



DUPPAS HILL TERRACE

Design & Access Statement - Revision A

June 2022

LIPTON PLANT ARCHITECTS

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WE MAKE
Duppas Hill Terrace

June 2022

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Design & Access Statement:

1-3 DUPPAS HILL TERRACE
CROYDON
CRO 4BA

LIPTON PLANT ARCHITECTS

WE MAKE

WE MAKE is our way of saying **WE** work collaboratively with our colleagues, with our consultants and with our clients.

MAKE is our modest way of communicating **WE** aren't only expert designers but we consistently deliver, **WE MAKE** buildings.

DIALOGUE &

WE use the principle of Dialogue at LPA in the most all-encompassing sense. Dialogue represents making connections, relationships, we view Dialogue as the essential ingredient in the evolution of any idea.

VALUES

Values Reflect LPA's attitude, our expectation, the ideals and the goals that LPA are striving for. Values represents ideological and aesthetic value system and aspiration for quality. It represents collaboration between people with similar values. Values represent emotional, aesthetic and financial worth.

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LPA'S UNIQUE PROCESS

OUR CREATIVE STRATEGY

A clear brief guarantees greater vision. Our clients will not just be 'gifted' with the result. An actively collaborative approach to clients, secures a greater understanding and respect and will ensure relationships and results of the highest possible quality and value. Evolved through dialogue and by responding and interrogating the site itself, the LPA process offers each project the input of our clients, all the architects in the team and the supervision of the directors.

During LPA's Process DIALOGUE facilitates the interrogation of each of the schemes as collectively,

with our clients WE identify specific characteristics and re-define the requirements of the people and of the spaces.

Usually the minimal original brief, that we call 'the primary requirements', would be the sparse springboard for the architect, thoughts and designs.

The LPA's particular approach requires a second stage brief, beyond the usual 'primary/functional' brief. This second brief is a specific creative brief to be evolved in collaboration with the client. Each individual brief will be as unique as its source of its inspiration is specific. Step by step, the brief

is tightened up and fine-tuned till a Conceptual Framework/Container is created to work within. This is written up and signed off by both the architects and clients/user, before the design process is permitted to begin.

Our responsive, thorough, creative process demands greater collaboration, investigation and dialogue from LPA, from the client and from the space/context. This guarantees LPA's clients a bespoke, site-specific result that is recognizably original, intelligently resolved, aesthetic, enduring and valuable.

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1.1 PROJECT INTRODUCTION

Site Boundary

Key Site Features



PROJECT INTRODUCTION:

This redevelopment proposal is located at the following site:

1-3 Duppas Hill Terrace
Croydon
CR0 4BA

The site is currently occupied by 2 detached houses and their associated private garages.

Existing Use Class =
C3 - Dwelling houses

This pre-application follows a previous pre-application for the combined site of No.1 & No. 3 submitted in May 2021 as well as a pre-application submitted in 2018. There have also been a number of pre-applications and a full planning submission for No.1 Duppas Hill Terrace alone.

This document reviews the Council's written response, outlining proposed action points to address the advice received. The new redevelopment proposal, introduced through contextual analysis and a series of design moves, is then outlined for consideration.

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1.2 SITE PHOTOS

Existing Site



Front of 1 Duppas Hill Terrace



Rear of 3 Duppas Hill Terrace



Existing garden of 1 Duppas Hill Terrace looking towards flyover

Immediate Site Context



Street View of 1-3 Duppas Hill Terrace



Approach from top of Duppas Hill Terrace



Approach from bottom of Duppas Hill Terrace

Wider Context



View of site across Croydon flyover



Looking towards East Croydon



View from Duppas Hill Park

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2.0 PRIMARY BRIEF

Initial Brief Developed with the Client

- Demolition of the two existing houses at 1-3 Duppas Hill Terrace.
- Create a highly efficient and deliverable scheme.
- Development to optimise the delivery of new homes for the London Borough of Croydon.
- Develop a strong landscaping strategy in harmony with the architecture.
- Development of a site -specific design that responds to context.
- Carefully consider the relationship between the residential scale of Duppas Hill Terrace and the urban scale of the Croydon Flyover and its adjacent buildings.

3.1 SUMMARY OF PLANNING HISTORY

Summary of Previous Applications

PREVIOUS PRE-APPLICATION SCHEME - REF 21/04960/PRE

Submission Date: 27th September 2021 - Pre-Application Meeting: 3rd November 2021

Summary of Proposal:

- Combined sites: 1 & 3 Duppas Hill Terrace.
- Demolition of existing detached residential houses.
- Proposed erection of a 3-6 storey flatted development.
- 16 x 1 Bedroom, 5 x 2 bedroom and 14 x 3 bedroom units = 35 new homes.

PREVIOUS PRE-APPLICATION SCHEME - REF 21/02500/PRE

Submission Date: 12th May 2021 - Pre-Application Meeting: 10th June 2021

Summary of Proposal:

- Combined sites: 1 & 3 Duppas Hill Terrace.
- Demolition of existing detached residential houses.
- Proposed erection of a 3-9 storey flatted development.
- 6 x Studio, 11 x 1 Bedroom, 7 x 2 bedroom and 11 x 3 bedroom units = 35 new homes.

Key Policies for consideration:

1. National Level-
National Planning Policy Framework (July 2018 & Feb 2019)
2. Regional Level-
London Plan (2022)
3. Local Level-
Croydon Local Plan (February 2018)

PREVIOUS PRE-APPLICATION SCHEME - REF 18/05115/PRE

Date: 18th December 2018

Summary of Proposal:

- Combined sites: 1 & 3 Duppas Hill Terrace.
- Demolition of existing detached residential houses.
- Proposed erection of a 3- 8 storey flatted development.
- 7 x 1 Bedroom, 19 x 2 bedroom and 7 x 3 bedroom units = 33 new homes.

PREVIOUS PLANNING APPLICATION- REF 20/01912/FUL

Date: 29th June 2020 - Permission Granted

Summary of Planning Approval:

- Single site: 1 Duppas Hill Terrace only.
- Demolition of existing detached residential house.
- Proposed erection of part 2, part 3 storey flatted development.
- 1 x 1 Bedroom, 7 x 2 bedroom and 1 x 3 bedroom units = 9 new homes.

PREVIOUS PRE-APPLICATION SCHEME - REF 19/06043/PRE & 20/02391/PRE

Date: 25th March 2020 & 26th November 2020

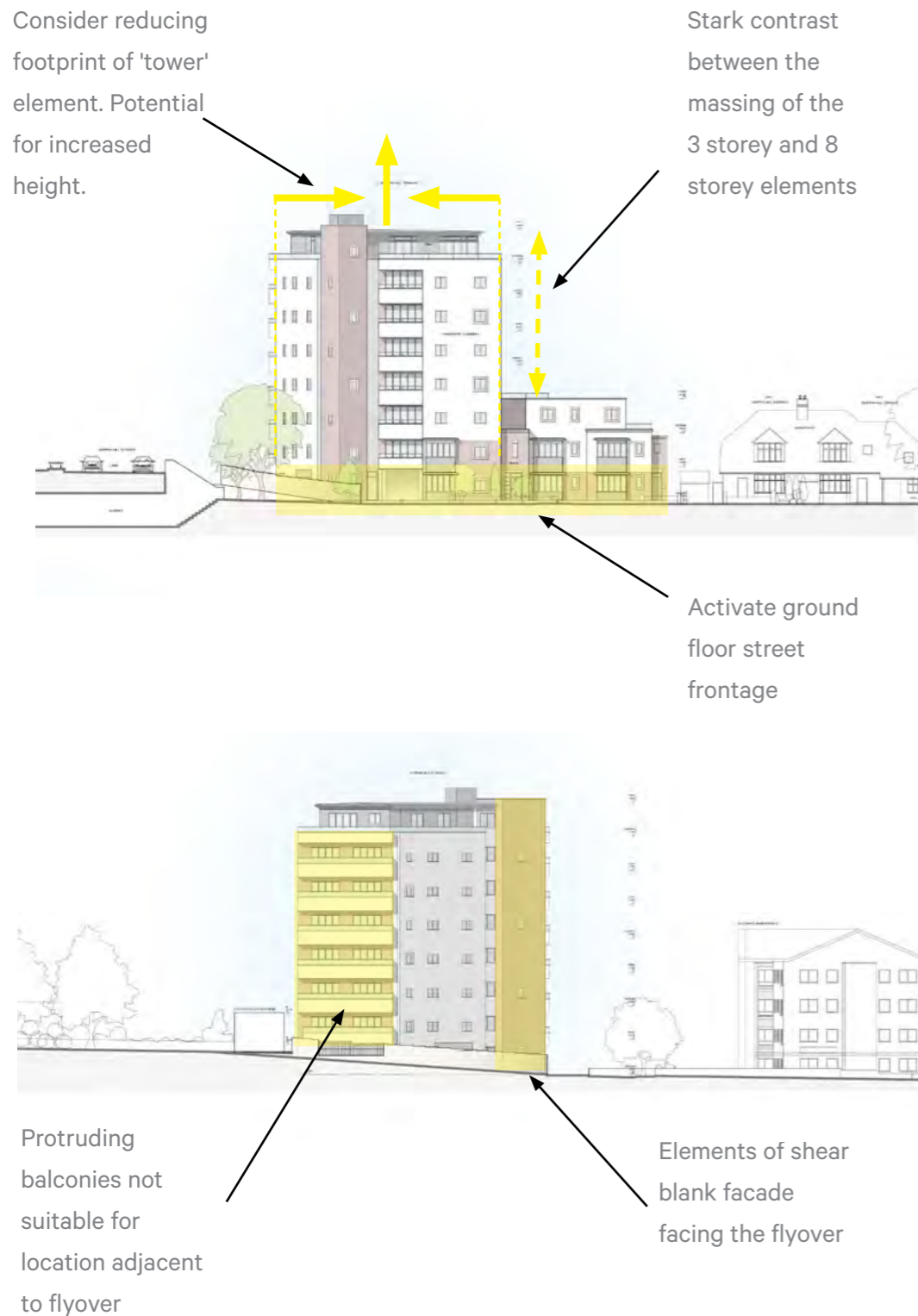
Summary of Proposals:

- Single site: 1 Duppas Hill Terrace only.
- Demolition of existing detached residential house.
- Proposed erection of 2 blocks to create a 4 & 7 storey flatted development.
- 7 x 1 Bedroom, 13 x 2 bedroom and 5 x 3 bedroom units = 25 new homes.

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3.2 2018 PRE-APPLICATION - ACTION POINTS

Response to 2018 Pre-Application by other Architects



Previous Pre-Application: East & South Elevations

Summary of Proposed Actions:

1. **Unit Mix:** Integrate a greater proportion of family units within the proposed redevelopment.
2. **Massing & Height:** Reduce footprint of the tower element and increase height to improve slenderness. Introduce additional stepping to transition between 3 storeys and taller element. Break up the overall form more fundamentally, considering massing & materiality to do so.
3. **Architectural Expression:** undertake contextual analysis to inform design development and ensure the proposal is site specific. Ground floor frontage to be active, providing natural surveillance. All elevations fully considered to avoid bare/stark elements facing the flyover.
4. **Materiality:** Respond to the materiality of the surrounding areas and develop harder wearing material palette.
5. **Balconies:** Develop a clearer language with balconies fully recessed within the overall building envelope.
6. **Access:** Consolidate entrances with more efficient and logical cores.
7. **Quality of Accommodation:** minimise single aspect units/ no North facing single aspect units. Achieve all minimum space standards for room sizes and private amenity.
8. **Private Amenity Space:** functional amenity a minimum of 1.5m wide x 1.5m deep in the form of recessed balconies. Potential to explore winter gardens or enclosed amenity.
9. **Communal Amenity Space:** Consider provision at roof level, or at a podium level over the car park to improve safety. Ensure dedicated pedestrian route, through access from the core to communal garden and lighting strategy integrated. Integrate play space within one of the communal areas.
10. **Part M Requirements:** Integrate part M requirements at outset; lift access to all areas of the development.
11. **Neighbouring Amenity:** Carefully positioned and orientated balconies required. Privacy screening to avoid overlooking. Demonstration of compliance with 45-degree sight line from neighbouring habitable windows and full Daylight & Sunlight report to inform the scheme.
12. **Highways and Parking:** conduct Parking Stress Survey to inform parking provision. On site parking for all family units and car club provision.
13. **Landscaping:** Holistic landscaping strategy integrated into the scheme, to be developed with a Landscaping Architect.

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Then ...

PREVIOUS PRE-APPLICATION
2018

... and now

FIRST PRE-APPLICATION MAY 2021 &
SECOND PRE-APPLICATION SEPT 2021

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3.3 WRITTEN PRE-APPLICATION RESPONSE - JULY 2021

Summary of Design Advice Points from Croydon Council



3D view of Pre-App Scheme May 2021

Summary of Previous Pre-Application Response:

1. Massing & Response to Site:

- In response to the immediate siting: Reduction in building height to avoid triggering Tall Buildings policy.
- Massing of the elevations needs to be broken down to reduce the vast and solid bulk and mass. Reflect the suburban/urban character of the area.
- Corner massing comes too far forward.

2. Contextual Analysis & Response:

- Support of the overall design narrative and commend the strong contextual analysis which has translated well into the design.
- “Duppas Line” recess relates well to the history of the area and enhances the sense of place.

