

August 2021

2003

Oaklands Court, Bromley

Design & Access Statement

SINCLAIR STUDIOS

CONTENTS

1.0	INTRODUCTION	3
2.0	SITE CONTEXT	
2.1	Site location	4
2.2	Local context	5
2.3	Site analysis	6
3.0	PLANNING CONTEXT	
3.1	Planning history	7
3.2	Pre-application advice	8 - 9
4.0	DESIGN PROCESS	
4.1	Developed brief	10
4.2	Design development	10 - 11
5.0	THE PROPOSAL	
5.1	Floor plans	12
5.2	Sections	13
5.3	Elevations	14
5.4	Proposed material palette	15
5.5	Landscaping & amenity space	16
6.0	TECHNICAL CONSIDERATIONS	
6.1	Site access	17
6.2	Refuse & servicing	17
6.3	Car parking	18
6.4	Cycle storage	18
6.5	Accessibility	19
6.6	Sustainability	20
7.0	CONCLUSION	
7.1	Summary	21 - 22
7.2	Area schedule	23
7.3	3D views	24

1.0 INTRODUCTION

This Design & Access Statement has been prepared in support of a planning application for the site at the rear of an existing apartment building at Oaklands Court. The proposed works are described as:

“Construction of 3x 2 bedroom properties and 1x 3 bedroom property with associated car parking and landscaping.”

PROJECT ADDRESS

Land to the rear of Oaklands Court
Oaklands Road,
Bromley,
BR1 3SW

PROJECT BRIEF

The brief from the clients, Hamways Ltd, is to provide four dwellings in place of the two townhouses that received planning consent in 2020 (see planning history on page 7 for further details). These maisonette-type units will be managed alongside the existing apartments on the Oaklands Court site.

These new dwellings should, as a minimum, be dual aspect, providing light-filled living accommodation with views over the gardens. Each dwelling is to have access to their own private external amenity space, alongside the communal garden shared with the other residents.

The proposed apartment building should acknowledge the precedent set by the previous scheme and is to be a sensitive addition to its garden setting. The brief involves re-landscaping the whole rear portion of the site to the benefit of all residents.

PROJECT TEAM

**BARTON
WILLMORE**

Barton Willmore - Planning Consultant

**SINCLAIR
STUDIOS**

Sinclair Studios - Architect

PJC
Consultancy
Arboricultural, Ecological
& Landscape Consultancy

PJC Consultancy - Arboriculturalist

gta
Civils &
Transport

GTA Civils - Transport Consultant



VIEW FROM THE EXISTING BUILDING AT OAKLANDS COURT TO SITE AT REAR

2.0 SITE CONTEXT

2.1 SITE LOCATION

The site, on Oaklands Road, is located less than a 20 minute walk north from Bromley town centre and is close to Shortlands railway station with regular trains to London Blackfriars and London Victoria.

At the front of the site is a four storey apartment block, built in the 1990s. The rear of the site is used as communal gardens and car parking for the current residents. A section at the far end of the site has been fenced off and inaccessible to residents for over five years.



SITE PLAN
1:1000 @ A3



3D SATELLITE VIEW

2.0 SITE CONTEXT

2.2 LOCAL CONTEXT

The surrounding area is exclusively residential, but the type and era of housing varies significantly. At the beginning of the 20th century, this local area comprised of large, detached homes with generously sized gardens. Some of these Victorian-era houses survive, but many were replaced over the years in favour of higher density housing schemes. Mid-century terraces are interspersed with more recent infill apartment blocks and townhouses. The result is an area with a varied architectural style, although the use of pitched roof forms, red brick accents and defined lintel details are commonly seen throughout.



21st CENTURY TOWNHOUSES



OAKLANDS COURT FRONT ELEVATION



VICTORIAN DETACHED VILLAS



SITE PLAN

1:1000 @ A3

Stage 3 - Design & Access Statement



1990s APARTMENT BUILDING



MID-CENTURY TERRACED HOUSING

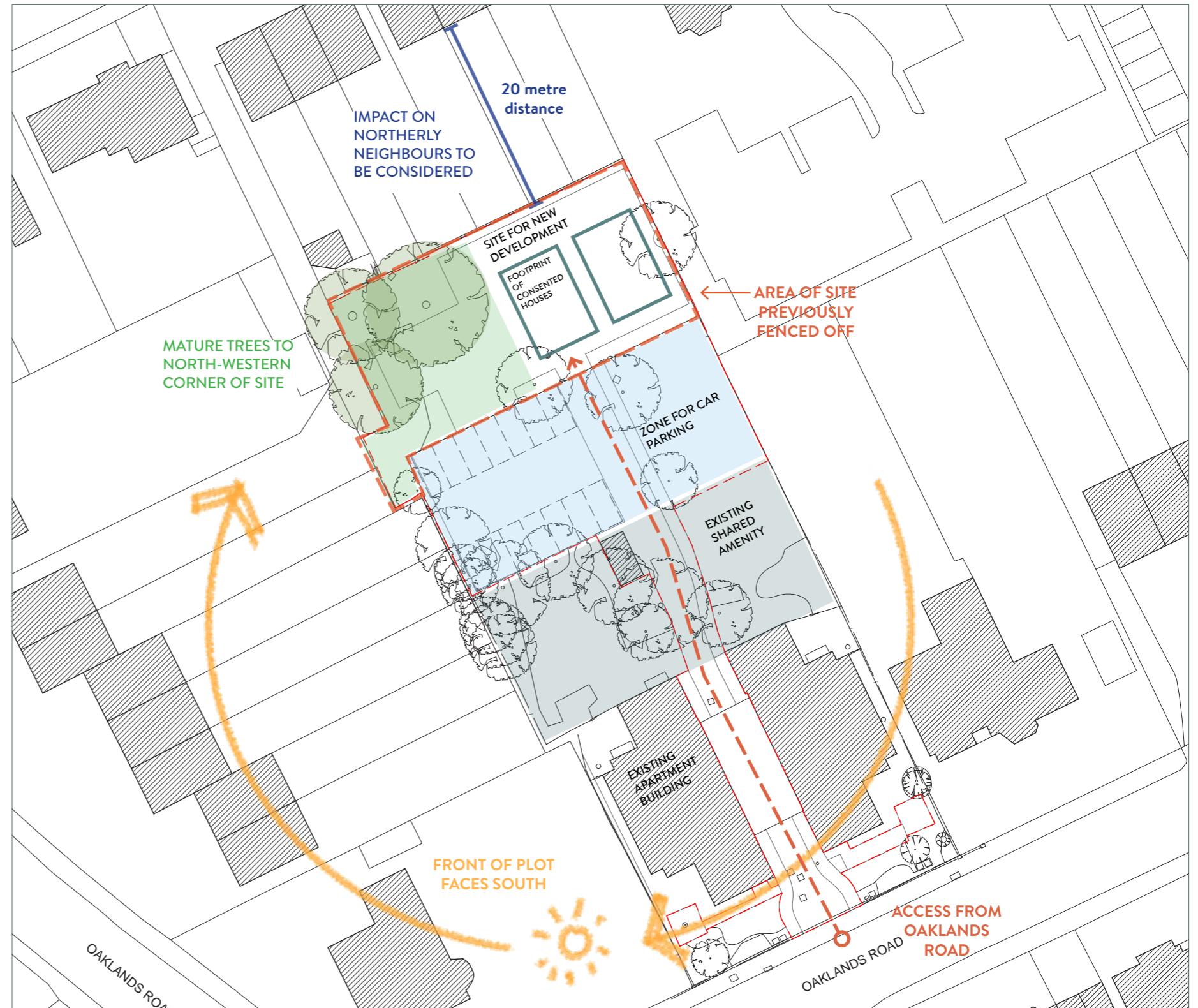
2018 APARTMENT BUILDING

2.0 SITE CONTEXT

2.3 SITE ANALYSIS

The specific site for the new proposals has been determined by a number of factors:

- Mature trees in the north-west corner of the site to be retained
- Existing location for car parking to be maintained and a brief to provide additional spaces
- Impact on the nearest neighbours to the north of the site to be considered
- Impact on the existing residents at Oaklands Court and the communal gardens to the rear of the site
- North-west / south-east orientation of the site: dwellings would benefit from having dual aspect interiors



SITE PLAN >
1:1000 @ A3

3.0 PLANNING CONTEXT

3.1 PLANNING HISTORY

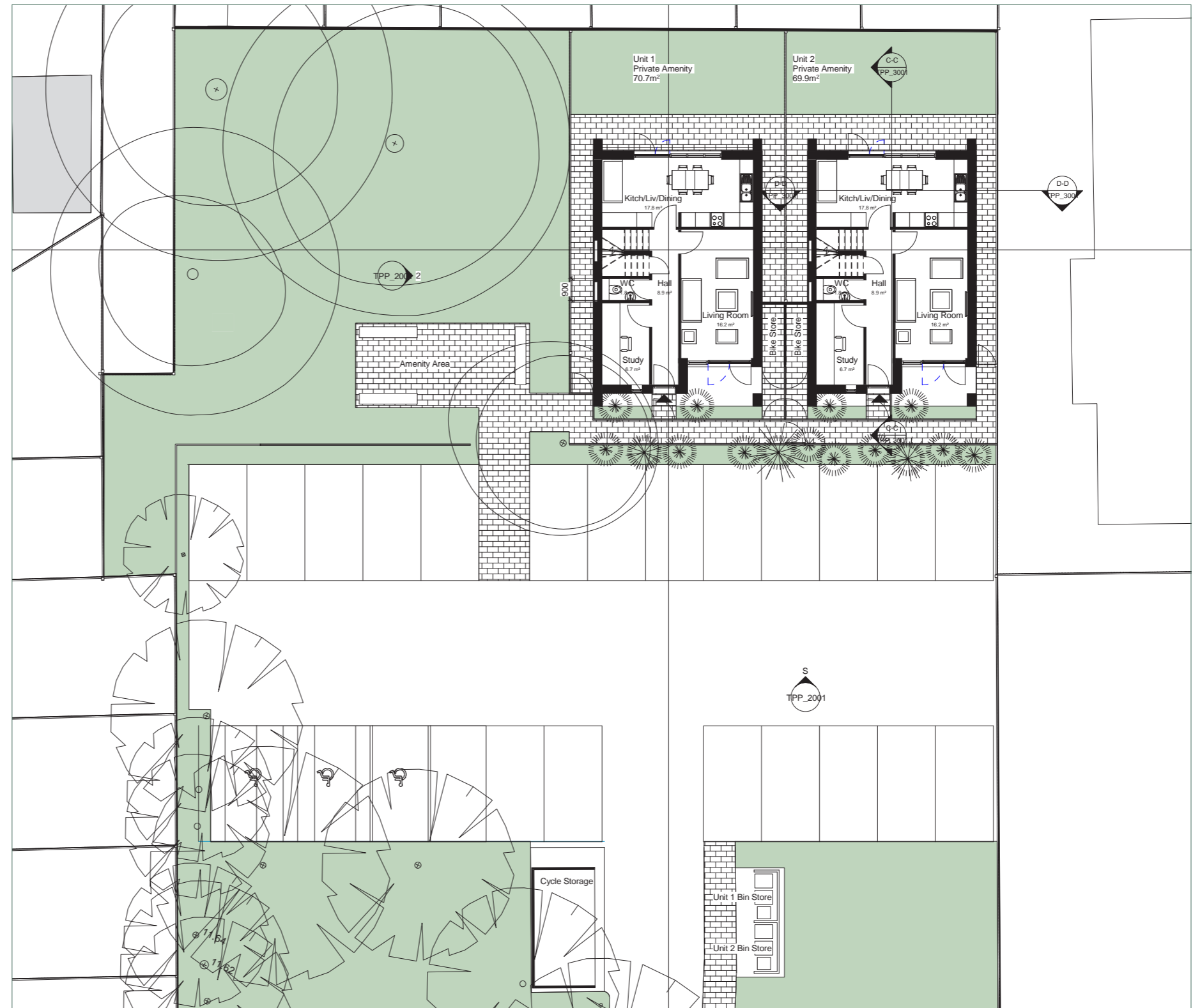
The site has an extant planning permission for 2 x 3-bed dwellings, granted in July 2020 (planning reference: 20/01307/ FUL1). The scheme is described as follows:

“Construction of 2 no. three bedroom two storey dwellings with accommodation in roofspace, cycle parking, refuse storage and landscaping, including re-configuration of car parking layout associated with Oaklands Court”

The proposal includes the retention of the mature trees in the north-west corner of the site. This defined the positioning of the new houses, located away from the crown and root balls.



