APPENDIX

Southwark's Design Values and Standards

Southwark Residential Design Standards Checklist

Consultation Boards

Drawing list

Area Schedule

Architectural Drawings

Accessibility Statement

Designing Out Crime Meeting Minutes

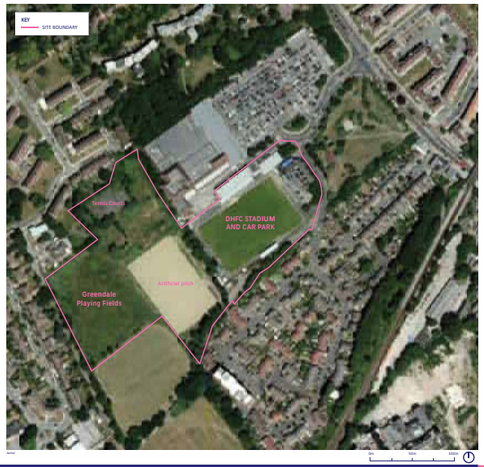
Structural Strategy

Fire Safety Statement

Daylight, Sunlight and Overshadowing Assessment

CONSULTATION 01

WELCOME



Welcome to the public exhibition on initial ideas for the redevelopment of the Dulwich Hamlet Football Club and part of the Greendale Playing Fields. Hadley Property Group acquired the site early in 2014 and their team has prepared some very initial ideas to provide the Football Club with a sustainable future and some new exceptional-quality private and affordable homes. We will also make provision to improve Greendale Playing Fields based on your ideas and suggestions.

This exhibition is an opportunity for you to see our early concepts and for us to hear your views. Your comments will be used to refine and develop our plans before we submit a planning application to the London Borough of Southwark.

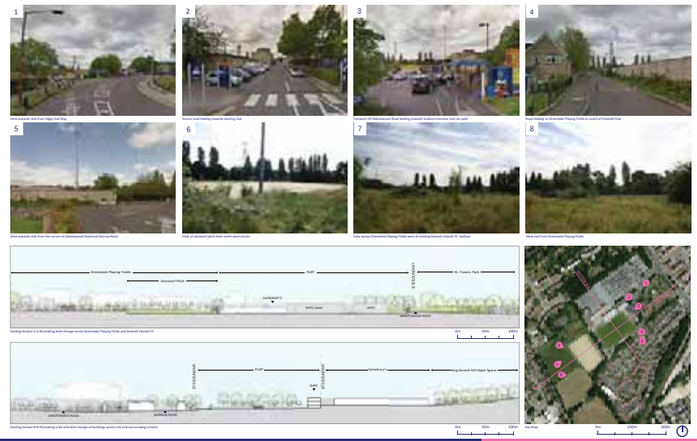
Members of the project team are on hand to guide you through the information and answer any questions you may have.

At the end of the exhibition we would be grateful if you could take some time to complete a feedback form to let us know your views on these initial proposals.

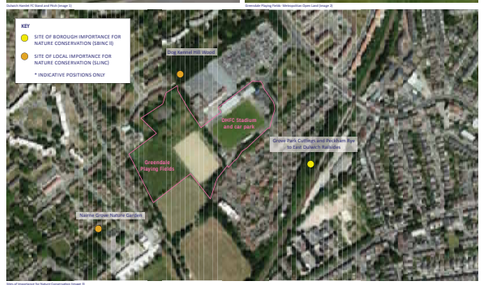
Given the history of both the Club and site, particularly in recent years, we are very clear we can only bring forward a viable scheme for the Club and the area by working with you.

THE SITE

THE SITE



THE ENVIRONMENT, LANDSCAPE AND RECREATION



The rich landscape of Greendale Playing Fields has environmental qualities and recreational uses which the proposals aim to preserve and enhance.

The environment:

There are three Sites of Importance for Nature Conservation located in proximity to the Site (image 3)

In total, twenty nine non-statutory designated sites have been identified within 2km of the Site, with one further Local Nature Reserve. The initial ecology survey that has taken place confirmed the potential for protected species or species of conservation concern to use the site; as such, recommendations have been made in accordance with best practice guidance, for the following surveys:

- Bats (trees and activity)
- Reptiles
- Amphibians
- Invertebrates
- Badgers
- Breeding Birds

Detailed recommendations for ecology mitigation and enhancement will be refined as the masterplan evolves. Key principles for consideration include:

- Use of native or wildlife friendly planting with specific consideration for species of local importance (in accordance with Southwark and London Biodiversity Action Plans)
- Use of green infrastructure, for example, inclusion of green roofs and walls
- Increased habitat connectivity
- Development of a habitat management plan so as to protect and enhance retained habitat and to mitigate for any increased recreational activity likely to arise as a result of the development
- Japanese knotweed, identified on site during initial survey work, will be treated in advance of development commencing to prevent the spread of this invasive species

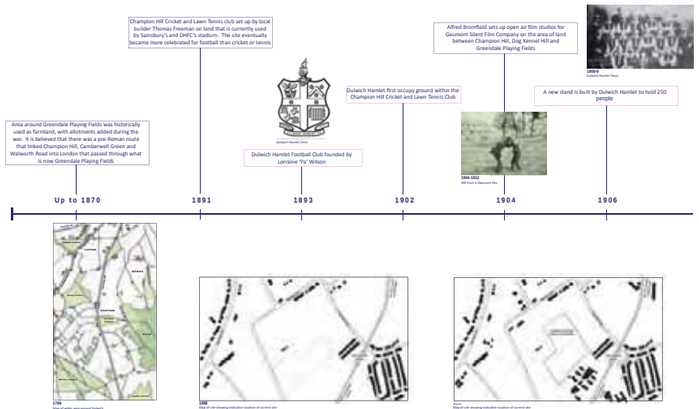
The landscape:

When developing landscape proposals, we will seek to understand the natural life-forms and rhythms, as well as the scale and poetry of Greendale Playing Fields, and the habitats that exist within it. We will also engage with local residents and communities.

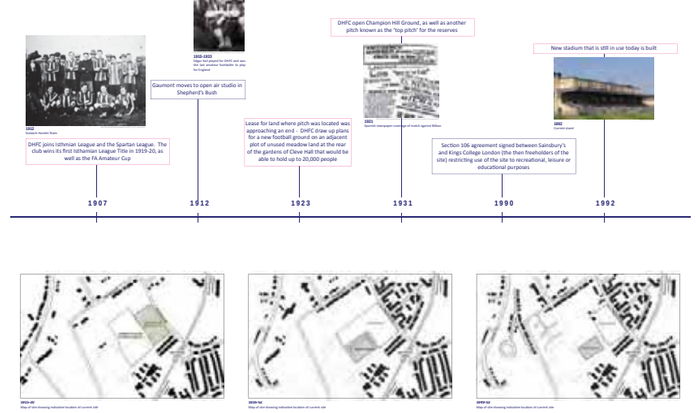
Recreation:

Currently Greendale Playing Fields are enjoyed by walkers and dog-walkers. The tennis courts and astroturf pitch are no longer suitable for use. Proposals will ensure light management of Greendale Playing Fields to make them suitable for recreation purposes by the community. We welcome your views on what recreational activities you would like to see at Greendale Playing Fields.

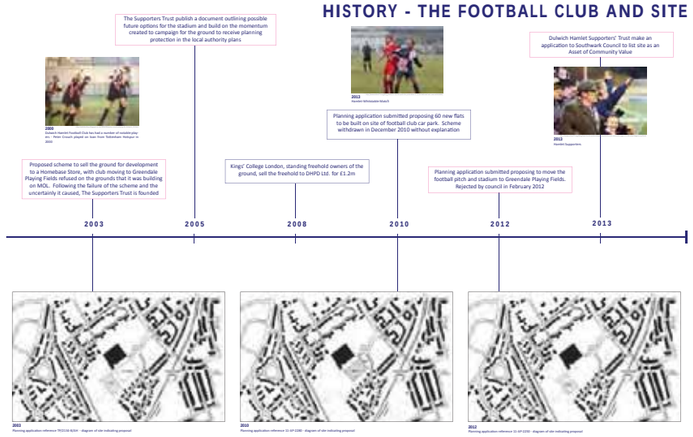
HISTORY - THE FOOTBALL CLUB AND SITE



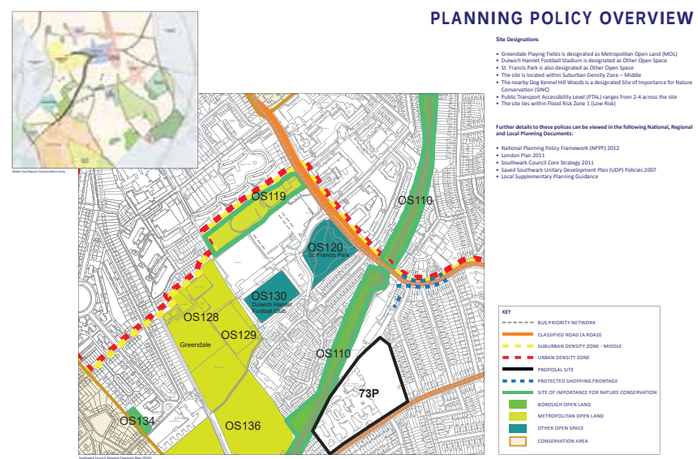
HISTORY - THE FOOTBALL CLUB AND SITE



HISTORY - THE FOOTBALL CLUB AND SITE



PLANNING POLICY OVERVIEW



Site Designations

- Greendale Playing Fields is designated as Metropolitan Open Land (MOL)
- Dulwich Hamlet Football Stadium is designated as Other Open Space
- St. Francis Park is also designated as Other Open Space
- The site is located within Suburban Density Zone – Middle
- The nearby Dog Kennel Hill Woods is a designated Site of Importance for Nature Conservation (SINC)
- Public Transport Accessibility Level (PTAL) ranges from 2-4 across the site
- The site lies within Flood Risk Zone 1 (Low Risk)

Further details to these polices can be viewed in the following National, Regional and Local Planning Documents:

- National Planning Policy Framework (NPPF) 2012
- London Plan 2011
- Southwark Council Core Strategy 2011
- Saved Southwark Unitary Development Plan (UDP) Policies 2007
- Local Supplementary Planning Guidance

THE CASE FOR CHANGE AT DULWICH HAMLET FC

Hadley Property Group acquired interest in the car park site and football ground in 2013. Since then, Hadley have installed a management team and held discussions with the Club management and local Supporters to gain an understanding of the existing position of the Club. Hadley made a presentation to Supporters on 22nd February 2014 to explain the position and outline its intention to stabilise the Club. They have reviewed the financial situation of the Club, and settled a number of outstanding debts and overdue utilities bills. Currently the Club is held in Trust, but is being financially supported by Hadley.

The **existing position** of Dulwich Hamlet FC:

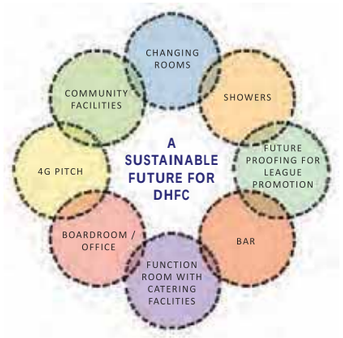
- The Club is not profitable
- The Club is not financially sustainable
- The Club facilities are far beyond what the Club can sustain and beyond functional requirements, even in the case of promotion
- The current football pitch is not capable of generating further income as due to Football Association regulations it can only be used twice a week
- The current astroturf pitches on Greendale Playing Fields are in poor condition, and are not safe for young people to use

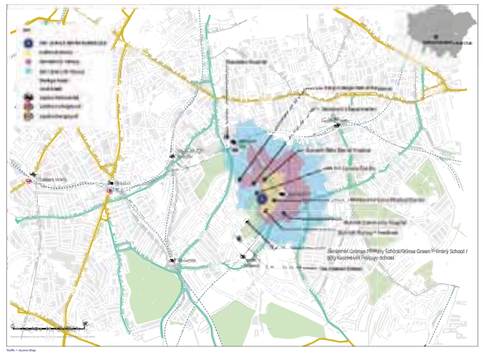
In order to secure the Club for the future, it must be **financially sustainable**:

- New facilities must be provided that are suited to the Club's needs and are financially sustainable
- New facilities need to be funded by development on the Football Club site
- The Club needs to be able to generate income through additional community based activities

Development is required, but must take into account:

- Champion Hill is the historic and spiritual home of Dulwich Hamlet FC
- A previous application to build on the car park site alone was not a viable solution
- Therefore development must take place on the ground of the Football Club, which will require the football pitch to move
- Planning policy only allows development on previously developed areas of Metropolitan Open Land
- A 4G football pitch would not have a limit to its usage, therefore could become a community asset and be used by both the Football Club and local residents
- Greendale Playing Fields are in poor condition in some respects and need to be improved with some light touch management in order to become a great asset to all sections of the community





CONSULTATION 01

A SUSTAINABLE FUTURE FOR DULWICH HAMLET FC AND GREENDALE

Diagram indicating facilities currently being considered for a new, financially sustainable Dulwich Hamlet Football Club

The current Club facilities are far beyond what the Club can sustain and beyond functional requirements. New facilities provided for the Club will be suited to the Club's requirements, and be financially sustainable.

Creating a **sustainable future** for the Football Club:

The minimum facilities are listed in the diagram opposite, however additional facilities for the community are also being considered, and on your ideas and suggestions are welcome.

The new football pitch will be a 4G pitch - a modern artificial sports surface with rubber and sand infill. This type of pitch will have many benefits:

- It plays like a good quality grass pitch
- A 4G pitch will allow matches to be played in extreme weather conditions meaning there will be fewer postponements and therefore better Club income
- Maintenance costs will be far lower for a 4G pitch
- A 4G pitch will be able to be used numerous times a week without significant deterioration - the Club will be able to train and play on the pitch, saving on costs for renting additional pitches for training
- As there will not be a limit to it usage, a 4G pitch can be hired out to third parties - the community can benefit from this facility and the Club can earn revenue from the pitch, as well as bar, function room and car park

The **benefits of development** will extend to the wider community:

Development at Dulwich Hamlet FC will also provide the opportunity to improve surrounding areas for the benefit of the wider community, for example:

- There will be much needed investment in Greendale Playing Fields
- There is the potential for the refurbishment of the tennis courts
- There will be investment into ecological protection and enhancement
- There is the potential to create a new green link to connect existing green open space
- There will be improved access for the community to Greendale Playing Fields and through the existing Football Club site
- There will be the potential for the community to use the new football pitch and club facilities

DULWICH HAMLET FOOTBALL CLUB

THE WIDER AREA OPPORTUNITIES

'South East London Green Chain Plus Green Grid' From Green Infrastructure and Open Environments: The All London Green Grid – Supplementary Planning Guidance (2012)

KEY
- SOUTH EAST LONDON GREEN CHAIN
- PROPOSED EXTENSION OF GREEN CHAIN
- NEIGHBOURING BOROUGH

Diagram identifying surrounding green spaces, identifying possible opportunities for connectivity

Development at Dulwich Hamlet Football Club provides the opportunity to increase connectivity through the site and to surrounding areas.

- Proposals will create a new green link which will provide an uninterrupted route for pedestrians and cyclists through the site, connecting Greendale Playing Fields to St Francis Park
- A path already exists from Green Dale to Abbotswood Road and this will be upgraded to provide improved cycle and wheelchair access and to make it more accessible and safer for a wide range of users
- Improved links through the site can be extended to create connections with green spaces in the wider Southwark area. Greendale Playing Fields and St Francis Park could eventually become part of the South East London Green Chain which provides a connected network of parks and open spaces with varied characters through the boroughs of Bexley, Bromley, Greenwich, Lewisham and Southwark
- Connectivity to the surrounding villages can be improved, allowing people in the wider Southwark area to make use of Greendale Playing Fields and St Francis Park

Connect green spaces across site to improve access and linkages

Villages and town centres surrounding East Dulwich

DULWICH HAMLET FOOTBALL CLUB

SITE CHALLENGES

Plan Indicating Position of View

No street presence for Football Club

Side road to south of Club is underused and unwelcoming. It provides a poor edge to the terrace houses on Burrow Road

No clear access to Greendale Playing Fields from side road to south of Club or from footpath that passes between school playing fields

Existing tennis courts badly overgrown and unusable. Currently wasted land - could be restored as tennis courts or used as allotments

Dead space of overgrown and shaded land between Dulwich Hamlet FC pitch and Greendale Playing Fields

No access through Greendale Playing Fields to land to the east and Dog Kennel Hill

Current configuration of Greendale Playing Fields creates 'dead-space' to south east of astroturf pitch

3D View of Greendale Playing Fields and Existing Site From North-East of Site

DULWICH HAMLET FOOTBALL CLUB

SITE OPPORTUNITIES

1. Green Links
Connect green spaces to improve access and linkages

2. Greendale Playing Fields
Clean up Greendale Playing Fields, protect existing habitats and species
No development on currently undeveloped land within Greendale Playing Fields

3. Openness
Maintain openness of Greendale Playing Fields
Retain views across the open space

4. Access
Improve access to Greendale Playing Fields
Create new, open and welcoming entrance to Greendale Playing Fields
(positions diagrammatic only)

5. Context
Improve edge with existing house to the south of the site
Relate to scale of surrounding context

6. Frontage
Improve frontage along Abbotswood Road

DULWICH HAMLET FOOTBALL CLUB

OPTIONS FOR PITCH RELOCATION

For development to happen at Dulwich Hamlet FC, the football pitch needs to move from its current position. Possible new pitch positions have been explored, considering possible pros and cons, in order to understand the best possible new location.

1. Pitch Remains in Current Position
This does not provide sufficient space for development in order to fund the essential facilities Dulwich Hamlet FC requires to ensure it's future financial sustainability

2. Pitch Moves onto Greendale Playing Fields
Planning policy will not allow any development on currently undeveloped Metropolitan Open Land. Locating the pitch here would also take up valuable open space within Greendale which is treasured by many local residents

3. Pitch Moves Elsewhere in Southwark
Champion Hill is the spiritual home of Dulwich Hamlet Football Club, since they first had their grounds here over 110 years ago. Relocating it would take it away from it's supporters and make too great a break from it's rich history

KEY
- GREEN SPACE GAINED
- GREEN SPACE LOST
- AREA OF FOOTBALL PITCH ON DEVELOPMENT SITE
- LOCATION OF EXISTING ASTROTURF PITCHES
- PROPOSED LOCATION OF PITCH
- NEW ROUTES CREATED

4. Pitch Moves to Location of Existing Astroturf Pitch
The current astroturf pitch is poor quality and un-safe for use. By locating the new 4G pitch in this location the pitch can also be used by the community. The pitch is shifted into the development site to create routes to Greendale Playing Fields, and as a result gives back up to 400m² of green space to Greendale Playing Fields

DULWICH HAMLET FOOTBALL CLUB

EARLY CONCEPTS

APPROACH 1

Extending St Francis Park

KEY
- SITE BOUNDARY
- EXISTING PITCH

Features

- Extending St Francis Park to increase amount of public space
- Football pitch relocated to sit on existing poor quality astroturf pitches
- Football stand remains outside of Greendale Playing Fields, and makes use of contours to retain openness across Greendale Playing Fields
- Scale of development relates to surrounding context, with smaller development to the south

APPROACH 2

Linear Park to South

KEY
- SITE BOUNDARY
- EXISTING PITCH

Features

- Creating a green link between St Francis Park and Greendale Playing Fields
- Football pitch relocated to sit on existing poor quality astroturf pitches
- Football stand remains outside of Greendale Playing Fields, and makes use of contours to retain openness across Greendale Playing Fields
- Scale of development relates to surrounding context, with smaller scale development to the south

DULWICH HAMLET FOOTBALL CLUB

TRANSPORT

Dulwich Hamlet Football Club has a total capacity of 3,000, including provision of 500 seats, as well leisure facilities. Parking for approximately 42 vehicles is currently provided at the northern side of the stadium.

The stadium is bound to the north and east by Abbotswood Road, St Francis Park and residential streets and to the south and west by Greendale Playing Fields and a Sainsbury's supermarket. Access to the stadium is via a shared access with the adjoining Sainsbury's supermarket.

The stadium is located in close proximity to a number of rail and tube stations, the nearest being East Dulwich Rail Station (located approximately 400m to the east) and Denmark Hill Tube Station (located approximately 1 km to the north-west).

What's Next?

In order to fully understand the potential implications of redeveloping the Dulwich Hamlet Football Club site it is our intention to firstly undertake the following tasks:

- Undertake traffic surveys to ascertain the level of vehicular traffic that currently arrives at the football club during match days
- Undertake traffic and queue length surveys of the local network (preferably during match days) to ascertain the existing highway level of vehicular traffic on the local highway network
- Undertake pedestrian surveys to ascertain how people travel to and from the club during match days
- Review the existing pedestrian and cycle infrastructure in the vicinity of the football club and local transport hubs
- Review the existing public transport facilities, including bus, tube and train based transport, located in the vicinity of the football club

DULWICH HAMLET FOOTBALL CLUB

OUR TEAM

Hadley Property Group
Client

Greenwich Square, London SE10
A mixed use development created around a vibrant public square, comprising 645 apartments, townhouses and maisonettes. Greenwich Square will bring high quality new homes and a diverse range of exciting community amenities, aimed at enhancing the lifestyles of new and existing residents of the Royal Borough of Greenwich. Currently under construction.

Bermondsey Central, London SE1
A residential scheme in Bermondsey, comprising 90 high quality apartments, adjacent to Maltby Street Market and within a few minutes walk from Bermondsey Street. All apartments have balconies or terraces and have access to a shared landscaped courtyard. Completed 2012

BPTW Planning
Planning Consultants

Chandos Lawn Tennis Club, East Finchley
BPTW provided advice and produced the application for the relocation of the Chandos Lawn Tennis Club to a former garden centre site. The proposal included the erection of a covered dome on an area of Metropolitan Open Land.

Farrells
Architects & Masterplanners

New Queen's Park, London
The new home of Queen's Park Rangers Football Club is at the centre of Farrells' vision for over 500 hectares of West London. The development will benefit from an unparalleled level of accessibility with the proposed integrated Crossrail/ High Speed Rail 'super hub' interchange.

Earl's Court, London
The entire area around the Exhibition Centre in Earl's Court is to be redeveloped, and will see three major landowners working in collaboration. The site is an isolated area to the rear of the exhibition building, a vast 28 hectares of under-utilised land in a high-value location.

Gorleston Street, London
Gorleston Street is a new development which boasts over 80% intermediate rent housing and specifically targets the needs of 'key workers' and young professionals in the capital.

Grant Associates
Landscape Architects

Bristol City Football Club, Bristol
The proposal for a new 30,000 capacity football stadium aims to create a high quality landscape environment that will become a distinctive and exciting attraction, capturing a sense of place and arena whilst reflecting the themes of sustainability and technological innovation.

Wimbledon Tennis Club, London
Grant Associates have created a holistic landscape framework and public realm strategy, reinforcing the spirit of 'playing tennis in an English garden'. The landscape strategy seeks to define, connect and choreograph spaces throughout the grounds.

WSP Group
Engineers - Transport, Ecology, MEP, Structural

Bristol City Football Club, Bristol
Bristol City Football Club planned to invest in a new state-of-the-art stadium with 30,000 seats.

WSP provided transport, infrastructure and environmental services for this challenging project. Constraints were overcome through innovative and detailed solutions resulting in the local planning authority (Bristol City Council) granting planning permission for the new stadium and enabling residential and commercial development.

DULWICH HAMLET FOOTBALL CLUB

NEXT STEPS

THANK YOU

Thank you for attending this public consultation on our initial proposals. Today's event is about listening to the community and understanding the differing needs and aspirations for the site. We hope that you have found the information useful.

The boards should have clearly set out the current position of the Football Club, explaining how we hope to create a sustainable future for the club and why development is required. Our initial ideas have drawn on our research of the site and the wider context, the history of the club and area, as well as an understanding of the planning policy that will affect the development.

We have ensured that our initial proposals are compliant with planning policy by considering the following points:

- The extensive and undeveloped area of Greendale Playing Fields open space will be preserved and enhanced
- Sports provision is encouraged and supported by planning policy both locally and nationally (NPPF)
- The all-weather pitch and floodlights and associated buildings constitute previously developed land – redevelopment in such areas is therefore supported by policy
- We are proposing to locate the new pitch on the existing astroturf
- The main stand and club house would be built on the existing stadium site
- We would wish to work with the club supporters and the London Borough of Southwark to secure the long term future of the club on a sustainable basis
- The proposed new housing would provide private and affordable homes
- These proposals will improve access and join up existing green open spaces

YOUR VIEWS ARE IMPORTANT TO US

To ensure that we understand the views of the local community, we would be grateful if you could take a few moments to fill in a questionnaire to let us know your thoughts.

KEY QUESTIONS

- Do you think that it is important that Dulwich Hamlet FC has a high quality and financially sustainable home for the future?
- Do you want Dulwich Hamlet FC to stay in the area?
- Do you think that the current stadium site is suitable for a mixed use development?
- What would you like to see improved about Greendale Playing Fields?
- What type of community assets would you like to see here?
- What are your views on existing local transport facilities in the vicinity of Dulwich Hamlet Football Club?
- Have you experienced any issues relating to the congestion or access (via foot, cycle, public transport and private vehicle) particularly during match days?
- Is there anything we can do to help improve existing transport conditions in the vicinity of Dulwich Hamlet Football Club?

The feedback form can be either completed and left with staff or sent back to us in the FREEPOST envelopes available.

If you have any further questions please contact
Robert Foster at:

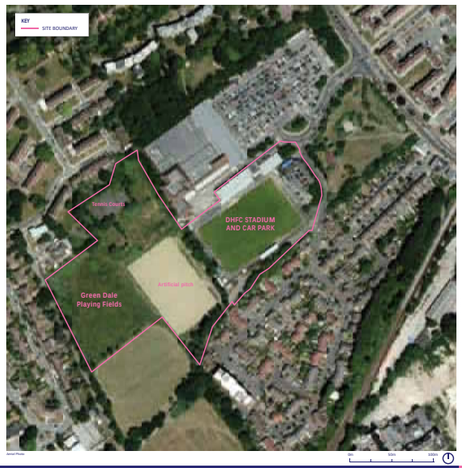
T: 020 3697 4281
E: dulwichhamletfc@fourcommunications.com

WHAT'S NEXT?

We shall be reviewing the views we have received from this exhibition and other meetings we are having with planning officers, local groups and football supporters with a view to having workshops and on specific topics and a further public exhibition in September/October.

DULWICH HAMLET FOOTBALL CLUB

CONSULTATION 02



WELCOME

Welcome to our second public exhibition on the proposed redevelopment of Dulwich Hamlet Football Club (DHFC). We are excited to be showing you our detailed plans.

We believe that our proposal to provide Dulwich Hamlet Football Club with a new, comprehensively updated facility will protect and provide a sustainable future for the Club at Champion Hill. This much-needed development will also assist in protecting and enhancing open, public space whilst providing much needed housing alongside a number of additional benefits for the local community.

We have always been committed to working with the local community in the formulation of our proposals and this is equally true now. We know that Dulwich Hamlet FC has only gone from strength to strength as a result of the commitment of local fans and residents, and we are very keen to ensure that the Club remains rooted in the heart of the local community. We would love to hear your views and suggestions on our plans shown today. Members of the project team are on hand to answer any queries. Please ensure that you complete a feedback form at the end to let us have your views and any further suggestions.

The Process So Far

Earlier this year, Hadley Property Group (HPG) acquired the site occupied by Dulwich Hamlet FC. The Club has been in financial difficulty for a number of years, and having bought the site HPG became aware that the Football Club operation was close to administration. HPG therefore stepped in to prevent this closure, and since then has committed to resolving these financial issues and securing a sustainable future for the Club. After careful analysis of the Club's operations, it soon became very apparent that the current facilities are unable to achieve this, hence the need for change.

In July 2014, we held our first exhibition showcasing some of our initial ideas. We were also keen to listen to feedback from local residents and to hear about your priorities for your local area. We are grateful to all those who participated and shared their views with us - which were helpful to us, and on the whole very positive.

Since then, we have been incorporating your feedback, working with local community groups and residents (as well as with supporters and the Club itself, of course) to refine our plans into the detailed scheme that you can view today. We have also been engaging with The Greater London Authority and London Borough of Southwark. We believe our proposals match the aspirations of both the Club and the local community and would help to deliver a better local offer for both alike.

INITIAL CONSULTATION FEEDBACK

At our first exhibition, held in July 2014, we presented initial ideas for redevelopment but were more interested to hear and understand your priorities for Dulwich Hamlet FC and the surrounding area. As a Club closely linked with its local community, Hadley Property Group is keen to ensure that the redevelopment of Dulwich Hamlet FC delivers for both local residents as well as the Club. We have listened to and considered your feedback and where possible incorporated it into our scheme.

Your feedback from our initial consultation highlighted:

- ✓ There was strong support demonstrated for Dulwich Hamlet FC with a recognition of the role that the Club plays in the local community
  (This was equally recognised in London Borough of Southwark's recent consultation results on the future of Green Dale Fields, as released on Monday 24th November 2014)
- ✓ Residents expressed a strong desire to see Dulwich Hamlet FC remain at Champion Hill
  (This was equally recognised in London Borough of Southwark's recent consultation results on the future of Green Dale Fields, as released on Monday 24th November 2014)
- ✓ Local residents were also keen to ensure that the current open public space at Green Dale Fields is protected from development
- ✓ The ability to enhance, improve accessibility and make better use of Green Dale Fields was welcomed
- ✓ Local residents welcomed the provision of affordable homes, something that was felt is needed in the local area
- ✓ There was strong support for additional community facilities which serve a wider range of local residents than the current facilities allow
- ✓ Residents also felt that the scheme should utilise the opportunity to improve links and access between existing open spaces

We have paid close attention to your feedback throughout the last few months as we have been developing more detailed proposals. This feedback has remained at the forefront of our thinking and we believe that the scheme you will see today helps to deliver on these wishes. However, your feedback does not end here – we are still eager to hear your views. Please do ensure that you complete a feedback form to let us know of any additional comments or further suggestions.

YOU SAID, WE DID

Our Vision

Since the last consultation, we have been engaging in pre-application discussions with both the Greater London Authority (GLA) and the London Borough of Southwark. We have also worked with local resident groups, community groups, Club supporters and the Club itself to refine our proposals. Most importantly however, we have been considering how your feedback can be incorporated into the scheme design.

At the last exhibition residents told us they wanted to see Green Dale Fields protected and enhanced. Since then, we have rotated the pitch to ensure that no further land at Green Dale Fields is used and that the proposed stadium footprint, including run off, is situated on the previously developed astroturf site.

Residents wanted to see additional community benefits for a wider range of local residents. Since the initial consultation, we have removed a residential block to allow provision of two Multi-Use Games Areas (MUGAs) which will be made available for community use alongside the new pitch provided for DHFC. This is in addition to a gym facility and function rooms that will be available for local residents. Furthermore, we have been working with local schools and community organisations to offer a strong, formal community offer of which further detail is provided later on.

Feedback from local residents demonstrated that they wanted the scheme to improve links between existing open spaces. We have reworked the scheme to ensure the inclusion of a new linear park, thereby linking St Francis' Park with Green Dale Fields. This will also help to ensure substantially improved accessibility to Green Dale Fields, another key aim for local residents.

Local residents recognised the role that DHFC plays in the local community and wanted to see this extended. We have been working in partnership with local community groups, the Supporters Trust and have held initial conversations with local schools to ensure that DHFC not only remains rooted within the local community but establishes formal partnerships with local organisations.

WHY IS CHANGE NECESSARY?


Current pitch entrance, car park and car wash area


Existing Pitch and Tommy Jover Stand


Side of current temporary spectator's stand from football pitch


Limited facilities in main pavilion


Existing bar


Current locker's facilities in temporary stand


Existing bar and function area

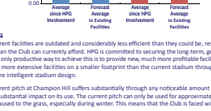

Existing Boxing Room and Massage Room

Dulwich Hamlet Football Club has been in financial difficulties for a number of years, threatening the future of the Club, its operations and its role within the heart of the Dulwich community. After acquiring the freehold for the Champion Hill site, HPG conducted a thorough and comprehensive audit of the stadium and its associated facilities. The Club's historical debts were spread across a number of areas, and once located required immediate settlement totalling £115,100 in order to continue with any football-based operations.

Since HPG assumed responsibility, a total amount of £214,000 has been paid into the Club in order to assist with the continuing operations at the Club. This amount is substantially above and beyond the gate receipts for match days, even when coupled with the additional rents received for:

1. the second floor gym facility
2. the car wash/car park facility
3. the boxing club
4. match-day bar take and all other associated functions

The below graphic shows the Club's current operating budget against its current income received. Adding the Club's historical debts spread as an average across HPG's period of involvement to date shows the average loss to be somewhere in the region of £21,000 per month. This is clearly not sustainable and threatens the future operation of the Club.



Facilities

The current facilities are outdated and considerably less efficient than they could be, resulting in significantly higher operating costs than the Club can currently afford. HPG is committed to securing the long-term, genuinely sustainable future of the Club and the only productive way to achieve this is to provide new, much more profitable facilities. A 3G surface at Champion Hill will provide more extensive facilities on a smaller footprint than the current stadium through the use of interchangeable facilities and more intelligent stadium design.

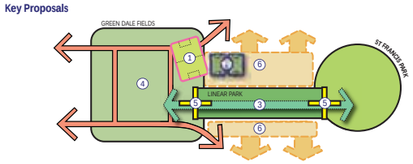
The current pitch at Champion Hill suffers substantially through any noticeable amount of usage and any adverse weather can have a substantial impact on its use. The current pitch can only be used for approximately 4.5 hours per week prior to damage being caused to the grass, especially during winter. This means that the Club is faced with the following problems:

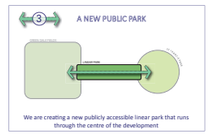
- ✗ First-XI games are cancelled, and have to be rearranged for Tuesday nights later in the season. This averages a drop of 50% in admission fees due to lower attendances for evening games;
- ✗ Otherwise lucrative private pitch hires can not be accepted, as too much damage is done to the playing surface;
- ✗ DHFC incur further expenses due to the hiring of external facilities for training purposes;
- ✗ The local community do not share the direct benefits of having a football club within their area.

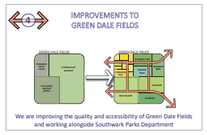
The addition of a state-of-the-art 3G surface at Champion Hill gives the Club the possibility of up to 60 hours per week usage, with maintenance costs significantly less than the current expenditure. This means:

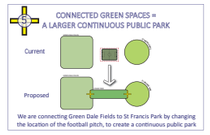
- ✓ No more first-team cancellations due to adverse weather;
- ✓ Training possible on the stadium surface whenever required;
- ✓ Private pitch hires will now become possible, bringing in substantial revenue for the Club;
- ✓ The possibility of extensive community and school usage for the surrounding areas. This reflects feedback from the initial consultation where local residents wanted to see facilities available for a wider range of the local community.

Key Proposals





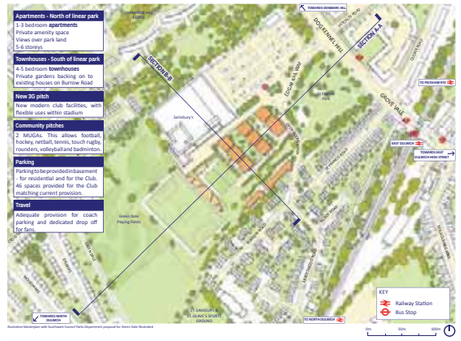




WHAT WE ARE PROPOSING

1. New stadium and 3G pitch for DHFC
2. New community facilities including 2 brand new MUGAs
3. New public open space with the creation of a linear park thereby creating a larger, continuous public park
4. Improvements to Green Dale Fields
5. Substantially improved accessibility between connected green spaces
6. Much needed local housing. We are proposing up to 200 units and targeting 35% of these to be affordable

THE MASTERPLAN



Central to the formulation of the masterplan was the Football Club and ensuring its sustainable future with the provision of suitable and flexible facilities. Further to that, we have taken your feedback on board and focused on the creation of a new linear park linking St Francis' Park and Green Dale Fields.

The residential component of the scheme is located to the north and south of the linear park. We are proposing to provide up to 200 new units, targeting 35% of these as affordable. The proposed residential apartment buildings relate directly to the scale and height of the Sainsbury's store to the north of the site. The proposed townhouses to the south of the park relate to the scale and height of the houses on Burrow Road to the south of the site. These new houses will replace the existing dead end road that leads to the astroturf pitches, providing a safer boundary to the existing Burrow Road houses.

Transport

At the initial exhibition, feedback strongly demonstrated that the existing transport facilities served the needs of local residents. A minority of local residents however, had experienced some congestion on match days. Dulwich Hamlet Football Club is keen to ensure that it is a good neighbour to the local residents and that as part of the proposal, appropriate mitigation is put in place for match days. Hadley Property Group have undertaken a number of access and transport studies to enable us to fully understand the potential impact of the proposed development and how best to ensure that the scheme delivers the required levels of access. We are keen to encourage residents and supporters to make use of the existing strong transport links and other sustainable forms of transport such as cycling and car-sharing. We have incorporated a number of measures, such as the potential for electric charging points, car club scheme and disabled parking spaces which we believe will help to ensure that the scheme provides multiple options for local residents and supporters.

A NEW SUSTAINABLE STADIUM

Dulwich Hamlet FC, 121 this year, has been at Champion Hill for the last 112 years. Hadley Property Group's commitment to ensuring a secure and sustainable base for DHFC goes well beyond fixing the immediate financial needs of the Club. We want to ensure that our proposals are future-proof, thereby ensuring that Dulwich Hamlet FC can remain at Champion Hill for the next 112 years and beyond. As such, our proposed new stadium fulfils FA requirements for the Conference Premier Division - enabling the team to grow, and - unlike the current stadium - for the ground to deal comfortably with two flights of promotion.

Football Club Precedent Studies

As part of our research the design team has visited a number of clubs in the south east which are considered to be exemplar models in terms of football club design, business plans, and community provision.

Dartford F.C. incorporates a number of sustainable features, such as solar panels and rainwater harvesting, which as well as being beneficial for the environment, also reduces running costs.

We were impressed with the intimacy felt in the terraces at Dartford, as well as the openness felt from inside the stadium through the use of the floating roof.

Like Dulwich Hamlet, Dartford and Thamesmead Town F.C., are built in park land. Both use form and materiality to blend the built forms into the landscape, to reduce the visual impact on the surroundings.

Football Club Precedent Studies

A NEW SUSTAINABLE STADIUM

Football Club Design

The Football Club design aims to blend in with the surroundings. The change in level across Green Dale Fields results in the pitch sitting approximately 3m lower than the surroundings, which helps to conceal it when looking across Green Dale Fields. Limiting the height of the stadium, and incorporating a thin, lightweight, 'floating' roof ensures that the stadium, which is located on the development site, retains openness across Green Dale Fields, both externally and internally to the stadium.

We have studied precedents of concealed fences, and consider Regent's Park Open Air Theatre to be an excellent example. The theatre uses layers of fencing and planting to conceal the outdoor theatre in a very sensitive location in one of London's Royal Parks. A timber fence is concealed by bushes and trees to completely blend in with the surroundings. A similar technique would be used to ensure that the proposed Football Club gets the required privacy and security, whilst ensuring the enclosure blends in with the surrounding green space.

COMMUNITY BENEFITS

Community Offer

As part of the proposed redevelopment, the scheme will be establishing much needed community sport and leisure facilities within the heart of East Dulwich. The proposed redevelopment would provide brand new community facilities which would be able to support a wider range of local residents.

The proposed multi-sport hub will provide flexible accommodation for football and a number of other sporting and physical activities based around full sized grass, multi-use games areas, treatment rooms, and indoor activity spaces.

The new 3G pitch, capable of up to 60 hours use per week, in addition to the two new MUGAs and stadium facilities would be available for hire by local residents. This ensures that not only the Club, but also the local community can make the most of the remarkable facilities that are situated within their area.

Alongside this however, a key aspect of the scheme is a formalised community offer. An integral part of the Club's ethos is to ensure that it is fully integrated within its local community and plays its role in promoting and enabling social cohesion and greater aspiration. The Dulwich Hamlet FC Football in the Community scheme would be able to enjoy further growth as part of the redevelopment and expand on the good work they already carry out within the community. Furthermore, the new purpose-built facilities would allow for the ASPIRE Academy to be moved over and integrated into the Club's offer.

These programmes aim to exploit the unique role of sport and utilise it as a vehicle to effect change in the local community, bringing about greater cohesion and community development, giving young people a safe, community focused environment to gather, participate and excel in their chosen activity.

The facilities will be accessible to the whole community seven days a week, and several local schools, community sports clubs and other organisations are committed to future use.

The project's core aims are to:

- ✓ Improve the quality and quantity of sporting opportunity in the area;
- ✓ Champion and address issues of social inclusion;
- ✓ Promote equality of opportunity and access; and
- ✓ Bring about greater social cohesion and community development.

Through the project we are looking to secure the following outcomes:

- Enhance the profile of football and the role of Aspire Community Sports Centre within the local community through increased participation opportunities, the expansion of junior and women and girls football, expanded coaching programmes and improved talent development;
- Increase volunteering amongst the local community
- Increase the number of residents gaining skills and qualifications, promoting equality of opportunity and access
- At least 500 children will use the facility each week, either as part of their curriculum or with a club or community organisation;
- Groups who are currently under-represented in sports participation (girls, disabled people, the elderly, black and other ethnic minorities) will be targeted and encouraged to participate, particularly through football development structures;
- Encouraging Safer Stronger Communities through the use of sport as a diversion. This will result in a reduction in crime and fear of crime, making a safer place where the community can more freely use public spaces;
- The health of those participating will increase and those most in need of exercise and healthy living support will be targeted via GP referrals.

CONSULTATION 02

ASPIRE ACADEMY & DHFC FOOTBALL IN THE COMMUNITY

Key plan illustrating where sketch view has been taken from

Photos of local children participating in sport programmes

1. Sketch view of private access road between community pitches and residential blocks

The new facilities would allow a substantial increase in the reach and participation of these community streams to enable a wider range of local residents to benefit.

Overview

- ✕ Approximately 500 young people per month currently being engaged through schools, after-school clubs and holiday schemes
- ✓ The new astroturf pitch, with its extended availability, increased opening hours and safer facilities, both indoor and outdoor, would enable this to be able to rise to 2,000 young people per month
- ✕ ASPIRE Academy currently have to pay high costs to deliver their programme at an alternative venue
- ✓ New purpose-built facilities at Champion Hill would allow for the ASPIRE Academy to be based here, saving costs and making it more accessible to the local community
- ✕ ASPIRE Academy currently supports 30 young males per year
- ✓ The new facility would allow this to expand to a minimum of 60 young males as well as including a female programme of 30 young females a year – thereby ensuring a threefold expansion of up to 90 pupils a year
- ✕ Current facilities are outdated and unsafe for some sport streams
- ✓ The new facility would allow focused work streams, such as Disability Sports Programmes, Youth Club and Women and Girls Programmes
- ✕ Despite our aspirations, the ASPIRE Academy can not currently offer any accredited apprenticeships
- ✓ The new facility would enable ASPIRE Academy to take on 12 young apprentices per year
- ✕ The current facilities do not allow for referrals from local GPs to improve the health and well-being of local residents
- ✓ The new facilities would enable approximately 2,500 residents to benefit from Exercise on Referral Schemes, rehabilitation sessions, sports injury clinics and fitness programmes

Logos for Dulwich Hamlet, Football in the Community and ASPIRE Academy

GREEN SPACE - THE WIDER AREA

Key plan showing proposals and surrounding green space

A key aspect of our proposals is to increase connectivity between our site and the wider local area. The provision of a new linear park would help create a continuous public park between St Francis Park, Green Dale Fields and the wider green space. Improving accessibility would also allow the existing Metropolitan Open Land to be more opened up to local residents, thereby becoming more valuable and usable.

We have also undertaken a number of ecological surveys to help inform the project team in the development of detailed plans. The findings of these surveys have influenced our proposals and we will ensure that;

- Existing trees around the site perimeter and MOL are retained and enhanced or replaced with alternative planting.
- To promote ecological enhancement, we would seek for the layout and management of Green Dale Fields to include:
  - Creation of brash piles / stacks of large wood sections to provide additional habitat for invertebrates and amphibians;
  - Creation of a naturalistic pond to provide additional habitat for invertebrates, amphibians, and foraging habitat for bats;
  - Inclusion of nectar rich plant species within the planting schedule to improve foraging opportunities on site for invertebrates and bats, and
  - The management of scrub and grassland to promote a diversity of structures and species. This could include selective thinning of scrub / reduced grass cutting plug planting or seeding certain areas to increase species diversity.
- In addition, we will be including new bat roosting opportunities in any new built structures.

Aerial view showing existing green space

Feedback from our initial consultation clearly demonstrated the importance of Green Dale Fields to local residents. We share this view and are committed to ensuring that the open, public space at Green Dale Fields is protected and enhanced where possible. Hadley Property Group believe that this is a valuable community asset that should be made available and more accessible for all local residents. We believe that our proposals allow for this.

Since our initial consultation, we have been working in partnership with local conservation groups regarding both the proposed scheme, as well as liaising on the minor improvement works which were necessary. We value the knowledge and passion of these groups and will continue to work with them throughout the project.

Since July, Hadley Property Group have undertaken the following improvement works:

- Undertaking the maintenance of the pathways around the site, including the pruning and tidying of trees and shrubs as required;
- Suitably reducing the most overgrown bramble patches to ensure the maintenance of open space whilst simultaneously ensuring protection and minimal interruption of the natural habitat for on-site wildlife;
- Preparation for and implementation of the first phase of an extensive three-year treatment of Japanese knotweed on the site;
- Clearing and removing dangerous items from the two on-site tennis courts;
- Where required, repairing the fencing around the site.

GREEN DALE FIELDS

Diagram illustrating alignment of new football pitch

Future of Green Dale Fields

As you may be aware, London Borough of Southwark have recently held their own consultation on their proposal for the future of Green Dale Fields. Our team are in contact with Southwark Council's Park Department and we firmly believe that our two proposals complement each other.

Hadley Property Group want to see Green Dale Fields protected, enhanced and to maintain its current feeling of openness. We have taken on board your feedback to improve linkages between existing open spaces and our scheme now proposes a direct link between St Francis Park and Green Dale Fields through the creation of a new linear park. We believe that this would make Green Dale Fields more accessible and allow more local residents to make use of the public open space.

We are keen to hear your views on our proposed scheme and the creation of a new linear park. We will continue to work with Southwark Council's Park Department on how best Hadley's scheme could contribute towards the enhancement of Green Dale Fields and will report back to local residents.

Protecting Development of Green Dale Fields Metropolitan Open Land

Our proposal focuses the new pitch facility within the previously developed astroturf area comprising the all-weather pitch, floodlights, temporary buildings and associated run-off areas. The main stand and clubhouse will be located within the boundary of the existing stadium site, completely outside of Green Dale Fields. The proposed stadium enclosure does not project any further than the western boundary of the existing all weather pitch. We are proposing a slight re-positioning of the stadium. This is only because we wish to maximise the public access to Green Dale Fields at the southern end of the site.

Dulwich Hamlet Development proposal for Green Dale Fields

Aerial's proposal of the Football Club

IMPROVED AND ACCESSIBLE OPEN SPACE

Sketch showing initial concept design of the proposed 40m wide linear park creating a stronger connection between St Francis Park and Green Dale Playing Fields

A new 35m wide linear park connecting St Francis Park and Green Dale Playing Fields will provide a variety of amenity spaces and habitats including wildflower meadows, woodland and playful landforms.

Shared surface design principles will safely integrate vehicle access with pedestrian movement.

A sustainable strategy to capture, cleanse and attenuate surface run-off will also celebrate water as part of the public realm.

Section across the Linear Park demonstrating integration of people, vehicles, surface water and landform

IMPROVED AND ACCESSIBLE OPEN SPACE

Key plan illustrating where sketch view have been from

The landscaped areas of the development connect existing open spaces. The linear park that runs through the centre of the development connects St Francis Park and areas to the north-east of the site to Green Dale Fields to the west of the site.

The alignment of the proposed football pitch will create a more meaningful connection between the new linear park and Green Dale Fields, increasing accessibility and opening up this valued green space to the wider community.

1. Sketch view of main access road and linear park looking towards new football club and community facilities

2. Sketch view of Green Dale Astro Playing Fields and proposed Linear Park

Perspectives of landscape landscapes

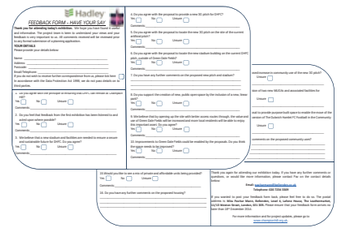
NEXT STEPS

THANK YOU

Thank you for attending our exhibition and viewing the detailed proposals for the redevelopment of Dulwich Hamlet Football Club. We hope that it has been useful in demonstrating how we have listened to your feedback from the initial consultation and exactly what the current scheme is proposing.

Please do complete a feedback form to let us have your views on what you have seen today.

Dulwich Hamlet FC vs Hendon, 2014



FEEDBACK FORM - HAVE YOUR SAY

Thank you for attending today's exhibition. We hope you have found the information and exhibition boards helpful and informative. The project team is keen to understand your views and your feedback is important to us. Please complete this feedback form and we would be grateful if you could leave it in the box provided or return it to us by post/email.

YOUR DETAILS

Please provide your details below:

Name:
Address:
Postcode:
Email/Telephone:
Please tick if you would like to receive further correspondence from us, please tick here
In accordance with the Data Protection Act 1998, we do not pass details on to 3rd parties.

1. Do you agree with our principle of enhancing and improving the existing facilities at Green Dale Fields?
Yes / No / Unsure
Comments:

2. Do you feel that feedback from the first exhibition has been listened to and reflected in the proposals?
Yes / No / Unsure
Comments:

3. Do you agree with the proposal to locate the new stadium building on the current DHFC pitch, outside of Green Dale Fields?
Yes / No / Unsure
Comments:

4. Do you agree with the proposal to locate the new clubhouse building on the current DHFC pitch, outside of Green Dale Fields?
Yes / No / Unsure
Comments:

5. Would you like to see any further improvements to the proposed new pitch and stadium?

6. Do you support the creation of new, public open space for the inclusion of a new, linear park?
Yes / No / Unsure
Comments:

7. Do you agree with the proposal to create a new pedestrian link between St Francis Park and Green Dale Fields?
Yes / No / Unsure
Comments:

8. We believe that by opening up the site with better access routes through, the selected location for the new stadium will be the least perceived visual impact and maximise all the site's strategic aims. Do you agree?
Yes / No / Unsure
Comments:

9. Would you like to see any further improvements to the proposed new pitch and stadium?

10. Would you like to see a mix of private and affordable units being provided?
Yes / No / Unsure
Comments:

11. Improvements to Green Dale Fields could be enabled by the proposals. Do you think the improvements should be:
Yes / No / Unsure
Comments:

12. Do you have any further comments on the proposed housing?

13. Would you like to see a mix of private and affordable units being provided?
Yes / No / Unsure
Comments:

Thank you again for attending our exhibition today. If you have any further comments or questions, or would like more information, please contact Pav on the contact details below:

Email: pavitarmann@bellenden.co.uk
Telephone: 020 7234 3309

If you wanted to post your feedback form back, please feel free to do so. The postal address is: Mike Parker Bays, Bellenden, Level 3, Lafone House, The Leathermarket, Weston Street, London, SE1 3ER. Please ensure that your feedback form arrives no later than 24th October 2014.

For more information and the project updates, please go to www.championhillsdurn.org.uk

WHAT'S NEXT?

We will be analysing all feedback provided and will be reporting this back to the local community. We will also continue to work closely with local community groups, the supporters, the Club and the GLA and Southwark Council to ensure that the final scheme best suit the Club and local residents.

We all want to ensure that the future of Dulwich Hamlet FC is secure and sustainable as soon as possible. As such, we will be seeking to submit a planning application (approximately) in Spring 2015. Prior to this however, we will be reporting the feedback from this exhibition and the final scheme to local residents and are always on hand to answer any queries that you may have.

Premier league action

Premier 2014/Leader Bracco, 2013

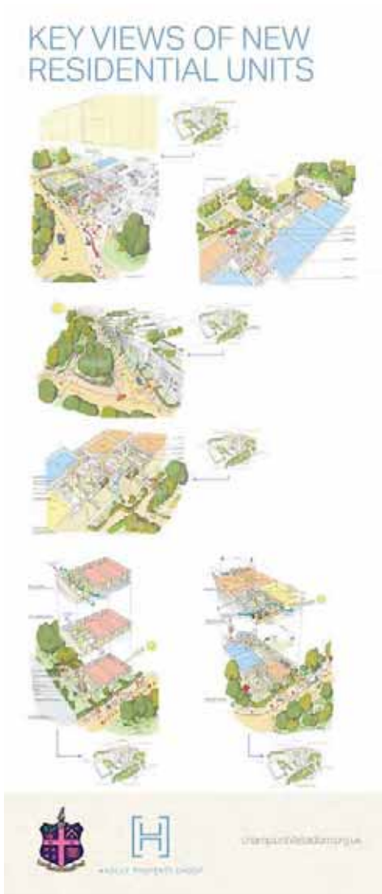
CONTACT DETAILS

For further queries, or if you wanted to discuss any aspect of the scheme in further detail, please do not hesitate to get in contact using the details below.

If you wish to remain updated with the latest news, please do ensure that we have your full contact details on the feedback form.

Name: Pavitar Mann
Email: pavitarmann@bellenden.co.uk
Telephone: 0207 234 3309 / 078323 345887
Website: www.championhillsdurn.org.uk

CONSULTATION 03


KEY VIEWS OF NEW RESIDENTIAL UNITS


COMMUNITY AND SPORTS FACILITIES


THE LINEAR PARK


ACCESS AND PARKING


SUSTAINABILITY


THANK YOU AND NEXT STEPS

SOUTHWARK'S DESIGN VALUES AND STANDARDS

Southwark's Design Values and Standards set out priorities that relate directly to the design of new homes in the borough. They aim to create high quality homes available to all, that will enhance the lives of residents for years to come.

