

TYOLOGY | architects + interiors



Design & Access Statement

78 Anerley Park
London
SE20 8ND

10 May 2021



WEST ELEVATION

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The site forms the existing garden to the mansion block at 18 Anerley Park SE20. It sits between the two mansion blocks numbers 16 and 20. No 16 has recently secured planning permission (now being built) for a three bedroom house in a similar scenario to our site. Shown in green on the aerial map above.



2. The site from Anerley Park.



3. The site from Anerley Road looking west.



1. Aerial View, Anerley Park in the foreground.



4. The site from Anerley Road looking east.

The Proposal

Description

The proposal provides for two single person one bedroom flats at 45 sqm each. The ground floor flat sits at street level and provides level access from the road to its own private entrance. Refuse and recycling is provided at the rear of the property. The proposal sits outside of the root protection area of the tree, and it aligns with the neighbouring house (currently under construction) at no. 16, nearly complete.

The lower ground floor flat provides for an identical plan, although accessed from the opposite side, with a stepped approach.

Approach to site

The slope of the site allows for the building to be set into the garden, allowing for a single storey from the street level, and a double storey to the garden elevation. This provides for a low impact massing on the site, which is further enhanced by the roof profile, sloping down towards the mansion block on the site.

Amenity

Amenity space is provided to both the front and the rear, creating 69 sqm for flat 2 and 53 sqm for flat 1. The front of the property offers 58 sqm of shared amenity space, including cycle storage and refuse.

Waste & Recycling

720 cubic metres of waste and recycling storage is provided to the front of the property for each unit.

M4(2)

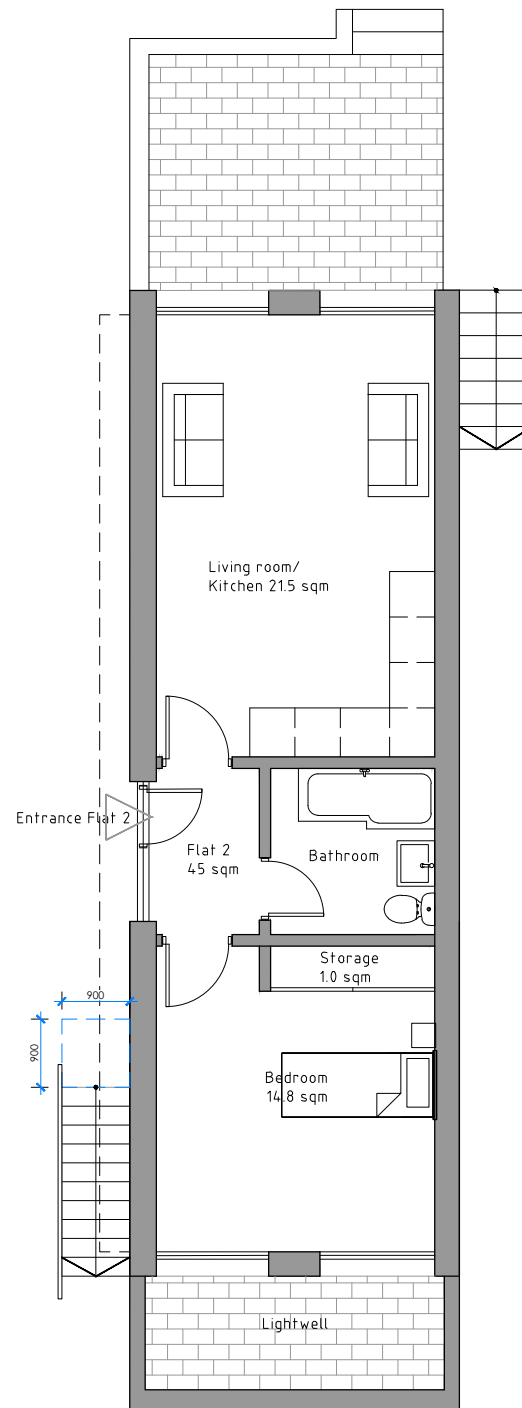
The slope of the site imposes restrictions on level access, flat one can meet the requirements for M4(2) although the stepped access for flat 2 precludes level access although it can meet the requirements for M4(1); steeply sloping plot.

