

7.5 LIGHTING STRATEGY

Lighting is essential in a scheme of this size. There is a distinction between types of lighting within the landscape - where areas need to be lit for safety (street and public areas) and where light is used to enhance and create atmosphere in spaces (podium and roof gardens).

Lighting on the ground floor will be limited to downward facing wall mounted lights. This will ensure lighting is kept as close to the building as possible and that lighting spill is minimised.

Lighting will only be located where main pedestrian routes are located. This ensures a safe environment for people using the footpath at night while also allowing ecological routes (including bat corridors) to remain undisturbed.

On the roof terraces more atmospheric lighting will be used to highlight key features.



1



2



3



4

- 1. Contained lighting for active ground floor
- 2. Downward facing wall lighting
- 3. Lighting contained to pedestrian routes
- 4. Feature lighting around planting

7.6 PLAY AND PUBLIC AMENITY STRATEGY

The purpose of the Play Strategy is to consider the implications of the development of land for residential purposes and to discuss the play space needs arising from the development.

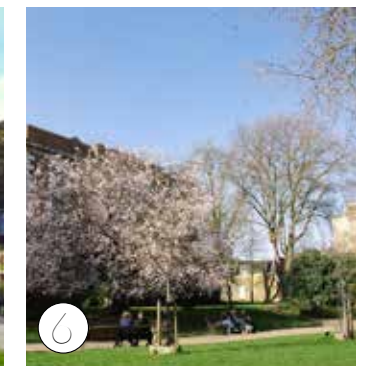
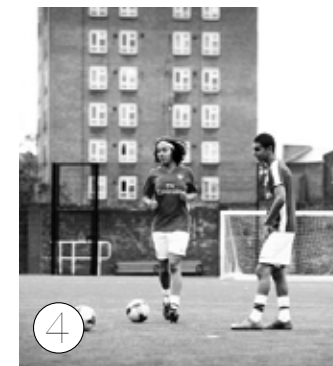
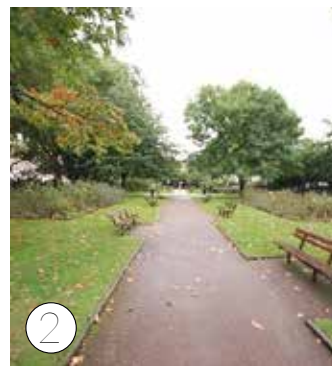
Using assumptions on residential tenure types, we have calculated the following needs using the London Plan SPG Play Space Calculator. As the affordable offer is currently unknown we have used the London Mayors Affordable Housing guide of 35%.

- We have a yield of 20 children
- 14 of those children are under 5 years of age and do not have adequate facilities nearby. Play space for this age group would be provided. This would look like small age appropriate equipped play area provided on site within a 100m walking distance of all homes.
- 4 of those children are 5 to 11 years of age and have adequate facilities (Equipped age appropriate play area, Public open spaces with potential for informal play, kick about areas, Adventure playgrounds) within the 400m walking distance permitted at Shoreditch Park.
- 2 of those children are 12 years of age or older and have adequate facilities (Adventure Playgrounds, Sport or recreation space that is open access [e.g. ball court, basketball court, multi-use games area, skatepark, bike park or other wheeled facility, Fitness trails or other age appropriate equipped areas, Outdoor stage, Youth Shelters) within the 800m walking distance permitted at Shoreditch Park and the Britannia Leisure Centre

That concludes we are to provide a play space of 140sqm for Under 5 year old (70% of a total 200sqm for all age groups in the calculator). This play space would be provided at level O2 within the residential communal podium garden.



1. Shoreditch Park
2. Arlington Square
3. Shepherdess Walk Park
4. Rosemary Gardens
5. Graham Street Garden
6. St Mary's Church Garden



PLANNING POLICY CONTEXT

NATIONAL PLANNING POLICY:

Whilst The National Planning Policy Framework (NPPF) does not specifically talk about play it does set out the government's guidance to Local Planning Authorities on supporting healthy communities in Chapter 8.

