

03 The Proposal

Refuse & Cycle Storage

Waste Management Strategy

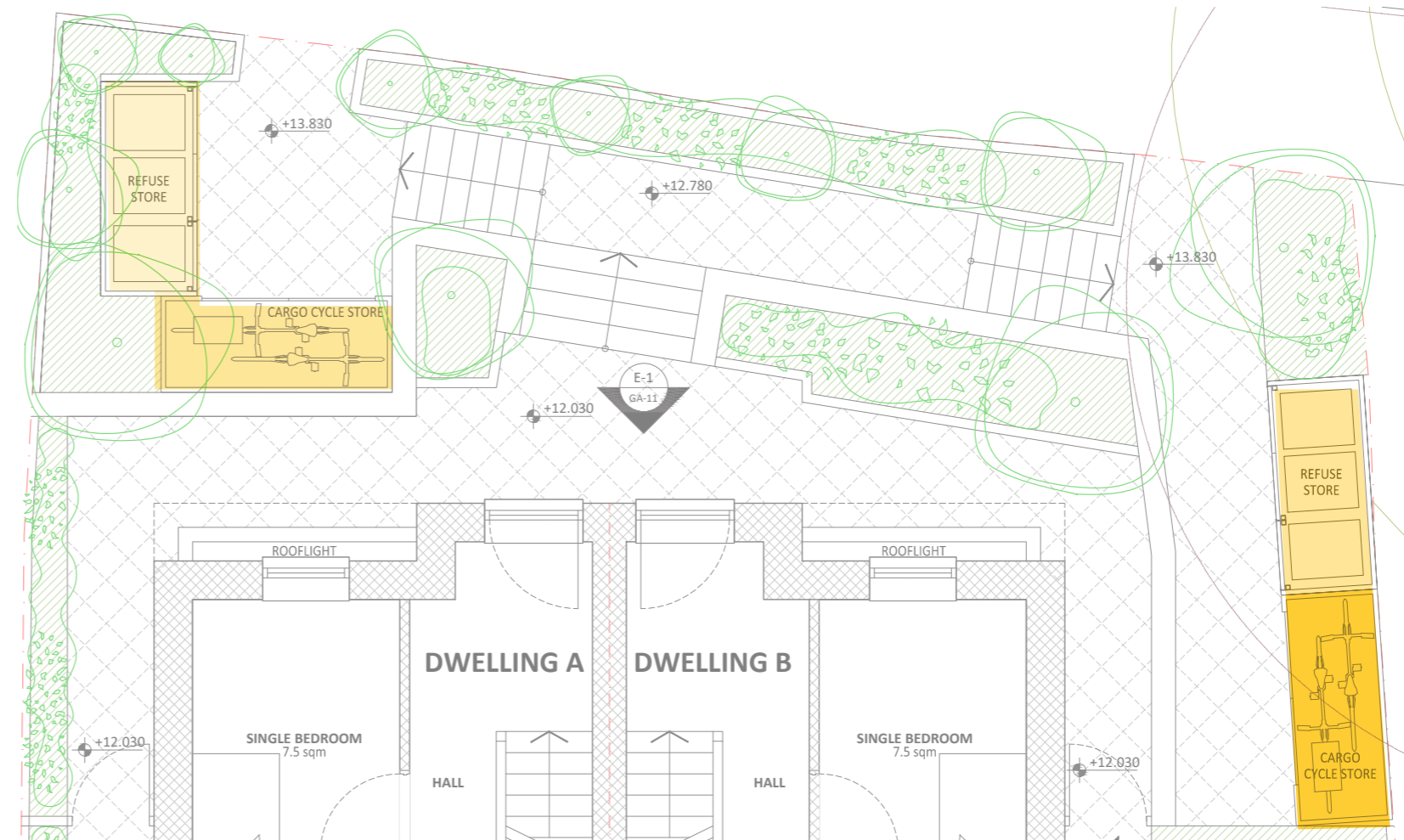
- Each dwelling has a dedicated refuse store, which provides accessible and secure space for refuse storage bins. All stores are easily accessible from the paving at street level in front of each dwelling which provides step free access to the pavement of Sanderstead Road.

Storage Capacity Compliance and Segregation

- Croydon Waste Management guidance for developments of this nature states "Per unit, it is recommended that space is allocated for 2x240-ltr bin, 1x180-ltr bin, food caddies and possibly garden recycling 240-ltr or 140-ltr bin"
- The external refuse stores have space for the equivalent of 3x 240-litre wheeled bins for each dwelling which will more than meet the minimum requirements as set out in Croydon's guidance.
- Kitchens to dwellings will have pull-out drawers with integrated storage containers and caddies for easy separating of landfill, recycling and organic waste to encourage residents to make full use of the differentiated waste collections offered by Croydon Council.

