

5.0 THE SCHEME COURTYARD VISUAL



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DEVELOPMENT OVERVIEW

PROPOSED DEVELOPMENT

OVERVIEW
The aim of the development is to create a mews of 5 houses with a high quality modern design. This will bring a sustainable brownfield site into use and contribute to the local housing provision. All existing 20 garage units are use class C3.

The new building is comprised of two storeys across two blocks. Four of the unit are two bed terraced houses running along a north-south axis. On the eastern boundary of the site sits a single detached 3 bed family home. The dwellings provide a range of 4 person to 5 person homes. [The full break down can be found in the area schedules].

Access to each units is from the street.

Additional elements to note include 1 disabled parking space within the development and 10 cycle parking spaces for residents and 1 for visitors as well as sufficient refuse storage. See later chapters for further detail.

LAND USE
The existing site has an area of 0.0897 Hectares (897 SQM). The accompanying Planning Statement provides a more detailed justification for the proposed residential land use.

Proposed areas and unit mix are available in the appendix of this document but can be summarised in the table below, the following document has been referred to when reviewing the unit mix; DMD 3 - Providing a Mix of Different Sized Homes.

The total GIA is 424sqm.

The Mix;

Unit Type	Number	Percentage
2 bed 4 person	4	80%
3 bed 5 person	1	20%
Total	5	100%



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DESIGN OVERVIEW

SCALE, HEIGHT & MASSING

The scale and massing of the proposal has been developed following further detailed discussions with consultants in the following fields of expertise:

- Planning (through a thorough Pre-Application process)
- Daylight and sunlight

This has enabled us to ensure that the proposal does not have a detrimental impact upon:

- Adjacent trees
- The residents of the neighbouring developments
- Albion Cottage with larger amenity spaces and perimeter planting along the boundary
- The overall heights of the proposal are in line with the adjacent eaves heights of surrounding buildings

Principally, the extent of the footprint is in line with the existing garages and the width of the mews gives a welcoming domestic feel with a sense of place and defensive planting. The chamfered massing of the terrace run looks to breakdown the massing and direct outlook whilst the detached dwelling is sculpted to offer breathing space between the units and mews.

This massing approach - alongside planters and screening - limits any negative impact on the amenity and privacy of the residents to the neighbouring developments.

The new proposal has deliberate cuts in the massing to enhance privacy and respect the proximity of adjacent buildings most notably the residential units facing the North from the 4 storey apartment block at Lynton Grange.



- 1 Proposed Ground Floor Plan
- 2 Proposed First Floor Plan
- 3 Proposed Roof Plan

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MATERIALITY

MATERIALITY & DETAILING

A high quality red brick and tile palette has been chosen for this scheme to echo surrounding context and the mews character of the development. The brick will respond positively to the adjacent residential developments. The proposal is to use two varying palettes (within the brick and tile) to highlight key features and arrival moments of the scheme and ground the building.

The materials used in the proposed development will be specified to minimise impact on the environment and on building users over the full life cycle of the building. In particular, materials will be reviewed using the BRE ‘Green Guide to Specification’, aiming to maximise the proportion of high rated materials and make the majority of materials high rated in the overall construction. Insulating materials with low Global Warming Potential [GWP] will be specified. Non toxic materials will be used wherever possible including the specification of low VOC content products.

Brick has been specified due to the local environment and material context but also due to its lifespan as a sustainable building material and the comfort in knowing in multiple decades the building will still be a robust and high quality piece of architecture, similar to many of the adjacent locally listed developments.

The mortar will be specified to closely match the colour of the brick tones and will be flush pointed with a brush finish to enhance the crisp contemporary reinterpretation.

On the dwelling to the east of the communal amenity space, concrete banding is used to express the contrasting nature of the blocks roofline. The banding works to breakdown the mass and express the feature ‘arrival’ curve in the blocks form. The concrete colour will look to compliment the adjacent brickwork and is a playful response aiming to give visual relief and identity to the arrival.

