Design and Access Statement

New residential buildings for
Stellar Hillbrow Ltd.

The site at:
26 Hillbrow Road
Bromley
London
BR1

April 2019

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Introduction:

This initial design document forms part of the proposed full planning application for a new one/two storey residential building on the site of 26 Hillbrow Road.

The report contains the following sections, please refer to other consultants reports:

1. The local context.

2. Aerial photographs and OS plan.

3. Photographic study of the existing context and site.

4. Site analysis.

5. Precedent examples.

6. Concept design, massing and volume studies.

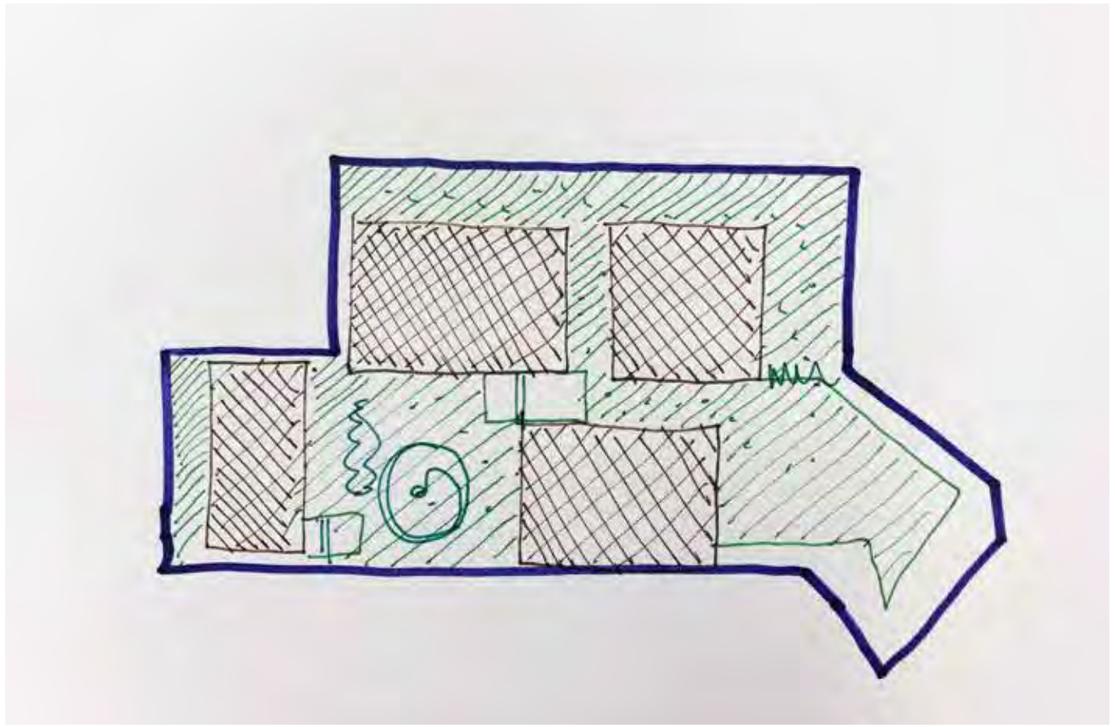
7. Planning application history and pre application consultations with Lewisham council.

8. Design and access statement.

8. Visuals/artists impressions of the building in context.

9. Model photographic studies.

10. Sustainability strategy.



Concept sketch - “pavilions in the park”

The local context:

The wider context of the site is that the site is situated on Hilbrow Road, an un-adopted Road.

Local shops are located on Bromley Hill (A21 (within a 7 minute walk). The A21 is the main artery road leading into London heading north and Bromley Town centre to the south. Along the A21 there are numerous bus stops with services to London or Bromley Town Centre. The site is located 0.4miles from Ravensbourne station and 0.8miles from Shortlands station. The site is located half way along Hillbrow Road and is surrounded by a mix of residential properties. The site lies to the northwest of Bromley Town Centre approximately one and a half miles from the mainline train station and Bromley High Street with all the associated amenities and retail/leisure/transport facilities. This is a good sustainable location as set out in more detail in the transport statement.

The surrounding area is predominantly residential in nature with the street currently defined principally by a mixture of detached, semi-detached, and terrace residential dwellings. The adjacent site has been granted planning permission for 9 flats which have been built and will alter the character of the street. The surrounding area comprises a range of different styles, however there is no fixed character or theme that is consistent with them all. Predominantly materials such as brick, tile hanging, and occasional render with painted timber detailing are utilised in the street scene.

Level change - site is set back and lowered to be concealed from road and context.

The site is also situated within the Ravensbourne Valley Preservation Society (A residents association).

Hillbrow Road is in both Bromley and Lewisham District Councils. Interestingly the new larger multi occupancy residential developments opposite number 26 are all in Bromley's district.

Existing front view

Aerial photograph:

Aerial photograph during the summer

N

Existing site plan:

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Existing site plan 1:500 scale

Site Photographic Study

Three storey properties to the south of Hillbrow Road.

Three storey properties to the south of Hillbrow Road.

Site Photographic Study

Three storey properties to the North on Belgravia Gardens

Three storey properties to the North on Belgravia Gardens

Site Photographic Study

Typical semi detached houses on Calmont Road.

Large new 3,4,5 storey multi unit buildings on the opposite side of number 26,

Site Photographic Study

Adjacent house to number 26 Hillbrow - 24

Adjacent house to number 26 Hillbrow - 24

Site Photographic Study

View up to the house on Hillbrow road.

View to the house from number 28.

Site Photographic Study

Front view - lowered site from the road.

View down Hillbrow Road - site on the right.

Site Photographic Study

Number 28 and 26 Hillbrow road - 26 is lower in height.

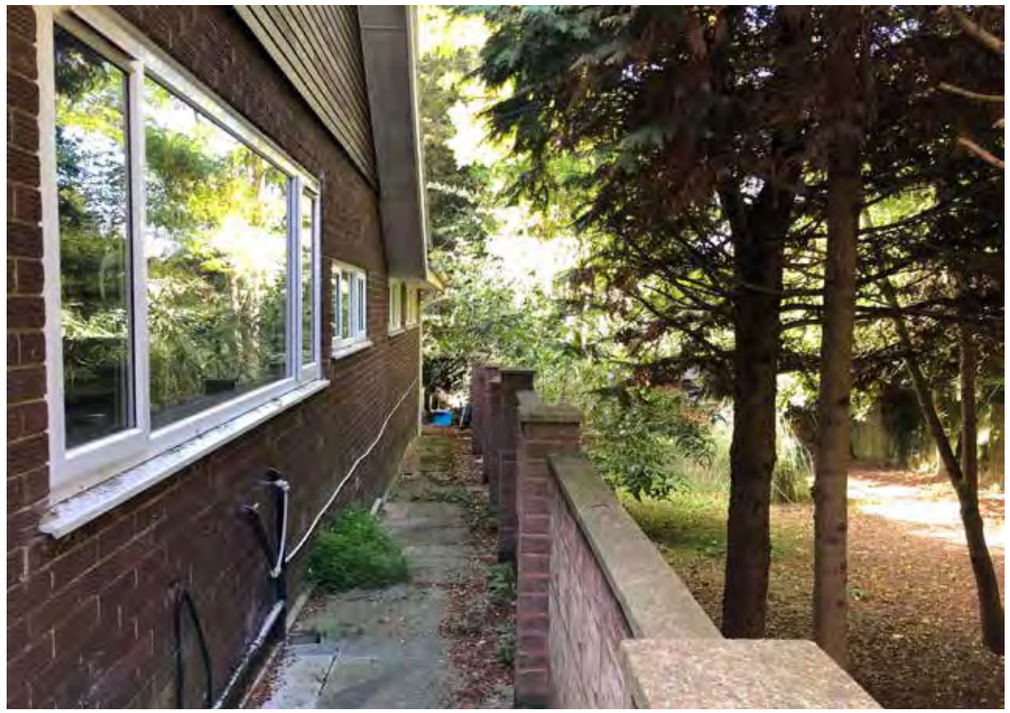
Adjacent house to number 26 Hillbrow - 28.

