

Engagement Summary Template for the Development Consultation Charter (validation requirement)

Before your application goes live and is validated the template needs to be completed and submitted.

Site: 77-89 Alscot Road, Bermondsey

Address: 77-89 Alscot Road, Bermondsey

Application reference: 18/AP/2295

List of meetings:

Meetings	Date	Attendees	Summary of discussions
Pre-application meetings	25 th October 2017 30 th November 2017 23 rd April 2018	Council officers (Victoria Crosby and Martin McKay as well as representatives from transport and highways) alongside Ron Plunz from Alumno, Cat Fraser from Turley (agent), Duncan Greenaway from Greenaway Architecture (architect) and at the latter meeting, Doug Birt (viability)	Principle of development, proposed design and various elements of the emerging scheme. Also included discussion on the proposed consultation strategy and viability.
Councillor meetings		Cllr Mark Williams in his capacity as Cabinet Member for Regeneration and New Homes Councillor Damian O'Brien (as a Grange Ward Councillor up to May 2018) Meeting with Councillor Leo Pollak as both a local ward councillor for South Bermondsey post May 2018, and also as the Cabinet Member for Social Regeneration, Great Estates and New Council Homes. We met with Leo twice.	Introducing Alumno, the wider project team and the development site Discussion about the demand for the product in this area, its benefits for the wider local community and various elements of the emerging scheme – including the proposed consultation strategy. The discussion also focussed on possible contribution towards the local community.

		<p>Meeting with Sunny Lambe as a local ward councillor for South Bermondsey</p> <p>Meeting with Liane Werner as a local ward councillor for South Bermondsey</p> <p>Council Leader Peter John, Director of planning Simon Bevan and Kevin Fenton as Director of Health and Wellbeing</p> <p>Councillor Johnson Situ, Cabinet Member for Growth, Development and Planning</p>	
Resident group meetings		<p>Bermondsey Spa Preservation Society & Kagyu Samye Dzong Centre (Buddha Centre)</p> <p>Nursery St Saviours</p>	<p>Introducing Alumno, the wider project team and the development site and proposals.</p> <p>Discussion about the demand for the product in this area and various elements of the emerging scheme – including the proposed consultation strategy.</p>
Local Charities		<p>United St Saviour's Charity</p>	<p>Introducing Alumno, the proposal and intention to pioneer a wayfinding system for vision impaired people with aim to collaborate for the benefit of wider community benefit in Southwark.</p>
Local Neighbours		<p>Kintore Way Nursery, Headteacher Rebecca Sherwood and Deputy Sarah Lee. Several meetings</p>	<p>Introducing Alumno, the proposal and investigating the potential of a collaboration on art, inclusion and wellbeing of local families and children.</p>

Meeting with temporary users of the site	15th March 2018	Mr Joshua Field	Introducing Alumno, the proposal and arranging contact with another more suitable empty property.
Design Review Panel	N/A	N/A	N/A

List of public consultation events carried out to date or planned:

Public consultation events	Date	Attendees	Summary of feedback
Public exhibition	17 th and 19 th March 2018	<p>A public exhibition of the proposed development was held on over two days, on 17th and 19th March 2018 at Setchell and Longfield TRA Hall in Bermondsey. The date and timings were chosen in response to some suggestions made by the Preservation Group. This allowed local people to provide their views and discuss particular areas of interest or concern.</p> <p>3,583 public exhibition invitations were sent out to local residents and businesses informing them of the proposals and inviting them to the event.</p> <p>The letters also provided contact details for the project team and details of the consultation website which contained further information about the project and mechanisms for submitting online feedback.</p> <p>In addition to publicity around the consultation events, Alumno hand-delivered a letter to addresses adjacent to the site in advance of issuing invitations. This letter made an introduction to Alumno and the forthcoming</p>	<p>Thematic breakdown of feedback:</p> <p>All feedback received as part of our pre-application consultation has been reviewed and is summarised below (a single respondent's responses could be recorded more than once, if they gave feedback on a number of topics).</p> <p>The responses recorded were:</p> <p>Design/Height/Density – 18 respondents commented on the design of the development, including the height and the density of the proposals. Several respondents felt the scheme was too tall and should be reduced in height, with some referencing overlooking concerns. A number of respondents also felt the fundamental design of the proposal was positive, and would make an attractive addition to the local built environment.</p> <p>“We like the design but it is top heavy at present, removing a floor would improve the design.”</p> <p>“The design looks stunning and would complement the area. However, I would like to see one floor removed from the plan as the current proposed building height is too high.”</p> <p>“I am concerned about the height of the building, it is important this is kept low especially around the park and takes into consideration of the density of the housing”</p> <p>Infrastructure pressure – 16 respondents queries whether local infrastructure could</p>

