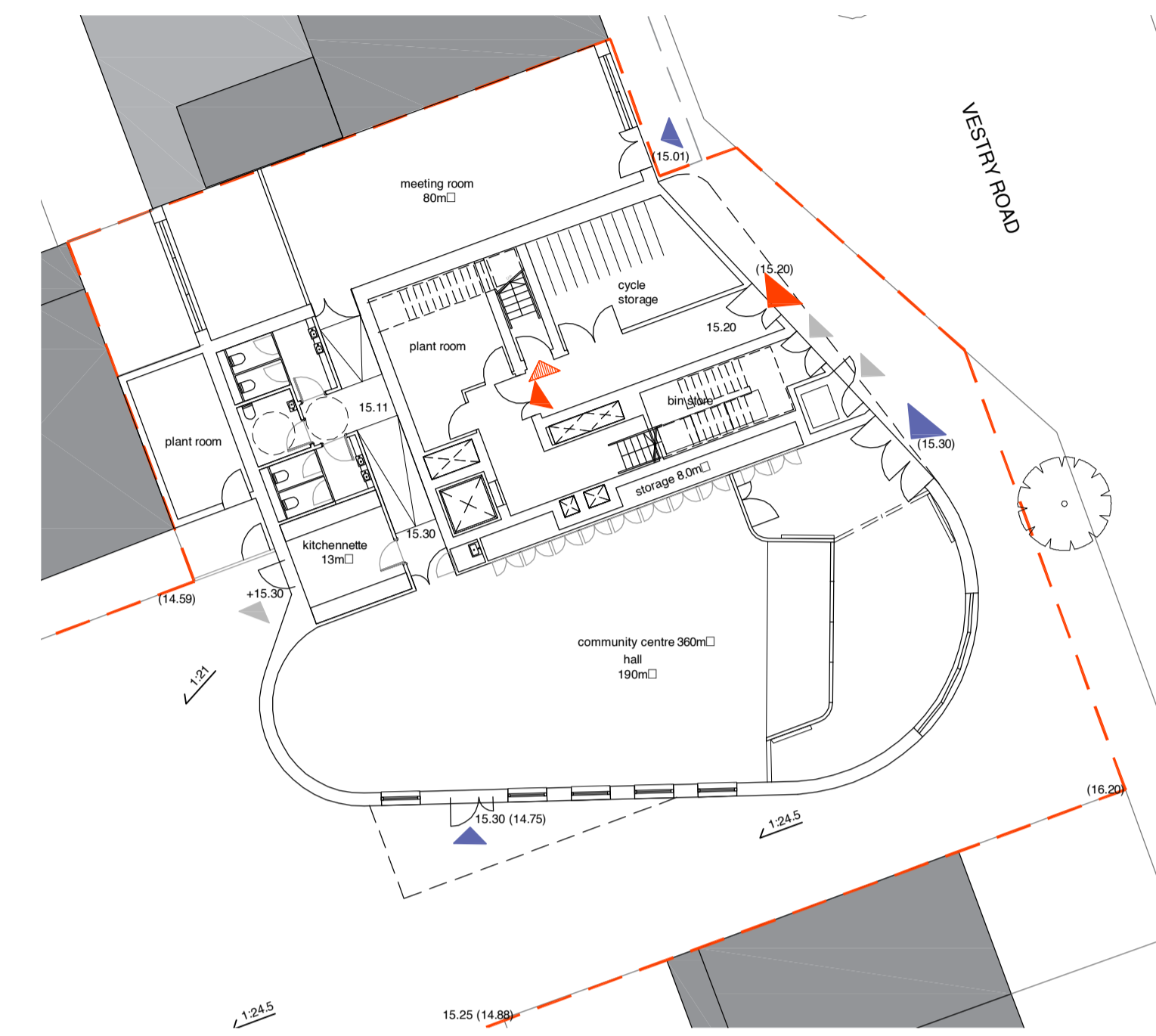
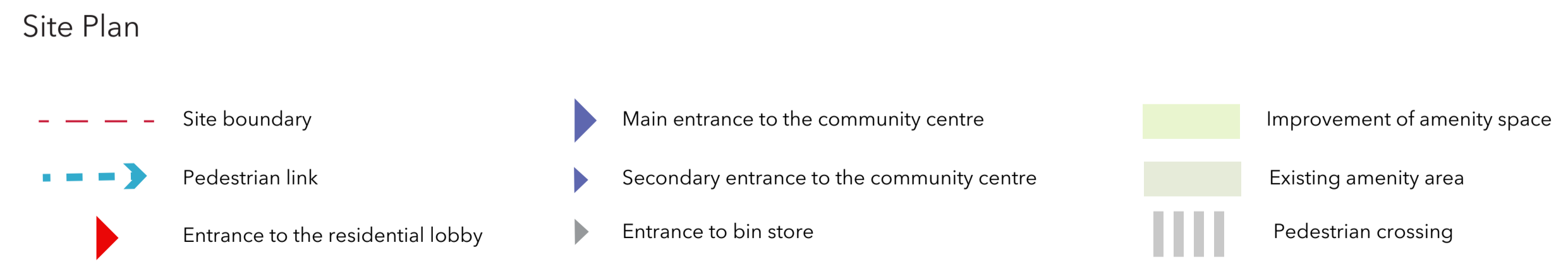


