

STURTS VARD

DESIGN AND ACCESS STATEMENT ADDENDUM 3

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

REV	DATE	DESCRIPTION	BY	CHECK
P0	21.07.08	PLANNING SUBMISSION	JT	AP
P1	21.07.21	PLANNING SUBMISSION	JT	AP
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CLIENT ~~ Access Self Storage PLANNER ~~ DP9 COMMUNITY CONSULTATION ~~ Polity POLITICAL CONSULTATION \sim Polity ARCHITECT ~~ Studio Egret West LANDSCAPE ARCHITECT ~~ Studio Egret West CIVIL ENGINEER ~~ Alan Baxter & Associates STRUCTURAL ENGINEER ~~ Alan Baxter & Associates SERVICES ENGINEER $\sim\sim$ Foreman Roberts ENERGY ENGINEER ~~ Foreman Roberts HERITAGE CONSULTANT ~~ Alan Baxter & Associates TRANSPORT ENGINEER ~~ Alan Baxter & Associates ACOUSTIC ENGINEER $\sim\sim$ SRL Technical Services ACCESS CONSULTANT $\sim \sim$ 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 \sim DS2 WASTE CONSULTANT $\sim\sim$ Waterman Infrastructure & Environment Ltd AGENT ~~ Currell VERIFIED VIEWS ~~ Cityscape CONSULTING CONTRACTOR $\sim\sim$ McLaren Group

STUDIO EGRET WEST

6 1.0 ~ DESIGN EVOLUTION: RESPONSE TO LONDON BOROUGH OF HACKNEY FEEDBACK JUNE 2021

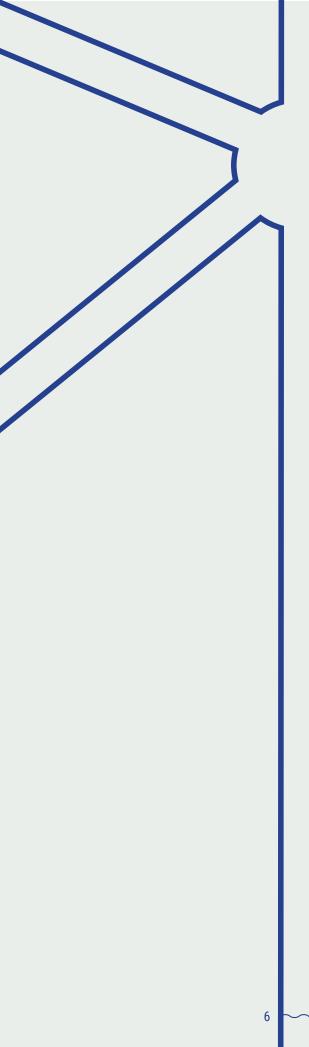
- 7 1.1 LAYOUT: COURTYARD BALCONIES
- 8 1.2 LAYOUT: AFFORDABLE WORKSPACE PROVISION
- 9 1.3 LAYOUT: AFFORDABLE HOUSING PROVISION
- 10 1.4 MATERIALITY AND DETAILING: 1.8M HIGH FROSTED GLASS PARTITIONS TO INTERNAL COURTYARD BALCONIES
- 11 1.5 MATERIALITY AND DETAILING: LIGHT-WELL TO BASEMENT OFFICE SPACE
- 12 1.6 LANDSCAPE: DEFENSIBLE SPACE
- 13 1.7 LANDSCAPE: CANAL EDGE
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N0.48 EAGLE WHARF \sim DESIGN AND ACCESS STATEMENT

STUDIO EGRET WEST

1.0 __DESIGN EVOLUTION: RESPONSE TO LONDON BOROUGH OF HACKNEY FEEDBACK JUNE 2021



LAYOUT COURTYARD BALCONIES

LBH DESIGN COMMENTS (24/06/21) :

Repositioning/ privacy screening/ part recessing of the balconies within the internal faces of the blocks, so that they do not directly neighbour other balconies/ windows.

