

10.3 Cycle & Car Parking

Cycle Parking

Residential Cycles Spaces	- 114
Visitor Cycles Spaces	- 6

Vehicle Parking

Disabled Parking	- 3
Car Club	- 1
Affordable Housing (Essential Car Use Only)	- 4

Key

	Cycle Store Entrance
	Cycle Store
	Visitor/Commercial/Community Cycles
	Disabled Parking Spaces
	Car Club
	Affordable Housing (Essential Car Use Only)



10.4 Refuse

The Operational Waste Management Strategy is concerned with all residential wastes (from the Build to Rent (BTR) offering) and commercial wastes from the flexible commercial/community space that are anticipated to be generated from the Development once constructed and occupied.

Residential Waste

The building is served by three refuse chutes, which terminate within three refuse stores at ground floor. Refuse chutes have been provided to ensure that no resident has to travel further than 30m to deposit their waste. The refuse chutes will be fitted with separators to allow the deposit of multiple material streams. At ground floor there is a bulky waste store for larger items of waste, although limited quantities of bulky waste is expected as the development will primarily be comprised of fully furnished units.

Calculated Residential Bin Numbers

	Mixed Recycling	Residual Waste	Food Waste
Frequency of collection	Fortnightly	Fortnightly	Weekly
Container Size (litres)	1100	1100	240
Number of containers required	47	24	15

Commercial/Community Waste

The commercial/community space will have its own provision for waste, which will be managed separately within the demise of the unit.

Calculated Commercial/Community Bin Numbers

	Mixed Recycling	Residual Waste	Food Waste
Frequency of collection	Weekly	Weekly	Weekly
Container Size (litres)	360	140	140
Number of containers required	1	1	1

Collection Strategy

On collection day, the waste for the development will be collected from three stopping locations (Letcombe Street & Crossland Way). This strategy has been discussed and agreed in principle with RBC waste team.



10.5 Delivery & Servicing

All deliveries to the building are to be made via Crossland Road. Primarily all deliveries are to be made via the main entrance, with deliveries greeted by residents/concierge.

A secondary delivery route is to be used for resident move in/move out and will be a managed by the property management team.

Key

-  Primary Delivery Route (Via Main Entrance)
-  Secondary Delivery Route (Via Goods In Entrance)
-  Delivery, drop off and refuse collection zone



10.6 Secure by Design, Health and Well Being & Maintenance and Access Strategy

Security Strategy

The team has designed with security in mind. We consulted with the local police to ensure the safety and security of the community.

The following measures have been incorporated into the design:

- 24/7 on site management team
- The buildings will utilise a compartmentalised access solution providing residents with access to specific parts of the building only.
- Video door entry system provided to main entrance doors and audio fob access to each level. Fob access to be provided to cycle stores.
- Building entrances, lobbies, cycle and refuse stores are to have CCTV surveillance.
- Three point locking to all cycle stands.
- PAS24 to communal entrances and apartment doors

Health and Well being

The health and well being of residents is critical to the successful integration of the new buildings within the wider community.

- The scheme will be managed to provide a clean and well-maintained environment.
- Providing high quality communal facilities for residents, which will encourage interaction.
- Outdoor amenity spaces will be provided.
- Providing cycle parking will encourage residents to exercise and be active – promoting healthy living.
- Active frontages and public realm improvements will enhance the surrounding environment bring the area to life and improve quality of living within this area.
- Gym and Fitness studio facilities provided to provide different spaces for residents to exercise.

