

# DEFA



## RYE LANE DESIGN AND ACCESS STATEMENT

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**1.0**

# **INTRODUCTION**



# 1.0 INTRODUCTION

## FOREWORD

### EXECUTIVE SUMMARY

This Design and Access Statement has been prepared by DOWEN FARMER ARCHITECTS on behalf of the client, Usman Bashrit, to support a full planning application for the proposed redevelopment of 221 Rye Lane, SE15 4TP.

The proposal seeks approval for the demolition of an existing single storey commercial unit to permit the addition of a 5 storey hotel with a set back top floor.

The proposed development would infill the site area making use of the full site area.

The site is located approximately 4 minute walk from Peckham Rye Train Station - Southern Railway.

The total site area is **80sqm**.

### CONTENT OF SUBMISSION

This document details the proposed development and outlines the design approach, contextual response and consideration of details.

Particular attention has been paid to the following:

- Massing and language of the proposal to fit within the wider context and the surrounding conservation area.
- Careful consideration of the relationship to the neighbouring dwellings and adjacent private gardens.
- Provision of high quality private and communal amenity for future residents.
- Developing an architectural language which responds positively to the context by referencing materials and details from the surrounding buildings within the proposal.
- Relationship to surrounding building heights.

This Design and Access Statement should be read in conjunction with the accompanying Planning Application Drawings and all other documentation submitted in support of this application.





# 1.0 INTRODUCTION

## PROJECT TEAM

**CLIENT: HARVARD TAYLOR**

Established in 2022, Harvard & Taylor are a real estate and property group who strive to enhance the value of their assets by leveraging their in house letting and development teams. They have secured this site with the ambition to bring it forward for sensitive redevelopment that responds to the community need.

**ARCHITECT: DOWEN FARMER ARCHITECTS**

Downen Farmer Architects is a London based studio delivering innovative buildings, from initial sketches to built completion. We believe in exciting, finely crafted and pragmatic architecture.

As a process driven outfit that responds to site specificity, the outcome of each project has a unique quality that gives a bespoke identity to each project. Key design criteria comes from the ‘genius loci’ of a site, taking into consideration complex factors such as cultural dynamics, social urban fabric and townscape analysis, resulting in buildings that are deeply rooted in their place.

**PLANNING CONSULTANT: MJP PLANNING**

MJP Planning is boutique planning consultancy founded by Max Plotnek in 2022. Building on nearly two decades of experience in planning consultancy, the firm provides commercially minded planning advice across a broad spectrum of development sectors, with a specialism in design led urban intervention and regeneration schemes.



- 1 Lambeth Road / Lambeth
- 2 Garnham Street / Stoke Newington
- 3 White Lion Street / Angel
- 4 Fortis Green / East Finchley



# 1.0 INTRODUCTION

## APPROACH TO SUSTAINABILITY

### APPROACH

DFA are deeply committed to creating sustainable projects that address the key challenges of delivering a sustainable built environment. The approach integrates various principles and strategies to ensure that our designs align with the vision of local authorities. Below is an overview of our approach and expertise in addressing sustainability themes:

#### Net Zero Carbon by 2040:

Our projects prioritise energy efficiency, renewable energy generation, and carbon offset strategies to minimize operational carbon emissions.

#### Sustainable Design Solutions:

We prioritize passive design strategies, such as optimizing building orientation for solar gain, natural ventilation, and daylighting, to reduce energy consumption.

#### Passivhaus Standard:

Our team includes certified Passivhaus designers who apply their expertise to ensure energy efficient and comfortable spaces for the residents.

#### Circular Economy:

Our design approach incorporates strategies such as material re-use, recycling, and designing for disassembly to create a closed-loop system.

#### Green Infrastructure Framework:

Our designs leverage the principles of the Green Infrastructure Framework by incorporate features such as green roofs, living walls, urban agriculture, and sustainable drainage systems to enhance biodiversity, promote well-being and manage storm water runoff.

#### RIBA 2030 Climate Change:

DFA are a member of RIBA 2030 Climate Change. We encourage each team member to take ownership of the RIBA 2030 Climate Change spreadsheet to submit their project-specific data and actively engage with the sustainability figures. The team discuss what worked, what didn't, and areas to improve, and set future targets, with a lessons learnt approach.



1 Welham Manor, Hatfield: A **landscape-led** residential scheme, incorporating the **use of native and species-rich planting**, aiming to **maximise biodiversity net-gain**.

2 Elm Farm House, Barnett: **Adaptive re-use** of 4 agricultural barns, **utilising the embodied carbon**.

3 Godstone HQ: Working with National Highways to **unlock large parcels of brownfield land** for **future development and rewilding**.



