

4. Enhancement of Local Character

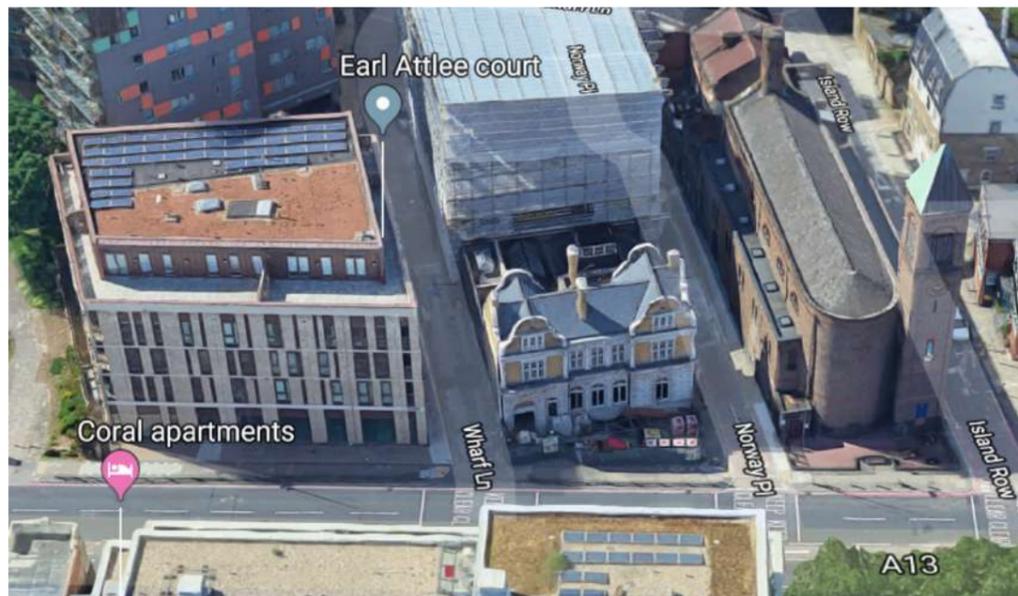
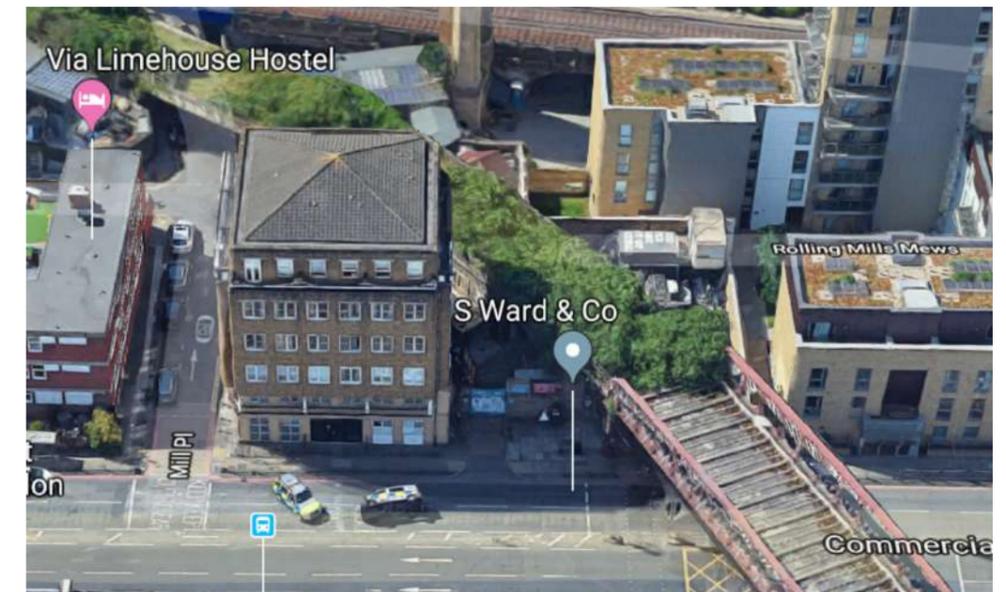
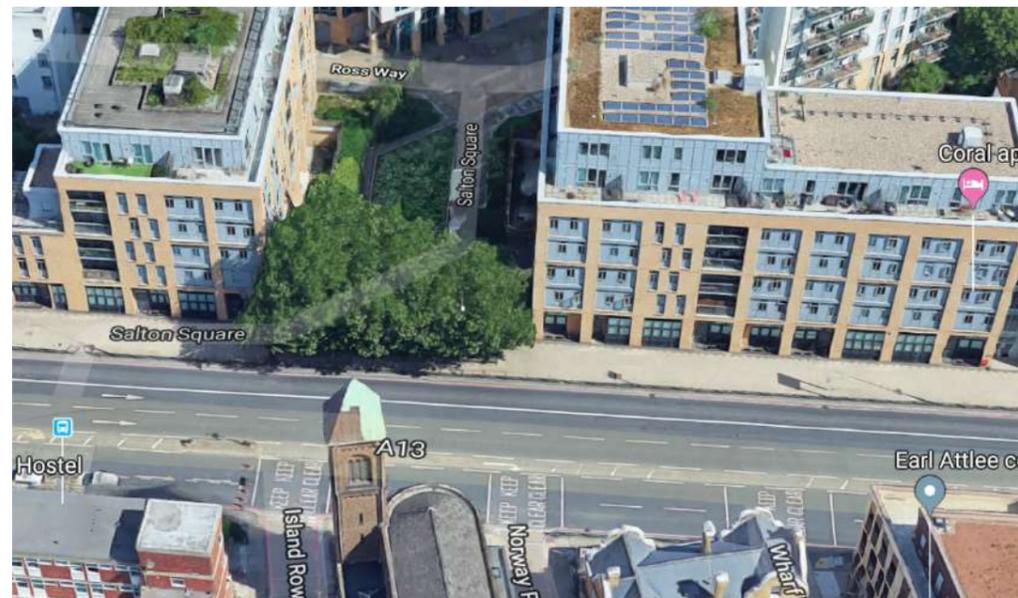
Officer Comment