The standards are set out on this spread, with responses outlining how the proposals for Dulwich Hamlet Football Club look to meet them.

1. Promote equality, diversity and social cohesion through tenure blind design	*All blocks are cohesive in their design, with safe and accessible private spaces, communal areas and entrances.*
2. Provide a wide range of dwelling types and sizes that respond to different household sizes, ages, circumstances and lifestyle choices	*A range of apartments and houses are provided, with the housing mix complying with Southwark's standards, and London and Southwark space standards and access regulations being met.*
3. Create a legacy of high quality buildings and spaces and places where these can be justified through a long-term approach	*The proposed buildings have distinguishable character, both in massing and detailed design. There are no north-facing single-aspect units, and all family units have dual aspect. Communal areas will be accessible and of high quality design. The location and massing of buildings provides a range of communal open spaces, as well active overlooking and an active frontage to the new public realm.*
4. Involve residents every step of the way	*Feedback from two public consultations has been incorporated into the design, with further consultation planned. Stakeholder meetings have been held with local residential groups and local schools.*
5. Enhance the character, identity and psychology of an existing place – or create new places that have this potential	*The existing context has been the starting point for the design, from the initial concept to create a new linear park to connect existing open spaces adjacent to the site. The massing of the buildings responds to the local topography and built form. A new park and the new community facilities will attract people and life to this neighbourhood.*
6. Be open to new ideas, innovation and the benefits of smart and sustainable technology without taking undue risks	*The energy strategy will provide a legacy of sustainably and energy efficient homes and buildings through a low energy high efficacy building services system. Water management will be considered holistically, from the inclusion of green roofs to the specifying of permeable materials. Rain water run off will be captured, controlled, cleansed and reused where possible.*
7. Reduce capital cost by using space wisely in buildings that are straightforward to construct	*Efficient layout design has been incorporated throughout the scheme to ensure that buildings will be straightforward to construct. The majority of units stack to avoid offsets, and parking and plant are located in a podium rather than a basement. The blocks have been orientated to maximise the opportunity for passive solar gain.*

8. Keep rents, service charges and general running costs down by using robust, good quality materials and designing for low maintenance and light-touch management	*Materials and finishes will be hard wearing and easy to maintain. Communal and private services and fittings will be easily accessible for maintenance*
9. Reduce health and social care costs by making homes and neighbourhoods safe, comfortable, accessible and adaptable to changing need	*The scheme has been designed to be accessible to all, complying with Part M standards, and meeting Southwark's requirements in terms of wheelchair accessible unit numbers and layouts.*
10. Take a 'lean, green and clean' approach to energy consumption to reduce fuel poverty and protect the natural environment	*Buildings have been orientated to maximise passive solar gain, with a sustainable energy strategy. The landscape strategy ensures year-round interest, and will significantly enhance the existing ecological conditions within the linear park, communal open spaces and through the inclusion of green roofs. SUDs will be incorporated to reduce flood risk.*
11. Support family life and individual health and well-being by creating healthy environments that value privacy as well as sociability	*All residential units have private amenity space, as well as substantial shared communal spaces in the form of courtyards, podium terraces and roof terraces. Ground floor and units facing the first floor courtyard will all have front gardens to ensure privacy. The new linear park is a significant additional to the public realm. Secure cycle parking will be provided in the podium.*
12. Improve life chances and encourage social mobility by providing space to study and work and for recreation and play	*All communal spaces will be accessible by all residents. The design of these spaces will create different uses to attract all residents. The buildings will have a clear identity, with each finger block broken down into two identifiable forms through the change in height and facade detailing. Flat layouts allow for space for home study within bedrooms.*
13. Provide opportunities for social interaction and civic participation	*The development will bring substantial improvements to the public realm which can be enjoyed by the existing community as well as new residents. New open space and leisure facilities will provide opportunities for civic participation. The layout of the residential blocks allows for smaller cores, and accessible communal spaces to promote social interaction.*
14. Create homes and places where people feel they have ownership, and are proud to live in and want to care for	*The external appearance of the new buildings, as well as the high quality communal spaces and quality of internal spaces will be places that residents will be proud of and will want to care for. Facade treatment will give buildings identities to enhance the sense of ownership. The different types of communal spaces will provide a range of uses that will attract all people.*
15. Seek to spread regeneration benefits beyond the immediate site boundary and ensure that new development takes account of future plans and looks for wider opportunities.	*The new linear park, and improved connections to existing open spaces will enhance the wider area of East Dulwich. The scheme provides a future for the much loved Dulwich Hamlet Football Club, and also provides improved community facilities which will be open to the public and local schools. New, high quality homes will help Southwark meet housing targets.*

SOUTHWARK RESIDENTIAL DESIGN STANDARDS CHECKLIST

Southwark's Supplementary Planning Document on Residential Design Standards sets out the standards expected from residential development in the borough. The standards ensure that all residential development is liveable, accessible and does not have a negative impact on the amenity, privacy and aesthetics of the surrounding area.

Over the following pages is a checklist listing the requirements and recommendations set out in the Standard. This spread covers requirements that are development wide standards. The following pages look at the requirements and recommendations that are set for individual dwellings, assessing each unit in the development against this.

Throughout the design the design team has striven to achieve the standards - where they have not been achieved due to Site constraints, or constraints within the proposed development, we have looked to mitigate any possible negative impact that might occur as a result.

Density and Site Layout						
Density 200-350 hr/ha	Bulk storage provided*	Predominantly dual aspect units*	Minimise corridor lengths by having an increased number of cores*	Exeptional environmental performance*	Maximise potential of site (to be shown through DAS)*	Make a positive contribution of local context, character and communities*
Refer to planning statement	✓	✓	✓	Refer to Energy Strategy	✓	✓

Housing Mix		
60%+ units for 3+ occupants	Max. 5% studios (private only)	Min. 30% for 5+ occupants
✓	✓	✓

Daylight and sunlight			
Adjoining properties not adversely affected	Taller buildings to norht of development, with low rise to south	No excessive overshadowing of existing communal amenity spaces or neighbouring properties	No complete loss of sunlight to an existing adacent property as a result of development
✓	✓	✓	✓

Lifetime Homes
Car parking capable of enlargement to attain 3.3m width
✓

*Denotes standard only required for schemes that fall above the recommended density

SOUTHWARK RESIDENTIAL DESIGN STANDARDS CHECKLIST

Amenity								
All residents to have access to communal amenity space	Provide 50sqm communal amenity	Roof gardens appropriately located to avoid overlooking	Screens and landscaping used to overcome problems of overlooking	Communal amenity spaces to be located towards the rear of the development or as an inner	Communal amenity spaces should be designed to be used by all residents	Dwellings within the development should overlook the amenity areas	All units must have access to communal amenity area	Play space requirements
✓	✓	✓	✓	✓	✓	✓	✓	Refer to Landscape Report

Privacy and security			
Minimum of 12m between adjacent development at front of building and any elevation that	Minimum of 21m between adjacent development at rear of building	Open spaces are overlooked by windows	Dark secluded areas are avoided
✓	✓	✓	✓

Affordable Housing	
Affordable housing to be integrated with market housing in terms of access and design as far as is practical, whilst ensuring affordability	When affordable housing is grouped there should not be any difference in the quality and design of the affordable units
✓	✓

SOUTHWARK RESIDENTIAL DESIGN STANDARDS CHECKLIST

*Denotes standard only required for schemes that fall above the recommended density

STANDARDS	Unit Type	Minimum dwelling size	Minimum room size	Minimum ceiling height	Have natural light and ventilation in kitchens and bathrooms*	Minimise noise nuisance by stacking floors *	All habitable rooms have access to natural daylight	All principle living rooms and bedrooms should have vertical windows for outlook	New dwellings should be provided with an entrance lobby or hall and ensure entry is not directly onto a flight of stairs	Access to bedrooms and bathrooms should be from a circulation area, not solely off another room	Kitchens located off living rooms or dining rooms must have satisfactory means of escape	All bathrooms, WCs and kitchens to have adequate ventilation	Recommended that dwellings with 2 double bedrooms have a separate WC and bathroom. Dwellings with 3+ bedrooms should have second WC and hand wash basin	All affordbable dwellings with three or more bedrooms should have kitchen that is separate from the living room	Private amenity not accessed from bedroom	Units with 3+ bedrooms provide 10sqm	Units with up to 2 bedrooms ideally provide 10sqm of amenity space - if this isn't achieved remaining area should be added to the communal amenity space	Balconies, terraces and roof gardens must be a minimum of 3sqm	Larger units to be located at ground level to ensure access to private amenity space	Family units to be located at ground level to ensure access to amenity space	Area of glazing equivalent to at least 10% of the internal floorspace of each habitable room	Area of glazing capable of being opened equivalent to at least 5% of internal floor space of each habitable room	At least one main wall with a window facing within 90 degrees of due south	North facing gardens avoided	Where possible living rooms should face southern or western parts of the sky and kitchens towards the east	Encourages dwellings to be dual aspect
UNITS																											
Block A																											
1	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces south	✓
2	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces south	Not dual aspect - 1 bed unit
3	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	✓	✓	No but double aspect unit	✓	Kitchen faces east	✓
4	2B3P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	✓
5	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	No
6	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	✓	✓	Living room faces south	✓
7	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	✓	✓	Living room faces west	✓
8	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
9	Studio	✓ ✓	✓ ✓	✓ ✓	Kitchen	✓	✓	✓	✓	N-A	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - studio
10	3B5P WCH				Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	✓	✓	✓	✓	Living room faces west	✓
11	3B5P	✓ ✓	✓ ✓	✓ ✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	N-A	✓	✓	No but double aspect unit	✓	Kitchen faces east	✓
12	2B3P				Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	✓
13	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	No
14	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces south	✓
15	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
16	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
17	1B2P WCH	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
18	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	N-A	✓	✓	✓	✓	Living room faces west	✓
19	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	N-A	✓	✓	No but double aspect unit	✓	Kitchen faces east	✓
20	2B3P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	✓
21	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	No
22	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces south	✓
23	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
24	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
25	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
26	3B5P	✓	✓	✓	Kitchen	No	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	✓	✓	Living room faces west	✓

SOUTHWARK RESIDENTIAL DESIGN STANDARDS CHECKLIST

*Denotes standard only required for schemes that fall above the recommended density

STANDARDS	Unit Type	Minimum dwelling size	Minimum room size	Minimum ceiling height	Have natural light and ventilation in kitchens and bathrooms*	Minimise noise nuisance by stacking floors *	All habitable rooms have access to natural daylight	All principle living rooms and bedrooms should have vertical windows for outlook	New dwellings should be provided with an entrance lobby or hall and ensure entry is not directly onto a flight of stairs	Access to bedrooms and bathrooms should be from a circulation area, not solely off another room	Kitchens located off living rooms or dining rooms must have satisfactory means of escape	All bathrooms, WCs and kitchens to have adequate ventilation	Recommended that dwellings with 2 double bedrooms have a separate WC and bathroom. Dwellings with 3+ bedrooms should have second WC and hand wash basin	All affordbable dwellings with three or more bedrooms should have kitchen that is separate from the living room	Private amenity not accessed from bedroom	Units with 3+ bedrooms provide 10sqm	Units with up to 2 bedrooms ideally provide 10sqm of amenity space - if this isn't achieved remaining area should be added to the communal amenity space	Balconies, terraces and roof gardens must be a minimum of 3sqm	Larger units to be located at ground level to ensure access to private amenity space	Family units to be located at ground level to ensure access to amenity space	Area of glazing equivalent to at least 10% of the internal floorspace of each habitable room	Area of glazing capable of being opened equivalent to at least 5% of internal floor space of each habitable room	At least one main wall with a window facing within 90 degrees of due south	North facing gardens avoided	Where possible living rooms should face southern or western parts of the sky and kitchens towards the east	Encourages dwellings to be dual aspect
27	3B5P				Kitchen												N-A		Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space			No but double aspect unit		No	
28	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	✓
29	Studio	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	N-A	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	Not dual aspect - studio unit
30	3B5P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	✓	✓	✓	✓
31	3B5P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	✓	✓	✓	✓
32	Studio	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	N-A	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - studio unit
33	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
34	1B2P	✓	✓	✓	Kitchen	No	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
35	1B2P	✓	✓	✓	Kitchen	No	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
36	3B5P WCH	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	✓	✓	✓	✓
37	Studio	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	N-A	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	Not dual aspect - studio unit
38	1B2P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	Not dual aspect - 1 bed unit
39	1B2P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit

SOUTHWARK RESIDENTIAL DESIGN STANDARDS CHECKLIST

*Denotes standard only required for schemes that fall above the recommended density

STANDARDS	Unit Type	Minimum dwelling size	Minimum room size	Minimum ceiling height	Have natural light and ventilation in kitchens and bathrooms*	Minimise noise nuisance by stacking floors *	All habitable rooms have access to natural daylight	All principle living rooms and bedrooms should have vertical windows for outlook	New dwellings should be provided with an entrance lobby or hall and ensure entry is not directly onto a flight of stairs	Access to bedrooms and bathrooms should be from a circulation area, not solely off another room	Kitchens located off living rooms or dining rooms must have satisfactory means of escape	All bathrooms, WCs and kitchens to have adequate ventilation	Recommended that dwellings with 2 double bedrooms have a separate WC and bathroom. Dwellings with 3+ bedrooms should have second WC and hand wash basin	All affordable dwellings with three or more bedrooms should have kitchen that is separate from the living room	Private amenity not accessed from bedroom	Units with 3+ bedrooms provide 10sqm	Units with up to 2 bedrooms ideally provide 10sqm of amenity space - if this isn't achieved remaining area should be added to the communal amenity space	Balconies, terraces and roof gardens must be a minimum of 3sqm	Larger units to be located at ground level to ensure access to private amenity space	Family units to be located at ground level to ensure access to amenity space	Area of glazing equivalent to at least 10% of the internal floorspace of each habitable room	Area of glazing capable of being opened equivalent to at least 5% of internal floor space of each habitable room	At least one main wall with a window facing within 90 degrees of due south	North facing gardens avoided	Where possible living rooms should face southern or western parts of the sky and kitchens towards the east	Encourages dwellings to be dual aspect
Block B																											
1	2B4P	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces south	Not dual aspect - south facing 2 bed unit
2	1B2P	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces south	Not dual aspect - south facing 1 bed unit
3	1B2P	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
4	1B2P	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
5	1B2P	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
6	2B4P WCH	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	✓	✓	✓	✓	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
7	2B4P WCH	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No but double aspect	✓	No	✓
8	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	✓
9	Studio	✓	✓	✓	Kitchen	No- does not stack due to access to courtyard adjacent to unit	✓	✓	✓	N-A	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - studio unit
10	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - 1 bed unit
11	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	✓	✓	Living room faces south	✓
12	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	✓	✓	Living room faces south	✓
13	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
14	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
15	1B2P WCH	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
16	3B5P WCH	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
17	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	No but double aspect	Kitchen faces east	✓
18	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	✓
19	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	No	Kitchen faces east	Not dual aspect - 1 bed unit
20	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	No	Kitchen faces east	Not dual aspect - 1 bed unit
21	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	✓	✓	Living room faces south	✓
22	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	✓	✓	Living room faces south	✓
23	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
24	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓

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STANDARDS	Unit Type	Minimum dwelling size	Minimum room size	Minimum ceiling height	Have natural light and ventilation in kitchens and bathrooms*	Minimise noise nuisance by stacking floors *	All habitable rooms have access to natural daylight	All principle living rooms and bedrooms should have vertical windows for outlook	New dwellings should be provided with an entrance lobby or hall and ensure entry is not directly onto a flight of stairs	Access to bedrooms and bathrooms should be from a circulation area, not solely off another room	Kitchens located off living rooms or dining rooms must have satisfactory means of escape	All bathrooms, WCs and kitchens to have adequate ventilation	Recommended that dwellings with 2 double bedrooms have a separate WC and bathroom. Dwellings with 3+ bedrooms should have second WC and hand wash basin	All affordbable dwellings with three or more bedrooms should have kitchen that is separate from the living room	Private amenity not accessed from bedroom	Units with 3+ bedrooms provide 10sqm	Units with up to 2 bedrooms ideally provide 10sqm of amenity space - if this isn't achieved remaining area should be added to the communal amenity space	Balconies, terraces and roof gardens must be a minimum of 3sqm	Larger units to be located at ground level to ensure access to private amenity space	Family units to be located at ground level to ensure access to amenity space	Area of glazing equivalent to at least 10% of the internal floorspace of each habitable room	Area of glazing capable of being opened equivalent to at least 5% of internal floor space of each habitable room	At least one main wall with a window facing within 90 degrees of due south	North facing gardens avoided	Where possible living rooms should face southern or western parts of the sky and kitchens towards the east	Encourages dwellings to be dual aspect
25	1B2P WCH	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
26	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
27	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No but dual aspect	✓	Kitchen faces east	✓
28	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	✓
29	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - 1 bed unit
30	1B2P	✓	✓	✓	Kitchen		✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	
31	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	✓	✓	Living room faces south	✓
32	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓		✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	✓	✓	Living room faces south	✓
33	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
34	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
35	1B2P WCH	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
36	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓		N-A	✓			✓	✓	✓	✓	Living room faces west	✓
37	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No but dual aspect	✓	Kitchen faces east	✓
38	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	✓	✓
39	2B4P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - 1 bed unit
40	3B5P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	No	✓	✓	✓
41	3B5P WCH	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	✓	✓	✓	✓
42	2B4P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
43	1B2P	✓	✓	✓	Kitchen	Stacks with floor above	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
44	1B2P	✓	✓	✓	Kitchen	Stacks with floor above	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
45	1B2P	✓	✓	✓	Kitchen	Stacks with floor above	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
46	2B4P	✓	✓	✓	Kitchen	Stacks with floor above	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No but dual aspect	✓	Kitchen faces east	✓
47	2B4P	✓	✓	✓	Kitchen	Stacks with floor above	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	✓	✓
48	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
49	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
50	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓

SOUTHWARK RESIDENTIAL DESIGN STANDARDS CHECKLIST

*Denotes standard only required for schemes that fall above the recommended density

STANDARDS	Unit Type	Minimum dwelling size	Minimum room size	Minimum ceiling height	Have natural light and ventilation in kitchens and bathrooms*	Minimise noise nuisance by stacking floors *	All habitable rooms have access to natural daylight	All principle living rooms and bedrooms should have vertical windows for outlook	New dwellings should be provided with an entrance lobby or hall and ensure entry is not directly onto a flight of stairs	Access to bedrooms and bathrooms should be from a circulation area, not solely off another room	Kitchens located off living rooms or dining rooms must have satisfactory means of escape	All bathrooms, WCs and kitchens to have adequate ventilation	Recommended that dwellings with 2 double bedrooms have a separate WC and bathroom. Dwellings with 3+ bedrooms should have second WC and hand wash basin	All affordable dwellings with three or more bedrooms should have kitchen that is separate from the living room	Private amenity not accessed from bedroom	Units with 3+ bedrooms provide 10sqm	Units with up to 2 bedrooms ideally provide 10sqm of amenity space - if this isn't achieved remaining area should be added to the communal amenity space	Balconies, terraces and roof gardens must be a minimum of 3sqm	Larger units to be located at ground level to ensure access to private amenity space	Family units to be located at ground level to ensure access to amenity space	Area of glazing equivalent to at least 10% of the internal floorspace of each habitable room	Area of glazing capable of being opened equivalent to at least 5% of internal floor space of each habitable room	At least one main wall with a window facing within 90 degrees of due south	North facing gardens avoided	Where possible living rooms should face southern or western parts of the sky and kitchens towards the east	Encourages dwellings to be dual aspect
Block C																											
1	2B4P WCH	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	✓	✓	✓	✓	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	✓
2	1B2P	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - 1 bed unit
3	1B2P	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	✓
4	1B2P	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces south	Not dual aspect - 1 bed unit
5	2B4P	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces south & west	✓
6	2B3P	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	No
7	2B4P	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
8	2B4P	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	No
9	2B4P	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	No
10	2B4P WCH	✓	✓	✓	Kitchen	No - ground floor does not stack	✓	✓	✓	✓	✓	✓	One bathroom provided	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	No
11	3B4P WCH	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	Not at ground, but easy access to private and shared amenity space	Not at ground, but easy access to private and shared amenity space	✓	✓	No but dual aspect	✓	Kitchen faces east	✓
12	Studio	✓	✓	✓	Kitchen	✓	✓	✓	✓	N-A	✓	✓	N-A	N-A	✓	N-A	N-A	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - studio
13	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	✓
14	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	N-A	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - 1 bed unit
15	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	N-A	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - 1 bed unit
16	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces south	✓
17	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
18	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
19	1B2P WCH	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
20	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
21	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
22	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
23	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No but dual aspect	✓	Kitchen faces east	✓
24	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	N-A	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - 1 bed unit
25	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	✓
26	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - 1 bed unit
27	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - 1 bed unit
28	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces south	✓
29	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
30	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
31	1B2P WCH	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
32	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
33	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
34	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓

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SOUTHWARK RESIDENTIAL DESIGN STANDARDS CHECKLIST

STANDARDS	Unit Type	Minimum dwelling size	Minimum room size	Minimum ceiling height	Have natural light and ventilation in kitchens and bathrooms*	Minimise noise nuisance by stacking floors *	All habitable rooms have access to natural daylight	All principle living rooms and bedrooms should have vertical windows for outlook	New dwellings should be provided with an entrance lobby or hall and ensure entry is not directly onto a flight of stairs	Access to bedrooms and bathrooms should be from a circulation area, not solely off another room	Kitchens located off living rooms or dining rooms must have satisfactory means of escape	All bathrooms, WCs and kitchens to have adequate ventilation	Recommended that dwellings with 2 double bedrooms have a separate WC and bathroom. Dwellings with 3+ bedrooms should have second WC and hand wash basin	All affordable dwellings with three or more bedrooms should have kitchen that is separate from the living room	Private amenity not accessed from bedroom	Units with 3+ bedrooms provide 10sqm	Units with up to 2 bedrooms ideally provide 10sqm of amenity space - if this isn't achieved remaining area should be added to the communal amenity space	Balconies, terraces and roof gardens must be a minimum of 3sqm	Larger units to be located at ground level to ensure access to private amenity space	Family units to be located at ground level to ensure access to amenity space	Area of glazing equivalent to at least 10% of the internal floorspace of each habitable room	Area of glazing capable of being opened equivalent to at least 5% of internal floor space of each habitable room	At least one main wall with a window facing within 90 degrees of due south	North facing gardens avoided	Where possible living rooms should face southern or western parts of the sky and kitchens towards the east	Encourages dwellings to be dual aspect
35	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No but dual aspect	✓	Kitchen faces east	✓
36	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - 1 bed unit
37	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Kitchen faces east	✓
38	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - 1 bed unit
39	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	Not dual aspect - 1 bed unit
40	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces south	✓
41	3B5P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
42	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
43	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	N-A	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
44	1B2P	✓	✓	✓	Kitchen	✓	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
45	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	No
46	2B4P	✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
47	3B5P	✓	✓	✓	Kitchen and two bathrooms	No - due to set back	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	✓	N-A	N-A	✓	✓	✓	✓	✓	Living room faces west	✓
48	3B5P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	✓	N-A	N-A	✓	✓	✓	✓	✓	Living room faces west	✓
49	3B5P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	✓	N-A	N-A	✓	✓	✓	✓	✓	Living room faces west	✓
50	3B5P	✓	✓	✓	Kitchen and one bathroom	No - due to set back	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	✓	N-A	N-A	✓	✓	✓	✓	✓	Living room faces west	✓
51	Studio	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	N-A	✓	✓	N-A	N-A	✓	N-A	✓	N-A	N-A	✓	✓	✓	✓	✓	Kitchen faces east	✓
52	2B4P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	No	✓	Kitchen faces east	No
53	3B5P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces south	✓
54	3B5P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	✓	✓	✓	Bathroom and en-suite	N-A	✓	✓	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
55	2B4P WCH	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	Bathroom and en-suite	N-A	✓	N-A	✓	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
56	1B2P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
57	1B2P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
58	1B2P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	Not dual aspect - 1 bed unit
59	1B2P	✓	✓	✓	Kitchen	No - due to set back	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	N-A	✓	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓
60	2B4P	✓	✓	✓	Kitchen	N-A	✓	✓	✓	No - however client has confirmed layout is acceptable for private unit	✓	✓	N-A	N-A	✓	N-A	✓	N-A	N-A	N-A	✓	✓	✓	✓	Living room faces west	✓

SOUTHWARK RESIDENTIAL DESIGN STANDARDS CHECKLIST

*Denotes standard only required for schemes that fall above the recommended density

STANDARDS	Unit Type	Minimum dwelling size	Minimum room size	Minimum ceiling height	Have natural light and ventilation in kitchens and bathrooms*	Minimise noise nuisance by stacking floors *	All habitable rooms have access to natural daylight	All principle living rooms and bedrooms should have vertical windows for outlook	New dwellings should be provided with an entrance lobby or hall and ensure entry is not directly onto a flight of stairs	Access to bedrooms and bathrooms should be from a circulation area, not solely off another room	Kitchens located off living rooms or dining rooms must have satisfactory means of escape	All bathrooms, WCs and kitchens to have adequate ventilation	Recommended that dwellings with 2 double bedrooms have a separate WC and bathroom. Dwellings with 3+ bedrooms should have second WC and hand wash basin	All affordbable dwellings with three or more bedrooms should have kitchen that is separate from the living room	Private amenity not accessed from bedroom	Units with 3+ bedrooms provide 10sqm	Units with up to 2 bedrooms ideally provide 10sqm of amenity space - if this isn't achieved remaining area should be added to the communal amenity space	Balconies, terraces and roof gardens must be a minimum of 3sqm	Larger units to be located at ground level to ensure access to private amenity space	Family units to be located at ground level to ensure access to amenity space	Area of glazing equivalent to at least 10% of the internal floorspace of each habitable room	Area of glazing capable of being opened equivalent to at least 5% of internal floor space of each habitable room	At least one main wall with a window facing within 90 degrees of due south	North facing gardens avoided	Where possible living rooms should face southern or western parts of the sky and kitchens towards the east	Encourages dwellings to be dual aspect
Townhouses																											
M1		✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	N-A	✓	✓	✓	✓	✓	✓	✓		✓
M2		✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	N-A	✓	✓	✓	✓	✓	✓	✓		✓
M3		✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	N-A	✓	✓	✓	✓	✓	✓	✓		✓
M4		✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	N-A	✓	✓	✓	✓	✓	✓	✓		✓
M5		✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	N-A	✓	✓	✓	✓	✓	✓	✓		✓
M6		✓	✓	✓	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	N-A	✓	✓	N-A	✓	✓	✓	✓	✓	✓	✓		✓

FARRELLS
7 Hatton Street, London NW8 8PL
Tel. 020 7258 3433

Dulwich Hamlet Football Club

PLANNING DRAWING ISSUE FORM AND REGISTER
We enclose copies of the drawings listed under latest date of issue.

DRAWING DETAILS		DATE OF ISSUE		
		DAY		23
DHFC_PA_-...	PLANNING ISSUE	MONTH		03
		YEAR		15
DWG NO.	DRAWING TITLE	SCALE	SIZE	
03 Series - Site Plan:				
03-010	Site Location Plan - As Existing	1:1250	A1	A
03-011	Site Block Plan - As Existing	1:1000	A3	A
03-012	Site Block Plan - As Proposed	1:1000	A3	A
03 Series - Site Sections:				
03-200	Site Section - Existing Section AA - BB	1:500	A1	A
03-201	Site Section - Proposed Section AA -BB	1:500	A1	A
05 Series - Plans:				
05-100	Ground Floor Plan	1:500	A3	A
05-101	First Floor Plan	1:500	A3	A
05-102	Second Floor Plan	1:500	A3	A
05-103	Third Floor Plan	1:500	A3	A
05-104	Fourth Floor Plan	1:500	A3	A
05-105	Fifth Floor Plan	1:500	A3	A
05-106	Roof Plan	1:500	A3	A
05-107	Football Club Pitch Plan	1:500	A3	A
05-110	Building A Ground Floor Plan - North	1:100	A3	A
05-111	Building A Ground Floor Plan - South	1:100	A3	A
05-112	Building A First Floor Plan - North	1:100	A3	A
05-113	Building A First Floor Plan - South	1:100	A3	A
05-114	Building A Second Floor Plan - North	1:100	A3	A
05-115	Building A Second Floor Plan - South	1:100	A3	A
05-116	Building A Third Floor Plan - North	1:100	A3	A
05-117	Building A Third Floor Plan - South	1:100	A3	A
05-118	Building A Fourth Floor Plan - North	1:100	A3	A
05-119	Building A Fourth Floor Plan - South	1:100	A3	A
05-120	Building A Fifth Floor Plan - North	1:100	A3	A
05-121	Building A Fifth Floor Plan - South	1:100	A3	A
05-122	Building B Ground Floor Plan - North	1:100	A3	A
05-123	Building B Ground Floor Plan - South	1:100	A3	A
05-124	Building B First Floor Plan - North	1:100	A3	A
05-125	Building B First Floor Plan - South	1:100	A3	A
05-126	Building B Second Floor Plan - North	1:100	A3	A
05-127	Building B Second Floor Plan - South	1:100	A3	A
05-128	Building B Third Floor Plan - North	1:100	A3	A
05-129	Building B Third Floor Plan - South	1:100	A3	A
05-130	Building B Fourth Floor Plan - North	1:100	A3	A
05-131	Building B Fourth Floor Plan - South	1:100	A3	A
05-132	Building B Fifth Floor Plan - North	1:100	A3	A
05-133	Building B Fifth Floor Plan - South	1:100	A3	A
05-134	Building C Ground Floor Plan - North	1:100	A3	A
05-135	Building C Ground Floor Plan - South	1:100	A3	A
05-136	Building C First Floor Plan - North	1:100	A3	A
05-137	Building C First Floor Plan - South	1:100	A3	A
05-138	Building C Second Floor Plan - North	1:100	A3	A
05-139	Building C Second Floor Plan - South	1:100	A3	A
05-140	Building C Third Floor Plan - North	1:100	A3	A
05-141	Building C Third Floor Plan - South	1:100	A3	A
05-142	Building C Fourth Floor Plan - North	1:100	A3	A
05-143	Building C Fourth Floor Plan - South	1:100	A3	A
05-144	Building C Fifth Floor Plan - North	1:100	A3	A
05-145	Building C Fifth Floor Plan - South	1:100	A3	A
05-146	Townhouses A-B	1:100	A3	A
05-147	Townhouses B-C	1:100	A3	A
05-148	Football Club Stadium Ground Floor Plan - North	1:100	A3	A
05-149	Football Club Stadium Ground Floor Plan - Middle	1:100	A3	A
05-150	Football Club Stadium Ground Floor Plan - South	1:100	A3	A
05-151	Football Club Stadium First Floor Plan - North	1:100	A3	A
05-152	Football Club Stadium First Floor Plan - Middle	1:100	A3	A
05-153	Football Club Stadium First Floor Plan - South	1:100	A3	A
05-154	Football Club Pitch Plan	1:500	A3	A
05-301	Building A East & West Elevations	1:200	A1	A
05-302	Building B East & West Elevations	1:200	A1	A
05-303	Building C East & West Elevations	1:200	A1	A
05-304	Football Club Building Elevations	1:200	A1	A
05-305	Football Club Perimeter Unfolded Elevation	1:500	A1	A
05-306	Football Club Perimeter South / West / North Elevation	1:200	A3	A
09 Series - Cladding:				
05-400	Detail Section and Elevation - South Elevation Residential Buildings	1:50	A1	A
05-401	Detail Section and Elevation - East Elevation Building C	1:50	A1	A
05-402	Detail Section and Elevation - South Elevation Townhouse	1:50	A1	A
05-403	Detail Section and Elevation - East Elevation Football Club	1:50	A1	A
	Design and Access Statement	NTS	A3	A

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5 = FOR TENDER 6 = FOR CONSTRUCTION 7 = FOR COST CHECKING 8 = FOR BILLING		PURPOSE OF ISSUE		4

AREA SCHEDULE

Note:

1. Areas are indicative and for guidance only
2. Areas to be checked by a qualified quantity surveyor when used in valuations and / or area calculations
3. Areas are taken from the Revit model created by Farrells for design purposes only
4. Areas to not take into account structure
5. Front garden areas taken from Grant Associates proposals
6. Communal terraces not included

Table 1: Overall Gross Internal Areas

Block	GIA (m2)	GIA (ft2)
Podium	1,852	19,935
Townhouses	743	7,998
Block A	4,352	46,845
Block B	4,927	53,034
Block C	5,406	58,190
Stadium	2,276	24,499
Total	19,556	210,499

Table 2: Residential Accommodation Areas

Tenure Mix	No of Units	Hab Rooms	NIA (m2)	NIA (ft2)
Market	130	409	9,334	100,470
Affordable	25	78	1,773	19,084
Total	155	487	11,107	119,555

Table 3.1: Unit Mix - Overall

Unit Type	No of Units	Mix
Studio	7	4.5%
1 Bed	56	36.1%
2 Bed	46	29.7%
3 Bed	43	27.7%
4 Bed	3	1.9%
Total	155	100.0%

Table 3.2: Unit Mix - Market

Unit Type	No of Units	Mix	LB Southwark Target Mix
Studio	7	5.4%	5%
1 Bed	45	34.6%	35%
2 Bed	39	30.0%	30%
3 Bed	36	27.7%	30%
4 Bed	3	2.3%	
Total	130	100.0%	100%

Table 3.3: Unit Mix - Affordable

Unit Type	No of Units	Mix	LB Southwark Target Mix
Studio	0	0.0%	0%
1 Bed	11	44.0%	40%
2 Bed	7	28.0%	30%
3 Bed	7	28.0%	30%
4 Bed	0	0.0%	
Total	25	100.0%	100%

Table 4: Non Residential Areas

Use	GIA (m2)	GIA (ft2)
Podium	3,544	38,147
Football Club	1,402	15,091
Gym	874	9,408
Total	5,820	62,646

Table 5: Gross Internal Areas

	Gross Internal Area	
Podium	GIA (m2)	GIA (ft2)
Level 00	1,852	19,935
Total	1,852	19,935
Townhouses		
Level 00	235	2,530
Level 01	254	2,734
Level 02	254	2,734
Total	743	7,998
Block A	GIA (m2)	GIA (ft2)
Level 00	889	9,569
Level 01	814	8,762
Level 02	789	8,493
Level 03	790	8,503
Level 04	714	7,685
Level 05	356	3,832
Total	4,352	46,845
Block B	GIA (m2)	GIA (ft2)
Level 00	1002	10,785
Level 01	932	10,032
Level 02	885	9,526
Level 03	887	9,548
Level 04	808	8,697
Level 05	413	4,445
Total	4,927	53,034
Block C	GIA (m2)	GIA (ft2)
Level 00	1087	11,700
Level 01	998	10,742
Level 02	981	10,559
Level 03	983	10,581
Level 04	918	9,881
Level 05	439	4,725
Total	5,406	58,190
Stadium	GIA (m2)	GIA (ft2)
Level 00	1,122	12,077
Level 01	1,154	12,422
Total	2,276	24,499
Totals	19,556	210,499

Table 6: Detailed Area Breakdown for Non-Residential Uses

Podium		
Name	GIA (m2)	GIA (ft2)
Cycle Stores	245	2,637
Bins	238	2,562
Car Park	1676	18,040
Circulation	566	6,092
Concierge	26	280
Gas Meter Room	12	129
Lift A 01	5	54
Lift A 02	6	65
Lift B 01	6	65
Lift B 02	5	54
Lift C 01	4	43
Lift C 02	4	43
Plant Room	195	2,099
Substation	25	269
Switchroom	43	463
BT Room	9	97
Resi Lobbies	74	797
Retaining Wall *	129	1,389
Risers	44	474
Stair Core A	18	194
Stair Core B	18	194
Stair Core C	19	205
Store	177	1,905
Total	3,544	38,147

*Refers to area inbetween perimeter wall and structural retaining wall (bordering Sainsbury's)

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	24	258
Studio	99	1,066
Substation	24	258
Total	1,122	12,077

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

AREA SCHEDULE

Table 7: Residential Accommodation Schedule

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

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

Table 7: Residential Accommodation Schedule *(cont.)*

Block 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	Market	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	Intermediate	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

Block C								
Flat No	Floor	Tenure Type	Unit Type	Hab Rooms	Wheel Chair Access	Area (NIA) m2	Area (NIA) ft2	Private Amenity Space m2
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

AREA SCHEDULE

Table 7: Residential Accommodation Schedule *(cont.)*

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

ARCHITECTURAL DRAWINGS

A full set of the planning application drawings are presented on the following pages.

CLEVE HALL ESTATE

SUPERSTORE

ST FRANCIS PARK

TENNIS COURTS

DULWICH HAMLET FOOTBALL CLUB

GREEN DALE FIELDS

ASTRO TURF PITCHES

1 PA-03-200

2 PA-03-200

2 PA-03-200

1 PA-03-200

TENNIS COURTS

SUPERSTORE

ASTRO TURF
PITCHES

DULWICH HAMLET
FOOTBALL CLUB

EDGAR KAIL WAY

ST FRANCIS PARK

ABBOTSWOOD ROAD

BURROW ROAD

ST FRANCIS ROAD

KEY

APPLICATION SITE BOUNDARY

LAND IN APPLICANT'S OWNERSHIP

Print scale check, 50mm Segments

Greendale
Property
Company

0 10m 40m
1:1000

1 : 1000 @ A3

Dulwich Hamlet Football Club

Site Block Plan - As Existing

March 2016

DHFC-PA-03-011

FARRELLS

SAISBURY'S SUPERSTORE

SAISBURY'S PARKING

EDGAR KAIL WAY

NEW GROUND WAY

ST FRANCIS PARK

ABBOTSWOOD ROAD

BURROW ROAD

ST FRANCIS ROAD

KEY

APPLICATION SITE BOUNDARY

LAND IN APPLICANT'S OWNERSHIP

Print scale check. 50mm Segments

Greendale Property Company

1:1000 0 10m 40m

1 : 1000 @ A3

Dulwich Hamlet Football Club

Site Block Plan - As Proposed

March 2016

DHFC-PA-03-012

FARRELLS

C -46 2B4P
C -35 2B4P
C -45 2B4P
C -36 1B2P
C -44 1B2P
C -37 2B4P
C -43 1B2P
C -38 1B2P
C -42 1B2P
C -39 1B2P
C -41 3B5P
C -40 3B5P
B -36 3B5P
B -27 2B4P
B -35 1B2P WCH
B -28 2B4P
B -34 2B4P
B -29 1B2P
B -33 1B2P
B -30 1B2P
B -32 3B5P
B -31 3B5P
A -26 3B5P
A -19 3B5P
A -25 1B2P
A -20 2B3P
A -24 2B4P
A -21 2B4P
A -23 3B5P
A -22 3B5P
+33.050 m. AOD
1 PA-05-201
2 PA-05-201
1 PA-05-200
2 PA-05-200

Print scale check: 50mm Segments

Greendale Property Company

1:500 0 5m 20m 1 : 500 @ A3

Dulwich Hamlet Football Club

Third Floor Plan
March 2016

DHFC-PA-05-103

FARRELLS

C -59
1B2P

C -47
3B5P

C -48
3B5P

C -58
1B2P

C -49
3B5P

C -57
1B2P

C -50
3B5P

C -56
1B2P

C -51
Studio

+36.200 m. AOD

C -55
2B4P WCH

C -52
2B4P

C -54
3B5P

C -53
3B5P

PRIVATE TERRACE

B -45
1B2P

B -37
2B4P

B -44
1B2P

B -38
2B4P

B -43
1B2P

+36.200 m. AOD

B -42
2B4P

B -39
2B4P

B -41
3B5P WCH

B -40
3B5P

PRIVATE TERRACE

A -35
1B2P

A -27
3B5P

A -34
1B2P

+36.200 m. AOD

A -33
1B2P

A -28
1B2P

A -32
Studio

A -29
Studio

A -31
3B5P

A -30
3B5P

PRIVATE TERRACE

1
PA-05-201

2
PA-05-201

1
PA-05-200

2
PA-05-200

1
PA-05-200

2
PA-05-200

1
PA-05-201

2
PA-05-201

Print scale check: 50mm Segments

Greendale
Property
Company

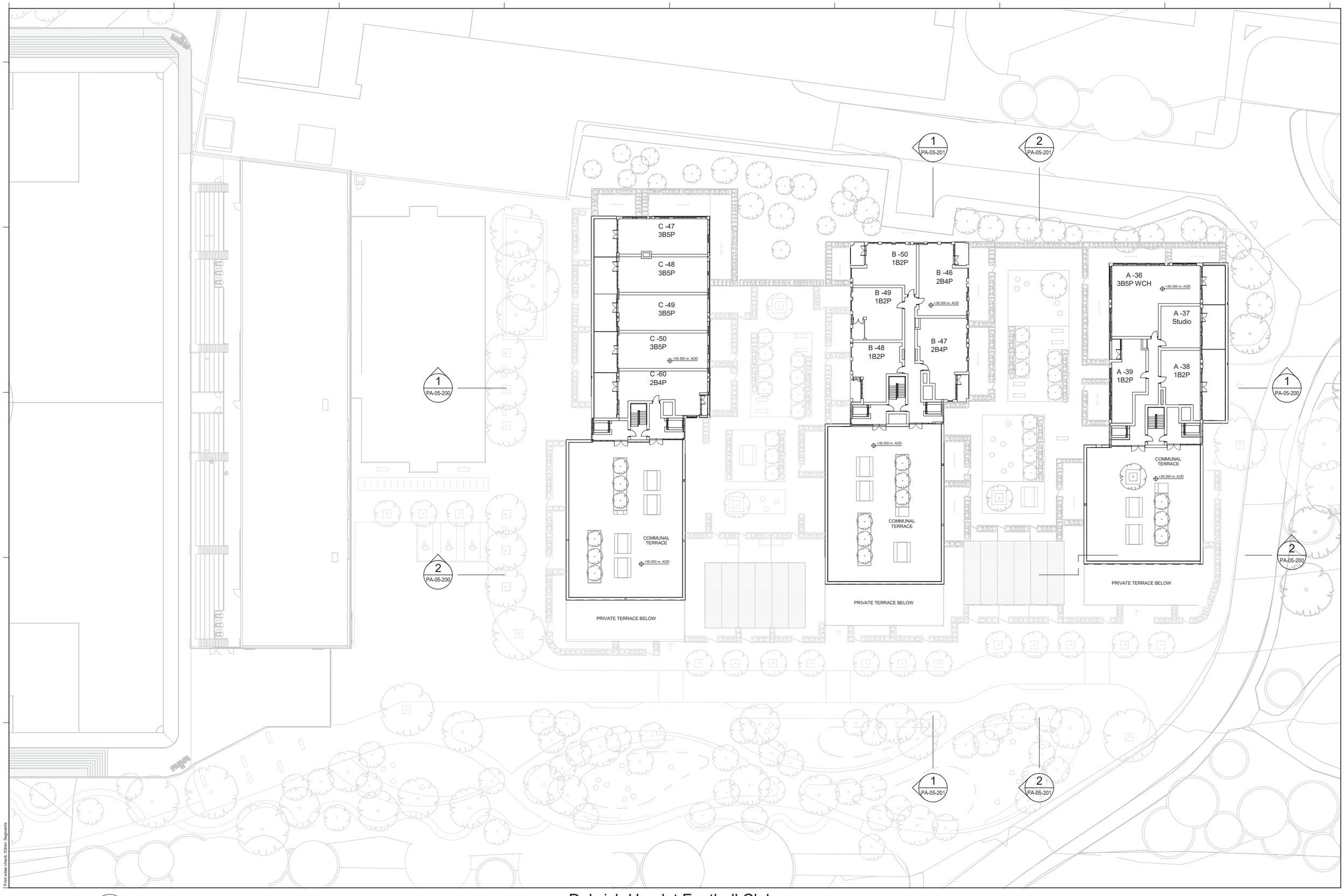
0 5m 20m
1:500
1 : 500 @ A3

Dulwich Hamlet Football Club

Fourth Floor Plan
March 2016

DHFC-PA-05-104

FARRELLS



Print scale check: 50mm Segments

Greendale
Property
Company

1:500 0 5m 20m

1 : 500 @ A3

Dulwich Hamlet Football Club

Fifth Floor Plan

March 2016

DHFC-PA-05-105

FARRELLS

FOOTBALL PITCH

CLUBHOUSE

MUGA

1
PA-05-200

2
PA-05-200

PA-05-103

SMOKE EXTRACT

+42.425 m. AOD

HATCH

POSITION OF 80CM DIGITAL TV DISH AND DAB RADIO SIGNAL COLLECTOR

SMOKE EXTRACT

+39.350 m. AOD

GROUND FLOOR COURTYARD

1
PA-05-201

2
PA-05-201

Indicative position of antennas

+42.425 m. AOD

SMOKE EXTRACT

HATCH

FLUE

Indicative position of antennas

SMOKE EXTRACT

+39.350 m. AOD

PODIUM COURTYARD

1
PA-05-200

2
PA-05-200

+42.425 m. AOD

SMOKE EXTRACT

HATCH

POSITION OF 80CM DIGITAL TV DISH AND DAB RADIO SIGNAL COLLECTOR

+39.350 m. AOD

SMOKE EXTRACT

LINEAR PARK

1
PA-05-201

2
PA-05-201

Print scale check. 50mm Segments

Greendale Property Company

0 5m 20m

1:500

1 : 500 @ A3

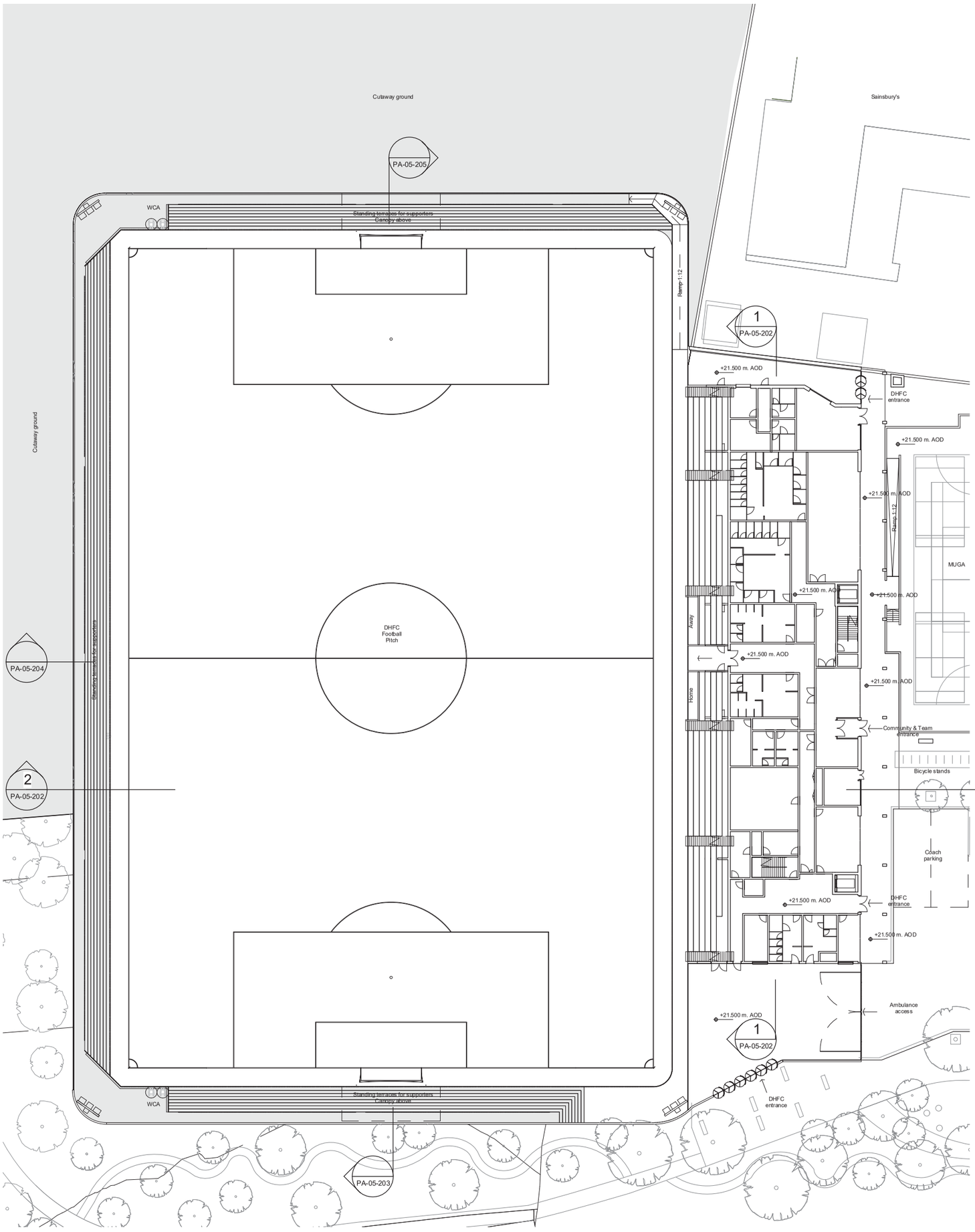
Dulwich Hamlet Football Club

Roof Plan

March 2016

DHFC-PA-05-106

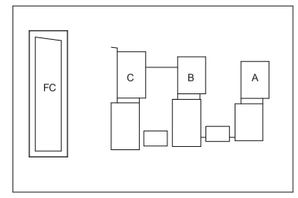
FARRELLS



NOTE: Please refer to Landscape Strategy Report for planting species and details.

1 / PA-05-107 Football Club - Stadium Pitch Plan

SCALE 1 : 500



Key Plan

Print scale check: 50mm Segments

Greendale Property Company

1:500 0 5m 20m

1 : 500 @ A3

Dulwich Hamlet Football Club

Football Club - Stadium Pitch Plan

March 2016

DHFC-PA-05-107 FARRELLS

Retaining structure

Bike Store

Cut Away Ground

Switchroom

Substation

Car Park

+22.625 m. AOD

OUT

IN

Car Park Access Ramp

+23.620 m. AOD

Abbotswood Rd.

Gas Meter Room

Lift

Resi Lobby

Circulation

Store

Lift

BT Room

Post

Residential entrance

Bin Store

Canopy above

+22.625 m. AOD

+22.625 m. AOD

Affordable Rent Access

NOTE: Please refer to Landscape Strategy Report for planting species and details.

1 / PA-05-110 Building A - Ground Floor Plan -North

SCALE 1 : 100

1 / PA-05-111

Key Plan

FC C B A

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

1 : 100 @ A3

Dulwich Hamlet Football Club

Building A Ground Floor Plan - North

March 2016

DHFC-PA-05-110 FARRELLS

1
PA-05-110

Circulation
+22.625 m. AOD
Resi Lobby
BT Room
Canopy above
Store
Post
Residential entrance
+22.625 m. AOD
+22.625 m. AOD
Affordable Rent Access
Car Park
+22.625 m. AOD
Bin Store
Bin Store
ST
MB
BT
ST
Resi Lobby
Private Garden
1B2P 02 PRI
L/K/D
Residential entrance
Post
+22.625 m. AOD
BT
1B2P 01 PRI
L/K/D
Concierge
Private Garden
Canopy above
Private Residential Access
+22.625 m. AOD

NOTE: Please refer to Landscape Strategy Report for planting species and details.

1
PA-05-111
Building A - Ground Floor Plan - South
SCALE 1 : 100

FC C B A
Key Plan

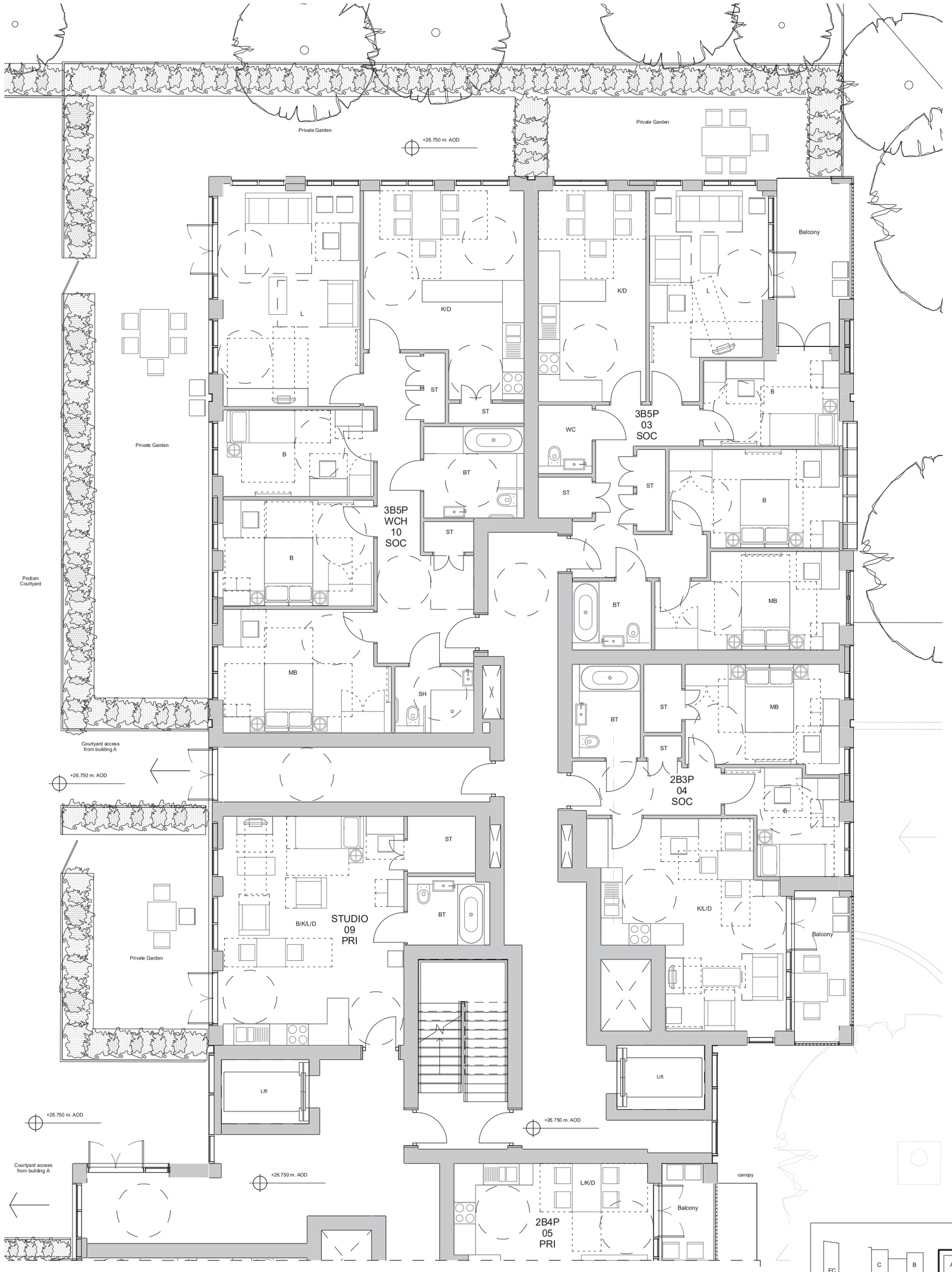
Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m
1 : 100 @ A3

Dulwich Hamlet Football Club
Building A Ground Floor Plan - South
March 2016

DHFC-PA-05-111 FARRELLS



NOTE: Please refer to Landscape Strategy Report for planting species and details.

