

5. Appearance

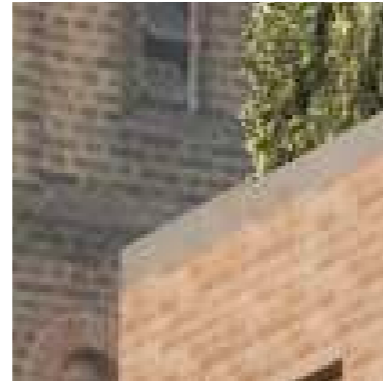
Materials

FACADE MATERIALS



London multi-stock brick

Similar in colour and tone to adjacent listed buildings and modern developments



Parapet soldier course

A contrasting brick/pre-cast element to cap off the building and bridge the tonal divide between the facade brickwork and that of the church.



White buff brick

To provide contrast to the primary brick tone. Light in colour with white pigmented mortar to reference the 'lime' traditionally employed at Limehouse as per the locales namesake ceramic industry



Rain-screen cladding

To the lighter-weight 'rooftop' elements. Of a warm tone to similarly compliment the proposal's and context's brickwork. Facing material to be discussed with Local Authority based on various samples supported by brickwork samples



Metal Balustrade

Vertical posts with no visible panelizations, to give an appearance in format similar to traditional dowelled wrought iron posts



Planting

To balconies, roof terraces and light-wells at low level. Species and mix to be determined. To provide year round greenery, and some seasonal colour.



Glass Balustrade

Base clamped silicone joined glass panels to provide reduced visual weight and greater reflectivity to the upper stories of the building



Aluminium windows

Glazed to suit thermal and acoustic requirements with anodized finish to provide longevity and a lustrous reflection. Lift and slide mechanism proposed to allow adequate ventilation. NOTE: GLAZED BALUSTRADING IS INTERNAL (to enhance a verticality in the fenestration)

EXTERNAL SURFACES



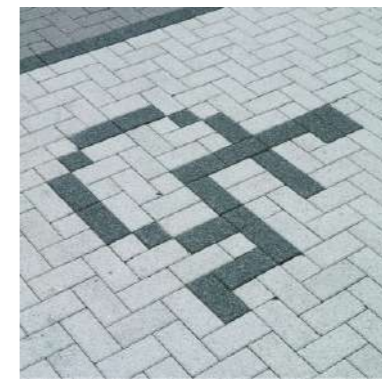
External paving

Multi-tone paving slabs to provide visual interest and long lasting durability. Long format block to provide visual interest and clear delineation of pedestrian areas. Colours TBC



Road paving

Interlocking blocks to provide clear surface. Services to be incorporated under blocks / inspection chambers & manholes with recessed lids to receive blocks



Road markings & Accessible bays

Contrasting blocks to provide way finding and accessible signage whilst reducing visual impact and maintaining character of the location. Colours TBC



Glazed entrance bridge

The floor and balustrading of the entrance bridge is made of translucent glass to increase the daylight into the area below and enliven the entrance experience.

