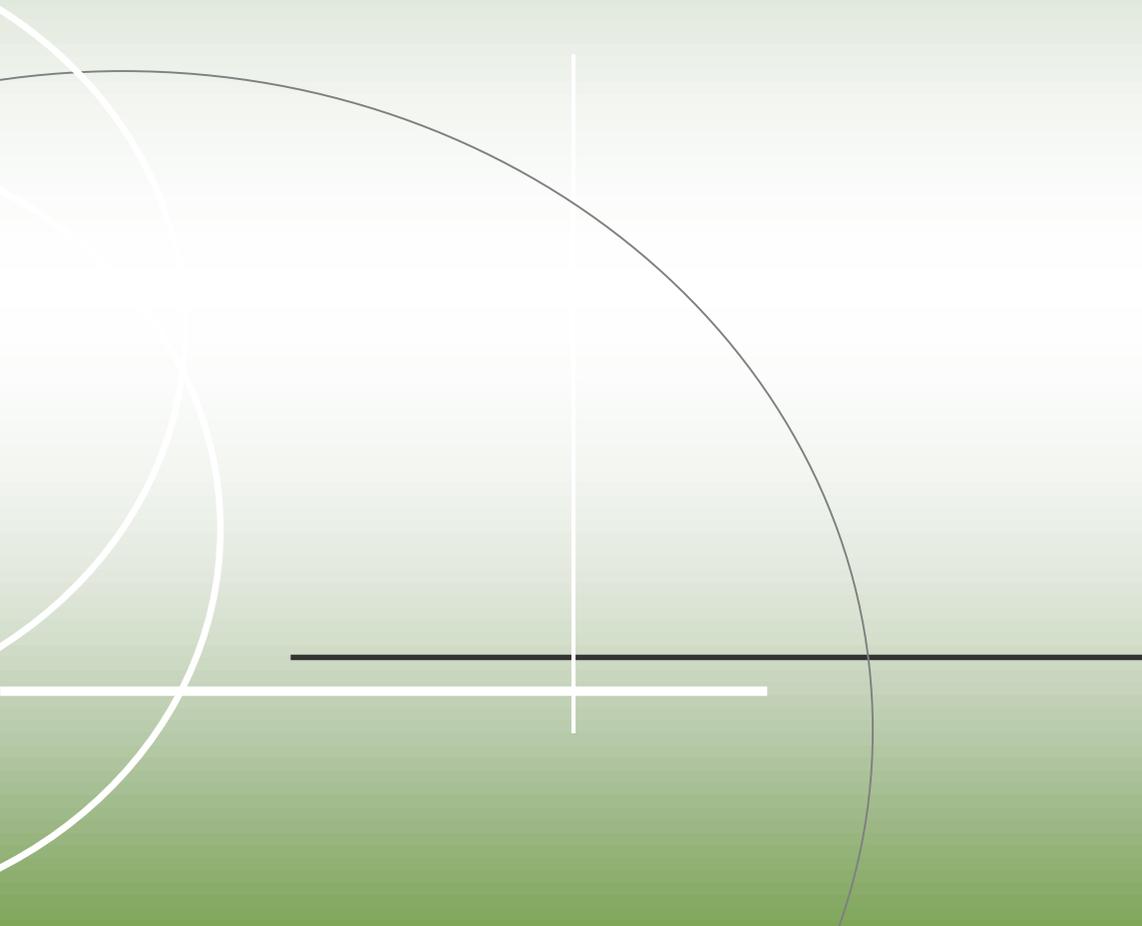


Land at 50 Ashgrove Road, Bromley BR1 4JW

design & access statement



INTRODUCTION

Objectives and Brief

A . SITE ANALYSIS

Context

Site

Opportunity & Constraints

B. DESIGN

Options

Use

Amount

Layout

Scale

Layouts

Outline elevations

C.SUMMARY

Conclusion

APPENDICES

INTRODUCTION

This statement is prepared and submitted in connection with a planning application to London Borough of Lewisham for proposed development of this site with description as follows:

Full planning permission for the demolition of existing office building and construction of 4 new dwellings with associated vehicle and cycle parking, recycling and refuse facilities.

The property comprises an office and scaffolding yard, the latter which has been unused for some time whilst the offices are vacant. The site been subject to marketing for re-letting which has been unsuccessful therefore the purpose of this enquiry is to explore the possibility of utilising the site for residential use.

OBJECTIVES & BRIEF

The principal objective is to explore the best possible proposal to best utilise the site for a mixture of residential units but primarily three bedroom family housing if possible and to include the following:

- Well laid out mix of dwellings with good private amenity and privacy
- Family units ideally with gardens
- Traditional design and style to complement setting
- Good access and parking
- Good cycle storage
- Level access and Lifetime Homes compliance
- High thermal performance with good sustainability
- Good visibility and access for parking with the street to ensure safe environment for all street users

There is MOL (Metropolitan Open Land) to the rear boundary of the site. The design will ensure that the heights and scale are in keeping with local context to maintain open space aspirations and relationships to existing surroundings.



Fig.1 Aerial Map

PRE-APP ADVICE - Design

Design, Scale and Massing

- Officers consider that three dwellings to the rear of the site represents an overdevelopment, and that two semi-detached dwellings would be more appropriate given the width of the plot. It is also considered inappropriate to reference the built form typology of the houses on Ashgrove Road, and that a unique, contemporary style should be used instead.

Impact on Neighbouring Amenities

- Officers strongly urge that the siting, scale, and height of the proposed buildings be reconsidered in order to avoid appearing overbearing in relation to neighbouring properties. It is considered by officers that heights of 3-storeys would be excessive in this location where 2-storeys is the prevailing height. Care must also be taken to avoid overlooking onto neighbouring properties when reorganising the layout of the site.

Standard of Accommodation

- Officers consider the proposed size and layout of individual units to be acceptable. However, it should be clarified in any future applications whether the proposed flat at first floor level will have access to the proposed rear garden. A balcony with a total area of 3.4m² does not meet the minimum standards as set out in the London Plan (2016, with consolidations since 2011).

Planning

Pre-app planning

Application was subject to a pre planning application enquiry submitted by BPTW Planning where we had prepared an initial draft design and access statement.

The design and access statement is included in appendix 1 at the end of this document which covers the approach to the site at that stage.

Following the submission of the pre application and site meeting, London Borough of Lewisham issued its advice which is included in the planning statement which is part of this overall application package.

The planning statement

The key advice from the pre planning letter is set out opposite in terms of design response but other aspects are also addressed within this document such as access and refuse etc whilst other wider issues such as use are dealt with in Planning Statement

PLANNING POLICY

In terms of the overall planning policy context then this is covered within the Planning Statement provided by the main agents BPTW and it not our intention to repeat it in this document however reference is made to PTAL and density matrix which is covered on **page 11**.

A. SITE ANALYSIS

CONTEXT

The site is served by a relatively narrow access between no. 48 and 52 Ashgrove Road to the rear, which has now been increased to a better width. The site is roughly rectangular, with industrial to the south, residential gardens to the north and west and open playing fields to the east. The principal axis is east to west and thus will have a good orientation to the south and therefore residential would have a good aspect.

The property to the north at the front is a single storey bungalow between pairs of semi-detached houses and site access to south. The industrial buildings to the south are older type sheds with brick walls, Crittall windows and low pitched roofs. The units seem to be active and in use but not well maintained.

Within the property there is a dilapidated office which has been in use by the applicants for a period of time but have recently re-located and the premises are now empty and used. The building comprises a single storey shed type building with 2 mono-pitched roofs and north lights over two bays. The building is now empty and disused. There is a large open yard at the rear which up until 2&1/2 years ago was used as a scaffolding yard. The site also includes an element of land from the rear of no. 48 which adds to the amenity of the site.

The land to the west is open playing fields and is metropolitan land and open green space. Beyond the site the rest of Ashgrove Road is mainly characterised by pairs of semi-detached and detached houses which leads on to the main Bromley Road. To the south, where the road bends round 90 degrees there are similar types of residential use but only on one side as the other is open playing fields and metropolitan open land – used as Millwall FC training ground.

Access is sufficiently wide to serve the site and provide shared access for vehicles and pedestrians with refuse a recessed collection point at the front, which will not compromise the main width. Site can be served by a water hydrant for fire purposes. This is also covered in more detail in the Transport Statement.



Fig.2 Site Plan Analysis

A. SITE ANALYSIS



SITE

Photographs of surroundings showing the context of the area, which is mainly conventional streets of pairs of semi-detached houses. The bungalow next to the entrance is untypical of the street as is the adjacent industrial estate, The Ashgrove Estate, which is set back from the road at the corner (1) but it shares a boundary with the application site at the rear.

To the south of the road as it does a 90 degree turn east, houses are on one side only with open playing fields (6) which are Millwall FC training grounds.

Entrance to the site (2) is between bungalow and last pair of semi-detached houses on the west side of Ashgrove Road as it reaches the corner heading south before turning east.