Site Photographic Study

Number 26 and 28 from the rear gardens.

Rear boundary wall to number 26.

Site Photographic Study



Side passage to number 24 and garden/open land to the North.

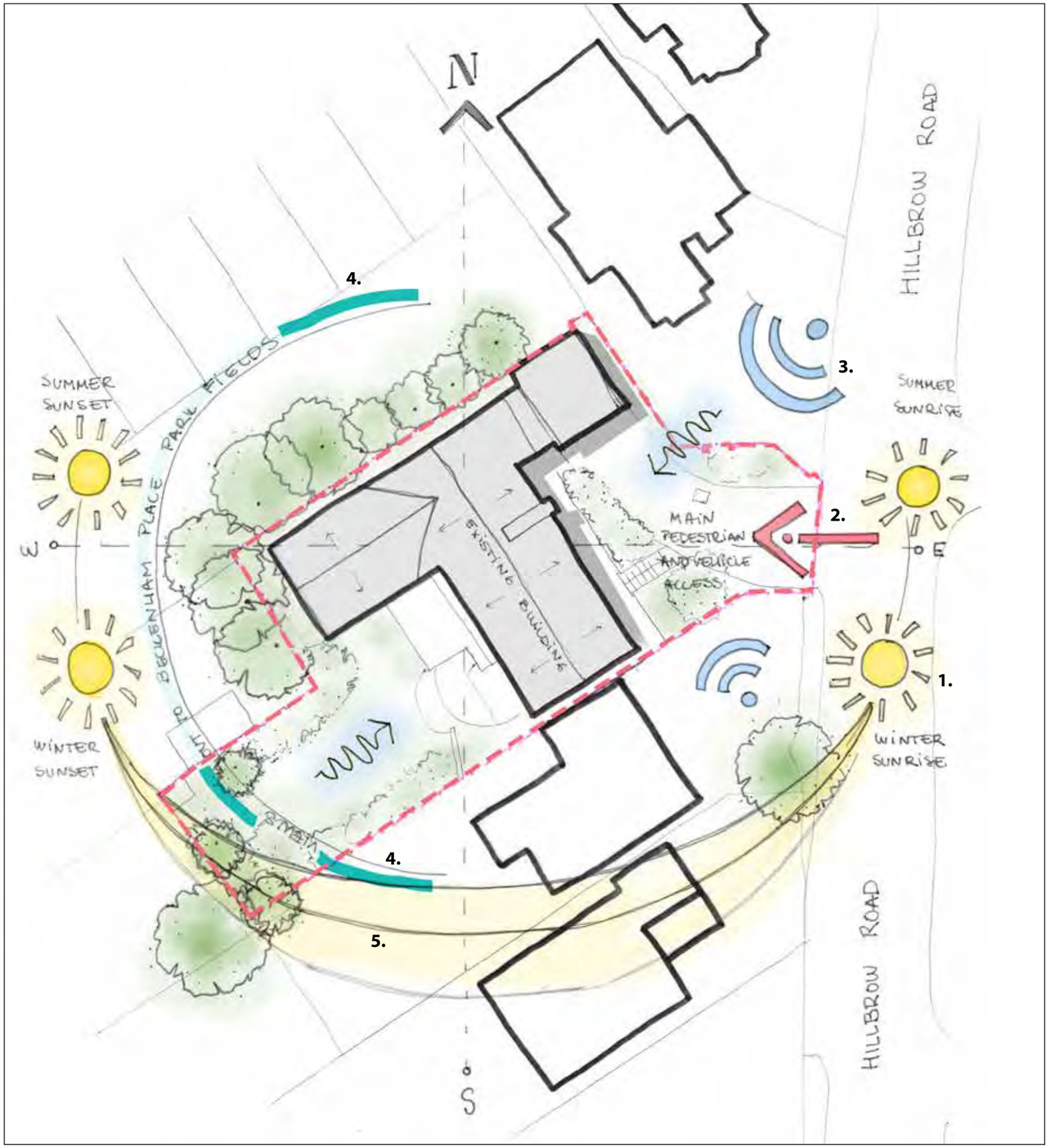
Garden/open land to the North - possible owned by houses on Calmont Road.

Site Photographic Study

Rear garden to number 26.

Rear view of number 26.

Site analysis: Environment and Daylight-sunlight:



Legend:

1. Sun path across the site.

2. Existing access to the site.

3. Noise from the main road.

4. Views to the site.

5. Adjacent gardens.

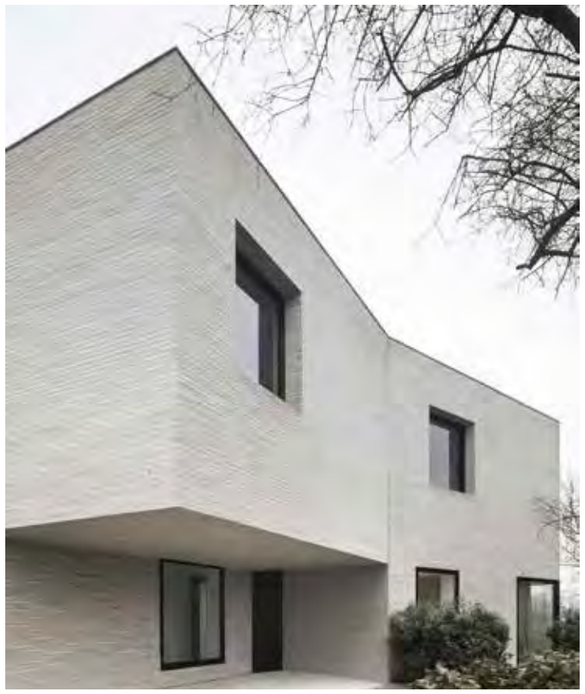
Housing precedent:

Sculpted external staircases.

Volumetric forms + recessed balconies.