3D VISUALISATION
(ref: Pod Architects)



SITE PLAN, EXTANT PERMISSION >
1:1000 @ A3

3.0 PLANNING CONTEXT

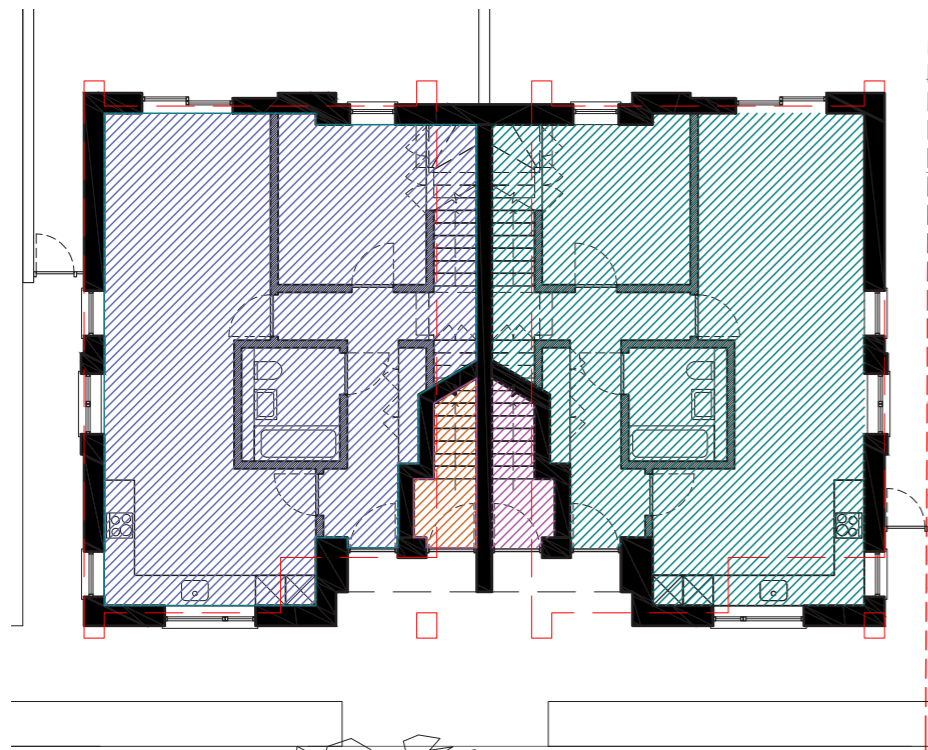
3.2 PRE-APPLICATION ADVICE

Pre-Application advice was sought in December 2020 for a revised scheme, comprising of 4x 2 bedroom apartments (planning reference DC/PREAPP/20/00311).

The building was arranged to appear as a mirrored set of townhouses, each divided into two maisonette apartments. The lower apartments had access to a private garden at ground floor whilst the upper flats had the benefit of a first-floor terrace to the front of the building.

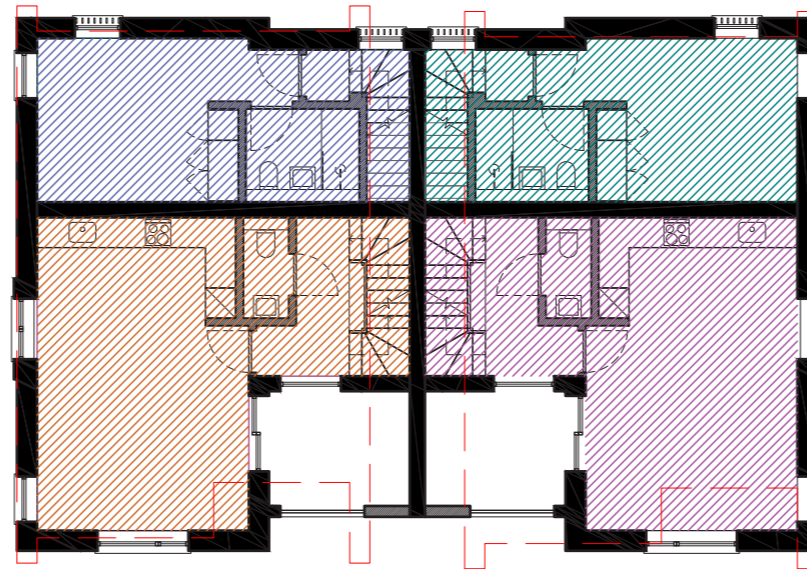
Feedback from the planning officer is summarised on the following page.

2 BED, 4 PERSON PART M(2)	UNIT 1 (GIA) 86m ²	UNIT 2 (GIA) 86m ²	2 BED, 4 PERSON PART M(2)
	UNIT 1 External Amenity 48m ²	UNIT 2 External Amenity 50m ²	
2 BED, 4 PERSON PART M(1)	UNIT 3 (GIA) 85m ²	UNIT 4 (GIA) 85m ²	2 BED, 4 PERSON PART M(1)
	UNIT 3 External Amenity 7m ²	UNIT 4 External Amenity 7m ²	



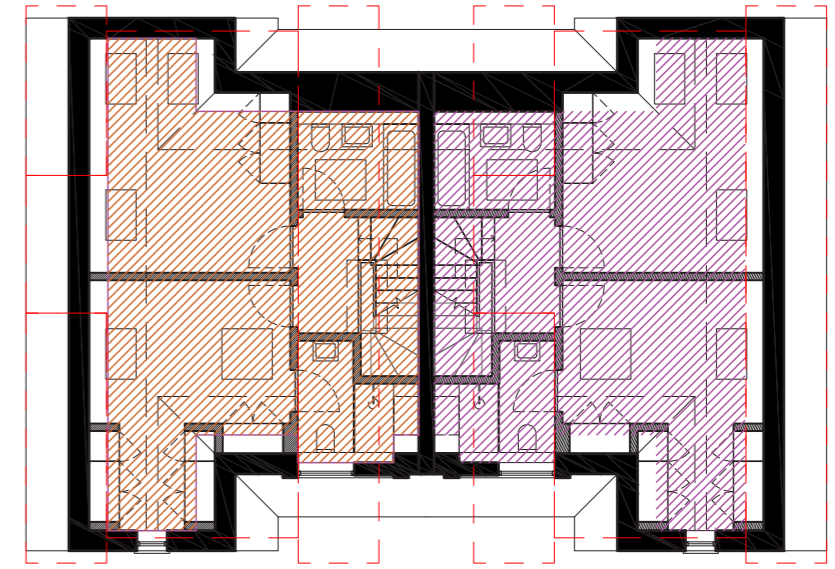
GROUND FLOOR PLAN

NTS



FIRST FLOOR PLAN

NTS



SECOND FLOOR PLAN

NTS

3.0 PLANNING CONTEXT

3.2 PRE-APPLICATION ADVICE

Comments raised in the Pre-Application advice can be summarised into four main topics:

1. BULK & MASSING

In comparison to the consented scheme:

- The gap between the consented houses is infilled
- There is increased bulk at roof level

2. IMPACT ON NEIGHBOURING AMENITY

Perceived overlooking to the northerly neighbours on Spencer Road as a result of the four, first-floor, screened windows in the rear elevation

3. QUALITY OF ACCOMMODATION

Concerns about:

- Lack of reasonable outlook from second floor accommodation
- Lack of outlook from rear first floor rooms (linked to overlooking concerns to neighbours)

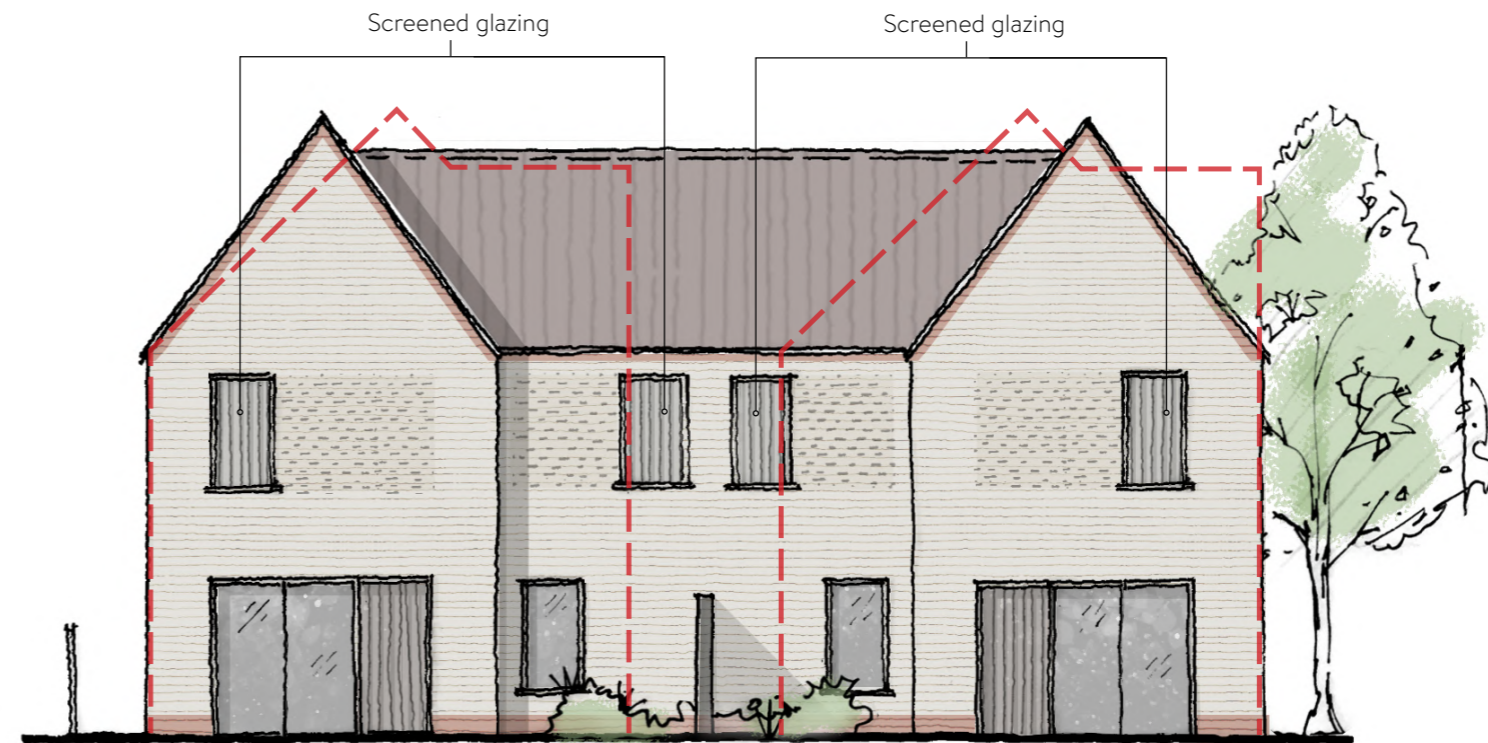
4. ACCESSIBILITY REQUIREMENTS

Advice on Part M compliance:

- Planning policy is for 90% Part M(2) dwellings and 10% Part M(3) dwellings...
- ...but exceptions are accepted in certain circumstances



FRONT (SOUTH) ELEVATION



REAR (NORTH) ELEVATION

AS PRESENTED AT PRE-APP

4.0 DESIGN PROCESS

4.1 DEVELOPED BRIEF

In response to the Pre-App advice, four new objectives were added to the design brief:

1. **Reduce sense of bulk**, particularly at roof level.
2. **Limit the impact on neighbouring amenity**: minimise number of upper windows on rear elevation.