We see the specification of a high quality materials product as essential to ensuring the end product is of a high design value.



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LANDSCAPE STRATEGY

LANDSCAPE & PUBLIC REALM STRATEGY

In principle, the main concepts of the landscape strategy are to create a shared surface of paving which will provide the family units with enjoyable space outside of their homes for a number of activities. At the centre of the mews where the terrace and 3 bed dwelling are split, there will be a landscape lead communal space which encourages interaction between residents, a shared surface to be used for both cycles, vehicles and pedestrians. This community space aims to act as an anchor, binding the two blocks together and encouraging social engagement. The result aims to provide a pleasant community development which will thrive and have a positive impact on the surrounding neighbourhood. Key benefits will include:

- Reduced hard landscaped areas & improved SUD's.
- Improved boundary treatment that facilitates wildlife within the site and provides screening to neighbouring sites.
- Plant and tree specification (refer to John Davies Landscape report).
- Defensible space / screening to the individual dwellings.
- Integrated cycle / refuse storage.
- A landscape design that stitches into the existing communal garden situated towards the rear of Lynton Grange.

A shared surface approach to landscaping helps improve the appearance of the mews and will encourage the inclusive feeling that the landscape strategy aims to promote.

Green roofs are utilised to encourage the wildlife corridor through the scheme where possible. The scheme will endeavour to provide permeable boundaries to allow the wildlife to flourish and not create a barrier for the local ecology.

Please refer to the accompanying landscape strategy and report for further information.



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TRANSPORT

TRANSPORT

CYCLE PARKING

The scheme includes cycle parking in accordance with London Plan, with 2 long stay secured and covered cycle parking spaces per dwelling, and 1 short stay cycle parking space in an easily accessible location. For units 01 and 05, the associated cycle storage will be located within the private gardens. For Units 02 - 04, the cycle storage will be allocated within the secure cycle store adjacent to the refuse store.

PARKING AND ACCESSIBILITY

Policies DMD 45 and DMD 47 provide the criteria upon which developments are assessed with regard to parking standards / layout and access / servicing.

CAR PARKING

The scheme includes one wheelchair accessible parking space. The parking provision will include electric vehicle charging in accordance with the development plan which can be conditioned.

TRIP GENERATION

Taking into account the site has a PTAL 3 and there is 1 disable car parking space provided within the development, it is not considered necessary to undertake on-street parking surveys. This proposal is for a very modest development of dilapidated garages which are currently used for storage.