Paragraph 69 encourages 'facilitating social interaction and creating healthy, inclusive communities' and creating 'safe and accessible environments'

Paragraph 73 promotes 'Access to high quality open spaces and opportunities for sport and recreation' explaining that they 'can make an important contribution to the health and well-being of Communities'

REGIONAL PLANNING POLICY:

THE LONDON PLAN 2015

The London Plan contains numerous policies relating to the provision and protection of public open space. Of particular relevance are the following policies:

Policy 3.6 - Children and young people's play and informal recreation Facilities Strategic:

Policy 3.6 requires that all children and young people have safe access to good quality, well-designed, secure and stimulating play and informal recreation provision, incorporating trees and greenery wherever possible.

The policy stipulates Development proposals that include housing should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs.

The policy goes on to clarify that the Mayor's Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation sets out guidance to assist in this process.

Supporting text to this policy states that appropriate provision should be included for different age groups, including consideration of communal space, roof gardens, indoor space

for young children and youth facilities for young people.

It continues to add that new development including housing should make provision for play space.

Policy 7.1- Lifetime neighbourhoods:

Policy 7.1 states that development should enable people to live healthy, active lives; should maximize the opportunity for community diversity, inclusion and cohesion; and should contribute to people's sense of place, safety and security. Places of work and leisure, streets, neighbourhoods, parks and open spaces should be designed to meet the needs of the community at all stages of people's lives, and should meet the principles of lifetime neighbourhoods.

The policy goes on to explain that they should have access to a network of open and green spaces that meets their recreational needs and a natural and built environment that reinforces a strong, unique local history and character.

The policy also advises that green and open spaces are within easy reach of homes.

Policy 7.2 - An inclusive environment:

This policy seeks to achieve the highest standards of accessible and inclusive design, in all new developments in London. Inclusive design is a process to ensure the diverse needs of all Londoners are integrated into development proposals from the outset.

The Policy goes on to emphasise that this is fundamental to improving the quality of life for all Londoners, and particularly for disabled and older people.

4.2	Accessibility to Play Space [existing provision]
Child Age	Actual Walking distance from residential unit [Taking into account barriers]
Under 5s	100 m
5-11 year old	400 m
12 +	800 m

[Source: Table 4.2. Play and Informal Recreation Supplementary Planning Guidance September 2012]

4.3	Accessing Areas of Deficiency	
Child Age	What counts as an existing space for play?	Actual waling distance (Taking into account barriers to movement)
Under 5s	Small age appropriate equipped play area Public open spaces with potential for informal play	100m
5-11 year old	Equipped age appropriate play area Public open spaces with potential for informal play Kick about areas Adventure playgrounds Skatepark, bike park or other wheeled facility	400m
12 +	Adventure Playgrounds Sport or recreation space that is open access [e.g. ball court, basketball court, multi-use games area] Skatepark, bike park or other wheeled facility Fitness trails or other age appropriate equipped areas Outdoor stage Youth Shelters	800m

[Source: Table 4.3, Play and Informal Recreation Supplementary Planning Guidance September 2012]

Supplementary Planning Guidance

SHAPING NEIGHBOURHOODS:

Play and Informal Recreation Supplementary Planning Guidance September 2012

This Supplementary Planning Guidance provides practical advice and direction for the implementation of London Plan Policy 3.6 (Children and young people's play and informal recreation Facilities Strategic) and on shaping neighbourhoods (Chapter 7 of the London Plan).

The SPG gives practical advice on how to assess and calculate the required play provision to ensure the proposed development meets the needs of the children and young people likely to live in them.

The SPG advises on what is needed to make good quality places for play reflecting on a number of successful London case studies. It discusses the importance of location and accessibility and providing play for different age ranges. Table 4.2 gives guidance on acceptable distances from residential units to play spaces for different age groups.

The SPG advises on how to quantify the amount of existing play and where potential deficiencies occur. Table 4.3 gives guidance of how each play category can be assessed.

To calculate the requirements of play provision for proposed developments the SPG provides a formula to help calculate child yield and requirements for play provision based on information about the development (numbers of units, type (houses or flats) and tenure (social rented/ affordable, intermediate or private))

GLA child yield numbers generated from the formula are then used to calculate the GLA benchmark standard of 10 sqm per child.