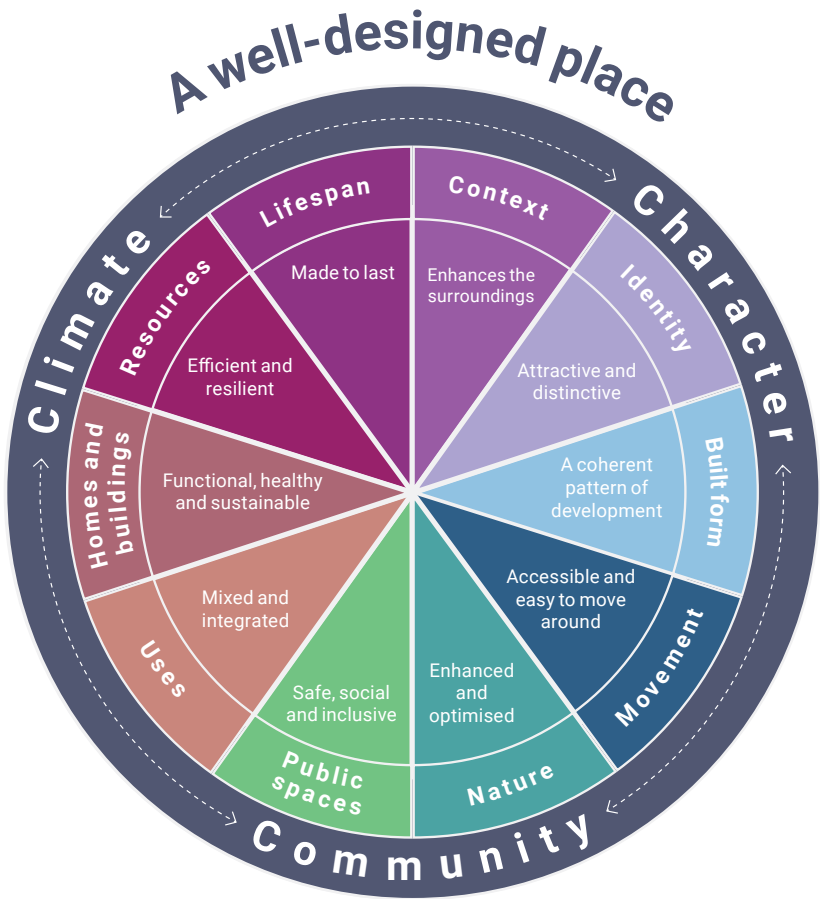
Maintenance and Access Strategy

An outline Facade Cleaning and Maintenance Strategy has been developed by the access consultant for the project which provides access strategies for and time frames for the following activities:

- Cleaning of glazing
- Cleaning of other materials
- Glazing replacement
- Infrequent inspection
- Landscape maintenance

National Design Guide

Well-designed places have individual characteristics which work together to create its physical character. The National Design Guide identifies ten characteristics which contribute towards the themes set out for good design in the National Planning Policy Framework. The design team have taken these characteristics and used the central features in their design development.



Context

The building responds to the environmental conditions, neighbourhood character and local conservation areas to enhance the surroundings.

Identity

The proposals provide attractive and distinctive façades which enhance the streetscape replacing the aging warehouse buildings currently on site.

Built Form

The staggered massing provides a coherent pattern of development which responds to its neighbours whilst establishing strong street frontages to maximise the site's potential.

Movement

Clearly marked entrances provide safe and easy access to the site. An enhanced east west link is provided along Mill Lane while entrances are provided from both the north and south.

Nature

Green space is maximised to provide a biodiversity net gain.

Public Spaces

The building line steps back to provide a colonnade to the north of the site. Public and private landscaped gardens are provided on site.

Uses

The site is currently under utilised and the provision of BTR will help meet local housing demand.

Homes and buildings

An efficient site layout is adopted to provide functional spaces whilst maximising potential. Green space is central to the scheme aiding wellbeing and the proposals are designed to maximise daylight and sunlight.

