



London Road, Crawley

Design Developments

by Gouldstone and Co. Architects

Living Danish

December 2024

0.0 Introduction :

This short document outlines the design development of the scheme following our formal pre-application discussions, written feedback and later discussions.

The scheme has incorporated the advice from the various planning officers at Crawley and also has developed to incorporate the advice from our consultants.

These include the potential flood path through the site, the existing trees, tracking of cars and refuse trucks in the site, the development of a comprehensive landscape scheme to provide the on-site BNG of over 10% along with various other technical items.

Pre-Application Feedback

The information here is the itemised out feedback from the Design Officer on the pre-application submission information. The original comments are in black and our responses are in red.

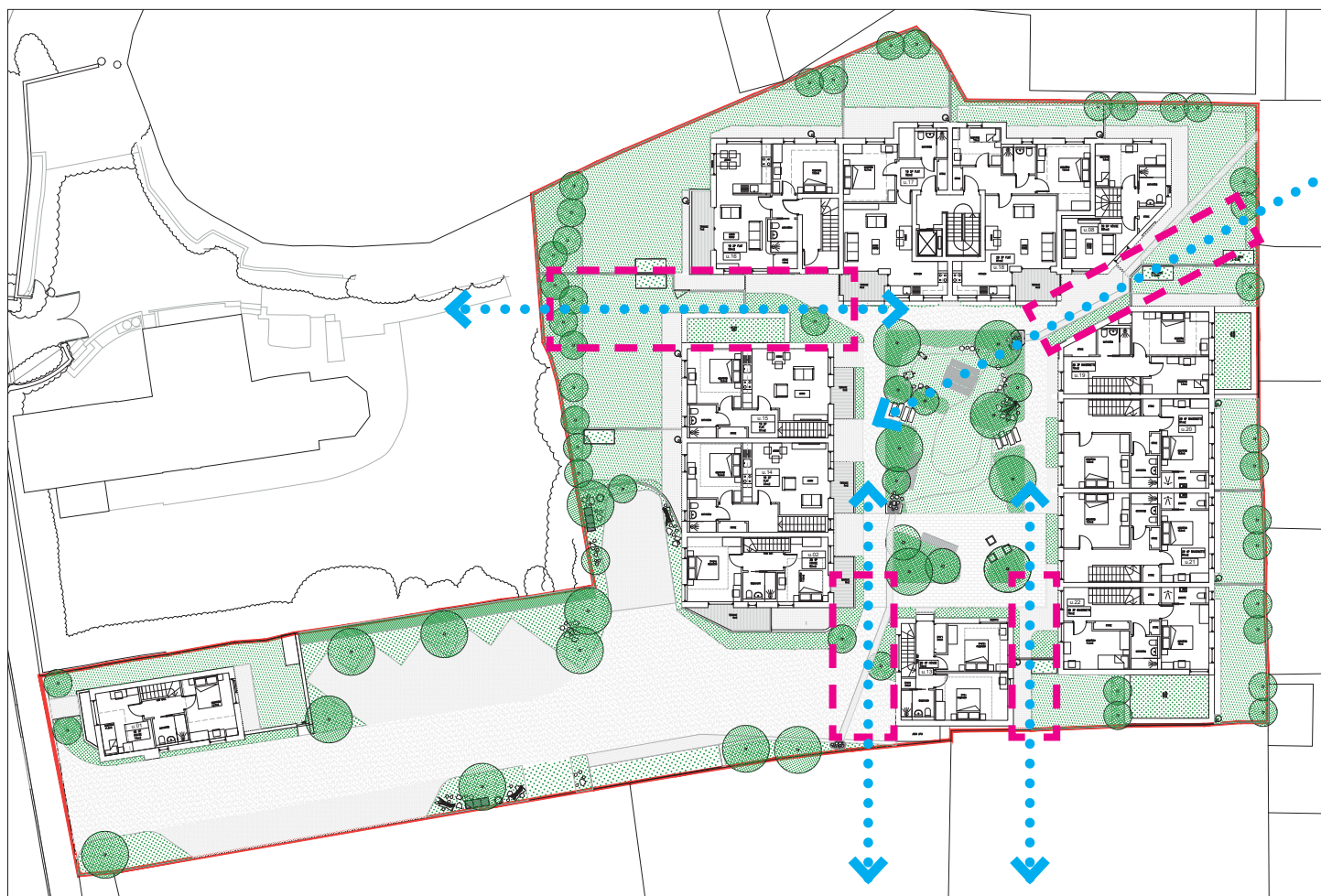
We have developed the scheme and have addressed the comments through amending the design.

Layout :

- Potential to support higher density in this location (likely new CL4 policy “moderate” density range 60-200dph); with architect’s precedent can achieve something of very good quality.
- **Great. Agreed.**
- Layout broadly acceptable overall; contemporary vernacular approach acceptable s/t design of internal communal spaces.
- **Great. Agreed.**
- Cramped in places; reconsider footprints and recoup elsewhere?
- **We have retained the overall principle of the scheme, with a gentle density of housing around a courtyard but have reduced the sizes of the footprints of various blocks. This increases the gaps between the blocks and adds long with across and through the scheme.**
- **The very tight adjacencies between the northern and the eastern / western blocks have been increased significantly.**
- **The angling back of the east end of the north building creates a long diagonal view out of the site and also allows for the potential flood route through the site. Please see GTA civils report for details.**
- **The southern block now stands as an individual block and is not connected to the eastern block to creates a long view out of the site.**
- Strong sense of enclosure within the courtyard. Need to introduce a break in the building line somewhere, or set a frontage back to introduce depth.
- **As shown in the revised designs we have reduced the footprints of the various blocks and increased the distances between the blocks to open up the courtyard space and provide far more opportunities for long views out of the courtyard space.**

