



123 Grove Park

Design and Access Statement

23 DEC 2010

SCANNED ON
31 MAY 2011
PLANNING (JR)

10 AP 3751

CONTENTS

1.0 Introductionpage 03
1.1 Development Objectives	
1.2 Background	
2.0 Site Analysispage 04
2.1 Location and Analysis	
2.1.1 Previous Consented Scheme	
2.2 Site Constraints	
2.3 Trees and Ecology	
2.3.1 Root Protection Areas	
3.0 Existing Building Analysispage 08
3.1 Assessment of the External Character of the Existing Building	
3.2 Assessment of the Internal Character of the Existing Building	
4.0 Site Planningpage 13
4.1 Areas of Development	
4.2 Design Principles & Concepts	
4.3 Landscape Concept (by Randle Siddeley)	
4.4 Building Heights	
4.5 Sustainability	
5.0 Existing Building Designpage 24
5.1 The Appearance, Position and Architecture of the Existing Building	
5.2 The Relationship of the Proposal to the Existing Site	
5.3 Existing Building Extension Plans	
6.0 New Development Designpage 30
6.1 New Development Plans	
6.2 The Appearance, Position and Architecture of the New Units	
7.0 Strategiespage 35
7.1 Disabled Access Consideration	
7.2 Parking and Movement	
7.3 Crime Prevention	
7.4 Lifetime Homes	
8.0 Appendixpage 37
8.1 List of KSR Drawings	
8.2 Area Schedule	
8.3 Previous Proposals	
8.4 Landscaping Precedents	
8.5 New Units Precedents	

Project Consultants

Architects	KSR Architects
Planning Consultant	Chartplan
Mechanical and Electrical, Environmental Engineers	Hoare Lea
Archaeologist	Wessex Archaeology
Traffic Consultants	Steer Davis Gleave
Landscape Architects	Randle Siddeley Associates
Arboriculturalist	Landmark Trees
Sun/Daylight Surveyor	GVA Schatunowski Brooks

Supporting Material

A number of reports have been commissioned to investigate the application, and this document should be read in conjunction with the following additional supporting material:

<i>Application Document</i>	<i>Consultant</i>
Planning Application Drawings	KSR Architects
Planning Areas Schedule	KSR Architects
Transport Statement	Steer Davies Gleave
Landscape Design Statement	Randle Siddeley
Environmental Statement and Sustainability Strategy	Hoare Lea
Tree Report	Landmark Trees
Sunlight and Daylight Report	GVA Schatunowski Brooks
Archaeological Desktop Assessment	Wessex Archaeology
Survey Drawings	Matrix and Metro Plans
Planning Statement	Chartplan

1.0 INTRODUCTION

1.1 Development Objectives

This Design and Access Statement is prepared by KSR Architects, on behalf of our client Citrus Healthcare Limited, in support of the Planning application for the existing property at 123 Grove Park. The proposed works include:

- The refurbishment and alterations to the existing building, to convert it into one house and five flats,
- An extension to the building in the form of one new house,
- New landscaping to provide open space,
- Five new houses to the rear within the landscape.
- Construction of a new access driveway and associated garden landscaping and infrastructure.

This document represents the architectural element of the application.

1.2 Background

Since the purchase of 123 Grove Park by our client, a design team was assembled to prepare the relevant applications for its conversion from an educational facility. In developing the scheme, consideration has been given to the following policies:

- Camberwell Grove Conservation Area
- Urban Density Zone
- Air Quality Management Area
- Supplementary Planning Document: 123 Grove Park

A pre-application submission was made to Southwark Council dated 22nd March 2010. This pre-application was followed with discussions with Rachel Gleave of Southwark Council at Tooley Street on 12th May 2010 and on site on 28th May 2010; further information and revised layouts were then submitted on 25th May and 9th June 2010. Comments were received from Southwark Council dated 22nd June 2010. A second pre-application submission was made on 2nd September.

This application addresses all comments raised and has positively modified the proposed scheme in response to the items.

2.0 SITE ANALYSIS

2.1 Location & Site Analysis

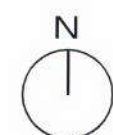
The Site is situated in a residential urban environment between centres at Camberwell Green to the north-west and Peckham Rye to the east. The property is currently accessed from a driveway off Grove Park to the south. The Site is bounded by residential plots to the east, west and south. The northern declining slope of Grove Hill begins at the northern Site boundary.

Camberwell Grove conservation area is predominantly residential in character and there are a number of listed buildings in the area. The neighbouring property to the west at 124/125 Grove Park is a grade II listed building and to the rear of the site is the extensive gardens of properties at 163-185 Grove Crescent which form a collection of 3 storey grade II listed terrace buildings. There are also a number of key unlisted buildings along Grove Park, all buildings occupying a leafy front and rear garden setting, and all are classified as key unlisted buildings in the Camberwell Grove conservation area.

2.1.1 Previous consented scheme

The site comprises a large late 19th century / early 20th century four storey detached mansion, which formally housed a nursing home and more recently a training centre (D1 use with ancillary B1 office use). Please see separate Planning Statement from Chartplan.

Area plan - red indicates Grade II listed buildings



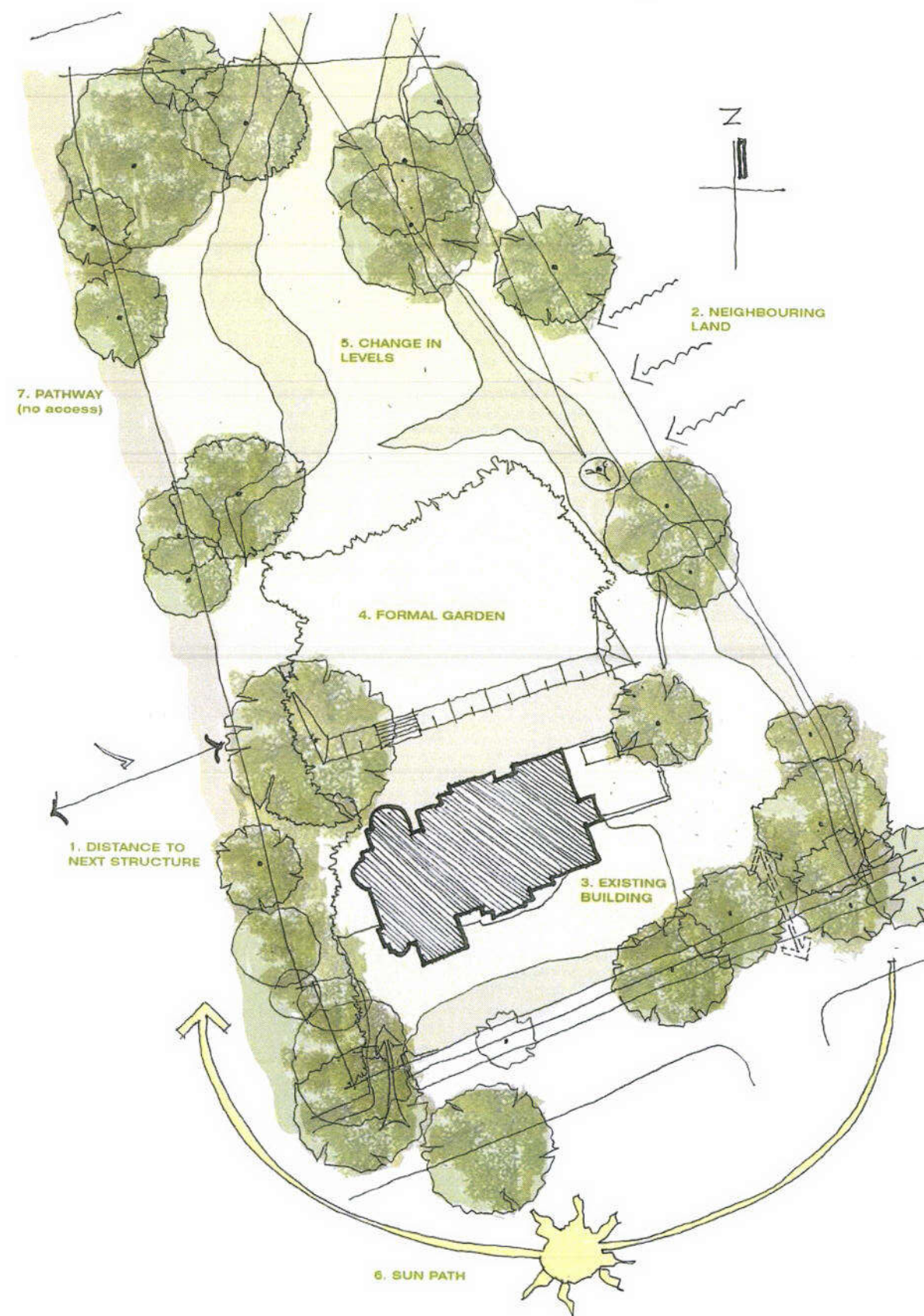
Site Photographs



123 Grove Park consists of an existing building built in the 1880s, approx 994m² GEA (744m² NIA). It has a formal stepped garden to the rear, and beyond is a heavily wooded site with several high quality trees.

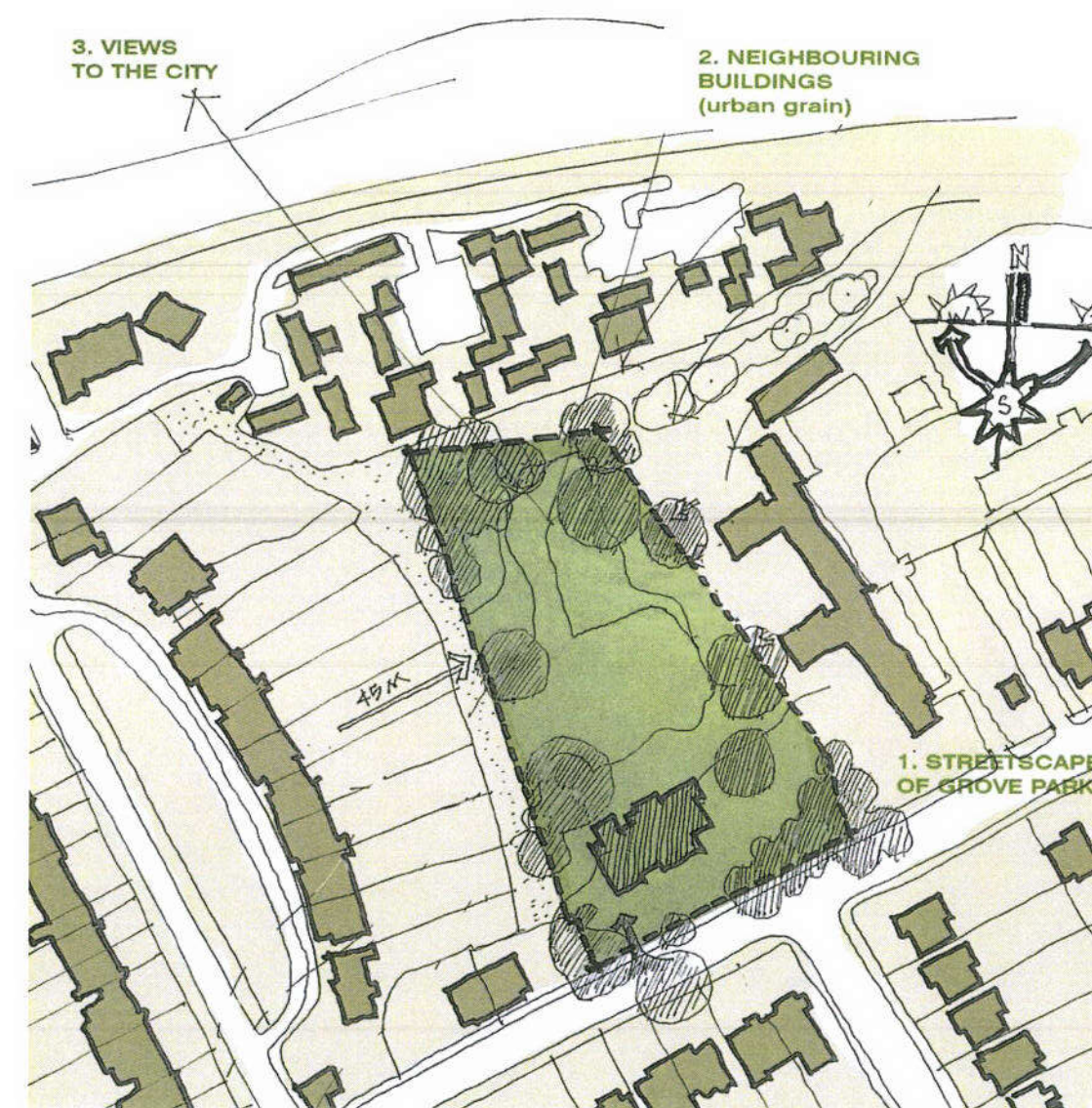


Plans showing constraints of the neighbourhood and site, NTS



2.2 Site Constraints

The site is surrounded by an urban grain of detached and semi-detached neighbouring residences, of a scale and pattern quite different to its wooded areas. There are several changes in levels through the site, and the elevated position to the rear of the site allows for considerable views out to the city. The existing building commands an imposing status on the streetscape of Grove Park.



The trees around the perimeter form the neighbourhood skyline, and should be retained

The trees at the corners of the site are integral. They shield from neighbouring land and are the core group expressing the visual character of the land.

More trees should be planted along the boundary edge for privacy.

More trees should be planted along the boundary edge for privacy.

The ash tree in the formal garden is high-quality.

The yew tree next to the existing building is healthy and should be retained.

The group of trees along the front edge express the streetscape of the property. The large elms are rare.

2.3 Trees and Ecology

There is a conservation order for 123 Grove Park, which applies to the entire site and its trees. There are 172 trees, groups or stumps surveyed on or around the site, of which 10 are 'A' category *(Good Quality), 16 are 'B' category *(Moderate Quality), 118 'C' category *(Low Quality), 28 'R' category *(Poor Quality) and 1 intermediate (B/C category).

A small grassland area (the formal garden) is fringed by shrubs and woodland. The majority of the garden is woodland, including narrow fringes along the Eastern and Western flanks, and a more extensive area to the North. The woodland area comprises non-native broadleaved trees, formed on variable topography. The levels of the ground layer are generally well developed, with some Japanese knotweed present. There are formal beds at the front of the house, and planted shrubbery in fringes and pockets around the woodland. No bats were found on the site. Please see separate Ecology Survey from Applied Ecology.

2.3.1 Working in Root Protection Areas

For trees to survive development in close proximity, any foundation design should only require a minimum of root loss and maintain the status quo in terms of gaseous and aqueous exchange. Assuming these can be observed, a development could be implemented within the root protection areas defined by BS5837:2005 Trees in relation to construction – Recommendations without detriment to the long term health of the trees.

Housedeck allows you to build beside trees without causing any short or long term damage to either the tree or its roots. It is a unique form of raft foundation supported by a matrix of piles. Unlike traditional pile and beam systems, the position of the piles are flexible and the design team is able to react immediately to changes in pile position. Additionally, Housedeck is a no dig system and cutting off tree roots with excavations for beams or trench foundations is avoided.

Summary plan of the Trees to be Retained, NTS

3.0 EXISTING BUILDING ANALYSIS

3.1 Assessment of the External Character of the Existing Building

The building is currently vacant and fronts onto Grove Park, set in large grounds with a formal garden and area of woodland to the rear. The total size of the site including gardens is 0.58 hectares.

