Public Space - Entrance

Comment

See also note above (2.5.1) regarding the entrance space and its role. Any layout of planting, seating, etc. Within this area needs to be aware and take account of potential security and safety issues in this inner-city location.

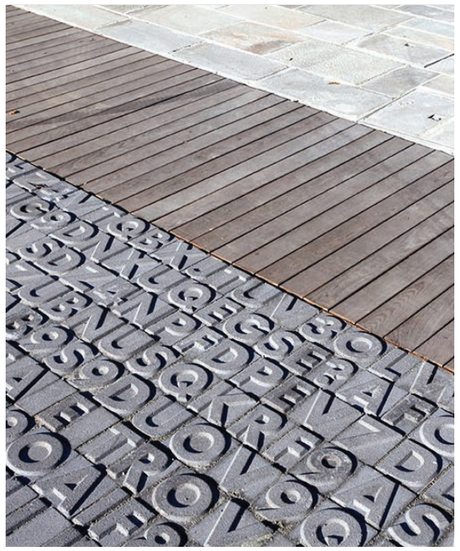
Although good surveillance is possible from the reception point / staff office, it would be impossible to effectively intervene swiftly should anti-social behavior occur in the re-entrant space that is outside the building envelope.

Consideration might be given to permeable grills/ security shutters that might allow the partial closure of parts of the space and reduce the extent of the area that is accessible to the public during the overnight period, whilst preserving a good approach to the front entrance?

Response

Planting underneath the entrance would not be recommended as the area is covered and plants might struggle to survive.

Any permeable grills or security shatters that might be incorporated in the building facade could also be complimented by artwork integrated in the paving or around the building entrance.



Homes and Buildings - Courtyard Width

Comment

The distance across the internal court is slightly less than 13.5m between opposing windows. The 'bed zones' within each studio commence approximately 2.4m further within, therefore there is approximately 18.3m between opposing sleeping areas.

Although set at 90 degrees to each-other, units forming the internal corners of the court are immediately adjacent which means that centerline to centerline of glazing is only approx. 3 meters apart.

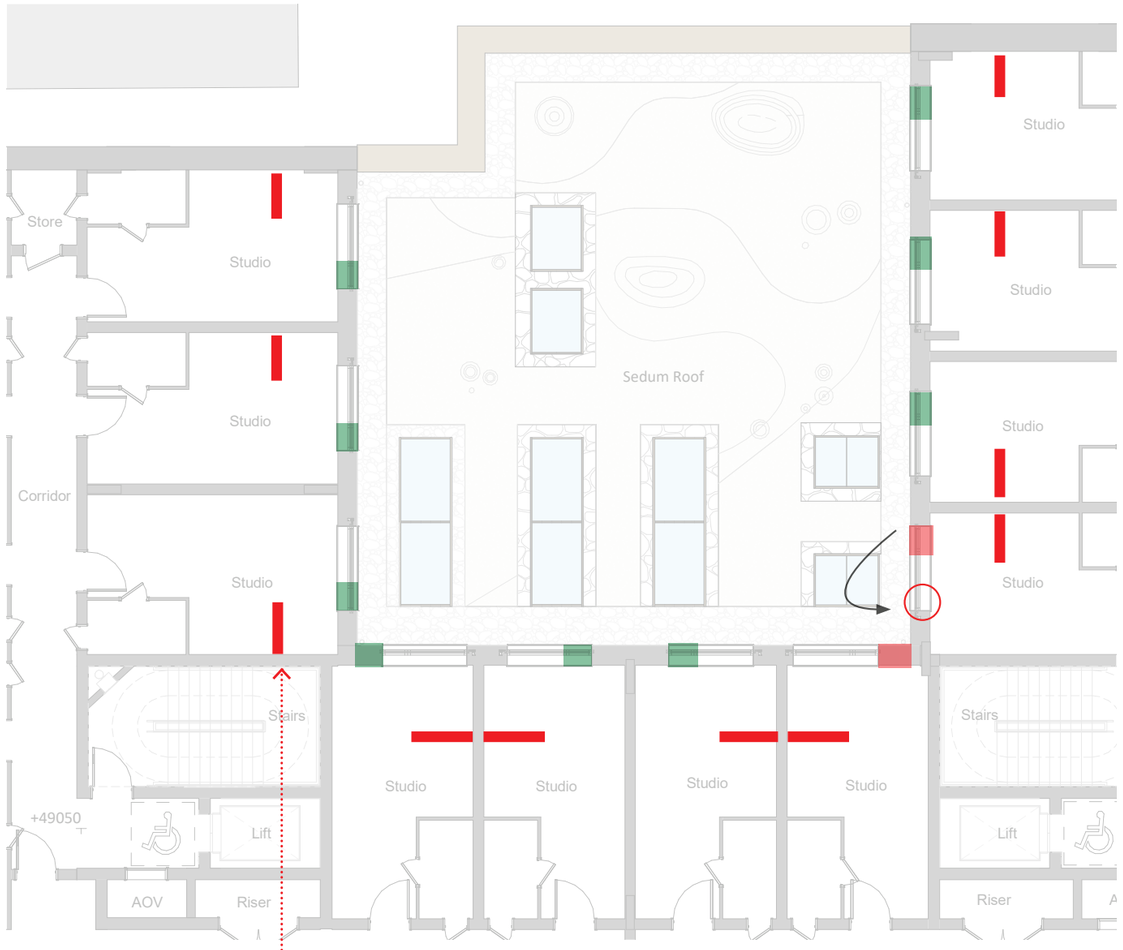
Whilst visual privacy can probably be mitigated with suitable blinds, acoustic conditions could be difficult for residents - especially during summer months when windows are likely to be open.