		<p>proposals prior to wider publicity. Following the exhibition, Alumno also sent an additional letter to residents on Henley Drive, immediately to the south of the site, to encourage additional responses from these residents.</p> <p>The Bermondsey Spa Preservation Group circulated news of the exhibition to local community groups and contacts in its network, and subsequently encouraged people to provide feedback via Alumno’s stand-alone consultation website.</p> <p>Invitations were sent to relevant elected representatives and local groups inviting them to attend the public exhibition and submit their feedback. This was in addition to individual meetings arranged separately to the exhibition.</p> <p>To make it as easy as possible for local people to find out about the proposals, a project website was created – www.bermondseypastudents.co.uk - so residents could view information about the proposals online. The website also offered a simple way for people to comment on the plans and get in touch for further information.</p> <p>We welcomed 22 people to the exhibition and through our various means of leaving feedback, received 22 individual pieces of feedback from local people.</p>	<p>cope with the additional pressure that the propose development’s new residents would bring. Issues raised included pressure on local GP services and transport system.</p> <p>“I do not believe that local public transport infrastructure or health services can cope with an influx of extra bodies on this scale.”</p> <p>“It would be overburdensome on local transport and amenities to bring in so many new residents in such a dense way.”</p> <p>“Transport around the area is already incredibly stretched. The Jubilee Line runs services almost back to back peak time and still the platforms get crowded with waiting passengers at Bermondsey. The local buses, too, are barely coping.”</p> <p>Student numbers and disruption – 10 respondents expressed concern about the number of students that are already either in the area or due to be housed in the area, accounting for existing accommodation, the potential development of Alumno’s proposals and that of other nearby planning applications. Several respondents raised the issue of added noise disruption that Alumno’s scheme could bring to Bermondsey Spa Gardens.</p> <p>“I am generally concerned about the number of students in the developments planned for the immediate area and the impact this will have”</p> <p>“Over 100 seems too many, what with the plans for another way over-crammed student block in spa road. It will have a big impact on the peace in this little neighbourhood.”</p> <p>"Students have no regard for an area where they are staying for just a year or so, so the area will go down. Students by their very nature are young, so parties both in the residence and public areas will be disturbing to the elderly and families.”</p> <p>Management – 5 respondents queried how the development will be managed, and</p>
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			<p>requested further information about the measures that will be taken to ensure neighbours' are not negatively impacted by the proposals.</p> <p>"How are you planning to deal with students arrival every year if you only have 2 parking spaces for staff. Are you going to use the street as your parking space on arrival day?"</p> <p>"Management of the building is crucial and high standards of both maintenance and behaviour are crucial as this is an area with a strong community and family base."</p> <p>"What are your plans for the units during the summer period when the students are not at university? Any 'Air bnb' style lettings would be extremely disruptive with anti-social behaviour and noise at night/early mornings with people arriving and leaving."</p> <p>Miscellaneous – a small number of respondents raised specific issues that were not shared by other respondents. These included queries about the drainage strategy and whether continued access to the rear of neighbouring 91 Alscot Road will be maintained by the existing strip of adjoining land.</p>
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Refer to checklist in the development consultation charter for pre-application consultation requirements dependent on the scale of the proposed development.

We believe every relevant element of the development consultation charter for this scheme – as a 'strategic applications - lower range' has been fulfilled.

Evidence of consideration of the following (this list is not exhaustive):

Demographic context:

- **Who occupies the site?** After the last regular tenant (LawPack) moved out, the building needed to be secured against squatting and vandalism. This was done via a temporary letting arrangement with SET Centre specializing in temporary occupation of otherwise disused spaces. Set Centre sub-lets the space in the form of desks to a small number of artists on a temporary basis as they fully understand the nature of the tenancy and the restrictive quality of the former warehouse.

