



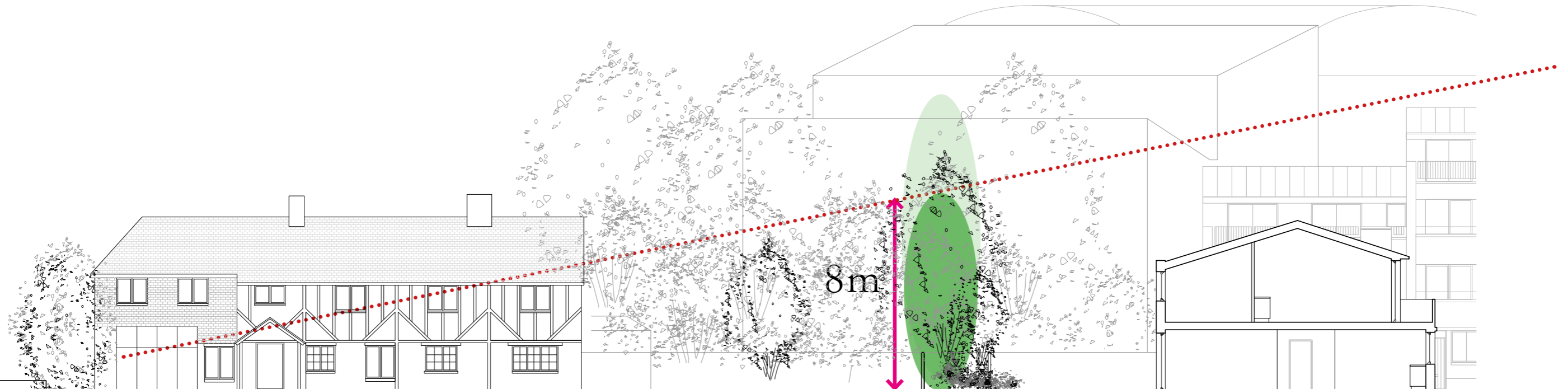
4.12 Listed Building :

One of the main considerations for the design of the scheme is minimising the impact of all aspects of the new scheme onto the listed Fir Tree Cottage.

The Cottage is set within a large, mature garden. This garden is surrounded by large mature trees. The boundary between the cottage garden and our site is defined by a group of trees referred to as G13 in the arboricultural report. This group is stated to be between 7-11m tall.

In the section below we have shown a hedge at the shorter end of this height at 8m tall. From a position in the Cottage site well away from the boundary there is no view of the proposed scheme and therefore there is no impact on to the listed building or its surrounding.

The new building that sits nearest the boundary with the Cottage are the smallest of the proposal. These are two storey but with the first floor set in the roof space to minimise the massing towards the cottage. The ridge height of this new building is slightly lower than the ridge of the Cottage.



4.12 Listed Building :

We have successfully worked on a number of challenging housing sites where there have been listed buildings immediately adjacent to the site.

The scheme shown here is for 9 new family homes on a constrained site in Caversham, Reading. The site is next door to a listed cottage that pre-dates any of the surrounding development in a similar way to Fir Tree Cottage on our Crawley site.

The scheme proposes a relatively dense but low rise housing proposal with two new terraces of houses facing the two streets.

Where we are adjacent to the listed building and the garden we have hipped the roof of the new house to reduce the massing. The proposal also references the forms and lower rise nature of the listed building and its materials.

The scheme is currently on site.



