Proposed house on land at rear of
10 HIGHLAND ROAD LONDON BR1 4AD
DESIGN AND ACCESS STATEMENT July 2019

YB ARCHITECTS

RIBA

This is a revised proposal within the same footprint of a 3-bed house which was granted planning permission on 07/01/2019 under reference: DC/18/04241/FULL1

Context

The site is located at the rear of No 10 Highland Road and is currently occupied by 9 redundant garages built in precast concrete panels.

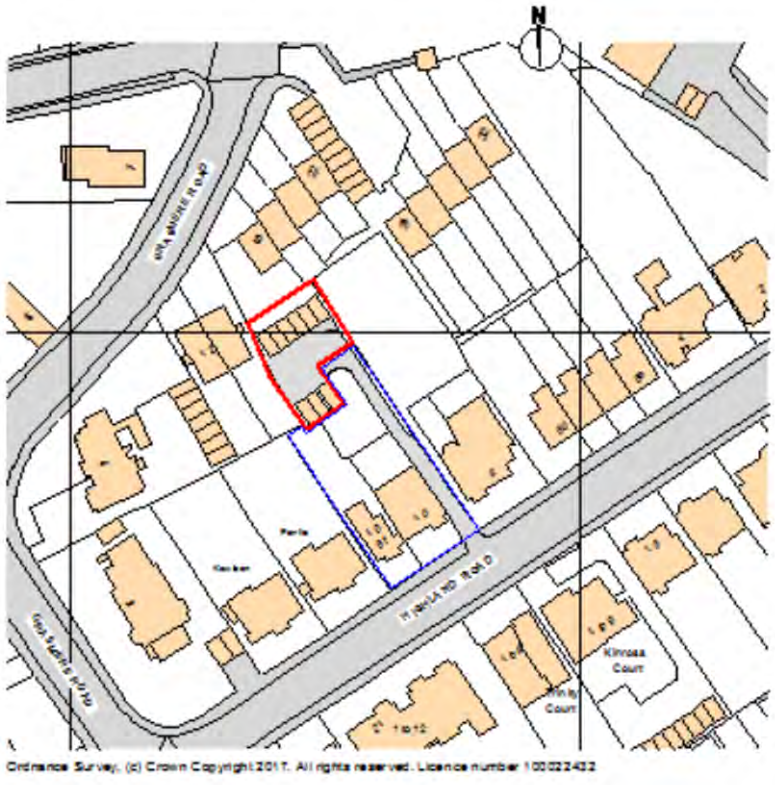
The site has an area of 299m2. The footprint area of the existing garages is 112m2. The proposal is to build a single dwelling with a footprint of 81.50m2.

This proposal follows on from a previous planning application for 5 houses on this site and the adjoining rear garden of No 8 Highland Road (PA No DC/17/04981 refused on 14/01/2018)

The site is accessed through a private 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 side 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 hidden from view.



LOCATION MAP

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

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 refusal ref. DC/17/04981 on 14/01/2018 for a project of 5 terrace houses with associated parking and refuse store

- Planning permission granted for “the erection of a single 3-bedroom house” on 07/01/2019 ref. DC/18/04241/FULL1

Proposal

The changes sought in this proposal are aimed at turning the house into a highly energy efficient house achieving an EPC A rating

The house will be built to high environmental standards and will include:

Cavity walls: brick or zinc outer walls with a highly insulated inner layer.

Front canopy and “brise soleil” to provide porched entrance and shade large south facing doors

Green roof gently sloping to rear

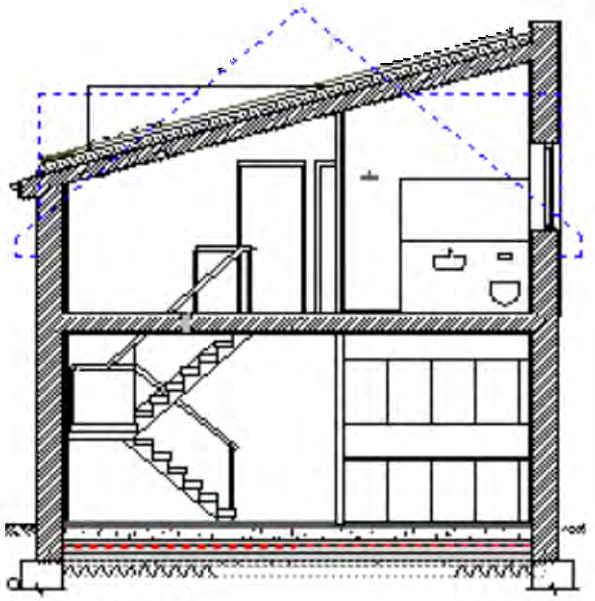
High performance glazed doors and windows

