

# **Planning Design & Access Statement**

**To accompany outline planning application**

**for**

**Development of 11 No  
one and two bedroom apartments**

**at**

**4 & 4a Oaklands Road  
Bromley BR1 3SL**

**On behalf of**

**The South East Living Group**



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## INTRODUCTION

We have been appointed to prepare an outline planning application for redevelopment of land at 4 & 4a Oaklands Road, Bromley BR1 3SL for 11 No new residential apartments in a mix of 7 one bedroom and 4 two bedroom units.

The site has not been the subject of any previous major applications since its last use nor is it within a Conservation Area. There are no listed buildings adjoining the boundaries of the property.

The proposal will consist of the demolition of the existing building formerly a private house converted into two apartments together with associated outbuildings.

## PLANNING

Planning policies both National and Local have been consolidated into The National Planning Policy Framework which was published in March 2012.

### **The National Planning Policy Framework**

This document supersedes previous guidance contained in Planning Policy guidance notes (PPG's) and Planning Policy Statements (PPS's).

Regional Guidance has also been superseded with the exception of London which is governed by the London Plan.

The general principles of prioritising development on Brown Field land and increasing sustainable transport systems remain but the Framework has an underlying core of emphasising the principle of sustainable development with its **"presumption in favour of sustainable development"** and **"presumption to approve"** such developments.

The Framework embodies a series of core land use principles which "underpin both plan-making and decision-taking". The most relevant to this proposal being:

- Planning is not simply about scrutiny but should be a creative process in finding ways to enhance and improve the places in which people live their lives.
- Always seek to secure a high quality design
- Encourage effective use of land by using land that has been previously developed
- Actively manage patterns of growth to make fullest possible use of public transport, walking and cycling and focus development in locations which are sustainable

### **Regional Policy**

Whilst Regional Guidance has been withdrawn for England generally The London Plan remains in force for London only.

The Plan sets out to accommodate London's projected growth in a sustainable way within its existing boundaries and without encroaching on its green spaces or the Green Belt itself. It takes into account and reflects the principle of National Policy guidance by requiring:

- More intensive and high density development.
- Integration with existing and proposed transport networks
- A supply of commercial floor space, housing, skills, transport and high quality environment.
- Prioritisation of development areas.



One of the key issues relevant to this proposal is the provision of housing in a more intensive format.

Principal policies set out criteria for considering applications in terms of sustainability, the main ones being:

- Optimise the use of previously developed land and vacant or unused buildings.
- Use a design led approach to optimise potential.
- Ensure that development occurs in locations that are currently or planned to be accessible to public transport, walking and cycling.
- Occur in locations accessible to town centres, employment leisure and public services.

Chapter 3 of the Plan emphasises that future residential development needs to be located so as to maximise the use of spare land, conserve energy and be within easy reach of jobs, shops and public transport and seeks to ensure:

- A range of housing choices in terms of mix, sizes and types.
- Be built to Lifetime Homes standards.
- Desirability to make a positive contribution to local character and distinctiveness.

*The application site is located in a highly accessible and sustainable location and seeks to optimise land use by replacing a redundant building with new commercial and residential accommodation. It therefore accords completely with both the NPPF and The London Plan in these respects.*

### **Local Policy**

Local policy is contained in the Unitary Development Plan (unexpired policies) as amended in July 2009, whilst the Local Development Framework, due for consultation in early 2014 is being developed. Part 1 of the Plan sets out the local context and objectives and Part 2 the detailed policies. The following Supplementary Planning Guidance notes are also relevant:

1. SPG1 General Design Principles
  2. SPG2 Residential Design Guidance
- Affordable Housing Supplementary Planning Document  
Planning Obligations Supplementary Planning Document

### **Objectives**

We set out the objectives and policies most relevant to this application.

