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WARMINSTER ROAD, CROYDON

DESIGN ACCESS STATEMENT

Introduction

This statement supports the proposal of 2 no. dwellings located in the South Norwood area of Croydon. The scheme will create 2 houses in the form of an extension to 53 Warminster Road. Both houses will be one bedroom dwellings.

Location & Access

53 Warminster Road,
London
SE25 4DQ





The site is located in South Norwood, which sits south east of London and north east of Croydon, the site is within walking distance of shops, transport and recreation. The surrounding area is mixed use, including residential and retail. Within 500m, the new residents will be able to access well serviced bus stops and South Norwood rail station is only 800m away. Access to high street shopping is within 600m from the proposed dwellings.

Layout

The proposal seeks to produce 2 no. individual dwellings with close access to the centre, train station and other car free transport. Following guidelines set out in the national space standards, the dwellings will consist of:

- Open Plan Kitchen/Living/Dining
- Entrance Hall
- Bathroom
- Bedroom
- Storage

Both houses consist of an entrance hall with large ground floor double bedrooms, and bathroom. Both houses have access to a terrace area outside of the bedroom. On the first floor there is a good-sized open plan kitchen, living, dining area. The rear garden space is also divided between the 2 houses to provide them both with outdoor green space.

The refuse and delivery arrangements will remain as existing from Warminster Road, bin stores have been located in front of the dwellings and will be enclosed with fencing and gated doors. There is ample space in the store for each dwelling to be provided with 1x180ltr general waste bin, 2x240ltr for recycling bin, and 1x23ltr external food caddy.

Each dwelling is provided with 1 horizontal bike locker, suitable for 2 bikes in each, again situated at the front of the dwellings.

Scale

The development fits comfortably within the site boundary while providing a private garden for the houses at the rear. The gross internal floor area for each house is 58m^2 over two storeys, suitable in the national standards to house the 1 bed, 2-person proposal. The building is smaller in scale than its surrounding buildings.

Each dwelling has a GIA of 58m^2 with 14m^2 bedroom.

South Norwood Conservation Area

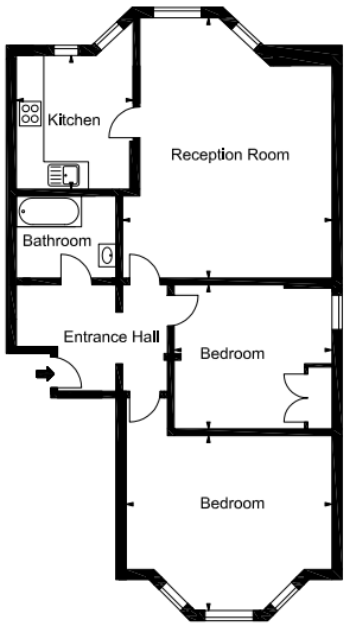
The proposal lies just outside of the South Norwood Conservation area, therefore careful design has been undertaken to develop a sympathetic proposal. The materials pallet of the area has been taken into consideration and a traditional London stock brick would be used for the development, this paired with the style of the build should result in something sympathetic to 53 Warminster with a modern edge.

Landscaping

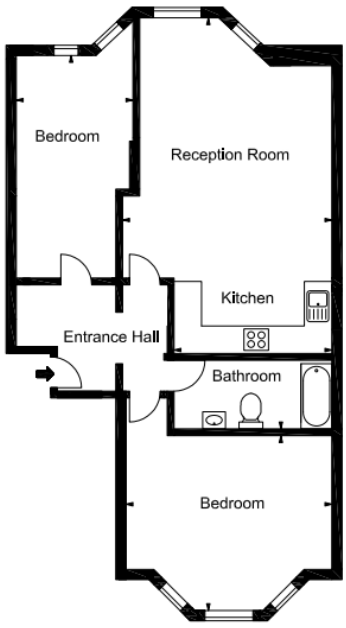
The landscaping of the area is intended to be sympathetic to the building and its surroundings, each house will benefit from Green space at the rear and some planting to the front and rear, an improvement on the current hardcore surface currently in place.

53 Warminster

The houses will be built as an extension to 53 Warminster Road. One window on 53 Warminster Road is currently blocked by the new development. The apartment in question (Flat F) that will have this window blocked is going to be redesigned to ensure this window is only to a non-habitable space.



53 Warminster Road Flat F Existing



53 Warminster Road Flat F Proposed

Characterisation

The appearance of the scheme has been delicately considered to sit well in its surroundings. The area around the site is dominated by lots differing building styles. The proposal combines traditional materials with a modern implementation. The proposal incorporates the London stock brick, a material that is emphasised in the conservation area appraisal. The varied street scene provides examples of multiple material usage. Images of which can be seen below.











