

STURTS

YARD 



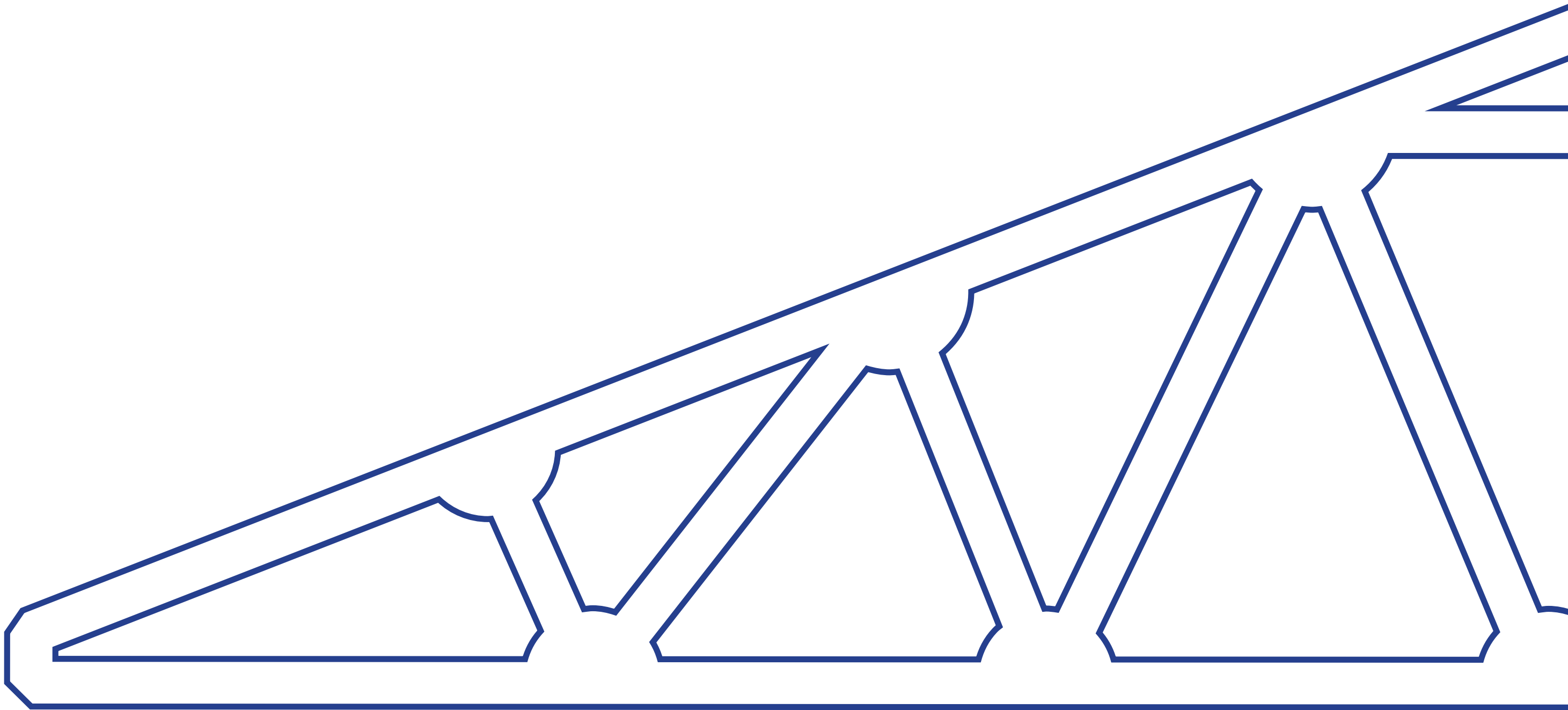
**DESIGN AND ACCESS STATEMENT**

STUDIO EGRET WEST ON BEHALF OF ACCESS SELF STORAGE  
STURT'S YARD, 48 EAGLE WHARF ROAD, HACKNEY, PLANNING APPLICATION  
FEBRUARY 2021

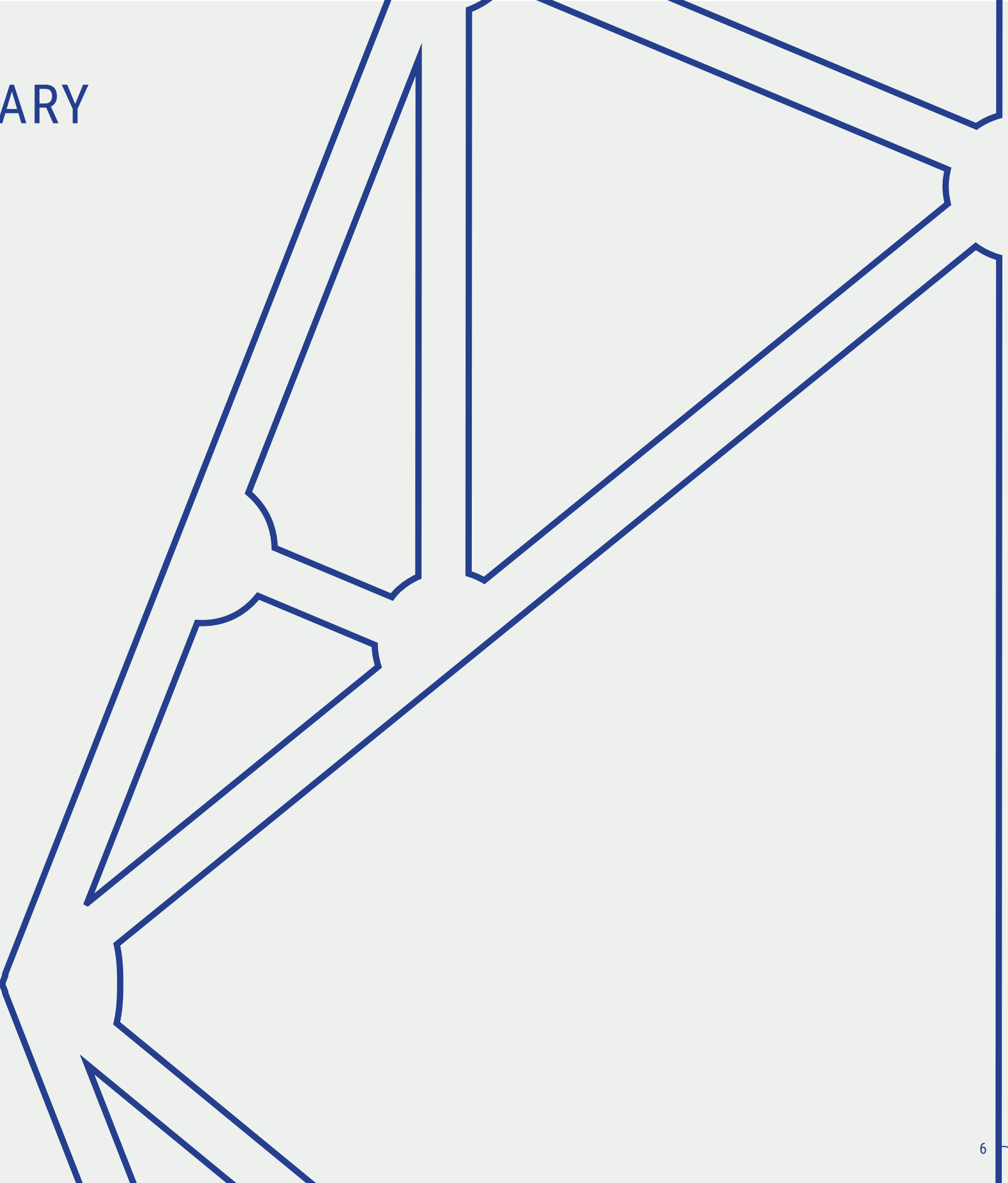
P0	21.02.15	PLANNING SUBMISSION	JT	AP
<b>REV</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>BY</b>	<b>CHECK</b>