1 / PA-05-112 Building A First Floor Plan - North

SCALE 1 : 100

1 / PA-05-113

Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m

1:100

1 : 100 @ A3

Dulwich Hamlet Football Club

Building A First Floor Plan - North

March 2016

DHFC-PA-05-112 FARRELLS

1
PA-05-112

Private Garden
B/K/L/D
STUDIO
09
PRI
BT
K/L/D
2B3P
04
SOC
Balcony
+26.750 m. AOD
Lift
Courtyard access
from building A
+26.750 m. AOD
canopy
Balcony
2B4P
05
PRI
L/K/D
L/K/D
1B2P
08
PRI
Private Garden
ST
B
BT
BT
MB
MB
ST
ES
ES
ST
ST
ST
MB
BT
BT
B
B
3B5P
07
PRI
3B5P
06
PRI
Private Garden
B
B
L/K/D
L/K/D
Balcony
Balcony
canopy

NOTE: Please refer to Landscape Strategy Report for planting species and details.

1
PA-05-113
Building A First Floor Plan - South
SCALE 1 : 100

FC
C
B
A
Key Plan

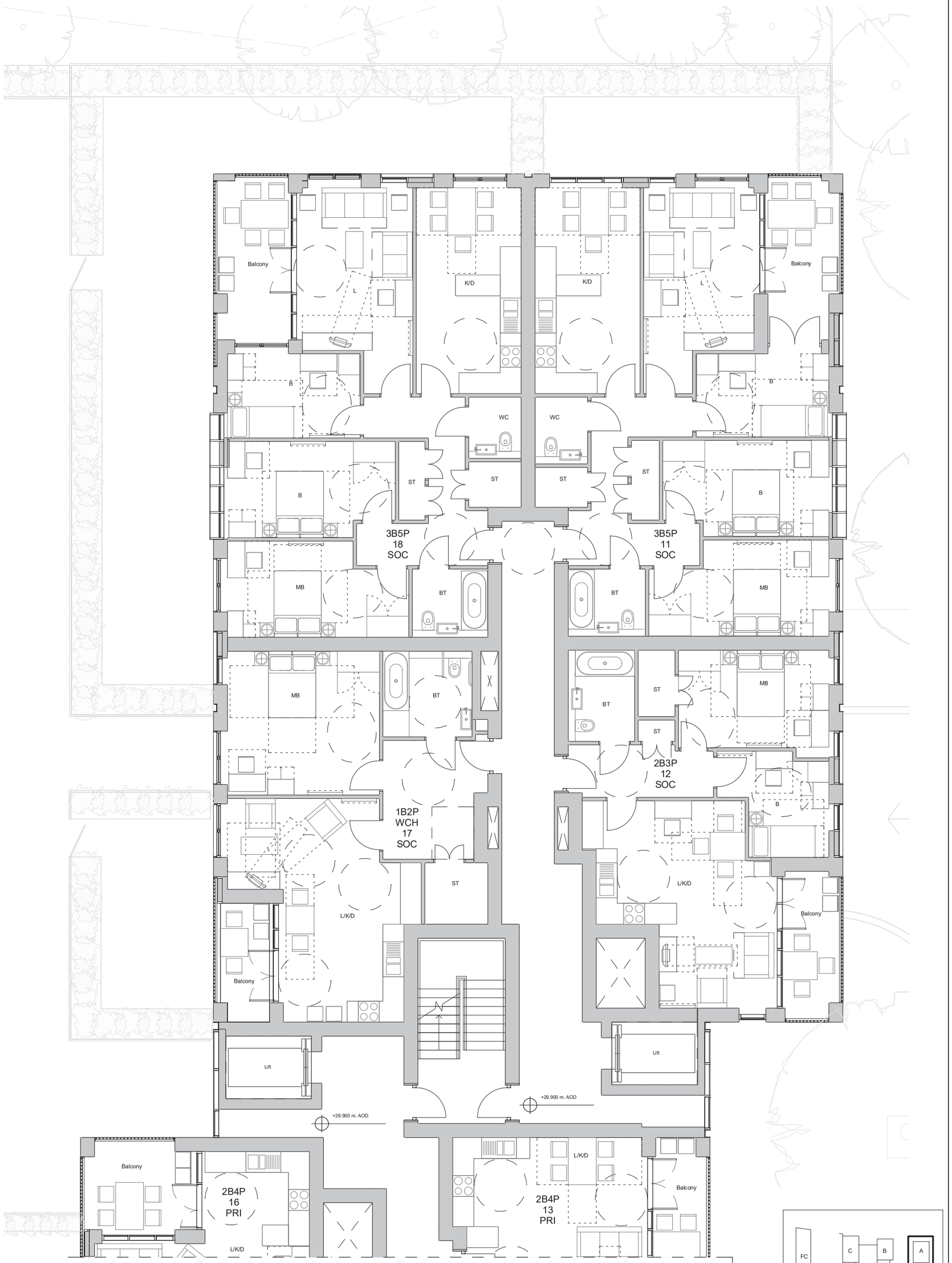
Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m
1 : 100 @ A3

Dulwich Hamlet Football Club
Building A First Floor Plan - South
March 2016

DHFC-PA-05-113 FARRELLS



1 / PA-05-114 Building A Second Floor Plan - North

SCALE 1 : 100

1 / PA-05-115

Key Plan

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

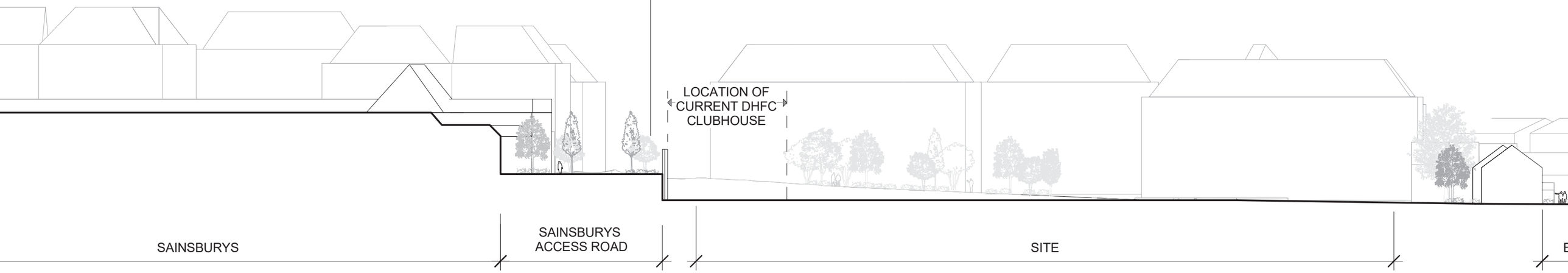
1 : 100 @ A3

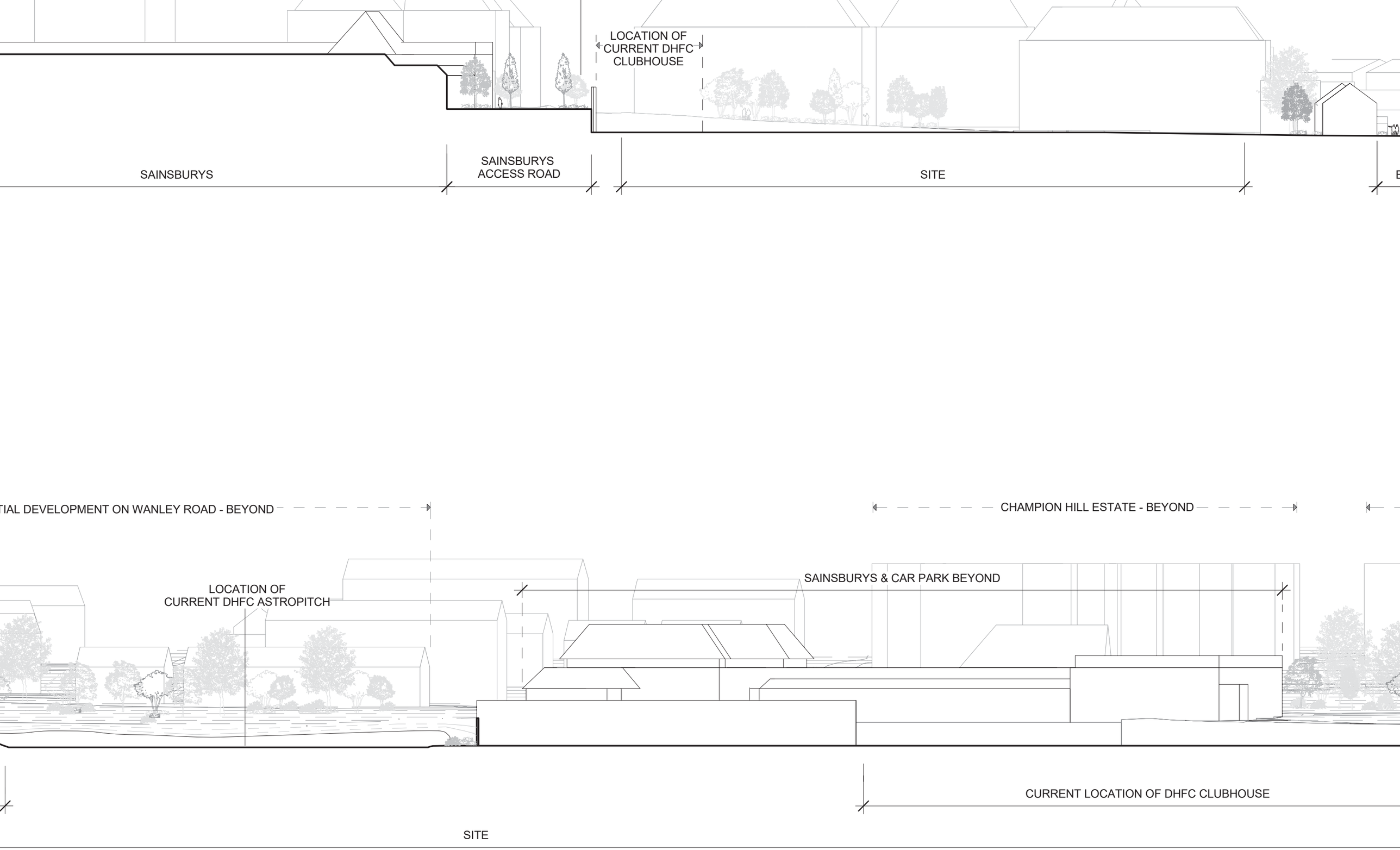
Dulwich Hamlet Football Club

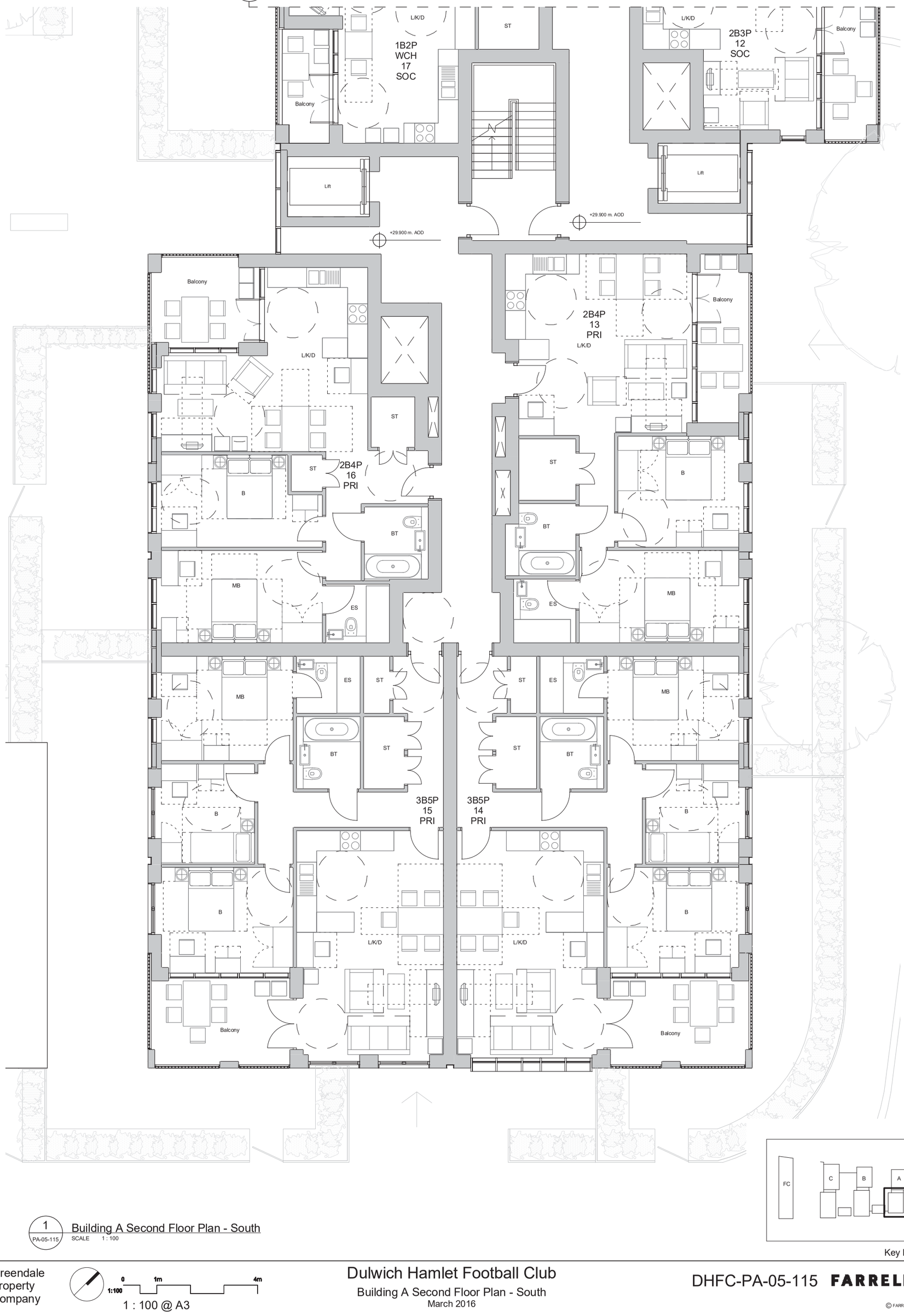
Building A Second Floor Plan - North

March 2016

DHFC-PA-05-114 FARRELLS


LOCATION OF
CURRENT DHFC
CLUBHOUSE
SAINSBURYS
SAINSBURYS
ACCESS ROAD
SITE


TIAL DEVELOPMENT ON WANLEY ROAD - BEYOND
CHAMPION HILL ESTATE - BEYOND
LOCATION OF
CURRENT DHFC ASTROPITCH
SAINSBURYS & CAR PARK BEYOND
CURRENT LOCATION OF DHFC CLUBHOUSE
SITE



1 PA-05-115 **Building A Second Floor Plan - South**

SCALE 1 : 100

Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m

1:100

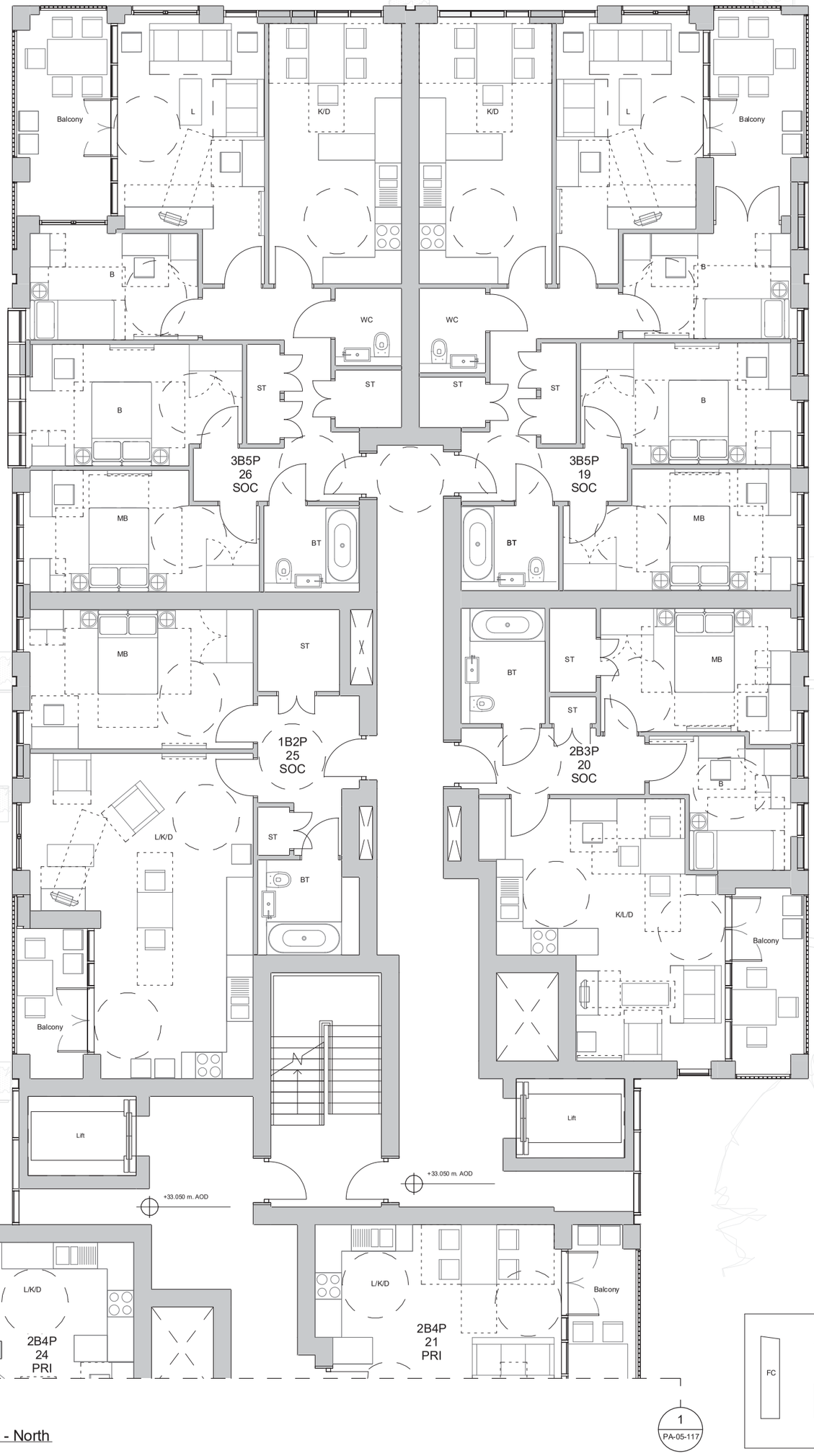
1 : 100 @ A3

Dulwich Hamlet Football Club

Building A Second Floor Plan - South

March 2016

DHFC-PA-05-115 **FARRELLS**



1 / PA-05-116 Building A Third Floor Plan - North

SCALE 1 : 100

1 / PA-05-117

Key Plan

Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m

1:100

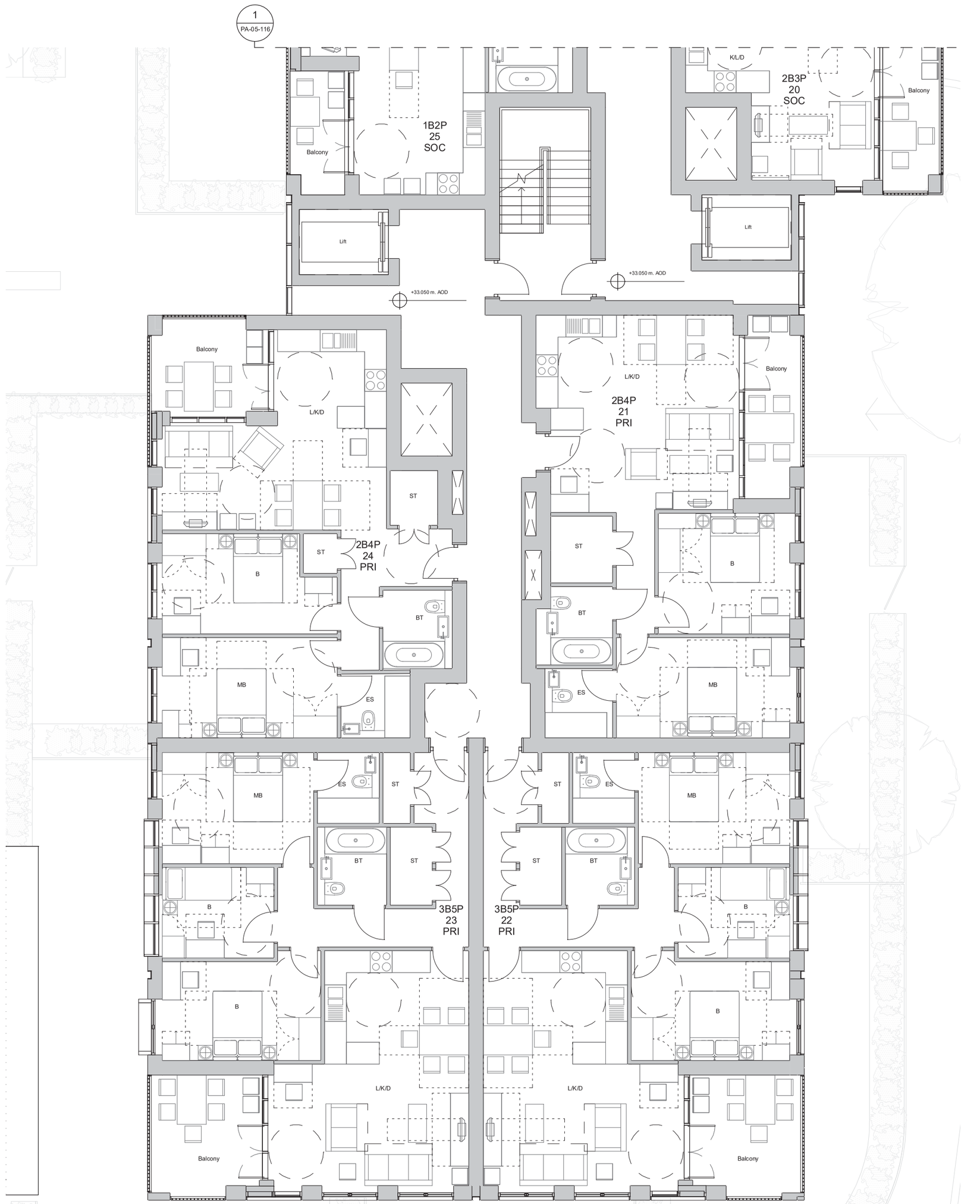
1 : 100 @ A3

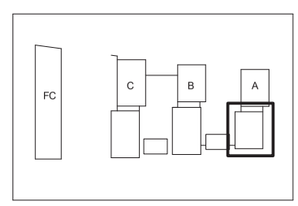
Dulwich Hamlet Football Club

Building A Third Floor Plan - North

March 2016

DHFC-PA-05-116 FARRELLS





Key Plan

1
PA-05-117

Building A Third Floor Plan - South

SCALE 1 : 100

Print scale check: 50mm Segments

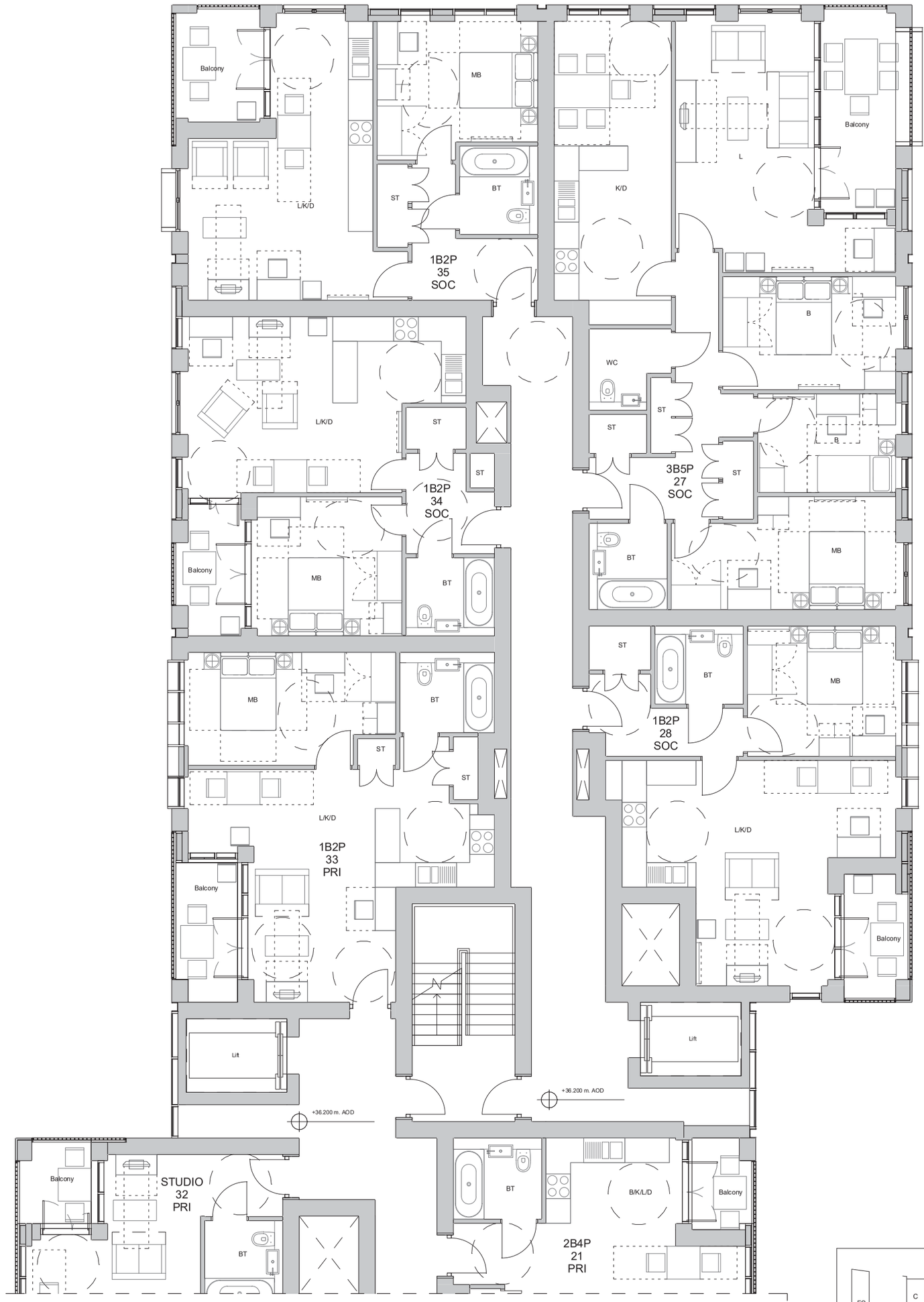
Greendale Property Company

0 1m 4m
1:100
1 : 100 @ A3

Dulwich Hamlet Football Club

Building A Third Floor Plan - South
March 2016

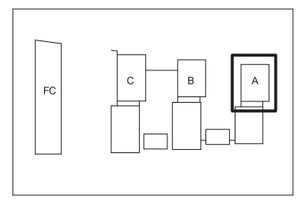
DHFC-PA-05-117 FARRELLS



1 / PA-05-118 Building A Fourth Floor Plan - North

SCALE 1 : 100

1 / PA-05-119



Key Plan

Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m

1:100

1 : 100 @ A3

Dulwich Hamlet Football Club

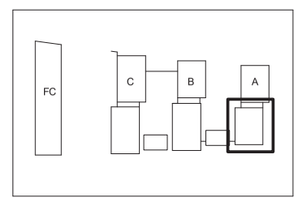
Building A Fourth Floor Plan - North

March 2016

DHFC-PA-05-118 FARRELLS

1
PA-05-118

L/K/D
Balcony
1B2P
33
PRI
Lift
+36.200 m. AOD
L/K/D
1B2P
28
SOC
Balcony
Lift
+36.200 m. AOD
Balcony
STUDIO
32
PRI
BT
B/K/L/D
ST
BT
STUDIO
29
PRI
Balcony
B/K/L/D
ST
B
BT
ST
ST
BT
B
3B5P
31
PRI
ST
ST
3B5P
30
PRI
B
B
ES
ES
L/K/D
MB
MB
L/K/D
Terrace
Terrace



Key Plan

1
PA-05-119
Building A Fourth Floor Plan - South
SCALE 1 : 100

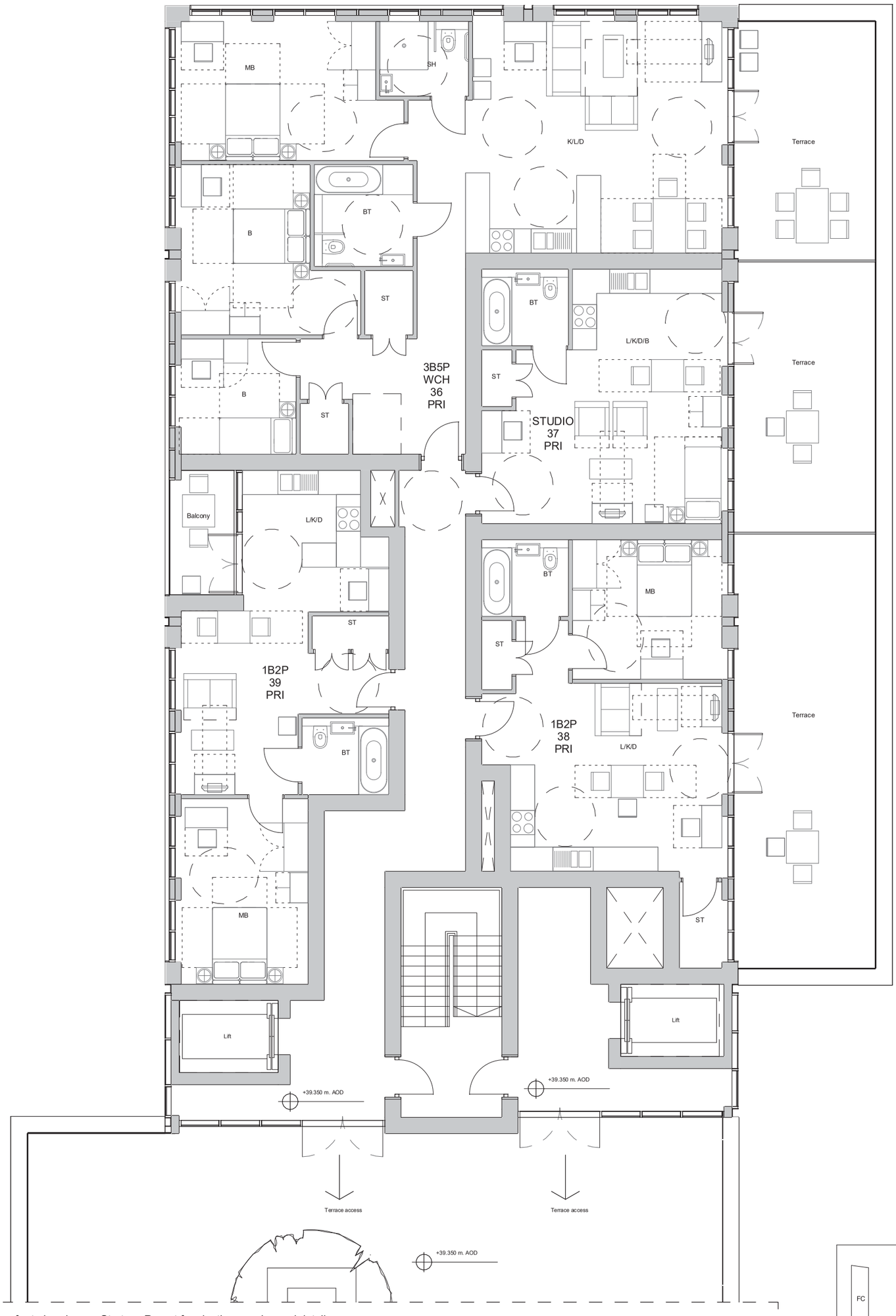
Print scale check: 50mm Segments

Greendale
Property
Company

1:100 0 1m 4m
1 : 100 @ A3

Dulwich Hamlet Football Club
Building A Fourth Floor Plan - South
March 2016

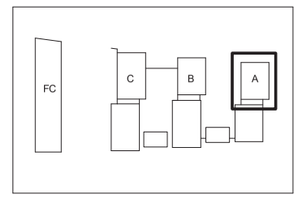
DHFC-PA-05-119 FARRELLS



NOTE: Please refer to Landscape Strategy Report for planting species and details.

1 / PA-05-120 Building A Fifth Floor Plan - North
SCALE 1 : 100

1 / PA-05-121



Key Plan

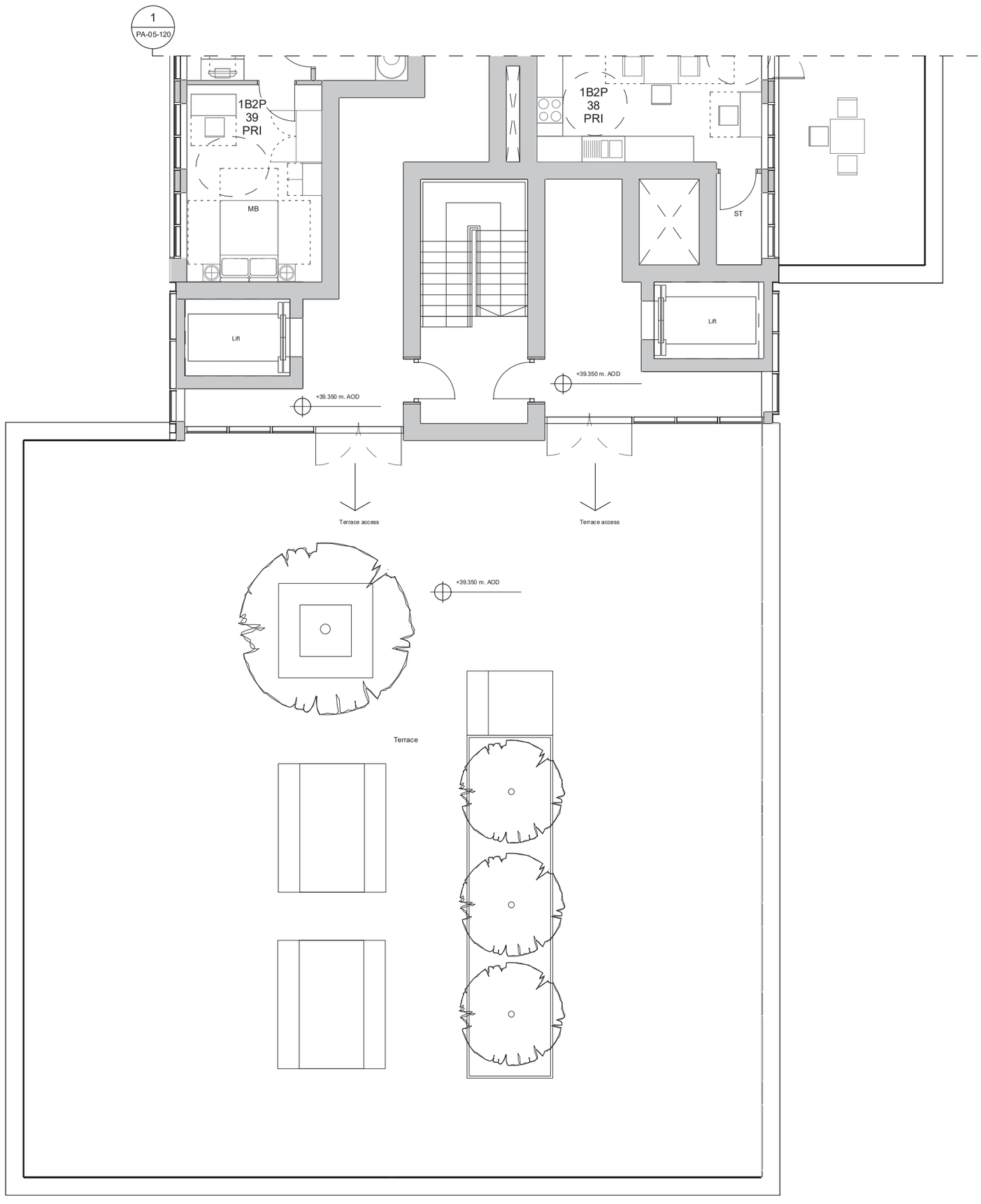
Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m
1:100
1 : 100 @ A3

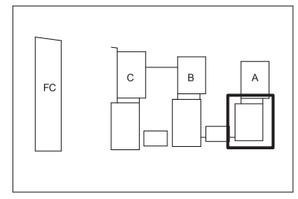
Dulwich Hamlet Football Club
Building A Fifth Floor Plan - North
March 2016

DHFC-PA-05-120 FARRELLS



NOTE: Please refer to Landscape Strategy Report for planting species and details.

1
PA-05-121
Building A Fifth Floor Plan - South
SCALE 1 : 100



Key Plan

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

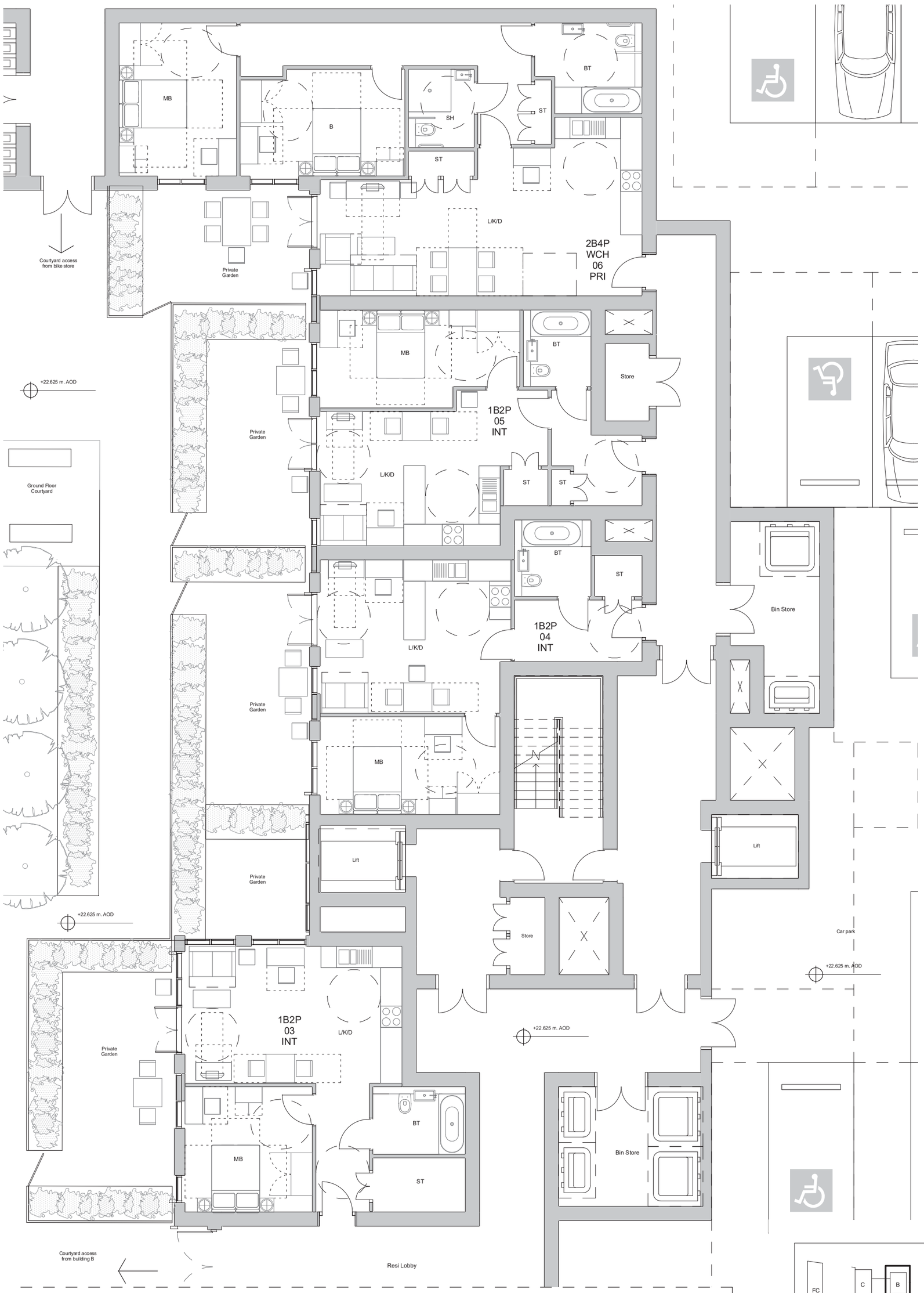
1 : 100 @ A3

Dulwich Hamlet Football Club

Building A - Fifth Floor Plan - South

March 2016

DHFC-PA-05-121 FARRELLS



NOTE: Please refer to Landscape Strategy Report for planting species and details.

1 / PA-05-122 Building B Ground Floor Plan - North

SCALE 1 : 100

1 / PA-05-123

Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m

1:100

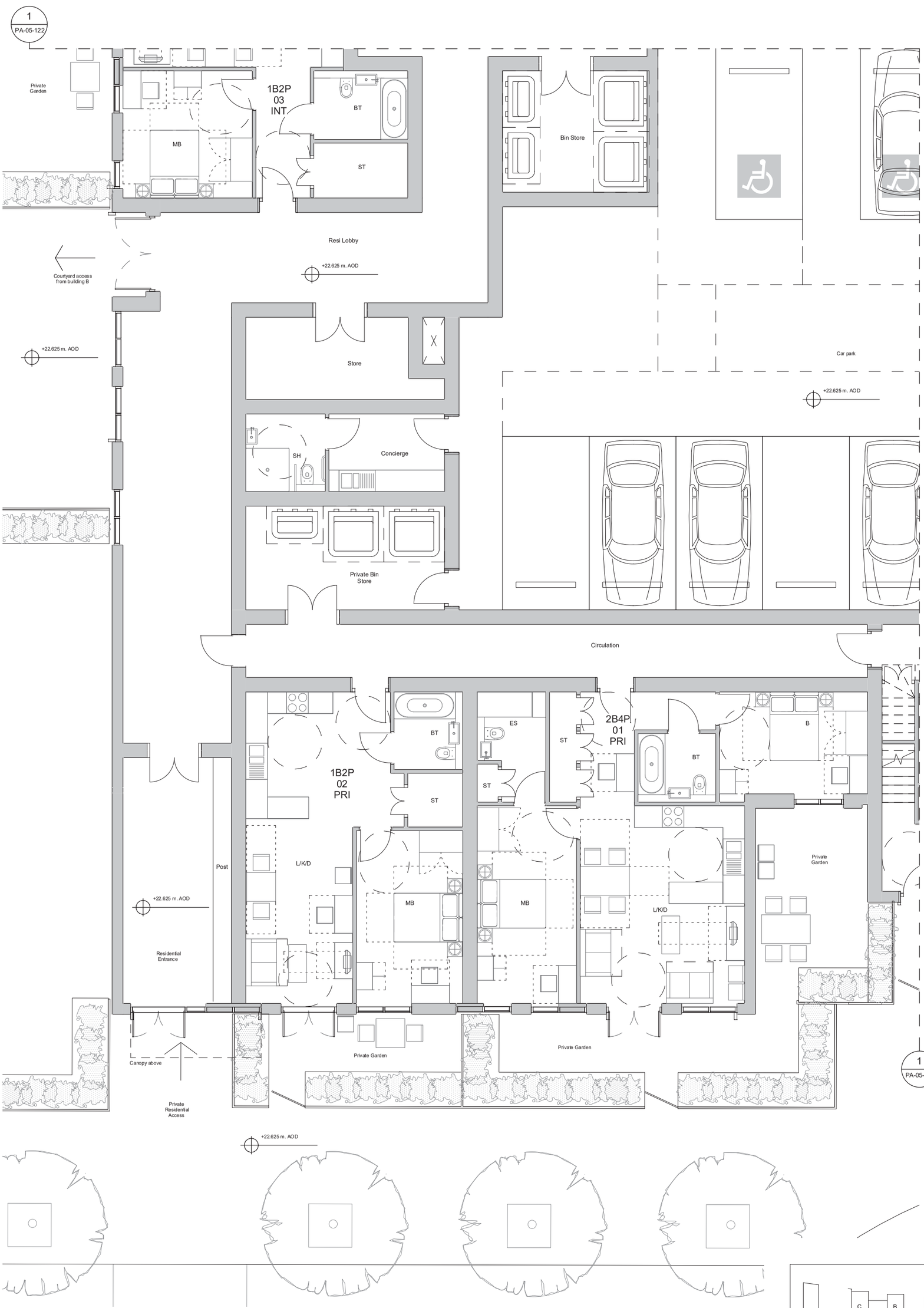
1 : 100 @ A3

Dulwich Hamlet Football Club

Building B Ground Floor Plan - North

March 2016

DHFC-PA-05-122 FARRELLS



NOTE: Please refer to Landscape Strategy Report for planting species and details.

1 PA-05-123 Building B Ground Floor Plan - South

SCALE 1 : 100

Key Plan

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

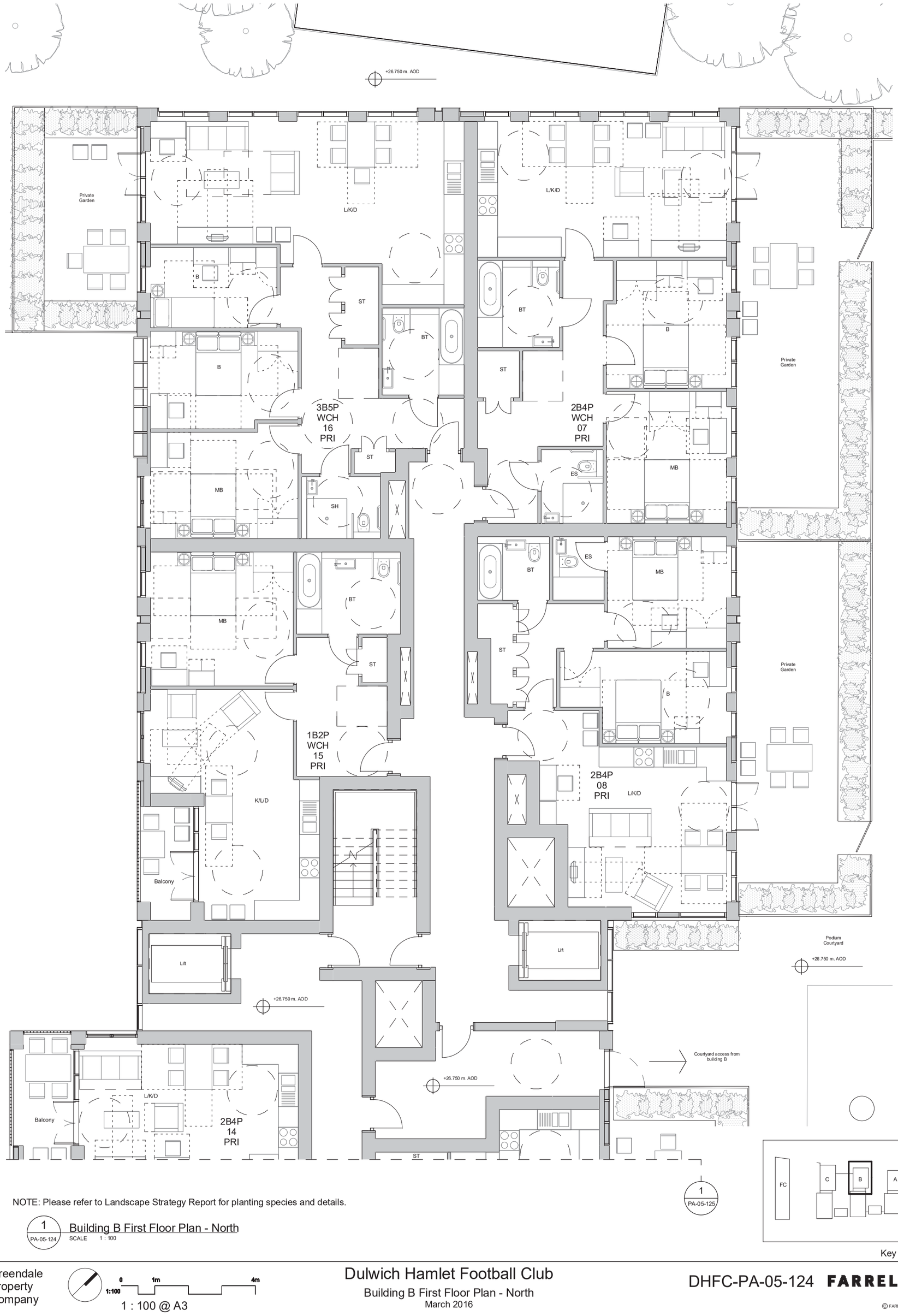
1 : 100 @ A3

Dulwich Hamlet Football Club

Building B Ground Floor Plan - South

March 2016

DHFC-PA-05-123 FARRELLS



Key Plan

NOTE: Please refer to Landscape Strategy Report for planting species and details.

1 PA-05-124 Building B First Floor Plan - North

SCALE 1 : 100

Print scbar check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

1 : 100 @ A3

Dulwich Hamlet Football Club

Building B First Floor Plan - North

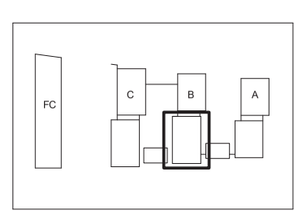
March 2016

DHFC-PA-05-124 FARRELLS

1
PA-05-124

Lift
Lift
+26.750 m. AOD
+26.750 m. AOD
+26.750 m. AOD
Podium Courtyard
Courtyard access from building B
Balcony
L/K/D
ST
B
2B4P
14
PRI
ST
MB
ES
BT
BT
L/K/D
1B2P
13
PRI
ST
Balcony
MB
ST
BT
STUDIO
09
PRI
L/K/D/B
Private Garden
BT
L/K/D
1B2P
10
PRI
Private Garden
ST
BT
MB
MB
ES
ST
BT
ST
ST
ES
MB
BT
ST
ST
3B5P
12
PRI
3B5P
11
PRI
Private Garden
B
B
L/K/D
L/K/D
B
B
Balcony
Balcony
Canopy

1
PA-05-146



Key Plan

NOTE: Please refer to Landscape Strategy Report for planting species and details.