3. Sustainability & Materiality:

- Climate Change emergency: all developments should include sustainable material choices, building methodology and passive design principles.
- Avoid curtain wall treatment due to issues with privacy and overheating. Explore different material treatment.

4. Highways & Servicing:

- Off street servicing required: 5m wide level standing area required.
- Site access for refuse vehicle preferred due to receptacles and distance for collections.

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3.3 WRITTEN PRE-APPLICATION RESPONSE - JULY 2021

Summary of Design Advice Points from Croydon Council



Ground Floor Plan Pre-App May 2021

Summary of Previous Pre-Application Response:

5. Layout/ Quality of Proposed units:

- Single aspect units abutting the tower: significant concerns to the amount of light they will receive.
- Units with private amenity areas fronting the flyover: quality of these units in terms of noise and fumes. Consider winter gardens not open balconies.
- Positive siting of main reception at the corner & potential reduction in cycle store size with mix of two tier and Sheffield stands.

6. Impacts on adjoining neighbours:

- Significant concerns of visual dominance and overbearing to no.5 at rear including amenity/rear garden.
- Northern boundary with No.5: building line to be further offset from the boundary to create a more generous separation between these two properties.
- Management of overlooking without requiring significant screening materials which further add to the bulk of the building.

7. Landscaping Concerns:

- Building footprint & siting to allow for provision of meaningful urban greening.
- Aim to retain mature trees and vegetation that are clearly visible from the public realm and provide an important green intervention to the busy main road.
- Reduce parking to blue bays, a car club space and servicing requirements to enable more space at ground for communal amenity and green space.

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3.4 WRITTEN PRE-APPLICATION RESPONSE - DECEMBER 2021

Summary of Design Advice Points from Croydon Council & Proposed Action Points



3D view of Pre-App Scheme Sept 2021

Summary of Previous Pre-Application Response:

1. Unit Number and Mix (40% 3 Beds):

PTAL rating of 4 accepted by TFL. Unit Mix impacted by reduction in building height and viability position to achieve 32 units across the scheme. Proposed 31% 3-bed unit mix.

2. Building Height:

Significant concerns raised regarding 6-storey proposal unless substantial public benefits are provided. Proposed scheme reduced to 5-storeys to overcome concerns.

3. Building Footprint:

Council preference for building footprint to be set back further along Duppas Hill Lane. Having reviewed the proposed footprint against the previously approved planning application on 1 DHT the footprint has been retained to avoid further impact on unit numbers and mix.

4. Duppas Line:

Curtain Glazing (overly complicated and not supported in its current form) and a more subtle expression of the Duppas Line encouraged. The Duppas Line has been re-imagined as a curved brick panel to maintain continuity of material and simplicity of material pallet whilst clearly delivering the concept and story through its elegant form.

5. Proportion:

Between top and bottom (top heavy) – width of the Duppas Line has been reduced and the parapet heights adjusted to overcome the previous top heavy appearance. Omission of 6th storey has further reduced the top heavy appearance. Materiality treatment to give lighter appearance to upper floors (see page 55).

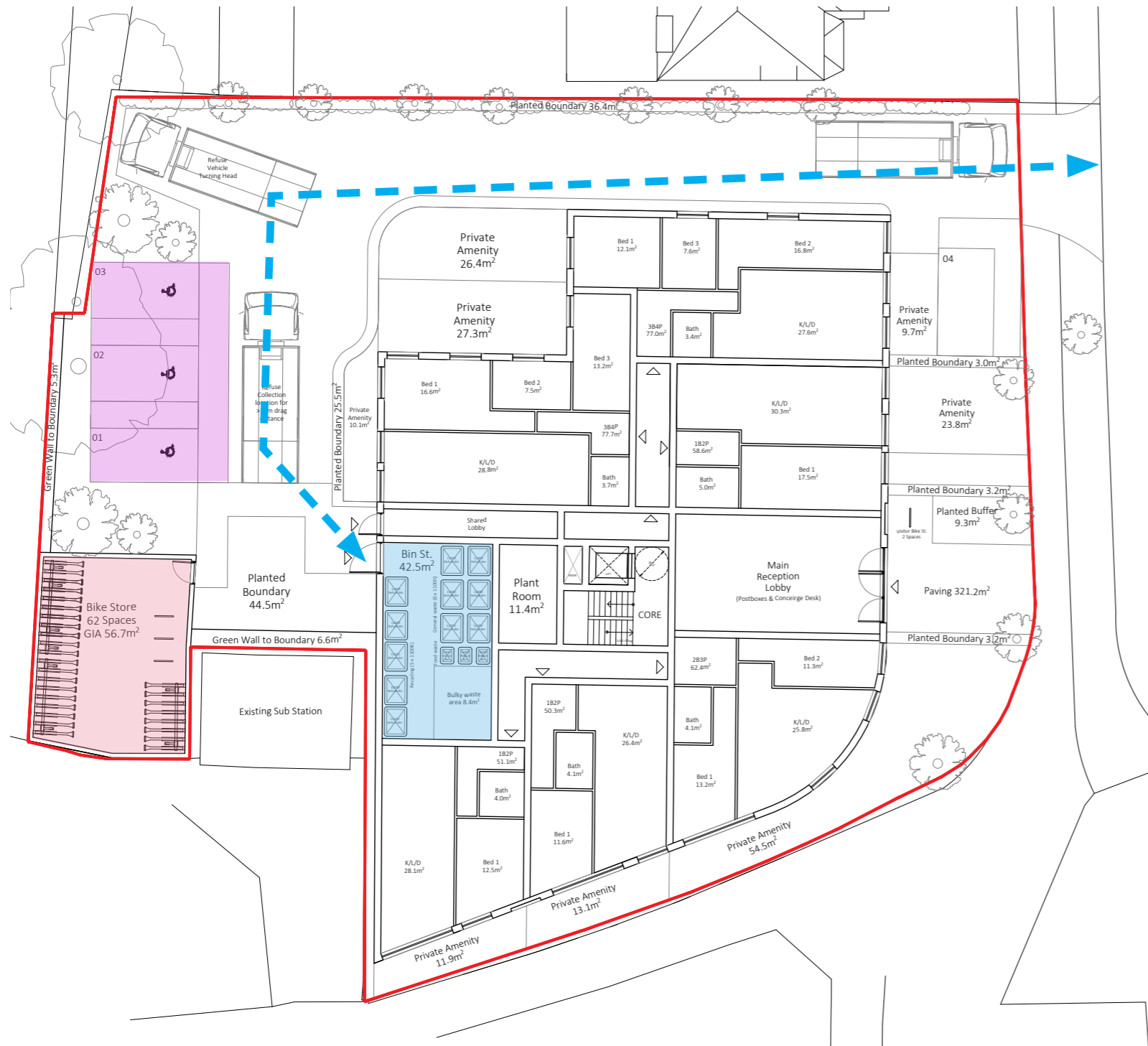
6. Cohesion:

Between the fenestration top and bottom. – The windows and balconies have been unified and simplified with vertical stacking maintained. The differences in scale, suburban verses urban, have been rationalised and are now represented through square windows at the suburban scale and portrait windows at the urban scale. The windows are modules of each other. This allows the two halves of the building to be read as separate components¹⁴ of a shared whole.

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3.4 WRITTEN PRE-APPLICATION RESPONSE - DECEMBER 2021

Summary of Design Advice Points from Croydon Council & Proposed Action Points



Ground Floor Plan - Layout Option 1 - Pre-App Sept 2021

Summary of Previous Pre-Application Response:

8. Winter gardens:

Introduced to all balcony spaces to address concerns about noise and pollution from adjacent flyover.

9. Impact on Neighbours:

Overbearing impact on No.5 has been address with the omission of the 6th floor, deeper 3 storey element retained. Potential overlooking to St Andrew School also improved with reduction in building height. Proposed windows to the rear of the scheme are 15m from site boundary and 23m from school building, playground and fields are further away.

10. Boundary treatment and subdivision:

Reference David Ellis Almhouses houses not the semidetached properties. – Hedges introduced in place of brick walls, shadow gaps removed.

4. Refuse storage:

Travel distances prohibit refuse storage anywhere other than to the front corner of the building which is not the council or applicants preference. An external holding area within drag distances to a refuse vehicle parked on the road has now been included. Housing this internally would take up almost as much space as the refuse store and result in doubling up of the use of internal area. The councils preference parking and refuse arrangement (previously Option 3) has been included, with the omission of parking space no.4 at the front of the site.

12. Disabled parking spaces:

Now shown with hatched area on all three sides.

13. Cycle storage:

Retained in current position to avoid loss of units and to allow for good site layout and access into the building from the cycle store.

14. Mature Trees: loss of mature trees is a concern for the council. Flattening of site for communal amenity and parking to rear would involve significant excavation around the existing trees making them unfeasible to retain. Preference for ground floor amenity given trees are not protected, replacement trees shown.

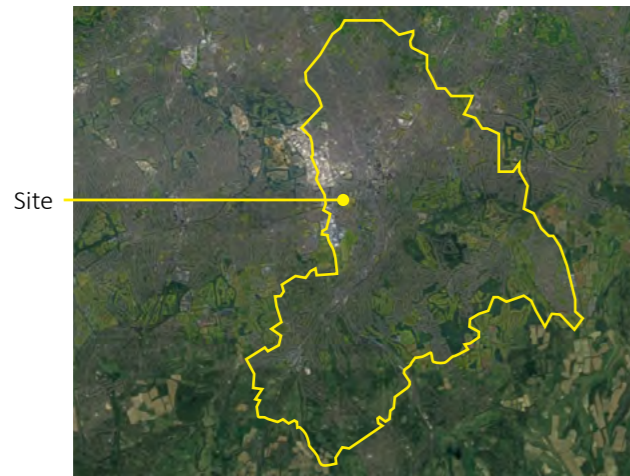
4.0 SITE & CONTEXTUAL ANALYSIS

- 4.1 Site Location
- 4.2 The Urban Grain
- 4.3 Streetscape Elevations
- 4.4 Local Vernacular
- 4.5 Daylight & Sunlight
- 4.6 Opportunities & Constraints

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4.1 SITE LOCATION

Area Maps



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4.1 SITE LOCATION

Site Aerial Photos



South-West Aerial View



South-East Aerial View



North-East Aerial View

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4.2 THE URBAN GRAIN

Approach to Site Wider Context



1 Arrival in car across Croydon Flyover, the skyline is defined by towers in East Croydon



1 Arrival in car across Croydon Flyover The Waldrons can be seen ahead



2 Arrive from a busy urban shopping area via softer residential streets

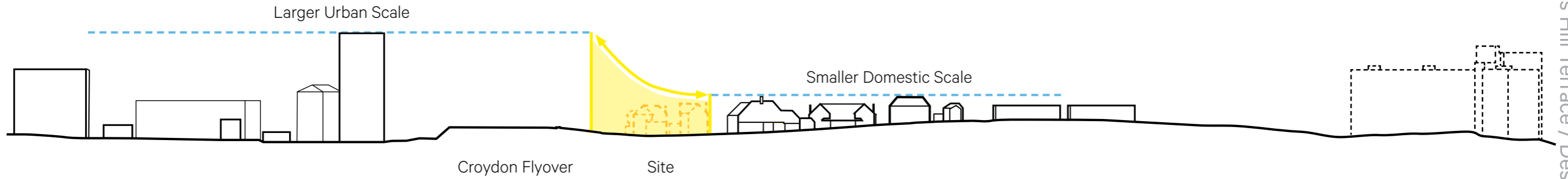
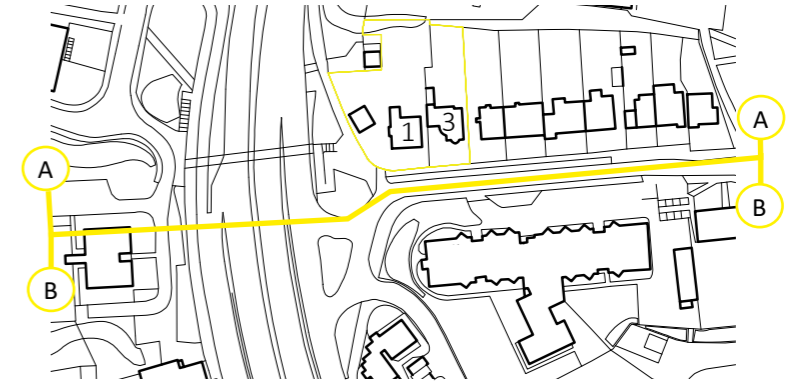


4 After walking across green Duppas Hill Park you're presented with a blank mass and small subway

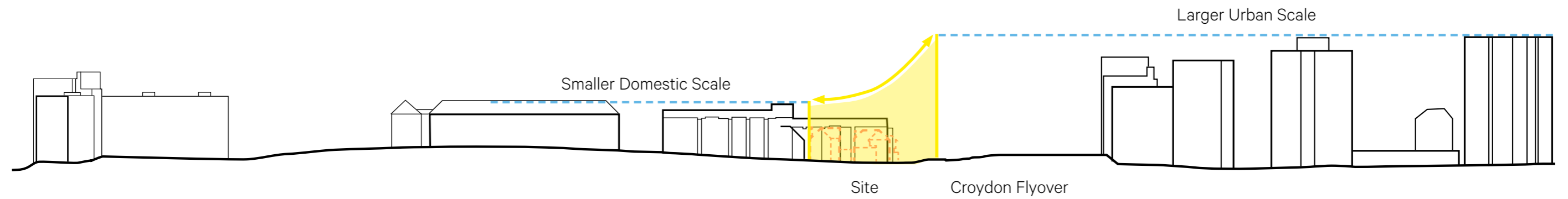
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4.3 STREETScape ELEVATIONS

