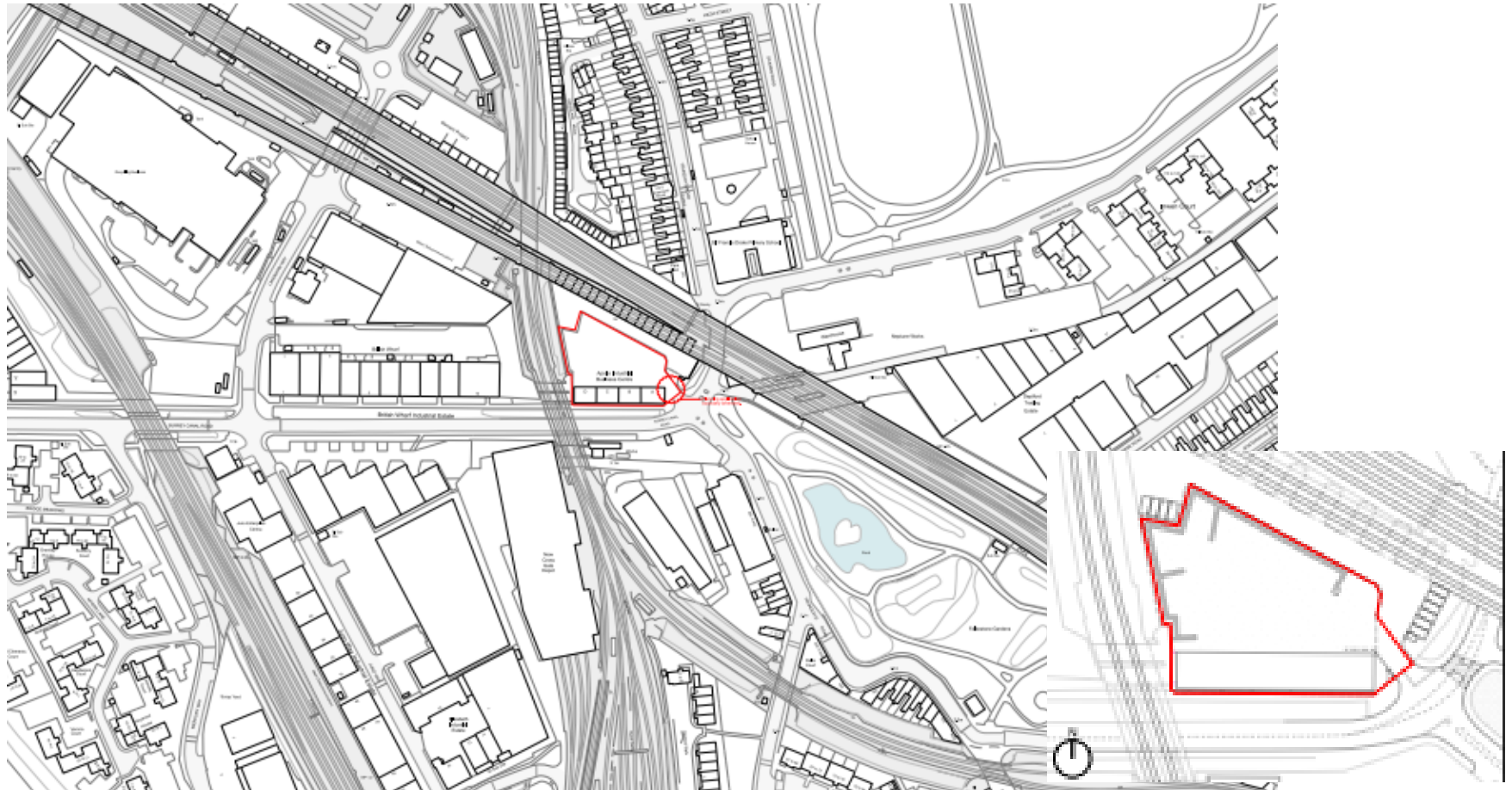


Apollo Business Centre, 158 Trundley's Road, SE8

DC/23/130258

Mixed-use redevelopment of the site for a new building comprising part 10, part 26 storeys, including purpose built student accommodation and associated amenity space (Sui Generis), affordable residential (use class C3), light industrial use at ground and first floor levels (Use Class E(g)), and retail / community use (Use Class E(a) / F1 / F2) at ground floor level, together with associated landscaping, ancillary plant, servicing and associated enabling work.

