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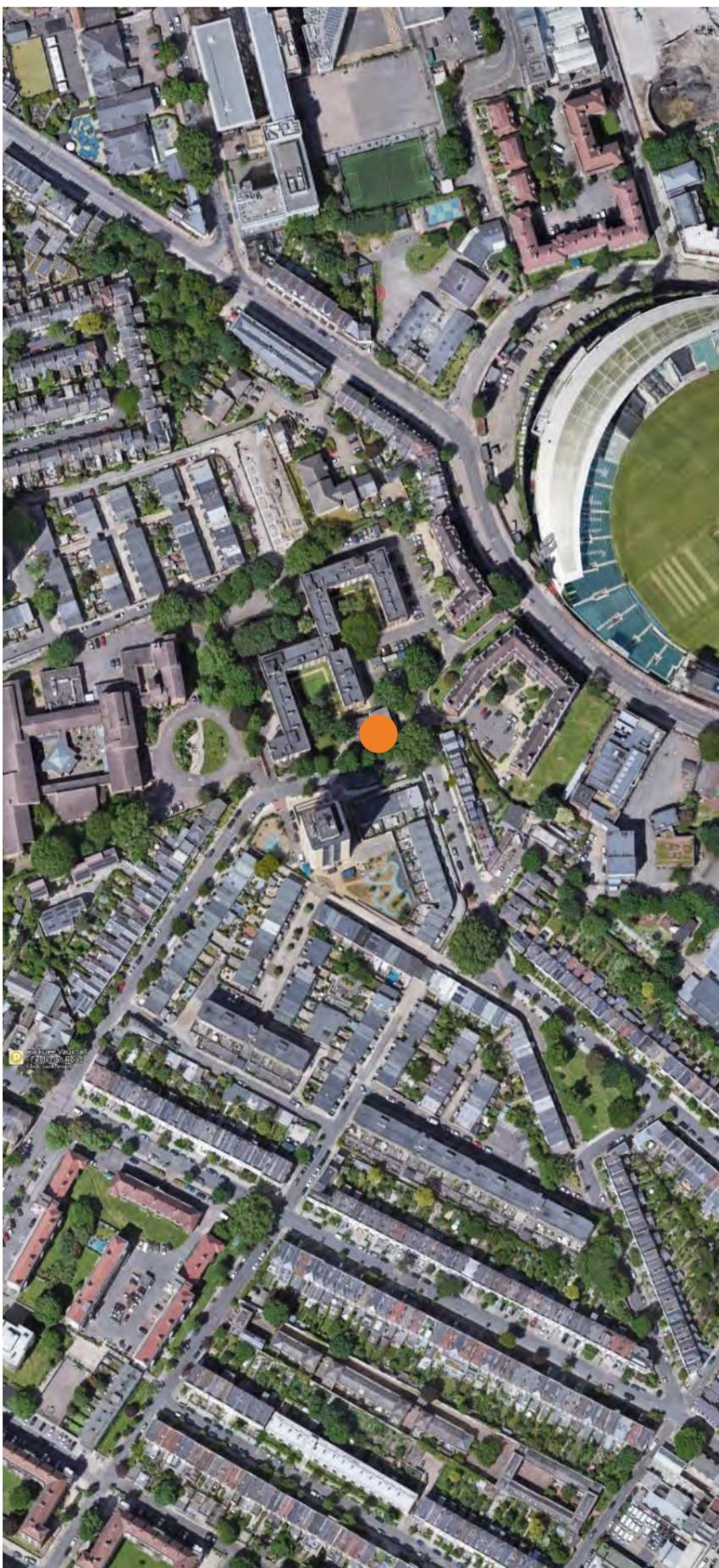
**2 Meadow Road,
Ashmole Estate,
Lambeth, London,
SW8 1QB**

S73 application for minor changes
to Approved scheme 19/00744/FUL
and additional units

Oct 2025

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01. Introduction

01. Introduction

Meadow Road, Ashmole Estate

This Design Statement is submitted by Metropolitan Housing Trust (MHT) to cover two key matters –

1. Alteration to the approved scheme (19/00744/FUL) to address issues of buildability following the introduction of the Building Safety Act 2022 which includes new fire safety legislation, and
2. The provision of additional residential units in the form of an additional floor to provide 4 more units.

MHT gained approval in January 2021 for 30 dwellings which included 15 units above a new Tenants' Hall, as part of a two scheme approval. The first phase of the scheme on Ebbisham Drive, is completed and the second phase is now moving towards implementation. Ahead of the work starting MHT have reviewed the scheme and what was deliverable and technically compliant at the time of approval is now non-compliant. The addition of an evacuation lift and the arrangement of ventilated corridors now complies, but has impacted the internal arrangement of flats at each level.

The new arrangement has reduced the impact of the north west corner of the building on the closest part of the neighbouring building, Wisden House. This change gave rise to a discussion on height to maximise the potential of the site for affordable housing. The suggested changes in Section 4 of this document follow detailed sunlight and daylight studies showing that the additional floor has no greater impact on key windows. The model demonstrated that a change from five to six floors keeps the building under 18m and is therefore deemed to be not a High Risk Building, and we also consider it to be contextually in-keeping with the surroundings.

A report on the Daylight and Sunlight impact of the proposed changes by Waterslade accompanies this document.