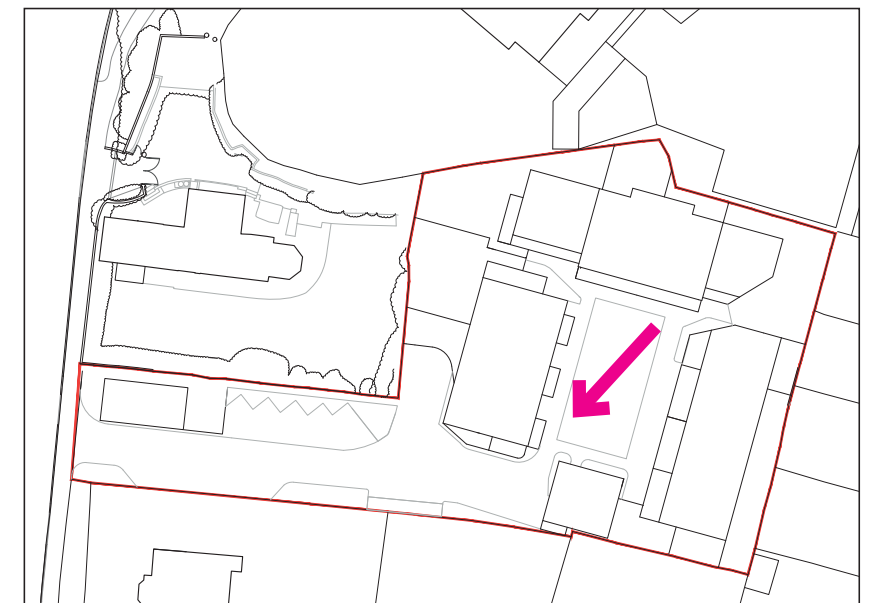


Pre-App Scheme



➡...➡ Potential long views across and through the site.

Revised scheme with much greater gaps between the various housing blocks to open up the courtyard space



View of the proposal looking south over the landscaped communal courtyard.



Precedent Gouldstone and Co. Project :

View and plan referred to in pre-app feedback :

- View it taken across the private garden of the house and shows the southern most house extending past the garden line. The distance is around 4.8m, similar to the revised distance in our scheme.



Precedent : Horbury Mews.

- Horbury Mews in Notting Hill consists of two and three bed houses. They front a mews that ranges between 7.8m to 10.8m in width.
- The houses are all either 2.5 or 3 storeys tall.
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- Our proposed courtyard width is 13.7m with houses 2 and 2.5 storeys either side.
- This provides a generous proportion and a positive sense of enclosure balanced with the increased distancing between the homes.
- All our new homes are either dual or triple aspect. Therefore providing significantly improved aspect and daylight than a smaller traditional mews.



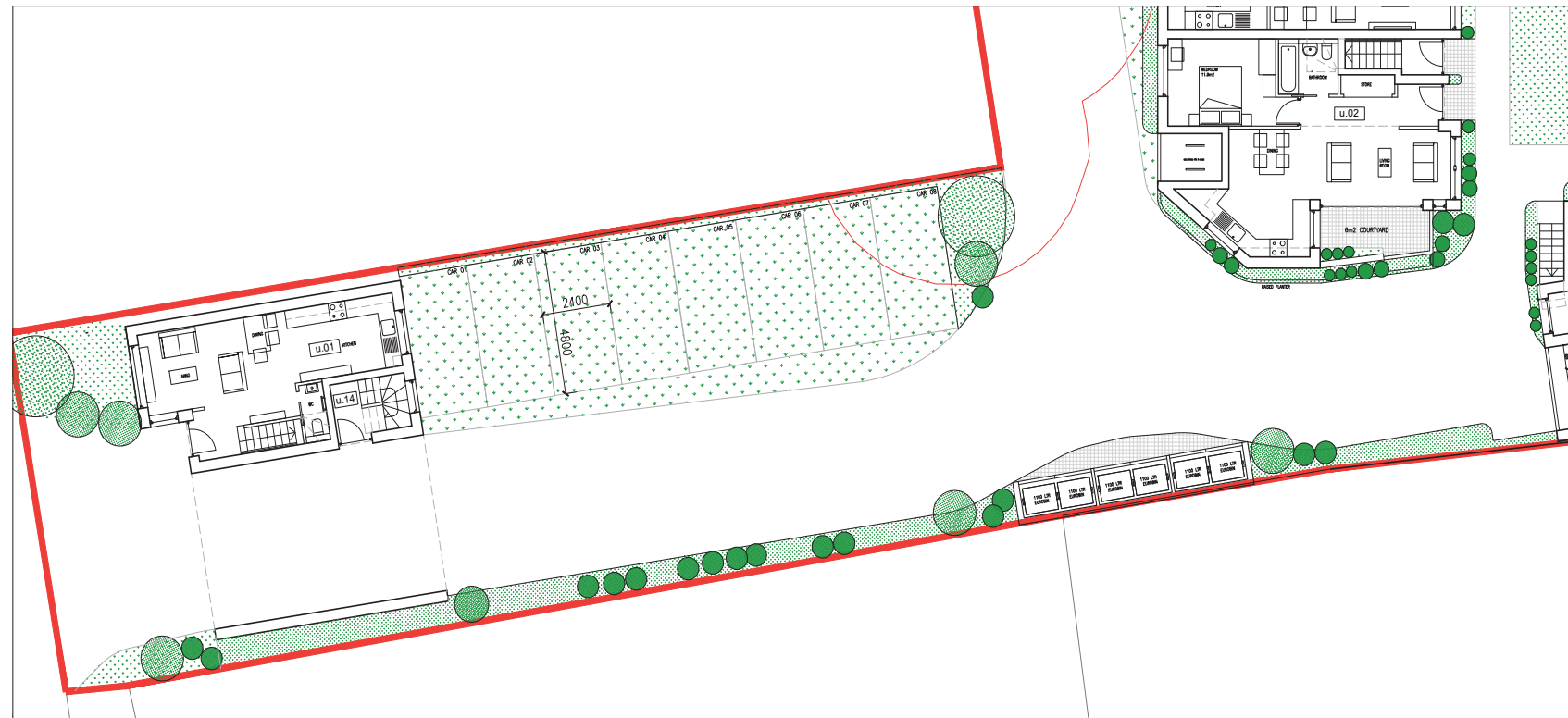
Pre-Application Feedback

Layout :

- Layout and design approach to entrance lane clearly predicated on tracking. Relentless hard surfacing presents poor appearance along primary entrance, needs additional landscaping.
- Additional landscaping added along the length of the access road as we have now reduced the width / height of the entrance building.
- Need to be double width along whole length?
- Revised design does not have double width along the whole length. Please see the tracking diagram in the GCO DAS and also the GTA transport report.
- SW corner (around turning head) needs to be improved; hard surfaced, poor appearance
- Design revised to include more landscaping.