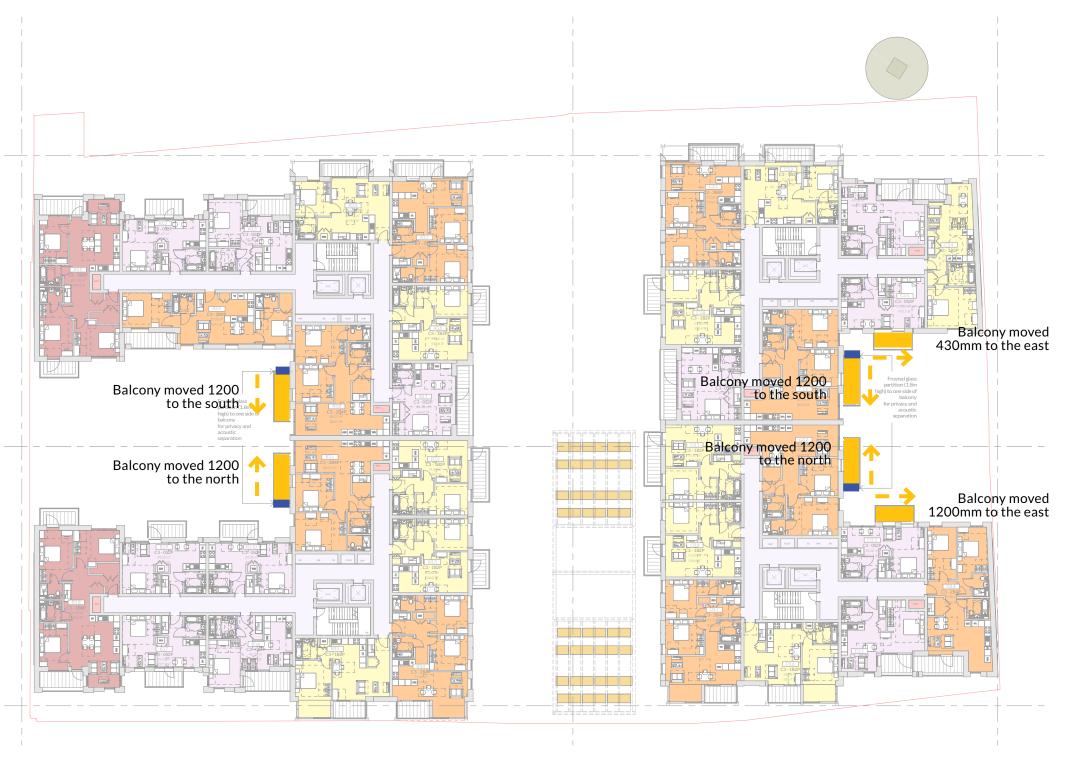
Ideally balconies should be placed off living rooms and staggered to reduce the loss of daylight to those rooms. Alterations to the unit layouts to enable such changes would be welcomed.

Revised figures for the internal daylighting/ sunlight of rooms should be provided.

SEW RESPONSE:

Balcony positions within courtyards have been explored by SEW and EB7. The exercise concluded that the balconies could be staggered further apart without impacting further on the daylight/sunlight levels into units with balconies and windows. In addition to the repositioning of balconies an integrated 1800mm high frosted glazing panels have been added to the side of balconies in four locations which are in close proximity to neighbouring windows.

Recessed balconies within the courtyard have been investigated by SEW previously. Inset balconies were seen to be detrimental given their impact on the quality of layout design, daylight/ sunlight within internal living spaces and their impression on the form and composition of central blocks. Inset balconies have been included on the south facing home within the courtyard of the western block where internal daylight/sunlight levels are sufficient.



Level 03 (typical upper) floor plan

Key

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Position of amended balcony

Location of 1.8m high frosted glazed partitions

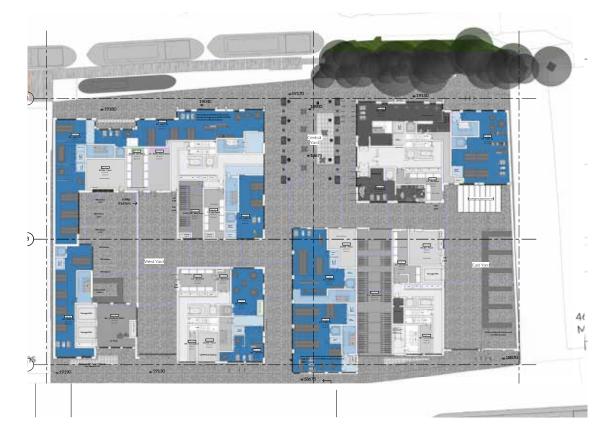
LAYOUT AFFORDABLE WORKSPACE PROVISION

LBH DESIGN COMMENTS (06/07/21) :

Clarification of affordable workspace location required. LBH will not accept affordable workspace in the basement.

SEW RESPONSE:

All office space at Level 00 and Level 01 is designated as potential affordable workspace at this stage with the location to be reviewed at a later stage.



Level 00 - GA plan



Level 01 - GA plan



Office space/potential affordable workspace

Office space/potential affordable workspace

LAYOUT AFFORDABLE HOUSING PROVISION

LBH DESIGN COMMENTS (07/07/21) :

Clarification of affordable housing location required.

SEW RESPONSE:

The location of affordable homes is highlighted on the adjacent plans.

Affordable Homes Provision:

14 units split between: 10 x 1 Beds (Hackney Living Rent) 4 x 2 Beds (Hackney Living Rent)



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MATERIALITY AND DETAILING 1.8M HIGH FROSTED GLASS PARTITIONS TO INTERNAL COURTYARD BALCONIES

LBH DESIGN COMMENTS (02/07/21) :

Further clarification of position and detailing of internal courtyard screens.

SEW RESPONSE:

SEW have updated planning drawings to note the location of balconies with frosted glass partitions in GA plans.

The design intent is for the frosted glazed panels is to provide suitable privacy without impinging on daylight to corner windows. Panels will be integrated into the balcony design with aluminium framing to match the colour and proportions of balcony railings and balustrades.

Drawings 0276-SEW-PA-ZZ-DR-A-001308 and 0276-SEW-PA-ZZ-DR-A-001310 have been updated to describe call-out and assembly details for 1.8m high umber aluminium frames and frosted glazed screens as noted on the relevant drawings and material legend.