Response

We have the handing of the windows on these internal corners to put the vent panels together thus increasing the distance between the glass panels.

In addition to this we can explore the use of privacy film that obscures views at an oblique angle.

In terms of acoustic sensitivities the scheme has been assessed under the new Part O requirements and passes which demonstrates that nightime overheating (which needs to be assessed with closed windows) is not an issue. These units are on the north side of the building therefore wont be prone to the buildup of heat from the sun during the summer months.



Homes and Buildings - Studio Layouts

Comment

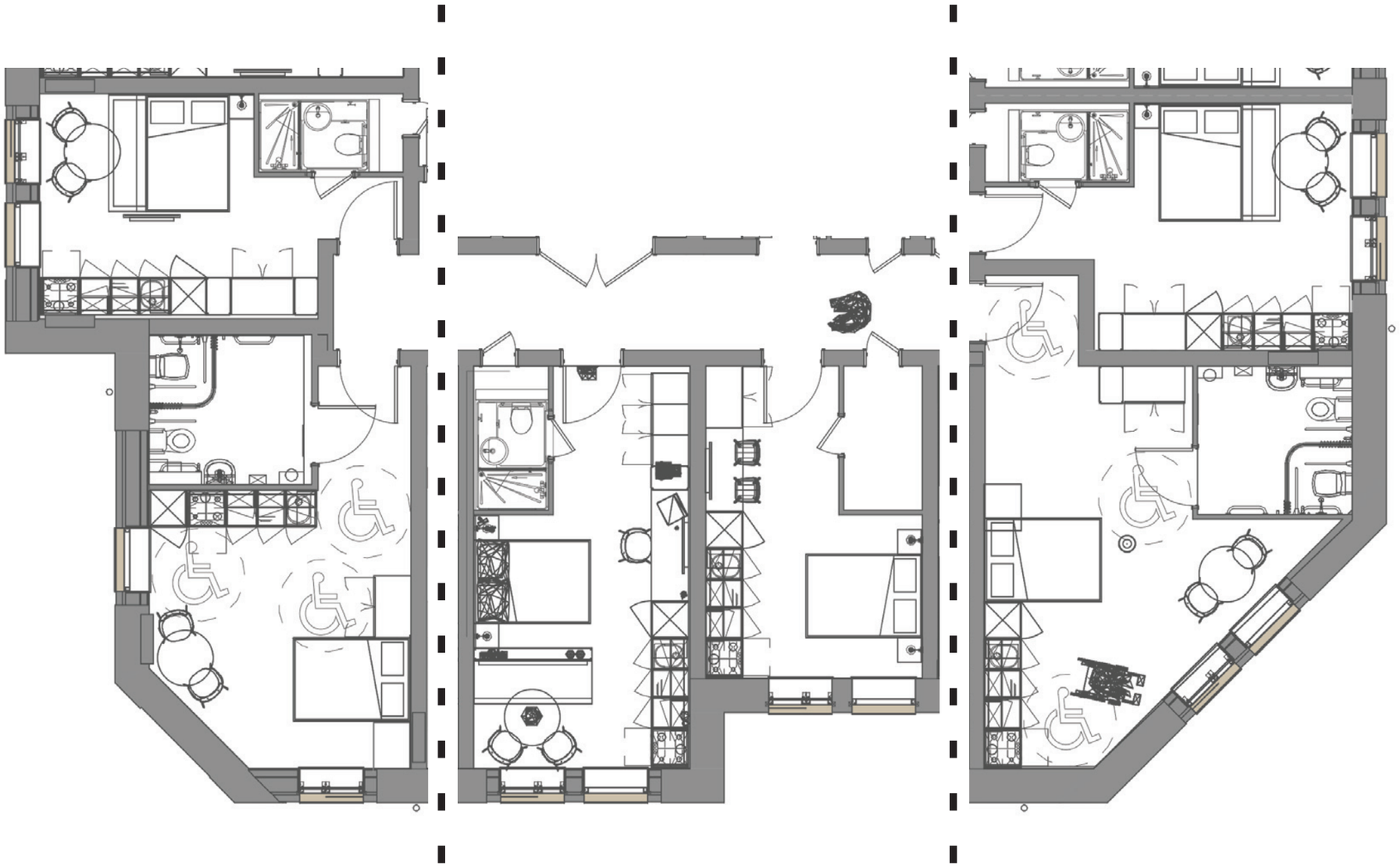
A typical 'studio' is described in detail and provides a good standard of accommodation. However, it is not clear how the considerably smaller units on the front elevation (to either side of the kitchen–dining spaces – [...] could provide a satisfactory layout/sufficient space?

Accessible units occur at the corners and thereby gain some extra space. Their internal layouts have been shown in the DAS – the suitability of these (in detail) will be a matter for building control.

The units adjacent to these on each wing of the development are not able to adopt the standard plan since circulation space to gain access to the corner units reduces the areas available in each (see areas in yellow outline).

Response

The layouts of these units are shown opposite. They offer a different type of accommodation (and price point) giving variety of choice.



Homes and Buildings - Internal Organisation

Comment

The main shared amenities are located at ground floor and due to the deep plan several rooms do not have external windows – however, the 'Teapoint' and 'Gaming Lounge' do benefit from rooflights. The 'Common Room' and 'Residents Lounge' borrow light from adjacent spaces but have no, or only indirect, views out.

The 'TV Snug' and 'Multi-function' space have fairly large windows directly onto the public realm of Red Lion Lane and their floor level is set below the immediately adjacent pavement – this creates an awkward relationship between the private (shared) space for residents and passers-by using the street.

Response

Within the DAS (page 55) we provided a layout of spaces. The ground floor is organised around promoting active, louder uses to the front creating active frontages.

All rooms near the street have large windows and we introduced curtain walling in the Private Dining & Snug room to have sunlight entering in all directions.

Quieter, smaller spaces are now located in the centre of the plan between the active frontage and plant rooms. As a result, each room contains at least one roof light allowing natural light into all communal spaces on the ground floor.