CLIENT	~	Access Self Storage
PLANNER	~	DP9
COMMUNITY CONSULTATION	~	Polity
POLITICAL CONSULTATION	~	Polity
ARCHITECT	~	Studio Egret West
LANDSCAPE ARCHITECT	~	Studio Egret West
CIVIL ENGINEER	~	Alan Baxter & Associates
STRUCTURAL ENGINEER	~	Alan Baxter & Associates
SERVICES ENGINEER	~	Foreman Roberts
ENERGY ENGINEER	~	Foreman Roberts
HERITAGE CONSULTANT	~	Alan Baxter & Associates
TRANSPORT ENGINEER	~	Alan Baxter & Associates
ACOUSTIC ENGINEER	~	SRL Technical Services
ACCESS CONSULTANT	~	Buro Happold
TOWNSCAPE	~	Peter Stewart Consultancy
ECOLOGIST/ARBORIST	~	PJC Consultancy
BREEAM	~	Foreman Roberts
PRINCIPAL DESIGNER	~	Potter Raper Partnership
DAYLIGHT/SUNLIGHT	~	EB7
ROL	~	EB7
FIRE ENGINEER	~	Bureau Veritas
APPROVED INSPECTOR	~	Bureau Veritas
QUANTITY SURVEYOR	~	Cast
VIABILITY CONSULTANT	~	DS2
WASTE CONSULTANT	~	Waterman Infrastructure & Environment Ltd
AGENT	~	Currell
VERIFIED VIEWS	~	Cityscape
CONSULTING CONTRACTOR	~	McLaren Group

<b>6</b>	<b>1.0</b> ~ SECTION 1: SUMMARY
	1.1 SUMMARY OF PLANNING SUBMISSIONS AND DESIGN CHANGES
	1.2 CHANGES TO POLICY
<b>12</b>	<b>2.0</b> ~ SECTION 2: SEPTEMBER 2019 DESIGN AND ACCESS STATEMENT
	PLEASE REFER TO CHAPTER HEADINGS AND PAGE NUMBERS RESPECTIVE TO THE EMBEDDED DOCUMENT
<b>260</b>	<b>3.0</b> ~ SECTION 3: JUNE 2020 DESIGN AND ACCESS STATEMENT ADDENDUM
	PLEASE REFER TO CHAPTER HEADINGS AND PAGE NUMBERS RESPECTIVE TO THE EMBEDDED DOCUMENT
<b>288</b>	<b>4.0</b> ~ SECTION 4: FEBRUARY 2021 DESIGN AND ACCESS STATEMENT ADDENDUM 2
	PLEASE REFER TO CHAPTER HEADINGS AND PAGE NUMBERS RESPECTIVE TO THE EMBEDDED DOCUMENT



# 1.0 ~ CHAPTER 1: SUMMARY



This chapter is included to explain the document and key changes which have been made.

This statement has been prepared by Studio Egret West on behalf of Access Self Storage to describe the proposals for the development of the land at 48 Eagle Wharf Road.

The intention of this design and access statement is to demonstrate how the employment-led mixed-used development proposal will mitigate site and context weakness and amplify strengths in a manner compatible with Council planning policy.

The application seeks permission for development of existing self-storage site (Use Class B8) to provide a mixed use scheme comprising blocks of 2-7 storeys and accommodating a self-storage facility (Use Class B8) at lower basement, basement and ground floor level, office accommodation Use Class E) at basement, ground and first floor level, 139 residential units (Use Class C3) at second to seventh floor and cafe (Use Class E) at ground and first floor level, along with landscaping and other associated works.

The mixed use scheme will provide:

- 4,632m<sup>2</sup> GIA of commercial floorspace (use class E);
- 7,364m<sup>2</sup> GIA of commercial floorspace (use class B8);
- 297m<sup>2</sup> GIA of café floorspace (use class A3);
- 11,832m<sup>2</sup> GIA (139 dwellings) of residential (use class C3);
- A new pedestrian route through to Regent's Canal;
- A new pedestrian open yard at the canal's edge; and
- Landscaped communal courtyards.

This report will describe the proposal in the context of its setting and illustrate the use, amount, layout, scale, landscaping, and appearance.

The key principles for the proposed design are:

1. Open Views to canal and anchor Sturt's Lock with a community café and yard;
2. Retain and remember heritage assets to commemorate the site's ironwork history;
3. Replace existing self-storage facilities;
4. Introduce office accommodation and increase employment density;
5. Create active frontage along Regent's Canal and Eagle Wharf Road;
6. Restore the 19th century grain of two north-south blocks;
7. Infill the street with transition form and scale;
8. Aggregate form and scale considerate of context and conservation areas; and
9. Introduce a mix of residential units and landscaped communal gardens above the commercial podium.

This statement has been prepared in accordance with guidance published by the Department for Communities and Local Government, specifically, Section 6 of : "Guidance on information requirements and validation" published in March 2010.

This statement covers design and access and should be read in conjunction with the following additional documents which have been submitted to support the planning application.



# 1.1 SUMMARY OF PLANNING SUBMISSION AND DESIGN CHANGES:

The original planning submission was submitted in September 2018 with a number major, moderate the and minor changes having been made to application since then. This resubmission follows a cyber attack at London Borough of Hackney in December 2020.

To assist in the reading of planning documents a summary of the planning submission and design changes is provided to help appraisal of the scheme.

We will use sections illustrated in the summary to merge the key DAS documents over time. Elements of each section superseded the prior section. The reason there is not a singular merged document is to ensure only the essential document are updated/communicated as much of the illustrative material in Section 2 will not be necessary to describe the changes in section 3 and 4.

Where content is duplicated between section 2, section 3 or section 4, the duplicated contents of section 3 supersede section 2 and the, duplicated contents of section 4 supercede section 2 and 3. Section 4 contains the latest GA floor plans to be read in line with the latest drawings submitted for the February 2021 submission.



**ORIGINAL PLANNING SUBMISSION**

**MAJOR REVISIONS TO SUBMISSION INCLUDING A NEW DESIGN AND ACCESS STATEMENT**

**MINOR REVISIONS TO PLANNING SUBMISSION**

**MODERATE CHANGES TO PLANNING SUBMISSION INCLUDING DESIGN AND ACCESS STATEMENT ADDENDUM**

**MINOR CHANGES TO PLANNING SUBMISSION**

**RESUBMISSION INCLUDING MINOR CHANGES RESULTANT FROM A CYBER ATTACK TO COUNCIL'S DATABASE**

SEPTEMBER 2018

Scheme description at the time of submission:

- o Description of Development: Redevelopment of the site will provide a mixed-use scheme comprising blocks of 2 to 9 storeys and accommodating a self-storage facility (B8) at lower basement, basement and ground floor level, office accommodation (B1) at basement, ground and first floor level, and 141 residential units at second to eighth floor, as well as a cafe (A3) at ground and first floor level, landscaped communal gardens, pedestrian link route to the Regents Canal and other associated works.

(SUPERSEDED BY SEPTEMBER 2019 PLANNING SUBMISSION)

SEPTEMBER 2019

Scheme description at the time of submission and the relevant changes:

- o Description of Development: Redevelopment of existing self-storage site (B8 use) to provide a mixed use scheme comprising blocks of 2-7 storeys and accommodating a self-storage facility (B8 use) at lower basement, basement and ground floor level, office accommodation (B1 use) at basement, ground and first floor level, 150 residential units (C3 use) at second to sixth floor and cafe (A3 use) at ground and first floor level, along with landscaping, pedestrian link to Regents Canal and other associated works.
- o Change Relating to this Submission Pack: Following further coordination with the council/GLA/residents on the building heights, a reduced height scheme (and squaring off of the dutch roofs) led to a revised submission.