# 5 Layout & Floor Plans

- The design strategy of the building retains the south path between Lettsom Estate and Vestry Road improving the existing west-east pedestrian link with the enhancement of the space and creating an overlooked route.
- Reprovide the existing community centre with a unique building recognisable by residents and visitors and visible from Vestry Road. New flexible space with good natural light and modern facilities in a sustainable and contemporary building. The community centre uses two existing adjacent shops to provide meeting rooms and ancillary spaces.
- The proposal reprovides the existing staircase to access to 76-112 Vestry Road removing the current hidden corner. The new entrance faces Vestry Road with a shared lobby with the new residential building.
- Active frontage with the community centre's main access located along Vestry Road as well as the meeting room access and entrance to the residential units. A further access is provided into the open space as well as windows along the path.
- Improve the public realm and existing link with a design that can maximise the sites development opportunity whilst carefully considering its impact on surrounding buildings.
- The proposal comprises 11 high quality affordable units ranging from 1-bed to 3-bed units. All units benefit from dual aspect and an excellent level of daylight and sunlight.



Ground Floor Plan



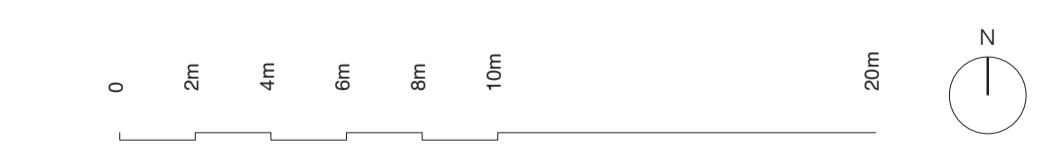
First Floor Plan



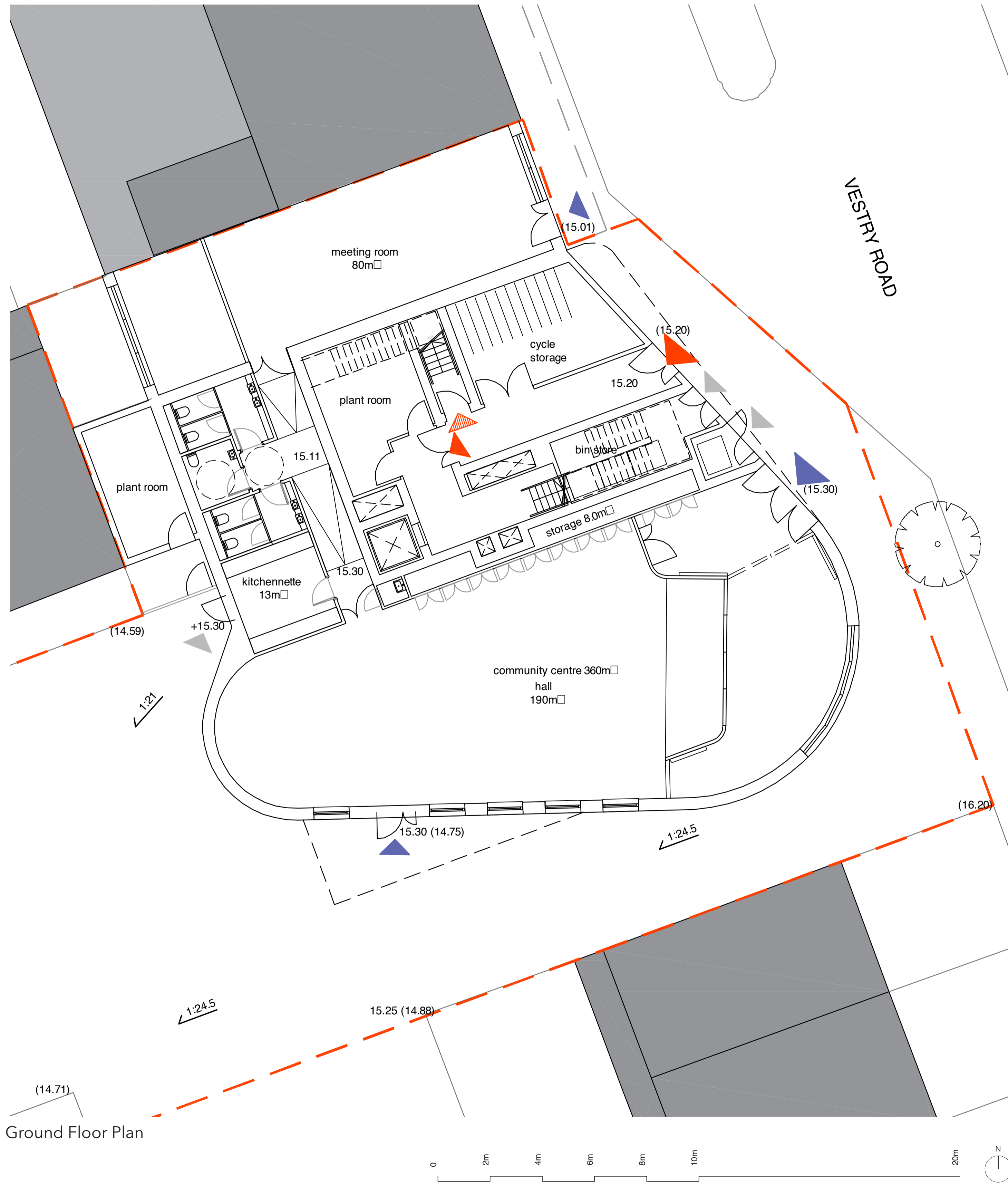
Second and Third Floor Plan (Second Floor Plan shown)