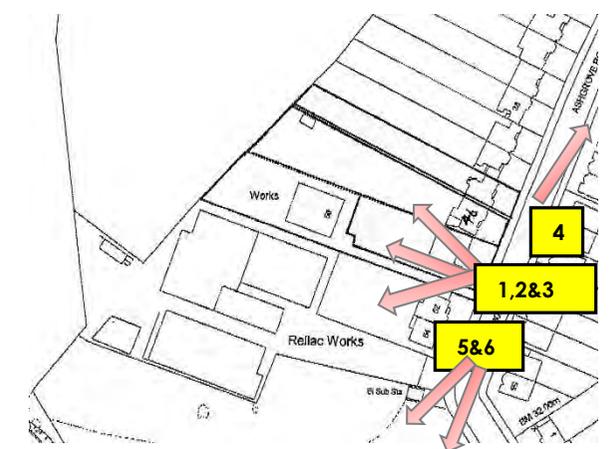


Fig.3 Area Photographs

A. SITE ANALYSIS

SITE

Photographs indicate the access from Ashgrove Road with the bungalow to the right hand side north and the pair of semi-detached houses to the left hand side, south.

Looking back from the site towards the road shows the width of the access which is good.

The other photographs show building which is a pair of double bay building with sloping roof and north lights of single storey brick and in fairly poor state of repair.

The open scaffolding yard looking towards the playing field behind

Photographs also indicate adjacent industrial estate as per reference views below.

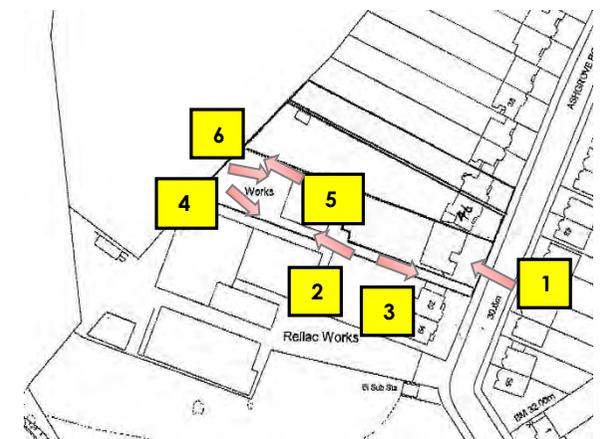


Fig.4 Site Photographs

OPPORTUNITY & CONSTRAINTS

Access way has been agreed as to acceptable width. There is scope to comfortably have a shared access for pedestrians and vehicles with provision for recessed refuse collection at the front. Therefore there is no requirement for larger vehicles to enter the site, however the Transport Statement demonstrates that for example supermarket delivery van can enter and leave the site in a forward gear. Equally the site can be served by a hydrant for emergency fire purposes.

In terms of over all approach then to the area of the rear site there is opportunity for gardens to back on to the playing fields with footprint for houses and parking on the front. This forms an open forecourt area with parking and turning and scope for a further smaller block for parking and amenity space backing on to towards the bungalow.

This layout would realise good aspect and orientation and it is likely that most buildings would be of 2 / 2½ storey reflecting the character of the area.

In light of the advice at pre app stage the configuration of the site at the rear has been adjusted to take account of the key aspect of advice which relates to storey height and it is more likely now that this will be predominantly two storey at the rear with lower roofs to respond to context and perhaps reflect some of the character of adjacent buildings but in a contemporary style.

OPTIONS

A number of different options have been explored looking at combinations of houses at the rear and middle of the site either as houses or combinations of flats and houses.

Scale has been an important part of this exercise and also distances between existing and proposed. As the exploration evolved the best accommodation suggests that houses at the rear of the site with a modest block in the middle with a gradation of scale down towards the bungalow at the front would work best. This is further amplified in scale & massing. section

A number of these options are set out in the appendix where both the footprint and building envelope permutations are explored in traditional and contemporary forms to fully test suitability.

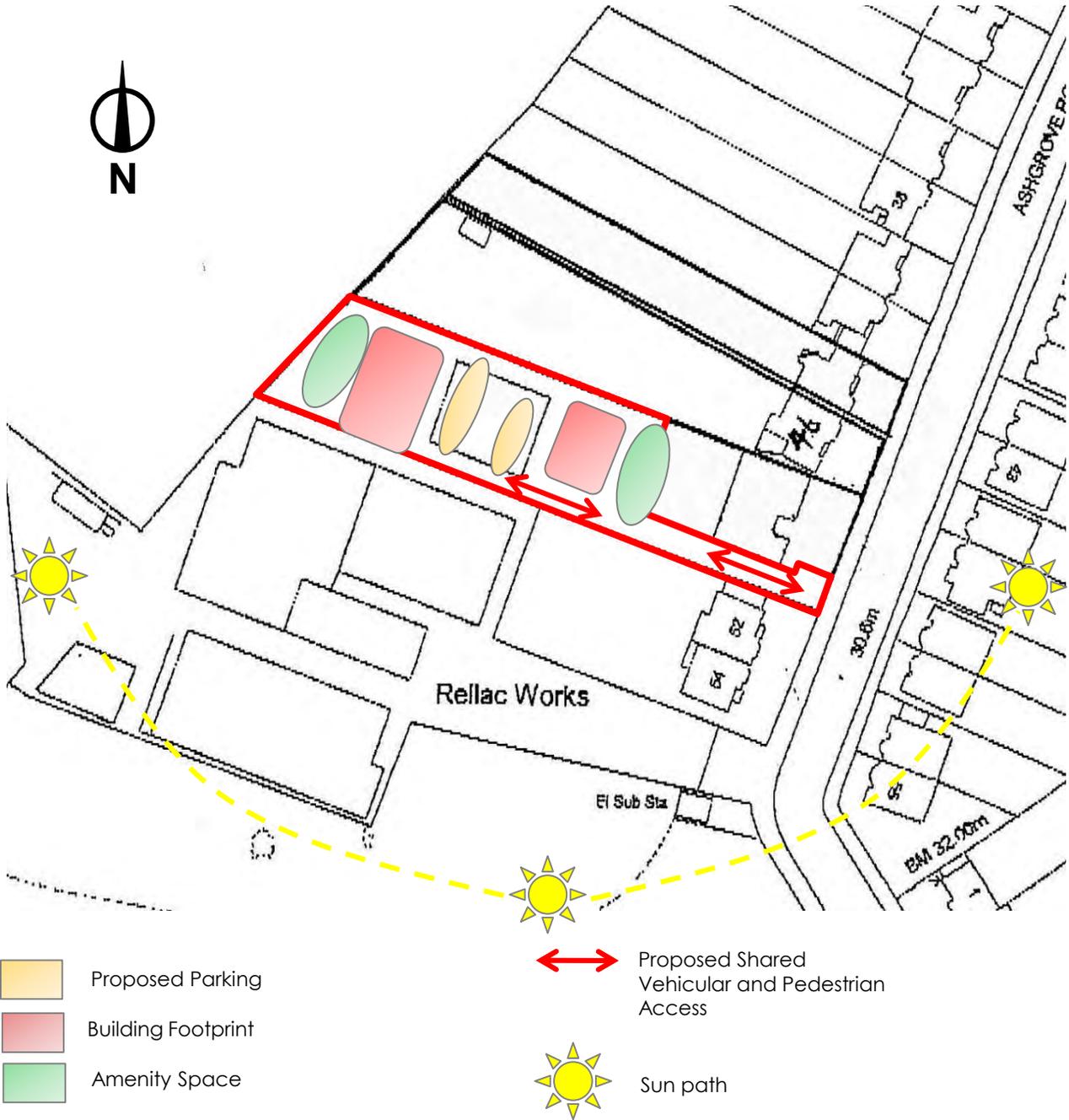


Fig.5 Site Opportunities diagram

USE

Residential to provide new units. This combination will achieve the best balance of scale and contextual response to the setting.

AMOUNT

It was concluded as part of the pre-app the best accommodation is two houses at the rear with compliant gardens which offers a good buffer to the metropolitan open land, a small block in the middle with two flats / maisonettes with good aspect towards no.48 and thus giving good scope for parking and turning in the middle of the site. This also enables compliant distances between habitable windows within the proposed development. **Following Pre-app units numbers have been reduced from 5 to 4**, which realises following density analysis:

With reference to London Plan Density Matrix table 3.2

PTAL – 1b - Site Area - 0.12 ha -Setting – Suburban,

Therefore scope is 150 – 250 hr / ha & 35-65 u/ha

This combination based on units with 3.8 - 4.6, hr/unit realises ranges of 4 - 8 units and 18 – 30 hab rooms.

Applying this across 2 No 4-bed, and 2 No 2-bed maisonettes realises:

4 Units & 20 Hab rooms thus a density of 191 hr/ha and 41 U/ha.

Comfortably within this range guidance.

LAYOUT and ACCESS

Following detailed consideration of layout options, the rear has evolved as a pair of semi-detached houses with a smaller block in the middle and a central forecourt between. This achieves good turning and parking with compliant distances between habitable windows.