(PLEASE REFER TO SECTION 02: SEPTEMBER 2019 DESIGN AND ACCESS STATEMENT)

JANUARY 2020

The relevant changes:

- o Change Relating to this Submission Pack: Following coordination with the leaseholder at Holborn Studios, it was made clear this leaseholder did not support the public pedestrian routes connecting to their site along the canal edge. It was determined the relevant drawings would:
  - o Remove the pontoon proposed in the Northwest corner of the site;
  - o Remove the hardscape paths in the Northeast planted/tree-covered "green line boundary" corner of the site connecting to the existing strip pontoon.

(PLEASE REFER TO SECTION 03: JUNE 2020 DESIGN AND ACCESS STATEMENT ADDENDUM )

JUNE 2020

Scheme description at the time of submission and the relevant changes:

- o Description of Development: Redevelopment of the site to provide a mixed-use scheme comprising blocks of 2 to 7 storeys and accommodating a self-storage facility (B8) at lower basement, basement and ground floor level, office accommodation (B1) at basement, ground and first floor level, 139 residential units at second to sixth floor, and a cafe (A3) at ground and first floor level, landscaped communal gardens, and other associated works.
- o Change Relating to this Submission Pack: Following coordination with the council, the plans were revised to convert smaller dwellings into additional family dwellings.

(PLEASE REFER TO SECTION 03: JUNE 2020 DESIGN AND ACCESS STATEMENT ADDENDUM)

OCTOBER 2020

The relevant changes:

- o Change Relating to this Submission Pack: Following coordination with the council, an Urban Greening Factor calculation of 0.4 was submitted, additional green roof extents were located on the north-south orientated building roofs (roof build up spot height increased by 200mm in new green roof areas), and the provision of playspace was calculated to a higher sqm cover (but no change to plan arrangement).

(PLEASE REFER TO SECTION 04: FEB 2021 DESIGN AND ACCESS STATEMENT ADDENDUM 2 - APPENDIX DRAWINGS)

FEBRUARY 2021

Scheme description at the time of submission and the relevant changes:

- o Redevelopment of existing self-storage site (Use Class B8) to provide a mixed use scheme comprising blocks of 2-7 storeys and accommodating a self-storage facility (Use Class B8) at lower basement and ground floor level, office accommodation (Use Class E) at basement, ground and first floor level, 139 residential units (Use Class C3) at second to seventh floor and cafe (Use Class E) at ground and first floor level, along with landscaping and other associated works.
- o Change Relating to this Submission Pack: Update to policy position, update to operational waste capacity, update to soffit and lintel materiality, update , bird and bat box provision, clarification to surface treatment along the canal edge, additional information in regards to the tree replacement strategy, added flexibility for location of extract flue and clarification to Playspace calculations.

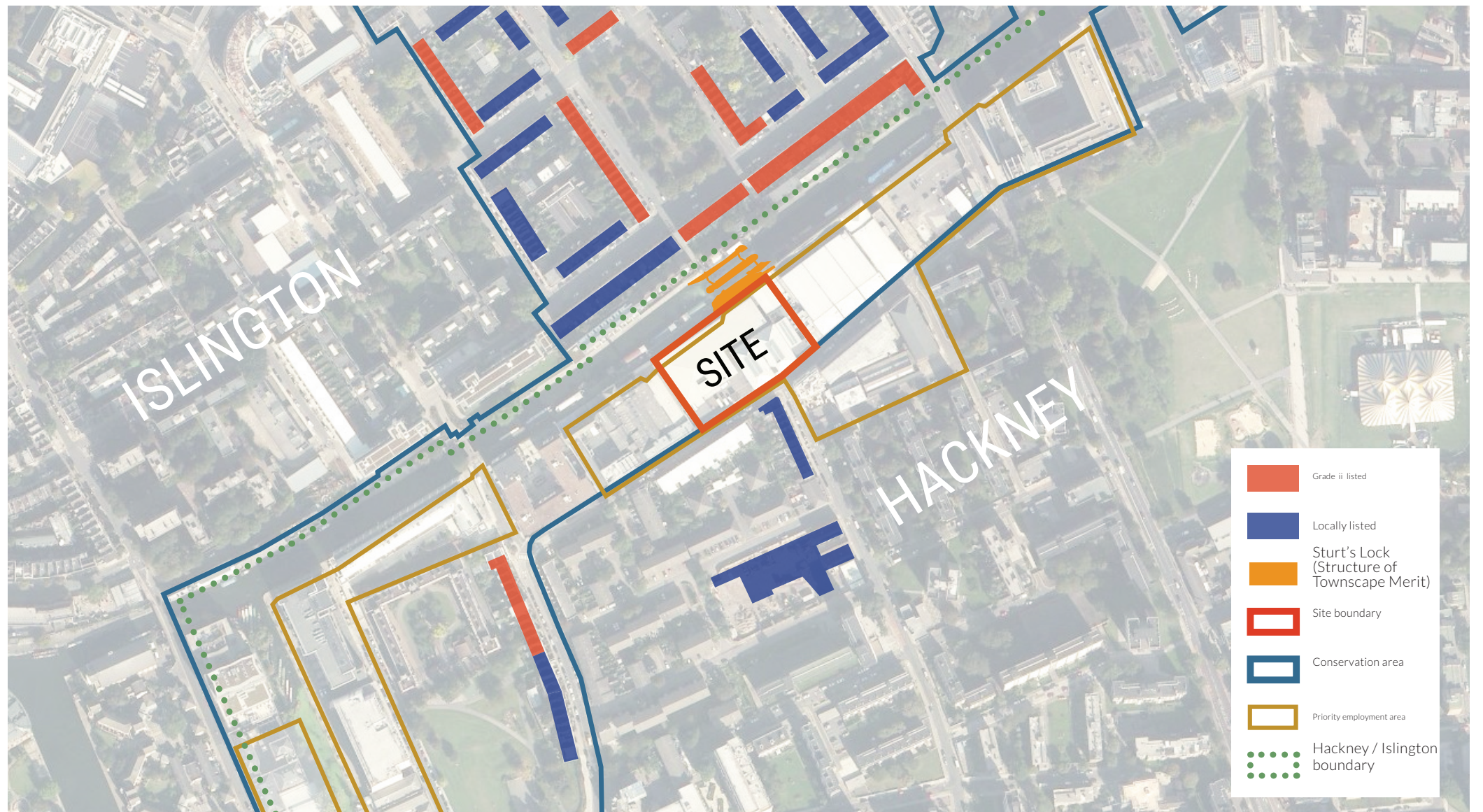
(PLEASE REFER TO SECTION 04: FEB 2021 DESIGN AND ACCESS STATEMENT ADDENDUM 2)

## 1.2 CHANGES TO POLICY

In developing the proposals regard has been given to the planning policy context relevant to the site. This includes The National Planning Policy Framework (2019), The New London Plan, (Intend to Publish 2019), the Hackney Core Strategy (adopted 2011), The London Borough of Hackney Local Plan 2033 Strategic Planning (July 2020), The London Borough of Hackney Public Realm Strategy SPD (2012), The Development Management Local Plan (2015), GLA supplementary planning guidance: Accessible London (2014), GLA supplementary planning guidance: Housing SPG (2016) and the North London Waste Plan (2019).

