

Oaklands Court



Two New Build Dwellings

Design and Access Statement
Prepared by POD Architects
March 2020



POD ARCHITECTS

DESIGN AND ACCESS STATEMENT

Erection of a two new residential dwellings within plot of Oaklands Court.

Oaklands Court,
Oaklands Road
Bromley,
Kent,
BR1 3SW

March 2020

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This report has been prepared to illustrate design proposals and accompany the detailed planning application for two dwellings at Oaklands Court, Bromley.

The detailed planning application has been drafted with the requirements of the CABE document, "Design and Access Statements: How to Read, Write and Use them (2006)". It should be read in conjunction with the Planning Drawings and other documents submitted with the Planning Application where appropriate. Where images are used, they are for reference only and are not to scale.

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0.0

Executive Summary and Brief

This Design and Access Statement has been prepared on behalf of Bankway Properties Limited, in support of the application for two residential new build dwellings within Oaklands Court, Oaklands Road, Bromley. POD Architects have been appointed by our client to design the new dwellings.

POD is a London and Kent based Architecture practice offering world class design strongly underpinned by commercial reality. POD was established in 2009 and has been under the leadership of Paul Shedden who sits at the forefront of contemporary architecture.

The dwelling is the product of a design and consultation process carried out by an experienced design team led by POD Architects. This document describes the design process and the design goals underpinning the proposals.



POD Office



Volume 1

Practice Profile

1.1

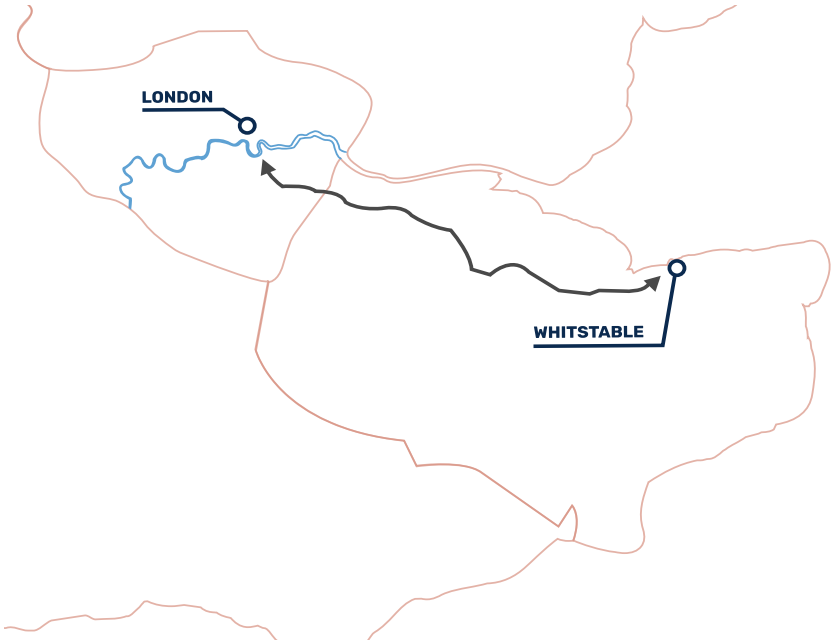
About Us

POD is a London & Kent based Architecture practice offering world class design strongly underpinned by commercial reality.

POD was established in 2009, and has been under the leadership of Paul Shedden, who sits at the forefront of contemporary architecture.

POD offer a cost-effective service based on large international practice principles with small practice personality.

POD has developed its collaborative style to encourage client involvement in producing creative and commercially viable design solutions.



Our studio is a creative place where we solve problems and develop innovative designs. We specialise in residential projects and listen to our clients to understand their business objectives. Our work ranges from identifying opportunities and growing projects with clients to producing construction information and completing projects on site.

This range requires the skills of many people in our team who specialise in design and technical specification. We work on projects across the UK and overseas and have extensive experience in leading design teams. Our clients are both first time and established developers who need new thinking and contemporary design solutions to produce high quality architecture. We have strong relations with excellent consultants in the industry and establish teams

to create and manage projects of all sizes. We are successful in negotiating town planning applications and have a good relationship with English heritage to develop complicated listed building and conservation area submissions. We are a friendly practice with fresh ideas.

1.2

Paul Shedden CV



Architect	<i>POD Architects</i>
British	<i>Managing Director</i>
Born 1961	<i>2009 – Present</i>

Qualifications and Affiliations
BA (Hons) Fine Art, Sculpture, BA (Hons) Arch, Dip Arch, Member of the Royal Institute of British Architects, ARB Accredited

Experience: 34 years
I have worked extensively on the design and construction of major mixed use, offices, retail, residential and transportation projects in the UK and throughout Europe and have a broad knowledge of town centre regeneration and its development and re-invention within the market place. My drive is to ensure we provide good design coupled with efficiency and a clear understanding of client needs.