### **Housing**

1. Maintain and enhance the quality of residential environment and promote sustainable residential quality
2. Promote mixed and balanced communities by meeting the needs of all groups
3. Make provision for 11,450 new dwellings by 2016 to include 3,012 affordable units

## **Transport**

1. Reduce motorized journeys by integrating land use and transport planning
2. Maximise environmental and economic benefits with public transport systems
3. Reduce reliance on private car and encourage alternative means of transport by:
  - Promoting development in areas capable of being served by alternative means of transport such as public systems, walking and cycling
  - Seeking improvements to public transport interchanges
  - Seeking improvements to public transport
  - Seeking improvements to facilities for cyclists pedestrians
  - Adopting maximum parking standards and reducing parking standards in areas of good transport accessibility
4. Improve access to transport for all
5. Improve environment by reducing air and noise pollution
6. Improve access to town centres
7. Seek road safety improvements

## **Conservation and the built environment**

1. Protect and improve the built environment
2. Encourage a high standard of design
3. Preserve and enhance the awareness of the Borough's heritage
4. Improve the appearance of the Borough's roads with furniture of good design and the avoidance of street clutter
5. Ensure that developments achieve the highest standards of accessibility and inclusiveness.

## **Natural Environment**

1. Recognise the importance of trees and natural features
2. Seek to enhance and manage the Borough's eco-diversity including protecting the Green Belt and open land

## **Policies**

**Housing policy H1** – seeks the provision of 11,450 new homes including 3,012 affordable units by:

- Development and redevelopment of identified sites
- Development of windfall sites
- Resisting the loss of existing housing stock
- Ensure the efficient use and re-use of buildings
- Seeking housing in mixed use developments
- Making efficient use of land within the density matrix
- Redevelopment of redundant sites and land

*The proposal complies with the policy by developing a windfall site; increasing housing stock; providing a mix of units; making good use of previously*



*developed and underused land and contributing to the required number of homes.*

**Housing policy H2 seeks affordable housing**

- South East Living Group have instructed Mr Sean Phillips of Affordable 106 Ltd to carry out a financial viability appraisal, details of which can be found in the separately attached report.
- 

**Housing policy H7 developments should meet the following requirements:**

- Comply with the density matrix (in this case accessibility 4 to 6 for flats with 3 hab rooms allows 70-130 units per hectare) - *This range would allow between 5 and 100 units; the proposals provide 11 units and 26 habitable rooms. The site is a semi urban location and its constraints would not reasonably allow for greater density.*
- Provide a mix of units – *4x2 bedroom and 7x1 bedroom flats are proposed. The site is modest in size and the proposals optimise the potential of the site.*
- Be of high quality design complementing the surrounding area – *The design provides good quality flexible accommodation whilst the external appearance is compatible in form scale and materials with its surroundings*
- Provide quality amenity space both communal and private suitable to occupiers needs – *All units have usable private open space in the form of patios or balconies as well as a communal landscaped areas.*
- Provide off street parking in accordance with standard (also transport policy T3) – *The development provides a car parking ratio of 1:1 in compliance with standards within the confines of the title.*
- Give priority in the layout to cyclists and pedestrians - *There is immediate pedestrian access from the street frontages and cycle storage within the site.*
- Provides a secure environment with crime prevention measures – *The boundary is secure with access protected by video entry and compliant locks as is the building itself. The building's layout with windows on main elevations provides excellent surveillance.*

**Built Environment policy BE1 expects developments to meet all following requirements:**

- Be imaginative and attractive in appearance and complement its surroundings in terms of scale form layout and materials – *The design uses a variety of materials and forms compatible with the surroundings and reflects the form and scale of nearby buildings*
- Not detract from the existing street scene and to respect any important view – *the development enhances the environment by replacing a vacant building with a vibrant new one.*
- Space around the buildings should create an attractive setting – *The existing landscape is enhanced with additional planting and new boundary treatment and mature trees are respected.*

- Relationships to buildings must allow adequate day and sunlight penetration – *The building is set in its space with generous separation distances.*

- Respect the amenity of neighbouring properties as well those of future occupants – *The development is set well away from existing neighbours with windows to habitable rooms carefully positioned to protect neighbours amenity.*
- Achieve sustainable design and construction methods – *These will be incorporated as later described*
- Provide for impaired mobility access – *Level access and wheelchair parking spaces are provided and the development will be fully Lifetime Homes and Part M compliant*
- Provide security and crime prevention measures – *These are described later in the Statement*
- Be accompanied by a written statement describing the development

In conclusion it can be seen that there is a strong emphasis on sustainability, high quality design and promotion of forms of transport



## **DESIGN**

### **Site Assessment and Location**

The site is not within a conservation area or an area of special character and there are no listed buildings or buildings of merit adjoining the boundaries of the site.