LBH's Core Strategy Proposal Map identifies the site as being within a Priority Employment Area (PEA), within the Regent's Canal Conservation Area and across the canal from the London Borough of Islington's Arlington Square Conservation Area. The site fronts Regent's Canal which is a Site of Interest for Nature and Conservation (SINC) and part of the Green Links, Green Corridors and Open Spaces in Hackney.

A detailed policy assessment is contained within the planning statement accompanying this application.



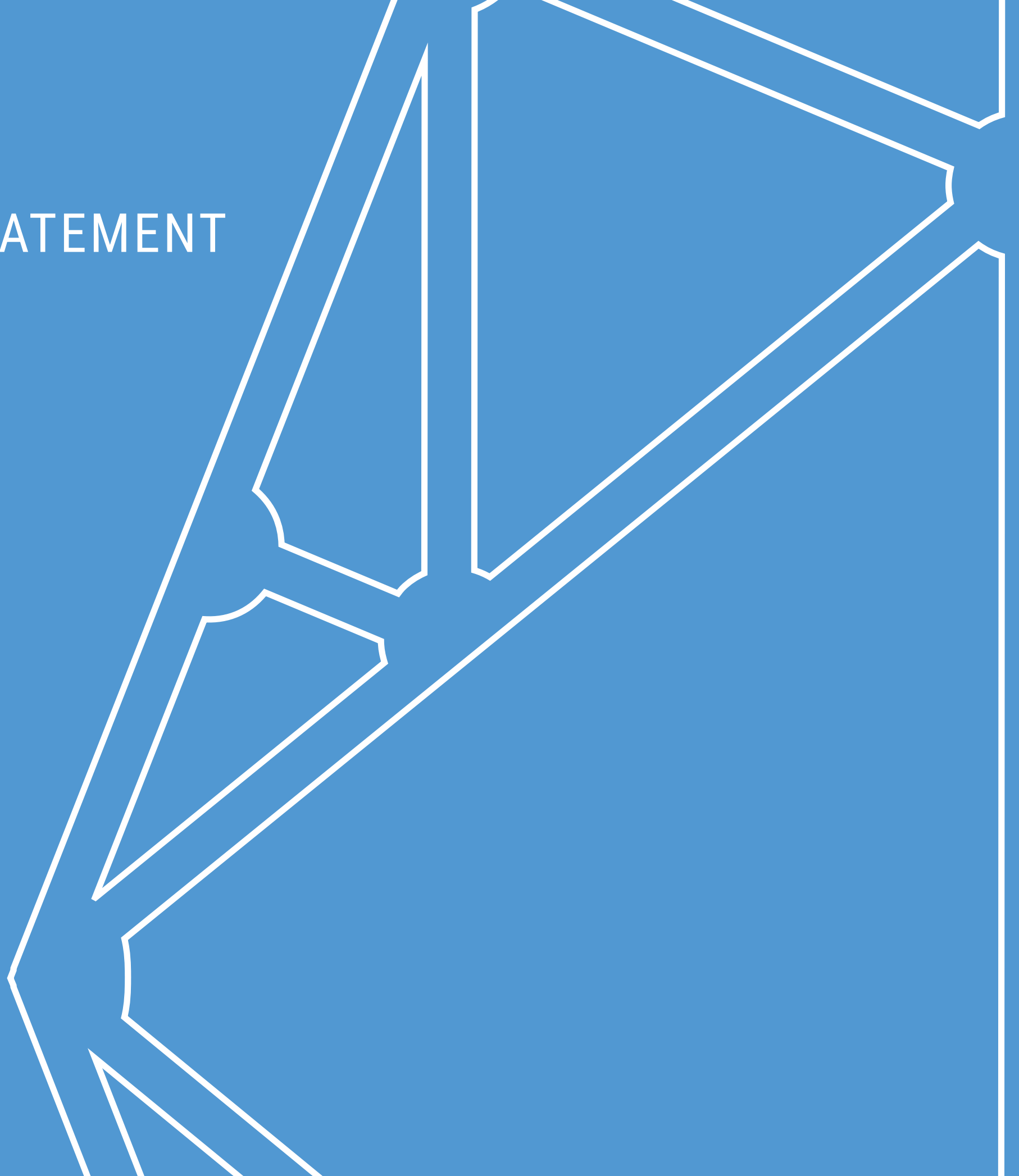
### Proximity to Key Areas

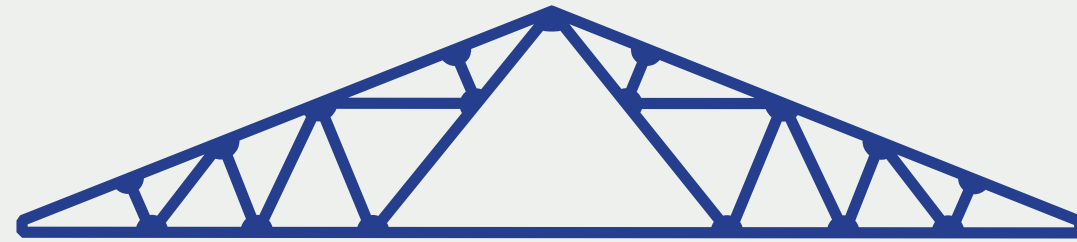
The site is located within a Primary Employment Area (PEA), a Core Growth Area as identified within the City Fringe Opportunity Area and one of Hackney's Tall Building Opportunity Areas identified in the LB Hackney Core Strategy. The City Fringe Opportunity Area recognises the significant development capacity within this part of London and the role of Core Growth Areas to continue the supply of employment floorspace

within employment-led mixed use development. The site is therefore located within an area where growth and development is encouraged.