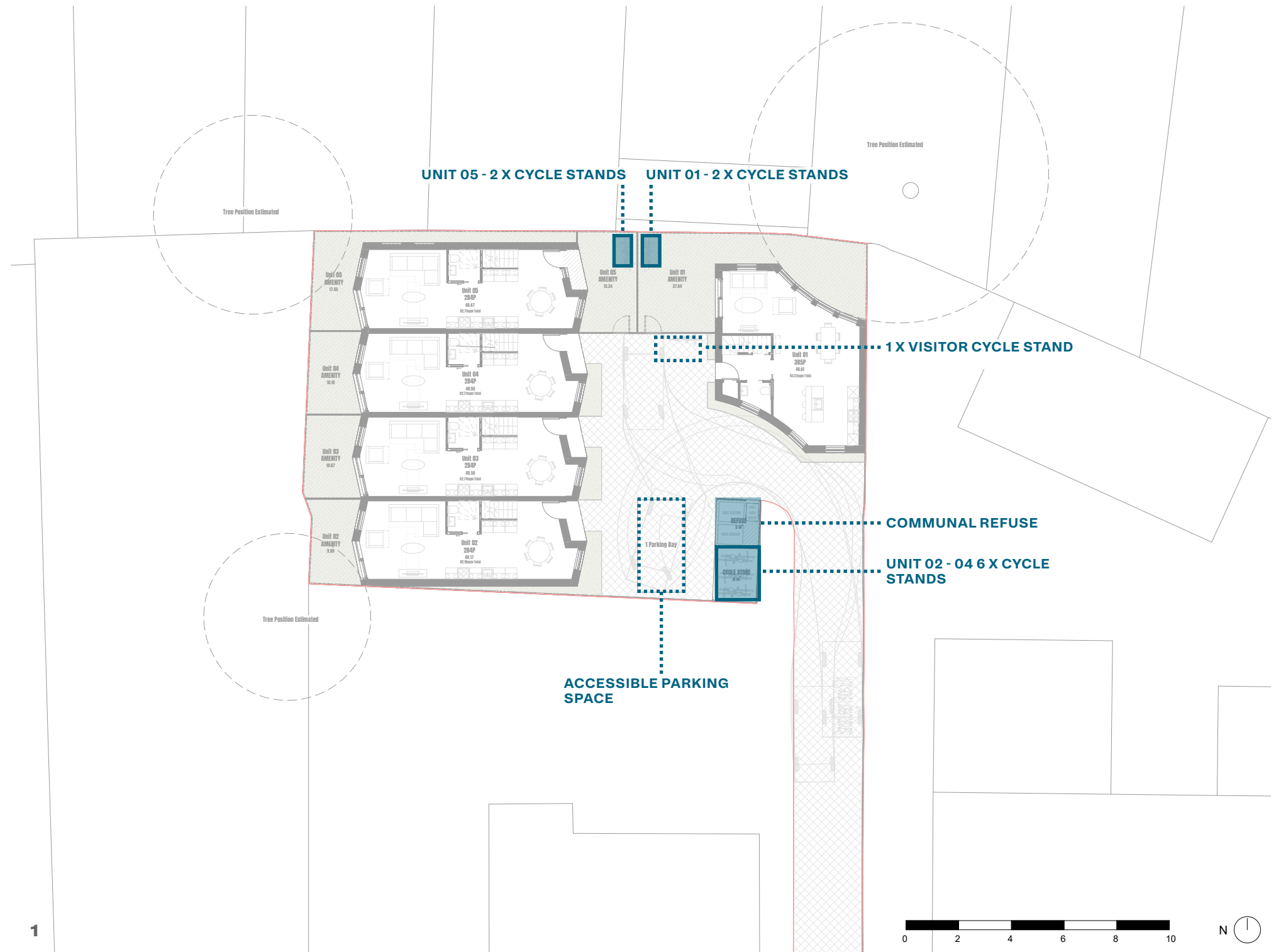
SERVICING

The location of the communal bin store is designed in such a way that residents can access it while exiting the site.

The access and servicing strategy is for one communal bin store serving all units with the following:

- 1 x 1100L Refuse
1 x 1100L Recycling
1 x 360L Food Waste

For further details regarding transport please refer to the full Transport Statement submitted with this application by RPS Group.



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ACCESSIBLE DWELLINGS

ACCESSIBILITY & APPROACH

APPROACH TO BUILDING
There is pedestrian access to the site via the side access road along Lynton Grange. The mews houses are accessed directly from the street.

Where internal stairs are shown, they are designed to comply with Approved Document K. All entrances comply with Approved Document M for clear opening widths, visibility, manifestation and general access requirements.

APPROACH TO DWELLINGS
Level access is provided into all units. Approach routes are safe and convenient, level/gently sloping and step-free with a suitable slip resistant surface. Path widths are a minimum of 1.5 metres.

Private entrances will be suitably illuminated, with a 600mm canopy providing weather protection. Entrance doors provide a 850mm clear opening width with a clear hall width of 1400mm.

Front door and terrace spaces are designed to be accessible with a level threshold.

CIRCULATION WITHIN DWELLINGS
The houses comply with Approved Document M and London Plan Policy 3.5. The houses will benefit from being well lit and simply laid out with high quality amenity space, which feels part of the architectural envelope and integral to the design. In particular, the communal living spaces will be light, glazed spaces with views through to private amenity space.