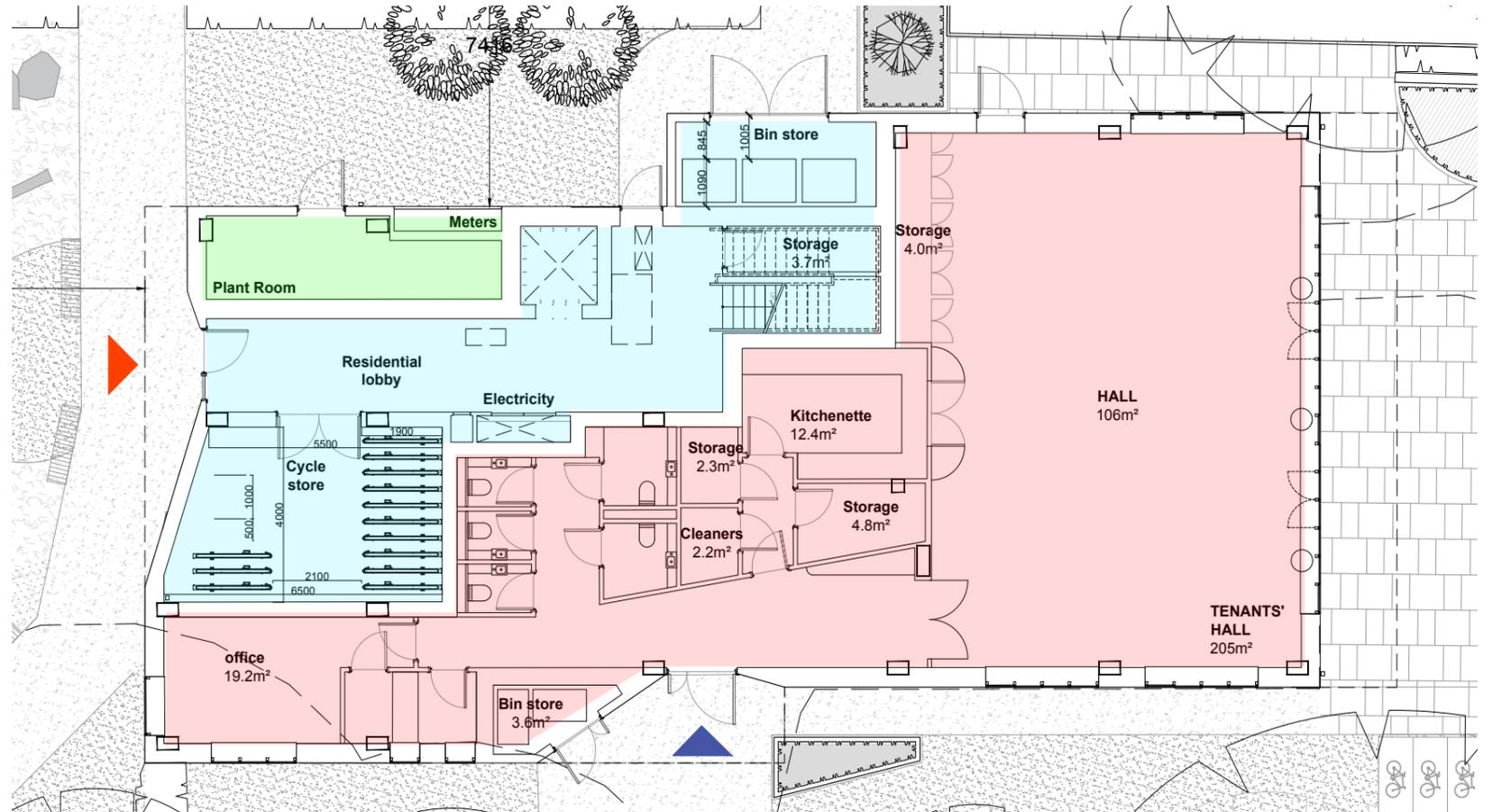


02. Variations to approval

02. Plans and Elevations

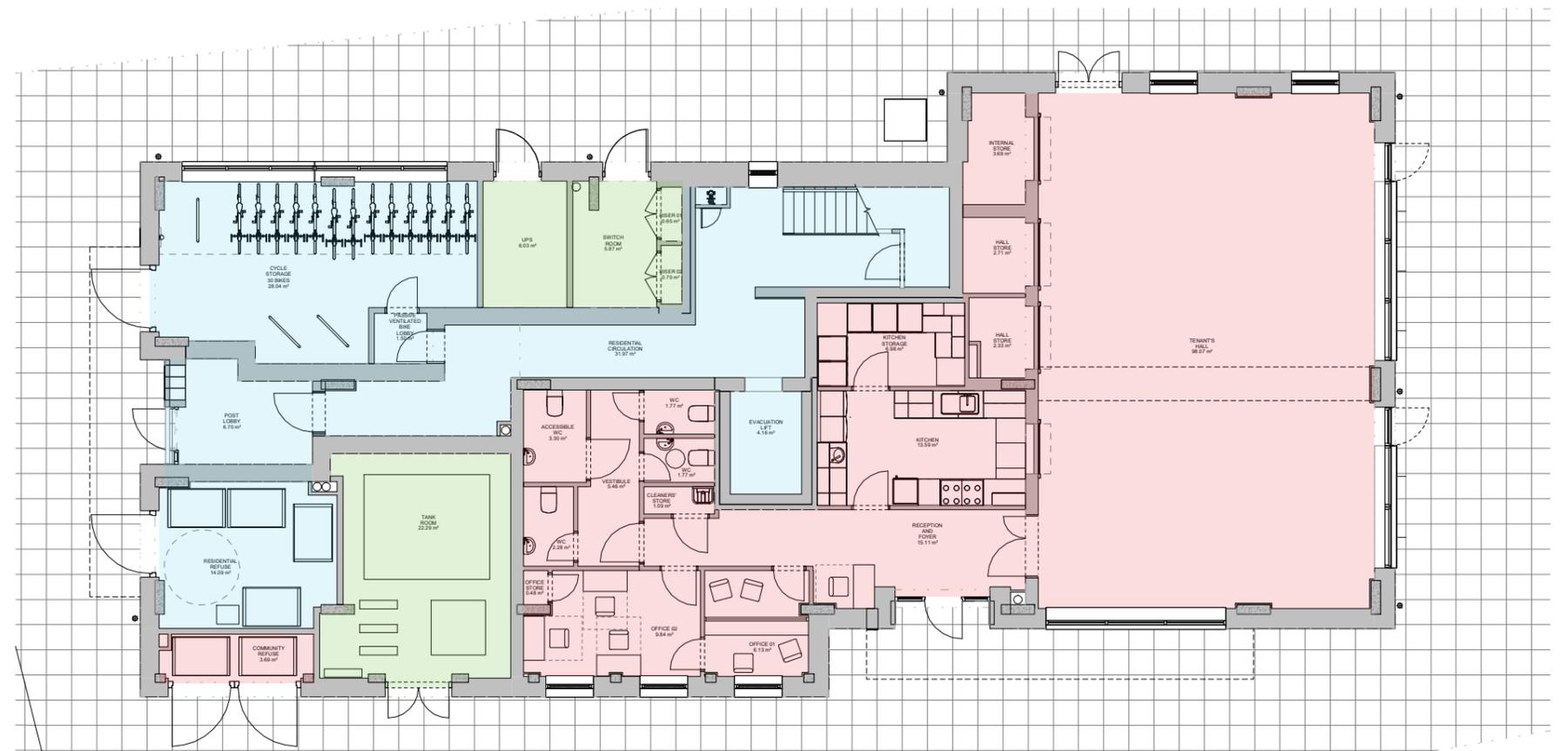
Ground Floor Plan Approved

- Undersized Plant Room / no evident sprinkler tank
- No smoke vents for Evacuation Lift Lobby
- Resident Refuse Store on north of building requires second exit from stairwell that is a security risk, and requires refuse lorry to pull up in front of Wisden House to the north
- Tenants Hall over 100m² would require commercial fire suppression system with separate sprinkler tank of approx 13000 litre capacity 2m x 3.5m x 2m
- Cycle store opening directly into lobby would not meet Fire Service requirements
- No postboxes or post lobby shown



Ground Floor Plan Revision

- Minor repositioning of building
- Retains similar location of entrances
- Increases sizes of plant room to include UPS for evacuation lift, switch room and sprinkler tank room
- Cycle Store has lobby to corridor, cycle storage provision exceeds requirements and includes 25% Sheffield stands
- Tenants Hall office space revised (See page 15 : Tenants Hall Area Comparisons)
- Residential refuse store adjacent to front door is more convenient for residents and for refuse pickup
- Residential lobby meets space requirements, fire safety regulations
- Post Lobby included for residential entrance, lobby to bike store as required for Fire Strategy
- Rainwater pipes moved to north of building to minimise drainage impact on mature tree roots to the south of the building



02. Plans and Elevations

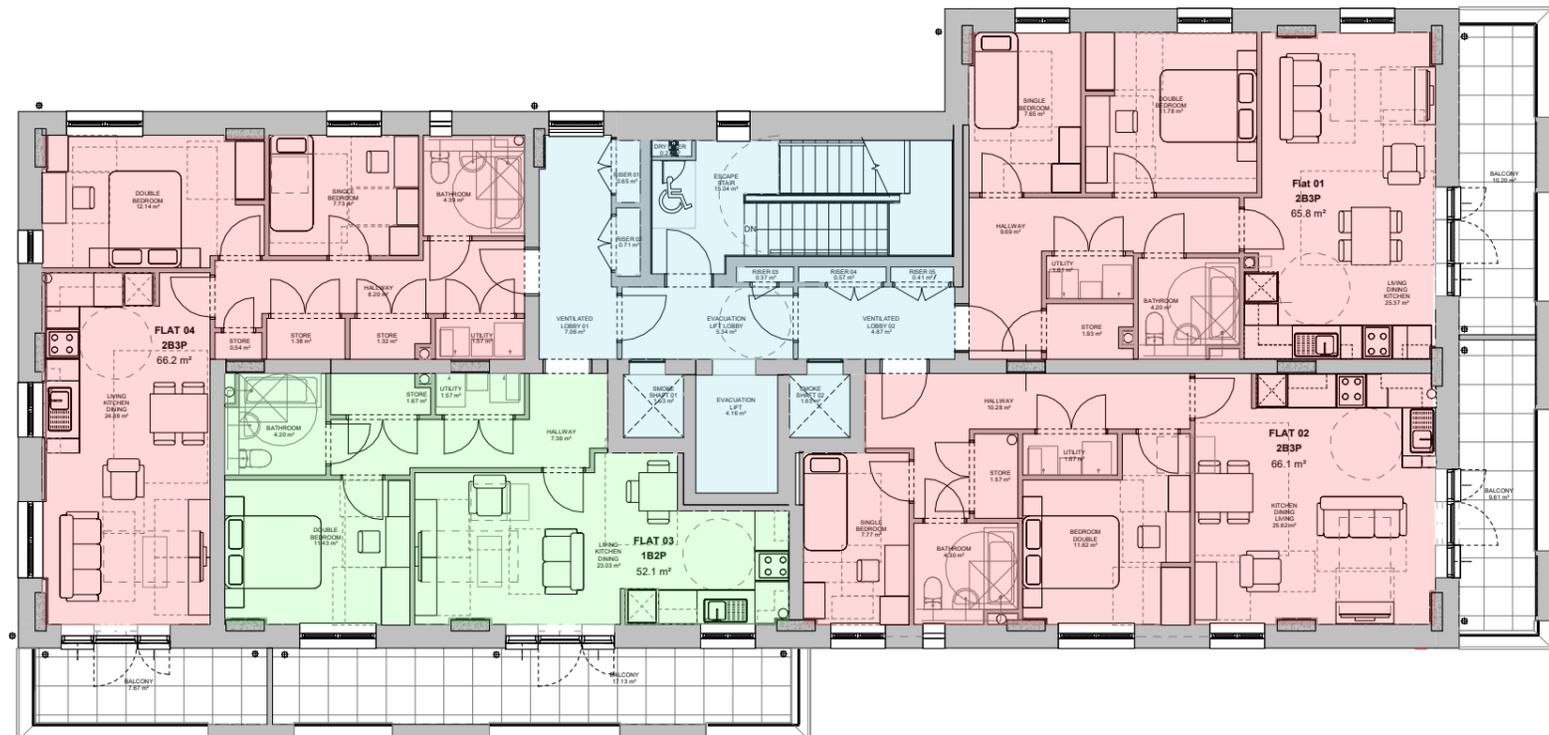
First to Third Floor Plan Approved

- Lobby design was compliant at time of approval but has now become non-compliant due to building regulation changes.
- No utility cupboards in flats to contain distribution boards, heating and ventilation equipment for new Air Source Heat Pumps
- Three flats are dual aspect, one is single aspect



First to Fourth Floor Plan Revision

- Evacuation Lift with UPS provided as required
- Smoke shafts to ventilate lobbies between lift and flat entrances
- Natural light available into common hallway
- Flat layouts now require utility cupboard in addition to storage space
- Three flats are dual aspect, one is single aspect



02. Plans and Elevations

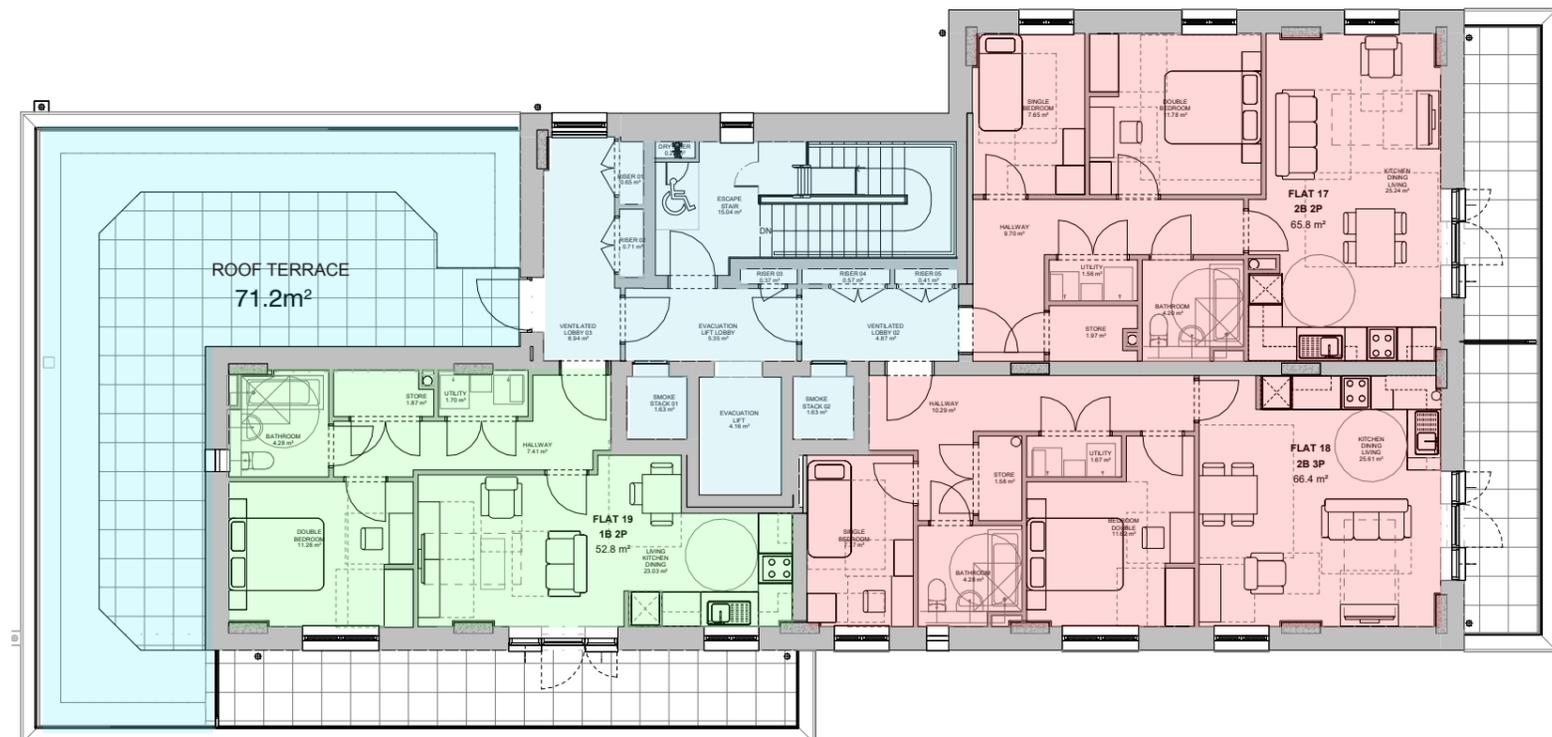
Fourth Floor Plan Approved

- Introduces a set back at the west end of the building, with the a communal roof terrace replacing one of the two bed flats



