

NEW HOUSE AT UPFIELD, HILLBROW ROAD, BROMLEY

DESIGN AND ACCESS STATEMENT

The Site.

The site is on the un- maid up road on the border of London Borough of Lewisham and London Borough of Bromley. The properties on the East of the road being in LB Bromley. The area has a semi-rural feel due to the road, the far reaching views and the individual detached houses set in open plots. Upfield plot being purchased from Bromley Court Spa (now Bromley Court Hotel) in 1924. It is believed that other plots were sold at this time and the area developed piecemeal. Over time some of the original plots were further sub-divided and modest two storey houses erected. The topography of the land has significant changes in level both across the site and in the depth rising up towards the houses and hotel in Coniston Road. To the West of Hillbrow Road the land falls steeply away towards Calmont Road and providing long distant views to Beckenham Place Park beyond.

More recently a development of fourteen 3 storey Townhouses with direct garage frontage onto Hillbrow Road and Tresco Court has significantly altered the character of the area with a more sub-urban scale and architectural vocabulary.

The existing Upfield house is set back approximately 20 meters from the road with a garage set approximately 2.4meters above the road level with the main front door to the property being about 4.6meters above road level. Behind the house the ground rises a further 2 meters to the boundary which is marked by a number of mature trees. Over time Upfield has been extended to the front and rear to form a 3 bedroom property.

To the south of Upfield is another detached property known as Sunset Hill. The boundary between the two properties is marked by a number of mature Lelandii Conifers most of which are in poor condition.

Upfield site has an overall area of approximately 590 square metres.

The Brief.

We have been appointed by the present owners of Upfield to carry out a feasibility study for the redevelopment of the Upfield site leading to an application for Planning Permission.

We have considered a number of development options including new semi-detached houses and new townhouses across the width of the plot fronting onto Hillbrow Road. However, we concluded that it would be more appropriate to try to maintain the semi-rural character, while making better use of the site.

The Proposal.

We propose to retain the existing Upfield House and the existing access to Hillbrow Road, and construct a new detached house to the front adjacent to the Sunset Hill boundary. The existing access will provide a shared vehicle area leading to the existing Upfield garage and an additional parking space for the new house. Each is large enough to provide room for a second vehicle parked in front. The new on site courtyard area will provide direct access to the two properties. This access arrangement enables the front roadside mature planting to be retained, and to create a private garden space between the new house and Hillbrow Road. This being a similar arrangement to that at Romany Ridge, the next property in the road.

The new house has been designed to make good use of the existing levels with a split level layout rising up to the location of the Kitchen and new garden area in front of the retained Upfield access terrace. The new house would provide 3 bedrooms over two floors with a fourth bedroom/study in the new roof space. This also gives direct access onto a terrace area with extensive views towards Beckenham Place Park, and above the properties to the west of the site, while only presenting a two storey element to Hillbrow Road.

The form of the new house and materials would be sympathetic to this part of the Road, using brickwork, render and tiled pitched roof. The new construction would comply with the latest Building Standards, be energy efficient and with a low carbon footprint.

While the intention is to retain the existing landscaped enclosure it is recognised that some of the existing boundary trees will be removed to facilitate the construction and new planting established to complement the development.

We are in the process of obtaining comments and observations from the widest range of neighbours and other interested parties before making a formal application for permission.