Site plan



Site imagery



Site Imagery



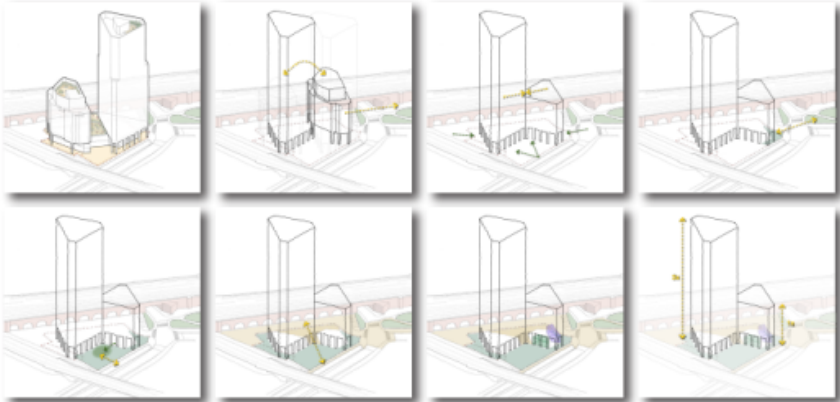
Site Imagery (Surroundings)



Summary of proposed development

Description of proposal	<p>Demolition of existing buildings. Mixed use re-development. Erection of a 26 storey tower and a 10 storey tower. Provision of associated off-street parking. Provision of associated landscaping and public realm improvements.</p>
Proposal details	<p>1786 sqm - Light Industrial uses at ground / mezzanine / first floor levels. 100 sqm - Flexible retail / community use at ground floor level. 484 (PBSA) student bedrooms – with 81 affordable rent units. 42 (C3) Flats – 100% affordable housing (71% London Affordable Rent / 29% Shared Ownership) - Mix = 4 x 1 bed units, 24 x 2 bed units, and 14 x 3 bed units. Roof-top amenity to both blocks. 4 loading delivery parking bays. 3 disabled parking bays. 443 Cycle stands. Public realm improvements (including 1 metre widened pavement outside of site and Toucan signal-controlled pedestrian/cycle crossing).</p>
Key planning	<p>Principle of development</p>