The site is located at the eastern end of Oaklands Road, close to the A21 and less than a kilometre from and slightly north west of Bromley Town Centre, within an established residential area. It sits between a large recently developed apartment building to the west and a series of 3 storey townhouses to the east.

The area is one of a mixture of apartments and family houses of mix architectural style although the Edwardian and Victorian periods have some influence.

The site is generally level with a gradual slope to the southerly part of the site where it meets Oaklands Road. The site is currently occupied by a substantial three storey Edwardian house which will be demolished. A particular feature of the site is a variety of good quality trees the best of which will be retained. The site extends to approximately 0.148 hectares (0.36acres).

### **Social and economic factors**

The site is sustainable and accessible and therefore allows for a wide ranging choice of lifestyle possibilities. The proximity of transport gives access to employment, leisure, health, retail, education and sports facilities as well as open space within easy reach and in many instances without recourse to the use of the car.

### **Involvement**

The proposals have not to date been the subject of discussions with surrounding occupiers or planning officers

### **Evaluation**

The site is previously developed and in a sustainable location. It lies within an established mixed residential area and is therefore appropriate for residential development. It would not be making the best use of land to develop it for houses and therefore in accordance with Government and local policies apartments are proposed.

An assessment of the local policies underline these objectives and produce the potential for development.

## **Design**

The design has been developed to respect local character and has been carefully sited to respect the existing trees. The application is in outline for access and siting, with elevational design indicative only at this stage. However it has been developed to respect and reflect the characteristics of the area both in terms of scale, form and materials and draws upon the historical cues existing in the area. Materials will be predominantly brick with some reconstituted stone detailing and artificial slate roofs.

Orientation and positioning of habitable rooms have been carefully considered to protect the amenities and privacy of neighbours.

All units incorporate the requirements of the London Plan Housing Design Guide and are in fact in excess of the area standards of 70 square metres for a 2 bedroom 4 person units and 50 sq.m for 1bedroom two person units. (see Appendix)

Main living areas have been orientated to maximise daylight and sunlight but due to the urban location it has not been possible for all units to have dual aspect. All units are provided with private open space in the form of a patio terrace or balcony and two ground floor units have private gardens.

**Use:** The site is within a residential area with a mixture of types including flats, detached houses and terraces and therefore residential use is most appropriate. Major existing trees will be retained and the site will be landscaped.

**Amount:** It is proposed to provide 11 No one and two bedroom flats of varying size, 7x one bedroom units of between 52 and 56 sq.m and 4 x two bedroom units between 73.5 and 77 sq.m in accordance with Housing policy H7 and catering for a variety of households.

The amount of development has been determined by the site constraints – access points, tree protection areas and the form and scale of surrounding buildings.

**Layout:** The building addresses the street frontage and is set in similar orientation and location as the existing building. The orientations of the units are to front and back to avoid conflict with neighbours amenity and privacy.

The main vehicular access is to the side leading to parking at the rear as per the adjoining development. The driveway is laid out in an informal configuration of minimising disturbance on the root protection areas and utilising minimum road widths to encourage slow speeds. Access to the



building itself is also from the side for convenient access from both the road frontage, amenity space and the parking area.

Window positions have been carefully considered to provide a balance between providing good security and surveillance and privacy to both adjoining properties and future occupants.

All units provide contemporary high standard and flexible accommodation complying in all respects to the London Plan Housing Design Guide, Lifetime Homes requirements and Part M of the Building Regulations.

**Scale:** The scale of the proposals has been determined by the constraints as described above and by respecting the heights and forms of the existing surrounding buildings

**Appearance:** The surrounding buildings are of mixed architectural style, height form and scale and there is no underlying theme to relate to although there are some Edwardian influences. The proposals have been designed to incorporate and reflect these as well as some of the features of the existing building such as the porch detail and multi-paned windows.