The access from the main road is sufficiently wide with good scope for shared pedestrian and vehicular movement to ensure safety of movement. The refuse and recycling collection point is at the front of the site at the main entrance from the road and therefore no requirement for refuse vehicles to enter the site. Provision for a water hydrant will be included to serve the houses, which will be compliant for requirements of building regulations for fire fighting and access under Approved Document B1 D5.

As set out in the Transport Statement, parking provision for the units is compliant with 2 spaces for the 4 bed units and 1 for the 2-bed units. All have great scope for private and secure cycle storage.

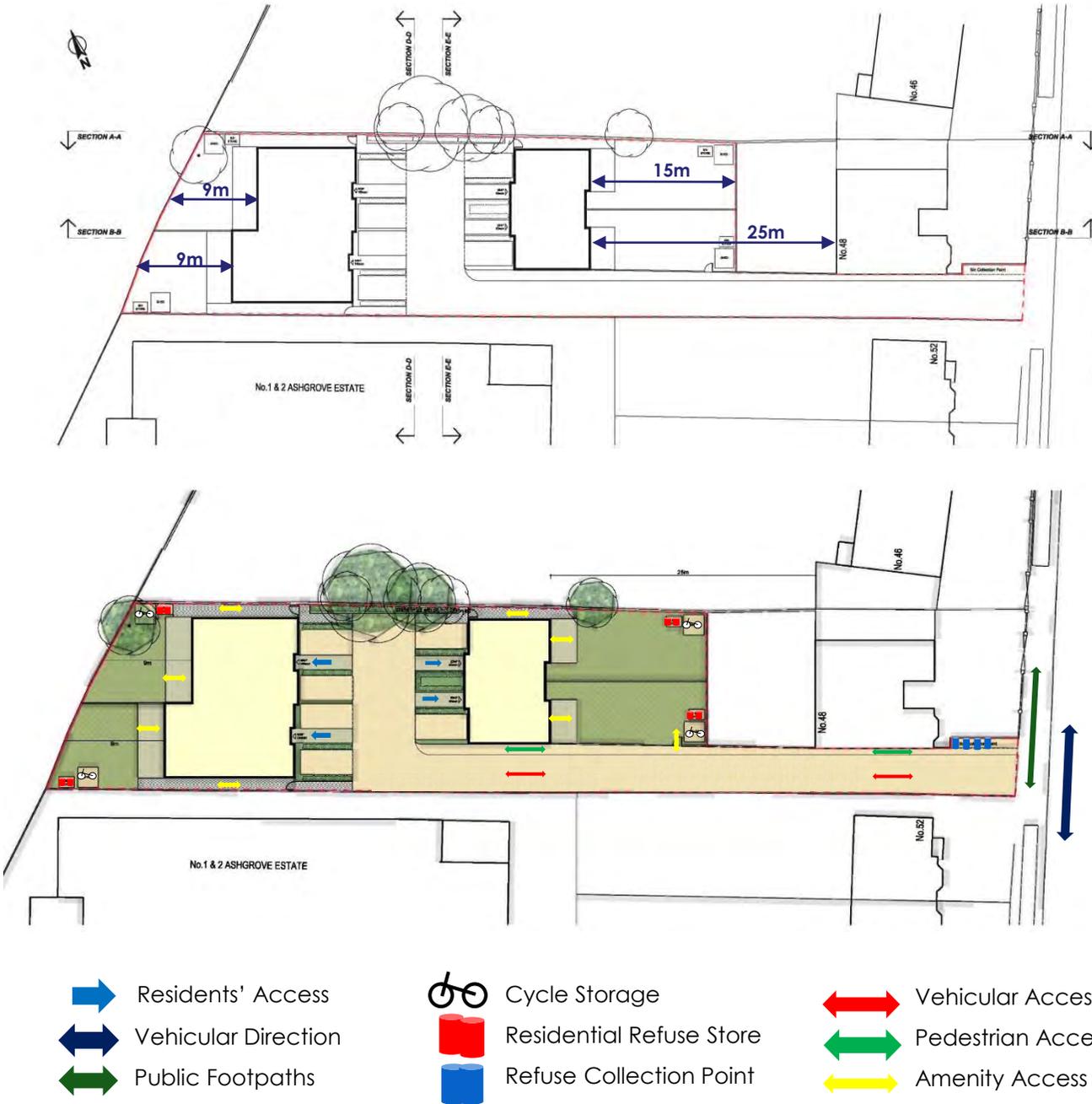


Fig.6 Proposed site layout (see submission drawings for scale)

SCALE & MASSING

Consideration of scale has been a very important part of this scheme to ensure that the right balance is achieved between the mix of houses at the front, particularly the bungalow together with the relationship between the proposed blocks and existing together with the industrial estate adjacent.

This has manifested into 2 storey low pitched deep plan building types at the rear comprising two houses and a similar two storey block in the middle comprising two maisonettes with slightly curved roof profiles. A recessed central area is proposed to locate PV panels to reduce unsightliness and to achieve 30degree optimum angle with best southerly aspect for performance and output.

The sections therefore indicate this approach, the graduation of scale and good separation between the various aspects of the proposals and existing built form to best reflect the setting

IMPACT – in light of pre-app advice and possible impact on neighbouring amenity, especially to the north, all flank windows have been omitted.

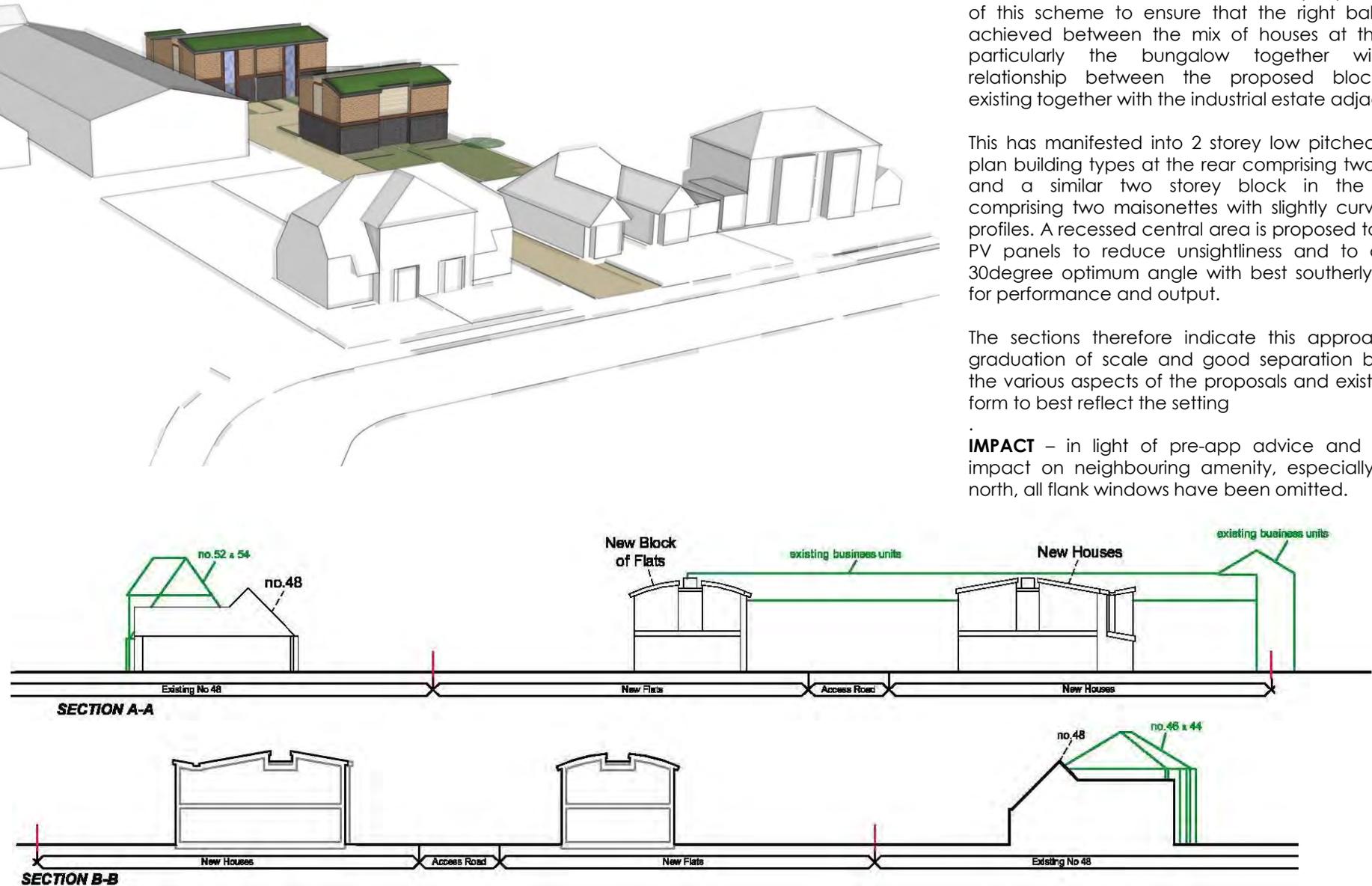


Fig.7 Massing and Site Cross Section

LAYOUTS & Sections – Houses

The geometry of the site determined the footprint development. This assesses the requirement of 9m garden depths for each unit together with side space as suggested by the pre-application advice and thus determined the main footprint.