Precedent images: Frosted glass balcony partition with aluminium frame



Internal courtyard balconies: Frosted glass partition assembly

MATERIALITY AND DETAILING LIGHT-WELL TO BASEMENT OFFICE SPACE

LBH DESIGN COMMENTS (24/06/21) :

Provision of light-wells (rather than a roof light) for the basement office floorspace.

SEW RESPONSE:

SEW have confirmed that this is not possible owing to the vehicle tracking into courtyard space. Additional glass-bricks can be provided over the space to allow natural light into the space but would be limited. Glass-bricks in this area could be reserved as a condition.



Precedent image of glass-brick system



Level B1 - GA Plan

-19150

1997



Level 00 - GA Plan with tracking overlay

LANDSCAPE **DEFENSIBLE SPACE**

LBH DESIGN COMMENTS (24/06/21) :

Is the provision of defensible space in front of the second floor residential windows overlooking species. the second floor amenity spaces adequate?

Please also provide details of what this does to Shaping Neighbourhoods: Play and Informal the overall provision of communal amenity/play space.

SEW RESPONSE:

SEW believe that defensible planting is the most appropriate means to provide privacy to homes which are adjacent to communal terraces whilst simultaneously creating an attractive verdant space for people to sit, relax and eat. This approach will ensure that both private and shared terraces feel embedded in planting. The character and use of different outdoor areas will be defined by different planting types with varying densities. Defensible boundary planting is a common strategy used to help alleviate overlooking and noise concerns.

In the majority of cases, private outdoor amenity spaces in front of apartment windows maintain a minimum width of 2m to provide privacy and separation for residents living adjacent to shared outdoor amenity terraces. On the eastern edge of the social terrace planted boundaries have been increased in width to ensure 2m is retained in all instances. A mixture of structural and herbaceous plant species have been specified within the planting palate to ensure that robust species can be used adjacent to windows. In the central social terrace a raised truss frame is populated with climbing plants which will provide an additional level of screening between flat windows and amenity spaces.

As illustrated on p196 of the September 2018 Design and Access statement planting is included within the play area calculation.

Sensory planting is considered part of the play strategy for younger children. As a result, the planting mix within the play space includes ornamental grasses and colourful herbaceous

As stated in supplementary planning guidance Recreation planting should be integrated into play spaces where feasible.



Level 02 social terrace - GA plan



Precedent images for different character areas within Level 02 social terrace

1. Eating space

2. Play area

3. Large numbers sun deck

4. Main access between buildings

5. Boundary planting

6. Pergola

7. Perimeter wall

Width of defensible planting increased from 1.5m to 2m



LANDSCAPE **CANAL EDGE**

LBH DESIGN COMMENTS (19/07/21) :

The committee would benefit from details of the edge condition where the site meets the weir. Are we agreed that planters in these areas are to form a barrier in the same way a fence or wall would?

SEW RESPONSE:

The boundary between pedestrian path and lock wall will incorporate metal edged planters with integrated seating within the application boundary. The metalwork would be in a colour to match the tone of metalwork used across the building.

Planters will incorporate herbaceous native mixed hedge rows of circa 1.1m height to create an impermeable barrier between the pedestrian path within the application Site and the weir.







Precedent images of herbaceous native mixed hedge rows within metal edged planters



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Location of herbaceous native mixed hedge rows within metal edged planters within application boundary.

ASPECT **ORIENTATION OF HOMES**

LBH DESIGN COMMENTS (24/06/21) :

Officers have asked for the number/proportion of single aspect units, along with their orientation.

SEW RESPONSE:

There are 69 (50%) single aspect homes in the scheme of which 16 (12%) are single aspect north facing. Details of single, corner and dual aspect homes are shown in the adjacent table and diagrams.

Please note that corner aspect homes are considered to be dual aspect.

Floor By Floor Aspect Design Change

- Single Aspect
- Corner Aspect
- Dual Aspect

Level 02

Level 03

Level 04







Details of the amount of single, corner and dual aspect homes

Single Aspect Homes (Northwest Facing)	Single Aspect Homes (East, South, West)	Corner Aspect Homes	Dual Aspect Homes	Total Homes Per Floor
4	14	7	10	34
4	14	7	10	34
4	14	7	10	34
4	11	4	9	28
0	0	0	6	6
16	53	25	45	139
12%	38%	18%	32%	100%
		50%		