2.0 SECTION 2:  
SEPTEMBER 2019  
DESIGN AND ACCESS STATEMENT





STURTS

YARD 



REVISED DESIGN AND ACCESS STATEMENT

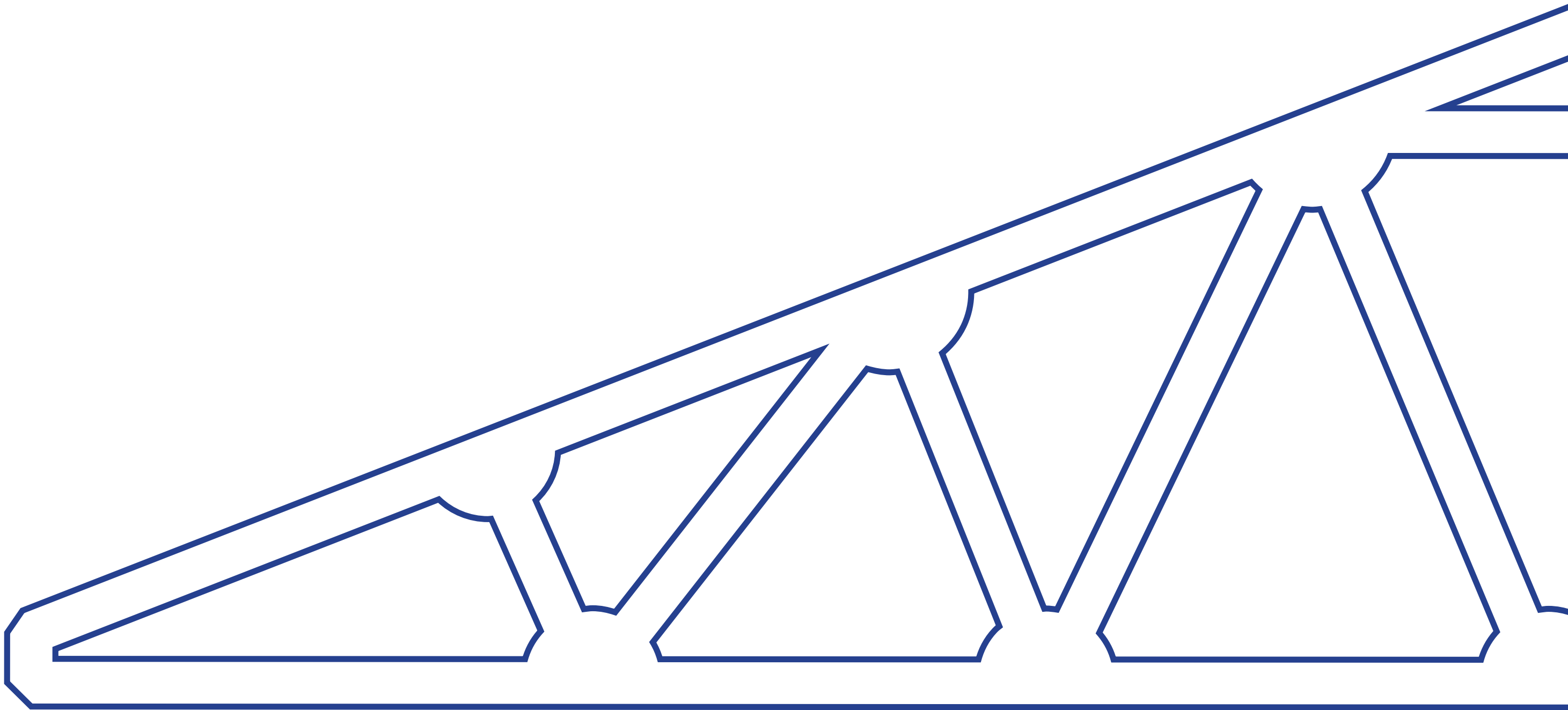
STUDIO EGRET WEST ON BEHALF OF ACCESS SELF STORAGE  
STURT'S YARD, 48 EAGLE WHARF ROAD, HACKNEY, PLANNING APPLICATION  
SEPTEMBER 2019

REV	DATE	DESCRIPTION	BY	CHECK
P0	18.08.30	PLANNING SUBMISSION	JT	AP
Info	19.07.25	FOR CONSULTANT INFORMATION	JT	AP

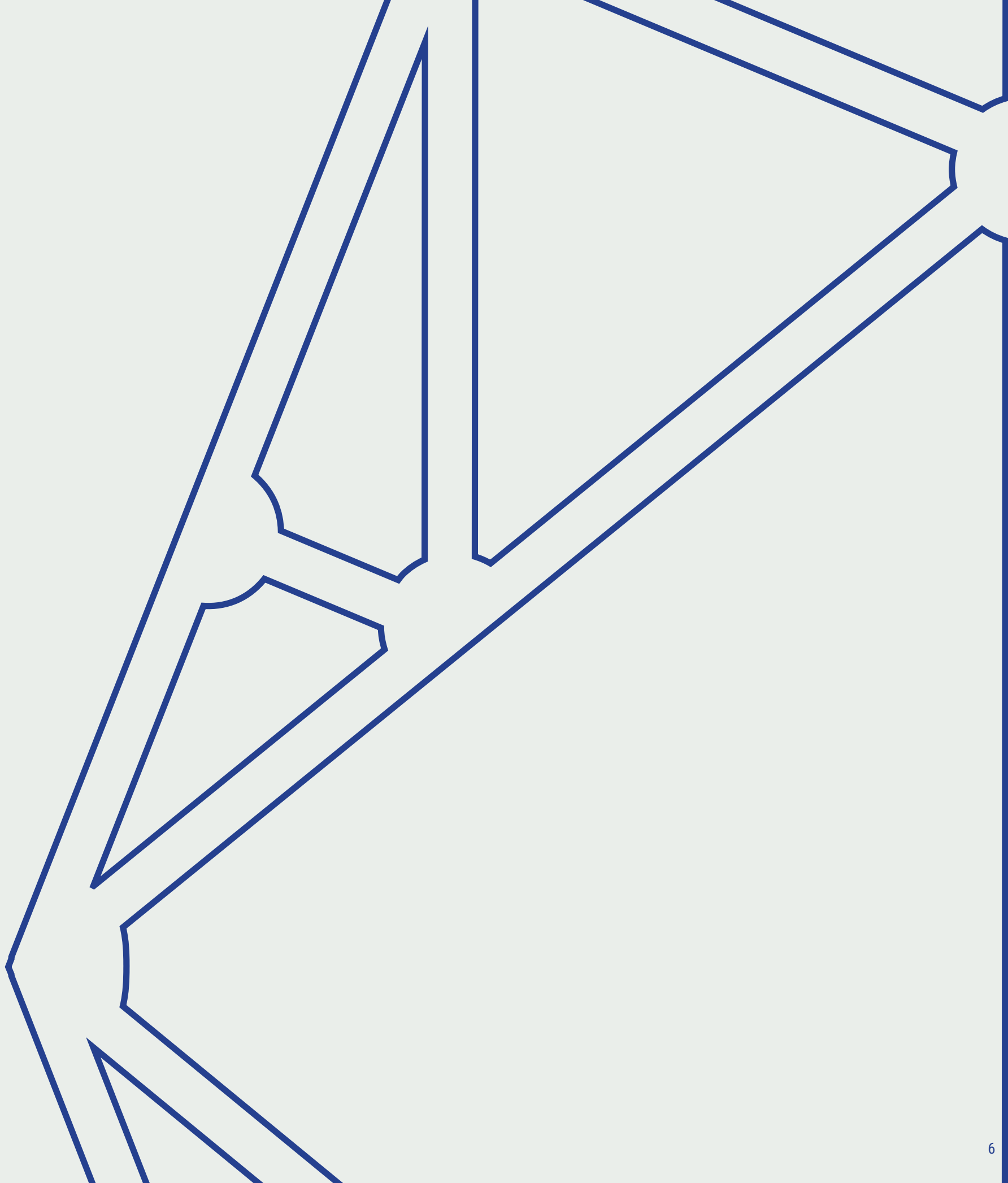
CLIENT	~	Access Self Storage
PLANNER	~	DP9
COMMUNITY CONSULTATION	~	Polity
POLITICAL CONSULTATION	~	Polity
ARCHITECT	~	Studio Egret West
LANDSCAPE ARCHITECT	~	Studio Egret West
CIVIL ENGINEER	~	Alan Baxter & Associates
STRUCTURAL ENGINEER	~	Alan Baxter & Associates
SERVICES ENGINEER	~	Foreman Roberts
ENERGY ENGINEER	~	Foreman Roberts
HERITAGE CONSULTANT	~	Alan Baxter & Associates
TRANSPORT ENGINEER	~	Alan Baxter & Associates
ACOUSTIC ENGINEER	~	SRL Technical Services
ACCESS CONSULTANT	~	Buro Happold
TOWNSCAPE	~	Peter Stewart Consultancy
ECOLOGIST/ARBORIST	~	PJC Consultancy
BREEAM	~	Foreman Roberts
PRINCIPAL DESIGNER	~	Potter Raper Partnership
DAYLIGHT/SUNLIGHT	~	EB7
ROL	~	EB7
FIRE ENGINEER	~	Bureau Veritas
APPROVED INSPECTOR	~	Bureau Veritas
QUANTITY SURVEYOR	~	Cast
VIABILITY CONSULTANT	~	DS2
WASTE CONSULTANT	~	Waterman Infrastructure & Environment Ltd
AGENT	~	Currell
VERIFIED VIEWS	~	Cityscape
CONSULTING CONTRACTOR	~	McLaren Group