1
PA-05-125
Building B First Floor Plan - South
SCALE 1 : 100

Print scale check: 50mm Segments

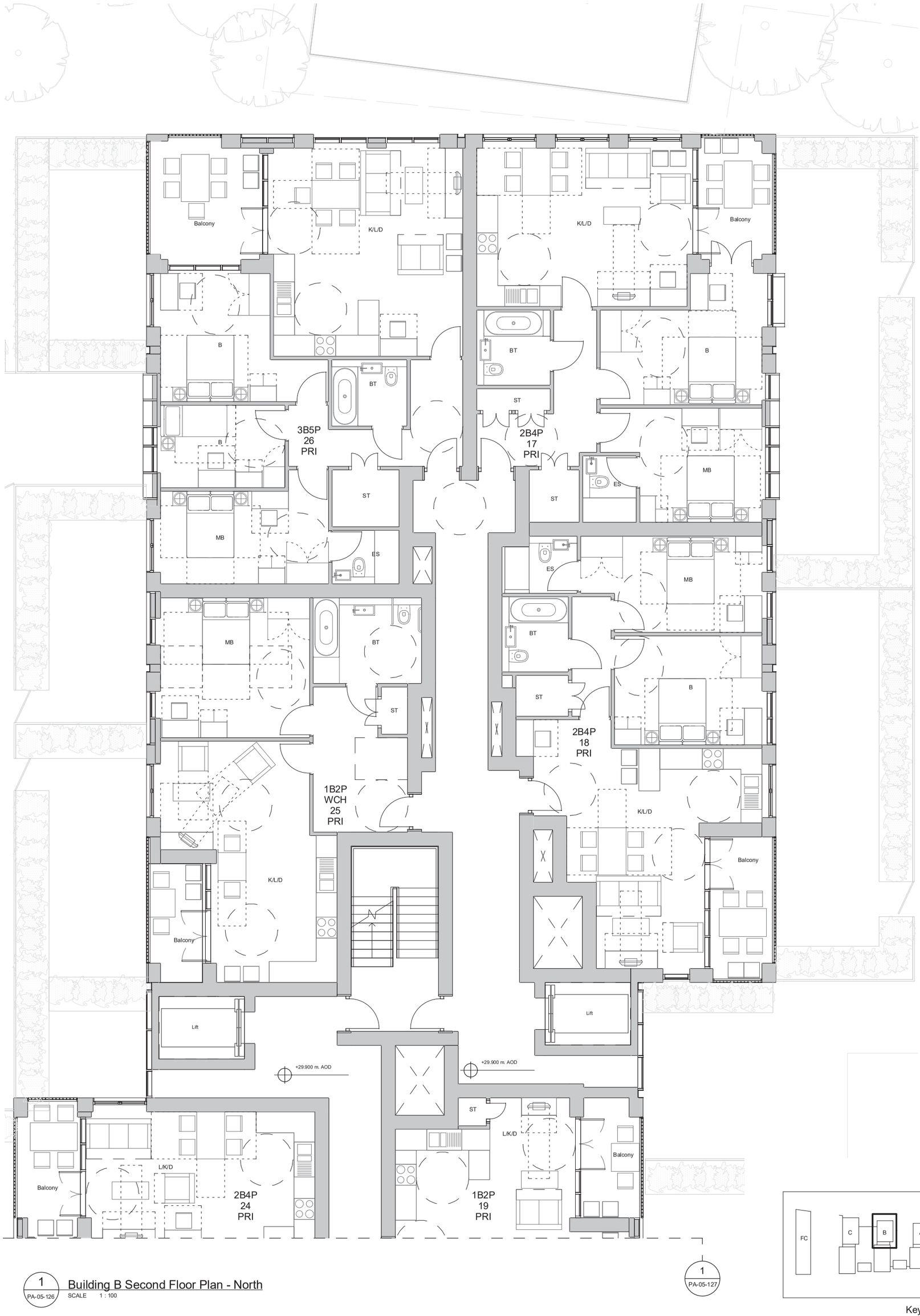
Greendale Property Company

0 1m 4m
1:100
1 : 100 @ A3

Dulwich Hamlet Football Club

Building B First Floor Plan - South
March 2016

DHFC-PA-05-125 FARRELLS



1 / PA-05-126 **Building B Second Floor Plan - North**

SCALE 1 : 100

1 / PA-05-127

Key Plan

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

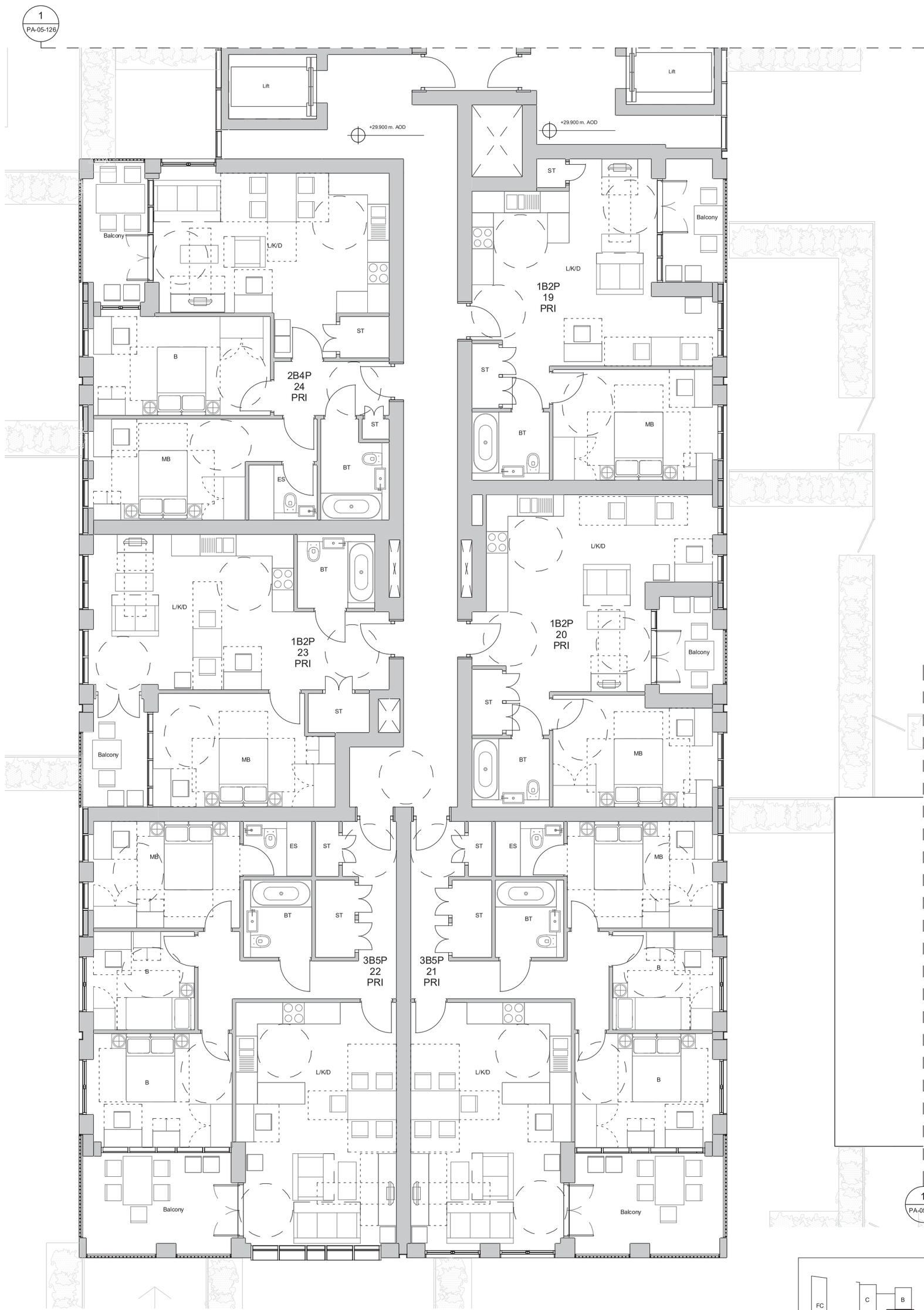
1 : 100 @ A3

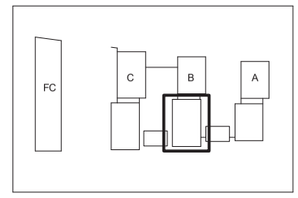
Dulwich Hamlet Football Club

Building B Second Floor Plan - North

March 2016

DHFC-PA-05-126 FARRELLS





Key Plan

1 / PA-05-127 **Building B Second Floor Plan - South**

SCALE 1 : 100

Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m

1:100

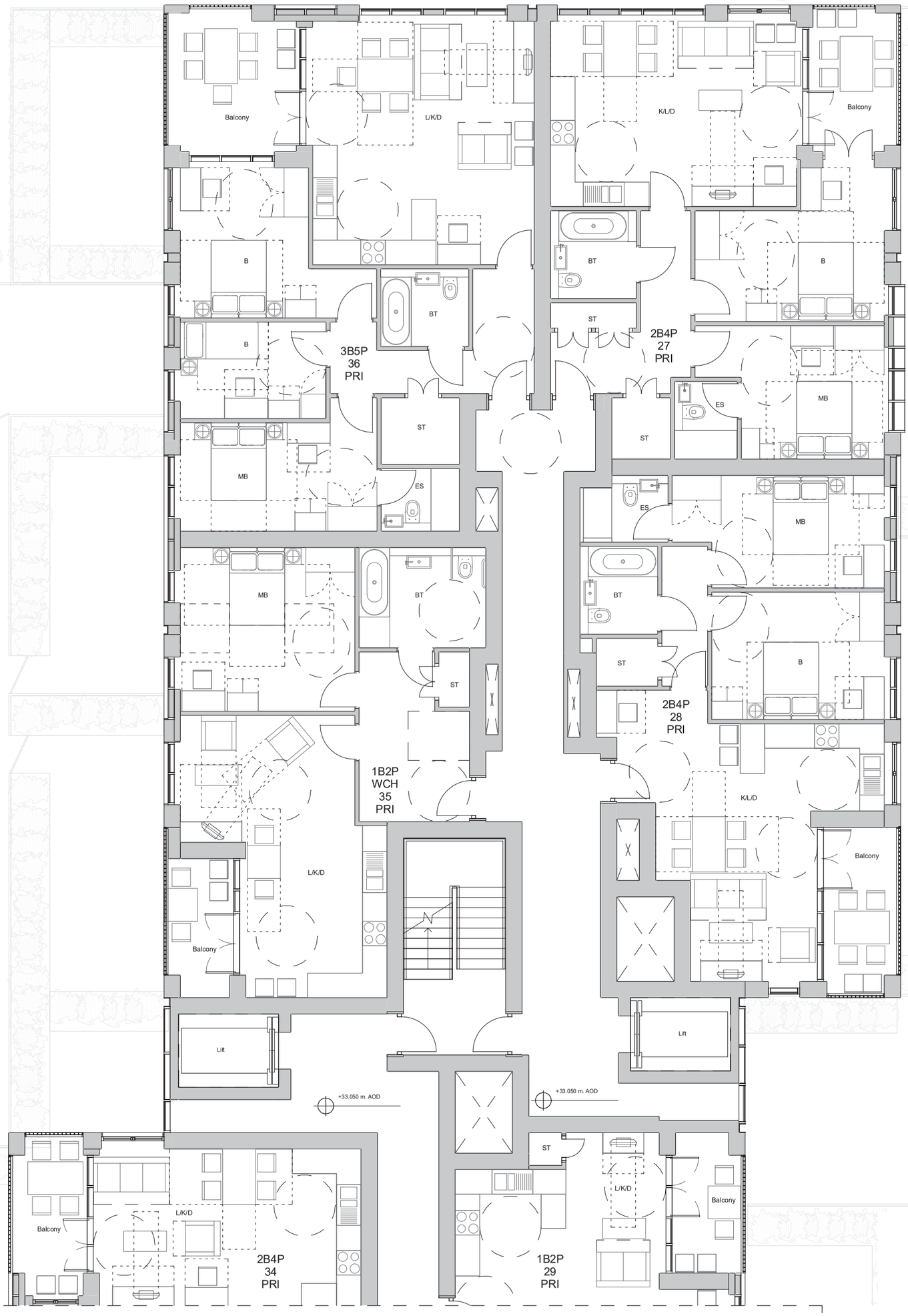
1 : 100 @ A3

Dulwich Hamlet Football Club

Building B Second Floor Plan - South

March 2016

DHFC-PA-05-127 FARRELLS



1 / PA-05-128 Building B Third Floor Plan - North

SCALE 1 : 100

1 / PA-05-129

Key Plan

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

1 : 100 @ A3

Dulwich Hamlet Football Club

Building B Third Floor Plan - North

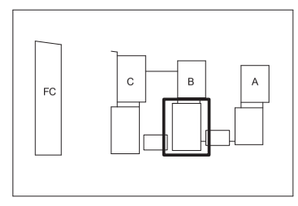
March 2016

DHFC-PA-05-128 FARRELLS

1
PA-05-128

Lift
Lift
+33.050 m. AOD
+33.050 m. AOD
Balcony
L/K/D
ST
B
2B4P
34
PRI
ST
MB
ES
BT
ST
BT
L/K/D
1B2P
33
PRI
Balcony
MB
ST
ST
L/K/D
1B2P
29
PRI
Balcony
ST
BT
MB
K/L/D
1B2P
30
PRI
Balcony
ST
BT
MB
MB
ES
ST
BT
ST
B
3B5P
32
PRI
ST
BT
ES
MB
B
B
L/K/D
Balcony
3B5P
31
PRI
L/K/D
Balcony
B

1
PA-05-146



Key Plan

1 PA-05-129 Building B Third Floor Plan - South
SCALE 1 : 100

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m
1 : 100 @ A3

Dulwich Hamlet Football Club
Building B Third Floor Plan - South
March 2016

DHFC-PA-05-129 FARRELLS

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

1 : 100 @ A3

Dulwich Hamlet Football Club

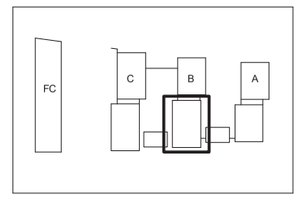
Building B Fourth Floor Plan - North

March 2016

DHFC-PA-05-130 FARRELLS

1
PA-05-130

Lift
Lift
+36.200 m. AOD
+36.200 m. AOD
Balcony
L/K/D
ST
B
2B4P
42
PRI
MB
ES
ST
BT
MB
ES
3B5P
WCH
41
PRI
ST
B
ST
BT
B
ST
L/K/D
Terrace
L/K/D
1B2P
39
PRI
Balcony
ST
B
BT
ES
MB
BT
B
3B5P
40
PRI
ST
ST
ES
MB
L/K/D
Terrace



Key Plan

1
PA-05-131
Building B Fourth Floor Plan - South
SCALE 1 : 100

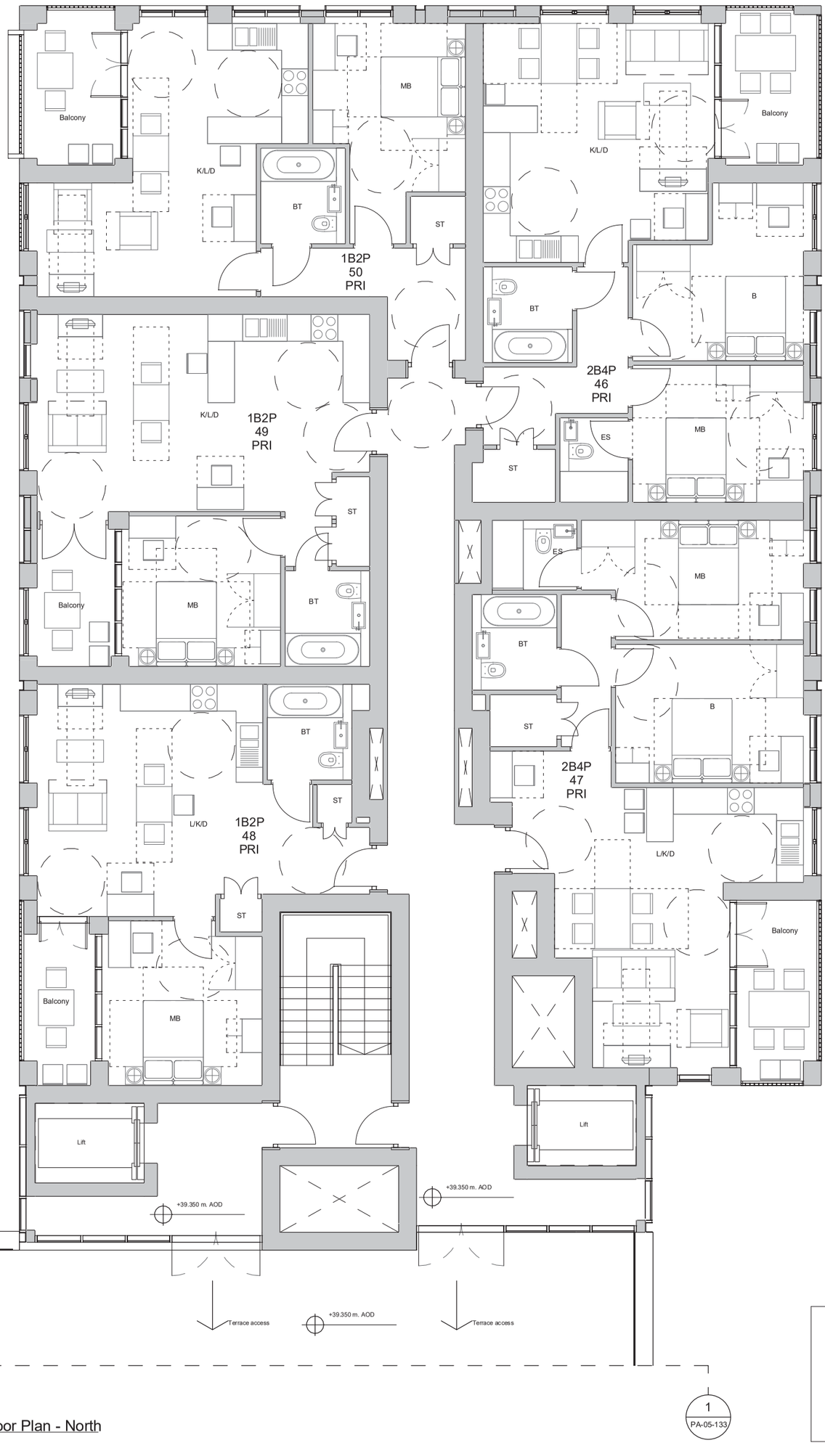
Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m
1 : 100 @ A3

Dulwich Hamlet Football Club
Building B Fourth Floor Plan - South
March 2016

DHFC-PA-05-131 FARRELLS



1 PA-05-132 Building B Fifth Floor Plan - North

SCALE 1 : 100

1 PA-05-133

Key Plan

Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m

1:100

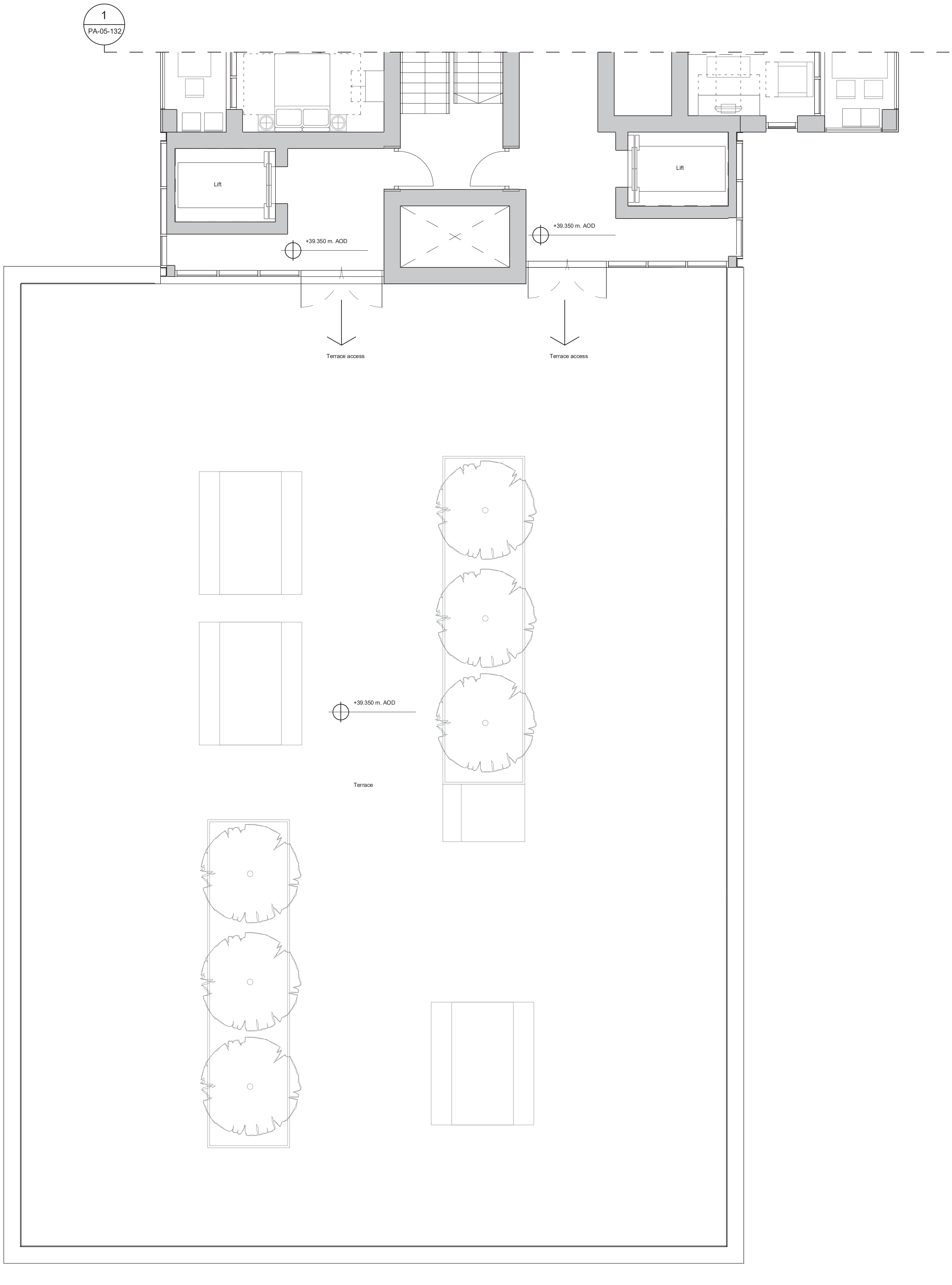
1 : 100 @ A3

Dulwich Hamlet Football Club

Building B Fifth Floor Plan - North

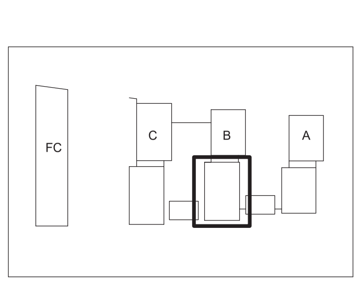
March 2016

DHFC-PA-05-132 FARRELLS



NOTE: Please refer to Landscape Strategy Report for planting species and details.

1 PA-05-133 Building B Fifth Floor Plan - South
SCALE 1 : 100



Key Plan

Print sclae check: 50mm Segments

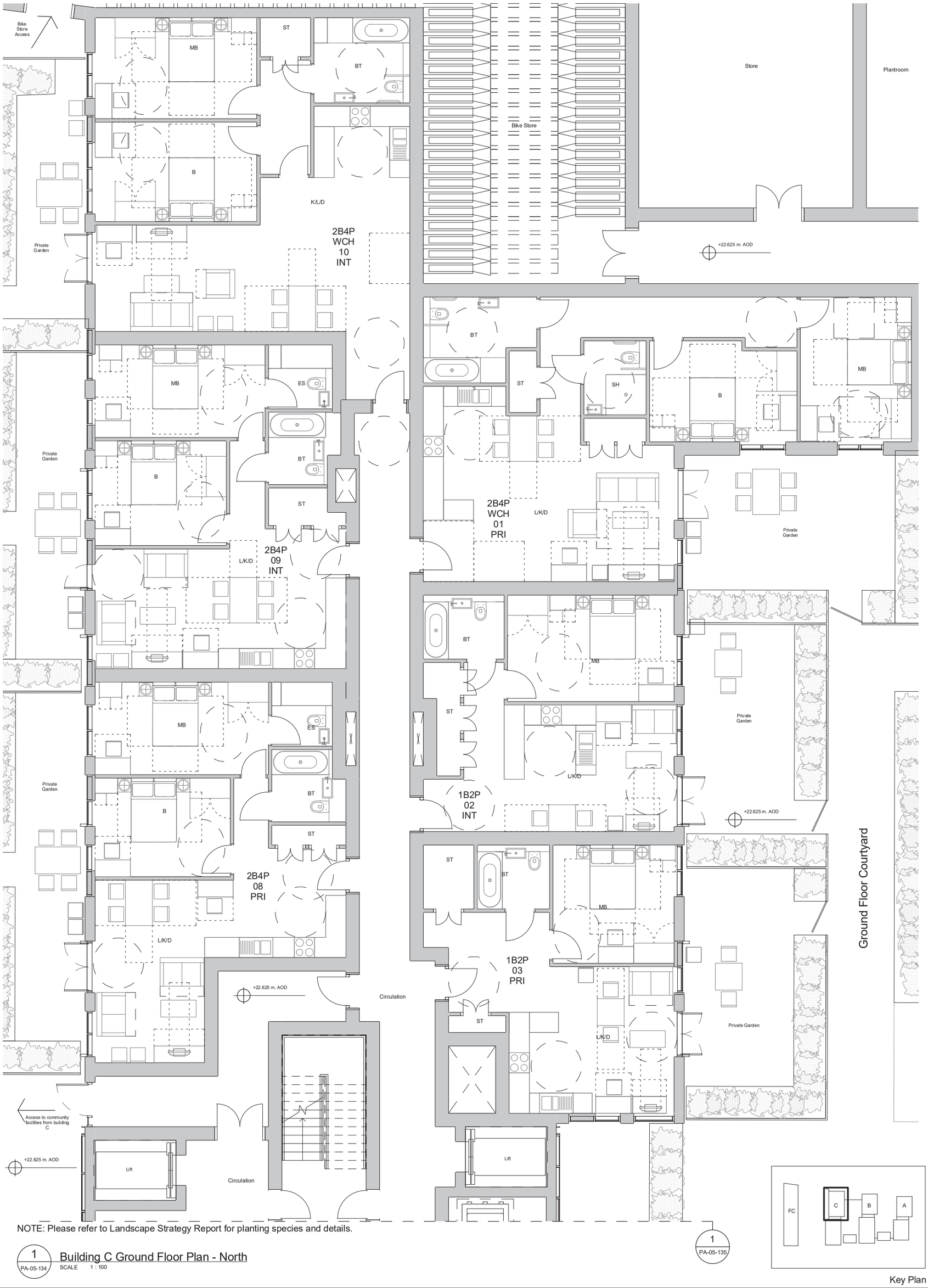
Greendale
Property
Company

0 1m 4m
1:100
1 : 100 @ A3

Dulwich Hamlet Football Club

Building B Fifth Floor Plan - South
March 2016

DHFC-PA-05-133 **FARRELLS**



NOTE: Please refer to Landscape Strategy Report for planting species and details.

1 / PA-05-134 Building C Ground Floor Plan - North

SCALE 1 : 100

1 / PA-05-135

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

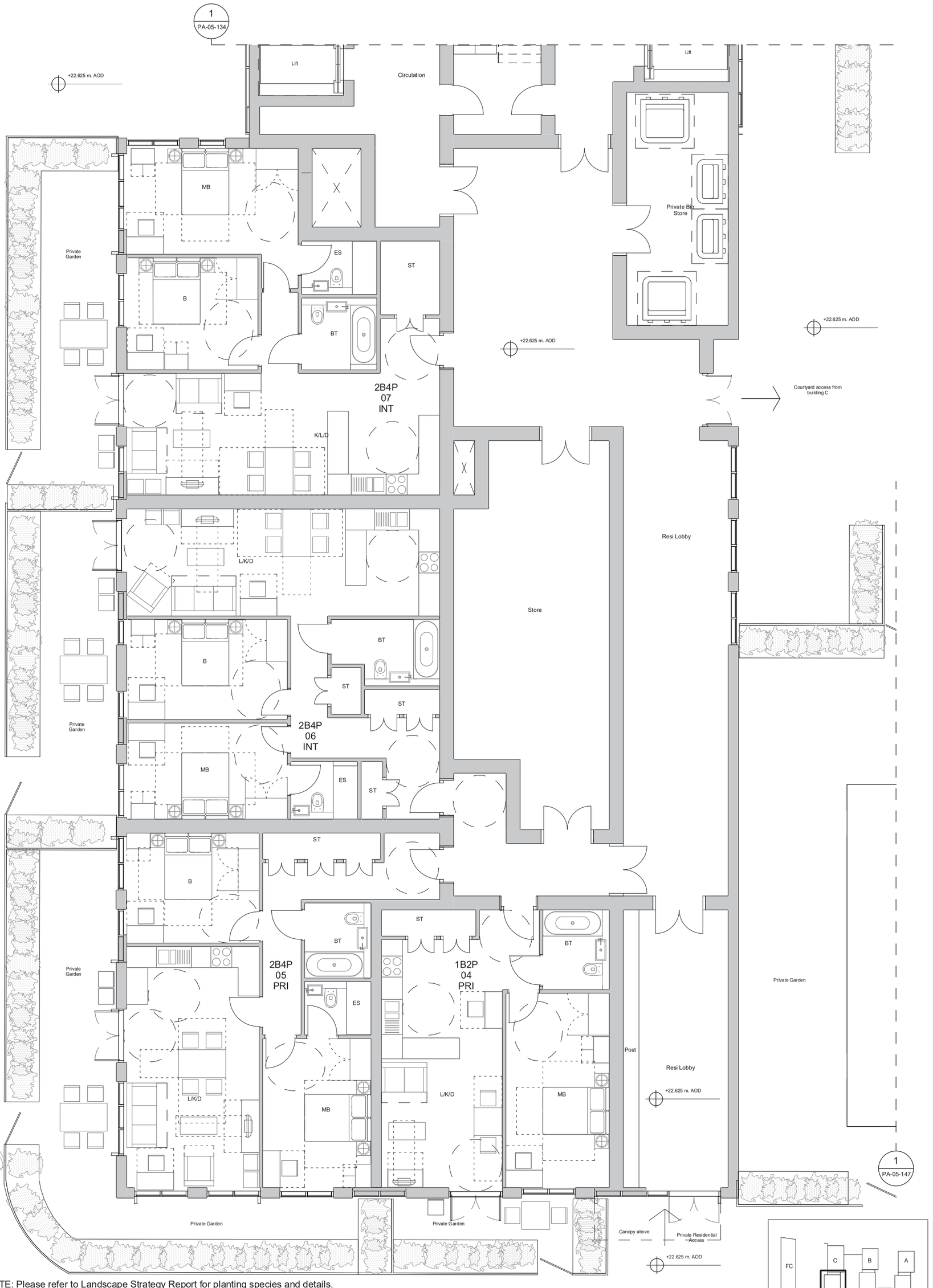
1 : 100 @ A3

Dulwich Hamlet Football Club

Building C Ground Floor Plan - North

March 2016

DHFC-PA-05-134 FARRELLS



NOTE: Please refer to Landscape Strategy Report for planting species and details.

1 / PA-05-135 Building C Ground Floor Plan - South

SCALE 1 : 100

Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m

1:100

1 : 100 @ A3

Dulwich Hamlet Football Club

Building C Ground Floor Plan - South

March 2016

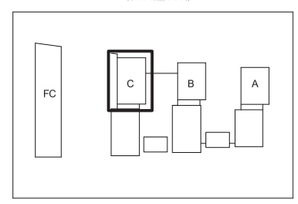
DHFC-PA-05-135 FARRELLS

NOTE: Please refer to Landscape Strategy Report for planting species and details.

1 / PA-05-136 Building C First Floor Plan - North

SCALE 1 : 100

1 / PA-05-137



Key Plan

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

1 : 100 @ A3

Dulwich Hamlet Football Club

Building C First Floor Plan - North

March 2016

DHFC-PA-05-136 FARRELLS

1
PA-05-136

+22.625 m. AOD

+26.750 m. AOD

+26.750 m. AOD

Lift

Lift

Balcony

L/K/D

BT

1B2P
WCH
19
PRI

MB

ST

L/K/D

Balcony

1B2P
18
PRI

MB

BT

ST

BT

MB

Balcony

1B2P
14
PRI

ST

L/K/D

ST

MB

Balcony

1B2P
15
PRI

ST

L/K/D

BT

MB

ES

ST

BT

ST

3B5P
17
PRI

B

B

L/K/D

Balcony

ST

ES

MB

ST

BT

3B5P
16
PRI

B

B

L/K/D

Balcony

canopy

1
PA-05-147

FC

C

B

A

Key Plan

1
PA-05-137

Building C First Floor Plan - South

SCALE 1 : 100

Print scale check: 50mm Segments

Greendale
Property
Company

0 1m 4m

1:100

1 : 100 @ A3

Dulwich Hamlet Football Club

Building C First Floor Plan - South

March 2016

DHFC-PA-05-137 FARRELLS

1 / PA-05-138 Building C Second Floor Plan - North

SCALE 1 : 100

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

1 : 100 @ A3

Dulwich Hamlet Football Club

Building C Second Floor Plan - North

March 2016

DHFC-PA-05-138 FARRELLS

1 / PA-05-139 Building C Second Floor Plan - South

SCALE 1 : 100

Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m

1:100

1 : 100 @ A3

Dulwich Hamlet Football Club

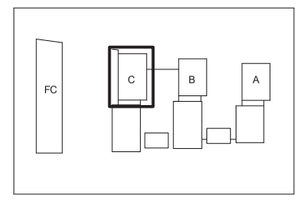
Building C Second Floor Plan - South

March 2016

DHFC-PA-05-139 FARRELLS

1 / PA-05-140 Building C Third Floor Plan - North

SCALE 1 : 100



Key Plan

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

1 : 100 @ A3

Dulwich Hamlet Football Club

Building C Third Floor Plan - North

March 2016

DHFC-PA-05-140 FARRELLS

1 PA-05-141 **Building C Third Floor Plan - South**
SCALE 1 : 100

Key Plan

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m
1 : 100 @ A3

Dulwich Hamlet Football Club

Building C Third Floor Plan - South
March 2016

DHFC-PA-05-141 FARRELLS

1 PA-05-142 Building C Fourth Floor Plan - North

SCALE 1 : 100

Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m

1:100

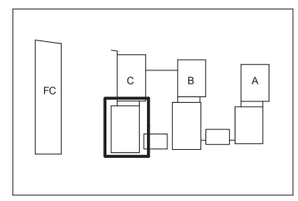
1 : 100 @ A3

Dulwich Hamlet Football Club

Building C Fourth Floor Plan - North

March 2016

DHFC-PA-05-142 FARRELLS



Key Plan

1 / PA-05-143 Building C Fourth Floor Plan - South

SCALE 1 : 100

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

1 : 100 @ A3

Dulwich Hamlet Football Club

Building C Fourth Floor Plan - South

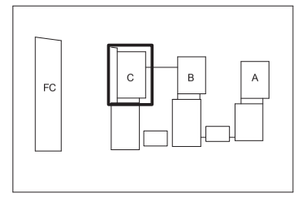
March 2016

DHFC-PA-05-143 FARRELLS

1 / PA-05-144 Building C Fifth Floor Plan - North

SCALE 1 : 100

1 / PA-05-145



Key Plan

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

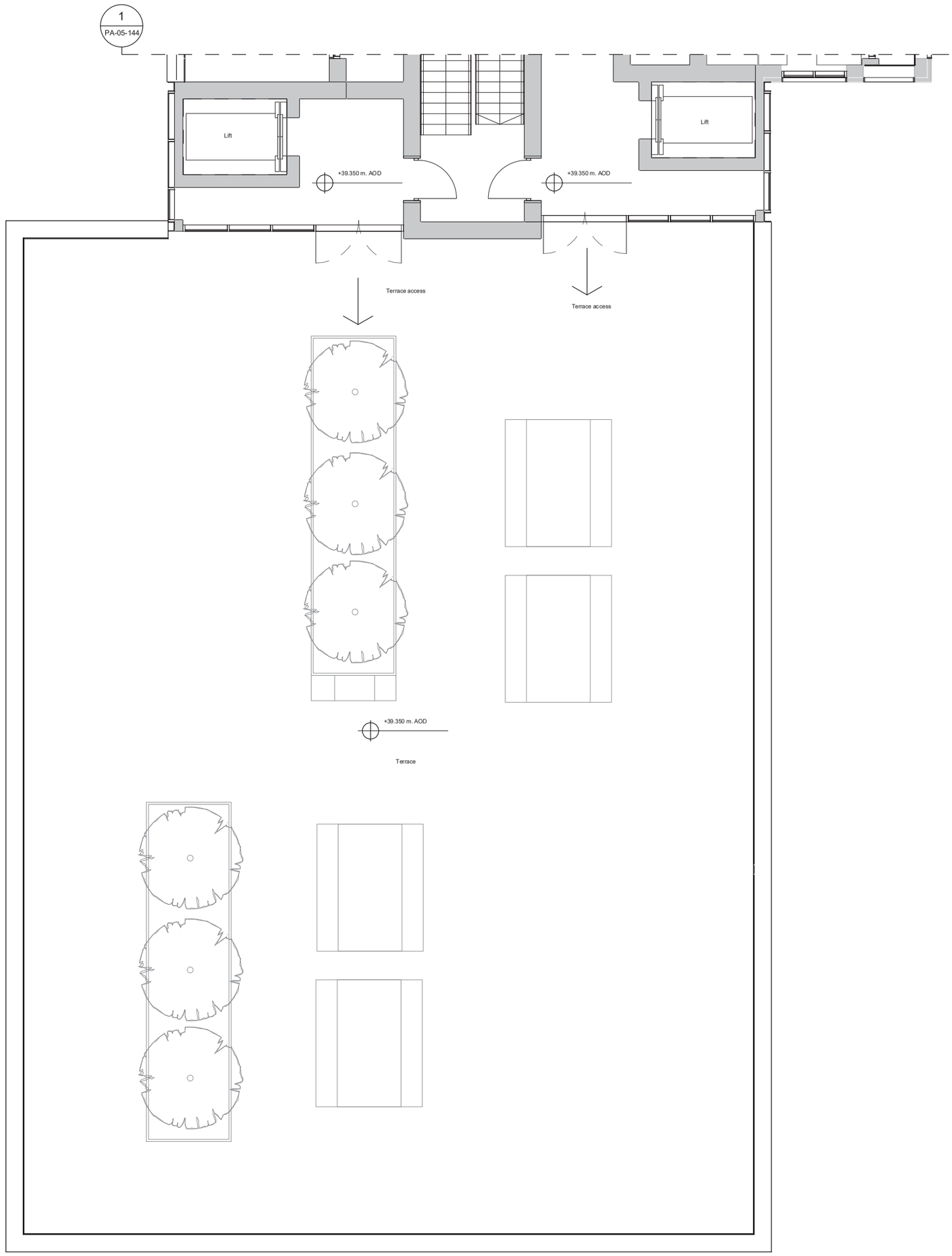
1 : 100 @ A3

Dulwich Hamlet Football Club

Building C Fifth Floor Plan - North

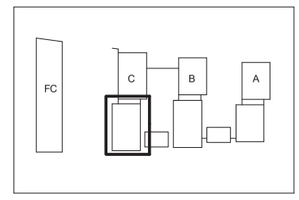
March 2016

DHFC-PA-05-144 FARRELLS



NOTE: Please refer to Landscape Strategy Report for planting species and details.

1 / PA-05-145 Building C Fifth Floor Plan - South
SCALE 1 : 100



Key Plan

Print scale check: 50mm Segments

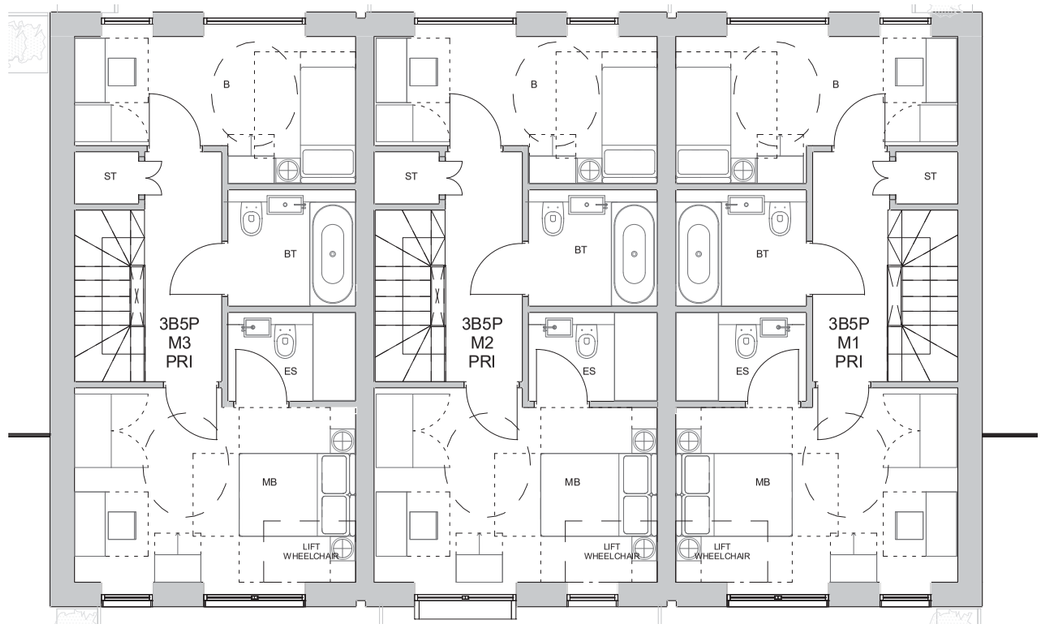
Greendale Property Company

0 1m 4m
1:100
1 : 100 @ A3

Dulwich Hamlet Football Club

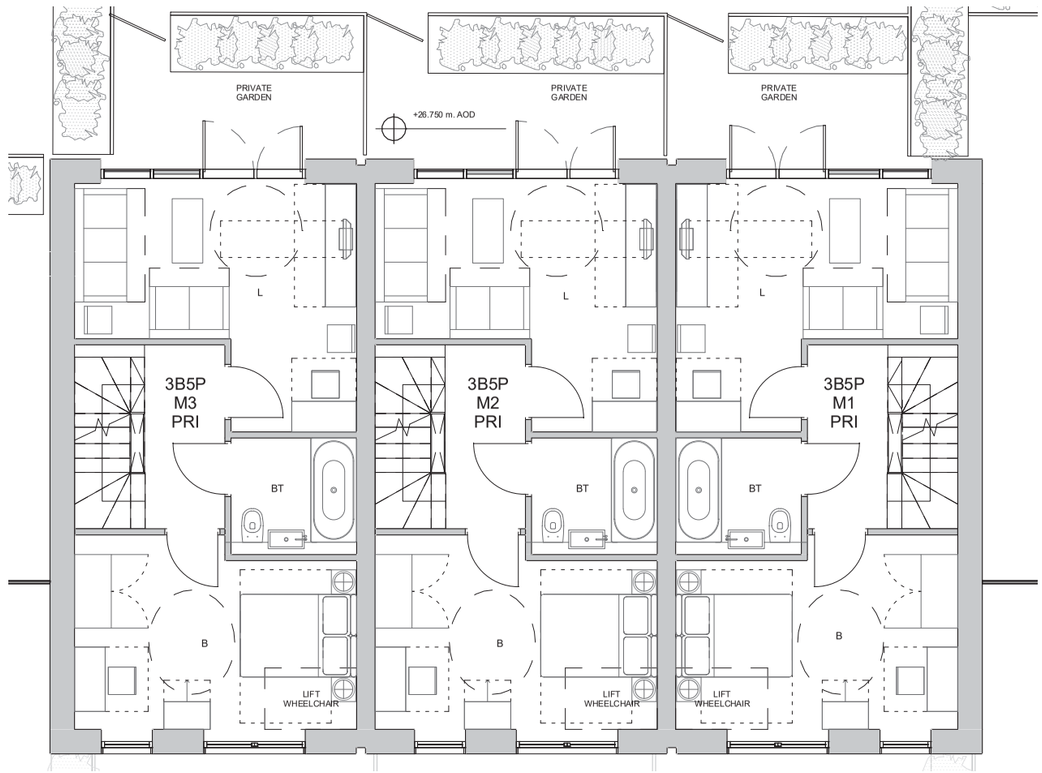
Building C Fifth Floor Plan - South
March 2016

DHFC-PA-05-145 FARRELLS



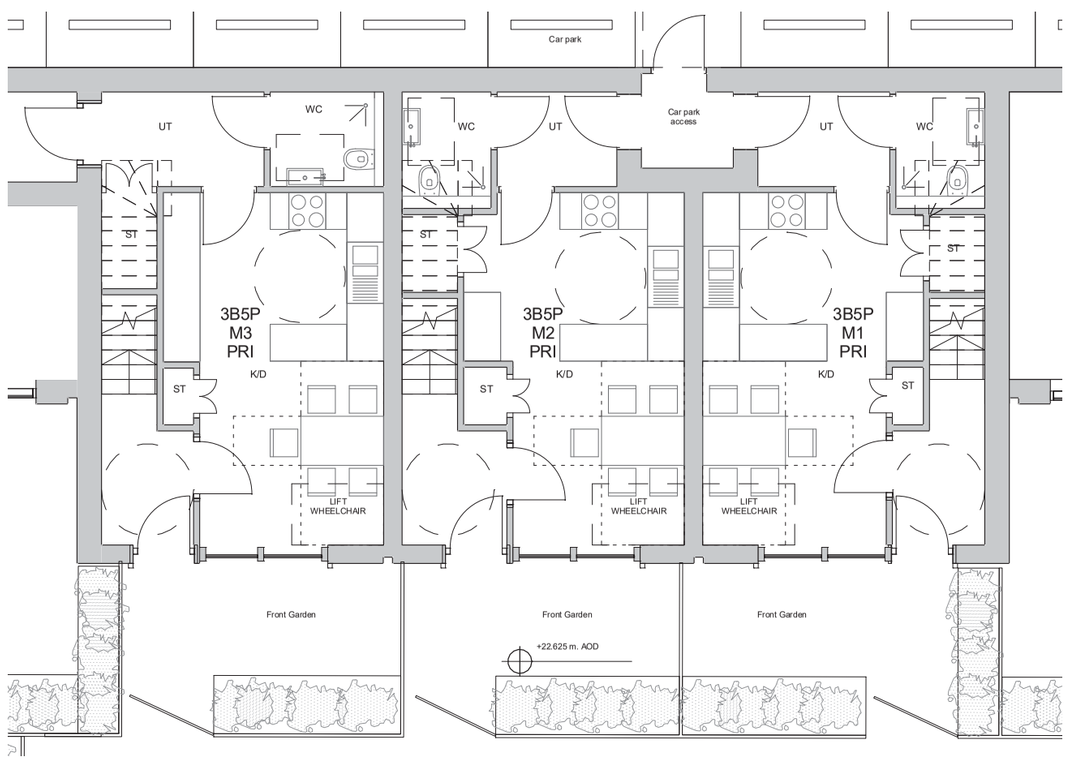
3 PA-05-146 Townhouses A-B Second Floor

SCALE 1 : 100



2 PA-05-146 Townhouses A-B First Floor

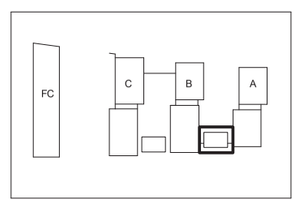
SCALE 1 : 100



1 PA-05-146 Townhouses A-B Ground Floor

SCALE 1 : 100

NOTE: Please refer to Landscape Strategy Report for planting species and details.



Key Plan

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

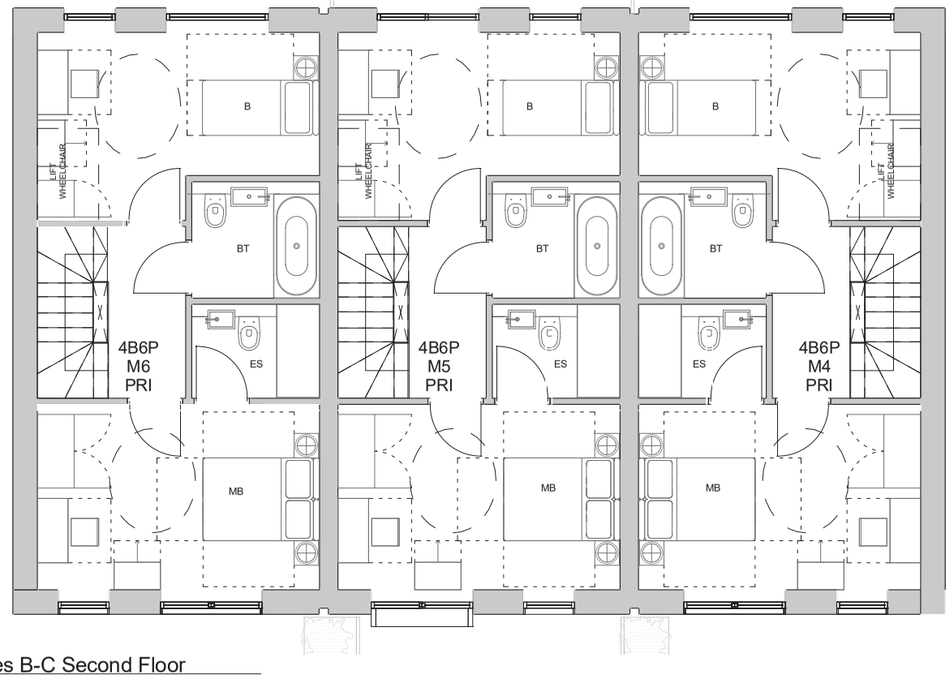
1 : 100 @ A3

Dulwich Hamlet Football Club

Townhouses A-B

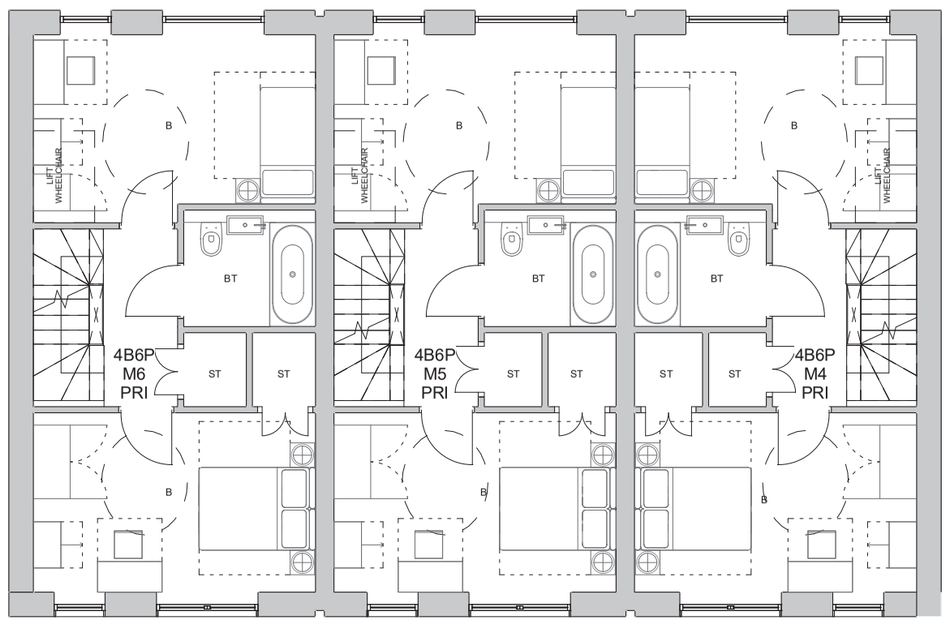
March 2016

DHFC-PA-05-146 FARRELLS



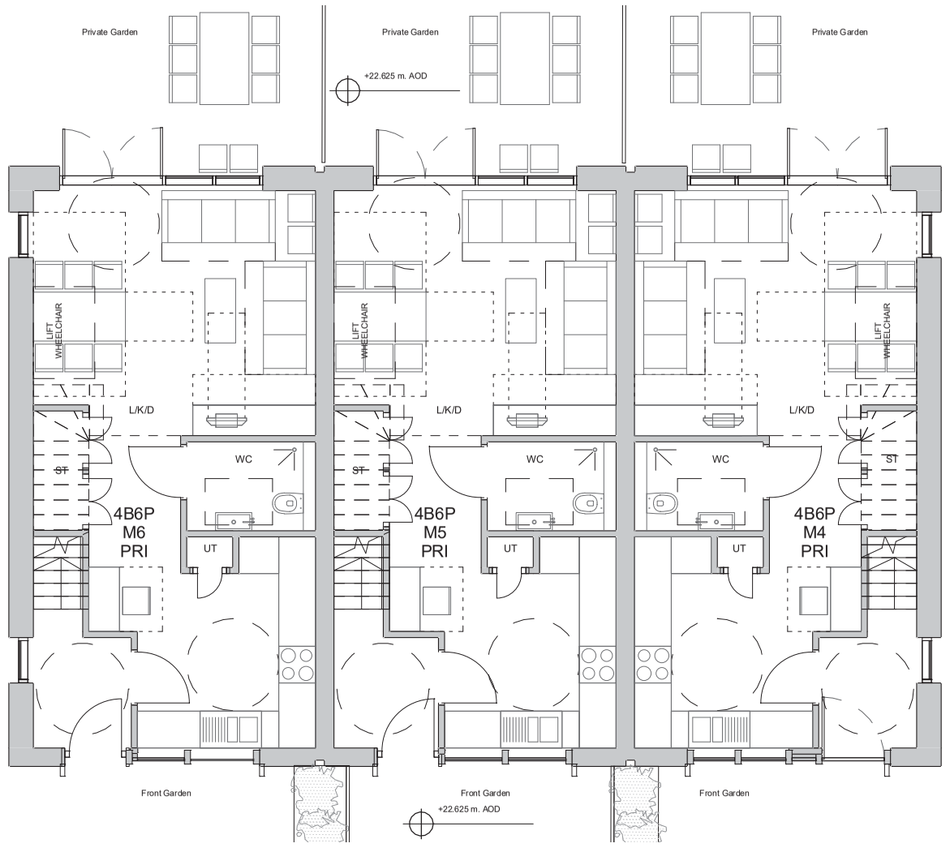
3 PA-05-147 Townhouses B-C Second Floor

SCALE 1 : 100



2 PA-05-147 Townhouses B-C First Floor

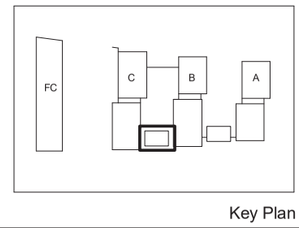
SCALE 1 : 100



1 PA-05-147 Townhouses B-C Ground Floor

SCALE 1 : 100

NOTE: Please refer to Landscape Strategy Report for planting species and details.