The proposal has a generic boxy appearance that draws attention to its bulky form.

The approach taken does little to provide comfort that the proposal results in a building of the highest quality standards and misses the opportunity to create a scheme that enhances the local character and setting of the development.

Response

The images below illustrate all of the building's that lie within the immediate vicinity of the proposal which consists of recent and some older buildings. In this context the proposal is appropriate. Height, bulk, mass, materials and appearance are in sympathy with the buildings forming the context around the site. However, the proposal is slightly lower and with a greater setback to the upper floors than the neighbours to ensure that it is providing the necessary response and space to preserve and enhance the setting of Our Lady Immaculate church.



Top left is an image of the 5-7 floor Salton Sq building opposite the site.

Top right is an image of the 6-7 floor building adjacent to the west of the site.

Bottom left is an image of the three buildings to the east of the site including the recent 4-5 floor new residential building.

Bottom right is an image of the proposal in the local context.

5. Ground Floor Level / Street Activity

Officer Comment

Although the proposal seeks to introduce some activity at the ground floor level with tables and chairs to the front of the building, it is questionable whether pollution, traffic and noise along Commercial Road would enable this use.

Response

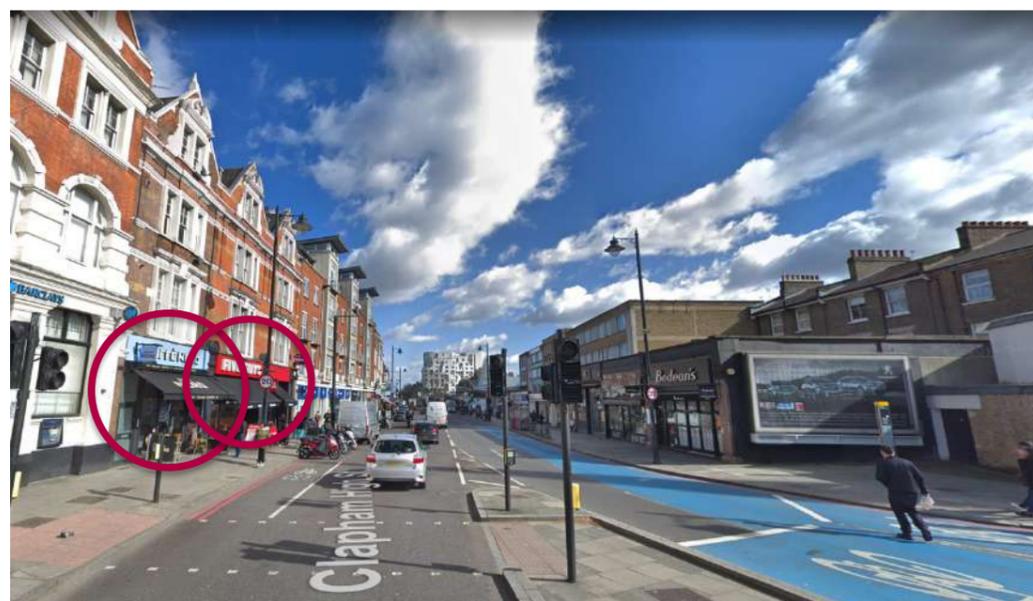
The proposal with its café and open façade is designed as a welcoming and social centre for short-stay residents. This Ground Floor architecture together with its above balconies, which mirror residential balconies on the building opposite, begin the social use of the otherwise busy Commercial Road that is lacking in street activity. The bus stop in front of the site has started this pedestrianization. And our proposal enables street activity with high street retail that both occupants and neighbouring residents can use.



Kensington High Street example of a busy and public street scape



Marylebone High St example of a busy & public street scape



Clapham High Street example of a busy & public street scape



Clapham High St example of a busy & public street scape

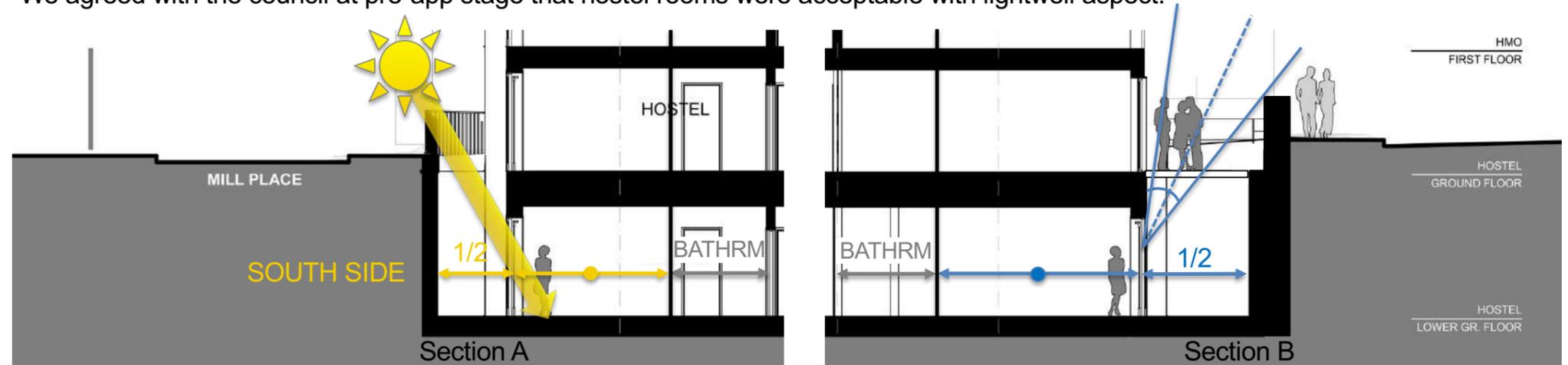
6. Lower Ground Floor Level Accommodation

Officer Comment

Is there a need for a lower ground floor level which is likely to provide poor accommodation?

Response

To meet the project's numerous needs, the Lower Ground Floor is packed with a mixture of private, social, and service spaces that don't need a great deal of light. There are some hostel rooms on parts of the perimeter where good light is available from the lightwells. We agreed with the council at pre-app stage that hostel rooms were acceptable with lightwell aspect.