5. Appearance

Landscape

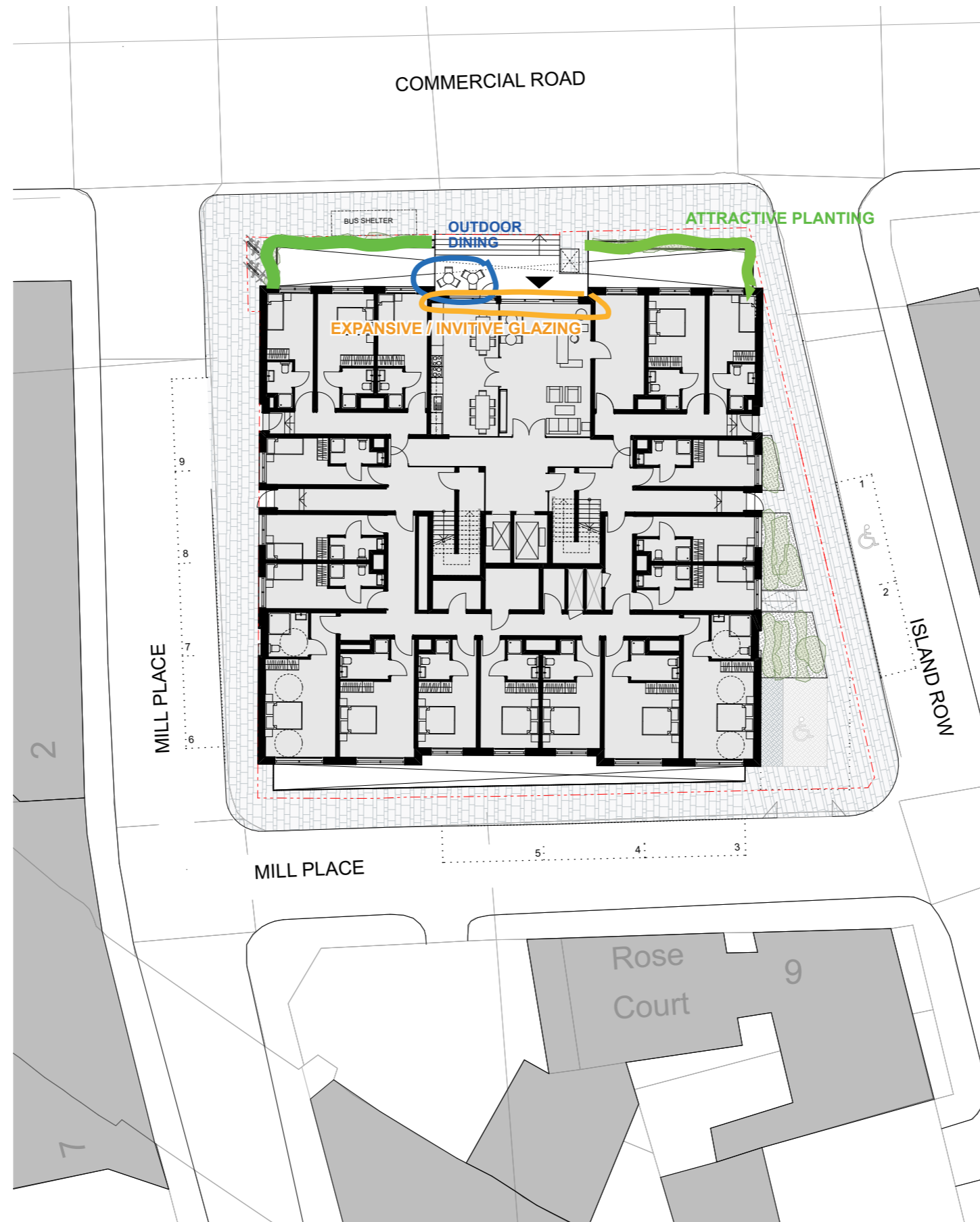
The soft and hard landscaping around the base of the building complements the proposed building design. We propose geometric linear shapes that also work as sculptural features.

At the front and rear of the building, a Corten steel planter follows the building's outline.

In the style of formal gardens, a mix of boxwood and perennials form a soft edge between the proposed construction and the public realm. With an overall height of 1.2m, the proposed edge adds to the security and privacy of the ground floor rooms, while also playing a decorative role.

In the two courtyards, we propose a similar solution – a shade-resistant green wall mounted on a trellis structure. The latter constitutes a second privacy screen at street level: given its medium height (1.4m), the trellis does not affect incoming daylight, nor does it block views facing the street.

At ground level, we propose warm coloured paving to match the proposed building's brickwork: the underlining aim is to attain a ground surface that blends in successfully with the site context and still create a sense of architectural identity for the building.



1. Boxwood and mixed perennials planter for: Soft public-private edge with additional security purpose: seasonal colour accent



2. Warm coloured block paving for: Visual connection of indoors & outdoors & continuity with the street elevation.



3. Corten planter edge for: Sculptural feature complementing the building's architecture



4. Vertical green wall with climbers for: Feature wall with privacy / decorative purposes planting.

6. Transport

The previously submitted scheme was ill suited to deal with the necessary refuse, and linen servicing deliveries, and the provision of dedicated accessible parking.

The revised proposals adjacent, which a long-wheel base vehicle tracked in blue around the existing one-way system shows a working layout suited to the site constraints.

The existing bays, marked in red, are proposed to be re-demised along their existing positions on Mill Place, and to the East elevation, flipped to the opposite side of the road.