Pre-App Proposals 2022 to Present



32 & 13 storeys
building footprint 100%

-6 & 3 storeys
-18%

26 & 10 storeys
building footprint 82%



Tower & Mansion | July 2022

Bow Tie | Aug to Nov 2022

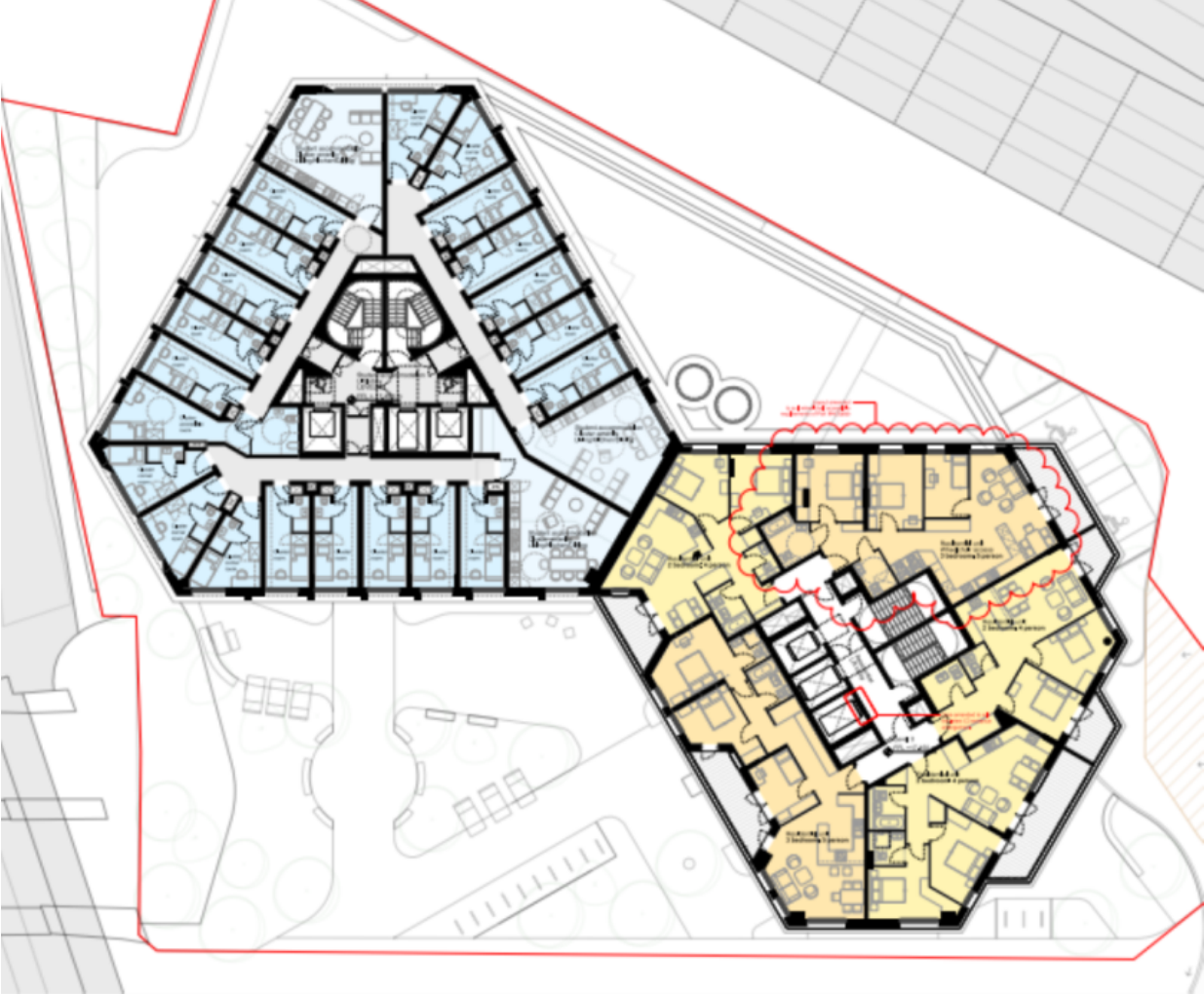
Proposed Basement Layout



Proposed Mezzanine and 1st Floor



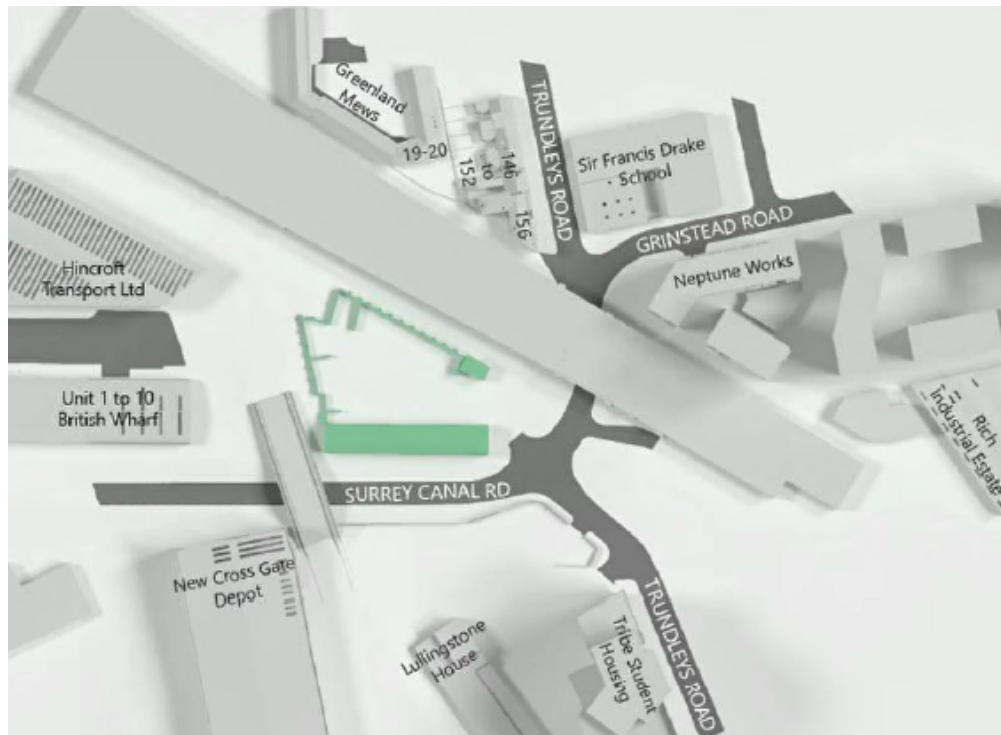
Proposed floor layout – 3rd to 7th Floors