Parking :

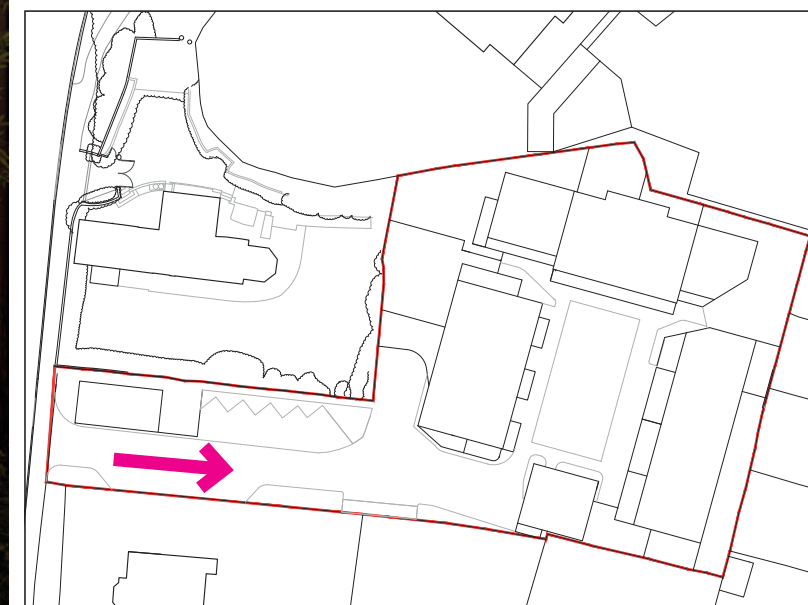
- Poor entrance experience; danger of becoming unattractive alleyway.
- Building terminating views into site helps (s/t above) but parking extent along this section is overbearing.
- Overall layout and design sufficient to justify a reduction in parking provision here?
- Need to lose some parking bays to improve layout, as above.
