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# 04- Proposal

## Concept

The design is a contemporary reinterpretation that draws from the better examples of local architecture in terms of form, massing and material palette.

The concept is to create a pair of simple, well proportioned gables that break up the perceived bulk of the building and provide visual relief in the street scene.

The matching gables are expressed with a stack brick and soldier course 'frame', and windows on the principle elevation are set within deep metal reveals that provide depth and interest to the facade.

The gables are separated by a pitched roof that runs between and forms the entrance into the building.



Concept sketch.

## Design Development

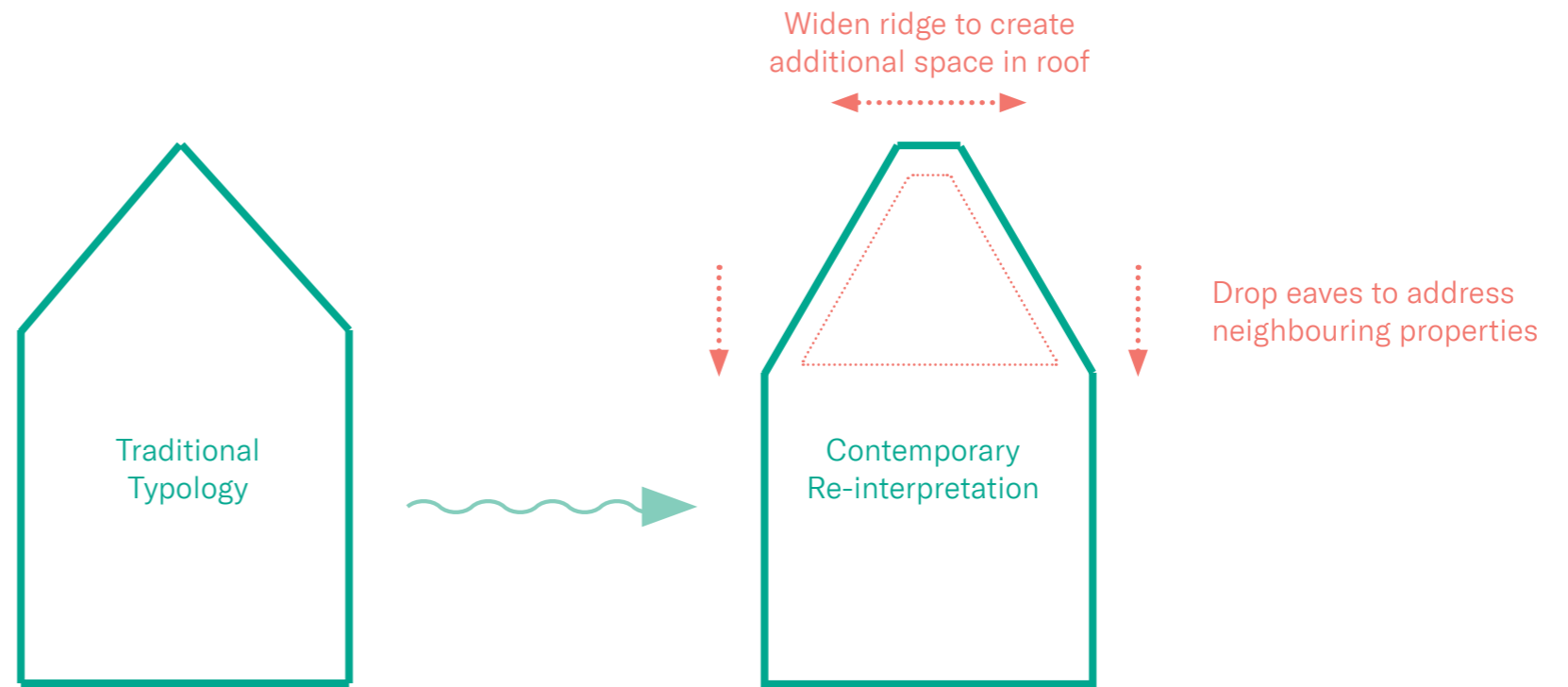
Although the proposed building is contemporary in style and appearance the approach is grounded within the local historical and architectural context.

There are many examples locally of 2-storey buildings with roofs large enough to create additional accommodation, as highlighted in the character appraisal. Generally these properties date from the 1930's and 1950's and are twin gabled with large pitched roofs.

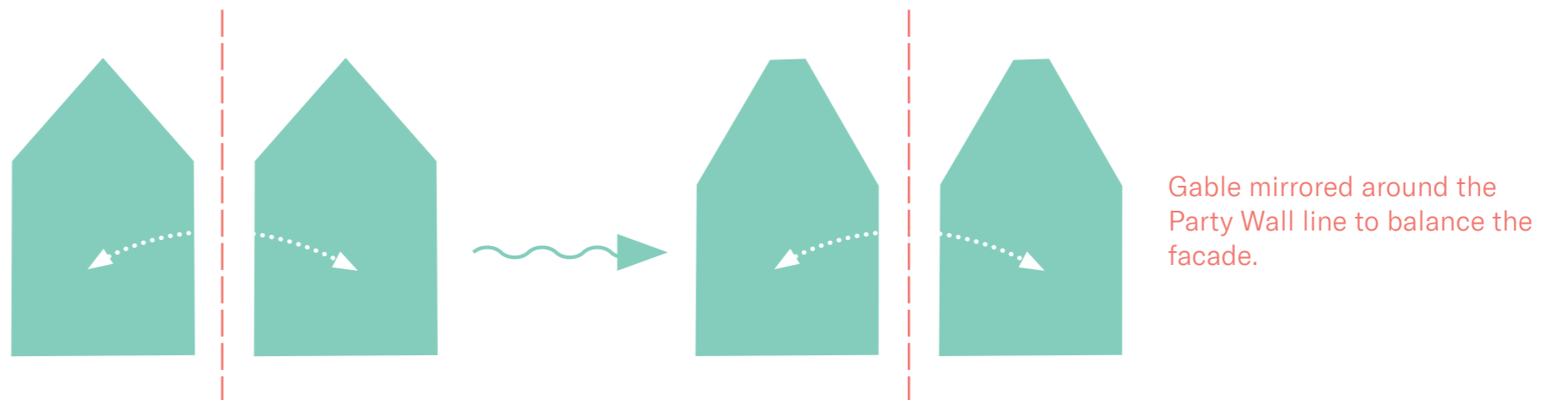
This typology has been adapted to create a building that is suitable for the site and its immediate surroundings, as well as the needs and requirements of modern living.

A key architectural move has been to drop the eaves height to address the smaller neighbouring properties either side. In order to maintain the use-able roof space the ridge has been flattened out and widened. This creates a striking silhouette that is more contemporary in appearance.

In order to match the local typography the principle elevation is composed of a pair of gables, mirrored around the centre line of the building.



