

02 The Site and Context

Dwelling Separation & Screening

The proposed development would fit into the pattern of separation distances between dwellings to the west of the site.

Some plots have no vegetation barriers along their boundaries, and thus views between dwellings are unimpeded. Others have better screening but dwellings are closer together.

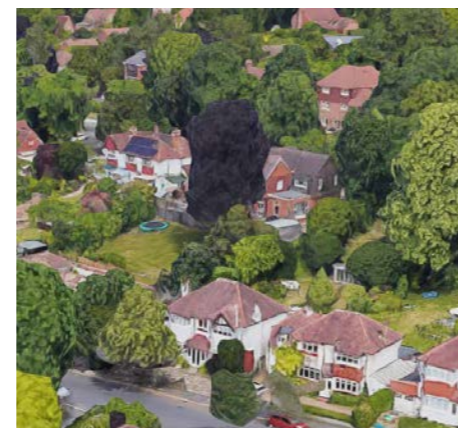
145 Purley Oaks Road has the longest garden in this section of the street. Developing the land to the rear would not unduly impact the original house on the land. Privacy between the dwellings could be further improved by intensive planting along the plot boundary as indicated adjacent.

Houses along this section of Purley Oaks Road are single storey, whereas those behind them on Sanderstead Road are two-storey. Those to Hurnford Close are taller at three storeys.

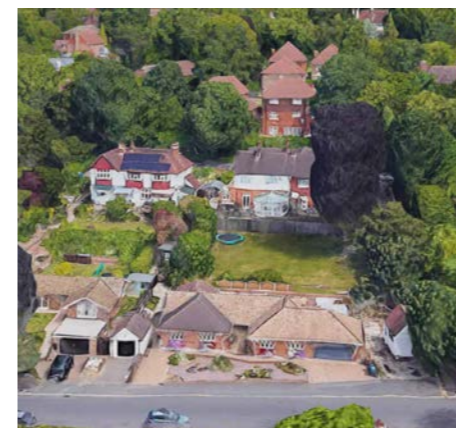
A development to the rear of 145 Purley Oaks Road would have a less overbearing nature given that the original house is two storeys as opposed to single storey, a marked improvement on the predominant relationship between dwellings in this area.



Birds eye view diagram showing building heights, distances between opposing windows and boundary vegetation



View of 145/147 Purley Oaks Road
238 / 240 Sanderstead Road beyond



View of 143 Purley Oaks Road
238 / 240 Sanderstead Road beyond



View of 238 / 240 Sanderstead Road
Hurnford Close housing beyond

02 The Site and Context

Site Access Appraisal

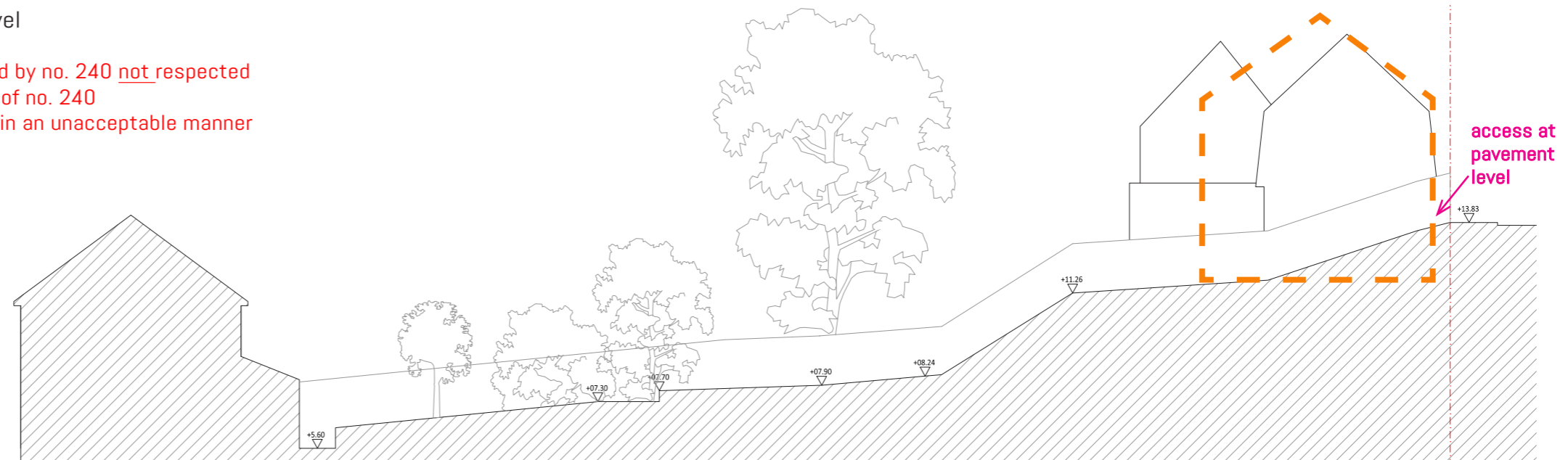
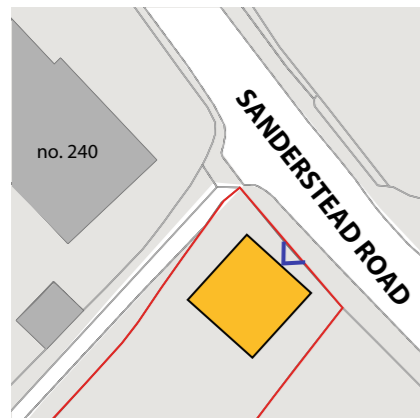
To assess which access strategy was most appropriate for development of the site tested numerous strategies with the new dwelling at various heights and set backs from the pavement edge of Sanderstead road.

Level access and access via ramps were considered but were ultimately considered to have other negative outcomes that were judged to outweigh their benefits.

The diagrams on this page and the following summarise the options we explored and an appraisal of their appropriateness. Positive outcomes are in green text, negative outcomes are in red text.