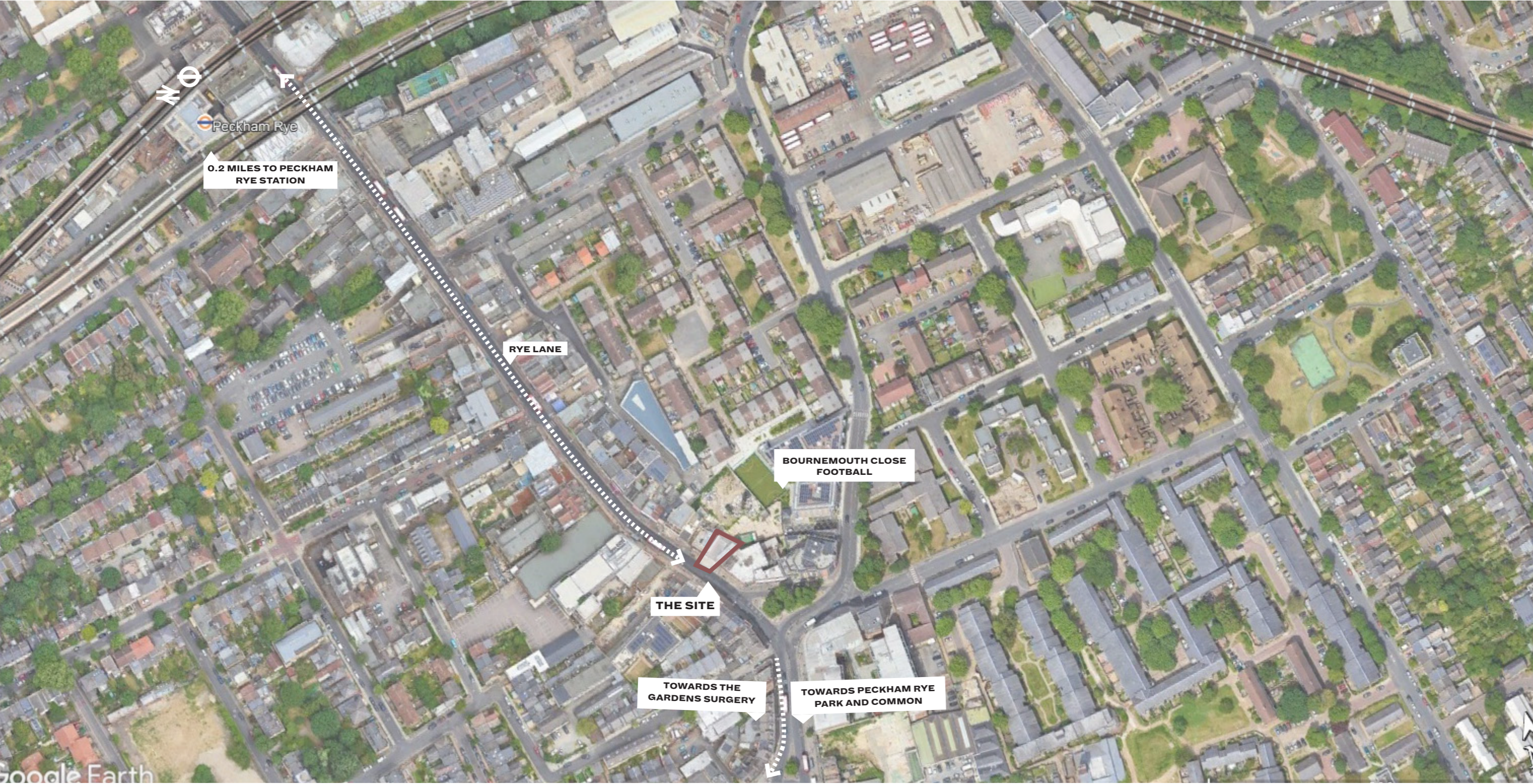
**2.0**

# **SITE AND CONTEXT**



# 2.0 SITE AND CONTEXT

## SITE OVERVIEW





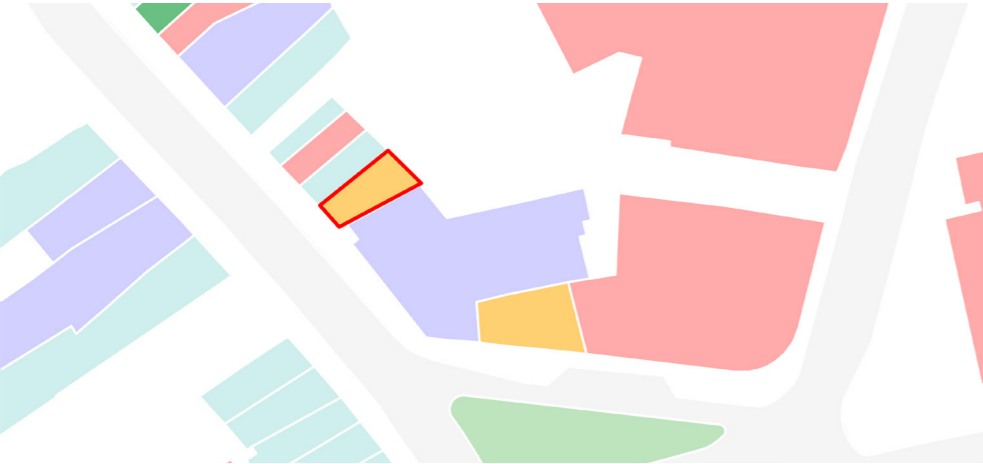
# 2.0 SITE AND CONTEXT

## SITE & SURROUNDINGS

### SITE AND SURROUNDINGS

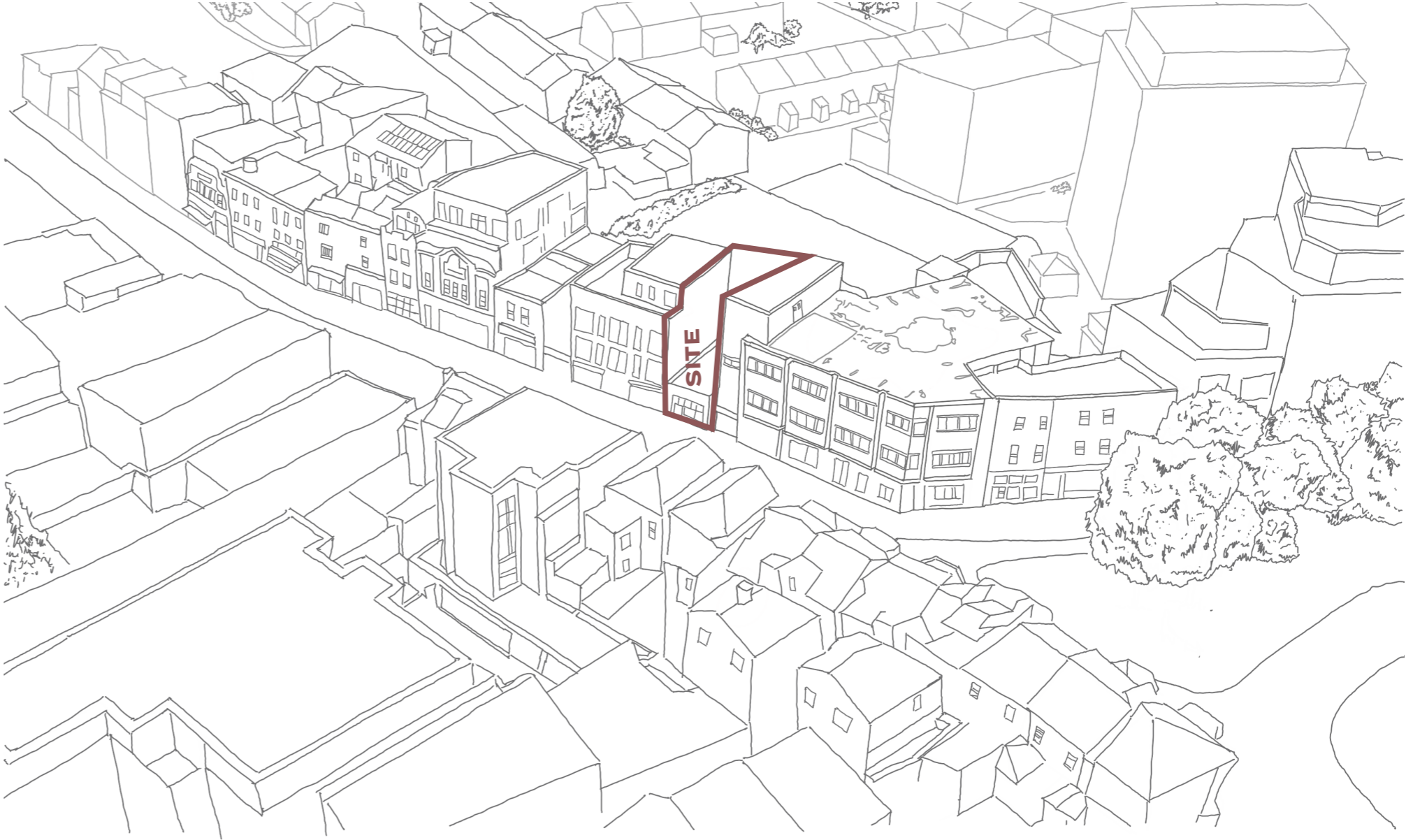
The area surrounding the site is predominantly characterised by the many small businesses and convenience stores along with a few blocks of flats along Rye Lane; picture 1 on the page displays the surrounding building uses. To the South of the site is Hunting Gate Close which is characterised by 3 storey pitched residential properties. Hunting Gate Close is a cul-de-sac and is approximately 3.7m lower than the existing level of the proposed development site.

The application site is located at 221 Rye Lane which consists of a narrow area between two already existing buildings, currently where a single storey takeaway restaurant is located. The site is approximately 4 minutes walk away from Peckham Rye Train Station which is a great mode of transport to commute to central London. The site also offers good links to open space with Peckham Rye Park and Common located a short walk to the south.



- Commercial
- College/Schools
- Retail / Residential Mixed Use
- Restaurants / Pubs
- Residential
- Site Application Boundary

1 A plan showing the building typologies of the existing context

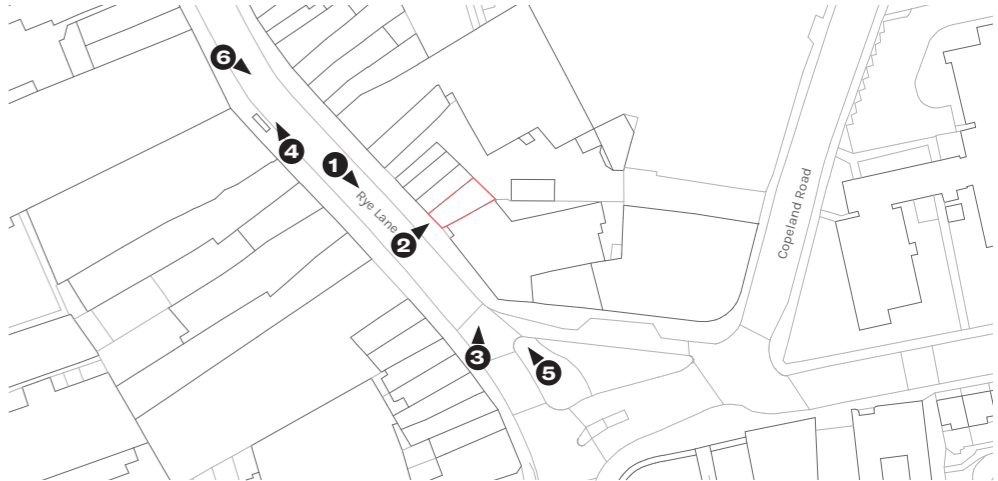


2 Aerial sketch of the existing context showing the site location



# 2.0 SITE AND CONTEXT

## EXISTING SITE PHOTOGRAPHS



1 View looking from the north of Rye Lane towards the scheme  
 2 View looking at front of existing building  
 3 looking from the south of Rye Lane towards the scheme  
 4 View looking up Rye Lane from the scheme  
 5 View looking up Rye Lane with the scheme on the right  
 6 View looking south down Rye Lane across the street



# 2.0 SITE AND CONTEXT

## LOCAL MATERIALITY

### SITE AND SURROUNDINGS

Rye Lane is a bustling and vibrant centre that hosts numerous independent businesses and an eclectic variety of architectural styles. The initial study in the picture on this page was completed to visualise the stretch of Rye Lane where the proposal will be situated.

It was developed as a useful tool to record the character, materiality and forms of the local buildings. Following this exercise prevalent architectural motifs, such as repeated window proportions, flat roof lines and distinctive ground floor elevations, became apparent. Additionally, a material palette was recorded to guide the design of the Rye Lane Hotel to help stitch the proposal into the existing context as seamlessly as possible.



### RYE LANE



Existing Rye Lane character and material study



# 2.0 SITE AND CONTEXT

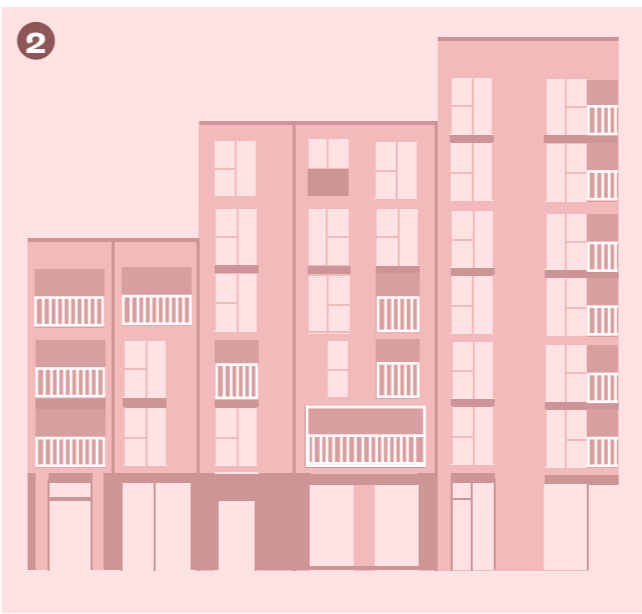
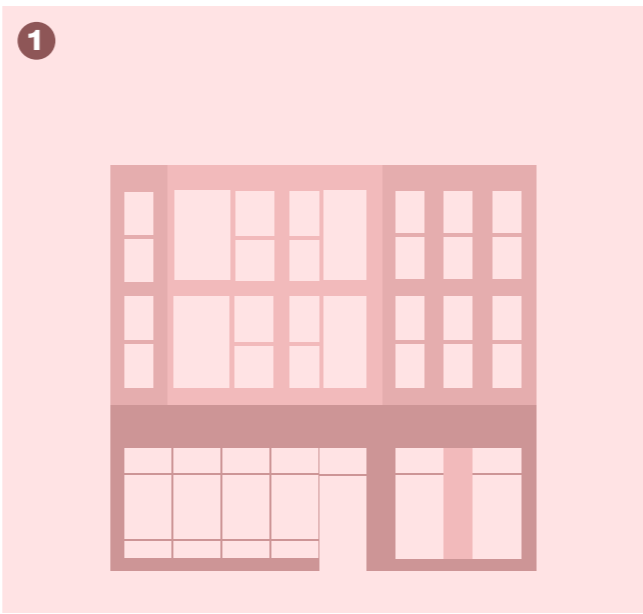
## A CONTEXTUAL RESPONSE

### LANGUAGE OF FACADES

Examining the materiality of the local developments in greater detail, precedents of a considered material palette, typically only using two primary facade materials with a robust and contrasting ground floor were examined.

In the local precedence shown, tiled roofs can be seen as prevalent in older whereas newer properties have a flat roofline. Materials for the local façades are primarily brick with render / micro-cement banding and detailing and painted bricks used to break down the mass to create elevational intrigue .

A noticeable detail in terms of materiality can be seen between the change from ground level to first, where strong horizontal datums are integrated into the façades in either a bold change of material and colour or with horizontal bands where the shop signage is located.