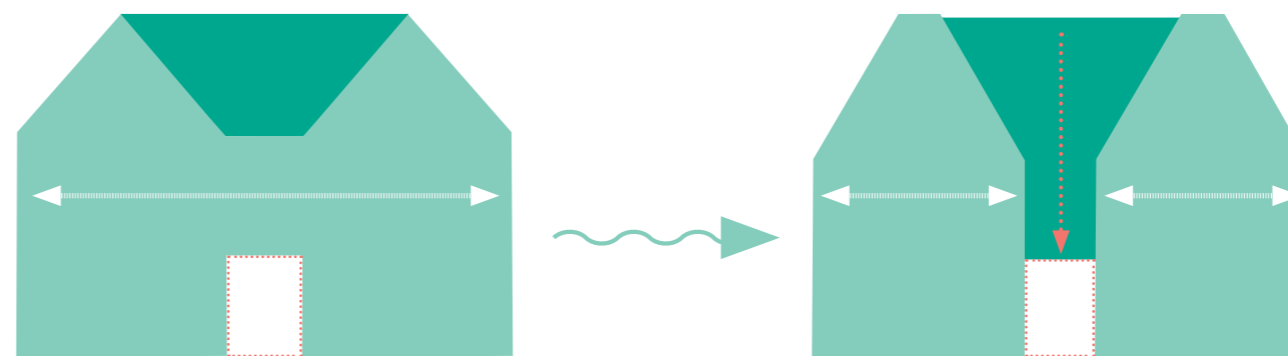
Proportion and Scale.



The contrasting tiled roof finishes are taken over the eaves and through the centre of the elevation. This provides a clear break between the gables, reducing perceived width and mass of the building and marking a clear entrance point.

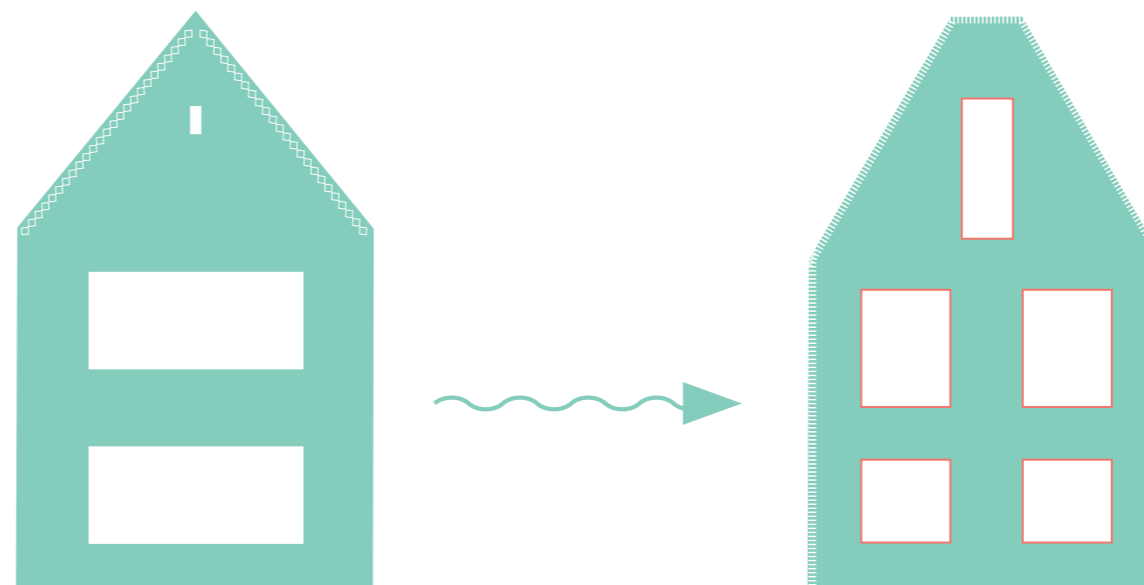
Generally the traditional style gable facades are well proportioned with large windows, brick lining under the roof line and decorative motifs to help balance the facade.

These principles have been retained in the proposals - windows are generously proportioned, and the second floor central window helps to provide balance to the facade. A decorative brick frame subtly references the local architectural style and reinforces the gable shape.



Contrasting roof finishes taken over eaves to break up elevation and highlight the main entrance.

Materiality and Entrance.



Typical 1930's strip windows replaced with larger, well proportioned fenestration. Windows framed to add depth. Brick detailing reinforces gable.

Fenestration.

## Appearance & Materiality

The material palette draws inspiration from the colours and textures of the surrounding buildings and reinterprets them in a contemporary manner.

A white brick with light mortar has been chosen as a robust alternative to the white rendered finishes used extensively in the area. The white brick is set off by a contrasting red clay tile and red brick with matching mortar, again both very common in the area.

The principle facade is intended as a simple, well proportioned composition and the material treatment reflects this. A stack bond and angled soldier course coping subtly frames each gable, and the facade is punctured by deep metal frames that house the generously proportioned windows.

Metal copings and rainwater goods (not visible on the principle facade) are finished in matt white to match the brickwork



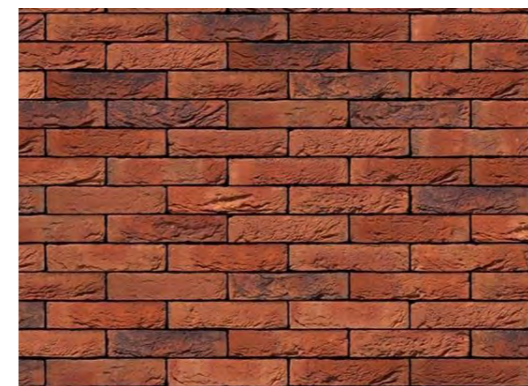
Principle elevation - material composition



1. Clay tiles with scattered colours.



2. White textured brick with light mortar.



3. Red multi brick with dark mortar.



4. Protruding metal framed windows.



3D render looking from the South.



3D render looking from the North.

## Response to Pre-planning Feedback

### Housing Mix, Living Conditions and Accessible Design

- A mix of property types is proposed, and over 30% are 3-bed dwellings;
- Private amenity spaces are provided for each dwelling that exceed the national space standards;
- Plans layouts are large and well organised;
- All windows in the side elevations are to be obscured, providing privacy and protecting visual amenity. Principle outlook is to the front and rear of the building;
- Where possible balconies have been inset within the fabric of the building;
- Ground floor apartments all have private, defensible amenity space, and the external spaces have been designed to reinforce this;
- An M4(2) wheelchair accessible dwelling is provided on the ground floor;
- A lift has not been provided, in accordance with the Planning Officers advice;
- Step free access is provided to the ground floor flats and shared amenity spaces.