Key Plan

Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

1 : 100 @ A3

Dulwich Hamlet Football Club

Townhouses B-C

March 2016

DHFC-PA-05-147 FARRELLS

+21.500 m. AOD

Football pitch entrance
(to be used when
segregation is required)

Gas
meter

Turnstiles

Louvres

hatch

Spectators'
WC

Concession

Stadium
stands

Store

Plant

Pitch
Maintenance
Store

Spectators'
WC

Louvres

+20.300 m. AOD

shower
shower
shower
shower
shower
cubicle
cubicle
cubicle
cubicle
cubicle
wc
wc
wc
Changing
area
Ceiling
slope max. height: 2.7m
Ceiling
slope min. height: 1.5m.
+21.500 m. AOD
wheelchair
wc
Community
Changing
Room 02
Studio
Ramp
1:12
shower
shower
shower
shower
shower
wc
wheelchair
wc
cubicle
Changing
area
cubicle
Community
Changing
Room 01
cubicle
cubicle
cubicle
MUGA
Access
Circ.
+21.500 m. AOD
Lift
+21.500 m. AOD
Changing
area
Shower's
area
Stair
Accessible
Changing
Room
Away Team
Changing
Room
FC
C
B
A

1
PA-05-148
Football Club - Stadium Ground Floor - North
SCALE 1 : 100

1
PA-05-149

Key Plan

Print scale check: 50mm Segments

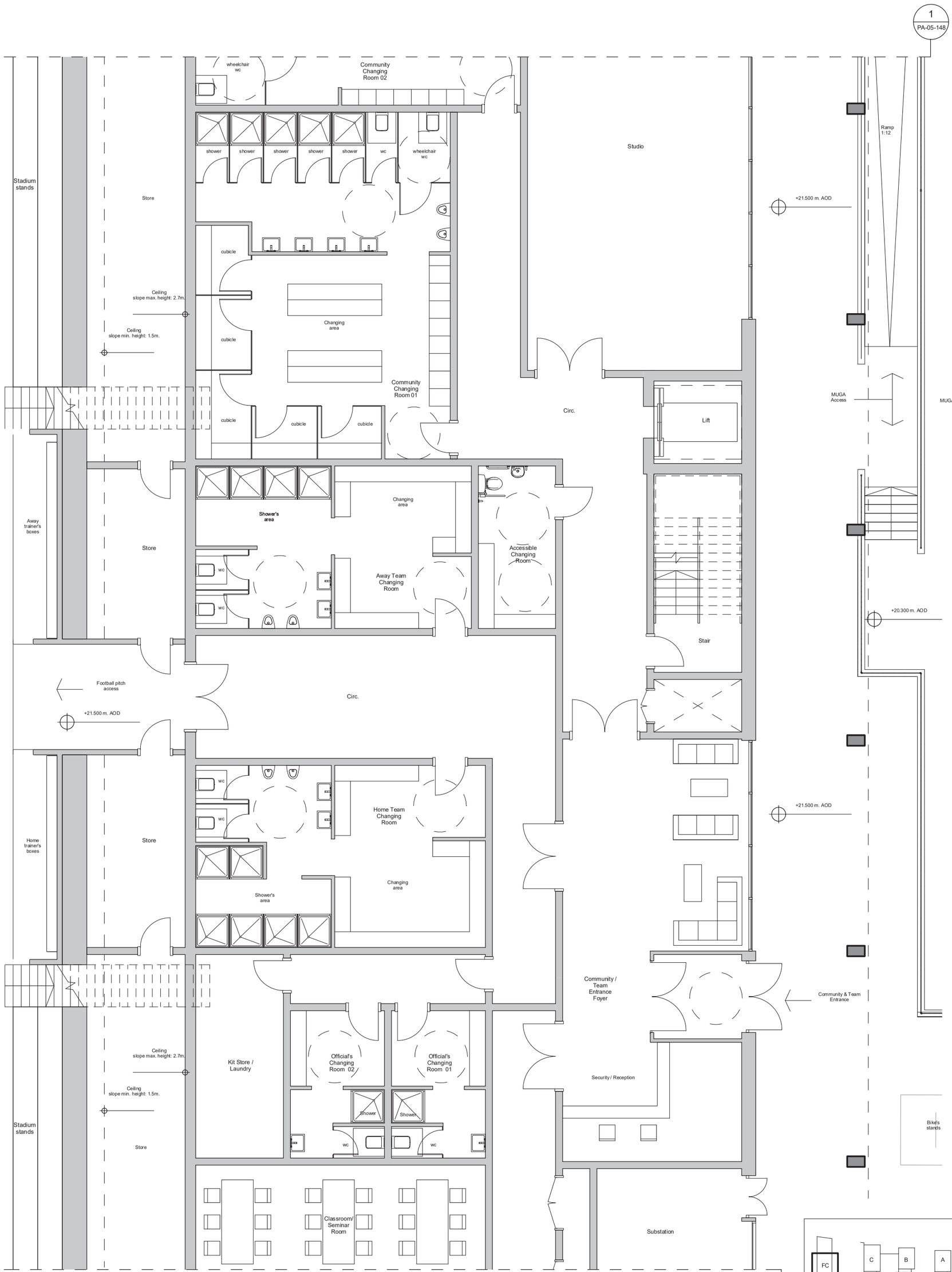
Greendale
Property
Company

1:100 0 1m 4m
1 : 100 @ A3

Dulwich Hamlet Football Club

Football Club - Stadium Ground Floor - North
March 2016

DHFC-PA-05-148 FARRELLS



Print scale check: 50mm Segments

Greendale Property Company

1:100 0 1m 4m

1 : 100 @ A3

Dulwich Hamlet Football Club

Football Club - Stadium Ground Floor - Middle

March 2016

DHFC-PA-05-149 FARRELLS

1
PA-05-149

Home trainer's boxes
Store
Home Team Changing Room
Community / Team Entrance Foyer
Community & Team Entrance
Kit Store / Laundry
Official's Changing Room 02
Official's Changing Room 01
Shower
Shower
wc
wc
Security / Reception
+21.500 m. AOD
Bike's stands
Stadium stands
Store
Store
Substation
Louvres
Ceiling slope max. height: 2.7m.
Ceiling slope min. height: 1.5m.
Classroom/ Seminar Room
Office / Classroom
First Aid Room
Medical Store
Medical Room
Stair
Lift
Coach car park
Acc. WC
Display
Circ.
+21.500 m. AOD
Stadium stands
Bin Store
DHFC Entrance
Concession
Food & beverage
Spectators' WC
Spectators' WC
Club Shop
+21.500 m. AOD
hatch
hatch
Bin's store access
DHFC entrance
Food & beverage
+21.500 m. AOD
WC's Entrance
Ambulance access

FC C B A

Key Plan

1 PA-05-150 Football Club - Stadium Ground Floor - South
SCALE 1 : 100

Print scbar check: 50mm Segments

Greendale Property Company

0 1m 4m
1:100
1 : 100 @ A3

Dulwich Hamlet Football Club

Football Club - Stadium Ground Floor - South
March 2016

DHFC-PA-05-150 FARRELLS

+21.500 m. AOD

+25.250 m. AOD

Stadium stands

wheelchair stands

+25.250 m. AOD

terrace

Stadium stands

Away trainer's box

Stadium stands

+25.250 m. AOD

Gym

+25.250 m. AOD

wc

wheelchair wc

Spectators' WC

Spin Studio

Lift

Stair

Circ.

+25.250 m. AOD

FC

C

B

A

Key Plan

1 / PA-05-151 Football Club - Stadium First Floor - North

SCALE 1 : 100

1 / PA-05-152

Print scale check. 50mm Segments

Greendale Property Company

1:100 0 1m 4m

1 : 100 @ A3

Dulwich Hamlet Football Club

Football Club - Stadium First Floor - North

March 2016

DHFC-PA-05-151 FARRELLS

1
PA-05-151

+25.250 m. AOD

Stadium stands

+25.250 m. AOD

wc

wheelchair wc

Spectators' WC

Spin Studio

Lift

Circ.

Stair

+25.250 m. AOD

Away trainer's box

Stadium stands

terrace

Store

Spectators' WC

wheelchair wc

wc

Football pitch access

+21.500 m. AOD

Circ.

Retractable wall

Home trainer's box

Stadium stands

+25.250 m. AOD

+25.250 m. AOD

Club Bar

Function Room

Stadium stands

FC

C

B

A

1
PA-05-153

Key Plan

1
PA-05-152

Football Club - Stadium First Floor - Middle

SCALE 1 : 100

Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m

1:100

1 : 100 @ A3

Dulwich Hamlet Football Club

Football Club - Stadium First Floor - Middle

March 2016

DHFC-PA-05-152 FARRELLS

1
PA-05-152

Stadium stands

Club Bar

Function Room

+25.250 m. AOD

Retractable wall

+25.250 m. AOD

Stadium stands

Circ.

Store

Bar

Store

Circ.

Stair

Kitchen

Lift

Circ.

Stadium stands

+25.250 m. AOD

Circ.

+25.250 m. AOD

Store

Stadium Control Room

WC

wheelchair stands

Board Room

WC

Food & beverage signage

shop signage

+21.500 m. AOD

FC C B A

Key Plan

1
PA-05-153

Football Club - Stadium First Floor - South

SCALE 1 : 100

Print scale check: 50mm Segments

Greendale Property Company

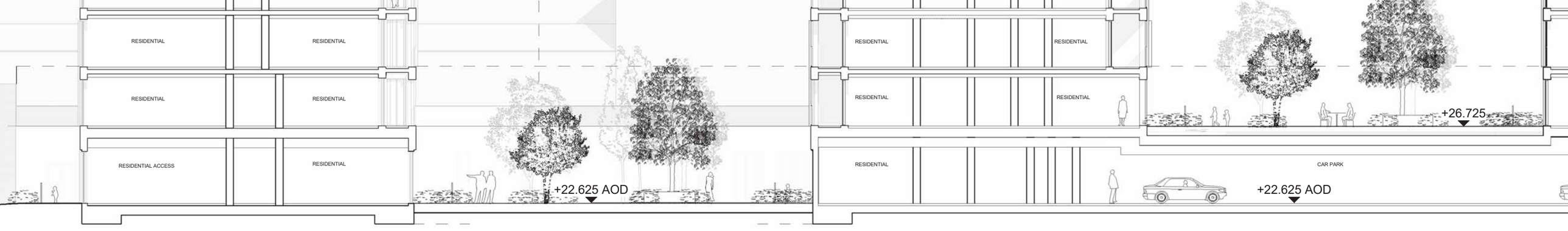
0 1m 4m
1:100

1 : 100 @ A3

Dulwich Hamlet Football Club

Football Club - Stadium First Floor - South
March 2016

DHFC-PA-05-153 FARRELLS

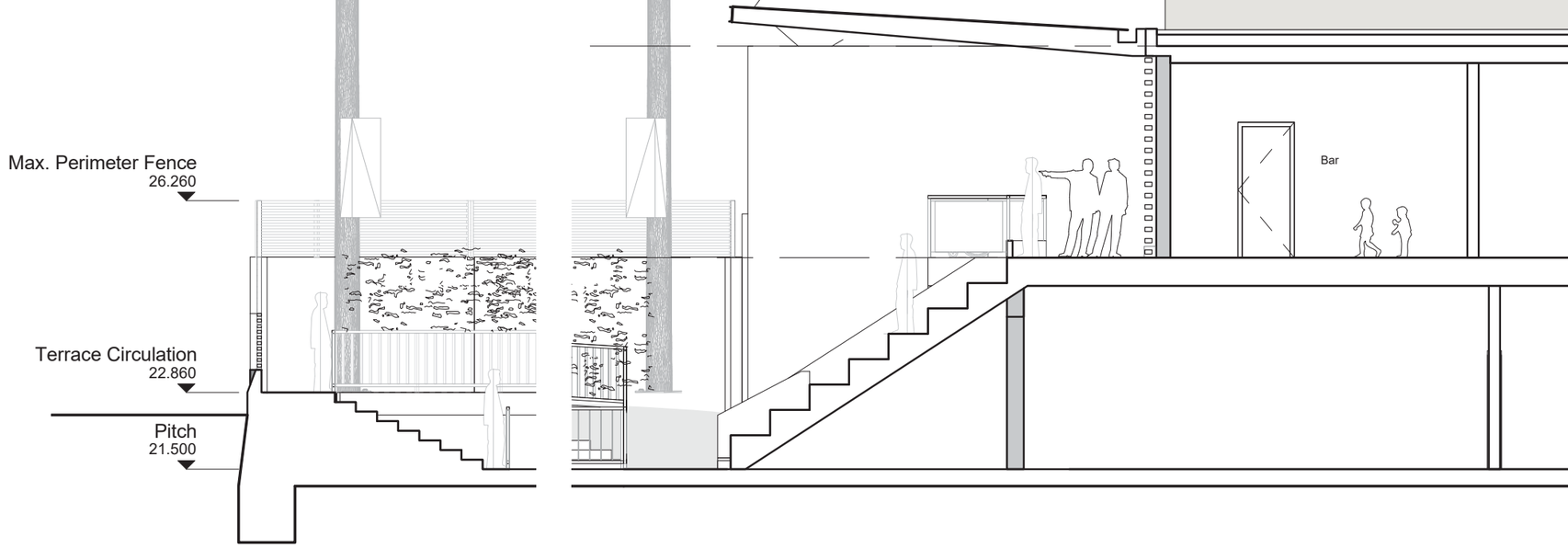

RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL ACCESS
RESIDENTIAL
+22.625 AOD
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
CAR PARK
+26.725
+22.625 AOD
BUILDING C
COMMUNAL COURTYARD
BUILDING B
COMMUNAL COURTYARD

Indicative position and height of antennas
+43.575 AOD
+39.350 AOD
+40.318 AOD
+43.575 AOD
RESIDENTIAL
STORE
RESIDENTIAL ACCESS
+22.625 AOD
BUILDING C
TOWNHOUSES
BUILDING B
TOWNHOUSES

RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
CAR PARK
CAR PARK

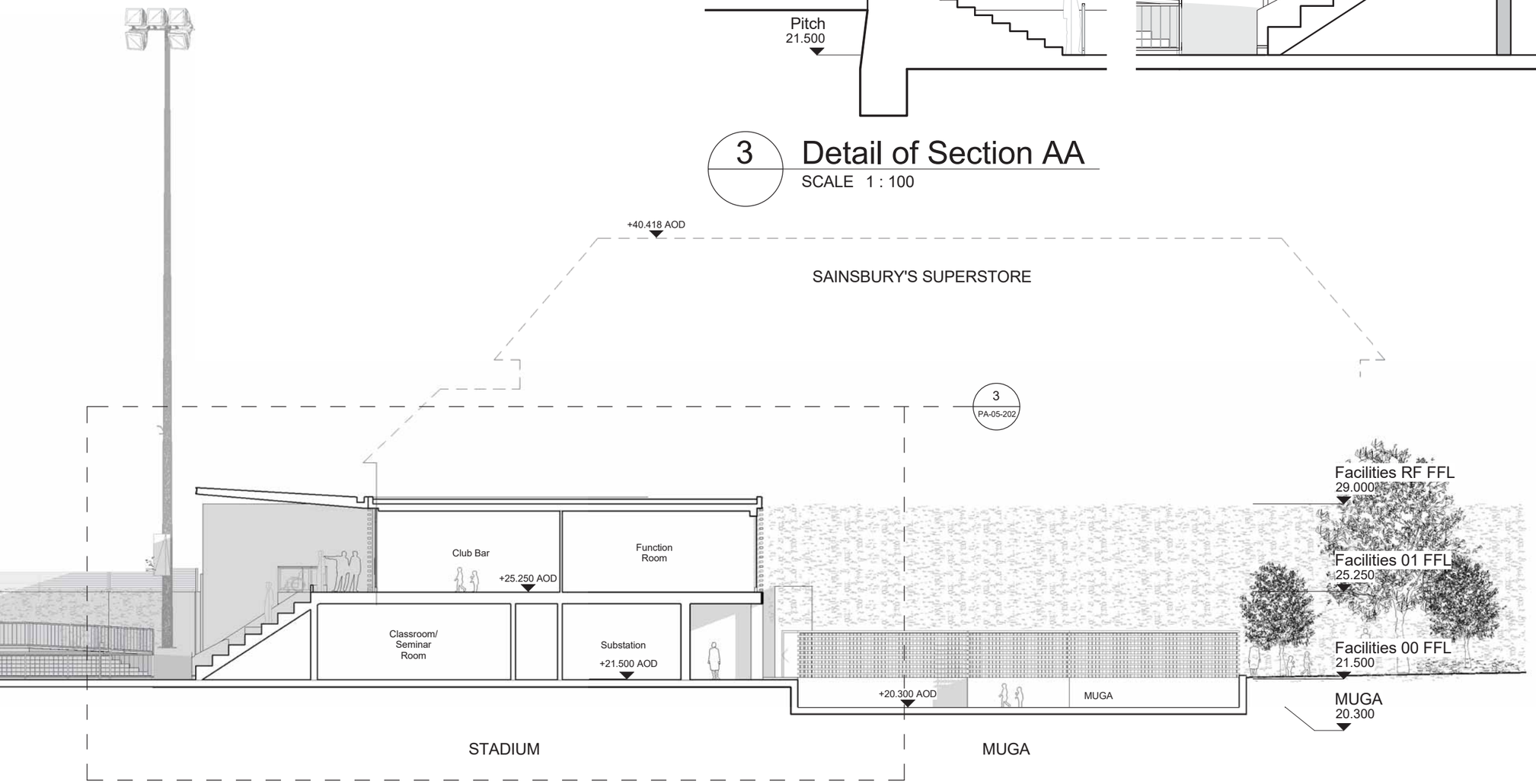
02 FFL
29.900
+26.750
01 FFL
26.750
00 FFL
22.625
SITE BOUNDARY

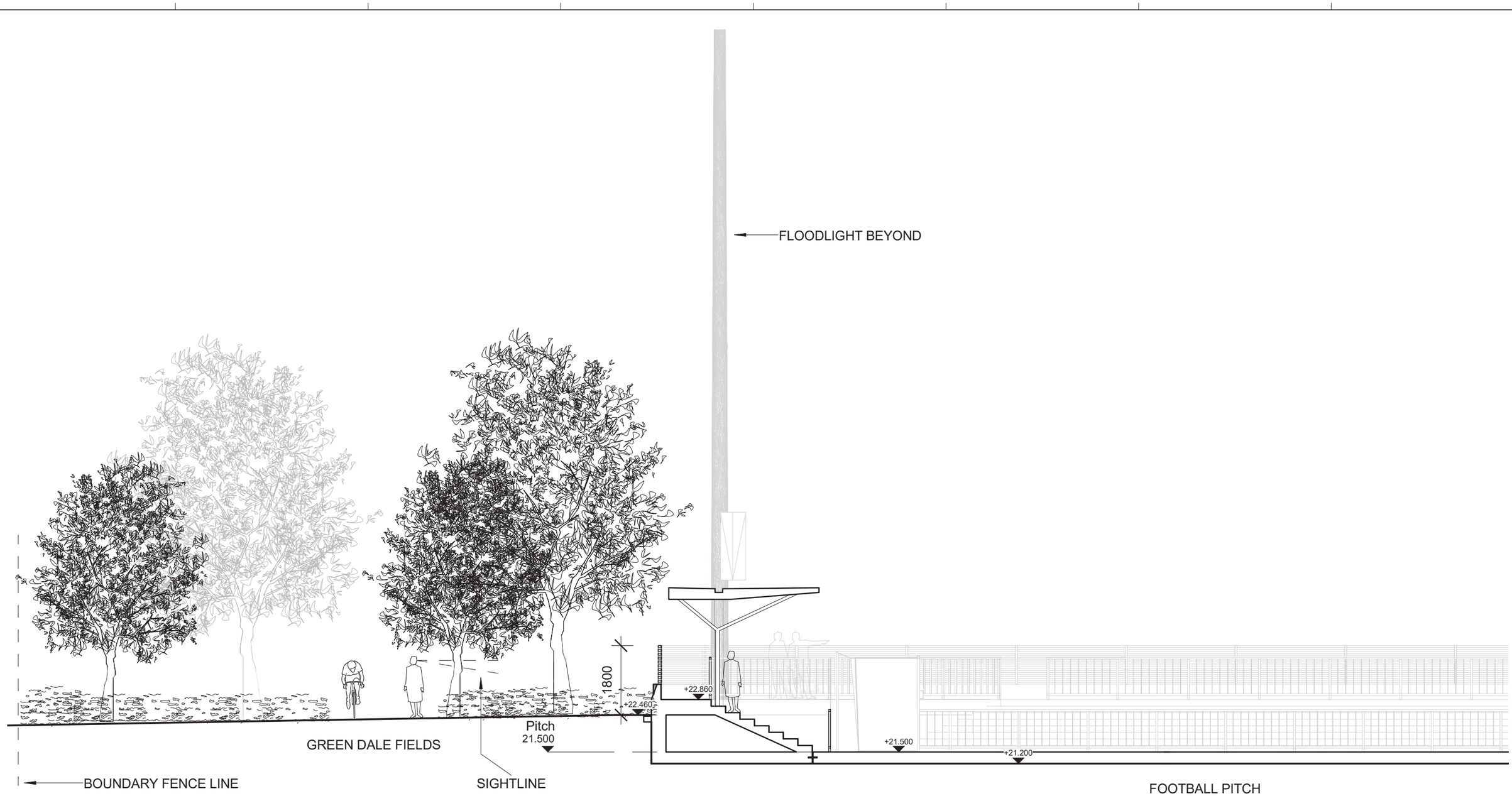
Indicative position and height of antennas
+43.575
Roof FFL
42.425
+40.702
05 FFL
39.350
+37.400
04 FFL
36.200
+33.863
03 FFL
33.050
+32.933
02 FFL
29.900
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
3300
CAR PARK
+26.750
01 FFL
26.750
+22.625
+22.625
00 FFL
22.625
SITE BOUNDARY



3 Detail of Section AA

SCALE 1 : 100

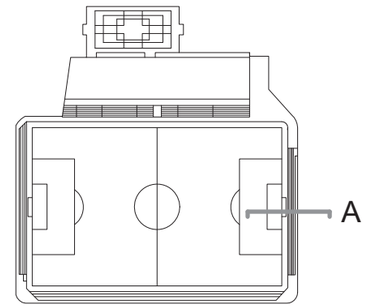




1 Perimeter Section A

01-304 SCALE 1 : 100

NOTE: Please refer to Landscape Strategy Report for planting species and details.



Key Plan

Print sclae check: 50mm Segments

Greendale Property Company

0 1m 4m
1:100

As indicated @ A3

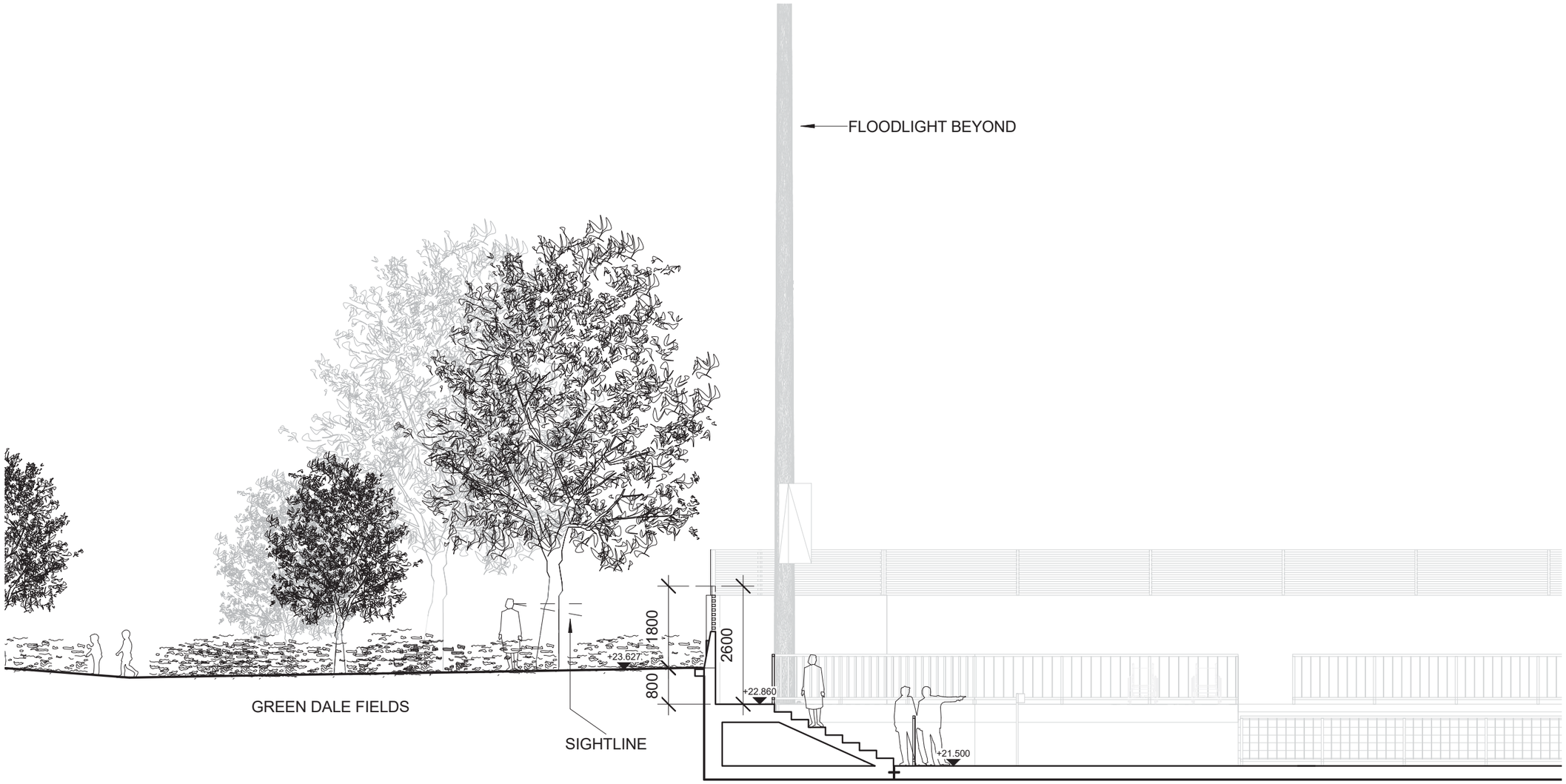
Dulwich Hamlet Football Club

Football Club Perimeter Section A

March 2016

DHFC-PA-05-203

FARRELLS

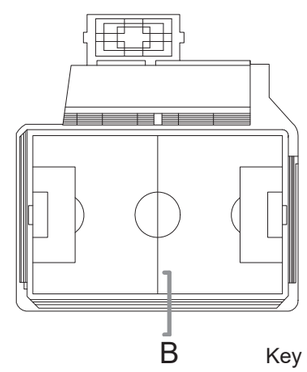


1
01-304

Perimeter Section B

SCALE 1 : 100

NOTE: Please refer to Landscape Strategy Report for planting species and details.



Key Plan

Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m
1:100

As indicated @ A3

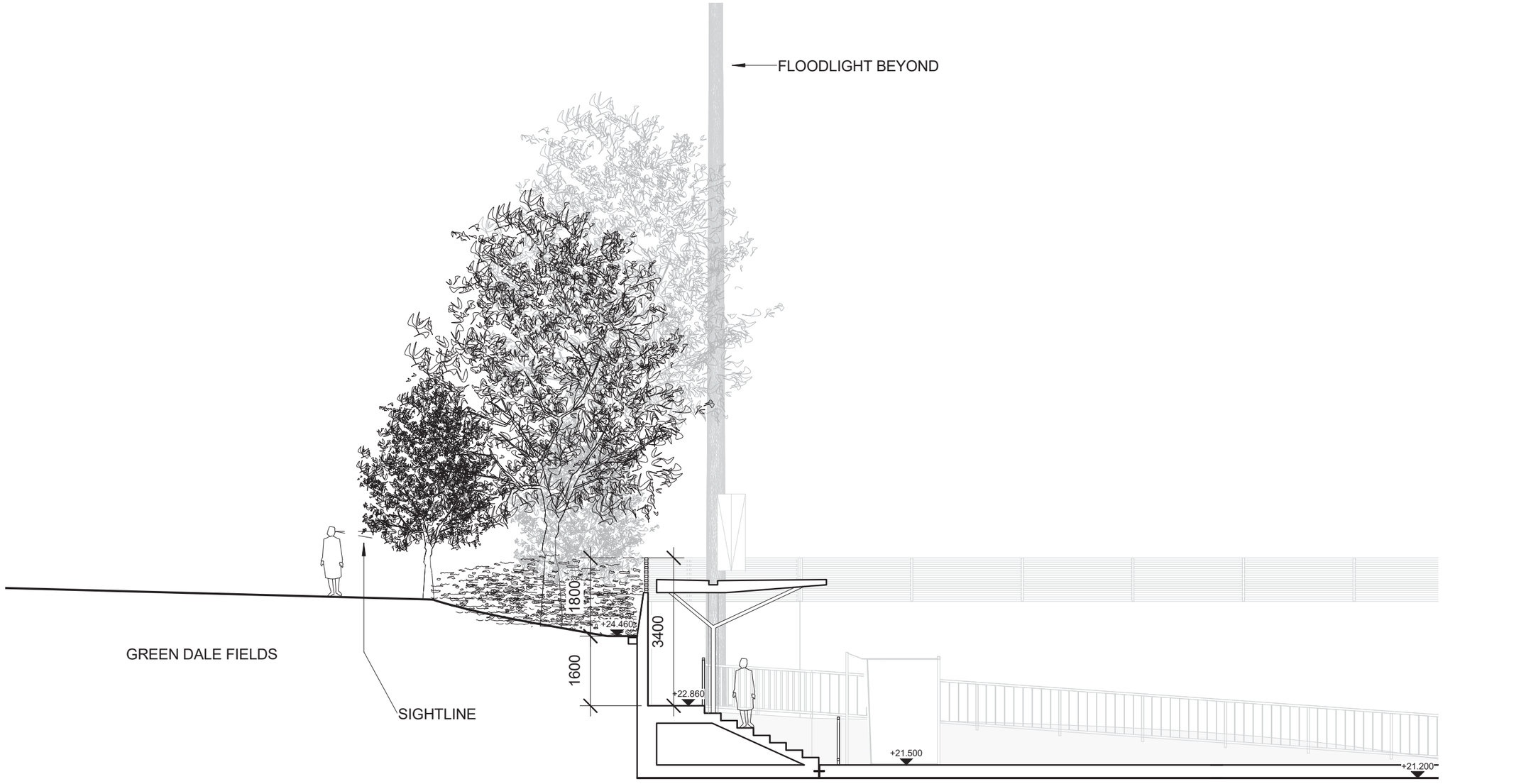
Dulwich Hamlet Football Club

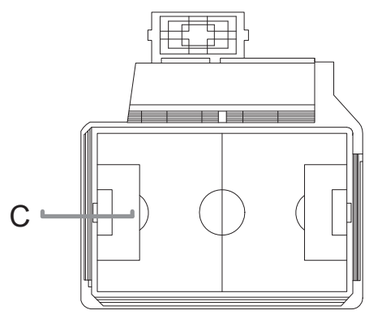
Football Club Perimeter Section B

March 2016

DHFC-PA-05-204

FARRELLS





Key Plan

NOTE: Please refer to Landscape Strategy Report for planting species and details.

Print scale check: 50mm Segments

Greendale Property Company

0 1m 4m
1:100 As indicated @ A3

Dulwich Hamlet Football Club

Football Club Perimeter Section C
March 2016

DHFC-PA-05-205

FARRELLS

BUILDING B

BUILDING C

2
PA-05-201

1
PA-05-201

1
PA-05-201

2
PA-05-201

Indicative position and height of antennas

+43.575

+40.500

+37.350

+33.863

+43.575

+40.500

+37.350

+33.863

TOWNHOUSES

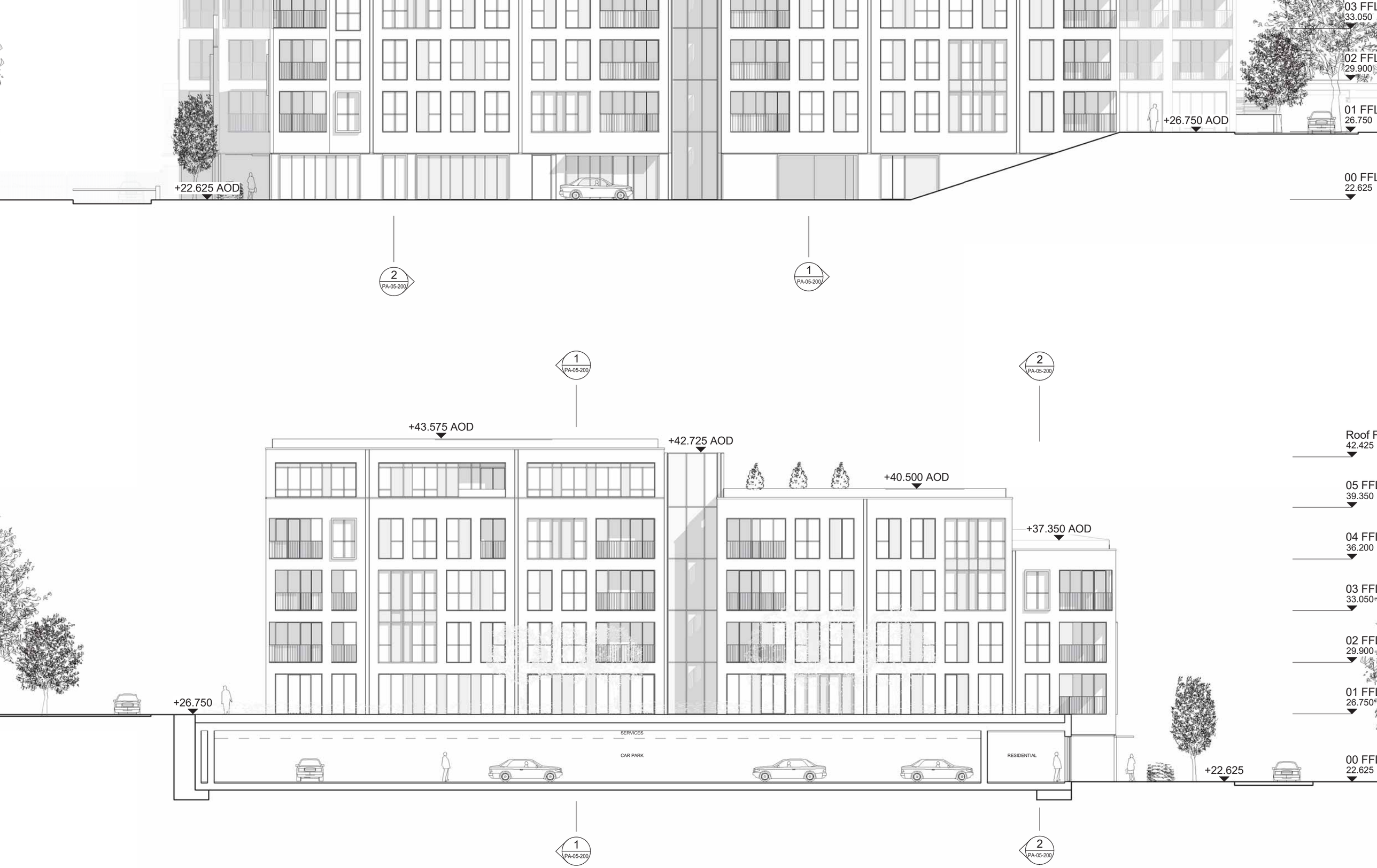
BUILDING B

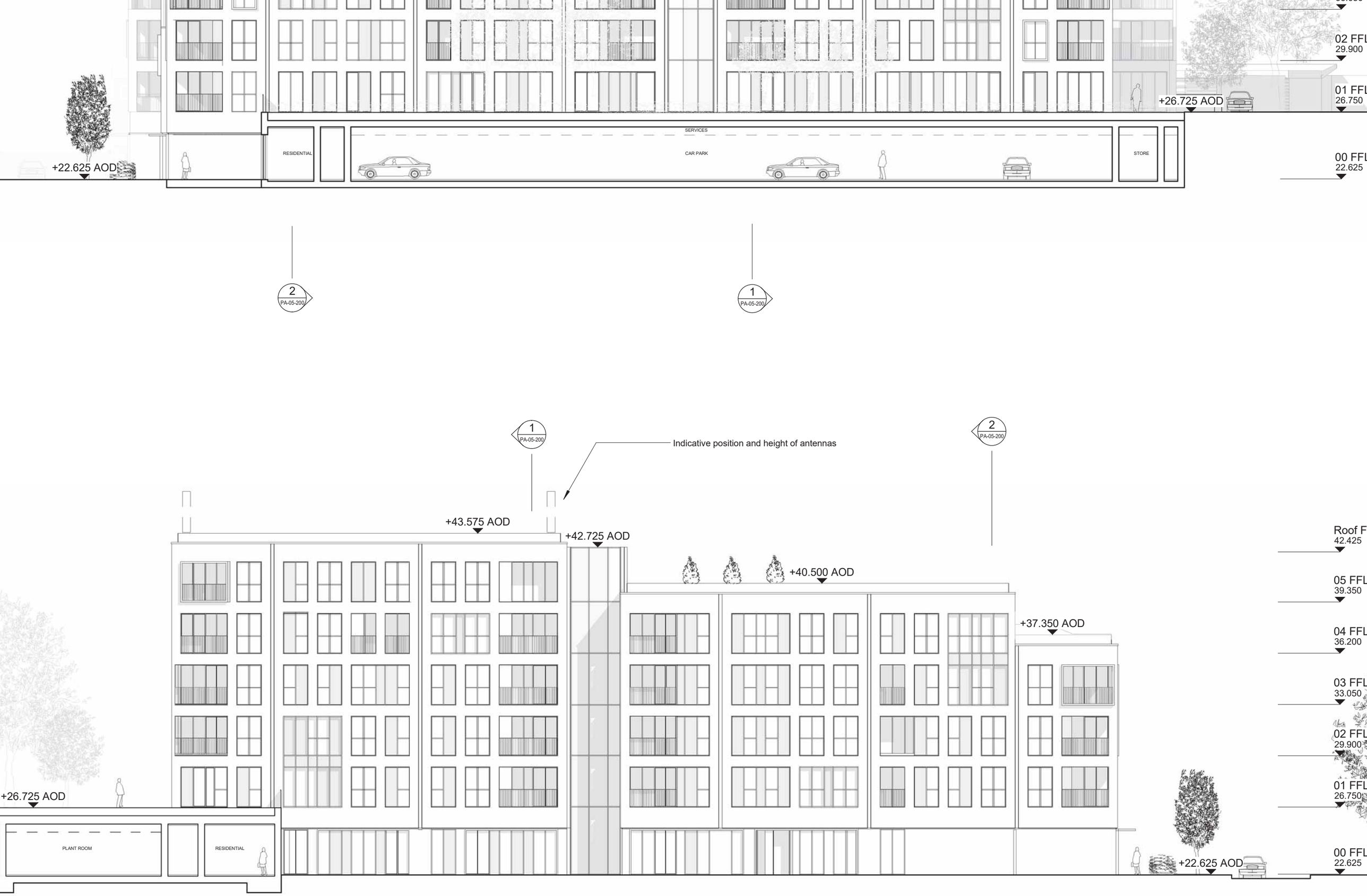
TOWNHOUSES

BUILDING A

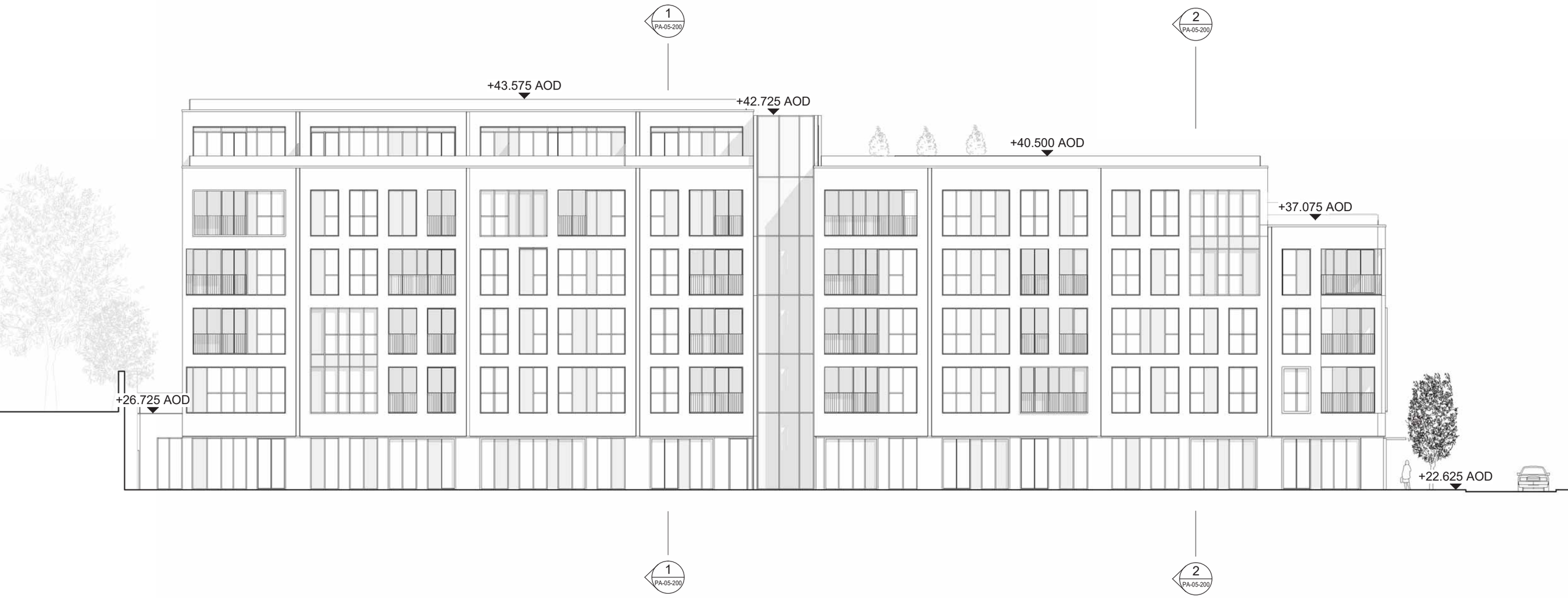
1
PA-05-201

2
PA-05-201

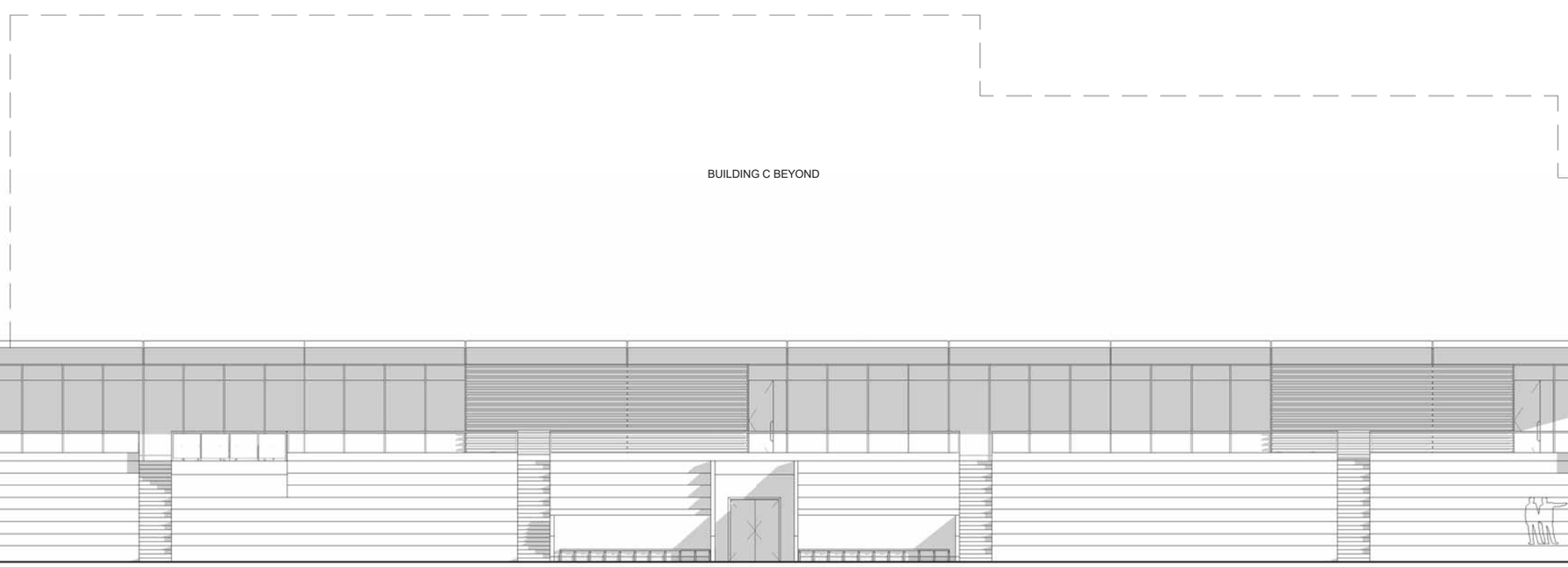

+22.625 AOD
+26.750 AOD
00 FFL
22.625
01 FFL
26.750
02 FFL
29.900
03 FFL
33.050
2
PA-05-200
1
PA-05-200
1
PA-05-200
2
PA-05-200
+43.575 AOD
+42.725 AOD
+40.500 AOD
+37.350 AOD
Roof F
42.425
05 FFL
39.350
04 FFL
36.200
03 FFL
33.050
02 FFL
29.900
01 FFL
26.750
00 FFL
22.625
+26.750
SERVICES
CAR PARK
RESIDENTIAL
+22.625
1
PA-05-200
2
PA-05-200


+22.625 AOD
RESIDENTIAL
SERVICES
CAR PARK
STORE
+26.725 AOD
00 FFL
22.625
01 FFL
26.750
02 FFL
29.900
2
PA-05-200
1
PA-05-200
1
PA-05-200
2
PA-05-200
Indicative position and height of antennas
+43.575 AOD
+42.725 AOD
+40.500 AOD
+37.350 AOD
Roof F
42.425
05 FFL
39.350
04 FFL
36.200
03 FFL
33.050
02 FFL
29.900
01 FFL
26.750
00 FFL
22.625
+26.725 AOD
PLANT ROOM
RESIDENTIAL
+22.625 AOD


+22.625
+26.725
RESIDENTIAL
STORE
2
PA-05-200
1
PA-05-200


1
PA-05-200
2
PA-05-200
+43.575 AOD
+42.725 AOD
+40.500 AOD
+37.075 AOD
+26.725 AOD
+22.625 AOD
1
PA-05-200
2
PA-05-200


CLUBHOUSE
MUGA


BUILDING C BEYOND
FOOTBALL PITCH


+40.418 AOD

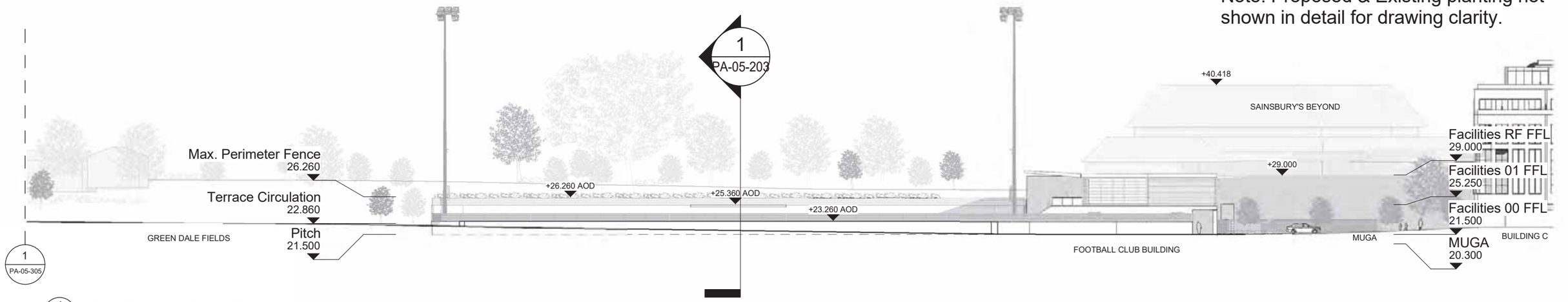
FOOTBALL CLUB BUILDING BEYOND

SOUTH ELEVATION

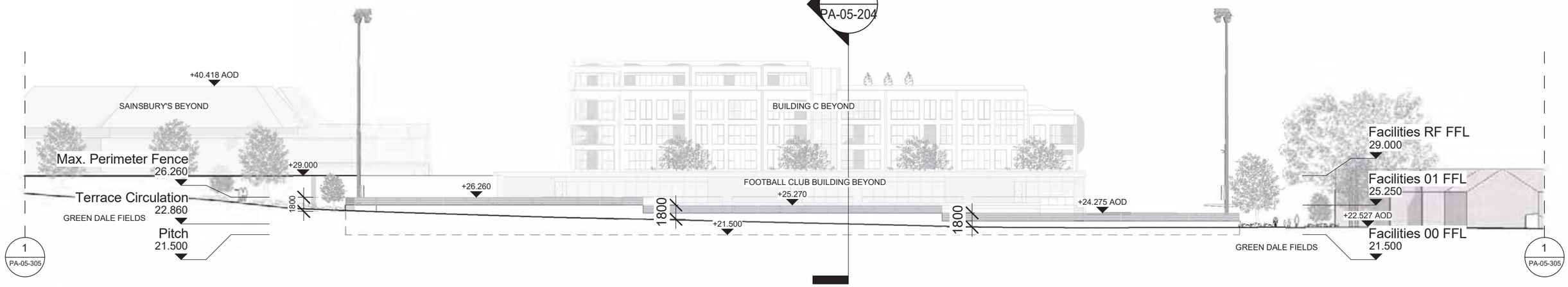
BUILDING C BEYOND

SOUTH ELEVATION

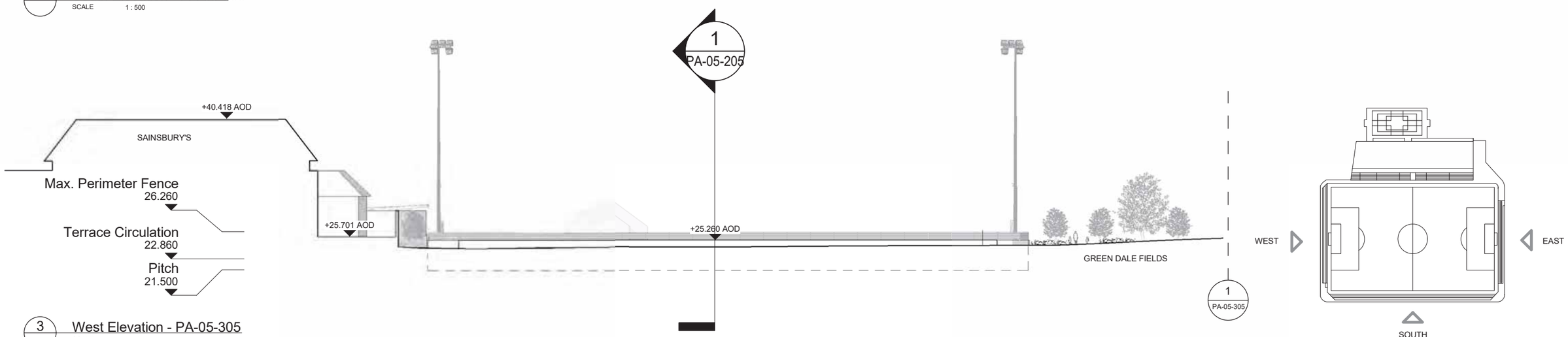
Note: Proposed & Existing planting not shown in detail for drawing clarity.