- 1 160 Rye Lane
- 2 194 Rye Lane
- 3 239 Rye Lane



# 2.0 SITE AND CONTEXT

## LOCAL CASE STUDIES

### 223 RYE LANE

Situated directly south of the site neighbouring the southern boundary of 221 Rye Lane is the existing 223 Rye Lane building which is currently undergoing construction to add an additional 3 storeys to the top of the existing building to add 9 new residential units and new residential facilities.

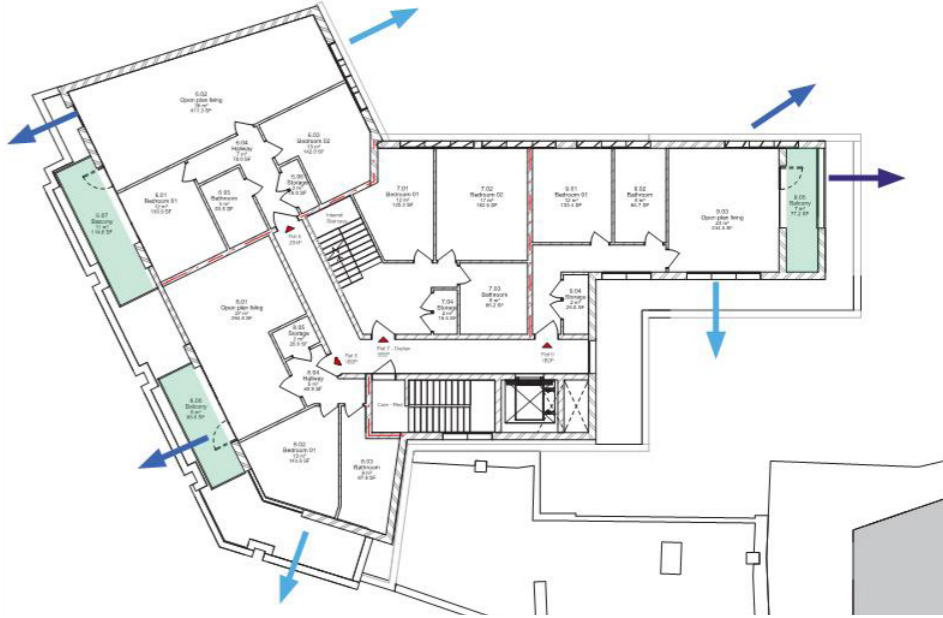
The proposed scheme was approved on the basis to refurbish the existing building to a top standard whilst providing a high quality mixed used development with a sustainable use fit for future development.

The units have been designed to blend with the existing building, minimising the impact on the surrounding area whilst also upgrading the ground floor to create active frontage at street level.

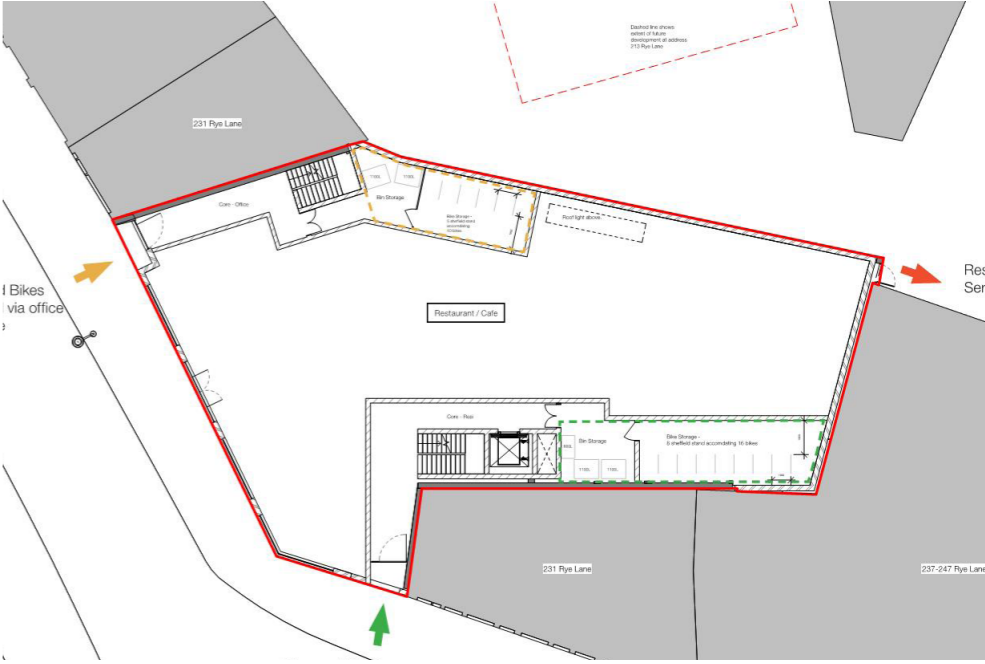
The scheme was not considered to detract from the character and appearance of the surrounding context and has been shown to not impact the amenities of adjoining or nearby residential properties.



View of the new proposal for 223 Rye Lane showing additional 3 storeys on top



Proposed new build fourth floor with 4 new apartments (9 total)



Proposed ground floor plan refurbishing the existing building showing 221 Rye Lane

# 2.0 SITE AND CONTEXT

## SITE PLANNING HISTORY

### SITE PLANNING HISTORY

The site has a limited planning history however is subject to applications from 2010 which included the following:

**2023 | 23/AP/1839:** Erection of a 5 storey building comprising of ground floor Class E unit and 3 x residential units on the upper floors (1 x 3 bed and 2 x 1 bed) following demolition of existing single storey Class E unit. - **Awaiting Decision**

**2010 | 10/AP/1735:** Erection of 1st, 2nd, and 3rd floor extension above existing ground floor for Class A2 financial and professional services use; basement extension providing ancillary accommodation and bicycle storage; new shopfront - **Approved**

*It should be noted that this early approval for additional storeys was granted before other properties attained planning for additional storeys as such it is considered that the new proposal which seeks to add 1st, 2nd, 3rd and 4th floor would be more in keeping with the existing building heights located on Rye Lane and uniforms the street scene.*



1 2010 | 10/AP/1735- Proposed Front Elevation  
 2 2023 | 23/AP/1839- Proposed Front Elevation



# 2.0 SITE AND CONTEXT

## CONSTRAINTS AND OPPORTUNITIES



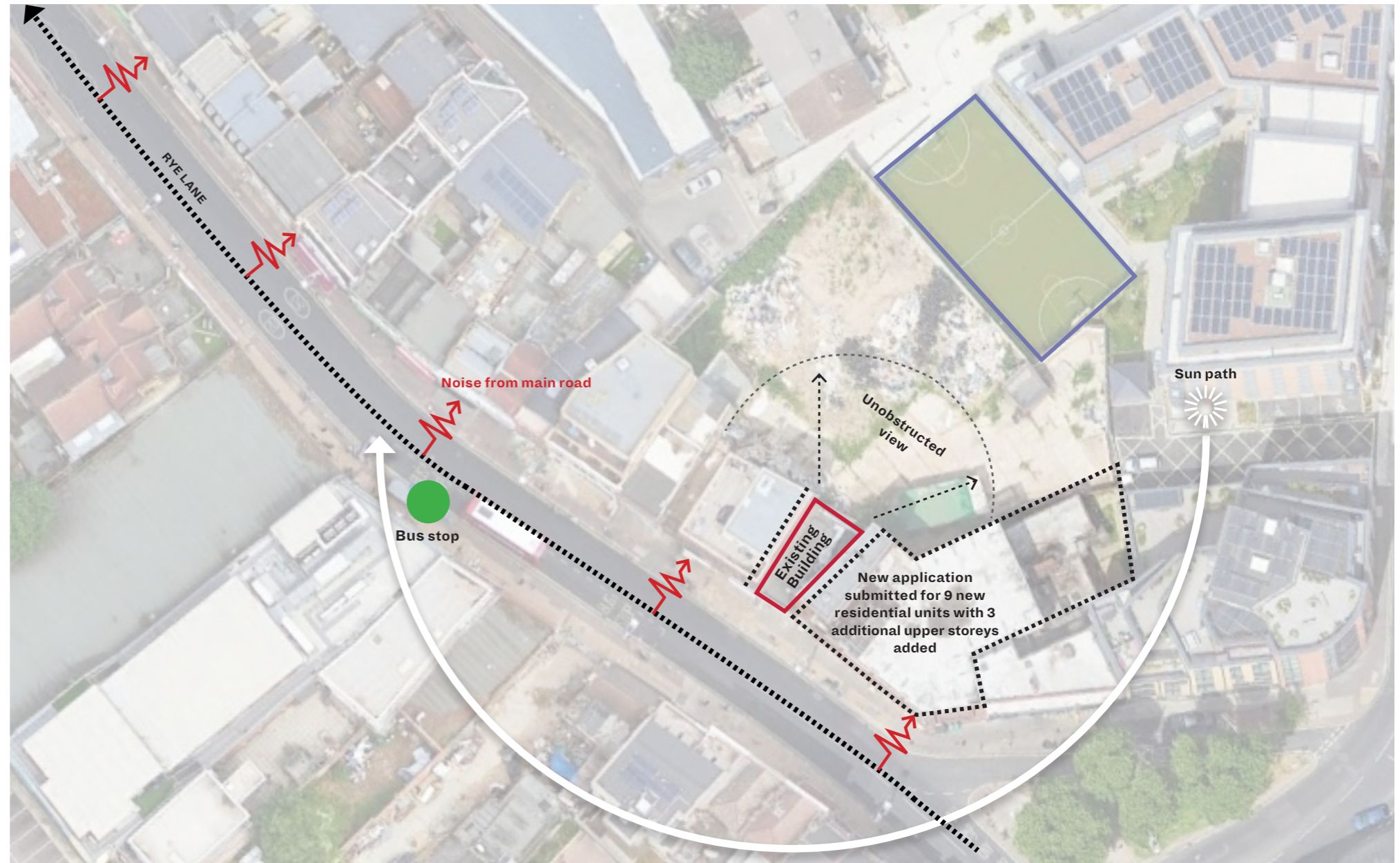
### SITE CONSTRAINTS AND OPPORTUNITIES

#### SITE CONSTRAINTS:

- **CHARACTER AREA** - there is a diverse range of architectural characters in the area, particularly residential townhouses on top of commercial ground floors, as well as taller private residential apartment blocks ranging up to 8 storeys
- **CONSERVATION AREA** - Although the site is not listed as a historic building, nor does it contribute to the surrounding listed assets, it is situated within the Rye Lane Peckham Conservation area, specifically sub-area 1 (Rye Lane). This particular section of the conservation area showcases a diverse range of commercial architectural styles, resulting in an eclectic and varied streetscape
- **BOUNDARIES** - any development / redevelopment of the site will need to consider the potential impacts on the boundaries with the neighbouring buildings, especially 223 Rye Lane which is being developed to provide 9 new residential units.
- **NOISE** - Rye Lane is a busy centre and main road; therefore the design for the scheme will have to consider the acoustics from its inception