- We have reduced the parking and revised this area to break up the remaining parking and add much more landscape / planting.
- The creates a small-scale domestic space that still meets the various technical requirements such as car and bin truck access.



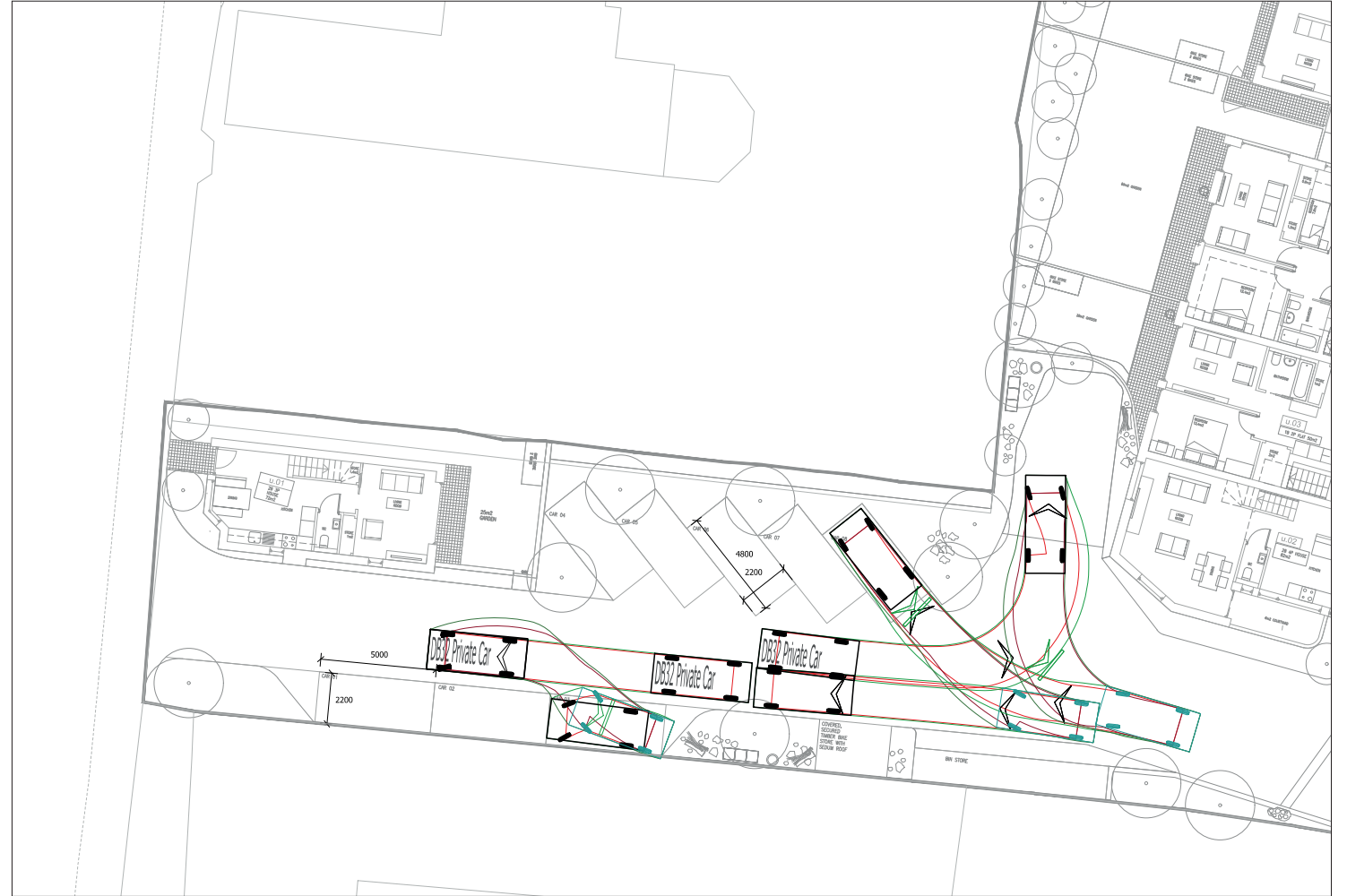
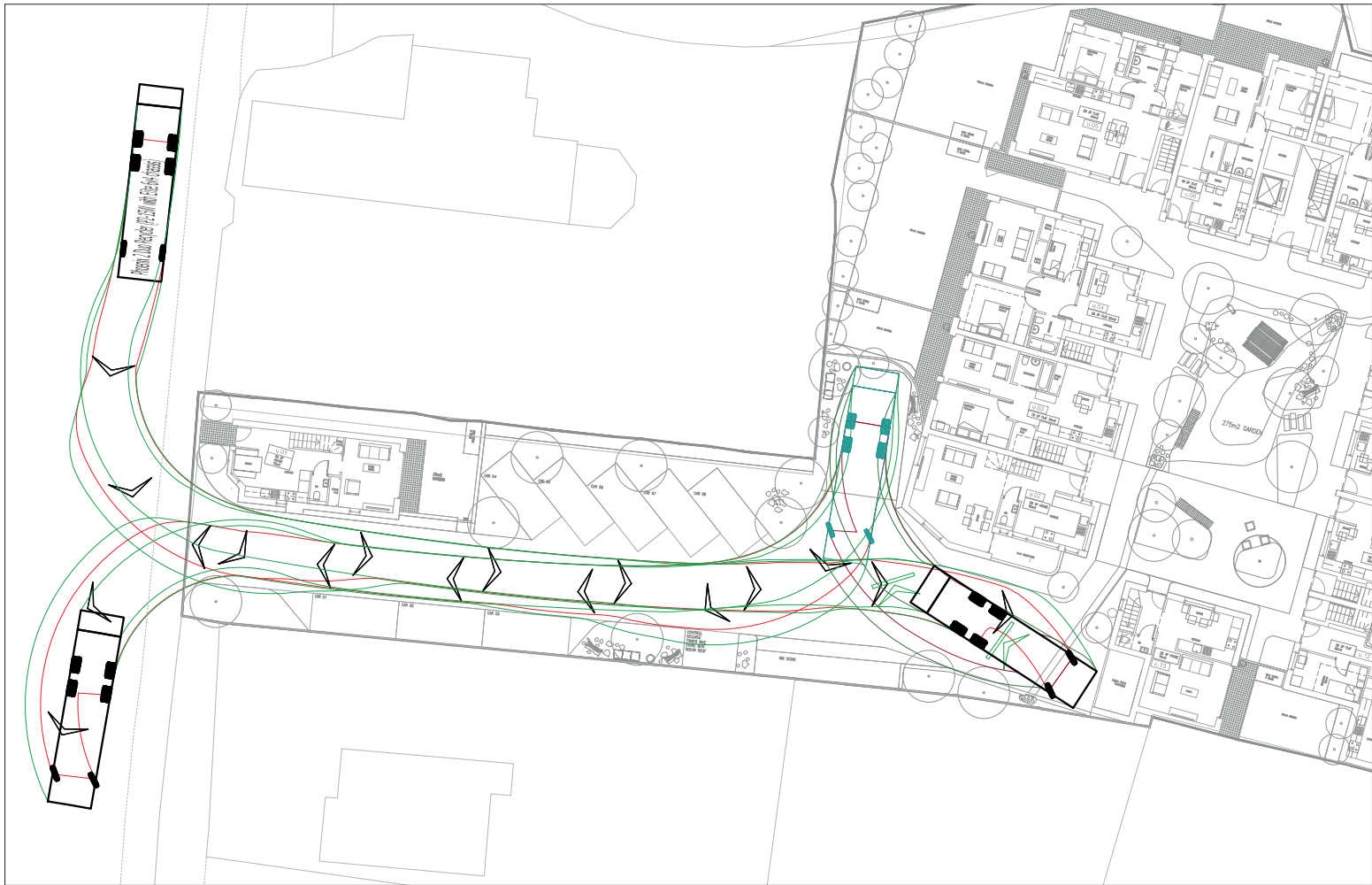
Pre-App Scheme