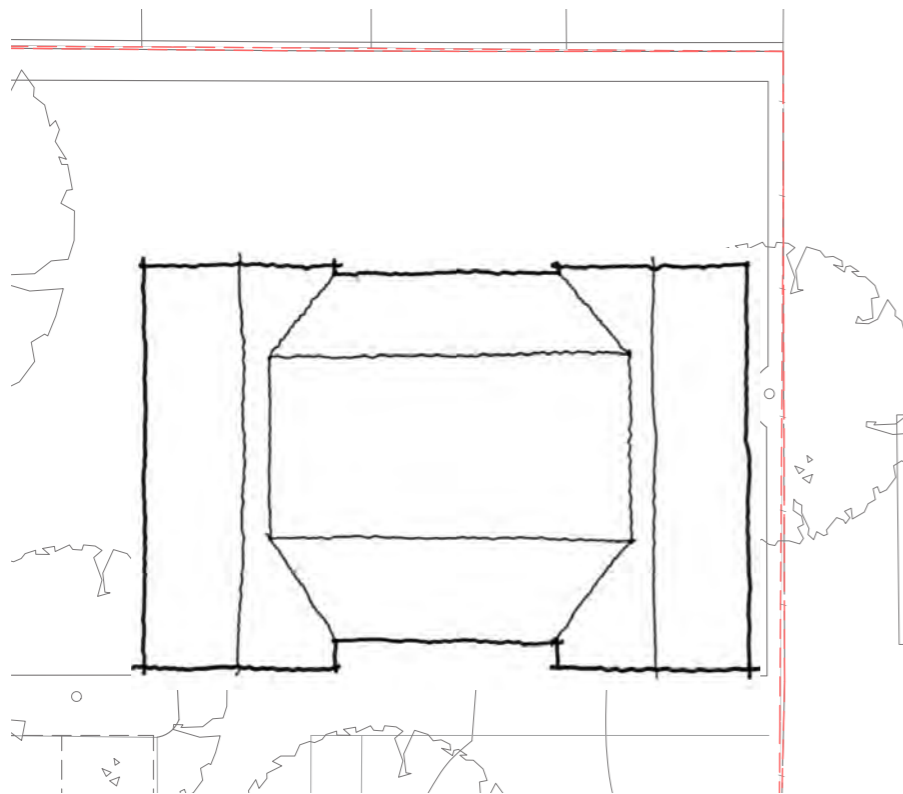
3. **Enhance quality of internal spaces**: all rooms to be dual aspect where possible.

4. **Fully comply with accessibility requirements**: all dwellings to be a minimum of Part M(2) and one unit to be Part M(3).



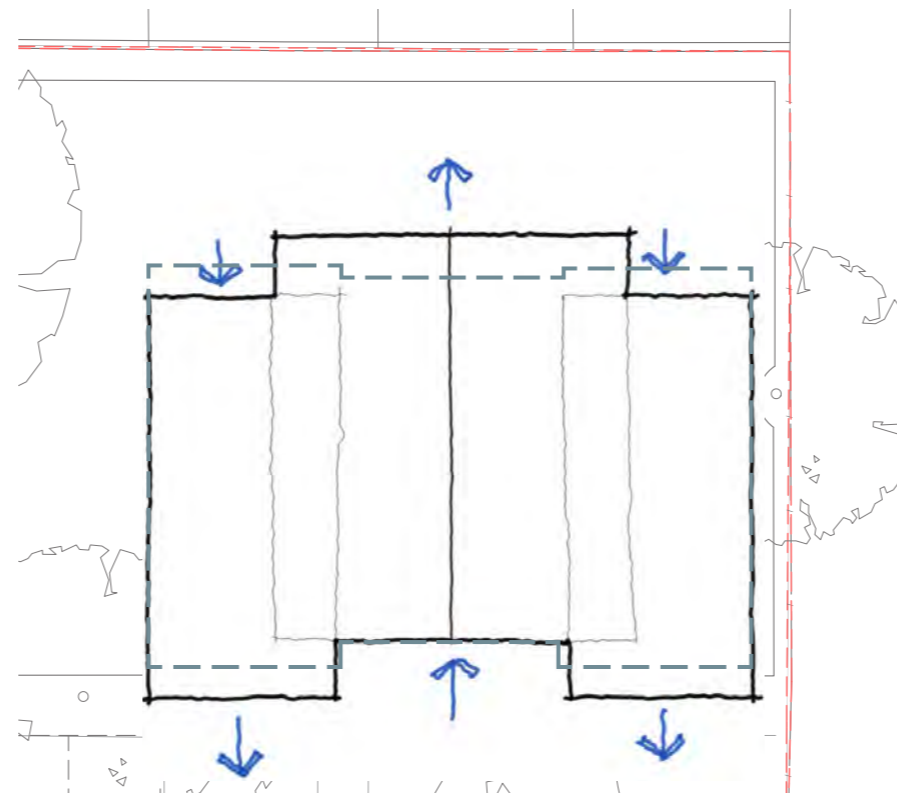
	M(1) VISITABLE	M(2) ADAPTABLE	M(3) WHEELCHAIR
London Plan Policy	0%	90%	10%
Consented Scheme	0%	100%	0%
Pre-App Scheme	50%	50%	0%
Revised Brief	50%	25%	25%

4.2 DESIGN DEVELOPMENT



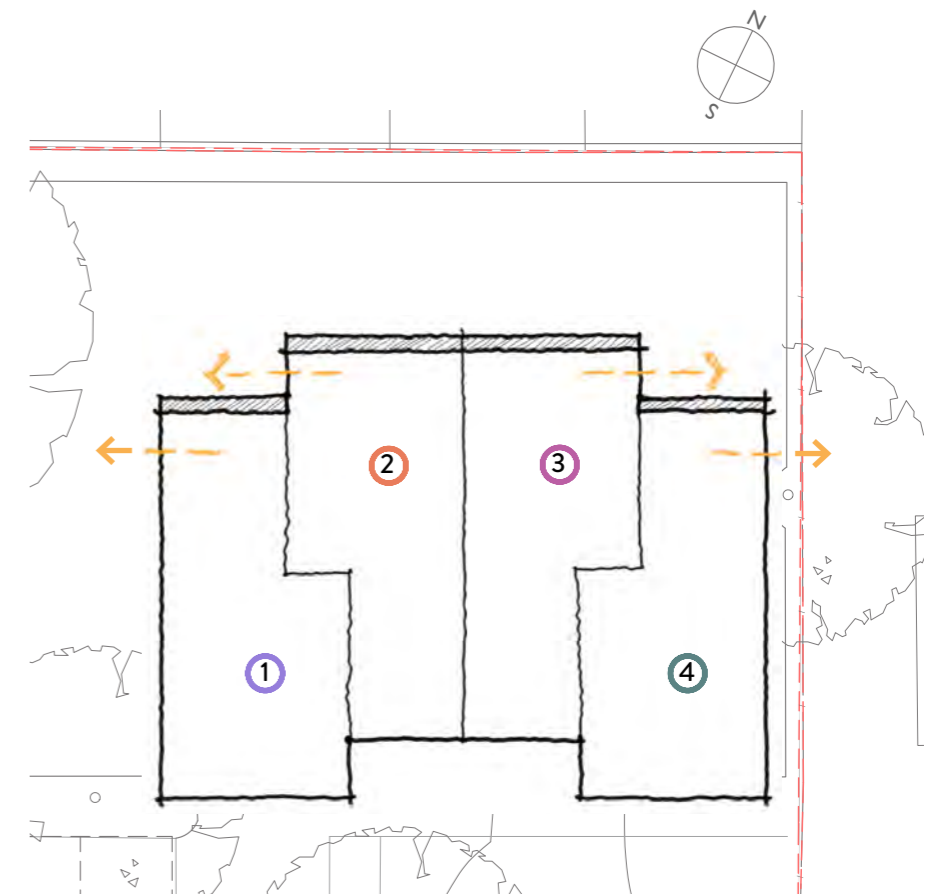
1: MASSING AT PRE-APP STAGE

Achieving the new objectives will require the reconfiguration of the massing and internal layouts.



2. PUSH & PULL OF MASSING

Stepped massing breaks down the scale.



3: INTERLOCKING DWELLINGS

Dual aspect dwellings with ground level front doors and access to rear garden. Stepped elevation at rear minimises need for windows towards neighbours.