The 1880s Victorian building is located within the Camberwell Grove conservation area and is identified in the conservation area appraisal for the Camberwell Grove conservation area as a key unlisted building. It is included in the published conservation area appraisal as an important unlisted building and as such it is considered as a heritage asset as defined in Planning Policy Statement 5: Planning for the Historic Environment. The building retains many of its original features, staircases, fireplaces and intricate covered ceilings. A "Victorian" is a house constructed during the Victorian era, a time when industrialization brought new building materials and techniques, resulting in rapid changes in architecture. There are a variety of Victorian Styles - Gothic Revival, Italianate, French Second Empire, Stick, Shingle and Queen Anne Style - and this building borrows from several of them.

The external features are picked out below, and are all to be retained for the proposed refurbishment and extension. With the exception of the steel fire escape external staircase, the external materials and details are all noteworthy.

Existing South Elevation

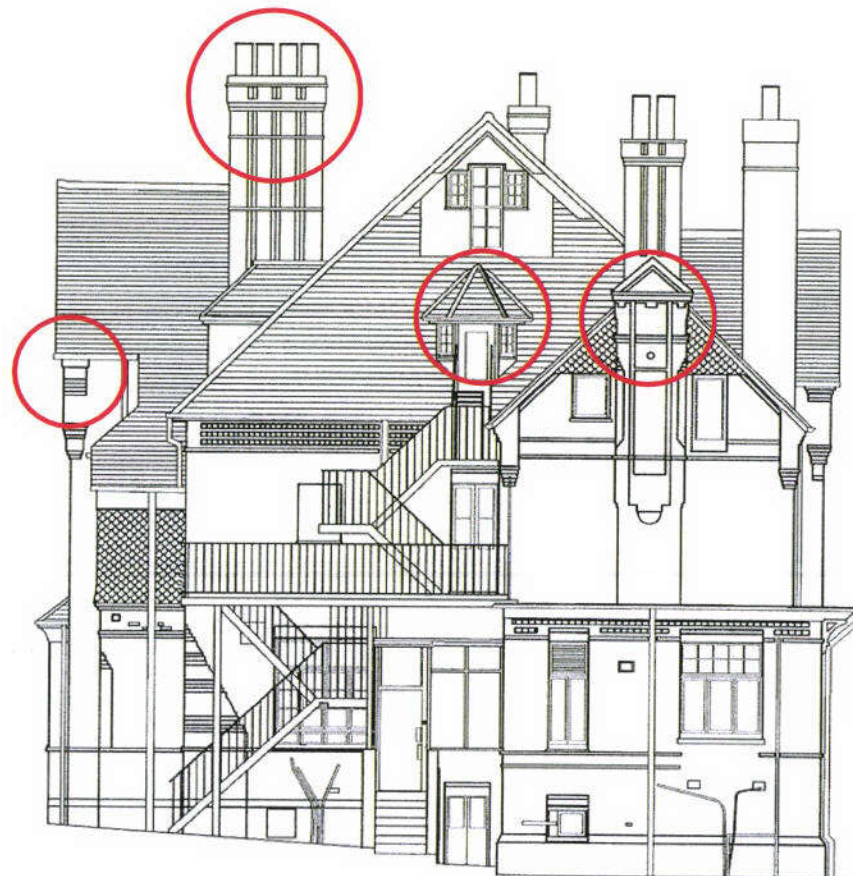


- Covered porch
- Front facing gable end
- Cross-gabled pitched roof
- Overhanging eaves
- Arched doors and windows
- Decorative brackets beneath eaves
- Hipped and Gabled Dormer windows
- Patterned shingles
- Decorative chimneys

- Brick Cornices
- Flemish Brick courses



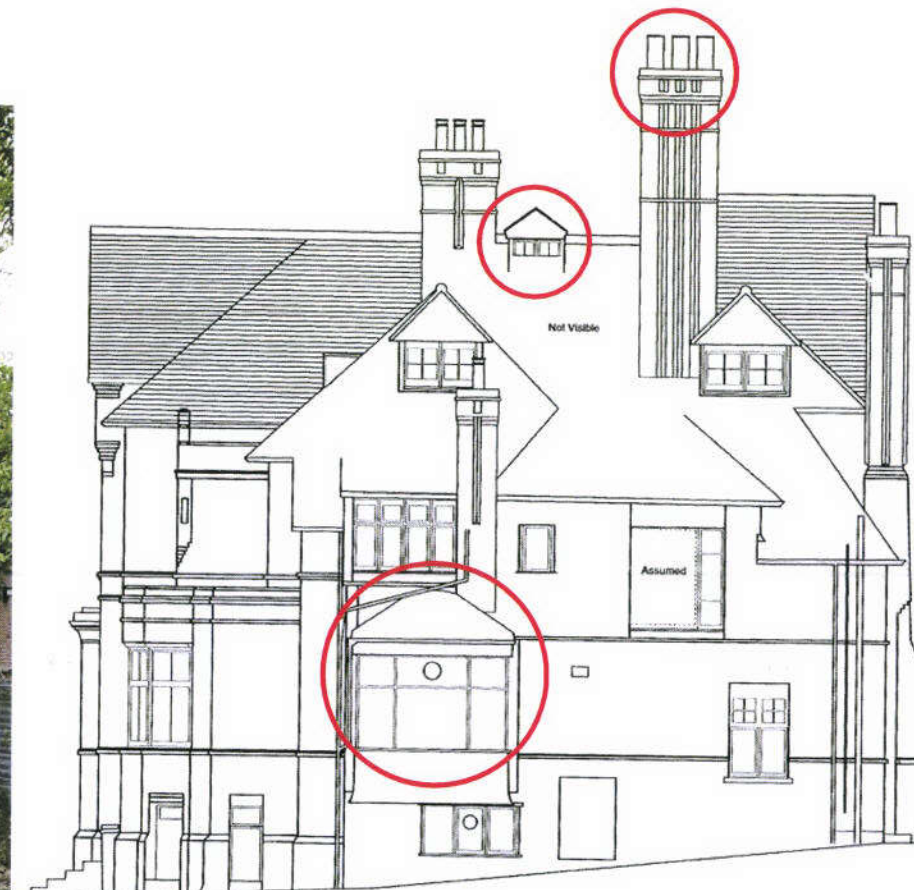
Existing East Elevation



- Side gabled roof
- Dormer windows
- Eaves on several levels



Existing West Elevation



- Hipped roof
- Dormer windows
- Bay window
- Eaves on several levels



Existing North Elevation



- Pointed arched windows
- Picturesque floor plan
- Decorative brackets beneath eaves
- Tall, narrow windows
- Arches above windows
- Dormer windows
- Bay window
- Irregular roof line

Details of External Features, all to Be Retained



Brick cornices, arched windows, decorative eaves, gabled end roof, arches above windows



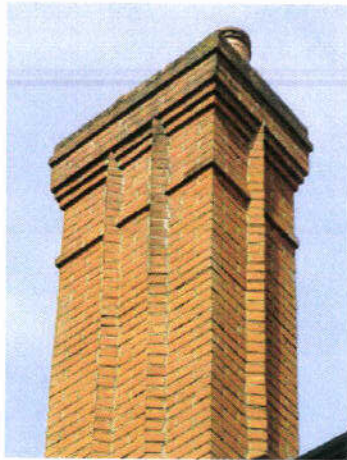
Flemish brick coursing



Covered porch



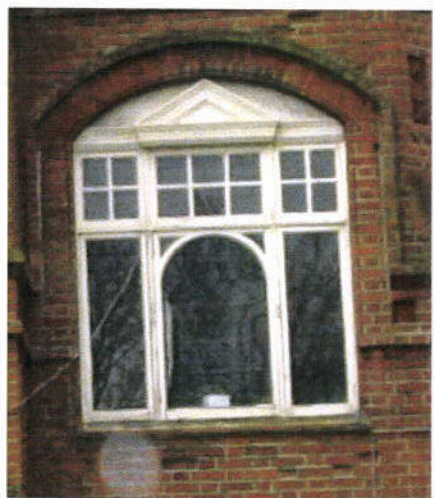
Decorative brackets



Decorative chimneys



Arched door



Pointed arched window



Irregular roof line, dormer windows



Patterned shingles



Decorative brackets beneath eaves



Decorative brick reveals and sweeps



180degree flat turn staircase



Main staircase with timber balusters

3.2 Assessment of the Internal Character of the Existing Building

A full photographic survey of each room within the existing building has been undertaken. Any features of interest or signs of alteration were recorded.

Broadly speaking, the following features are noteworthy and should be retained:

- Staircase balustrades
- Wall panelling and cornices
- Elaborate joinery
- Ceiling mouldings
- Fireplaces

The structure should be largely preserved where the house and flat unit separations allow, but some reconfiguration will be necessary to plan the room layouts and make all the staircases accessible. The lower ground floor - where the boiler and coal shuttles used to reside - has a reduced head height, and the floor level will need to be dug down in order to utilise the area for living purposes.



Original Fireplace



Ceiling and wall panelling/cornices



Cupboard joinery

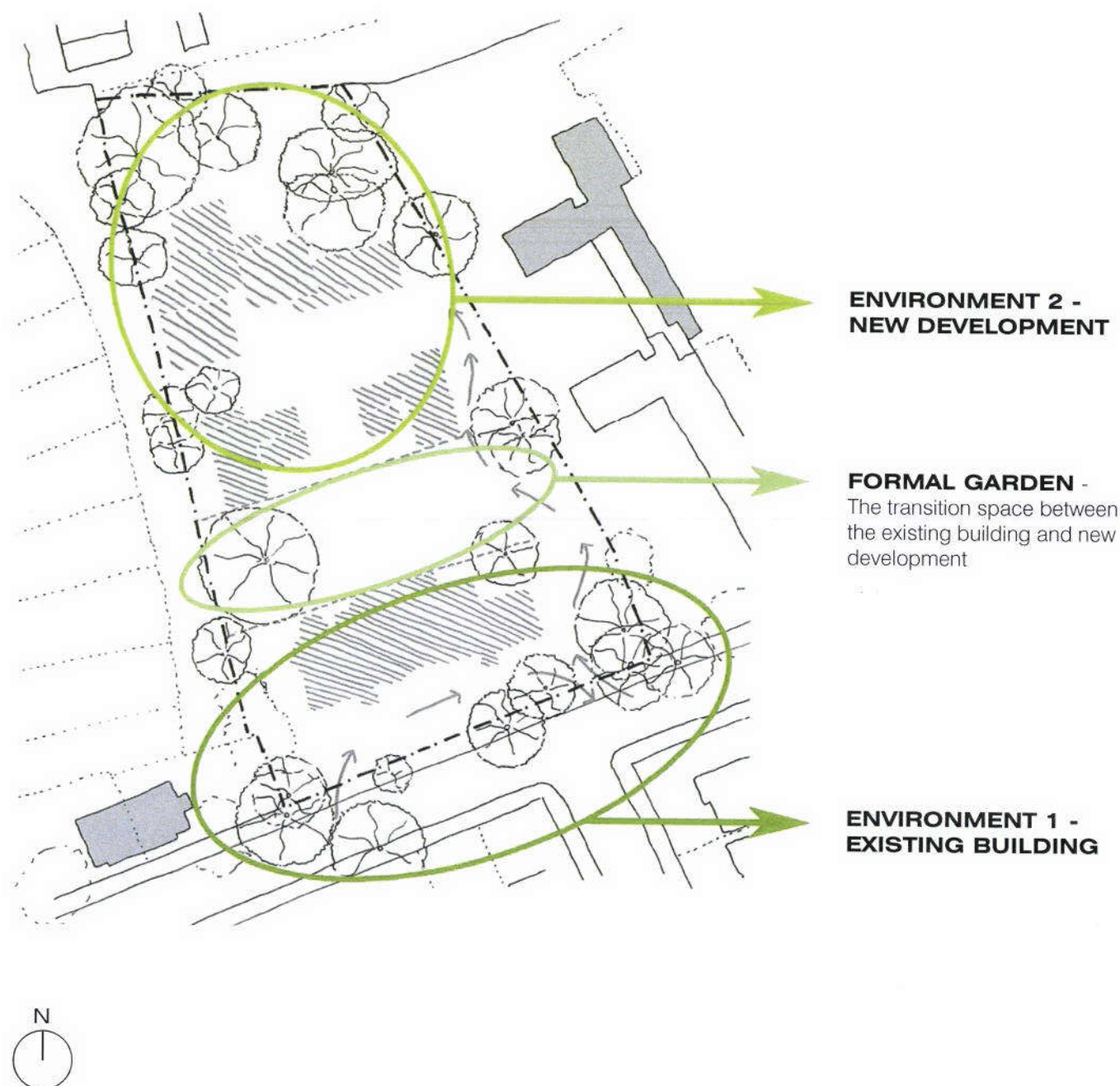
4.0 SITE DESIGN

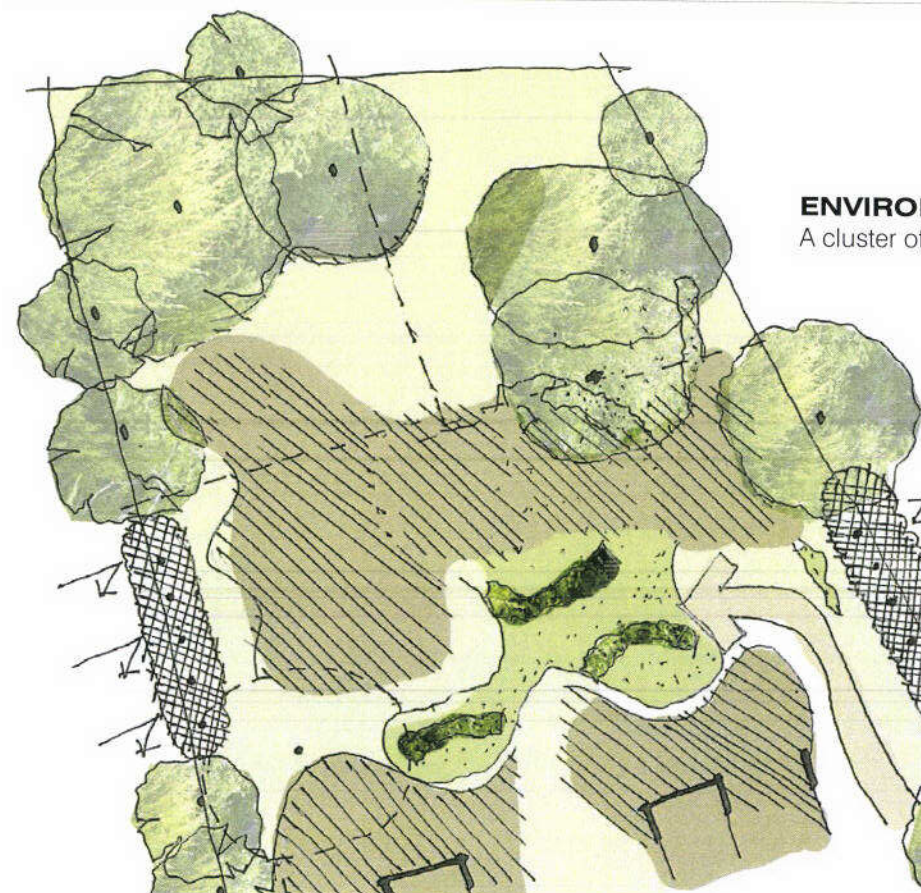
4.1 Areas of Development

Our objective is to form a high quality residential neighbourhood which is contextual, sustainable and respectful of the natural setting. The masterplan for the development is to form a high quality residential neighbourhood which is harmonious with the existing landscape. The proposed buildings in the backlands will emerge from the landscape and feel part of it surrounded by the existing trees, flora and fauna. The front building will retain its character and act as the frontage to the development.