#### SITE OPPORTUNITIES:

- **CONTRIBUTING TO THE SUBURBAN SETTING** - develop a scheme that responds to the vernacular and respects the local setting.
- **HIGH QUALITY DESIGN** - the proposal has the opportunity to act as a place maker, providing a street fronting condition with a sense of identity
- **HIGH QUALITY HOTEL STAY** - potential to create high quality hotel rooms
- **UNOBSTRUCTED VIEWS** - the north facade has access to unobstructed panoramic views due to no buildings being within close proximity to this facade and will overlook green space and a football pitch



Existing Google Earth Plan with Overlay (NTS)



**3.0**

**DESIGN  
DEVELOPMENT**



# 3.0 DESIGN DEVELOPMENT

## INTERNAL DESIGN REVIEW

### DESIGN LED DEVELOPMENT

Downen Farmer Architects were approached to review the Rye Lane site with a brief of providing a design lead hotel commercial development. The brief was to design a high-quality response that followed architectural principles established within the surrounding context with high quality facilities.

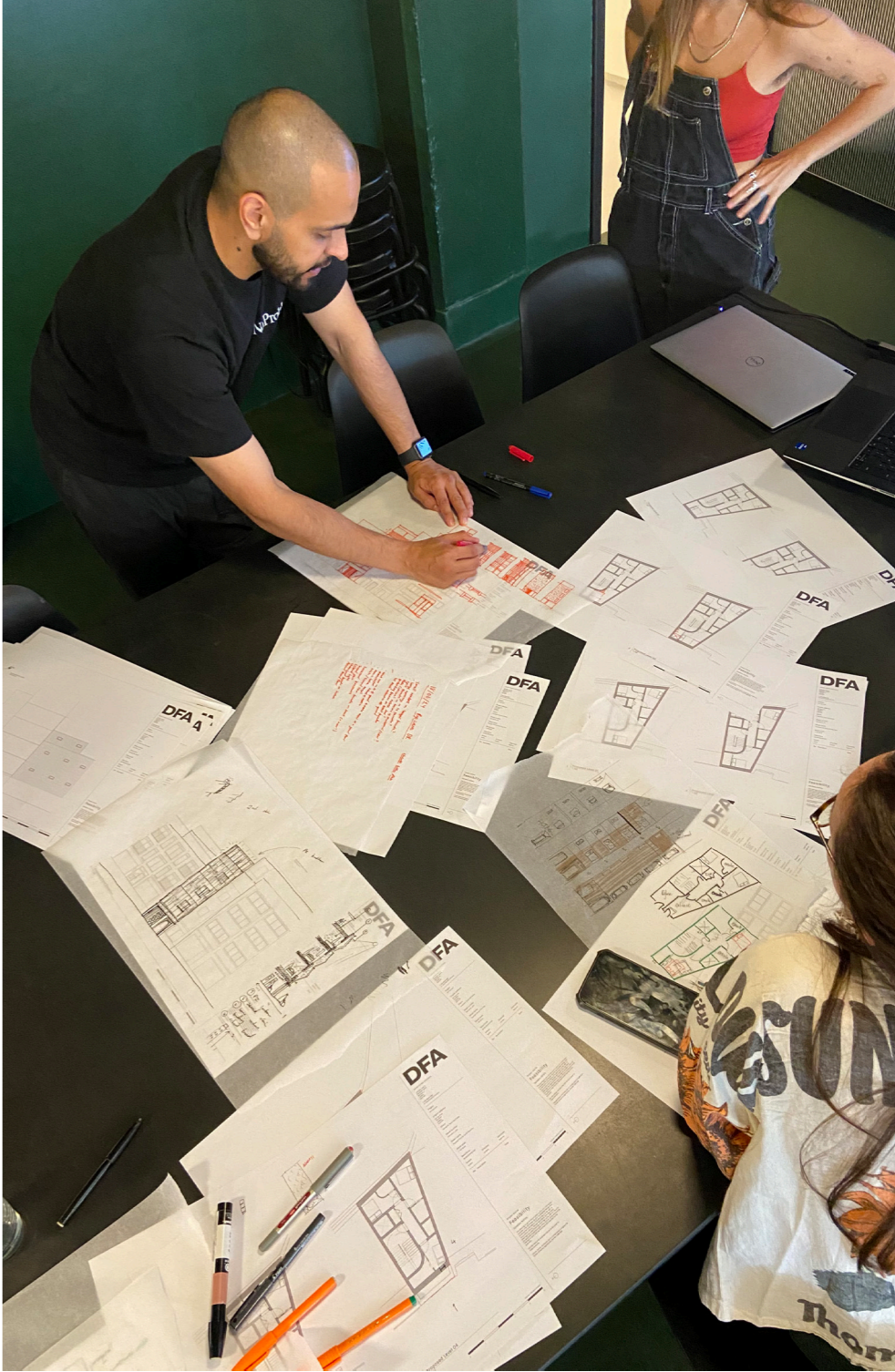
The design is required to respond to the constrained nature of the site, ensuring the development considers the potential impacts on outlook and the diverse and bold quality of Rye Lane.

The intention is that the building would stitch seamlessly into the existing site context. By creating a high-quality hotel in a sustainable location that has access to unobscured outlook on the north facade, the schemes aims to celebrate and add to the bold character of Rye Lane whilst offering a safe and secluded shared space.

### DESIGN PROCESS

Downen Farmer Architects is a process driven outfit that aspires to respond to sites specificity with the outcome of each project having a unique quality that gives a bespoke identity. As part of this process, a small number of the teams members conducted an internal initial design review session in which the team were tasked to provide five ideas in five minutes.

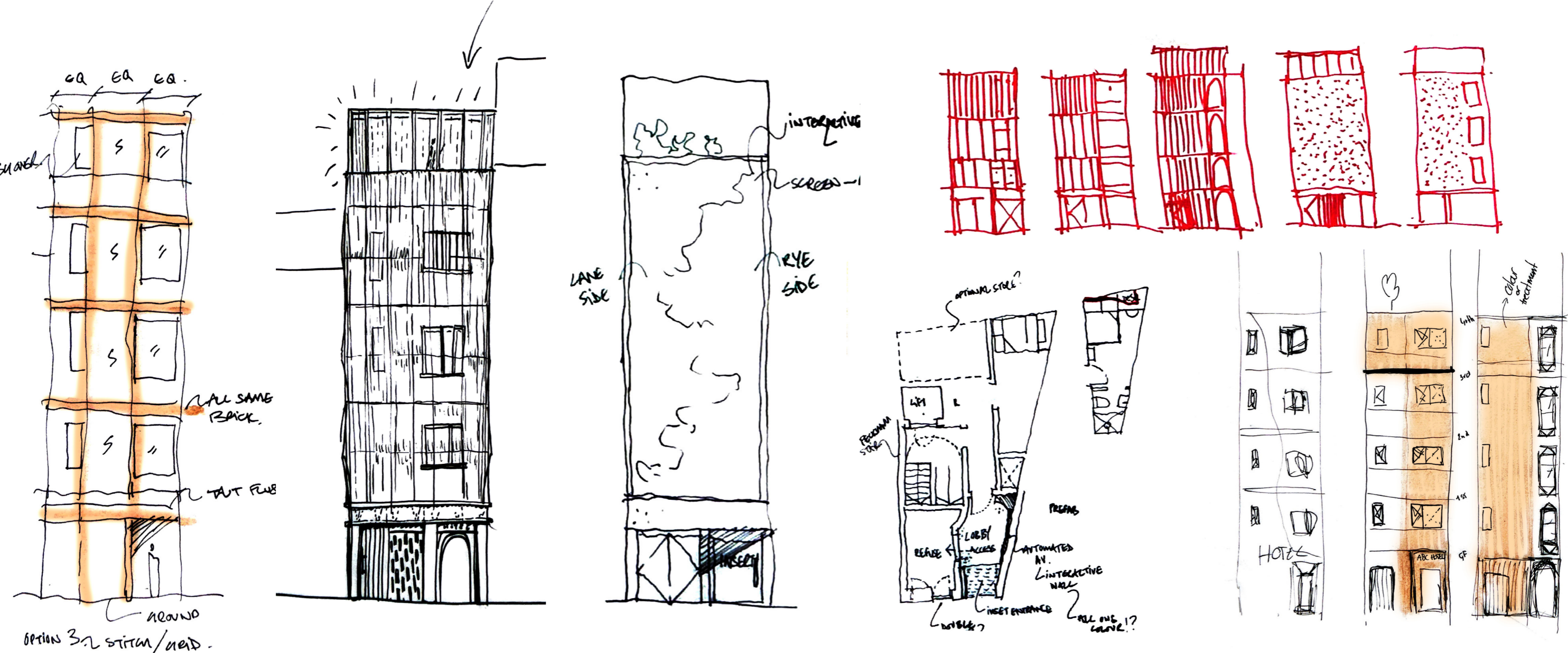
A selection of these initial ideas area provided on the following page.





# 3.0 DESIGN DEVELOPMENT

## INTERNAL DESIGN REVIEW





# 3.0 DESIGN DEVELOPMENT

## THE BRIEF & VISION



1 Old Church Street, London  
 2 11-19 Jane Street New York  
 3 Redchurch Street, London



### THE BRIEF & VISION

**DEVELOPMENT BRIEF**  
 Downen Farmer Architects were approached to review the site with a brief of providing a design lead hotel development providing high-quality rooms. The brief was to propose a design-led response that followed architectural principles established within the surrounding conservation areas which make the most out of a constrained site.