The existing building has a strong vertical feature to the front facade and the proposal reflects this with a similar bay feature emphasised by a contrast of materials to the centre of the facade. The elevation is broken up by setting the eastern unit back to improve the impact on the already compromised root protection area to the existing tree.

The elevations are further broken up by a combination of bays, balconies, string courses and window patterns. Windows have been designed in a hierarchy in the traditional fashion.

The main material for the walls is facing brick with bays being rendered. The roof will be tiled and incorporates dormers and traditional bracketed eaves.

**Landscaping:** The main features of the site are the mature trees. Generally the remainder of the site will be laid to lawn. The frontage of the site will be landscaped with an evergreen hedge set behind railings and demarking the extent of private space.

All paving will be of the permeable variety with the access road and car park area being gravel or bound gravel. Ground floor patios will be paved.

**Security:** The site boundaries would be secured by the proposed boundary treatments and the apartments provide good surveillance to the public areas. Video entry facilities would be located adjacent to the pedestrian access points and building entrances.





Low level solar powered lighting would be provided to the parking and amenity areas and movement activated lighting will be provided at the building entrances, cycle and bin storage areas..

**Parking:** Parking is in accordance with Council standards for flats at one space per residential unit. Cycle storage provision is again in accordance with requirements providing vertical racking for 11 cycles.

## **SUSTAINABILITY**

We are conscious of the importance of sustainability in modern development and this will be considered in greater detail in accompanying reports at the appropriate stage of construction but we outline the principles to be incorporated.

It has been demonstrated that the site is in an established settlement close to road and rail transport and all major facilities and therefore is highly sustainable and accessible.

The dwellings will incorporate appropriate energy efficiency measures within the design and construction, which will include:

- High standards of insulation in excess of the building regulations
- Low energy glazing to windows
- A or A+ rated electrical appliances
- A or A+ rated heating plant
- Low energy light fittings and solar powered external lighting
- Aerated taps to basins and baths
- Reduced flow rate showers (9litre/minute or less)
- Dual/low flush wc's

### **Renewable energy**

Contribution to renewable energy and reductions in carbon emissions will be achieved through the use of solar sources.

Energy efficiency is measured by supply and demand and energy efficiencies must be achieved especially as in residential accommodation the end user demand cannot be controlled. All types of development should incorporate energy efficient best practice measures in their design layout and orientation.

The development has been designed with increasing regulatory and legislative guidance in mind and in particular Part L1A of the building regulations governing energy performance criteria.

Given the conjunction of the above measures and high insulation standards, dwellings will have considerable effects on final energy demand with consequential reductions in carbon emissions.

### **Building materials**

All construction materials will be durable and low maintenance. All timber will be from sustainable sources certified by the Forest Stewardship Council.

Materials from demolition will be crushed on site where practical and used for hardcore and all new materials will be sourced as locally as practicable to minimise carbon emissions.

Where it is necessary to otherwise re-cycle materials the following general practices will be employed:

- Timber to re-cycling facility
- Bricks and features where they exists should be re-cycled
- Metals and lead to be taken to appropriate facility
- Joinery timber to be retained where possible
- Demolition materials to be used for temporary roads and sub-stratas.



## ACCESS

### Policy

One of the major principles embodied in National, Regional and Local Planning policy is for development to be sustainable and accessible. Sustainability and accessibility are inextricably linked and dependent on location. It has been established that the application site is in a highly accessible and sustainable location.

Pedestrian and cycle access is direct from Oaklands Road itself.

All accesses are level and flush thresholds will be provided to the entrance doors. One of the parking spaces will be wheelchair accessible.

All units will be designed to incorporate Lifetime Homes requirements.

**Retail and commercial:** Local retail and commercial facilities exist within walking distance in Bromley Town centre less than a kilometre away with major facilities available (e.g. supermarkets major retailers, leisure and commercial facilities).

**Transport:** Ravensbourne, Bromley North and Shortlands stations are all within a kilometre with frequent services to London. Main bus routes exist on the A21 at the end of Oaklands Road.

Junction 3 of the M25 and junction 1 of the M20 are accessed at Swanley approximately 15 km (9miles) distant via the A222 and A20 dual carriageway.