The SPG states that all play should be inclusive. It highlights that spaces should have diverse characteristics, space, and location requirements with this differentiation of space blurred to facilitate mixed use of spaces by groups of different ages.

The SPG discusses the use of roofs, terraces and indoor space as alternatives to ground floor open space. This is particularly relevant for high density, high rise development but is only appropriate if safety and supervision issues are addressed through good design.

The report encourages that playable spaces are coherent and integrated into developments, overlooked with passive surveillance and where overshadowed and windy are made worthy through innovative design.

It continues to add that new development including housing should make provision for play space.

PLAY SPACE PROPOSAL

Our play strategy is to accommodate play for 0-5, all within the level 2 Social Terrace. The outdoor play space will be private to residents, secure, close to residential units and maximise the amount of available sunlight. This 'doorstep' provision will be accessed from building cores at level 2 providing a convenient route within the recommended journey distances as specified in the GLA's SPG.

The language of the play area will be consistent with the industrial charter of the landscape proposals. Play equipment will integrate into the pergola structure. A rubberised play surface will be used throughout the play area.

Parent/guardian supervision has been considered in our design with seating areas incorporated into all play areas. Inclusive design has been integral to our proposals with a range of different play opportunities available for all abilities.



7.7 OUTDOOR SPACE

The scheme is providing external shared outdoor and private outdoor space in line with the Local Planning Authorities space requirements of 10m² per bedspace. When calculated with the proposal site mix, the target is: 3,140sqm.

The site provides 3,752sqm outdoor space:

- 2,928sqm within the communal outdoor ground, podium and roofs
- 824sqm within the private outdoor balconies



7.8 WATER MANAGEMENT AND MAINTENANCE

Surface Water Management

SuDS:

We have designed approximately 1236m² (321m³) of planted area between podium or roof softscapes that can serve as SuDS, broken down as follows. Ground floor planting is not included in these calculations but will help to better facilitate sustainable drainage:

543m² (217m³) at Podium Levels (Level 02/05)

693m² (104m³) at Roof Levels (Level 06)

Rainwater Harvesting:

A combination of water butts and recycled water from the basement attenuation tanks will be used on all terrace and ground floor levels to minimise the amount of potable water used for irrigation. Automatic irrigation systems are also proposed on all raised landscape areas to distribute water as efficiently as possible.

Landscape Management

There are three key factors to landscape maintenance:

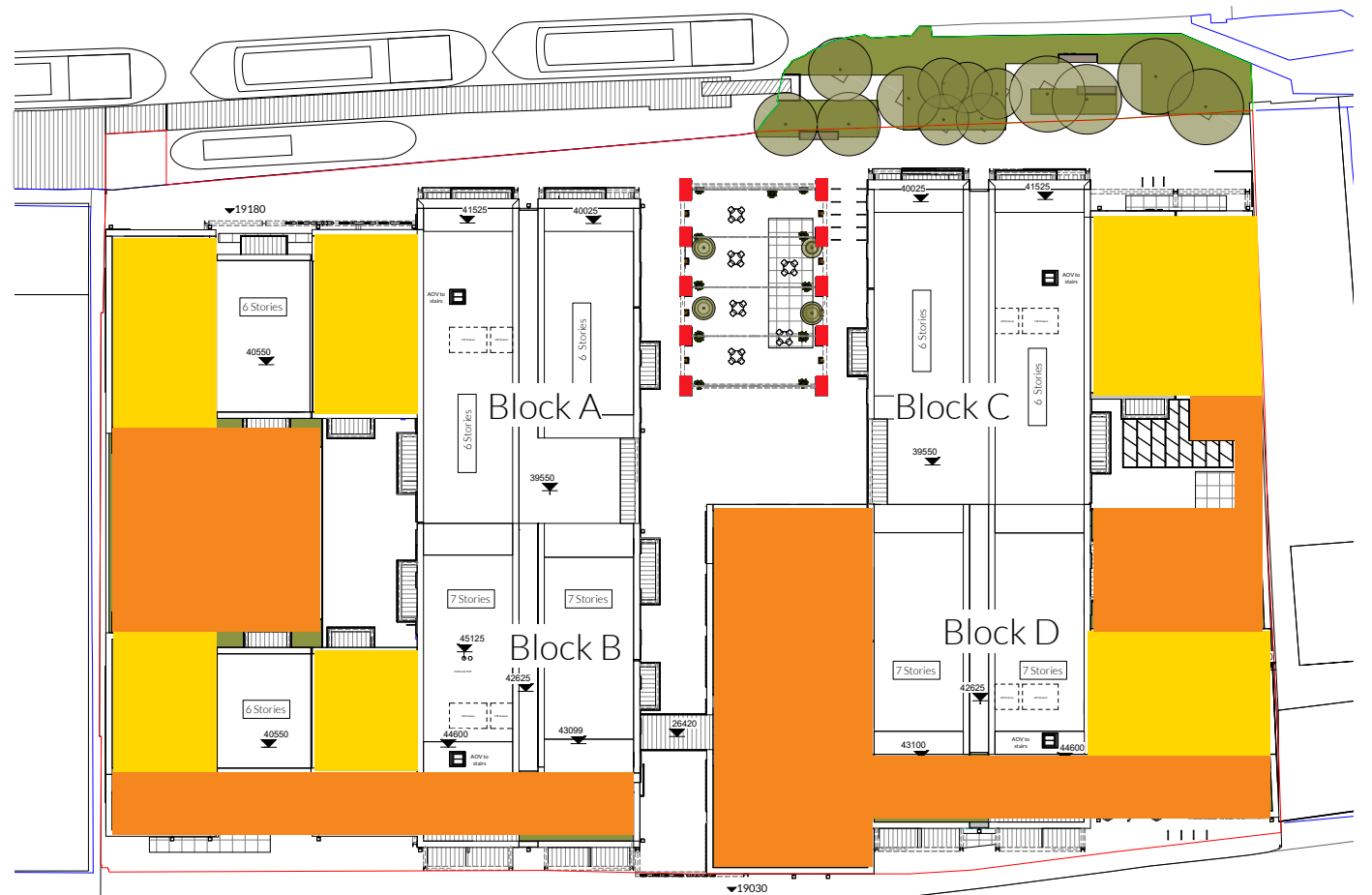
Cleanliness – Whether a scheme appears clean contributes significantly to the image/impression of a place. A frequently cleaned site, free of chewing gum, graffiti and wind-blown litter encourages use of the public realm with the perception of safety and of quality.

Safety and Security - The scheme will adhere to the principles of Secure by Design.

Repair and replacement - Regardless of the quality hard landscape, soft landscape and street furniture, periodic replacement/repair will be required to avoid an image of dereliction and to ensure public safety.

We are committed to the landscape maintenance of all essential public realm proposals within the application boundary. Wider landscape and public realm improvements which lie beyond this boundary are to be maintained by the relevant authorities.

- Ground Floor Planted Zone 12m² x average soil depth 0.3m = 4m³
- Podium Levels Planted Zone 543m² x average soil depth 0.4m = 217m³
- Roof Levels Planted Zone 693m² x average soil depth 0.15m = 104m³



7.9 ECOLOGY

Planting:

The existing site does not currently offer much in the way of biodiversity. Our proposals will greatly increase the species variety and coverage across the site through the creation of a range of new habitats and wildlife zones. Overall we aim to increase the tree coverage across the site by over 5%, in line with the Mayor's planning standards.