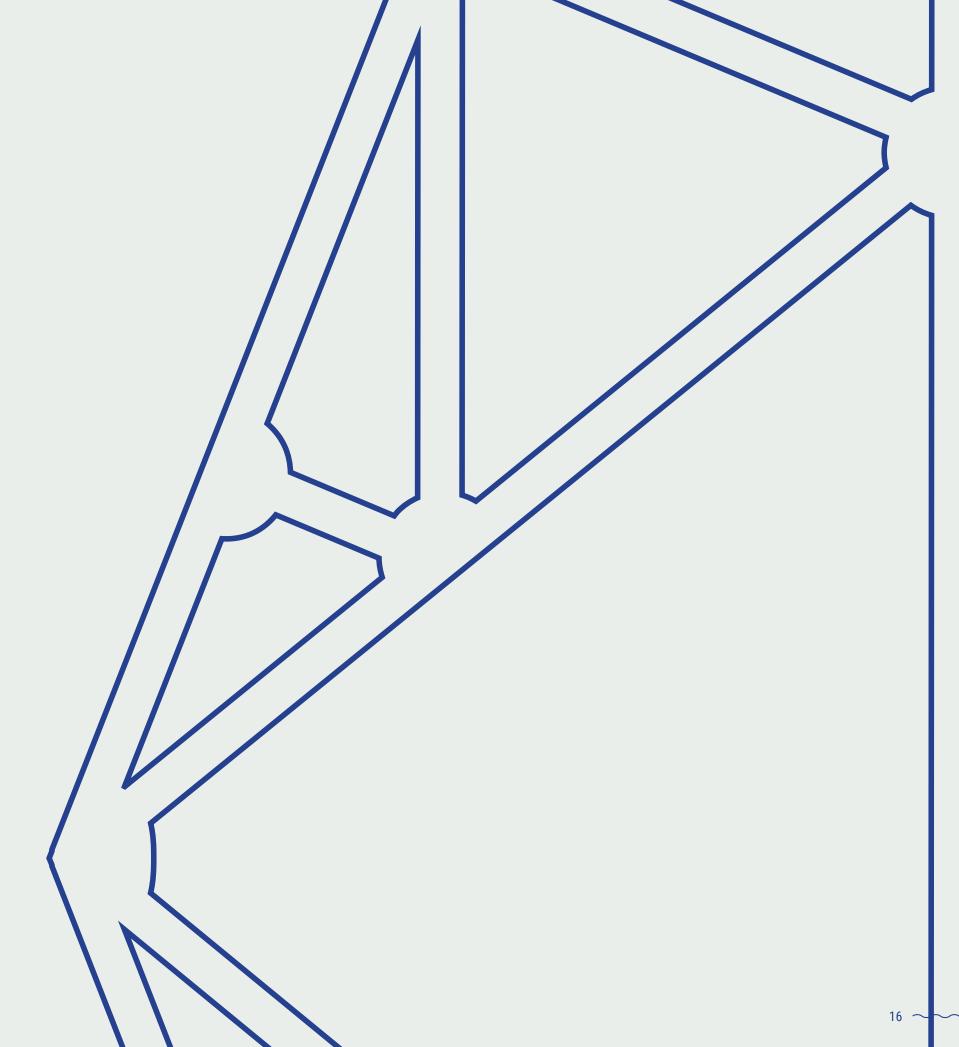
Level 05

Level 06

Commercial Cafe

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$2.0\ {}_{\sim}\ APPENDICES$