1.3

Design Team

**BARTON
WILLMORE**

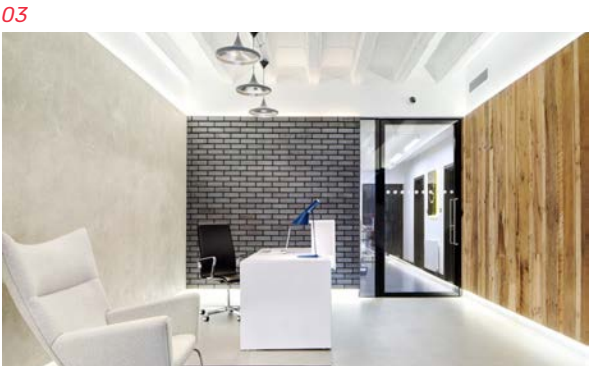
Planning Consultant:
Barton Willmore
Contact: Graeme Warriner
Tel: 07825 334817



Architect:
POD Architects
Contact: Paul Shedden
Tel: 020 7490 2246
Web: www.pod-architects.com

1.4

Previous Projects by POD Architects



01
Innovative Housing Scheme
The Orchards, Watford

04
Sotheby House,
Private Location

07
Mixed-use Residential & Retail
Caterham

02
Rye Acre House
Bromley

05
Watford Farm Terrace Flats,
Watford

08
Dormy Cottage,
Private Location

03
Office Scheme
Norton Folgate, London City

06
Mixed-use Residential & Office
Spurstowe Terrace

09
Three Residential dwellings,
Margate

Volume 2

Proposed Scheme

2.1 Site Location

Introduction

Pod Architects have undertaken a study of the land at Oaklands Court, Oaklands Road, Bromley

The properties surrounding the site are large plots with large two/three storey dwellings. The closest urban centre is Bromley Town Centre. The site is accessed off Oaklands Road through the existing access in Oaklands Court.

01



KEY

- Site Boundary
- Access
- Primary Road
- Secondary Road



2.2 Existing Site

Site Opportunities

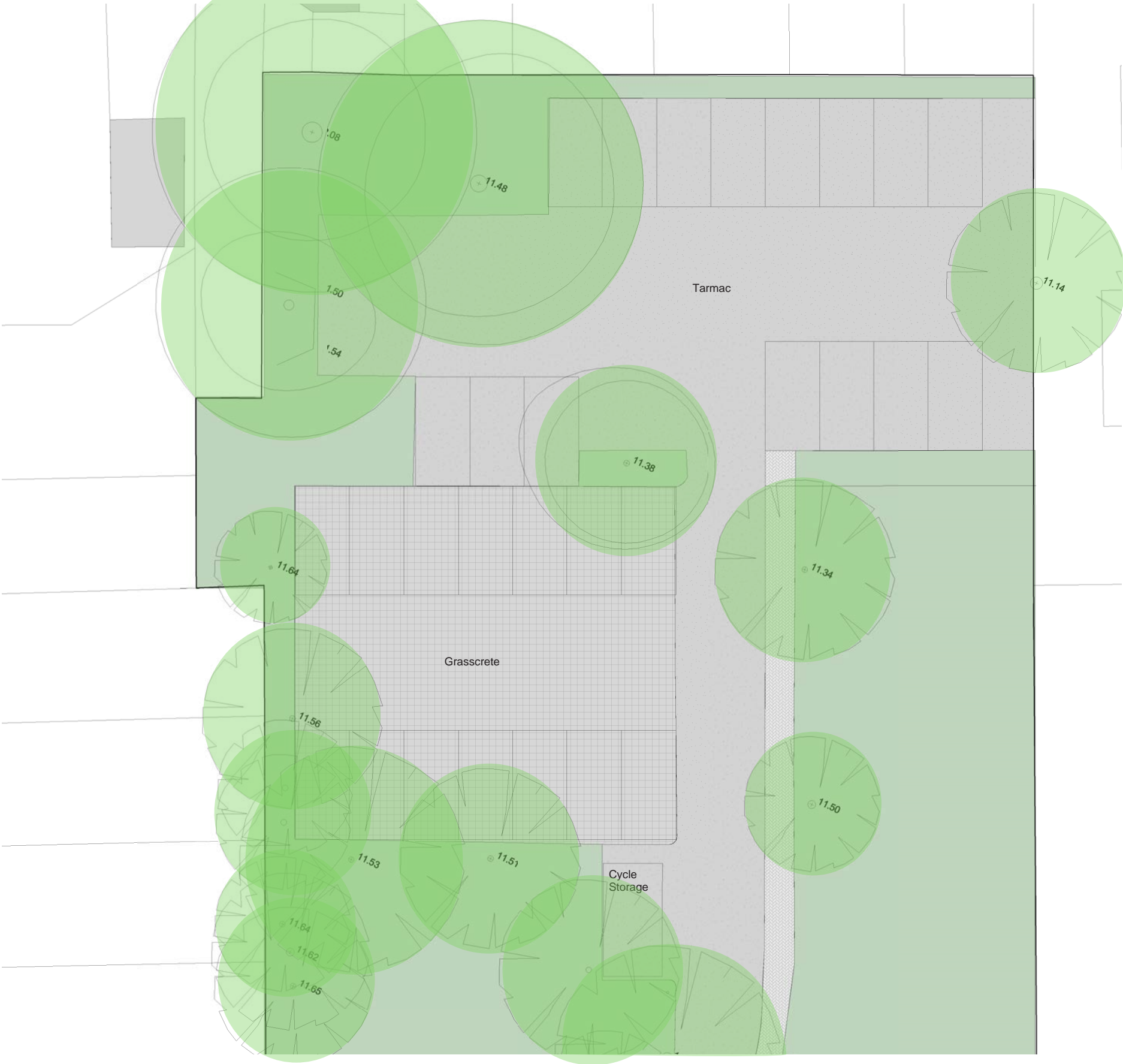
The site currently consists of a 4 and a half storey building with a parking forecourt to the rear. Access to the site is from Oaklands Road via the existing access to the forecourt. There is an opportunity to uplift the rear of the plot by designing a series of dwellings which respects its surroundings and contributes to the character of the area.

