

Proposed 5 houses on land at rear of 8 & 10 HIGHLAND ROAD LONDON BR1 4AD DESIGN AND ACCESS STATEMENT

Oct 2017

YB ARCHITECTS



Context

The site includes land with garages to the rear of No 10 Highland Road and part of the rear garden of adjoining No 8 Highland Road.

There are currently on site 9 garages built in precast concrete panels.

The land at the rear of No 8 Highland road is an unused overgrown garden, which is proposed to be partly built over while preserving the significant existing trees.

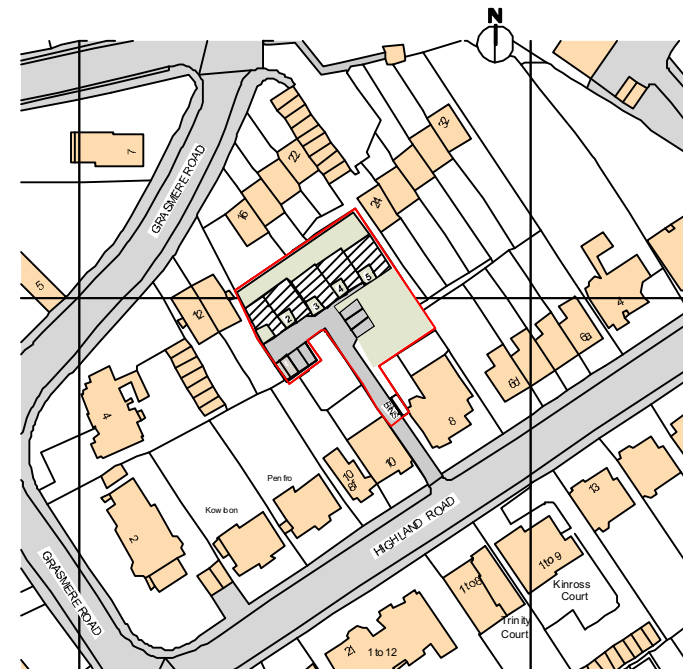
The site is accessed through a private narrow gravel lane located between No 8 and No 10 Highland Road.

Highland Road is a fairly quiet street boarded with houses of various sizes and styles including some large early 20th century houses generally converted into flats. This is the case of No 10 which includes a surgery on the ground floor and flats above.

To the north and west sides of the site there are clusters of 1960's or 1970's brick terraced houses; two to three-storey high, some with garages, accessible from Grasmere Road.

The site is fairly rundown with evidence of fly tipping at the edges of the site. The reasons for this, perhaps is that the site is in a cul-de-sac not accessed frequently and the garages were mainly used for storage.

LOCATION MAP



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PHOTOGRAPHS OF SITE



ACCESS LANE FROM HIGHLAND ROAD



VIEW OF GARAGES SITE LOOKING WEST



VIEW OF LANE FROM SITE



VIEW OF GARAGES SITE LOOKING NORTH WEST



AERIAL VIEW LOOKING WEST

Planning History

- Planning permission ref. DC/06/00745/FULL1 was given on 24/04/2006 for the demolition of existing dwelling and erection 3 storey block at 8 Highland Road with new parking area and use of existing garages at the rear of 10 Highland Road. This project was never implemented but was followed by planning applications for the conversion of No 8 to flats.
- Planning permission 06/03686/FULL1 Conversion of existing dwelling into 4 two bedroom and 1 three bedroom flats with single storey front extension part one/two storey rear extension rear dormer new vehicular access and 5 car parking spaces cycle shed and refuse storage

Proposal

This project is to re-develop the site with the insertion of 5 two-storey terraced houses. The existing garages will be removed and the new houses built over the garages site and part of the rear garden of No 10 Highland Road - A site area of approximately 950m².

The houses will be L shape with a front courtyard and rear garden. They each, will have a green roof flat at the front and sloping to the rear.

The houses will be organized with an open plan dining/lounge and kitchen on the ground floor and two bedrooms and bathroom on the upper floor.

The houses will be built to high environmental standards, with a timber frame structure, timber boarding on the facades at first floor level and brick walls at ground floor level.

All new houses to be built to meet the London Plan and will aim to achieve Lifetime homes standards. The gross internal floor area of each house will be around 84m² with courtyard and rear garden with a total area varying between 35 and 50m².



PROPOSED DEVELOPMENT - 3D VIEW

Scale of development and daylighting

The proposed row of houses will be stepped to follow the site levels and will be smaller in scale to the houses fronting Highland Road, They will be of similar scale to the adjoining earlier 1070's groups of houses located to the north of the site, but with a lower roof line in order to avoid overshadowing adjoining properties as much as possible.

