

D&A Addendum Ringers Road Bromley, London



18.085 Ringer's Road
D&A Addendum
03.05.2023

Hollaway

This D&A addendum prepared by Hollaway Studio on behalf of Ringers Road Properties Ltd, is to accompany the revised design & drawings for the 2 residential Blocks at Ringers Rd, Bromley.

The original full planning application for the redevelopment of the land facing onto both Ethelbert Road and Ringers Road for the development of a total of 94 residential apartments.

The revised design is the result of a design process that incorporated the following changes :

We have created a more active frontage to Block A. A two storey co-working lounge has been introduced with more glazing facing the street and taking into consideration the future development of surrounding sites.

Fire safety

A second stair has been introduced to both blocks for Fire escape provision.

Other Regulatory Updates

Overheating and Daylight Sunlight. Since the original application was submitted new regulations have come into force to ensure overheating is considered earlier in the design process. And has updated the rules on Daylight & sunlight.

The new layouts have been comprehensively tested to ensure compliance with these stringent new targets.

A positive consequence of the daylight sunlight testing is that we have been able to enlarge the areas of glazing to the side elevations and bay windows improving the architectural balance of glazing to solid facade.

Overall the unit numbers have remained the same-

Original Application - **94 units** overall.

Revised Application - **94 units** overall
Block A 45 flats and Block B 49 flats

Please refer to the revised schedule of accommodation for more details.

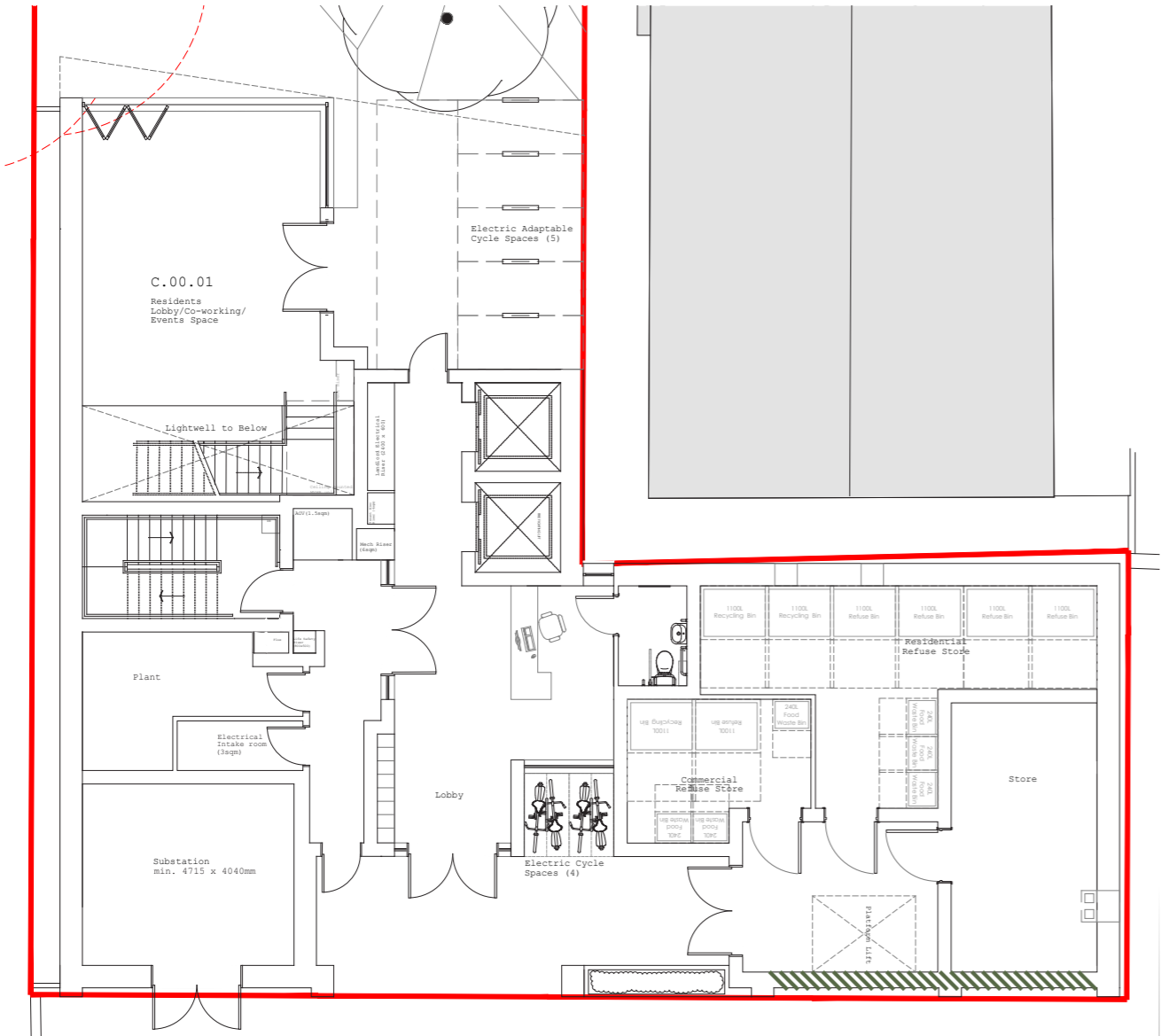
Block A - Creation of Active Street frontage