Street Elevations



Section A

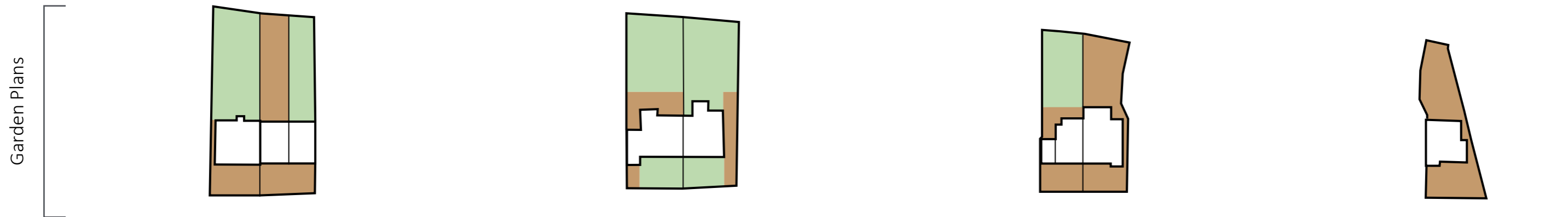
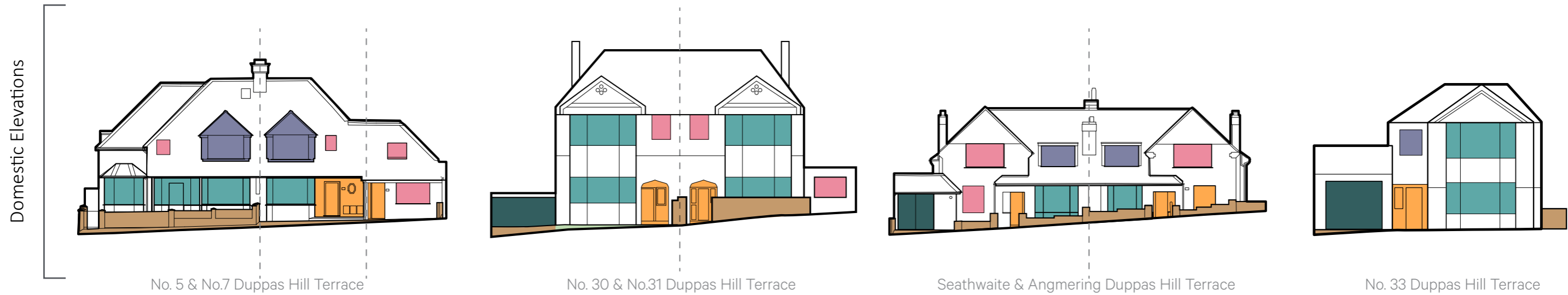


Section B

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4.4 LOCAL VERNACULAR

Domestic Vernacular



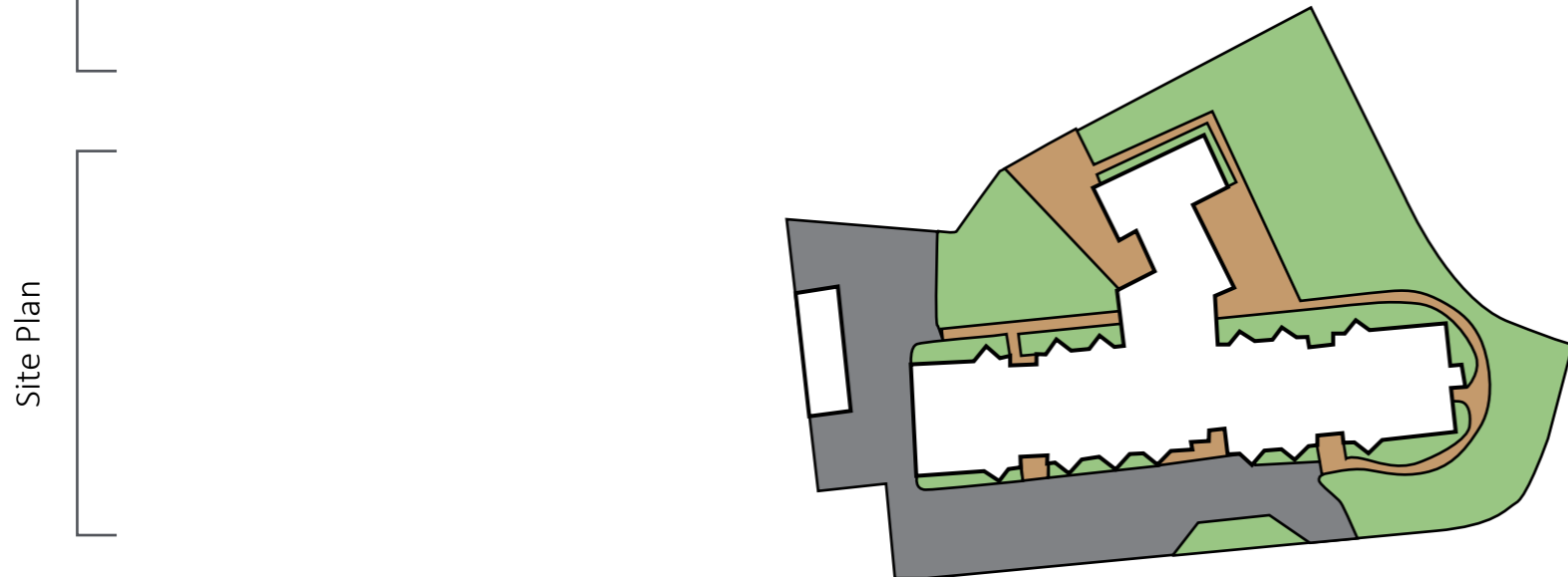
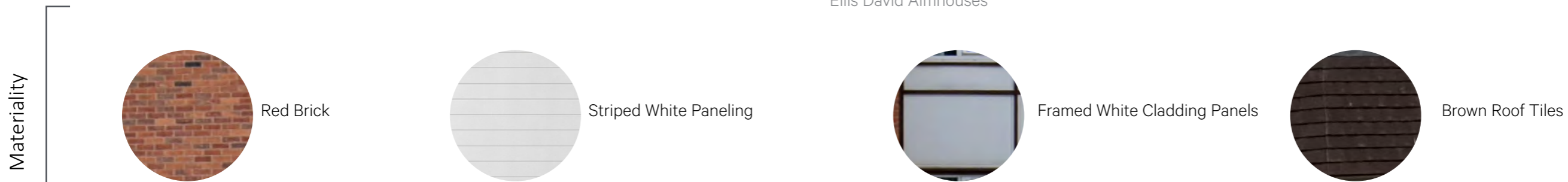
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4.4 LOCAL VERNACULAR

Domestic Vernacular



Ellis David Almhouses



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4.4 LOCAL VERNACULAR

Urban Vernacular

Casement Window

Flush door

Porch Entrance

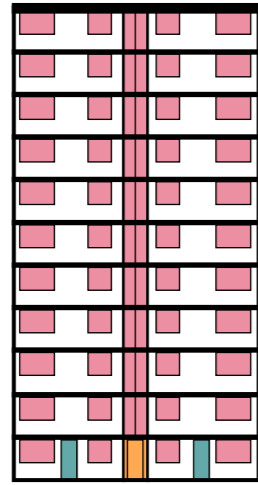
Inset Balcony

Hard Landscaping

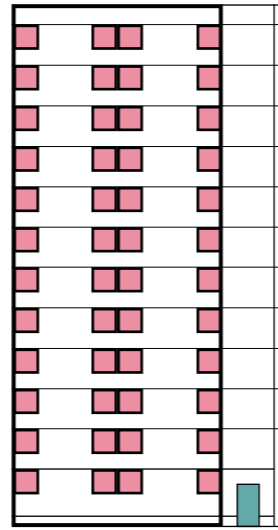
Soft Landscaping

Car Parking

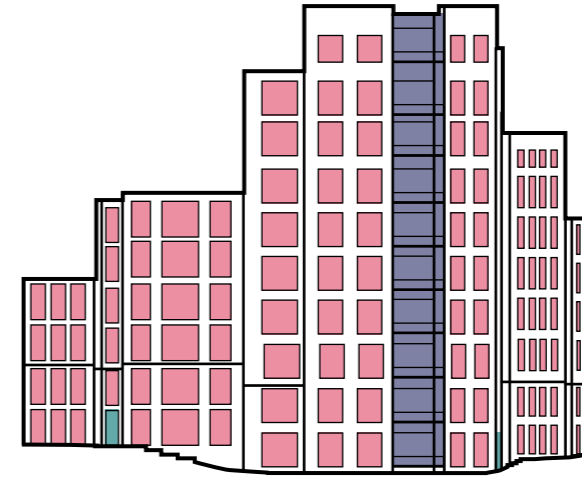
Urban Elevations



Morris Court



7 Violet Lane



34 The Waldrons

Materiality



Red Brick



Cladding Panels

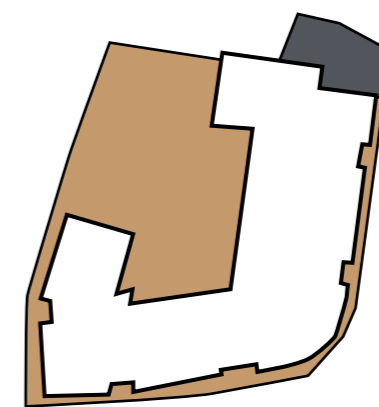
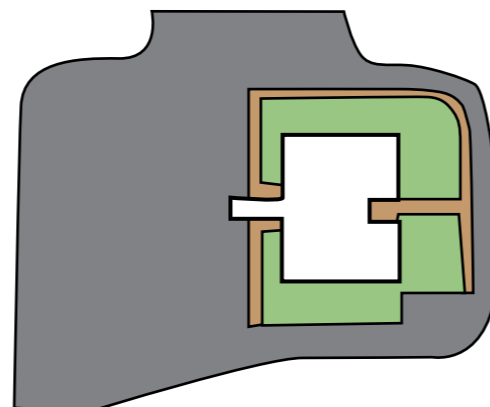
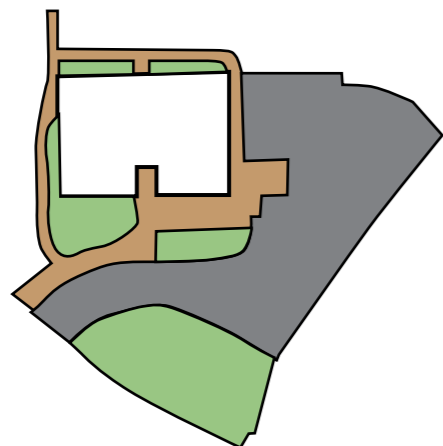


Yellow Brick



Glazed White Brick

Site Plans



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4.5 DAYLIGHT AND SUNLIGHT STAGE 1

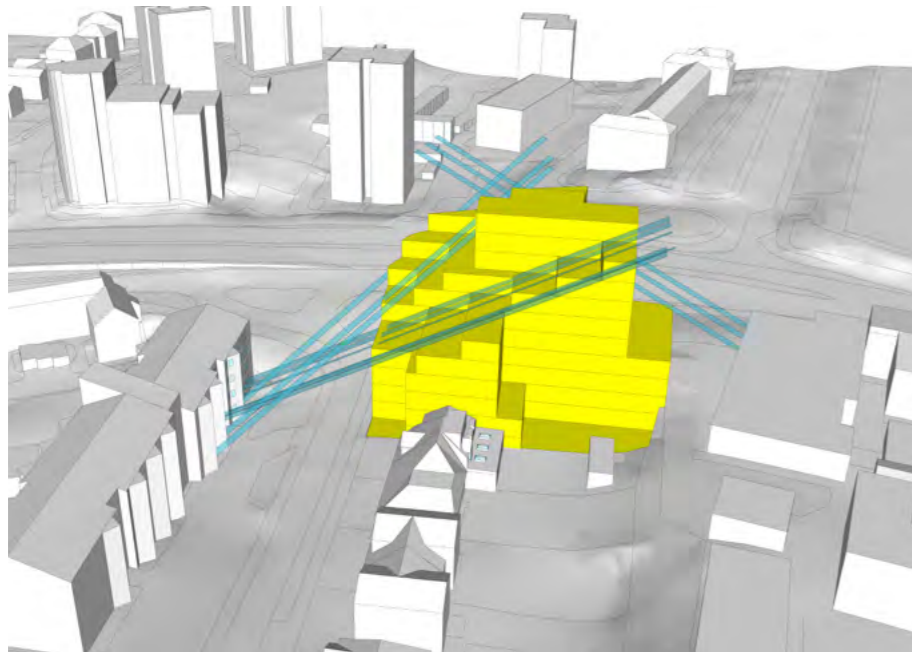
Proposed Redevelopment Site

Existing Context

25° from opposing window

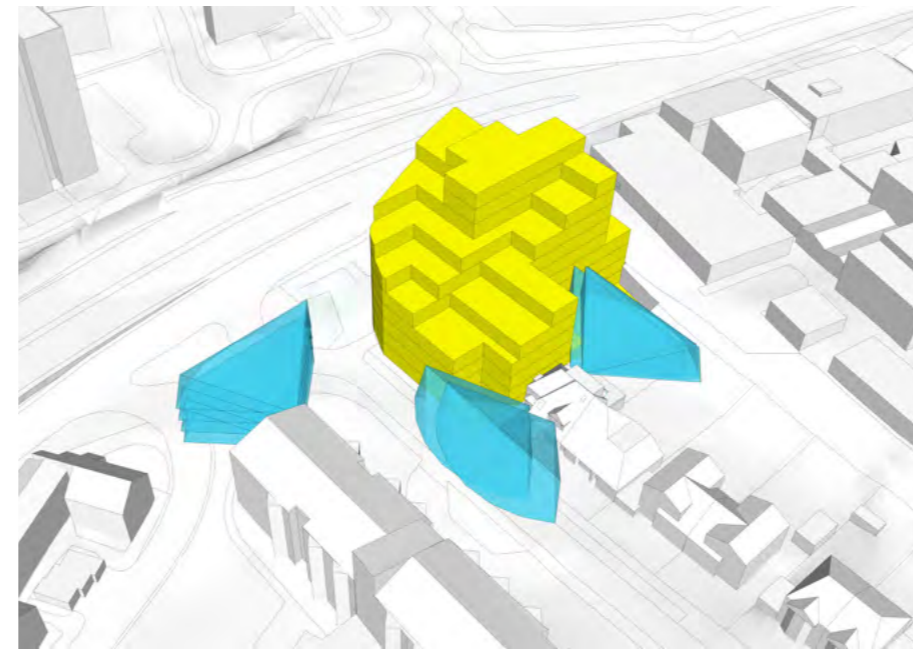


45° from adjacent window



BRE25 Rule of Thumb

Front Windows of Opposite Properties
(David Ellis Almshouses and Coombe Wood School)