Use of air source heat pump to meet the energy needs of the house

Use of whole house ventilation with heat recovery system

Recycling of grey water with the use of a 1500l tank installed below ground - to provide water for garden and toilets

The house will be built to meet the London Plan standards and will aim to meet part M of the building regulations and be adaptable for future use. The gross internal floor area is 127m^2 with 70m^2 for the ground floor and 57 m^2 for the upper floor



PROPOSED HOUSE – SECTION
Previously approved scheme in blue dotted

Access – Parking (based on EAS Transport Planning Ltd report)

The site is accessed through a narrow private lane, between 3.2m and 3.5m wide which currently serves the garages. The vehicle access to the site will remain as it is at present - considered suitable for the garages.

The site is relatively near to both Shortlands and Bromley North rail stations together with several bus routes and has a PTAL rating of 1b, but adjacent to areas with PTAL's of 3 and 4. There are also a number of schools within walking distance. The site is around 800m from Bromley town centre, with a wide range of retail and other services. There are also some shops on London Road nearby. Public transport to the area is available with several buses running along the Bromley Road including No 208 and No 320.

Parking provision:
2 car parking spaces will be provided on the paved area within the site. See turning circles diagram in Appendix 3.
Furthermore 2 bicycles can be located in the entrance porch. These bicycles can be secured to a floor mounted stand.
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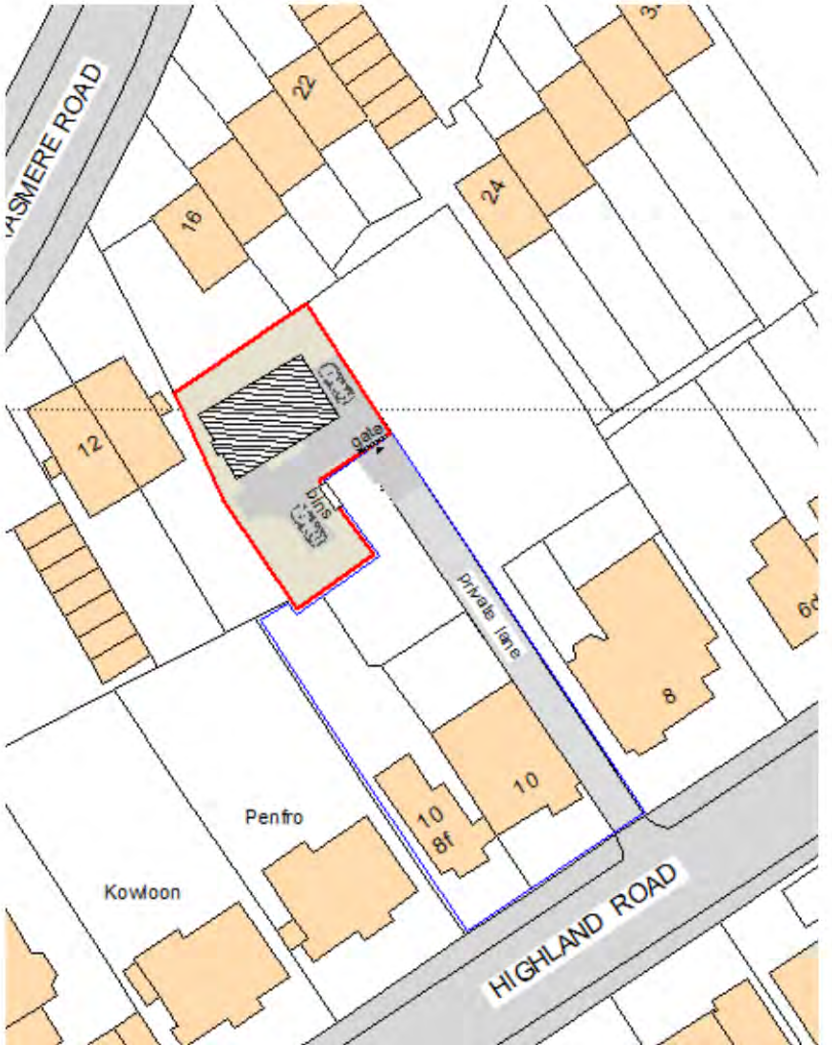
Fire Access:
The London Fire Brigade (LFB) requires that for single family dwelling houses there should be vehicle access for a pump appliance to within 45m of all points within the dwelling house with a 20m maximum reversing distance. Although the distance from Highland Road will be bigger than the recommended 45m maximum reversing distance, a fire appliance can still get to within 45m of all points of the development by travelling around 20m into the site access and would therefore be able to reverse from there. There is also shorter distance from Grasmere Road, with a parking space by the garages by 24 Grasmere Road.
As an additional safety feature the developer is intending to have a sprinkler system installed in the house.