- ////// SOLID WALL
- - - - GLAZING
- ~~~~ VISUAL PERMEABILITY

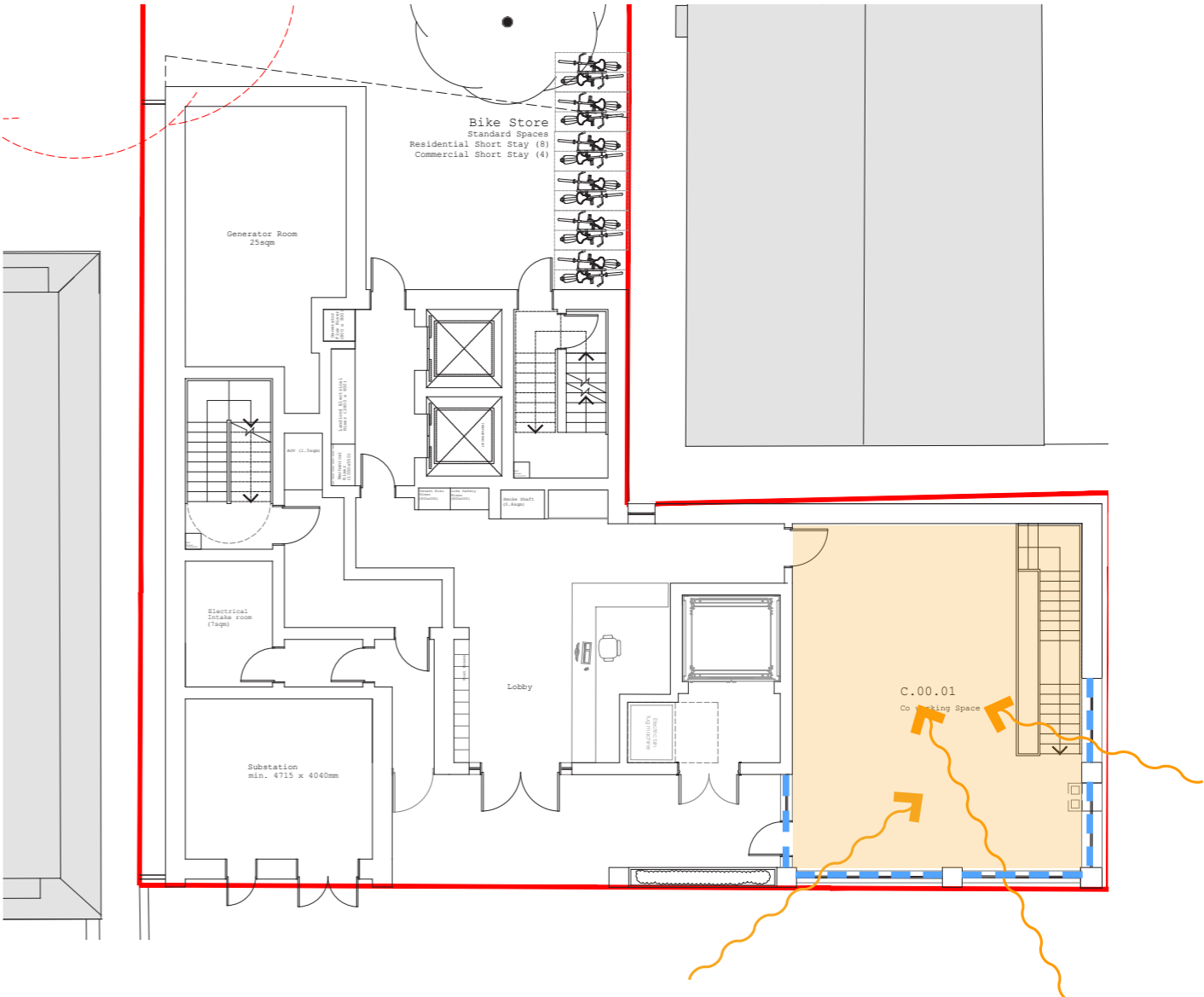
Previously the platform lift and store room bordered the road resulting in a solid wall on the street front.

The plan has been re arranged so a new double height co-working space borders the road. Large glazing panels now allow for passersby to look into the co working space, in turn increasing interest and visual engagement with the building.

New corner glazing to co working will also create an active frontage in the future wider masterplan.



Block A - Previous Ground Floor Plan



Block A - Revised Ground Floor Plan

Creation of Active Street frontage

We have rearranged the ground floors to give a better active frontage to Ringers Rd, by introducing a co-working space on the SE corner. This will be double height to the basement with a lightwell and the glazed frontage will return along the side to improve the frontage for the future masterplan.

This provides Block A with similar aesthetics to the active frontage proposed at Block B



Block A - Previous Street Facing Elevation



Block A - Revised Street Facing Elevation



Block B - Active Street Frontage



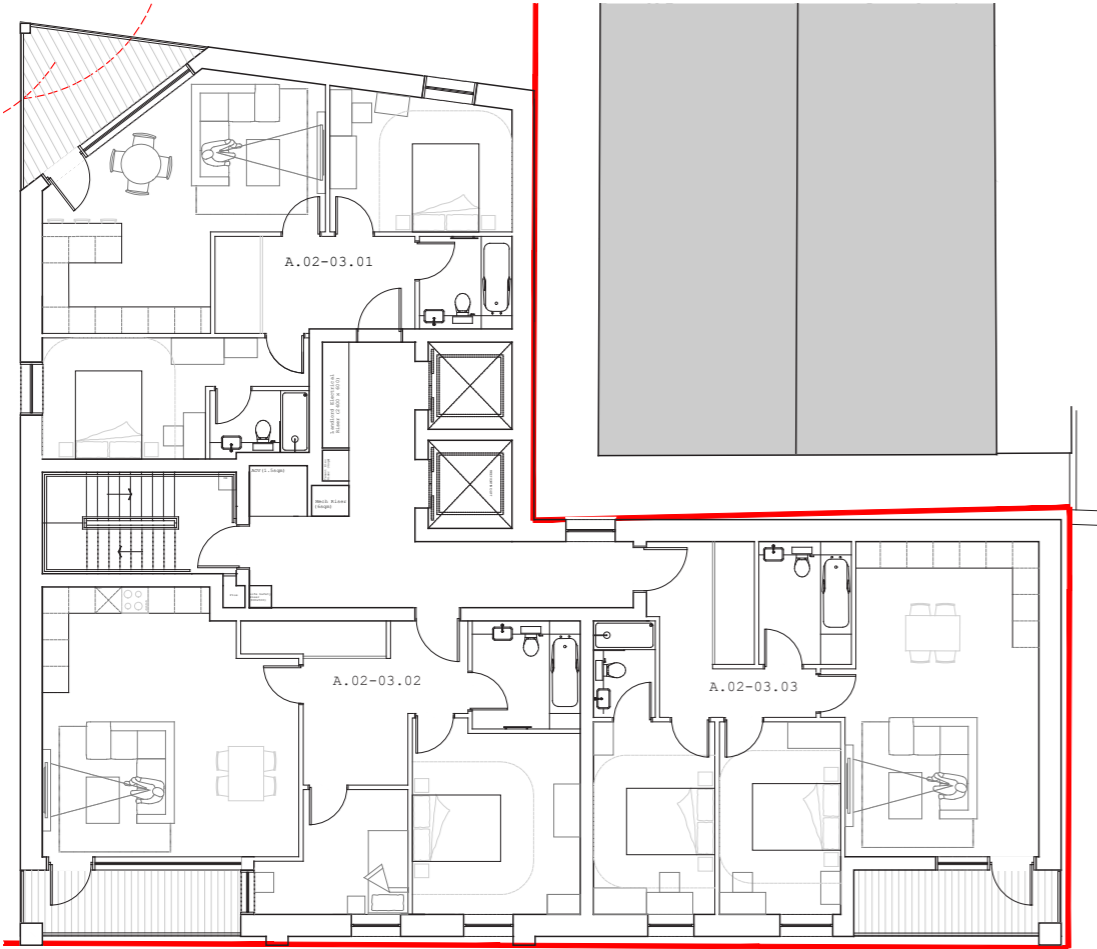