The surface to the East side of Mill place, has been raised, creating a shared surface, as an extension of the existing raised table to Commercial Road. This will significantly enhance the character of the setting of the proposal and the church, and provide a safer vehicle loading area; it further allows for one accessible bay to the corner of the site.

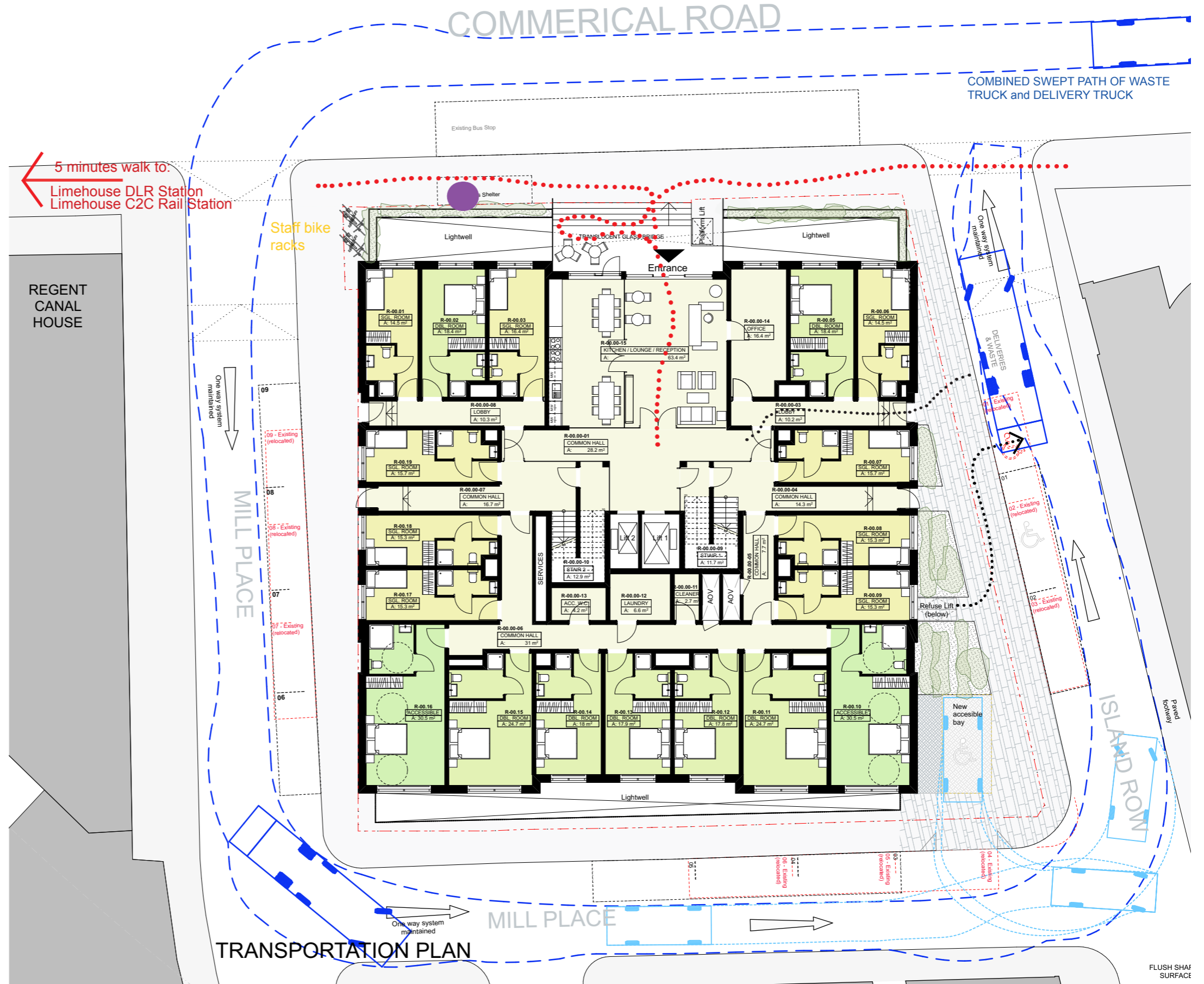
The kerb lines to this corner have been amended, as the existing kerb location is of an inadequate radius, and results in longer vehicles clipping the kerb, as visible on site from the tyre markings to this corner. As part of the shared surface here, this radius has been increased to create a more navigable route, with proposals to change paving surfaces to indicate the preferred pedestrian and vehicular areas.