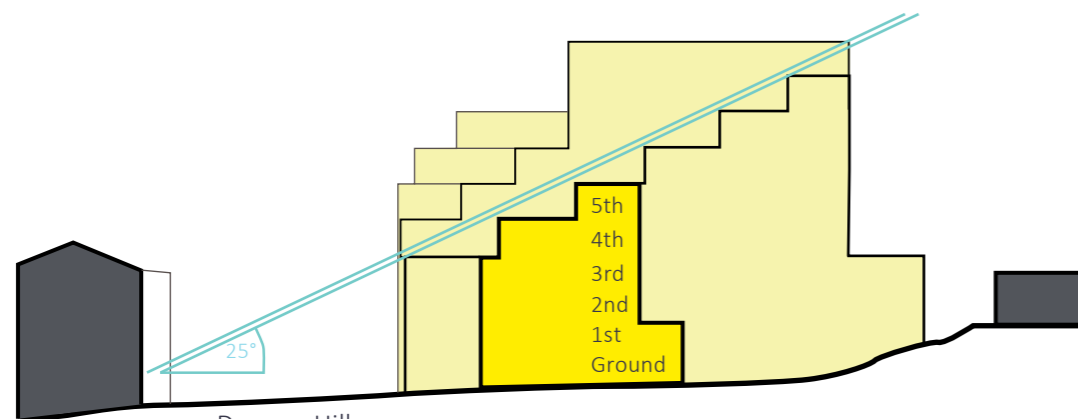


BRE45 Rule of Thumb

Front and Rear Windows of Adjacent Property
(5 Duppas Hill Terrace + Side of Ellis Almshouses)

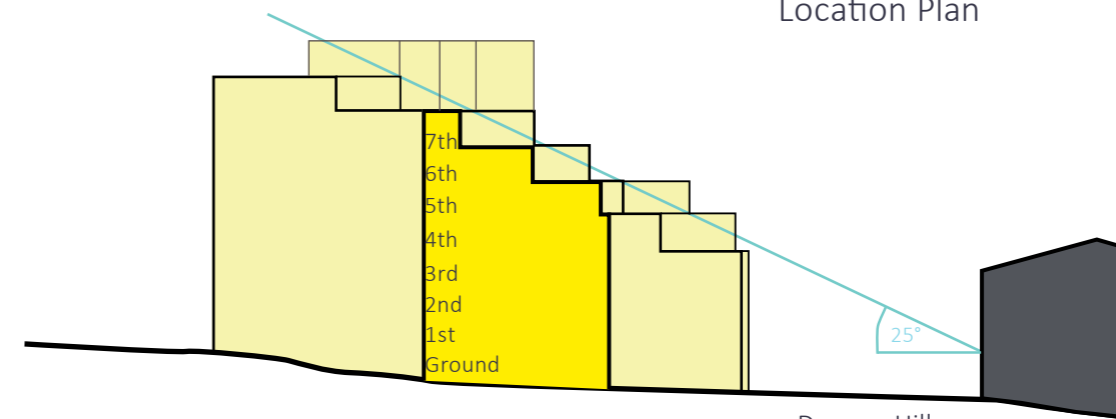


Location Plan



Section A

Duppas Hill Terrace



Section B

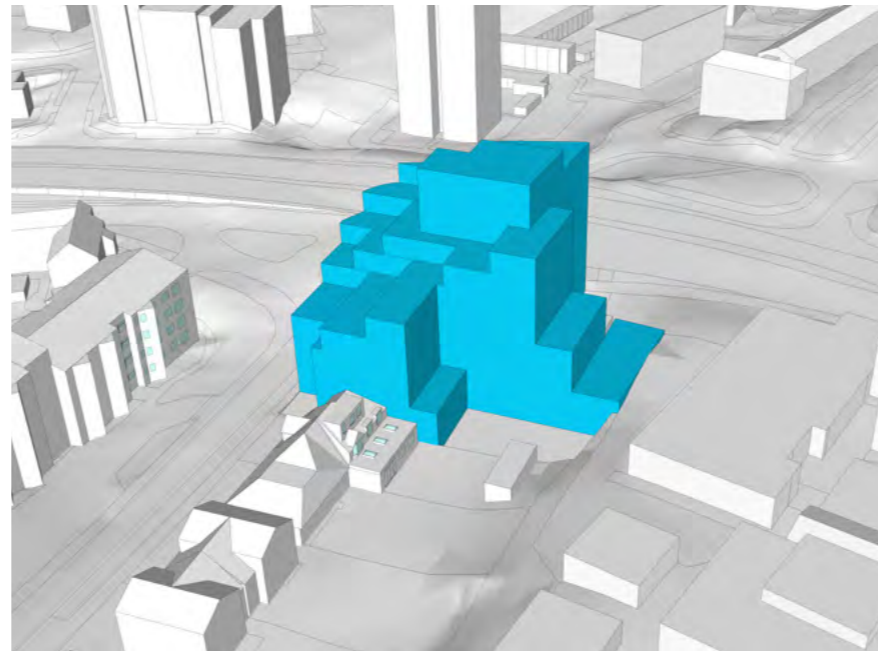
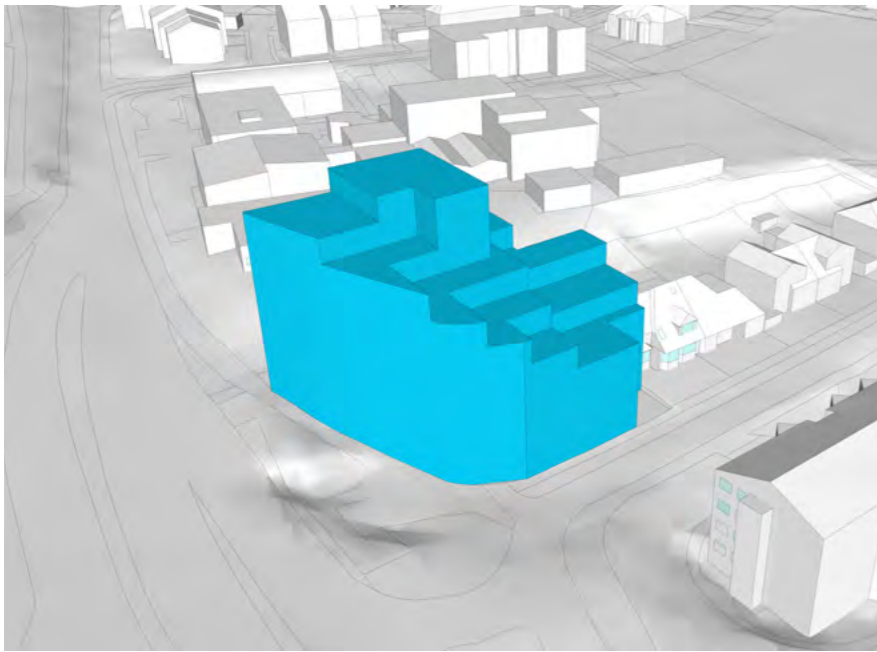
Duppas Hill Terrace

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4.5 DAYLIGHT AND SUNLIGHT STAGE 2

Existing Context

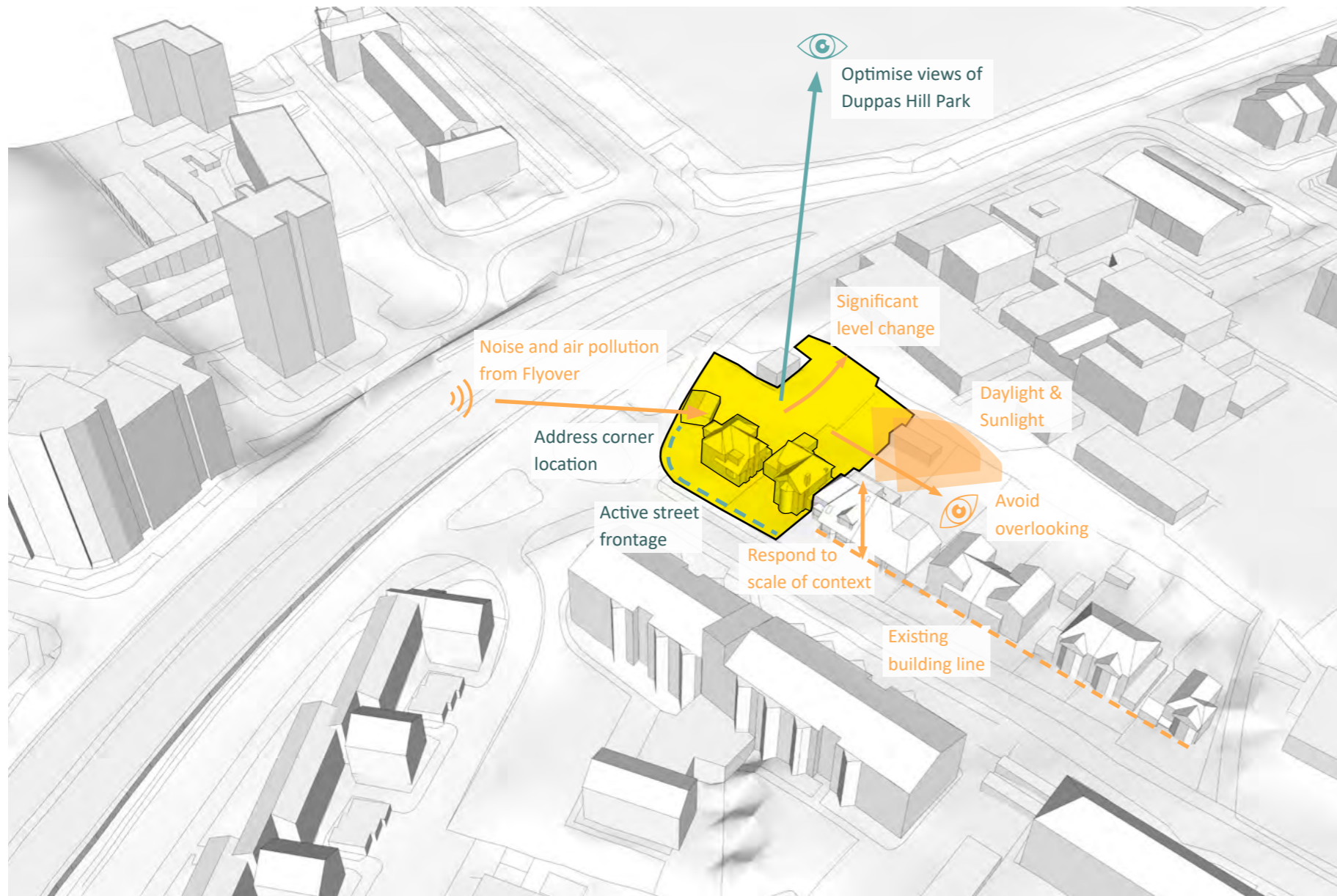
BRE Compliant Maximum Envelope



Daylight & Sunlight Analysis has been undertaken by T16 Design.

The proposed massing is the maximum amount of redevelopment that creates no unacceptable impact on neighbouring properties access to light.

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 4.6 CONTEXTUAL ANALYSIS
 Opportunities and Constraints



OPPORTUNITIES:

- Delivery of new homes in Croydon.
- Combine plots of 2 existing residential homes to form a substantial redevelopment site.
- Optimise views over open green space of Duppas Hill Park to the South West.
- Sustainable site location (0.8 miles to Waddon Station/ 0.9 miles to East Croydon Station).
- Address the site's unique corner location and thus enhance the streetscape of The Croydon Flyover.
- Respond to the more urban streetscape of the existing high rise elements on the opposite side of the Croydon flyover.
- Introduce a holistic landscaping strategy to provide both high-quality amenity space for future occupiers and improve the visual appearance of the site.
- Maintain an active street frontage at ground floor level – natural surveillance.