Fourth Floor Plan



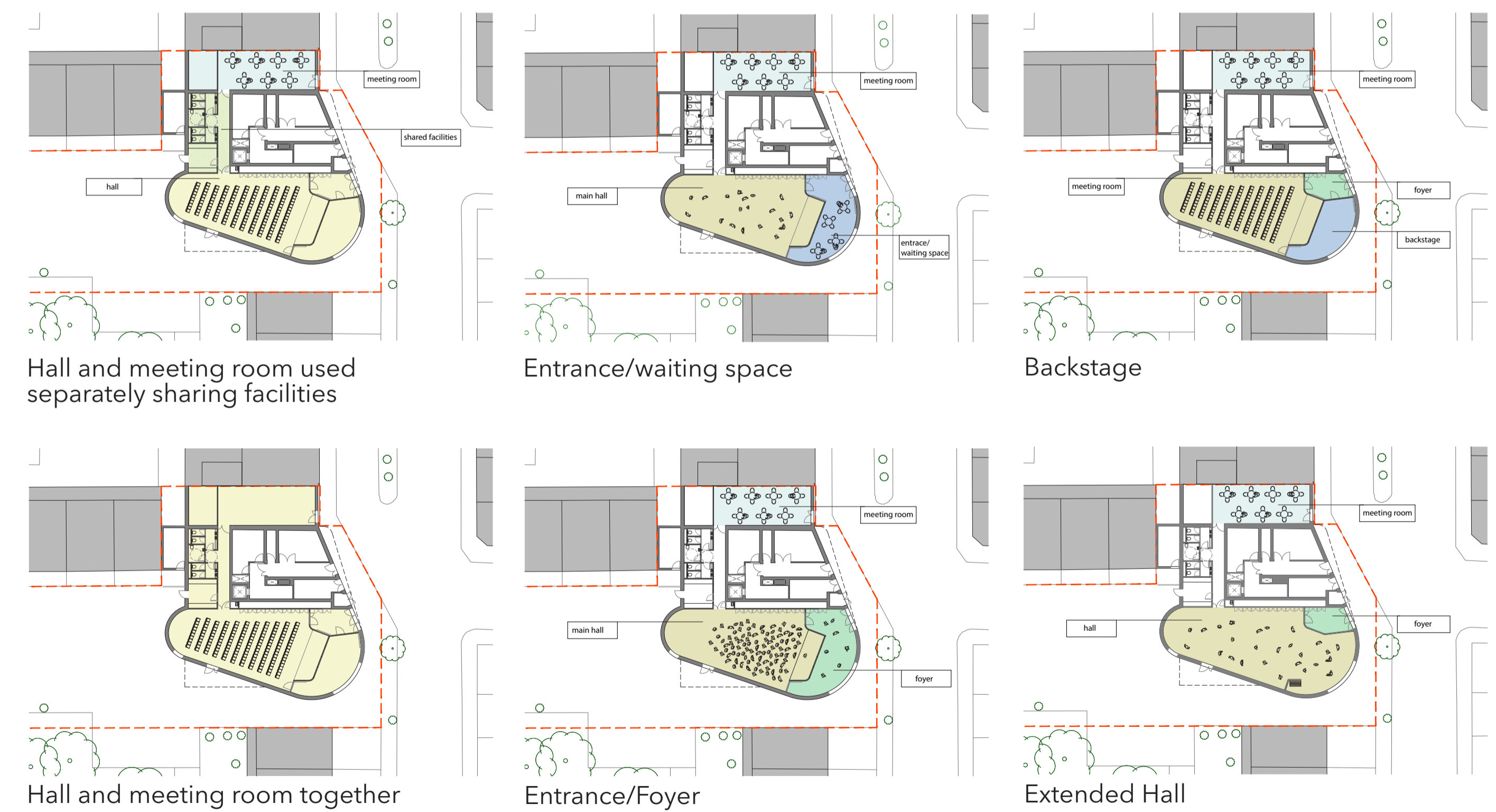
# 6 Community Centre



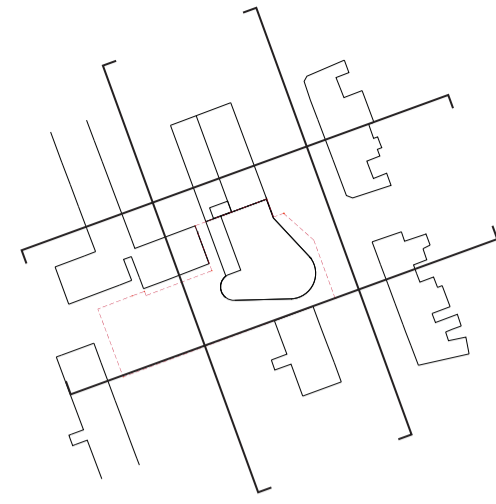
## Like for like reprovision



## Flexibility



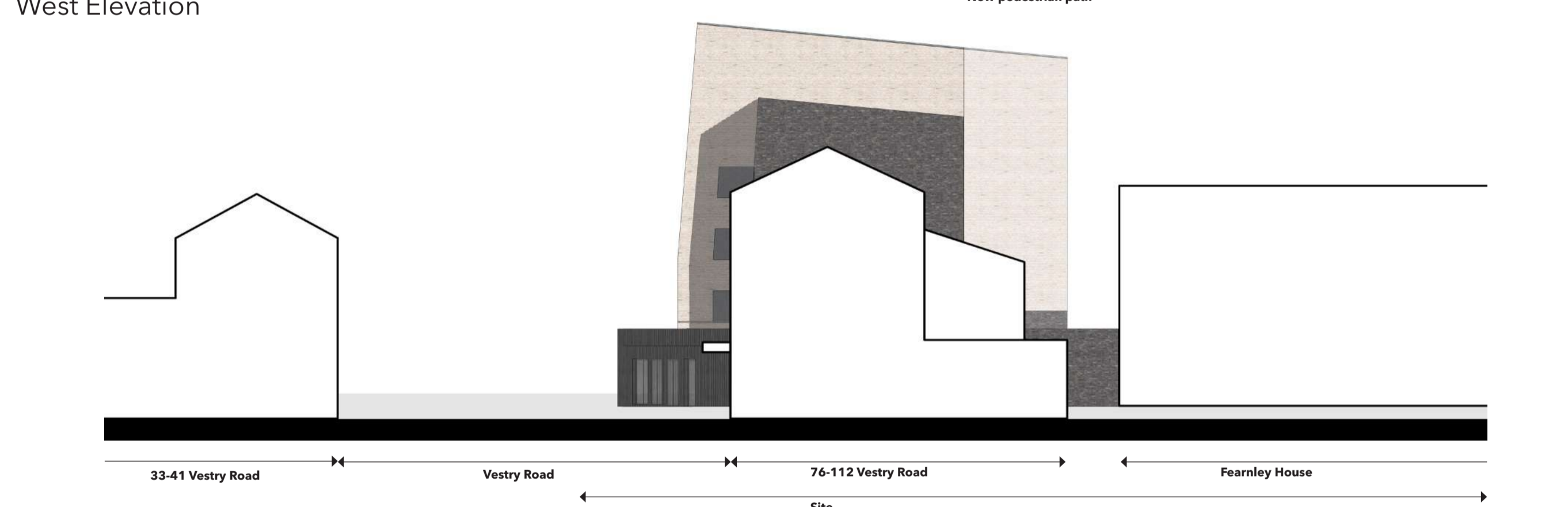
# 7 Elevations



Vestry Road Elevation  
116-130 Vestry Road | Site | 76-112 Vestry Road  
New pedestrian path