As these proposals cross the site boundary, arrangements for adopted highways and section 273 works will require careful review and agreement.

Please see attached Transport Note prepared by Odyssey.

-  **BUS STOP**
(15 - 115 - 135 - D3 - N15 - N550 - n551)
-  **Pedestrian movement**
-  **Vehicular traffic (swept path)**
-  **Linen delivery and collection**
Refuse and recycling collection

Note: The main bike racks for residents are located in the basement and reached via the passenger lift.



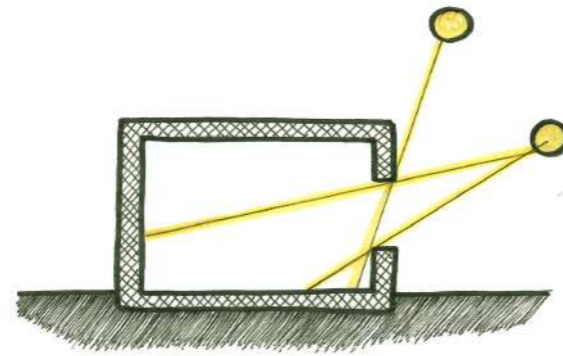
7. Energy and Recycling

DESIGN FOR ENERGY AND RECYCLING

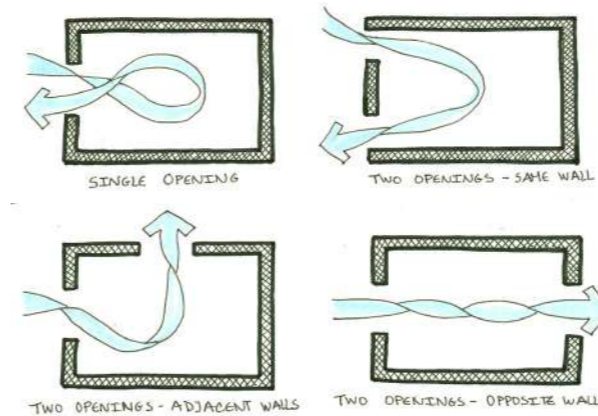
The proposal will be an exemplar scheme, designed to achieve an EXCELLENT BREEAM rating.

The proposed building will be designed to be energy efficient and exceed the current Building Regulation standards with the following **energy saving measures and low carbon technologies:**

- Highly insulated roof and walls
- Natural ventilation to all spaces with a natural cross-flow strategy,
- Daylight strategy to assist in maximising daylight provision to all spaces,
- Maximum use of sunlight with measures for preventing overheating.
- Photovoltaic panels on the roof
- Rain water harvesting will be investigated for used in the WC's as part of the scheme commitment to significantly reduce water consumption.
- Combined Heat and power (CHP) unit used to reduce the carbon dioxide emissions, together with the use of very efficient gas boilers.



Winter and Summer sun path studies



Wind flow studies



Highly insulated thermal envelope

The proposed building will also provide recycle bins designated spaces for each occupant and a communal refuse space able to achieve an exemplar scheme of recycling.

SUSTAINABLE DRAINAGE STRATEGY

The proposal will be connected to the existing utility infrastructure in line with the Tower Hamlets surface drainage policies with a drainage consultant being appointed during the technical design stage.

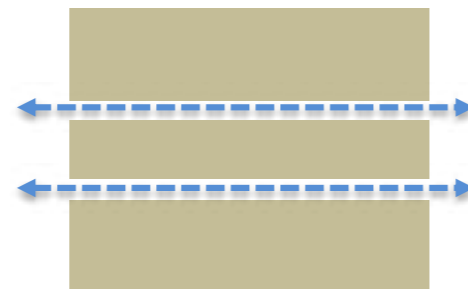
On-site rain water harvesting will be explored as part of the sustainable drainage strategy.

As the proposal will be connected to the existing fowl and sewage infrastructure system, a Fowl & Sewage Utilities Assessment will be carried out.