1 East Elevation - PA-05-305
SCALE 1 : 500



2 South Elevation - PA-05-305
SCALE 1 : 500



3 West Elevation - PA-05-305
SCALE 1 : 500

Print scale check: 50mm Segments

Greendale Property Company

0 5m 20m
1:500
As indicated @ A3

Dulwich Hamlet Football Club

Football Club Perimeter Elevations
March 2016

DHFC-PA-05-306

FARRELLS

09
06
02
07
14
01
12
05
08
07
09
13
10
04

LIVING ROOM

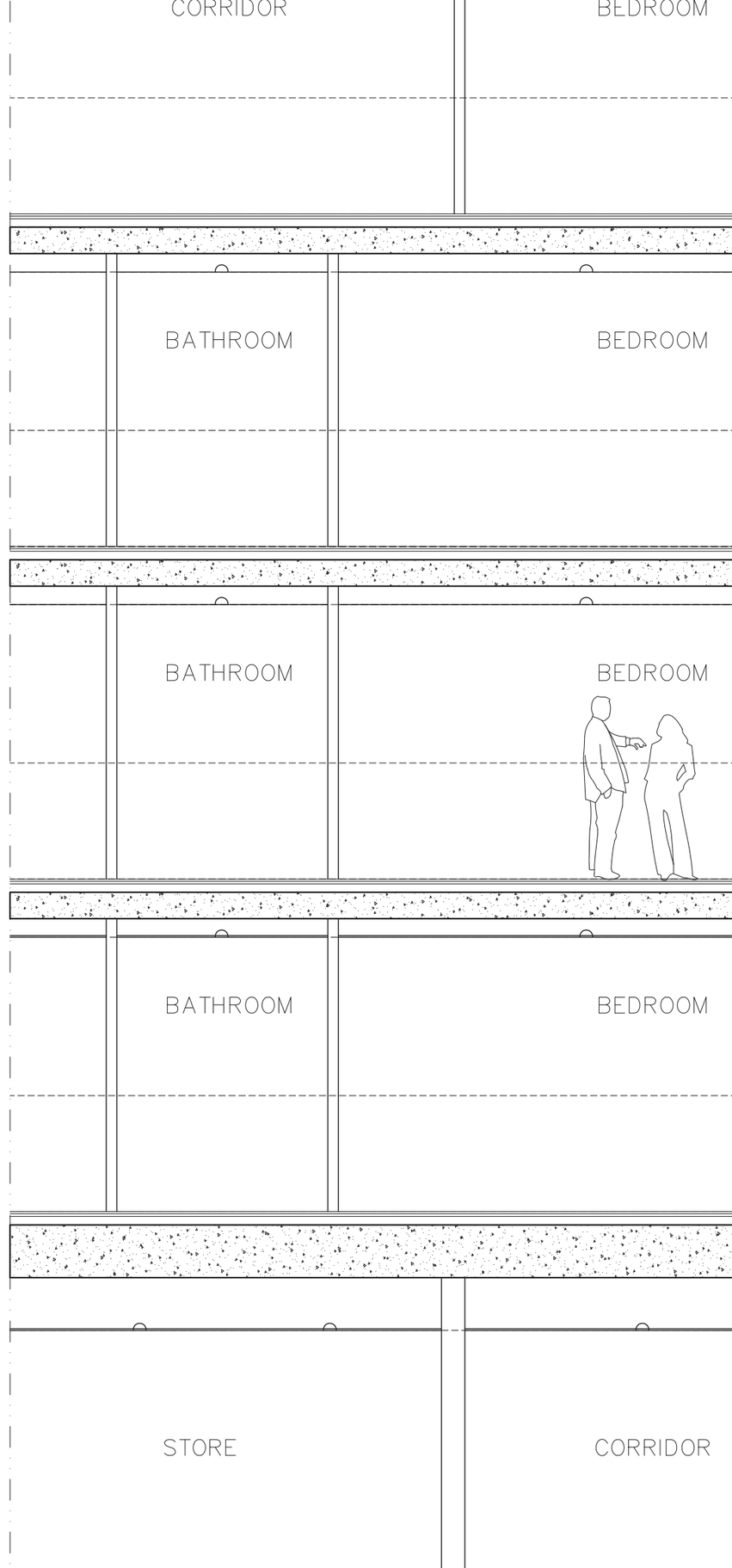
LIVING ROOM

BEDROOM

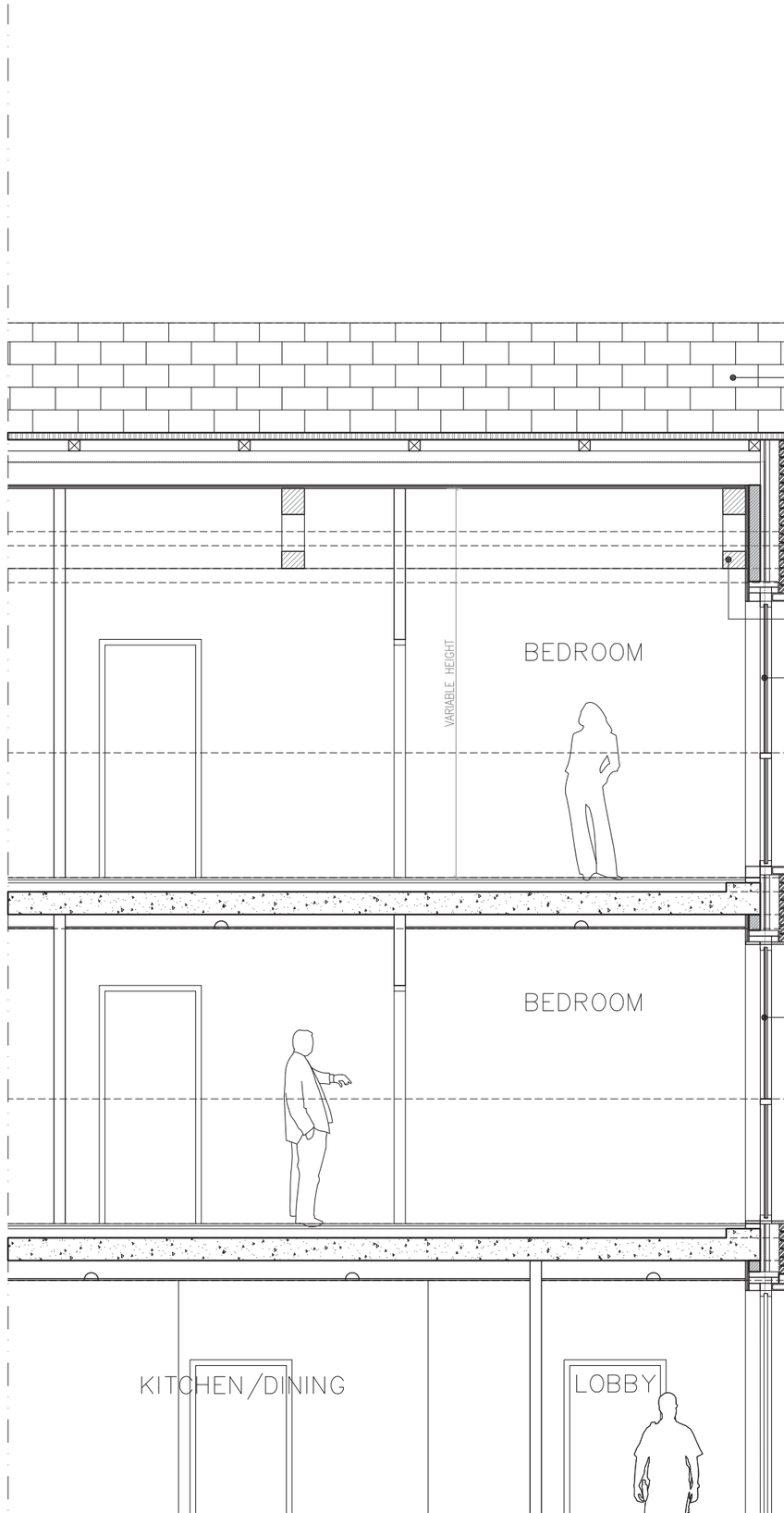
BALCONY

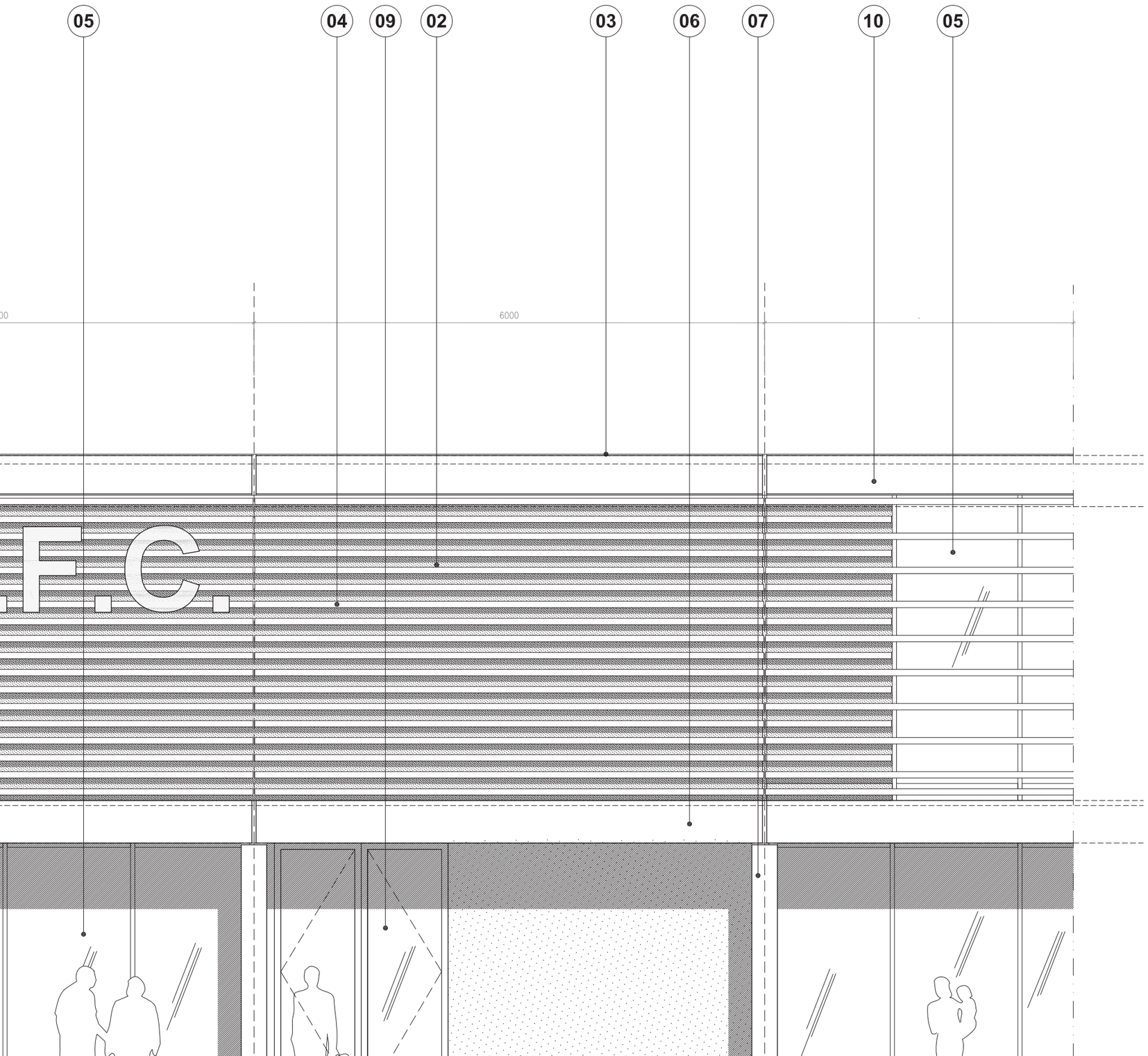
LIVING ROOM

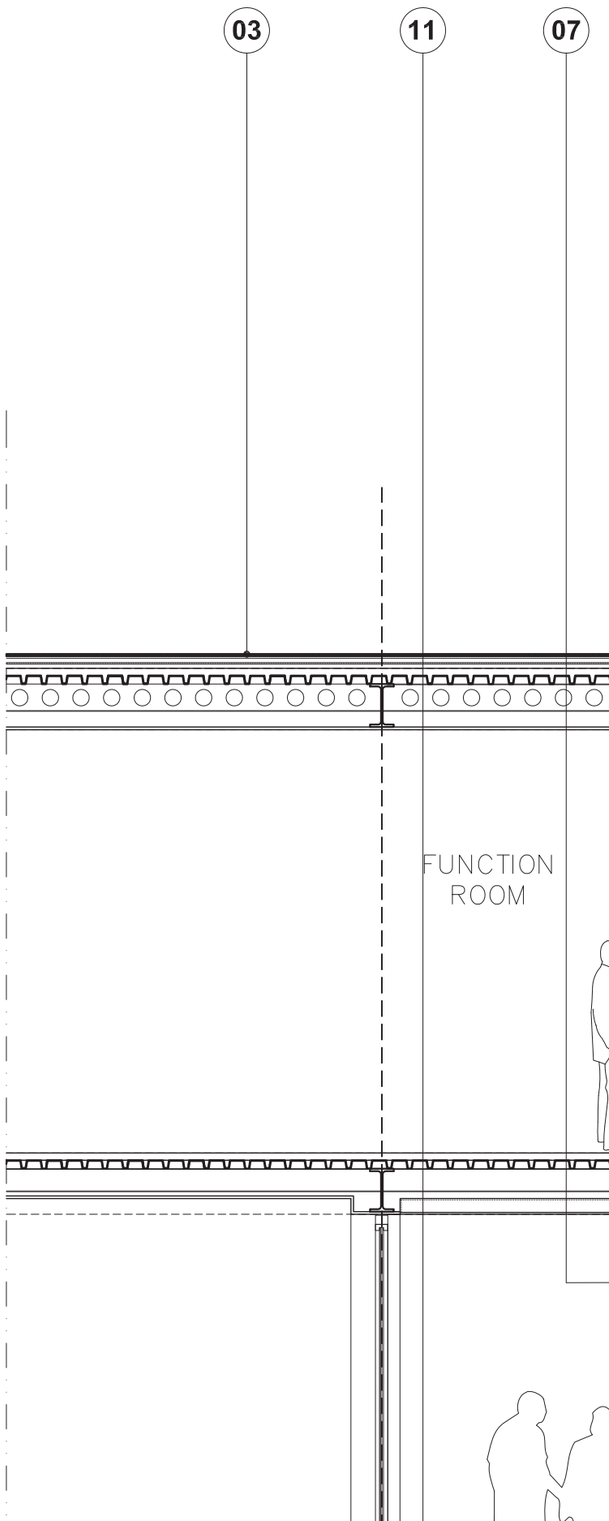

14
09
02
08
07
14
05
01
05
09
10
04


CORRIDOR
BEDROOM
BATHROOM
BEDROOM
BATHROOM
BEDROOM
BATHROOM
BEDROOM
STORE
CORRIDOR


5289
222
4844
222
12
03
11
09
05
01
09
06
02
08
07
05
04
2


VARIABLE HEIGHT
BEDROOM
BEDROOM
KITCHEN/DINING
LOBBY


05
04
09
02
03
06
07
10
05
6000
F.C.


03
11
07
FUNCTION
ROOM

ACCESSIBILITY STATEMENT

Accessibility Statement

Peter Connell Associates provided guidance throughout the design process to ensure that the scheme is fully accessible. A summary of how the scheme complies with relevant legislation and guidance is provided here.

Dulwich FC

Access Statement

Revision 1

March 2016

Peter Connell Associates

Peter Connell Associates

Peter Connell Associates Ltd
International Inclusive Design

38 York Road

Tunbridge Wells

TN1 1JY

United Kingdom

t +44 1892 542322 m +44 7939041142

pcon@globalnet.co.uk

www.pca.uk.net

Peter Connell Associates

1 Introduction

1.1 Statutory and Regulatory Background

This Access Statement was prepared in January 2016 by Peter Connell Associates at concept design stage. It satisfies Part M of the Building Regulations 2004, paragraphs .20 to .23 and the more detailed requirements of the the Town and County Planning (Development Management Procedure) (England) Order 2010, article 8.and The Planning (Listed Buildings and Conservation areas) Regulations 1990.

In addition this application takes full account of the Mayor of London's London Plan, in particular the Supplementary Planning Guidance (SPG) "Accessible London: Achieving an Inclusive Environment" April 2004.

2 Design Philosophy

The design philosophy for this development is to achieve an inclusive environment throughout. Issues relating to access and inclusion have been and will continue to be, considered throughout the design process.

The Access Strategy is based on a social model of inclusion. The design philosophy seeks to achieve an inclusive design that maximises access for all people. This satisfies the General Duty placed upon the London Borough of Southwark under the Equality Act 2010 and the London Plan to promote the interests of Disabled people.

2.1 Disability – Definition

The term "disability" has been viewed in its broadest sense and includes impaired mobility, sight, comprehension and hearing. This approach addresses not only the short-term compliance with the intent of the Equality Act together with the relevant planning policies but also the long-term implications of sustainability. The aim is therefore to provide an inclusive environment throughout.

The principles of an accessible environment contained within this document address the needs of the following user groups:

- individuals with mobility, sight, comprehension or hearing impairment
- the ageing population
- people with temporary injuries
- people whose movement may be impaired or encumbered in any way i.e. pregnant women, people with young children or people with baggage.

2.2 The Equality Act (2010) and 'Disability'

The Equality Act has been in force since October 2010, and replaces, amongst other legislation, the Disability Discrimination Act (DDA). However, the same underlying philosophy regarding discrimination on the grounds of disability applies, and the duties placed on the physical design of the built environment remain unchanged.

In summary, the Equality Act 2010 aims to protect the nine identified 'protected characteristics', of which one includes 'Disability'. With regards to Disability, the Equality Act provides legal rights for disabled people in the areas of:

- Employment;
- Education;
- Access to goods, services and facilities;
- Buying and renting land or property;
- Functions of public bodies.

The Equality Act, although not prescriptive, includes an intent to offer disabled people an accessible environment which does not discriminate against them because of their impairment. Statutory regulations and recommendations for the built environment provide parameters for how an accessible environment can be achieved. Compliance with these regulations and recommendations is not proof that Equality Act issues have been addressed. They do though go a long way to ensuring such issues are considered.

In the Act, the term 'disability' includes not only disabled people, but also people who have an association with a disabled person (e.g. carers and parents) and people who are perceived to be disabled.

2.3 Process

Should there be any departures from the adopted performance indicators, the report will elaborate the reasons for this decision, the details of any adopted alternative, the rationale behind it and notation detailing when any such departure was taken.

To ensure the achievement of inclusive design the following actions have been adopted:

- All design team members have been made aware of inclusive design and understand the principles involved; All design members have been briefed on access/ inclusive design and understand its principles.
- Access will be an agenda item at design team meetings, reporting the reasoning behind any departures from adopted design guide(s) and the rationale behind any alternative adopted solution or compromise, together with the authority or evidence that supports such an approach.

2.4 Sources of Advice and Guidance Used

In order to maximise access for disabled people the following guidance has been used. If there is a departure from the adopted guidance, there will be a reference to this effect in the Access report.

- The Building Regulations 2015 Edition "Access to and use of buildings" Approved Document M.
- BS 8300: 2009 + A1:2010 (Design of Buildings and their approaches to meet the needs of disabled people).
- Department for Transport (DfT), 2002, "Inclusive Mobility" (A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure).
- BS 9999:2008 (Code of practice for fire safety in the design, management and use of buildings).
- Southwark Council Local Plan
- The London Plan (and London Plan SPG), Mayor of London, 2011.
- Consideration of Equality Act issues.
- "Lifetime Homes", Joseph Rowntree Foundation, July 2010
- "Wheelchair Housing Design Guide", Second Edition, Habinteg 2010.

1st Floor, 38 York Road, Tunbridge Wells, Kent, TN1 1JY
01892 542 322 | Pcon@globalnet.co.uk

Peter Connell Associates

3 Overview

The Design and Access Statement contains a full description of the scheme. Issues that have had an impact on access in the design of the development to date form part of this Access Statement. Also included are the reasons for the constraint and any alternative solution adopted or proposed including any authority, research or advice that has influenced the decision.

The initial results of the Design review indicate that detriment to disabled people is unlikely or insignificant.

The arrangements for access described in this report reflect the current design. The descriptions in this report have been based on the drawings dated December 2014. Access arrangements will be addressed in further detail as the design develops.

This appraisal is presented as a design guide, which should be used as a reference document during design development. It will demonstrate the intent of the Equality Act and compliance with the statutory regulations, in particular, Approved Document M.

4 Site Wide Issues

4.1 Site

The site extends to 4.7 ha and consists of Dulwich Hamlet Football Club (DHFC) stadium (including grassed pitch, 3,000 person capacity stand, club house, gym and squash courts), Green Dale Artificial Pitch (providing three 5-a-side football pitches) and Green Dale Playing Fields (an area of green space plus disused tennis courts).

Development proposals include the relocation and redevelopment of the DHFC stadium to the west of existing facilities. The new stadium will provide a 3G all-weather artificial playing pitch, located on the site of the Green Dale Artificial Pitch, plus 4,000 person capacity stand, club house and gym on the western end of the existing stadium.

155 residential units will also be built on the site of the existing DHFC stadium, together with a linear park providing open space and serving as a green link between St Francis Park and Green Dale Playing Fields. A Multi-Use-Games-Area will be provided on the site of the current DHFC pitch, whilst Green Dale Playing Fields will undergo a number of improvements to enhance biodiversity and provide play equipment.

4.2 Transport Links and Pedestrian Access

The site is located between St Francis Park to the east, and Green Dale Fields to the west.

Step free access to the site is by means of a new linear park linking St Frances Park and Green Dale Fields to the south of the site. The linear park will be developed to the recommendations set out in Approved Document M, Inclusive Mobility and BS 8300.

Additional pedestrian access is provided from Edgar Kail Way, St Frances Park and St Frances Road.

The existing pavements on Edgar Kail Way and St Frances Road provide dropped kerbs, tactile paving and traffic lights to assist access.

The area is well served by the London transport system, and is easily accessible from in and around London.

Bus stops are provided within walking distance of the site on Dog Kennel Hill and the adjacent Sainsbury's food store and are accessible to wheelchair users.

The nearest wheelchair accessible train stations are East Dulwich station and Denmark Hill station.

East Dulwich station is wheelchair accessible and is within a 1 minute walk of the site. The station is step free and provides National Rail services.

Denmark Hill Station is wheelchair accessible and is within a 4 minute walk of the site. The station is step free and provides Overground and Thameslink services.

4.3 Car Parking and Cycle Storage

Residential/official car parking and cycle storage is provided at ground floor level.

The residential car parking consists of 62 parking bays, 16 of which are designed as wheelchair accessible bays and is accessed by means of Edgar Kail Way. Seven spaces are reserved for match day officials of the Football Club and Community Facilities.

Club and community car parking is provided adjacent to the Clubhouse. The parking consists of two coach spaces and three wheelchair accessible parking bays.

The designated wheelchair accessible parking bays are 6000mm x 3600mm and will be clearly defined and signposted from within the car park areas. Pedestrian routes will be provided within the podium car park, which will be marked with a coloured surface and be well lit. The routes will be 1200mm wide indicating a safe route towards the residential entrances.

Wheelchair accessible parking spaces have a minimum clear headroom of 2.6m, as recommended in Approved Document M and BS 8300, to accommodate high-top conversion vehicles.

Covered bicycle storage for 278 cycles has been provided for residential use and 38 cycle storage spaces for the Community Facility and Multi Use Game Area use. The bicycle storage is step free and accessible. Bicycle spaces for disabled cyclists will be provided as and when required.

5 Football Pitch

The proposed scheme relocates the football pitch to the location of the existing astro-turf pitches. The new pitch will have a 3G surface, enabling all-weather use.

The intention is for the pitch to be utilised for all year training by the Football Club and while not in use by the community.

5.1 Spectator Accommodation

The spectator accommodation is located within the main stand and around the pitch. The accommodation has a total of 4021 spaces which include 10 wheelchair accessible spaces.

The main stand accommodation contains a total of 1136 spaces consisting of 874 seats and 262 standing. The upper tier includes 6 wheelchair accessible spaces accessed by means of a lift contained within the Clubhouse.

The pitch accommodation contains a total of 2875 spaces. All spaces are tier or flat standing and include 4 wheelchair accessible spaces. All pitch accommodation is accessed by means of a 2400mm walkway located behind the tiers.

1st Floor, 38 York Road, Tunbridge Wells, Kent, TN1 1JY
01892 542 322 | Pcon@globalnet.co.uk

All wheelchair accessible spaces have unrestricted sight lines to the pitch and are large enough to accommodate scooters as well as wheelchairs. The accessible spaces will be developed to the recommendations set out in Approved Document M, BS8300 and Sport England.

5.2 Multi Use Game Area

The multi use game area is located to the east of the Clubhouse and is designed as all weather.

The area is accessed by means of a ramp and stair from the Clubhouse entrance. The ramp and stair will be developed to the recommendations set out in Approved Document Part M and BS 8300.

6 Clubhouse

The proposed Clubhouse is a two storey structure which provides new facilities for the Football Club and wheelchair access to the main stand upper level.

The Clubhouse also contains new facilities for use by the local community. The facilities include a gym and the multi-use game area.

6.1 Internal Access

Each floor within the building is level, and step free. Access between floors is achieved by means of accessible lifts and stairs.

Each lift has a clear internal dimension of 1700mm x 1200mm. This is above the recommended minimum clear dimension for use by a wheelchair user. A mirror will also be provided on the lift wall opposite the door to assist a wheelchair user to reverse out. The lifts have been designed to the recommendations set out in Approved Document Part M, BS8300 and to BS EN 81-70 and BS EN 81-1.

One lift will be utilised by the public for access to the wheelchair accessible spectator spaces on the upper tier.

Stairs are designed as access stairs and have been developed to the recommendations set out in Approved Document M and BS8300.

Internal floor finishes are slip resistant, hard wearing, firm, level and easily maintained. The internal floor surfaces will not impede the movement of wheelchairs.

6.2 Building Entrances

The Clubhouse has a community/team entrance and a public entrance.

The community/team entrance contains an entrance lobby consisting of two 2000mm wide glazed double door sets. The main entrance provides access to the club and community facilities.

The public entrance consists of a single 2000mm wide glazed double door set. The public entrance provides access to the public sanitary facilities and the lift and stair to the wheelchair accessible spectator spaces on the upper tier.

Both glazed door sets will have visible and permanent manifestations applied to the surfaces. Entrances will have a slip resistant floor finish. A matwell has been provided at the entrances to aid the removal of moisture and soil upon entry; the surface of the mat will be level with the surface of the adjacent floor finish.

The entrances provide level access and will be developed in accordance with the recommendations set out in Approved Document Part M and BS 8300.

6.3 Lower Level

The lower level is step free and contains the entrances, community changing areas, club/officials changing areas, studio and meeting rooms, concessions, sanitary facilities and plant.

Access between areas is by means of an1800mm corridor.

The showers/changing areas and sanitary facilities are designed for use by wheelchair users and contain unisex wheelchair accessible WC's and shower/changing areas. Wheelchair accessible facilities will be designed to the recommendations set out in Approved Document Part M and BS 8300.

The layout of the studio and meeting rooms will be considered during fit out. All studio and meeting rooms will take account of BS 8300 Section 11 which sets out additional requirements for assembly areas.

Concessions are located to the north and south of the Clubhouse. The serving area of the concessions will consist of a hatch located at 850mm above FFL and will be accessible to wheelchair users.

Plant and service areas, although step free, will be for maintenance purposes only and will therefore not be designed specifically for disabled people.

6.4 Upper Level

The upper level is step free and contains the Gym, public bar and function room, kitchen and sanitary facilities.

Access to the upper level is by means of the wheelchair accessible lifts and stairs from the lower floor.

The fit out of the Gym and Bar will be the responsibility of the tenant. After fit-out all areas within the Gym and Bar should be accessible to all. This will be determined by the tenant to comply with the then current regulations

Sanitary facilities consist of separate male and female areas. Each area includes a wheelchair accessible toilet and facilities for the ambulant disabled. Sanitary facilities have been designed to the recommendations set out in Approved Document Part M and BS 8300.

7 Residential Accommodation

The residential accommodation contains 155 units and consist of 3 linear apartment blocks with six 3- and 4-bed townhouses located between the blocks. The blocks step in height ranging from 6 to 4 storeys and reflect the step in height of the topography towards Denmark Hill.

The two most easterly apartment blocks sit on a single storey podium which houses the residential car park

Residential courtyards are located between the finger blocks - at ground floor, and on top of the podium at first floor level. Large south facing terraces are located on the 5th floor of each block. All units also have private amenity space in the form of private gardens, balconies or terraces.

FARRELLS

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100% of residential units are Lifetime Homes compliant.

Additionally, 10% (16 units) are spatially designed to the South East London Wheelchair Housing Design Guide, although, unless required, will not be fitted out as such. (Refer to Appendix A and B).

Although Lifetime Homes compliant, split-level and duplex apartments are not user-friendly for people with mobility difficulties, and therefore will not be designated for use as wheelchair accessible units.

Designated wheelchair accessible residential units are located so as to provide a variety of views and experiences.

Each level, within each block, is accessed by means of two 1100mm by 2100mm lifts contained within circulation cores, from the ground floor.

Access to the residential apartments, on each level, is by means of circulation corridors. Levels containing only standard apartments or standard apartments and a single Wheelchair accessible apartment have a corridor width of 1500mm. Levels containing more than one Wheelchair accessible apartment have a corridor width of 1500mm with additional passing places of 1800mm x 1800mm where sight lines are obstructed.

The sanitary facilities within each apartment are spatially designed to the recommendations set out in Lifetime Homes, from the outset.

There are 13 private residences designed as wheelchair accessible, which have an accessible bath/shower room which can be adapted. The private accessible bath/shower rooms will only be fitted out as such, at the request of the initial occupant.

Guidance will be sought from the social housing operator, for the required number of social housing wheelchair accessible bath/shower rooms, to be fitted out from the outset.

All other, wheelchair accessible, spatial arrangements are designed to the recommendations set out in the South East London Wheelchair Housing Design Guide.

Toiletry furniture will be located in prescribed positions for practical reasons and will not vary from the recommendations set out in Lifetime Homes, the Wheelchair Housing Design Guide and Approved Document Part M.

Balcony areas and roof terraces will be provided for use by residents, and will be designed to be accessible with thresholds no greater than 15mm, as recommended in Approved Document M and BS 8300.

8 General Provisions

8.1 Internal Doors

All internal doors have been designed in accordance with Approved Document M and BS 8300. Doors will have a clear opening width of 800mm or wider, dependant on approach.

All Wheelchair accessible apartments have an unobstructed 550mm on both sides of the door, adjacent to the leading edge.

All other single doors have an unobstructed 300mm to the side of the door adjacent to the leading edge on the pull side only.

The pushing force required for opening doors should not exceed 30N from 0° (the door in the closed position) to 30° open, and not more than 22.5N from 30° to 60° of the opening cycle, as recommended in Approved Document M and BS 8300.

8.2 Communal Corridors

Communal corridors have a minimum clear width of 1200mm as recommended in Approved Document M and BS 8300.

Corridor doors will have visibility zones between 500mm and 1500mm from the floor, to alert people approaching a door to the presence of another person on the other side.

8.3 Internal Lobbies

All internal lobbies satisfy the requirements of Approved Document M Sections 2.25 and 2.29.

8.4 Vertical Circulation

8.4.1 Staircases

Access stairs will have a minimum width of 1200mm and will be designed to the recommendations set out in Approved Document M and BS 8300.

Risers will be set uniformly throughout. All treads will be 250 mm or greater and will have a rise of between 150 mm and 170 mm. Each stair will have no more than 12 risers in each flight.

Handrails will be placed along both sides of all stairs and have a 300 mm overhang at landings. Handrails will be continuous around the half landings.

A slip resistant, tactile nosing is proposed to the nose of each tread, which will also provide colour contrast. The landings will have a similar slip resistant, tactile finish to denote the bottom of flights.

It is proposed that wall mounted visual and tactile level indicators and circulation route signage will be provided on stair landings, in accordance with the recommendations set out in section 9.2 of BS 8300.

Escape stairs / Fire-fighting stairs will have a minimum width of 1100mm, and will be designed to the parameters set out in Approved Documents B and K and the width will be dependent on the expected occupancy of the building and flow rate of escape. Escape stairs / Fire-fighting stairs will, however, include Document M features where possible, to assist ambulant disabled people - i.e.:

- Handrails will be placed along both sides of all stairs and will have a 300 mm overhang at landings. Where a stair has two or more flights the handrail will be continuous around the half landings.
- A slip resistant, tactile nosing is proposed to the nose of each stair to the recommendations set out in Approved Document M, which will also provide colour contrast. The landings will have a similar slip resistant, tactile finish to denote the bottom of flights.
- Stair landings will have visual and tactile level indicators (in the form of an embossed or sunken sign on the wall adjacent to the stair) and circulation route signage in accordance with the recommendations set out in Approved Document M and BS 8300

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01892 542 322 | Pcon@globalnet.co.uk

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8.4.2 Passenger Lifts

The passenger lifts will have an internal dimension of 1100 mm by 2100 mm which is greater than the recommended minimum. An 1100mm wide lift requires a wheelchair user to reverse out, therefore consideration will be given to the installation of a mirror to the rear wall of the lift car to assist egress.

Internally the lift cars will be designed to the recommendations set out in Approved Document M, BS8300 and to BS EN 81-70 and BS EN 81-1.

All lift call buttons will be made distinct by illumination, surrounding each button. The call buttons will have tactile relief selectors. It is proposed the lifts will have audible announcements at each floor, and lift lobbies will have visual and tactile level indicators and circulation route signage at each floor.

8.5 Finishes

8.5.1 Visual Contrast

Visual contrast has been considered throughout each building. Visual contrast has been considered within confined areas such as small lobby areas, where a person with a visual impairment may be too close to the surrounding walls to differentiate between different surfaces and finishes. Visual contrast has been achieved between the junction of the wall and floor, and wall and ceiling, by means of contrasting finishes and colour.

8.5.2 Flooring

Internal entrance lobbies and lifts have a shell limestone floor finish. Internal stairs have a vinyl floor finish at low level and carpet on the upper levels. All finishes will be slip resistant (requires test upon installation), hard wearing, firm, level and easily maintained. Upper floor lobbies have a carpeted floor finish. Entrances have also been provided with heavy duty door mats to aid the removal of moisture and soil upon entry. The surface of the mat will be level with the surface of the adjacent floor finish.

All Internal floor surfaces are flush and will not impede the movement of wheelchairs.

8.5.3 Signage

There are 1.5 million people with a learning disability in the UK, of which approximately 30% have a sight impairment, and 40% have a significant degree of hearing loss (Section 1.2.3, “Good Signs”, Disability Rights Commission).

Signage will be developed to be clear, concise and consistent, and suitable for people with visual impairments and learning disabilities, such as dyslexia, as described below:

CLEAR:

Easy to see and understand, with large print in a clear typeface, with good contrast and low glare. People with learning disabilities would benefit from an increased use of pictures on signs, in addition to, or independent from text.

CONCISE:

Simple, short and to the point.

CONSISTENT:

Signs meaning the same thing should always appear the same.

9 Residential Means of Escape

It is proposed that in the event of a fire, disabled people, in the apartment of fire origin, will make their way to the protected lobby on their respective floor to await the arrival of the emergency services. It may be possible to use the lift at this point if it has not grounded, however the lift is not designed to facilitate evacuation, and any evacuation philosophy for occupants should not rely upon the lift.

The fire alarm provided within the building instigates evacuation of the fire affected apartment only. No fire alarm, at any level, will be sounded in unaffected apartments. All occupants on upper levels will stay in their apartments unless advised by the emergency services to evacuate.

10 Conclusion

Design development will aim to maintain and improve accessibility throughout each building.

The Dulwich FC development has been designed with inclusive access in mind, and has taken into account relevant policy, regulations and good practice. This will be maintained and developed further at detail design stage.

This access statement has explored both access and egress issues, to and around the site as well as within the buildings themselves. Consultation on accessibility throughout the design process has resulted in the inclusion of use by disabled people.

Options will continue to be considered to ensure the buildings are accessible. Further access assessment and consultation will be required throughout any future design progression.

Appendix A

Lifetime Homes Compliance

Residential Units – Lifetime Homes

The design of the residential units has taken into consideration various recommendations including the following:

- Approved Document M
- BS 8300: 2009+A1: 2010
- The London Plan and London Plan Supplementary Planning Guidance (SPG)
- Lifetime Homes

The London Plan and SPG requires 100% of all new residential accommodation to be designed spatially as Lifetime Homes.

Lifetime Homes are not designed specifically for wheelchair users and are in addition to the 10% wheelchair accessible housing requirement. For certain people a Lifetime Home may require adaptation. They are designed to accommodate the majority of adaptations with maximum ease, at minimum cost. Generally, maximum ease and minimum cost adaptations consist of alterations that do not include moving walls and / or fixed furniture.

Taking these recommendations into consideration, we have carried out a compliancy check for typical apartments in the RAM Brewery Phase 1 development. A table has been produced to indicate the level of compliancy with each of the 16 Lifetime Homes Standards.

All New Build Apartment Layouts

*When providing the minimum dimensions for access recommended within the guidance documents, consideration must be given to the proposed or intended finishes. Finishes can reduce the overall dimension and detrimentally affect access to and from spaces for disabled people – for example, the reduction of corridor clear widths after plasterboards and wall finishes have been applied.

Failure to consider this within the design may result in non-compliance with statutory regulations.

Lifetime Homes Requirement	Compliance	Notes
1. Car parking provision (not applicable for car-free schemes): **ON PLOT:** Where there is car parking within the dwelling plot, it should be capable of enlargement to attain 3300mm width (3600mm preferred).	Compliant	

<table>
<tr>
<td>COMMUNAL/SHARED: Where communal / shared parking is provided, at least one (or as specified by the local authority) bay with dimensions 3300mm by 4800mm (3600mm by 6000mm preferred) should be provided close to the core or entrance.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. The distance from the car parking space to the entrance or lift core should be kept to a minimum (within 50m) and should be level (no steeper than 1:60, crossfall no greater than 1:40) or gently sloping. Where travel distances exceed 50m, level rest areas should be provided.

Paths should be minimum 1200mm wide (communal, although 1800mm is preferred) or 900mm (within cartilage of individual dwelling, although 1200mm is preferred) and should be firm, smooth and non-slip.</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>3. The approach to all entrances should be level or gently sloping. Ramp parameters within Part M are the same as ‘gently sloping’ within the Lifetime Homes standards, including the requirement for 1.2m clear at the top and bottom of all slopes.</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>4. All entrances should be illuminated (with diffused luminaires) and have accessible level access over the threshold level (max 15mm upstand).

The main entrance should be covered. Minimum depth of weather protection at an individual dwelling should be 600mm (900mm typical); at a communal door should be 900mm (1200mm typical).

A clear level landing is required – 1200mm by 1200mm for individual dwellings; 1500mm by 1500mm for communal entrances.

Entrance clear opening widths should be as follows:

DWELLING ENTRANCE DOORS
<table>
<tr><td>Direction and width of approach</td><td>Minimum effective clear width (mm)</td></tr>
<tr><td>All</td><td>800</td></tr>
</table>
COMMUNAL ENTRANCE DOORS
<table>
<tr><td>Direction and width of approach</td><td>Minimum effective clear width (mm)</td></tr>
</table>
</td>
<td>Compliant</td>
<td></td>
</tr>
</table>

<table><tr><td>Straight on (without a turn or oblique approach)</td><td>800</td></tr><tr><td>At right angles to an access route at least 1500mm wide</td><td>800</td></tr><tr><td>At right angles to an access route at least 1200mm wide</td><td>825</td></tr></table> All doors should have a 300mm nib or clear space to the leading edge on the pull side.		
5. Communal stairs should provide easy access, and where homes are reached by a lift it should be fully wheelchair accessible* **Stairs:** 170mm max rise, 250mm minimum going, handrails 900mm height from nosing and with 300mm extension, contrasting nosings and closed risers. **Lifts:** minimum dimensions of 1.1m by 1.4m, 1.5m square clear landings, lift controls at 900-1200mm and 400mm from the lift's internal front wall.	Compliant	
6. The width of the doorways and hallways should conform to the following*: **INTERNAL DWELLING** <table><tr><td>Direction and width of approach</td><td>Minimum clear opening width (mm)</td></tr><tr><td>Straight on (without a turn or oblique approach)</td><td>750</td></tr><tr><td>At right angles to a corridor / landing at least 1200mm wide</td><td>750</td></tr><tr><td>At right angles to a corridor / landing at least 1050mm wide</td><td>775</td></tr><tr><td>At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm)</td><td>900</td></tr></table> These do not apply to storage unless intended as 'walk-in'. There should be 300mm to the side of the leading edge of doors on the entrance level.	Compliant	

<table>
<tr>
<td>Minimum width of corridors 900mm, although can be reduced to 750mm at pinch-points (e.g. radiators) as long as it is not opposite or adjacent to a door.

COMMUNAL
<table><tr><td>Direction and width of approach</td><td>Minimum clear opening width (mm)</td></tr><tr><td>Straight on (without a turn or oblique approach)</td><td>800</td></tr><tr><td>At right angles to a corridor / landing at least 1200mm wide</td><td>800</td></tr><tr><td>At right angles to a corridor / landing at least 1050mm wide</td><td>825</td></tr></table>There should be 300mm to the side of the leading edge of doors.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. There should be space for turning a wheelchair in dining areas and living rooms (1500mm turning circle, or 1400mm by 1700mm ellipse). Where movement between furniture is necessary, 750mm clear width is required between items.

Kitchens should have a clear width of 1200mm between units.

Main bedrooms should have a clear space 750mm wide to both sides and to the foot of the bed; secondary bedrooms should have 750mm to one side and to the foot of the bed.</td>
<td>Compliant</td>
<td></td>
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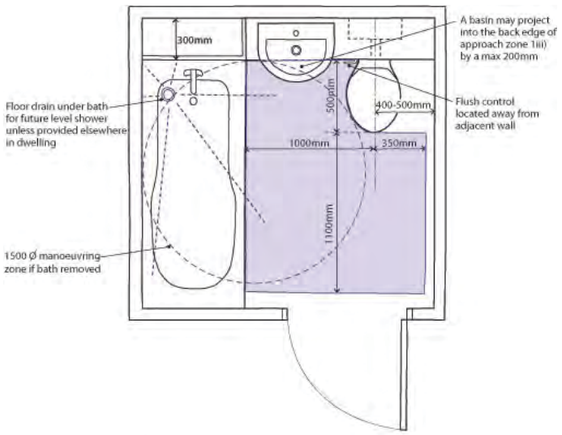
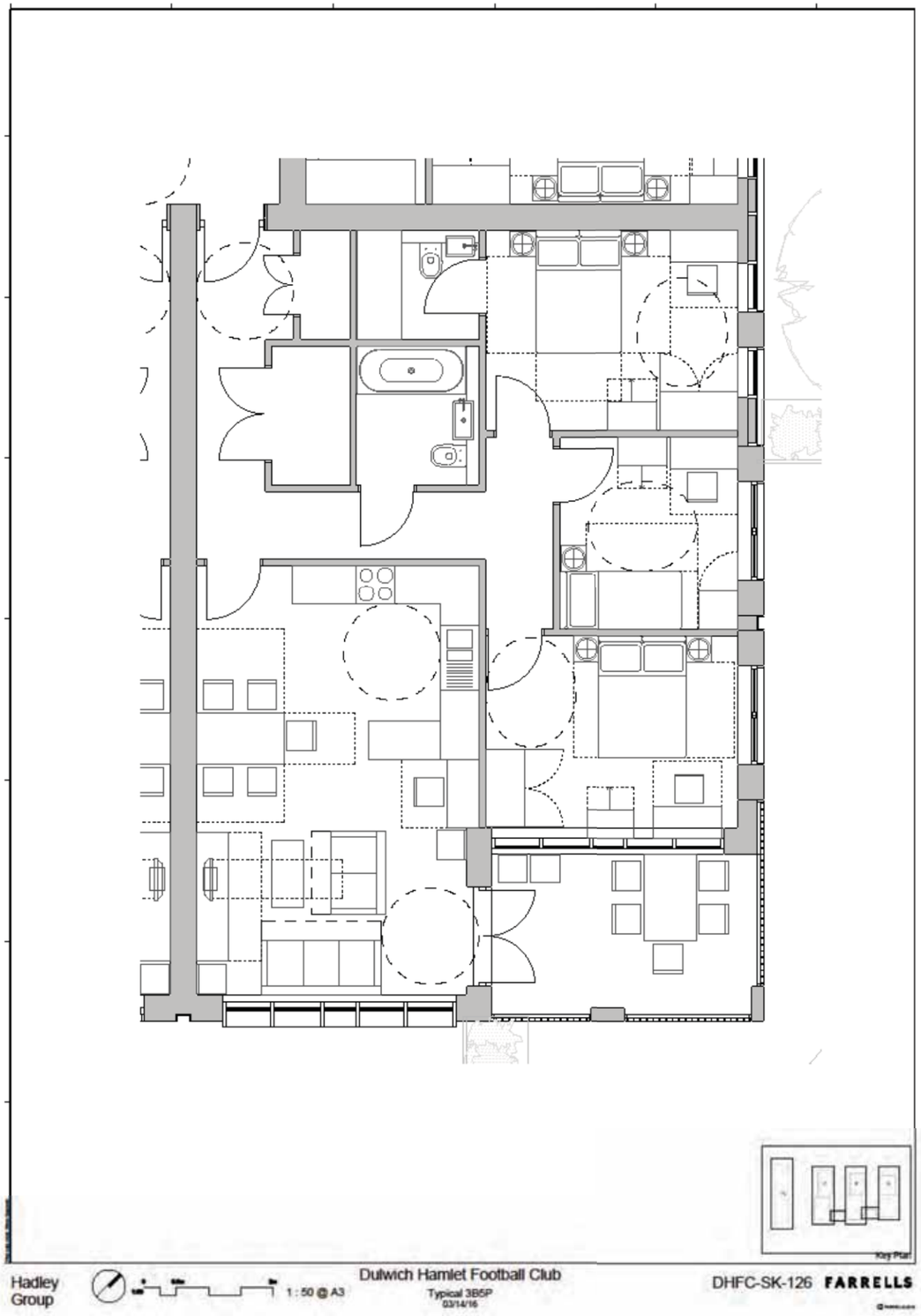
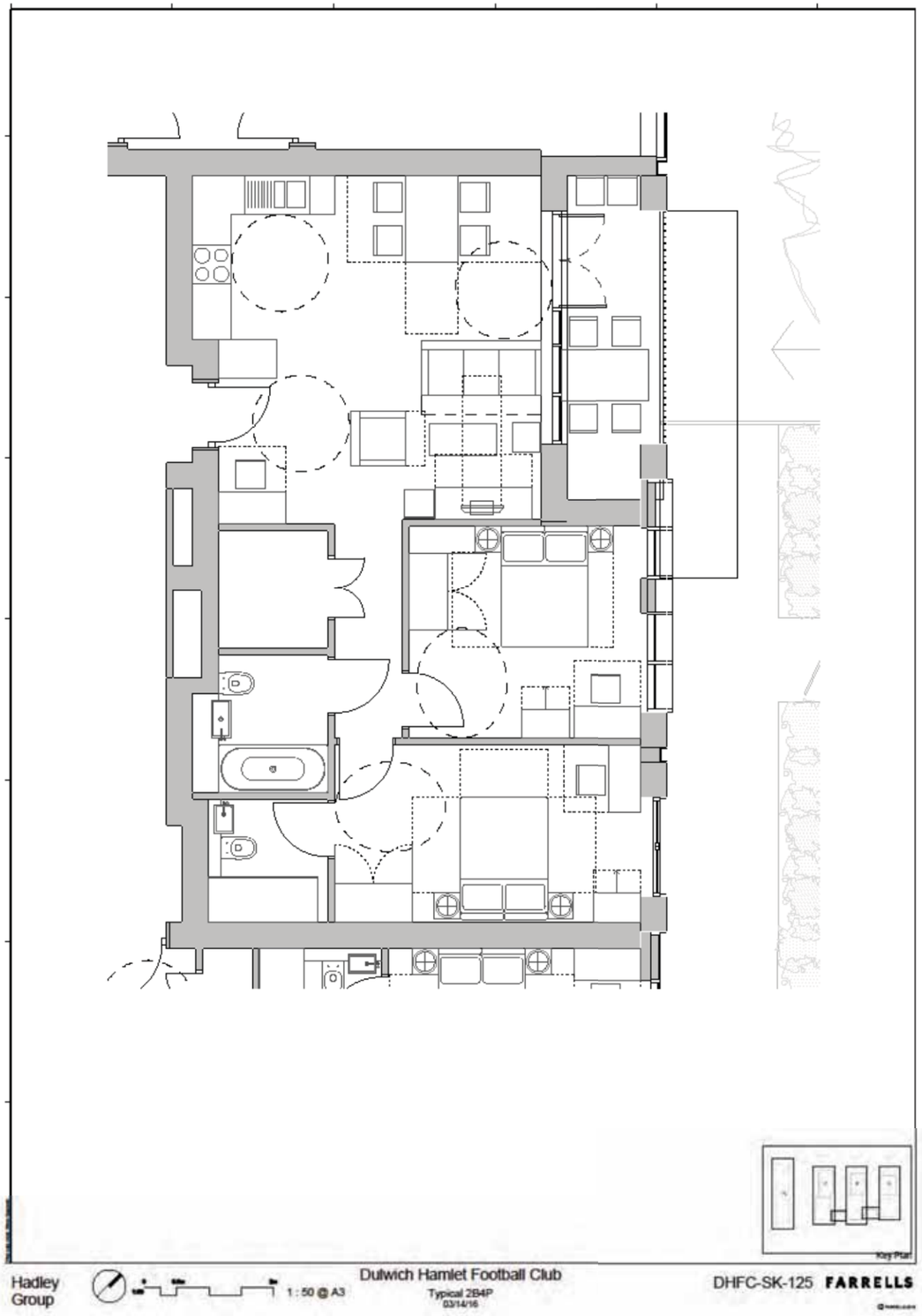
<tr>
<td>8. The living room should be at entrance level.
(It is also preferable if the kitchen is on the entrance level)</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>10. There should be
a) a wheelchair accessible entrance level WC*, with
b) drainage provision enabling a shower to be fitted in the future.</td>
<td>Compliant</td>
<td></td>
</tr>
</table>

Unless a compliant Criterion 14 Bathroom is provided on the entrance level, the WC should have overall footprint of 1450mm by 1900mm, which will accommodate: • 400-500mm from centre of WC to side wall • 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall • 750mm clear from the side of the WC to the opposite wall (although the wash hand basin may encroach 200mm into this) • Flush control located between the centre of the WC and the side of the cistern furthest from the adjacent wall		
11. Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Compliant	To be specified during design development.
12. In dwellings of two or more storeys, the design should incorporate*: a) provision for a future stair lift (minimum clear width 900mm, measured from pitch line, preferably straight with no winders) b) a suitably identified space for a through-the-floor lift (minimum 1000mm by 1500mm) from the ground to the first floor, for example to a bedroom next to a bathroom (unless entrance level contains living room, kitchen, main bedroom and a bathroom).	Compliant	
13. The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. (It is preferable to have a knock-out panel, minimum clear opening width of 900mm, between the bedroom and bathroom, or an ensuite provision, from the outset.)	Compliant	
14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin on the same storey as the main bedroom. WC should have: • An outward opening door • 400-500mm from centre of WC to side wall • 1100mm clear from the front of the WC and front of the wash hand basin to the opposite wall • 1000mm clear from the centre line of the WC on the open side (although the wash hand basin may encroach 200mm into this) • Flush control located on the open side of the WC.	Compliant	

The bathroom should also have: • Where a bath is provided, a clear zone alongside the bath at least 1100mm by 700mm • Where a level shower is provided instead of a bath, a clear 1500mm turning circle or 1400mm by 1700mm ellipse is provided (this can be achieved by removal of a bath, provided that a drainage gulley and 1000mm clear to the side of the WC has been provided from the outset). (It is preferable to have a knock-out panel, minimum clear opening width of 900mm, between the bedroom and bathroom, or an ensuite provision, from the outset.)  **Figure 14b - Example bathroom layout** 		
15. Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate. Any full width transom or cill within the field of vision should be at least 400mm in height away from any other transom or balcony balustrade. There should be an approach route of 750mm wide to allow access to windows in each habitable room. Window controls should be no higher than 1200mm from the floor. This is not applicable to kitchen windows where situated behind kitchen units.	Compliant	To be specified during design development.

16. Switches, sockets, ventilation and service controls should be at a height useable by all (ie. between 450 and 1200mm from the floor, and at least 300mm away from any internal room corner). His includes: Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls.	Compliant	To be specified during design development.
0 Non-Compliant; 0 Not Applicable; 0 Requiring Confirmation and 16 Out Of 16 Compliant Subject To Future Adaptations		


Hadley Group
1 : 50 @ A3
Dulwich Hamlet Football Club
Typical 3B5P
03/14/16
DHFC-SK-126
FARRELLS
Key Plan


Hadley Group
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Dulwich Hamlet Football Club
Typical 2B4P
03/14/16
DHFC-SK-125
FARRELLS
Key Plan

Appendix B

South East London Wheelchair Housing Design Guide Compliance

Residential Units – Wheelchair Accessible Homes

General terms

The design of the residential apartments has taken into consideration various recommendations including the South East London Wheelchair Housing Design Guide, Approved Document M and BS 8300. Consideration has also been given to the London Plan Supplementary Planning Guidance (SPG) with regard to Wheelchair Housing and Lifetime Homes, in particular Section 3.3 of the SPG:

Refer also to the “Accessible Apartments Adaptability Strategy 2”.

Wheelchair Housing

‘In all housing developments, including conversions and changes of use, the Mayor will and boroughs should seek to ensure that 10 per cent of the units are designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.’

‘Lifetime Homes, while offering the choice to people who have acquired an impairment to remain in their home, are not designed with the additional spatial requirements a wheelchair user needs. A proportion of homes will therefore also need to be built to be accessible and/or easily adaptable for wheelchair users and people with other physical and age related impairments who cannot adequately adapt a home that has been designed to Lifetime Home standards.’

Note that 10% of all residential accommodation should be designed spatially as wheelchair accessible units (although they do not need to be fitted out as such). The designation of wheelchair accessible apartments should be confined to apartments which are located on a single level only, as the split-level townhouses are not user-friendly for people with mobility difficulties. The location of wheelchair accessible units should be located so as to provide a variety of views and experiences.

Appendix 3 of the London Housing Design Guide states the following:

‘The guidance is intended to ensure that the ten per cent designated wheelchair accessible dwellings are suitable and easily adaptable for occupation by a wheelchair user at a later date. This means designing homes that can be adapted without the need for structural alteration, through minor modifications such as fixing grab rails, replacing kitchen units or replacing a bath with a shower, and designing homes that are large enough to accommodate the additional circulation and storage space requirements of wheelchair users, in all rooms and circulation areas.’

Taking these recommendations into consideration, we have carried out a compliancy check, and a table has been produced to indicate the level of compliancy with the main points of the South East London Wheelchair Housing Design Guide. For further guidance and detail, please refer to the full South East London Wheelchair Housing Design Guide document.

Approved Document Part M Text:

‘MIXED USE DEVELOPMENT

In mixed use developments part of a building may be used as a dwelling while another part has a non-domestic use. In such cases, if the requirements of the Regulations for dwellings and non-domestic use differ, the requirements for non-domestic use should apply in any shared parts of the building.’

BS 8300: 2009 Text:

‘This British Standard applies to the following types of building:

g) residential buildings, e.g. hostels and hotels, residential clubs, university and college halls of residence, nursing homes and prisons, as well as the common parts of multi-occupancy residential buildings.

This British Standard does not apply to individual dwellings, to residential buildings designed specifically to meet the needs of severely disabled people, or to temporary structures.’

Wheelchair Accessible Apartments

*When providing the minimum dimensions for access recommended within the guidance documents, consideration must be given to the proposed or intended finishes. Finishes can reduce the overall dimension and detrimentally affect access to and from spaces for disabled people – for example, the reduction of corridor clear widths after plasterboards and wall finishes have been applied.

Failure to consider this within the design may result in non-compliance with statutory regulations.