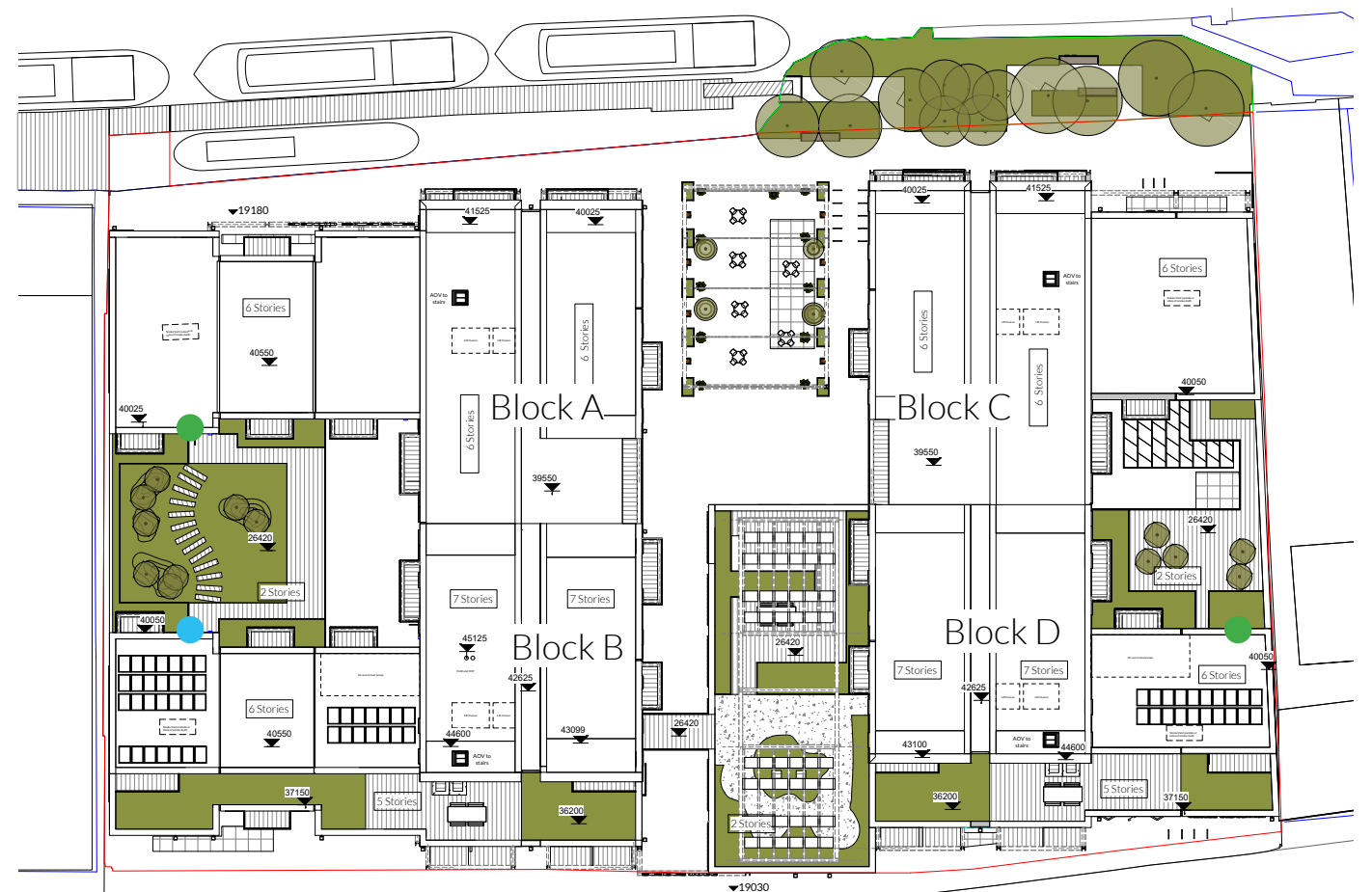
SEW's approach to planting allows for a great mix of plants to be used with a variety of forms and characteristics. This variety presents an opportunity to maximise the ecological potential of the planting. SEW have worked with the project ecologist when developing planting schedules to ensure the planting is ecologically rich as well as aesthetically pleasing.

Birds, Bats, and Insects:

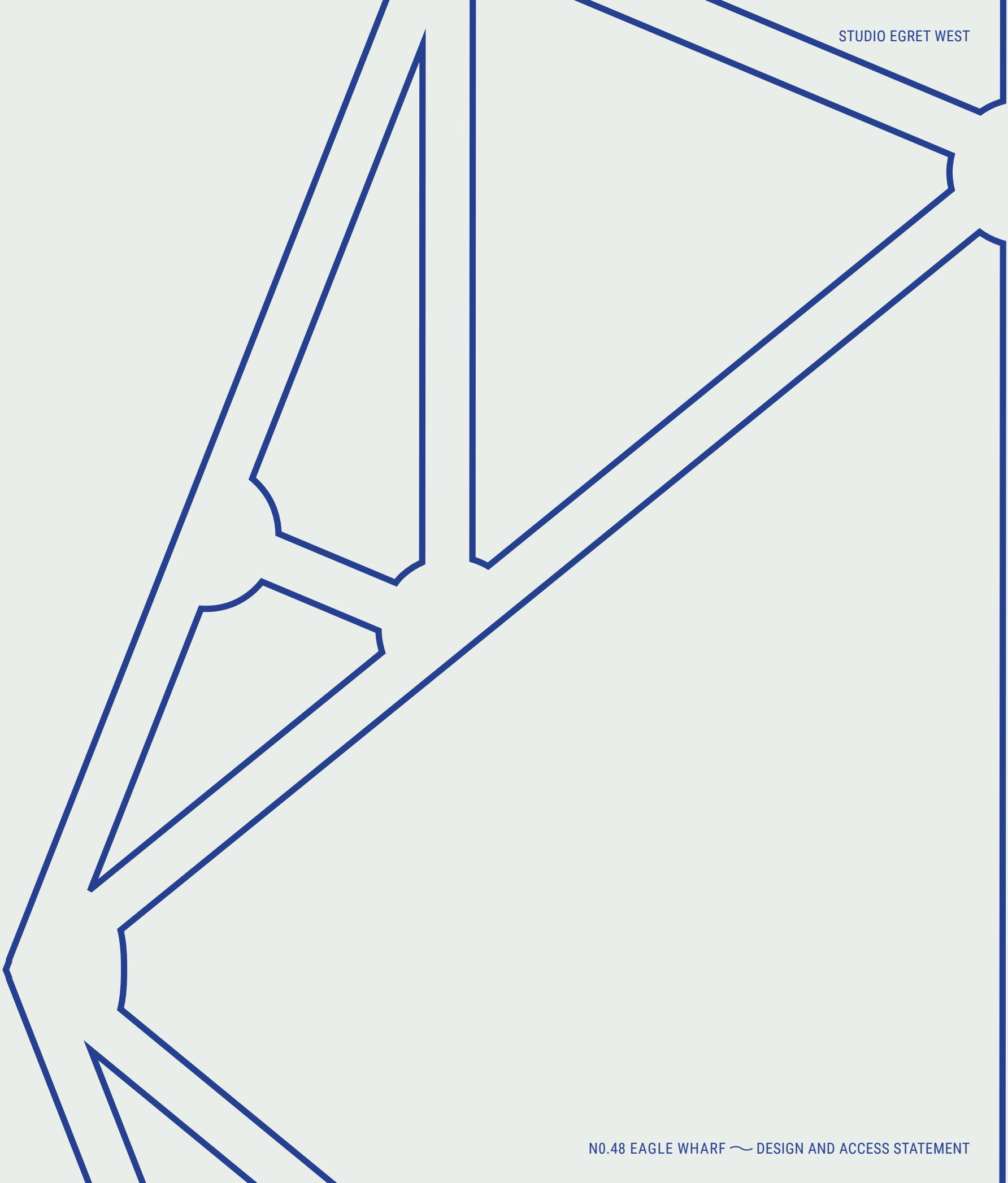
Two Schwegler 1B bird boxes and one Schwegler 1SP sparrow terrace will be provided on the ecologists recommendation. The boxes will be sited on mature trees or buildings at a minimum height of 2m, angled away from the prevailing wind and with unobstructed access to the box entrance. These boxes will enhance the site for house sparrows, a red list species (Birds of Conservation Concern).

Two insect boxes (Schwegler Clay and Reed Insect Block or similar) will also be installed within the planted areas to increase available nesting opportunities for insects. The boxes will be installed close to vegetation in a sheltered, sunny position where possible.