### Character and Townscape

- A character appraisal has been carried out and has actively informed the development of the design. The proposal is a contemporary reinterpretation, as described within the Croydon Sub-urban Design Guide;
- The scale, height and massing of the building (that was considered appropriate) has not changed;
- Two 3d visuals are provided with the application.

### Site Layout, Public Realm and Access

- The refuse store has been relocated to the side of the building to improve the site frontage and outlook from the apartments;
- The bicycle store has been relocated to the side of the property where it will be secure and out of view;
- The shared amenity space is now fully accessible via an external platform lift.

### Architectural Expression

- The design is a draws directly from the architectural and historical character of the local area;
- The form, material palette and architectural detailing are a direct response to buildings within the immediate context.



## Croydon Suburban Design Guide (SDG)

The proposals meet the overarching development principles below which support the strategic objectives and Strategic Policies SP2 and SP4 of the Croydon Local Plan:

- Provide the right mix of homes in the right location
- Improve or positively contribute to local character
- Minimise impact on neighbouring amenity as far as possible
- Safeguard for future development of neighbouring sites
- Embody environmentally sustainable development

The following excerpts outline the key guidance that informed the development of the design.

### 2.3 Delivering the Right Homes:

The proposals represent an efficient use of the site, providing a mix of units including a minimum 30% 3-bed properties in accordance with section 2.3 of the SDG.

Balconies, terraces and shared outdoor amenity spaces are provided for every unit in the development.

### 2.7 Defining Character:

A character appraisal has been carried out on the local area and design is a clear evolution of this.

### 2.8 Approaches to Character:

Section 2.8 of the SDG identifies three broad approaches of how to respond to local character in the design of new development, and applicants are encouraged to follow one of these approaches.

The proposals are a **contemporary reinterpretation** - clearly reading as a contemporary building whilst working with traditional character forms, features and materials that are predominant in the area.

## 2.10 Heights of Developments Facing the Street:

The Croydon Local Plan states that buildings across the borough should generally be of at least three storeys.

In the case of our site, where at least one of the neighbouring buildings is single storey (albeit with rooms in the roof), it is advised that this can be achieved by following the principles of figure 2.10d



Figure 2.10d: Where surrounding buildings are predominantly single storey, new development should seek to accommodate a third storey within the roof space.

## 2.11 Form of Projections Extending Beyond Rear Building Lines:

The development follows the 45 degrees rule demonstrated in figure 2.11b and the flank walls are designed to minimise visual intrusion on neighbouring properties.

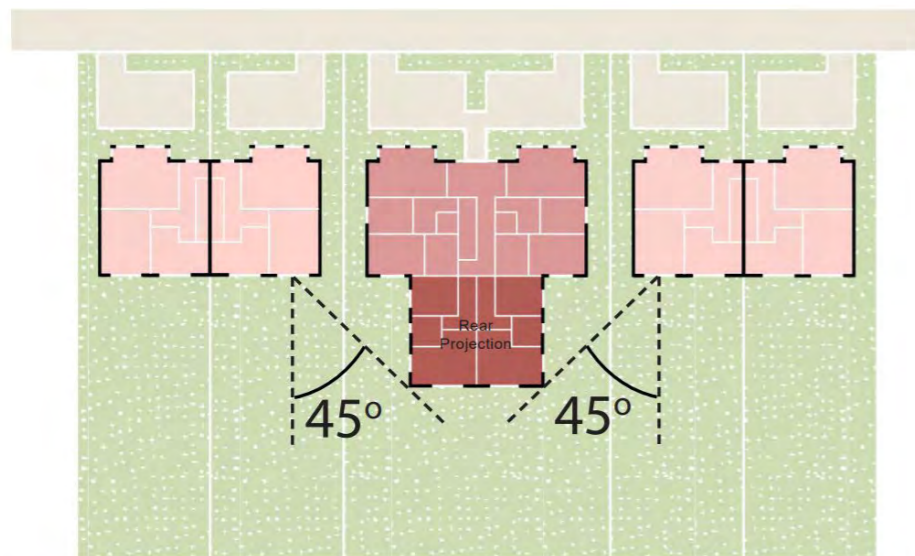


Figure 2.11b: Depth of projection no greater than 45 degrees as measured from the middle of the window of the closest ground floor habitable room on the rear wall of the main neighbouring property on both sides.

## 2.20 Basements and Working with Topography:

The development takes advantage of a sloping site by creating a lower ground parking area and external terraces for the ground floor apartments. The external terraces and associated landscaping has been designed to meet the principles outlined in figure 2.20c.

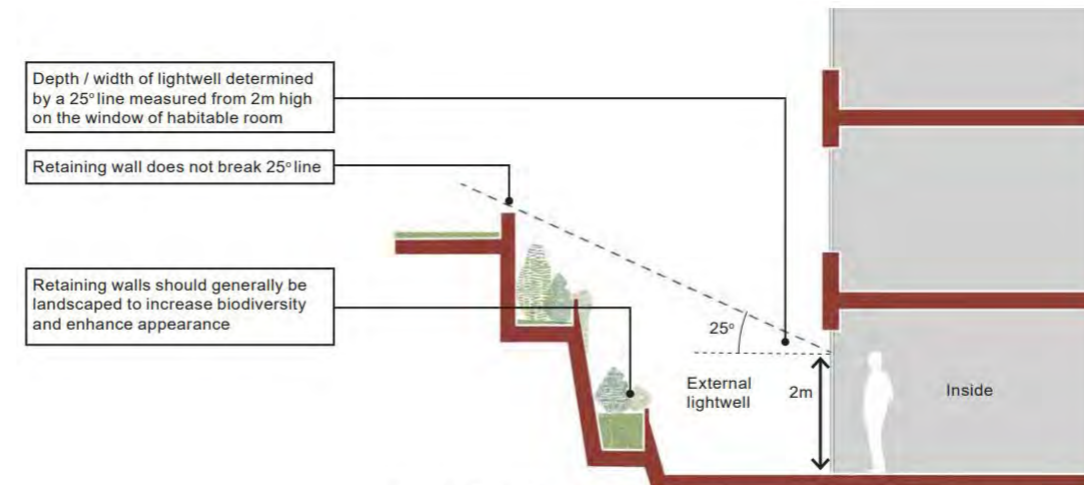


Figure 2.20c: Section showing the design guidance for creating a light well for a basement or lower-ground floor.

# 05- Amount & Layout

Floor	Unit/Space Type	Flat Type	Accessability	Area sqm	Amenity Space sqm
<b>Ground Floor</b>	Shared circulation space	-	-	23.1	-
	Flat 1	2 Bed, 3 Persons	M4(2)	69.2	11.7
	Flat 2	1 Bed, 2 Persons	M4(3)	61.7	7.2
	Overall GIA (inc. Party Walls etc)	-	-	162.6	-
<b>First Floor</b>	Shared circulation space	-	-	21.4	-
	Flat 3	1 Bed, 2 Persons	M4(1)	57.3	5
	Flat 4	2 Bed, 3 Persons	M4(1)	76.2	6.3
	Overall GIA (inc. Party Walls etc)	-	-	156.7	-
<b>Second Floor</b>	Shared circulation space	-	-	21.4	-
	Flat 5	3 Bed, 5 Persons	M4(1)	95.7	9.7
	Overall GIA (inc. Party Walls etc)	-	-	109.8	-

<b>Total GIA</b>	<b>429.1</b>
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Schedule of areas.