West Elevation  
76-112 Vestry Road | Site | 116-130 Vestry Road  
New pedestrian path



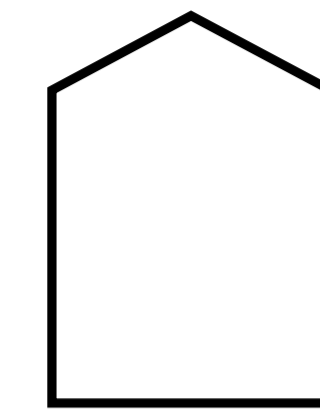
North Elevation  
33-41 Vestry Road | Vestry Road | Site | 76-112 Vestry Road | Fearnley House



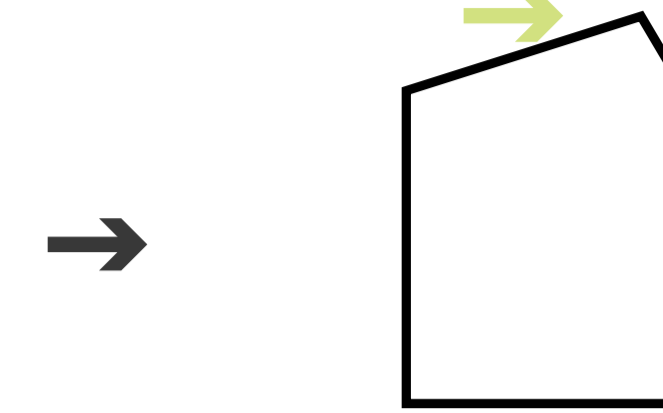
South Elevation  
Fearnley House | Site | Vestry Road | 43-53 Vestry Road