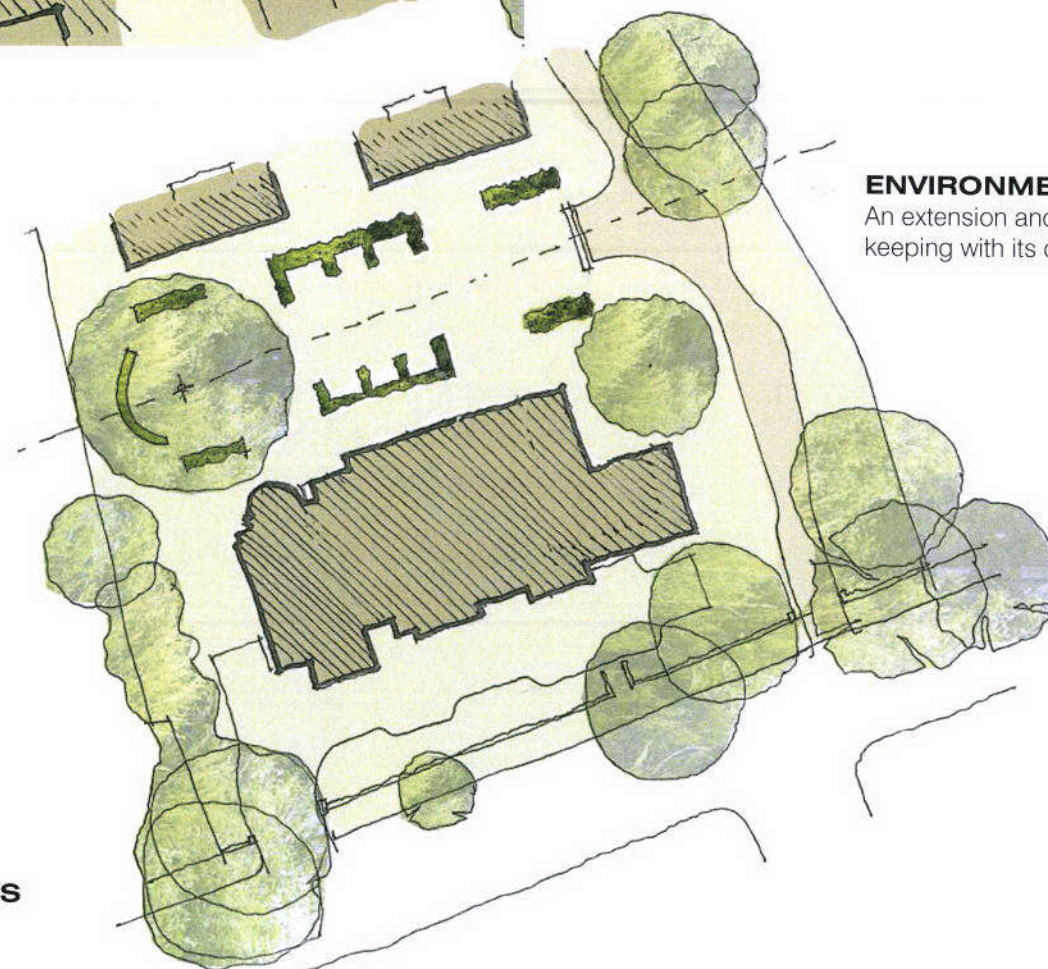
Because of the depth of the site, two environments are formed – firstly along the street edge (the existing building) and secondly in the land to the rear.

Site Concept diagram, NTS





ENVIRONMENT 2 - ORGANIC
A cluster of sustainable contemporary houses



ENVIRONMENT 1 - FORMAL
An extension and refurbishment, in keeping with its current style

Site Concept Plans, NTS

4.2 Design Principles & Concepts

The sensitive nature of the site and building has required an appropriate architectural response, in terms of two differing environments with a transition space separating them (i.e. the formal garden).

The first environment concerns the conversion of the existing building at the front of the site to form houses and flats. As part of this it is proposed to construct a side extension to the building and undertake internal alterations to the buildings layout. The existing building will be extended along its frontage, with the formal garden behind retained as a communal amenity space.

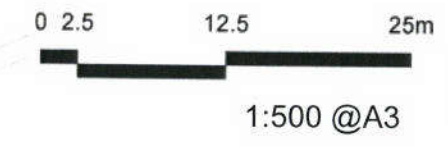
The second environment - the rear part of the site - will be developed into private residences within the heavily wooded landscape, each with some private garden and access to the communal amenity space.



Precedent Images of the Context of the Proposal in the Landscape



Proposed Site Plan, 1:500



Randle Siddeley *associates*
 landscape architecture environment urban design



Bound gravel surface



Mixed planting



Paving detail



Perspective of Entrance Forecourt

4.3 Landscaping Concept

Environment 1 - Entrance

The site will be accessed via a controlled vehicular and pedestrian gate. The access road will be a shared surface comprised of resin bound gravel. There will be ten car park spaces which will be surrounded by a rich palette of shrubs and ground cover planting and additional tree planting along the street frontage. At the entrances to the buildings the surface will change to be flag paving with accent plants in pots to remark the entrance. Running adjacent to the access road will be a footpath that links to the formal garden area.



Entrance Forecourt Plan

Environment 1 - Entrance forecourt Precedent Images and Elevation





Perspective of the Formal Garden



Perspective of the Formal Garden with Associated Plan and Precedent Images

Formal garden

The middle part of the site will comprise the formal gardens. These will be divided into three areas. Starting from the access road a path will lead you to the first area falling from 31m AOD to 30m AOD via a set of steps to enter the cottage garden. This will comprise of a delightful garden surrounded by hedges and cottage garden planting and seating. At the top of the steps will be a visual line that focuses on the retained existing tree at the other end of the formal gardens within the play area. A series of stepping stones will cross the lawn area to meet a further flight of steps leading down to the formal garden. This will be the second space and will be contained by a clipped hedge and will comprise a flat lawn at 29m AOD. From this formal area a path will lead between houses 4 and 5 via a flight of steps leading to a path that connects to the path leading to the Communal Woodland Garden. From the formal garden a third space will contain the play area at 29m AOD. This will have informal play features such as rounded glacial boulders, balancing rings, climbing logs and rectangular wood climbing blocks located beneath the canopy of the existing mature tree. This will be surrounded by shade tolerant under-storey shrub and ground cover planting. At its focus will be a spiral bench.



Childrens play



Spring flowers



Formal Garden Precedent Images and Section



Gravel paths



Colour + texture



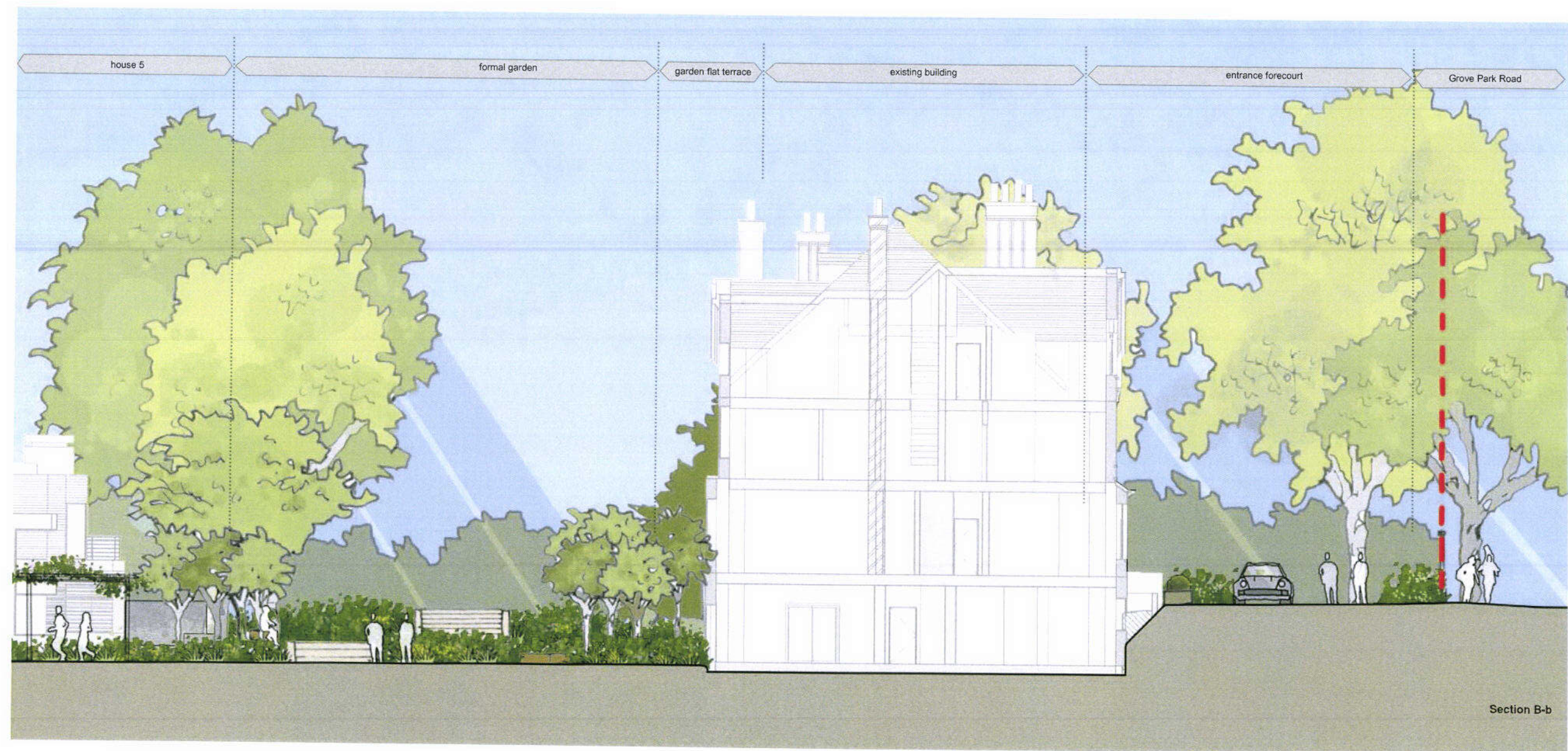
Native grasses



Shared garden



Formal lawn



Section B-b

Environment 2 - Communal woodland

The backlands will be accessed by a linear path that runs between houses 4 and 5 and then crosses the access road to run between houses 2 and 3 and will finish at the Communal Woodland Garden. This will comprise an open space containing seating and surfaced with a decking platform with fantastic views north towards the City of London. The ground beyond will slope away and will comprise an under storey of woodland plants such as ferns and wild flora and fauna. Along the linear path a series of pergolas will help define the space and provide the opportunity for climbers and wild roses. Adjacent to the path will be diverse indigenous shrubs and ground cover along with wild flower areas.



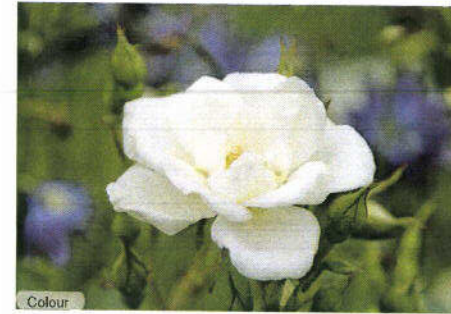
Perspective of the Footpath linking the environments

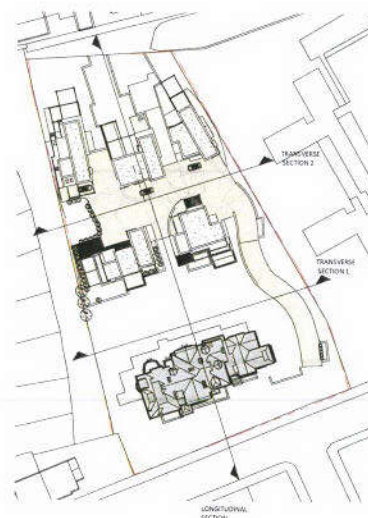


Perspective of the Paths to the Woodland with Associated Plan



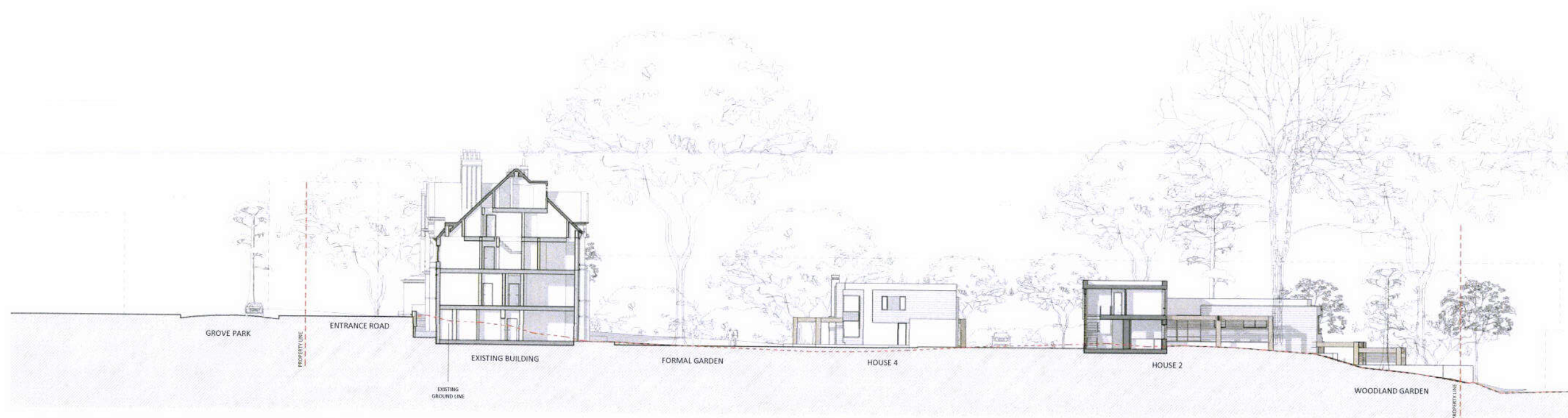
Environment 2 Woodland Precedent Images and Section