- Schwegler 1B bird box
- Schwegler 1SP sparrow terrace



8.0 ~ USE & AMOUNT



8.1 USE & AMOUNT

Residential - gross internal area 11,873 m²

Commercial (Storage, Office, Cafe) - gross internal area 12,293m²

TOTAL gross internal area 24,165m²

KEY

- Residential
- Commercial

— Consented Holborn Studios Extents



8.2 SCHEDULE OF ACCOMMODATION

Site Area – 0.53 hectares

Proposed Land Uses / Floor Areas

Use	Proposed (GIA sqm)	Proposed (GEA sqm)
Residential (C3)	11,873	13,040
Office (B1)	4,632	5,041
Self-Storage (B8)	7,364	8,016
Café (A3)	297	326
Total	24,165	26,422

Proposed Residential Use

Unit Mix

	Studio	1 bed	2 bed	Total
No. of units	60	53	37	150
%	40%	35%	25%	100%

Unit Sizes

	Studio	1 bed	2 bed
Unit Size (GIA sqm)	39 - 49	50 - 66	70 - 84

PARKING

VEHICLE PARKING

Car Parking - Count	
Car Parking Use	Count
B1/B8 Visitor: Car Space - Accessible	1
B8 Visitor: Car Space	3
B8 Visitor: LGV Space	3
C3 Tenant: Car Space - Accessible	5
Grand total: 12	

CYCLE PARKING

Cycle Parking - Count	
Cycle Parking Use	Total Cycle Stands
A3 Cafe Cycle Parking Long Stay	4
A3 Cafe Cycle Parking Short Stay	3
B1 Office Cycle Parking Long Stay	101
B1 Office Cycle Parking Short Stay	10
B8 Storage Cycle Parking Long Stay	16
B8 Storage Cycle Parking Short Stay	11
C3 Residential Cycle Parking Long Stay	229
C3 Residential Cycle Parking Short Stay	40
Public Cycle Parking Short Stay	36
	450

Note : Adequate space has been allowed for Commercial Showers, changing facilities, lockers, and drying space to be designed post-planning to meet BREEAM credits.