Space Standards

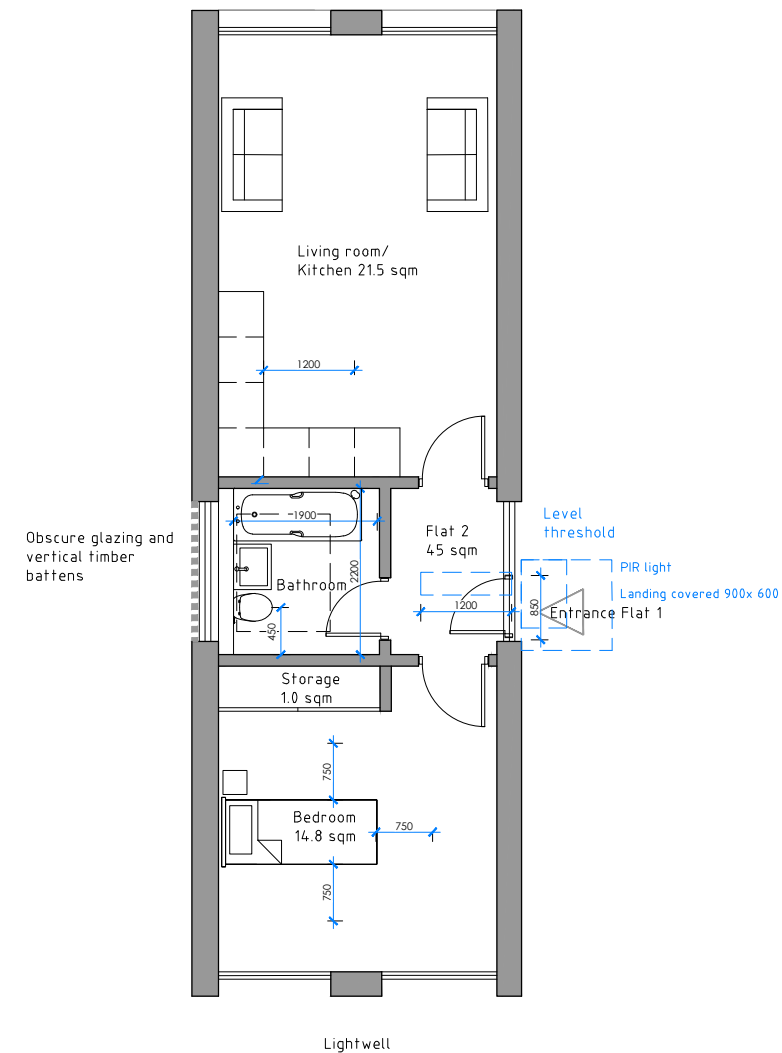
The plans do conform to the NDSS providing 45 sqm of accommodation with 1.0 sqm of storage for each flat.

Sustainability

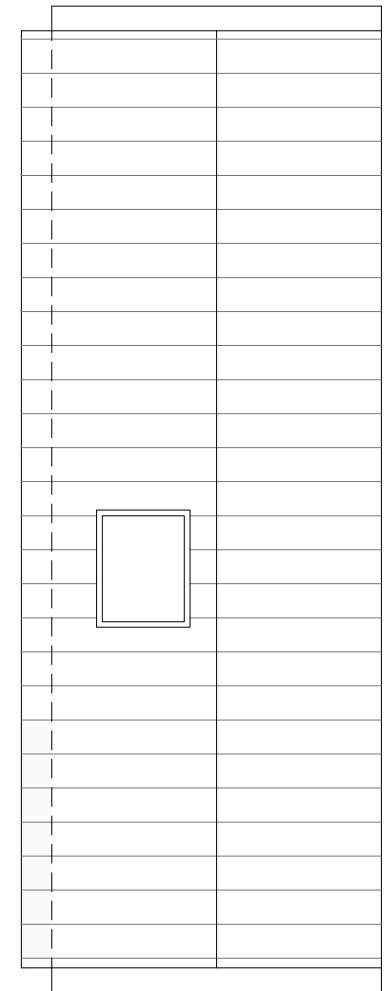
The building is conceived as an environmentally low impact house to reduce its Carbon footprint and lower its energy needs. High levels of insulation, triple glazing and an air source heat-pump will deliver energy savings, to surpass current building regulations. Further insulating properties are produced by setting the structure into the earth.