## External Frontage

The design proposes the following:

- 2no. vehicular parking spaces;
- Secure storage for 9no. bicycles;
- Enclosed storage for refuse and recycling.

### Parking

The proposal includes 2no. vehicular parking spaces, including an accessible parking bay in accordance with M4(2).

A transport report is included as part of the application.

### Bikes

9no. secure cycle storage spaces are provided, exceeding the requirements of the London Plan. The store is located to the side of the building for increased security and improved views in and out of the plot.

### Refuse & Recycling

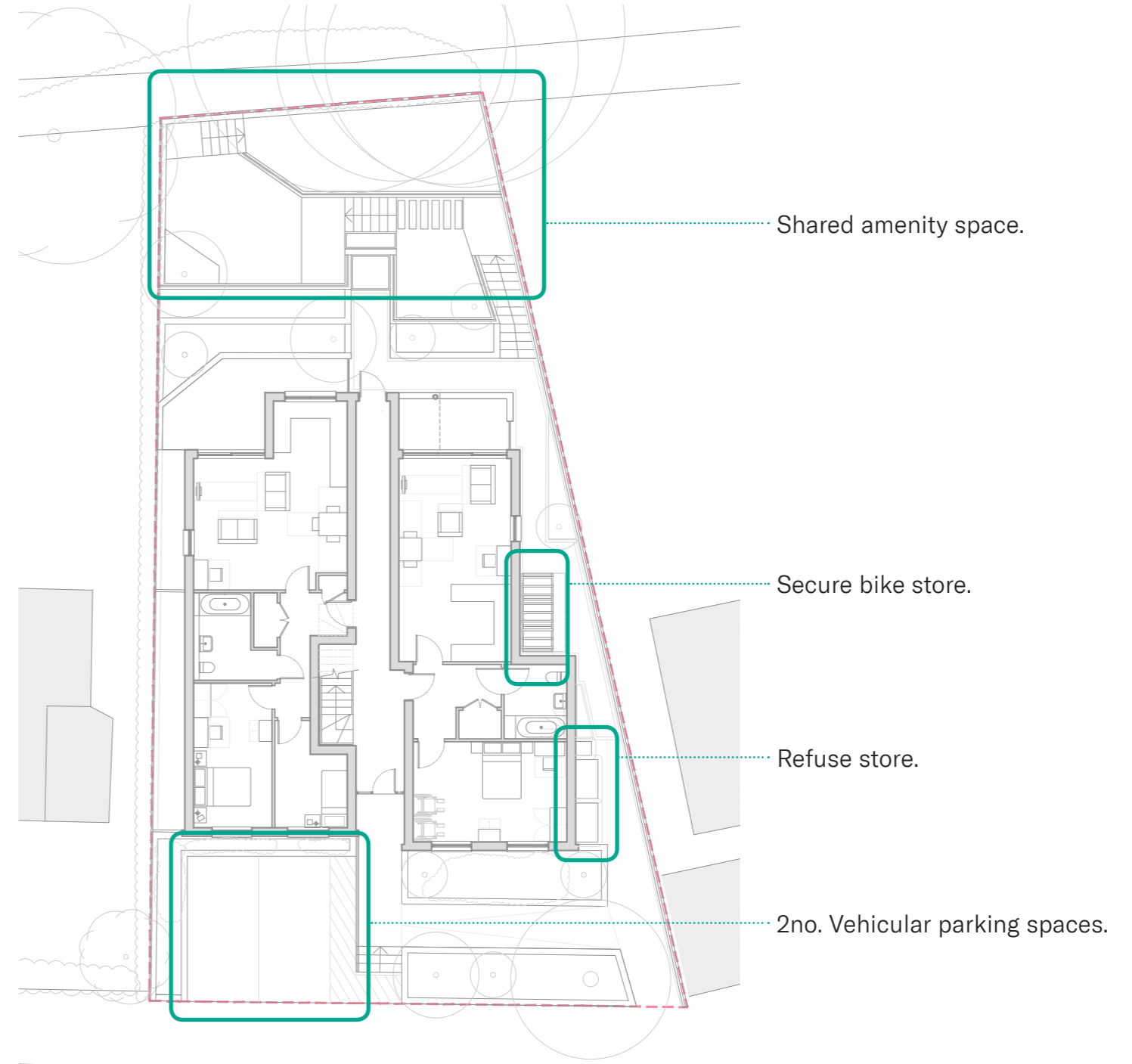
Refuse storage requirements have been calculated in accordance with the Waste and Recycling in Planning Policy Document 2015 (Edited October 2018), produced by the waste management team.

The store is discreetly located to the side of the building, level with the footpath and within 20m of the public highway where collections will take place.

### Access and Soft Landscaping

The proposed entrance level sits approximately 750mm above the level of the footpath, therefore a ramped entrance is required to adhere to Building Regulations Part M4.

As much of the building frontage has been given over to soft landscaping as possible, and a number of raised planters are included to soften the view into the site. Full details can be found within the Landscape Architects information.



Ground floor plan

## Upper Floors

### Accommodation

The development proposes the following accommodation:

Unit 1	2b 3p	69sqm
Unit 2	1b 2p	62sqm
Unit 3	1b 2p	57sqm
Unit 4	2b 3p	76sqm
Unit 5	3b 5p	95sqm