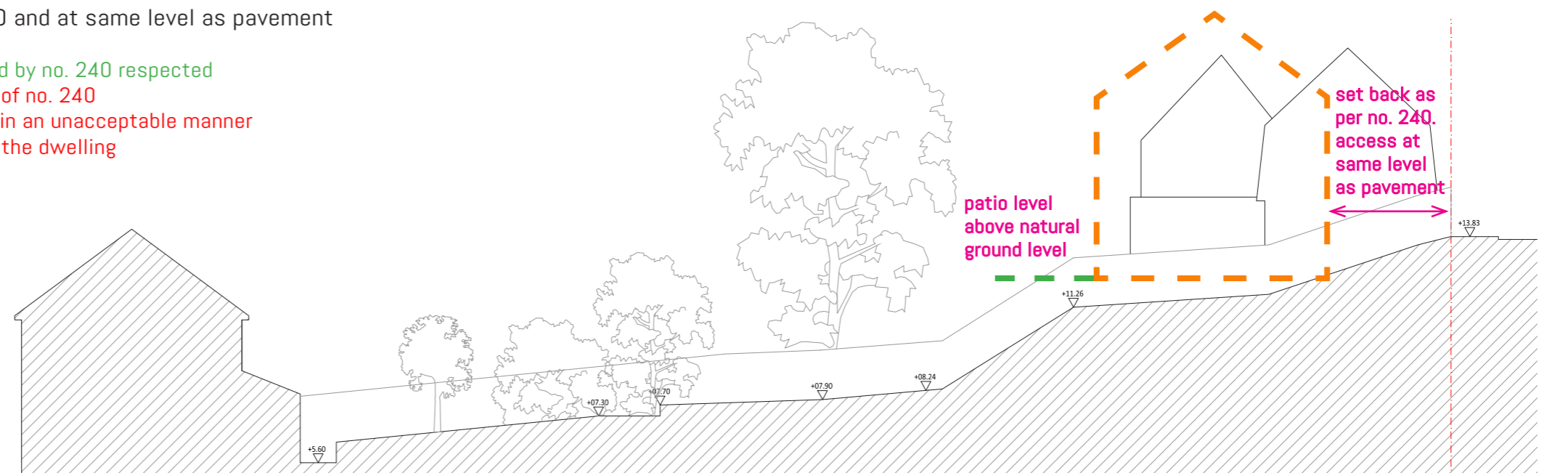
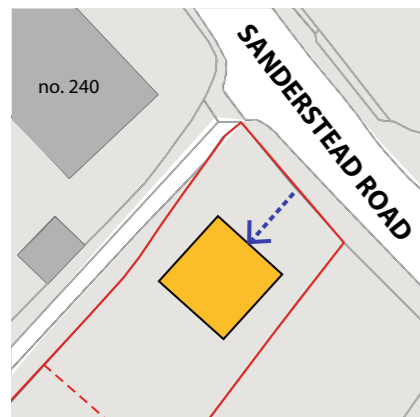
Option A - Locate new dwelling at pavement level

- Access at same level as the pavement
- Set back distance from the pavement as defined by no. 240 not respected
- Dwelling ridge height would be higher than that of no. 240
- New dwelling would dominate the street scene in an unacceptable manner



Option B - Set back new dwelling as per no. 240 and at same level as pavement

- Access at same level as the pavement
- Set back distance from the pavement as defined by no. 240 respected
- Dwelling ridge height would be higher than that of no. 240
- New dwelling would dominate the street scene in an unacceptable manner
- Rear garden level irreconcilable with the rear of the dwelling

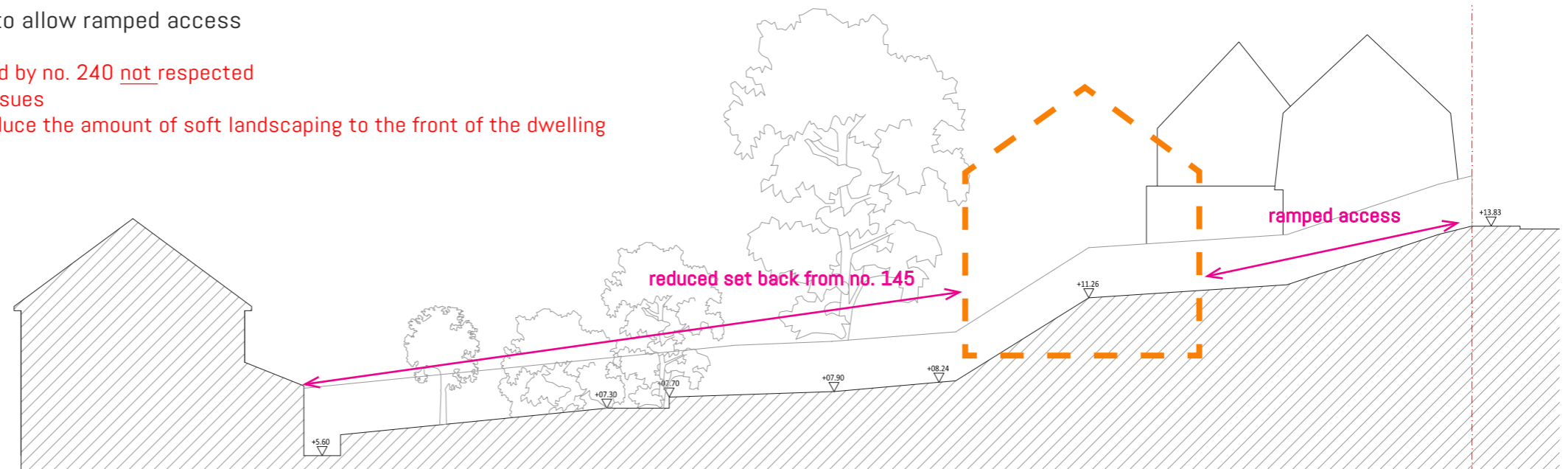
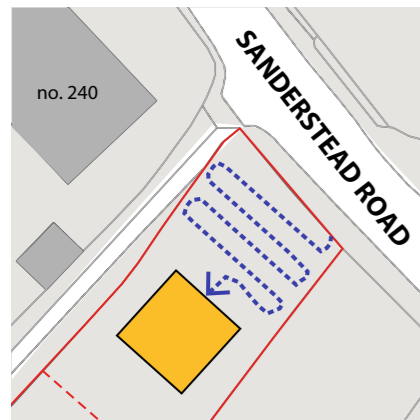


02 The Site and Context

Site Access Appraisal cont.