Fifth Floor Plan Revision

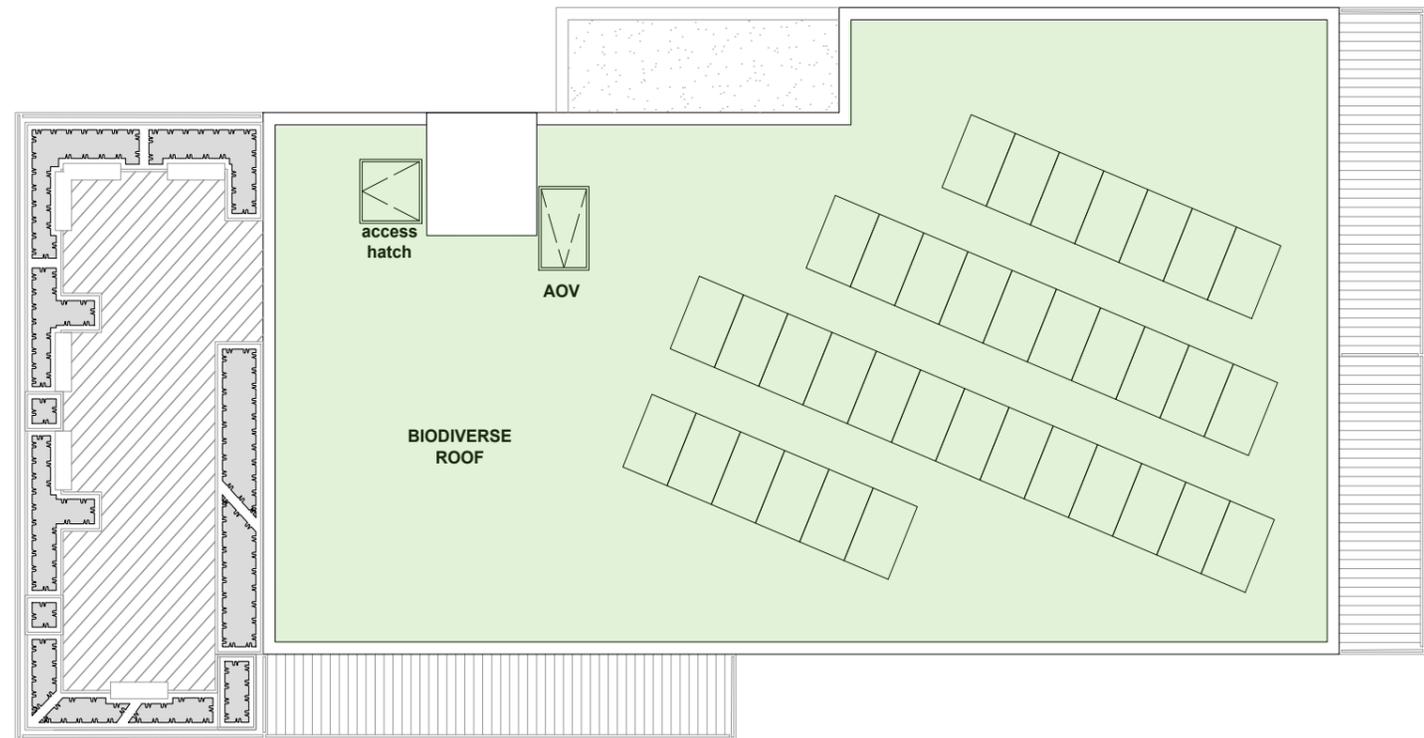
- Setback at fourth floor increased to bring the mass of the fifth floor away from Wisden House
- Enlarged communal roof terrace to 71.2m².
- Planting on perimeter of roof terrace serves to minimise overlooking of Wisden House - more detail on page 33



02. Plans and Elevations

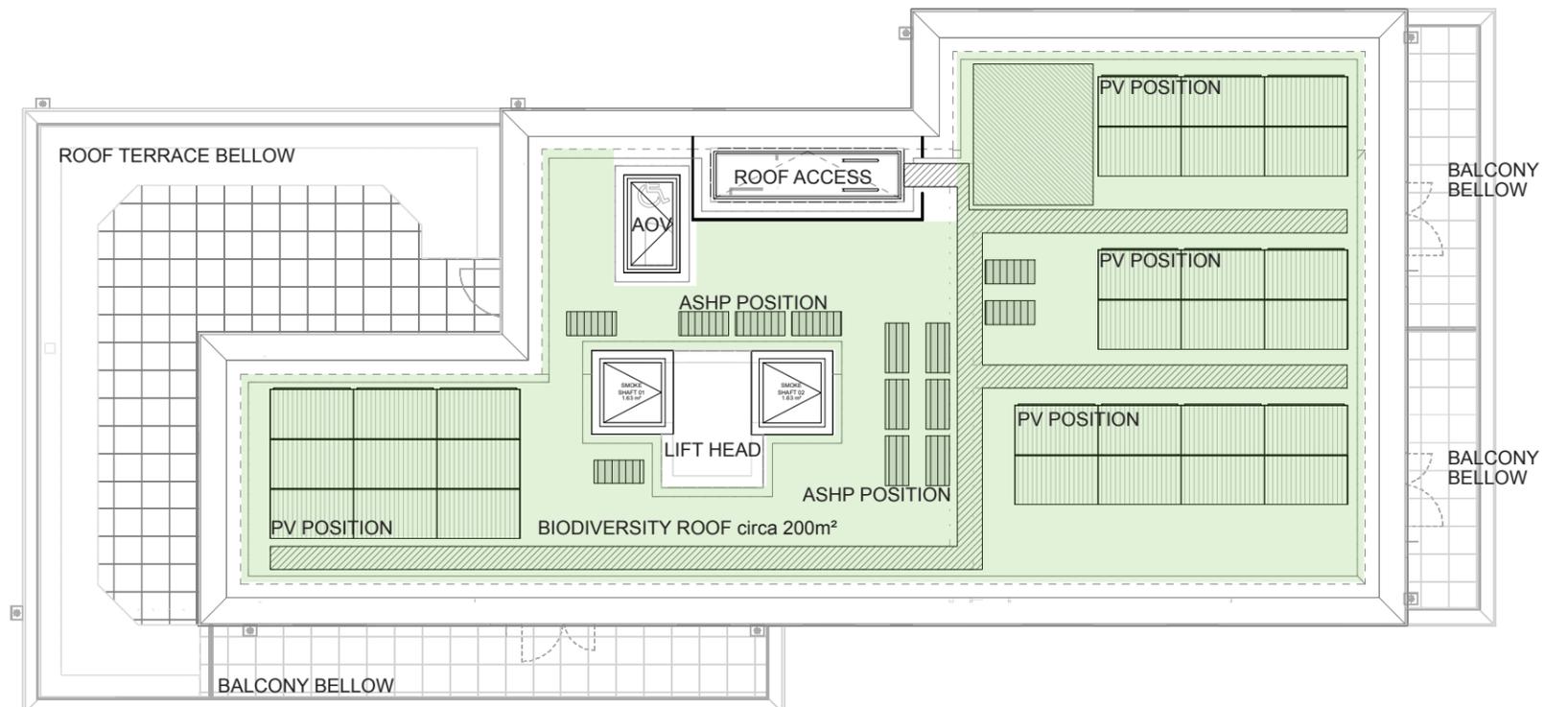
Roof Plan Approved

- Top roof only accessible for maintenance of Photovoltaic Panels
- Upper roof area approx 200m² biodiverse roof
- Access to roof via ladder
- Lift over-run location increases impact on Wisden House



Roof Plan Revision

- Top roof only accessible for maintenance of Photovoltaic Panels and ASHP Condensers.
- Upper roof area 215m² biodiverse roof
- Permanent Access stair to roof introduced
- Lift over-run located centrally reducing impact on Wisden House



02. Plans and Elevations

South Elevation

APPROVED SCHEME:

Five storey mixed use development with Tenant's Hall on ground floor and residential above. Material at ground floor is precast concrete panels, with brickwork above. Corbelled brick texture is used extensively on the elevations to create a banding effect. Residential units have enclosed brick balconies with brick panels. The choice of brick is covered on the Materials page of this report.



approved Scheme

REVISED SCHEME:

On the main public facing elevation the massing and fenestration patterns are very closely matched to the approved scheme, but have minor differences to match changes in flat layouts internally. A metal clad canopy has been provided above the door of the Tenants' Hall.

The ground floor is no longer clad in concrete, but instead in a brick with a darker colour than the upper floors to create visual separation between the ground and upper floors. A corbelled brick pattern is used to create texture and movement on the elevation, in strategically placed areas in order to provide interest and visual variety



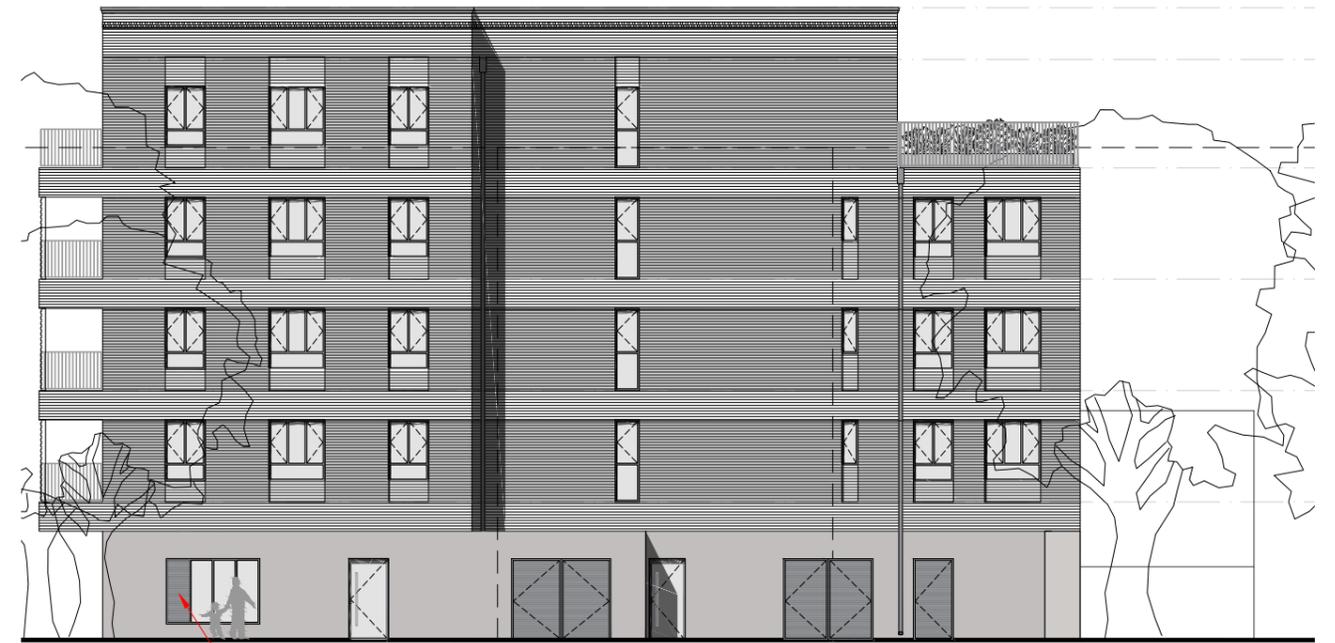
Proposed Scheme

North Elevation

APPROVED SCHEME:

The north elevation faces onto the gable end of Wisden House. On the ground floor it largely contains service spaces, including the residential refuse store and access to the plant room and cycle store

The use of corbelled brick to form banding across the buildings elevation is continued extensively on this elevation



approved Scheme

REVISED SCHEME:

On the north elevation the massing and arrangement of windows is similar to the approved scheme with minor changes related to the revised internal spaces. The use of the corbelled brick pattern is limited to the panels below the residential windows, which creates a subtle separation of function.