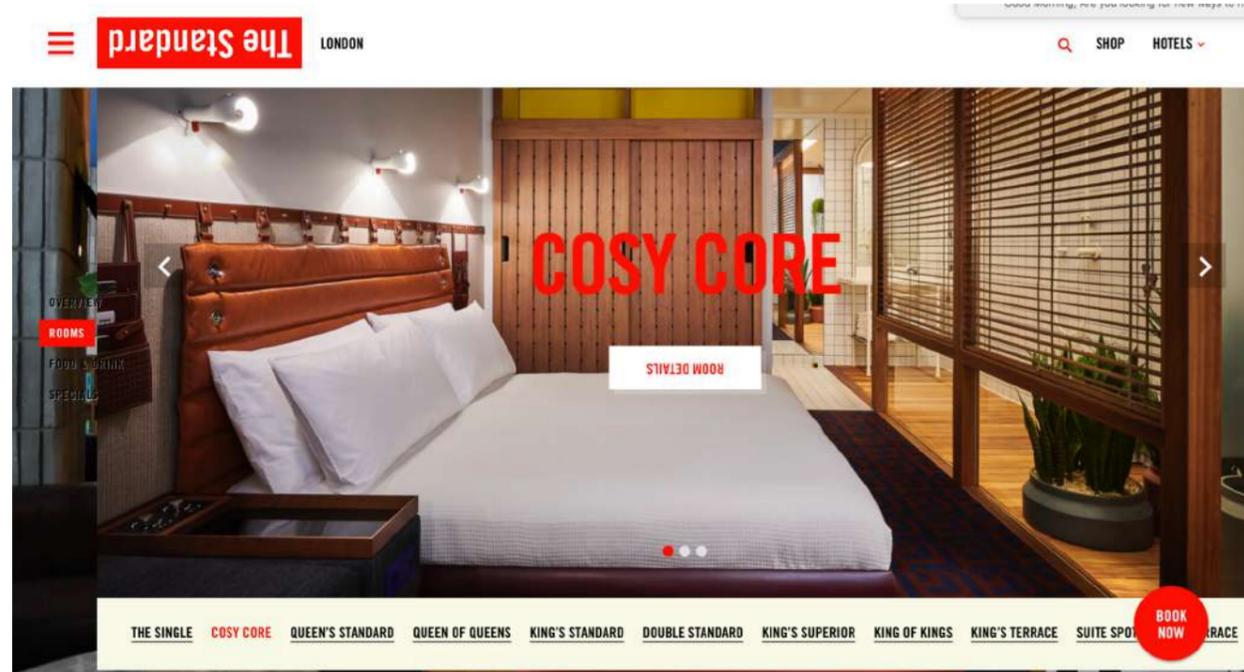
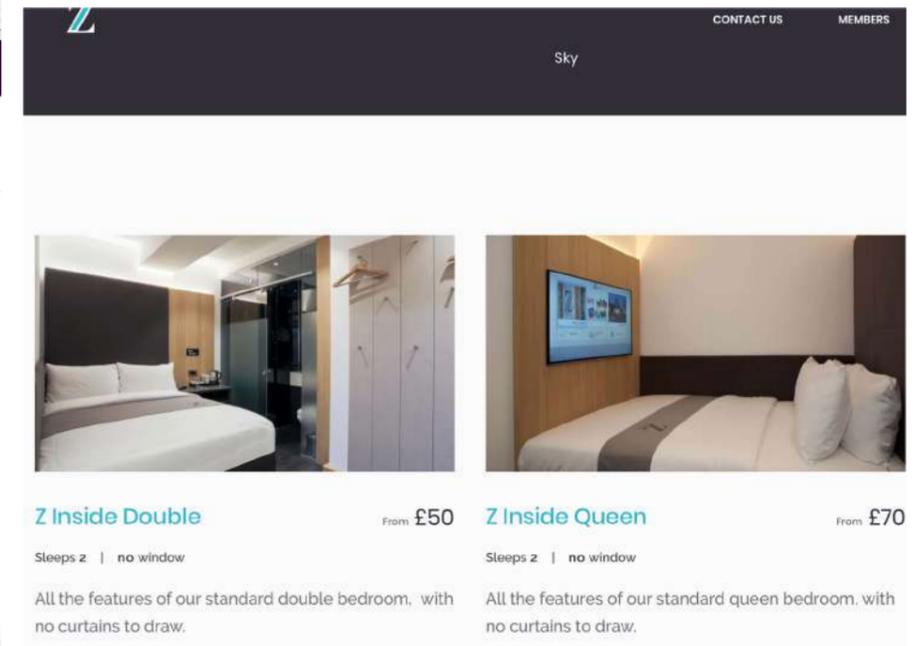