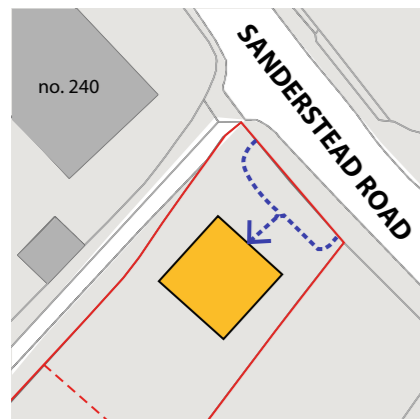
Option C - Set back new dwelling significantly to allow ramped access

- Access via series of ramps from the pavement
- Set back distance from the pavement as defined by no. 240 not respected
- Separation to host dwelling reduced - privacy issues
- Access ramp would be long and significantly reduce the amount of soft landscaping to the front of the dwelling



Option D - Set back new dwelling as per no. 240, accessed by steps from pavement

- Set back distance from the pavement as per no. 240, fitting into the existing pattern of development along the street
- Dwelling ridge height would be lower than that of no. 240, no risk of dominating the street scene
- Garden to the rear of the dwelling at the same level as the lower ground floor of the new dwelling
- Improved separation to host dwelling - privacy issues mitigated
- Access via short flights of steps down from the pavement



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Access Strategy

The proposed strategy provides pedestrian access from Sanderstead Road. Two routes provide each dwelling with its own route from the pavement to front entrance door down a series of steps.

Refuse and cycle stores are located on a paved area adjacent to and level with the pavement for ease of access, in full compliance with Croydon guidance.

Paved paths to the side of each house provide stepped access to the patio areas at the rear.

Key Benefits:

- All pedestrian access routes comply with M4(1).
- Provision of pedestrian access from Sanderstead Road activates the street frontage.
- Private entrances and access route provides increased security and creates an enhanced sense of arrival.
- Public footpath will be improved through passive surveillance and an increased sense of security.
- Private secure cycle and refuse stores for each dwelling.



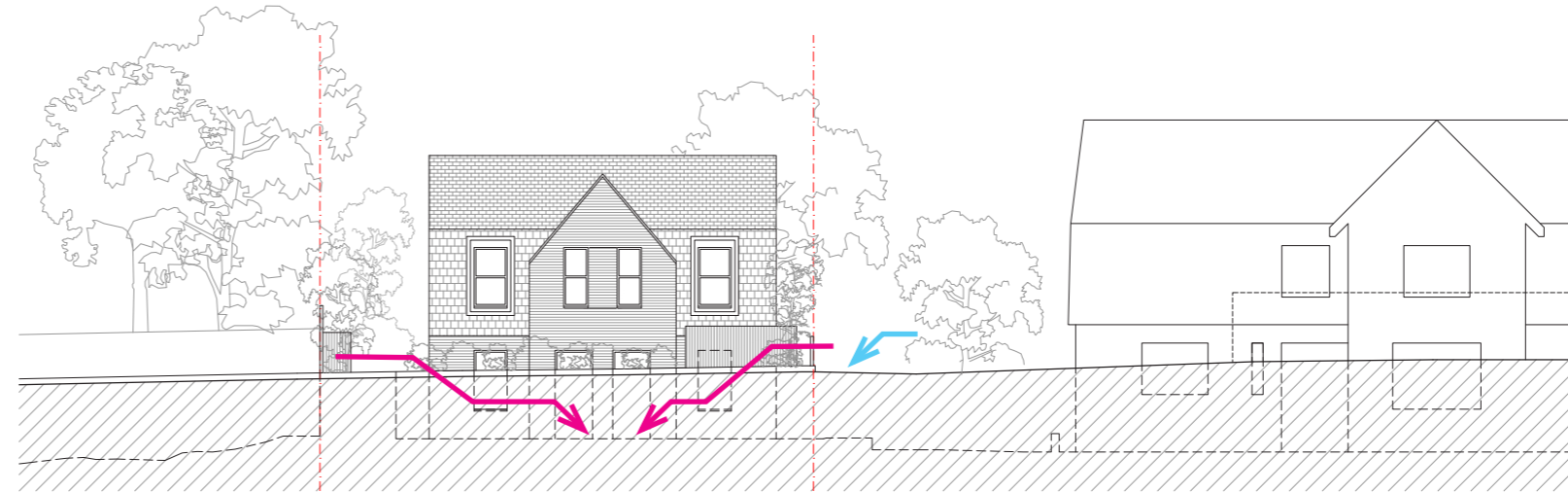
02 The Site and Context

Access Strategy Cont.

The proposal is to provide two pedestrian access points from the back of the pavement to Sanderstead Road, one for each dwelling. Each access point would lead to a level paved area with refuse and cycles stores, providing easy access for these amenities.

To suit the topography of the site, a series of steps then lead down to a level area in front of the main entrance door to each dwelling. This approach is similar to the access to the house next door.

Access to the public footpath which links Sanderstead Road with Purley Oaks Road is from the pavement to the corner of the site and is unaffected by the proposals.