SCALE

In order to try and achieve a balance between floor areas this determines two different floor plates for each unit that seeks to achieve a well laid out four bedroom two storey house for both.

The unit layouts show 4 bedroom houses over 2 storeys within overall areas and spaces complying with Lifetime Homes /Part M of Building Regulations.

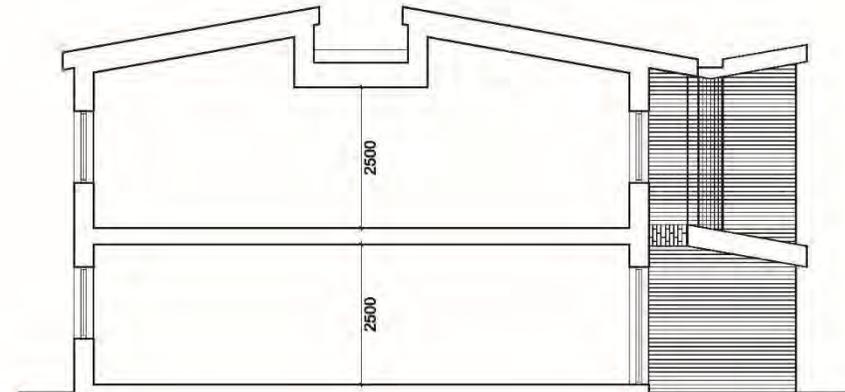
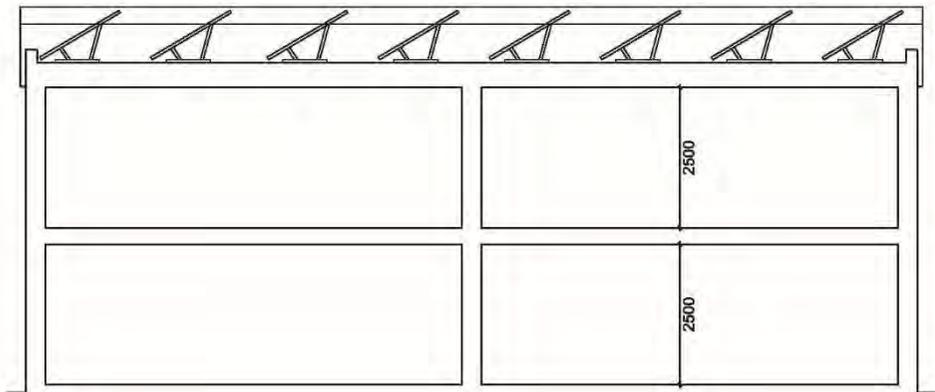
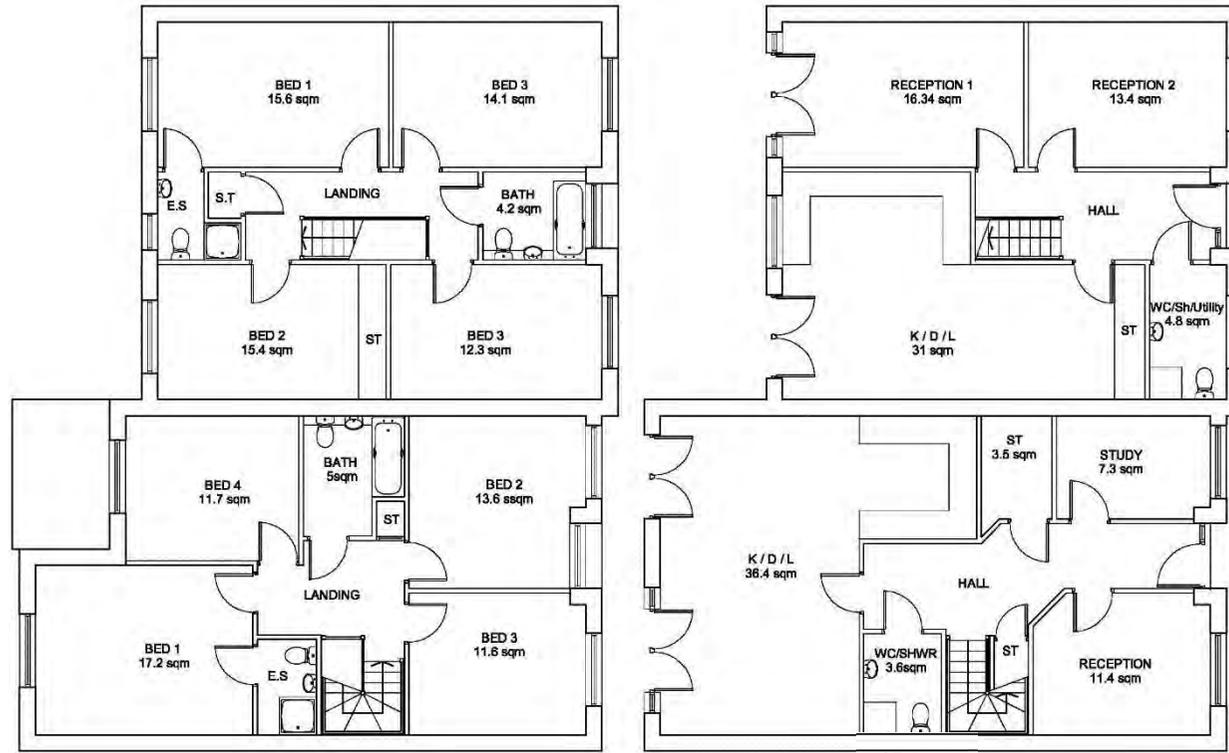


Fig.8 Houses Floor Plans and Sections

LAYOUTS – Maisonette Flats

In light of the advice received from pre application different options and permutations were tested for this middle block and in the end it was decided that a maisonette approach would be best suited to optimise circulation for the units and to give best access to the amenity space available beyond the original site.

The units therefore dictate the line of ground floor entrance, entrance hall and storage space, small en-suite toilet and a large kitchen and living room leading on to the amenity space.

On the first floor two large double bedrooms with bathroom and en-suite to the principal bedroom.

This gives a very economic layout and works well for the units in terms of separation and relationship to each other.

All aspects are compliant with former Lifetime Home Standards which is now part M Building Regulations whilst room areas achieve London Plan and National Planning Policy space standards

IMPACT – in light of pre-app advice and possible impact on neighbouring amenity, especially to the north. In addition footprints have been moved off boundaries by 1m to mitigate any possible impact and windows set back from immediate corners at first floor level throughout/

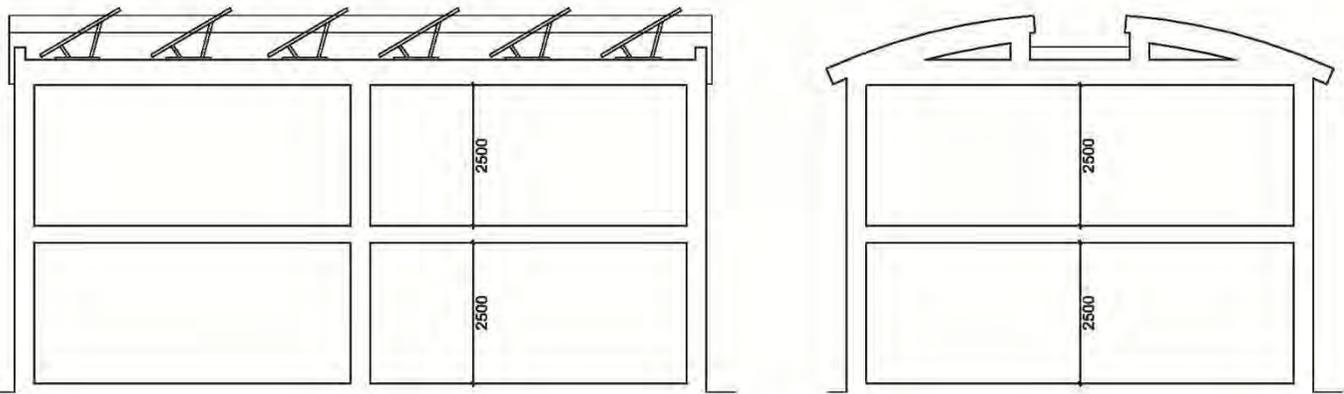
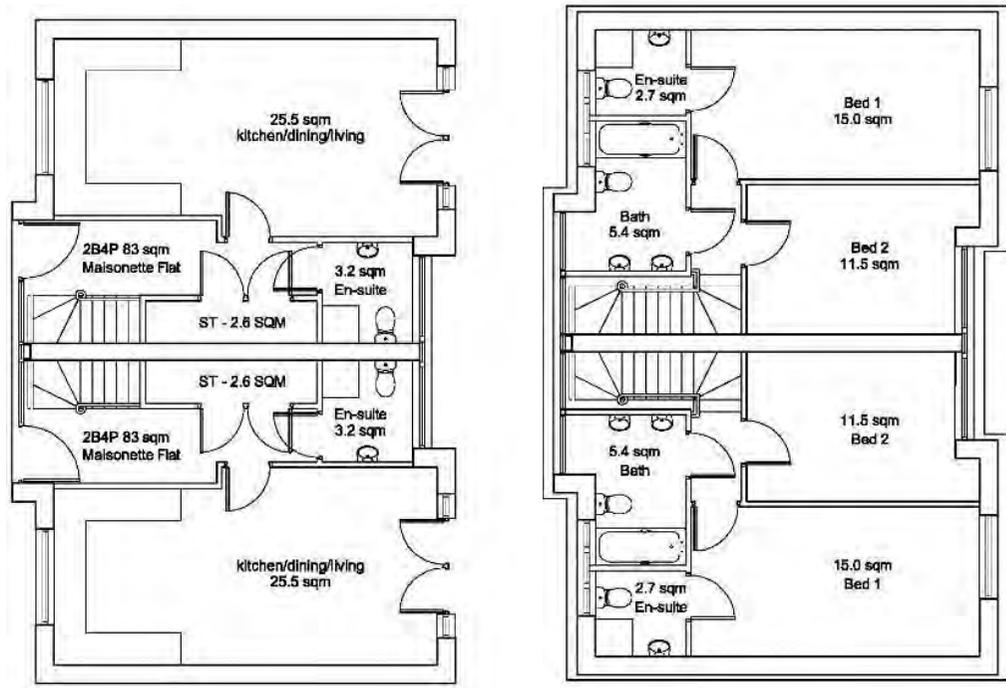