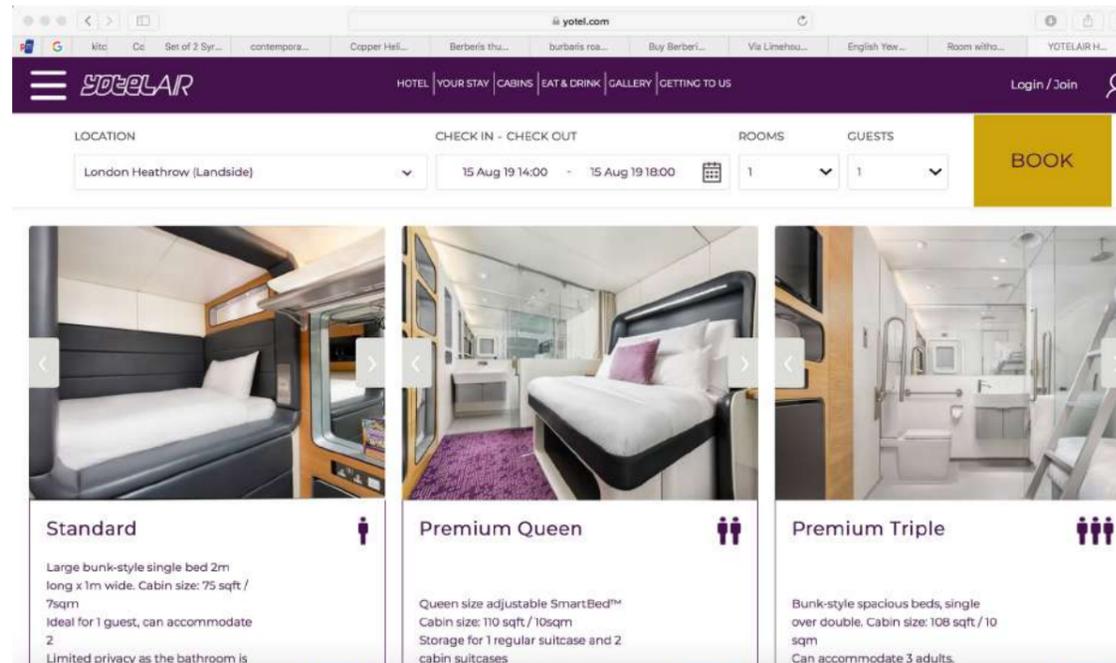
6. Lower Ground Floor Level Accommodation