Block A - Revised Street Facing Elevation in Future Masterplan Context

Internal Layout Changes - Block A

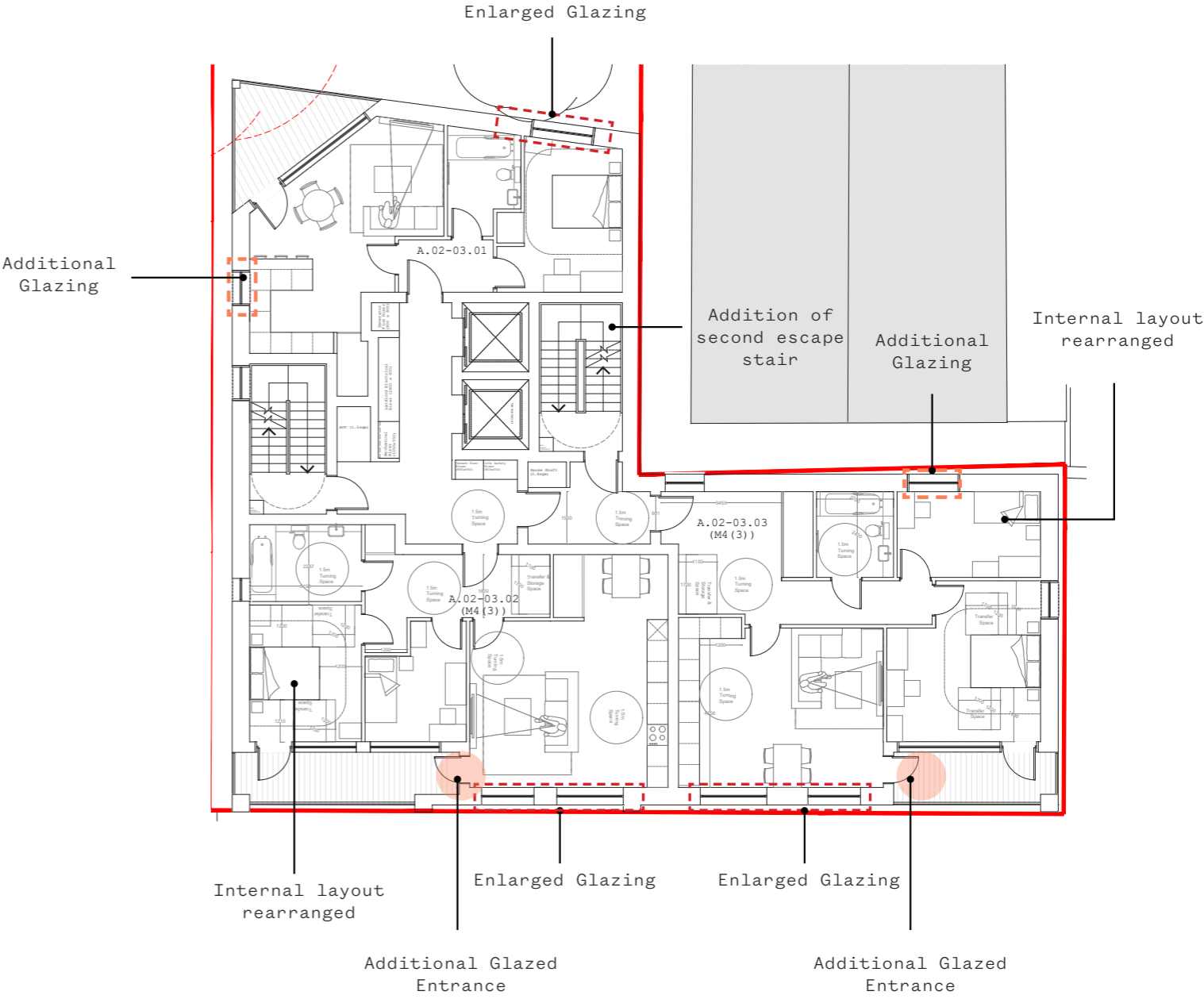
The internal layouts have been amended to achieve the following -

Fire safety - A second stair has been introduced to both blocks for Fire escape provision.

Daylight Sunlight - Internal layouts changes to achieve improved DLSL compliance under the new regulations. Please see report by XC02 for further details



Previous Floor Plan



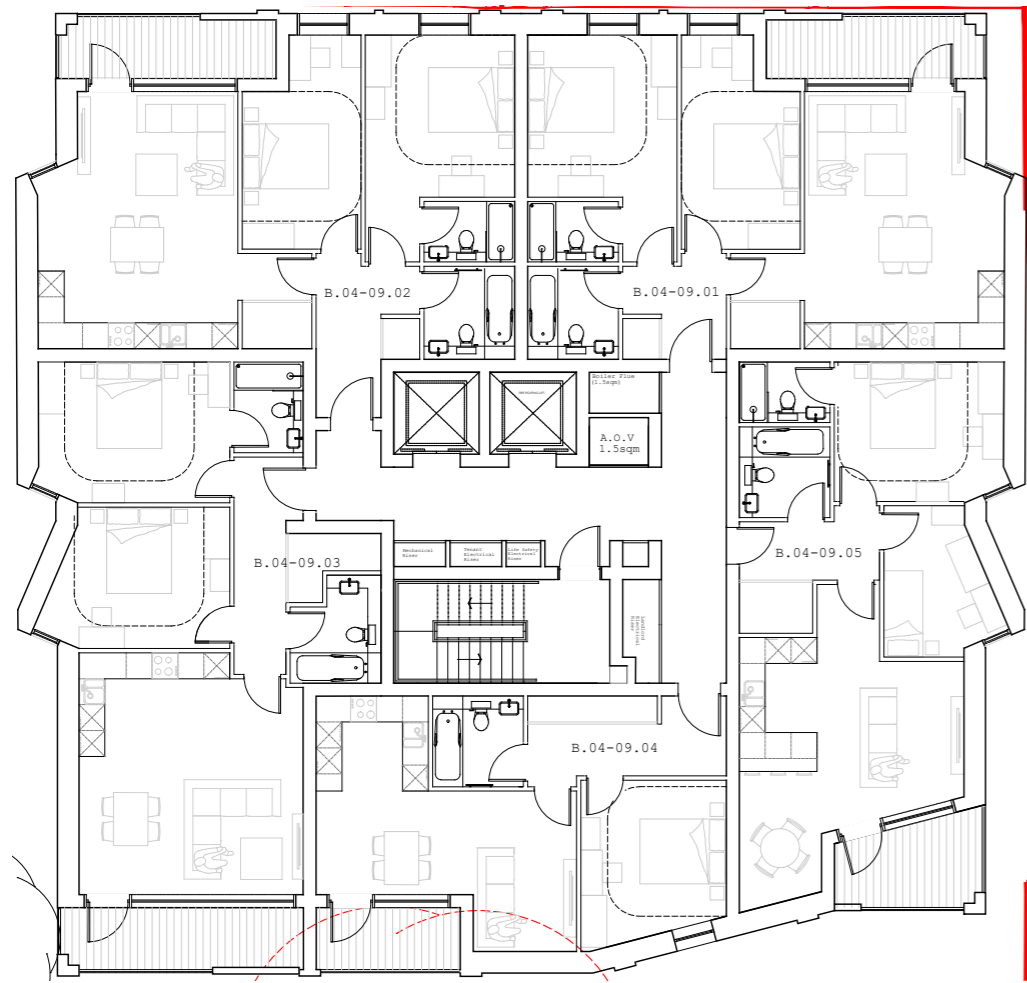
Revised Floor Plan

Internal Layout Changes - Block B

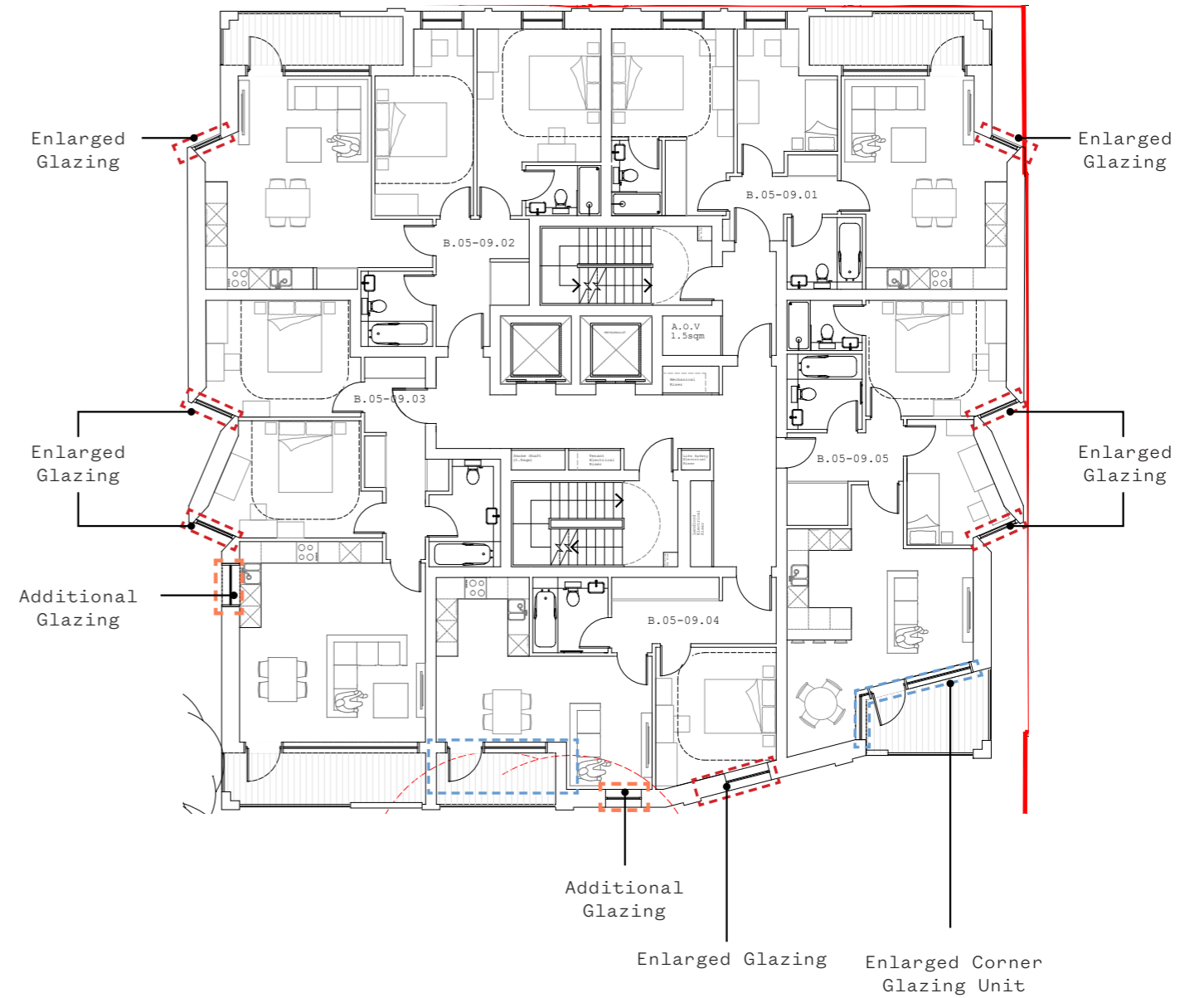
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Previous Second Floor Plan

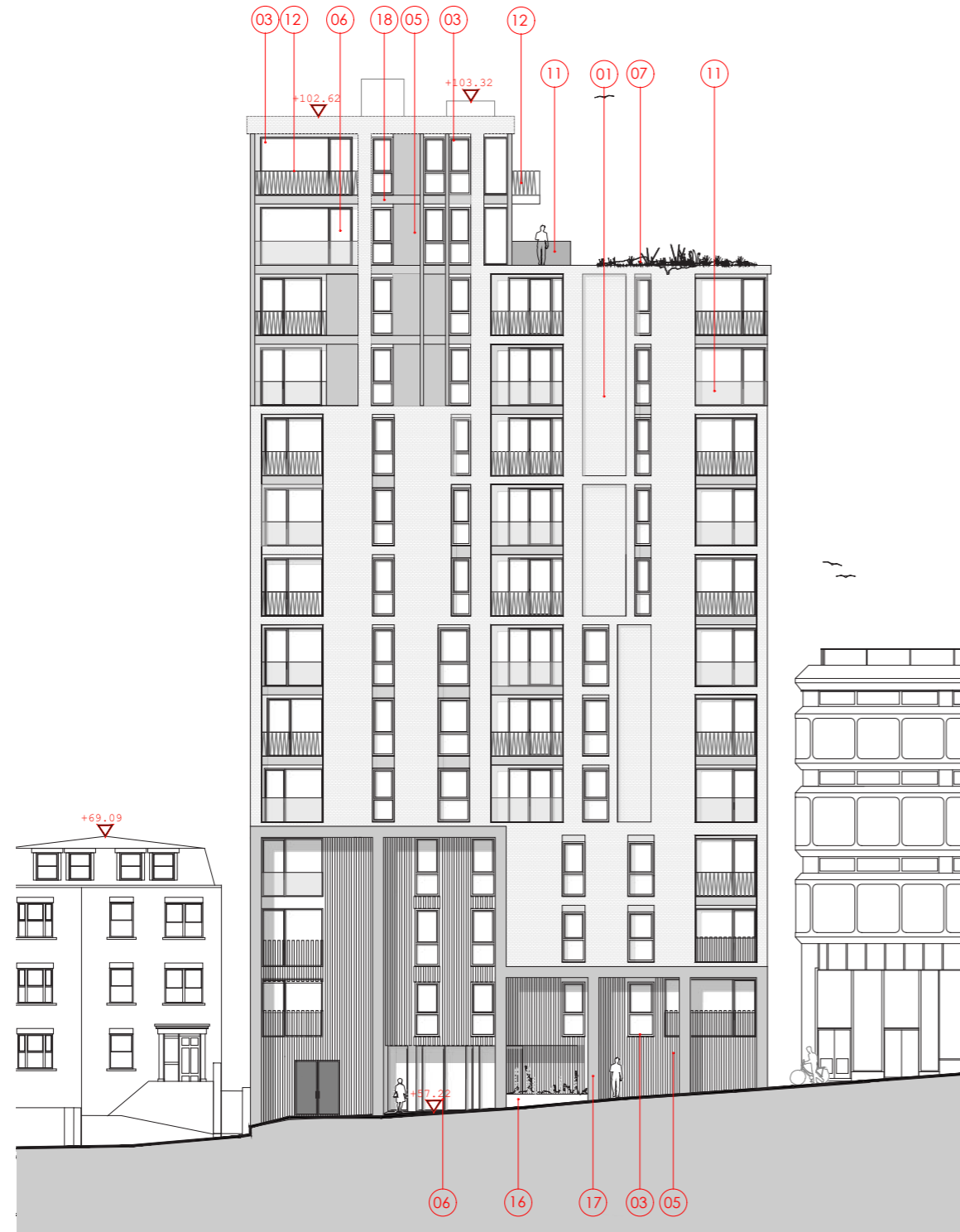


Revised Second Floor Plan

Elevational Changes - Block A

Minor amendments have been made to the glazing to achieve improved Part O with the incorporation of more openable windows to provide better natural ventilation. Larger glazed areas where required have been introduced to improve DLSL compliance under the new regulations. Please see reports by XC02 for further details.

Additional glazing has been introduced to the ground floor to provide an active frontage