Listed Cottage and garden

Two new terraces of homes



New Terrace of homes

Listed Cottage and garden

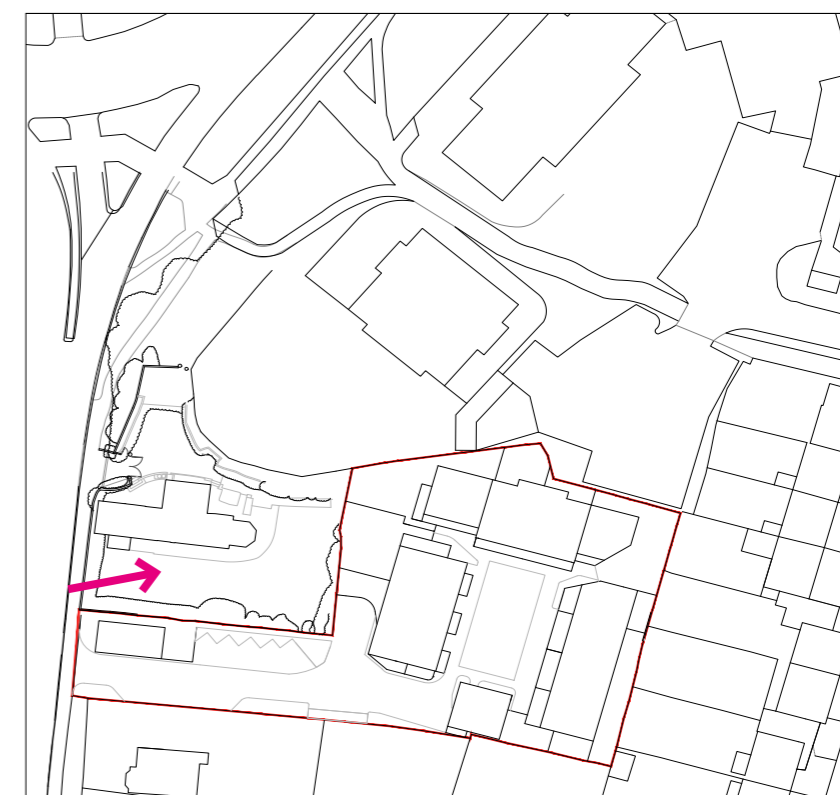


4.12 Listed Building :

The sketch opposite is based on a scaled model of the site and the proposal.

This sketch has been taken from around first floor level. This is because if we had taken the sketch view from the ground floor level there would be no view of any new building visible.

Even as far back into the site as possible and at first floor level the view of the tallest part of the proposal is negligible.



5.0 House Design :

5.0 Housing Typology : Warner Flats

Our scheme is arranged as a series of smaller new dwellings. We wanted to design a scheme that the massing, form and typology reflected the lower rise housing of the area. Therefore we rejected the more standard flatted block with single entrance, cores etc.

We have previously successfully worked on projects where we have utilised an old fashioned housing typology that provided smaller flatted dwellings in a building that still created a domestic scale street.