A large area of glazing has been added to the ground floor to the west end of the building. This glazing faces the courtyard to Wisden House, offering a more active facade, and passive surveillance of the space between the two buildings.



Proposed Scheme

02. Plans and Elevations

East Elevations

APPROVED SCHEME:

The east elevation looks onto Stoddart House and towards the end of Meadow Road in the direction of the Oval cricket ground. The ground floor forms the main elevation of the Tenants' Hall. On the upper floors are the balcony spaces for the flats. At the top of the building a texture brick band delineates the buildings parapet that surrounds the roof space.



approved Scheme

REVISED SCHEME:

The east elevation is broadly similar in massing and fenestration placement to the approved scheme, with minor changes in panel sizes and window placement related to changes to the internal layouts. Rather than a textured brick strip at parapet level the revised elevation has a simple soldier course of brick



Proposed Scheme

02. Plans and Elevations

West Elevations

APPROVED SCHEME:

The west elevation faces along Meadow Road. The concrete ground floor features the residential entrance, recessed into the building to form a covered area, but also has a window into the Community Centre office space. The communal roof terrace is on the fourth floor.



approved Scheme

REVISED SCHEME:

The west elevation maintains the residential entrance at ground floor, with the Cycle Store and Refuse store also accessed from here. A metal clad canopy protects the residential entrance and the cycle and refuse store entrances. A darker brick will be used at the ground floor to create differentiation between the storeys.



Proposed Scheme

Area Schedules

The table on the right details the floor areas, storage areas and external private amenity space (balconies) required and provided for the scheme.

The flats all exceed National Described Space Standards for Floor Area and Room Area, the London Plan requirement for External Amenity and meet or exceed the required standards for provision of storage.

Nine of the flats do not meet Lambeth Policy H5 requirement for 10m² private amenity, with a total shortfall across the development of 11.6m²

The requirement for shared outdoor amenity space is 50m², we provide 71.2m², an over-provision of 21.2 m². We feel this over-provision adequately covers the 11.6m² shortfall of the private amenity space.

CYCLE STORAGE - LONDON HOUSING DESIGN GUIDE

(for 19 apartments)

One space per one bedroom apartment 1 x 5 = 5 spaces

1.5 spaces per two bedroom apartment 1.5 x 14 = 21 spaces

FOR A TOTAL OF **26** REQUIRED SPACES

The scheme provides **32** cycle storage spaces; 24 bikes double stacked on racks and 8 bikes on Sheffield stands.

Flat no	Floor	Bed/Persons	Area m ²	NDSS* m ²	Diff m ²	Balcony**m ²	Lambeth Req m ²	Diff m ²	Storage m ²	NDSS
Flat 01	01	2B/3P	65.8	61	+4.8	9.6	10	-0.4	2.02	2
Flat 02	01	2B/3P	66.1	61	+5.1	10.2	10	+0.2	2	2
Flat 03	01	1B/2P	52	50	+2	17.1	10	+7.1	1.7	1.5
Flat 04	01	2B/3P	66.2	61	+5.2	7.6	10	-2.4	3.2	2
Flat 05	02	2B/3P	65.8	61	+4.8	9.6	10	-0.4	2.02	2
Flat 06	02	2B/3P	66.1	61	+5.1	10.2	10	+0.2	2	2
Flat 07	02	1B/2P	52	50	+2	17.1	10	+7.1	1.7	1.5
Flat 08	02	2B/3P	66.2	61	+5.2	7.6	10	-2.4	3.2	2
Flat 09	03	2B/3P	65.8	61	+4.8	9.6	10	-0.4	2.02	2
Flat 10	03	2B/3P	66.1	61	+5.1	10.2	10	+0.2	2	2
Flat 11	03	1B/2P	52	50	+2	17.1	10	+7.1	1.7	1.5
Flat 12	03	2B/3P	66.2	61	+5.2	7.6	10	-2.4	3.2	2
Flat 13	04	2B/3P	65.8	61	+4.8	9.6	10	-0.4	2.02	2
Flat 14	04	2B/3P	66.1	61	+5.1	10.2	10	+0.2	2	2
Flat 15	04	1B/2P	52	50	+2	17.1	10	+7.1	1.7	1.5
Flat 16	04	2B/3P	66.2	61	+5.2	7.6	10	-2.4	3.2	2
Flat 17	05	2B/3P	65.8	61	+4.8	9.6	10	-0.4	2.02	2
Flat 18	05	2B/3P	66.1	61	+5.1	10.2	10	+0.2	2	2
Flat 19	05	1B/2P	52	50	+2	17.1	10	+7.1	1.7	1.5

Shared Outdoor Amenity Space Required = 50m² Provided (Roof Terrace) = 71.2m²

*National Described Space Standards

** Balcony provision all exceeds London Plan Standards

02. Plans and Elevations

Tenants Hall Area Comparisons

The pre-app meeting of 02/06/2025 for Meadow Road showed a slight reduction in the area of the Tenants Hall, There was concern expressed that this would result in a reduced quality of facility for the tenants. The chart below shows a comparison between the areas provided in the approved scheme and the proposed scheme.

The hall itself has to be under 100m² in order to allow the Tenants spaces to be served by the residential sprinkler system. The 2021 London Plan Policy D12 requires Fire Suppression in buildings over 11m. A hall larger than 100m² would require a commercial sprinkler installation with a very large water tank which would have a massive impact on the building layout. This accounts for approximately one third of the reduced areas.

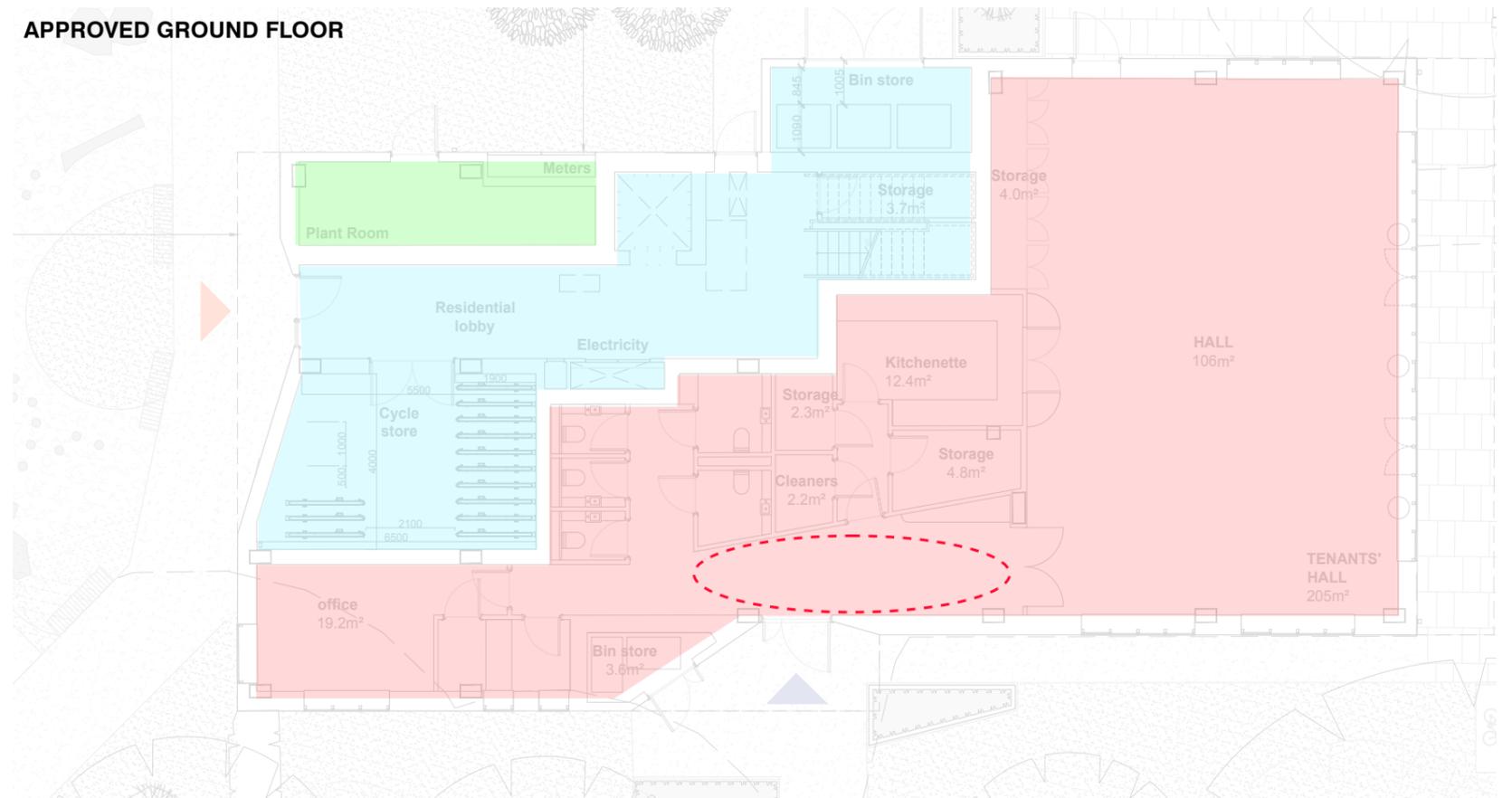
The majority of the remaining reduction is in circulation space, in the WCs and in the hallway. This reduction should not negatively impact the facilities

It is worth noting that the proposed ground floor plans show a more accurate size for residential cycle storage, refuse stores and plant rooms than the approved scheme, and some of the Tenants Hall area 'lost' has gone to the proper sizing of the Switch room, Lift, UPS room and Sprinkler Tank room.