CONSTRAINTS:

- Maintain a sympathetic relationship with the existing neighbouring properties (No. 5 & 7 Duppas Hill Terrace).
- Respond to the existing building line of Duppas Hill Terrace
- Respond to existing scale and heights of the local context.
- Respond to local materiality with hard wearing materials for the highly trafficked area adjacent to the flyover.
- Daylight & Sunlight impacts of neighbouring residential and school properties.
- Avoid overlooking of existing neighbouring properties – no adverse impact from loss of privacy/outlook/visual intrusion.
- Respond to significant level changes to the western boundary.
- Noise and Air pollution from the adjacent A232 (The Croydon Flyover).
- Provision of refuse/cycle storage/parking suitable for the scale of the development.
- Site located in Archaeological Priority Area & identified to be at risk of surface water flooding (1:1000 years).
- The application site lies within an area with a PTAL rating of 4.

5.0 RESEARCH AND THEMES

- 5.1 Site Interrogation – Experience & Context
- 5.2 Off-Site Research
- 5.3 Conceptual Container
- 5.4 The Story

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5.1 SITE INTERROGATION

Street experience and Context

The diagram illustrates the site's context through two main views: a street-level view (A) and a view from the site (B). A central plan shows the 'Existing Site' and 'Ellis David Almshouses' with yellow lines indicating the paths of views A and B.

View A (Street Level):

- Awareness of larger built forms and towers:** Points to a tall apartment building on the left.
- Noise and visual awareness of busy road:** Points to a road with a flyover.
- Flyover creates a visual barrier to Duppas Hill Park:** Points to the flyover structure.
- Existing building vacant, overgrown and run down:** Points to a house with a vacant lot and overgrowth.
- Neighbouring properties step up the road resulting in higher eaves/ridge lines:** Points to a row of houses on a rising slope.
- Feeling of the site being sat in a trough:** Points to the site's location between the road and the houses.

View B (View from site):

- View from site: Ellis David Almshouses:** Shows a large brick residential building across the street.

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5.1 SITE INTERROGATION

Experience and Context

- Unpleasant walking approach to site from the town centre: either an uninviting underpass or crossing a busy dual carriageway.
- The Croydon Flyover (A232) transitions into Duppas Hill Lane adjacent with our site; whilst the proximity of the road is evident it is softer and quieter than other stretches of the road.
- Unique corner plot where the setting transitions from a residential street to an urban streetscape adjacent to the flyover.
- No visual awareness of the busy road whilst in the gardens of the existing properties.
- Presence of towers across the Croydon skyline – both immediately adjacent to the flyover (The Waldron's) and in the centre of the town (North-East of the site).
- The adjacent Coombe Wood School and Sub Station are both situated on higher land, stepping up significantly from the rear gardens of properties 1&3 Duppas Hill Terrace. This area has a surprisingly steep natural slope which the gardens were presumably cut out of.
- A strong division between the new and rather shiny tall residential buildings in sharp contrast to the poorly maintained and run down estates, predominantly of 3 – 4 storeys with little to no estate management; easy to imagine there being a strong sense of social injustice.
- Large extensions to neighbouring properties on Duppas Hill Terrace resulting in a larger footprint than the existing buildings at 1 & 3.
- Potential to optimise views towards the large open green space of Duppas Hill Park to the South West of the site.
- Presence of flint evident in the local area but not often in the vernacular besides boundary walls and one gatehouse of note.

WE MAKE Duppas Hill Terrace

5.2 OFF-SITE RESEARCH

Duppas Hill - Historical Research

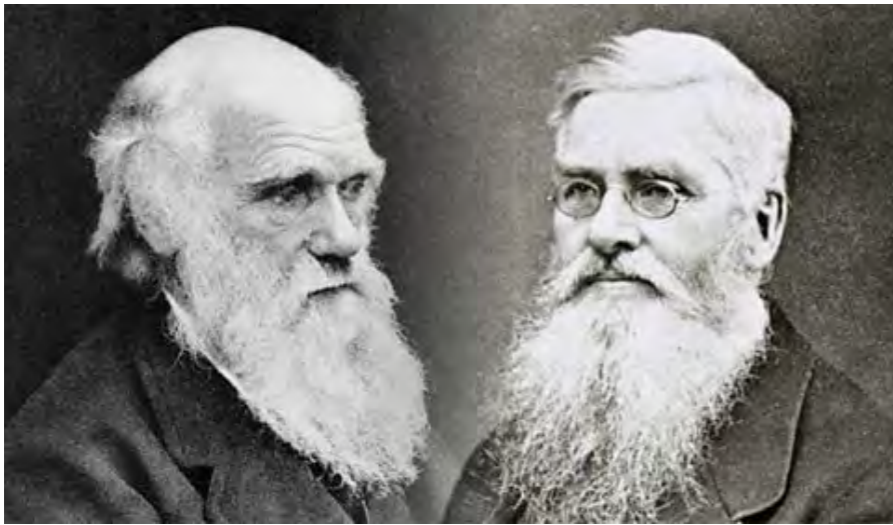
- Duppas Hill Terrace is the only street of its name in Great Britain, Duppas Hill Lane, Path, Avenue and Road make up some of the surrounding street names, all referencing nearby **Duppas Hill Park**.
- Duppas Hill was originally called Dubber's or Duppa's Hill after **Bishop Brian Duppa**, a royalist and chaplain to Charles I from 1634, and tutor to his two sons.
- 14 minute walk from our site towards South Croydon Train Station, at Waldron Edge, Duppas Hill Lane, is the blue plaque of **Alfred Russel Wallace**; naturalist, evolutionary theorist, best known for independently conceiving the **theory of evolution through natural selection**, his paper was jointly published with writings of **Charles Darwin** and prompted Darwin to publish Origin of Species.
- Wallace was part of the Croydon Microscopical and Natural History Club attending Annual Microscopical Meetings. He had courageous views on scientific, social, and spiritualist subjects.
- Following an initial expedition to Brazil, in 1854 Wallace embarked on a new voyage to Malaysia, Singapore, Indonesia, and New Guinea. He discovered thousands of new species of beetle and he sent over 100,000 specimens of various species back to the UK. He also observed a big change in the animal life between two islands – Bali and Lombok – which are separated by a short stretch of water. This is now called the **Wallace Line** and marks a zone where Asian wildlife meets Australian wildlife



WE MAKE Duppas Hill Terrace

5.2 OFF-SITE RESEARCH

Alfred Russel Wallace



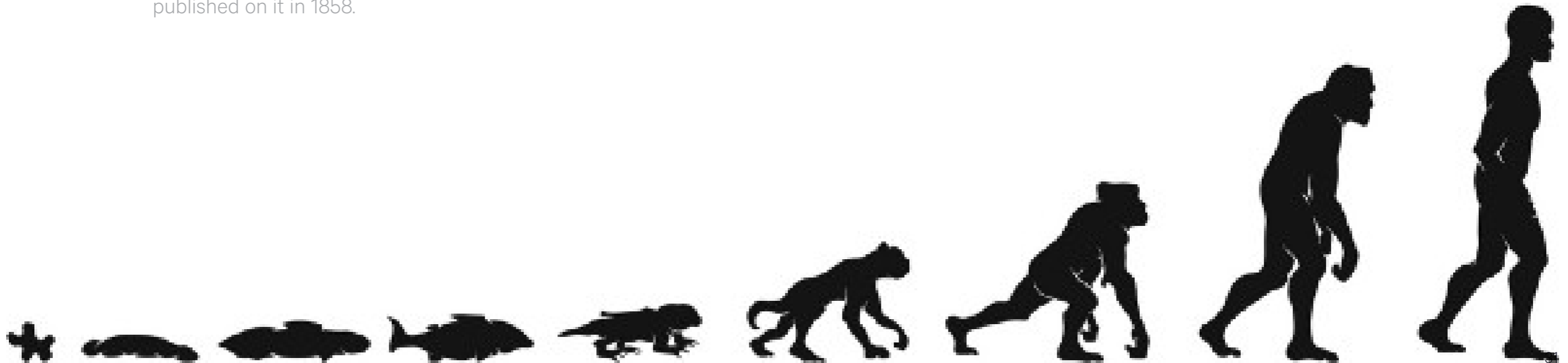
Charles Darwin (1809-1882) and Alfred Russel Wallace (1823-1913) are jointly credited with coming up with the theory of evolution by natural selection, having co-published on it in 1858.



Wallace collected 80,000 beetles in his travels round the Malay Archipelago. Part of the collection is now on display in the Natural History Museum.



The Wallace line, which lies to the east of Borneo, marks the boundary between the animal life of the Australian region (in yellow) and that of Asia (in pink).



WE MAKE Duppas Hill Terrace

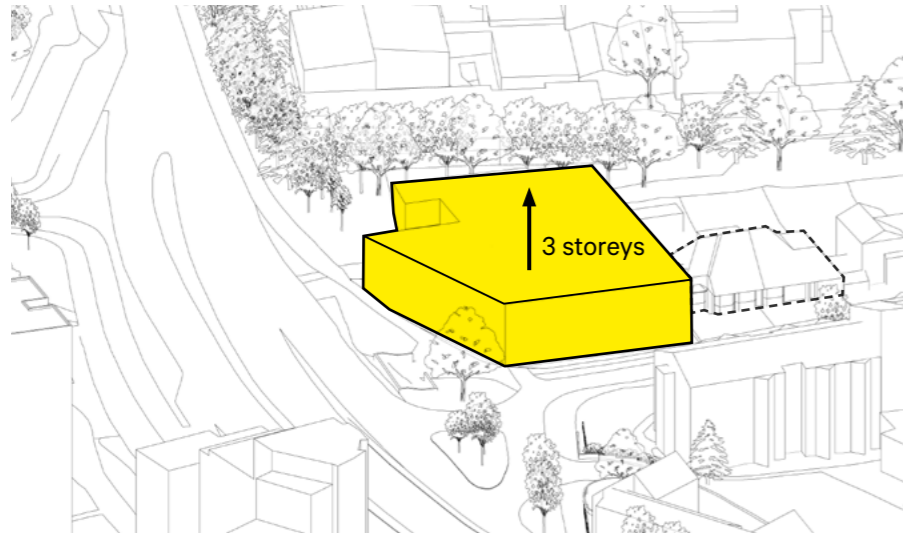
5.3 CONCEPTUAL CONTAINER

LPA are committed to designing every building with a relevant and unique story to ensure value and longevity. The conceptual container is curated from stories, themes and distinguishing qualities which are explored through the client, site, and historic interrogation. It forms a unique, site specific, historically relevant framework and reference point for the creative design process to evolve within.

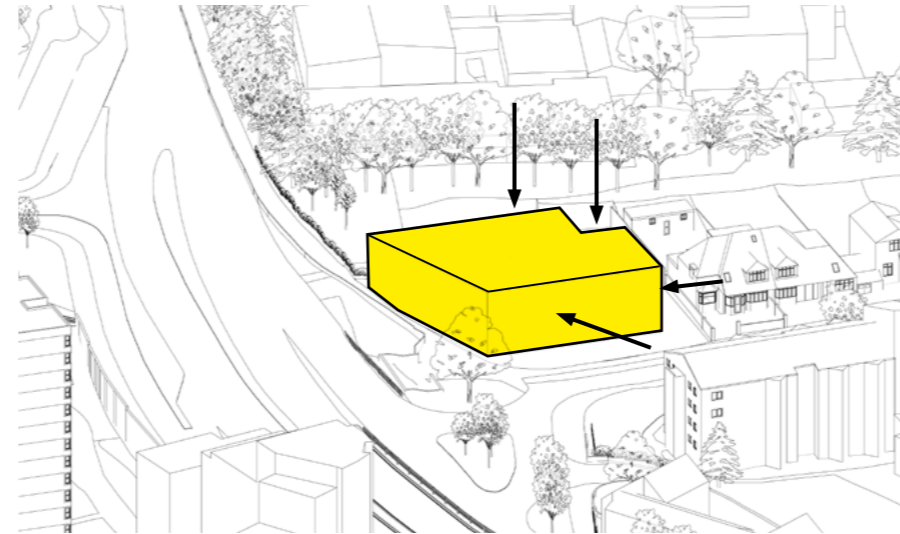
Key Themes:

- **Evolution:** a process where a whole species changes over generations .
- **Natural Selection:** mechanism of evolution: process by which organisms that are better-adapted to their environments produce more offspring to transmit their genetic characteristics.
- **Growth/ Adapt/ Transition.**
- **Response to environmental conditions.**