KEY

- Active Frontage
- Quieter Spaces
- Plant Room

Homes and Buildings - Internal Organisation

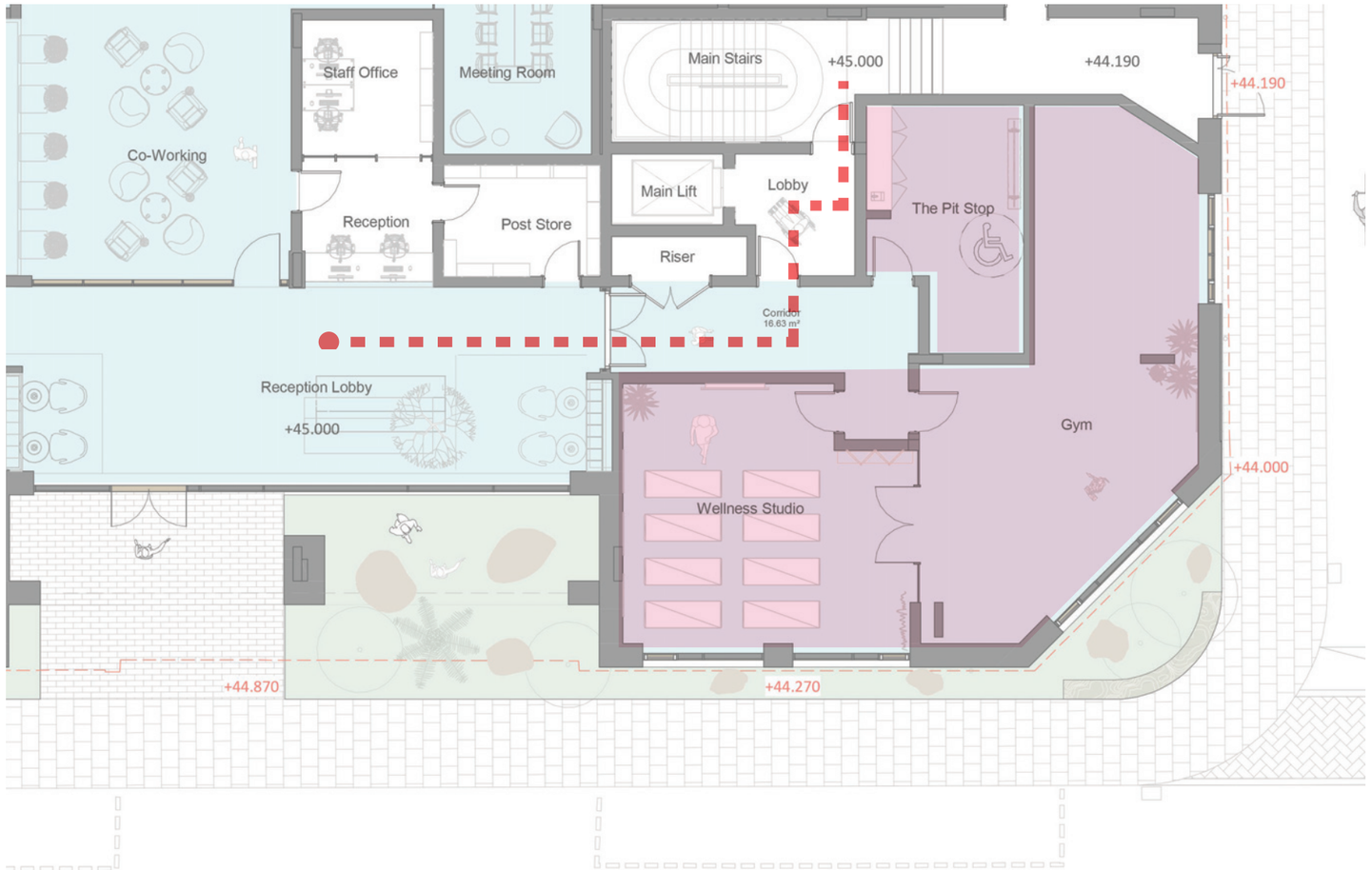
Comment

The quantity of shared and communal space may be in line with published guidance, but the quality of the spaces provided and their organisation is weak – in addition to the deficiencies noted above (relating to internal Movement) the ground floor organisation is confused and lacks legibility.