● **Will they need to be relocated? On what basis? Will they be expected to return?** The rental agreement is only temporary and depends on regular renewal agreement to keep safeguarding the building. Alumno have liaised with Set Centre and successfully arranged contact with another unused property owner in considerably more suitable location (adjacent to the White Cube Gallery). We understand that their agent negotiated terms successfully.

- **Due regard to how the development might impact people differently depending on their race, age, gender reassignment, disability, sexual orientation, religion or belief, or sex.** The development has considered these aspects and there are no negative impacts. These points will however also be addressed by the University's policy (as the tenant). Our intention of pioneering a wayfinding system for visually impaired people should be noted.
- **How the development fosters good relations between different groups in the community.** We propose a bespoke nature / bird themed public art piece, a pioneering way finding system for people with visual impairments, offering managed access for the common room/ cinema space and introducing a Brompton Bike hire scheme. We have engaged with the local Nursery (Kintore Way) to explore ways in which we could contribute to the wellbeing of local families and children
- **Are there neighbours in close proximity?** Yes

Cultural setting:

- Is the site in conservation area? No
- Is the building listed? No
- Is the site/building a place of community interest? No

Highways:

- **How is the site accessed?** Front door and gated rear courtyard.
- **Will there be an increase in traffic during construction and once the new development is completed?** Modest and managed increase during construction and mediated as described in our transport statement. The scheme when in operation is a car free development and therefore no increase in traffic is anticipated.

Other engagement:

The project team conducted a minimum of two letter drops to the blocks of flats immediately adjacent to the development site to maintain our communication with these residents, in addition to our public exhibition work.

Website: <http://bermondseypastudents.co.uk/>, which has been publicly accessible from the first day of the public exhibitions

Ways to feedback responses were:

A number of methods to provide feedback were used and publicised in consultation materials, including:

- Feedback forms: these were available at the public exhibition, and attendees were encouraged to fill them in with their comments
- Email address: ron.plunz@alumnodevelopments.com;

- Post: FREEPOST RRAJ-KGLE-AYTR, 198 High Holborn, London WC1V 7BD.
- Telephone: 020 7434 2384 (answered during normal office hours, Monday to Friday);
- Website: <http://bermondseypastudents.co.uk/>, which has been publicly accessible from the first day of the public exhibitions

Support & Objection- public consultation summary

All feedback received as part of our pre-application consultation has been reviewed and is summarised below (a single respondent's responses could be recorded more than once, if they gave feedback on a number of topics. The responses recorded were:

- **Design/Height/density – 18 respondents** commented on the design of the development, including the height and the density of the proposals. Several respondents felt the scheme was too tall and should be reduced in height, with some referencing overlooking concerns. A number of respondents also felt the fundamental design of the proposal was positive, and would make an attractive addition to the local built environment.

"We like the design but it is top heavy at present, removing a floor would improve the design."

"The design looks stunning and would complement the area. However, I would like to see one floor removed from the plan as the current proposed building height is too high."

"I am concerned about the height of the building, it is important this is kept low especially around the park and takes into consideration of the density of the housing"

- **Infrastructure pressure – 16 respondents** queries whether local infrastructure could cope with the additional pressure that the proposed development's new residents would bring. Issues raised included pressure on local GP services and transport system.

"I do not believe that local public transport infrastructure or health services can cope with an influx of extra bodies on this scale."

"It would be overburdensome on local transport and amenities to bring in so many new residents in such a dense way."

"Transport around the area is already incredibly stretched. The Jubilee Line runs services almost back to back peak time and still the platforms get crowded with waiting passengers at Bermondsey. The local buses, too, are barely coping."

- **Student numbers and disruption – 10 respondents** expressed concern about the number of students that are already either in the area or due to be housed in the area, accounting for existing accommodation, the potential development of Alumno’s proposals and that of other nearby planning applications. Several respondents raised the issue of added noise disruption that Alumno’s scheme could bring to Bermondsey Spa Gardens.

“I am generally concerned about the number of students in the developments planned for the immediate area and the impact this will have”

“Over 100 seems too many, what with the plans for another way over-crammed student block in spa road. It will have a big impact on the peace in this little neighbourhood.”

“Students have no regard for an area where they are staying for just a year or so, so the area will go down. Students by their very nature are young, so parties both in the residence and public areas will be disturbing to the elderly and families.”

- **Management – 5 respondents** queried how the development will be managed, and requested further information about the measures that will be taken to ensure neighbours’ are not negatively impacted by the proposals.