Officer Comment

Is there a need for a lower ground floor level which is likely to provide poor accommodation?

Response

There are numerous examples of short term accommodation in the UK where rooms are windowless, the Z Hotel in Shoreditch, Yotel at Heathrow and The Standard Hotel at Kings Cross all offer windowless rooms. In contrast, the proposal provides all rooms with a window, just 12 of which will be located at lower ground with natural light provided by a pleasant lightwell. As light is not necessary for short term C1 use class accommodation. The proposal therefore be acceptable in terms of light and quality.



Officer Comment

Request a biodiverse roof, other enhancements would be bat boxes and nest boxes for sparrows, swifts and house martins.

Response

In addition the photovoltaics already provided on the proposal's roof, biodiversity can be enhanced with the addition of a 'brown roof', bat and nest boxes. A preliminary Bat Survey will be submitted separately to confirm the potential need for bat and nest boxes.



- Build-up **made from local recycled** brick, concrete, composted bark, vegetation and a medium clay soil.
- **Protects buildings** from all types of weather (the impact of rain, sun's UV rays).
- **Promotes biodiversity.**
- **Benefits the local wildlife.**
- **Helps to offset the disruption** caused by the building foot print.
- **No maintenance required.**
- **Helps to protect vulnerable species** as there is no interference from human or animal contact at roof level.

8. Accessible / Adapted Units

Officer Comment

At least 10% of all units, across tenures, to be wheelchair accessible. With fully adapted as required in the rented tenure.

Response

All dwellings will meet the Building Regulations design standards for 'Visitable Dwellings' with 10% being fully wheel chair compliant dwellings.