SITE LAYOUT

Materials

Walls:
The walls will be built with red brick which is used predominantly in the neighbourhood.

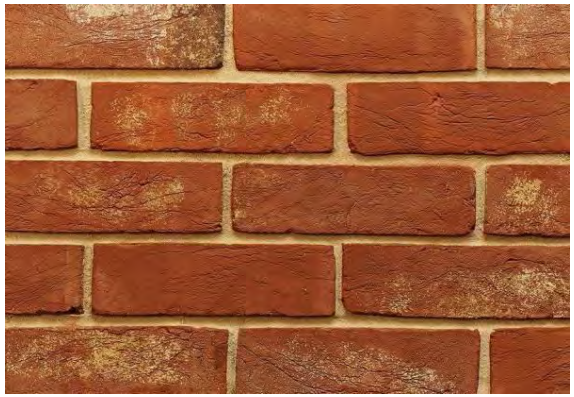
Part of the walls, front canopy and dormer will be faced with pre-patinated quartz zinc

Windows and doors:
To be composite aluminum and timber framed with high thermal performance double glazing

Roof:
To be covered with an extensive green roof installed over a bituminous waterproofing membrane

Green wall:
Part of the west flank wall will be covered with climbing plants supported on a stainless-steel wire frame

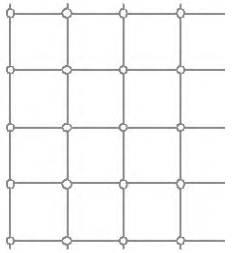
Fence:
The fence around the site will be a close boarded timber fence around 1.8m high



RED BRICK

TIMBER FENCE - TYPICAL

QUARTZ ZINC EXAMPLE



GREEN WALL – WIRING SUPPORT SYSTEM

Trees (Refer to tree list and plan in Appendix 1)

An Arboricultural Impact Assessment was prepared for the first scheme (DC/17/04981) by Tree Craft Ltd, in October 2017. The previous scheme was for 5 houses on the site which included the back garden of No 8 Highland road. The summary below reflects the new site and design. An updated report will be submitted as part of meeting planning conditions if requested.

There are 5 trees located in the immediate vicinity of the site. These include:

T10. Common oak; on adjoining property to rear - No impact on development
T11 Common oak; by the rear boundary - Root protection area extends over north east part of the proposed building
T12 Sycamore; self-sown tree, proposed to be removed
T13 Common Yew; on adjoining property to rear - No impact on development
T14 Common Yew; on adjoining property to west - Root protection area over a small section of the south west of the proposed building

The report recommends that the Sycamore (T12) is removed and trees T11 and T14 have their crowns reduced slightly.

The other existing mature trees located along the access lane, to the rear of the site, and in the back garden of No 8 Highland Road will be preserved. Existing hedges and shrubberies towards the northern edge of the site will be preserved and integrated in the new private rear gardens.

The relevant recommendations of the report will be followed in this new scheme. These include:

Evaluation of the impact of trees on the amenity of the area:

Two of the defined Root Protection Zones (RPZs) will be affected directly by the currently proposed construction. A Construction Exclusion Zone (CEZ) will be set out on the site, the precise position of which will be finalised on site to reflect the particular site conditions.
The Construction Exclusion Zone (CEZ) includes the RPAs as required in BS 5837:2012

The proposed house will be built on piled foundations in order to limit the impact of the foundation on tree roots.