Habitable rooms including kitchens, dining rooms, living rooms and bedrooms have been designed to provide clear space for a range of people to access and utilise them

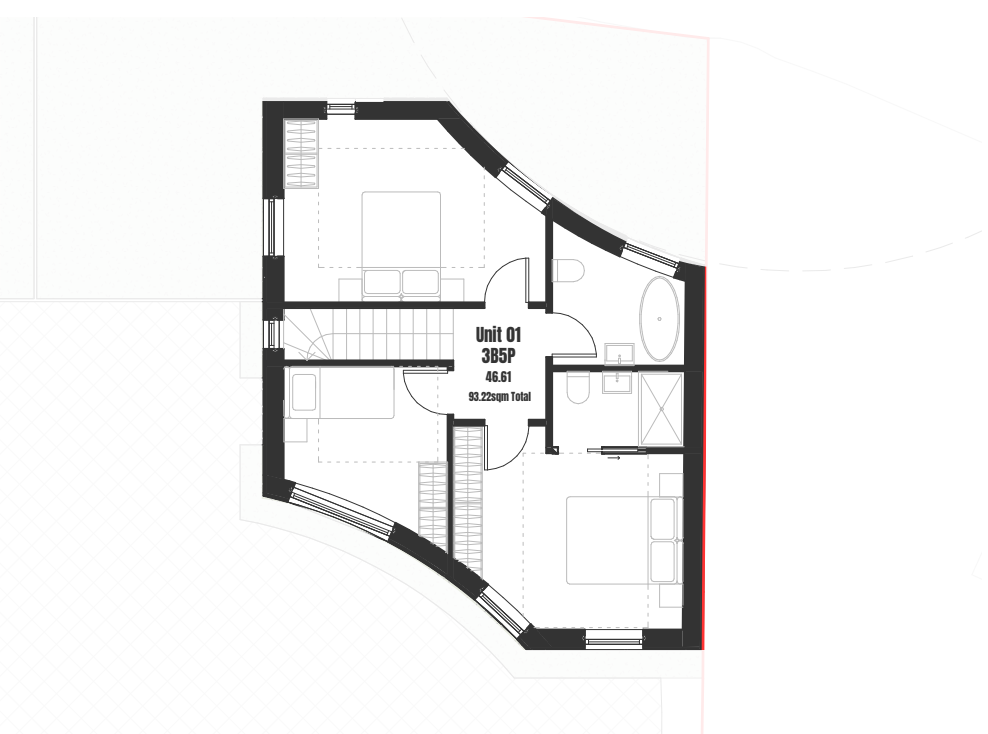
Internal doors to living rooms, kitchens and WCs and their approaches are designed to comply with the minimum door and passageway widths set out in Diagram 2.3 and Table 2.1 in M4(2).

All WC and principle bathrooms have been designed to meet the provisions of Diagram 2.6 and 2.7 which includes a provision for all required clear zones infront of baths, basins and WCs.