Cycle Storage Capacity Compliance

- The cycle stores have space for 2 cycles per dwelling in compliance with London Plan policy 6.9 table 6.3. Following feedback from Croydon regarding the Pre-App submission, we increased the size of the cycle stores to cater for a cargo bike in addition to a standard bike.



Upper Ground Floor Plan - showing cycle and refuse stores to the front of each dwelling

Cycle Store
 Refuse Store



Stores are faced in an attractive slatted timber cladding which conceals the cycles and bins behind.



Cycle stores will have 'green' roofs to soften their appearance and absorb rainwater.

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3D Visuals

Key Design Features

- Modest massing and street presence - the proposal is well set in from the plot boundary on both sides and the main ridge is lower than that of no. 240.
- Centralised gable feature to street façade a continuation of the architectural language of neighbouring houses.
- Tile hanging with dormer windows to the first floor reference the neighbouring houses.
- Considerably set back from the street in response to the siting of houses on neighbouring plots and provide a space for planting along the street boundary.
- Asymmetrical roof design reduces volume viewed from the rear.
- Street façade is two storey, lower ground floor only visible above the landscape to the rear due to topography.
- Large rear gardens with semi-mature tree planting increasing privacy between plots and neighbouring properties.
- Both units dual aspect with excellent natural light and outlook



Bird's Eye View of Proposal from Sanderstead Road



Bird's Eye View from Purley Oaks Road



Eye-level view from the rear garden of 145 Purley Oaks Road



Street view on Sanderstead Road
240 Sanderstead Road shown to the right



Street view on Sanderstead Road
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Relationship to immediate context

The character of this portion of Sanderstead Road is distinctly suburban - plots of land with houses that are set back from the street but built relatively close to their respective plot boundaries. The predominant architectural language is traditional but the new developments identified earlier in the document present more contemporary architectural styles that contribute to the evolution of the area's character.

The proposed scheme is composition of some of the positive features of the local vernacular character, including:

- A symmetrical façade
- Massing is reduced by the sloping roof forms
- A centralised gable form that stands proud from the main building line.
- House set back from the street in response to the siting of houses on neighbouring plots, and to provide improved privacy
- House built into the topography to reduce volume above ground and provide additional living accommodation without impacting the amenity of neighbouring plots.
- Set back of the proposed house from the plot boundaries corresponds with the built context - both nos. 238 and 240 are wide houses that occupy most of the plot width, leaving narrow access along the side to the rear gardens.

The proposal excludes the more negative elements such as:

- The dominance of cars and car parking: we propose a car-free development which will optimise outdoor amenity space and avoid expanses of hard surfacing.
- Low quality materials ie. upvc windows: we propose a composition of high quality materials and systems that will deliver an exceptional standard of architecture.
- Lack of greenery in the front garden: we propose an intensively planted border along the back of pavement