Previous Elevation AA

Solid panel introduced to reduce overheating Enlarged glazing Active glazed frontage



Revised Elevation AA

Elevational Changes - Block B

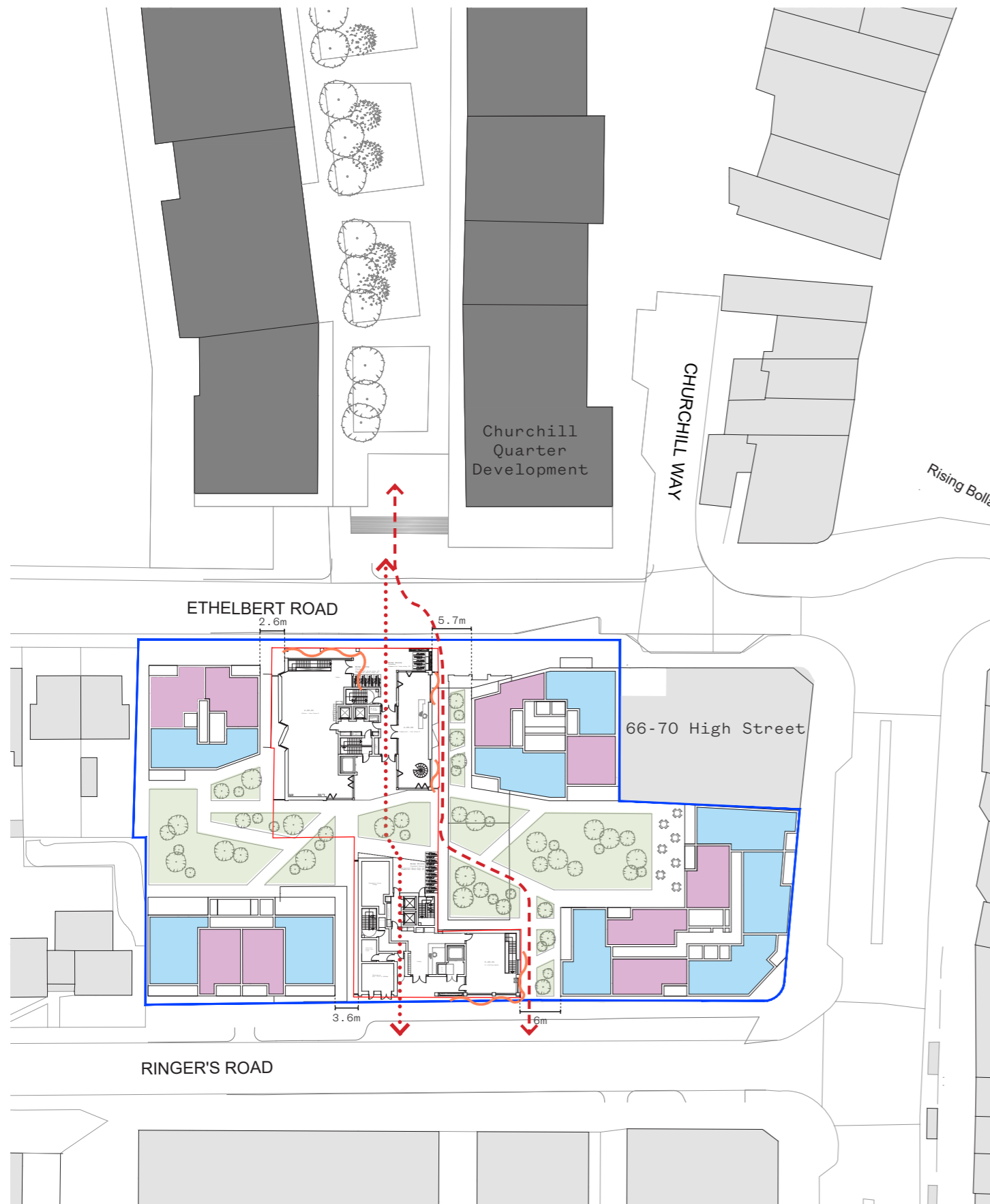
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Previous Elevation AA



Revised Elevation AA



Ground Floor Plan

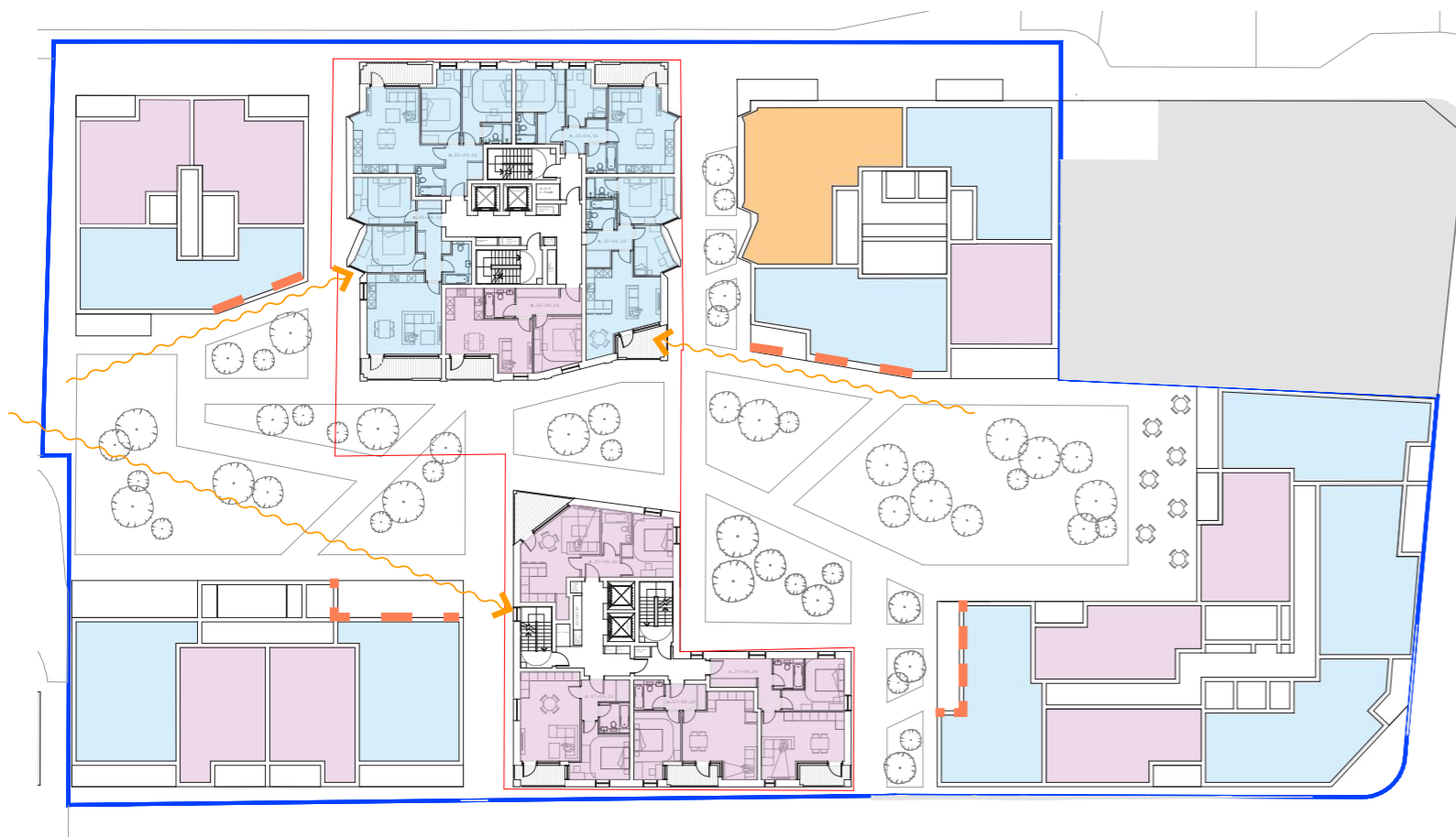
1 BED UNIT
 2 BED UNIT
 3 BED UNIT
 SITE BOUNDARY
 DEVELOPMENT ZONE 2A

We have updated the future masterplan blocks and landscape to improve both the route through the site at ground floor and the relationships with potential residential rooms on the typical floors above.

The future development of the surrounding areas has been considered as part of the proposal, in line with the strategic development of the wider masterplan for development zone 2A.

The masterplan features dense greening of the proposed urban realm. Planting along new public pedestrian routes aims to encourage footfall through the site and connect it with new neighbouring developments such as Churchill Quarter Development. The planting also reduces overlooking and increases the sense of privacy for residents.

- ACTIVE STREET FRONTAGE
- PUBLIC PEDESTRIAN ROUTE
- PRIVATE GATED PEDESTRIAN ROUTE