Existing trees within the site are predominately located along the ownership boundary line and will be retained providing an opportunity for natural screening.

KEY

Site Boundary

Existing Trees



Proposal Summary

Introduction

The proposal aims to provide two new modern, 3-bedroom detached dwellings on the site of the surplus parking forecourt within Oaklands Court. This will be built within the self-contained site with a footprint similar to neighbouring properties. It will retain the existing mature landscape of hedges and tall trees within the site boundary.

The design promotes a contemporary modern style that takes influence from the local characteristics. The principle material palette will include grey brick with contemporary standing seam, and a traditional pitched roof adding to the character of the surrounding context.

The design has evolved so that it does not impact on the amenities of the neighbouring occupiers. The scale of the replacement will be predominantly 2 storeys to the main eaves level with rooms in the roof space. This is a storey lower than existing neighbouring properties along Spencer Road and 2 storeys lower than properties adjacent along Oaklands Road. Therefore proposals sit well within the location blending in with the surrounding dwellings and landscaping.

KEY

- Site Boundary
- Area of development

01



2.4

The Proposed Scheme - Elevations

The Proposed Scheme

The proposed layout provides the best usage of the living space to the most suitable orientation of the site, capturing maximum daily sunshine whilst providing a residential offering in keeping with neighbouring properties. The existing boundaries are deemed suitable and it is not felt necessary to change these.