Area	Approved Scheme m ²	Proposed Scheme m ²	Difference
Hall ¹	102	98.6	-3.4
Kitchen	12.4	13.5	+1.1
Office ²	19	15.8	-3.2
Storage	11.1	14.1	+3
Cleaners	2.2	1.1	-1.1
WCs ³	18.5	15.6	-2.9
Refuse Store	3.6	3.6	0.0
Reception ⁴	20.8	15.11	-5.7
Tank Room (50%) ⁵	0	11	+11
GIFA⁶	203.7	198.5	-5.2

- In order to allow the Tenants Hall to be served by the residential sprinkler system the entire Tenants area must be compartmentalised into areas under 100m². The hall itself is therefore limited to 98.6m², with 8.73m² storage accessible giving a comparative total of 107.33m².
- Proposed office space has been reviewed by the Community Impact Team and meets their requirements
- Provides the same WC facilities with more efficient circulation space.
- Internal hallway has been widened by reducing the inset of doorway and moving the Cleaners' Cupboard next to the door. Increased area of canopy above entrance also serves as part of the circulation space on proposed scheme.
- As the Sprinkler Tank Room space serves the residential spaces and the Tenants Hall and Offices we have allocated 50% of this area to be included in this assessment.
- GIFAs measured from approved scheme : MEADOW_ROAD_-_PROPOSED_FLOOR_PLANS-2402049 and proposed scheme: 7163-JMA-01-00-DR-A-000002_S3-P01-GA Plan Level 00 plans

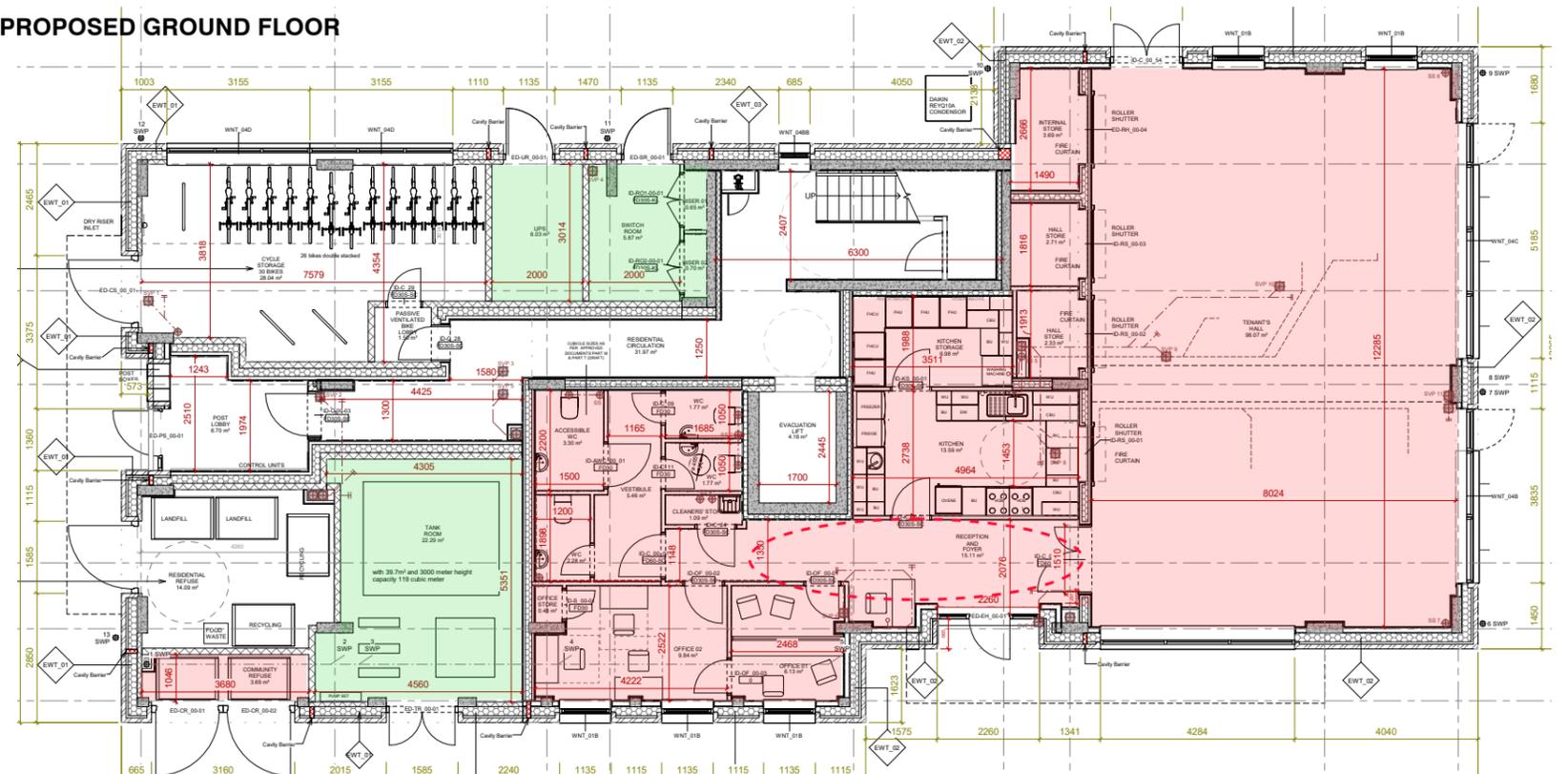
APPROVED GROUND FLOOR



TENANTS HALL AREA

SHARED PLANT AREAS

PROPOSED GROUND FLOOR



03. Daylight Sunlight

Daylight Sunlight Analysis

We have undertaken an assessment of the daylight and sunlight impact on the neighbouring properties of the proposed scheme on Meadow Road.

In relation to planning, local authorities are usually only concerned with the daylight and sunlight impact to habitable rooms within residential properties, and it is usual to assess this in relation to the guidelines set out

in the 2022 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. In accordance with these guidelines, the following measures of daylight have been calculated; Vertical Sky Component (VSC), Daylight Distribution (No-sky line, NSL) and Sunlight Availability (APSH).

In an urban location, frequently site constraints and the proximity of neighbouring buildings mean that some windows or rooms will fall short of the guideline figures. However, daylight and sunlight is one of a number of factors to be considered in designing a building. In its introduction, the BRE guide itself urges that the guidelines be interpreted flexibly:

“The advice given here is not mandatory.....Although it gives numerical guidelines these should be interpreted flexibly.....For example in an historic city centre a higher degree of obstruction may be unavoidable....”

Calculations and Assumptions

In order to calculate the measures of daylight and sunlight it is necessary to construct a 3D computer model which is then analysed using proprietary software to calculate the various measures of daylight and sunlight.

The majority of the model was built using 2D topographical surveys which show building boundaries and roof heights. Aerial and site photography were used to estimate the window locations and floor heights. The proposed scheme has been taken from the Architects' 3D model provided on the 12th March 2025.

The 3D model reproduces the massing of the buildings on and surrounding the site at a level of detail appropriate to the calculations performed. All heights in the model are in mm Above Ordnance Datum (AOD).

In assessing the impact of a new development on neighbouring properties, it is usual to only consider main habitable spaces (i.e. living rooms, bedrooms and kitchens) within residential properties. In accordance with the BRE and British Standard guidance, VSC and APSH values have been calculated at the window centre, on the outside wall face. For windows with a cill below working plane level, the window area above and below the working plane has been considered separately and weighted in accordance with the latest BRE guidance.

Where there are balconies or recessed windows, the BRE advice is that the figures should be calculated with the balcony effect removed. This provides an indication of the daylight levels available on the façade of the building.

Impact of the Proposed Development

Daylight

In relation to Wisden House, located to the north of the proposed development, ten windows within east-facing façade will experience proportional reductions of up to 30%. Whilst the number of windows that do not meet the strict BRE criteria has increased when compared to the approved 2018 scheme, the retained VSCs of 22% remain very good for an urban location. Furthermore, these retained daylight levels are similar to, and in some cases higher, than current daylight levels experienced within Wisden House.

2018 approved Scheme – Wisden House 2025 Proposed Scheme – Wisden House

As was the case with the approved scheme, there will be large proportional reductions to the column of south-facing windows on the flank-wall of Wisden House. However, these are secondary windows serving dual aspect bedrooms and kitchens. The principal windows are only marginally impacted and will retain very good daylight amenity.

The ground floor windows within 1-9 Meadow Road will experience proportional reductions of around 0.72 (28%), however, it should be noted that these windows are obstructed by extruding front porches which reduces the daylight to these windows in both the existing and proposed situations and results in higher proportional reductions. Nevertheless, these windows will retain VSC values of between 22% and 26% which remains very good for an urban location. The impact in relation to NSL to these properties is minimal and fully compliant with the BRE guidelines.

The impact to Sirinham Point is small and in accordance with the BRE guidelines. Whilst there will be some borderline proportional VSC reductions, these windows are heavily recessed within an inset balcony and the actual reductions in VSC of less 2% are minimal.

Sunlight

In relation to sunlight, the BRE guidelines state that the impact to bedrooms and kitchens are less important and do not need to be assessed. Whilst two living rooms will have lower winter sunlight levels, this is not unusual in an urban location. All living rooms with a southerly aspect will retain good annual sunlight levels, compliant with the BRE guidelines.

Overshadowing

The BRE overshadowing assessment has been undertaken, which relates to the proportion of shading to garden and amenity spaces on March 21st. The attached drawing W1121/S/08 shows that the courtyard of Wisden House will retain 2 Hours of sunlight to 52% of its area, fully compliant with the BRE guidelines.

Conclusion

The impact of the proposed scheme largely complies with the default BRE criteria. Whilst there will be isolated daylight reductions to principal windows, in each case the retained VSC values remain very good for an urban location.

The secondary windows in the flank wall of Wisden House will experience significant daylight reductions.

However, the impacted windows serve dual aspect rooms and given that the principal windows will retain good daylight amenity, the impact to the room will be small.

In relation to overshadowing the impact on neighbouring gardens and amenity spaces accords with the BRE guidelines.

A full report on the Daylight and Sunlight impact of the proposed changes by Waterslade accompanies this document.