<b>7</b>	<b>1.0</b>	<b>INTRODUCTION</b>		<b>147</b>	<b>7.0</b>	<b>LANDSCAPE</b>
<b>11</b>	<b>2.0</b>	<b>SITE &amp; CONTEXT</b>		148	7.1	DESIGN CONCEPT
12	2.1	EXISTING SITE		150	7.2	AREAS & HIGHWAYS INTERFACE
14	2.2	SITE LOCATION		182	7.3	TREE AND HERBACEOUS PLANTING STRATEGY
15	2.3	PLANNING POLICY CONTEXT		190	7.4	HARD LANDSCAPING
16	2.4	ENVIRONMENTAL ANALYSIS		192	7.5	LIGHTING STRATEGY
<b>19</b>	<b>3.0</b>	<b>CONTEXT ANALYSIS</b>		193	7.6	PLAY AND PUBLIC AMENITY STRATEGY
20	3.1	CONSTRAINTS & OPPORTUNITIES		197	7.7	OUTDOOR SPACE
46	3.2	SITE ANALYSIS - HISTORY		198	7.8	WATER MANAGEMENT AND MAINTENANCE
50	3.3	SITE ANALYSIS - EXISTING CONTEXT		199	7.9	ECOLOGY
53	3.4	SITE ANALYSIS - EXISTING ACCESS & APPROACH		<b>201</b>	<b>8.0</b>	<b>USE &amp; AMOUNT</b>
54	3.5	SITE PHOTOS		202	8.1	USE & AMOUNT
56	3.6	CONTEXTUAL ELEVATIONS		203	8.2	SCHEDULE OF ACCOMMODATION
58	3.7	USE & AMOUNT CONTEXT STUDY		<b>207</b>	<b>9.0</b>	<b>DWELLINGS</b>
61	3.8	APPEARANCE CONTEXT STUDY		208	9.1	TYPICAL LAYOUT DESIGN
<b>65</b>	<b>4.0</b>	<b>DESIGN CONCEPT</b>		<b>213</b>	<b>10.0</b>	<b>ACCESS - TRANSPORT</b>
66	4.1	DESIGN CONCEPT		215	10.1	SECURED BY DESIGN
67	4.2	DESIGN PRINCIPLES		216	10.2	REFUSE & RECYCLING
70	4.3	MASTERPLAN PRINCIPLES		218	10.3	CYCLING STORAGE
<b>73</b>	<b>5.0</b>	<b>DESIGN DEVELOPMENT</b>		221	10.4	CAR PARKING
74	5.1	CONSULTATION		<b>223</b>	<b>11.0</b>	<b>ACCESS - INCLUSIVE DESIGN</b>
74	5.2	DESIGN INTRO		224	11.1	GENERAL PRINCIPLES
76	5.3	DESIGN DEVELOPMENT		225	11.2	SITE ACCESS & FACILITIES
81	5.4	FURTHER DESIGN DEVELOPMENT		226	11.3	COMMERCIAL & CAFE ACCESS STRATEGY
82	5.5	MASSING DEVELOPMENT		227	11.4	RESIDENTIAL ACCESS STRATEGY
84	5.6	REFINED DESIGN PROPOSAL		228	11.5	RESIDENTIAL DESIGN
<b>93</b>	<b>6.0</b>	<b>DESIGN PROPOSAL</b>		228	11.6	PART M CHECKLIST
94	6.1	SITE STRATEGY		229	11.7	FULLY ACCESSIBLE UNIT LOCATIONS
95	6.2	LAYOUT DESIGN		231	11.8	FULLY ACCESSIBLE UNIT LAYOUT
102	6.3	SCALE, MASSING AND COMPOSITION		234	11.9	WAYFINDING & SIGNAGE
104	6.4	FORM AND PROPORTION		<b>237</b>	<b>12.0</b>	<b>SUSTAINABILITY &amp; MAINTENANCE</b>
105	6.5	CHARACTER		238	12.1	SUSTAINABILITY
110	6.6	APPEARANCE: REGENT'S CANAL ELEVATION/CANAL EDGE & VIEWS		241	12.2	ENERGY STRATEGY
118	6.7	APPEARANCE: EAGLE WHARF ROAD ELEVATION & VIEWS		243	12.3	MAINTENANCE
124	6.8	APPEARANCE: COURTYARD ELEVATION & VIEWS		<b>245</b>	<b>13.0</b>	<b>CONCLUSION</b>
132	6.9	MATERIALITY & DETAILING		<b>249</b>	<b>14.0</b>	<b>APPENDICES</b>
144	6.10	CONTEXTUAL ELEVATIONS				





# 1.0 ~ INTRODUCTION



On behalf of our client, Access Self Storage Ltd, please find enclosed revised proposals for the Site known as 48 Eagle Wharf Road, London N1 7ED. This re-submission follows on-going engagement with officers at the London Borough of Hackney (LBH) and feedback from third party consultees in respect of the original application for full planning permission, which was submitted to LBH (Ref: 2018/3517) on 20 September 2018 for the following:

“Redevelopment of existing self-storage site (B8 use) to provide a mixed use scheme comprising blocks of 2-9 storeys and accommodating a self-storage facility (B8 use) at lower basement, basement and ground floor level, office accommodation (B1 use) at basement, ground and first floor level, 141 residential units (C3 use) at second to eighth floor and cafe (A3 use) at ground and first floor level, along with landscaping, pedestrian link to Regents Canal and other associated works.”

The enclosed revisions are submitted following consideration of the consultation responses received in respect of the application from local residents, local amenity groups, statutory consultees, such as Historic England and the GLA, and following positive engagement with officers of the Council.

On the above basis, the description of development is proposed to be altered to the following:

“Redevelopment of existing self-storage site (B8 use) to provide a mixed use scheme comprising blocks of 2-7 storeys and accommodating a self-storage facility (B8 use) at lower basement, basement and ground floor level, office accommodation (B1 use) at basement, ground and first floor level, 150 residential units (C3 use) at second to sixth floor and cafe (A3 use) at ground and first floor level, along with landscaping, pedestrian link to Regents Canal and other associated works.”



September 2018 submission

In order to address the issues that have been raised the following revisions have been made to the application scheme:

1. A reduction in the overall height of the development from 8 and 9 storey blocks to 6 storeys along the canal frontage and up to 7 storeys towards Eagle Wharf Road.
2. A slight increase in the building footprint and reduced internal courtyard width from 21m to 18m.
3. A change in the overall mix of residential units.
4. Alterations to the elevations, including patternation, relocation and resizing of the balconies, removal of the pitched roofs and omission of all yellow back painted infill panels.
5. Increased glazing ratio along the Regents Canal elevation.
6. The 20th Century trusswork on the roof of the two-storey component has been removed and replaced with a new steel frame and canvas-covered pergola (NB. the 19th Century trusswork is still proposed to be retained and repurposed within the central courtyard).
7. Alterations to the material palette.
8. A switch from CHP to an Air Source Heat Pump energy strategy, in accordance with the new GLA requirement.



Revised August 2019 submission

This statement has been prepared by Studio Egret West on behalf of Access Self Storage to describe the proposals for the development of the land at 48 Eagle Wharf Road.

The intention of this design and access statement is to demonstrate how the employment-led mixed-used development proposal will mitigate site and context weakness and amplify strengths in a manner compatible with Council planning policy.

Redevelopment of the site to provide a mixed-use scheme comprising blocks of 2 to 7 storeys and accommodating a self-storage facility (B8) at lower basement, basement and ground floor level, office accommodation (B1) at basement, ground and first floor level, 150 residential units at second to sixth floor, and a cafe (A3) at ground and first floor level, landscaped communal gardens, pedestrian link route to the Regents Canal and other associated works.