Fig.9 Maisonette Flats - Floor Plans and Sections



ELEVATIONS

Pre-planning advice suggested that the buildings should be of a contemporary style with no requirement to reflect the street frontage. On this basis a low roof pitch is considered appropriate which in some ways echoes some of the industrial character of the adjacent industrial buildings but also allows the scale and massing to be modest and therefore not competing with buildings at the front.

Given its proximity to the open main areas it was felt that green roofs would be something worth including as part of the overall proposals but also requirement to include PV panels for renewable energy.

Typically PV panels should operate at 30° from surface to get the best aspect of sun and also optimise orientation by facing south as the principal axis is east-west it was felt that these solar panels could be placed in a recessed aspect within the main roof this will allow for both optimum direction and also raises the overall visual mess of panels sitting on a low pitched roof.

The main walls and windows are based on simple brick and solid void articulation which is enhanced by the minor recessed and projections in the footprint. Additionally a variation of brick detailing and features frames otherwise basic openings. Main entrance and circulation openings are celebrated as the point of access with frameless wholly glazed openings to contrast solid and void..

Given the proximity of boundaries potential impact on adjacent residential use it was felt gable ends flank ends of buildings should remain blank and that a variation of brick feature would be best suited to achieving an interesting pallet of materials and general visual interest. This also reflects the recessed roof level and therefore the geometry is consistent with the overall approach.

The rear buildings will have a shallow straight pitched roof with PV recess areas whilst it was felt the central block could have a gentle curved roof which gives it variation and uniqueness within the overall pallet of materials and form.

All these units therefore give a deep roof for living rooms and will work well with the open space around. Door and window frames will be kept simple metal frames recessed to give a good depth and further articulate the simple geometry.

Fig.10 Elevations – Houses and Maisonettes

CONCLUSION

In summary, following pre-application advice, with detailed consideration, the proposed redevelopment of this site to residential and the suggested mix is fairly modest comprising 2 4-bedroom family houses and 2 x 2-bedroom maisonettes.

As laid out in the previous pages; context, scale, massing and character have all been carefully considered to achieve the best balance within the site and mitigation of impact on immediate surroundings.

The tone and quality of the design proposed will reflect the additional open space character of the area and surroundings.

Good scope exists for highly efficient low energy units with great scope for renewable energy enhancing the sustainability of the site within an established residential area.

The scheme is a contemporary primarily brick building with XXXX void feature with low pitched roofs incorporating green roofs and recessed PV renewable energy panels.

This combination of form and layout achieves an attractive high quality finish with brick and other materials that will achieve a long shelf life without requirement for maintenance.

The building is set sensitively within the scale and context of the surroundings and most immediate buildings whilst minimising any perceived impact on adjacent residential amenity.

This design and access statement is prepared in conjunction with planning analysis both in terms of policy and site specific to ensure that the proposals accord with all national, regional and local planning policies. This is also undertaken in conjunction with pre-planning application advice which has been carefully considered and followed to ensure that the recommendations follow the conclusion of the specific consultation.

It is asserted that this approach will achieve a suitable high quality sustainable development with good access, parking and amenity to achieve a good residential environment, adding to housing stock in Lewisham.

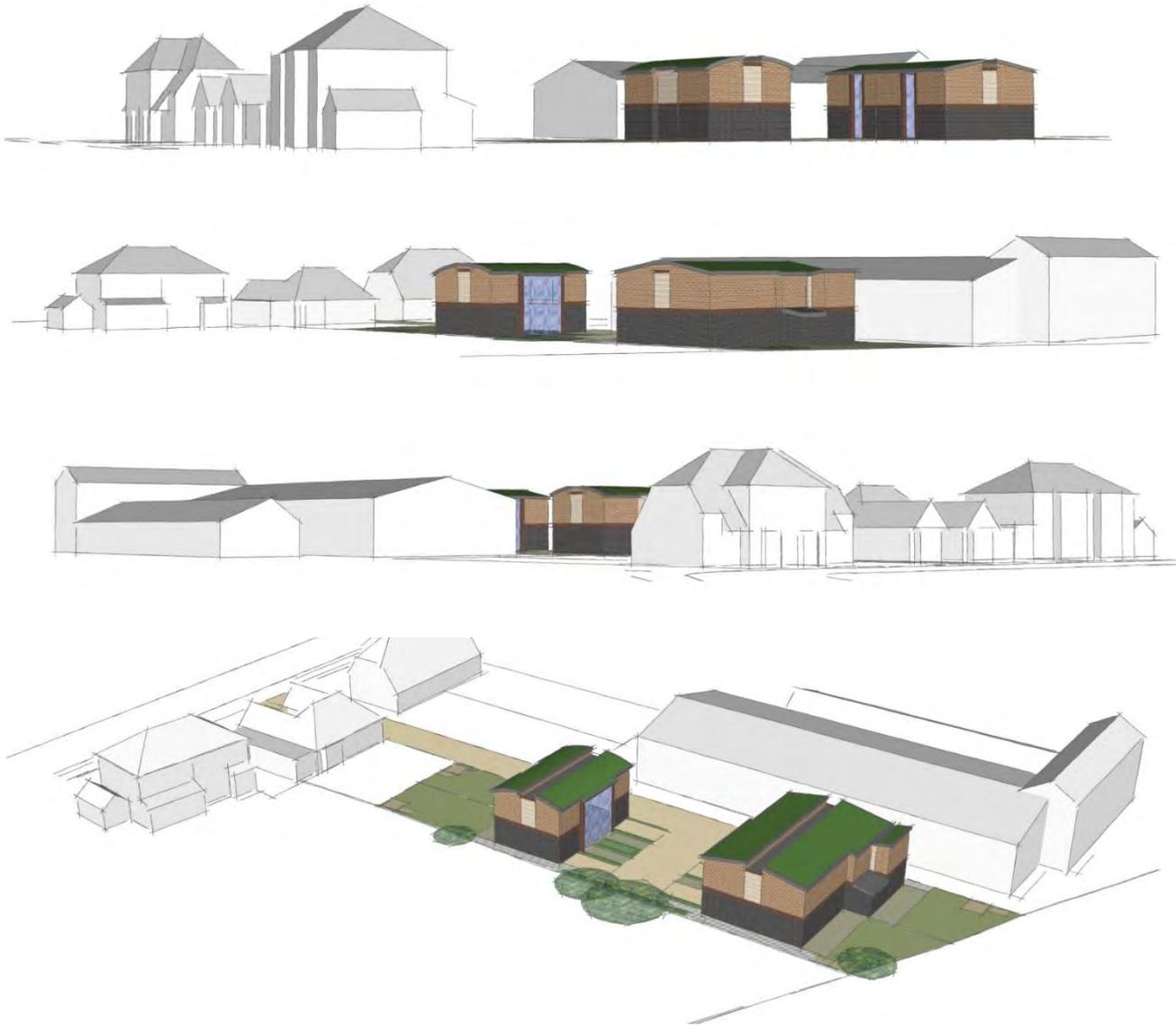


Fig.11 3D Images

Appendixes

LIST OF APPENDICES

1. Traditional Approach design
2. Massing Consideration Options
3. Massing Consideration Options
4. Option 1 – Flat Plans
5. Option 2 – Flat Plans
6. Option 3 – Maisonette Plans
7. Sustainability
8. Design and Access Statement Submitted for pre-application stage
9. March-Design Issued Drawings

OPTIONS – Traditional Approach

A number of different options have been explored looking at combinations of houses at the rear, houses between the bungalow and the rear either as houses or combinations or flats.