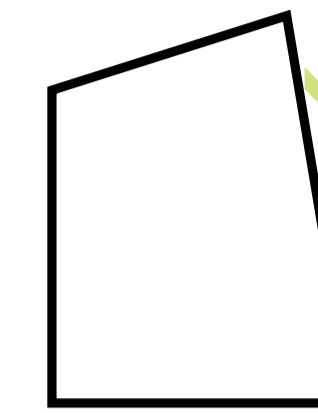
## Elevation design principles



Typical roof type in the neighbourhood

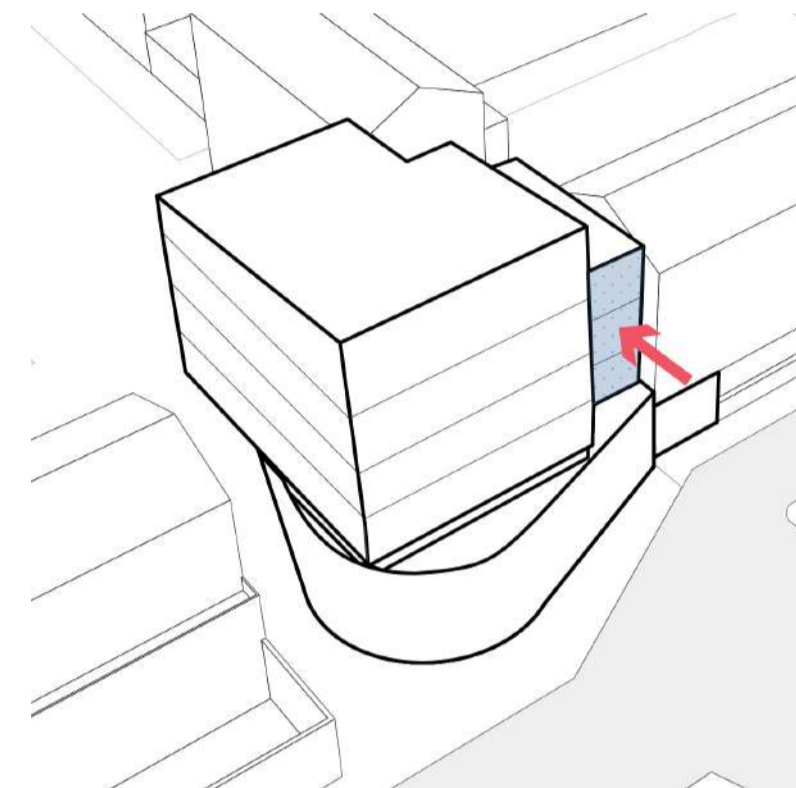


Modern interpretation of the traditional roof angle

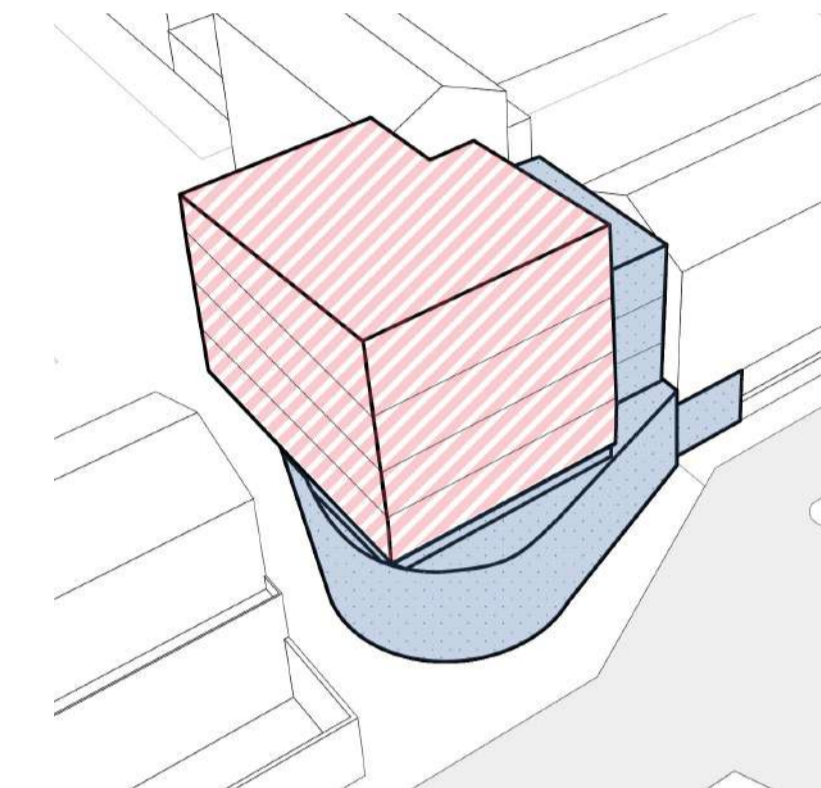


Modern approach to the pitched roof-angle going down to the facade

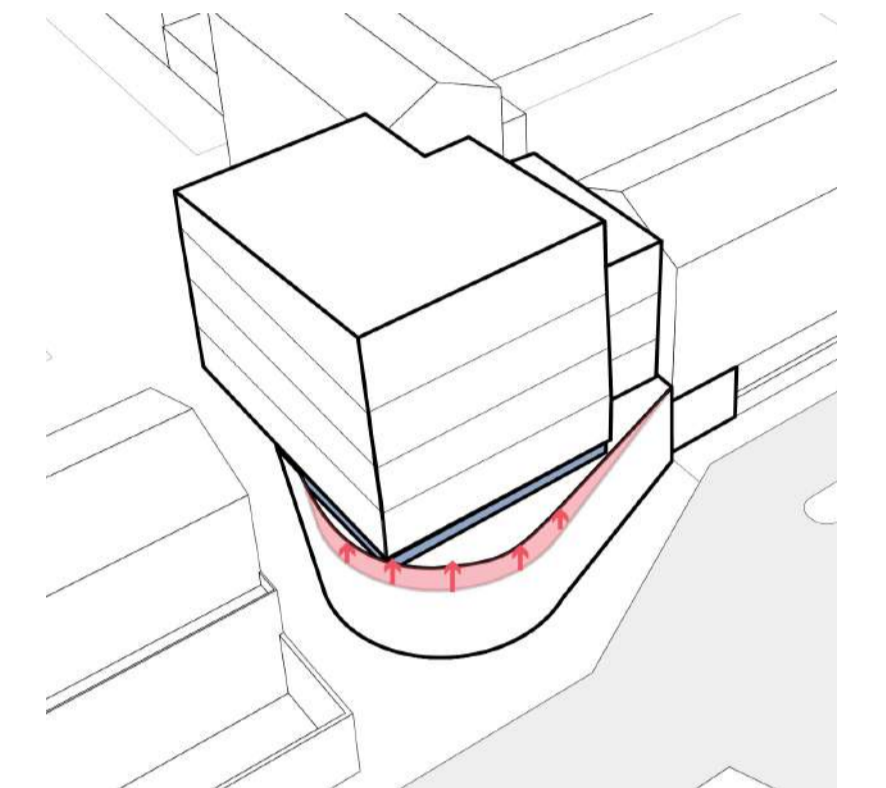
The proposal adapts to the surrounding context with a modern interpretation of the neighbouring building roofs which are predominantly blocks and terrace houses with pitched roof. The pitched point has been shifted offering a tipped elevation towards Vestry Road. This also celebrates the difference in scale and height between both Vestry Road and Pembury House garden elevations.



The massing is broken in two pieces. The part attached to the existing 76-112 Vestry Road is set back and lowered to create a transition between the existing and the proposed buildings.