— KEY ANGLES AND FORMS WHICH INTERACT WITH PROPOSAL

~ SUNLIGHT AND DAYLIGHT

The masterplan has been heavily influenced by the proposal. The form and angles of the new developments have been considered in order to maximise light into the scheme.

Typical Floor Plan

Means of Escape

New second stair has been introduced to comply with the new guidelines for buildings that are over 30m tall.

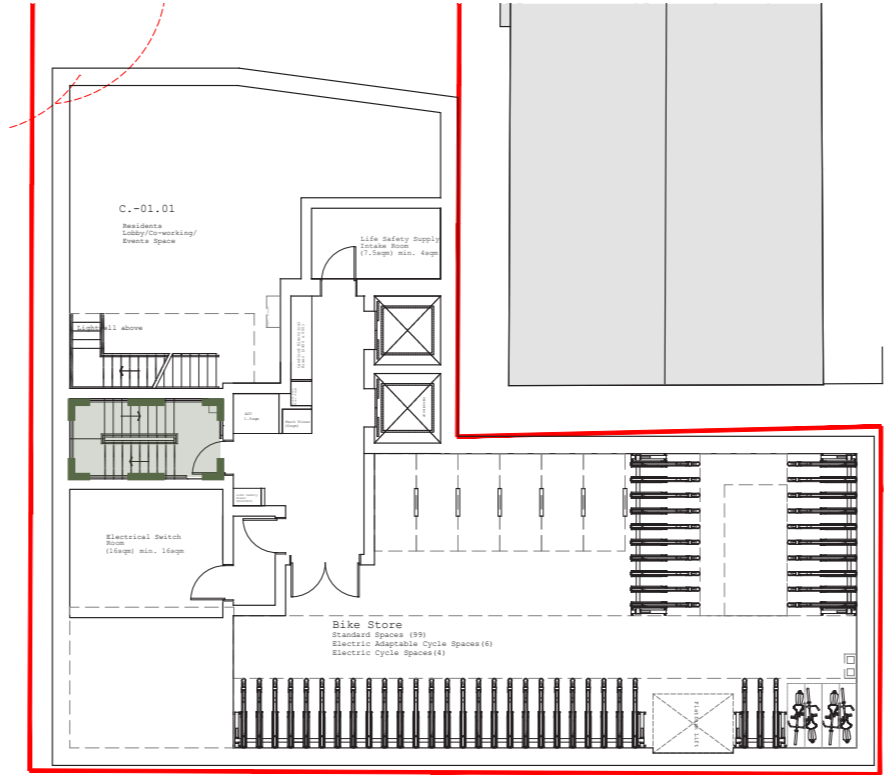
Also in line with guidelines residential stairs do not continually connect to the basement and they have direct access to the outside at ground floor level.

1.7 Response: The plan has been rearranged so the main residential single staircase is no longer in close proximity to areas of special fire hazard and also no longer continues to the basement floor.

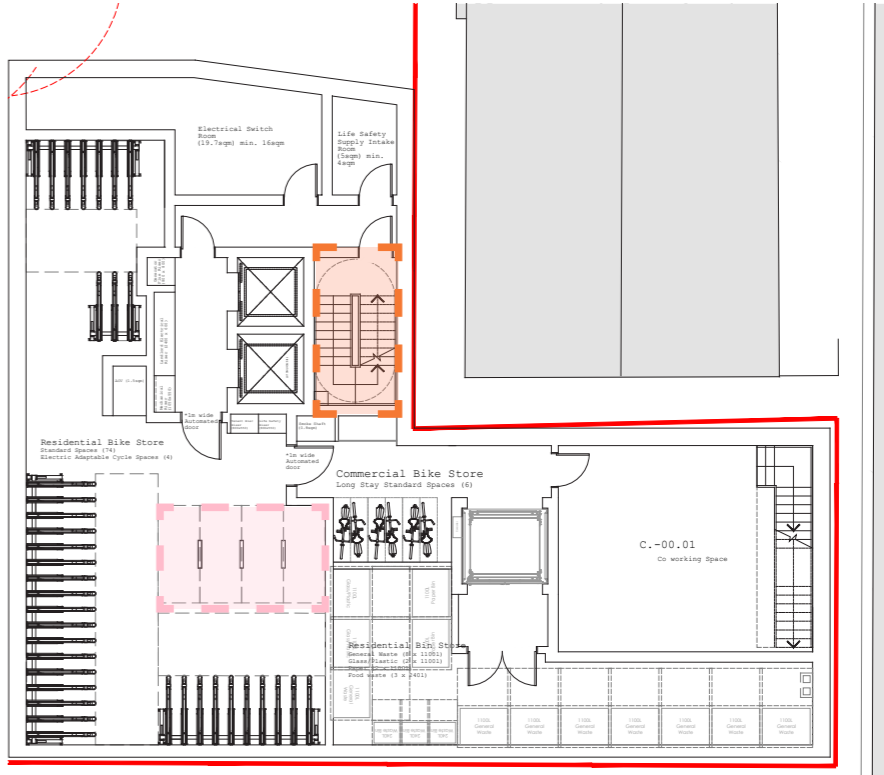
External Spread of Fire

1.12 Response: The electric cycle spaces have been removed from locations highlighted. Instead electric spaces have been moved into the enclosed cycle parking in the basement. Any Bicycle parking on ground floor in proximity to fire escapes has been replaced with non electric.

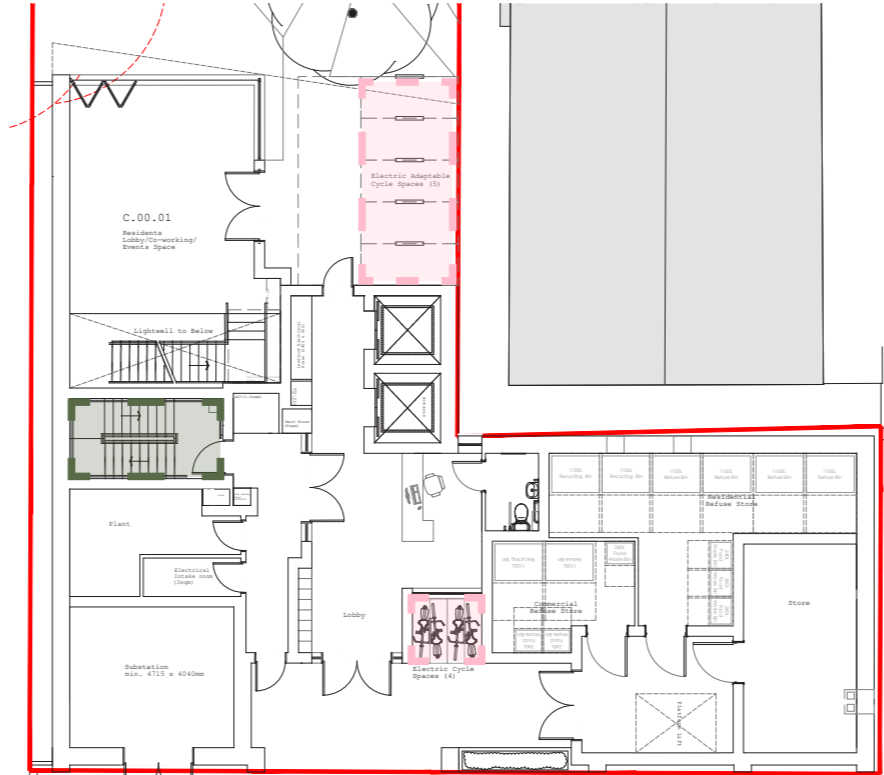