4.0 DESIGN PROCESS

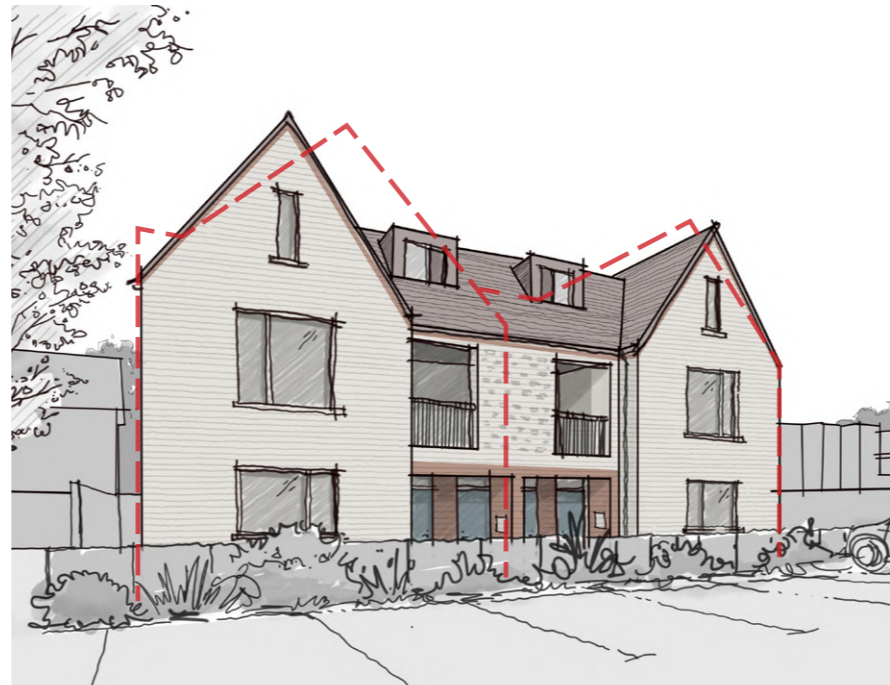
 Outline of consented scheme

4.2 DESIGN DEVELOPMENT

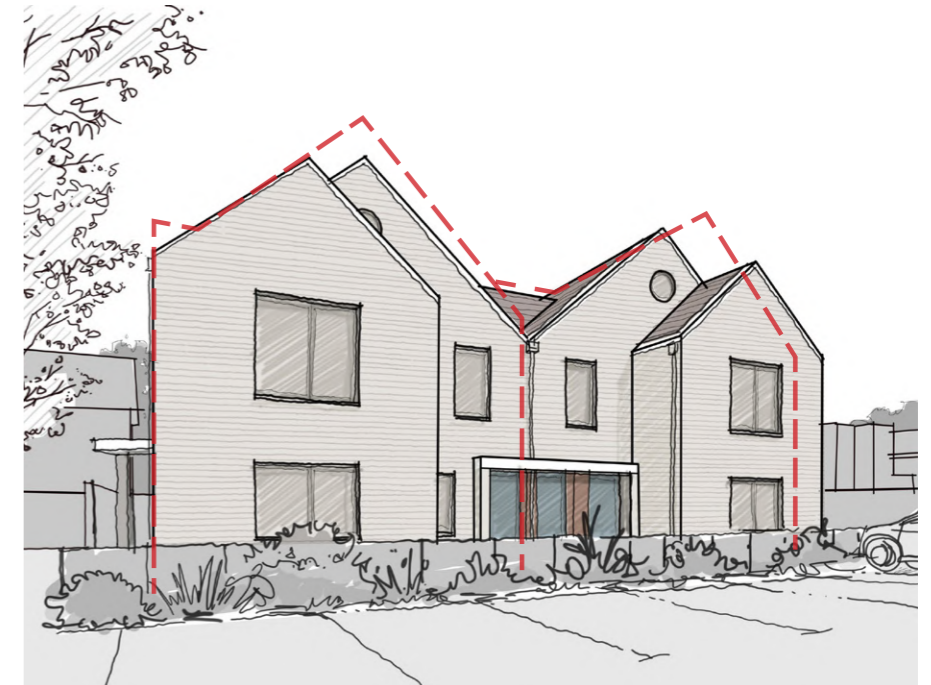
The sketches below illustrate how the proposal has evolved since Pre-App stage and how these both compare to the consented scheme. The developed scheme has a significant reduction in volume at roof level and has a similar visual impact to the consented townhouses.