Proposed Height – Context with Surroundings

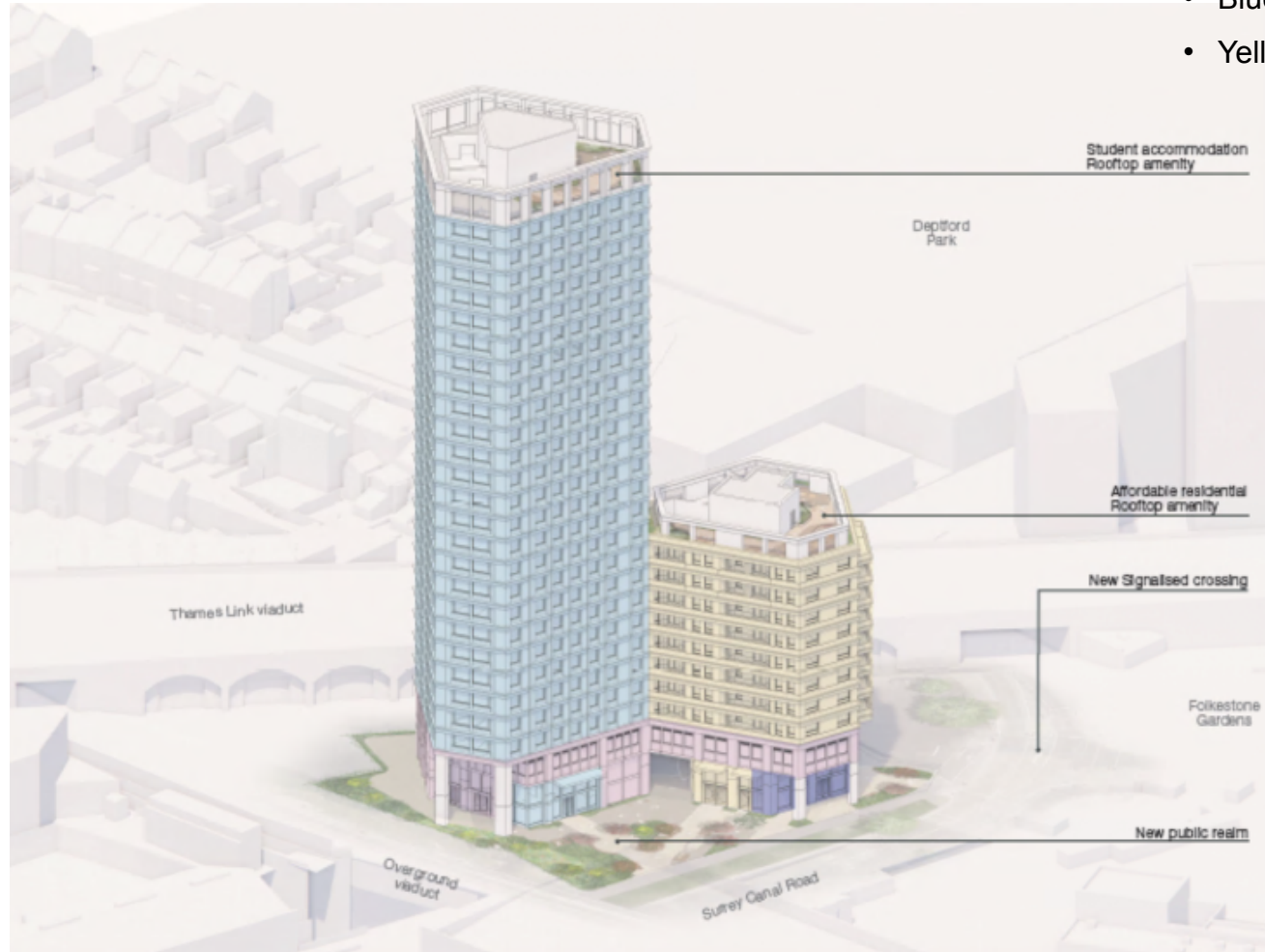


Proposed Height – Existing / Emerging Context

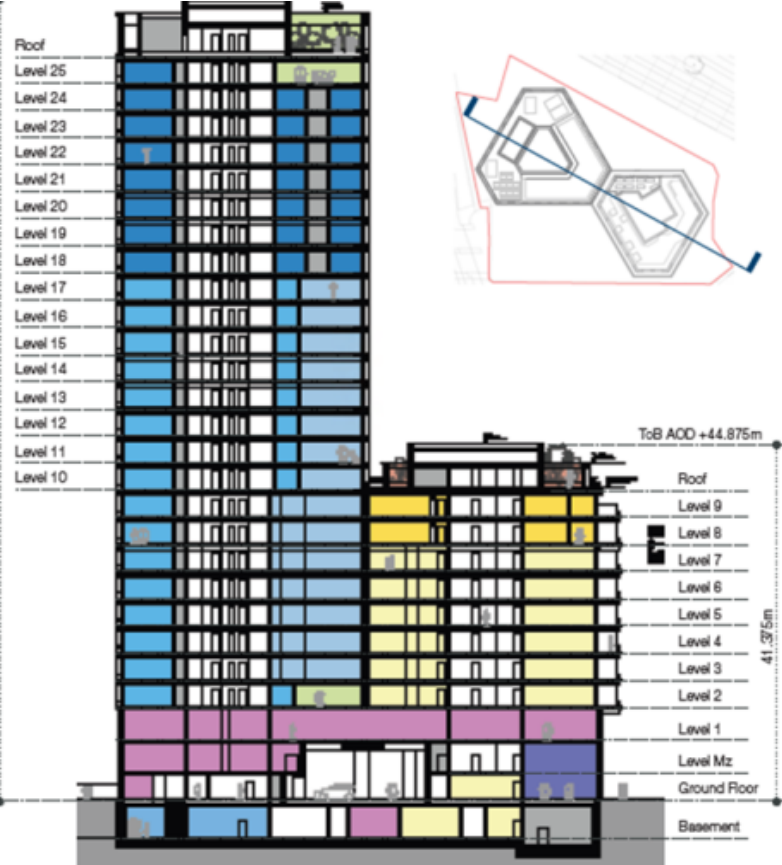


Proposed Uses

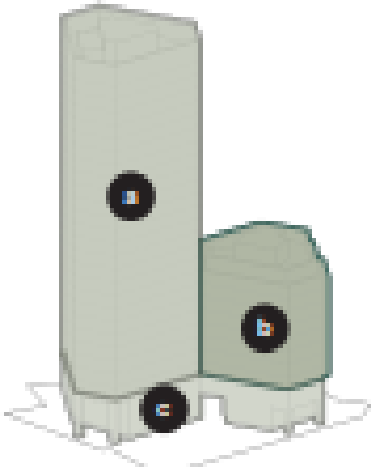
- Pink = Light industrial use
- Purple = Flexible retail / community use
- Blue = Student accommodation
- Yellow = C3 Residential accommodation



Section and Visual Impression



Proposed view looking North-West



Ground Floor Realm (example collanade in corner)



Ground Level Realm



Facing Materials (C3 Flats)

1 Brick:

Primary material of local context (railway arches)
Warm and varied tones taking cues from immediate surroundings, providing depth and distinction across the facade. Durable, robust and hard-wearing, with low embodied carbon.