Scale has been an important part of this exercise and also distances between existing and proposed. As the exploration evolved the best accommodation suggests houses at the rear of the site and a modest block of flats in the middle with a gradation of scale down towards the bungalow at the front.

LAYOUT And ACCESS – see next page

Following detailed consideration of options, layout at the rear has evolved as a pair of semi-detached houses at the rear with a smaller block in the middle and a central forecourt between. This achieves good turning and parking with compliant distances between habitable windows.

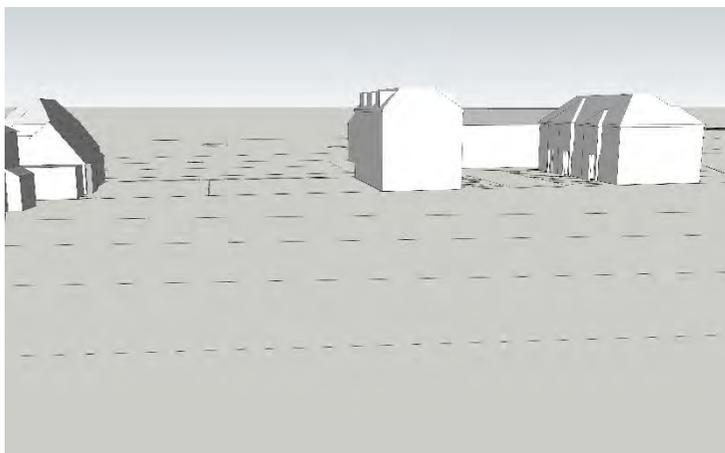
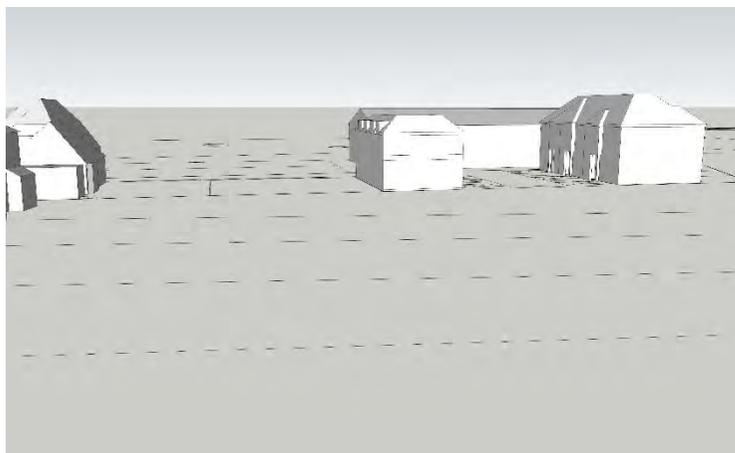
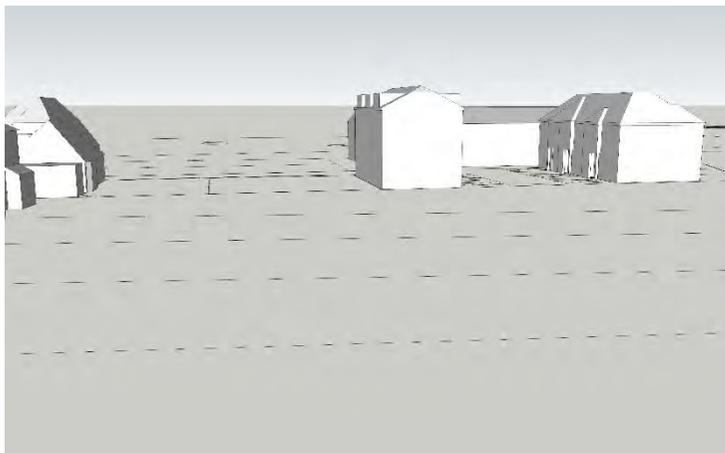
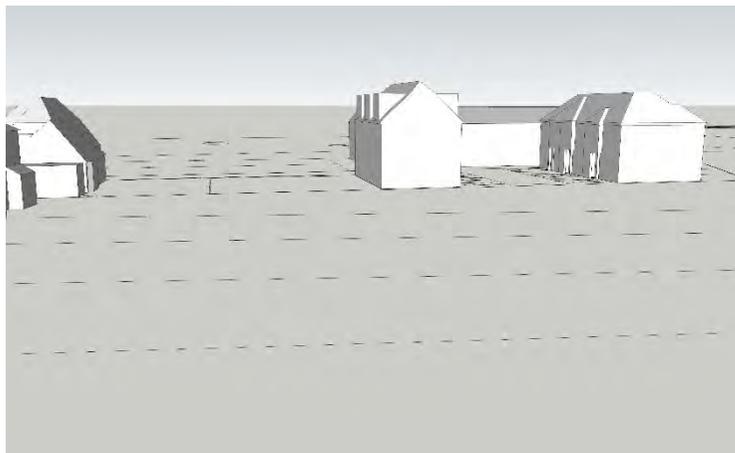
The access from the main road is now considered to be sufficiently wide with good scope for shared pedestrian and vehicular movement to ensure safety of movement.

The refuse collection point is at the front of the site and therefore no requirement for refuse vehicles to enter the site.

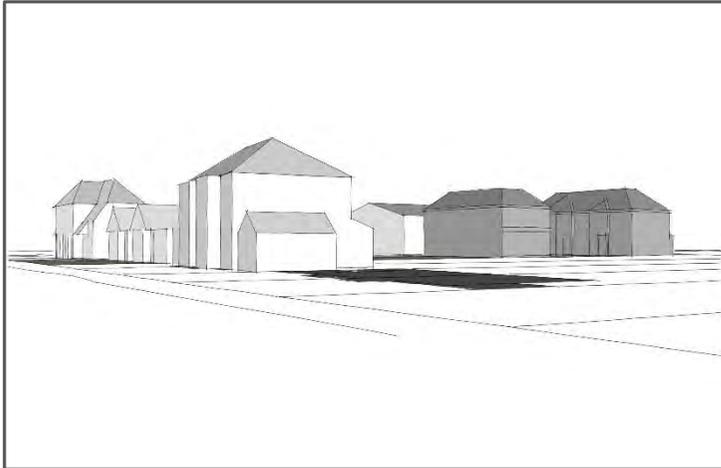
Provision for a hydrant will be included to serve the houses, which will be compliant for requirements of building regulations for fire fighting and access under Approved Document B1 D5.

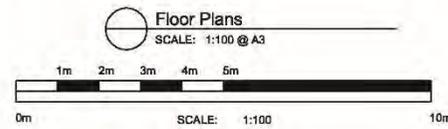
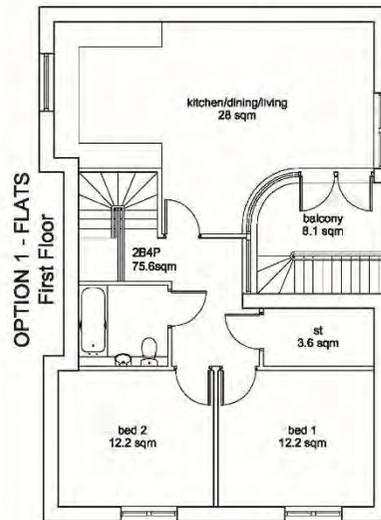
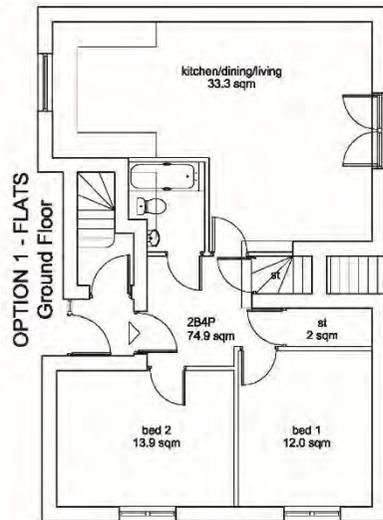
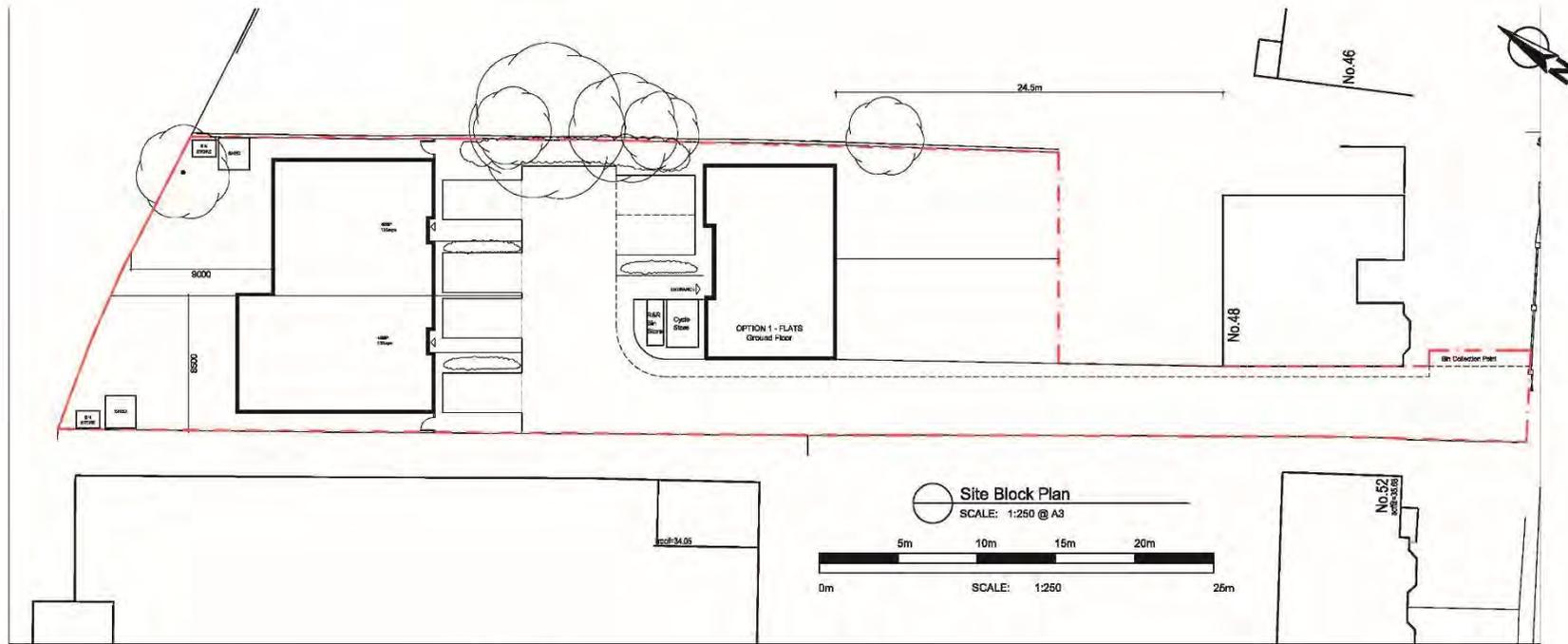