The ground floor escapes and lobbying arrangements have been designed in conjunction with M&E engineers and fire consultants.



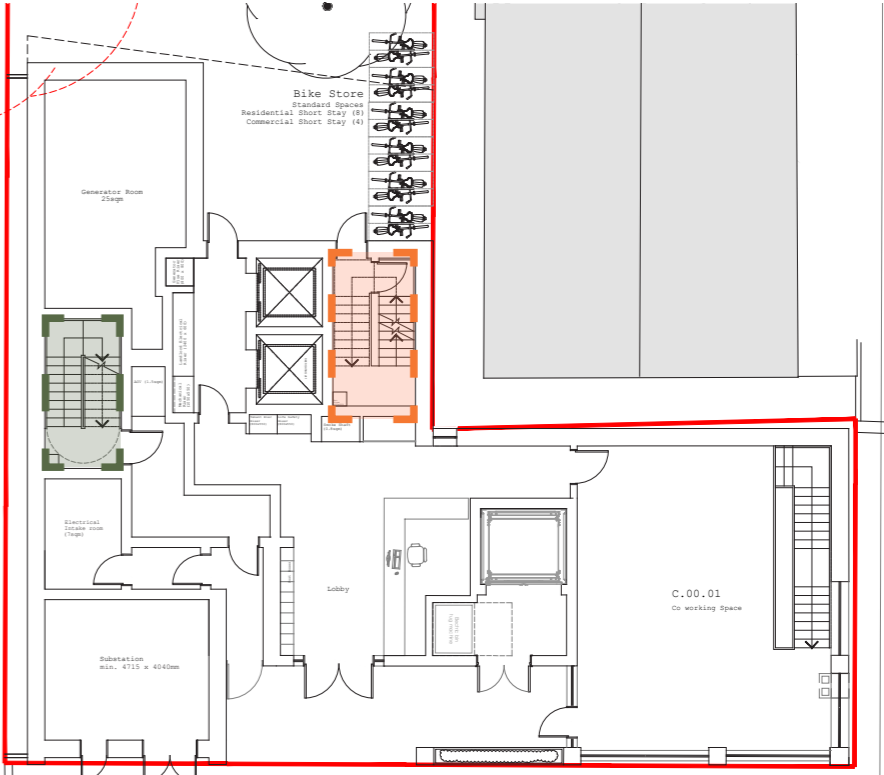
Previous Basement Plan



Revised Basement Plan



Previous Ground Floor Plan



Revised Ground Floor Plan

Means of Escape

1.5 Response: The revised design provides two residential escape stairs which will now allow lift access to the basement level.

1.7 Response: The layouts have been revised to provide two residential staircases. There is no longer a continuous staircase access to the basement.

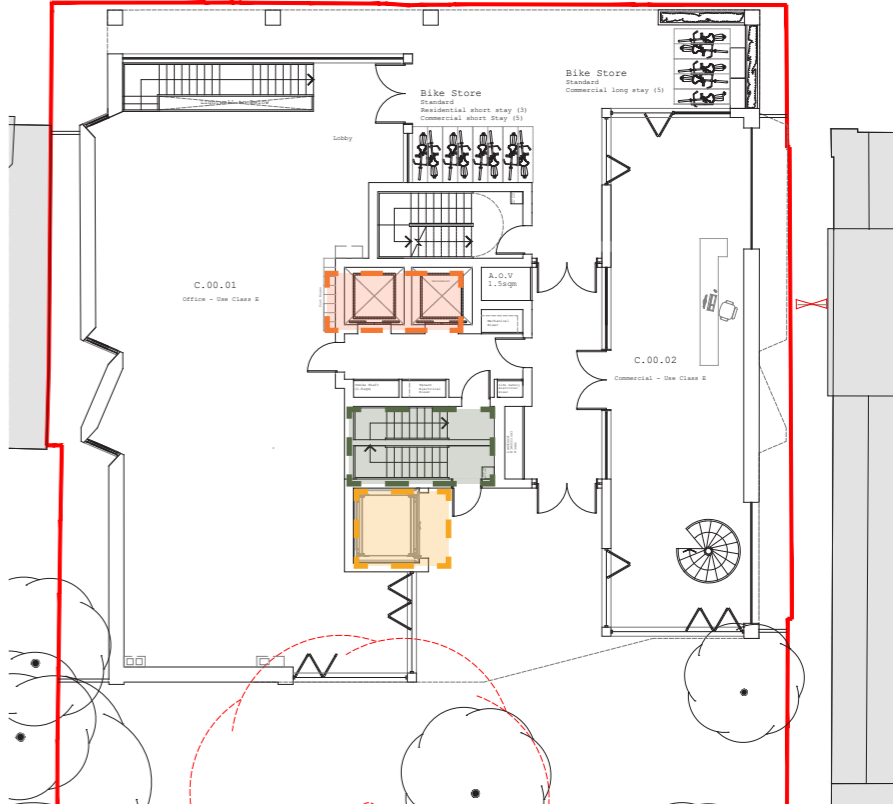
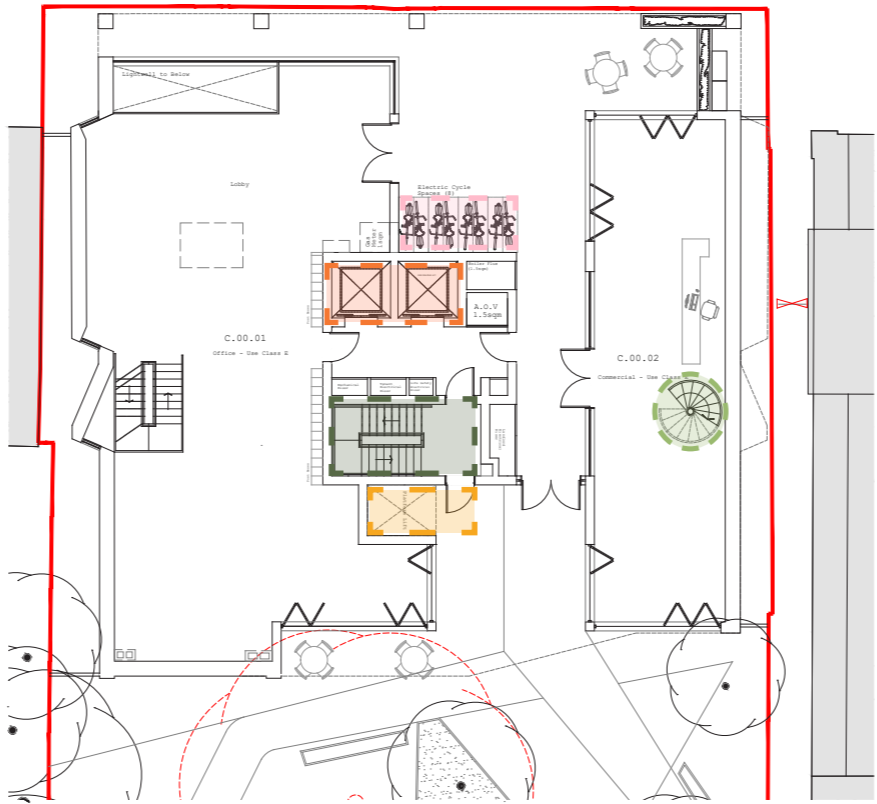
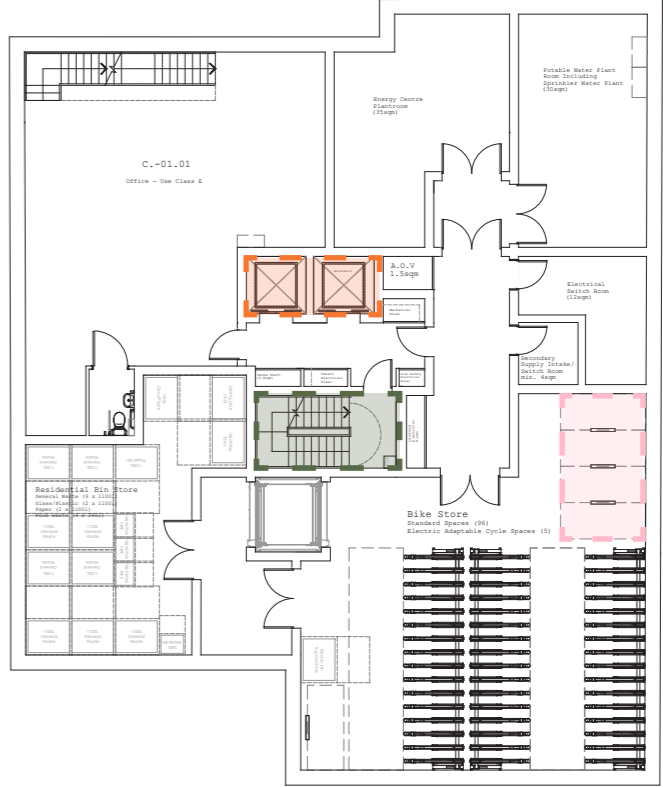
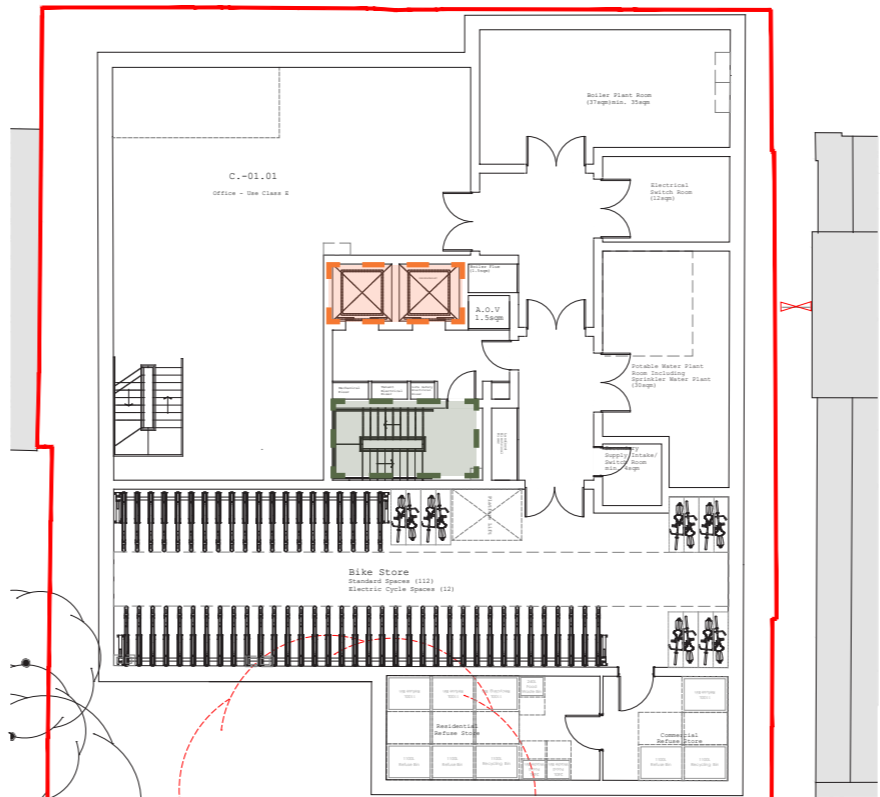
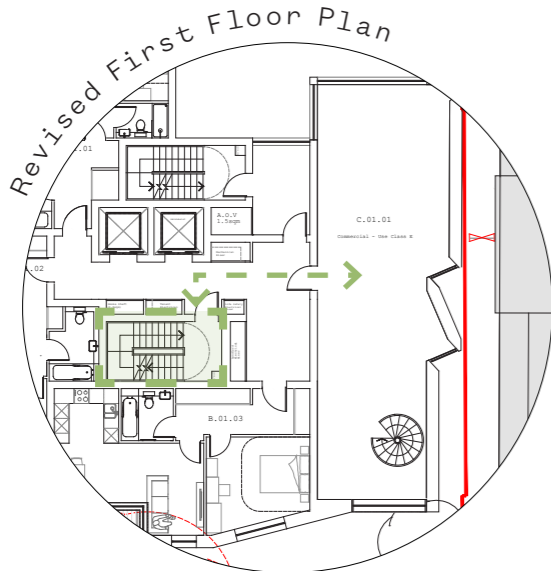
External Spread of Fire

1.12 Response: The platform lift has been moved away from the basement stair access and will be within a fire rated enclosure.

1.13 Response: The electric cycle spaces next to the doors to the commercial use have been replaced with standard cycle spaces. Any electrical cycle spaces have been moved to the basement.

Fire Service Access

1.14 Response: The fire brigade will no longer need to use the spiral staircase. A fire door been provided on the first floor of the commercial space which allows access from the main fire stair.