Texture: Waterstruck
Colour range: Warm tone of light grey

2 Precast Concrete:

Forms horizontal emphasis and articulation for depth, relief and shadow across the elevations; tying together the two massing elements of the scheme. Visible aggregate brings tonal variation and detail, picking up on hues from brick elements. Creates logical structural rhythm as a horizontal plane for bricks to be stacked and set upon. Robust and practically profiled for weathering.

Texture: Polished with exposed aggregate.

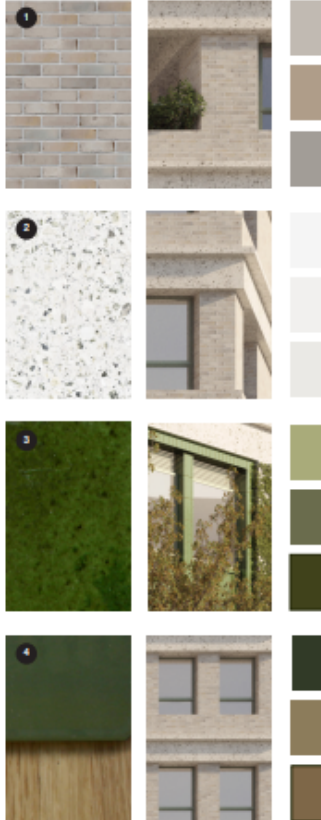
3 Glazed Masonry Element:

Provides 'contrasting intricate infill' and variation in reflectivity, finish and colour appealing to human scale. Green tone drawn from industrial railway bridge to North East of site. References historic use of 'stacking' on site when Grand Surrey Canal was dominated by the timber trade through the early 1900s.

Texture: Glazed masonry / tiles.

4 Window Systems:

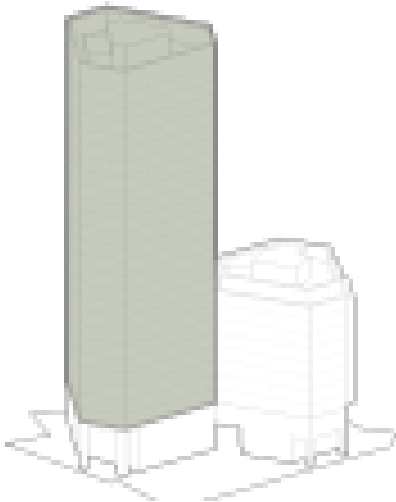
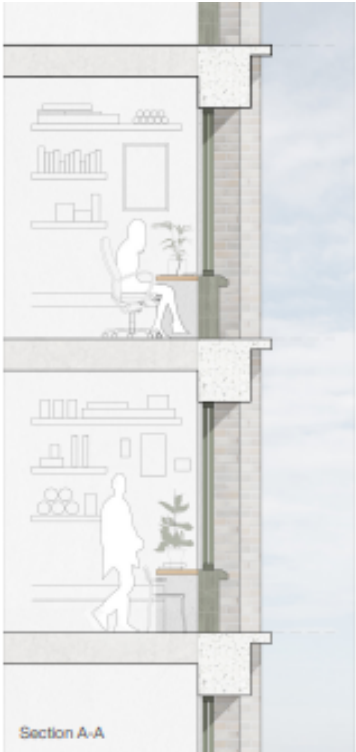
Green metal tones sit in harmony with glazed elements, uniting the various components within each 'punched' window opening. Timber composite window systems (on the room side), to minimise the use of products with high embodied carbon and for warmth of human touch.