“How are you planning to deal with students arrival every year if you only have 2 parking spaces for staff. Are you going to use the street as your parking space on arrival day?”

“Management of the building is crucial and high standards of both maintenance and behaviour are crucial as this is an area with a strong community and family base.”

“What are your plans for the units during the summer period when the students are not at university? Any ‘Air bnb’ style lettings would be extremely disruptive with anti-social behaviour and noise at night/early mornings with people arriving and leaving.”

Miscellaneous – a small number of respondents raised specific issues that were not shared by other respondents. These included queries about the drainage strategy and whether continued access to the rear of neighbouring 91 Alscot Road will be maintained by the existing strip of adjoining land.

How have objections been addressed?

Design and Height

Alumno have carefully designed a scheme to be in line with the existing pattern of Alscot Road, and that complements neighbouring buildings – providing a continuity between the heights of Buckley Court to the east of Alscot Road and Artesian House to the West corner of the road. The proposals

will pull back the building line so it is located further away from the road, which helps to mitigate against overshadowing of the park.

By setting the building back Alumno are also intending to provide a substantial improvement to the section of Alscot Road in front of the site, which is at present very narrow and difficult to navigate for pedestrians. The proposed building has also been designed with consideration to the Henley Drive properties and to reduce any overlooking of residents, which is evident in the sequential setting back of the upper floors.

Infrastructure

The proposed development's impact on local services will be considered by statutory consultees and the local planning authority as part the planning process, and planning consent will only be granted if this is assessed to be of an acceptable level. The impact of this scheme is mitigated in a number of ways by consisting of student residents rather than other uses such as conventional housing.

For transport services, a student accommodation scheme has the benefit of residents living with more varied schedules than would normally be the case, due to scattered academic timetables, as opposed to conventional full-time employment commitments that coincide with peak travel hours. In the case of health services, this is also something that is commonly provided in part by higher education institutions, and offers a convenient alternative to local services for students.

Student numbers and management

Alumno operates all of its schemes on the basis of purpose-built, fully-managed developments. This means that there will be management staff on-site at all times that will monitor and enforce the strict standards of behavior that Alumno expects of all its residents. While we aim to create a welcoming environment for all the students, any anti-social behaviour will not be tolerated and any residents breaching the clear and strict rules and regulations outlined within their tenancy agreement face appropriate disciplinary action, including the termination of tenancy.

The management team serve as a point of contact for neighbours should they wish make contact with building's operators, and they will seek to engage with local residents and community organisations to work closely with local people on any issues.

The annual move-in process will be a carefully managed process over two weekends each academic year. To stagger arrivals, each student will be advised of a date and time to take up occupancy of their room. During 'move-in' days we will provide an increased management presence and, in order to minimise disruption, we will provide a methodical approach to the appointment times that students can arrive and unload. Students will move out over a longer, staggered time period, which means impact on the local community are further minimised. This period will also be closely monitored.

Summary of how the relevant Social Regeneration Charter, Place Action Plan and Community Investment Plan have been considered.

The development site for planning application 18/AP/2295 falls outside of the geographical scope of the Council's Social Regeneration Charter – which focuses on Old Kent Road and Canada Water - and their Place Action Plans, which are relevant to locations with Area Action Plans.

In relation to the Community Investment Plan, this was introduced by Southwark Council in the summer of 2019 to create a clear programme for how local Community Infrastructure Levy is spent, 'crucially balancing the need to ensure local CIL is used to support growth and tackling inequalities'. Accordingly to information available on the Council's website:

'Over the coming months officers will consult with ward forums regarding the boundaries and the additional theme for the area. We are committed to working with ward forums and community groups to ensure local CIL is spent as efficiently as possible and I look forward to attending opening ceremonies and launch events very soon.'

Whilst the pre-application and post submission engagement that has been conducted with the local community in and around Alscot Road has focused on the development proposals, were the application to be approved and CIL contributions transferred to the Council, we would be happy to play a full and active role in continuing to work with the Council to ensure CIL contributions were used to support the additional growth of the local area – in addition to the delivery of our scheme – and to continue to help tackle local inequalities.

Provide examples of all consultation materials

The **engagement summary** will be a validation requirement for any planning application. It should clearly set out how the feedback received has been addressed and how the community has shaped the proposed development. Where comments have not been addressed, this should be detailed and justified. This will be used to inform officer and committee reports.