Total units lower ground floor: 12
Fully Wheel Chair Compliant: 2



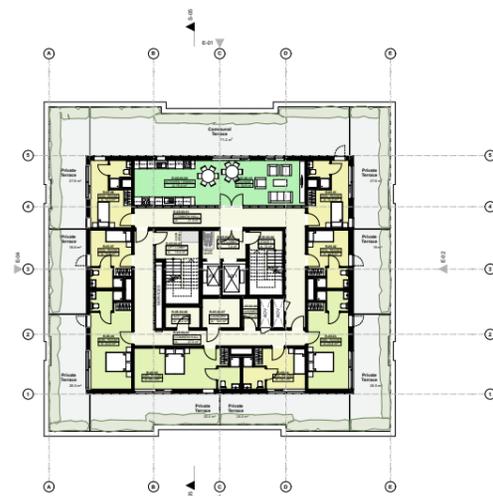
Total units ground floor: 13
Fully Wheel Chair Compliant: 2



Total units (floor 1 – 2): 38
Fully Wheel Chair Compliant: 4

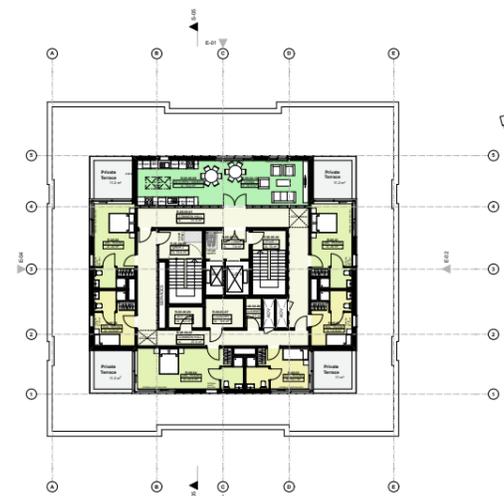


Total units (floor 3 - 4): 32
Fully Wheel Chair Compliant: 4



FIFTH FLOOR PLAN
HMO

Total units fifth floor: 8
Fully Wheel Chair Compliant: 0



SIXTH FLOOR PLAN
HMO

Total units sixth floor: 6
Fully Wheel Chair Compliant: 0

Total units: 109
Fully Wheel Chair Compliant: 12

10% of 109 = 10.9 Accessible
Units
Required

As we provide 12 accessible units,
we do **COMPLY**.

Officer Comment

The applicant's waste capacity appears to be lower than the current LBTH guidelines.

The applicant may use the British Standard 5906 document for waste capacity for the hostel and administrative element of the development.