An arboricultural method statement with protection measures for trees will be supplied as part of meeting planning conditions. Guidance on protecting roots during construction will be followed as set out in section 3 of the original Tree Report. The planning condition can specify this requirement. An arboricultural method statement describing how the trees will be protected and managed during construction works will be made available on site. All tree protection measures would be checked confirmed and agreed prior to the development starting.

If the steps to be detailed in the arboricultural method statement on RPZs and the CEZ are followed, the development proposal will have no significant impact on the contribution of the trees to local amenity or character.

Landscaping

Part of the site (27% approx.) will be paved with permeable paving to allow for surface water to infiltrate the ground naturally, and limit any risk of flooding.

The remaining part of the site will be planted mainly with grass and herbaceous planting along the edges of the site. This will allow the maximum amount of daylight and sunlight to the house.

PERMEABLE PAVING

Refuse collection

A timber bins store will be built in the house's garden, and will have a capacity for at least 3 x 240 l wheeled bins for recycling and food.

These bins will be taken to the Highland Road pavement on day of collection.

HERBACEOUS BORDER

Flood risk (See Flood Map in Appendix 1)

The site is outside the Environment Agency flood risk zone

Sustainable development

Layout - orientation
The house is oriented South East – North West with the main windows oriented towards the south benefiting from sunlight a good part of the day. Rooflights to the front and rear will let sunlight and daylight through and will also allow ventilation.

Passive architectural design measures:
- natural lighting and cross ventilation, 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 aiming to achieve EPC level A
- Use of air source heat pump and whole house ventilation with heat recovery
- Use of energy efficient materials and accredited construction details
- Energy efficient LED lighting
- Use of permeable paving
- Rainwater recycling and storage
- Better integration into environment with green roof and landscaping

Future proof house – Compliance with Part M

Entrance level approach – threshold with level access to ground floor
Corridors minimum width: 900 mm
Internal doors minimum width 800mm
WC on ground floor level
Possible conversion of ground floor to accommodate impaired mobility user
Bathroom with 1500mm turning circle for wheelchair
Possible hoist in bathroom
Glazed external doors and low windows
Accessible services controls

Conclusions

This project makes use of a disused and neglected site, and aims to turn it into residential site providing a quality living environment and aiming to achieve high environmental standards
The proposal is the result of careful consideration of the existing environment and neighbouring properties.
The proposed house is modest in scale but will provide comfortable accommodation with ample private garden and amenity space.

TREE SURVEY AND RECOMMENDATIONS (TREE CRAFT SURVEY)

Tree ID	Tree Type	Life stage	Height (m)	Height to first branch (m)	Number of Stems	Diameter (mm)	Spread - N (m)	Spread - E (m)	Spread - S (m)	Spread - W (m)	Crown clearance (m)	Phys Condition	Structural condition	Category	Life Expectancy	Comments	Recommendations
7	Sycamore	SM	11	4E	1	280	5	5	5	2	3	F	F	C1	20-40	Forms part of group as screen to boundary.	Erect temporary fencing. Reduce crown by 2m in height and width.
8	Sycamore	SM	11	4S	1	250	5	2	4	2	3	F	F	C1	20-40	Forms part of group as screen to boundary.	Erect temporary fencing. Reduce crown by 2m in height and width.
9	Sycamore	SM	11	4W	1	260	4	2	3	4	5	F	Ivy	C1	20-40	Forms part of group as screen to boundary.	Erect temporary fencing. Reduce crown by 2m in height and width.
10	Common Oak	SM	7	4N	1	310	6	2	2	2	4	P	F	U	<10	Tree located on adjacent property	No action
11	Common Oak	SM	6		1	620	4	2	4	4	2	F	Ivy	C1	>40	Extensive ivy on trunk and throughout crown	Remove ivy. Laterally reduce crown over development by 2m.
12	Sycamore	Y	5		2	200	1	2	2	1	2	P	P	U	10-20	Self-sown tree.	Remove
13	Common Yew	Y	4	1N	1	200	3	2	2	2	1	F	Ivy	C1	40>	Tree located on adjacent property	Laterally reduce crown back from development by 2m.
14	Common Beech	Y	8	4E	6	140 *	3	3	3	3	1	F	F	C1	40>	Tree located on adjacent property	Laterally reduce crown back from development by 2m.

Appendix 2 FLOOD MAP