Brick + metal openings.

Housing precedent:



Sculptural brick forms.

Brick with exposed lintols.

Separate buildings in a garden landscape.

Housing precedent:

Varying brick bonds.

Communal gardens.

Profiled brick walls.

Alternating brick bonds.

First Pre-application discussion on the 10th December 2018
The summary of the proposal submitted in October 2018 application (ref: PRE/18/109265)

Summary of the proposals submitted in October 2018 (application ref: PRE/18/109265)

The new proposal aims to replace the existing dwelling with a high quality new residential building that sits well in its surroundings but that also provides good quality living accommodation with a mix of unit types.

The plan and form of the building addresses the sunken plot and nature of the site but also seeks to follow the urban grain and lines of development, this results in a Y shaped building that sits away from the road with gardens offering defensive landscaping. The Y shape allows for one central core and then varying height elements that accommodate a mixture of flats, including a 3 bed family duplex unit.

The buildings mass steps up from one stories adjacent to the house further up the hill of houses up to three floors at the rear of the site.

The elevations are articulated with a mixture of fixed and opening glazing and panels of material that match the hue of the local landscape.

One key design element of the new building is that it steps down in section to follow the topography of the site, this not only maintains a lower front elevation but also allows the mass to be sunken towards the rear garden. The staggered nature in section also provides a covered area for parking and a loggia that connects the communal gardens with the rest of the building. The cycles and bins can also be accommodated in the stone under-croft.

Roof lights and sloped roofs not only follow the rights of light and daylight
parameters of adjoining buildings but also provide lofty spaces on the upper floors which maximize natural light. The sloped roof forms are also more
contextual and sympathetic to the context than a flat roof.

To further articulate the building, the lower floor is a envisaged as a more solid stone base that is formed from the landscape, this could also be brick or per-cast concrete. The other floors then float above and are a more lightweight form, that could be clad in timber, render or tiled.

Landscaping will be integral and the roofs will be sedum, new gardens will have lawns and flowers, the front of the site will be a mixture of hard landscaping with flowers and hedging to the boundary.

Visual of the pre application submission scheme

Model photograph of the pre application scheme

First Pre-application discussion on the 10th December 2018. Revisions to the scheme as a response to comments received in relation to planning application (ref: PRE/18/109265)

Design:

LPA Comments:

1. The over-development of the site.

Response and solution:

As advised by the design officer, to reduce the feeling of a “big development” we have accentuated the feel of singular dwellings and a series of pavilions in a landscape approach by removing the communal stair, so that this allows the individual volumes to read separately and also allows more light and views to pass between them, which helps reduce the mass and overall feeling of development.

In doing this we have also reduced the height of the central and north volumes from the original scheme. The rear volume is being sunken into the garden level a further 1.5 meters and the north volume has been reduced one story in height.

Furthermore the north volume has been set further apart from the neighbouring building and boundary along Hillbrow Road.

2. Preserving sunlight/daylight qualities:

Response and solution:

In the worst case scenario - the northern corner on the site, the 25-degree ROL requirement is more than complied with so no harm should be considered to this properties daylight. Please refer to the ROL consultants letter and our diagrams further on.

3. Overlooking to other properties.

Response and solution:

As well as reducing the height of the northern volume and setting it further apart from the boundary of the site, to mitigate any overlooking issues we are not proposing any windows facing this site.

The central volume, as previously commented, has been reduced in height and the openings have been studied in a way to ensure that there’s no visual harm with other units within the same proposal or any other neighbouring building. We don’t consider this volume will have a negative impact as the openness of the rear garden is already enclosed by the existing trees. We also don’t consider this volume will harm the dwellings in Belgravia Gardens and Calmont Road as they’re 32 meters away exceeding the minimum standard recommended.

4. Unit 03 rear courtyard provision:

Response and solution:

As advised by the design officer, we have increased this into a 2.5 meters deep courtyard, producing a total of 20sqm. We consider this meets all standards for out door private amenity spaces in London and gives an excellent quality out door space.

5. Confirmation of floor to ceiling heights:

Response and solution:

Floor to ceiling heights: All floors will have a minimum of 2.5 metres.

6. Private amenity spaces sizes.

Response and solution:

We have increased the amount and area of the private amenity spaces for all units, meeting Standard 26 of LPH. We have proposed balconies for some of the units and we are willing to have a further discussion about these in case any of them are considered to cause possible overlooking issues.

7. Living/green roofs - biodiversity.

Response and solution:

We will allow for the depths of soil and seeded mix that will provide a vibrant and colourful living roof rather than just a sedum blanket. Further more on this new proposal, we have increased the extent of green roof to the totality of the scheme.

8. Sustainability:

We will ensure that the project is as low carbon as possible, a fabric first approach will allow for a well insulated and sustainable envelope. We will propose the use of PV, rain water collection and landscaping.

9. Transport:

Response and solution:

Our aim as advised by the Greater London authority is to reduce the use of cars in London and therefore the number of car park spaces is two , with an increase in the cycle storage if needed. However, this can be further discussed with the planners, during the planning application.

First Pre-application discussion on the 10th December 2018.
Revisions to the scheme as a response to comments received in relation to planning application (ref: PRE/18/109265)

Visual of the latest proposed scheme.

Second Pre-application discussion on the 20th February 2019
The summary of the proposal submitted in January 2019 application (ref: PRE/19/110772)

Summary of the proposals submitted in 20th February (application ref: PRE/19/110772)

Following the feedback from the first pre application meeting, we revised the scheme to take on board the comments during the meeting and also the letter and advice received. We then presented this to Geoff Whitington the case officer for the project.

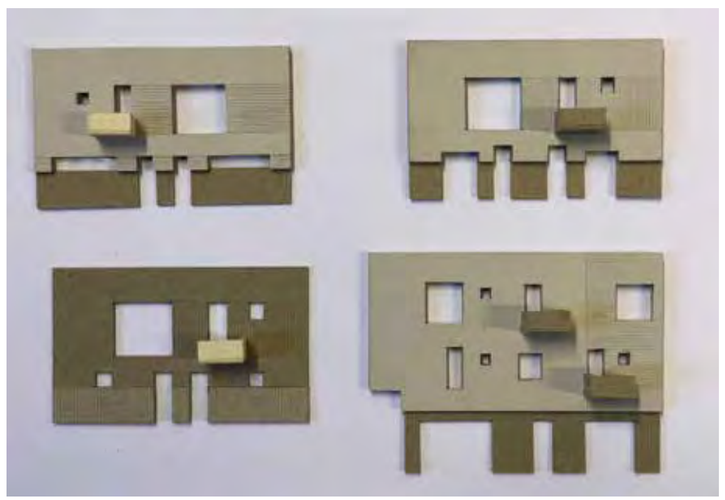
The overall concept follows the original scheme and plays upon the idea of pavilions in a landscaped park. We have maintained the separate blocks with landscaping interwoven between them. In addition, we have used the level change to articulate the location of the blocks as the topography of the site falls to the rear garden.