04. Material Variation

04. Material Variation

Approved Scheme

The approved Scheme at Meadow Road was designed in conjunction with a neighbouring development at Ebbisham Drive. The two schemes shared a material palette of buff brick and 'champagne' coloured metalwork

According to the Design and Access Statement submitted with the original application the Ebbisham Drive scheme has been completed in TBS Maranello brick, a buff coloured multi stock as shown below. The metalwork can be seen in the image below to be an olive green PPC finish

The colour palette compliments the existing estate buildings on Ebbisham Drive

The revisions to this material palette on the Meadow Road scheme are detailed on the following page

Neighbouring scheme at Ebbisham Drive



Previous Brick Stock - Traditional Brick and Stone Maranello



Previous artists impression of Meadow Road in buff brick



04. Material Variation

Revised Scheme

The revised scheme is to be finished in a red multi brick stock in order to compliment the existing buildings. Given the proximity of Wisden House (see photographs below) the approved brickwork would present a departure from the existing housing materiality.

We have proposed using Micklemersh First Quality Multi, or equivalent, for the new scheme, with a darker brick stock for the ground floor level.

Panels of projecting 'corbelled' brick rows are used on the elevations to introduce pattern and texture.



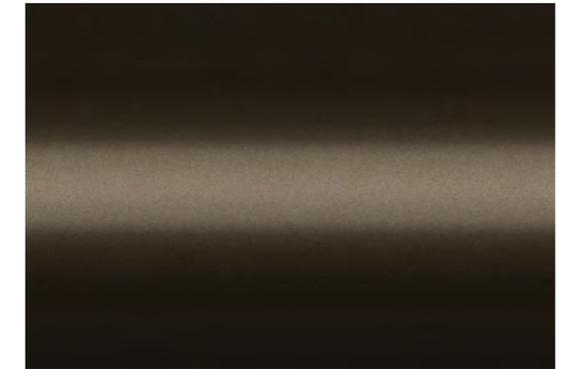
**Proposed Brick Stock :
Micklemersh First Quality Multi**

Jmarchitects proposed using a red multi brick stock, for example Micklemersh First Quality Multi, which is closer in colour and texture to the existing buildings than the approved scheme.



**Darker Brick Stock:
Crest Dorking Dark Multi**

The ground floor external wall will be clad in a darker coloured brick to create a visual distinction for the base.

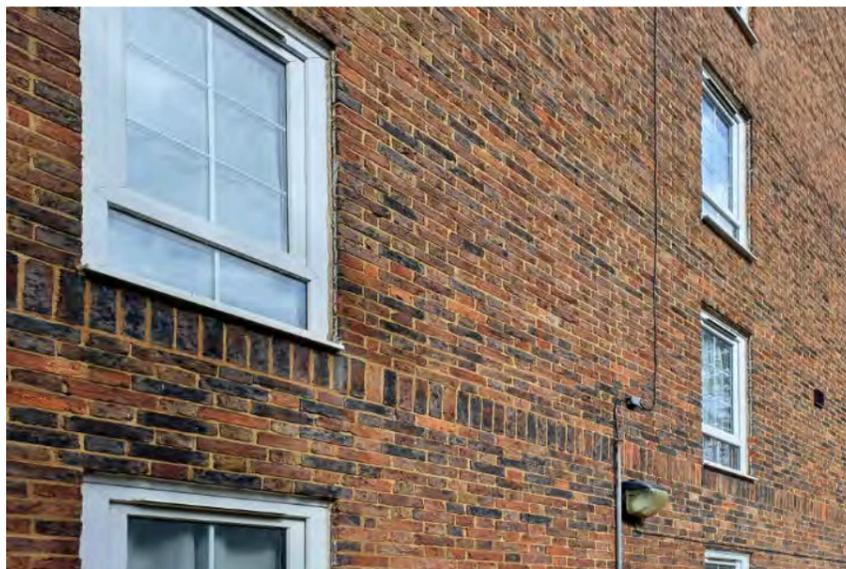


Interpon Anodic Bronze Powder Coating

Exterior aluminium door and window frames, metal railings, metal cills and copings will all be finished in powder coating in a mid brown to compliment the chosen brick stock

The chosen finish is PPC Anodic Bronze by Interpon.

Example of brick stock, bond and soldier courses on Wisden House immediately adjacent to the proposed building



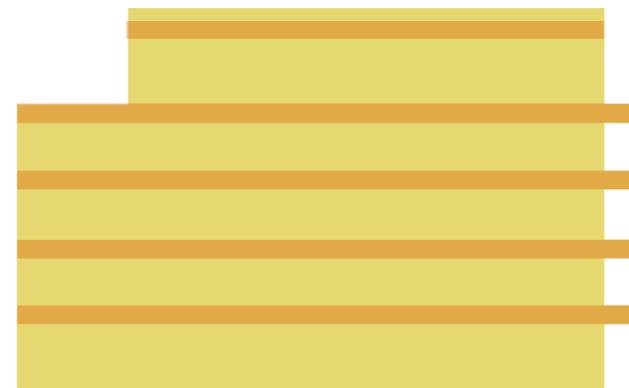
Interpon Adonic Bronze PPC finish to cladding on the Schlumberger Technology Centre by Nicholas Hare Architects



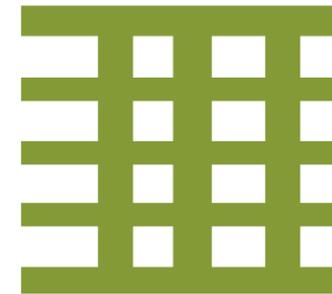
Elevation Treatment

The proposed scheme changes the amount and proportion of corbelled brick detailing used across the facades. These changes were made following analysis of the materials, construction detailing and geometry of the proposed facades

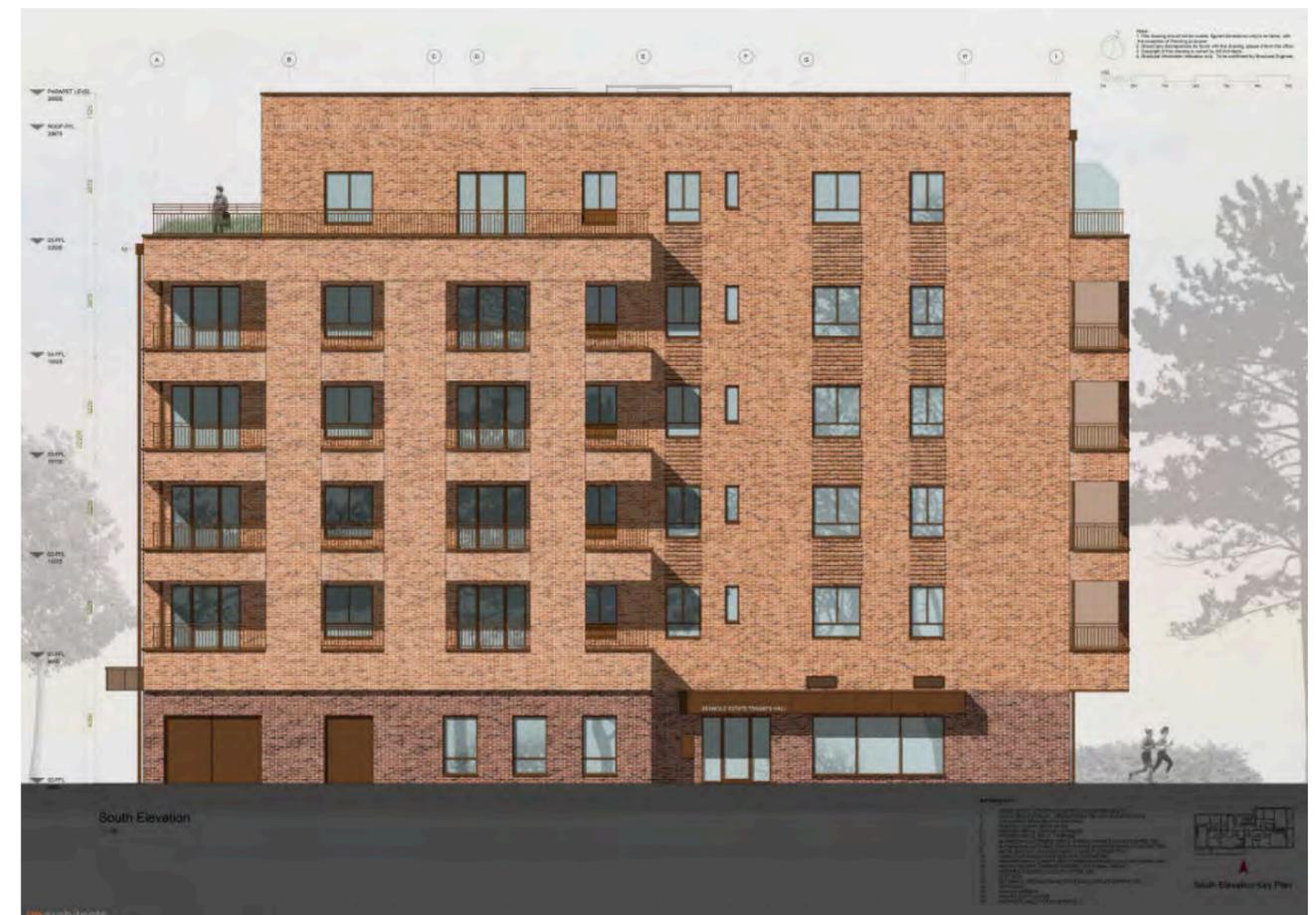
- New choice of brick - the red multi bricks chosen bring a variation of colour and texture to the facade without relying on detailing
- The arrangement of balconies and brick panels on the south and east elevations is a strong geometric feature that does not need further embellishment. It is felt that the pattern of brick panel and openings provides a strong visual element without extensive decorative brickwork
- The approved scheme facade reads as a series of horizontals, making the building seem broader and longer. The introduction of brick movement joints needed for construction of the inset balconies means the building would be better suited to being read as a series of verticals. Therefore, the areas of corbelled brickwork have been amended to emphasise the vertical and draw the eye upwards.



Approved Scheme



Proposed Scheme



04. Material Variation



South Elevation

1 50

- MATERIAL KEY:
1. FACING BRICK - (REDIMINATION TRIC) COLOUR RED MULTI
 2. FACING BRICK GARDEN - (SPECIFICATION TRIC) COLOUR RED MULTI
 3. STAGGERED BRICK BELOW WINDOWS
 4. SOLID R COLOUR BRICK WORK
 5. PRECAST METAL CANOPY - STRANDER
 6. PRECAST METAL SORT - TRIMMING
 7. ALUMINIUM GLAZED TRIMMER TRIPLE GLAZED DOORS (COLOUR COPPER TRIC)
 8. ALUMINIUM GLAZED TRIMMER TRIPLE GLAZED WINDOWS (COLOUR COPPER TRIC)
 9. METAL BALCONY & BALUSTRADES (COLOUR COPPER TRIC)
 10. GLAZED ENTRY FRONTS (COLOUR COPPER TRIC)
 11. PRECAST METAL CANOPY ABOVE FRONT ENTRANCE (COLOUR COPPER TRIC)
 12. RAILING TO ROOF TERRACE PARAPET (TO FLOOR+ HEIGHT)
 13. RAINWATER GOODS (COLOUR COPPER TRIC)
 14. POST BOX
 15. AUTOMATIC OPENING SMOKE VENT (SACK) (COLOUR COPPER TRIC)
 16. NEWS VENT
 17. PRIVACY SCREEN
 18. PASSIVE VENT LOUVER
 19. ENTRANCE CALL - INTERCOM PANEL



05. Additional Units

05. Additional Units Model Views

15 unit scheme

View from Meadow Road looking East, looking onto the west elevation and the residential entrance. Existing mature trees line the south elevation onto Meadow Road somewhat hiding the building. The panels of corbelled brickwork beneath the windows give depth and texture to the facade, without overwhelming the straightforward geometry of the balconies and fenestration.