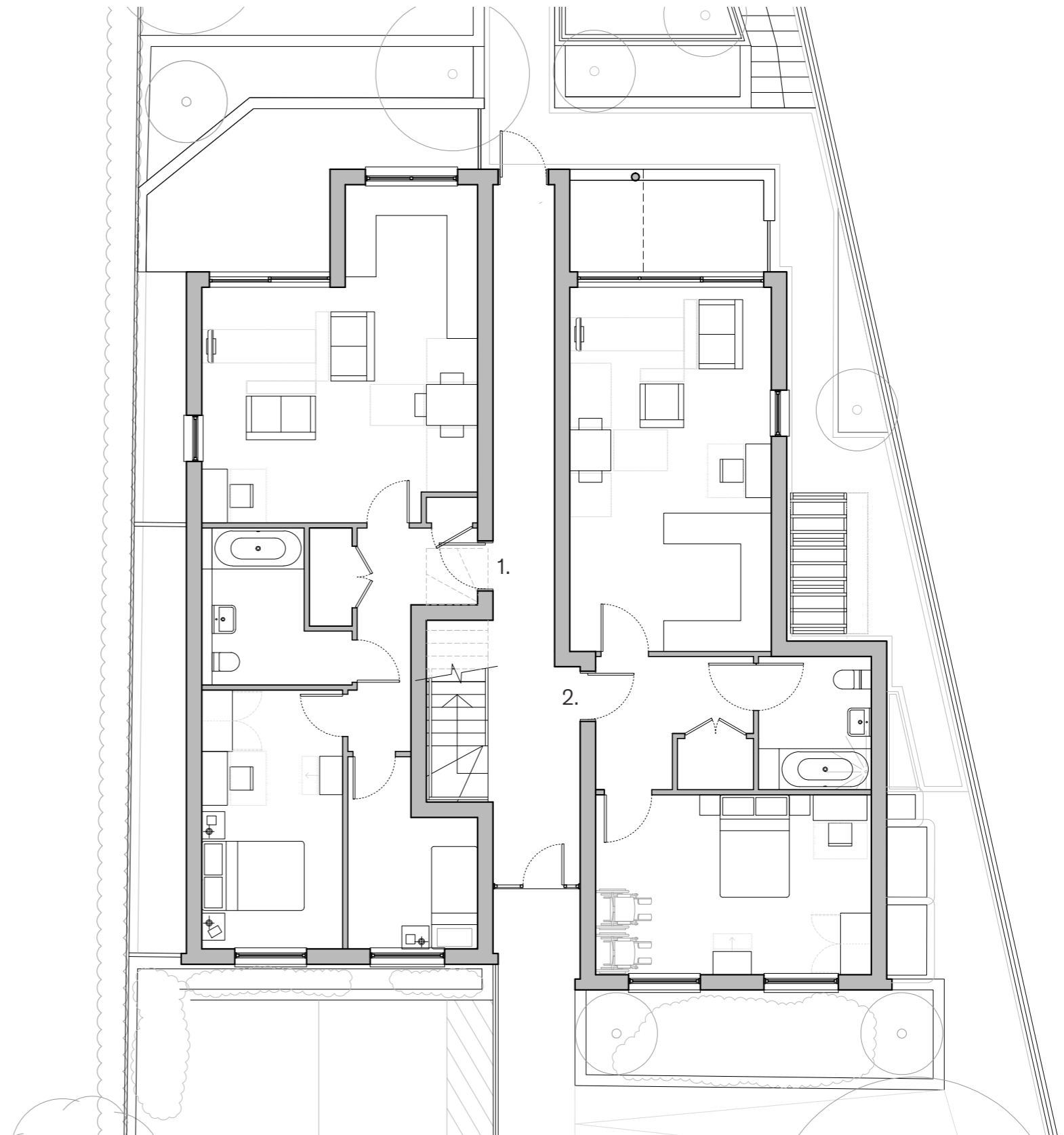
### Layout

The layout is based around a centralised circulation core that services 2no. apartments at ground and first floor, and 1no. apartment at second floor roof level.

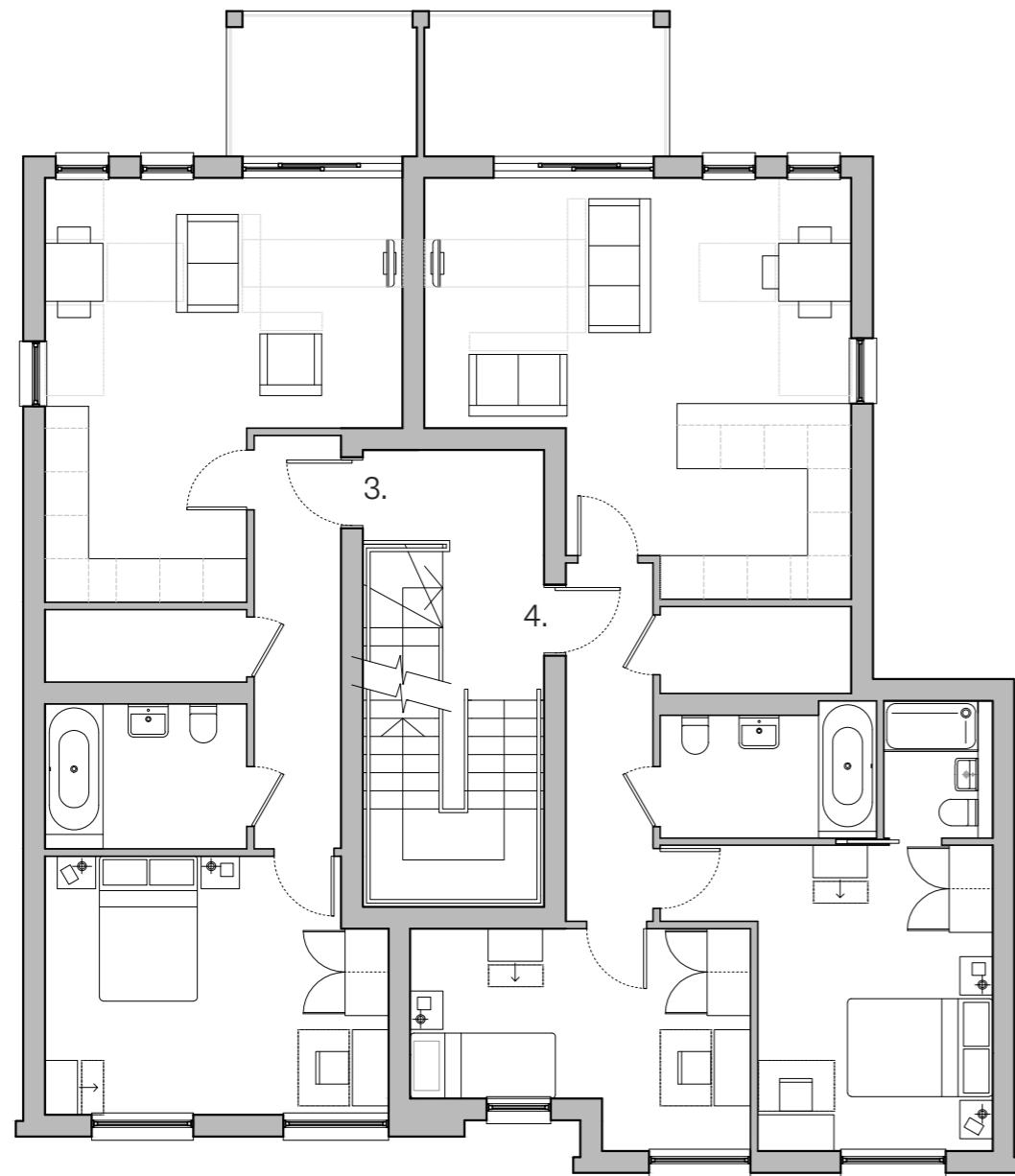
Bedrooms are generally located to the front (North-East) of each apartment, with principle living spaces all located to rear, overlooking shared gardens and amenity space and offering the best level of privacy. Bathrooms, circulation and storage spaces are all located in the centre of the plan where outlook is limited.