Revised scheme with the refuse truck access revised to reduce the width of the hardstanding. Parking numbers reduced and significant additional planting and landscaping added



Proposed view down the access into the rear part of the site showing landscaping, trees and paving designed to make the space as small scale and domestic as possible.

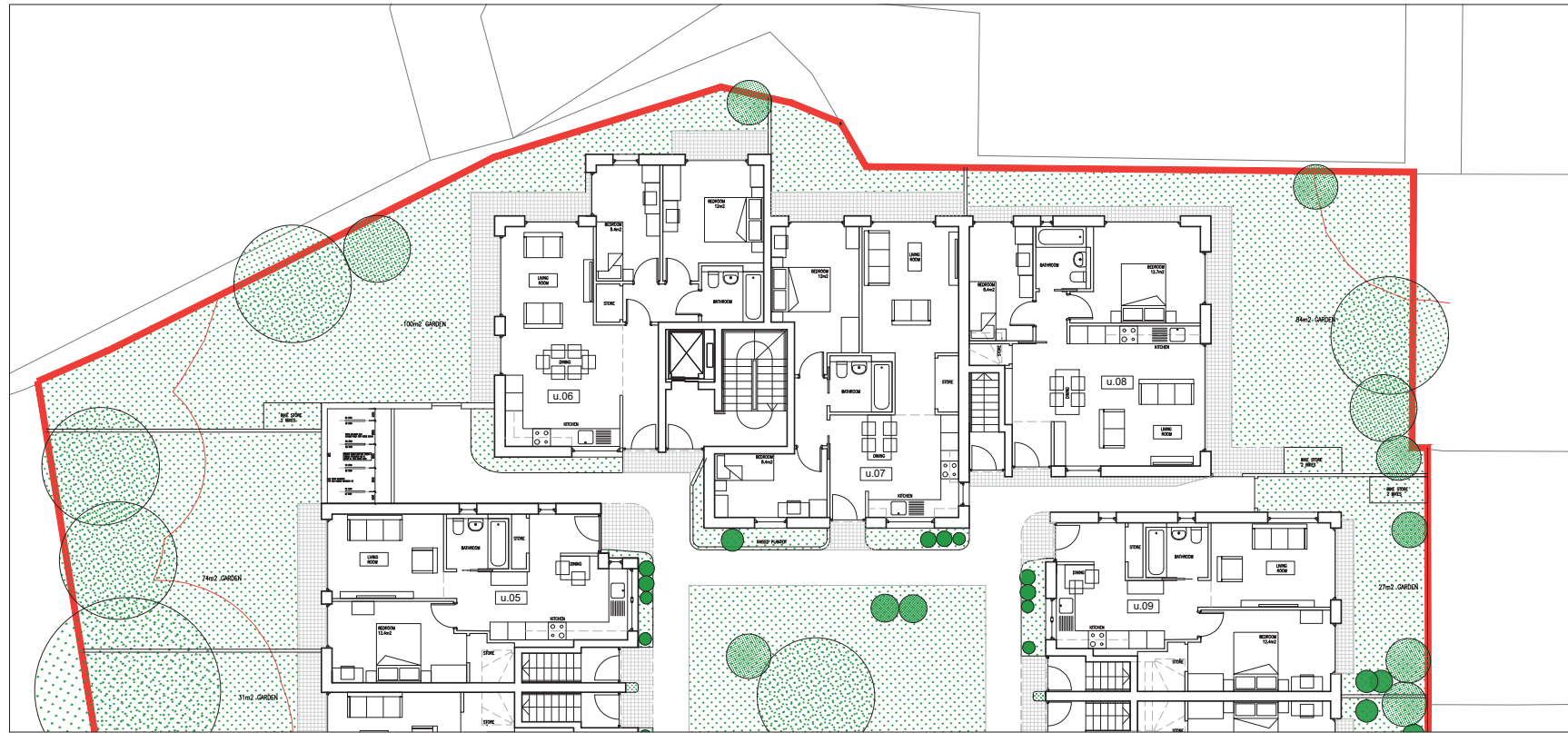


Revised bin truck tracking and car parking tracking to show the revised layout and reduced access requirement

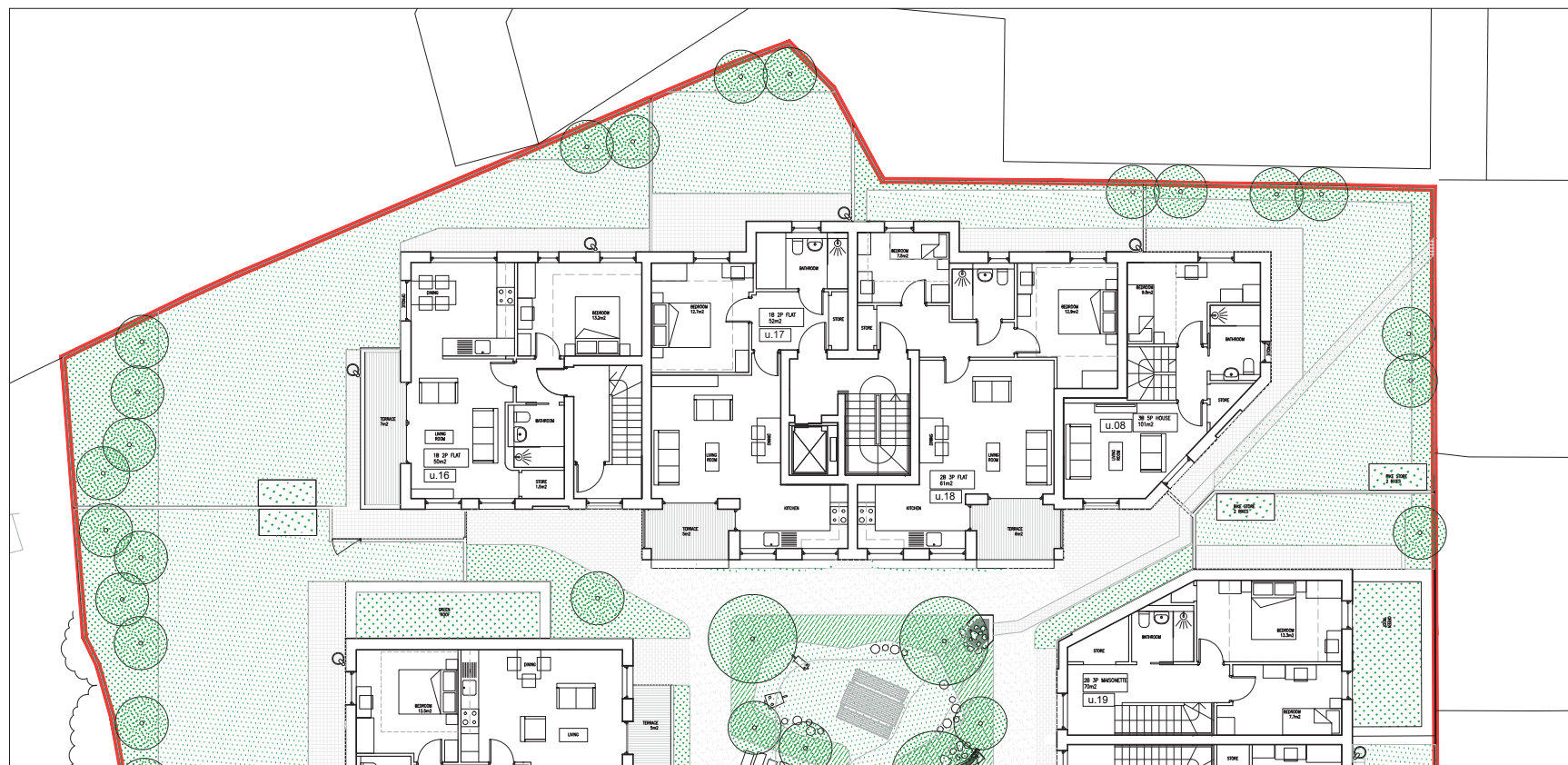
Pre-Application Feedback

Layout :

- Northern block – could shift upper massing to W to introduce break in centre of elevation (see illustration of visual gap in tight space/courtyard precedent, image on right of pg. 40 of DAS).
- As per advice we have shifted the northern block. This allows for similar distancing between the northern block and the western / eastern block as shown in our precedent project on page 40 of the DAS.
- Please also see precedent mews project images.
- All our dwellings are dual aspect or in many cases triple aspect.