Appropriate design details for the above will be developed as part of the technical design and submitted to the Council for approval before commencement of the works.

NOISE IMPACT ASSESSMENT AND SOUND INSULATION DETAILS

As a result of the proposal being located next to a major road, the A13 Commercial Road, and the potential acoustic impact on the development's residents, an acoustic impact assessment may be warranted. Nevertheless, appropriate acoustic construction details will be considered as part of the technical design and submitted to the Council before the commencement of the works as required.



Enhancement of natural ventilation and daylight



Dedicated recycling



Combined Heat & Power(CHP) Unit

8. Concluding Summary

The objective of the brief is to develop a new generation of hostel and HMO mixed use scheme addressing the reasons for refusal of the planning application as detailed in this report and enhancing the proposal further to comments received in the 10th August 2018 Planning Pre-application meeting.

Our proposal developed in this report aims to maximise the use of a brownfield site in a highly accessible location, by providing 31 high-quality hostel bedrooms on the Lower Ground and Ground Floor, and above these, 78 HMO bedrooms with supporting communal spaces..

The proposal addresses the reasons for refusal, benefits from the pre-application meeting, and enhances the area rich in historic and varied users, and should therefore be met with acceptance.

Appendices

CREATE DESIGN+ARCHITECTURE

Identity

CREATE DESIGN+ARCHITECTURE

We are a vibrant multi-consultancy practice run by a professional and enthusiastic team of 40+ people. The Directors and staff have significant architectural experience and are currently involved in a number of sectors including residential, mixed use, office, education, healthcare, place-making and town-planning.

The team includes Directors, Architects, Town planners, Technologists, Designers and Place-makers with a diverse range of skills, both in design and job running. We are capable of taking projects from concept to completion.

We have an excellent track record in achieving planning consents and have worked on a number of very complex and challenging projects, including residential schemes of over 900 dwellings, sites involving the proximity of national rail sites and conservation areas. We believe that one of the key elements of a successful development is the early involvement of the key stakeholders, including discussions and negotiations with local authorities.

CREATE pride ourselves on our diverse workforce; over 20 nationalities are represented within the office. This rich mix of different cultures and backgrounds helps us to create the innovative designs that we are passionate about. We have also completed several charity projects and are proud to be working with Stepney City Farm in 2017.

Our provision of services and skills includes, but is not limited to, architecture, brief development, contract administration, experience in listed buildings and conservation, graphic design, interior design, landscape design, place-making, pre-acquisition appraisals, principal designer services, project management, wayfinding, technical design, town planning, urban design and visualisation.

We are skilful designers with a number of design awards. We are also practical and build many of the projects that we have designed.

HEALTH AND SAFETY

We are committed to promoting health and safety both within our own organisation but also through the work we do. In addition to our health and safety policy, we have put systems in place to deal with CDM (design and construction) health and safety. We are ISO 9001 and ISO 14001 registered.

EQUAL OPPORTUNITIES

CREATE is an equal opportunities employer, we have an approximate 50:50 male to female staff ratio and we pride ourselves on having an international and diverse design team.



Matthew Williams
Director
Architect

BA (Hons)
Dip Arch MA RIBA

Matthew is a passionate architect, designer and a founding member of CREATE. Creative endeavour, client service and determination to find inventive solutions to complex problems characterise Matthew's approach.

Formerly a Director of Rolfe Judd, Matthew has extensive experience in the design and delivery of a wide variety of projects. Matthew's has vast experience in mixed use master plans, large residential developments, one off houses, offices and educational facilities. Matthew has designed solutions for listed buildings and new build projects in the UK and internationally and has won a number of design awards.



James Lloyd
Director
Town Planner

B.Sc (Hons)
M.Sc TCP MRTPI

James Lloyd is a Chartered Town Planner with more than 10 years experience in both the private and public sectors relating to a full range of land use issues nationwide.

James is leading our planning department. His team is dealing with planning appraisals, planning applications, preparation and submission of retail impact studies, planning appeals, local plan representations and inquiries, and environmental assessment.



Pierre Saunal
Director
Architect

M Arch DPLG
ARB RIBA

Pierre studied architecture at the Architecture School of Toulouse in South-West of France. After qualifying as a French-registered architect (DPLG) in 2006, he diversified his experience in Toulouse, Paris and then London in 2013. Before joining CREATE, Pierre worked on a wide range of projects including various types of architecture, urban design, skyscrapers, landscape, graphic design and several competitions.