All private amenity spaces are accessed via the living areas with views into the shared garden. At ground and second floor the private amenity spaces are external, and at first floor they are set within the building envelope and fully covered.

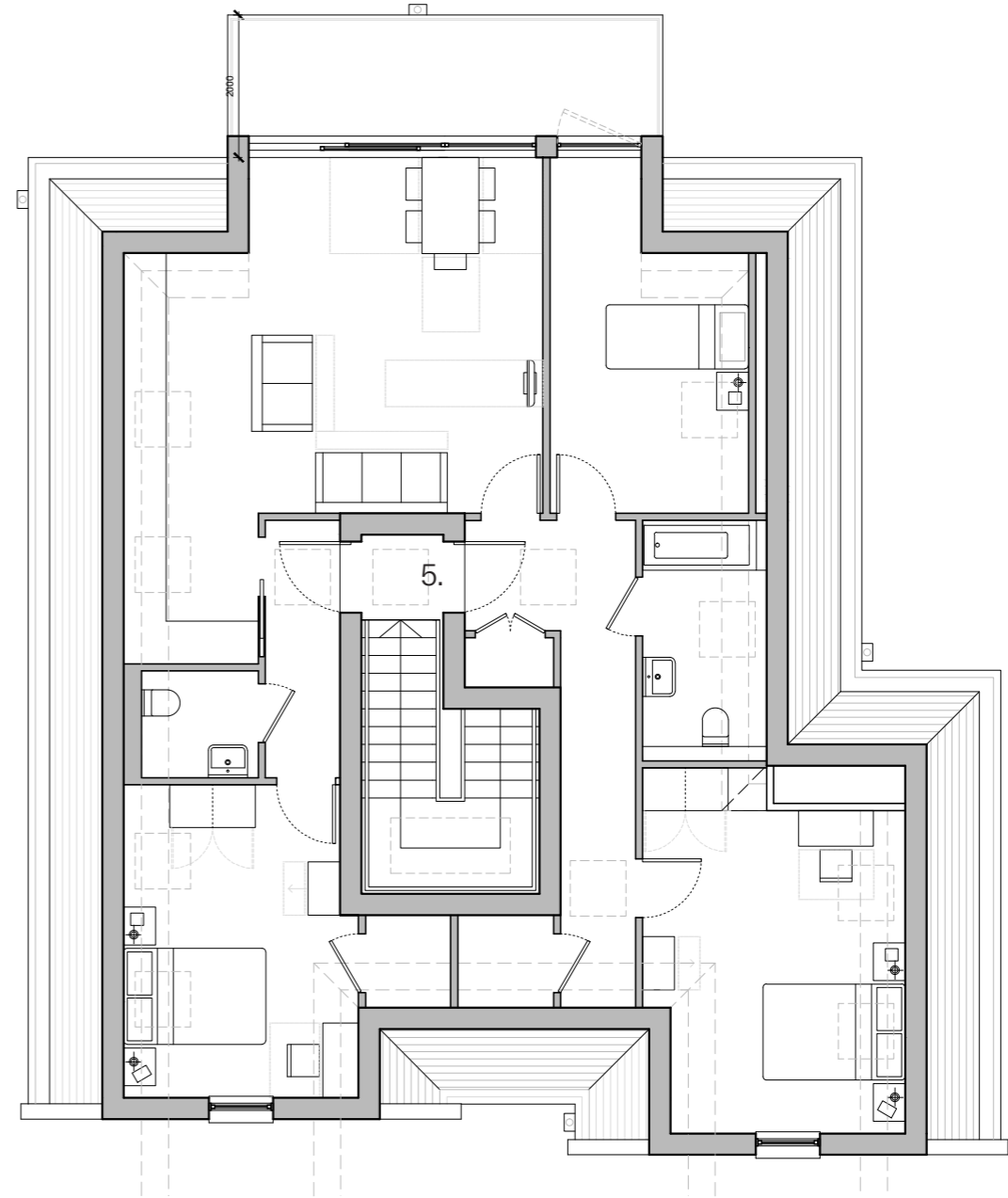
All apartments meet the minimum space standards set out in the London Housing Design Guide and are all double aspect with views to the front and rear.



Ground floor plan



First floor plan



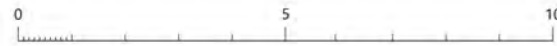
Second floor plan

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# 06– Landscaping

## Landscaping

A landscape design has been carried out by Studio Bosk and is submitted as part of the application. The landscape general arrangement plan is shown on the opposite page.



- ### KEY HARDWORKS
- SITE BOUNDARY
  - SAWN SANDSTONE PAVING  
Manufacturer: Marshalls or similar  
Size: 400x400x50mm, Colour: Light grey
  - PERMEABLE CLAY PAVERS  
Manufacturer: Wienerberger or similar  
Size: 200 x 100x 65, Colour: Light Grey
  - LOOSE GRAVEL  
Manufacturer: Contractors choice Size: 6mm, Colour: Norweigen
  - SLOT DRAIN  
Manufacturer: Contractors choice  
Size: As shown
- ### FENCING:
- EXISTING FENCE  
To be retained and made good where necessary
  - BRICKWORK WALL 215mm WIDE  
Colour to match building, brick on edge coping height as shown
  - RETAINING WALL WITH PORCELAIN TILE FINISH  
Colour to match building, brick on edge coping height as shown
  - 1.8 VERTICAL SLAT CEDAR HIT AND MISS FENCE  
Cedar posts, Vertical Softwood, 95x8mm Boards spaced at 100mm centres on internal battens 50x19mm
  - 1.1 METAL RAILING  
Colour to match building fenestration, vertical flat bar railing and gates to architects details
- ### LIGHTING:
- INGROUND UPLIGHTER LED  
Ligman, Kios, KI-60731-N-W30
- ### SPOT HEIGHTS:
- EXISTING LEVELS
  - PROPOSED LEVELS
- ### SOFT LANDSCAPE:
- SMALL SCALE TREE  
Up to 4m Refer to planting plan for further details
  - MEDIUM SCALE TREE  
Up to 8m refer to planting plan for further details
  - EXISTING VEGETATION RETAINED  
With Root Protection Zone as per BS5837
  - PROPOSED ORNAMENTAL SHRUB BED  
Refer to planting plan for further details
  - PROPOSED GENERAL AMENITY TURF  
Refer to planting plan for further details
  - PROPOSED WILDFLOWER SEED  
Refer to planting plan for further details
- NOTE:**  
Please note that any block paved communal and public parking areas will be demarcated with 'T' and 'L' buff coloured concrete blocks.
- All service covers, manholes and ironworks need to be aligned with block paving and coordinated with surface finishes. All underground service routes will be a minimum of 2m from tree planting positions.