Appendix 1 - public exhibition invitation



The owner/occupier
Re: development at 78-89 Alscot Road
Address 1
Address 2
Address 3
Address 4

8 March 2018

Dear Sir/Madam,

Invitation to public exhibition: redevelopment proposals for 78-89 Alscot Road, Bermondsey

I would like to invite you to a public consultation on proposals to redevelop the land at 78-89 Alscot Road for student accommodation. The site is occupied by a warehouse on the south edge of Bermondsey Spa Gardens.

Alumno is a company which specialises in developing student accommodation. Established in 2006, we have since delivered many projects across the country working with students of universities including Goldsmiths, Queen Mary University of London and the University of the Arts London. We are particularly proud of our work in Southwark, including three projects such as the redevelopment of the former town hall in Peckham.

Our developments create high-quality accommodation in buildings that are designed to high standards and managed on full-time basis by an on-site team so that we develop good relationships with our neighbours. We want to make a positive contribution through our projects, and often work with local groups and organisations.

The views of the community and neighbours are very important to this. We would like to discuss our proposals with you before submitting a planning application and hope you will be able to join us at our public exhibition:

When – Saturday 17th March, 10am – 2pm and Monday 19th March, 3pm – 8.30pm

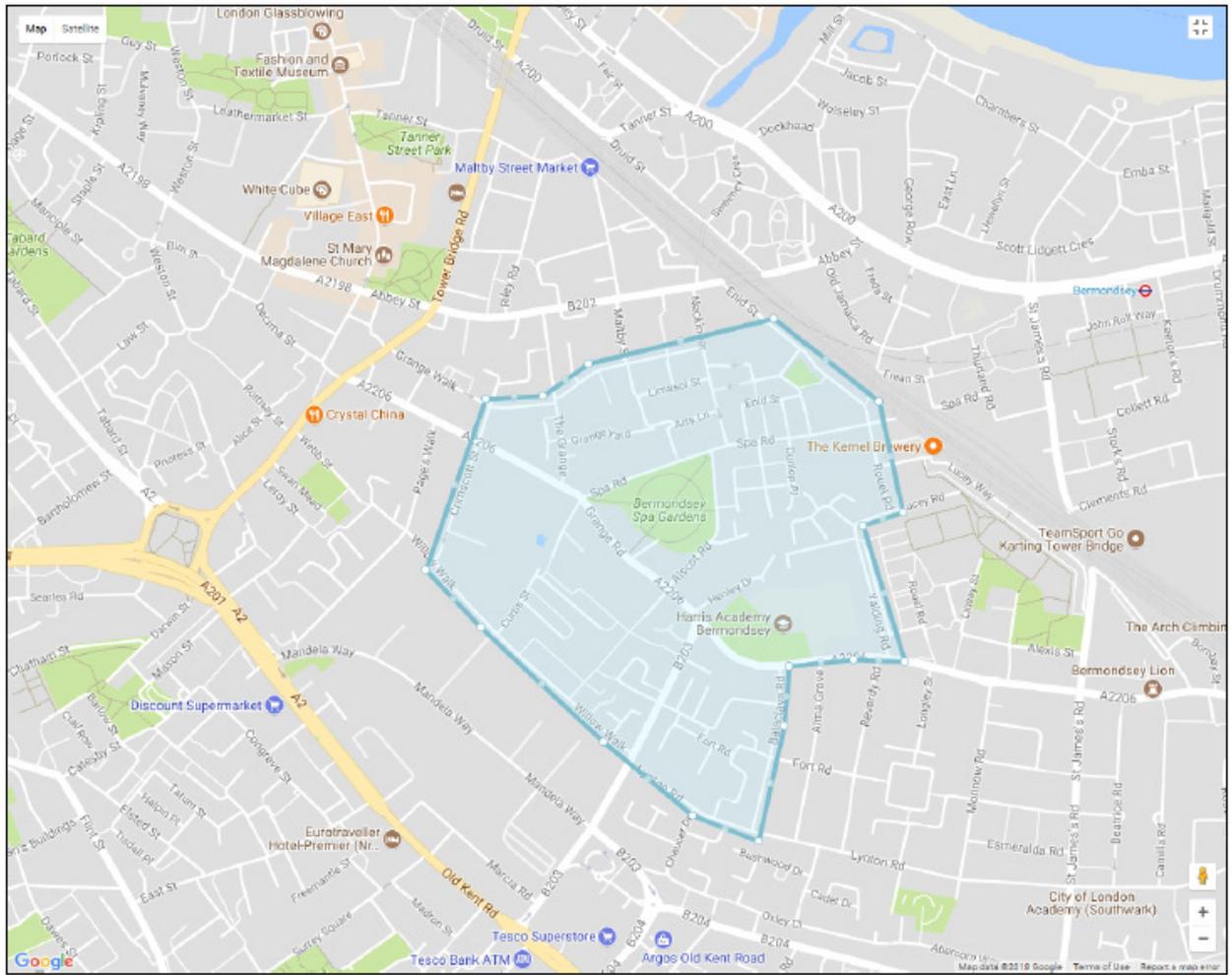
Where – Setchell and Longfield TRA Hall, Junction of Hazel Way and Alscot Way, London SE1 5XN