The design is required to respond to the context and the Conservation Area with which the site sits within. The proposed hotel property must stitch into this sensitive context both in terms of the architectural language and the bulk, scale and massing proposed. One thing which was made clear from the outset was the clients desire to create a proposal of exemplar architectural merit, utilising finely crafted details and materials.

The design must also respond to the surrounding area respectfully. The design also needed to respect the neighbouring properties, mitigating overlooking within the design.

**DESIGN VISION**  
 Located within walking distance of both Peckham Rye Station, users would be provided with excellent access to local amenities, public green space and public transport.

The intention is that the building would improve the existing site condition, stitching into the Peckham Rye Conservation Area.

With the mixed use residential / commercial properties surrounding the site ranging from 3 to 7 stories, the response seems clear; create an active frontage facade which stitches into the vibrant character of Rye Lane, step the mass off the street on the upper level to respect the existing condition of the street and choose a material palette which compliments the Rye Lane Conservation Area.



# 3.0 DESIGN PRINCIPLES

## EXISTING HEIGHTS

### BULK & SCALE

Our initial point of development was the analysis of the height of the buildings on the existing streetscape. These have been recorded to see what the appropriate scale and height of the proposal should be in order to seamlessly stitch into the context.

As shown in the sketch on the right, the immediate context of Rye Lane is characterised by facades which range from 4 to 6 storeys which allows us to take reference and use this as the starting point for our development.





# 3.0 DESIGN DEVELOPMENT

## MATERIAL DEVELOPMENT

### ANALYSING EXISTING MATERIALS

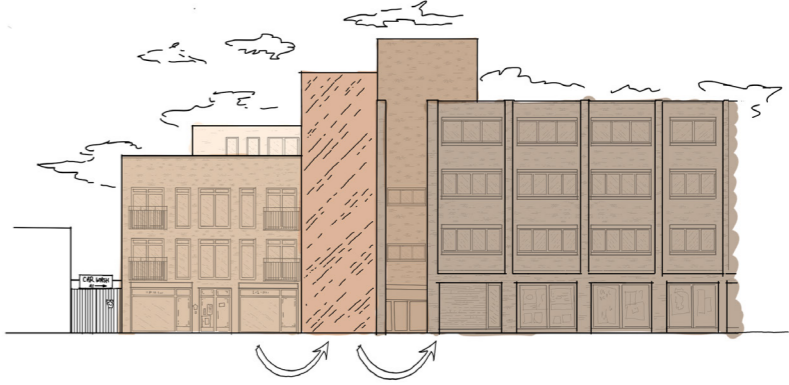
The site and surroundings were carefully examined at both the macro and micro scales, with tectonic clues in the existing area being clinically recorded. Brick tones, mortar colour, the type of bond and texture, whether white washed or gritty were all examined to see what routes the scheme could follow - some example photographs are pictured on this page.

Along the Rye Lane stretch where the proposal will sit, the prevalent tones are a range of orange/red brick, multi red and black bricks and darks brown bricks. Directly neighbouring the site 219 Rye Lane has a bold orange and 223 Rye Lane has a dark brown. From the findings the conclusion was made that a few approaches the proposal could adopt in terms of material treatment, these are follows;

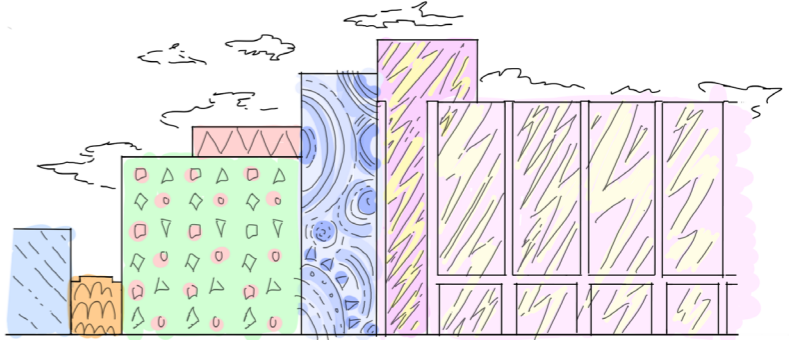
- Create a scheme which sensitively blends into the existing streetscape
- Celebrate the diversity and character of Rye Lane
- Create a placemaker on the street which becomes a point of focus



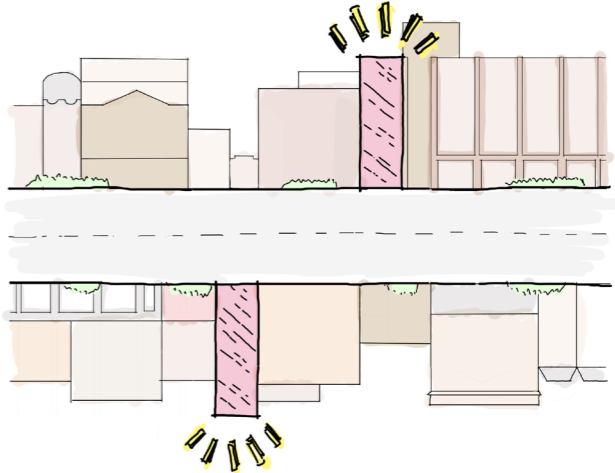
Brick and Mortar Colours / Tones found in the immediate context



Blend with existing



Celebrate the diversity of the context and express within the facade



Codebreaker that stands out in the street



# 3.0 DESIGN DEVELOPMENT

## EXISTING ELEVATION





# 3.0 DESIGN DEVELOPMENT

## EXISTING ANALYSIS



- 1 Flat roof lines
- 2 Strong ground floor datum
- 3 Repeated window proportions
- 4 Thick horizontal banding
- 5 Different treated top storeys
- 6 Distinct vertical bays



# 3.0 DESIGN DEVELOPMENT PROPOSED ELEVATION





# 3.0 DESIGN DEVELOPMENT

## PROPOSED ANALYSIS



- 1 Flat roof lines
- 2 Strong ground floor datum
- 3 Repeated window proportions
- 4 Thick horizontal banding
- 5 Different treated top storeys
- 6 Distinct vertical bays



# 4.0

# THE SCHEME



# 4.0 THE SCHEME

## KEY DESIGN FEATURES



### OVERVIEW OF PROPOSED DEVELOPMENT

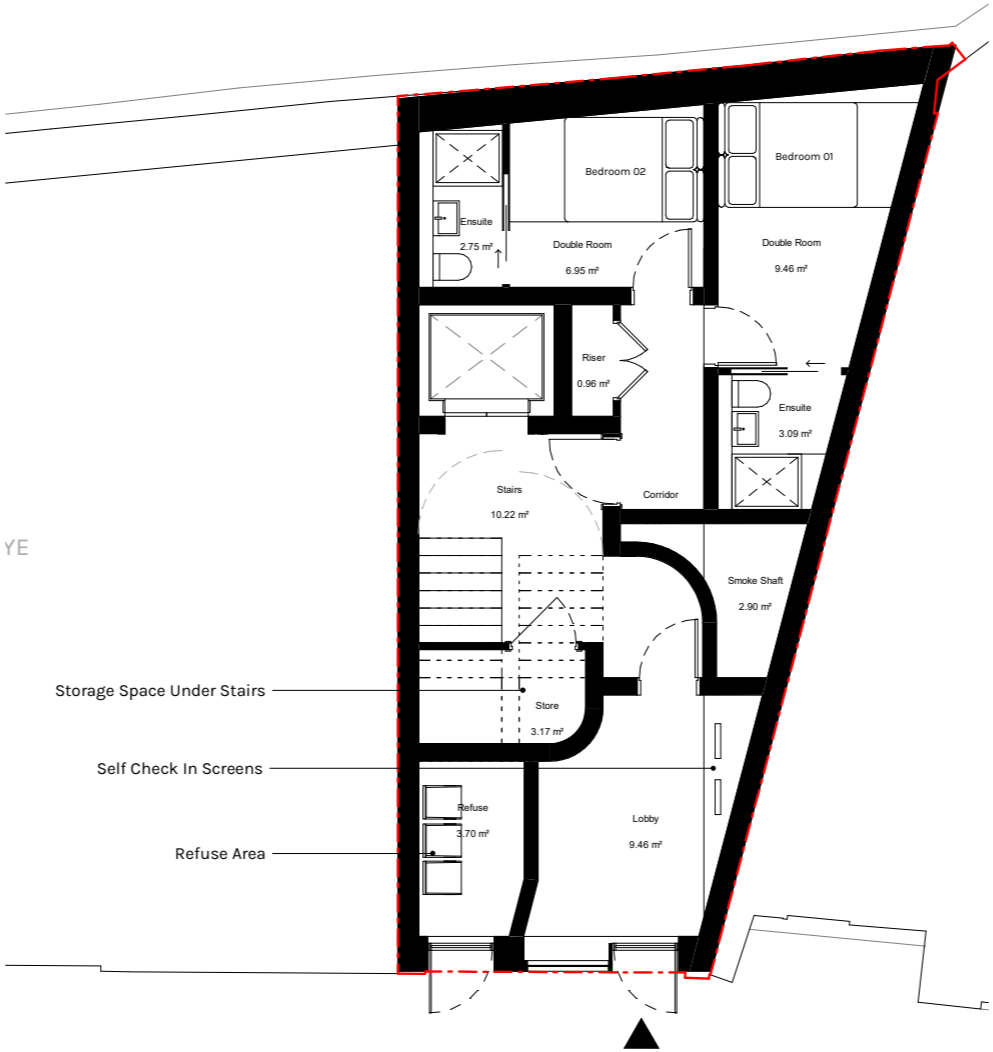
The aim of the development is to ‘complete’ the terraced street of Rye Lane with a boutique hotel that respect the context. The development will provide 12 design focussed rooms, bringing a currently under utilised site into use and contributing to the local character of Peckham.

The proposal externally matches the scale of the adjacent properties and is comprised of: a ground floor with digital reception, double bedrooms, 3 floors of rooms and a set back top floor to stitch into the existing character of the streetscape.