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# 07- Fire Statement

## Fire Statement

The proposed scheme has been designed to comply with The Building Regulations Approved Document B Volume 1: Dwellings, 2019 edition incorporating 2020 amendments.

### Means of Warning

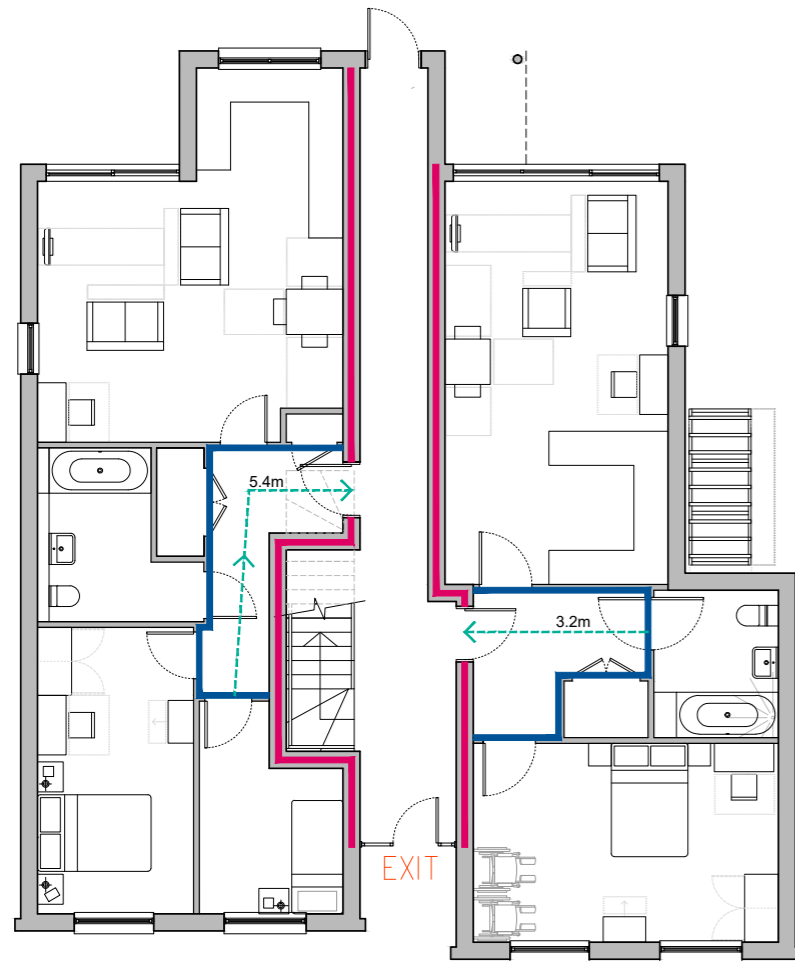
All dwellings will be fitted with a mains operated fire detection and alarm system to a minimum Grade D2 Category LD3 standard.

### Means of Escape

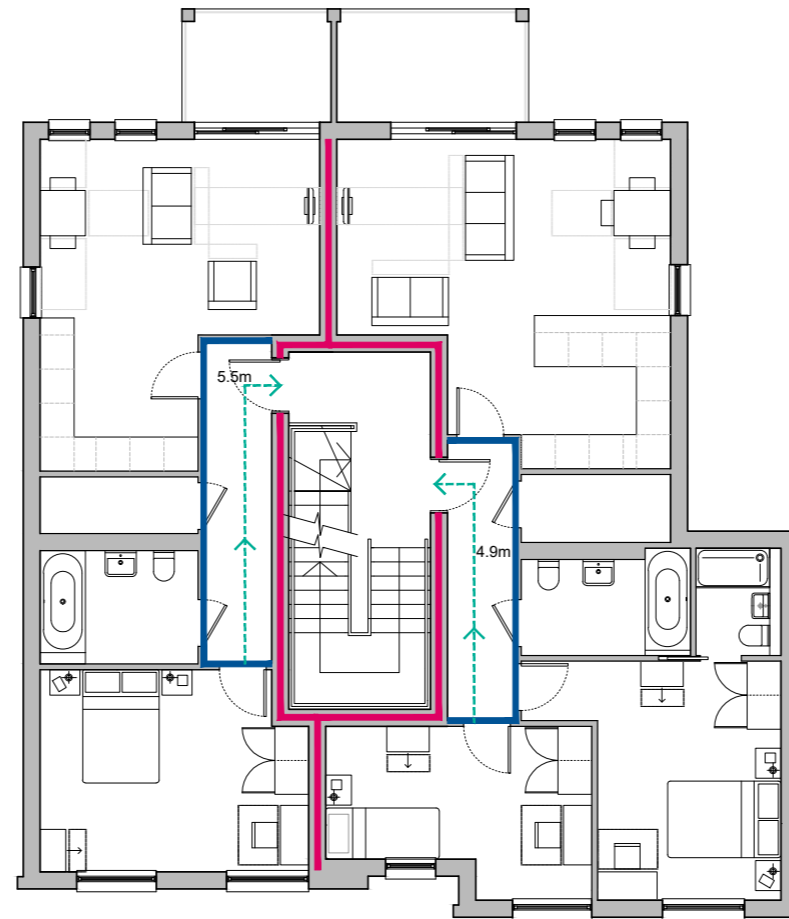
The internal layout of the flats has been designed to satisfy the regulations for flats with storeys more than 4.5m above ground level. All the flats are within 7.5m of a protected (minimum REI 60) common stair / stair lobby that leads to a final exit. The final exit at lower ground floor will comply with Part M4(3) and include a level threshold and a compliant ramp to footpath level.