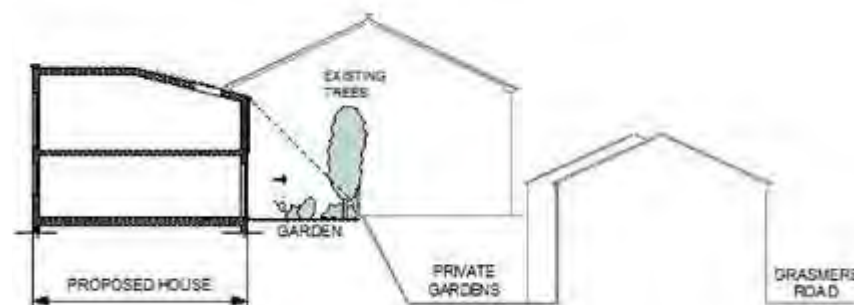
The houses will be accessed through a front south facing courtyard with space for secure parking for 2 bicycles. Rooms facing the courtyard will have large sliding windows with the upper floor bedroom window having additional railings to form a Juliet balcony

There will be one set of large bi-fold doors on the ground floor rear opening up onto the garden. There will be no windows on the rear first floor elevation to avoid potential overlooking of properties located to the rear. In addition the existing row of trees located on the northern boundary of the and which is currently providing a visual barrier will be preserved as much as possible to the recommendation of the **arbocultural survey**.

Natural light and ventilation will provided to the rear bathrooms and bedrooms through rooflights

The location of the proposed houses will be over 10 metres to the nearest windows of houses to the north. The scale and shape of houses will also limit considerably daylighting obstruction and overshadowing of these same properties. In effect, the existing trees form a visual barrier between the proposed houses and existing properties to the North. A daylighting report was considered as part of this submission, but it was found that the main daylighting obstruction to the houses on Grasmere Road was from the row of high trees on the north boundary of the site.

The east and west flank walls of the proposed houses will be facing the flank walls of No 14 and No 24 Grasmere Road, which appear to have few or no windows. In House 1, the first floor window to bedroom 2 facing the courtyard will be obscured and fixed up to 1700mm above finished floor level in order to avoid any overlooking of the garden of 14 Grasmere Road.



SECTION THROUGH SITE



TREES SCREENING HOUSES TO THE NORTH OF SITE

Access – Parking

The site is accessed through a narrow private lane, which currently serves the garages. The lane will be paved with the aim of providing level access to the houses.

6 parking spaces will be formed in the paved area including one enlarged to 3.3m width for the use of a disabled user.

In addition to car access each house will be able to keep 2 bicycles in the front courtyard. These bicycles will be secured to a floor mounted stand

Public transport to the area: available with several buses running along the Bromley Road including No 208 and No 320.
Bromley North Station is 13min walk away and Shortlands Station 20min away.

Refer to “**Transport report**”



Materials

Walls:

The walls will be built with red brick at ground floor level. Red brick is used predominantly in the neighbourhood.

The walls will be boarded with western red cedar at upper floor level, with parapets edged with a grey aluminium trim.

Windows and doors:

To be aluminium framed with high thermal performance double glazing

Construction system:

The general structure and internal partitions will be built in cross laminated timber

Roofs:

To be covered with an extensive green roof with sedum, small grasses, herbs and flowering herbaceous plants, which will need little maintenance and no permanent irrigation system.

EXAMPLE OF SEDUM ROOF



EXAMPLE OF:
RED BRICK ON LOWER
WALLS CEDAR
BOARDING ABOVE
ALUMINIUM FRAMED
DOORS AND WINDOWS



WESTERN RED CEDAR



LOCAL RED BRICK

Landscaping

The proposed layout preserves most of the existing mature trees located along the access lane, to the rear of the site, and in the back garden of No 8 Highland Road. Existing hedges and shrubberies towards the northern edge of the site will be preserved and integrated in the new private rear gardens. Refer to “**Arboricultural report**”.

Parking spaces, pedestrian and car access pathways will all paved with permeable brick pavers and dotted with traffic calming measures such as narrowing of access lane by cypress tree, and speed tables.

Boundary fences between houses and between site and adjoining properties will be built with 6’ high timber fences



TIMBER FENCE

Refuse collection

A refuse store will be provided on the side of the access lane and as close as possible to Highland Road. The refuse store will include:

1 x 1100 l. Eurobin and 3 x 240 l wheeled bins for recycling and food. The location of this bin store will be around 18m from the pavement of Highland Road.