The mixed use scheme will provide:

- 4,632m<sup>2</sup> GIA of commercial floorspace (use class B1);
- 7,364m<sup>2</sup> GIA of commercial floorspace (use class B8);
- 297m<sup>2</sup> GIA of café floorspace (use class A3);
- 11,873m<sup>2</sup> GIA (150 dwellings) of residential (use class C3);
- A new pedestrian route through to Regent's Canal;
- A new pedestrian open yard at the canal's edge; and
- Landscaped communal courtyards.

This report will describe the proposal in the context of its setting and illustrate the use, amount, layout, scale, landscaping, and appearance.

The key principles for the proposed design are:

1. Provide Access to Sturt's Lock and the canal edge;
2. Open Views to canal and anchor Sturt's Lock with a community café and yard;
3. Retain and remember heritage assets to commemorate the site's ironwork history;
4. Replace existing self-storage facilities;
5. Introduce office accommodation and increase employment density;
6. Create active frontage along Regent's Canal and Eagle Wharf Road;
7. Restore the 19th century grain of two north-south blocks;
8. Infill the street with transition form and scale;
9. Aggregate form and scale considerate of context and conservation areas; and
10. Introduce a mix of residential units and landscaped communal gardens above the commercial podium.

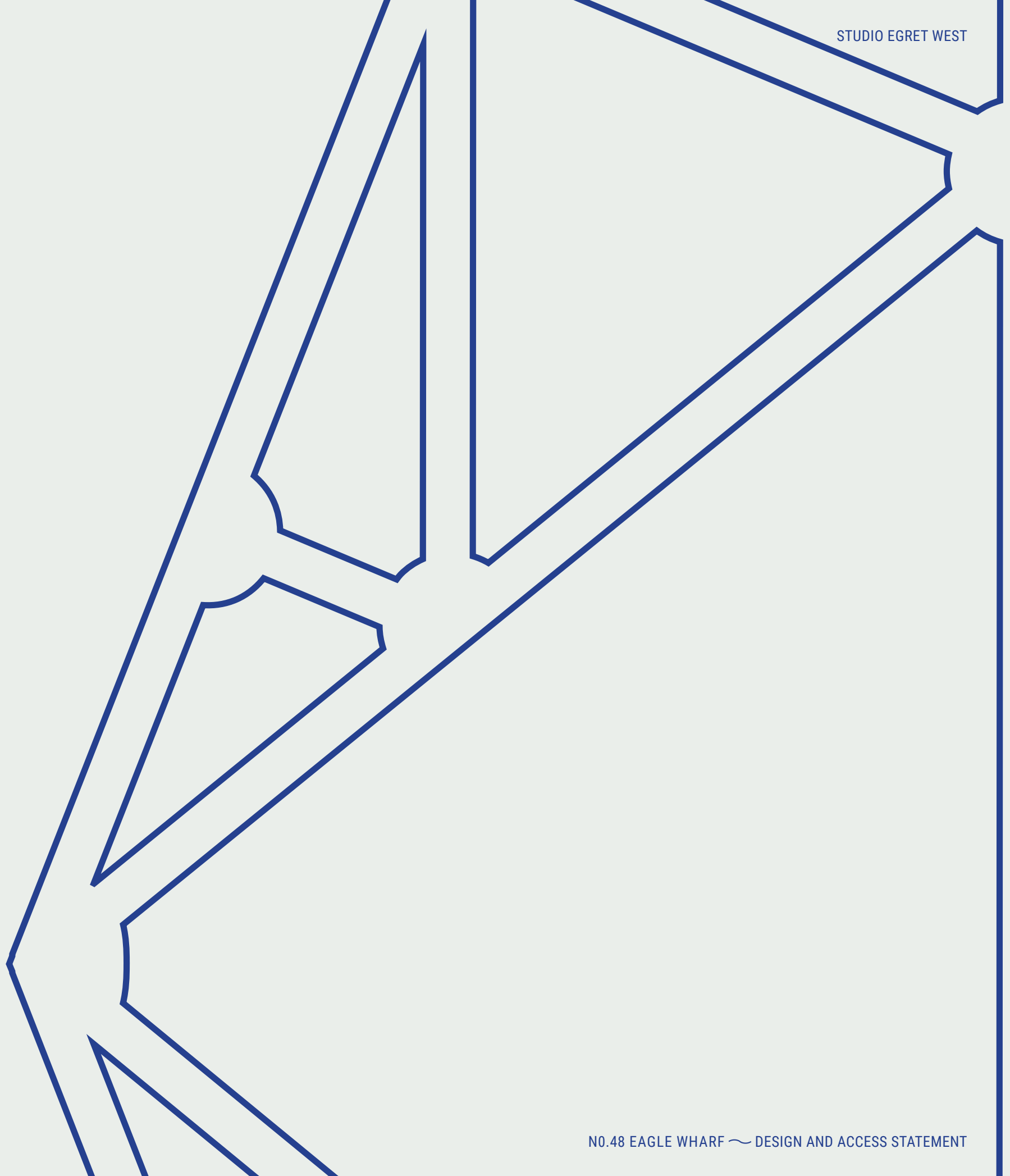
This statement has been prepared in accordance with guidance published by the Department for Communities and Local Government, specifically, Section 6 of : "Guidance on information requirements and validation" published in March 2010.

This statement covers design and access and should be read in conjunction with the following additional documents which have been submitted to support the planning application.