Ecology

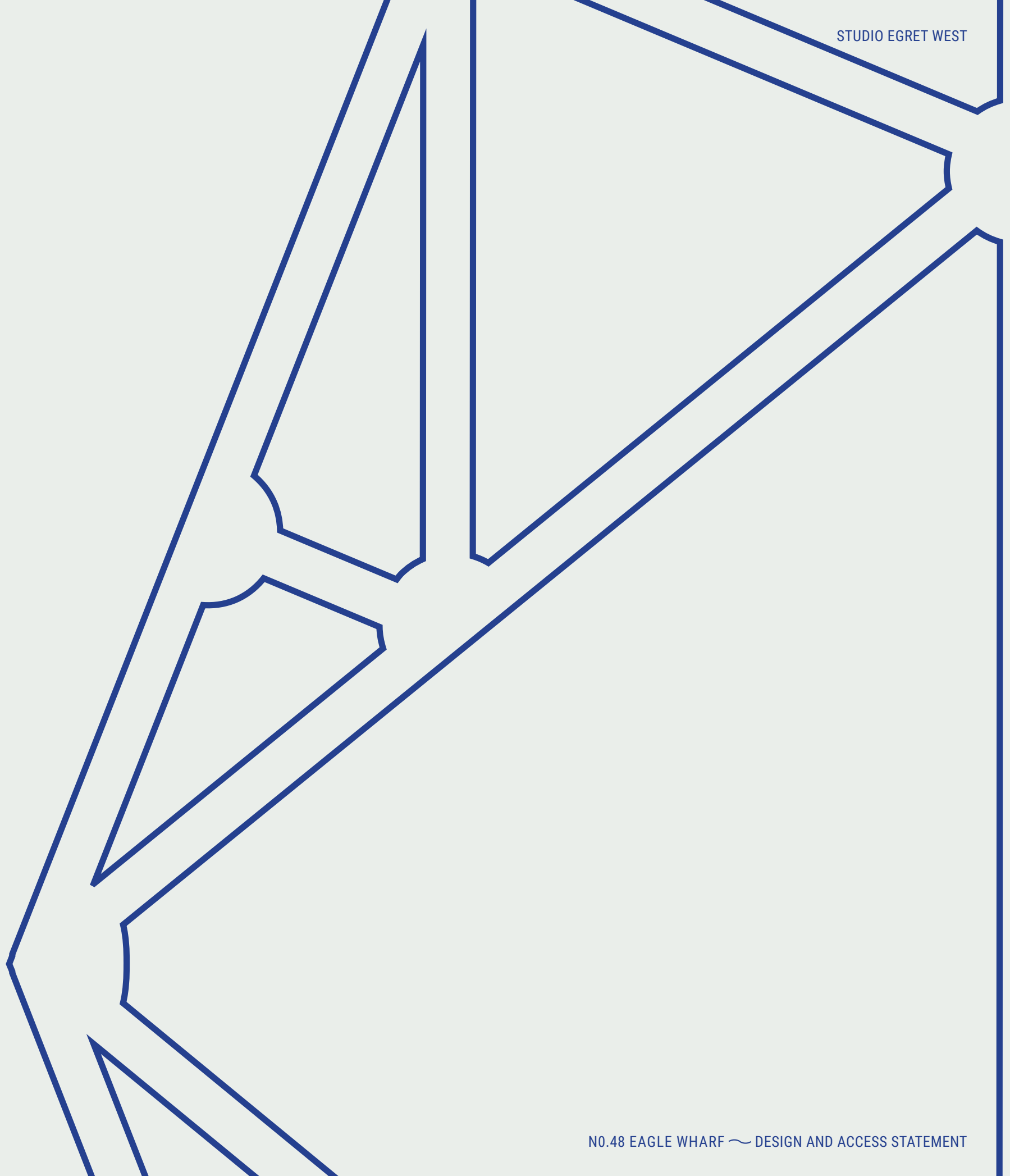
BIRD & BAT BOXES

Bird, Bat and Insect Box - Count	
Comments	Count
Bird and Bat Box: Schwegler 1B Bird Box	2
Bird and Bat Box: Schwegler 1SP Sparrow Terrace	1
Insect Box: Reed Insect Block	1
Insect Box: Schwegler Clay	1

WASTE COUNTS

Waste Schedule				
Refuse Use	Refuse Type	Count	Bin Type	Bin Dimensions
B1/B8 Commercial				
B1/B8 Commercial	Residual or Recyclable Waste	11	Site_Eurobin	1250x820x1325mm
C3 Residential Block A				
C3 Residential Block A	Residual or Recyclable Waste	6	Site_Eurobin_1000lt	1250x980x1470mm
C3 Residential Block A	Food Waste	1	Site_Wheeled_Recycling_240lt	585x740x1100mm
C3 Residential Block B				
C3 Residential Block B	Residual or Recyclable Waste	4	Site_Eurobin_1000lt	1250x980x1470mm
C3 Residential Block B	Food Waste	1	Site_Wheeled_Recycling_240lt	585x740x1100mm
C3 Residential Block C				
C3 Residential Block C	Residual or Recyclable Waste	6	Site_Eurobin_1000lt	1250x980x1470mm
C3 Residential Block C	Food Waste	1	Site_Wheeled_Recycling_240lt	585x740x1100mm
C3 Residential Block D				
C3 Residential Block D	Residual or Recyclable Waste	4	Site_Eurobin_1000lt	1250x980x1470mm
C3 Residential Block D	Food Waste	1	Site_Wheeled_Recycling_240lt	585x740x1100mm

9.0 DWELLINGS



9.1 TYPICAL LAYOUT DESIGN

M4(2)

Typical Studio/2 Person Units

- Designed in accordance with the :
 - Technical Housing Standards - Nationally Described Space Standard (March 2015)
 - Mayor’s Housing SPG (March 2016)
 - Building Regulations requirement M4(2) ‘Accessible and Adaptable Dwellings’
- Minimum Gross Internal Floor Area of 37 (39) sqm
- Generous Built-In Storage - minimum area of 1.0sqm
- Generous Floor to Ceiling Level
- Private Outdoor Amenity Area with a minimum depth of 1.5m



C3 Typology - SD		
Level	Number	Area
Level 02 FFL	A2.7	41.96 m ²
Level 02 FFL	C2.7	41.95 m ²
Level 03 FFL	A3.7	41.25 m ²
Level 03 FFL	C3.7	41.89 m ²
Level 04 FFL	A4.7	41.95 m ²
Level 04 FFL	C4.7	41.89 m ²
Level 05 FFL	A5.7	41.25 m ²
Level 05 FFL	C5.7	41.95 m ²

1 M4(2) Typologies - SD
1 : 50