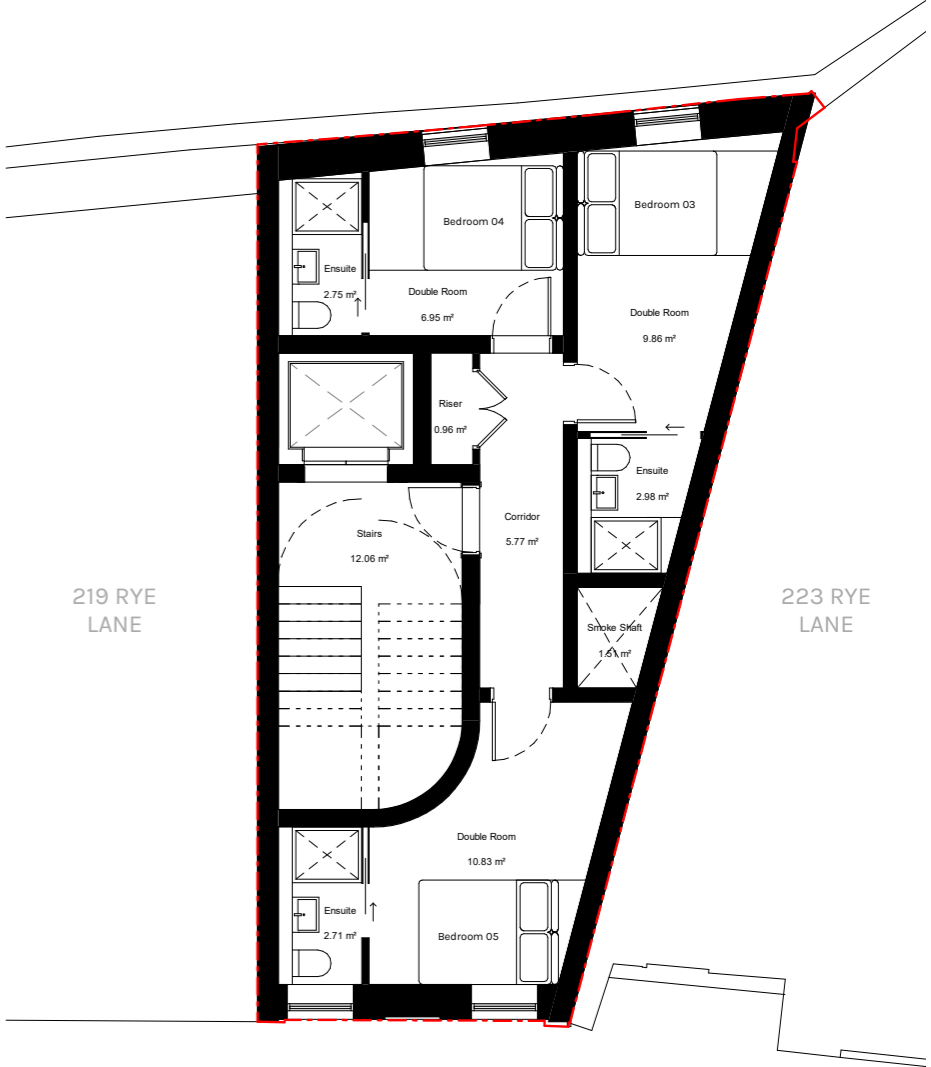
**LAND USE**  
The existing site has an area of 80sqm. The accompanying Planning Statement provides a more detailed justification for the proposed residential land use.

Proposed areas are available in the appendix of this document.

The total GIA is 327.9sqm.



1 Proposed Ground Floor Plan



2 Proposed Upper Floor Plans



# 4.0 THE SCHEME ELEVATIONAL VIEW





# 4.0 THE SCHEME STREET VIEW





# 4.0 THE SCHEME STREET VIEW





# 4.0 THE SCHEME

## MATERIALITY AND DETAILING

### MATERIALITY & DETAILING

A high-quality red brick with a red render / concrete at the base have been chosen for this scheme to both tie into the tone of the surrounding context whilst making the building become its own distinct identity to echo the diversity of character on Rye Lane. The brick will respond positively to the adjacent residential developments throughout the streetscape. The proposal is to use two varying palettes: one of brick at the upper floors and a render / concrete base to highlight the key arrival moments to the scheme.

The materials used in the proposed development will be specified to minimise impact on the environment and on building users over the full life cycle of the building. In particular, materials will be reviewed using the BRE 'Green Guide to Specification', aiming to maximise the proportion of high rated materials and make the majority of materials high rated in the overall construction. Insulating materials with low Global Warming Potential [GWP] will be specified. Non toxic materials will be used wherever possible including the specification of low VOC content products.

Brick has been specified due to the local environment and material context but also due to its lifespan as a sustainable building material and the comfort in knowing in multiple decades the building will still be a robust and high quality piece of architecture, similar to many of the adjacent locally listed developments.

The mortar will be specified to closely match the colour of the brick tones and will be flush pointed with a brush finish to enhance the crisp contemporary reinterpretation.

The use of render / concrete to frame the windows was introduced to strike balance across the whole facade whilst giving the facade depth/. Furthermore, key datums were used to guide the design to allow the facade to seamlessly follow the lines of the existing street and have been highlighted through the use of soldier course brick.

We see the specification of high quality materials as essential to ensuring the end product is of a high design value.





# 5.0 THE SCHEME

## CONTEXTUAL MATERIAL RESPONSE

### MATERIAL RESPONSE

Given the recurring use of brick along Rye Lane and within the Rye Lane Conservation Area, brick is clearly the most appropriate facade material for the proposed scheme.

There are several tones of brick present in the neighbouring buildings; the historic fabric has a classic red brick whilst the newer proposal bricks vary in tone from greys, browns and yellows in their tone. The intention for the proposed scheme is to choose a brick that respectfully contrasts the existing buildings but also ties them together and in doing so, enhances the established qualities of Rye Lane.



- 1 223 Rye Lane: brown / red Flemish Bond
- 2 217 Rye Lane: red / yellow Flemish Bond
- 3 Material precedent: respecting historic facade by using a contrasting brick colour and introducing a recess



# 5.0 THE SCHEME

## SCALE, HEIGHT & MASSING

### SCALE, HEIGHT & MASSING

The scale and massing of the proposal has been developed to be the most appropriate for the context forming the transition between the 4 and 6 storey buildings of Rye Lane on either side of the site. The streetscape is 'completed' by increasing the height of the currently single storey plot. The proposal also stitches into the previously approved scheme on the site.

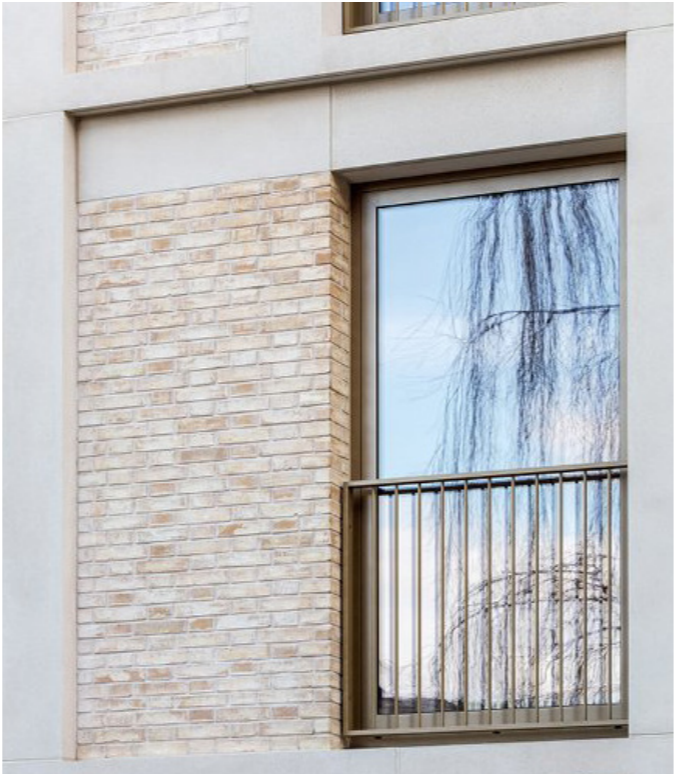
Analysis of the existing context and heights of the surrounding buildings in the immediate context has allowed the overall height of the proposal to follow stitches into the stepping nature of this portion of Rye Lane with properties 217 Rye Lane and the under construction extension of 223 Rye Lane.

Principally, the footprint of the proposal is organised to match the existing footprint of the existing commercial unit and steps backwards on the 4th floor to create a welcoming and sensitive approach as one moves up and down Rye Lane.