If you are unable to attend, we will also be publishing details of our plans online, where you can view and comment on the proposals from Saturday 17th March by visiting www.alumnobermondsey.co.uk. Alternatively you can call 020 7434 2384 or email Ron.Plunz@alumnogroup.com for more information.

Yours faithfully,

David Campbell
Managing Director

Appendix 2 – Distribution area of exhibition invitations



Appendix 3 – Stakeholder invite

Dear Clr Johnson

I am writing to invite you to a public consultation on Alumno Group's development proposals for student accommodation at 78-88 Alscot Road. I have attached for your information a copy of the public invitation letters containing further information about Alumno and their proposals, which shall be delivered to all local residents in the next few days.

The details of the consultation events, held as an exhibition over two days, are as follows:

- **When:** Saturday 17th March, 10am – 2pm and Monday 19th March, 3pm – 8.30pm
- **Where:** Setchell and Longfield TRA Hall, Junction of Hazel Way and Alscot Way, London SE1 5XN

Residents will be able to view and provide feedback on the development proposals for the site as well as speak to members of the project team who will be on hand to answer any questions. If you are unable to attend either event the information exhibited will also be online from 17 March on www.alumnobermondsey.co.uk.

Kind regards,
Sami

Sami Dodangeh
For and on behalf of Alumno Group

Appendix 4 – Consultation website

Bermondsey Park Students

Search

The Proposals Scheme Management Project Team News Background About Us Contact Feedback



Home

Search

Welcome to Alumno's consultation website for our development proposals for 78-89 Alscot Road.

Alumno is bringing forward proposals for high quality purpose-built student accommodation at this underutilised site. We are consulting with the community on our plans before submitting a planning application, and would appreciate all feedback on the proposals. You can submit your views [here](#).

Recent Posts

[Consultation events – 17 and 19 March](#)

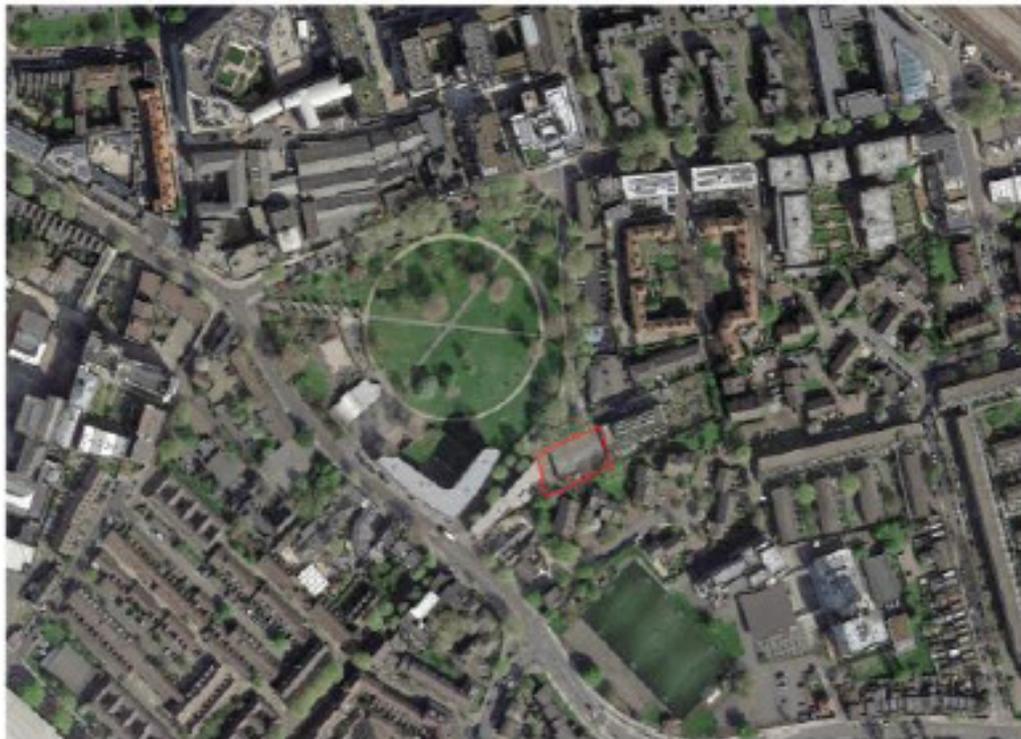
Appendix 5 – Exhibition boards (1)