1. Street Elevation
Scale 1:100

Street Elevation showing levels relative to the neighbouring house

← New pedestrian access

← Access to public footpath along side of site



Street view of the site from Sanderstead Road

02 The Site and Context

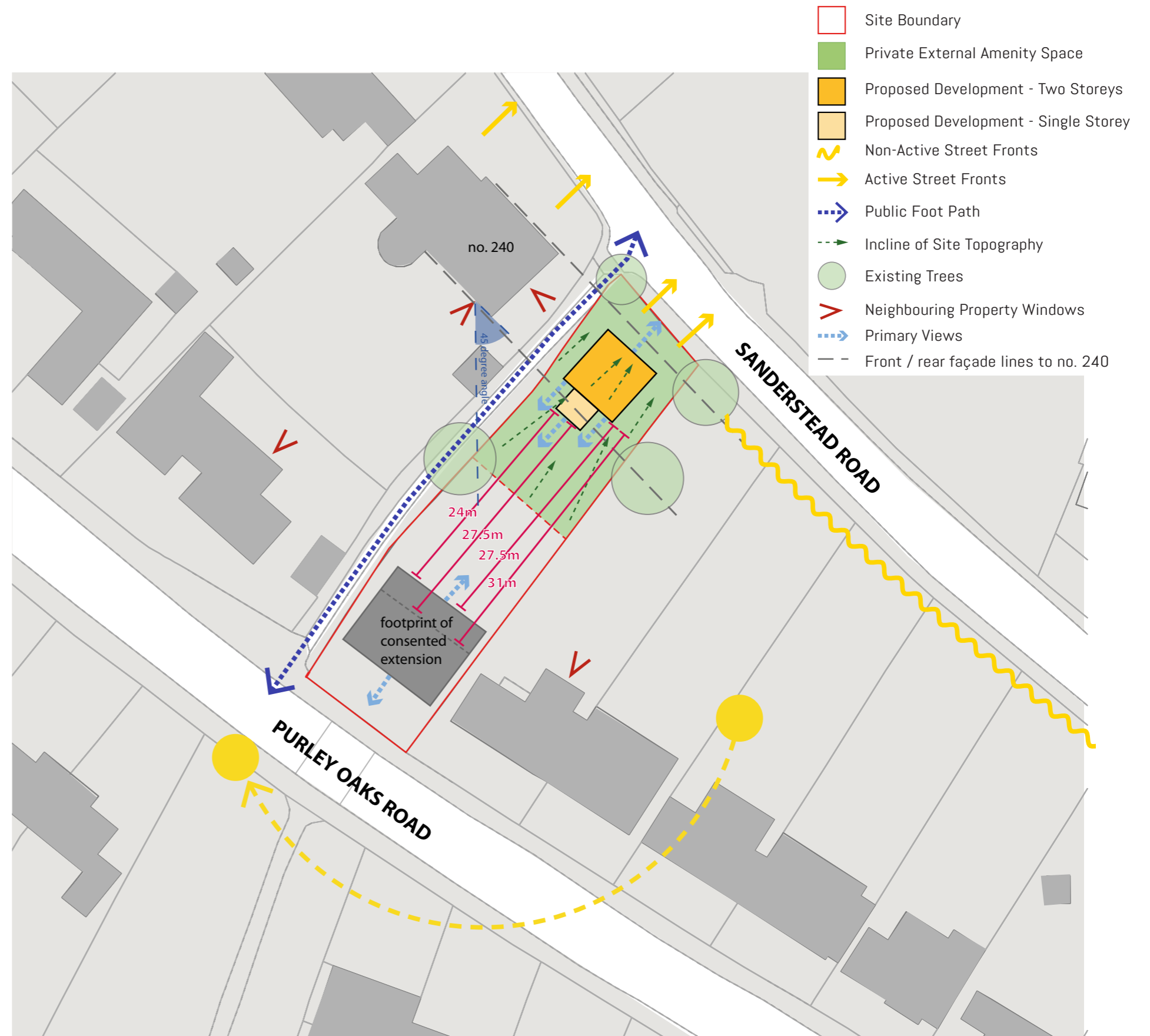
Opportunities & Constraints

Opportunities

- Long plot measuring 57m x 16m provides adequate separation distances to sub-divide the land between houses at the rear and front of the site.
- Land to proposed plot is steeply sloping, creating the opportunity to 'sink' the rear of the development into the landscape with minimal impact on the Sanderstead Road street scape and amenity of neighbouring houses.
- A 24m separation distance can be achieved between rear walls of the proposed development / consented extension to the original house.
- The rear site has views to both the front and rear, allowing dual aspect accommodation.
- Large area available around the development zone for private amenity space, with a largely southerly orientation.
- The development has the potential to activate the street frontage to Sanderstead Road and improve the footpath environment, benefiting the wider community and townscape.

Constraints

- Narrow plot, limiting the width of the development to the rear and the proposed house types.
- The depth of the development is constrained by the extrapolated building lines and offset from the pavement as set by the house at no. 240 Sanderstead Road.
- The land at the rear of 147 Purley Oaks Road is not currently available for development due the presence of several mature trees. These trees restrict the footprint of the development to the rear of no. 145 and we have sought to protect these trees by building outside their RPAs and crown spreads.
- Windows from the neighbouring property look onto the site which could reduce the level of privacy for the new development. This could be overcome by locating private amenity space to the rear and limiting flank elevation windows.
- The development site is at a much higher level than the host property, which could increase risks of overlooking and the sense of overbearing. This could be overcome by semi-mature planting along the boundary between the plots.