Pre-App Scheme



Revised scheme amended in accordance with the officer's comments to increase the width of the northern block. As per advice this change also allows for far more space to be allowed between the block and allow for long views out of and through the scheme.

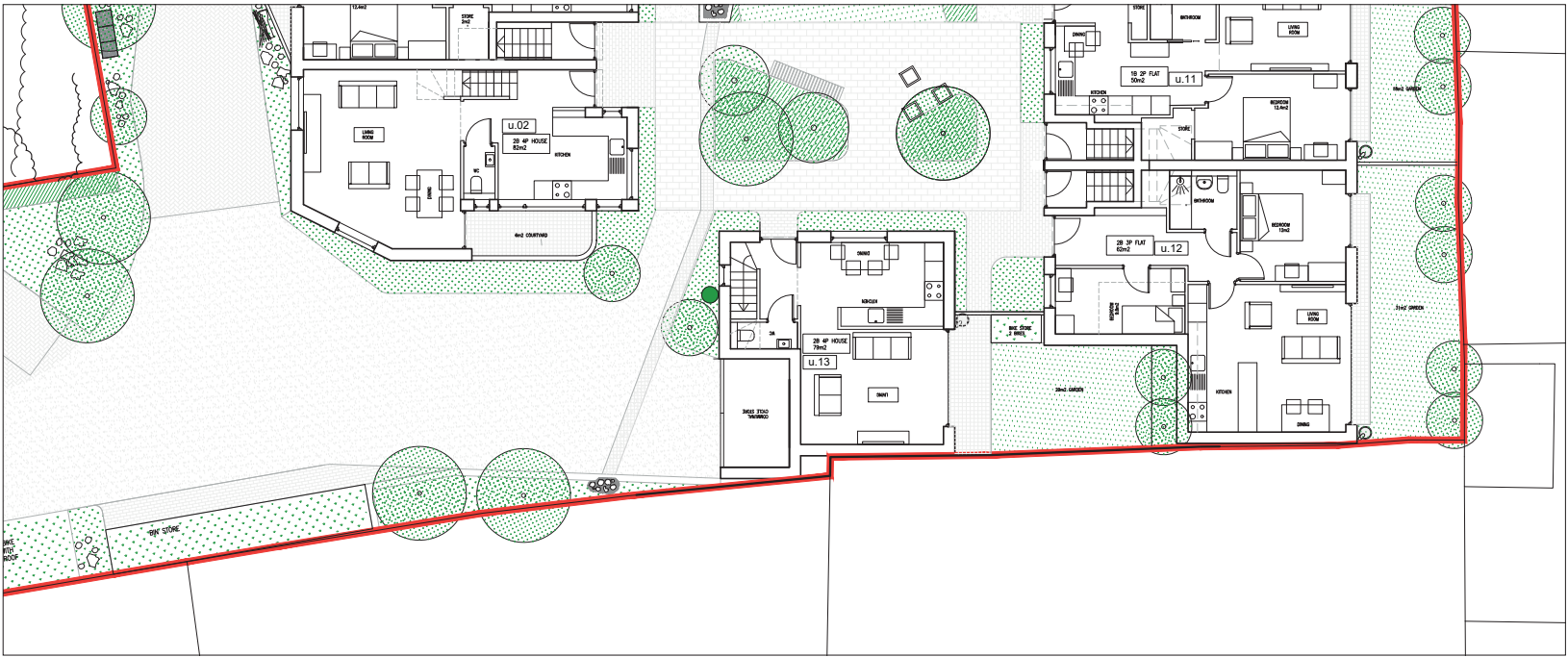
Pre-Application Feedback

Southern GF unit :

- Relationship between southern unit and boundary OK? Very close, impact on neighbouring amenity?
- Why whole building not slid back/eastwards? Why project forwards westwards? (Although agree with need for built form to act as visual end point to access route.)
- Amenity space / outlook oppressive; 2/3 storey wall on one side, boundary wall on the other.
- Bedroom onto garden? Lounge has little/no outlook/natural light; initially considered to be unacceptable due to poor amenity.
- Headlights shining in, all pedestrian access goes past the sole window.
- Problematic unit.
- Remove GF as separate unit, increase size of FF (maisonette?), put parking spot underneath (to reduce elsewhere), move cycle parking to face into courtyard, have kitchen and bathroom at GF (less outlook sensitive) and lounge/bedroom at FF.
- We agree with all these comments. We have therefore changed the southern block to a single 2 bed house with larger rear garden.
- This design change overcomes all the above comments.



Pre-App Scheme



Revised scheme with a greatly simplified southern block. This is now a single house and has been amended as per the officers advise and comments.