Welcome

Thank you for taking the time to attend this exhibition on Alumno's proposals for 78-89 Ascot Road. We hope you find this event helpful.

Please ask a member of the project team if you have any questions.



Alumno is an award-winning specialist student accommodation developer, delivering projects from inception through to operation working closely with universities and other key stakeholders. We have successfully delivered projects from Scotland over the Midlands to London, all integrated into an urban context where we place great emphasis on sophisticated and sympathetic architecture to integrate successfully into existing communities.

Our approach is to liaise with communities, to listen and to create an environment beneficial for both the student community and neighbours. We have done so successfully and provided both sustainable and affordable accommodation for around 3,000 students which resulted in benefits for the local community in terms of amenities and job creation.

78-89 Ascot Road, Birmingham City Centre - Student Housing Redevelopment

Overseas Architecture

Appendix 5 – Exhibition boards (2)



Alumna's Track Record

Student Accommodation in Southwark



Alumna have extensive experience working with the London Borough of Southwark having provided three student schemes. These are at Hampton Street, Rockham Road and the former Southwark Townhall including Theatre Packham.

Southwark Town Hall, for example, was completed in summer 2010 delivering 155 student rooms through good design and considerable 24hr management, while creating a café, affordable artist studios and a new state of the art home for Theatre Packham.

We have also worked together with the Gosauk Garden community to create a public plaza to serve both the theatre and the welcoming entrance into the Gosauk garden estate.

10-16 Albert Road, Bermondsey Spa, Garden - Student Housing Redevelopment

© Alumna Architects

Appendix 5 – Exhibition boards (3)



Alumno In Other Cities

Focus on Placemaking

In 2017 we won the Royal Incorporation of Architects in Scotland (RIAS) Best Residential award for our Flows Place and also the Prix Awards student development in Aberdeen.

We have also been nominated for Best Relativement of the RIBA London Awards for our Southwark Town Hall student development in London.

Norwich, All Saints Green included the refurbishment of an old coachhouse at the rear of the student accommodation.

We provided a public plaza, artwork with reference to the history of the building, high quality landscaping, upcycled amenity areas and a shared parking pod.

The area is now very popular with neighbors and workers stopping over at the Alumno which took residency in the old coachhouse.



Durham, Sherston Park included the creation of a new college community for Durham University, at the heart of the long term vision for Sherston Park.

So with an existing residential community, the regeneration of a derelict Edwardian college site, blends sensitive renovation and addition with modern intervention.

All stakeholders' initial objections have been met, as a result of their ongoing consultation was key.

The creation of new public parking, sculpture garden and party wall has enhanced the local environment and allowed the new community to integrate.



Leamington Spa - The Union navigates the channel with half a million alongside and with a small pocket park.

Since completing the channel facing building and the landscape we realized how much this helped a new basis of life for a previously unloved part of Leamington Spa.

The cultural art has been provided in very close collaboration with Anthony Frost who is an important and well known artist from Leamington Spa and was very well received by the city and the local community.



Appendix 5 – Exhibition boards (4)



Community + Management



Being a good neighbour is important to us.

Management Alumna will be working alongside an experienced facilities management team, such as iStockart, that has extensive experience in managing student housing developments throughout the UK.

While we aim to create a welcoming environment for all the students, any anti-social behaviour will not be tolerated and any residents breaching the standard conditions and regulations outlined within their tenancy agreement will lose their accommodation.