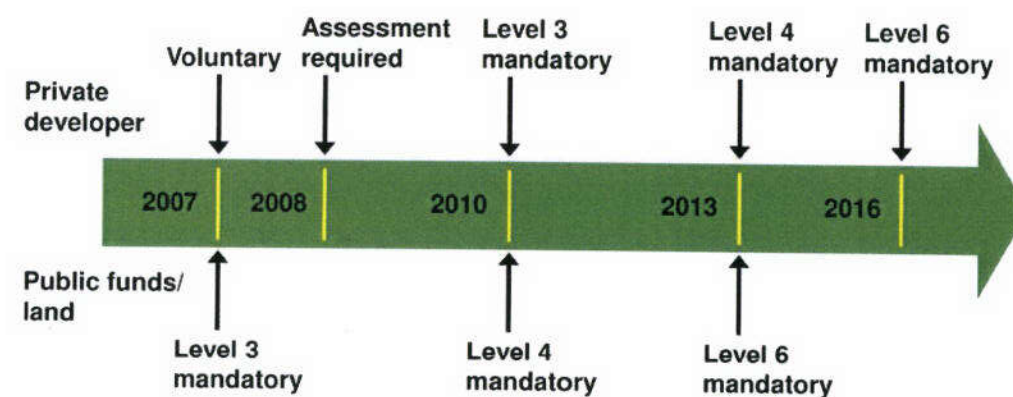
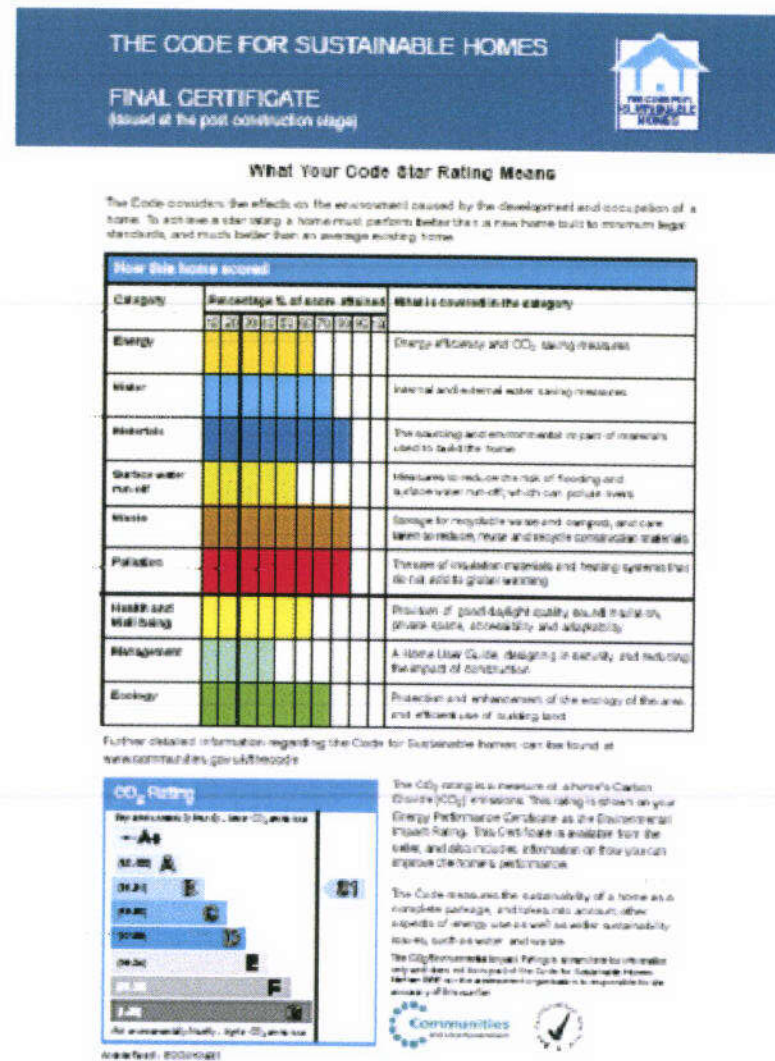
4.4 Building Heights

It is clear that the existing building at 123 Grove Park deserves to retain its prominence, and the proposed development is therefore subservient in terms of scale and height. The building is four storeys including a lower ground floor which is partly below ground level. There is also an attic above the fourth floor, with a single room. The extension is three storeys high, one floor lower than the existing roofscape. The developments to the rear are two storeys with some set-back third floors. The two units facing the formal garden are on a lower level than the garden or the existing building, of +28.5. This renders them subservient to the original mass, as they are also only two storeys high.



Proposed Longitudinal Site Section

The Code for Sustainable Homes System and Mandatory Levels



4.5 Sustainability

Please refer to the Environmental Statement and Energy Report, submitted by Hoare Lea.

The development at Grove Park is proposed to include the construction of 5 new houses and the refurbishment of the existing house into 2 houses and 5 apartments. The new houses are to achieve compliance with the Code for Sustainable Homes 4**** rating and the refurbished dwellings are to comply with ECOHomes Excellent. The Code for Sustainable Homes incorporates a number of mandatory credit requirements and this includes a mandatory target reduction in CO₂ emissions over the Part L1A 2006 baseline.

In order to achieve a 4**** rating a reduction of at least 44% in the CO₂ emissions of the dwellings will need to be achieved. The ECOHomes assessment method does not refer to mandatory targets but a minimum score of at least 70% will be required to secure the Excellent rating, in order to achieve this a significant CO₂ reduction will be key.

The refurbished dwellings will need to achieve a Part L1B compliant facade performance as a minimum and will utilise the same energy strategy as the new buildings which will ensure a significant CO₂ emission reduction.

The new build elements of the development are being designed to achieve a Code for Sustainable Homes rating of Level 4 and the refurbished parts to achieve an Eco Homes rating of Excellent. In terms of "Energy" this equates to a 44% reduction in carbon emissions over the base Part L 2006 requirements.

A number of options have been considered to achieve this. These include either a communal energy generating system that will serve all the units from a central source or individually on a unit by unit basis.

The integration of a communal energy centre within this development will be problematic not only due to space constraints, routing of below ground buried pipework to each unit when considering the roots from the existing trees / planting etc which would need to be avoided but primarily, maximising the efficiencies of a central system with only less than 20 units would be challenging.

Therefore the current proposal is to treat each of the units individually. The strategy is to integrate high quality / performing facades, improvements to fabric U Values that exceed base Part L requirements, high efficiency gas boilers (possibly domestic type combined heat and power units) or air source heat pumps to provide space heating & domestic water requirements. Other items will include efficient lighting systems, ventilation with heat recovery, good quality air tightness, accredited construction details etc.





3D view of Proposed Extension

5.0 EXISTING BUILDING DESIGN

5.1 The Appearance, contextual relationship and proposed architectural treatment.

The existing building considered as a local unlisted landmark is a substantial Victorian property. We propose to re-plan and renovate the existing building. In addition we propose to add a new extension sensitively considered, both in massing, scale, and proposed materials. The principals of style, appearance, and materiality have been developed after considerable consultation with Southwark Council planning department.

The essential principals of the renovation and additions are:

- Use of appropriate materials, brick masonry, roof tiles and suitable window frames
- Appropriate massing and articulation between the existing building and the proposed extension
- Balanced of glazed opening to solid brick/masonry, accordingly to the context.
- High degree and quality of detailing in facades and internal features
- Special consideration of Root Protection Areas of relevant trees



3D view of North Facade from Road next to Formal Garden

The proposed style of the extension replicates and extends the existing building, using the same materials and preserving the picturesque roofscape and plan form. The front-facing gable end of the existing building is preserved as the dominant form along the streetscape, and the extension adopts a smaller gable end.

The mass of the extension loosely mirrors the roof heights of the Western end of the building, giving a proportioned response to the road. This addition does not exceed the 50% of the existing building mass and it is considerable smaller in height, recognizing the predominant character of the existing building and providing an appropriate contextual response.

The articulation between the two buildings, following the Southwark Council advice, will be through a glass element, that functions as a connector/break between the existing and the new. This allows views through to the garden and marks the difference between the two forms.

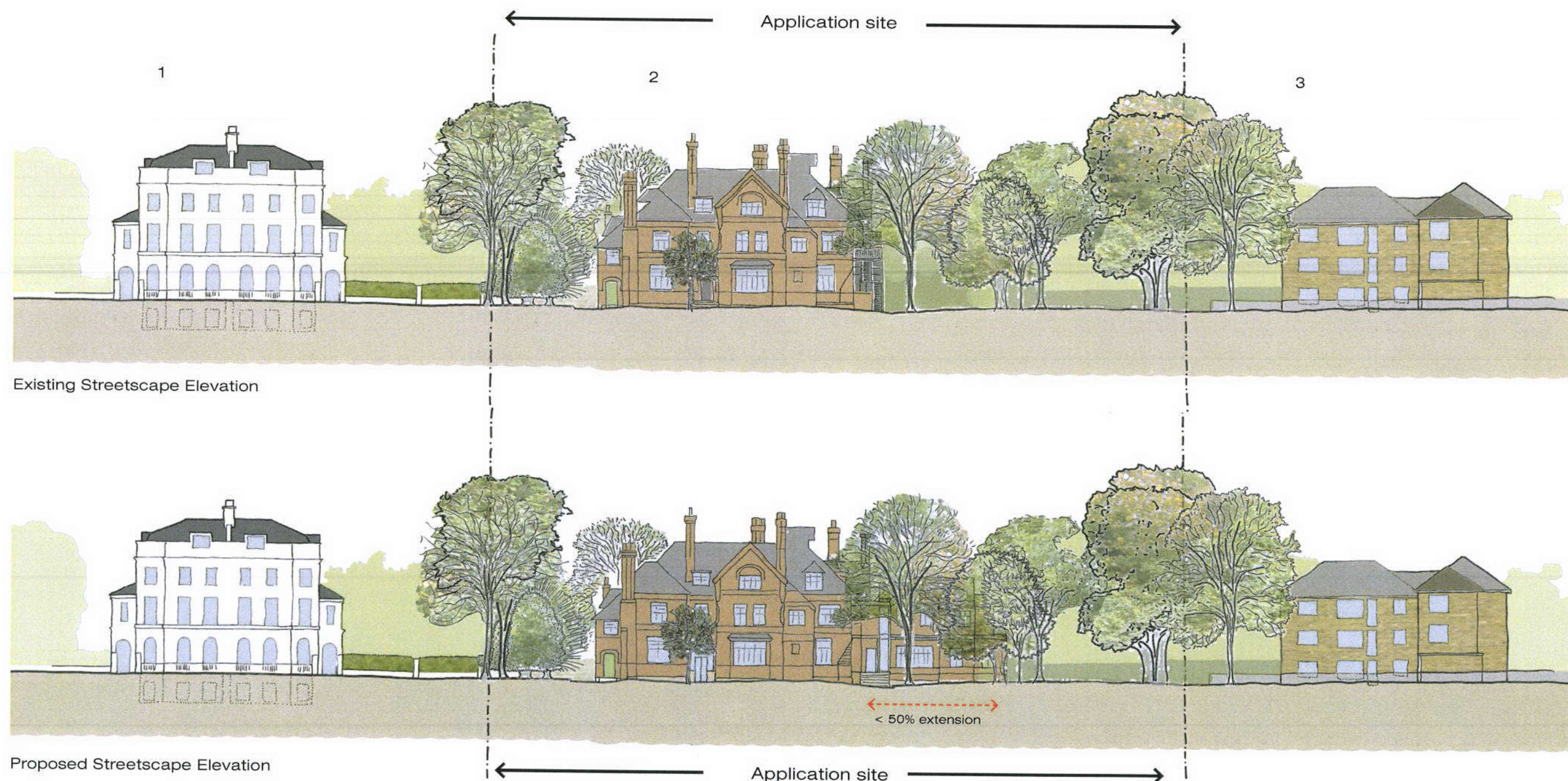
The treatment of all elements of the facade are refined in proportion and detail to achieve a richness and quality that will contribute to the new complete building.

A detail section of the extension central bay facade is provided in the planning application drawings (Sheet DT 401 "Extension Central Bay Details") which should be revised in conjunction with this document.



5.2 The Relationship of the Proposal to the Existing Site

Number 123 has an imposing streetscape along Grove Park, and is surrounded by a variety of architectural styles. The proposal allows the front elevation to preserve that dominance, and the extension is partially hidden by the large elms at the corner of the site facing the road. The glass break denotes the separation of existing and new building.

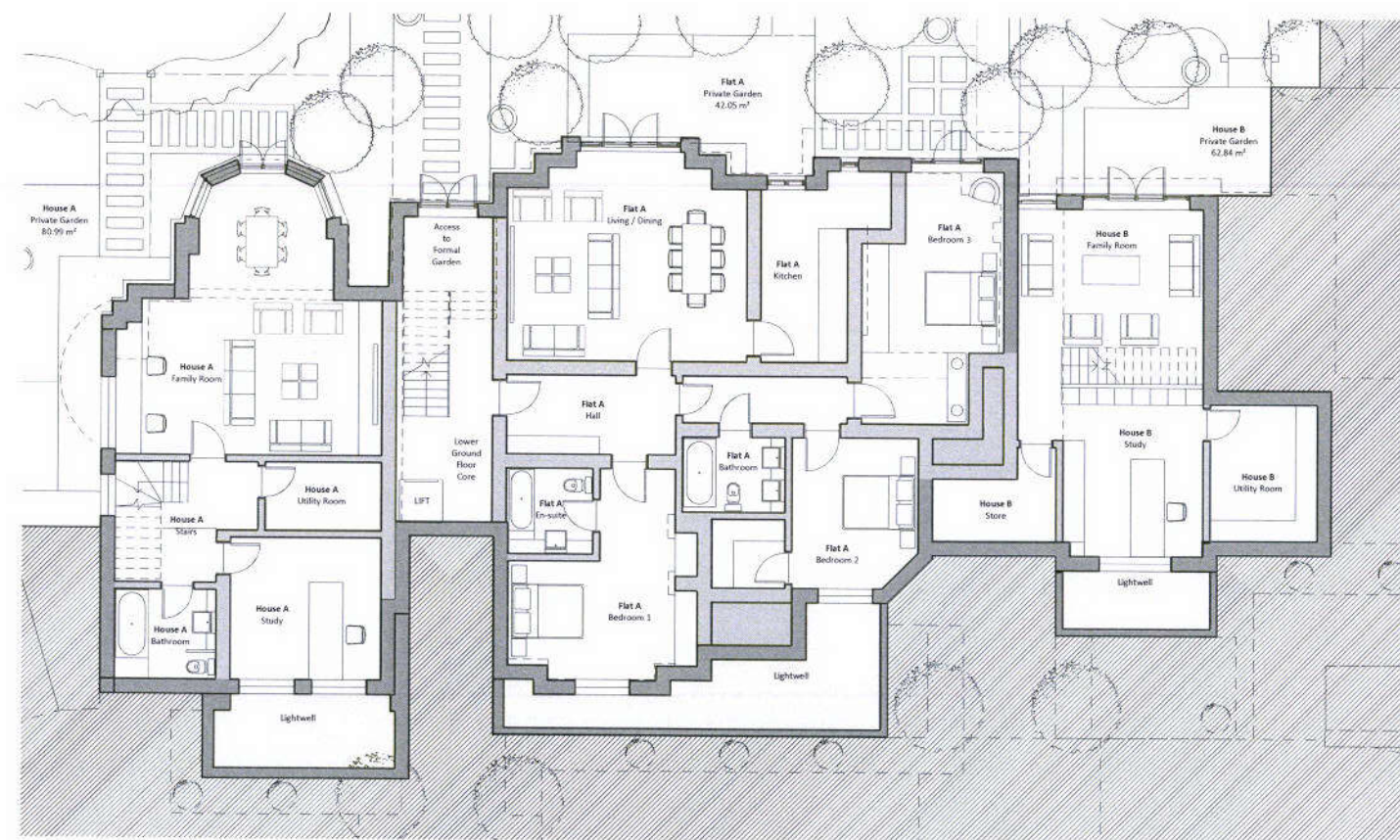
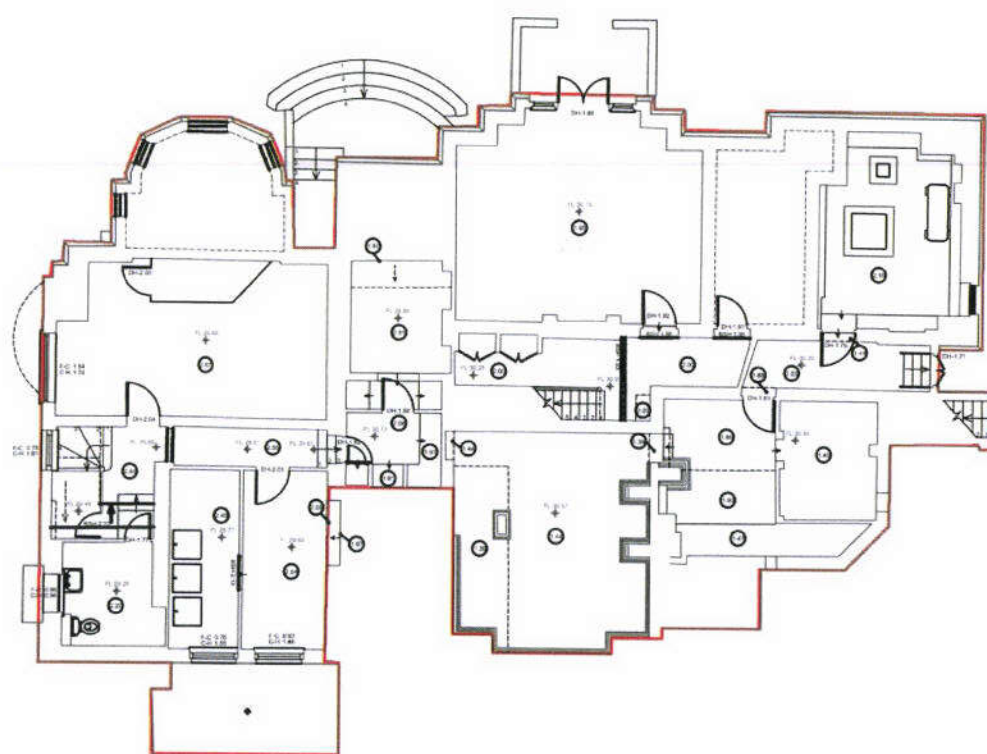


5.3 The Existing Building and Extension Plans

The proposal is to convert this currently vacant building into a high quality, residential development which will require alterations to accommodate appropriate facilities and services. The proposed works will make a major financial investment in the building in order to secure its long term future. The works will bring considerable benefits to the building, including: a viable long term appropriate use; the restoration of the most significant parts of the building including the repair/conservation and restoration of the principal rooms, roofscape and staircases; general refurbishment of the main house both internally and externally.