3D VIEW OF CONSENTED SCHEME



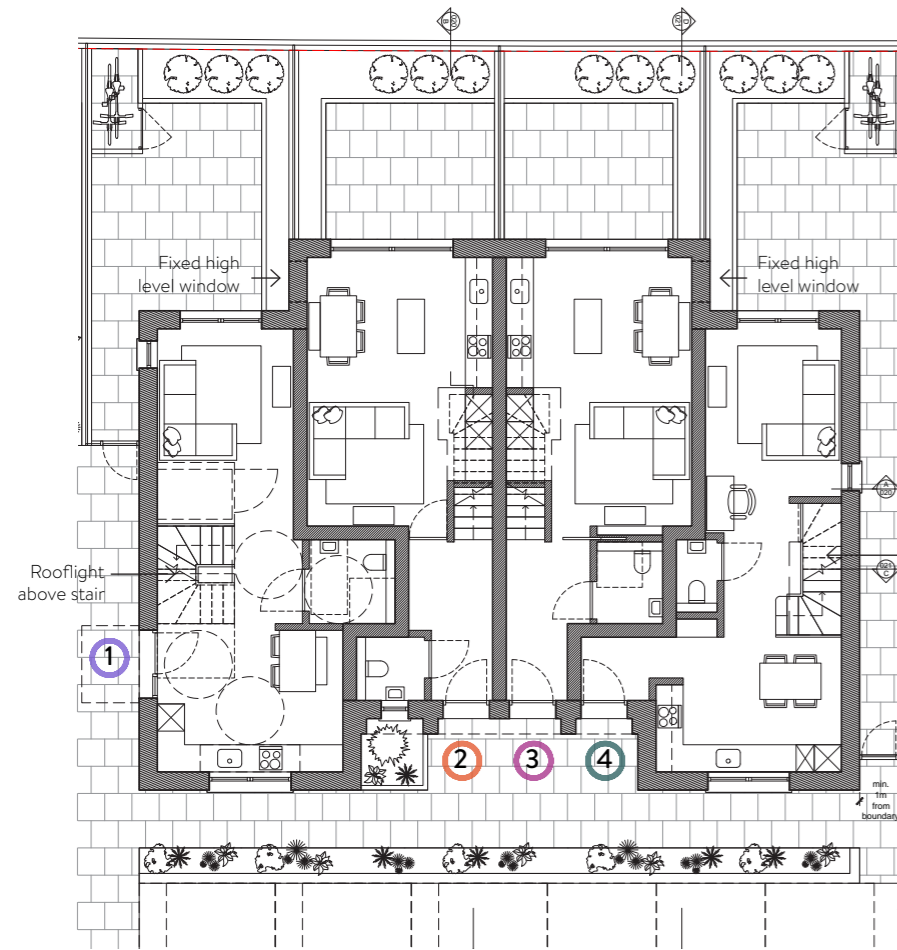
3D SKETCH OF SCHEME AT PRE-APP STAGE



3D SKETCH OF DEVELOPED SCHEME

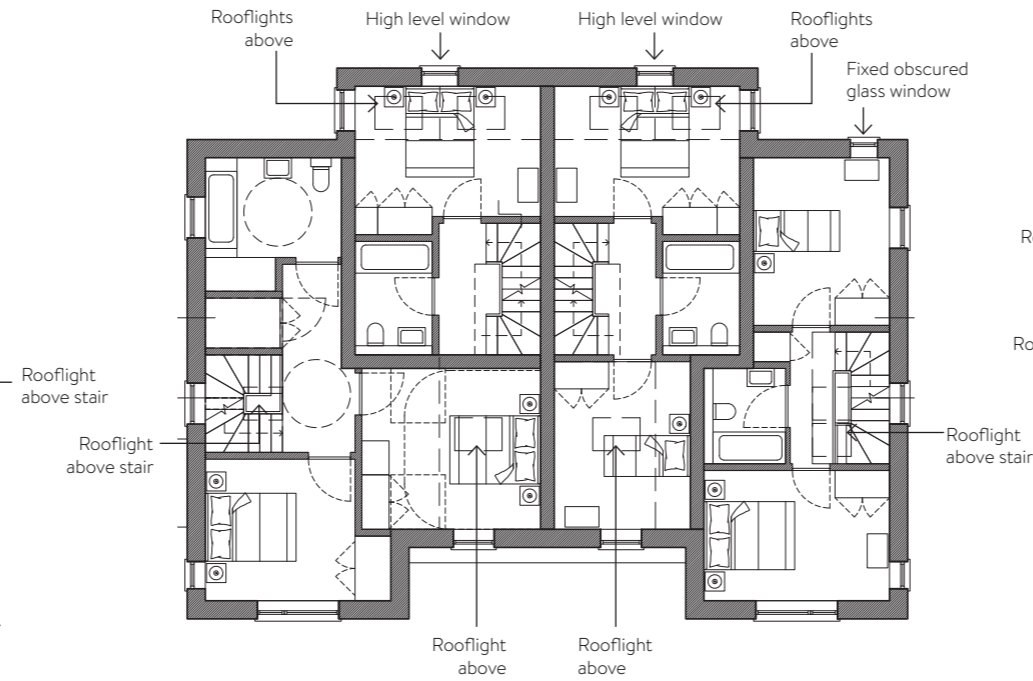
5.0 THE PROPOSAL

5.1 FLOOR PLANS



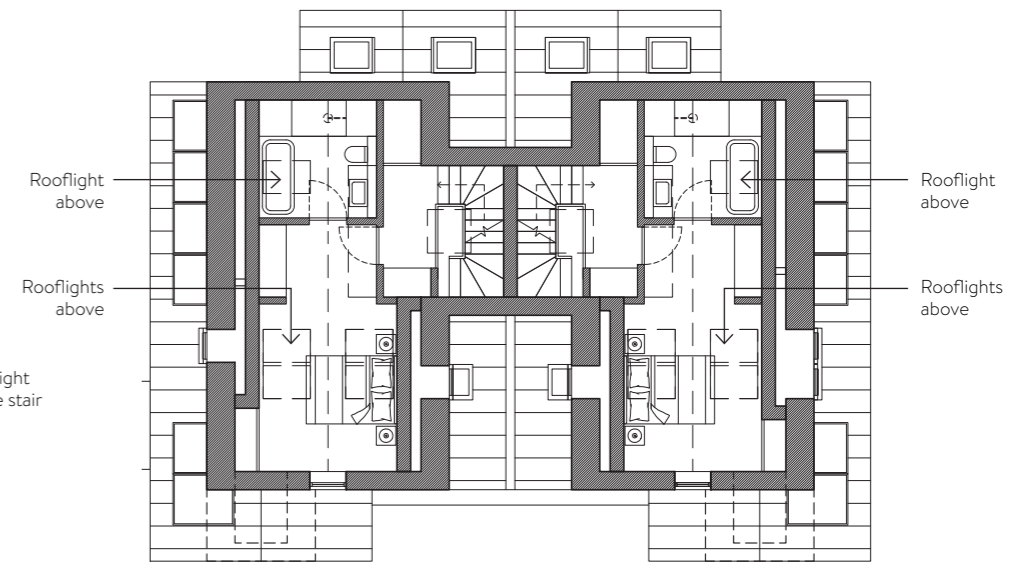
GROUND FLOOR PLAN

NTS



FIRST FLOOR PLAN

NTS

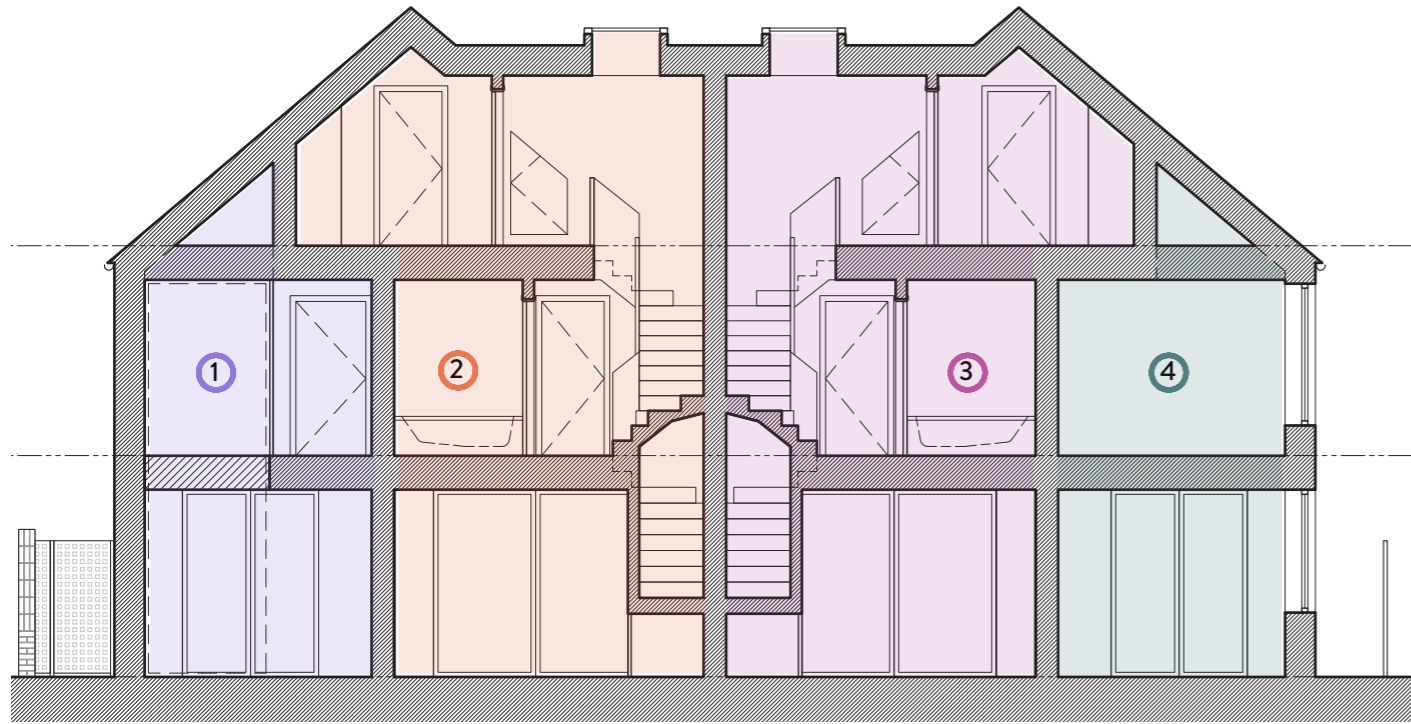


SECOND FLOOR PLAN

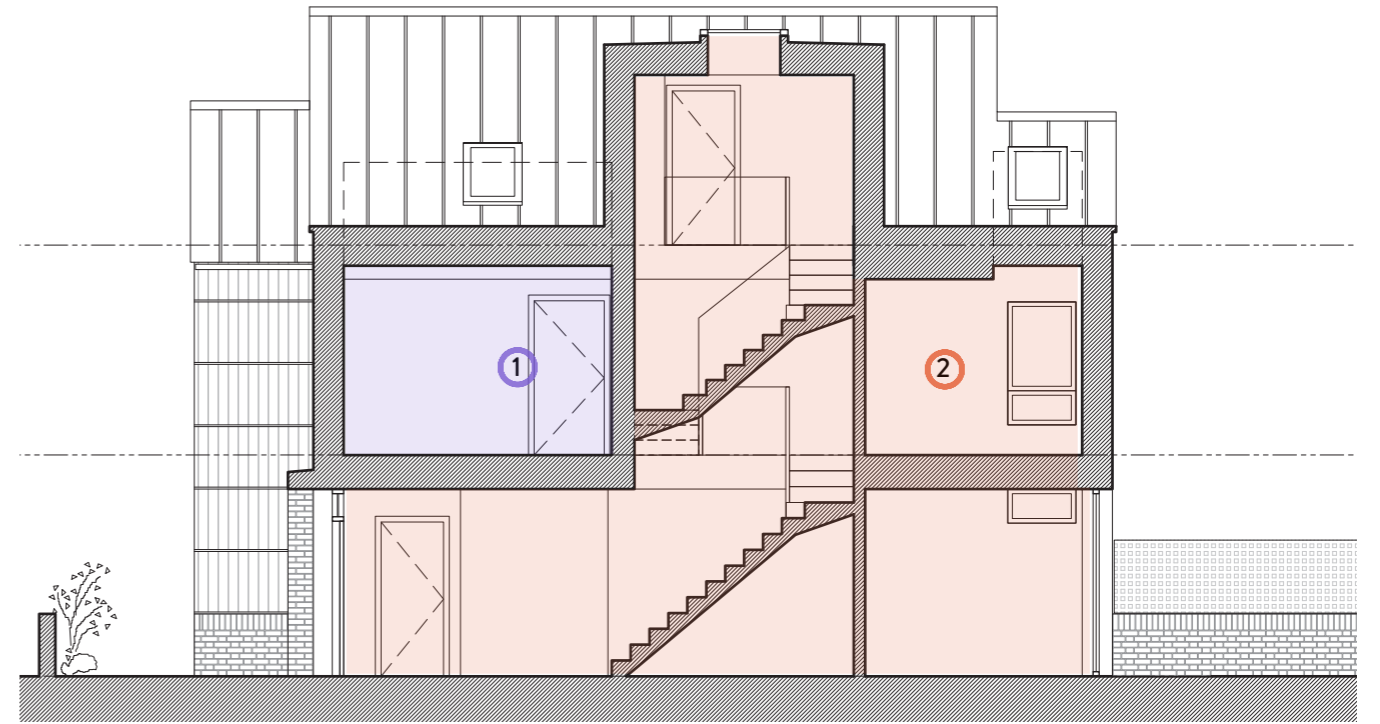
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5.0 THE PROPOSAL

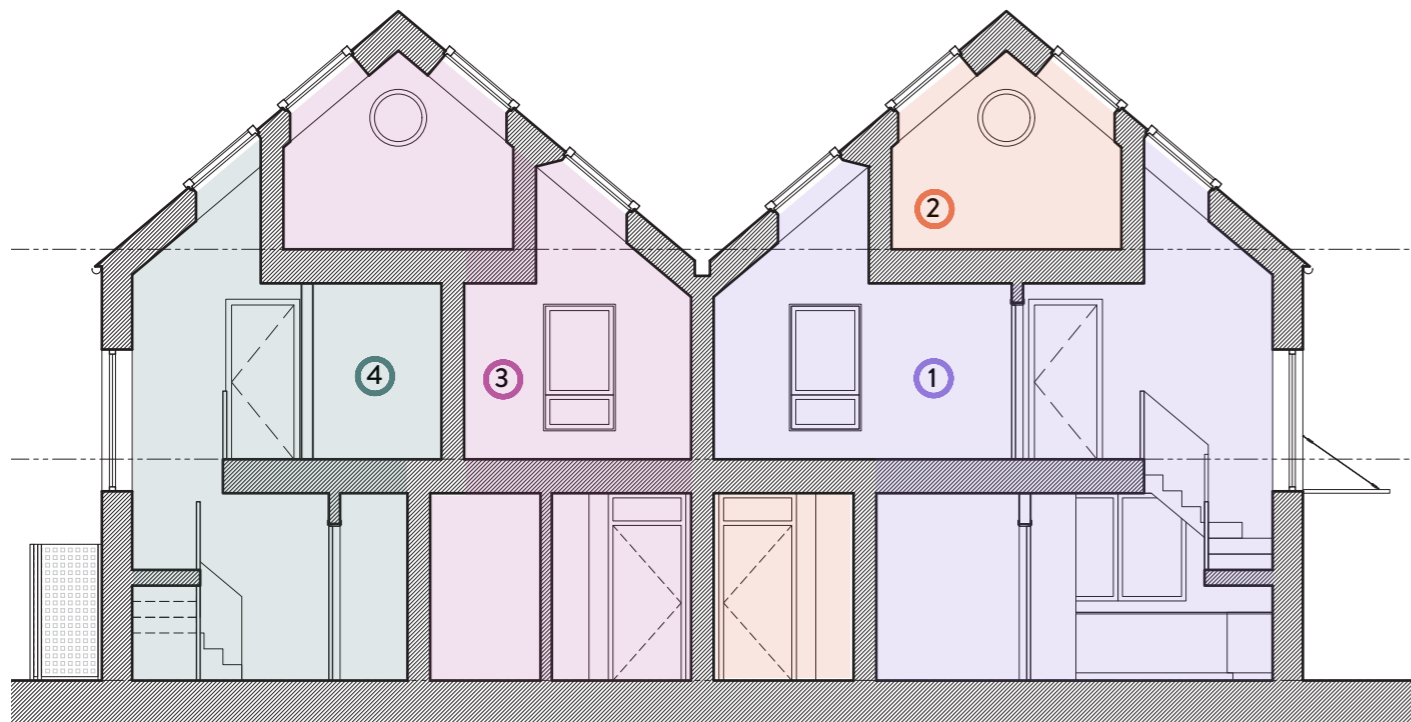
5.2 SECTIONS



SECTION A
1:100 @ A3



SECTION B
1:100 @ A3



SECTION C
1:100 @ A3



SECTION D
1:100 @ A3

5.0 THE PROPOSAL

Outline of consented scheme

5.3 ELEVATIONS



SOUTH ELEVATION

1:100 @ A3



EAST ELEVATION

1:100 @ A3



NORTH ELEVATION

1:100 @ A3



WEST ELEVATION

1:100 @ A3

5.0 THE PROPOSAL

5.4 PROPOSED MATERIAL PALETTE

The external material palette has been selected in response to the the immediate context of both the neighbouring buildings and surrounding gardens.

Vertical timber cladding, which will weather to a pale grey, helps the building to blend into its landscape setting. Similarly to the original apartment block at Oaklands Court, red brick is used as a base for the external walls and rises up to frame the apartment entrance doors.

Windows are arranged to have a vertical proportion and will be made with powder coated aluminium frames.

A zinc standing seam roof and simple stainless steel rainwater goods complete the material palette.



VISUALISATION OF THE FRONT ELEVATION



Red brick base references existing building



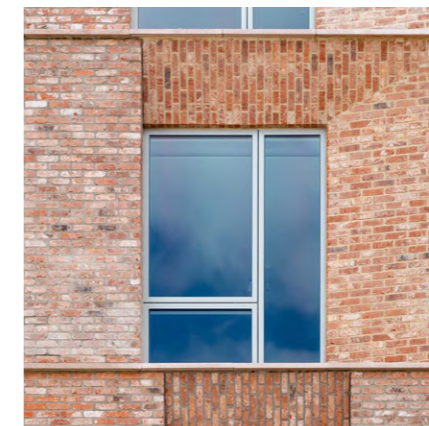
Detailing to highlight horizontal datums



Treated vertical timber cladding



Rooflights within zinc standing seam roof



Powder-coated aluminium windows



Stainless steel rainwater goods

5.0 THE PROPOSAL

5.5 LANDSCAPING & EXTERNAL AMENITY

Each dwelling has a private garden at the rear of the property, with a patio area suitable for outdoor dining. In addition, the residents also have access to the shared communal amenity space on the site.