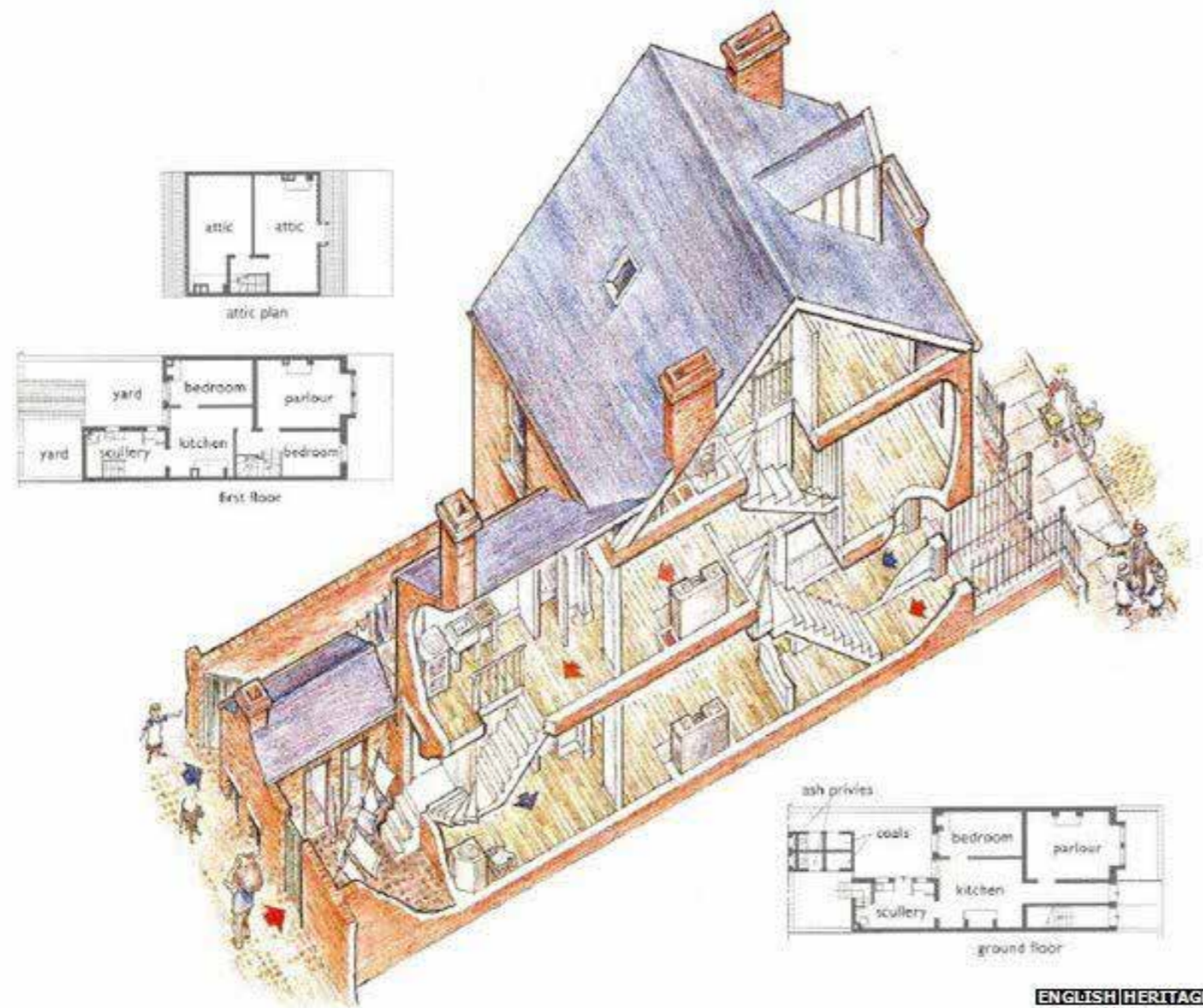
In the early part of the 20th Century there was an increased interest in new flatted developments. One of the most popular new forms of flatted developments were the Warner Flats.

Warner flats are a traditional English house type of development popular in the early 20th Century. They are also called Cottage Flats or Tyneside Flats. They are widely built in North London, particularly in Walthamstow and Leyton.

They reflect the English idea that many forms of housing development should look like a house and meet the street like a terraced house would. The Warner Flat typology involves two dwellings in one bay that appears like a house. There are two front doors to the street. The first leads directly into the ground floor flat and the second up to the second flat or maisonette on the upper levels.

This creates a small flatted block where everyone has their own front door on the street. The axo drawing opposite is by English Heritage and explains the basic principles of a traditional Warner Flat with the flat at ground floor with a rear courtyard garden and a two bed maisonette above.

This type of gentle street based density is ideal for our type of site and provides a very efficient housing type that also presents an active and welcoming street frontage.



5.0 Housing Typology : Warner Flats in Crawley

The stacked maisonettes principle similar to the Victorian Warner Flats described above has also been used as part of the Crawley New Town development. A good example of this is the Tileyard Parade.

At ground floor there are retail units. At first and second floor there are maisonettes.

These maisonettes are accessed via stairs at ground floor level. Amenity space is provided as a series of terraces and balconies.

We will be utilising this typology to provide our gentle density as part of our development.