Pierre likes to develop challenging ideas addressing clients' needs in close collaboration with an internal team, external consultants and local authorities to provide the best solution to each site.



Philip Morris
Director
Architect

B Arch (Hons)
M Arch RIBA

Philip has experience in a wide range of projects of varying sizes across a number of sectors; including but not limited to residential, education and furniture design. He has previous experience working as a site steel erector, working on projects throughout the UK.

Philip graduated from the University of Nottingham and worked in high-end residential developments for a number of years before joining CREATE and has an in-depth knowledge of town planning. He is passionate about developing projects from concept through to detailed design and completion. He has worked closely with a number of schools, hosting 'architecture days' with children and helping to develop design briefs. He is committed to the smooth running of projects and client satisfaction.



Julia Wilson
Operations Director
Architect

B A (Hons)
B Arch ARB RIBA

Julia has been a qualified architect since 2006. She has extensive experience working on projects of varied sizes and across a range of sectors including education, retail, residential, healthcare and leisure.

Julia graduated from the Bioclimatics sector of the Manchester School of Architecture, and she has since strived towards incorporating the fundamental principles of sustainable design in her projects wherever possible. Her experience lies predominantly in the delivery of detailed design, and she is passionate about developing a scheme from conceptual sketches through to construction. She is a very enthusiastic and committed architect, and she endeavours to work closely with all disciplines in order to help deliver a project that meets everyone's expectations.



Horizontality

CREATORS

At CREATE DESIGN+ARCHITECTURE, we believe strongly in the benefits of horizontal management.

A core management team including the senior members of the staff is managing the business on a day to day basis.

However, we held a marketing and management meeting once a month. This meeting is attended by the core management team but also by three representatives from the staff in what we call the staff forum.

All the strategic decisions are made during this monthly meeting. All creators are welcome to provide suggestions in regards to these decisions using the staff forum. A rota is organised to ensure that all members of the staff attend to the monthly marketing and management meeting at least once a year.

This horizontal management offers the opportunity to fully use individual talents to improve our business.

CREATE's informal gender balance and diversity comes from this focus on individual talents. This allows us to hire the best person for each role both in terms of skills and capacity to blend in the business' dynamics.

This lead to the achievement of a gender balance and high level of diversity where 20+ countries are represented.

CREATE is now way ahead of the AJ100 averages in terms of women in architecture, flat structure and people from diversity in architecture.

Women

In Architecture

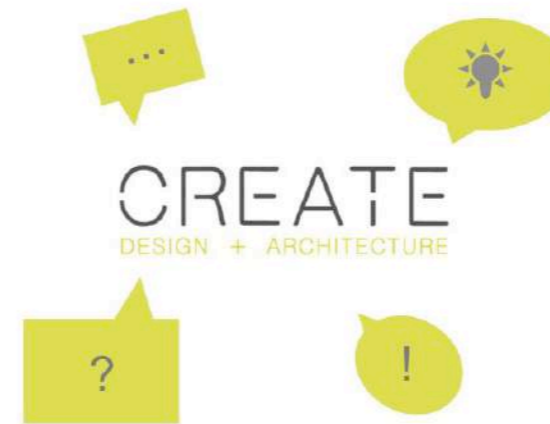


50%

AJ100 = 30% (09.06.2016)

Staff forum

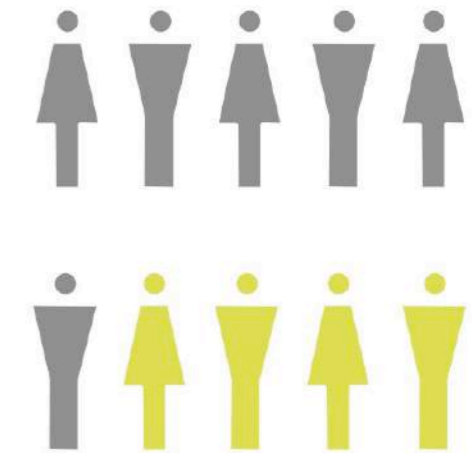
Participation in Management



Flat structure

Diversity

People from Diversity in Architecture



42%

AJ100 = 21% (09.06.2016)



Innovation and Efficiency

BIM Level 2

CREATE DESIGN+ARCHITECTURE places heavy emphasis on the development and efficiency of CAD and BIM systems in projects of multiple sectors and sizes. From our ever-expanding database of knowledge and experience, we are able to give our designers the most appropriate tools and information to deliver the best possible solutions.