Proposed building consist of 2 different colours and materials. The darker material wraps around the community centre and raises up on the lower part of residential block. The main residential block is covered by lighter colour and projects further giving the impression that it appears from the darker background.



Community centre elevation raises up and the base of the residential block is set back to create the effect of "floating massing".

## Active frontage and privacy



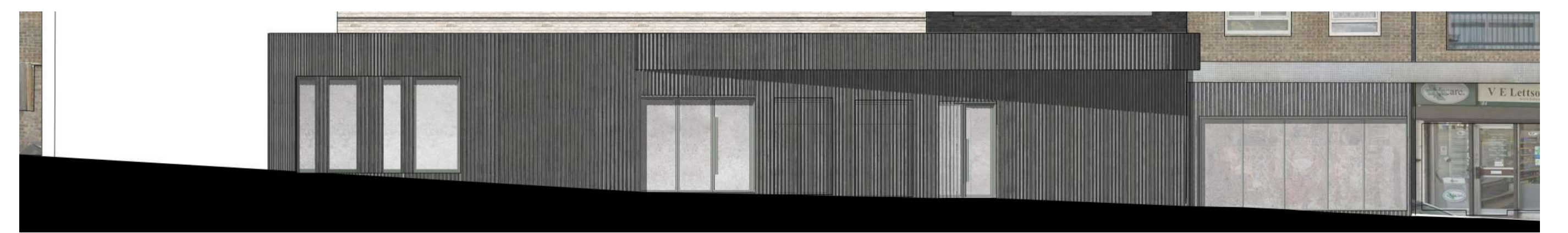
South Elevation\_ Shutters open



South Elevation\_ Shutters open & close



South Elevation\_ Shutters close



Vestry Road Elevation  
Pedestrian path | Community Centre windows | Community Centre entrance | Residential Entrance | Community Centre meeting room and secondary entrance | Existing shops  
Community Centre bin store | Residential bin store