Wheelchair Accessible Requirement	Compliance	Notes
1. Moving Around Outside: **Pavement crossovers:** Dropped kerbs 1000mm minimum width, sited in pairs opposite each other, gradient shall not exceed 1:12 with a slip resistant surface differing from that of pavement. **Paths:** Width 1200mm, crossfalls must not exceed 1:50. **Ramps:** Gradient 1:20, width 1200mm clear between handrails, 10 metres maximum length between resting platforms, non-slip surface, platforms at every change of direction and at door or gate 1500mm square or 1200mm x 1500mm. **Protected edges:** 100mm kerb on paths and ramps. **Rails:** Where there is a drop to the side of a path or ramp, midrail at 550mm and top rail 900mm extending 300mm horizontally beyond top and bottom ends of ramps. A protected edge is still required but may be part of the railing. Ensure access for stretchers, average 610mm x 1550mm.	Compliant	
2. Using Outdoor Spaces: **Gate:** 900mm clear opening operable from both sides, not spring loaded. **Approach space outside external door:** 1500mm x 1500mm platform extending 550mm from the lock side, and increased by the space used by an outward opening door, slip resistant surface with slight drainage falls. **Clothes drying:** Accessible facilities, i.e. suitable for use from a wheelchair as described in section 1. **Routes from external doors to storage, refuse and gate:** Shall be accessible and short (as described in section 1). **Balconies:** Wheelchair accessible threshold, door 900mm clear opening, if double doors 1 leaf to be 900mm clear (Not Sliding doors). 1500mm min. turning circle unobstructed by door swing. **Gardens and patios:** should be accessible and level.	Compliant	

3. Approaching The Home: **Car parking:** One allocated parking bay is usually required for each wheelchair unit. 4000 x 6600mm slip resistant level surface where possible covered, height 2300. Any proposed absence of parking or any variation should be negotiated with the borough and the GLA. **Where car parking is behind automatic gates**: Hand held remote controls are required for disabled residents. **Route to entrance:** Accessible as described in section 1 (covered if possible). **Door canopy:** 1200 x 1500mm, height 2300mm extending beyond the door on the lock side 550mm. **Lighting:** To car parking space, route to entrance and entrance itself, Passive Infra-Red (P.I.R.) detector and internal switching. **Ground floor flats:** It is preferable that ground floor flats be designed so they can be accessed directly by their own front doors and not by communal doorways and corridors. **Communal corridors:** Width access to wheelchair units to be min. 1200mm. If more than 1 wheelchair unit along a corridor then to be 1800mm wide to allow wheelchair users to pass or have passing places 1800mm wide and 1200mm long at reasonable intervals. **Communal internal corridor doors** to be limited as far as possible. Where necessary to be type held open until released when fire alarm activated. **Lifts:** Where wheelchair units have to be above ground floor, 2 wheelchair accessible lifts are required, with space for a wheelchair and at least one ambulant person. Lifts need to provide access to any communal facilities such as shared gardens. 10	Compliant	.
4. Negotiating The Entrance Door: **Approach space inside the external door:** 1800mm from the face of the door, and 1500mm wide. 550mm approach space to both inside and outside of the door on the lock side. **Threshold:** Weather tight with maximum 15mm bevelled upstand. **Locks:** Deadlock height between 800 and 900mm, latch lock height between 900 and 1000mm with lever or easy grip handle. (Allow for 300mm rail for use as pull handle height between 800mm and 1000mm). **Communal doors:** Shall be operable from a wheelchair. This will require mechanical assistance, remotely controlled. Maximum opening and closing force of doors should be 20 Newtons at the leading edge.	Compliant	To be specified during design development.

Entry phone: To communal front door to have table top handsets with 2m cable in the living room and bedroom. Kitchen handset to be wall fixed to avoid trailing cables.		
5. Entering And Leaving; Dealing With Callers: **A clear opening door:** 900mm. **Approach space inside the front door:** Is essential for transfer to a second wheelchair 1800mm x 1500mm **Threshold**: Weather tight with maximum 15mm bevelled upstand. **Storing and charging for wheelchair:** To be near front door to limit transfer of dirt and water into the dwelling. Location of this space in the living or bedroom space is not acceptable. Maintain a 1500mm turning circle and provide a 1500mm x 1200mm charging space with power socket. Headroom minimum of 1200mm allows for understairs area to be used for this. The 1800mm x 1500mm space required in 5.1 can include the 1500mm turning circle required here if appropriate. **Spyhole:** Height 1150mm centrally placed. **Doorbell:** Height between 800 and 900mm, lock side of door. **Letterbox:** Height 700mm with wire basket (not infringing on the 900mm clear opening). 13 **Private door**: ensure that locking mechanism is compatible with a mechanical opener and that a suitable power supply is provided – i.e. that the front entrance doors of flats should be capable of future installation of mechanical openers. The opening and closing force of doors must be no more than 20 Newtons at the leading edge. **Entryphone**: Private front entrance door entry phones with door release to be installed with table top handsets and 2 metre cabling in living room and bedrooms and to be wall fixed in kitchen.	Compliant	To be specified during design development.
6. Negotiating The Secondary Door: **External level landing:** 1500 x 1500mm and extend in length by 900mm if the door swings outwards. **Clear 900mm door opening:** 550mm approach space to both sides of the door on the lock side, level weather-tight threshold as for front entrance door. (See 4.3) **Secure lock or multi-locking:** Height between 800 and 1000mm for latches, pull handles, lever handles. Outward opening external doors require secure stays. The type of lock provided to allow for operation in conjunction with an overhead door opener. A minimum 120mm space above the doors to allow for a powered opener. **External lighting:** To the door and en route with P.I.R. lighting and internal switching.	Compliant	To be specified during design development.

French windows: 900mm minimum clear opening on at least one of double doors. If used opening and locking to be possible one handed from a wheelchair. **Sliding doors:** Shall not be used, rarely provide negotiable threshold.		
7. Moving Around Inside; Storing Things: **All passageways:** Minimum 1200mm width clear of obstructions. **Internal door openings:** Recommended clear opening 900mm (a minimum clear opening of 840mm is only acceptable if unavoidable), 550mm approach space to opening edge both inside and outside the room. No 2 leaf doors. **Suitable storage:** Ensure depth and width of storage space in combination with any shelving layout provides optimum access to space and to stored items. **Flooring:** Where floor covering is provided it should be a material with high friction and low glare. Slippery and polished surfaces should be avoided.	Compliant	
8. Moving Between Levels: **A vertical lift:** Is essential, positioned hall to landing, complying with BS 5900/1999. 1500mm turning circles are essential outside lift door on both levels clear of the door swing. **The minimum internal lift:** Dimension required is 790mm wide, 1120mm long. **Powered lift doors:** Are required. **External lift controls:** Should be agreed with Housing Occupational Therapist. **Position of lift:** There should be a minimum distance of 1800mm between the lift door and the top stair. The lift should not open out straight on to the stairs	N/A	All Wheelchair accessible apartments are single storey
9. Using Living Spaces: **Turning circle:** Each room shall have extra space, close to the door, for 1500mm turning circle. **Transfer spaces:** 1400mm is required in front of any furniture. **Operable fittings:** Reaching heights between 800 and 1000mm. **Radiators:** Shall not impede circulation. **Sockets:** Shall be at least 750mm from a corner, height 800mm to top of socket plate. **Light switches:** Full plate or large rocker light switches must be specified, height 900mm to top of switch plate.	Compliant	To be specified during design development

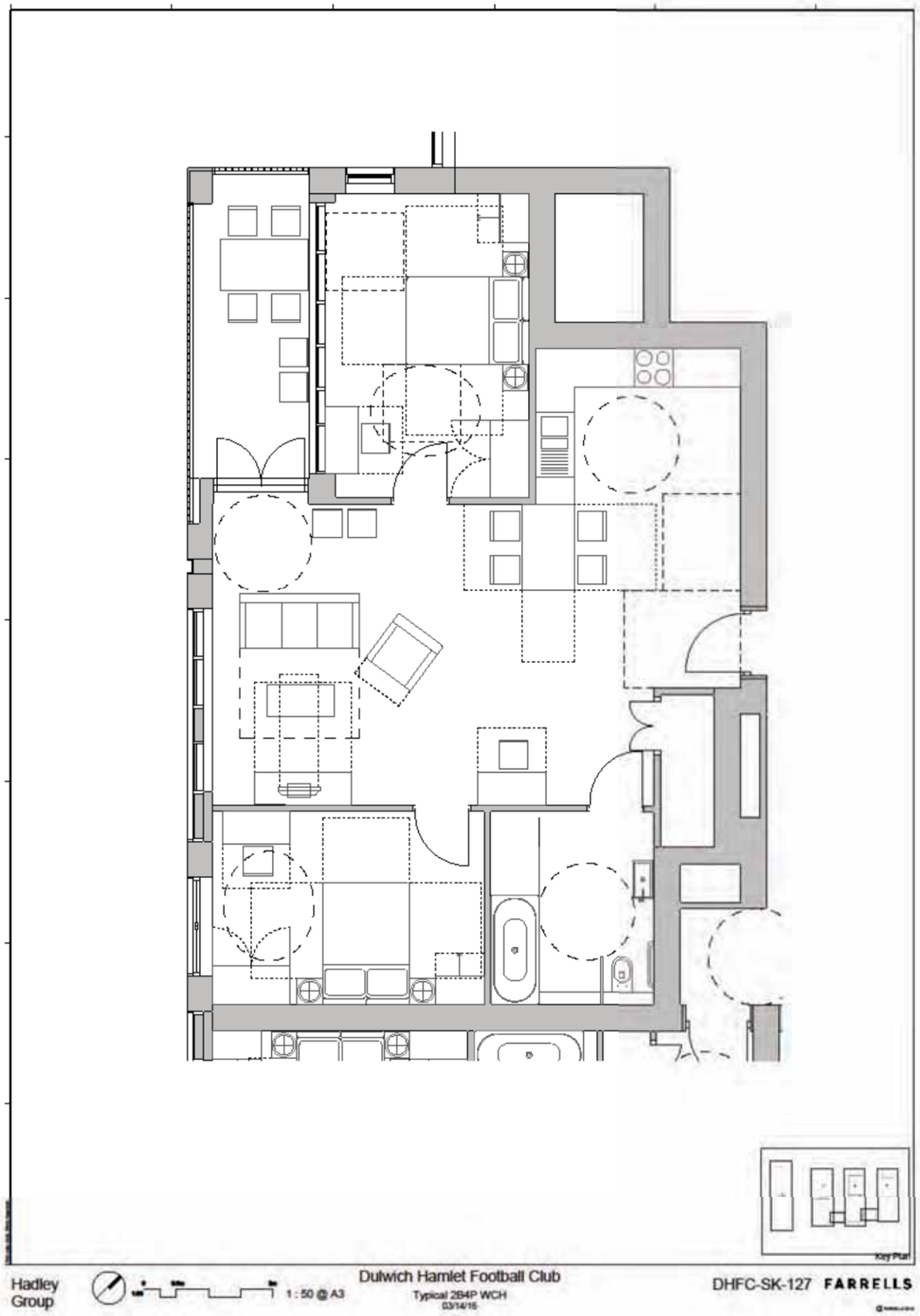
Hoists: Ceiling shall be horizontal and have structural capacity for future possible hoist installation. The maximum weight load including equipment is 250kg. The minimum ceiling height is 2500mm. The maximum ceiling height is 3650mm.		
10. Using The Kitchen: **Space and layout:** 1500mm turning circle plus room for another person i.e. 1800mm x 1500mm clear manoeuvring space. **Worktop:** A continuous surface with knee recess is essential under and between hob and sink unit. Knee recess height 600mm. The work surface shall be adjustable, tiled behind, for heights from 700mm to 900mm. An 800mm wide section of adjustable height worktop with knee recess alongside the hob/sink section which can act as a work station. Fascia boards and vertical supports are to be avoided. **Provide storage:** Appropriate to the size of dwelling (as set out in National Housing Federation 'Standards and Quality in Development: A Good Practice Guide'), the major proportion of which is in a position and format useable from a wheelchair. When requested by an Occupational Therapist wall units with pull down baskets should be provided. **Provide adjustable shallow sink:** With insulated bowl, reachable from a wheelchair, easily manipulated taps (e.g. short lever) and flexible plumbing, tiled behind, for heights from 700mm to 900mm. **Provide adjustable hob:** A flat surface hob for example a ceramic or induction hob with front or side controls, wall tiled behind to allow adjustment between 700mm and 900mm. Minimum of 300mm to each side of hob for pan handles, to be adjustable with the hob. **Built in oven:** accessible from a wheelchair with reversible side hung door and non-tilt shelves. Heat resistant pull out shelf below oven. A 300mm worktop space to be available to the side of the oven on the opening side of the oven door. **Additional space for appliances:** Is essential for people with disabilities, especially in smaller units (e.g. 4 spaces in a 1 or 2 person unit). **All controls and socket outlets:** Shall be accessible. Provide remote and labelled switches for appliances and equipment. Switches shall be 150mm above maximum worktop level. **Internal refuse:** If provided, arrangements shall be manageable from a wheelchair. **300mm worktop space:** To be provided on the opening of the fridge door. **Position of window winder controls:** Should be agreed with Housing Occupational Therapist. 19	Compliant	To be specified during design development
11. Using The Bathroom: **Space for bath and shower:** Will vary between 1/2 bed dwellings and 3+ bed dwellings. In dwellings with 2 storeys there should be a fully accessible shower room on one floor and a fully accessible bathroom on the other.		

1 and 2 bed bedroom dwellings: Shall be provided with fully operational level access shower including all fittings. A bath shall be available on site and installed over the gully when necessary for individual tenants. This decision will be made at viewing. Where the dwelling has both a shower room and a bathroom the side transfer to WC to be on the left for one and on the right for the other. **3 or more bed bedroom dwellings:** Shall have a fully operational bathroom and a fully operational shower room, each with WC and side transfer to WC to be on the left for one and on the right for the other. **Bathroom and shower room:** Not to be en-suite unless secondary access from hall/corridor. The Housing Corporation Guidelines require a shower gully to be available in every bathroom rather than under the bath. However, a gully with 1:40 falls in the centre of a bathroom floor makes the space harder to negotiate in a wheelchair. A useable shower 1200mm square in the corner of the room is required. 1:40 falls to the gully in the same corner. It is advisable to ensure a drainage fall across the whole floor. **Turning circle:** Bath and/or shower rooms must each have 1500mm turning circle clear of the basin and WC. **Transfer space to side:** Of WC pan, shower seat and bath must be 850mm from side edge; front edge of WC pan to rear wall must be 800mm unobstructed. **Transfer space to front:** Of WC pan and shower seat must be 1100mm. **Rail fitting space:** To wall side edge of WC pan and shower seat 250mm minimum and 350mm maximum. **Hoist transfer space:** Between edge of WC pan and edge of bath must be a minimum of 850mm. **Fixings** Structural capacity shall be provided in every bathroom and shower room for: - ceiling track hoists (and ceiling shall be horizontal) - rails by WC - shower seat and rails - floor fixed equipment - over bath rails **WC height:** Should be standard i.e. 400mm pan with seat and standard cover. **The cistern:** Must have a splayed lever handle on the outer/transfer side. **Showering space:** Shall be at least 1200mm square. **Level access shower:** Seat shall be on site and have drop-down legs, a back and drop-down arms and be height adjustable for fitting if required. **Level access shower:** Controls shall be large and easy to see with anti-scald thermostatic control pre-set at a temperature of 43°C, 750mm from corner to edge of controls, height 1000mm. **Level access shower:** Slider bar 1000mm long, 600mm from corner, lower height 1000mm on same wall as controls.	Compliant	To be specified during design development

Level access shower: Hose 1500mm long. **Rail with weighted shower curtain:** Required to contain water. The curtain shall fall to 15mm from finished floor level and enclose 1200mm square. Rail height to allow for ambulant use of the shower. **Bath:** Must be standard i.e. height 520mm, width 700mm, length 1700mm, i.e. NOT A SHALLOW BATH. **Bath taps:** Shall be short lever and fitted either centrally on the long outer wall or on the outside corner of the short side of the bath and shall not hinder transfers. **Integral bath rails:** Shall not protrude above the rim of the bath nor hinder transfers. **Over bath shower:** Controls shall be large and easy to see with anti-scald thermostatic control pre-set at a temperature of 43°C. Position 750mm along the length of the bath from the tap end, height 1000mm from finished floor level. **Over bath shower:** Slider bar 1000mm long located 900mm along the length of the bath from the tap end. Lower height 1000mm from finished floor level. **Over bath shower:** Hose 1500mm long. If hair rinse shower then standard shorter hose required. **Wash-hand basin:** Shall be non pedestal, cantilever, adjustable height with flexible plumbing and splashback tiled in advance for heights from 700mm to 1000mm. Taps must be short-lever. The basin must be suitable for family use – not the hand rinse type referred to in part M documents. Its position should not infringe the transfer space required in paras 11.7 and 11.8. Centre of wash hand basin to be no less than 500mm to the centre from the nearest corner. There should be at least 800mm from the front edge of the pan to the nearest edge of the wash basin. **Rails:** 2 x 750mm dropdown rails, 2 x 600mm and 2 x 450mm pressalit type grabrails with slip resistant surface shall be available but NOT FITTED until tenant identified and assessed. Where a WC pan has been boxed off the wall a longer drop down rail 1000mm long shall be available. This list is not exhaustive. NB. Arrangements are required to be in place for installation of shower seat and rails as directed by an Occupational Therapist, prior to tenants moving into the property. **Floor:** Shall be waterproof and slip resistant, sheet material (i.e. not tiles) extending up the wall by 150mm. **Pull switches:** Shall have large pull, cord restraining eye and height 800mm. **Shaving point:** Height between 800mm and 1000mm. **Over basin light:** Shall have pull cord long enough to reach from a wheelchair.		

12. Using Bedrooms: **Turning circle:** All bedrooms shall have 1500mm turning circle clear of door swing. **Transfer space:** To each side of double bed and one side of single beds shall be 1100mm. **Access past bed:** A minimum of 1000mm between end of the bed and the wall, 1400mm if furniture opposite foot of bed. **Access to furniture:** 1400mm is required between the bed and any other unit (e.g. wardrobes, chest of drawers, etc.). **Controls:** Single bedrooms shall have 3 double socket outlets. Twin and double bedrooms shall have 4 double socket outlets. Sockets to be at least 750mm from a corner, height 800mm to top of socket plate. **Adjacent to bedhead:** Shall have socket outlet, TV/FM points, entryphone point and 2 way light with pull cord over the bed. **Hoists:** Ceiling shall be horizontal and have structural capacity in all bedrooms for future possible hoist installation.	Compliant	To be specified during design development
13. Operating Internal Doors: **Door construction:** Shall permit subsequent horizontal rail fitting at height between 800mm and 1000mm. **Lever handles:** Height between 800mm and 1000mm. **Internal locks:** Shall be easily manipulated inside and outside in emergencies, height between 800mm and 1000mm. **Emergency opening:** Bathroom, shower room and WC doors shall open outwards. **Self-closing doors:** Shall be operable independently from a wheelchair and have delayed action closing. Maximum opening and closing force of doors 15 Newtons at leading edge.	Compliant	To be specified during design development
14. Operating Windows: **Handles:** A single operating handle, height between 800mm and 1000mm shall be provided within reach for wheelchair user. **Remote control:** Where window handle cannot be reached, install manual or powered window opening and locking gear within reach for wheelchair user. **Safety:** Windows opening outwards shall not create hazards.	Compliant	To be specified during design development

Glazing line: Shall not exceed height 800mm (except in kitchen and possibly bathroom).		
15. Controlling Services: **Main services:** Gas controls and electric consumer units shall be accessible for a wheelchair user at least 750mm from a corner, control height between 800 and 1100mm and seeing height 1200mm. **Mains water:** Stopcock shall be accessible for a wheelchair user, at least 750mm from a corner, control height 800mm. **Plumbing:** Isolating stop taps shall be provided for sink, washing machine, WC and shower, all reachable from a wheelchair. **Flexible plumbing:** Shall be fitted to sink and wash-hand basins. **Radiators:** Low Surface Temperature (LST) radiators shall be installed in all bathrooms and shower rooms and any other restricted areas. **Light switches:** Full plate or large rocker light switches shall be specified, two way where required, height 900mm to top of switch plate. **Pull light switches:** Shall have large pull, cord restraining eye and height 800mm. **Socket outlets:** Shall have large switches on the outer ends of double sockets, at least 750mm from a corner, height 800mm from floor or 150mm above the maximum worktop level to the top of the socket. **Socket outlets for appliances:** Socket 600mm where it is below worktop, with remote switch 100mm above maximum worktop level. **Alteration of radiator positions on site:** Should be agreed with Housing Occupational Therapist. **Central heating controls:** Boiler ignition, programmer, timer pump and thermostat shall all be at least 750mm from a corner, height 800mm and accessible for a wheelchair user. **Telephone:** Provide a line with socket outlets, height 800mm in living-room, kitchen and bedrooms. **Entryphone:** Provide an intercom and door opening system with handsets in bedrooms, living room and kitchen, position to be identified on plan. Table top version with 2 metre cable is required in living room and bedrooms. Kitchen handset to be wall fixed, height 800mm.	Compliant	To be specified during design development
0 items requiring confirmation; 1 items Not Applicable; 0 items Not Compliant. 14 Out Of 15 Compliant Subject To Future Adaptations		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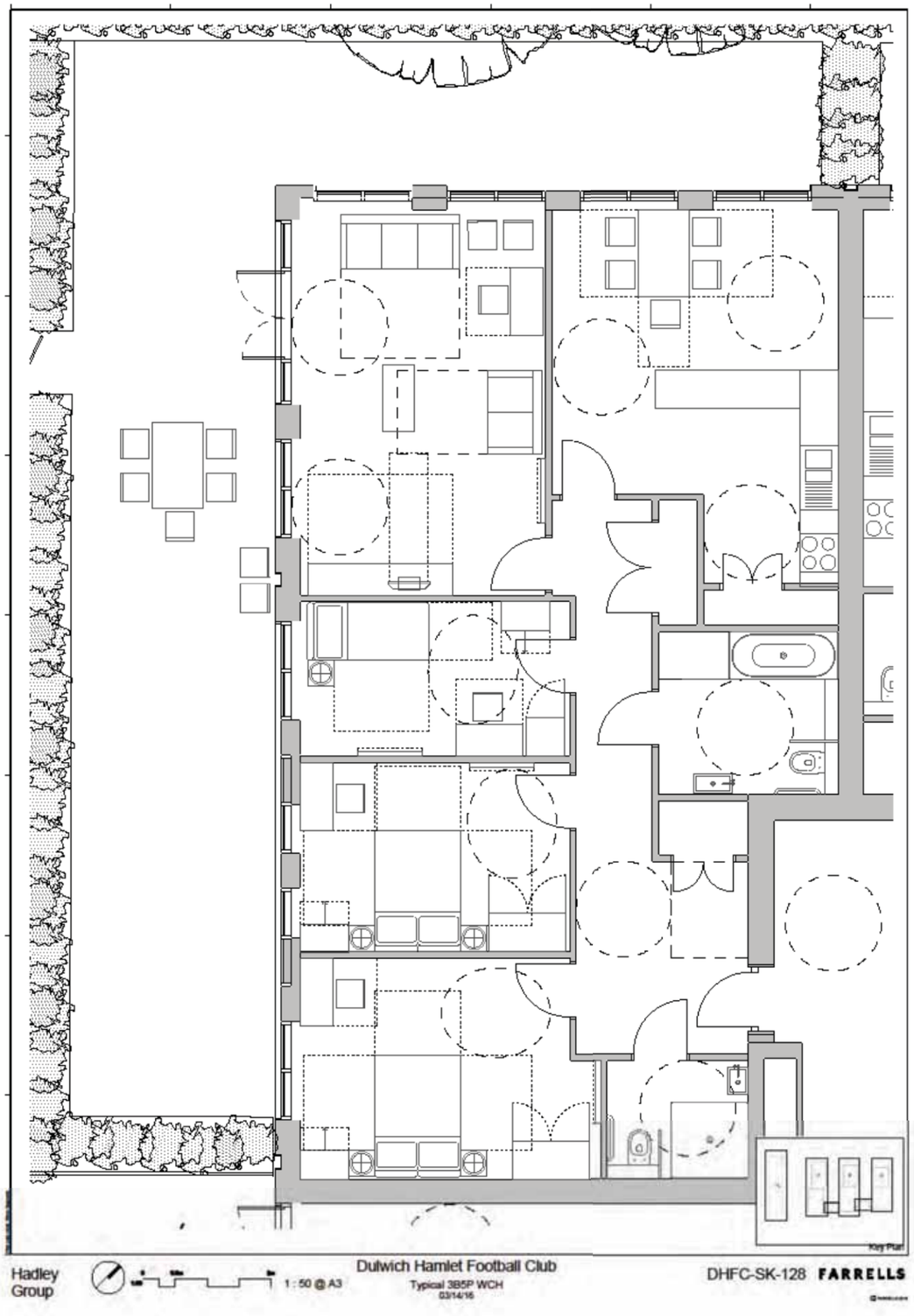
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DESIGNING OUT CRIME MEETING MINUTES

Designing Out Crime Meeting

A meeting was held with Designing Out Crime Officer Lyn Poole in February 2016. During this meeting the scheme was reviewed, and Lyn advised modifications or inclusions to the design to ensure that the development is safe for residents and visitors. Minutes from the meeting are presented here.

FARRELLS

MEETING NOTE

Ref: DHFC0027mn0606LS16feb02 – DOC Meeting

JOB:	DHFC – Dulwich Hamlet Football Club
SUBJECT:	DOC Meeting
DISTRIBUTION:	Attendees, Hadley Property Group (HPG): Tom McCormack, Danielle Torpey Meadow Residential (MR): Peter Lumb GVA: Mark Gibney, Simon Fowler Farrells (F): Bea Young, Roger Lee Grants Associates (GA): Keith French, Hannah Slade, Olly McIlvenna WSP: Alex Silver, James Morgan
PREPARED BY:	Louise Scannell
DATE:	Tuesday 2nd February 2016

Venue:
Farrells, Hatton St

Present:
Farrells (F): Louise Scannell (LS), Gabriele Tomassini (GT)
Metropolitan Police (MET): Lyn Poole (LP)

Item	Matters Arising	Actions
0.0	**Meeting format**	
	F ran through the general arrangement plans, LP gave advice throughout.	Note
1.0	**Site access**	
1.1	F explained the vehicular access and pedestrian access through the linear park. F confirmed that landscape is being designed to create a safe environment – clear stem trees, lots of lighting	Note
2.0	**Entrance control**	
2.1	LP talked through options for entrance control, including: • Visitors call up to relevant apartment, residents allow access to visitors through the main entrance door from the apartment • This would trigger lift to arrive at ground floor and provide access to only the floor they are visiting. • Or, the lifts can also have the facility to call up to the required apartment and access being granted to the relevant floor by the resident. • Or, lifts can only be operated by fob or code, requiring residents to travel to ground floor to allow visitors up to the required floor. LP advised that the latter is *not* generally preferred, especially for residents on the upper floors. HPG to confirm their preference.	Note Note HPG
2.2	LP explained that although data logging is a recommendation for blocks with 25+ units, she recommends it at all entrances, including the affordable	Note

	entrance. Data logging produces data (photos etc.) that can be used in court, or to support evictions for residents causing problems. HPG to confirm their preference for entrance door security	HPG
2.3	LP explained that wheelchair units require power assisted doors, however the time lapse on these increases the risk of tailgating. A way to reduce this risk is to include information on the fob that identifies wheelchair users, so the power-assisted mechanism only operates for these users.	Note
	Access to wheelchair user apartments by carers was discussed: • Residents to buzz in carers through front door. • To avoid resident having to buzz in further / come out to meet carer, key or fob can be held in a key safe adjacent to the secondary set of security doors • Key safe also located outside the entrance door of the unit. Use of key safe is generally preferred by carers as they will often have many clients to visit, and potentially a number of fobs / keys	Note
3.0	**Compartmentalization**	
3.1	LP emphasized that the key principle to ensure security is compartmentalization between cores and floors. Floor layouts were reviewed and LP confirmed that this is generally achieved across the scheme	Note Note
4.0	**Unit front doors**	
4.1	All units to have PAS24 doors	Note
4.2	Wheelchair user units to have two spyholes – one for wheelchair user, one for carer	Note
5.0	**Car Park**	
5.1	Roller shutter or similar to provide access to car park for cars and bikes.	Note
5.2	LP suggested traffic light system for safety as entrance is single track – F to coordinated with WSP traffic	F / WSP
6.0	**Bike stores**	
6.1	All bike store doors to be PAS24. These will be controlled access by fob. LP recommended that affordable residents should prove that they own a bike before being issued with a fob. LP recommended CCTV in the corridor leading to the bike store at block C, and the external entrance to the bike store at block C.	Note Note Note

7.0	**Cores**	
7.1	Cores were discussed in relation to emergency access through stairs in case of lift break down, and in relation to fire access. It was confirmed that door controls will be released in the event of fire. LP recommended the use of an alarm or similar to alert concierge when door release controls need to be re-set, to avoid doors being left open and allowing access where not required. HPG to confirm preferred method. Requirement for Gerder boxes to be confirmed with Fire Engineer as units are sprinkled. (http://www.gerdasecurity.co.uk/productsandservices/premises-information-box.aspx)	Note Note HPG F / FG
7.2	HPG to confirm if stair core will be accessed by residents – F noted that they probably will as there is only one lift per core, and only 6 storeys max. If this is the case the doors to each core should also have fob access to ensure that residents can only access their floor.	HPG Note
8.0	**Post boxes**	
8.1	LP confirmed that the optimum location for post boxes is built in an external wall – accessed externally by postal staff, and internally by residents Based on the current layouts LP confirmed that a better location for post would be located in the draft lobby. This would mean that postal staff only need to be allowed though the front doors, and retains an extra line of security for residents. Post man to either be given code for front door, or concierge to allow access	Note F
9.0	**Terraces**	
9.1	All residents to have access to 5th floor to access communal terrace, therefore additional controlled access door to be added to make units on level 5 secure.	Note
9.2	Units with large south-facing terraces on level 4 to have PAS 24 doors in case people access terrace from communal terrace above.	Note
10.0	**Townhouses**	
10.1	Ground floor doors and windows to be PAS 24 with secure letter boxes.	Note
11.0	**Brick Bonds**	
11.1	LP advised that brick bonds with protruding bricks could be climbed – therefore any area that could be accessed as a result of someone climbing should have PAS 24 doors and windows	Note
12.0	**Football Club**	
12.1	LP recommended that substation door has level 3 security rating.	Note
12.2	Glass to be 10% laminated and have tested fittings if bespoke system	Note
12.3	Doors should be tested for high general performance as will experience heavy usage	Note
12.4	Office doors to be PAS24 to ensure security of data / any valuables kept in the facility	Note

STRUCTURAL STRATEGY - BWP

Structural Strategy

Bellamy Wallace Partnership acted as Structural Engineers for the project. They worked alongside the design team to develop a structural strategy that works with the existing Site constraints, and with the proposed design. A summary of the proposals are presented here.

Bellamy Wallace Partnership
Consulting Structural Engineers

Dulwich Football Club Structural Strategy

EXISTING SITE:
The existing site of the proposed development consists of a football pitch, various club buildings and seating area that follow the slope of the ground adjacent to the access road. The proposed development will see the existing buildings demolished and replaced with new structures.

GROUND CONDITIONS:
Historical borehole logs taken in locations close to the proposed development, available from the British Geological society, give an indication of the ground conditions that are likely to be encountered. It is assumed that the upper soil layers will be London Clay, overlaying clay of the Woolwich Beds. At depths greater than 40m it is expected to be chalk. The clay soil is likely to be stiff giving reasonable capacities for the design of the substructure, the volume change potential of the clay will be considered in the design of the ground floor and foundation design.

PROPOSED STRUCTURES:
The development at Dulwich has two main areas, each with a different structural approach; the residential development and the football stadium.

RESIDENTIAL DEVELOPMENT:
The residential development is made up of three main 6 storey blocks each separated by 3 storey town houses. The first floor structure is a podium deck allowing for a car parking area below at ground floor level. All residential elements of this development will be concrete frames, utilising the material benefits of density for thermal mass and acoustic insulation. The frame will be designed as flat slab construction with stacked columns up the height of the building where possible. Limiting the spans of the structural grid will allow the slab thicknesses to be kept to a minimum to work with the Architectural vision for the façade.

The versatility of the concrete framing allows for localised transfer, supporting columns on the slab, at the upper floor areas to allow the slab to be set back to accommodate balconies and roof terraces.

In some balcony areas the concrete slab is exposed to both internal and external environments. In this instance the balcony area is framed with columns allowing a reduced slab thickness to accommodate insulation, preventing heat transfer while maintaining a level threshold. External balconies will be independent steel framed deck, fixed back to the concrete frame using thermal break connections.

The first floor slab is a concrete podium deck of an increased thickness to transfer the columns of the residential buildings above, to a column arrangement to suit the parking spaces below. The podium deck incorporates folds around the perimeter of the main buildings to form the communal gardens with a 500mm depth of planting medium.

The ground floor of the residential building is cut into the bank along the north-west boundary of the site. The retaining structure is formed using contiguous pile construction with a waterproof concrete liner wall to give a watertight environment suitable for both internal habitable space as well as car parking. Due to the volume change potential of the soil the ground floor slab will be

suspended, a reinforced concrete slab spanning between the pile caps. Heave protection will be used under the slab to protect it from potential ground movement.

The substructure supporting the concrete frames will be in the form of piles and pile caps located under each of the columns. The piles will penetrate into the clay soil with suitable protection against any potential volume change of the clay. To minimise the amount of excavation, the pile caps will be within the depth of the ground floor slab.

The stability of the concrete frame will be provided by the concrete shear walls around the central lift and stair cores. Each of the floor slabs transfer wind loads by diaphragm action to the shear walls that brace the building, transferring the loads to the ground.

THE FOOTBALL STADIUM:

The approach to the structure of the football stadium is quite different to that of the residential development. The commercial use of the stadium building allows a regular grid to be incorporated into the internal layout and lends itself to a structural steel frame. Without the same needs for thermal and acoustic properties, the stadium building can benefit from the environmental advantages of using steel as well as prefabrication and faster construction times.

The roof finishes will sit on a series of light weight steel purlins that span between the primary steel beams of the frame. The roof will also incorporate a cantilever projection over the external seating for weather protection for the spectators. The cantilever beam will be tapered, reducing towards the tip, for a more slender look while the deeper section at the supported end provides strength against the wind loads by means of a moment resisting connection.

The first floor construction will be a composite concrete slab, reducing the self-weight of the floor compared to other types of concrete floor. This type of floor construction is capable of carrying loads from the gym and function room, while limiting any vibrations that could occur as a result of the activities of the people using them.

The stability of the stadium building will be achieved by plan bracing within the roof and diaphragm action of the first floor transferring the horizontal loads to the primary beam elements of the frame. As only limited areas can incorporate vertical bracing in the perimeter walls, the majority of the steel frame will be portalised in both directions to provide open internal spaces and large openings in the external façade for windows to overlook the pitch. The horizontal loads from the primary beams are transferred to the columns using moment resisting connections to maintain the overall stability of the frame.

For the design of the substructure, each of the columns will be supported by a pile cap and piles. A perimeter ground beam will support the external wall spanning between the pile caps. The ground floor slab will be a suspended concrete floor with isolated single pile caps to reduce the spans for a more economical depth of slab.

The internal space of the commercial building extends underneath the external seating area. The structure for these two areas will be separated to eliminate any vibration transfer from crowd movements in the stands to the main internal structure.

The external seating units will be a proprietary system supported on a steel frame. The steel frame will have a supporting column in line with the external wall of the commercial building, and cantilever over the top of the main building frame to form the walkway while maintaining a separation between the two frames. A continuous piled raft foundation located along the face of the building will be used to support the seating and access stair. This will allow variations and changes to the supporting structure in this area, during construction and for future use.

FIRE SAFETY STATEMENT - FIRE GUIDANCE

Fire Safety Statement

Fire Guidance acted as Fire Engineers on the project. They advised the design team on matters relating to fire safety and escape. The fire safety statement is presented here:

Fire Guidance UK LLP

DHFC fire safety statement for planning.

The DHFC development is required to comply with the functional requirements of Part B to the Building Regulations in terms of fire safety. Recommendations for sports grounds (applicable to the stadium stand) are found in the 'Guide to Safety at Sports Grounds', published jointly by the department for culture, media and sport (dcms) and the Football Licensing Authority (FLA). These guidance documents, together with Approved Document B, form the basis upon which the fire safety provisions are designed for the development.

The stadium stand comprises two floors of accommodation and a single tier spectator stand. Means of warning and escape are designed such that the occupants of the stand are made aware of any outbreak of fire and can quickly and effectively leave the premises in the event of a required evacuation. The PA system for general announcements will also be provided with an over-ride facility to permit evacuation instructions to be broadcast in the event of a fire or other emergency situation. To ensure that means of escape are not prejudiced in the event of a fire, wherever practicable, alternative escape routes have been provided, including the provision of protected escape routes, and any rooms deemed to present a higher than usual risk of fire are contained within fire resisting enclosures.

The stadium stand provides access and facilities for wheelchair users and therefore nominated staff members will be trained to assist wheelchair users in an evacuation, including the use of evacuation chairs to enable downward travel on stairs.

The residential element of the development comprises three blocks of apartments, each being six storeys (ground plus five) high and a number of townhouses. Each block is served by a single common protected stair with apartments accessed via protected corridors. The stairs and corridors are provided with smoke ventilation to meet the recommendations of Approved Document B, which in a number of instances, due to the elongated corridors involves the use of engineered mechanical smoke ventilation rather than simple opening vents. This ensures that irrespective of length the protected corridors can be maintained relatively smoke free in the event of a fire in one of the apartments. Engineered smoked ventilation systems to be designed by specialist engineer to suit each installation.

To facilitate open plan apartment designs and also add another layer of fire safety for the occupants, each apartment is provided with an automatic water based fire suppression system. This not only minimises the potential threat to life in the event of a fire but also limits the spread of fire, usually to the room of origin.

The apartments are to employ a 'protect in place' policy whereby only the occupants of the fire affected apartment evacuate the block. Other apartment occupants remain in their dwellings until instructed to do otherwise by the attending Fire and Rescue service. To enable the 'protect in place' policy each apartment is separated from all other parts of each block by fire resisting construction of no less than 60 minutes performance and each dwelling is provided with its own automatic fire detection and alarm system in accordance with BS5306 Part 6.

The apartment blocks sit on top of a covered private car park which will be fire separated from the residential elements of the development and provided with smoke ventilation to minimise the impact of a fire on means of escape and to assist attending Fire Service personnel in gaining access to the seat of the fire.

The townhouses are a traditional three storey design, each served by an internal protected stair.

Fire and Rescue Service access and provisions are facilitated by the existing road access routes via Abbotswood Road, together with new access roads to the stadium stand.

All fire safety measures provided for the DHFC development are to be discussed and agreed with the relevant authorities prior to implementation to ensure a high level of protection to occupants on the premises in the event of a fire.

Daylight Sunlight and Overshadowing Assessment

Delva Patman Redler provided advice to the team regarding daylight and overshadowing throughout the design process. The assessment of the proposed scheme is presented here:

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA

020 7936 3688
info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

DULWICH HAMLET FOOTBALL CLUB
LONDON SE22

DAYLIGHT, SUNLIGHT AND OVERSHADOWING ASSESSMENT

Ref: CH/ch/15450
Date: March 2016

INTRODUCTION

Delva Patman Redler LLP have been instructed by Hadley Property Group to assess the impact of the proposed development on the site known as Dulwich Football Club, for daylight, sunlight and overshadowing to neighbouring residential properties.

This assessment has been carried out in accordance with the recommendations of the Building Research Establishment Report "Site Layout Planning for Daylight & Sunlight 2011" (BRE 209).

THE PROPOSAL

The scheme proposals involve the demolition of the existing football stadium and the erection of three 4-6 storey residential blocks, with two 3 storey townhouses situated to the south of the development site. The highest part of the development has been positioned away from the neighbouring residential buildings.

POLICY / GUIDELINES

The study has been carried out in accordance with the recommendations of the Building Research Establishment report "Site Layout Planning for Daylight & Sunlight 2011". This is the standard specifically identified in the London Borough of Southwark Unitary Development Plan by which daylight and sunlight should be assessed.

The BRE guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the report should not be seen as a part of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. In certain circumstances the developer or planning authority may wish to use alternative target values.

Whilst technical analysis can be carried out in accordance with numerical guidelines and reported factually by comparison with those guidelines, the final assessment as to whether affected dwellings are left with acceptable amounts of daylight and sunlight in an inner city context where the findings are to be interpreted in a flexible manner is a matter of subjective opinion.

METHODOLOGY

The Daylight assessments have been undertaken by reference to the Building Research Establishment (BRE) guidelines "Site Layout Planning for Daylight & Sunlight 2011".

The BRE Report advises that daylight levels should be assessed for the main habitable rooms of neighbouring residential properties. Habitable rooms in residential properties are defined as kitchens, living rooms and dining rooms. Bedrooms are less important as they are mainly occupied at night time.

The BRE is principally set up for residential properties. It is common practice to test only residential properties unless the neighbouring buildings are sensitive receptors such as schools or hospitals.

DAYLIGHT

The BRE Guide states that:

> *"If, for any part of the new development, this angle is more than 25^{o}, a more detailed check is needed to find the loss of skylight to the existing building."*

The BRE guidelines propose several methods for calculating daylight.

The three main methods adopted within this report are the Vertical Sky Component (VSC), the No Sky Line and the average daylight factor assessment (ADF).

The VSC calculation is a general test of potential for daylight to a building, measuring the light available on the outside plane of windows. The BRE states that if a room has two or more windows, the mean of their VSC may be taken. In a dense urban area such as this the VSC method is often considered to give unjust results.

The "No-Sky" Line divides those areas of the working plane which can receive direct skylight, from those which cannot. It provides an indication of how good the daylight distribution is within a room.

The Average Daylight Factor (ADF) calculation complements the VSC study. It assesses the quality and distribution of light within a room served by a window and takes into account the VSC value, the size and number of the windows and room and the use to which the room is put. ADF assesses actual light distribution within a defined room area whereas the VSC considers potential light. British Standard 8206, Code of Practice for Daylighting recommends ADF values of 1% in bedrooms, 1.5% in living rooms and 2% in kitchens. For other uses, where it is expected that supplementary electric lighting will be used throughout the daytime, such as in offices, the ADF value should be 2%. There is no general requirement within the BRE guidelines to assess ADF values, other than for neighbouring residential buildings or sensitive receptors such as museums or schools.

Generic floor layouts have been used based on external inspection.

The properties assessed for the daylight study are identified on drawing 15450/LOC/DS/800, attached at Appendix A.

Sunlight

The BRE have produced sunlight templates for London, Manchester and Edinburgh indicating the Annual Probable Sunlight Hours (APSH) for these regions. The London template has been selected for this study as the London indicator template is the closest of the three available from BRE in terms of latitude.

Sunlight analysis is undertaken by measuring annual probable sunlight hours (APSH) for the main windows of rooms which face within 90^{o} of due south. The maximum number of annual probable sunlight hours for the London orientation is 1,486 hours. The BRE guidelines propose that the appropriate date for undertaking a sunlight assessment is on 21st March, being the spring equinox. Calculations of both summer and winter availability are made with the winter analysis covering the period from the 21st September to 21st March. For residential accommodation, the main requirement for sunlight is in living rooms and it is regarded as less important in bedrooms and kitchens.

This report has assessed sunlight to 1-7 Abbotswood Road, which are the only properties with rooms that face within 90^{o} of due south.

Overshadowing

The BRE advises that amenity spaces such as gardens, parks and children's playgrounds should be considered for overshadowing assessments. It recommends that at least half of the amenity areas should receive at least two hours of sunlight on 21st March.

A formal technical overshadowing assessment has only been undertaken to the amenity space to the internal courtyards within the proposed scheme, all the private and public amenity space is situated away from the development site, and therefore will not be subject to any additional overshadowing as a result of the proposed development.

SOURCE DATA

The studies have been undertaken by calculating the daylight and sunlight based on the template drawings provided within the BRE guidelines. The study was undertaken with external drawings derived from:

- Existing and surrounding buildings: Michael Gallie and Partner:
  Dwg No's: 3d model provided March 2015. 8581/01A and 02.

- Proposed Scheme: Farrells Architecture:
  Dwg No's: DHFC3Dmodel_160303, Building A-Level000, Building B-000, Building-Level000, GA-05-111, 121 and 131.

SIGNIFICANCE CRITERIA

The guidance given by BRE has been used as a basis for the criteria to assess the Development's potential effects. The BRE guidance specifies:

> *"…In special circumstances the developer or planning authority may wish to use different target values. For example, in an historic city centre a higher degree of obstruction may be unavoidable…"*

The report adds:

> *"…Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints."*

When a neighbouring building has obstructions such as balconies or recesses restricting the windows ability to see visible sky, the BRE guidance specifies that one way to demonstrate this would be to carry out an additional calculation of the VSC, without the obstruction in place

In describing the significance criteria as set out below, it should be noted that they have been developed to protect residential properties, which are the most sensitive receptors.

DAYLIGHT

The BRE guidance is summarised in Table 1 and this has been used as the basis for the criteria used in the assessment of daylight and sunlight impacts.

TABLE 1: BRE Daylight Guidance used in the Assessment

Issue	Criteria
Daylight	A window may be affected if the vertical sky component **(VSC)** measured at the centre of the window is less than 27% and less than 0.8 times its former value.
	A room may be adversely affected if a significant area of the room is beyond the **No-Sky Line** and is less than 0.8 times its former value.
	A room may be adversely affected if the average daylight factor **(ADF)** is less than 1% for a bedroom, 1.5% for a living room or 2% for a kitchen. For offices a minimum figure of 2% is required.
Sunlight	A window may be adversely affected if a point at the centre of the window receives in the year less than 25% of the annual probable sunlight hours including at least 5% of the annual probable sunlight hours **(APSH)** during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period.
Overshadowing	For it to appear adequately sunlit throughout the year at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 march is less than 0.8 times its former value, then the loss of light is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.

BASELINE CONDITIONS

An analysis of the impact of the existing buildings (the baseline conditions) against which to compare any potential impact arising from the development has been undertaken based on drawing 15450/SPT/800 in Appendix A.

The site currently comprises of low level football stadium buildings to the north of the site and is open to the south. There are residential houses situated to the south of the development site, however, only a small number of these have windows/rooms that directly face the development site.

This can be seen from the technical results in tabular form in Appendix B.

An analysis of the existing daylight levels enjoyed by all relevant neighbouring properties has been undertaken in order to provide a baseline against which the impacts arising from the proposed development can be assessed. The detailed results of this analysis are presented in Technical Appendix B.

RESULTS – COMPLETED DEVELOPMENT

DAYLIGHT – VSC

The full results of the daylight analyses are presented in Appendix B in graphical and tabular form. A summary of the results of the Vertical Sky Component (VSC) analysis on the relevant overlooking windows are presented in Table 2 below. This identifies where habitable rooms / windows are left with adequate light.

TABLE 2: Number of Rooms Experiencing Daylight Impacts as a Result of the Development (VSC Method)

Address	Total Number of Rooms	Number of Rooms Experiencing Adverse Impacts

	Tested	< 20% difference Represents negligible Levels of light.	20-30% difference represents minor adverse losses	30-40% difference Represents Moderate adverse losses	more than 40% difference represents substantial losses
1-9 Burrows Road	18	18	0	0	0
2-6 Abbotswood Road	9	9	0	0	0
1-7 Abbotswood Road	12	12	0	0	0
24 St Francis Road	3	3	0	0	0
22 St Francis Road	3	3	0	0	4
Total	**45**	**45**	**0**	**0**	**6**

Table 2 indicates that all of the 45 rooms considered will fully comply with the target values set by the BRE for Vertical Sky Component Method of assessment.

DAYLIGHT – NO SKY LINE

The full results of the daylight analysis are presented in Appendix B in tabular form. A summary of the results of the No Sky Line Component (NSL) analysis on the relevant overlooking rooms are presented in Table 3 below. This identifies where habitable rooms are left with adequate light.

TABLE 3: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (NSL METHOD)

Address	Total Number of Windows Tested	Number of Windows Experiencing Adverse Impacts			
		< 20% difference Represents negligible Levels of light.	20-30% difference represents minor adverse losses	30-40% difference Represents Moderate adverse losses	more than 40% difference represents substantial losses
1-9 Burrows Road	13	13	0	0	0
2-6 Abbotswood Road	9	9	0	0	0
1-7 Abbotswood Road	12	12	0	0	0
24 St Francis Road	3	3	0	0	0
22 St Francis Road	3	3	0	0	0
Total	**40**	**40**	**0**	**0**	**0**

Table 3 indicates that all of the 40 rooms considered will fully comply with the target values set by the BRE for No Sky Line assessment.

Overall, when the two main methods of assessment are evaluated the proposed will only have a negligible impact on the quality, quantity and distribution of light the neighbouring residential properties receive, and therefore is not of an excessive scale for the immediate surrounding area in daylight terms.

NEIGHBOURING SUNLIGHT – APSH

The full results of the sunlight analyses are presented in Appendix C in tabular form. A summary of the results of the Annual Probable Sunlight Hours (APSH) analysis on the relevant overlooking windows are presented in Table 5 below. This identifies where habitable rooms are left with adequate light.

TABLE 5: NUMBER OF WINDOWS EXPERIENCING SUNLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (APSH METHOD)

Address	Total Number of Rooms Tested	Rooms Meeting BRE Guidelines for APSH	Number of Rooms Experiencing Impacts beyond BRE Guidance
1-7 Abbotswood Road	4	4	0
Total	**4**	**4**	**0**

Table 5 indicates that all of the 4 windows assessed will fully comply with the BRE guidelines for sunlight in APSH terms.

Overall, the development proposals are considered to have a negligible impact on sunlight to neighbouring habitable rooms and will comply with the BRE guidelines in sunlight terms.

INTERNAL DAYLIGHT ADEQUACY (SELF-TEST) – AVERAGE DAYLIGHT FACTOR (ADF)

The proposed scheme has residential units on all floors. The ground and first floors in the Townhouses and residential Blocks A-C have been assessed to illustrate compliance. Drawings 15450/LOC/807-808 show the rooms considered for assessment. The full results of the daylight analysis are presented in Appendix C in tabular form.

All rooms assessed in the Townhouses fully comply with the BRE guidelines. Out of the 77 rooms assessed on the ground and first floors within the proposed scheme, 73 fully comply with the BRE guidelines. With the exception of room 12 on the first floor of Building C, all living/kitchen/dining rooms assessed comply with the target values outlined in the BRE for new habitable spaces. The BRE stipulates that bedrooms are generally considered less important as they are only occupied at night time.

The four rooms that fall below the required standard are all situated under recessed balconies, which hinder their ability to see visible sky. To enable the 3 bedrooms and 1 living/kitchen/dining space to meet the BRE target values, we would suggest either that the depth of the recessed balconies are reduced or that the overall glazed area is increased to allow more light to penetrate into these areas.

OVERSHADOWING

The drawings 15450/SHA/501 in appendix D show the hourly images of the transient shadow on March 21st for the existing and proposed buildings.

The neighbouring private amenity spaces nearest to the development site are situated to the south and benefit from an open aspect to the east, therefore, these areas will fully comply with the BRE target values in overshadowing terms.

The assessment of the new amenity space within the proposed development indicates that of the 1993.06m^2 assessed 1338.96m^2 (67%) will see at least 2 hours of direct sunlight on 21st March.

The overshadowing analysis indicates that the new amenity within the proposed development will comply with the BRE target values for the overshadowing method of assessment.

CONCLUSIONS

The scheme proposals involve the demolition of the existing football stadium and the erection of three 4-6 storey residential blocks, with two 3 storey townhouses situated to the south of the development site. The highest part of the development has been positioned away from the neighbouring residential buildings.

This assessment accords with the BRE Site Layout Planning for Daylight & Sunlight 2011. This is the standard identified in the London Borough of Southwark UDP.

To assess the development's potential impact on daylight on neighbouring properties a baseline assessment was undertaken. The methods of assessment used to calculate the daylight was the Vertical Sky Component (VSC), No Sky Line (NSL) and the Average Daylight Factor (ADF).

The VSC results show that all of the windows assessed will fully comply with the standards outlined in the VSC.

The NSL results show that all of the windows assessed will fully comply with the standards outlined in the BRE.

The APSH results show that all of the windows assessed will fully comply with the standards outlined in the BRE.

The overshadowing analysis indicates that the new amenity within the proposed development will comply with the BRE target values for the overshadowing method of assessment.

The internal daylight adequacy analysis of the scheme indicates that all but one of the main habitable spaces will comply with the BRE target values. Three of these failures are to bedrooms which the BRE stipulates are less important than main habitable spaces.

Generally the scheme is considered to have a predominately negligible impact when measured against the significance criteria of the vertical sky component, no sky line and the average daylight factor method for daylight assessment.

Generally the scheme is considered to have a negligible impact when measured against the significance criteria for sunlight assessment.

Overall, the analysis undertaken demonstrates that given the approach recommended by the BRE guidelines, the proposed development will create a negligible impact on the residential amenity adjacent to the development site and is considered to be acceptable in daylight and sunlight terms on the surrounding properties.