However, following feedback, we have enlarged the garden to block A, to allow a better amenity space for the flat.

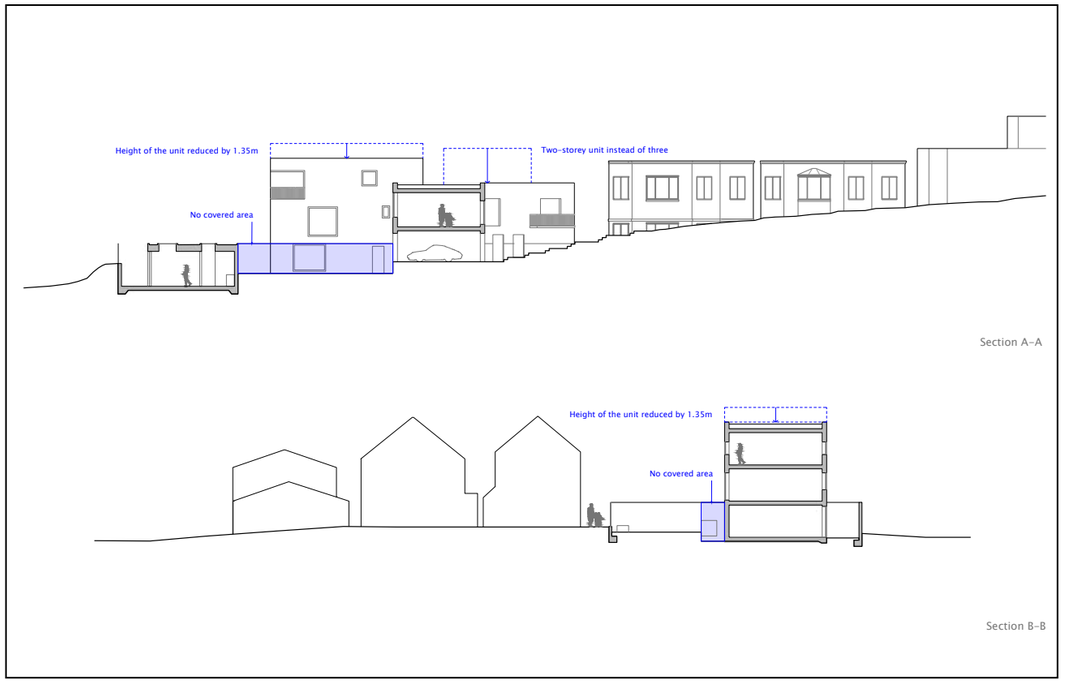
However, following initial concerns about the height of block C, we reduced the overall from, removed the angled roof profile and lowered the whole block by 1.5m. We also reduced block D to be two storey's in height.

To further reduce the overall mass and volume of the scheme, the link or colonnade was also removed at ground level between the blocks and the 2 storey staircase element between block C and D. All of which allows the scheme to breath and the spaces between the blocks to become more prominent with views and landscaping forming a visual link between each block.

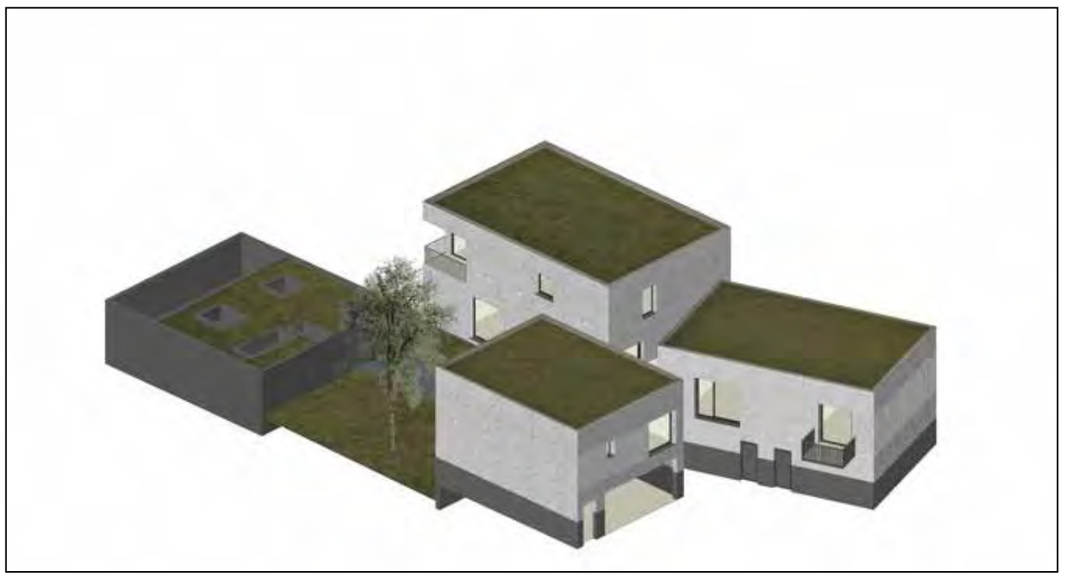
In addition to the above we also looked at the facades and the elevation treatment with studies into the brick



Elevational studies at the second pre application stage.



Section study of the revised scheme for the 2nd pre application meeting.



Massing study of the revised 2nd pre application scheme.

Second Pre-application discussion on the 20th February 2019. Revisions to the scheme as a response to comments received in relation to planning application (ref: PRE/19/110772)

Design:

LPA Comments:

1. Block A screening in the form of landscaping:

Response and solution:

As advised by the design officer, to secure privacy to block A, we have added a hedge and planter in the middle garden space. This provides a defining of amenity without blocking light. Furthermore to increase privacy for both block A and C, we have flipped the entrance to block A. This allows the ground floor unit in block C to have a bigger view of the garden and the occupants of block A to walk the other side of the garden to the entrance, thus increasing privacy to the units too.

2. Internal corridor to block A:

Response and solution:

We have enlarged the corridor to be 1m to offer a good circulation space.

3. Block B parking and entrance/overlooking:

Response and solution:

We have reviewed the parking spaces and the spaces are adequate and compliant. Please refer to the transport statement as part of this application. We have amended and enlarged the entrance at ground floor to block B. We have also designed the proposal so that overlooking from block C to block B is mitigated. The recessed balcony and translucent windows to the bathrooms mitigate any overlooking from block C to B. Furthermore the windows on block B are located in such a way that they aren't overlooked from block C with a protruding window seat to the front of the building, the glass would be set back from view from block D.

4. Block C - height and unit layouts:

Response and solution:

We have reduced the height of block C with the removal of a whole floor. This block is now two storeys. This ensures a balance between all blocks of 1-2 storeys.

In addition, we have also reorganized the layouts to the flats and as above moved the entrance to block A to avoid privacy issues. The courtyard to the north is now altered and better used as the layout has been changed. We have removed the external balconies at the upper floors, one by removing the 3rd floor and secondly by moving the outdoor balcony to the southern side by making it a semi enclosed feature. This helps with amenity but also prevents overlooking as the glazing to the living areas are recessed back from the facade.