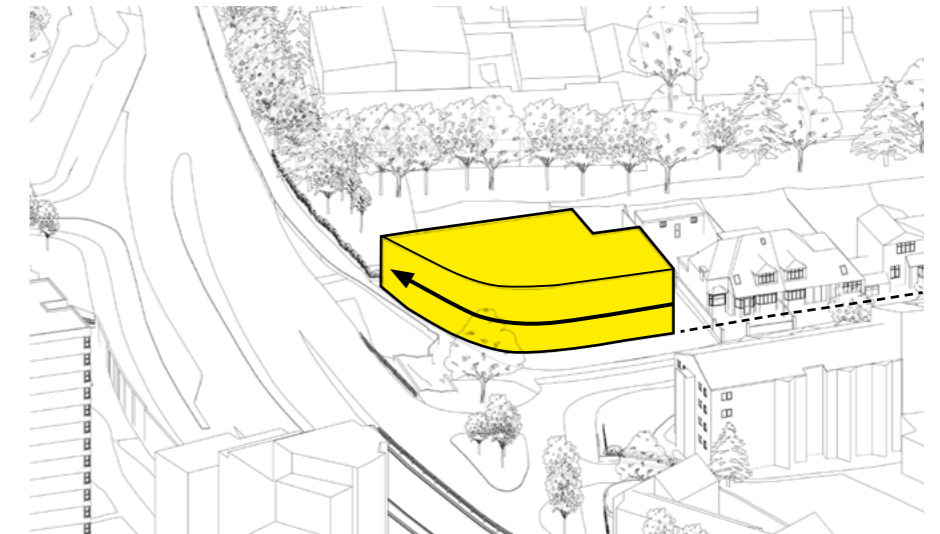
WE MAKE Duppas Hill Terrace
 5.3 CONCEPTUAL CONTAINER
 Design Moves



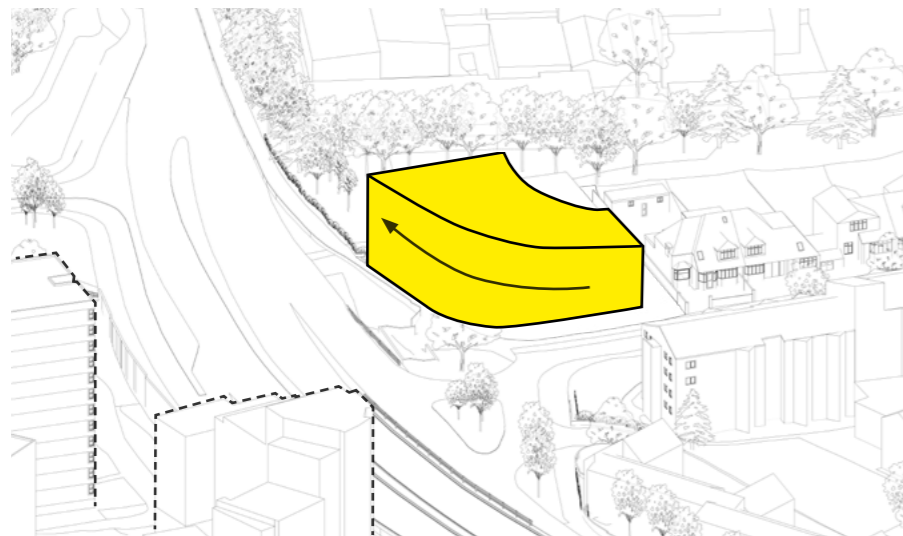
1. EXTRUDE site to domestic height



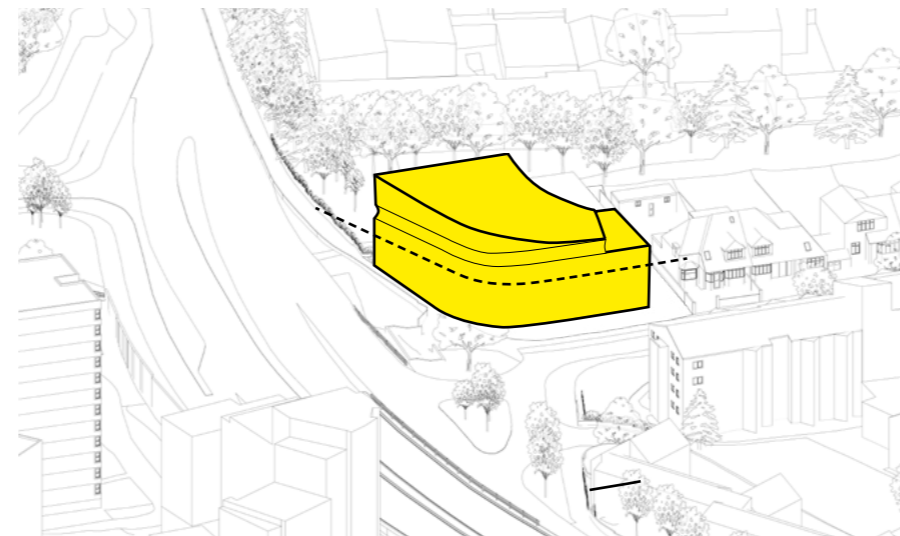
2. PUSHING massing to follow front and rear building lines, responding to local rear garden typology



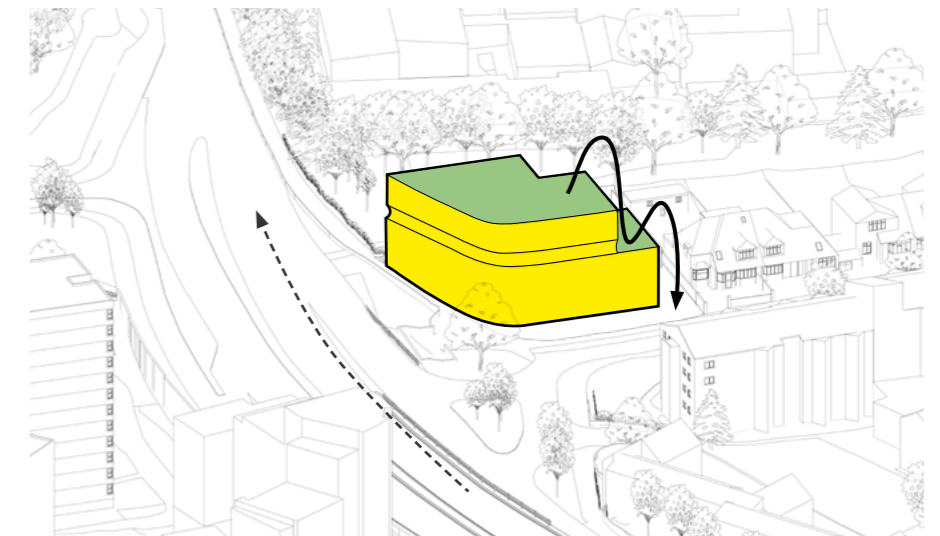
3. WRAP the mass and respond to corner plot whilst maintaining domestic building line



4. Follow the urban grain by introducing the highest point furthest away from the domestic boundary



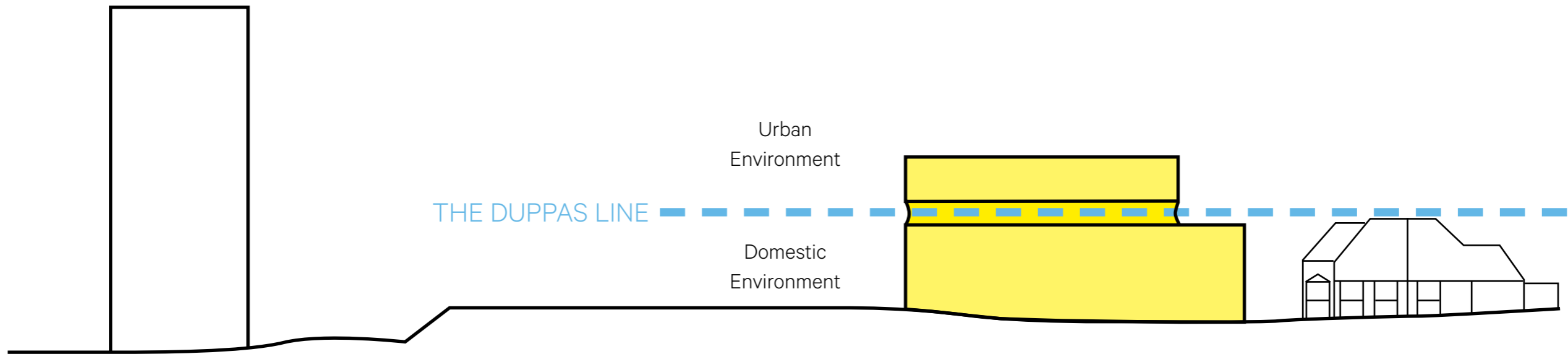
5. Introduce DUPPAS LINE to divide urban and domestic scale



6. STEP to transition between the two neighbouring environments

Lower = Domestic Scale
 Mid = The Duppas Line
 Higher = Urban Scale

WE MAKE Duppas Hill Terrace
5.4 THE STORY



The Wallace line, marks the boundary between the wildlife of the Australian region and that of Asia, where species have adapted to the different environmental conditions.

The intersecting line of our building divides the domestic scale of scale of Duppas Hill Terrace to the North and the urban streetscape of the Croydon Flyover to the south, allowing the proposal to adapt and evolve to its unique environment.

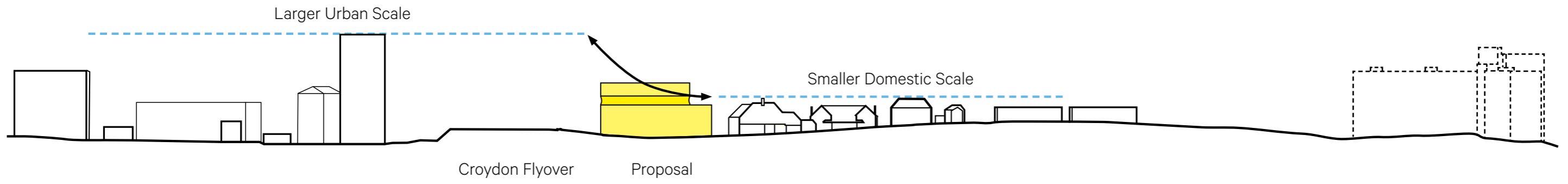
6.0 THE PROPOSAL

- 6.1 Development of Design Prompts
- 6.2 Visuals
- 6.3 Floor Plans
- 6.4 Elevations
- 6.5 Site Sections
- 6.6 Accommodation Schedule

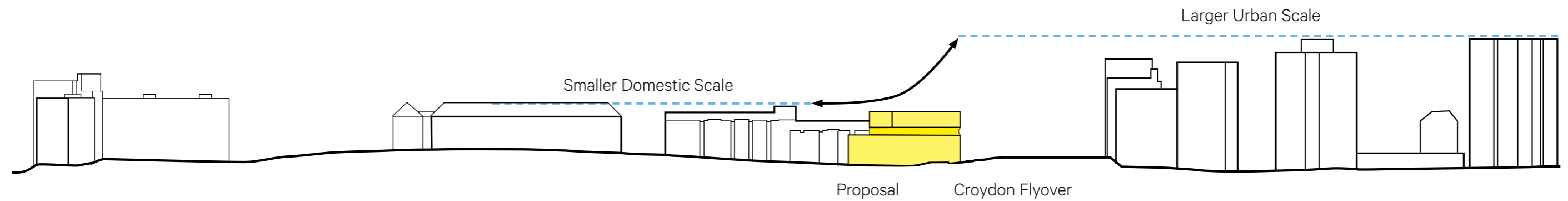
WE MAKE Duppas Hill Terrace

6.1 DEVELOPMENT OF DESIGN PROMPTS

Street Elevations



Section A



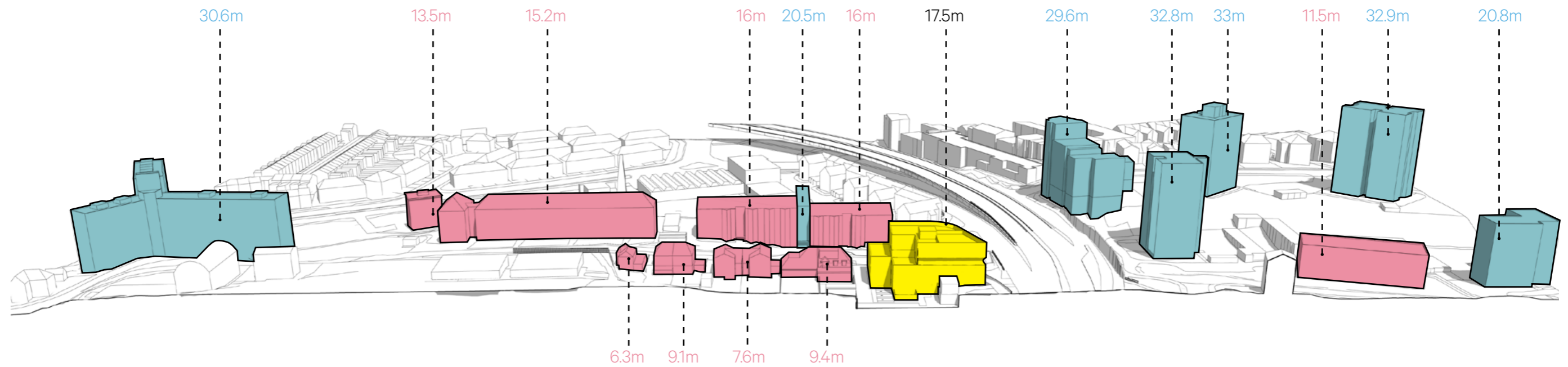
Section B

WE MAKE Duppas Hill Terrace

6.1 DEVELOPMENT OF DESIGN PROMPTS

Contextual Height Comparison

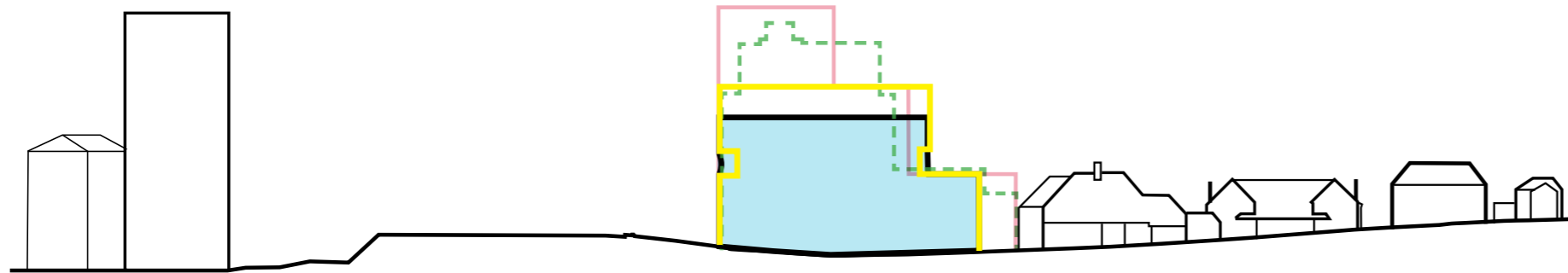
Building height taller than proposal Building height shorter than proposal