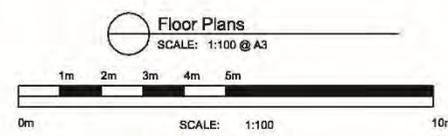
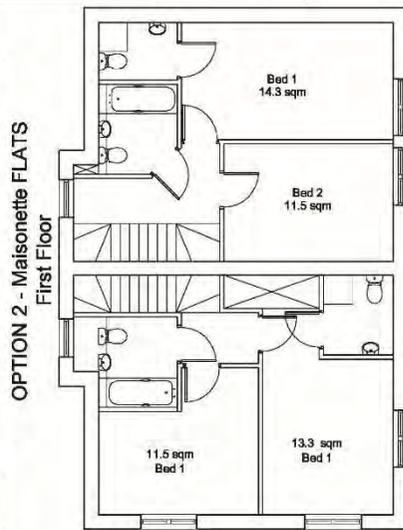
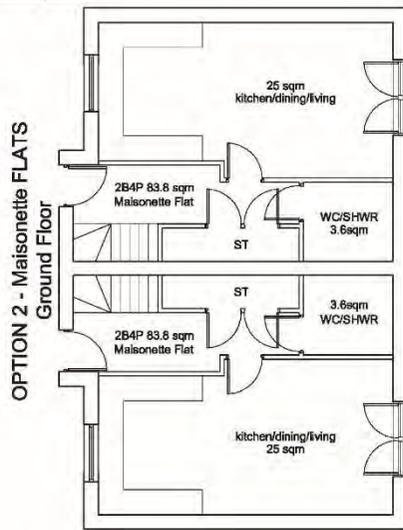
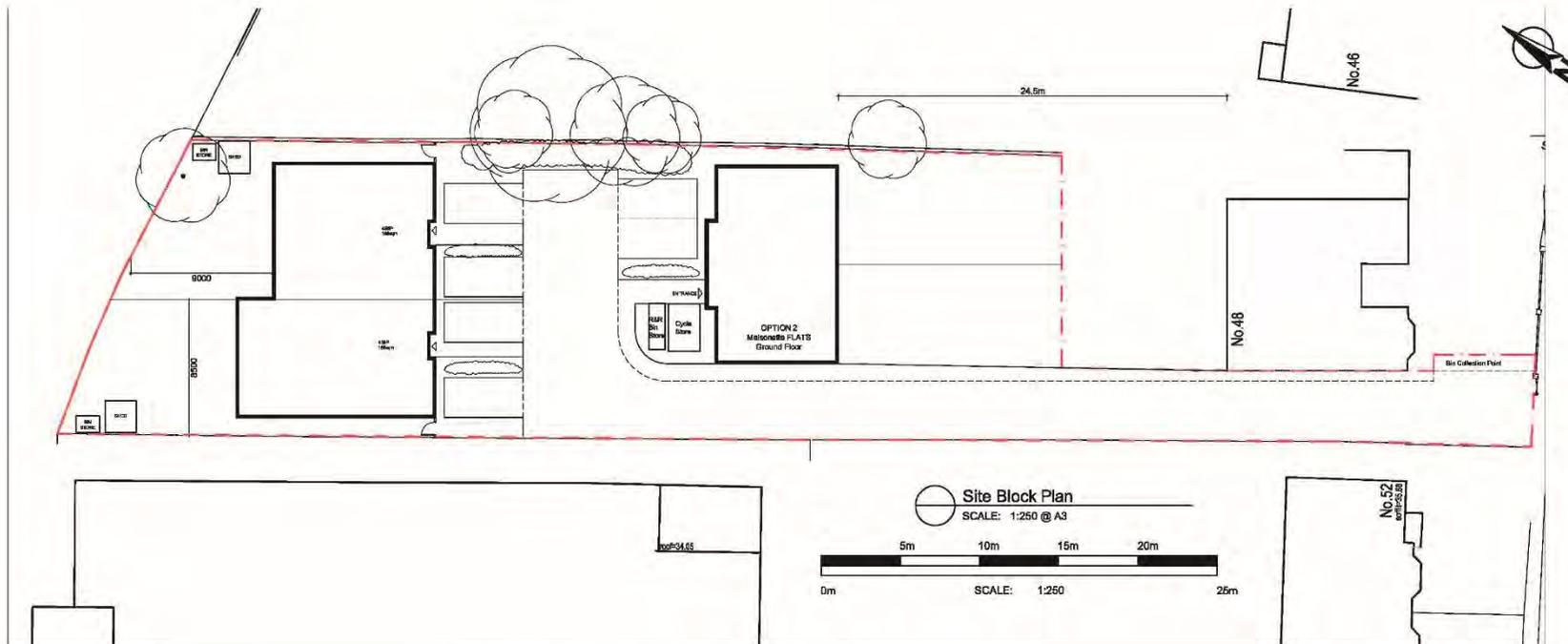
Massing Consideration Options