Officer Comment

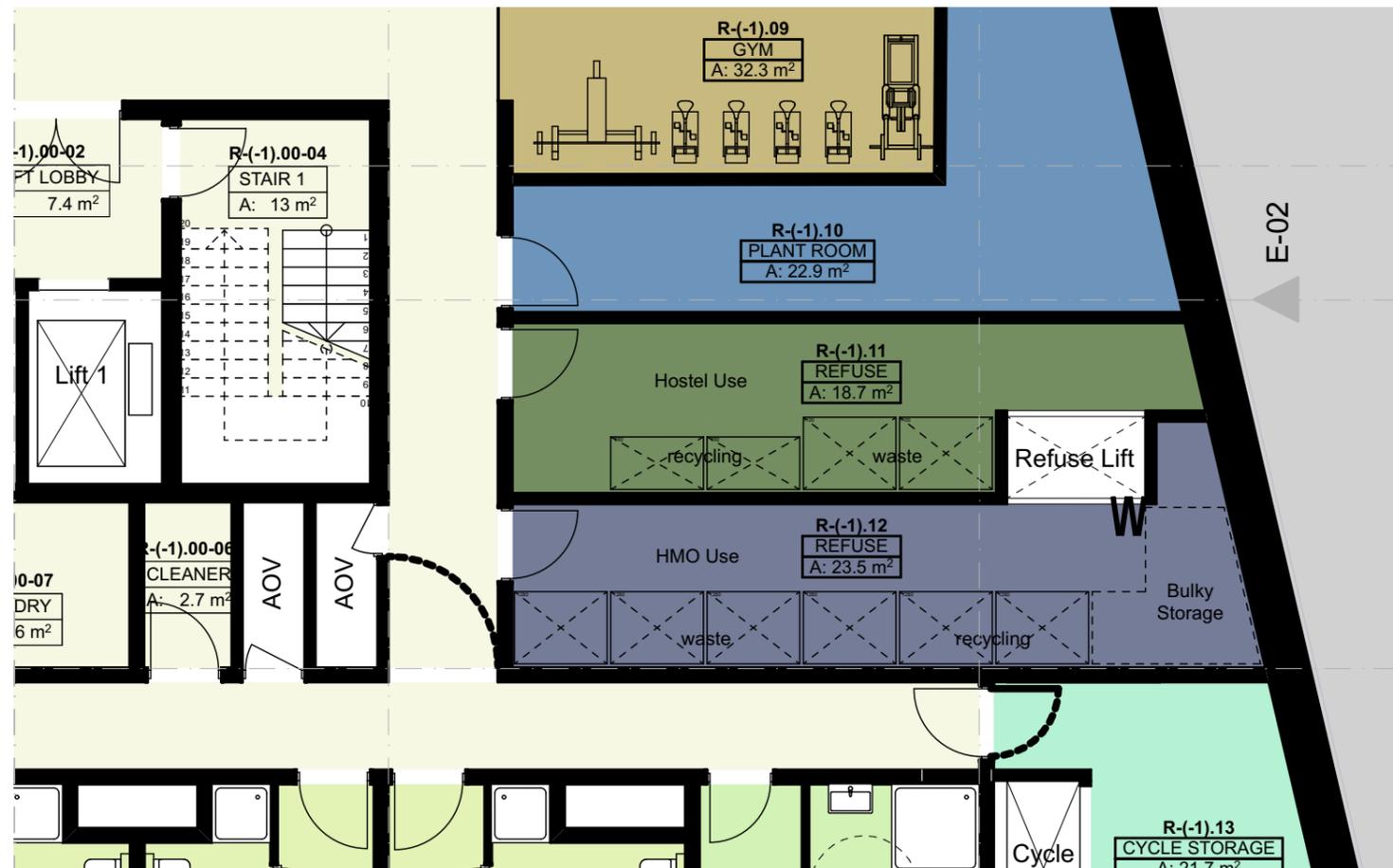
Ensuring the bin store is large enough to store all containers with at least 150mm distance between each container and that the width of the door is large enough with catches or stays.

The bin store must also be step free.

The applicant is required to ensure residential and commercial bins are stored separately.

Response

Since the proposals are not C3 Residential, LBTH have no obligation to collect the development's waste. BS 5906 is appropriate for assessing all accommodation on the basis of a hostel.



- There is space to place containers with 150mm distance between each other.
- HMO and Hostel use bins are kept separate.

**11. Waste Collection Vehicle Access
12. Dropped Curb at Waste Collection Point**

Officer Comment

The swept analysis appears to show the waste collections vehicle over run the footway.

The applicant is required to address how the waste collections vehicle can safely access to service the proposed development.