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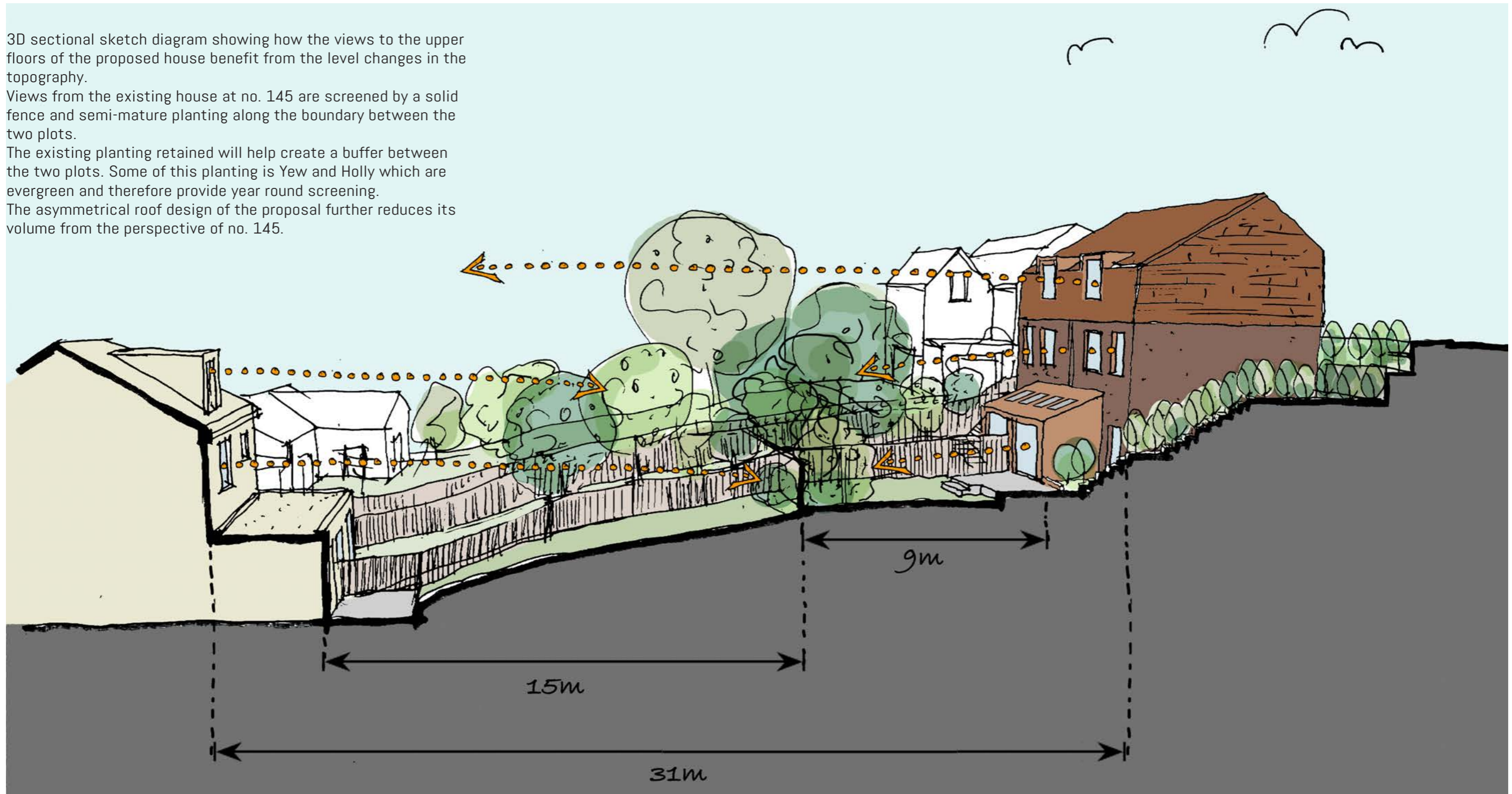
Relationship to the Host Dwelling

3D sectional sketch diagram showing how the views to the upper floors of the proposed house benefit from the level changes in the topography.

Views from the existing house at no. 145 are screened by a solid fence and semi-mature planting along the boundary between the two plots.

The existing planting retained will help create a buffer between the two plots. Some of this planting is Yew and Holly which are evergreen and therefore provide year round screening.

The asymmetrical roof design of the proposal further reduces its volume from the perspective of no. 145.



04 Conclusion

Red Banksia and KHD Architecture are seeking to deliver a high quality development on this site that will improve local character and realise this site's potential in providing high quality, sustainable new homes in the Borough.

This document presents two family homes that have been carefully designed so as to be sensitive to the immediate neighbours and to contribute positively to the evolving local character. Care has been taken to respect the privacy of neighbours and to balance the traditional suburban character with the need for increased housing density. The proposed composition of contextual design features with high quality materials and systems will deliver an exceptional standard of architecture.

There are several protected mature trees on the neighbouring land which have been surveyed by an arboriculturalist, and the proposed development does not impact on their RPAs or crown spread. The pollarded lime trees and other trees at the boundary of Sanderstead Road were removed by the former owner prior to the sale of the existing dwelling and development plot to Red Banksia.

To compensate for this loss of vegetation, intensive shrub planting and a significant number of semi-mature trees are proposed to ensure that the 'green' character of this site is reinstated. The development will incorporate native species that encourage and support biodiversity and so will deliver a significant improvement to the biodiversity value of the site.



05 About us

KHD Architecture Ltd is a London based practice with a wide range of experience in the planning and procurement of residential and interior developments including new build houses, house extensions, urban design and master planning.

KHD Architecture works on a wide variety of projects, and in all cases provides a pro-active, friendly and professional service, tailored to suit the requirements of each client. Our logical and practical approach has led to repeat work from clients who recognise the added value that we bring to a project.

KHD Architecture can provide the following services:

- Project brief development
- Stakeholder consultation
- Site appraisal & feasibility studies
- Identifying potential sites
- Proposals for challenging urban sites
- 3D Visualisations
- Planning applications
- Full construction packages



A community of four terraced houses



Garage infill site in London



Four luxury family houses



Nine Apartments on a prominent corner plot



A: 234 Green Lane, London SE9 3TL
T: 07444 741 827
U: info@khdarchitecture.com

145 Purley Oaks Road
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