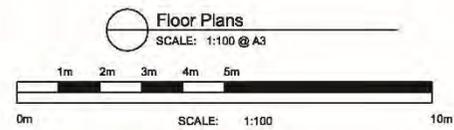
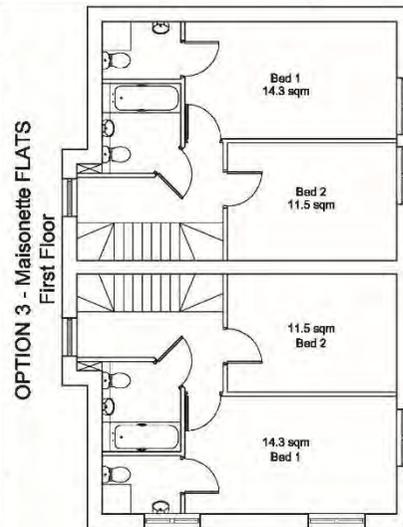
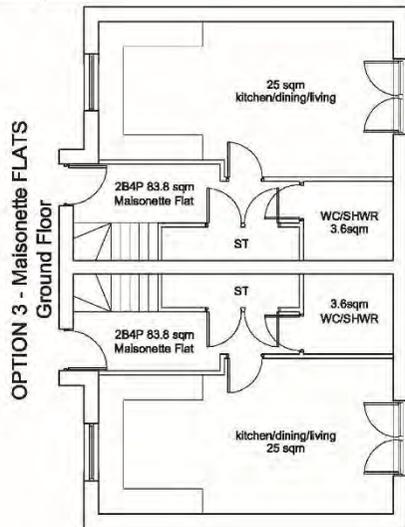
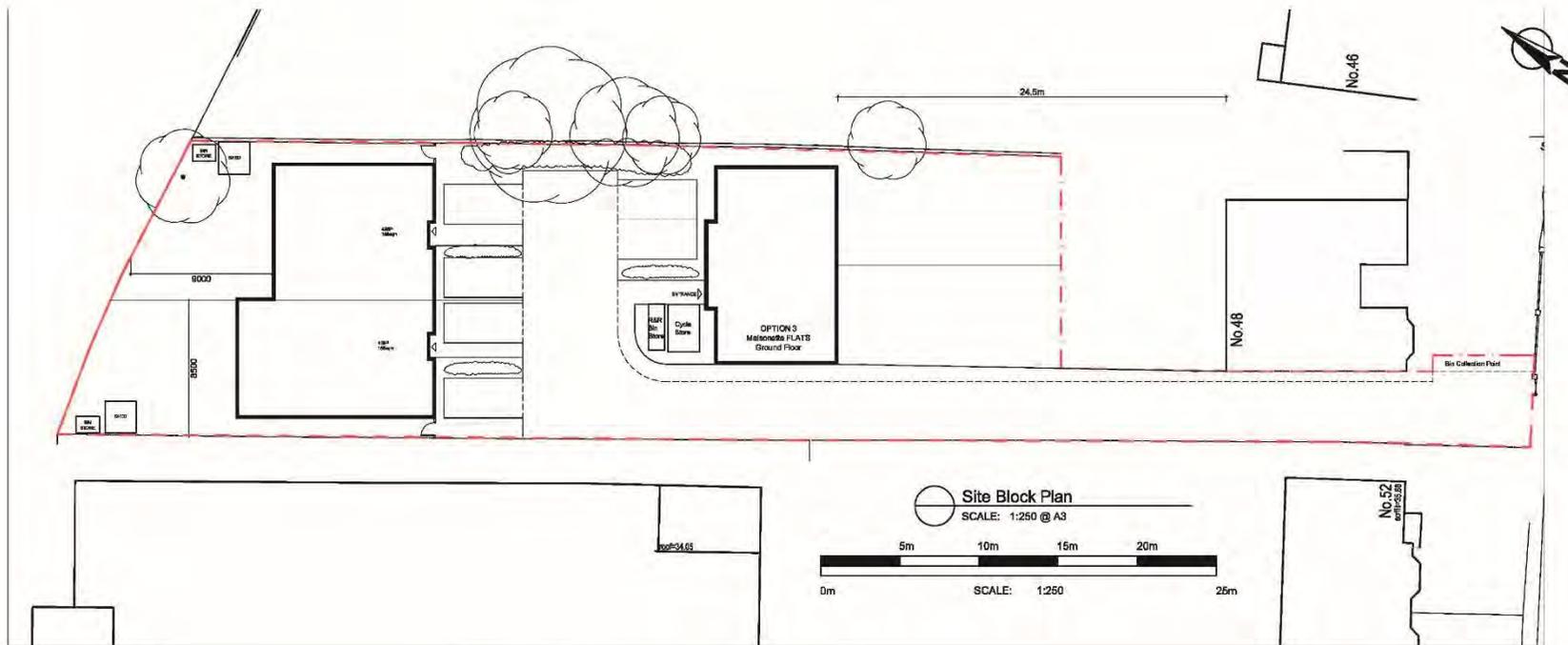


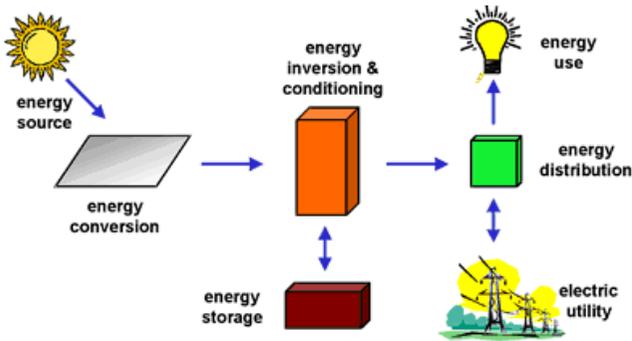
Massing Consideration Options











SUSTAINABILITY

The buildings has been designed to achieve best practice for good sustainability.

The proposal is sited in a location close to the local town centre, amenities and transport links.

The building will be designed to Code for Sustainable Homes 'level three' standard which will encompass a range of measures including high thermal values, renewable energy options including photovoltaic panels on the pitched roof to generate electricity.

ENERGY CONSERVATION

The building envelope will be detailed in accordance with the robust details recommended by Building Control and NHBC standards of thermal efficiency, air permeability and sound insulation in accordance with current guidelines.

In turn, lighting will be introduced in external areas either operated on sensors or timer / solar control. In all areas, where practical, fittings will be low energy type in areas of maximum use

ENERGY LABELLED WHITE GOODS

All white good appliances to be A+ rating under the EU Energy Efficiency Labelling Scheme:

PARKING AND CYCLE PROVISION

Parking drives or single stand alone garages are provided per detached house with secure cycle spaces in the garden sheds at the rear. The parking bays will be built with porous block pavers to allow most surface water to be absorbed directly into the ground and reduce the run off into storm drains.

RECYCLING

The proposed refuse storage area makes provision for storage of recycling materials in line with the local authority refuse collection initiatives .

WATER CONSUMPTION

Management of external and internal water use, by means of including water butts externally to collect and re-use 'grey water' for flushing toilets and irrigation of the external landscape. Together with limiting the water consumption per person per day, by installing low dual flush WCs, flow restrictors and aerated taps will be used throughout the scheme.

BUILDING THERMAL MASS

Increasing energy prices, rising temperatures and growing CO2 emissions are all compelling reasons to fully optimise the thermal performance of new dwellings in the UK. It is vital that these new homes remain both energy efficient and comfortable throughout their lifespan. The thermal mass found in both masonry and concrete construction can help achieve these goals.

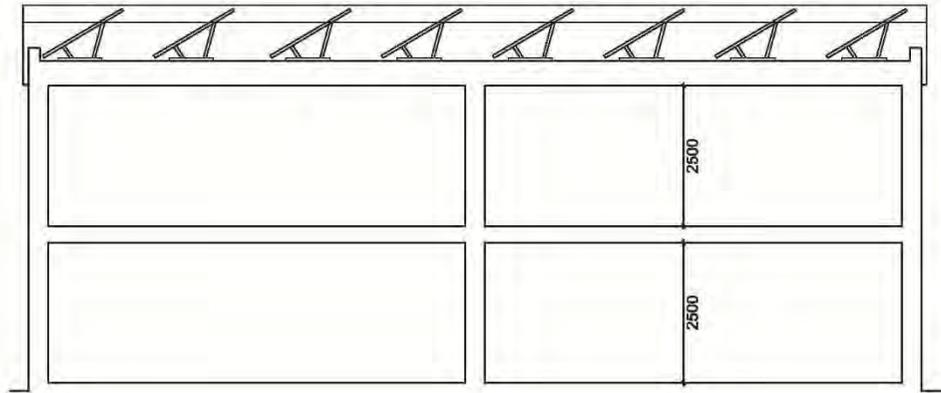
The basic requirement for optimal use of thermal mass in dwellings are as follows:

- A high standard of insulation and air tightness.
- A medium to high level of thermal mass, typically provided by floors and walls and roof with suitable finishes.
- A southern orientation to allow passive solar gains in the winter and also to help provide effective shading in the summer.
- A sufficiently clear view of the sky from the south.
- Well insulated glazing and ideally an above average area of glazing on the south façade to maximise solar gains during the heating season.
- Windows that provide effective ventilation, particularly during summer nights. The design must account for any security implications.

- Adequate shading

CONT'D





SOLAR ELECTRICITY

Solar PV (photovoltaic) uses energy from the sun to create electricity to run appliances and lighting. PV requires only daylight, not direct sunlight to generate electricity and so can still generate some power on a cloudy day.

How does it work?

Photovoltaic systems use cells to convert sunlight into electricity. The greater the intensity of the light, the greater the flow of electricity. PV cells are referred to in terms of the amount of energy they generate in full sunlight, known as kilowatt peak or kWp.

The benefits

Photovoltaic systems have a number of merits and unique advantages over conventional power-generating technologies. The fuel for these sometimes integrated panels is free and no noise pollution is created from operating PV systems.

PV systems produce no greenhouse gases. A typical domestic system can save approximately 1.2 tonnes of carbon dioxide per year, adding up to almost 30 tonnes over a system's lifetime.

Is it suitable for this development?

PV systems can be used on a building with a roof or wall that faces within 90 degrees of south.

PV arrays now come in a variety of shapes and colours, ranging from grey 'solar tiles' that look like roof tiles to panels and transparent cells that you can use on conservatories and glass to provide shading as well as generating electricity.

These integrated panels have been proposed for the rear elevation facing South hence would generate maximum sunlight to convert into energy for running the houses

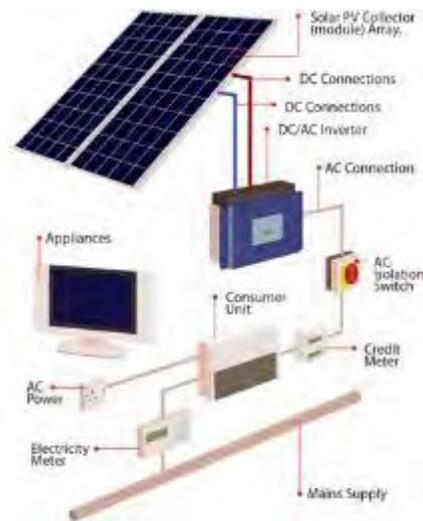


Fig.12 Proposed Sustainability Diagrams