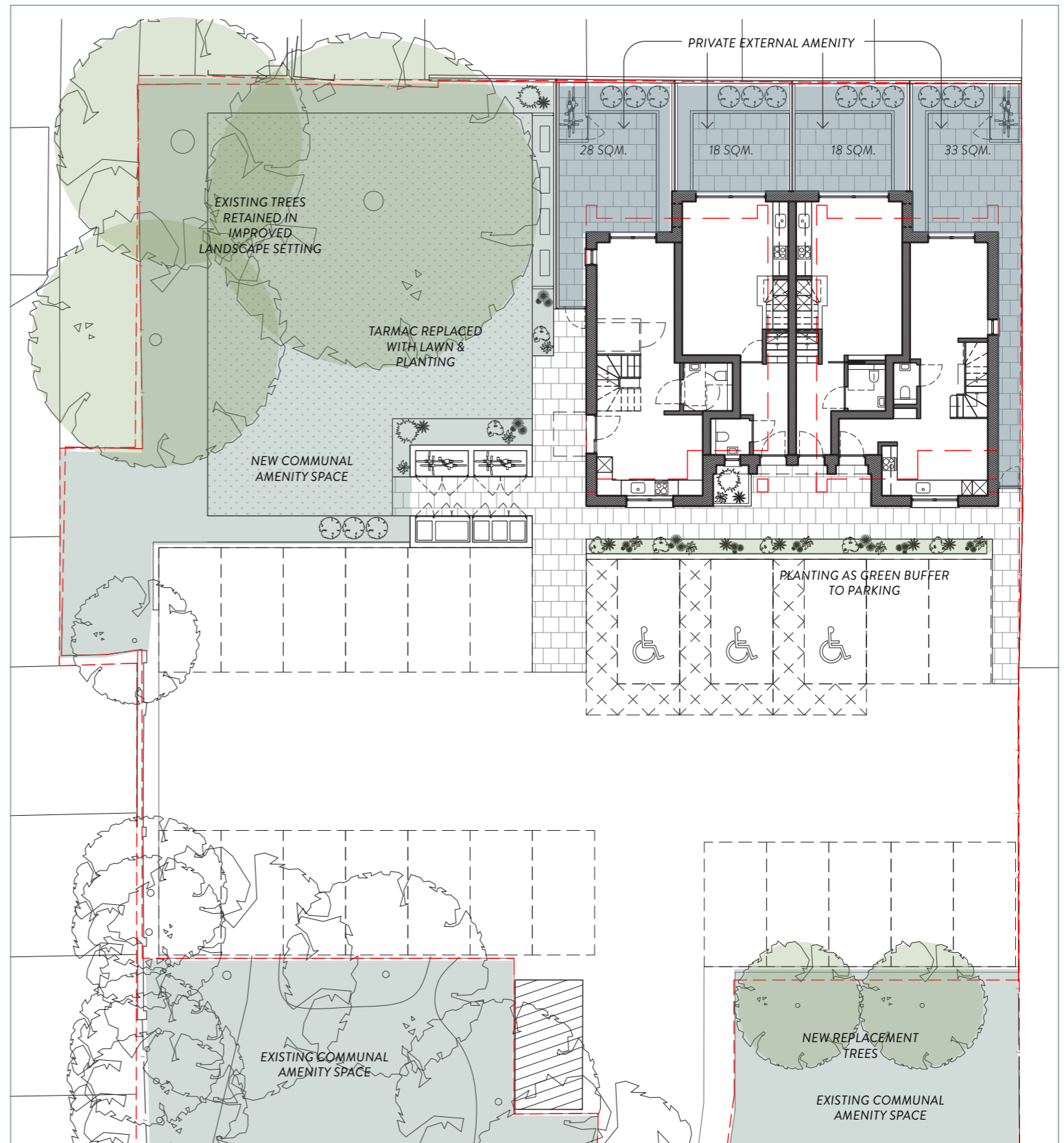
The existing communal amenity space will be reconfigured as part of the proposals. A new area, in the north-west of the site, will be opened up to residents. The mature trees will be retained in this location, and the current tarmac floor covering replaced with a lawn and planting.

A green buffer is proposed between the new dwellings and the car parking with the use of a long planting bed. Planting around the new bin and cycle stores will also help integrate these elements with the garden.

Please refer to the Arboricultural Statement by PJ Consultancy for further information.



PHOTO SHOWING MATURE TREES AT REAR OF SITE



SITE PLAN

1:200 @ A3

6.0 TECHNICAL CONSIDERATIONS

6.1 SITE ACCESS

Vehicle and pedestrian access to the site is via the undercroft of the existing apartment building at Oaklands Court. The pavement will merge into a shared surface for car parking and pedestrians, allowing level access into each of the new dwellings.

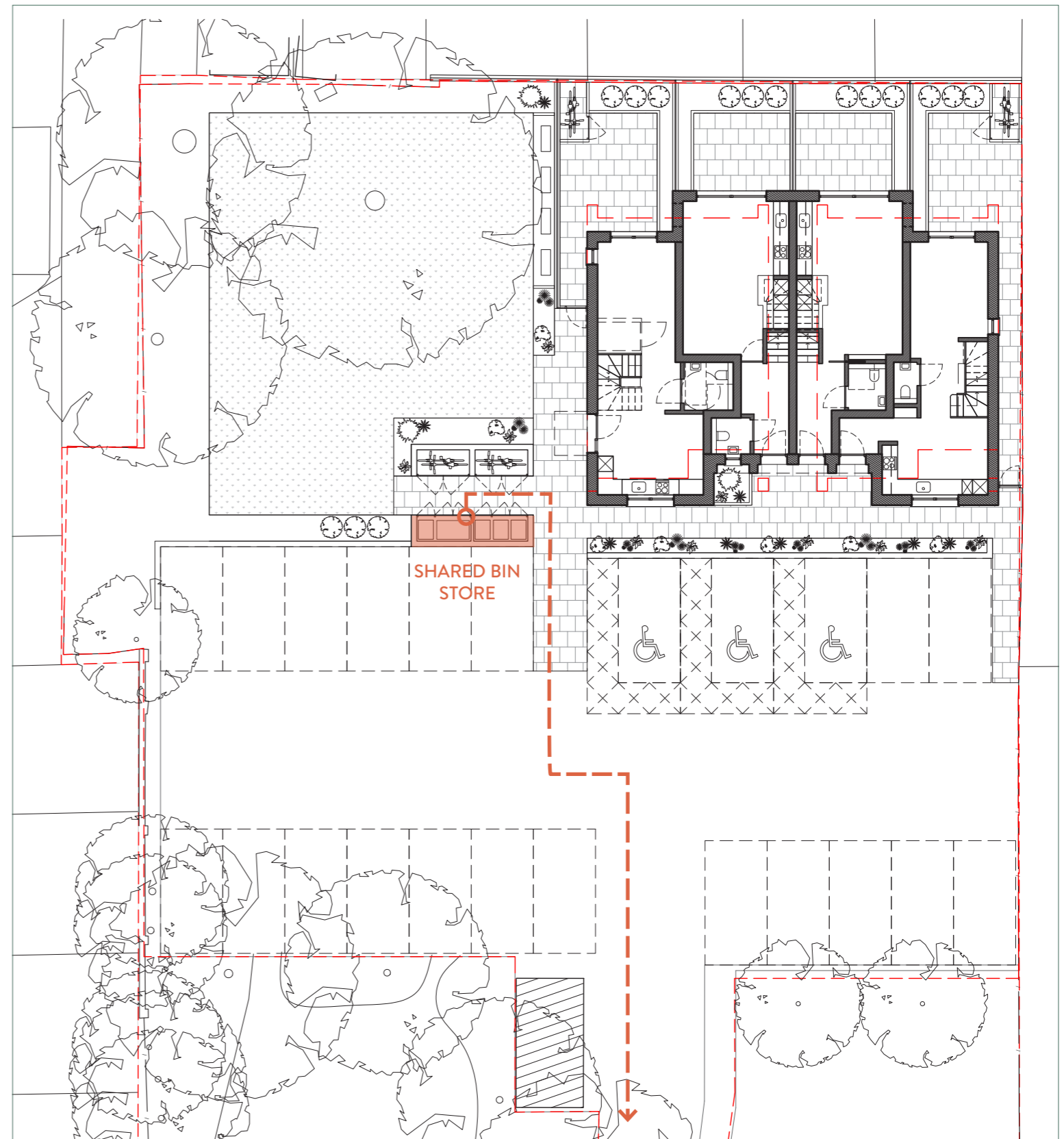
Please refer to the Transport Statement by GTA Civils for further information.

6.2 REFUSE & SERVICING

The bin store for the existing apartment building is located at the front of the site.

A new bin store will be provided for the residents of the new dwellings, conveniently located adjacent to the pedestrian access. The volume of waste, recycling and food waste bins provided is in accordance with Bromley Note for Developers & Architects (October 2011).

Refuse collection will operate as a managed strategy, whereby on collection day the bins are moved to the front of the site (alongside the existing bin store). This will be managed by the same team that currently maintains the existing building and grounds.



SITE PLAN

1:200 @ A3

6.0 TECHNICAL CONSIDERATIONS

6.3 CAR PARKING

It is proposed to increase the number of car parking spaces on the site from 14 to 23, including 3 disabled spaces. This more than caters for the existing demand for parking plus an additional 1.5 spaces per new dwelling.

Five electric vehicle charging points will be installed and passive provision will be put in place for the remaining spaces.

Please refer to the Transport Statement by GTA Civils for further information.

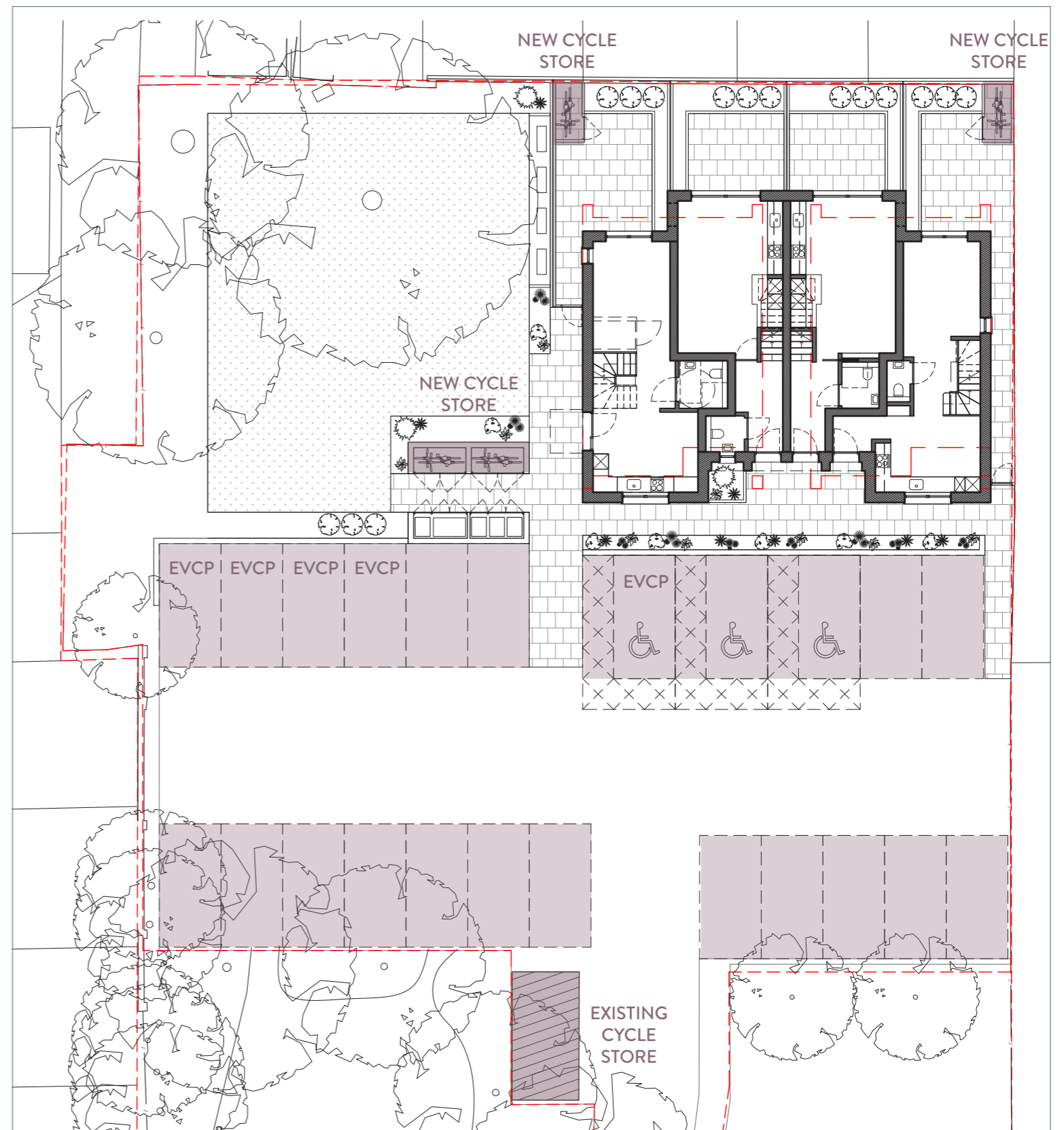
6.4 CYCLE STORAGE

The cycle store for the existing apartment building is located on the access road to the car parking.