As advised, we have also rearranged the entrance to the upper floor by placing the staircase in the south eastern corner of the block. This opens up the space between volumes, and to increase this sense of openness

5. Block D - height and siting:

Response and solution:

We have looked at block D carefully and propose a new layout as shown in the attached application. We have changed the layout internally to be closer to Block A, as-well as changing the orientation to be the same as block C. This helps substantially on two fronts, one the new layout and location, orientation allows a bigger space between block C and D. But secondly, also the block moves away from the adjoining house on Hillbrow Road. By moving block D as we have the gardens to this block are also more useful, larger and a better L shape without the previous awkward angles and corners.

We have reviewed the room in the adjoining house that is closest to the block D and it has numerous windows for the one room, the room has windows on two sides and all of them are now under the 25 deg ROL rule. (Please see the ROL report by Matthew Jones which accompanies this application). Furthermore as block D has been rotated and moved, the window to the side of the adjoining property is now uninterrupted and has good western light.

Therefore, in light of the above we are proposing that block D can still remain a two storey block as the light and outlook to the adjoining house is not adversely affected, and the separation between the two forms is larger than other houses along the road. In particular the house to the right of the adjoining property is closer than our block D is to it. Please refer to the attached diagrams.

6. Materials:

Response and solution:

We have developed the rationale for all vertical and horizontal materials and treatments, please see the relevant section in the DAS later on.

6. Standard of accommodation:

All flats are now dual aspect flats to comply with policy 32. In addition all flats comply with the London plan space standards.

Design Statement:

The following statement relates to Local development framework design guides.

1. Use:

The application site is currently called 26 Hillbrow Road. We are proposing to demolish the existing house and replace with a new high quality housing development.

2. Amount:

The proposed housing scheme is a 1-2 storey series of blocks within a garden comprising 6 units.

3. Layout and concept:

The concept and rational for the new development is described below and illustrated in the accompanying exploded view.

The new proposal aims to replace the existing dwelling with a high quality new residential building that sits well in its surroundings but that also provides good quality living accommodation with a mix of unit types.

The plan and form of the building addresses the sunken plot and nature of the site but also seeks to follow the urban grain and lines of development, this results in a series of “pavilions in a landscape” that sits away from the road with gardens offering defensive landscaping. The separation of the units rather than using one larger mass opens up the site to light, views and a horizontal plane of gardens and landscaping that links all of the blocks as the site falls to the rear.

The buildings also step down as-well as in plan, to allow each block to sit within the topography and also be situated lower than the surrounding buildings. This maximizes the form of the site and creates various levels and types of gardens and amenity spaces. It also allows a covered parking area near the entrance under the first block.

The elevations are articulated with a mixture of fixed and opening glazing and panels of material that match the hue of the local landscape, mainly a light Grey/buff brick with metal detailing and white rendered sections and panels.

To further articulate the buildings the entrances are all in the centre of the layout, with each staircase to the upper floor being an open one that peals away at the corner, this revealing a white rendered wall behind. Not only does this open up the spaces between blocks but also maximize natural light and creates an articulated view when seen from the front of the site. The use of complementary material against each other also aids with breaking up the forms of the blocks. This open nature will hopefully provide a space for communal interaction and conviviality.

Landscaping will be integral and the roofs will be planted with flowers and planting, new gardens will have lawns and flowers, the front of the site will be a mixture of hard landscaping with flowers and hedging to the boundary. A new blossom tree will sit in the rear garden.

The GLA guidelines for amenity space for each apartment have also been expressed in Architectural terms on each facade as either a recessed balcony for the block c units or a protruding balcony for block D. Each is the required size and depth of 1.5m. The recessed balcony for block C also aids with mitigating overlooking into other blocks and provides a subtractive cutout to the rectangular form. The balcony to block D being additive.

Protruding window seat to the bedroom of block B.
the glass would be set back to produce a deep reveal and a solid screen to prevent overlooking from block D.

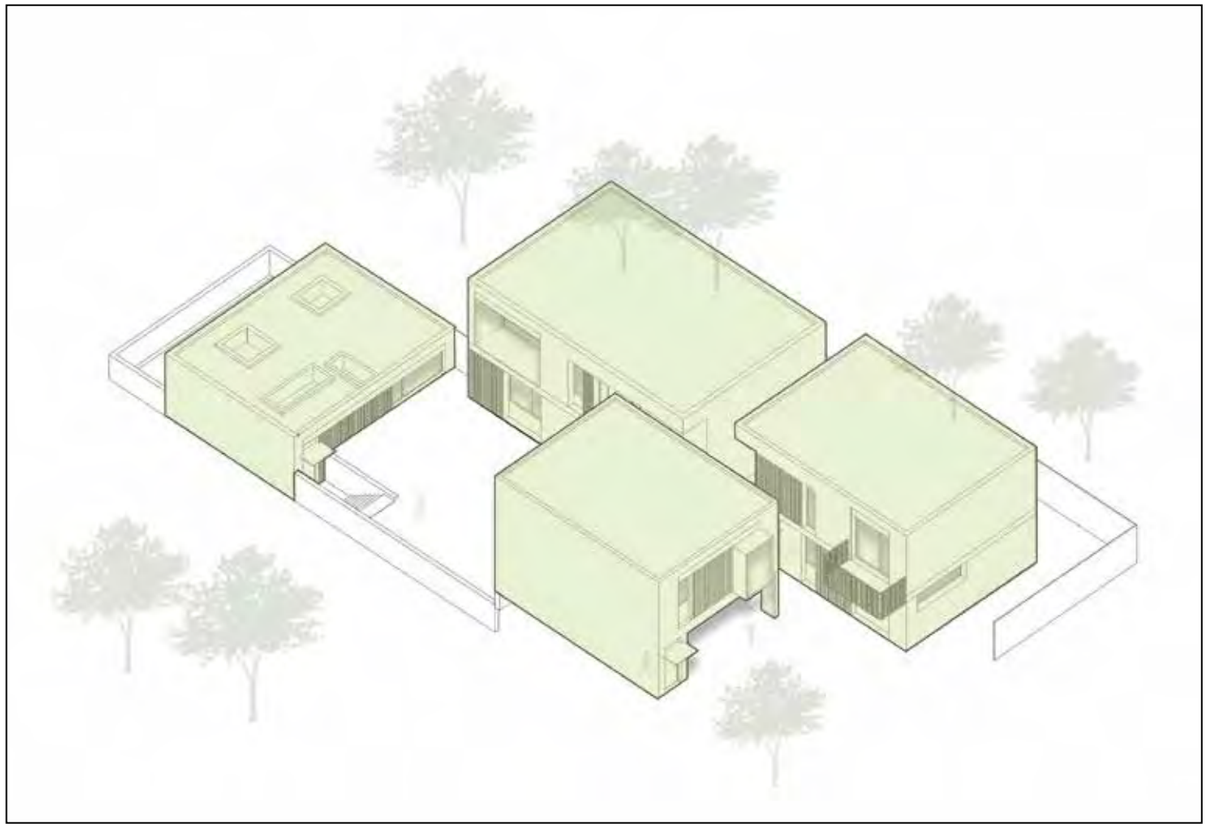
4. Scale and massing:

The new development will sit comfortably on the plot, the concept of the pavilions in the park will help maintain a scale and massing that is contextual and appropriate for the site and adjoining buildings. Furthermore, the heights of the buildings have been revised and are now 1-2 storeys to be comparable with the adjoining buildings. In places the proposed scheme is now lower than adjoining properties.