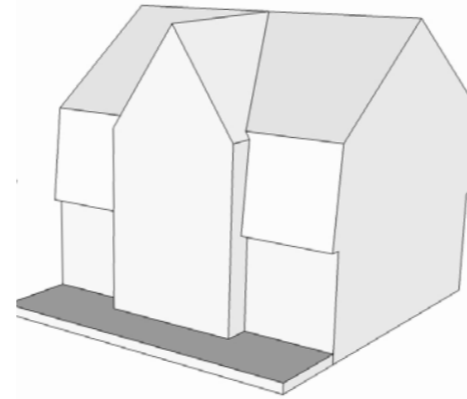
02 The Site and Context

Massing & Character Studies

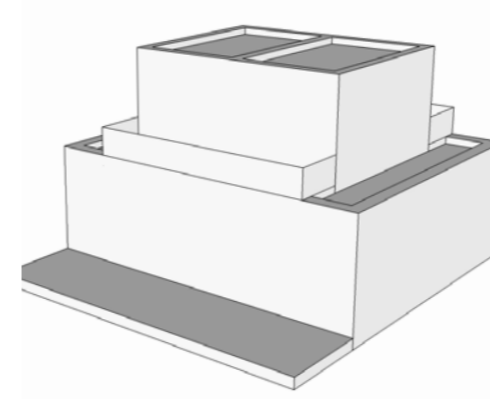
Initial Massing & Character Studies

We explored a series of potential architectural massing options to evaluate their relative merits. Option A presents a very traditional style, whereas Option B has a thoroughly modern style. We concluded that Option C: a hybrid of traditional and modern elements, such as an asymmetrical roof, omission of eaves overhang and reduced gable end, would be the most appropriate and contextual design approach. We feel that this blending of modern and traditional styles will achieve a sensitive and successful dialogue with the local vernacular whilst ensuring it is not a pastiche.

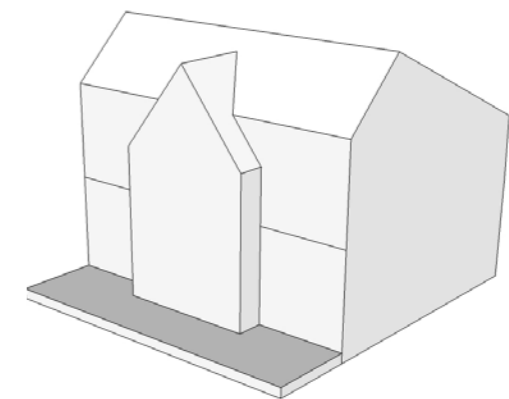
Initial Massing & Character Studies



Option A



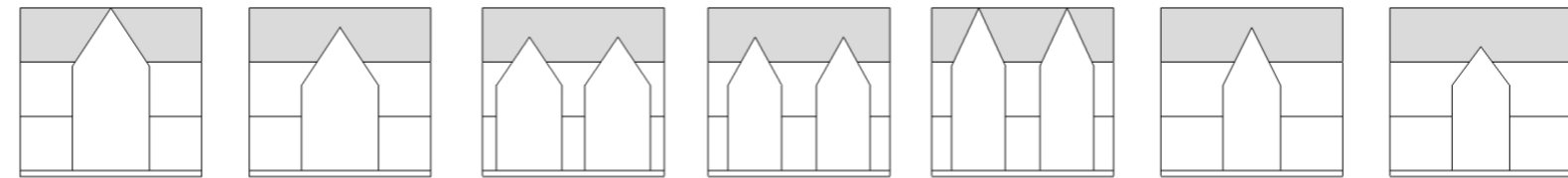
Option B



Option C

Gable End Character Studies

The gable end is a prominent feature of many houses along the street and we felt it was an important inclusion to the design. We reviewed many different options, including gable width, height and a pair of gables (which we ultimately felt overcrowded the façade). We settled on a single gable with a ridge lower than the main roof and a width that left sufficient space for windows either side.



Materiality & Fenestration Studies

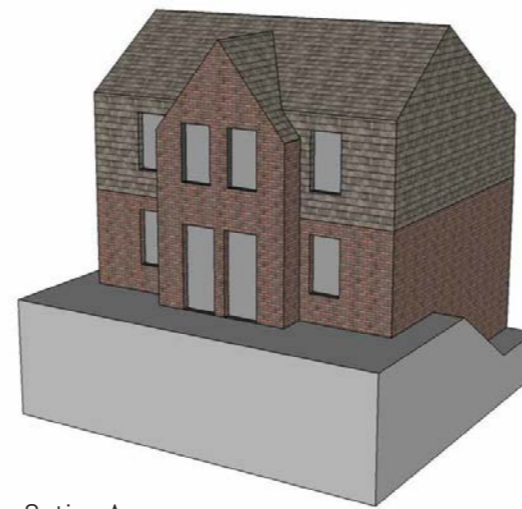
Following the massing and character studies, we began exploring materiality and fenestration design.

In reference to neighbouring houses we split the facing materials into a brick base with tile hanging above to visually reduce the massing of the house. We also explored dividing the gable with the same material division as the rest of the house to test whether this was more successful.

We introduced dormer windows at first floor level to create more interest in the façade and referencing those found to neighbouring houses, albeit in a more contemporary style.

Windows to the gable were reduced in size so as not to compete with the larger dormer windows, but kept rectilinear as angular windows was felt to be too modern and not in keeping with the overall character of the house.

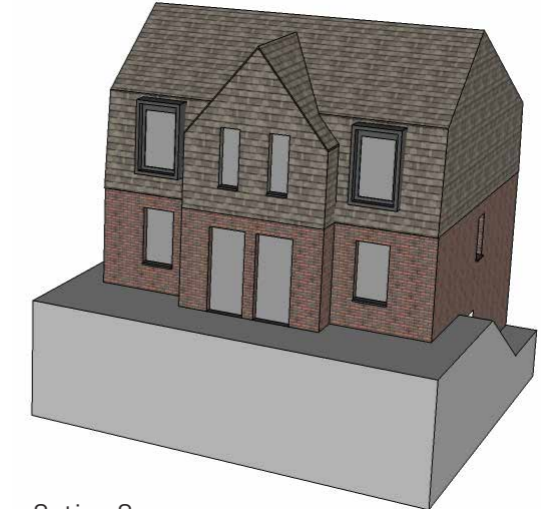
Materiality & Fenestration Studies



Option A



Option B



Option C

02 The Site and Context

Character and Material Precedents

Precedent Studies

The architectural precedents adjacent reflect our ambition to create a hybrid of traditional massing with contemporary detailing, with a material palette that is contextual yet modern in appearance. They are also examples of the high quality design we are seeking to achieve with the project through the use of well considered form, proportionality and junctioning of materials.