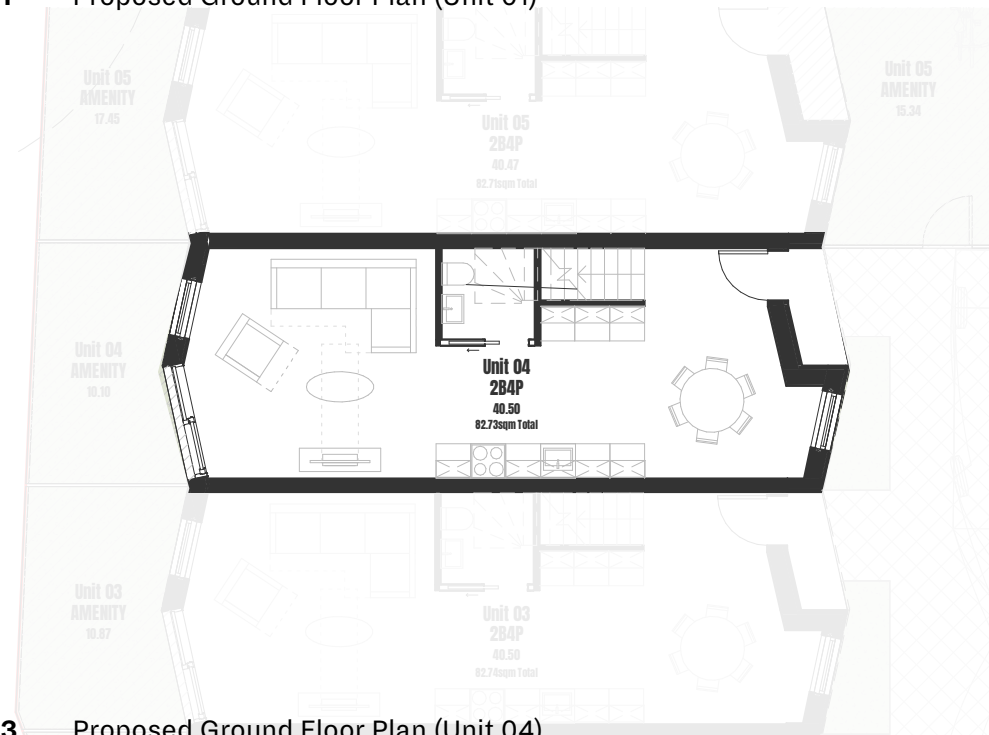
All units are dual aspect.



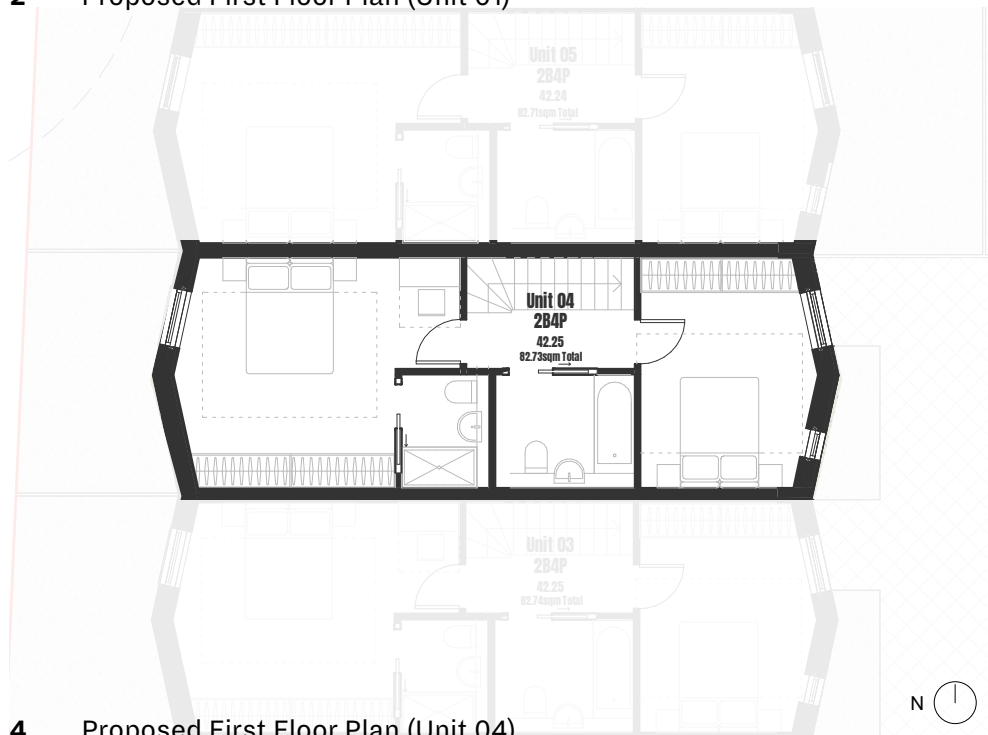
1 Proposed Ground Floor Plan (Unit 01)



2 Proposed First Floor Plan (Unit 01)



3 Proposed Ground Floor Plan (Unit 04)



4 Proposed First Floor Plan (Unit 04)