19 unit scheme



05. Additional Units Model Views

15 unit scheme

View from Meadow Road directly opposite, on the raised walkway facing the south elevation. The tree on the right of the view is a large London Plane.



19 unit scheme



05. Additional Units Model Views

15 unit scheme

View from Meadow Road/ Claylands Road junction looking north west. This view shows the Tenants' Hall entrance on the ground floor and the residential balconies on the floors above



19 unit scheme



05. Additional Units Model Views

15 unit scheme

View from a flat in Sirinham Point tower, looking down onto the site from the south west.



19 unit scheme



04. Model Views

15 unit scheme

View from the east of Meadow Road looking back west with Sirinham Point tower in the background. This view emphasises the geometry of the balconies and brick panels.



19 unit scheme



05. Additional Units Model Views

15 unit scheme

The central garden space of Wisden House has a number of flats looking onto it. This view from the garden looking south east shows the residential entrance on the right, and a large panel of partially obscured glazing to the cycle store. This glazed panel connects the new building to the garden space, and softens this 'internal' elevation to the neighbours



19 unit scheme



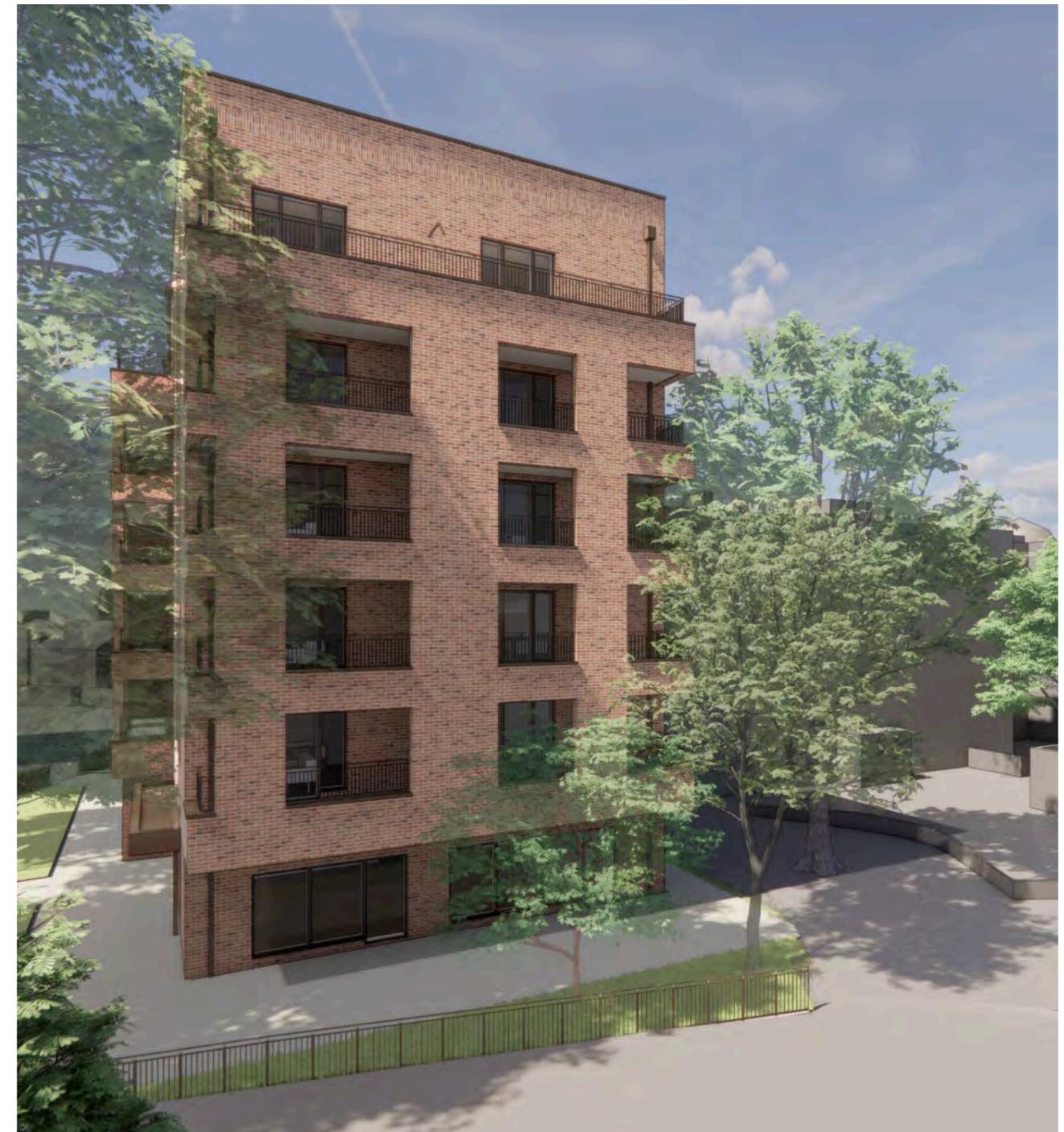
05. Additional Units Model Views

15 unit scheme

View from gable windows of Stoddart House, looking west.



19 unit scheme



05. Additional Units Model Views

15 unit scheme

View from the north at the entrance to Wisden House, looking to the north elevation of the Tenants' Hall and side of the balconies



19 unit scheme



06. Terrace & Entrances

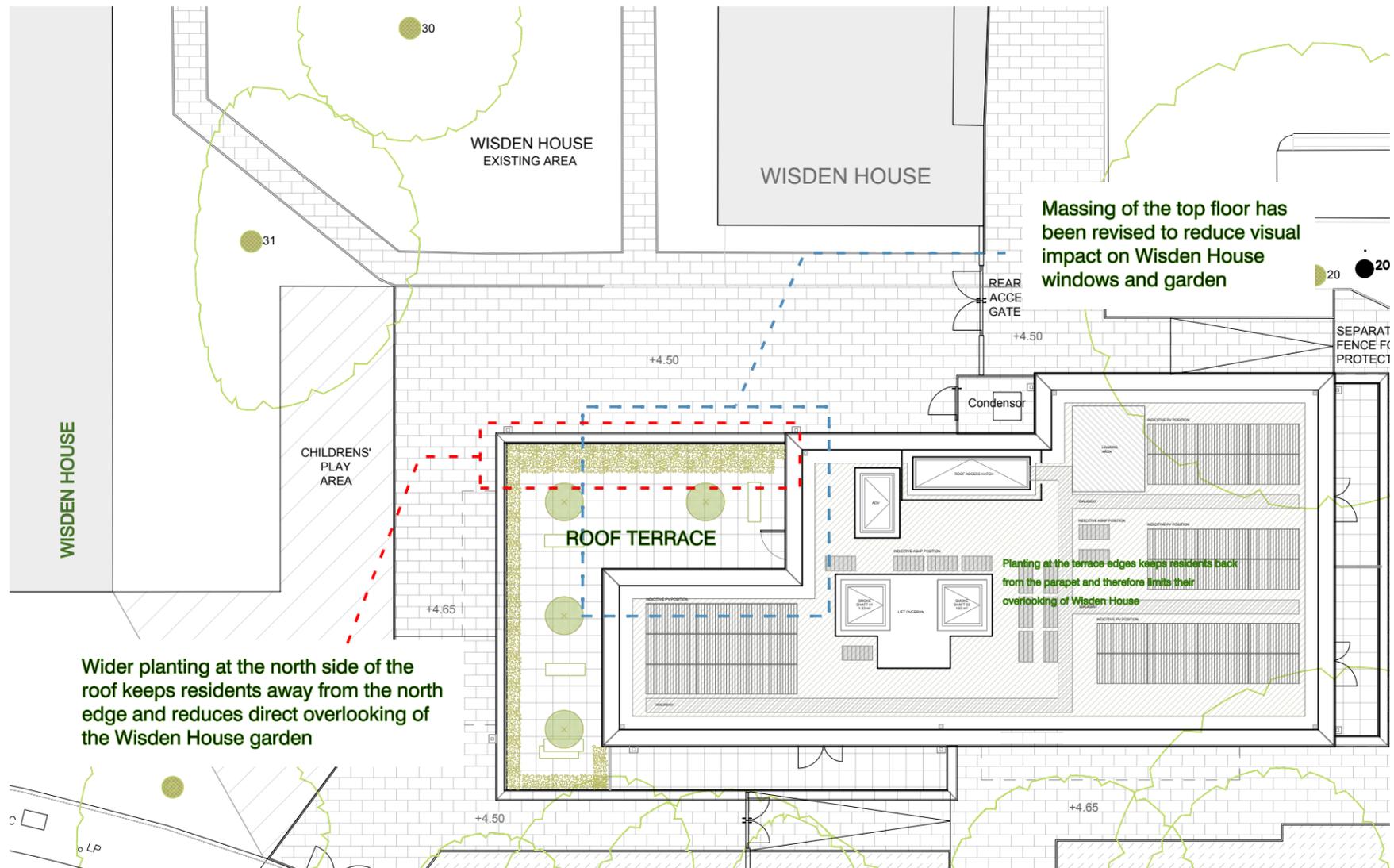
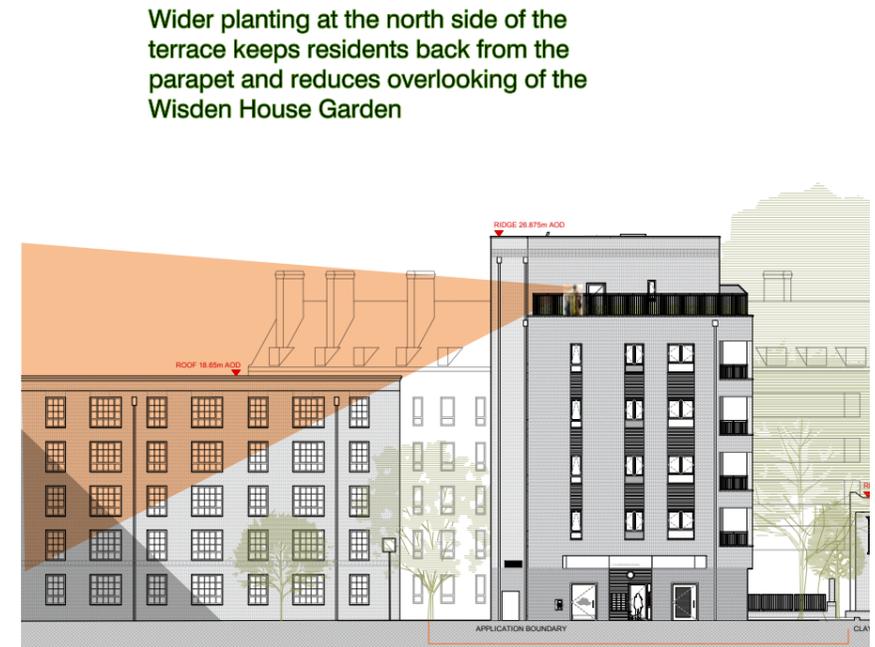
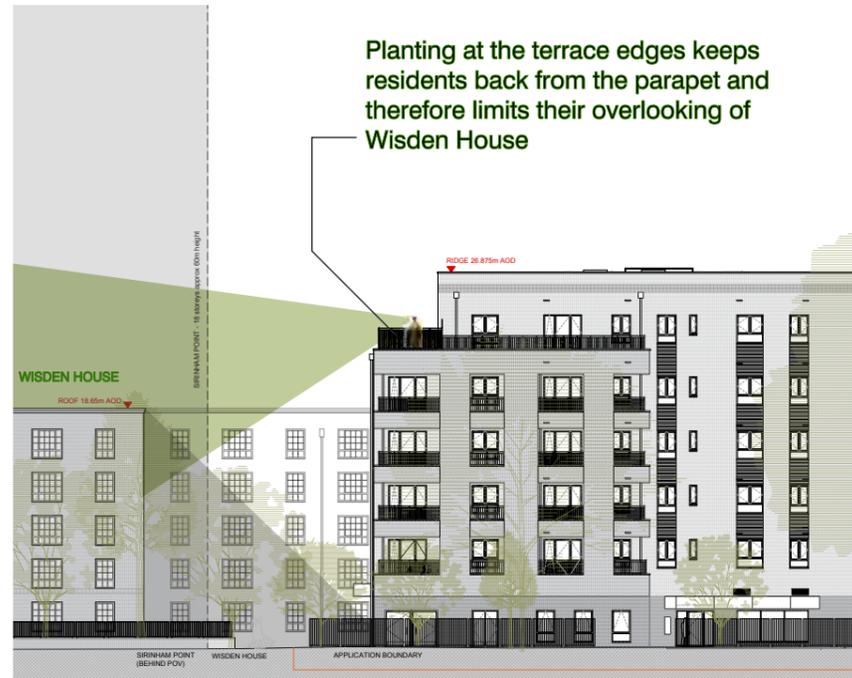
Roof terrace