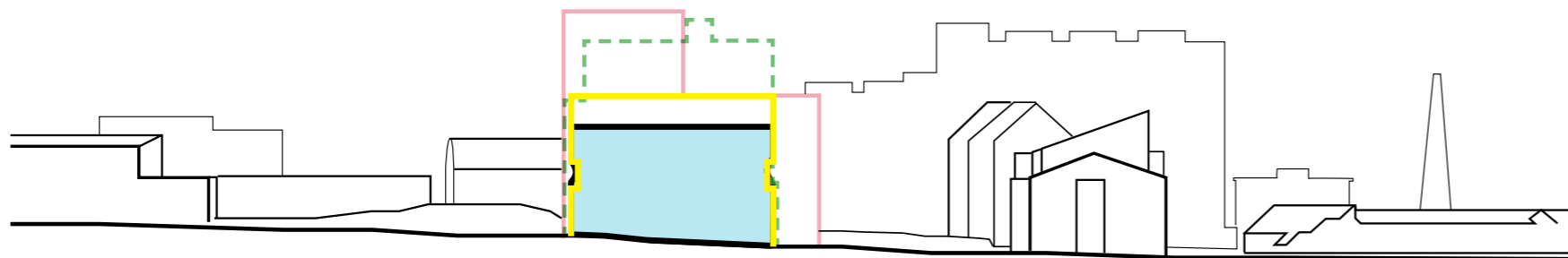
WE MAKE Duppas Hill Terrace

6.1 DEVELOPMENT OF DESIGN PROMPTS

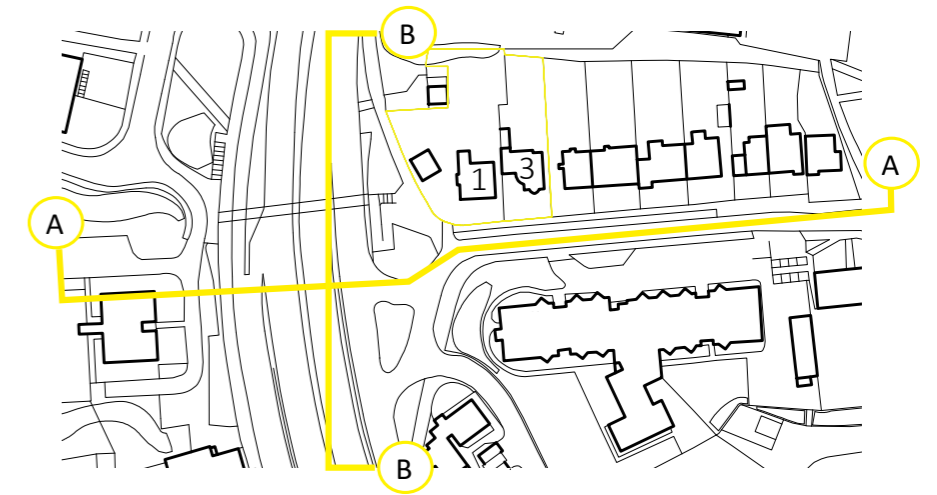
Comparison to Previous Pre-App Massings



Section A - Duppas Hill Terrace Site Section



Section B - Croydon Flyover Site Section



Site Plan

Footprint Comparison:

Pre-App 1 Proposal Main Building Footprint: 641.3m²

Pre-App 2 Proposal Main Building Footprint: 606.9m²

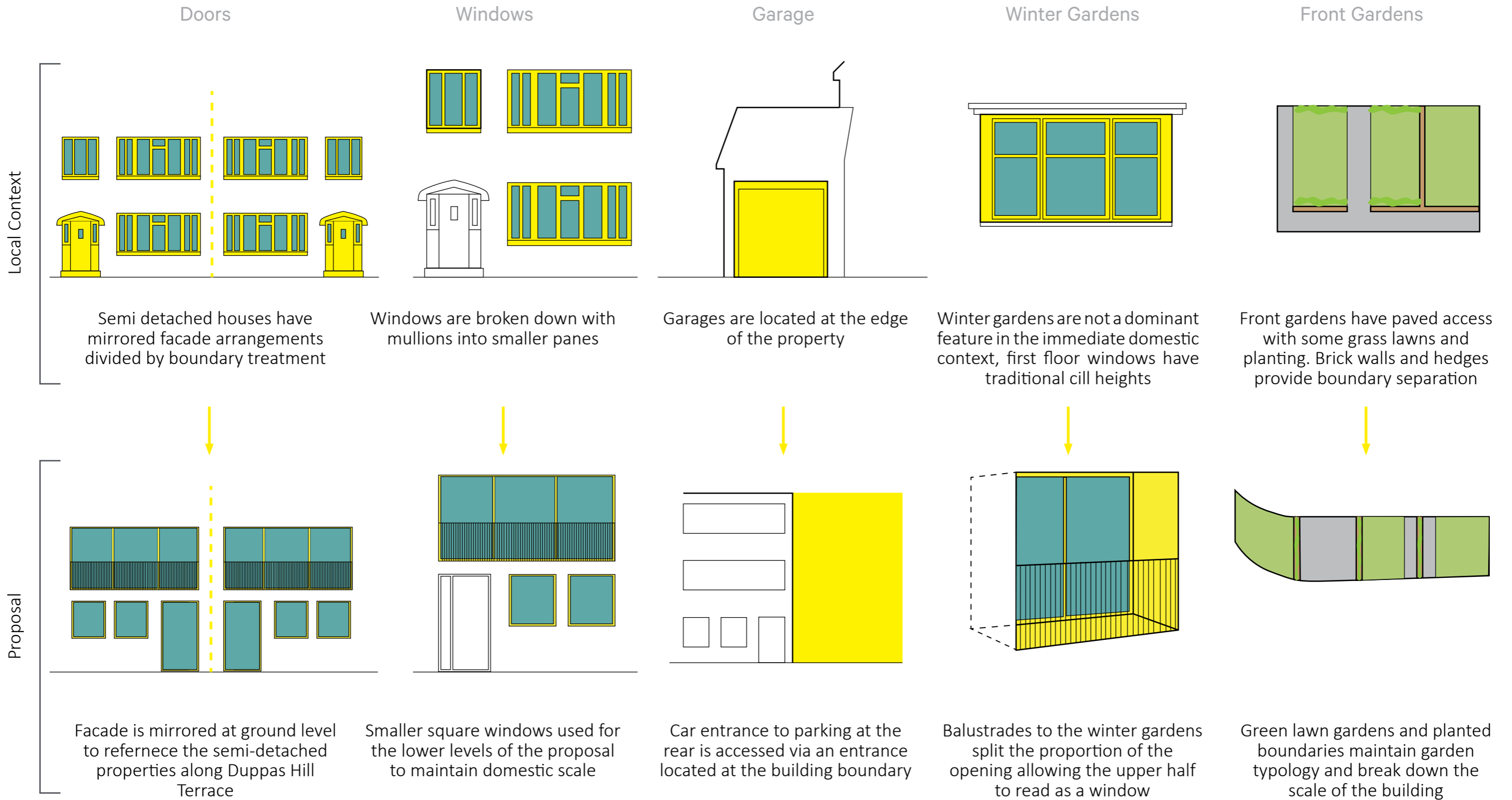
Planning Submission Main Building Footprint = 612.3m²

= Main Building Footprint Reduction of: 29.0 m²

WE MAKE Duppas Hill Terrace

6.1 DEVELOPMENT OF DESIGN PROMPTS

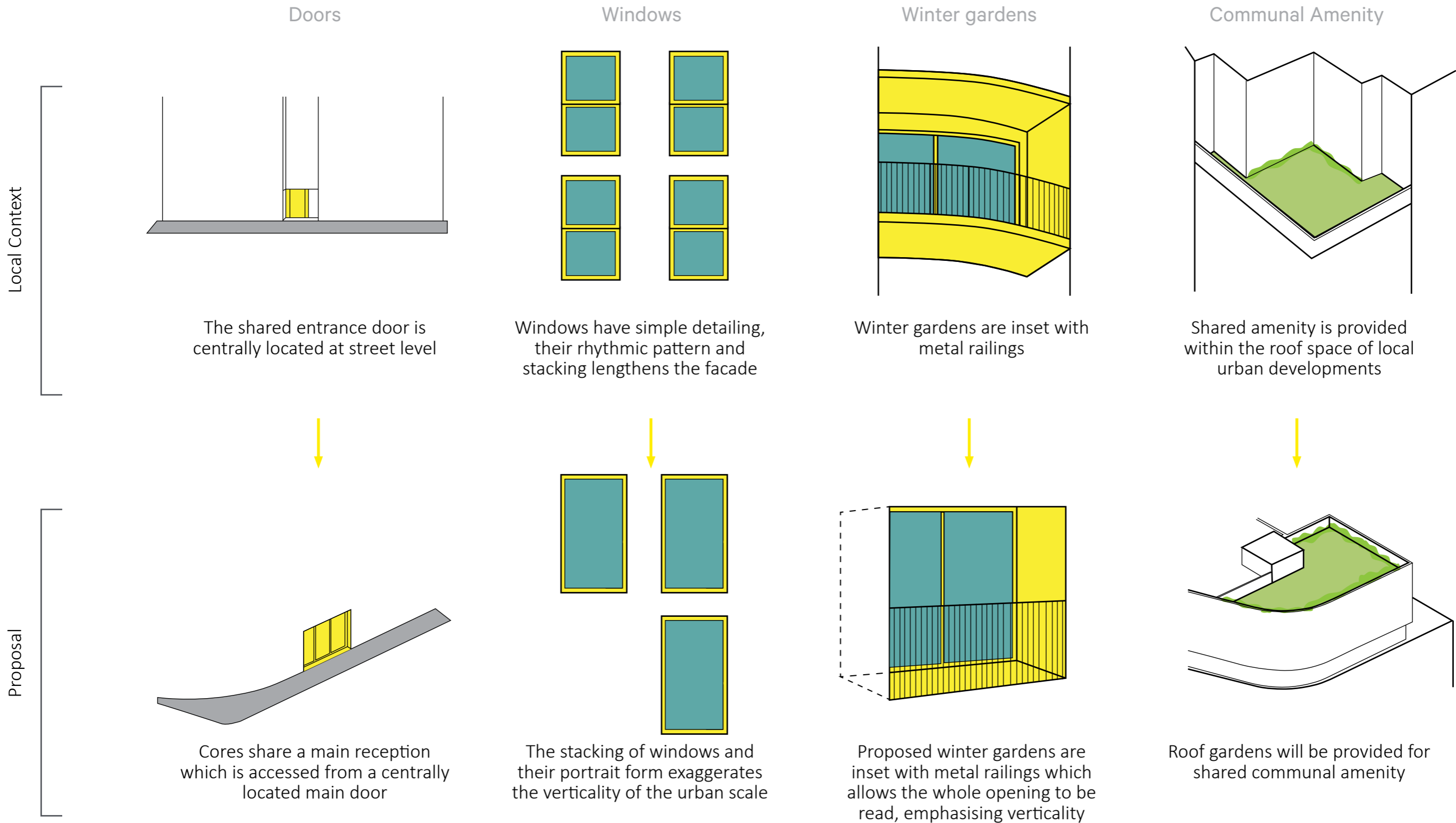
Key Design Cues Domestic



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6.1 DEVELOPMENT OF DESIGN PROMPTS