# 4.0 DESIGN DEVELOPMENT PRECEDENTS





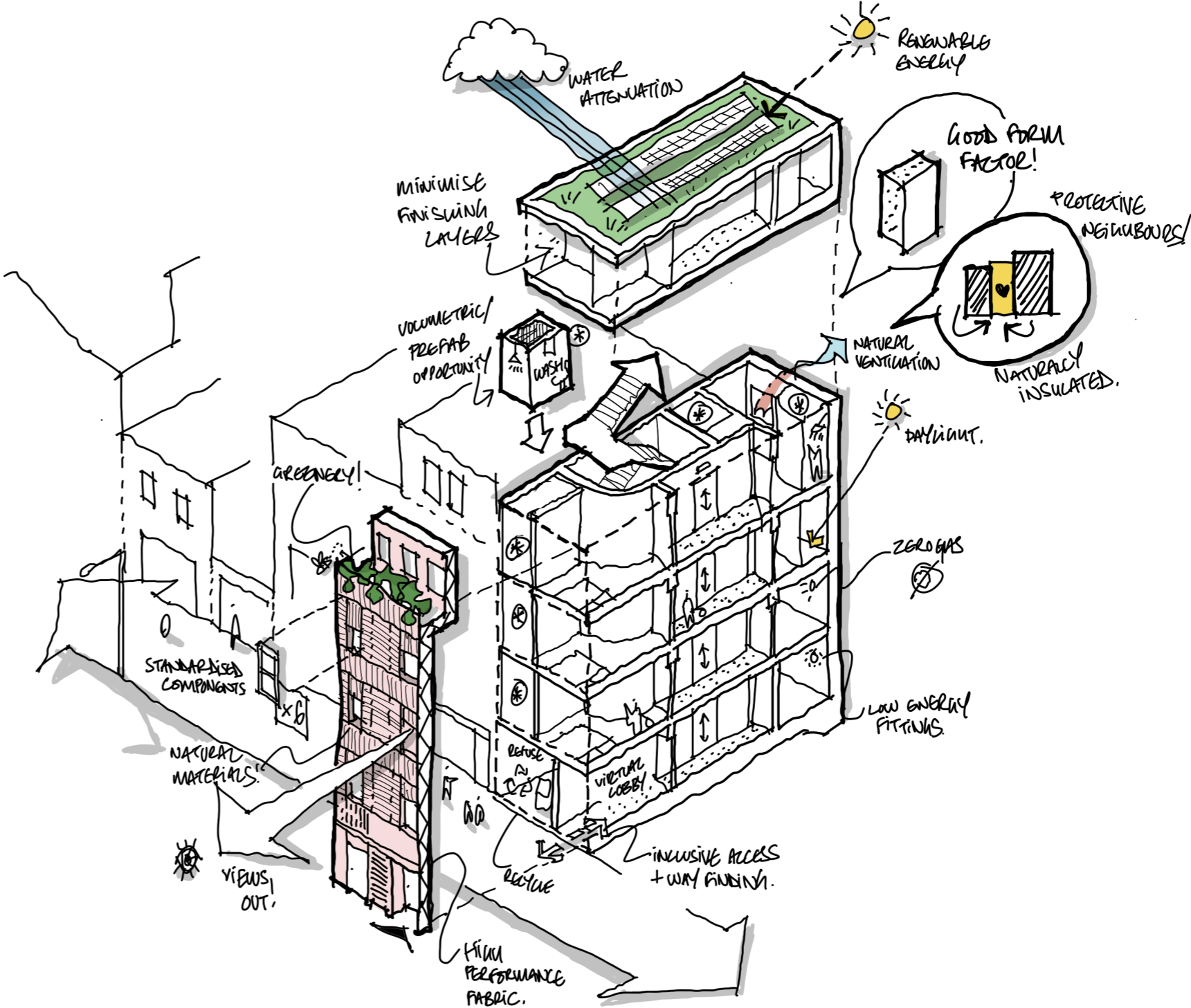
# 4.0 THE SCHEME

## HOLISTIC SUSTAINABILITY STRATEGY

### A SUSTAINABLE FUTURE

The project focusses on the benefits of the development as a whole and how it can positively benefit the existing community;

- **Green roofs** - Water attenuation
- **Water butts** - Rainwater harvesting
- **Solar panels** - Renewable energy
- **Standardised Building Components** - To reduce construction time on site and embodied energy of materials, prefabricated building components and panellised systems will be used where possible
- **Double glazed windows** - Enhanced thermal and acoustic performance
- **High performance envelope** - Insulation and airtightness provides enhanced thermal performance
- **Low energy fittings** - Sustainable light fittings with low energy running requirements will be selected for the interior to minimise energy required to run the whole building
- **Natural Ventilation** - All bedrooms will have operable windows to achieve natural single sided ventilation
- **Protective Neighbouring Schemes** - The proposal will positively utilise the neighbouring buildings that neighbour the flanking walls on the north and south boundaries to reduce the overall operational energy consumed by the scheme that would be used to heat the building





# 4.0 DESIGN DEVELOPMENT

## INTERIOR PRECEDENTS - GROUND FLOOR

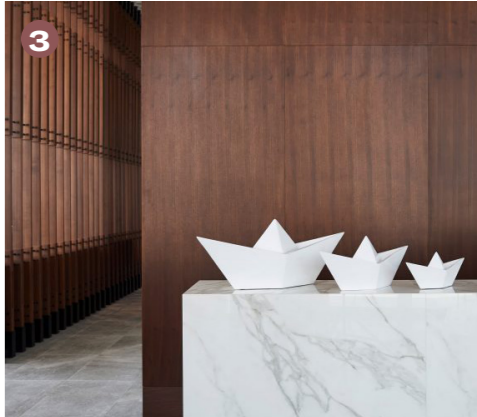
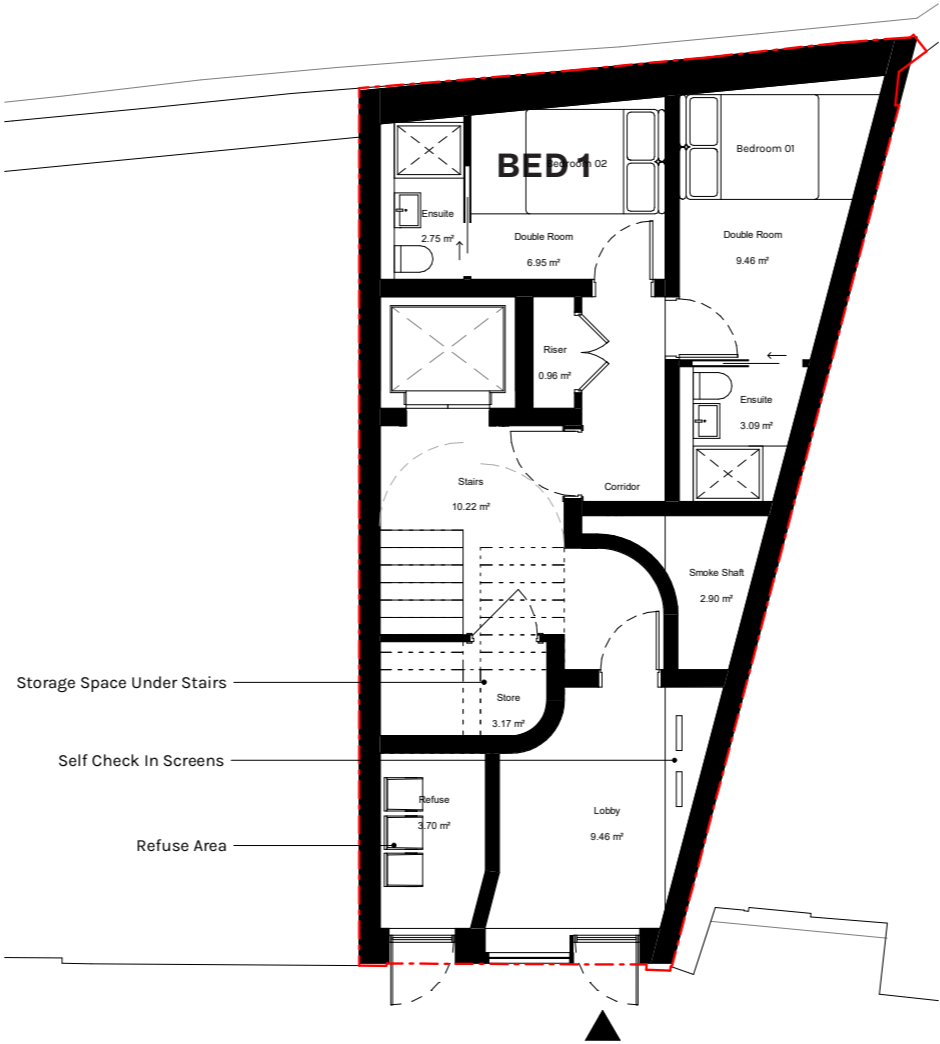
### GROUND FLOOR INTERIOR DESIGN

To match the robust and rich maroon red ground floor externally, it is proposed that the same colour treatment wraps into the entrance lobby to mark the key threshold to create a strong identity for the hotel as well as improving wayfinding for users. This design move would embody the fun of the Peckham whilst also making the space feel luxurious for guests. The precedent by Odami in picture one demonstrates this design move clearly and successfully.

Furthermore, to make the lobby as usable as possible, self service tablet kiosks have been proposed to ease the check in and check out process that are also of a sleek and minimal design to make the interior feel minimalist.

Furthermore, concrete has been chosen as a floor finish to mark the public spaces within the hotel including the lobby, corridors and stairs. Concrete has been chosen as it is a bright material that will lighten a space to make it feel larger and more dynamic as well as a luxurious due to the grain on the material.

- 1 Aesop Yorkville store, Odami
- 2 Self-service kiosks by Arribatec. Hospitality
- 3 Form Hotel Dubai Lobby, Architecture-Studio
- 4 Hotel Corridor Design with concrete floor





# 4.0 DESIGN DEVELOPMENT

## INTERIOR PRECEDENTS - UPPER FLOORS

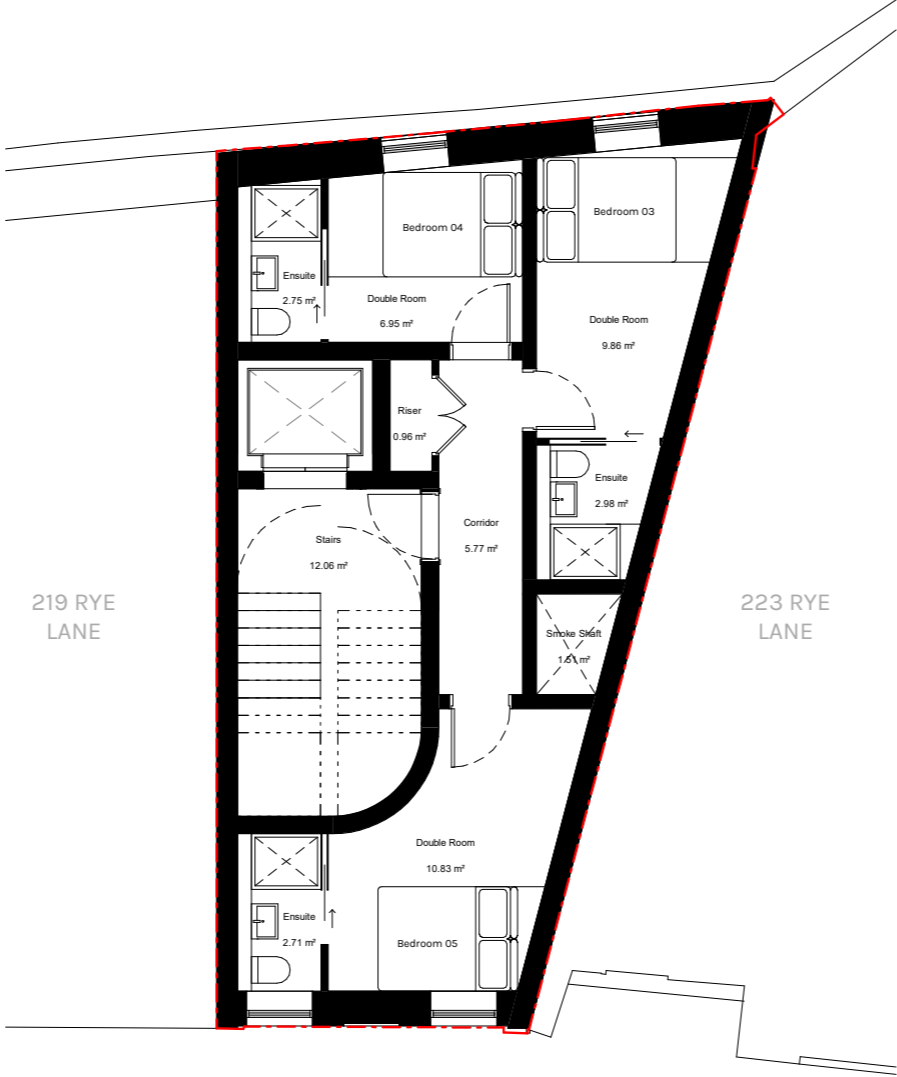
### UPPER FLOOR INTERIOR DESIGN

A Japandi interior design has been proposed for the bedrooms on the upper floors as Japandi permeates into much more than just a 'style' as the design principles support a healthy meaningful mindset that is comforting and therefore very suitable for a hotel typology.