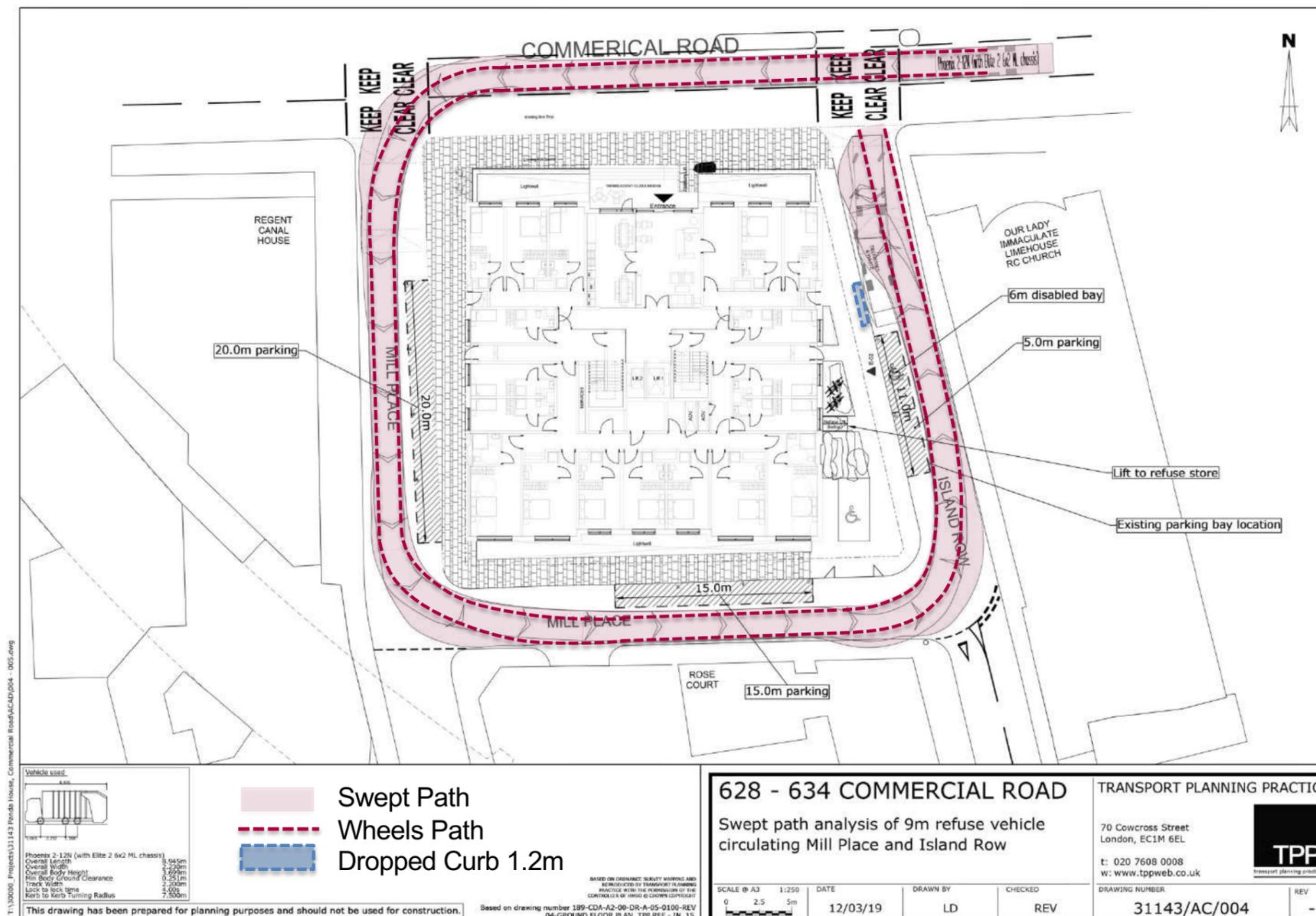
Officer Comment

The applicant is required to provide a dropped kerb 1.2 meters wide at the kerbside where there are no suitable dropped kerbs or shared surfaces where the waste collections vehicle will service this proposed development from.

Response

The swept path shown in drawing no. 31143/AC/004 in the Delivery & Servicing Plan indicates the body of the refuse vehicle over hanging the footway, and not the lorry wheels over running the footway.

If this is still considered an issue, the client will commit to commissioning a private waste contractor which will only use small waste collection vehicles that do not over hang the footway. Since the proposals are not C3 Residential, LBTH have no obligation to collect the development's waste.



13. Units With Internal Waste Storage

Officer Comment

All residential units are required to be provided with internal waste storage preferably within the kitchen units.

Response

The Communal Kitchens will have appropriate storage for waste and recycling. Additionally, the bedroom units will also have appropriate waste storage.

Lower Ground Floor



Second Floor



14. Refuse Lift Out of Order
15. Storage of Bulky Waste

Officer Comment

Bin stores are required to be accessed directly from the public highway. The Waste Collections Operatives are not required to access the development to collect bins. The applicant is required to address the issue of what happens in the case the refuse lift is out of order. How will the applicant address bins being presented for collection off the highway?

Officer Comment

The applicant is required to provide bulky waste store separate from bins to avoid issues around obstruction of bins.

Response

Since the proposals are not C3 Residential, LBTH have no obligation to collect the development's waste. As per the existing situation, private waste collection arrangements will be made by the company managing the Hostel and HMO. The waste contractor will be appointed to make use of the lift to transfer bins from basement to Ground Floor.

Bulky waste storage has been given its own dedicated area.

Normally, waste can be collected through the refuse lift. In case the refuse lift is out of order, lifts in the Core can be used.



Lower Ground Floor



Ground Floor