Key Design Cues Urban



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6.2 VISUAL

View from Croydon Flyover



WE MAKE Duppas Hill Terrace

6.2 VISUAL

View from bottom of Duppas Hill Terrace



WE MAKE Duppas Hill Terrace

6.2 VISUAL

View from edge of Duppas Hill Park



WE MAKE Duppas Hill Terrace

6.2 VISUAL

View from Duppas Hill Park



WE MAKE Duppas Hill Terrace
VISUAL
View from top of Duppas Hill Terrace





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6.4 PROPOSED - ELEVATIONS

East Elevation



Planning Application



Second Pre-Application: September 2021



First Pre-Application: May 2021

WE MAKE Duppas Hill Terrace
6.4 PROPOSED - ELEVATIONS

North Elevation



Planning Application



Second Pre-Application: September 2021



First Pre-Application: May 2021

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6.4 PROPOSED - ELEVATIONS

South Elevation



Planning Application



Second Pre-Application: September 2021



First Pre-Application: May 2021

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6.4 PROPOSED - ELEVATIONS

West Elevation



Planning Application



Second Pre-Application: September 2021



First Pre-Application: May 2021

6.6 PROPOSED - ACCOMMODATION SCHEDULE

Proposed Scheme - Planning Submission								
	Number of units	Unit Size						
		Studio	1B 2P	2B 3P	2B 4P	3B 4P	3B 5P	3B 6P
Level GF	6		3	2	1			
Level 01	8	1	5			2		
Level 02	8	1	5			2		
Level 03	5		3			2		
Level 04	5		2	1		1		1
TOTAL	32	2	18	3	1	7	0	1

Planning Proposal			
	GEA (sqm)	GIA (sqm)	NIA (sqm)
Level GF	612.3	581.3	395.7
Level 01	612.3	581.3	442.8
Level 02	612.3	581.3	442.8
Level 03	429.3	403.1	301.3
Level 04	462.9	435.7	338.0
TOTAL	2729.1	2582.7	1920.6

Unit Mix Check		
	No.	%
Studios	2	6.25%
1 Beds	18	56.25%
2 Beds	4	12.50%
3 Beds	8	25.00%
TOTAL	32	

Hab Room Mix Check		
	No.	%
Studios	2	2.44%
1 Beds	36	43.90%
2 Beds	12	14.63%
3 Beds	32	39.02%
TOTAL	82	

Cycles - Required Spaces		
	No.	Spaces
Studios	2	2
1 Beds	18	27
2 Beds	4	8
3 Beds	8	16
TOTAL	32	53
Accessible Stand No.		3
Sheffield Stand No.		8
Two Tier Rack No.		42

Cycles - Proposed Spaces		
Type	No	%
Accessible	3	5.7%
Sheffield Stand	10	18.9%
Trough in Tier	40	75.5%
TOTAL	53	100.0%

WE MAKE Duppas Hill Terrace

7.0 TECHNICAL STRATEGY

7.1 Materiality & Environment

7.2 Landscaping Approach

7.3 Access & Servicing

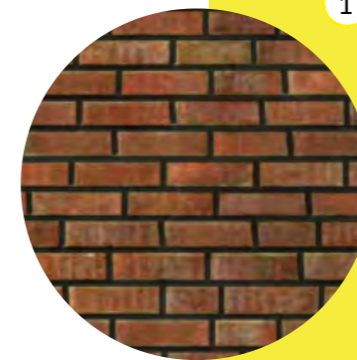
WE MAKE Duppas Hill Terrace

7.1 MATERIALITY & ENVIRONMENT

Material Strategy



Proposed External Facade



1

Main Brickwork - Lower Levels

Red Stock Brickwork
Recessed mortar joint

= Overall darker tone of brickwork

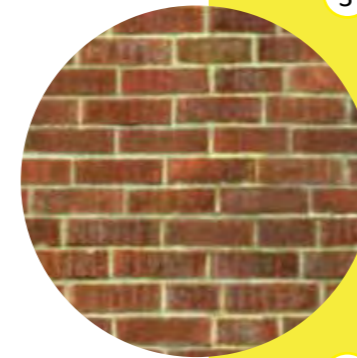


2

Scooped Brickwork

Red Stock Brickwork
Flush mortar joint

= Overall lighter tone of brickwork



3

Main Brickwork - Upper Levels

Red Stock Brickwork
Flush mortar joint

= Overall lighter tone of brickwork

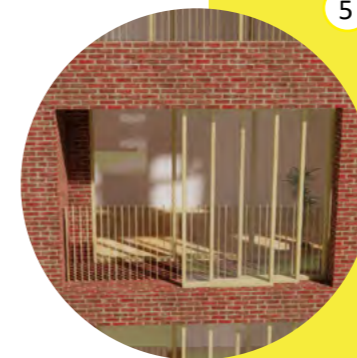


4

Windows

Anodised Aluminum Frames
Colour: Gold

225mm window reveal depth to give relief to building facade.



5

Doors & Winter gardens

Anodised Aluminum Frames
Colour: Gold

WE MAKE Duppas Hill Terrace

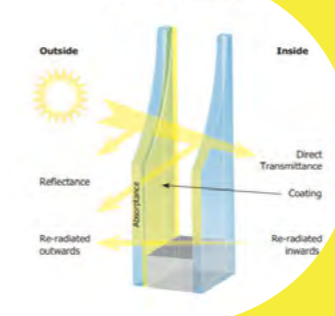
7.1 MATERIALITY & ENVIRONMENT

Quality of Internal Accommodation



Winter Gardens

All private amenity is provided as winter gardens to overcome any concerns of noise and pollution from the Croydon Flyover.



Winter Gardens

Potential Glazing Specification *Pilkington Glass Suncool 70/35*

- Ug Value 1.0 W/m²K for thermal gain in winter.
- Solar heat rejection of 63% for solar shading in summer.
- Protection of 89% UV blocking.

Combined with: *Pilkington Optiphon*

- Special PVB (PolyVinyl Butyral) noise reduction interlayer.

WE MAKE Duppas Hill Terrace
 7.2 LANDSCAPING APPROACH

Existing Landscaping on Site



Proposed Landscaping Strategy detailed in Landscaping Report & Drawings

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7.3 ACCESS AND SERVICING

Refuse Strategy






A communal bin store has been provided which meets the needs for appropriately sized and located waste and recycling storage facilities for all 32 flats:

- 6 x 1100lt General Waste
- 5 x 1100lt Recycling
- 3 x 240lt Food Waste
- Bulky Waste Store

The proposed refused store location exceeds the acceptable drag distance for road side collection. A waste collection point is proposed to one side of the new access road to the rear of the site. The waste collection zone has close proximity to Duppas Hill Terrace, achieving a less than 20m drag distance for the furthest bin.

As part of the waste management strategy, the building management company will locate the bins to the collection zone on the morning of designated collection days and return them shortly afterwards to minimise the temporary narrowing of the access road.

KEY

-  BIN STORE WITHIN BUILDING FOOTPRINT
-  WASTE COLLECTION POINT (WCP)
-  DISTANCE TO PAVEMENT EDGE FROM WCP

WE MAKE Duppas Hill Terrace

7.3 ACCESS AND SERVICING

Pedestrian Access



Pedestrian Access

All flats can be accessed via the two proposed entrances. The main entrance is located centrally within the proposal, accessed from Duppas Hill Terrace.

Pedestrian access is provided to the rear allowing for easy access from the bike store and parking spaces.

Entrance lobbies lead to a communal core from which each flat can be accessed.

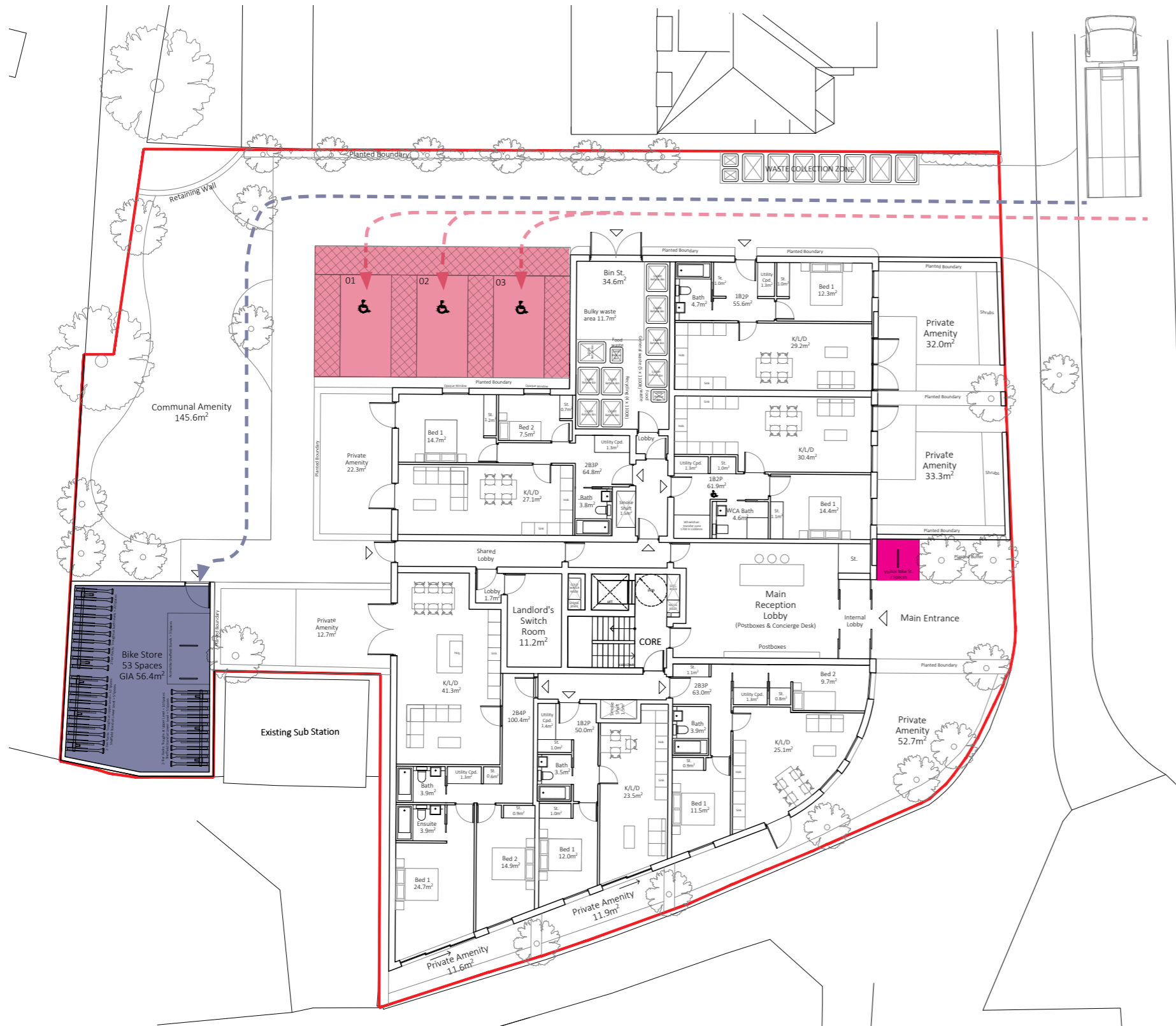
KEY

- ENTRANCE LOBBY
- PEDESTRIAN ACCESS ROUTE

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7.3 ACCESS AND SERVICING

Car & Cycle Access



The access road at the Northern boundary of the site, adjacent to no.5 Duppas Hill Terrace, provides access to three accessible parking spaces. Locating the spaces to the rear of the site prevents any visual dominance of cars at the front of the site. Additionally, the location of the access road improves separation between the proposed building mass and the boundary of No.5 Duppas Hill Terrace.



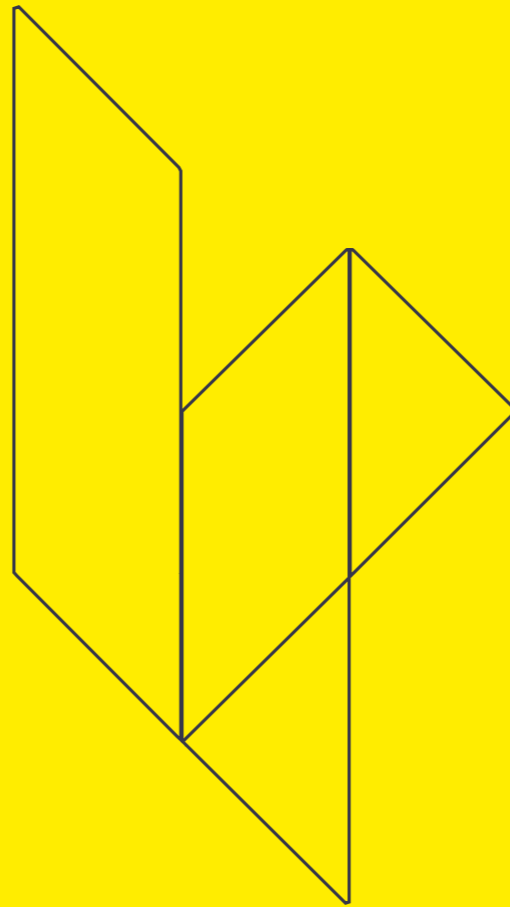
A total of 53 cycle spaces are provided for the buildings residents in a secure bicycle store located to the rear of the site. Providing the cycle store in the corner of the site both optimises the main building footprint for the provision of residential accommodation and leaves the remainder of the site open, allowing for a meaningful and useable communal green space. Cycle spaces are provided on a 75:25 ratio of trough in tier to Sheffield stands and 5% of the total are accessible spaces, meeting Croydon's requirements. Finally, 2 accessible visitor parking spaces are provided to the front of the site as a Sheffield Loop located by the building's main entrance.

KEY

- PARKING SPACES
- VEHICLE ACCESS
- CYCLE STORE
- CYCLE ACCESS
- VISITOR CYCLE SPACE



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