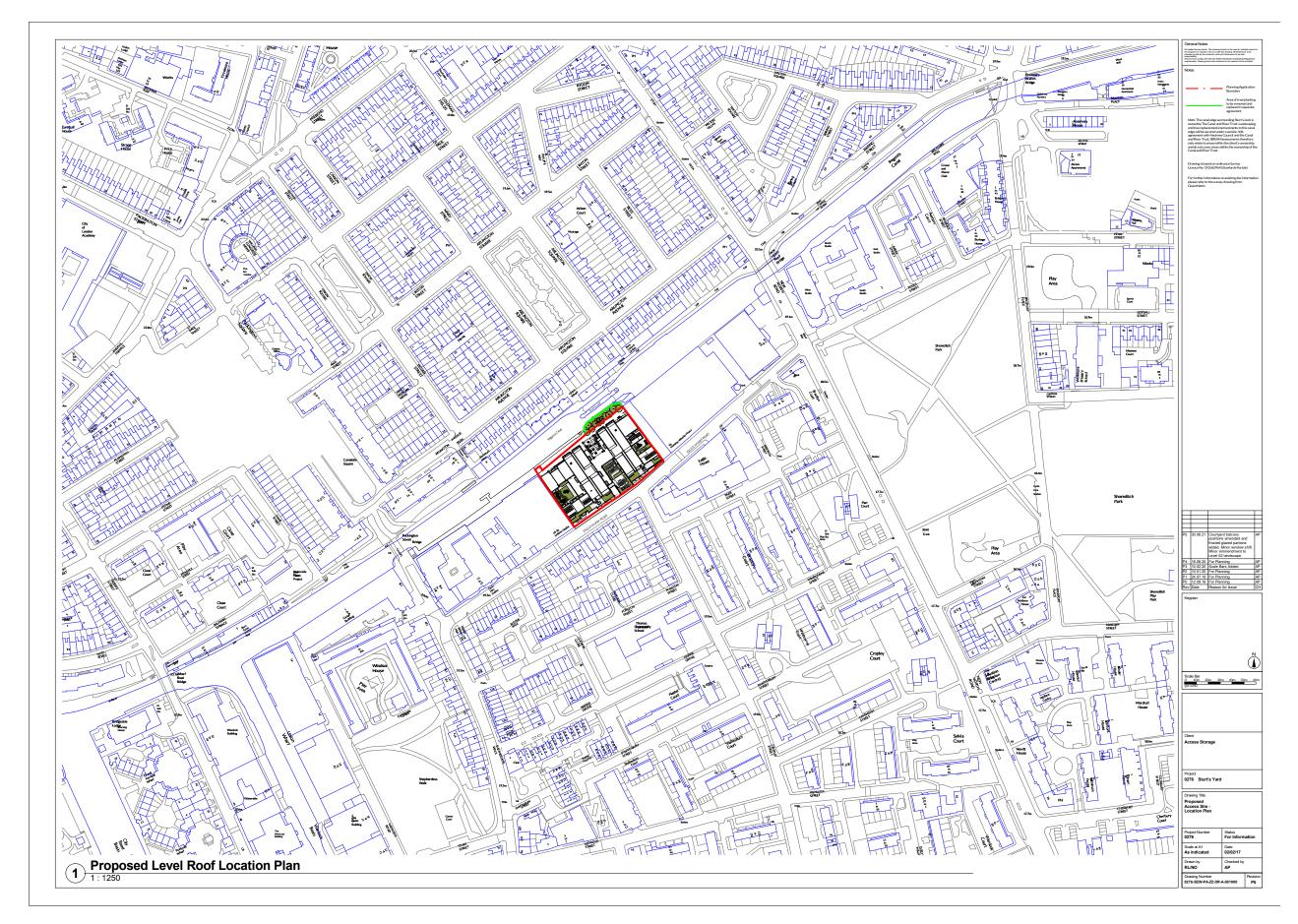
Floor Plans

-Colour coded to illustrate use allocation and residential mix. A1 scale general arrangement plans are submitted separately as part of the application.

Proposed Access Site - GA Plan - Level 00 Proposed Access Site - GA Plan - Level 01 Proposed Access Site - GA Plan - Level 02 Proposed Access Site - GA Plan - Level 03 Proposed Access Site - GA Plan - Level 04 Proposed Access Site - GA Plan - Level 05 Proposed