For instance, the main route to what is regarded as the primary stair passes through the co-working space, which will surely create unnecessary disruption?

Response

The main route from the reception to the primary cores no longer passes through the Co-Working space. Instead, the communal spaces (Wellness Studio and Gym) near the primary core share a common corridor reducing disruptions.



KEY

Communal Spaces

Route to main corridor

Misc

Comment

It is very unclear from the outline statements on sustainability (pp52-53, DAS) whether the current design has been designed to comply with the bespoke 'Sustainability Framework' that is mentioned (since the framework is described as being under construction).

A simple and clearer statement regarding what commitments over and above those that will be required by Building Regulations would be useful.

Response

Key ESG Targets:

- BREEAM Excellent.
- EPC A.
- 100% electric heating/hot water generation (no fossil fuels).
- Provision of E Bike charging facilities.
- Smart meter monitoring for energy consumption (assist in reducing operational energy usage).
- Security needs assessment completed and the findings incorporated into the design.
- Use of water efficient systems:

  WC – 4L/min flush volume

  Handwash basin – 4.6L/min

  Showers – 6L/min

  Urinal – Waterless

  Kitchen tap – 5L/min

- 100% improvement in on site biodiversity as no biodiversity previously (our framework target is 15% net gain).
- Redevelopment of 100% brownfield site (framework target that 75% of development site are defined as "previously occupied).
- Use sustainable aggregates in line with WST02 targets
- Provide on site exercise facilities to promote health and wellbeing.
- Install building systems that do not use refrigerant to reduce greenhouse gases.

In addition to this, as submitted within the energy statement we are achieving an 11% improvement over the Part L 2021 Target Emission rate in accordance with policy CP14. In addition to this we have also provided 20% of the total energy demand being provided by renewable sources.

Under BREEAM we are in excess of the mandatory credits required under Ene 01 for BREEAM Excellent with a total of 7 credits. This satisfies policy CP15.

We have also provided space for future connections into a district heating system in line with policy CP13.

Comment

Has the need for passive solar shading on the southwest facing elevation been considered/ tested? Given the introduction of Part O of the Building Regulations and the single-aspect units of accommodation?

Response

A Part O assessment has been completed for the project using dynamic thermal modelling and the proposals are compliant with the requirements. Solar control is proposed for the ground floor and KLD windows (g-value of 0.28 or better with 0.48 for rest of windows).

Comment

In developing detailed ideas for the external spaces then perhaps some limited opportunities for community/resident management might be included – vegetable growing or other forms of cultivation, for instance?

Response

See roof terrace design on page 45.

Comment

Windows – Due to traffic noise and air quality of busy Summerland Street – the conventional opening windows may not be an attractive proposition for the residents

Response

A Part O assessment has been completed for the project using dynamic thermal modelling and the proposals are compliant with the requirements. The appropriate Part O window opening profiles have been used incorporating the Acoustician's comments by assessing with the windows closed at night.

Comment

It is not apparent how flexible the building will be in the longer term, although presumably it will consist of a structural frame and individual units might be relatively easily combined if the market requirements in the future were to change?

The basic anatomy of the plan is robust and so could be re-worked. Greater height for the ground floor volumes (encouraged indirectly elsewhere above) might well improve the future flexibility of space at entrance / street level.

Response

The building has been designed to be very flexible. It is proposed to be constructed from a concrete frame there could be re-purposed in several ways for example as student resi, BTR etc. Similarly, the ground floor spaces can be remodeled is co-living needs change.

With a concrete frame there are no internal loadbearing walls thus layouts can be adapted should change be needed. For example studios could be made larger if required.

Quantum

147 beds

625.5 (4.3m²/bed)

170m² (1m²/bed)

79 (1 per unit for first 10 units, 1 per 2 units thereafter)

circa. 70 litres / unit Target 9no. 1100ltr Eurobins

9 Accessible Rooms

20% Affordable Housing