We are confident that the revised roof terrace does not represent a greater encroachment on the neighbouring buildings than the approved scheme.

The revised building is slightly longer and therefore 1.4m closer to the elevation of Wisden House

The roof terrace has been raised from fourth floor to fifth floor, so the angle of view from the terrace to Wisden House has been made more acute, which reduces the opportunity for overlooking.

As with the approved version planting around the perimeter of the roof terrace can be used to control the openness of views to and from the terrace, discouraging views north west into the garden in front of Wisden House. Making the planting wider to the north of the roof also reduces overlooking of Wisden House and its garden



06. Terraces and Entrances

Entrances

APPROVED SCHEME

The approved Scheme Tenants hall entrance features a lighter material palette with a combination of light brown/buff bricks with flush joints, ribbed brickwork, and light-toned concrete finishes. The base level incorporates textured concrete surfaces related to the ribbed bricks, providing a subtle variation in tone and texture. Windows are framed with powder-coated finishes in warm grey.

It is questionable whether the inset of the door matches the Housing Associations requirements for canopies over the entrance.

Entrance appearance is compromised by the position of the Refuse Store doors.



-  1. Light brown/buff brick with flush joints
-  2. Ribbed brick
-  3. Light colour concrete
-  4. Texture Concrete related to ribbed brick
-  5. Powder coated window frames - Colour warm grey

Approved Scheme

REVISED SCHEME

The Proposed Scheme's Tenants hall entrance adopts a warmer material approach using red brick stock as the primary façade treatment and darker shade of red/brown brick on the ground floor.

Pressed metal cladding on canopy

Corbelled brick detailing within the door inset to bring depth and texture

Large opening looking into the tenants hall

Entrance door and windows are powder-coated finishes in Anodised Bronze PPC finish to be consistent with canopy and the facade colour.



-  1. Micklemerch First Quality Multi or equivalent
-  2. Crest Dorking Dark Multi or equivalent
-  3. PPC Metal Cladding for Balcony in Interpon Anodic Bronze finish

Proposed Scheme

06. Terraces and Entrances

Entrances

View towards the residential entrance on the West Elevation.

APPROVED SCHEME

The approved Scheme residential entrance features a lighter material palette with a combination of light brown/buff bricks with flush joints, ribbed brickwork, and light-toned concrete finishes. The base level incorporates textured concrete surfaces related to the ribbed bricks, providing a subtle variation in tone and texture. Windows are framed with powder-coated finishes in warm grey

Again it is questionable whether the inset of the door matches the Housing Associations requirements for canopies over the entrances

Position of the postboxes is not shown - these will impact appearance of entrance



-  1. Light brown/buff brick with flush joints
-  2. Ribbed brick
-  3. Light colour concrete
-  4. Texture Concrete related to ribbed brick
-  5. Powder coated window frames - Colour warm grey

Residential Entrance - approved

REVISED SCHEME

The Proposed Scheme's Tenants hall entrance adopts a warmer material approach using red brick stock as the primary façade treatment and darker shade of brick on the ground floor.

Pressed metal cladding on canopy covers the cycle store and refuse store entrances

Corbelled brick detailing within the door inset to bring depth and texture

Entrance door and windows are powder-coated finishes in Adonised Bronze PCC finish to be consistent with canopy and the facade colour completed with letter box and call/ intercom panel for access.

Access to the bicycle storage and residential bin store is also provided on the same elevation, ensuring that tenants have a convenient and private service area.



-  1. Micklemerth First Quality Multi or equivalent
-  2. Crest Dorking Dark Multi or equivalent
-  3. PPC Metal Cladding for Balcony in Interpon Anodic Bronze finish

Residential Entrance - Proposed

Detail showing Post Box panel next to residential entrance door



06. Terraces and Entrances

Vauxhall Conservation Area

The site is adjacent to the Vauxhall Conservation Area and will be visible from the part of the conservation area indicated by the red arrow below



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WIDEN HOUSE

PROPOSAL

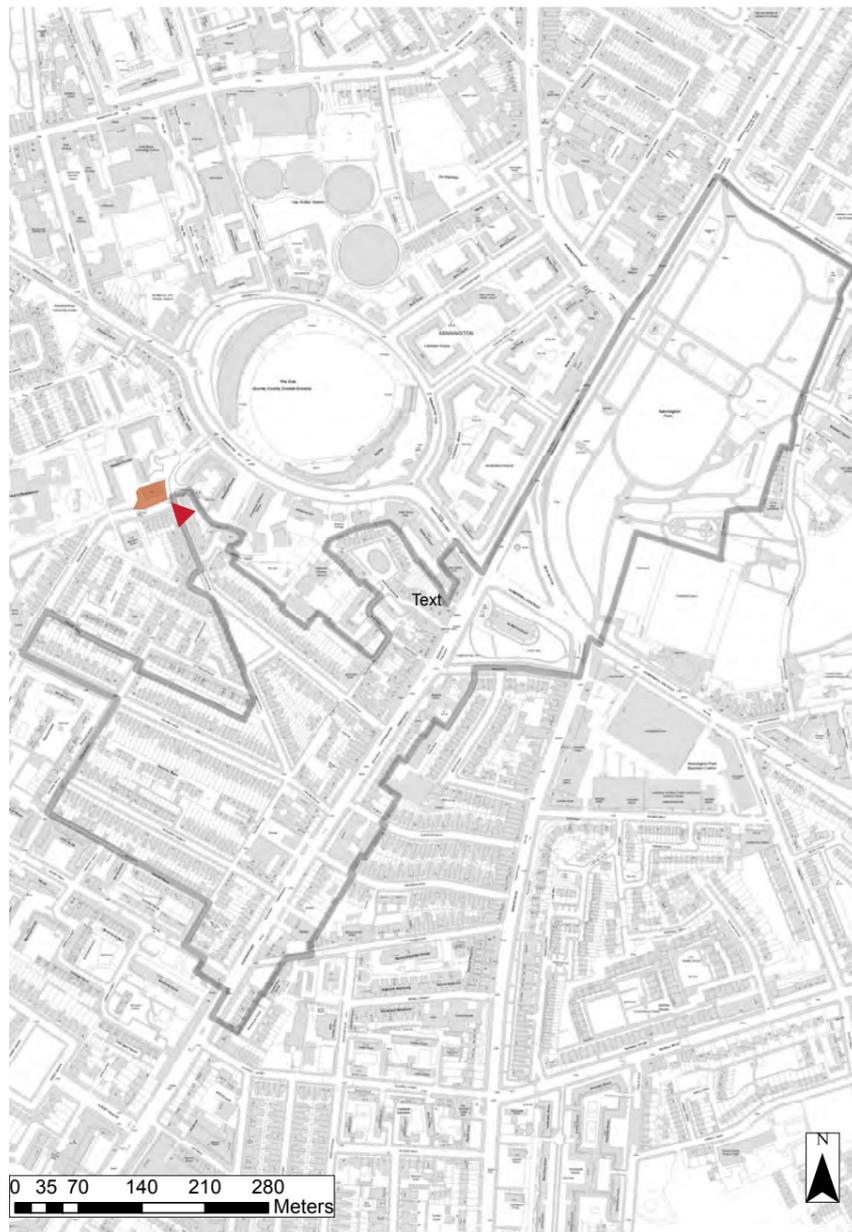
CLAYLANDS ROAD w/ STODDART HOUSE BEHIND

SIRINHAM POINT

06. Terraces and Entrances

St Marks Conservation Area

The site is adjacent to the St Marks Conservation Area and will be visible from Claylands Road as indicated by the red arrow below



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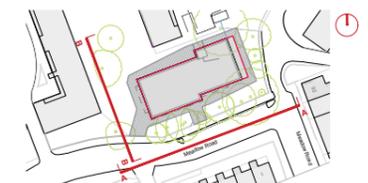
PROPOSAL

WISDEN HOUSE BEHIND

Proposal In Context



The proposed new massing does not have a negative impact on the neighbouring properties in comparison to the approved including privacy and overlooking, outlook and sense of enclosure, and impact on amenity



Proposal In Context



The proposed new massing does not have a negative impact on the neighbouring properties in comparison to the approved including privacy and overlooking, outlook and sense of enclosure, and impact on amenity





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