TIMBER BIN STORE - TYPICAL



PERMEABLE PAVING

Refer to “**Transport report**”

Flood risk

The site is outside the Environment Agency flood risk zone See **Flood Map** in **Appendix 1**

Sustainable development

Layout - orientation

The houses are oriented South-North and with the courtyard providing East- West oriented windows will benefit from good sunlight throughout the day

Passive architectural design measures:

natural cross ventilation and natural lighting, will contribute to minimising CO2 emissions, and reducing demand for cooling.

Strategy appropriate to this small-scale scheme

- Insulation to higher standards than 2013 Building Regulations achieving Code for sustainable development Level 4
- Use of energy efficient materials and accredited construction details
- Energy efficient LED lighting,
- Natural ventilation in all houses.

Green roof:

- provides higher thermal insulation - reduces the heat flux through the roof, and less energy for cooling or heating
- In summer, protects the building from direct solar heat.
- ability to absorb stormwater and release it slowly over a time
- Better integration into environment

Lifetime homes

Parking space for disabled,; one parking space 3.3m wide

Entrance level approach – threshold with level access to ground floor

Corridors minimum width: 900 mm

Internal doors minimum width

WC on ground floor level

Possible bed space in Living room

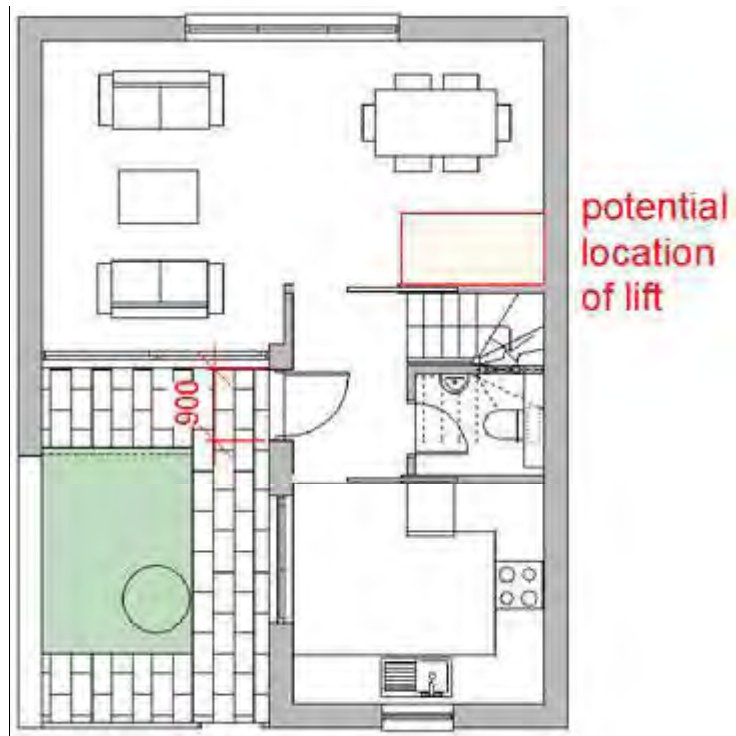
Space for possible future lift

Bathroom with 1500mm turning circle for wheelchair

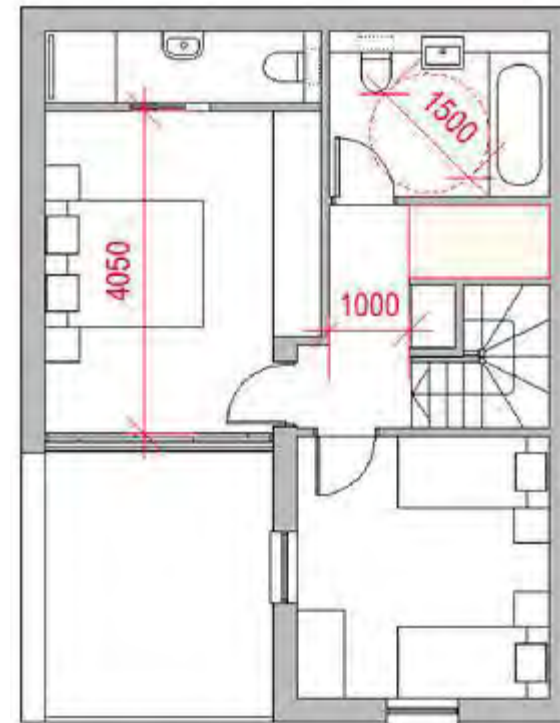
Possible hoist in bathroom

Glazed external doors and low windows

Accessible services controls to Part K Building Regulations



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Conclusions

This project makes use of a disused and neglected site, and aims to turn it into residential mews providing a quality living environment. The proposal is the result of careful consideration of the existing environment and neighbouring properties. The proposed houses are small scale but will provide comfortable accommodation with ample private garden and amenity space.

Appendix 1

FLOOD MAP