2022 AJ Architectural Award - Leisure (F51) Winner
2022 Dezeen Public Vote - Civic & Cultural Award (F51) Winner
2022 WAF - Completed Buildings: Sport (F51) Shortlisted
2021 Hackney Design Awards Peoples Choice Award Winner (The Fisheries)
2020 RICS South East Awards Commercial Category Winner (Curious Brewery)
2019 FX Awards (Curious Brewery) Shortlisted
2019 Blueprint (Process Gallery) Shortlisted
2019 AJ Architectural Award (Process Gallery) Shortlisted
2019 AJ Architectural Award (Curious Brewery) Shortlisted
2019 Dezeen Award (Process Gallery) Longlisted
2019 AJ Retrofit Award (Gin Works Chapel Down) Shortlisted
2019 RIBA South-East Regional Award (Process Gallery)
2019 BD Awards shortlisted for Small Project of the Year Category
2019 BD Awards shortlisted for Retail & Leisure Architect of the Year
2018 George Clarke Medal Winner (The Cottage)
2018 Property Week Student Accommodation Awards Highly Commended (Palamon Court)
2018 What Awards 'Best Luxury House' Silver Winner (Manor Barn)
2018 The Sunday Times British Home Awards Winner (The Cottage)
2018 AJ Retrofit Awards Finalist (The Cottage)
2018 BD Architect of the Year Award shortlisted for Individual House
2015 RIBA South-East Regional Award (Pobble House)
2014 Kent Design Award (Best Small Project)
2013 WAN World Architecture News Facade of the Year (Crit Building)
2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)
2012 RIBA Downland Award (Rocksalt Restaurant)
2012 RIBA Downland Award (The Marquis)
2012 Restaurant & Bar Design Award Shortlisted
2011 FX International Interior Design Shortlisted
2011 WAN Commercial Shortlisted
2011 RIBA Downland Prize (Commended)
2010 RIBA National Award Shortlisted
2010 Kent Design Awards (Best Education Category)
2010 Building Design & Construction Award (Best Educational Building)
2010 Building Design & Construction Award (Public/ Community Building)
2009 Evening Standard New Homes Award Shortlisted
2008 RIBA Downland Prize (Residential Leisure)
2008 'Britain's Best Home' (Final Six)
2007 Kent Design Award (Best Small Project)
2007 RIBA Downland Prize (Best Conversion)
2007 Kent Design Award (Education Shortlisted)
2006 'What House' Award (Best House)
2005 RIBA National Award
2004 Kent Design Award (Overall Winner)
2004 Kent Design Award (Education Category)
2000 National Built In Quality Award

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