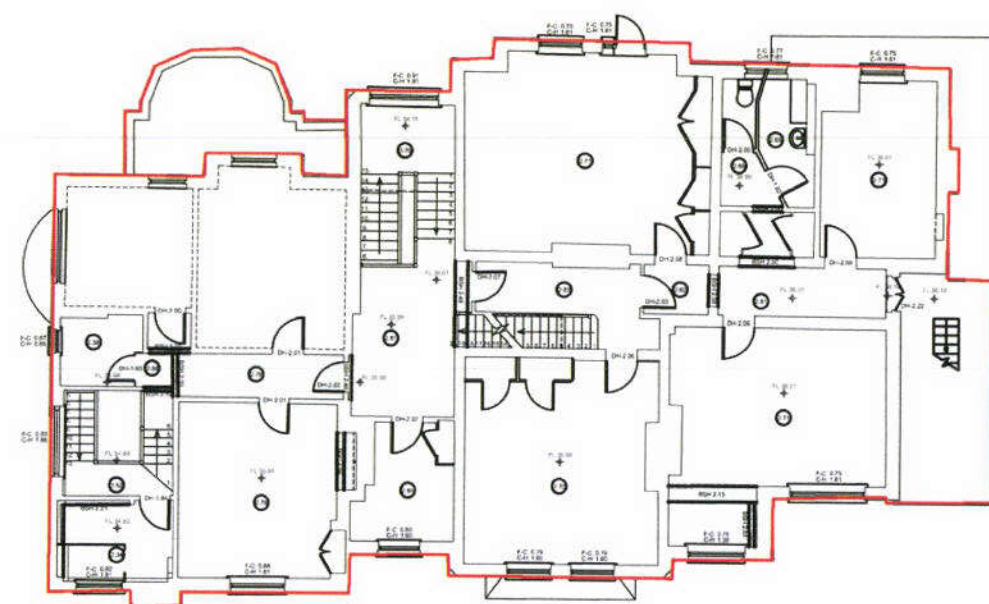
The existing building has been split into a house at the Western end (called 'House A') and a core of five flats which use the current main entrance. An extension has then been added on the Eastern end and this forms another house ('House B'). This configuration allows for the lowest degree of alteration from the building's existing form and structure.

The Lower Ground Floor houses the study and family rooms for Houses A and B, and the core for Flat A. This is a self contained flat, with three bedrooms and a living room opening out onto a private terrace.

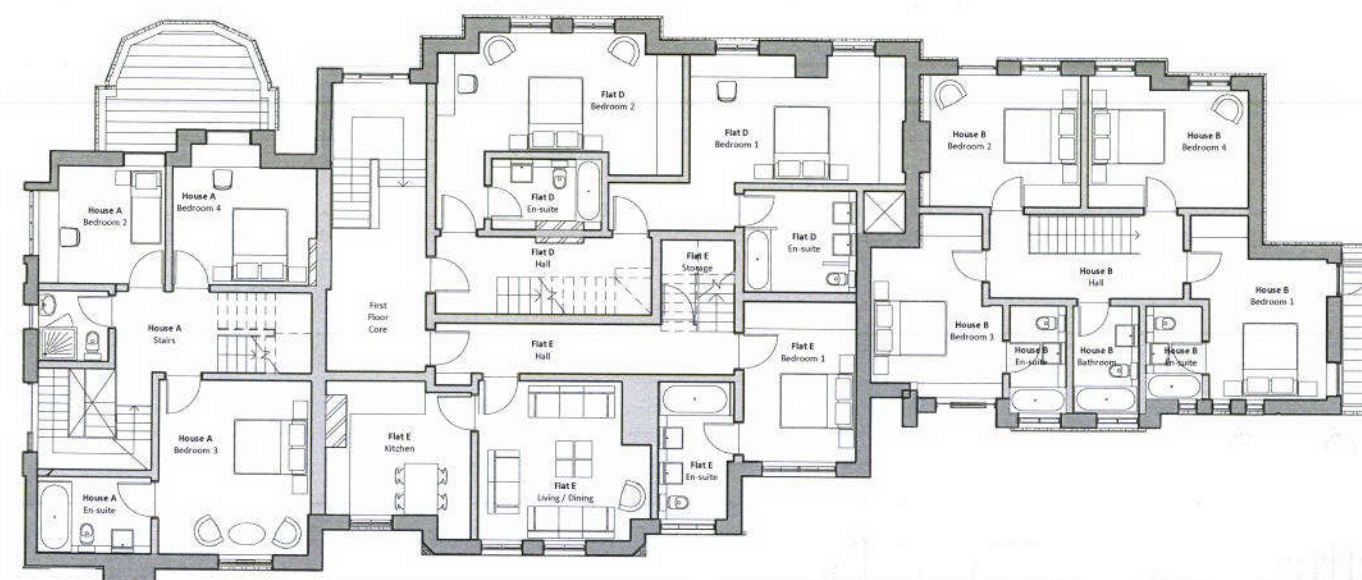


Lower Ground Floor Existing and Proposed Plans, 1:200

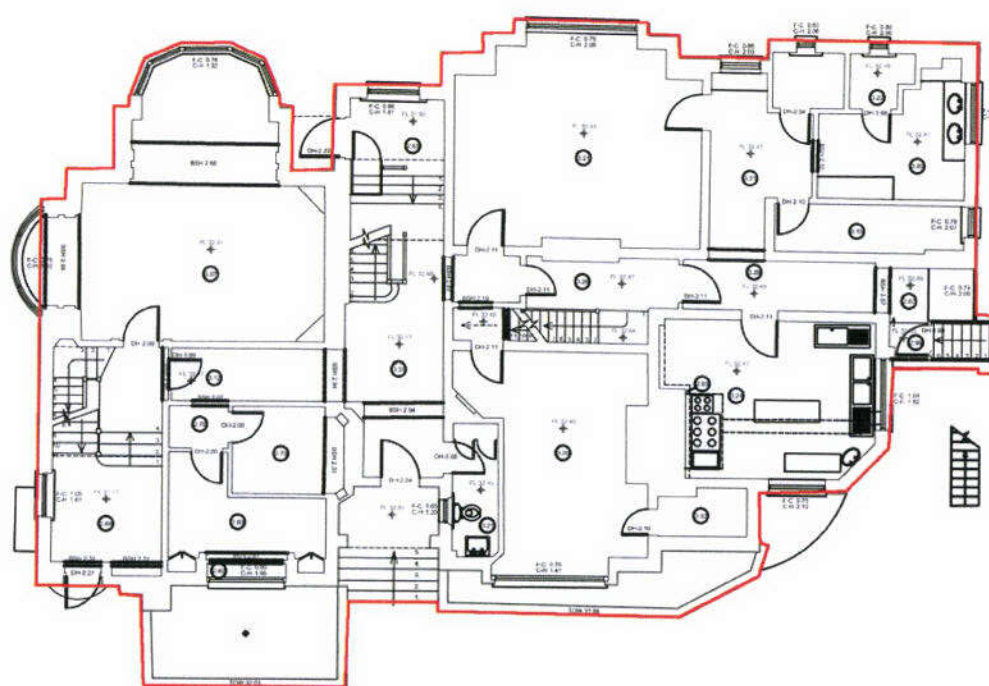
The Ground Floor is the main entrance for Houses A and B, and the core for the block of flats. There are two flats on this floor; Flat B has 2 bedrooms and Flat C has 1 bedroom. The Houses contain private hallways, kitchens and dining rooms on this floor. The First Floor houses three bedrooms for House A and four bedrooms for House B. The core finishes at this level, and two flats are accessed off it, Flat D and Flat E. Flat D is spread over three floors with three bedrooms, whilst Flat E is spread on two floors with three bedrooms. Both flats have their own private staircases. The Third Floor contains roof storage, and an attic room for Flat D only.