5.1 Design Proposal : Typology

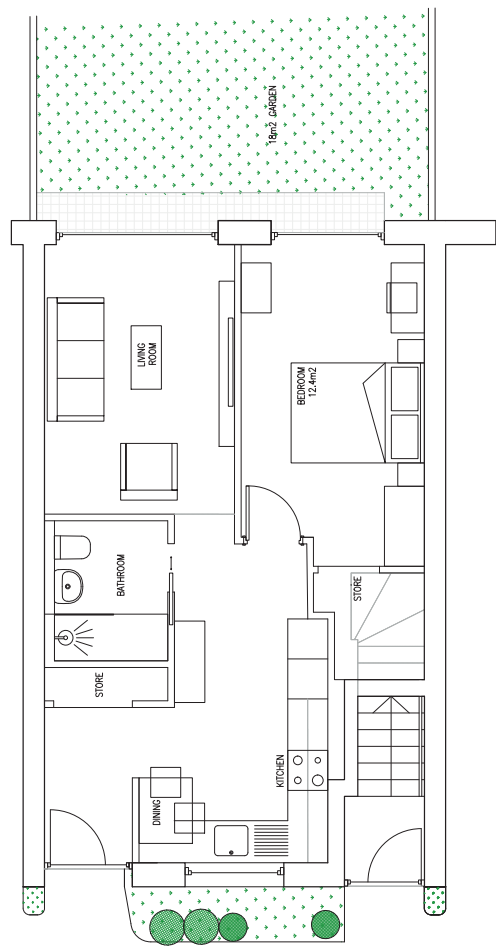
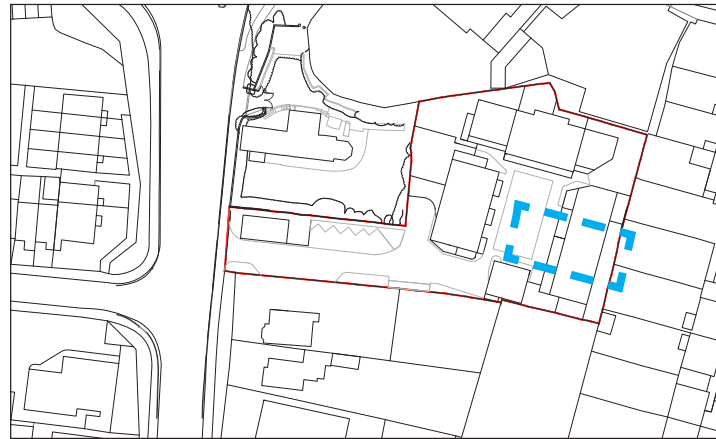
We have referenced the traditional English typology in our scheme. In using the Warner Flat typology we have created a flatted scheme with the look and feel of a traditional street based, low rise mews scheme. This also references the Tilegate Parade housing types in Crawley.

At ground floor level there is typically a 1 bed flat. This flat is accessed via it's own front door from the courtyard communal garden. The kitchen is located to the front of the dwelling as this provides the best balance between privacy and openness in the dwelling. To the rear there is the bedroom and the living room. Typically there is a rear garden or around 18-20m2.

The upper dwelling also has their front doors at ground floor level. This leads up to the first floor. At first floor level there are the two bedrooms and the bathroom. The massing at the top floor is stepped and set back to minimise the impact of the height to the new and existing dwellings. Windows here do not look to the rear to avoid overlooking the neighbouring properties.

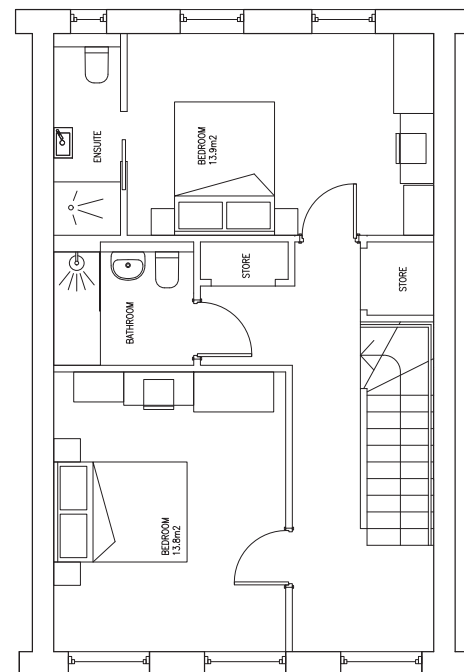
Amenity space is provided as a series of setback roof terraces accessed from the open plan living spaces.