Neighbourhood + Community The Management team will have a full-time presence at the building. The team will seek to engage with local Residents Associations and community organisations to working closely with local people through meetings to address any issues. Students will be involved to provide feedback and engage in discussions where appropriate.

Car Parking - The development will be very car-refering for students with the provision of around two spaces for staff and disabled residents. Students will also not be permitted to bring cars to the site and park in the surrounding area. Students will be encouraged to use more sustainable means of transport, such as cycling, walking and public transport.

Move-in Process This will be a managed process over two weeks (and) each academic year. To stagger arrivals, each student will be offered a dedicated time to take up occupancy of their room.

During move-in days we will provide an increased management presence and, in order to minimise disruption, we will provide a methodical approach to the apartment times that students can arrive and unload. Students will move-out over a longer staggered time period, which means impact on the local community are further minimised. This period will also be closely monitored.

78-82 Alcot Road, Sennelsay Gas Gardens - Student Housing Redevelopment

Greenway Architects

Appendix 5 – Exhibition boards (5)

Design Principles

Concept opportunities - amenity diagram

The scheme makes best use of urban land with good access to amenities and public transport, breathing new life, investment and functionality into the site.

We have sought to replace existing building with a more appropriate and dynamic building in terms of design quality, function and sustainability.

We will create a vibrant pedestrian friendly environment through high-quality landscaping, an active facade and legible access points.

We will provide a mix of room types, sizes and affordability on site to meet needs and provide choice.

We have been working closely with Cityweek through a pre-application consultation process to find the best solution for the site and surroundings.

20-24 Wood Road, Doncaster, City Gardens - Student Housing Redevelopment

Greenway Architects

Appendix 5 – Exhibition boards (6)



Design Evolution



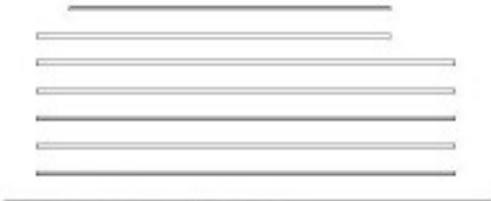
Inspiration - Geometric sculpture



Inspiration - Tone, color and material composition



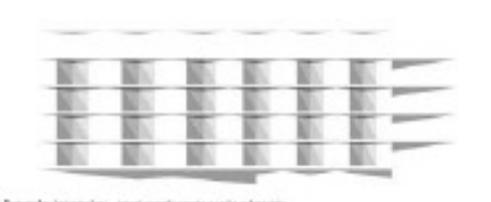
Inspiration / precedent - Sculptural facade



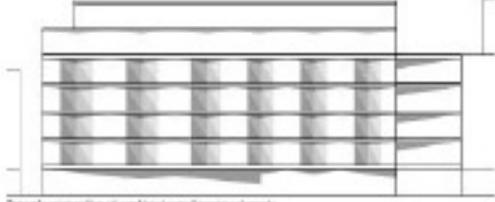
Dynamic structure - single edge horizontal table expressed



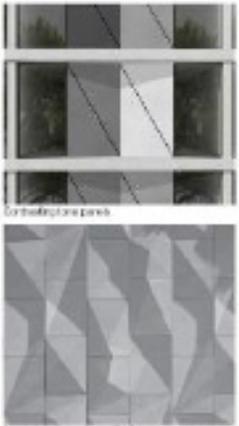
Dynamic shading - variety of elements towards single edge table with depth to the composition and multi-dimensional quality of light and shade



Dynamic facade for - panel panels create a unique rhythm



Dynamic composition of combined complementary elements



Continuity and variety

Inspiration / precedent - Geometric facade similar to the Alcott Front, Tomlinson, Spivey Gardens - Student Housing Redevelopment



Evolution of the proposed form - select how sections flow vertically separate

Tomlinson Alcott Front, Tomlinson, Spivey Gardens - Student Housing Redevelopment

Geometric Facade

Appendix 5 – Exhibition boards (7)



Design Proposal



View looking N of proposed site from 1st level. Road elevation from Flemishbury Tree Garden

View looking NW of proposed site from 1st level. Proposed site to the right end of Wood Road



1644 Wood Road, Flemishbury Tree Garden – Student Housing Redevelopment

Commonwealth Architecture