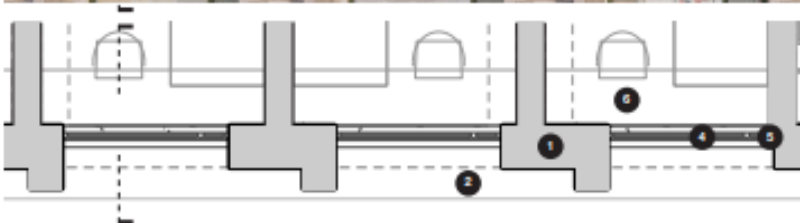
View of proposed public realm on approach from Surrey Canal Road



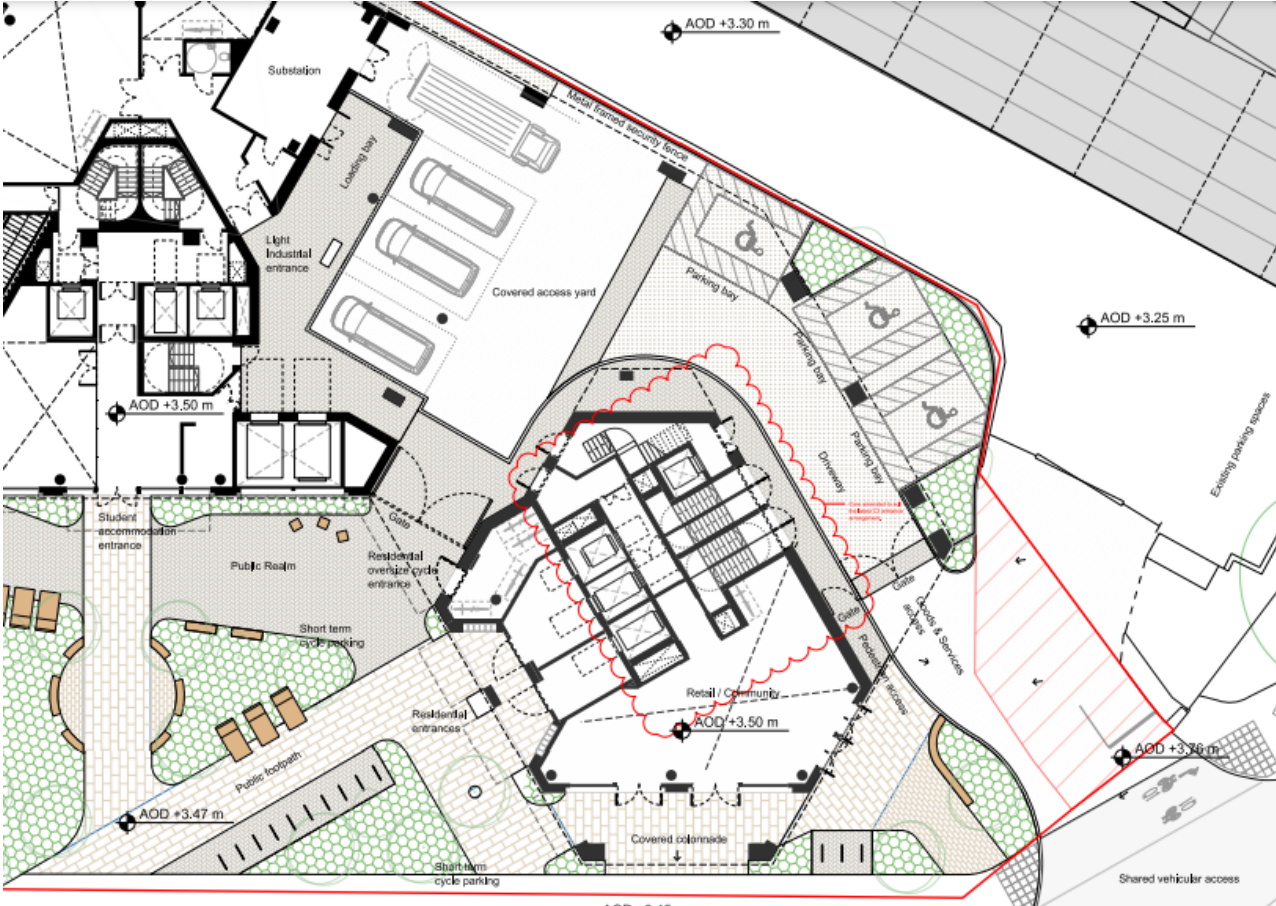
Student Accommodation Façade Detail



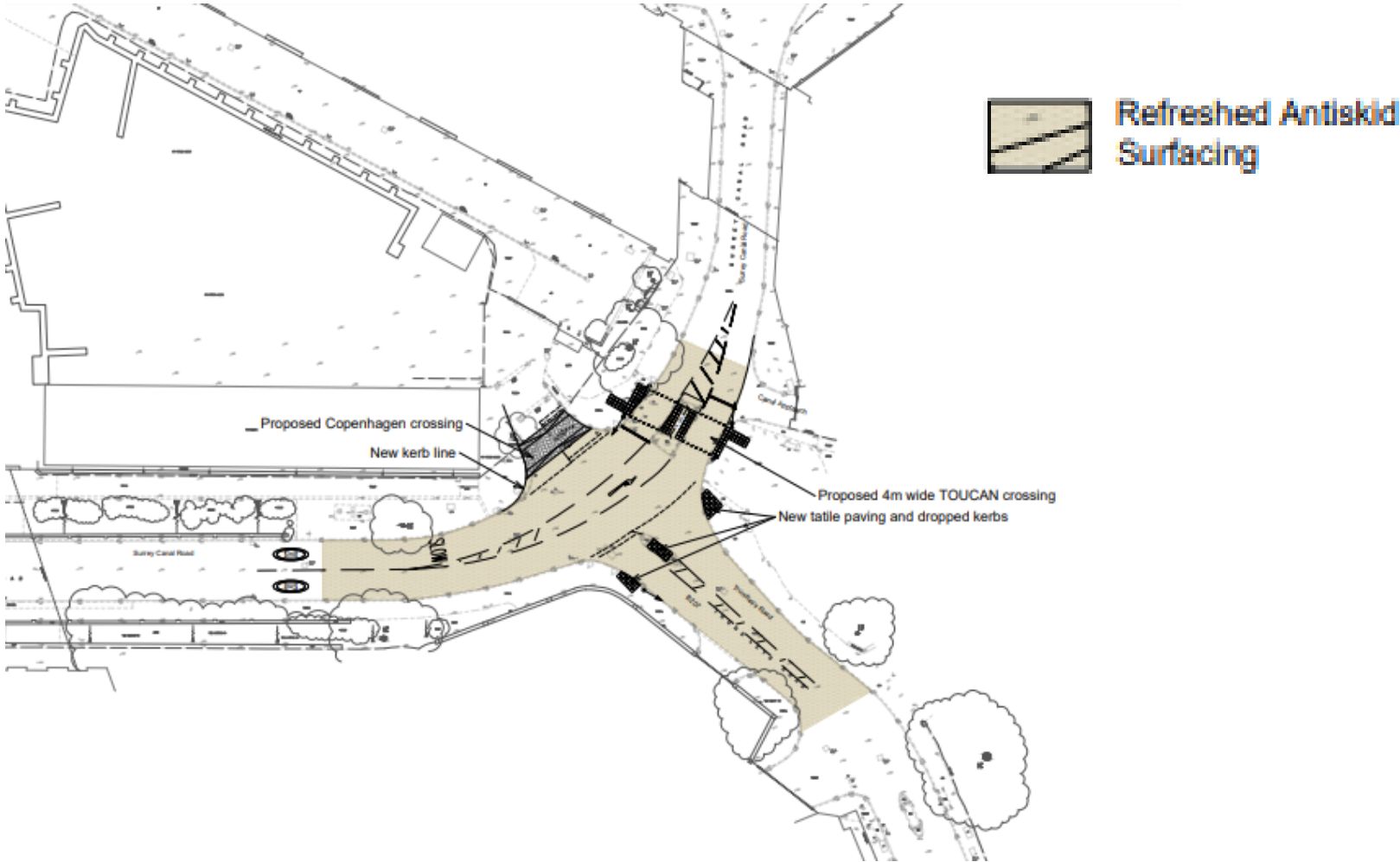
- 1 Brick Facade System
- 2 Precast Concrete
- 3 Glazed Masonry Element
- 4 Window Systems
- 5 Ventilation Panel
- 6 Desk & Study Area



Parking / Access



Proposed Road Safety Enhancements



End of Presentation