Proposed Material Palette



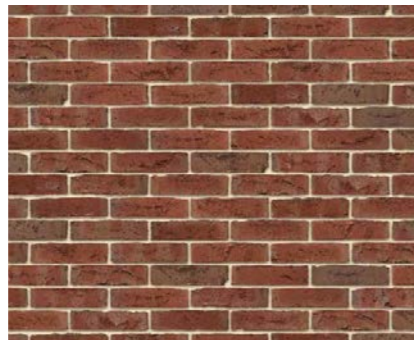
Metal dormer and window frames
Bronze colour



Metal wall and roof cladding
Bronze colour



Terracotta roof tiles / tile hanging



Red brickwork with grey mortar



Menen (Private House) by Denc Studio
Traditional red brick and roof tiles contrast with a modern dormer



Terracotta House by Our Studio
Contemporary use of terracotta tile hanging and tiled roof



Magdalena Gierczak House by Ino Studio
Traditional pitched roof form with modern materials and detailing



Callow End by A2A Architecture
Projecting dormer windows set within a traditional massing and a hybrid of traditional and modern materials

03 The Proposal

Site Plan

UNIT MIX

2x 3-Storey Family Homes
Size: 4b5p
GIA: 103.3 sqm

AMENITIES

Private Rear Amenity Space
Dwelling A - 76 sqm
Dwelling B - 121 sqm

Cycle Stores

Each dwelling has secure external storage for 2x cycles per household including one cargo bike, in accordance with the Policy 6.9 Table 6.3 of the London Plan.

Refuse Stores

Each dwelling has secure external storage for 3x 240ltr bins in accordance with Croydon waste guidance.

Landscaping

Semi-mature tree planting to plot boundary to improve the natural appearance and biodiversity.

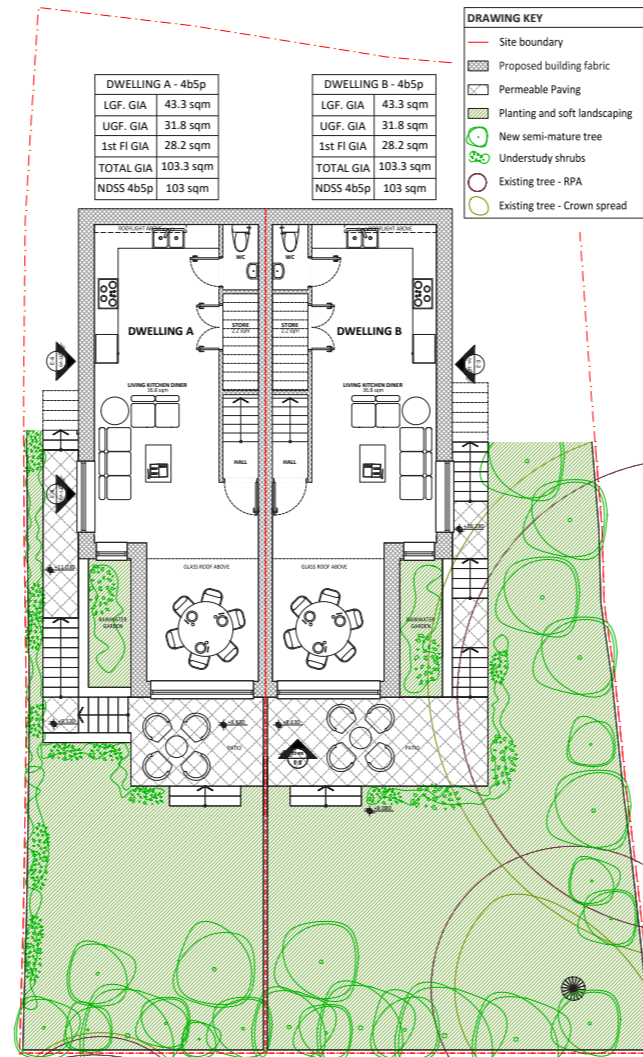
Permeable paving provides safe and accessible routes from the street pavement to the front door and along the flanks to the rear where each dwelling has a large patio area.