New, secure cycle storage is proposed for the new dwellings. This will have a capacity of two bikes per dwelling, in accordance with the London Plan, Table 6.3.

These stores will be in two locations:

- Units 1 and 4 will have secure bike sheds located in their private rear gardens and accessed from their side passage
- Units 2 and 3 will have access to a secure cycle store opposite the communal bin store



SITE PLAN

1:200 @ A3

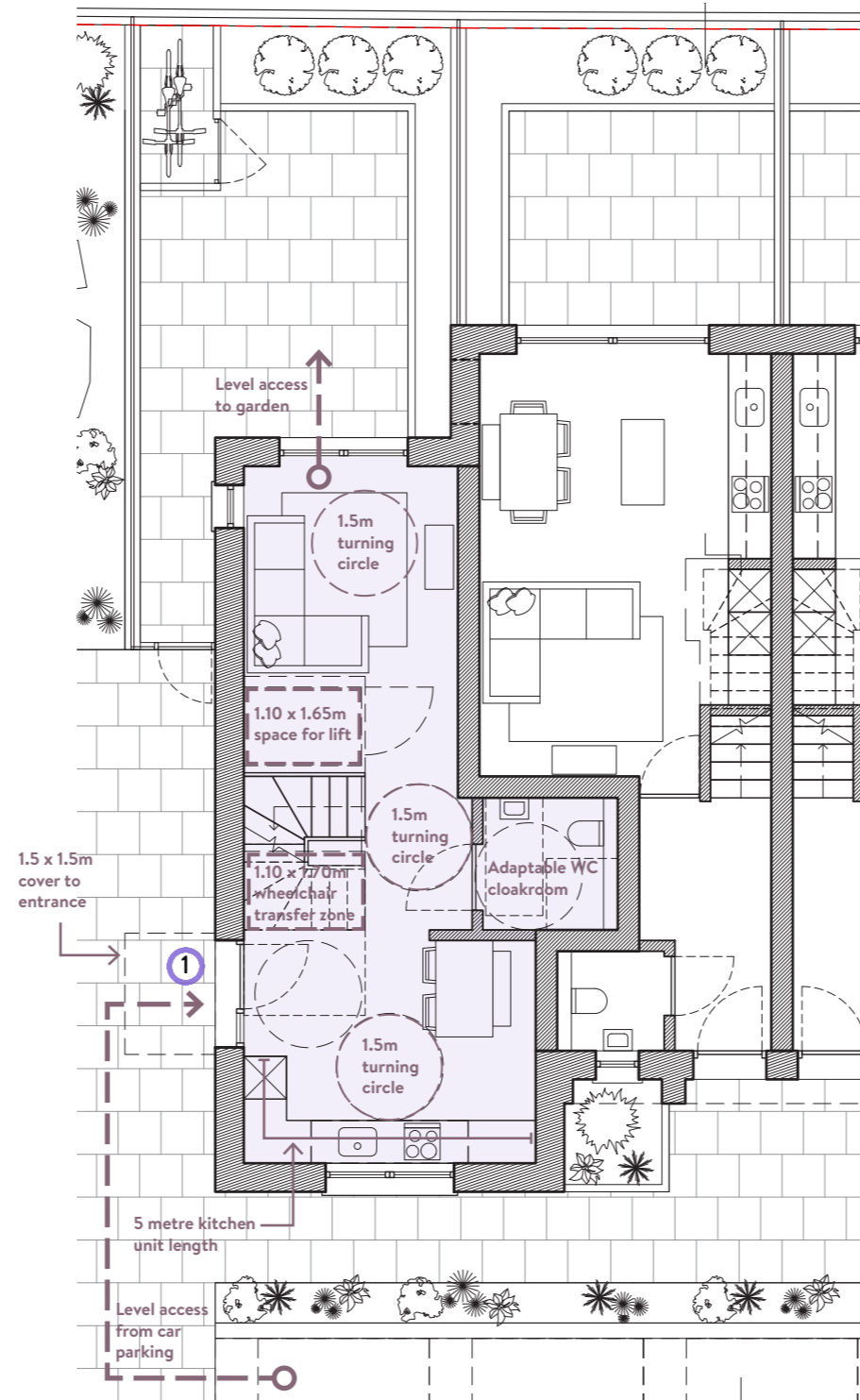
6.0 TECHNICAL CONSIDERATIONS

6.5 ACCESSIBILITY

The four dwellings have been designed to more than meet the target provision for accessible housing that is set out in the London Plan Policy D7.

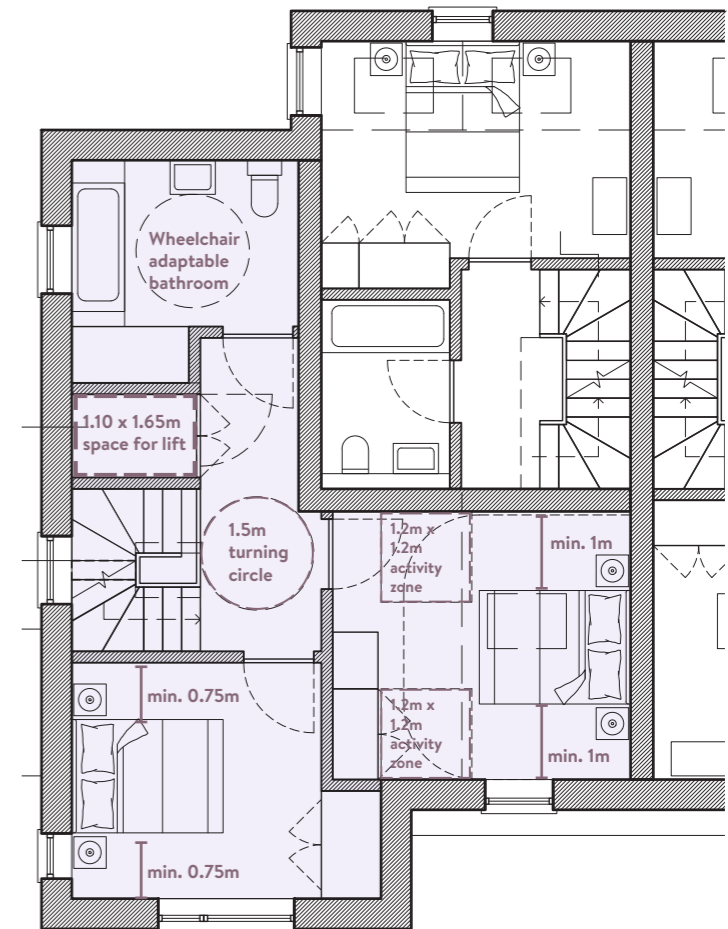
Units 2 to 4 have been designed to meet Part M(2) requirements (adaptable dwellings).

Unit 1 has been designed to meet Part M(3) requirements (wheelchair adaptable). The annotations on the adjacent floor plans illustrate compliance with these requirements.



GROUND FLOOR PLAN

1:100 @ A3



FIRST FLOOR PLAN

1:100 @ A3

6.0 TECHNICAL CONSIDERATIONS

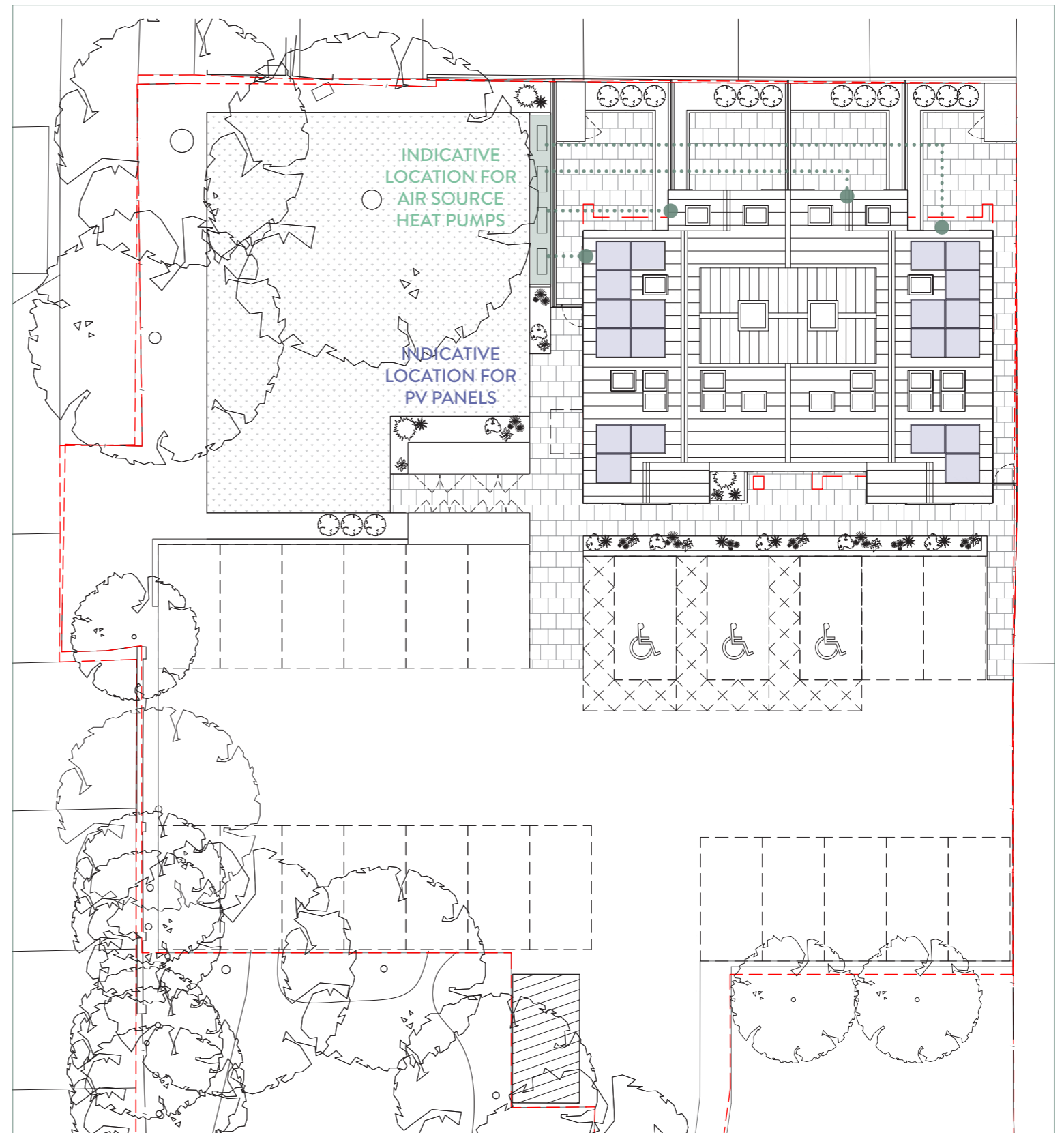
6.6 SUSTAINABILITY

The environmental impact of the building has been considered and will be mitigated in several ways:

- The building will be high performance & energy efficient, with a super insulated and air tight envelope
- A Mechanical Ventilation with Heat Recovery (MVHR) system will be installed to supply fresh, clean air internally and reduce energy loss
- The development will be gas free and will run solely off electric power
- Sustainably sourced timber cladding (FSC or PEFC certified)

The project team are also considering the feasibility of employing at least one of the two following technologies:

- Air source heat pumps to supply hot water and heating to each unit. Indicatively, these will be located adjacent to the building and will be partially concealed behind a low level brickwork wall
- PV panels, indicatively located on the east and west facing roof pitches. These would supply a self-generated source of electricity for each unit, which in turn could power an electric water heating system



7.0 CONCLUSION

7.1 SUMMARY



VISUALISATION OF FRONT OF BUILDING



VIEW OF REAR FROM NEIGHBOURS' GARDENS

This Design & Access Statement has presented the proposals for the site at the rear of Oaklands Court.

It is proposed to re-landscape the site and construct a small apartment block that provides four 2/3 bed units. The massing of the block has been shaped to reduce visual impact on the surrounding neighbours. The four residential units are arranged as maisonettes, each triple aspect with their own front door and private rear garden. The volume of the pitched roof is utilised to create internal spaces with vaulted ceilings and the benefit of rooflights.

Alongside the building, the scheme proposes additional car parking for the site and a new communal amenity space.

7.0 CONCLUSION

7.1 SUMMARY

The scheme has responded to the Pre-Application advice in the following ways:

1. BULK & MASSING

- Stepped form breaks down size of the block
- Reduced area and bulk at roof level

2. IMPACT ON NEIGHBOURING AMENITY

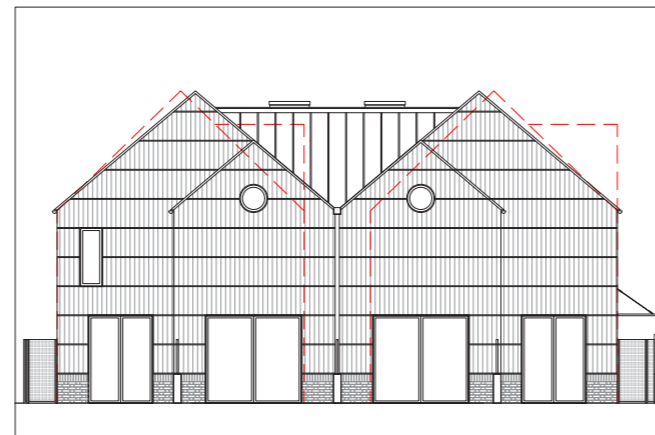
- First floor rear rooms have windows on the side elevations or high level windows/rooflights that limit overlooking
- There is one first floor window that faces northerly neighbours and this is fixed & has obscured glass

3. QUALITY OF ACCOMMODATION

- All living spaces and bedrooms have windows on at least two elevations
- Introduction of rooflights over staircases and first floor rooms increases daylight levels and maximises internal volume
- Bedrooms on second floor have generous rooflights and windows to the front

4. ACCESSIBILITY REQUIREMENTS

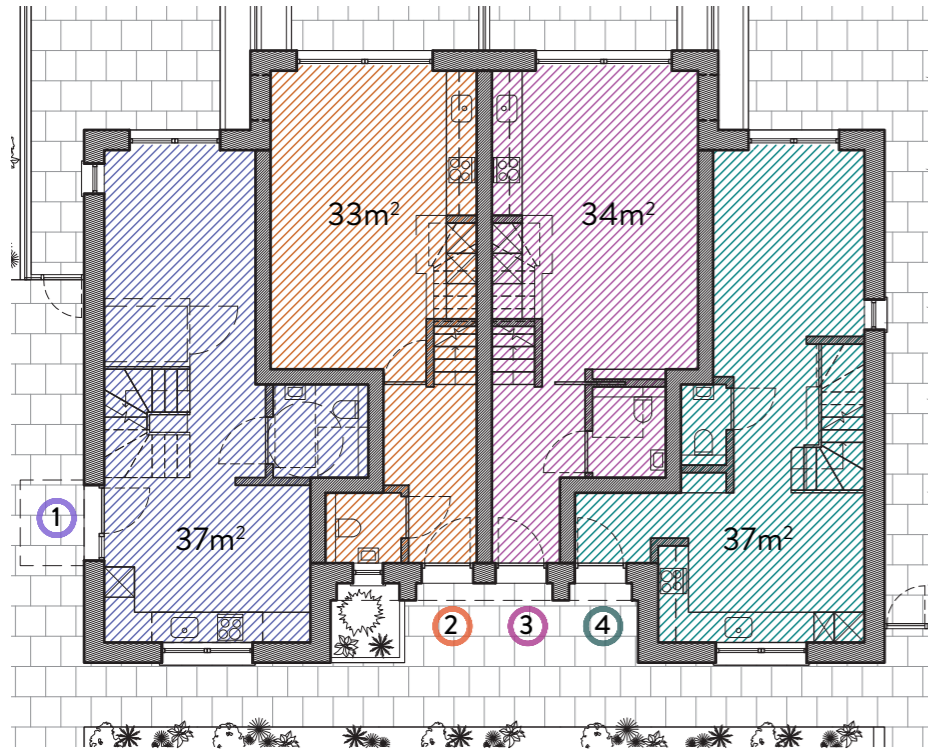
- Units 2, 3 and 4 meet Part M(2) requirements
- Unit 1 meets Part M(1) requirements



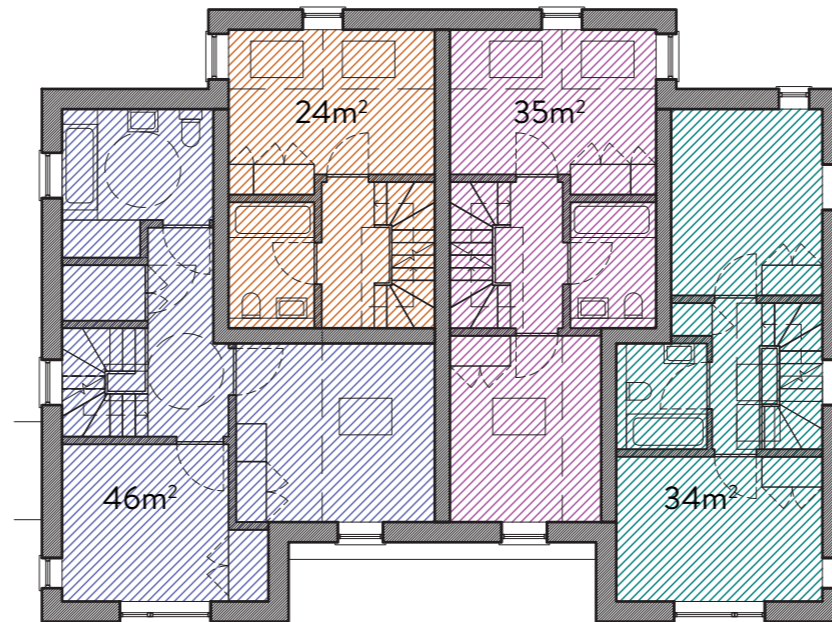
	M(1) VISITABLE	M(2) ADAPTABLE	M(3) WHEELCHAIR
London Plan Policy	0%	90%	10%
Consented Scheme	0%	100%	0%
Pre-App Scheme	50%	50%	0%
Revised Scheme	0%	75%	25%

7.0 CONCLUSION

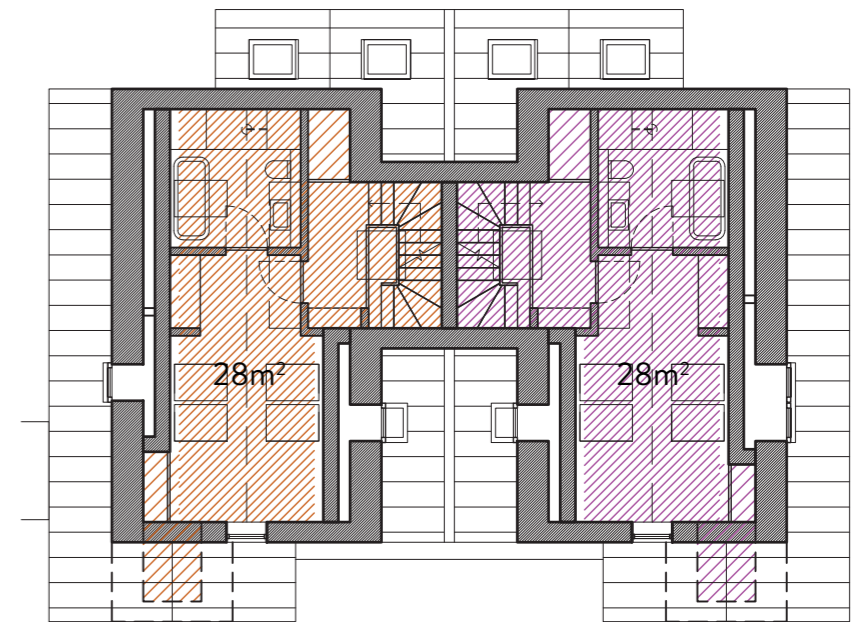
7.2 AREA SCHEDULE



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DWELLING ①
2 BED, 4 PERSON

DWELLING ②
2 BED, 4 PERSON

DWELLING ③
3 BED, 5 PERSON

DWELLING ④
2 BED, 3 PERSON

TOTAL GIA 83m²
inc. storage 2.5m²

EXTERNAL AMENITY 28m²

WHEELCHAIR
ADAPTABLE

TOTAL GIA 87m²
inc. storage 3.5m²

EXTERNAL AMENITY 18m²

ADAPTABLE

TOTAL GIA 99m²
inc. storage 3.5m²

EXTERNAL AMENITY 18m²

ADAPTABLE

TOTAL GIA 71m²
inc. storage 2m²

EXTERNAL AMENITY 33m²

ADAPTABLE

7.0 CONCLUSION

7.3 3D VIEWS



VISUALISATION OF ENTRANCE DOORS



VIEW OF BUILDING FROM COMMUNAL AMENITY SPACE