Our BIM Co-ordinator Paul Bedson is certified by our software provider to ensure that we provide a high standard service to our clients (see to the right).

CREATE DESIGN+ARCHITECTURE collaborate closely with major software vendors to improve our internal processes and ensure we are meeting BIM level 2 maturity in accordance with official documents and standards including PAS1192-2:2013.

Our active contribution to the development of these standards has ensured that our team is completely aligned with the BIM aspirations of the construction industry. This enables us to assist our clients in establishing BIM methodology that is relevant to their needs. This includes achieving the government mandates that support level 2 BIM and government soft landings.

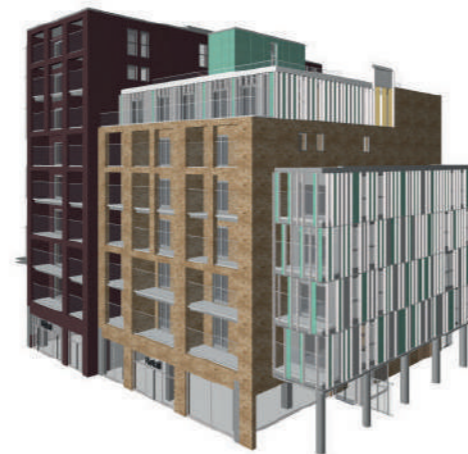
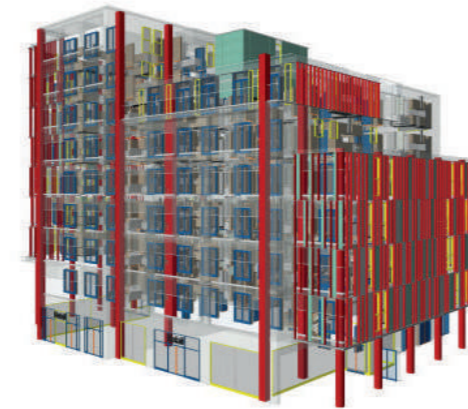
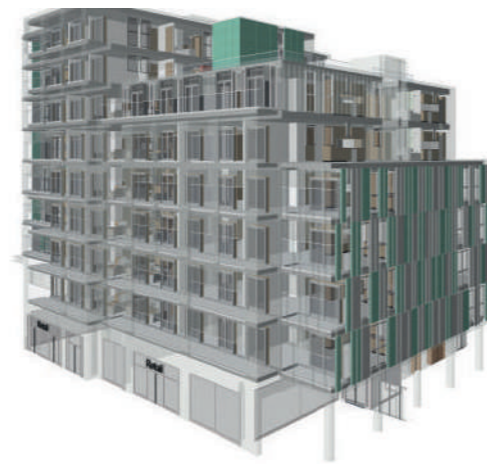
We collaborate with other design disciplines and suppliers to provide BIM to level 2 maturity on an ever increasing number of our projects using a variety of authoring tools for presentation, design development, production information, 3D coordination and asset management.

Applications that enable client groups to observe and interact in a virtual environment and visualise key external and internal spaces using hand-held devices also provide valuable support to our BIM process. Complemented by in-house developed drawing management and space planning systems and facilitated by a strong backbone of IT infrastructure, the value provided to our clients is always maximised.

All of this is delivered as part of a constantly evolving strategy with input from both technology specialists and key business leaders.

Key Design Softwares:

- ARCHICAD** - Design
- BIMx** - Client's Design Inputs
- SOLIBRI** - Clash Detection / Model Checking
- ACONEX** - Document Management



49 HIGH STREET, MIDDLESEX, UK



Paul Bedson
BIM Co-ordinator

Quality

ISO Certificates

To maintain our ability to improve our service, CREATE DESIGN+ARCHITECTURE provides regular internal trainings to its staff at all levels. This follows our ISO 9001 certification, which requires quality assessments and auto-improvement through time.