To make the space feel as generous, bright, high quality and warm as possible, which is fundamental within Japandi design, a light and textural material palette has been suggested for the proposal. Materials such as polished concrete, light timbers and light renders such as kabric paint with a textural finish have been selected.

Concrete has been used for the shared spaces such as the cores and corridors, and private rooms have been marked by having a warm herringbone timber finish with a marble tile in the bathroom to feel as luxurious as possible.

- 1 Japandi Bedroom, Rafael Ismaylov
- 2 Japandi Bedroom, Maelina Designs
- 3 Bedroom, Yumost Design
- 4 Moscow Apartment, Rafael Ismaylov





**5.0**

# **TRANSPORT & REFUSE**



# 5.0 TRANSPORT AND REFUSE PARKING & SERVICING

## PARKING, DELIVERY / SERVICING & REFUSE STRATEGY

**REFUSE**  
A temporary refuse store has been accommodated underneath the stairs within the lobby. Due to the nature of the proposal, it has been assumed that there will be a low volume of waste as there will be a high turnover of users who occupy the rooms over a limited period of time with no cooking facilities.


The access and servicing strategy is for a private maintenance company will collect waste and recycling from the temporary refuse store on a bi-weekly schedule.

**DELIVERY / SERVICING**  
The existing condition requires delivery vehicles to park on Rye Lane. The proposed strategy will reflect this existing condition.

Due to the low number of rooms on site, the proposal will allow for off-site servicing and cleaning facilities whereby bedding, supplies, towels etc will be brought to site on a daily basis upon checkout of guests.

**CAR PARKING**  
Due to the location and Ptal of the site, the proposal is sought to be car free.



 Temporary Refuse Store



Ground Floor Site Plan





# 5.0 TRANSPORT AND REFUSE ACCESS STATEMENT

## APPROACH TO BUILDING

The primary pedestrian access to the site is via the pavement on Rye Lane.

Access to building will comply with the Inclusive Design in Southwark requirements. The lift cores are located within the building with step free access. Where steps are shown, they are designed to comply with Approved Document K. Alongside this, all entrances comply with Approved Document M for clear opening widths, visibility, manifestation and general access requirements.

## APPROACH TO HOTEL

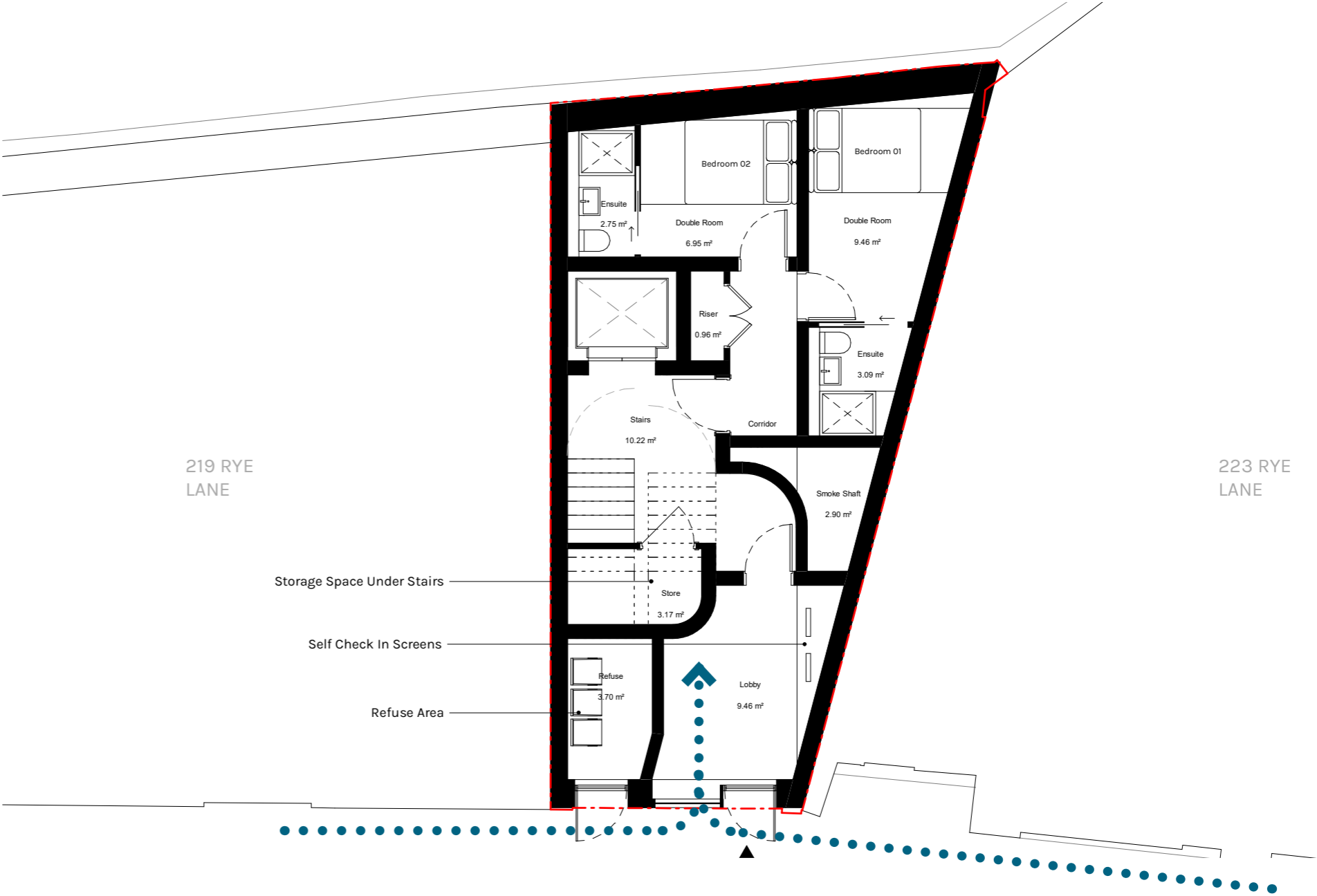
Level access is provided into the lobby and ground floor rooms from the entrance of the site.

Way-finding and welcome signage will be designed to meet best practice with the main entrance, lobby, core, lift lobby and rooms all clearly visible in line with the building's brand identity.

There is one single lift core proposed which is designed to comply with Approved Document M. The lift is designed to be capable of accommodating wheelchair users.

The rooms will benefit from being well lit and simply laid out with high quality finishes and fittings which feels part of the architectural envelope and integral to the design.

All units are single aspect allowing for ample natural light.





# 6.0 ACCESS

## ACCESS STATEMENT

### TRANSPORT

#### TRANSPORT

The excellent connectivity of the site to central London places it within PTAL area 6a, which is considered to have a high level of accessibility. Consequently, it is suitable to seek approval for a carfree development, as potential users would have access to a robust public transportation network, reducing their reliance on cars.

#### PARKING

As the proposal use is that of a hotel with a constant change of users and a low reliance on the permanent staff, no cycle parking has been provided.

A temporary refuse store has been accommodated underneath the stairs within the lobby. Due to the nature of the proposal, it has been assumed that there will be a low volume of waste as there will be a high turnover of users who occupy the rooms over a limited period of time with no cooking facilities.

### ACCESS

#### ACCESSIBILITY

The site has a PTAL rating of 6a, with easy access to local bus services and tube stations that provide frequent services to the surrounding area.

As such, the location of the development is conducive to providing future users with a realistic choice of active and sustainable travel modes for day-to-day requirements.

#### ACCESS

The proposal seeks to retain the existing pedestrian access off Rye Lane, which is in line with the neighbouring properties and is safe, with no known problems.





# 6.0

# SCHEDULE



# 6.0 SCHEDULES

## AREA SCHEDULE

240613 GIA	
Level	Area

Ground Level	66.57 m <sup>2</sup>
L01	66.57 m <sup>2</sup>
L02	66.57 m <sup>2</sup>
L03	66.57 m <sup>2</sup>
L04	61.57 m <sup>2</sup>

Grand total: 5  
327.87 m<sup>2</sup>

240613 NIA			
Level	Name	Number	Area

Ground Level	Double Bed	Bedroom 01	13.02 m <sup>2</sup>
Ground Level	Double Bed	Bedroom 02	9.93 m <sup>2</sup>
L01	Double Bed	Bedroom 03	13.02 m <sup>2</sup>
L01	Double Bed	Bedroom 04	9.93 m <sup>2</sup>
L01	Double Bed	Bedroom 05	13.93 m <sup>2</sup>
L02	Double Bed	Bedroom 06	13.02 m <sup>2</sup>
L02	Double Bed	Bedroom 07	9.93 m <sup>2</sup>
L02	Double Bed	Bedroom 08	13.93 m <sup>2</sup>
L03	Double Bed	Bedroom 09	13.02 m <sup>2</sup>
L03	Double Bed	Bedroom 10	9.93 m <sup>2</sup>
L03	Double Bed	Bedroom 11	13.93 m <sup>2</sup>
L04	Double Bed	Bedroom 12	13.02 m <sup>2</sup>
L04	Double Bed	Bedroom 13	9.93 m <sup>2</sup>
L04	Single Bed	Bedroom 14	8.94 m <sup>2</sup>

Grand total: 14  
165.51 m<sup>2</sup>



**DEFEA**

**THANKS**