# 8 Appearance



Faceted elevation



Opening above the balcony on the 4th Floor



Powder coated window frames, metal balustrade and reveals, colour warm grey



Recessed balconies with solid parapet



Community centre windows and entrances offering passive surveillance and privacy



Light brown/buff brick



Dark brick to match metal colour



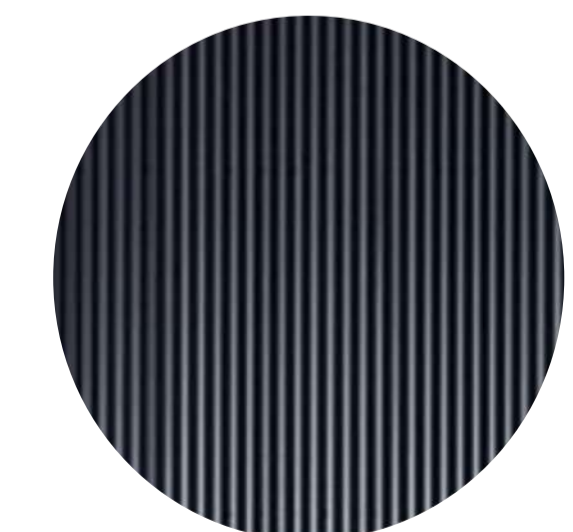
Projecting balconies with powder coated metal solid parapet to match window frames



Canopy



Aluminium battens, colour warm grey



# 9 Proposal in Context\_Views

View from Vestry Road



View from the community garden of Pembury House



View from Lucas Garden towards McNeil Road



# 10 Landscape



Improvements of the public realm



New paving



New play area



Planting bed in front of the existing building to give more privacy



Enhancement of the picnic area

# 11 You said, we did

## First Open Event held on 06.09.2018

- The principle of developing the site for new Community Centre and Council Housing was highly supported.
- Residents were generally positive about the new community centre location, massing and strategy.

### Raised points

- There were few residents that expressed concerns about the height. →
- Some residents were concerned about overshadowing and overlooking impact on the surrounding buildings. →

## First Project Group Meeting held on 11.12.2018

- FBM stated a wider path into the estate was proposed from Vestry Road, instead of the existing two narrower paths. All in attendance agreed this proposal seemed beneficial.

### Addressed points

- The design team explained how the building sets back and reduces the last top floor to response to the surrounding buildings heights.
- The design team will carry out sunlight/daylight assessments to identify appropriate building height and mass that will avoid affecting neighbouring buildings and incorporate them.

### Raised points

- The residents were concern about the potential light and overlooking impact on Fearnley House and 76-112 Vestry Road. →
- Concern was expressed regarding the potential for rats to be displaced during the demolition. →
- FBM explained the intention to close-off the existing staircase located near the rear of the current hall and re-provide the stair entrance within the envelope of the new building. All present agreed with the proposal, but it was noted that consultation of residents directly impacted by the proposal should take place. →
- Potential landscape improvements will be discussed in the next project group meeting.

## Second Project Group Meeting held on 17.01.2019

- Some landscape ideas were discussed to improve the space within the boundary line. The residents advised that the current picnic area is well used and valued by the residents of the estate.
- Some initial external elevation proposals were tabled and noted the design intent was for the community hall and residential units to have different external treatments to clearly distinguish the community centre from the rest of the building. Positive feedback were received.

### Addressed points

- The design team appointed sunlight/daylight consultants and on their advice have changed the location and the shape of the building to minimise potential overlooking issues and daylight and sunlight loss.
- 72-116 Vestry Road Residents were directly consulted about the re-provision of the staircase. There is no objections.
- It was confirmed that additional pest control measures could be implemented during the demolition phase.

### Raised points

- Residents expressed preference for lighter colours to be used in the materials selection. →
- Residents queried the extent of noise and dust likely to be experienced during the demolition and construction works. →
- It was noted that glazing would need to be sufficiently robust against vandalism and that any operable windows would need to be carefully considered given possible noise disturbance to nearby residents. →
- Residents queried whether the occupants most likely to be affected by the proposals had been spoken with. →

## Third Project Group Meeting held on 05.08.2019

- Landscaping proposals
- Hall layout update
- External materials treatments
- Feedback from pre-app meeting
- Programme update

### Addressed points

- Lighter colour has been used on the smaller building. →
- The contractor must adhere to certain health and safety standards to minimise noise and dust. This includes working within certain hours and employing dust suppression techniques like using dust collectors on tools. →
- External shutters have been proposed to protect windows and provide privacy and flexibility. →
- We have spoken face to face or left questionnaires for comments from the residents in the homes backing onto the landscaped area to ask their opinion on the design - The design is not complete so we will continue to consult them directly as the design emerges.