Resources

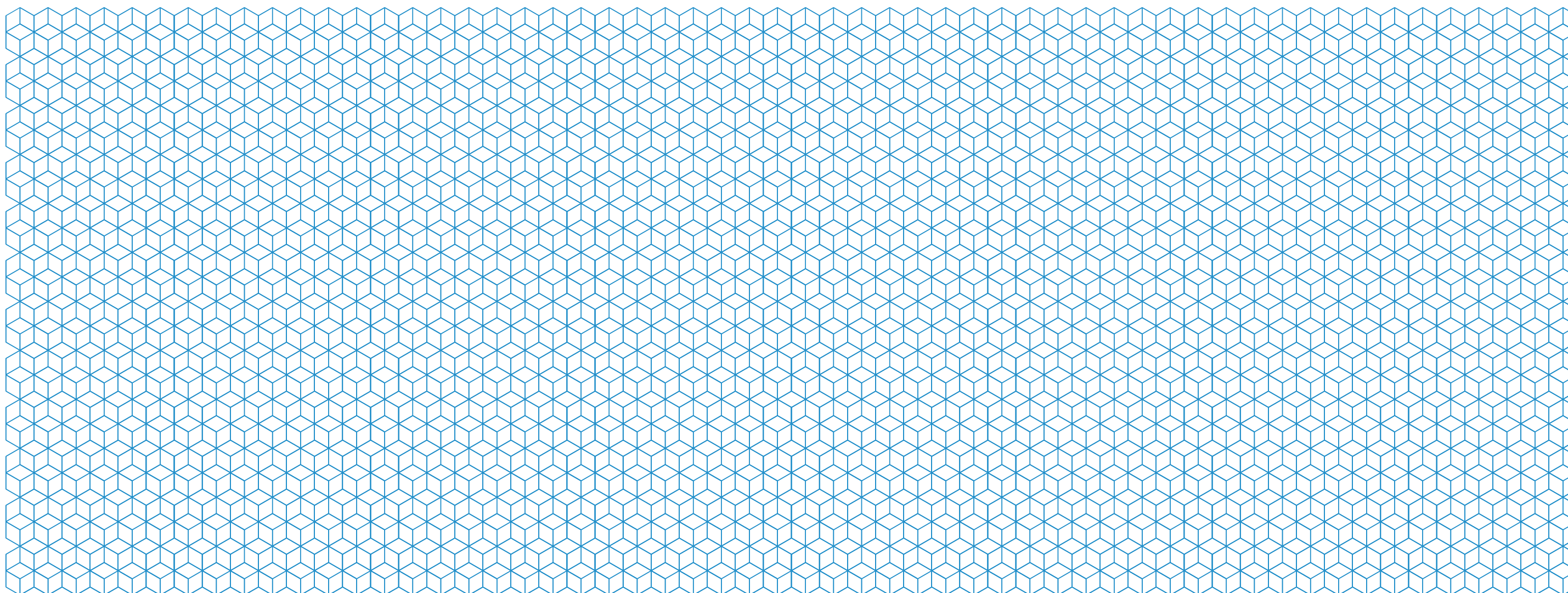
The primary material is brick continuing the already established local character and that of the London Street conservation area. Sustainable resourcing is to be prioritised to reduce carbon footprint.

Lifespan

Overlooking distances and internal structural spans have been considered from the outset to allow for future adoption.

11.0

Key Benefits



11.1 Scheme Benefits

Development of the former John Lewis Depot, Letcombe Street represents a significant regeneration opportunity, to provide high quality build to rent homes on a well connected but under utilised site.

The proposed building and landscape design are of the highest quality, as the strategies set out in this document illustrate. The result is a refined and well ordered development that will sit comfortably within its context and make a positive contribution to the distinctive existing and emerging local character.

Redevelopment of the former John Lewis Depot, Letcombe Street will deliver the following key benefits:

- Provision of 215 high-quality build to rent homes (Use class C3) together with a flexible commercial/community space (Use Class E/F1/F2), delivered alongside a series of shared internal and external amenity spaces, for the benefit of all residents.
- Improved use of an under-utilised brownfield site.
- Creation of new public and private landscaped spaces benefiting from high-quality hard and soft landscaping, street furniture, lighting and accessible play.
- Improved links around the site to enhance accessibility and safety for pedestrians and cyclists.
- Active frontage which will make the area more attractive and improve security and surveillance.
- Enhancement of local pedestrian and cycle routes.
- Provision of long and short stay cycle parking, in line with planning policy requirements.
- Enhancement of the existing ecology and biodiversity through the delivery of planting and sustainability measures.
- Well considered elevations which have been assessed in long, mid and short range views to enhance the street scape and local area.
- A high quality material palette which references and enhances the local area.



For further information please contact

Tim Tolcher, Principal Director
+(0)207 269 9400
+(0)7748 118 876
tim.tolcher@cjctstudios.com

Oliver Kampshoff, Director of Architecture
+(0)207 269 9400
+(0)7793 675 189
oliver.kampshoff@cjctstudios.com