Access Site - GA Plan - Level 06 Proposed Access Site - GA Plan - Roof Level

0276-SEW - PA-00-DR - A-001100 0276-SEW - PA-00-DR - A-001101 0276-SEW - PA-02-DR - A-001102 0276-SEW - PA-03-DR - A-001103 0276-SEW - PA-04-DR - A-001104 0276-SEW - PA-05-DR - A-001105 0276-SEW - PA-05-DR - A-001106 0276-SEW - PA-10-DR - A-001110

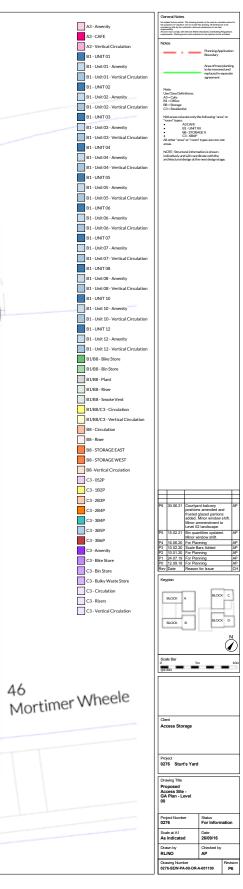
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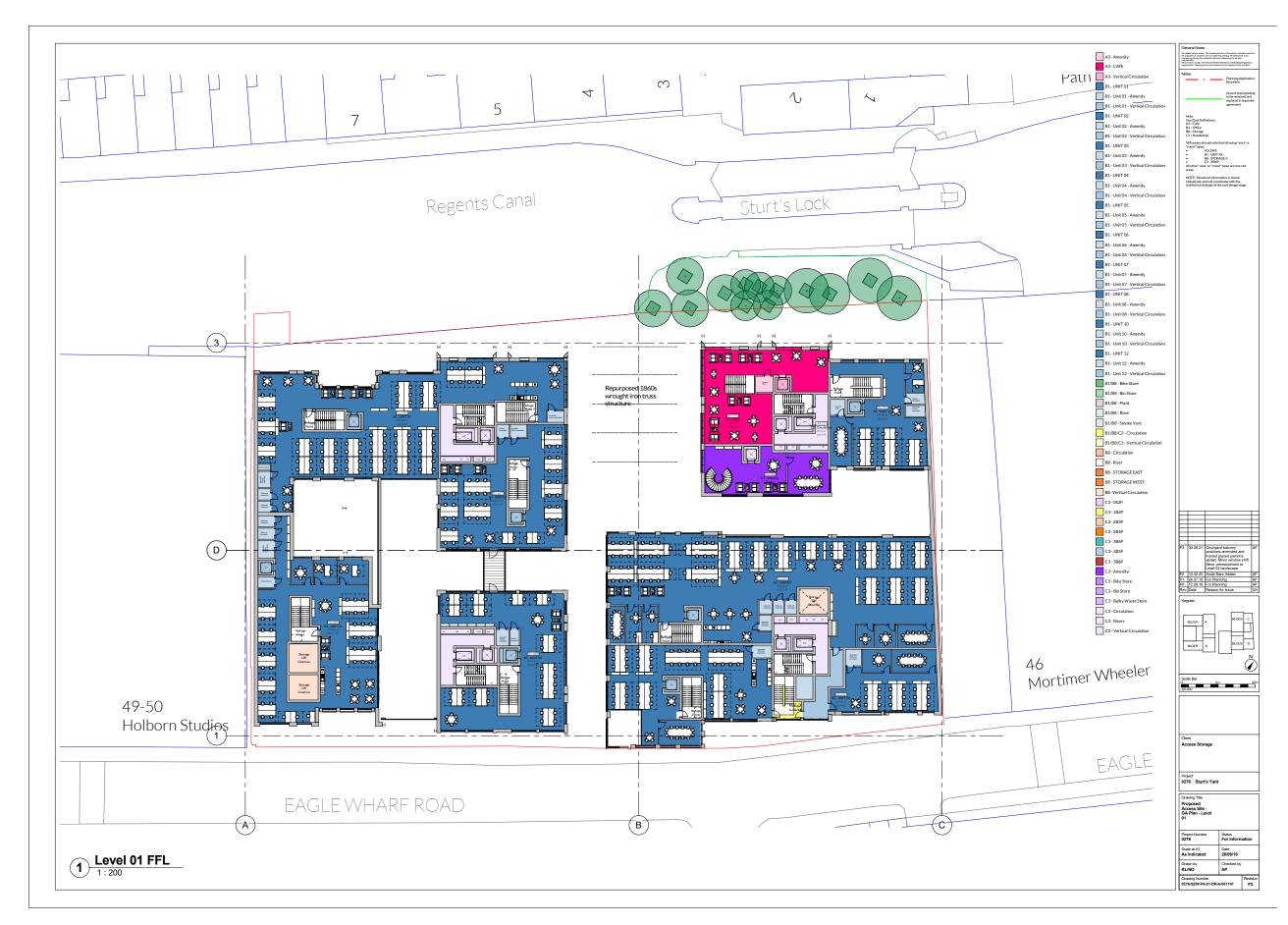