**Medical:** There is a main Hospital at Beckenham 1.5km (1mile) as well as medical and dental practices.

**Leisure:** Facilities include the open spaces of close by Shaftesbury Park with Elmstead Woods and South Norwood Country Park within approximately 5 kilometres. Golf Courses of Sundridge and Beckenham Place Park approximately 2 km (1.5 miles) away. Bromley has a theatre, cinemas and a Leisure Centre.

**Education:** A variety of educational establishments exist in the area within easy reach – e.g. Plaistow Primary School, Downham Fields Primary School, Bishop Challoner School, Harris Sydney Technical College, Mary's Primary School.

## CONCLUSION

We have shown that the main aspirations of the National Planning Policy Framework, The London Plan and Local Policies require that development is prioritised on previously developed, vacant or underused land in sustainable locations close to facilities and transport nodes. The proposed development fulfils these criteria.

Under the London Plan's Density Matrix it has been demonstrated that there is potential for a more intensive use of the site and the proposals achieve an appropriate increase in this respect without compromising amenity of existing residents.

In summary we conclude

- The site is previously developed and has potential for increased use making best use of land:
- The materials and detailing are fully compatible with those generally used in the Area
- Environmental improvements are proposed
- Safe and secure cycle storage is included
- Dwellings comply with the London Plan Housing Design Guide space standards and will be built to Life time Homes standards
- Dwellings will achieve Level 4 or better of the Code for Sustainable Homes
- Renewable energy sources in the form of solar and photo-voltaic panels will be incorporated and A rated energy efficient appliances and fitting will be used.





## APPENDIX

- Location
- Photographs
- Accommodation Schedule

## LOCATION



Produced 11/09/2013 from the Ordnance Survey  
National Geographic Database and incorporating  
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The representation of a road, track or path is no  
evidence of a right of way.

The representation of features as lines is no evidence  
of a property boundary.

4 Oaklands Road  
Bromley  
BR1 3SL



Scale 1:500

Supplied By: National Map Centre Herts

Serial number: 001119728

Plot Centre Coordinates: 539622, 170182



## PHOTOGRAPHS



4 & 4a Oaklands Road.



Rear of 4 & 4a Oaklands Road



Neighbouring Apartments



## ACCOMODATION SCHEDULE

## ACCOMODATION SCHEDULE

4x2 bed apartments (4 person)

7x1 bed apartments (2 person)

Flat	type	area	LPHDG	room	area	LPHDG
1	2b4p	77 (828)	70 (753sqft)	reception	31	27 sqm
				bedroom 1	13.5	12 sqm
				bedroom 2	12	8 sqm
				storage	2.5	2 sqm
				bathroom	4.6	4.4sqm
				en suite	4	-----
2,5,8	1b2p	52 (559)	50sqm (538sqft)	reception	27.2	23 sqm
				bedroom	14.4	12 sqm
				storage	1.5	1.5sqm
				bathroom	4.6	4.4sqm
3,6,9	1b2p	56 (602)	50sqm (538sqft)	reception	27.9	23 sqm
				bedroom	12	12 sqm
				storage	1.5	1.5sqm
				bathroom	4.6	4.4sqm
4,7	2b4p	73.5 (791)	70sqm (753sqft)	reception	28.	27 sqm
				bedroom 1	13.5	12 sqm
				bedroom 2	12	12 sqm
				storage	2.5	2.5sqm
				bathroom	4.6	4.4sqm
				en suite	4.1	-----
10	1b2p	52.4 (564)	50sqm (538sqft)	reception	26.4	23 sqm
				bedroom	16.9	12 sqm
				storage	1.5	1.5sqm
				bathroom	4.1	4.4sqm
11	2b4p	74sqm (796)	70sqm (753sqm)	reception	33.2	27 sqm
				bedroom 1	13.7	12 sqm
				bedroom 2	12.7	12 sqm
				storage	2.5	2.5sqm
				bathroom	4.6	4.4sqm
				shower	3.5	-----

### Note:

Areas are approximate and gross internal. Areas given for reception rooms refer to combined living kitchen dining zones. Areas for apartments 7,8 and 9 are measured to the 1.5m skeling line.