In addition, as the plot is sloping down to the rear, we have made use of this level change and have stepped the blocks down with the slope and topography. Each block sits on a different level with associated landscaping and planting integrated. The single storey block to the rear is partly sunken with a heavily planted roof and private garden. This allows for views, a vista and light to pass over the top into the development and the other units.

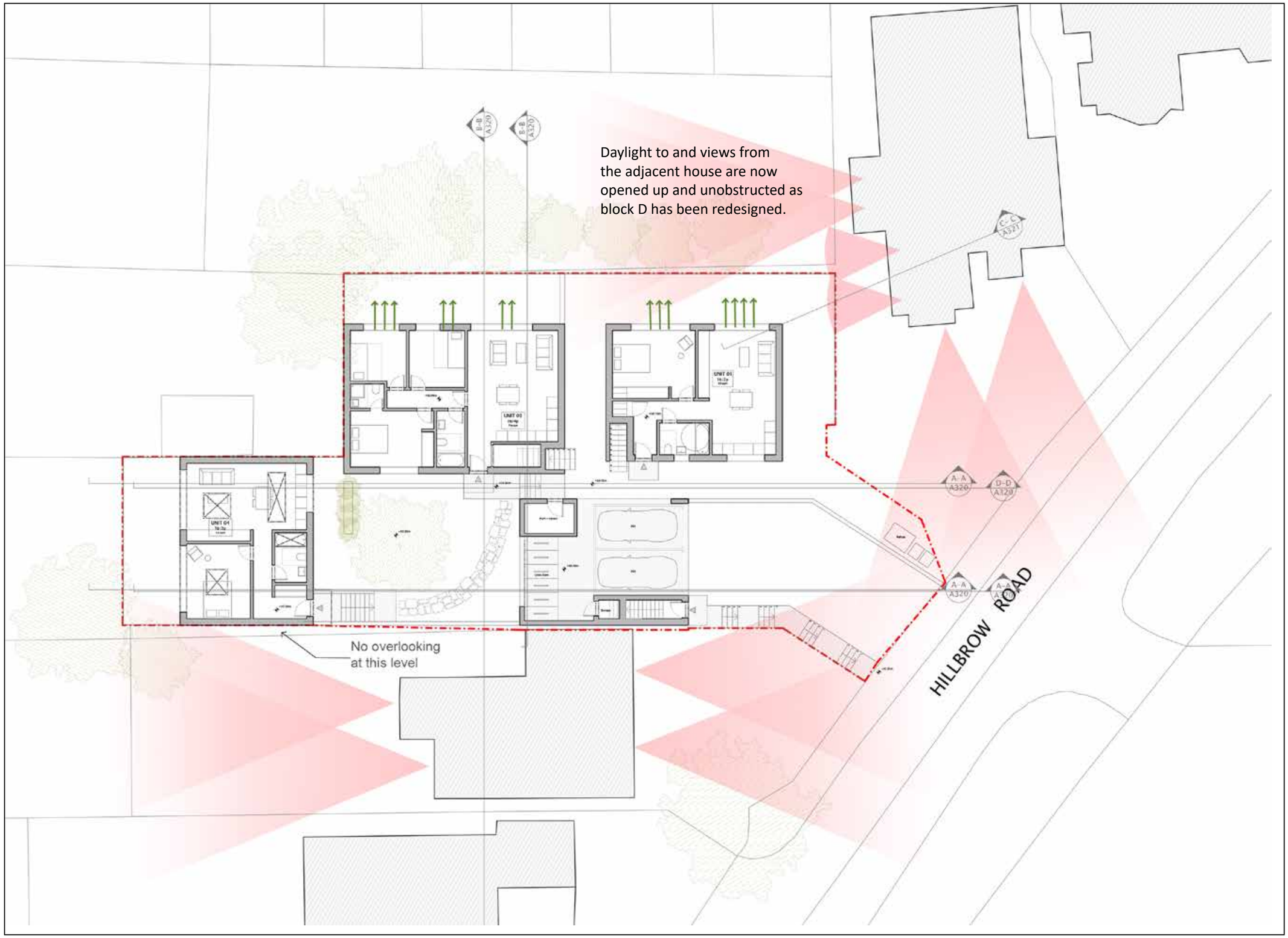
The new proposal has also been reduced and set back away from the neighbour's since the pre app stage meeting. The space between the property to the right as viewed from the road is substantially larger now, allowing space and light to be maximized between elements. Also the spacing between our building and the adjoining is greater than the local condition along the road and up the hill. The use of planted green flat roofs also allows the blocks to feel very domestic and of a contextual scale, whilst maintaining a
contemporary aesthetic.

We have spent a good deal of time on the design of the facades and the form of the building to avoid a flat and over powering facade, this also helps reduce the buildings mass. We are proposing a textured and well proportion facade that undulates along the elevations. The use of the profiled and fluted brick work and recessed white rendered panels and detailing along with metalwork will all provide a pleasing and layered series of facades.



Massing model

Proposal analysis: Overlooking and adjacencies



Design Statement:

5. Landscaping and amenity:

The landscaping for the new development is integral to the overall design of the scheme and how it sits within the context. The strategy for the new landscaping is as below:

1. Private gardens:

We are proposing to build gardens at the ground floor that are private, these will be for the single storey block A at the rear and the ground floor units of blocks C and D. Block A has a semi sunken approach with a private courtyard garden, here the rear wall will be planted and the rest could be like image 4 opposite.

2. Stone pathways:

We propose to have a stone and planted pathway that links between the various blocks. This will be more like a Japanese garden with pebbles, shrubs and flowers between the stone paving. Much like 4 opposite. It may be possible to plant hardy herbs in the spaces between the stone paving too.

3. Rear private garden:

We propose to have a rear garden that the units in block C can enjoy. It will have a privacy screen between block A and C that will be formed by a hedge and planting, this will allow a section of garden for block A and also privacy. The rest of the garden will be a lawn with a blossom tree in the middle and flowers and plant-ing around the edges. This garden will be predominantly south facing and a bright open space to enjoy

4. Roof gardens:

We propose a planted intensive roof garden on top of each block. This will be better than a sedum and will allow plants, flowers and shrubs to grow further helping biodiversity.

This will further integrate the development into the site and also provide habitat for birds.

5. Driveway:

We are proposing a permeable SUDS type driveway to aid with water attenuation.