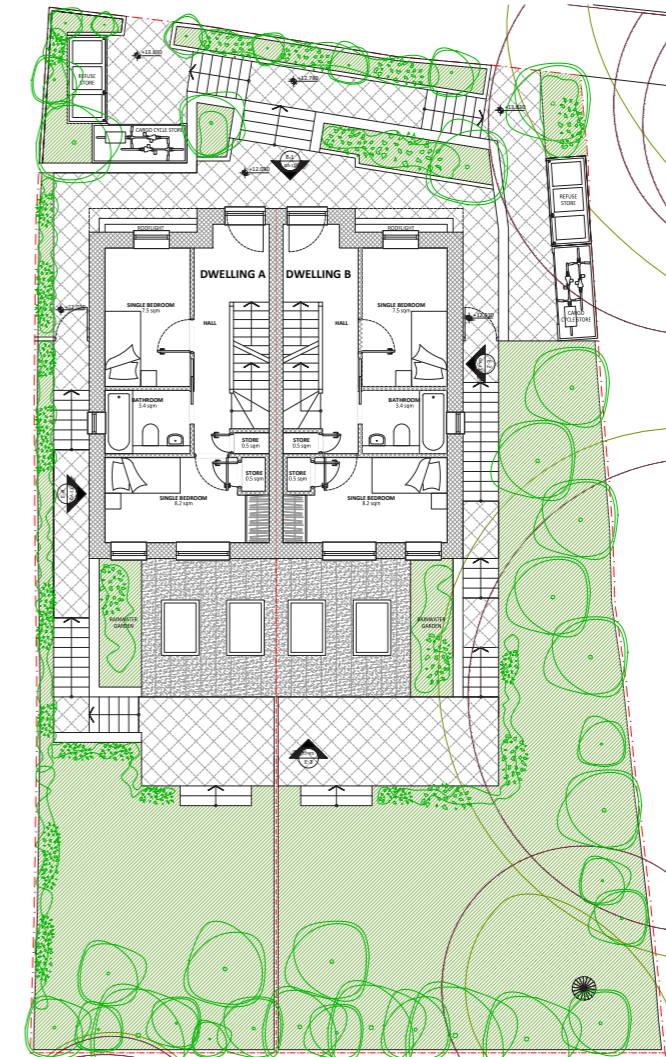
03 The Proposal

Floor Plans

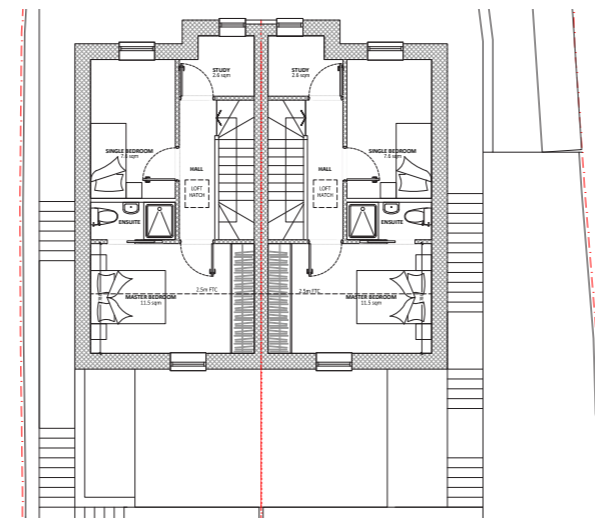
- Each dwelling is spacious and well proportioned with dual aspect views.
- Main entrances are at upper ground floor level, accessed via a short flight of steps from the street pavement.
- The lower ground floor is mostly hidden within the landscape, with only the rear portion level with natural ground level to the rear.
- Sleeping accommodation is split between upper ground floor and first floor.
- Living accommodation is on the lower ground floor which has excellent views to the rear and direct access to the rear garden.
- All living accommodation and spatial planning comply with NDSS and Approved Document M4(1) standards.
- The development does not impact Root Protection Areas and crown spreads to existing mature trees on the adjacent plot.
- The proposed access strategy for the site is legible and includes cycle and refuse storage units that are conveniently located adjacent to the pavement at street level.



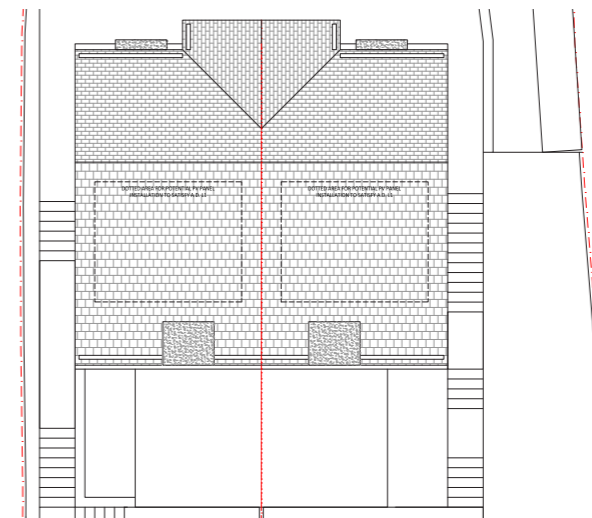
Lower Ground Floor Plan



Upper Ground Floor Plan



First Floor Plan

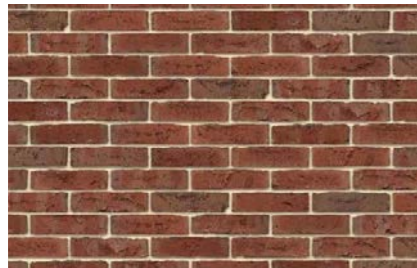


Roof Plan

03 The Proposal

Bay Study - Front Elevation

- The materials palette draws on contextual references and deliver a composition that is informed by both the traditional aspects of the local vernacular and contemporary detailing.
- Modern windows and doors complement the facing materials.
- Dormer windows at first floor level create more interest in the façade and offer a contemporary reference point to those found in neighbouring houses.
- The gable is clad in brick both at ground and first floor so it is read as a more prominent feature within the composition.
- The overall appearance is considered and sensitive, and achieves a high quality design aesthetic.



1. Facing brickwork
Red stock brick with grey mortar



2. Roof tiles / tile hanging
Terracotta colour



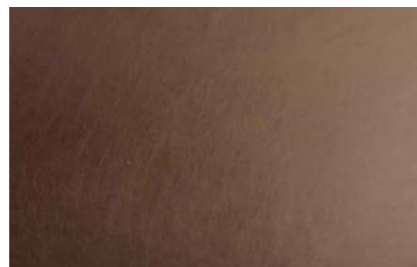
3. Metal dormer cladding
Bronze colour



4. Metal window frames
Bronze colour



5. Timber-faced front door



6. Metal roof verge trim
Bronze colour

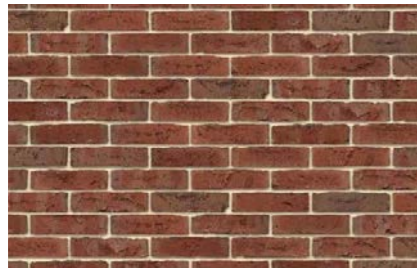


Bay Study - Front Elevation

03 The Proposal

Bay Study - Side Elevation

- A brick base grounds the house to the landscape, referencing neighbouring properties.
- Tile hanging to the first floor reduce the mass of the dwelling by dividing it into two distinct elements.
- The projecting element to the lower ground floor at the rear is clad in bronze coloured metal in contrast materially and to emphasise its subservience to the main volume of the house.
- Asymmetrical roof design reduces the volume of the dwelling when viewed from the rear.