Design Against the Suburban Design Guide

The designed scheme takes advantage of land to the south of 53 Warminster Road which is currently unused. As can be seen above the character of the area is extremely varied, 53 Warminster Road itself dates back to the late 1800's, the property is typical of this time and traditional to the London area in terms of its styling and materials. We wanted to create the houses attached to 53 Warminster Road as something that was sympathetic to this offering a more modern and contemporary version. Our development is strictly considered an extension but can also be considered as a new residential development. Therefore, we have carefully considered both chapter 2 (Suburban Residential Development) and chapter 4 (Residential Extensions and Alterations) of the SDG and reviewed the design against these sections below.

Suburban Residential Developments

Section 2.17.1 of the suburban design guide states *"Proposals should consider the position of the front elevation of the proposal in relation to neighbouring properties and the street scene to ensure that: a. Where there is a consistent front building line, any development should align with this unless it can be demonstrated it would positively enhance the character of the street;"* and section 2.17.2 states *"The width of a proposal should be determined by the appearance within the street scene and proposed proportions and fenestration of the front elevation. The maximum width of a development should also be guided by the proposal's relationship to the plot boundary"* Our design sits snuggly attached to 53 Warminster Road and an adjacent block of flats. The building line facing the road has been stepped back slightly from the host building, this helps for the extension to appear subservient to 53 Warminster Road, it also ensures that we do not affect the building line and in turn helping to retain the quality of the street scene.

The width of the proposal has been maximised to create well-proportioned living areas and the scheme offers outdoor terrace areas at the front and rear, therefore it does not adversely affect the street scene as it is stepped back by as much as 12m from the public footpath.

Point 2.11.1 of the suburban design guide states *"Where a development projects beyond a rear building line, the height and footprint of the projection does not necessarily need to be lower or narrower, provided the guidance on relationship to boundaries…"*. In terms of our proposal at the rear we have stepped back from 53 Warminster Road, we are slightly proud of the block of flats to the south, but we have adhered to the rules following the 45 degree rule (shown on site plan and east elevation).

The 2-storey building is low in height and subservient to its neighbours affording them the daylight they require, but not compromising our own developments daylight which is primarily received from the front and rear of the site.

Point 2.19.1 says *"Roof forms should be proportionate to the mass of the associated building and should respond to the design of the proposal. Whilst pitched roofs are commonly associated with suburbia, flat roofs are also acceptable"*. We have elected to go for a flat roof option, this has two key positives in term of our scheme; not only does it fit well with the overall design offering good proportion as a pitched roof could be deemed as overbearing on a property of this nature. It also means that windows in the neighbouring dwelling are not obscured.

Point 2.20.5 says *"Basements or lower-ground floor development in areas where there is a historic pattern of such development will generally be acceptable where they are well laid out and have sufficient access to natural light and are designed to respond to the existing character of basement or lower-ground floor development in the area"*. We have created our design so the levels run through from 53 Warminster Road, this helps to offer consistency throughout the existing and proposed. This has meant that at the front of the property the ground floor level is slightly below the line of topography. This does match the existing build, and we have similarly used lightwells to match in with 53 Warminster Road. The light wells are very shallow which means plenty of daylight is still getting into the house.

In response to the SDG 2.21.3 "Choice of primary facing materials should be informed by the specifics of the development and the specific nature of the context surrounding a development site, however in general, robust, natural materials with natural variation are characteristic of suburban locations". The primary facing material we have chosen is

to be sympathetic to the area, to 53 Warminster Road and in-particular the south Norwood conservation area, a London stock brick that matches 53 Warminster would be ideal for this.

Section 2.23 of the SDG discusses *"Material Application & Detailing"*. As mentioned, we have chosen to match the brick to the existing building, with a nice London Stock Brick traditional to the area. To add additional interest to what could have been a relatively blank elevation we have the large square bays, a modern spin on the existing bays of 53 Warminster. We have also incorporated brick inset brick panels, running vertically above and below window openings, this just help to break up the elevation, and again give a good feeling of verticality and height.

2.24.1 states *"The placement of windows and doors within a façade should be carefully considered to provide relief from the materials covering the bulk of the building envelope. The regular pattern and proportions of windows and doors can also be a key characteristic of an area"* this is backed up in point 2.24.3. In terms of our proposal, window proportions have been made to match 53 Warminster Road. These are large window sizes, particularly in height; this ideally assists in providing ample daylight and also aims to give the building the appearance of verticality. The window proportions are as such that they aim to give the building a sense of height, in what is actually a relatively low building in comparison to its neighbours. Following the levels through from the existing to proposed also mean the windows are all very consistent and flow elegantly.

Point 2.25.1 of the SDG counts *"Interest can be added through detailing of eaves, window and door openings, lintels and plinths. The depth of window and door reveals should generally be at least 100mm deep so as to provide a provide substance, texture and character to elevations."* We have added additional window detailing with sills and heads, and plinths and eave detailing running around the extension, these have all been added to add additional interest to the scheme, and all echo the detailing on the existing building but in a more simplistic and modern form. We have also ensured good reveal depths, again to add more interest.

The SDG in section 2.34 discusses private amenity spaces, our design offers up good amenity space at the rear. Both houses benefit from terrace areas straight outside the bedrooms on the ground floor. The rear garden space is also divided between the 2 houses to provide them both with outdoor green space.