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B1 - Unit 01 - Amenity	Boundary
B1 - Unit 01 - Vertical Circulation	Area of tree/planting to be removed and replaced in separate agreement
B1 - UNIT 02	agnorment
B1 - Unit 02 - Amenity	Note:
B1 - Unit 02 - Vertical Circulation	Note: Use Class Definitions: A3 = Cafe B1 = Office B8 = Storage C3 = Residential
B1 - UNIT 03	
B1 - Unit 03 - Amenity	NIA areas calucate only the following "area" or "room" types:
B1 - Unit 03 - Vertical Circulation	 ASCAFE
B1 - UNIT 04	B1-UNTXX B8-STORAGEX C3-XB0 All other "area" or "room" types are non-net
B1 - Unit 04 - Amenity	Areas.
B1 - Unit 04 - Vertical Circulation	NOTE : Structural information is shown indicatively and will coordinate with the architectural design at the next design stage.
B1 - UNIT 05	
B1 - Unit 05 - Amenity	
B1 - Unit 05 - Vertical Circulation	
B1 - UNIT 06	
B1 - Unit 06 - Amenity	
B1 - Unit 06 - Vertical Circulation	
B1 - UNIT 07	
B1 - Unit 07 - Amenity	
B1 - Unit 07 - Vertical Circulation	
B1-UNIT 08	
B1 - Unit 08 - Amenity	
B1 - Unit 08 - Vertical Circulation	
B1 - UNIT 10	
B1 - Unit 10 - Amenity	
B1 - Unit 10 - Amenity B1 - Unit 10 - Vertical Circulation	
B1 - Unit 10 - Vertical Circulation B1 - UNIT 12	
B1 - Unit 12 - Amenity	
B1 - Unit 12 - Amenity B1 - Unit 12 - Vertical Circulation	
B1/B8 - Bike Store	
B1/B8 - Bin Store	
B1/B8 - Plant	
B1/B8 - Plant B1/B8 - Riser	
B1/B8 - Smoke Vent	
B1/B8/C3 - Circulation	
B1/B8/C3 - Vertical Circulation	
B8 - Circulation	
B8 - Riser	
B8 - STORAGE EAST	
B8 - STORAGE WEST	
B8 -Vertical Circulation	
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C3-1B2P	
C3 - 2B3P	
C3-2B4P C3-3B4P	P5 07.07.21 Courtyard balcony positions amended and frosted glazed partions added. Minor window shift. Minor ammendments to Level 02 landscape. AP P4 15.02.21 Bin quantifies updated. Minor window shift. AP
C3-384P	frosted glazed partions added, Minor window shift,
C3-385P	Minor ammendments to Level 02 landscape.
	P4 15.02.21 Bin quantities updated. AP Minor window shift.
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C3 - Bike Store	P1 24.07.19 For Planning AP P0 12.09.18 For Planning AP
C3 - Bulky Waste Store	Rev Date Reason for Issue CH
C3 - Bulky Waste Store	Keyplan
C3 - Circulation	
C3 - Vertical Circulation	BLOOK A BLOOK C
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B1/B8 - Riser B2/B8 - Stock Vint B2/B8/G3 - Vertical Circulation B8- Riser B8 - STORACE LAST B8 - STORACE VEST B8 - STORACE VEST B8 - STORACE VEST B8 - STORACE VEST B8 - STORACE AST B8 - STORACE Conclusion B7 - Or Article Circulation C1 - StarP C2 - 283P C3 - StarP		
B1/B8 - Smoke Vent B1/B8 - Smoke Vent B2/B8/C3 - Vential Circulation B8 - Circulation B8 - Stroke Vent C3 - Ventical Circulation C3 - Ventical Circulation C3 - Ventical Circulation Carer Access Storage Paget Netter Store Corer Access Storage Paget Netter Store On Paget Netter Paget Netter Store On Paget Netter Paget Netter Paget Netter Store On Pag		
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G 264P P5 07:07 Compete balances PF G 364P		
C3 - Steely C3 - S		P5 07.07.21 Courtyard balcony AP positions amended and
C3 - Steely C3 - S		frosted glazed partions added. Minor window shift.
C3 - Steely C3 - S		Minor ammendments to Level 02 landscape.
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	General Notes
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A3-CAFE	The purposes of valuation Darred water Weak Manage Af-Adomesians Later Cardwale on the JP for a contrabute water and -indexessaria. In the Theor responsibility At and cancel charge untransversel Bibles Transitionits and Railing Maguations (respinements). Charangements and contestants is the reputide to the autofated.
A3 - Vertical Circulation	Notes
B1 - UNIT 01	Planning Application Boundary
B1 - Unit 01 - Amenity	Area of tree/planting to be removed and replaced in separate agreement
B1 - Unit 01 - Vertical Circulation	replaced in separate agreement
B1 - UNIT 02	Note: Use Class Definitions:
B1 - Unit 02 - Amenity	Use ClassDefrottom: A3 = Cafe B1 = Office B8 = Storage C3 = Residential
B1 - Unit 02 - Vertical Circulation	
B1 - UNIT 03	NIA areas calucate only the following "area" or "room" types:
B1 - Unit 03 - Amenity	A3CAFE A3CAFE B1-UNTXX B5-STORAGEX C3-XB8P All other "area" or "room" types are non-net