Key Plan :



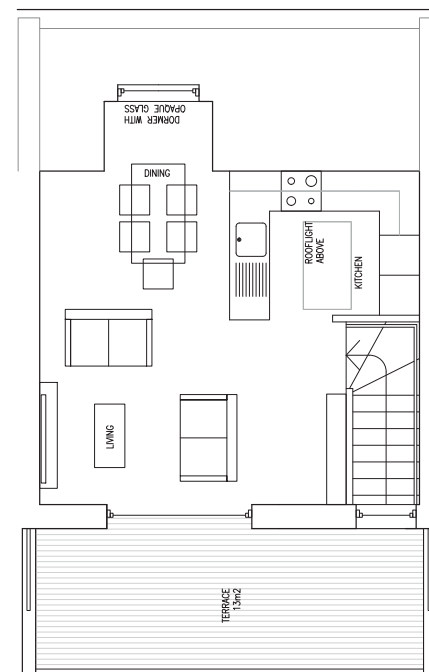
Ground Floor :

- 1 bed flat with rear garden
- + entrance up to the upper 2 bed maisonette



First Floor :

- 2 bed maisonette lower level



Second Floor :

- 2 bed maisonette Upper level



Typical Bay Elevation :

5.2 Design Proposal : Ground Floor

The site is accessed from London Road. A new 2 storey building sits at the front of the site in approximately the same location as the existing house.

The houses at the front of the site has a private rear garden. Along the access into the site there is the parking. We are providing 8 parking spaces for this city centre, well connected site. The parking spaces are intended to be in grasscrete or similar.

Planting is lines the boundary of the site.

The main west and east buildings consist mainly of the typical flatted blocks. At ground floor typically there is a 1 bed flat with a rear garden. The front doors to the upper dwellings are located along the front of the buildings. Therefore all the dwellings in the west, east and southern blocks have their own front doors. This creates an active frontage to the new landscaped communal garden sits in the centre of the site.

The units that surrounding the garden have their kitchens to the front of the dwellings. This provides the best balance between privacy and openness of the dwelling.

To the south of the site there is a smaller, two storey house with private garden.

To the north of the site there is a slightly taller flatted block. At ground floor the dwellings in this block all have their own external front doors.

All dwellings are dual or triple aspect with good amounts of private amenity space.



5.3 Design Proposal : First Floor

At first floor level the house at the front of the site has the two bedrooms and the main bathroom. This house is treble aspect but does not look back towards the existing listed house.

The western block has the upper floor of the house at the southern end. This is a treble aspect dwelling with a range of amenity spaces.

Next to this house there are two 1 bed flats with terraces to the front overlooking the communal garden.

To the south of the site is the upper level of the 2 bed house. This house is also treble aspect but has no windows overlooking towards the existing neighbouring site.

The eastern block provides four units. At first floor there are the lower levels of the 2 bed maisonettes. These have views to the east and west.

The taller flatted block to the north has three dwellings at first floor following a very similar arrangement as ground floor.

The dwellings in the northern block also help to provide views over what is currently a poorly overlooked space next to the existing taller flatted blocks.

All dwellings are dual or triple aspect with good amounts of private amenity space.



5.4 Design Proposal : Second Floor

The northern flatted block has three flatted dwellings. These are all either dual or triple aspect. There is also the top floor of the 3 bed house to the eastern side of the building.

The eastern block has the top floor of the four maisonettes. This consists of the main living spaces for the units. The second floor of these units is setback from the building frontage and set within a pitched roof.

All dwellings are dual or triple aspect with good amounts of private amenity space.



5.5 Design Proposal : Third Floor

There are only two dwellings at third floor. These are set within the roof space of the taller block. The front of the flats is setback from the front edge of the building to minimise the impact of this third floor. This space creates a south facing roof terrace.

The flats are 1 bed flats. There are no windows facing to the side and the flat is dual aspect with long views to the north and south.

The location of the third floor accommodation is in the centre of the plan, well away from the existing housing to the west and east. The very small amount of third floor is intended as the southern part of the small cluster of taller buildings to the north of our site.