Legend:

1. Shrubs and herbs.
2. Flowers and planting.
3. Lawns.
4. Japanese type gardens and pathways between flats.
5. SUDS - driveway.

1.

2.

3

4.

5.

6.

Design Statement:

Landscaping design: Scope plan.

Legend:

1. Green planted roof.
2. SUDS driveway.
3. Gardens and planting.
4. Garden with tree and flowers.
5. Stone paving/Japanese garden.
6. PV panels.

Design Statement:

6. Appearance and materials:

The proposed building is designed using contextual materials where possible. We are proposing a textured brick with various bonds, white rendered panels, and white metal trims, frames and cladding as the materials externally. This contemporary palette will be crisp and light but also contextual.

The approach and strategy for the materiality of the building is as follows:

Walls:

The walls for the building are a pallet of light buff/Grey bricks with a stretcher bond, and a soldier course. The lintels above openings are stretched to provide a break in the facade. Panels of fluted header courses will also add shadow and texture to the facades. To complement this we are also proposing areas of white render, and white metal cladding. The balconies will also be a white metal finish.

Fenestration:

The windows to the building will be white powder coated aluminum framed fixed and opening panels. Sliding glazed doors will also be metal framed.

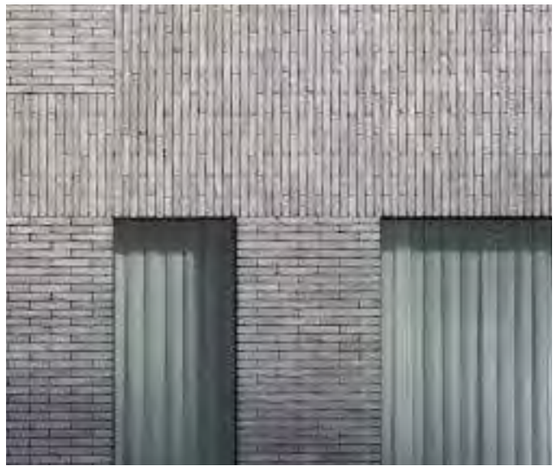
Doors:

The entrance doors at ground floor core level will be a white metal face with a metal canopy and numeral over.

Roof:

The roofs to the blocks are all intensive green and planted roofs.

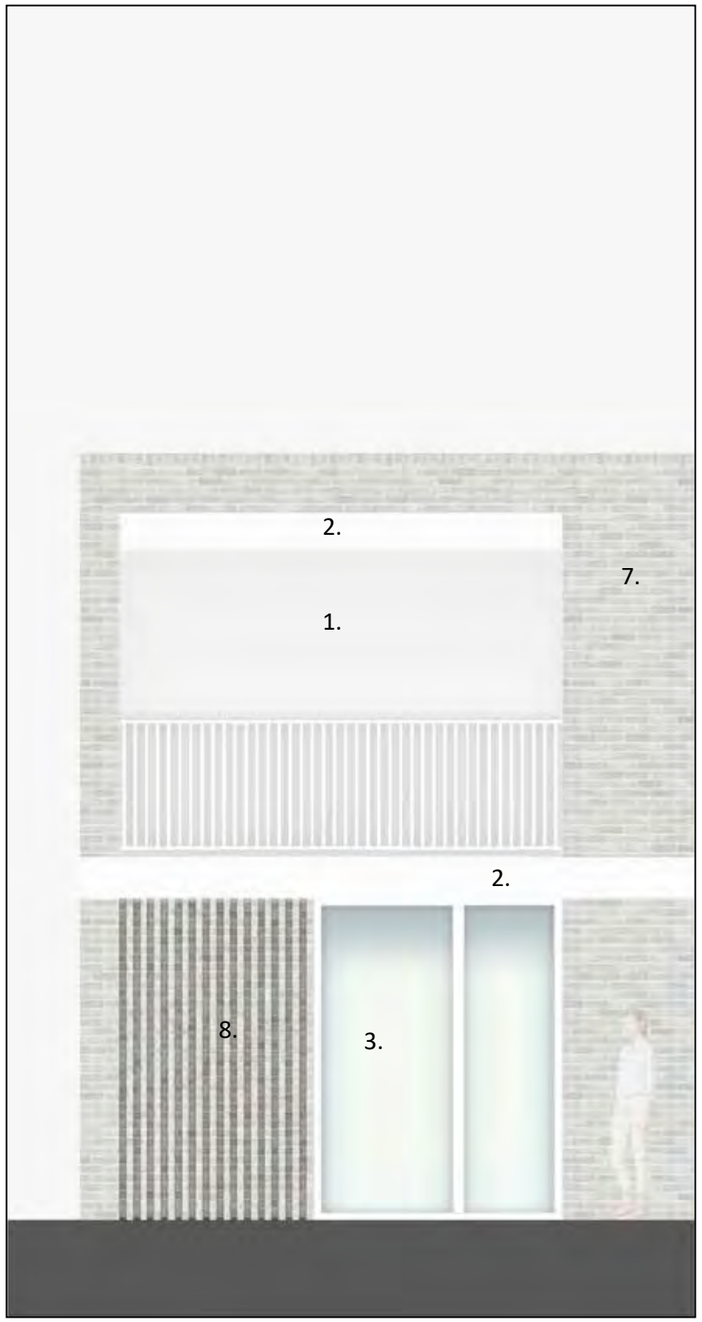
In addition we are proposing the use of renewable energy where possible so the roof will also have solar thermal /PV panels laid facing South.