### Firefighting

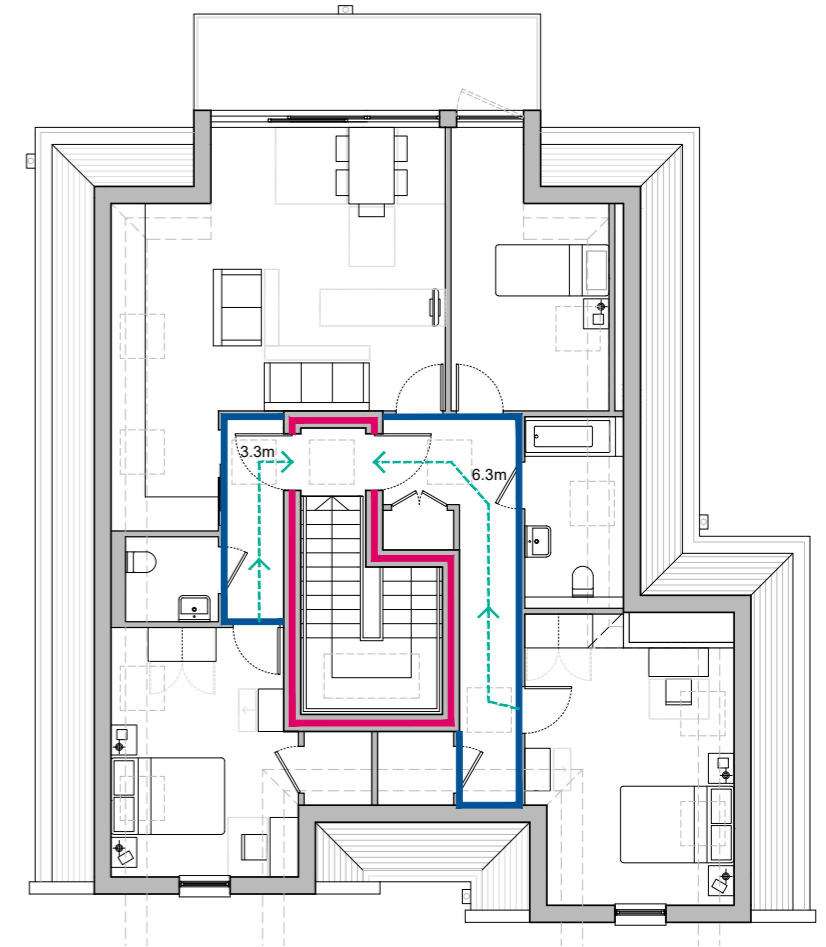
The scheme has been designed so that the fire and rescue vehicle can pull up directly outside the building. From this point every part of the building is within 45m measured along the distance of the hose of the pumping appliance.



Ground floor plan



First floor plan



Second floor plan

KEY.

	30min fire resistant construction.
	60min fire resistant construction.
	Dwelling travel route.
	Hose route.
	Dry Riser: Inlet.
	Dry Riser: Outlet.
	Final exit.

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# 08– Accessibility

## Accessibility

It was confirmed during pre-application consultation that due to the small number of flats being proposed, a lift would not be required. It was advised that a ground floor flat should be M4(3) compliant with step free access into the building. Flat 2 has been designed as a Category 3 wheelchair user dwelling.

### Approach to the dwelling:

Although there is not space to provide a fully compliant M4(3) car parking space on the plot, an M4(2) compliant space is provided. The parking area will be level with the current footpath with only drainage falls allowed for.

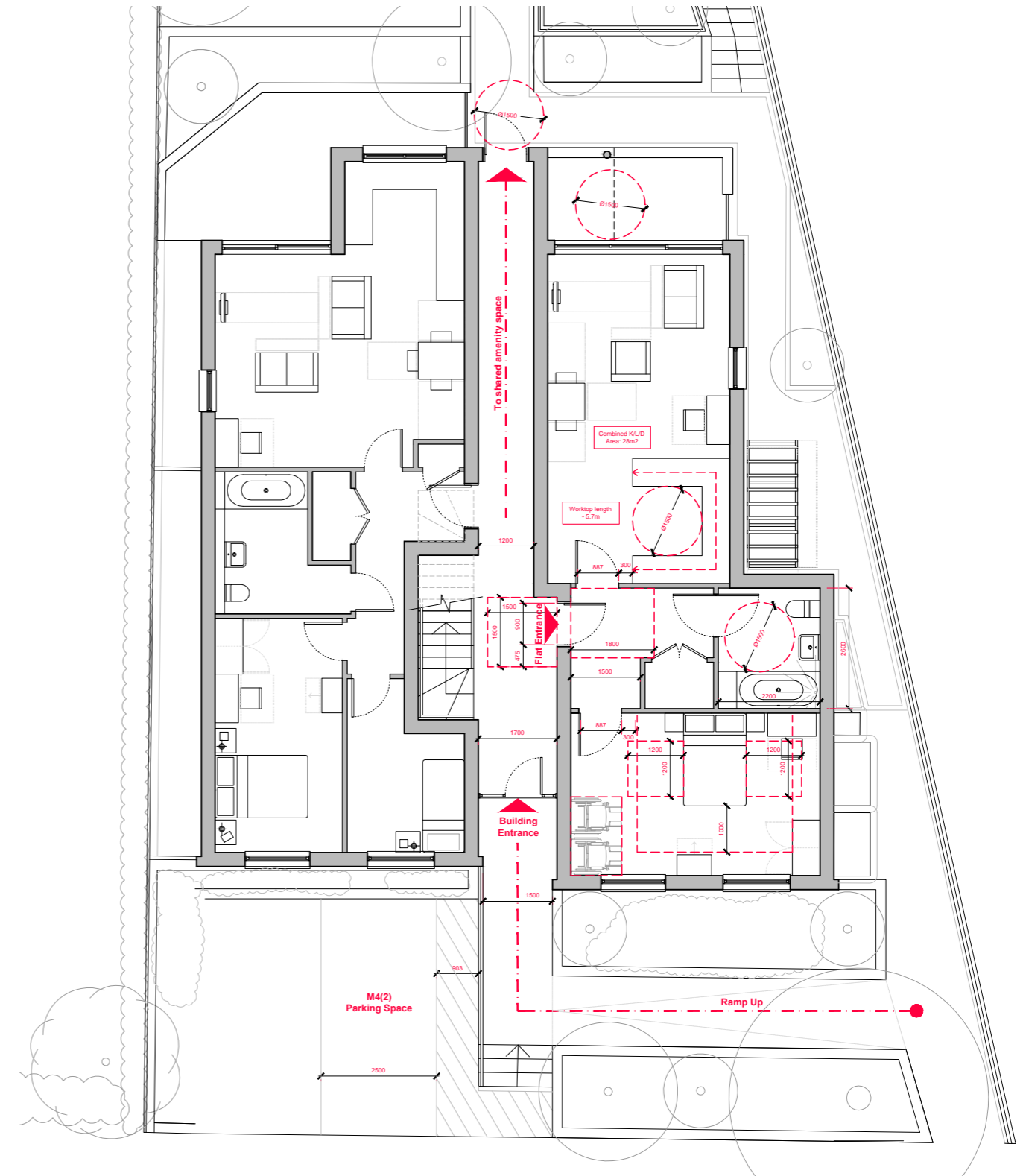
A fully compliant access ramp leads from the parking area into the main building, with step free access to the flat entrance via a min. 1.5m wide access route.

### Private entrances and spaces within, and connected to, the dwelling:

Flat 2 has been designed to meet the minimum standards set out in Part M4(3), as described in the annotated compliance plan shown opposite.

### Shared amenity:

Access to the shared amenity space is through the building via a 1.2m wide corridor with 1.5m diameter turning spaces at either end, and an external platform lift where significant level changes occur - refer to Landscape Architects design.



Flat 2 - M4(3) compliance plan



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