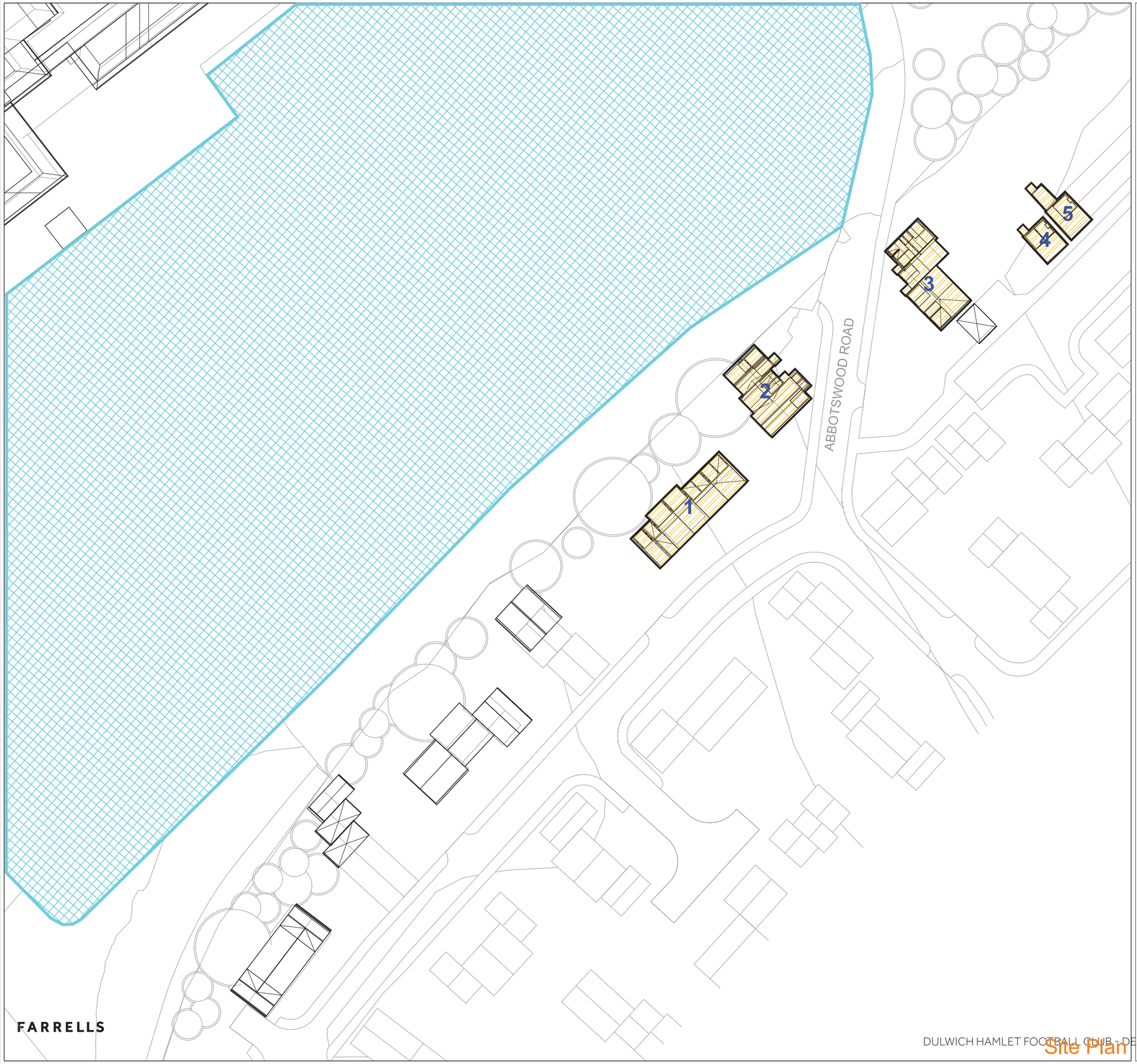
The Farrells Architecture scheme is therefore considered to recognise and observe the intentions of the London Borough of Southwark planning policy in daylight, sunlight and overshadowing terms.

Delva Patman Redler LLP

APPENDIX A

LOCATION DRAWINGS

15450/SPT/800, LOC/DS/800 AND LOC/803- 806



1: 1-9 Burrows Road
Dwg No: 15450/LOC/803

2: 2-6 Abbotswood Road
Dwg No: 15450/LOC/804

3: 1-7 Abbotswood Road
Dwg No: 15450/LOC/805

4: 24 St Francis Road
Dwg No: 15450/LOC/806

5: 22 St Francis Road
Dwg No: 15450/LOC/806

N
Indicative

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Site Boundary
Residential Buildings

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Michael Gallie & Partners:
Dwg No's: 8581/01 A & 02.

Proposed Scheme:
Farrells Architecture:
Dwg No's: DHFC-3Dmodel_160303_DLSL, Building A-Level000, Building B-Level000, BuildingC-Level000, GA-05-111, 121 and 131.

NOTES

All neighbouring properties considered for analysis.

Insert Hyperlink

REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA

020 7936 3668
info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

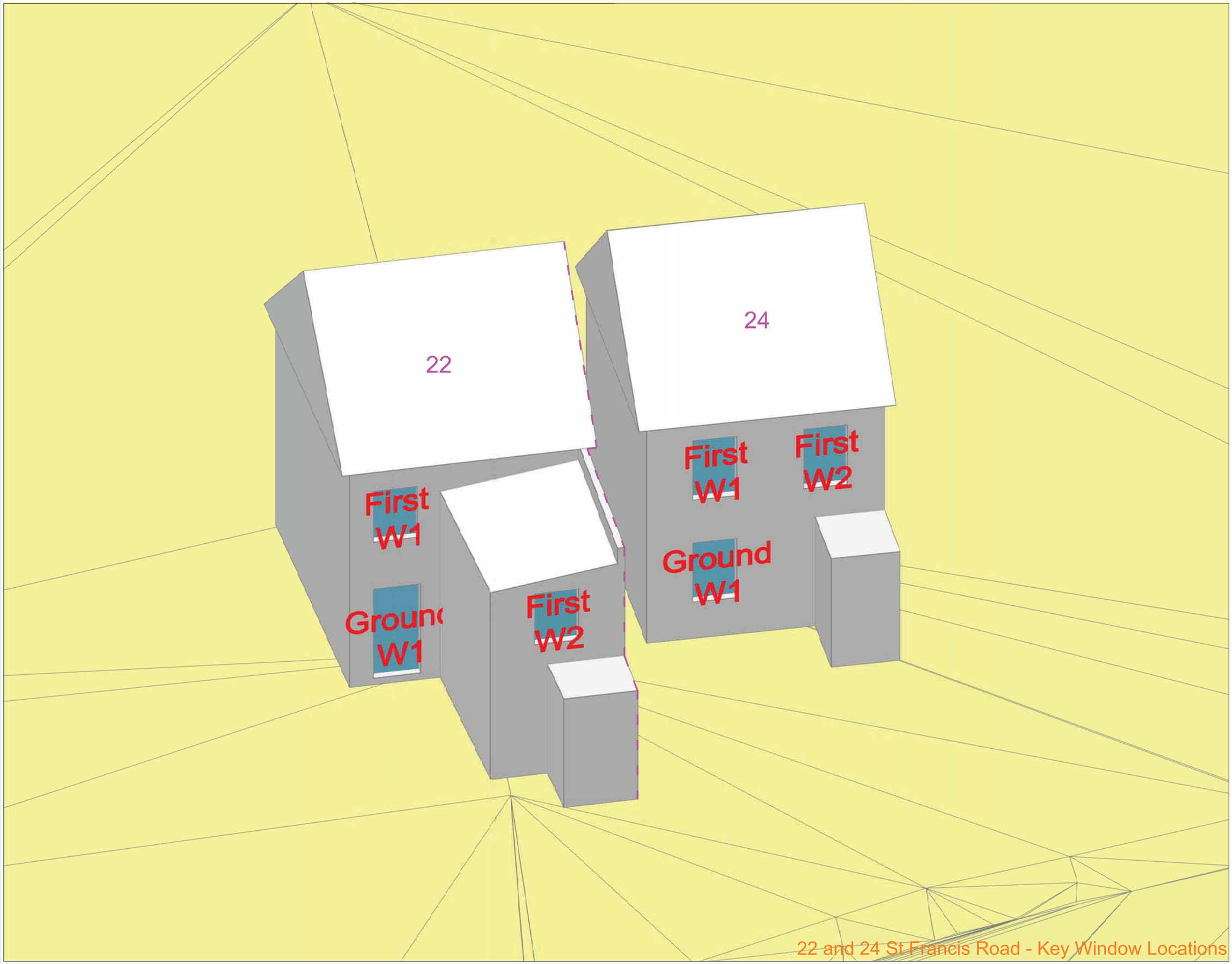
TITLE:
DULWICH HAMLET FOOTBALL CLUB
LONDON SE22 8BD
-
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
DHFC - Property Location Plan
Daylight and Sunlight Analysis
Existing & Proposed Schemes
-
-
-
-

DRAWN: CIH	JOB NO: 15450
SCALE: NTS	
DATE: 16/03/2016	
DWG NO: LOC/DS/800	REV: -

FARRELLS

Site Plan



22 and 24 St Francis Road - Key Window Locations

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing
Proposed
Surrounding

W1/08 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

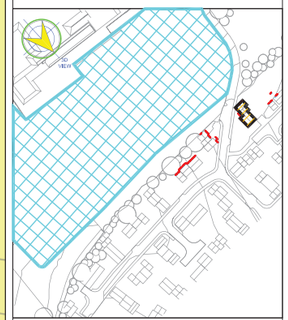
Drawings Used:
Existing and surrounding buildings:
Michael Gallie & Partners:
Dwg No's: 8581/01 A & 02.

Proposed Scheme:
Farrells Architecture:
Dwg No's: DHFC-3Dmodel_160303_DLSL, Building A-Level000, Building B-Level000, BuildingC-Level000, GA-05-111, 121 and 131.

NOTES

Building not accessed to assess internal configuration - room uses assumed.

Site Plan



Insert Hyperlink

REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA

020 7936 3668
info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

TITLE:
DULWICH HAMLET FOOTBALL CLUB
LONDON SE22 8BD
-
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
22 and 24 St Francis Road
Daylight / Sunlight Analysis
Key Window Locations
-
-
-
-

DRAWN: CIH	JOB NO: 15450
SCALE: NTS	
DATE: 16/03/2016	
DWG NO: LOC/806	REV: -

FARRELLS

APPENDIX B

DAYLIGHT AND SUNLIGHT ANALYSIS

				VSC				Daylight Distribution			APSH					
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	&age Diff
22 St Francis Road	Ground	Living Room/R1	W1	25.35	24.67	-2.67%	-2.67%	93.02%	92.99%	-0.03%	N/A	N/A	N/A	N/A	N/A	N/A
	First	Bedroom/R1	W1	35.24	34.57	-1.89%	-1.89%	93.65%	93.65%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R2	W2	38.63	36.96	-4.33%	-4.33%	99.11%	99.02%	-0.09%	N/A	N/A	N/A	N/A	N/A	N/A
24 St Francis Road	Ground	Living Room/R1	W1	29.77	28.19	-5.33%	-5.33%	97.53%	97.52%	-0.01%	N/A	N/A	N/A	N/A	N/A	N/A
	First	Bedroom/R1	W1	34.97	33.61	-3.87%	-3.87%	97.73%	97.73%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R2	W2	36.52	35.18	-3.66%	-3.66%	98.83%	98.83%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
1 Abbotswood Road	Ground	Bedroom/R1	W1	37.90	34.39	-9.28%	-9.28%	97.50%	97.50%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R2	W2	34.15	33.56	-1.73%	-1.73%	99.51%	99.51%	0.00%	48	46	-4.17%	15	15	0.00%
	First	Bedroom/R1	W1	38.64	35.35	-8.51%	-8.51%	95.38%	95.38%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R2	W2	33.38	32.41	-2.91%	-2.91%	99.67%	99.67%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R3	W3	28.83	27.95	-3.05%	-3.05%	97.27%	97.27%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
3 Abbotswood Road	Ground	Living Room/R1	W1	32.27	31.77	-1.56%	-1.56%	99.75%	99.75%	0.00%	47	46	-2.13%	13	13	0.00%
	First	Bedroom/R1	W1	36.64	35.87	-2.11%	-2.11%	97.58%	97.58%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
5 Abbotswood Road	Ground	Living Room/R1	W1	37.00	36.49	-1.39%	-1.39%	99.56%	99.56%	0.00%	52	51	-1.92%	17	17	0.00%
	First	Bedroom/R1	W1	38.16	37.49	-1.76%	-1.76%	98.48%	98.48%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
7 Abbotswood Road	Ground	Living Room/R1	W1	37.40	36.84	-1.51%	-1.51%	99.66%	99.66%	0.00%	56	55	-1.79%	21	21	0.00%
	First	Bedroom/R1	W1	38.15	37.55	-1.56%	-1.56%	98.14%	98.14%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R2	W2	38.16	37.61	-1.44%	-1.44%	99.65%	99.65%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
2 Abbotswood Road	Ground	Living Room/R1	W1	34.10	34.12	0.07%	0.07%	99.49%	99.49%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
	First	Bedroom/R1	W1	38.57	37.59	-2.53%	-2.53%	96.28%	96.28%	-0.01%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R2	W2	38.58	37.55	-2.65%	-2.65%	99.67%	99.66%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R3	W3	29.43	25.28	-14.11%	-14.11%	98.06%	98.06%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
4 Abbotswood Road	Ground	Living Room/R1	W1	21.50	21.50	0.00%	0.00%	96.32%	96.32%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
	First	Bedroom/R1	W1	34.60	34.06	-1.57%	-1.57%	97.03%	97.03%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
6 Abbotswood Road	Ground	Living Room/R1	W1	28.64	28.64	0.00%	0.00%	96.56%	96.56%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Lobby/R2	W2	36.91	36.38	-1.43%	-1.43%	82.29%	82.29%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
	First	Bedroom/R1	W1	38.56	37.98	-1.51%	-1.51%	96.79%	96.79%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
1 Burrow Road	Ground	Living Room/R1	W1	34.98	33.23	-5.00%	-4.59%	99.61%	99.61%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	34.79	33.33	-4.19%					N/A	N/A	N/A	N/A	N/A	N/A
	First	Bedroom/R1	W1	37.57	34.94	-7.00%	-7.00%	99.17%	99.17%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R2	W2	37.73	35.13	-6.87%	-6.87%	99.52%	99.52%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
3 Burrow Road	Ground	Living Room/R1	W1	34.49	33.15	-3.88%	-4.64%	99.27%	99.27%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	30.82	29.15	-5.40%					N/A	N/A	N/A	N/A	N/A	N/A
	First	Bedroom/R1	W1	37.67	35.17	-6.65%	-6.65%	99.17%	99.17%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R2	W2	34.76	32.29	-7.10%	-7.10%	98.75%	98.75%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
5 Burrow Road	Ground	Living Room/R1	W1	35.74	34.38	-3.81%	-3.36%	99.48%	99.48%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	35.43	34.40	-2.91%					N/A	N/A	N/A	N/A	N/A	N/A
	First	Bedroom/R1	W1	37.95	35.55	-6.34%	-6.34%	98.02%	98.02%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
7 Burrow Road	Ground	Living Room/R1	W1	35.51	34.56	-2.66%	-2.87%	99.31%	99.31%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	35.92	34.81	-3.08%					N/A	N/A	N/A	N/A	N/A	N/A
	First	Bedroom/R1	W1	37.97	35.74	-5.88%	-5.88%	97.76%	97.76%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
9 Burrow Road	Ground	Living Room/R1	W1	30.20	29.52	-2.24%	-2.52%	98.81%	98.81%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	35.47	34.48	-2.80%					N/A	N/A	N/A	N/A	N/A	N/A
	First	Bedroom/R1	W1	33.49	31.94	-4.63%	-4.63%	98.90%	98.90%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R2	W2	37.76	35.86	-5.01%	-5.01%	99.03%	99.03%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A

Red Text Cells do not meet the BRE recommendations
Positive %age figures indicate an improvement in the natural lighting conditions

APPENDIX C

15450/LOC/807 AND 808
INTERNAL DAYLIGHT ADEQUACY ANALYSIS

Dwg No	Address	Floor Level	Room Name	Window ID	ADF (Room) %age	Pass Rate %age	Condition
-	Building C DHFC	Ground	LKD/R1	W1	1.93%	1.50%	Pass
-				W2			
-			Bedroom/R2	W3	2.26%	1.00%	Pass
-			LKD/R3	W4	3.07%	1.50%	Pass
-				W5			
-			Bedroom/R4	W6	2.24%	1.00%	Pass
-			LKD/R5	W7	1.65%	1.50%	Pass
-				W8			
-			Bedroom/R6	W9	1.78%	1.00%	Pass
-			Bedroom/R7	W10	2.03%	1.00%	Pass
-		First	LKD/R1	W1	5.35%	1.50%	Pass
-				W30			
-			Bedroom/R2	W2	4.87%	1.00%	Pass
-				W3			
-			Bedroom/R3	W4	2.51%	1.00%	Pass
-			Bedroom/R4	W5	1.99%	1.00%	Pass
-				W6			
-			LKD/R5	W7	3.14%	1.50%	Pass
-				W8			
-				W9			
-			Bedroom/R6	W10	0.29%	1.00%	Fail
-			LKD/R7	W11	2.84%	1.50%	Pass
-				W12			
-				W13			
-			Bedroom/R8	W14	0.19%	1.00%	Fail
-			LD/R9	W15	2.36%	1.50%	Pass
-				W16			
-			Bedroom/R10	W17	2.73%	1.00%	Pass
-				W18			
-			Bedroom/R11	W19	2.78%	1.00%	Pass
-				W20			
-			LKD/R12	W21	1.36%	1.50%	Fail
-				W22			
-			Bedroom/R13	W23	3.60%	1.00%	Pass
-				W24			
-			Bedroom/R14	W25	3.81%	1.00%	Pass
-			LKD/R15	W26	8.84%	1.50%	Pass
-				W27			
-				W28			
-				W29			
-	Building B DHFC	Ground	Bedroom/R1	W1	1.86%	1.00%	Pass
-			Bedroom/R2	W2	1.86%	1.00%	Pass
-			LKD/R3	W3	1.93%	1.50%	Pass
-				W4			
-			LKD/R4	W5	2.03%	1.50%	Pass
-			Bedroom/R5	W6	1.56%	1.00%	Pass
-				W7			
-			Bedroom/R7	W10	2.23%	1.00%	Pass
-			LKD/R8	W11	6.08%	1.50%	Pass
-				W12			
-				W13			

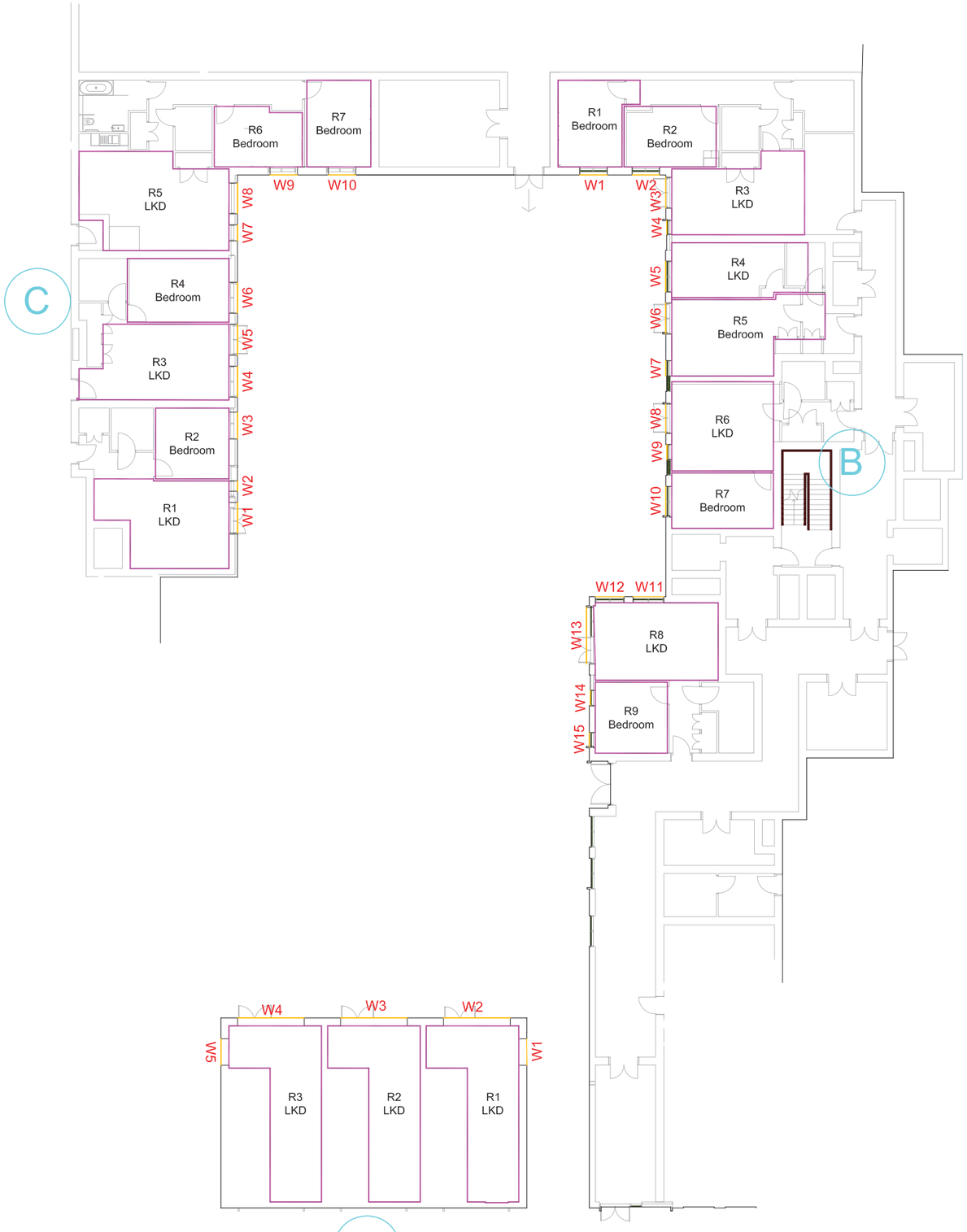
Dwg No	Address	Floor Level	Room Name	Window ID	ADF (Room) %age	Pass Rate %age	Condition
-	Building B DHFC	Ground	Bedroom/R9	W14	2.29%	1.00%	Pass
-				W15			
-		First	LKD/R1	W1	5.80%	1.50%	Pass
-				W51			
-				W52			
-				W53			
-				W54			
-			Bedroom/R2	W2	1.48%	1.00%	Pass
-			Bedroom/R3	W3	3.64%	1.00%	Pass
-			Bedroom/R4	W4	2.53%	1.00%	Pass
-			Bedroom/R5	W5	2.23%	1.00%	Pass
-				W6			
-			LKD/R6	W7	1.53%	1.50%	Pass
-				W8			
-			LKD/R7	W9	1.18%	1.00%	Pass
-				W23			
-			Bedroom/R8	W10	1.37%	1.00%	Pass
-				W11			
-			Bedroom/R9	W12	2.09%	1.00%	Pass
-				W13			
-			LKD/R10	W14	3.19%	1.50%	Pass
-				W15			
-			Bedroom/R11	W16	0.12%	1.00%	Fail
-			Bedroom/R12	W17	2.32%	1.00%	Pass
-				W18			
-			Bedroom/R13	W19	2.84%	1.00%	Pass
-			Bedroom/R14	W20	2.07%	1.00%	Pass
-				W21			
-			LKD/R15	W22	5.19%	1.50%	Pass
-				W24			
-				W25			
-			LKD/R16	W26	5.23%	1.50%	Pass
-				W27			
-				W28			
-			Bedroom/R17	W29	5.22%	1.00%	Pass
-				W30			
-			Bedroom/R18	W31	2.82%	1.00%	Pass
-			Bedroom/R19	W32	1.99%	1.00%	Pass
-				W33			
-			Bedroom/R20	W34	2.28%	1.00%	Pass
-			LKD/R21	W35	2.85%	1.50%	Pass
-				W36			
-				W37			
-			LKD/R22	W38	2.70%	1.50%	Pass
-				W39			
-			LKD/R23	W40	2.83%	1.50%	Pass
-				W41			
-				W42			
-			Bedroom/R24	W43	2.55%	1.00%	Pass
-				W44			
-			Bedroom/R25	W45	2.99%	1.00%	Pass

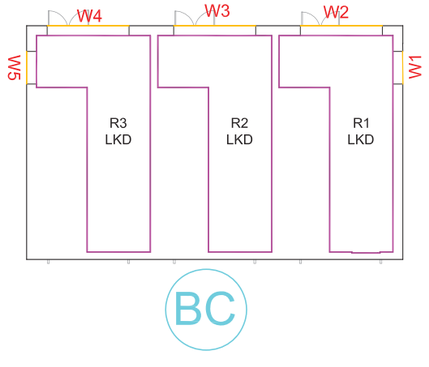
Red Text Cells do not meet the BRE recommendations
Positive %age figures indicate an improvement
in the natural lighting conditions

Dwg No	Address	Floor Level	Room Name	Window ID	ADF (Room) %age	Pass Rate %age	Condition
-	Building B DHFC	First	Bedroom/R26	W46	4.05%	1.00%	Pass
-				W47			
-			Bedroom/R27	W48	4.37%	1.00%	Pass
-				W49			
-			LKD/R28	W50	3.25%	1.50%	Pass
-	Building A DHFC	First	LKD/R1	W1	9.37%	1.50%	Pass
-				W2			
-				W3			
-				W4			
-			Bedroom/R2	W5	2.64%	1.00%	Pass
-				W6			
-			Bedroom/R3	W7	2.29%	1.00%	Pass
-				W8			
-			Bedroom/R4	W9	2.00%	1.00%	Pass
-				W10			
-			LKD/R5	W11	2.95%	1.50%	Pass
-				W12			
-				W13			
-			LKD/R6	W14	2.55%	1.50%	Pass
-				W15			
-				W16			
-				W17			
-				W24			
-			Bedroom/R7	W18	2.16%	1.00%	Pass
-			Bedroom/R8	W19	2.18%	1.00%	Pass
-				W20			
-			Bedroom/R10	W21	2.57%	1.00%	Pass
-			Bedroom/R11	W22	4.71%	1.00%	Pass
-				W23			
-	Townhouse AB	First	Bedroom/R1	W1	4.00%	1.00%	Pass
-			Bedroom/R2	W2	4.17%	1.00%	Pass
-			Bedroom/R3	W3	3.94%	1.00%	Pass
-	Townhouse BC	Ground	LKD/R1	W1	2.76%	1.50%	Pass
-				W2			
-			LKD/R2	W3	2.83%	1.50%	Pass
-			LKD/R3	W4	2.74%	1.50%	Pass
-				W5			
-		First	Bedroom/R1	W1	3.07%	1.00%	Pass
-				W2			
-			Bedroom/R2	W3	3.21%	1.00%	Pass
-				W4			
-			Bedroom/R3	W5	3.05%	1.00%	Pass
-				W6			

Dwg No	Address	Floor Level	Room Name	Window ID	ADF (Room) %age	Pass Rate %age	Condition

Red Text Cells do not meet the BRE recommendations
Positive %age figures indicate an improvement
in the natural lighting conditions





NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing
Proposed
Surrounding

W1/08 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Michael Gallie & Partners:
Dwg No's: 8581/01 A & 02.

Proposed Scheme:
Farrells Architecture:
Dwg No's: DHFC-3Dmodel_160303_DLSL, Building A-Level000, Building B-Level000, BuildingC-Level000, GA-05-111, 121 and 131.

NOTES

Standard Double Glazed Transmittance value of 65% used for ADF assessments.

Cross Hatched Rooms do not comply with BS 8206-2:2008.

REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA

020 7936 3668
info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

TITLE:
DULWICH HAMLET FOOTBALL CLUB
LONDON SE22 8BD
-
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
Dulwich Hamlet Football Club
Daylight / Sunlight Analysis
Key Window Locations
-
Ground Floor
-
-

DRAWN: CIH	JOB NO: 15450
SCALE: 1:250@A3	
DATE: 16/03/16	
DWG NO: LOC/807	REV: -

FARRELLS

Buildings B & C and Townhouses BC - Ground Floor Plan

FARRELLS

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing
Proposed
Surrounding

W1108 Window Tested Daylight only

W1108 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Michael Gallie & Partners:
Dwg No's: 8581/01 A & 02.

Proposed Scheme:
Farrells Architecture:
Dwg No's: DHFC-3Dmodel_160303_DLSL, Building A-Level000, Building B-Level000, BuildingC-Level000, GA-05-111, 121 and 131.

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020 7936 3668
Info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

TITLE:
DULWICH HAMLET FOOTBALL CLUB
LONDON SE22 8BD
-
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
Dulwich Hamlet Football Club
Daylight / Sunlight Analysis
Key Window Locations
-
First Floor
-
-

DRAWN: CIH	JOB NO: 15450
SCALE: 1:250@A3	
DATE: 16/03/2016	264
DWG NO: LOC/808	REV: -

DULWICH HAMLET FOOTBALL CLUB - DESIGN AND ACCESS STATEMENT

Buildings B & C and Townhouses BC - First Floor Plan

APPENDIX D

OVERSHADOWING ANALYSIS
15450/SHD/501

Proposed Shadow Contour

Amenity Area (m²)		BRE Recommendations (At least 50% of Amenity Area)	Existing Area	Existing %age of Area	Proposed Area	Proposed %age of Area	%age Change	Condition
A1	912.89	456.45	N/A	N/A	491.88	54%	N/A	Pass
A2	1080.17	540.08	N/A	N/A	847.08	78%	N/A	Pass
Total	1993.06	996.53	N/A	N/A	1338.96	67%	N/A	Pass

FARRELLS

N
Indicative

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

- Proposed
- Surrounding
- Roads
- Ground
- Amenity

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Michael Gallie & Partners:
Dwg No's: 8581/01 A & 02.

Proposed Scheme:
Farrells Architecture:
Dwg No's: DHFC-3Dmodel_160303_DLSL, Building A-Level000, Building B-Level000, BuildingC-Level000, GA-05-111, 121 and 131.

NOTES

For it to appear adequately sunlit throughout the year at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 march is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

Site Plan

REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA

020 7936 3668
info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

TITLE:
DULWICH HAMLET FOOTBALL CLUB
LONDON SE22 8BD
-
-
SHADOW ANALYSIS

DRAWING:
Dulwich Hamlet Football Club
Shadow Analysis
Existing v's Proposed Schemes
-
Permanent Shadow Areas
-
-

DRAWN: CIH	JOB NBR: 15450
SCALE: NTS	
DATE: 16/03/2016	
DWG NO: SHD/501 266	REV: -

FARRELLS

LONDON

7 HATTON STREET

NW8 8PL, LONDON

TEL: +44 (0)20 7258 3433

FAX: +44 (0)20 7723 7059

HONG KONG

SUITES 1301-02, 625 KING'S ROAD

NORTH POINT, HONG KONG

TEL: +852 2523 0183

FAX: +852 2596 0216

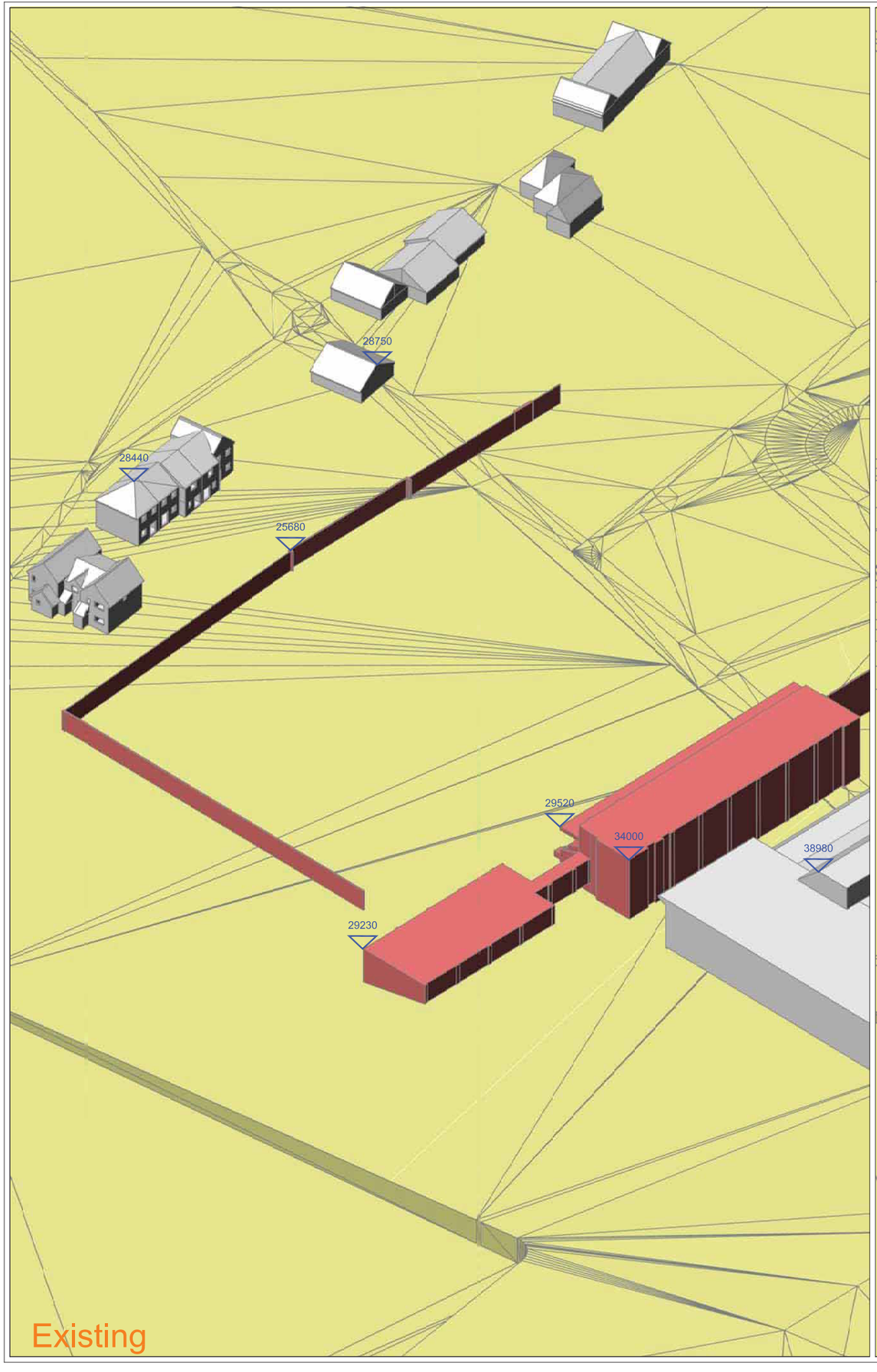
SHANGHAI

UNIT 1603, SHANGHAI TIME SQUARE OFFICE TOWER,

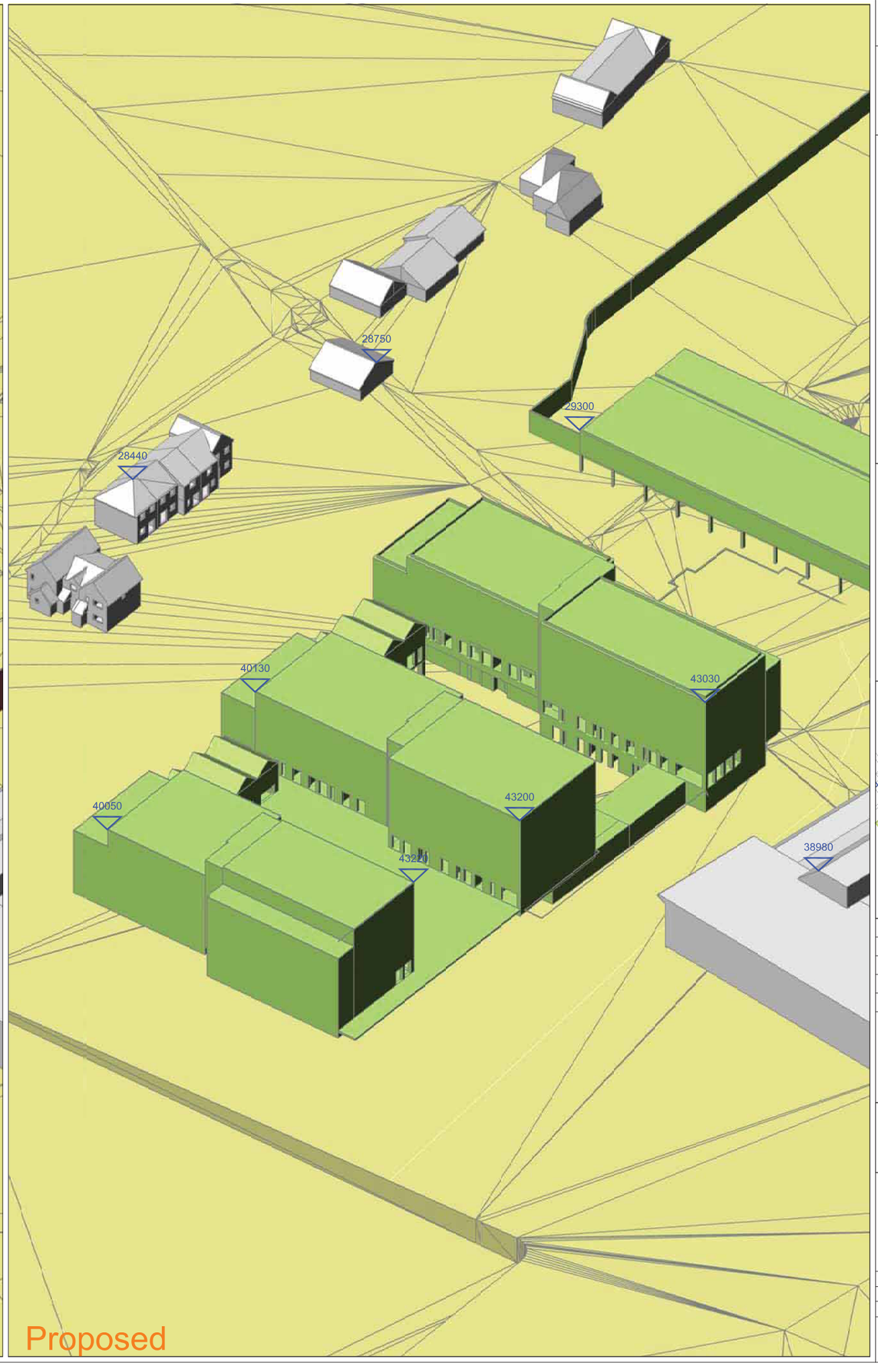
93 HUAI HAI ZHONG ROAD, SHANGHAI 200021

TEL: +86 (21) 5302 9738

FAX: +86 (21) 5302 9740



Existing



Proposed

N
Indicative

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing
Proposed
Surrounding

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Michael Gallie & Partners:
Dwg No's: 8581/01 A & 02.

Proposed Scheme:
Farrells Architecture:
Dwg No's: DHFC-3Dmodel_160303_DLSL, Building A-Level000, Building B-Level000, BuildingC-Level000, GA-05-111, 121 and 131.

NOTES

All heights are measured in mm AOD.

Site Plan

Insert Hyperlink

REV	Description	Drawn	Ch'kd	Date

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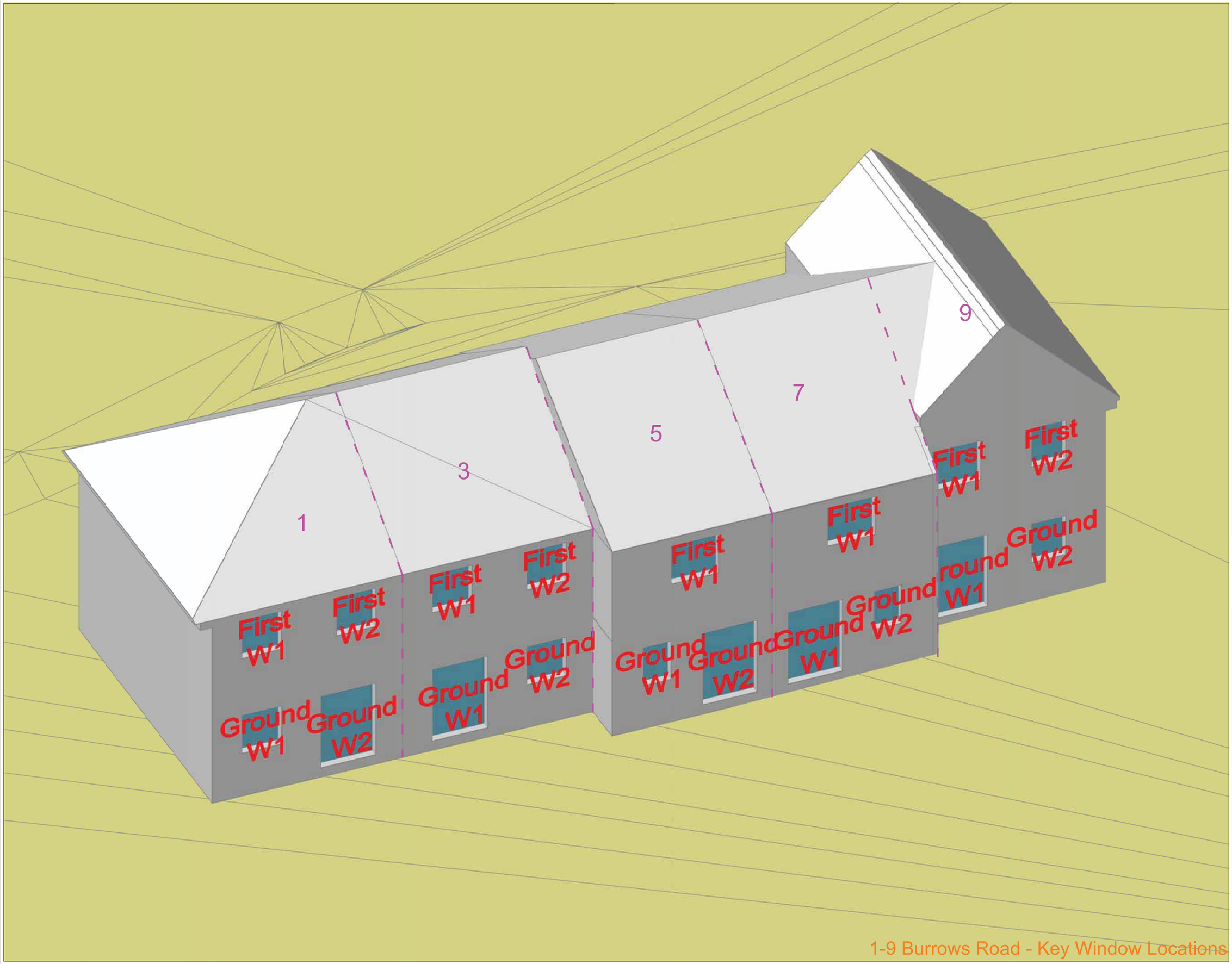
LONDON SE22 8BD
-
-
SHADOW ANALYSIS

DRAWING:
Dulwich Hamlet Football Club
Existing & Proposed Schemes
Key Building Heights
-
-
-
-

DRAWN: CIH	JOB NO: 15450
SCALE: NTS	
DATE: 16/03/2016	
DWG NO: SPT/800	REV: -

FARRELLS



1-9 Burrows Road - Key Window Locations

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Existing
Proposed
Surrounding

W1/08 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

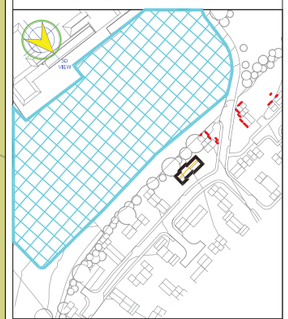
Drawings Used:
Existing and surrounding buildings:
Michael Gallie & Partners:
Dwg No's: 8581/01 A & 02.

Proposed Scheme:
Farrells Architecture:
Dwg No's: DHFC-3Dmodel_160303_DLSL, Building A-Level000, Building B-Level000, BuildingC-Level000, GA-05-111, 121 and 131.

NOTES

Building not accessed to assess internal configuration - room uses assumed.

Site Plan



Insert Hyperlink

REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA

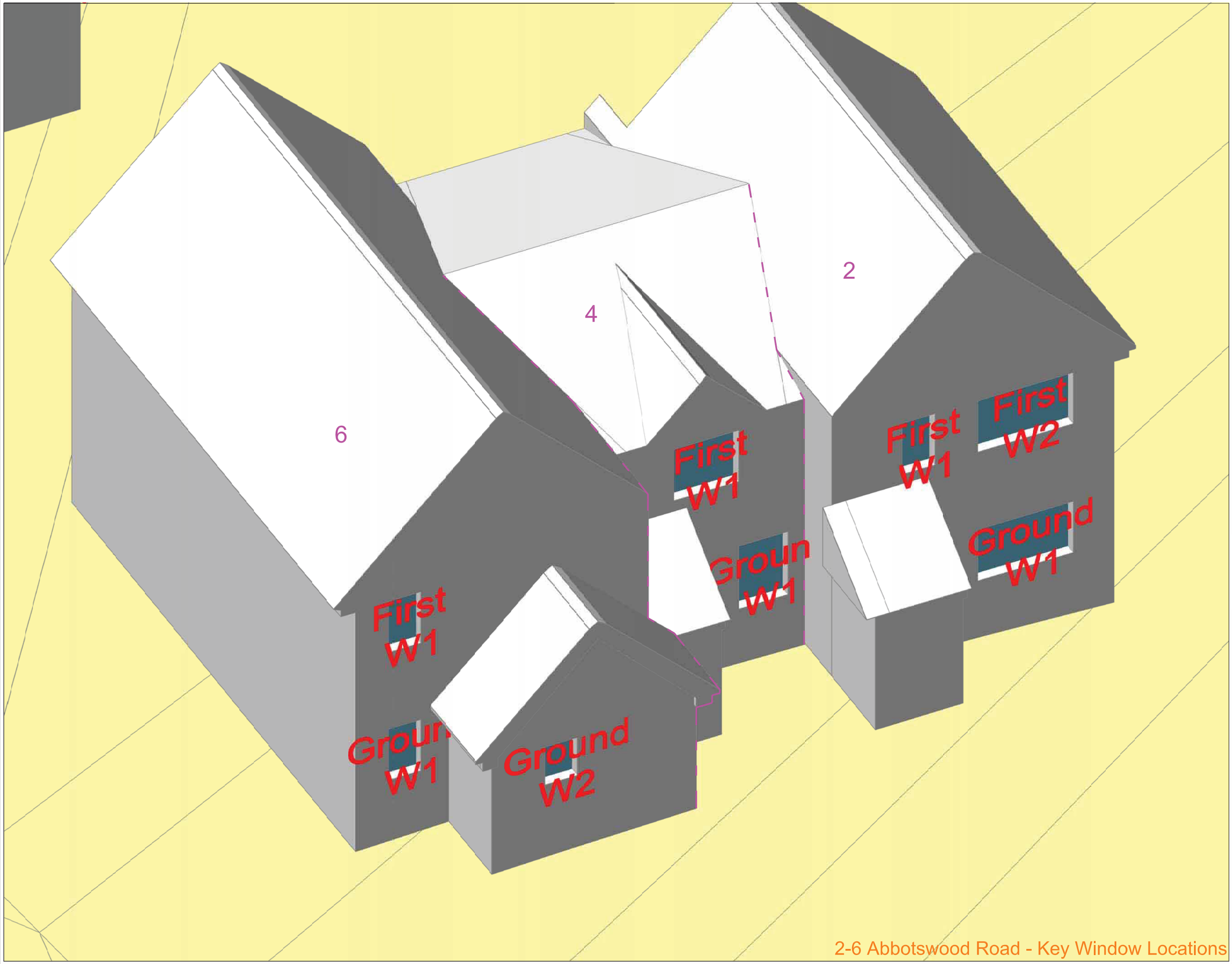
020 7936 3668
info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

TITLE:
DULWICH HAMLET FOOTBALL CLUB
LONDON SE22 8BD
-
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
1-9 Burrows Road
Daylight / Sunlight Analysis
Key Window Locations
-
-
-
-

DRAWN: CIH	JOB NO: 15450
SCALE: NTS	
DATE: 16/03/2016	

DWG NO: LOC/803 254 REV: -



2-6 Abbotswood Road - Key Window Locations

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing
Proposed
Surrounding

W1/08 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

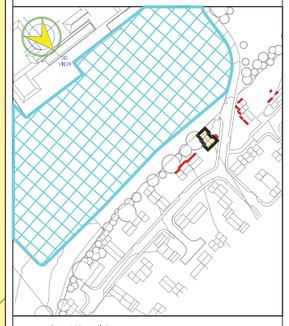
Drawings Used:
Existing and surrounding buildings:
Michael Gallie & Partners:
Dwg No's: 8581/01 A & 02.

Proposed Scheme:
Farrells Architecture:
Dwg No's: DHFC-3Dmodel_160303_DLSL, Building A-Level000, Building B-Level000, BuildingC-Level000, GA-05-111, 121 and 131.

NOTES

Building not accessed to assess internal configuration - room uses assumed.

Site Plan



Insert Hyperlink

REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA

020 7936 3668
info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

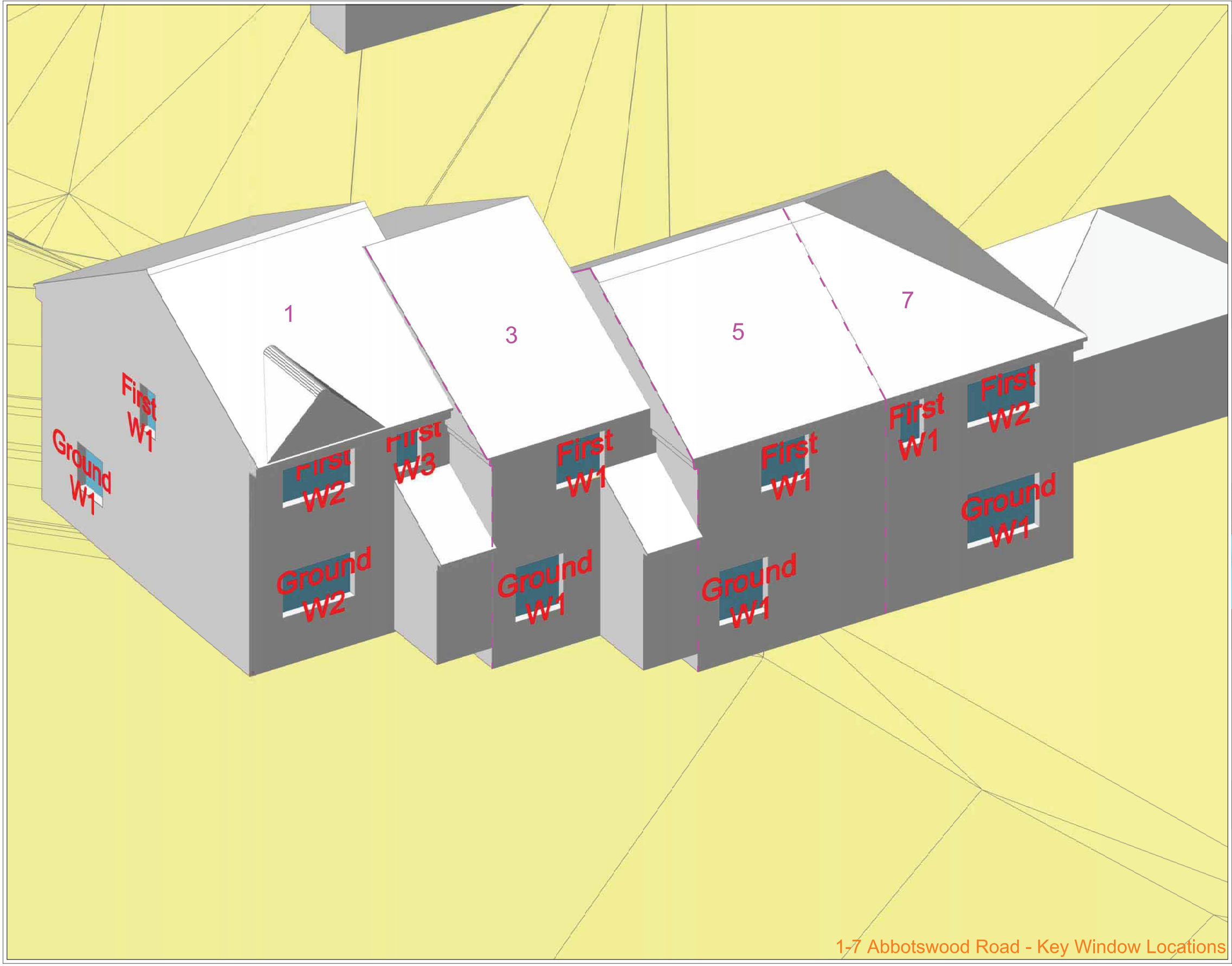
TITLE:
DULWICH HAMLET FOOTBALL CLUB
LONDON SE22 8BD

DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
2-6 Abbotswood Road
Daylight / Sunlight Analysis
Key Window Locations
-
-
-
-

DRAWN: CIH	JOB NO: 15450
SCALE: NTS	
DATE: 16/03/2016	
DWG NO: LOC/804	REV: -

FARRELLS



1-7 Abbotswood Road - Key Window Locations

N
Indicative

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing	W1/08 Window Tested Daylight only
Proposed	W1/08 Window Tested Daylight & Sunlight
Surrounding	

SOURCE DATA

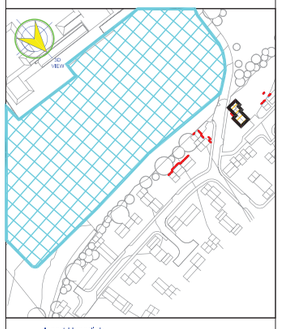
Drawings Used:
Existing and surrounding buildings:
Michael Gallie & Partners:
Dwg No's: 8581/01 A & 02.

Proposed Scheme:
Farrells Architecture:
Dwg No's: DHFC-3Dmodel_160303_DLSL, Building A-Level000, Building B-Level000, BuildingC-Level000, GA-05-111, 121 and 131.

NOTES

Building not accessed to assess internal configuration - room uses assumed.

Site Plan



Insert Hyperlink

REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA

020 7936 3668
info@delvapatmanredler.co.uk
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TITLE:
DULWICH HAMLET FOOTBALL CLUB
LONDON SE22 8BD
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
1-7 Abbotswood Road
Daylight / Sunlight Analysis
Key Window Locations
-
-
-
-

DRAWN: CIH	JOB NO: 15450
SCALE: NTS	
DATE: 16/03/2016	
DWG NO: LOC/805 256	REV: -