2.29.5 of the SDG declares *"Front boundaries should be designed to respond to any consistent boundary treatments along the street. Planting along the front boundary can help improve the street scene and will generally be encouraged."* In response to this the current planting at the front will be tidied to give much more desirable curb appeal.

The existing in/out access at the front of the site will be retained for the neighbouring property, and we are offering this scheme as car-free, with the excellent public transport facilities in the area, and the provision of cycling store, we feel it is good to try and offer more sustainable transport solutions.

The SDG states in section 2.31.1 *"Storage for refuse and cycles is an essential part of development and additional storage as part of domestic living is desirable. Where it is not feasible to incorporate storage facilities into the envelope of the building, they may be provided externally within a designed structure. Storage facilities whether within the envelope of the building or not, should be integrated into the design of a proposal from an early stage. New dwellings must provide suitable refuse and recycling, cycling and other ancillary storage facilities in line with Policy DM10 and DM30 - Cycling and Policy DM13 – refuse and recycling of the Croydon Local Plan."*. In response to this, bin and cycle store will be built at the front and towards the side hidden by the existing planting therefore will not disturb or detract from the front elevation of the building, but also keeping them conveniently located. The refuse and delivery arrangements will remain as existing from Warminster Road, bins will be enclosed with fencing and gated doors. There is ample space in the store for each dwelling to be provided with 1x180ltr general waste bin, 2x240ltr for recycling bin, and 1x23ltr external food caddy. Each dwelling is provided with 1 horizontal bike locker, suitable for 2 bikes in each.

Residential Extensions & Alterations

Section 4.5.2 discuss a supplementary approach to designing an extension and expands on points 4.2 (Character) and 4.3 (Scale), it states *"This is the approach that most proposed extensions and alterations are likely to take as it can be easiest to achieve successfully and affordably. A supplementary approach will typically have a form that does not distract from the appearance of the existing house, but may still introduce contemporary elements, such as increased proportions of glazing or new materials. The materials and details should complement the existing house, but do not necessarily need to replicate them and should allow the existing house to maintain its prominence."*. We have very much taken this route in terms of our design. The proposed steps back from the front and rear elevations, and sits lower in height, this all helps the proposed to appear subservient and not to detract from the existing build. We have taken the character from the existing dwelling in term of materials, detailing, and form; from there we have streamlined and simplified this into a modern version for the extension. This overall has left us with contemporary design that sits comfortably next to its host, both complimenting the existing, but being a superior piece of architecture on it own.

4.17 discusses two storey side extensions in particular and mentions importantly not being poorly proportioned or disrupting the street scene, as well as impact on daylight to surrounding dwellings. We have created our proposal with all of this in mind. The proposal does not affect daylight requirements of any of the surrounding dwellings as can be seen in our drawing package where we apply the 45° rule. In terms of proportions all levels have been followed through from the existing build, this keeps the proposed consistent with original building and ensures the extensions feels at one with its host building.

SDG 4.23.1 looks at the design in detail, "The detail incorporated into the design of a proposal will have a significant impact on the finished appearance of an extension or alteration. There are many aspects which should be considered when developing proposals, such as choice of materials, windows & doors, architectural detailing and ancillary items such as flues and rainwater goods." this is expanded on across point 4.24, 4.25, 4.26, and 4.27. I have looked at all these points below.

Points 4.24.1 declares "Rainwater goods, such as downpipes, and other ancillary items, such as flues and soil vent pipes, can add clutter to the appearance of a dwelling. The impact on the appearance of a proposal should be considered in the early design stages". We have designed all downpipes to sit on the side wall of the proposal, this means the road facing front elevation, and also the rear elevation will be free from disturbance and clutter of rainwater pipes and also soil pipes from toilets and sinks.

Section 4.25 states "Windows and doors should be designed to avoid poorly proportioned, positioned and detailed openings. The relationship between a proposal and existing openings should also be carefully considered." Window proportions on our proposal have been designed to echo those of the existing dwelling in width and height. Keeping floor levels running through to the extensions aids helps keep the windows consistent from the existing to proposed. We have also incorporated bays similar to those on the existing building but with a square form, this is an elegant modern reinterpretation of the existing, and works well to help the existing and proposed sit together as one.

4.26 points out that "The choice and use of materials for an extension or alteration can significantly impact the appearance of a dwelling. Choice of materials should consider the neighbouring properties". A London Stock Brick will be used to match in with the existing, stonework in relevant areas will also match existing.

4.27 goes on to say that "The architectural details and decorative features of a building significantly contribute to the appearance of a dwelling. Design proposals for extensions and alterations should consider the response to existing features and how new details may be introduced to add interest and respond to the local character." We have incorporated lots of the details found on the existing into our proposal, but in a simplified, modern form which we think feels very elegant. Stone heads and sills have been incorporated, in a streamlined manner. Plinths have also been incorporated, following around from the existing on to the proposed and around its perimeter.