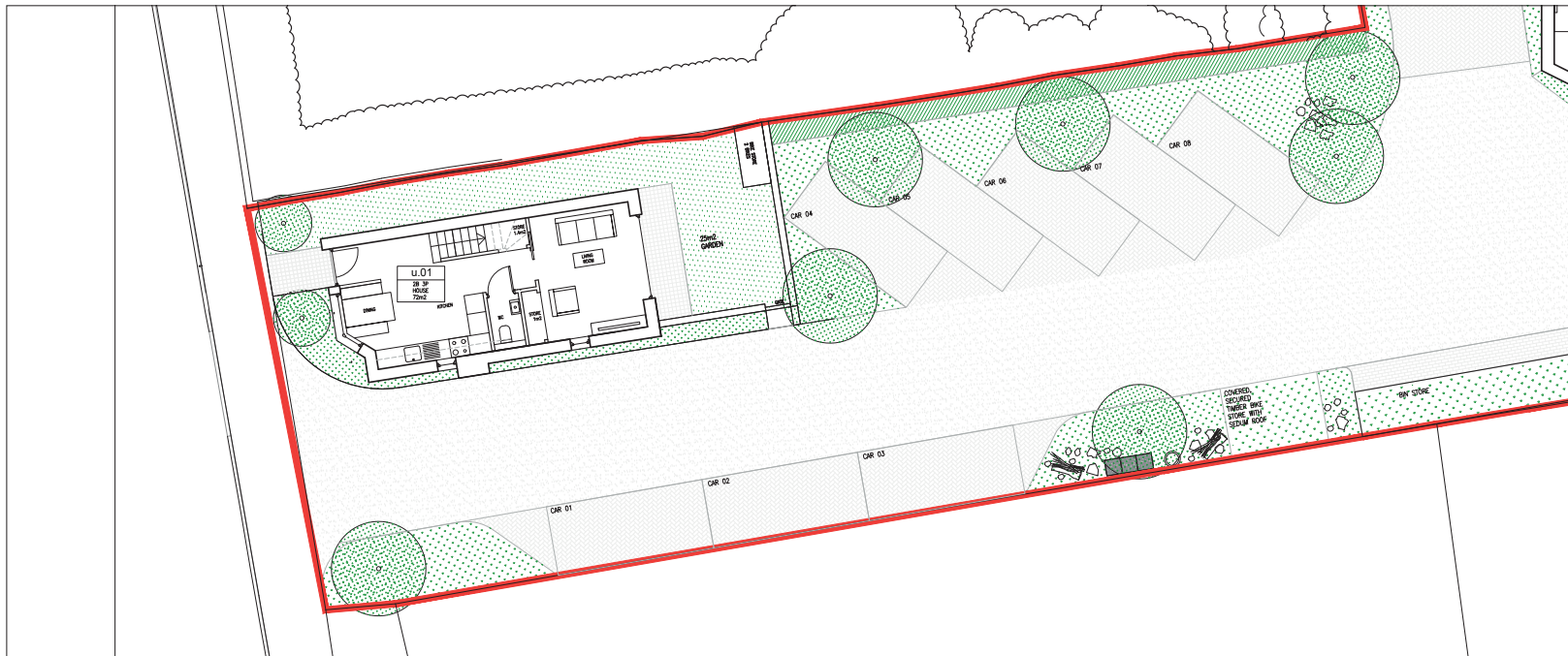
Pre-Application Feedback

Gatehouse :

- Design / height of underpass. Double-height gap appears crude, jarring in street scene.
- Overdevelopment of frontage – reduce unit nos. here.
- Could have 3-storey unit with some sort of side overhang, but full width building across whole entrance not acceptable in visual terms.
- Entrance space to GF/FF unit unacceptable – need defensible space, doorway dangerous spot.
- We agree with all these comments. We have therefore reduced this to a single unit to address all the comments above.
- We have also added more landscaping and trees in the entrance area and around unit 01.



Pre-App Scheme



Revised scheme. The site frontage now is only a single house with no accommodation above the access. Layout TBC.

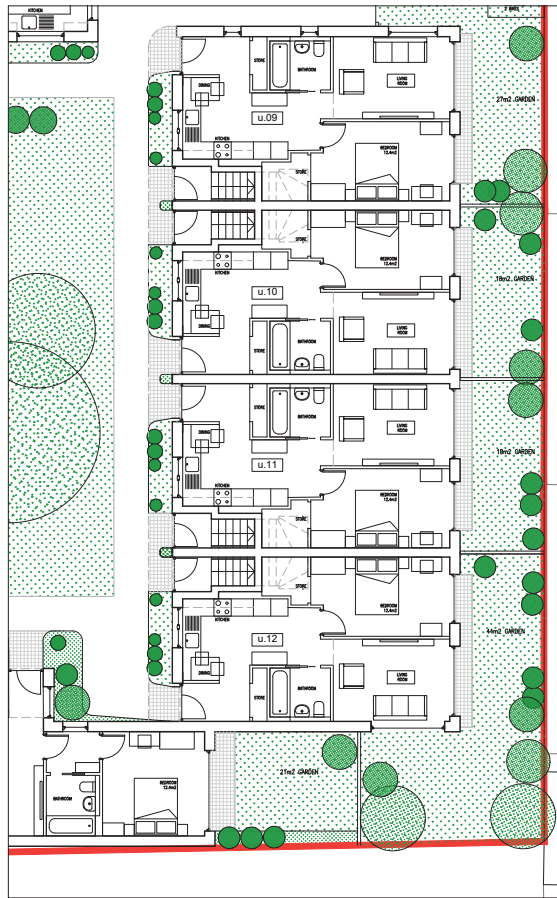


Proposed image of the front of the site along London Road.