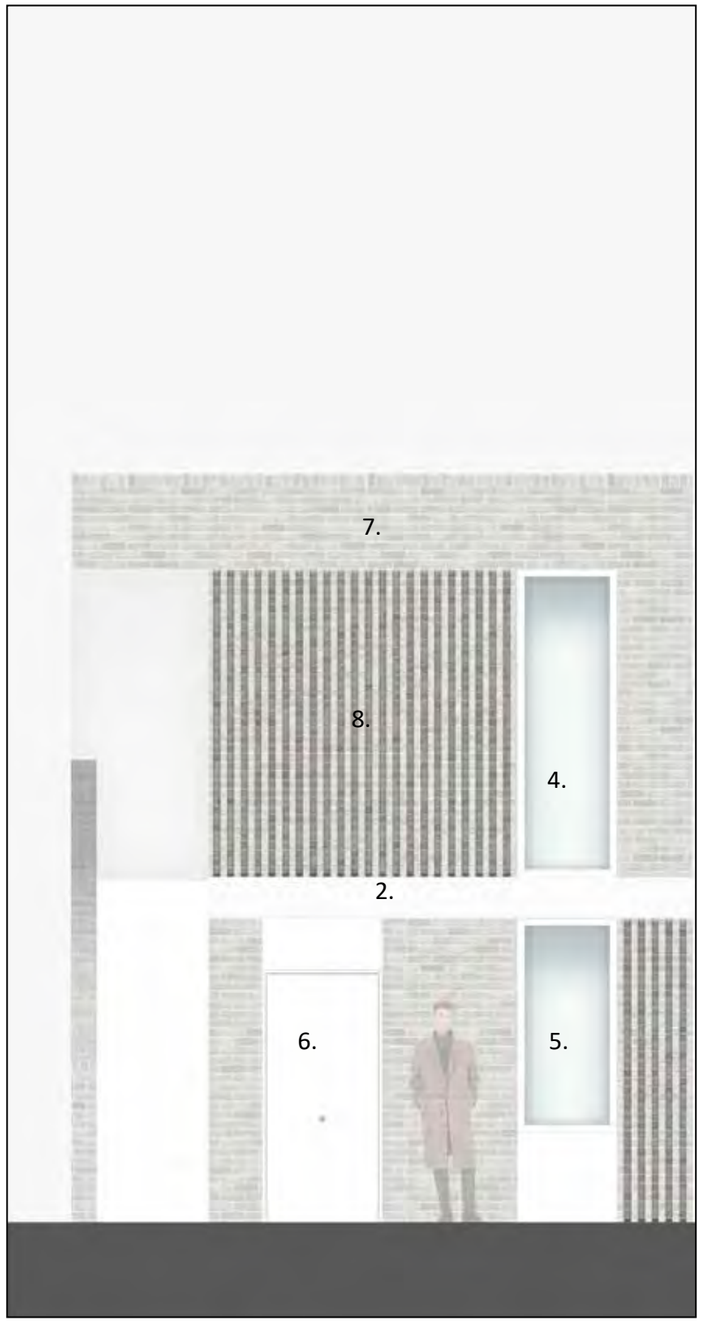
Precedent images.

Design Statement:

6. Appearance and materials: Facades.



Elevation study.



Elevation study.

Legend:

1. Glazing to terrace.
2. White Cill/Lintol details.
3. Fixed and opening glazed panels.
4. Fixed glazed panels.
5. Fixed glazed panel with White render details.
6. White metal doors.
7. Stretcher bond and soldier course brickwork.
8. Fluted header course brick work.

Design Statement:

7. Access:

1. Approaches to and around the site, including transport links:

The site sits on Hillbrow Road, the site will be gated and a ramped and stepped access will lead down to the flats, the site is currently sloped and the new form will follow this. The rear of the site is closed from the public with a private garden used by the residents. The garden is accessed via a series of landscaped steps.
The nearest train station is Ravensbourne. Please refer to the transport statement which accompanies this submission.

2. Car-parking, setting down points.

We are proposing to have a space for 2 cars along with cycle storage under the block B unit.

3. All entrances, including visibility.

All entrances to the flats are easily seen and articulated with metal canopies, white doors and unit numbers. Staircases which open up take owners to the first floor apartments.

4. General horizontal/vertical circulation and layout arrangements :

All flats have comfortable corridors and vertical access when within the spaces.

5. Appropriate use of surface materials:

The external pathways and drive will be a mixture of permeable paving and a mix of Japanese type gardens - shrubs and plants. Stairs will be in a concrete finish.

6. Way-finding and sign-age:

The scheme is quite small and so easily navigated and read, each block is articulated clearly with each flat having its own frontage, canopy and number.

7. An assessment of means of escape:

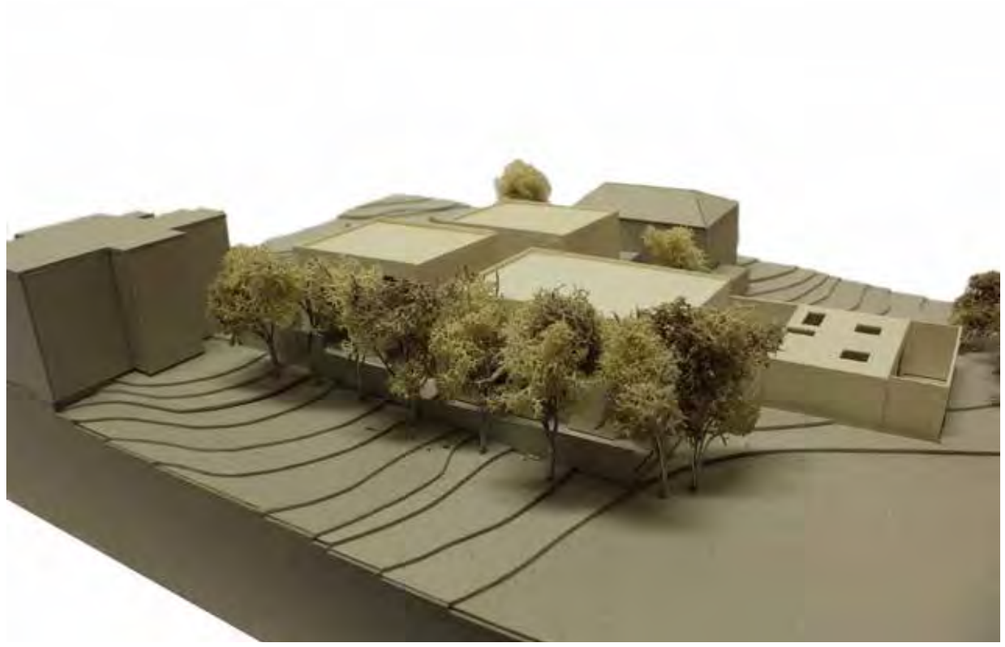
Each flat will comply with Part B of the building regulations and will have its own front door for an escape straight out into the open air, there are no shared common parts for internal access. Doors will be fire rated and each flat will have a mains connected alarm.

Visual 1: View from the entrance to the units:

Visual 2: View from the rear garden.

Visual 3: View from the One bed flat in the rear garden:

Model photographs:



Sustainability Strategy:

Promoting sustainable design and construction.

Current attitudes towards sustainability and reduction of carbon emissions, coupled with our own ethos and approach to design, mean that we are very keen for the building to employ sustainable technologies and building materials.

1. Improved thermal and acoustic efficiency, with high insulation levels.

2. Correct orientation.

3. Improving air tightness with the use of robust detailing and membranes.

4. The installation of a high efficiency A* condensing boiler in each apartment.

5. Reduction of thermal bridging with the use of robust detailing.

6. The use of solar thermal panels for hot water.

7. The use of dual flush toilets.

8. The use of reduced flow shower fittings and a standard sized bath.

9. The use of high grade sustainable materials from the BRE green guide.

10. The use of waste management and recycling facilities.

11. The provision of drying space in the flats with an airing cupboard.

12. The use of low voltage light fittings.

13. The provision of cycle storage.

14. The provision of a home office (in larger apartments).

15. Reducing the amount of water that runs off the site into storm drains with landscaping/SUDS.

16. Enhanced security of the homes.

17. The use of a green roof.

18. The use of rainwater harvesting.

19. The use of passive solar energy and stack effect.

20. New landscaping and herb gardens.

21. The use of local materials.

22. The recycling of the existing building for hard core.