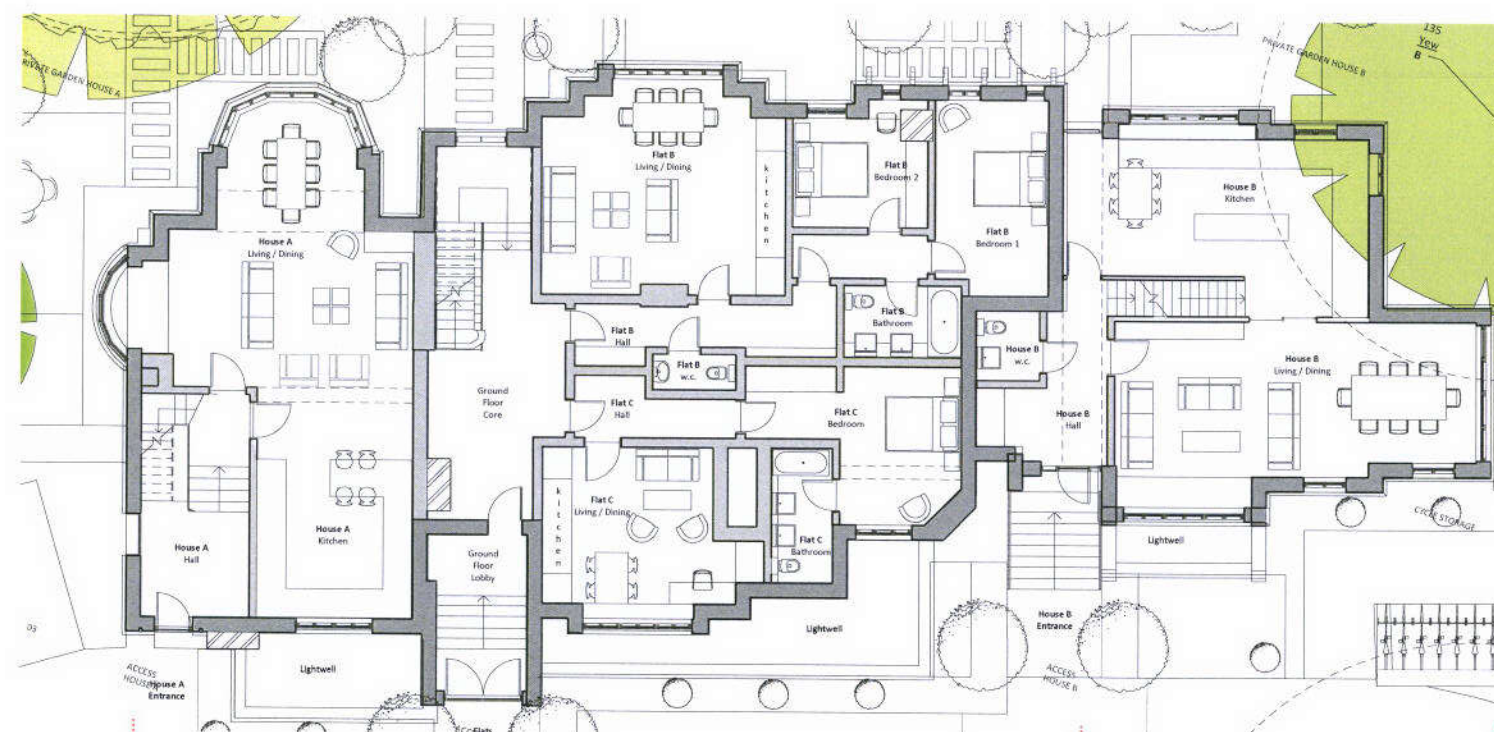
First Floor Existing Plan, 1:200



First Floor Proposed Plan, 1:200

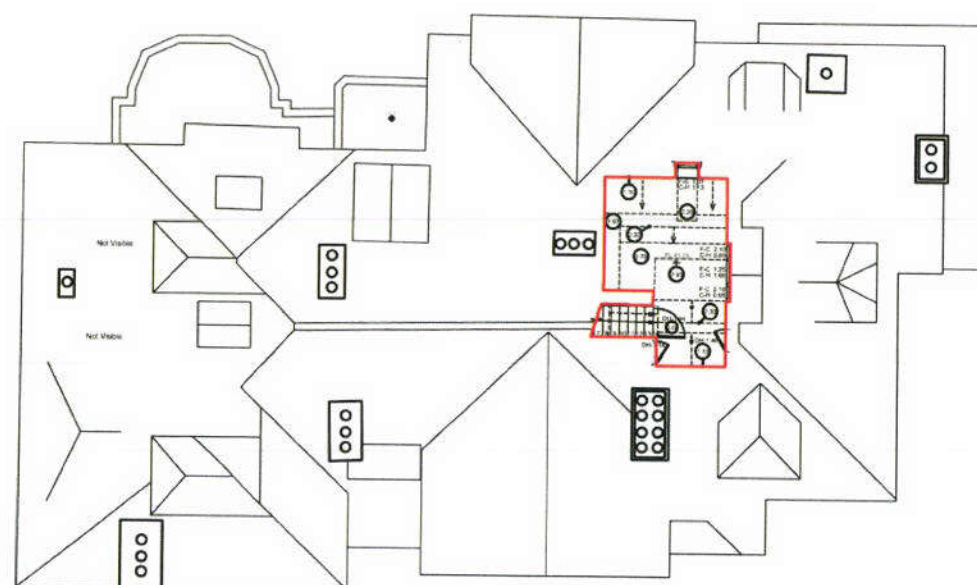


Ground Floor Existing Plan, 1:200

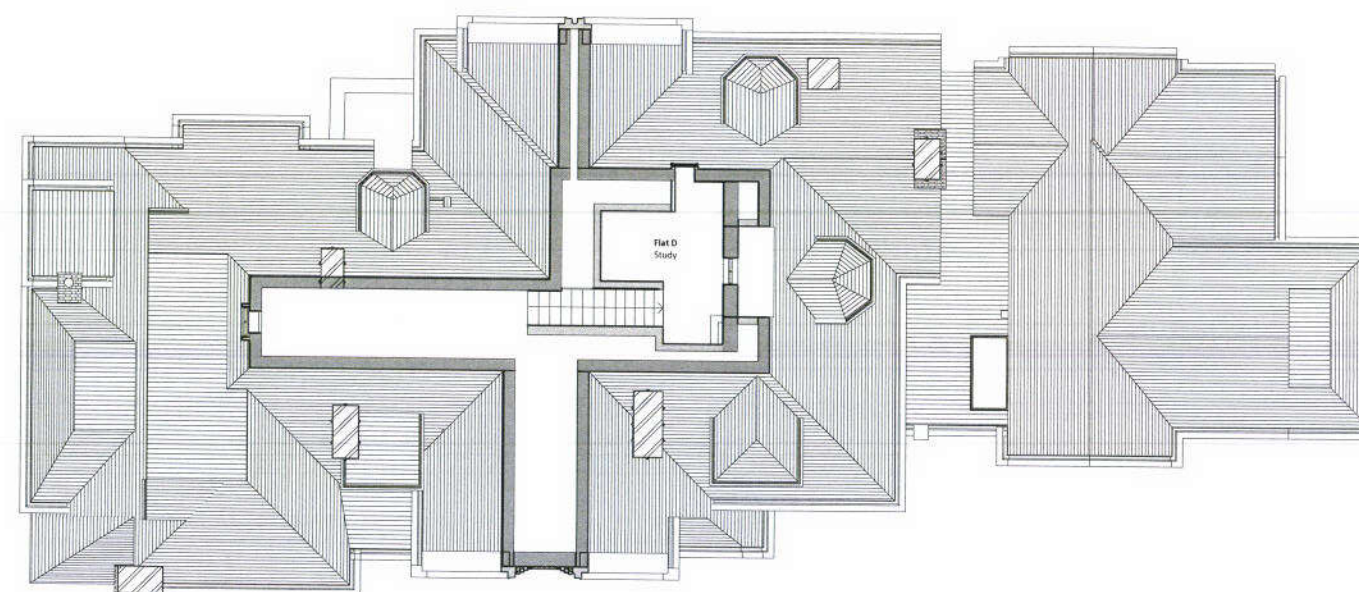


Ground Floor Proposed Plan, 1:200

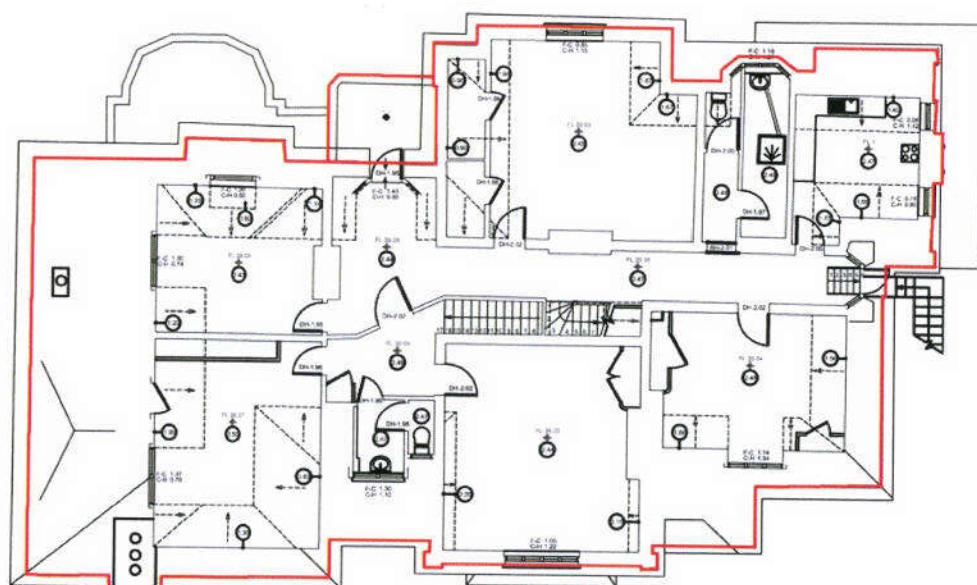
< 50% extension



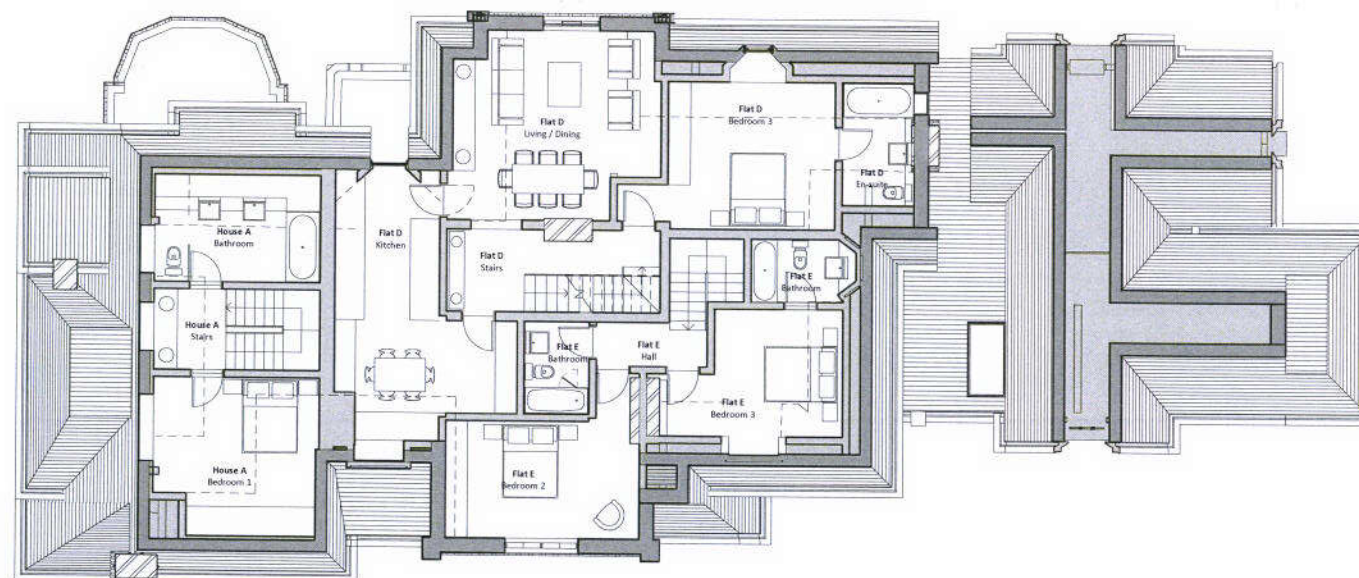
Second Floor Existing Plan, 1:200



Second Floor Proposed Plan, 1:200



Third Floor Existing and Proposed Plans, 1:200



Third Floor Proposed Plan, 1:200

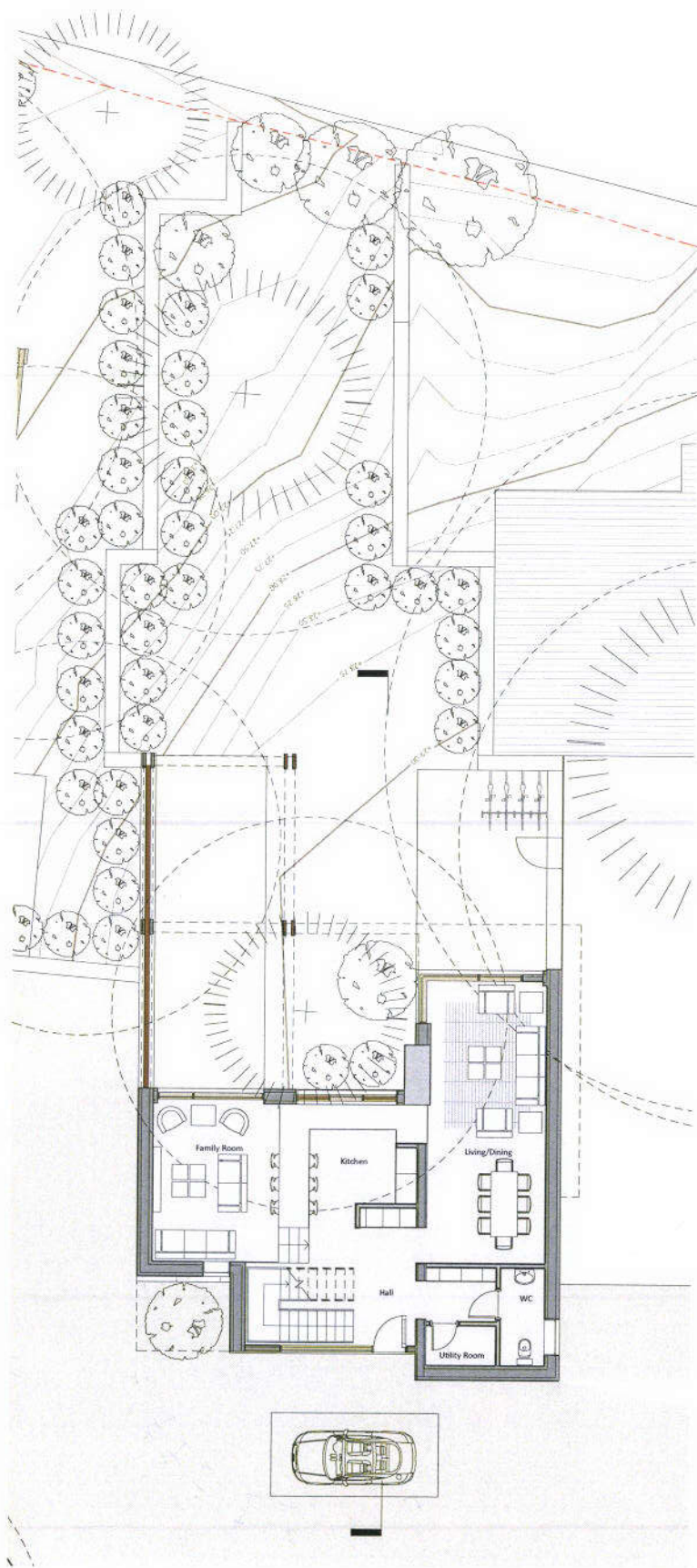
6.0 NEW DEVELOPMENT DESIGN

6.1 The New Development Plans

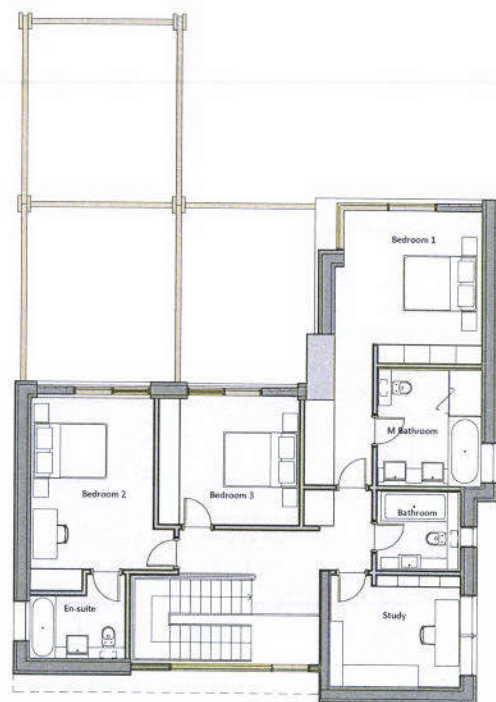
The units to the rear comprise five detached houses. These houses use the varied levels of the landscape to nestle into the site, and some are split level. The footprints of each house are determined by the surrounding tree roots, allowing for an organic, individual layout for each unit. A no-dig road leads the resident or visitor from the street past the formal garden to the houses, each with a parking space and individual entrance. Several trees have low-hanging canopies, and therefore flat roofs are appropriate. This also enables them to adopt solar panels for energy purposes where tree canopies permit.

Each of the units have four double bedrooms, and a minimum of 2.7m ceiling heights (3m for living/kitchen/bedroom areas).