West Elevation



East Elevation



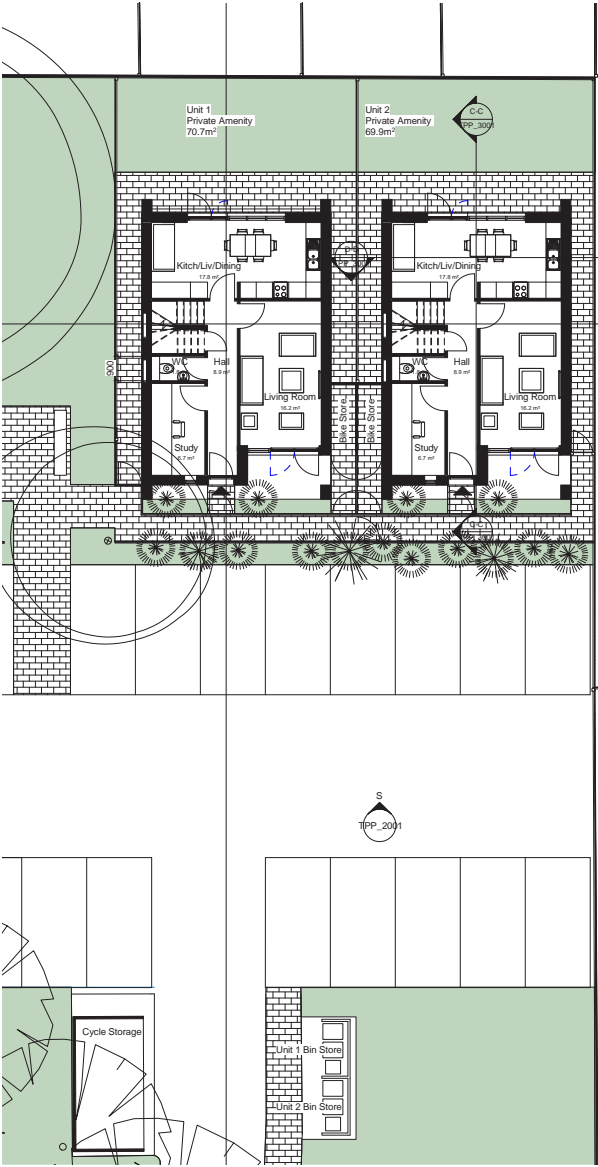
North Elevation



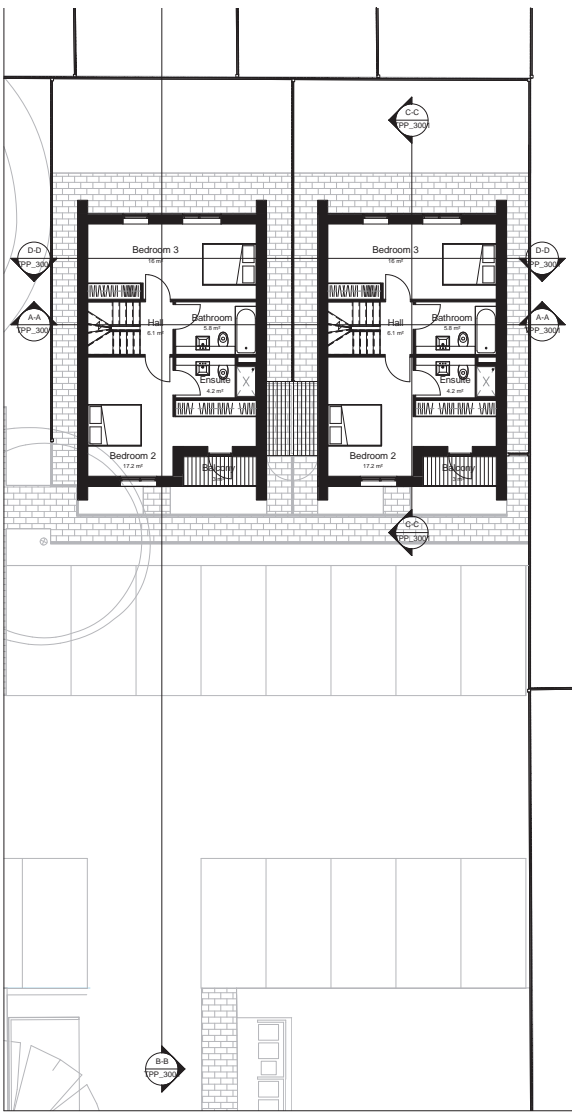
North Elevation

2.5

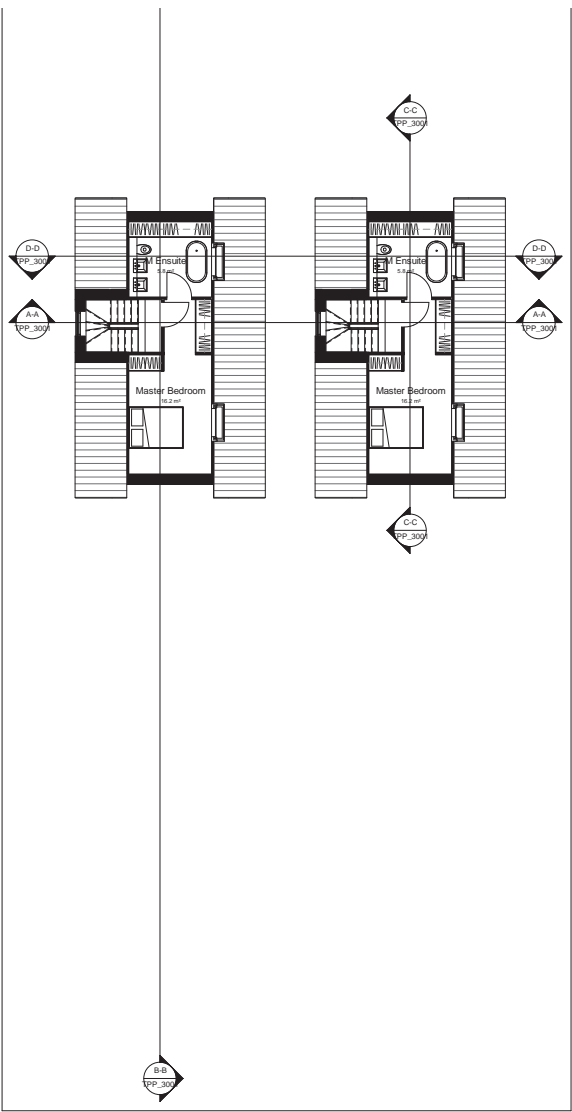
The Proposed Scheme
- Plans



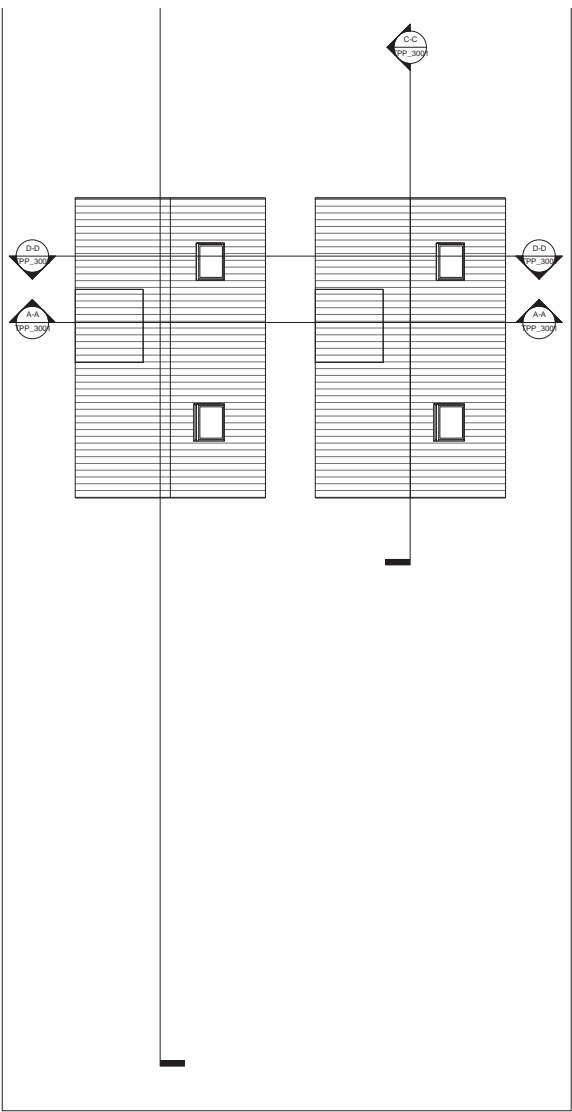
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan



Volume 3

Conclusive Statement

3.1

Conclusive Statement

This Design and Access Statement has demonstrated how the design of the two proposed 3-bedroom detached dwellings in Oaklands Court on Oaklands Road has evolved within the context of the large landscaped site surrounded by existing predominantly larger dwellings. The design team has demonstrated how they have been instrumental in developing the design in keeping with the context.

The design discussed in this document has come as a result of consultation with the local authority planning department. A planning statement accompanies the application that discusses this in more detail. The scheme was subject to pre-application advice to agree the way forward. This was to ensure the design reflected policy and planner's advice on key criteria for residential schemes of this nature. The enhancement to the existing property complies with all the relevant national and local policy guidance and seeks to preserve and enhance both the character and the quality of the surrounding environment, particularly that of the local area.

The proposal has drawn local characteristics to present an architectural style for modern contemporary buildings. This is in a scale and mass that compliments existing and proposed neighbouring properties. Both eaves and ridge line of the roof are lower than neighbouring properties. This provides a justification for a level of accommodation where a 3-storey building is contained within a predominantly 2 storey building with rooms in the roof. This will be further softened by the existing mature landscape of tall trees and hedges. Vehicular access is maintained from the existing driveway from Oaklands Road and will provide access to parking spaces.

It is concluded that the scheme will meet the objective to deliver two high-quality modern detached three-bedroom family dwellings in keeping with the local area. This is demonstrated by the level of supporting analysis within this statement, and most easily read by the CGI image accompanying this submission. The proposal is of a high-quality design, and will create a new showcase scheme to replace a disused parking forecourt.

After considering the content of the Design and Access Statement, we believe that this proposal is a carefully considered scheme and feel that this is one the Local authority can support.



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