1. Facing brickwork
Red stock brick with grey mortar



2. Roof tiles / tile hanging
Terracotta colour



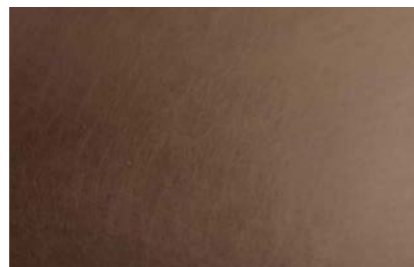
3. Metal door cladding
Bronze colour



4. Metal window frames
Bronze colour



5. Timber-faced front door



6. Metal roof verge trim
Bronze colour



Bay Study - Side Elevation

03 The Proposal

Response to Pre-App Comments

The bullet points below provide a summary of the comments received from Croydon Council (in italics) followed by a brief explanation of how we have adjusted the design in response to those comments.

- As proposed, the dormers appear bulky. They would also lead to an increased sense of overlooking to the host dwelling due to their prominence.

Size of the dormers has been reduced and inset within the rear roof slope to reduce their dominance and sense of overlooking.

- Further justification is required regarding access arrangements. The applicant is encouraged to demonstrate what other options have been considered to address this issue, i.e., ramped access on the frontage, or altering the land levels or shifting the position of the dwellings, and why they may have been ruled out.

Please refer to the page entitled "Site Access Appraisal" the Site & Context section.

- Additional planting along the rear boundary will be of particular importance; this is shown indicatively on the plans but please provide details of species and size at application stage.

Additional planting shown to the rear boundary, please refer to landscape plan for details of species and size.

- The front of the site features a lot of hardstanding and steps. You are encouraged to reduce this as much as possible and to enhance the green frontage to offer an enhancement to the streetscene.

Hard standing areas reduced to minimums required for access and planting areas intensified with additional trees and shrubs. Please refer to landscape plan for details of species and size.

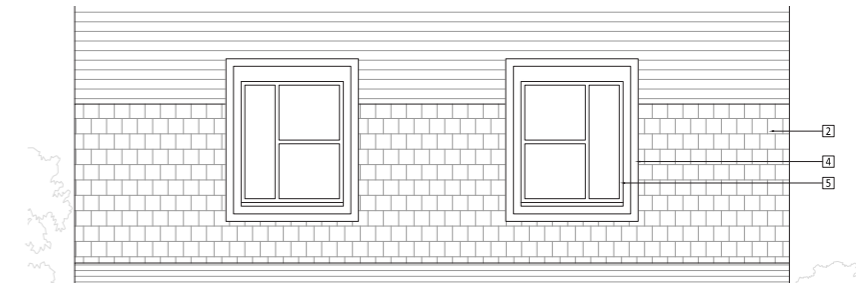
- Please also demonstrate that floor to ceiling heights are 2.5m for at least 75% of the GIA of each dwelling.

The floor areas of the upper and lower ground floors total 74.1sqm and have ceiling heights of at least 2.5m throughout. This represents 72% of the overall floor area of each dwelling. The area of the first floor where ceiling height is at least 2.5m is 21.7sqm which is 21% of the overall floor area. This is indicated by a dotted line on plan.

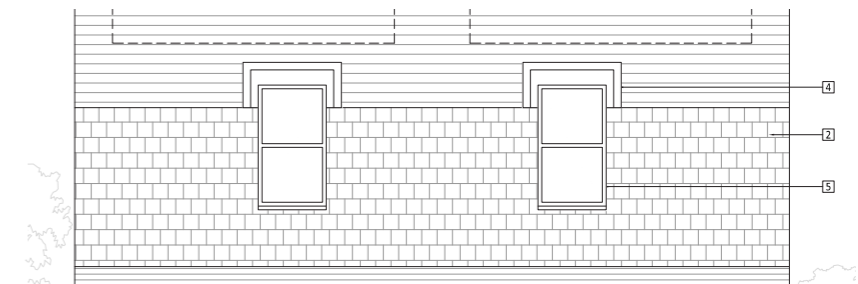
Therefore the total area of GIA of at least 2.5m ceiling height is 95.8sqm which represents 93%, which well in excess of the minimum of 75% stated in the Pre-App comments.

- The 2 bicycle parking space per dwelling is appropriate in accordance with London Plan policy T5, however the policy also requires that 'Development proposals should demonstrate how cycle parking facilities will cater for larger cycles, including adapted cycles for disabled people'.

The size of the cycle stores has been increased to cater for a cargo bike in addition to a standard bike. Given that the topography of the site will significantly limit ambulant disabled access we don't believe that provision for disabled adapted cycles is appropriate or necessary.



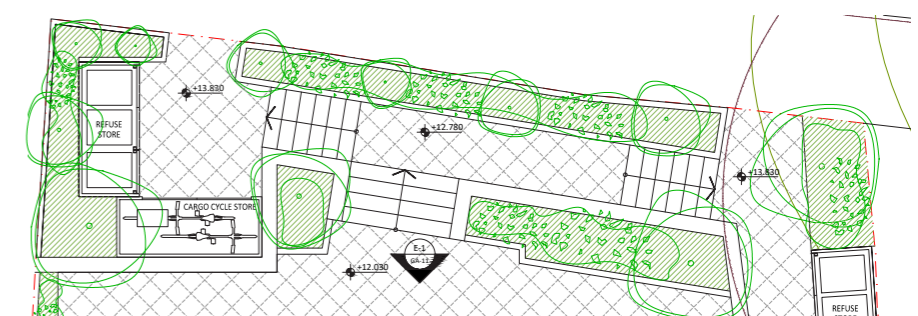
Rear Dormers - PRE-APP STAGE DESIGN



Rear Dormers - PLANNING STAGE DESIGN



Front Landscaping - PRE-APP STAGE DESIGN



Front Landscaping - PLANNING STAGE DESIGN