B1 - Unit 03 - Vertical Circulation	C3-XEXP All other "area" or "room" types are non-net areas
B1 - UNIT 04	areas.
B1 - Unit 04 - Amenity	NOTE: Structural information is shown indicatively and will coordinate with the architectural design at the next design stage.
B1 - Unit 04 - Vertical Circulation	
B1 - UNIT 05	
B1 - Unit 05 - Amenity	
B1 - Unit 05 - Vertical Circulation	
B1 - UNIT 06	
B1 - Unit 06 - Amenity	
B1 - Unit 06 - Vertical Circulation	
B1 - UNIT 07	
B1 - Unit 07 - Amenity	
B1 - Unit 07 - Vertical Circulation	
B1 - UNIT 08	
B1 - Unit 08 - Amenity B1 - Unit 08 - Vertical Circulation	
B1 - Unit 08 - Vertical Circulation B1 - UNIT 10	
B1 - Unit 10 - Amenity	
B1 - Unit 10 - Vertical Circulation	
B1- UNIT 12	
B1- Unit 12 - Amenity	
B1 - Unit 12 - Vertical Circulation	
B1/B8 - Bike Store	
B1/B8 - Bin Store	
B1/B8 - Plant	
B1/B8 - Riser	
B1/B8 - Smoke Vent	
B1/B8/C3 - Circulation	
B1/B8/C3 - Vertical Circulation	
B8 - Circulation	
B8 - Riser	
B8 - STORAGE EAST	
B8 - STORAGE WEST	
B8 - Vertical Circulation	
C3-052P	
C3 - 1B2P	
C3 - 2B3P	
C3-2B4P	P5 07.07.21 Courtyard balcony AP positions amended and
C3 - 3B4P	frosted glazed partions added. Minor window shift.
C3 - 3B5P	P5 07.07.21 Courtyard balcony AP positions amended and frosted glazed partions added. Minor window shift. Minor amendments to Level 02 landscape. P4 15.02.21 Bin quantities updated. AP
C3-3B6P	F4 10.02.21 Bill qualities updated. p4
C3 - Amenity	P2 10.02.20 Scale Bars Added AP
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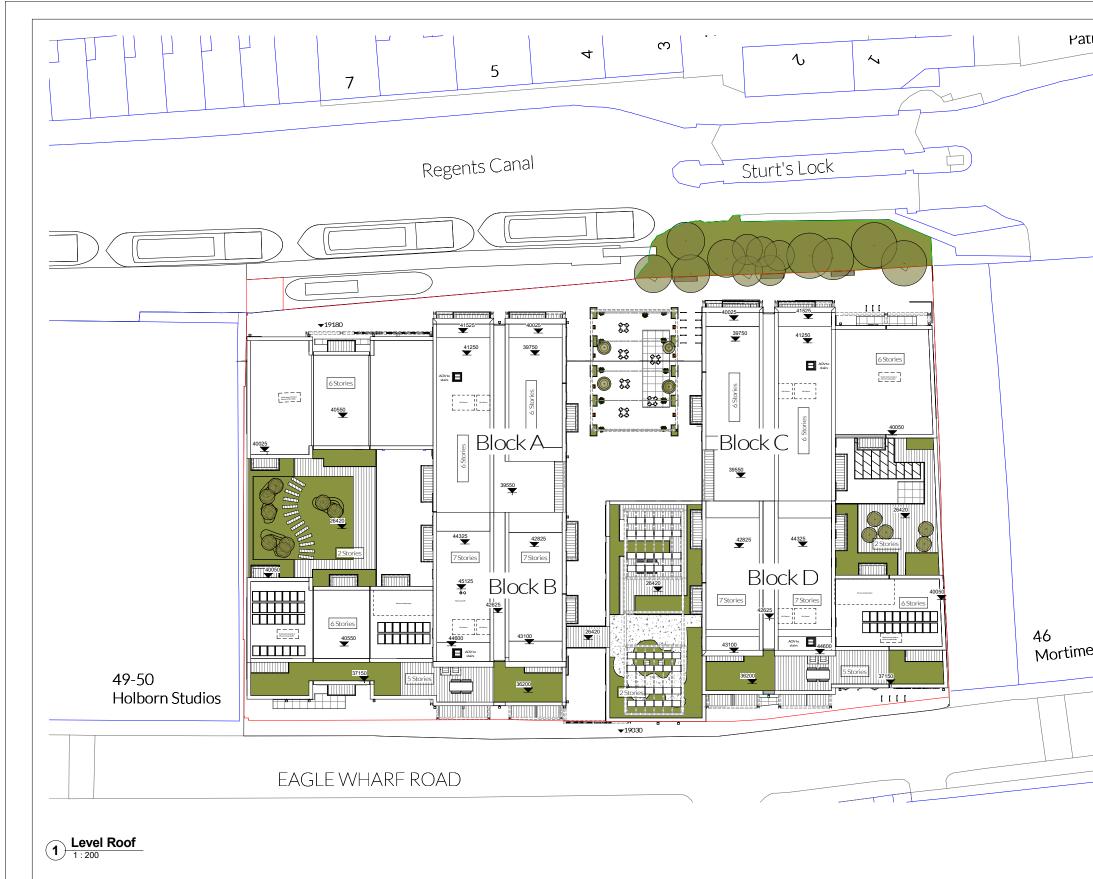
	General Notes
A3 - Amenity	Nonspired Service enclos. This classing should not be used to calculate areas for the purposes of volumities. During tables the distancy, R-dimensions in the checked on while by the controllation and dimensions. In the ther
A3 - CAFE	Receipted lands with the data set of the same lands and the same lands of the same l
A3 - Vertical Circulation	NORES
B1 - UNIT 01	Planning Application Boundary
B1 - Unit 01 - Amenity	
B1 - Unit 01 - Vertical Circulation	Area of tree/planting to be removed and replaced in separate agreement
B1-UNIT 02	agreement
	Note:
B1 - Unit 02 - Amenity	Noto: Use Class Definitions: A3 – Cafe B1 = Office B8 = Storage C3 = Residential
B1 - Unit 02 - Vertical Circulation	B1 = Office B8 = Storage C2 = Residential
B1 - UNIT 03	NIA areas calucate only the following "area" or
B1 - Unit 03 - Amenity	
B1 - Unit 03 - Vertical Circulation	A3CAFE A3CAFE B1-UNITXX B3-STORAGEX C3-XBVP All other "area" or "room" types are non-net
_	C3 - XBN ² All other "area" or "room" types are non-net
B1 - UNIT 04	NOTE : Structural information is shown
B1 - Unit 04 - Amenity	NOTE : Structural information is shown indicatively and will coordinate with the architectural design at the next design stage.
B1 - Unit 04 - Vertical Circulation	
B1 - UNIT 05	
B1 - Unit 05 - Amenity	
B1 - Unit 05 - Vertical Circulation	
B1 - UNIT 06	
B1 - Unit 06 - Amenity	
B1 - Unit 06 - Vertical Circulation	
B1 - UNIT 07	
B1 - Unit 07 - Amenity	
B1 - Unit 07 - Vertical Circulation	
B1 - UNIT 08	
B1 - Unit 08 - Amenity	
B1 - Unit 08 - Vertical Circulation	
B1 - UNIT 10	
B1 - Unit 10 - Amenity	
B1 - Unit 10 - Vertical Circulation	
B1 - UNIT 12	
B1 - Unit 12 - Amenity	
B1 - Unit 12 - Amenity B1 - Unit 12 - Vertical Circulation	
B1/B8 - Bike Store	
B1/B8 - Bin Store	
B1/B8 - Plant	
B1/B8 - Riser	
B1/B8 - Smoke Vent	
B1/B8/C3 - Circulation	
B1/B8/C3 - Vertical Circulation	
B8 - Circulation	
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B8 - Riser B8 - STORAGE EAST	
B8 - Riser B8 - STORAGE EAST B8 - STORAGE WEST	
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B8 - Riser B8 - STORAGE EAST B8 - STORAGE WEST B8 - Vertical Circulation C3 - 0S2P	
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STUDIO EGRET WEST





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	Notes Planning Application Boundary
	Boundary Area of tree/planting to be removed and replaced in separate agreement
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EAGLE	Client Access Storage
	Project 0276 Sturt's Yard Drawrg Tife Proposed Access Site - GA Plan - Roof Level
	Project Namber Project Namber For Information Scale at A1 As Indicated 02/03/17 Drawn by RLINO Drawn by RUNO Prevision Pr
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