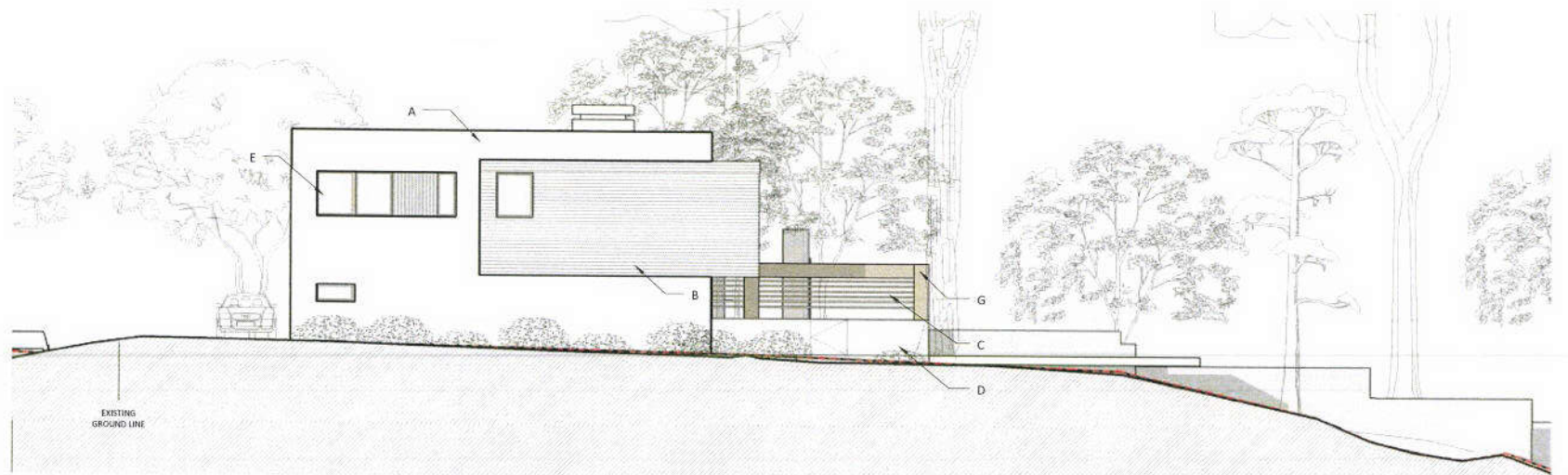




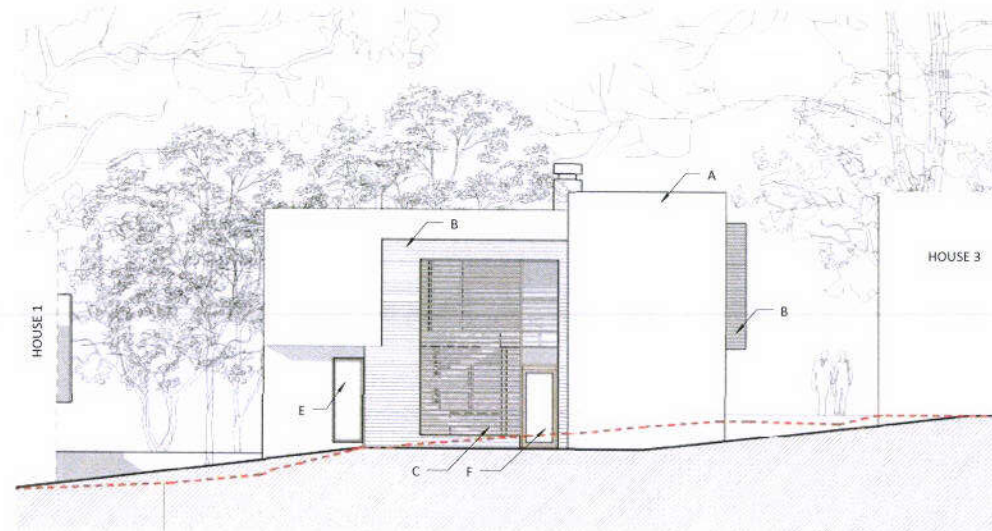
GROUND FLOOR PLAN



FIRST FLOOR PLAN



EAST ELEVATION

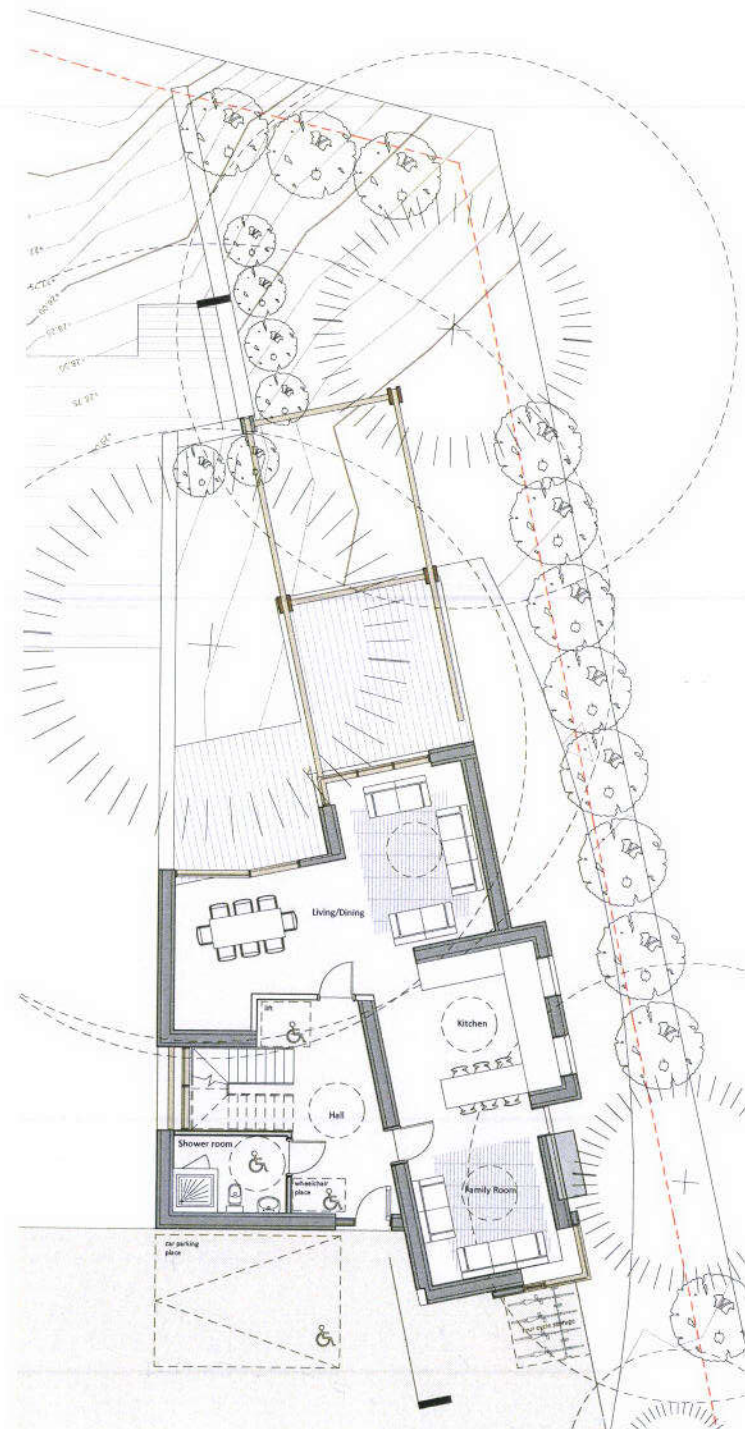


SOUTH ELEVATION

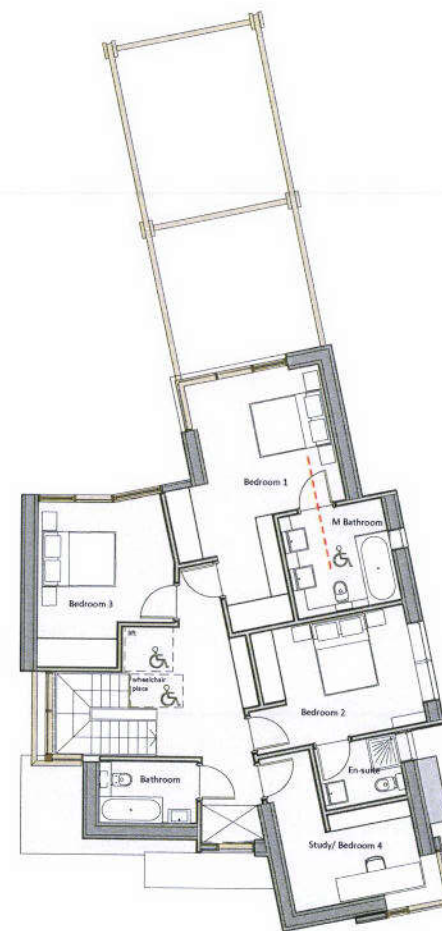


NORTH ELEVATION

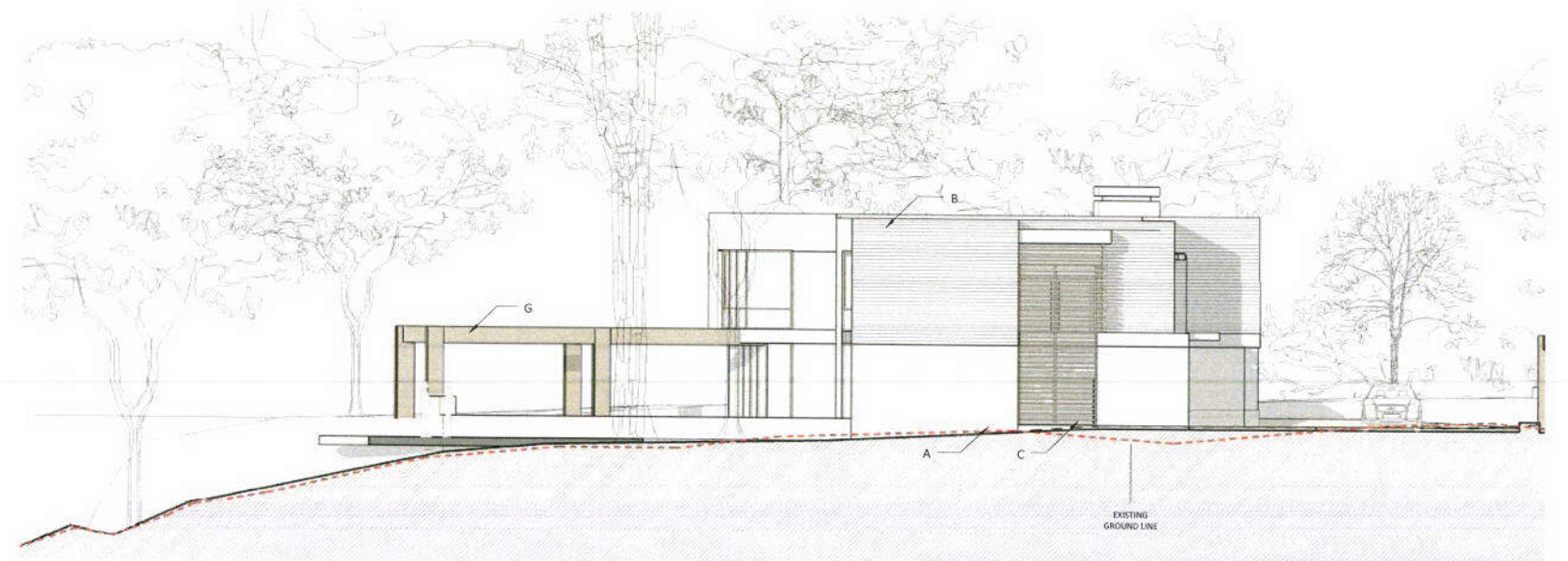
Proposed House 3 (Wheelchair Accessible)
Plans and Elevations, 1:200



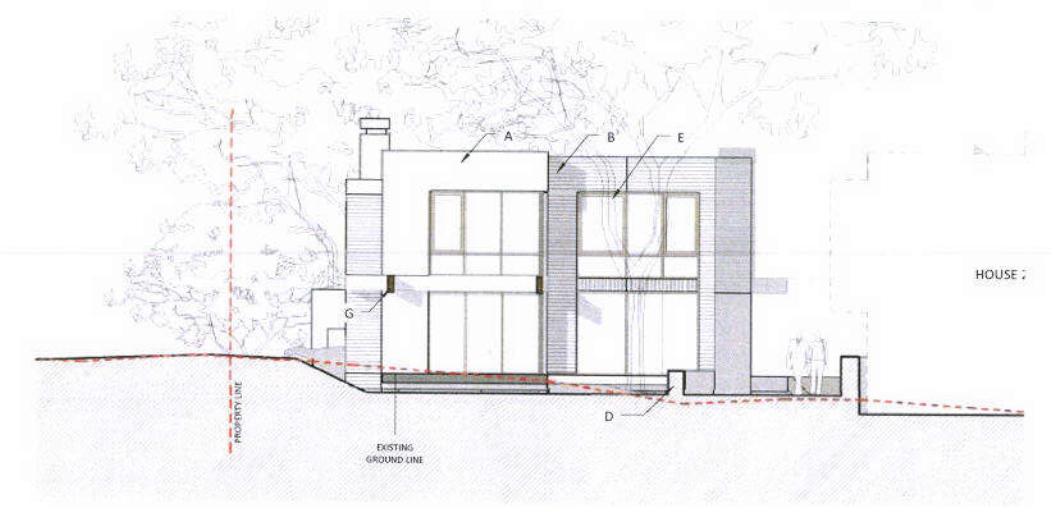
GROUND FLOOR PLAN



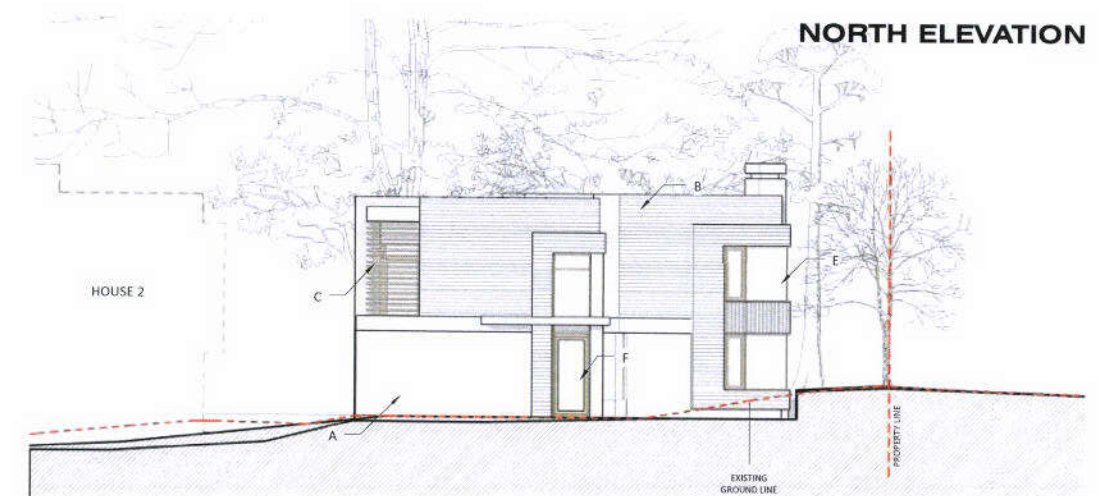
FIRST FLOOR PLAN



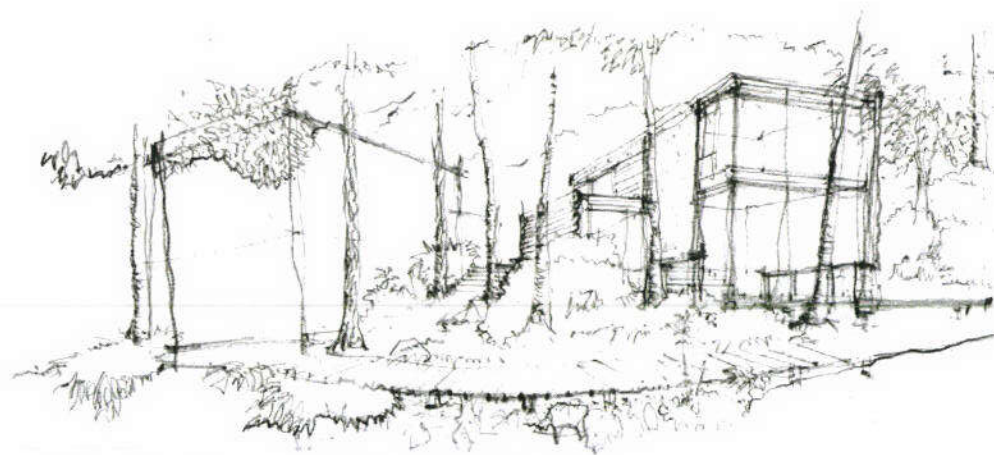
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



Woodland concept sketch, of houses nestled amongst the trees

6.2 The Appearance, Position and Architecture of the New Units

The heavily wooded site warrants a garden village concept, where landscape and building integrate. Each of the houses are original in plan, due to the tree root areas, and therefore a lightweight timber frame is appropriate with some masonry walls for stability. The structure will have large glazed areas which look out onto green private gardens, and materials will be locally sourced and natural wherever possible - timber and roughcast, long thin brickwork will dominate. A floor to floor height of 3.4m allows maximum daylight into the houses.

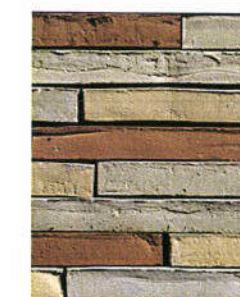


Artistic Impression of the Units within their setting

Artistic Impression of the Natural Materials of the Units



Rough-Cast Brick types



7.0 STRATEGIES

Southwark UDP stipulates that for developments with 10 or more units, a minimum of 60% must have 2 or more bedrooms and 20% must have 3 or more bedrooms. Minimum floor sizes of 50m² for 1beds, 70m² for 2 beds, 86m² for 3 beds and 95m² for 4 beds have been adhered to and exceeded.

The existing building has a layout and features of which much is to be retained, for conservation purposes. Therefore the disabled access, parking, crime prevention and lifetime homes summaries considerations will be explained in terms of the Existing Building and New Development separately.