# 2.0 ~ SITE & CONTEXT

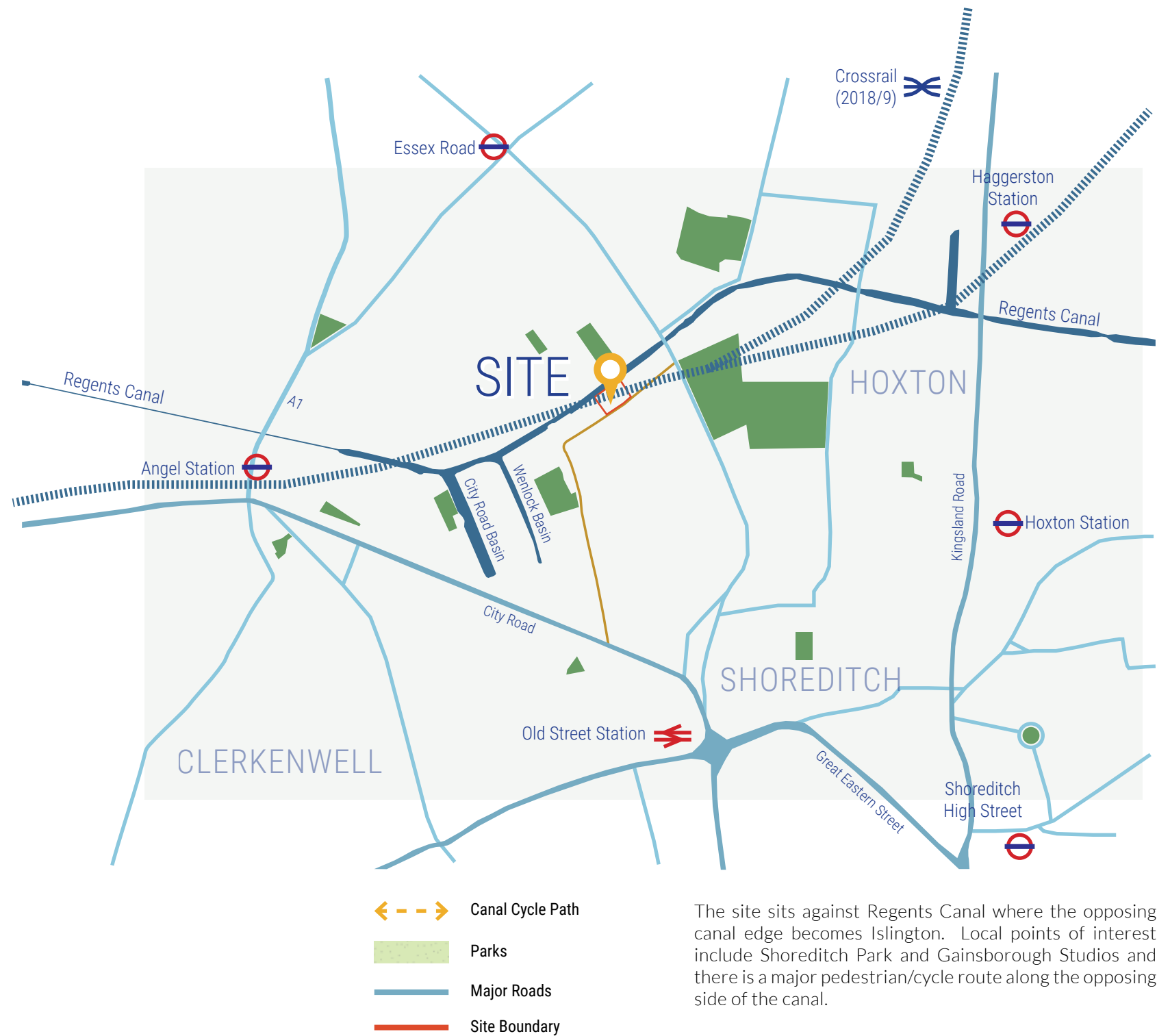


## 2.1 EXISTING SITE

The site, 48 Eagle Wharf Road, N1 7ED, is located within the London Borough of Hackney, between Old Street and Angel underground stations. The site falls within the Regent's Canal Conservation Area, the Priority Employment Area, and sits across from the Arlington Square Conservation Area.

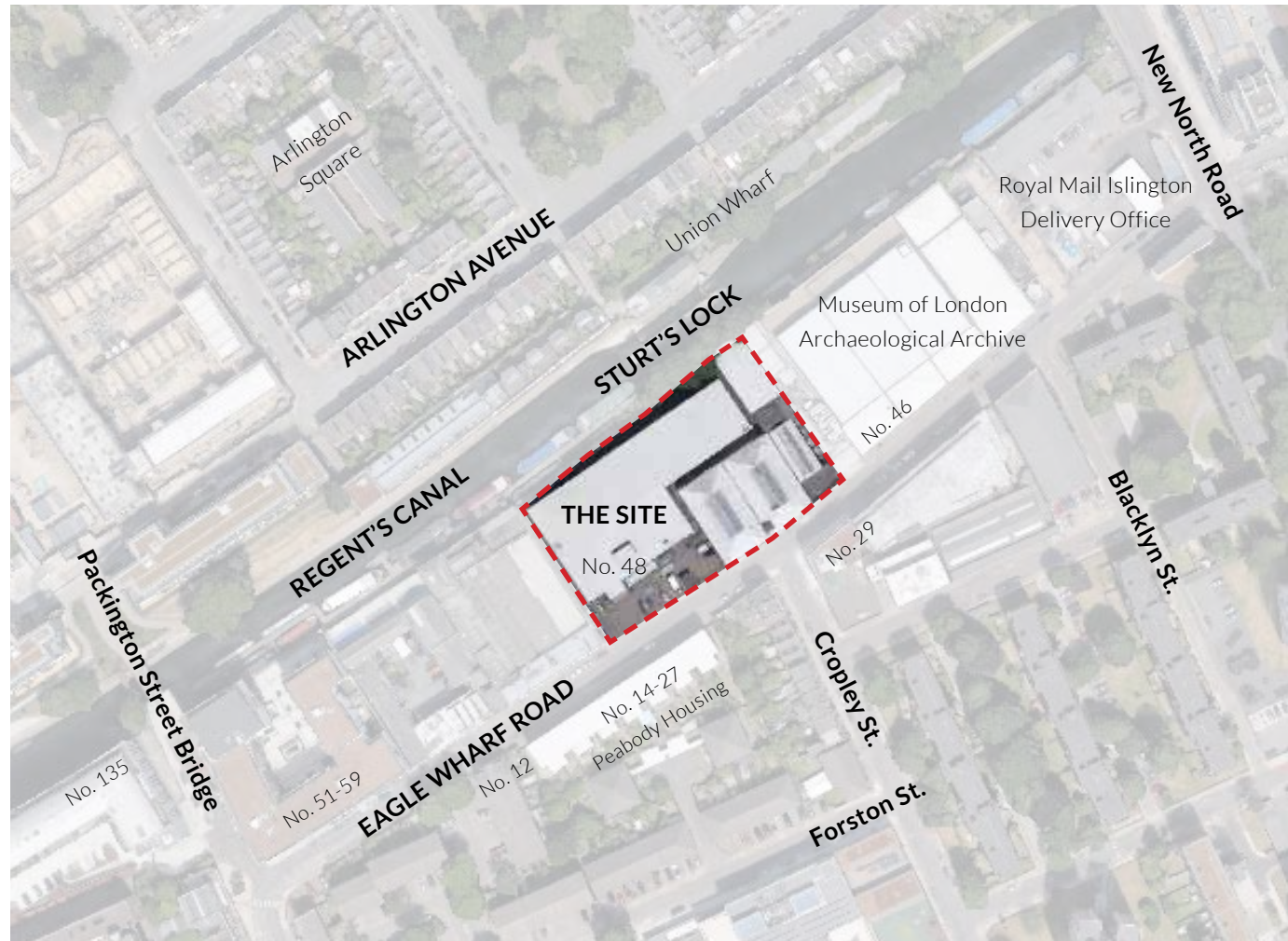
The site sits on the northern side of Eagle Wharf Road, at the intersection with Cropley Street, and on the southern side of Regent's Canal. To the west is 49-50 Eagle Wharf Road, a film/photographic studio & restaurant with planning permission for re-development. To the east is 46 Eagle Wharf Road London, the Archive and Research Centre of the Museum of London Archaeological Service. There are 3 canal barges mooring along the length of the site's canal edge.

The site is currently fully operational and houses Access Self Storage, self-storage facilities, contained within several warehouses.



The site sits against Regent's Canal where the opposing canal edge becomes Islington. Local points of interest include Shoreditch Park and Gainsborough Studios and there is a major pedestrian/cycle route along the opposing side of the canal.





Aerial Site Map



01 Light Metal Frame Building (1937) 02 Concrete Building (1937) 03 Brick Building (1965) 04 Victorian Brick Warehouse (c1860) with Polonceau Truss



Light Metal Frame Building (2002)



Patchwork repairs to Victorian building



Victorian building wrought iron roof trusses














1937 Build Roof Trusses

## 2.2 SITE LOCATION

The site location map of surrounding context demonstrate that the site is well served by a range of transport and local amenities. Within a 10 minutes walk of the site the following can be found:

- Three public parks
- A sports centre and gymnasium
- One of each: Nursery, primary, and secondary school
- Two Convenience stores

-  Site location
-  5 minute walk from the site
-  10 minute walk from the site
-  15 minute walk from the site
-  Railway/ Underground Station
-  Overground Station
-  Nursery, Primary & Secondary Schools, Colleges
-  Public Parks/Open Space
-  Hospitals
-  Sports Centres
-  London Cycle Network
-  Convenience stores/supermarkets within a 10 minute walk