In addition to CPDs provided by external companies (manufacturers, consultants, etc.) we provide internal trainings every other Wednesday morning. A different member of the staff provides these trainings each time. All subjects are covered and tailored to the staff requirements and needs. Among others, understanding of RIBA stages, building regulations, client care, construction details, planning policies and BIM Level 2 environment are key.

Our horizontal management structure helps our management team to have direct feedback from the staff. Appropriate actions and trainings are then discussed and implemented. This process allows closing the gap between the staff and the management team, which receives specific training regularly to help providing a better service to our clients.

Sustainability is key in our approach and our ISO 14001 certification guarantees that our business model is to high standards. Our management team and senior members of the staff are in charge of implementing our ISO strategy on a day-to-day basis. Staff training and daily improvements are key to improve our electrical consumption, refuse strategy, paper usage as part of our best practice as an architecture company.

This aim to promote realistic sustainability is reflected in our design. We will always aim to find the best balance between sustainability and cost to make sure that the projects are delivered without a need of over-maintenance at later stages. The design solutions we aim to propose are adapted to the local context and discussed and agreed with the design team and our client. It is acknowledged that these design solutions are part of the project and will evolve with it.



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Park View Place

Urban Design
Greenford, London, UK
Mixed Use - 500+ homes
Rooms & Studios

The site is located North-East of London and is a designated Metropolitan Open Land.

We developed a strategy aiming to use the site as a link between the Park to the West of the site and the High Street to the East. Sustainability and links were key to the re-development of the site.

Two phases will see the site going from a disused office building to a mixed use neighbourhood. Phase 1 develops 270 new homes under PD for change of use from B1 office to C3 residential. Phase 2 develops 230+ new homes, 100 4 stars hotel bedrooms, retail and public spaces.



Guildford College

Sector Urban Design
Location Guildford, UK
Size Mixed Use - 160 homes
Client Guildford C. - Stonegate H.

Following the UK Government new school funding formula, CREATE have been asked to help in creating value from a land located at the rear of Guildford College Campus.

We worked closely with the Local Council, Guildford College and the developer Stonegate Homes to find the best solution to maximise the value of this site, in order to allow Guildford College to develop new facilities in another part of the Campus.

The site is located between Stoke Park and Guildford College's main building. The proposal allows to create visual and physical links between the College and the Park by developing four separate buildings on top of a landscaped podium, dealing with the change in levels and including a naturally ventilated car park.

A masterplan for the entire campus has been designed to ensure that the proposal for the site is addressing Guildford College long term development.

The buildings have been designed to reflect the style of Guildford College main building and reduce the impact of the proposal when viewed from Stoke Park.

Through the pre-application process, CREATE managed to increase the density from 100 units to 160 units on the site, securing the best possible value for the College (funding for new facilities), the Council (housing provision) and the developer (value of the site).



67-71 Tanner Street

Sector Mixed Use
 Location London, UK
 Size 9 homes
 Client Solum Regeneration

The proposed design addresses the following key elements:

- The key constraints of the site (Sunlight / Daylight, Interactions with the neighbours and the proximity of the railway viaduct),
- The industrial heritage of the site (Tanner Street developed around the leather trade),
- The specific shape of Tanner Street (Narrow street with 7/8 storeys building),
- The residential quality of the apartments (Double orientation, Amenity spaces, views, Sunlight / Daylight...).

The open-space around the building creates fully dual aspect apartments above the railway, thanks to two levels of Commercial / Office Space on Ground Floor and First Floor.

The proposal comprises three key materials combined with glass elements to create links with the area's industrial heritage:

- Bronze Copper cladding,
- Aluminum cladding,
- London Stock Brick.



265-267 Lordship Lane

Sector Residential
Location London, UK
Size 9 homes
Client Lightbox

Located on one of the hills of East Dulwich 263-265 Lordship Lane is set within a Victorian context.

Create have used the style of the Victorian neighbours to inform the design.

The Victorian passion for detail and quality has been reinterpreted into contemporary design.

To maximise the best aspect for each unit a combination of duplex and single levels apartments have been provided. Each unit is unique and has its own selling point.

Code for Sustainable Homes Level 4 was achieved via the use of a highly efficient building envelope and the provision of roof mounted PV panels.