7.1 Disabled access summary

Existing Building

- The approaches to the core and the extension (House B) are stepped to account for the necessary change in level. House A has a level approach with an internal staircase in the entrance storey, which is to be retained.
- The core has a lift to access all the flats.
- The accesses into the dwellings have a clear opening of greater than 775mm width, so the entrances are accessible for a wheelchair.
- Circulation within the entrance storeys of Houses A and B, the core and the halls of each flat, are wide enough for wheelchair access (1200mm). There is WC provision at each unit's entrance level, apart from House A which has a predetermined layout (due to conservation purposes).
- Staircases have a clear width of minimum 900 mm. Flats A, B and C are on one level only.
- Switches and sockets will be placed between 450 mm and 1200 mm from finished floor level.

New Development

- The approach to each of the dwellings is level.
- The access into the dwellings has a clear opening of greater than 775mm width, so the entrance doors are accessible for a wheelchair.
- Circulation within the entrance storeys include corridors wide enough for wheelchair access (1200mm) and WC provision in this storey too.

- Staircases have a clear width of minimum 900mm, and the capability to take a stair lift if necessary.

- Switches and sockets will be placed between 450 and 1200mm from finished floor level.

Wheelchair accessible units

Since the development is 10 or more units, 10% have been designed to permit, without further structural alteration, adaptation to the standards set out in "Wheelchair Housing" published by the Department of Environment, Housing Development Directorate. Houses 3 & 4 located in the woodland area have been design following this standards.

The standards include:

- A level or slightly ramped approach and flush threshold at the main entrance
- Internal planning for wheelchair manoeuvre into and within all principal rooms
- Downstairs bedroom and bathroom, or in a two-storey house, a downstairs WC and a staircase suitable for the installation of a platform or chair lift or the provision of adequate space for the subsequent installation of a through-floor lift
- A bathroom and toilet large enough to permit lateral transfer from wheelchair to WC/bath
- Kitchen layout designed for easy access by wheelchair users
- Parking for a minimum of one space per unit adjacent to the dwelling or in accordance with the council's parking standards, whichever is the greater.

7.2 Parking and Movement Summary (please refer to full report from Steer Davies Gleave)

- The site is located within a 10 minute walk to the Denmark Hill and East Dulwich railway stations. There are four bus services stopping on Grove Lane approximately three minutes walk to the site. These services provide a combined frequency of 32 buses in the peak hour. The trains and buses make this site quite accessible by public transport. The PTAL (Public Transport Accessibility Level) is calculated as 3 which represents 'moderately good' public transport accessibility.
- A parking beat survey was conducted to capture the peak parking demand generated by residents. In total these roads provide an approximate capacity of 173 vehicle parking spaces. The total

maximum number of cars parked during the peak period was observed to be 156. Thus it was observed that there was a spare capacity of 17 parking spaces during the peak period.

Existing Building

- The existing building has seven car parking spaces for seven residential units in the forecourt. In addition there are two parking spaces for car club use.

New Development

- The five units have five parking spaces proposed to be located close to the entrance for each residential unit, thereby minimising the impact of parking on the surrounding streets.
- The development is accessed via a 5,5 mt. wide proposed access road from Grove Park. The access road is designed to circumvent the existing trees therefore is curvilinear in plan. This road will act as the main access route for pedestrians, cyclists, cars and service vehicles.
- Swept path analysis was conducted on the access road to test the feasibility of road for all the proposed movements. It was concluded that a 9,5m rigid refuse vehicle can access the residential units for servicing without any difficulty and can enter and exit on Grove Park in forward gear.

7.3 Crime Prevention statement

- A gated community is proposed, with 4 points of entrance/exit, only one car entrance is proposed for better control of the property on the west side. There will be two pedestrian gated entrances and a only car exit on the east side.
- A 2m fence as minimum is proposed around the perimeter of the development.
- As bike theft is a serious issue in the borough, a proper outbuilding with PAS 24 doors is proposed to keep the 20 bicycles at the front courtyard (refer to site plan to see location). The houses in the back will have private special location for the store of the bikes next to the car park spaces.
- Extra security will be provided for the windows on the inside for the existing building - i.e. double glazing, restrictors - as the building has several ledges and roofs for climbing.
- A lighting system will be provided, showing sensor-driven up lighters which detect cars and humans (not animals) on the no dig road, and sensors on each building.

7.4 Lifetime Homes summary

Existing Building

- Each car parking space is capable of enlargement to attain a 3300mm width
- The distance from the car parking spaces to the entrances are kept to a minimum and are level or gently sloping
- All entrances are illuminated. The core of flats has a covered main entrance.
- Communal stairs for the flats provide easy access
- The width of internal doorways and hallways wherever possible (in the new-build extension) conform to Part M
- There is space for turning a wheelchair in all dining areas and living rooms, and adequate circulation space for wheelchair users elsewhere
- The living room is at entrance level for House B and all flats. House A has an internal staircase at entrance level, which is to be retained.
- In the houses, there is space on the ground floor that could be used as a convenient bed space
- There is a wheelchair accessible entrance level toilet in House B with drainage provision enabling a shower to be fitted in the future. Three of the five flats are on one level only, and all have lift access from the cores.
- Walls in bathrooms and toilets are capable of taking adaptations such as handrails.
- The design incorporates provision for a future stair-lift for House B and the core of flats, and a suitably identified space for installation of a through the floor lift.
- The design for all units provides for a potential hoist from a main bedroom to a bathroom
- The bathrooms are designed to incorporate ease of access to the bath, WC and wash basin
- Living room window glazing begins at 800mm or lower for House B
- Switches sockets, ventilation and controls are at a height useable by all, for all units

New Development

- Each car parking space is capable of enlargement to attain a 3300mm width
- The distance from the car parking spaces to the entrances are kept to a minimum and are level or gently sloping
- The approach to all entrances are level or gently sloping
- All entrances are illuminated and have level access over the threshold
- The width of internal doorways and hallways conform to Part M
- There is space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere
- There is space on the ground floor that could be used as a convenient bed space
- There is a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future
- Walls in bathrooms and toilets are capable of taking adaptations such as handrails.
- The houses can incorporate provision for a future stair-lift, and a suitably identified space for installation of a through the floor lift
- The houses provide for a potential hoist from a main bedroom to a bathroom
- The bathrooms are designed to incorporate ease of access to the bath, WC and wash basin
- Living room window glazing begins at 800mm or lower
- Switches sockets, ventilation and controls are at a height useable by all

8.0 APPENDIX

8.1 Planning application drawings

SITE

ST 101 SITE PLAN
ST 201 SITE SECTIONS

EXISTING BUILDING

EB 101 LOWER GROUND LEVEL PLAN
EB 102 GROUND LEVEL
EB 103 FIRST FLOOR LEVEL
EB 104 SECOND FLOOR & ROOF LEVEL
EB 201 SECTION 1
EB 202 SECTIONS 2 & 3
EB 301 SOUTH ELEVATION
EB 302 NORTH ELEVATION
EB 303 EAST & WEST ELEVATION

NEW DEVELOPMENT

H1 101 HOUSE 1 - PLANS & SECTION
H1 301 HOUSE 1 - ELEVATIONS
H2 102 HOUSE 2 - PLANS & SECTION
H2 302 HOUSE 2 - ELEVATIONS
H3 103 HOUSE 3 - PLANS & SECTION
H3 303 HOUSE 3 - ELEVATIONS
H4 104 HOUSE 4 - PLANS & SECTION
H4 304 HOUSE 4 - ELEVATIONS
H5 105 HOUSE 5 - PLANS & SECTION
H5 305 HOUSE 5 - ELEVATIONS

DETAILS

DT 401 EXTENSION CENTRAL BAY DETAILS
DT 402 AXONOMETRIC DETAIL (House 4)
DT 403 FACADE STUDY (House 2)

8.2 KSR Area Schedule

Site Area 5853m2

	Type	Units	No. Storeys	NIA sqm	NIA sqft	GIA sqm	GIA sq ft	GEA sqm	GEA sqft
FRONTAGE BUILDING									
	HOUSE A	4BR	4	289.7	3,118	289.7	3,118		
	FLAT A Lower Ground	3BR	1	157.7	1,697	157.7	1,697		
	Core Lower Ground					22.1	238		
Affordable House >	FLAT B Ground	2BR	1	91.3	983	91.3	983		
Affordable House >	FLAT C Ground	1BR	1	58.8	633	58.8	633		
	Core Ground					41.8	450		
Affordable House >	FLAT D First +Second +Third	3BR	3	189.5	2,040	189.5	2,040		
	FLAT E First + Second	3BR	2	122.0	1,313	122.0	1,313		
	Core First					10.4	112		
NEW EXTENSION									
	HOUSE B	4BR	3	254.7	2,742	254.7	2,742		
	Total Existing	6 no.		909.0	9,784	983.3	10,584		
	Total New-build	1 no.		254.7	2,742	254.7	2,742		
	Total Houses	2 no.		544.4	5,860	544.4	5,860		
	Total Flats	5 no.		619.3	6,666	619.3	6,666		
	Total Cores					74.3	800		
TOTAL		7 no.		1,163.7	12,526	1,238.0	13,326	1,521.1	16,373
RATIO NIA/GIA		94%							
RESIDENCES AT REAR									
	HOUSE 1	4BR	2	209.8	2,258	209.8	2,258	261.6	2,816
	HOUSE 2	4BR	2	186.9	2,012	186.9	2,012	243.3	2,619
	HOUSE 3	4BR	2	198.1	2,132	198.1	2,132	254.9	2,744
	HOUSE 4	4BR	2	216.0	2,325	216.0	2,325	276.6	2,977
	HOUSE 5	4BR	2	236.2	2,542	236.2	2,542	291.5	3,138
TOTAL		5 no.		1,047.0	11,270	1,047.0	11,270	1,327.9	14,294
RATIO NIA/GIA		100%							
GRAND TOTAL		12 no.		2,210.7	23,796	2,285.0	24,596	2,849.0	30,667

FRONTAGE BUILDING area		GIA/m2
EXISTING		
Lower Ground		215.0
Ground Floor		279.0
First Floor		272.4
Second Floor		173.0
Third Floor		10.0
TOTAL		949.4
+ Reduced Head Height		65.5

PROPOSED		
Lower Ground		336.5
Ground Floor		379.1
First Floor		334.5
Second Floor		172.7
Third Floor		13.6
TOTAL		1,236.4
+ Reduced Head Height		65.5

8.3 Previous Proposals



a) First Plan showing Nine houses and Frontage Building extended by doubling the original length
DATED: 5th May 2010



b) Second Plan showing Seven houses and Frontage building extension reduced by 2m
DATED: 21st May 2010



c) Third Plan showing Seven houses located in central region
DATED: 4th June 2010



d) Fourth Plan showing Six houses and Frontage Building extended to half the original length
DATED: 9th June 2010



e) Fifth Plan showing Five houses
DATED: 19th July 2010



f) Sixth Plan showing Five houses reduced in footprint
DATED: 31st August 2010

8.4 Landscaping Precedents



Woodland planting



Private spaces



Woodland discovery



Corten steel feature walls



Stacked stone feature walls



Seasonal planting



Textural planting



Landscape stairs



Terrace paving



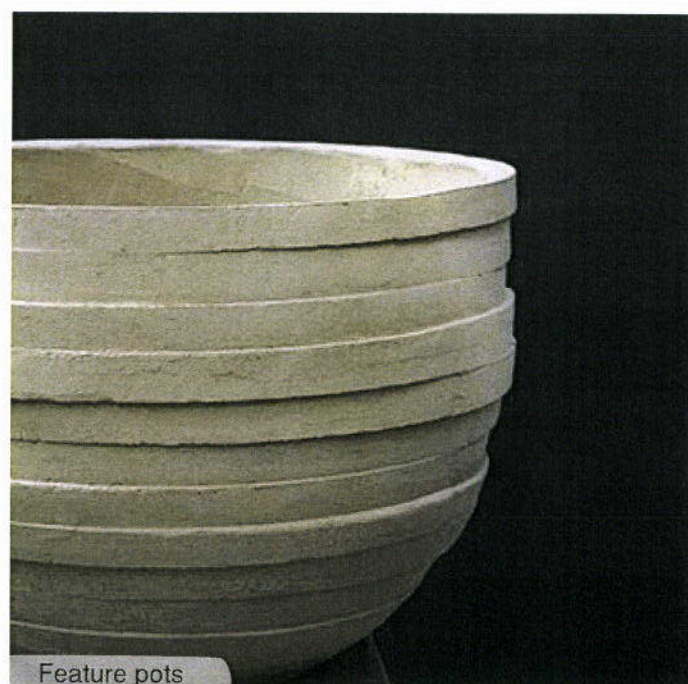
Woodland planting



Timber decking



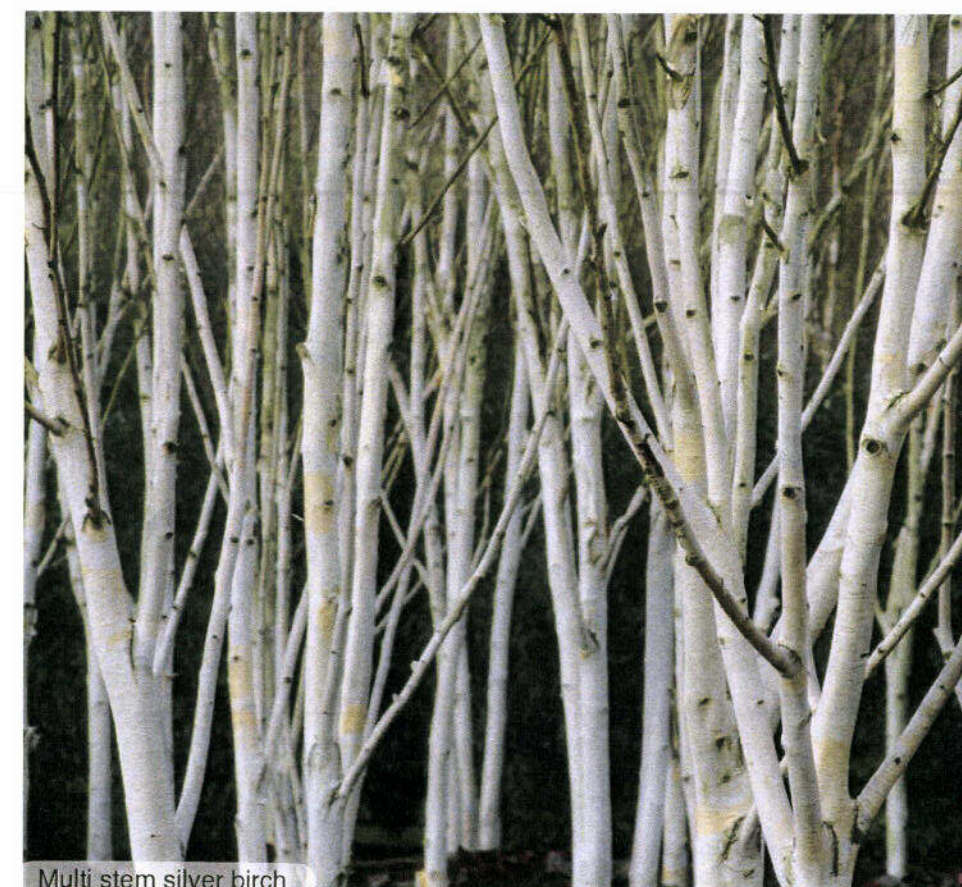
Arbor walk



Feature pots



Seasonal colour



Multi stem silver birch

8.5 New Units Precedents

Forest homes are the main inspiration for the contemporary architectural style of the units, with flat roofs that create a varied roofscape under the trees, large areas of glass to let lots of natural light in, and natural materials such as rough stone and timber.