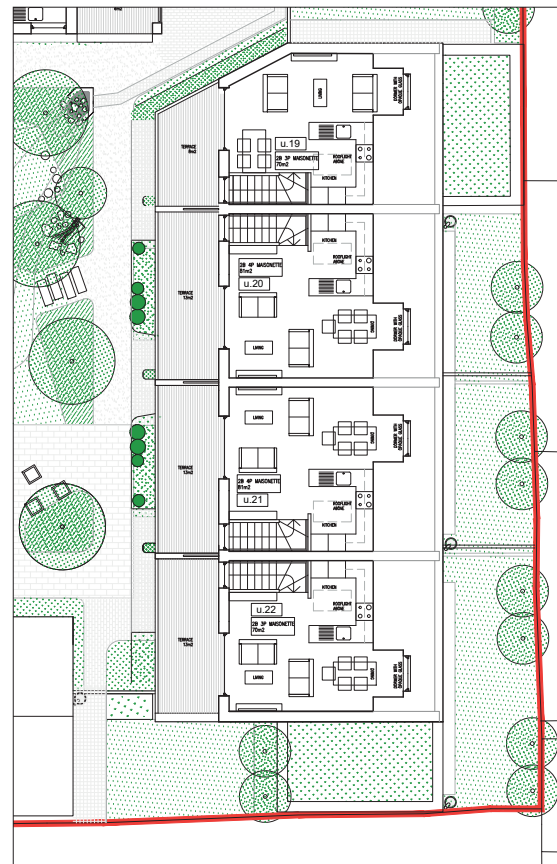
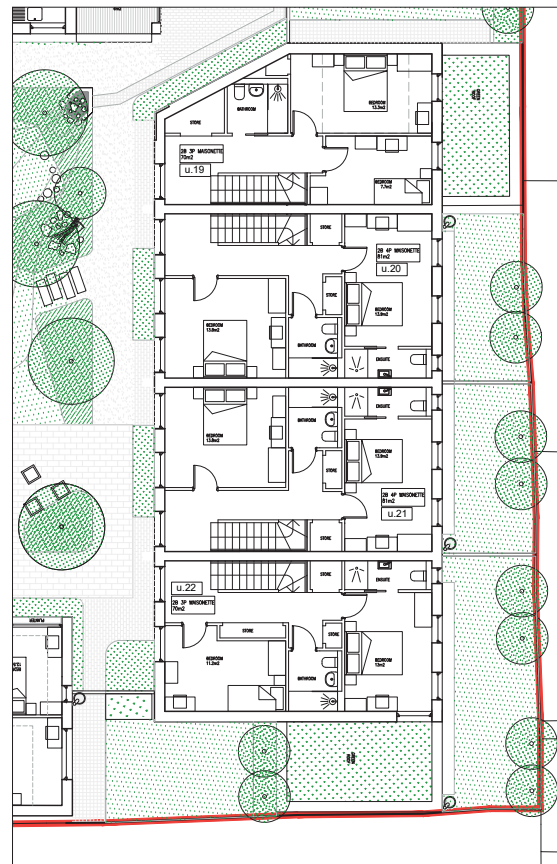
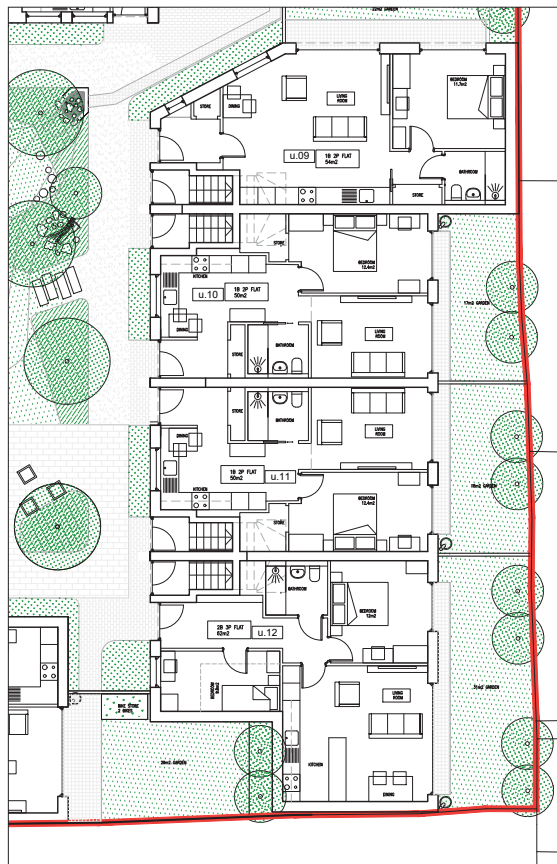
Pre-Application Feedback

Maisonettes in E block :

- Should be at ground floor so families make use of gardens; not much amenity space at roof level.
- We have amended the unit at the south of the ground floor to be a larger 2 bed flat where the garden space is largest.
- Could make roof balconies bigger; expand between units with privacy screens between – don't use rear area (overlooking).
- Agreed. We have expanded the terraces at second floor level into a single much more usable terrace at the front of the dwelling these are now all around 13-14m² whereas at pre-app they were only 7-8m².
- Change units to 2b maisonettes across GF and FF, with 1b flat at FF and 2F? (Position of internal staircases crucial to altering layout/unit type.)
- Instead of 1b GF unit w/ 2-storey maisonette above, could have 2-storey 2b GF/FF maisonette and smaller 2b 2-storey maisonette at FF/2F. (Positive gain of more family units.)
- We explored this option but have kept the majority of the dwellings with the 1 beds at ground floor. The option of flipping the arrangement led to significantly increased complexity to the scheme and we are trying to keep the layouts relatively consistent and as simple as possible.
- We believe that we have address the issue by amending the layout of the upper maisonettes by increasing the amenity space here.
- The unit at the southern end is now a 2 bed at GF where the garden is the largest.



Pre-App Scheme



Revised ground, first and second floor GAs with the advice incorporated

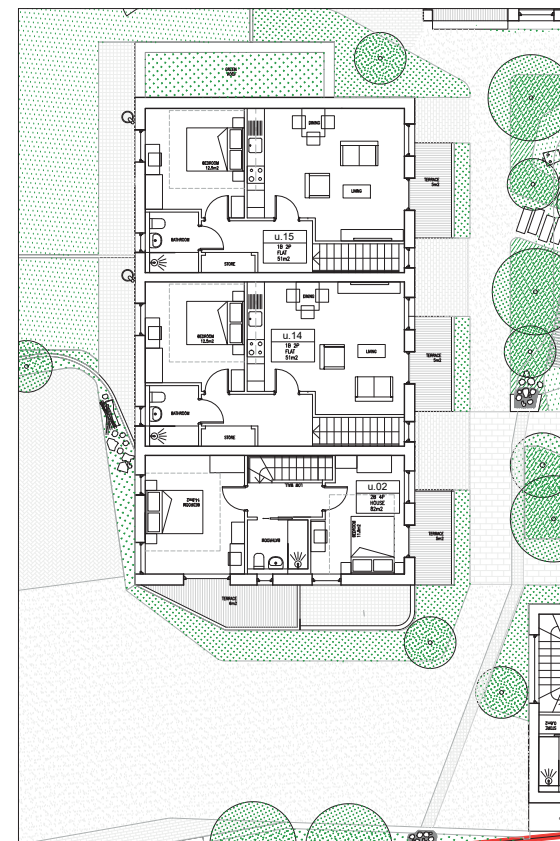
Pre-Application Feedback

Western block :

- 2-bed units need the garden spaces. Swap unit 3 with a 1b unit.
- The 2 bed dwelling has 17m² of amenity space split between GF and 1F.
- Extend landscaping to S of unit 2 – turning head doesn't need to be double width (?).
- Subject to tracking. Significant amount of landscaping added along this area of the site to the frontage.
- Provide more defensible space and communal landscaping.
- Agreed. We have developed a full landscape scheme with Match Landscape Architects. This significantly increases the amount of landscaping / trees provided on site and reduces the access width to a minimum.
- Bike store “within” unit 2 should be removed – noise/disturbance. (Consider larger store within courtyard-facing elevation of southern GF unit, as above.)
- Bike store removed as per advice.



Pre-App Scheme



Revised ground, first GAs with the advice incorporated



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