1. Lower Ground Floor Plan



2. Ground Floor Plan



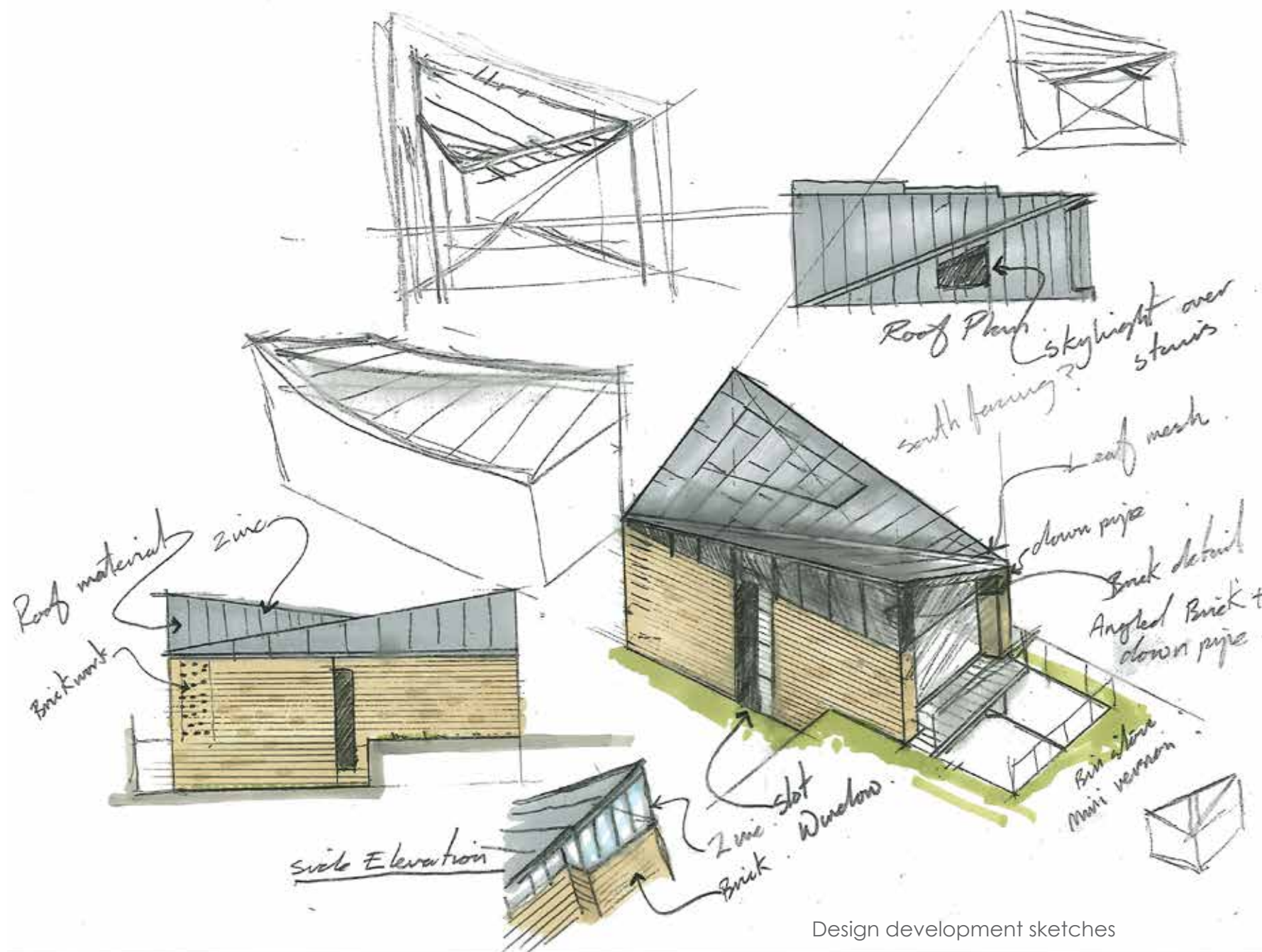
3. Roof Floor Plan

Materials

The elevations provide for a sympathetic material palette of brickwork and black zinc roofing material, which is enhanced by timber slatted vertical panels and detail work over windows and fence panels to the perimeter.

Windows provide for privacy by facing the street and the rear garden with a line of vertical glass set behind timber slatted panels to the staircase north elevation.

The CGI on the following page illustrates the low level building in the street-scape. The simple yet elegant palette of materials allows for the building to enhance the existing area and street-scape.



Design development sketches

Material Studies



1. Brickwork, London stocks



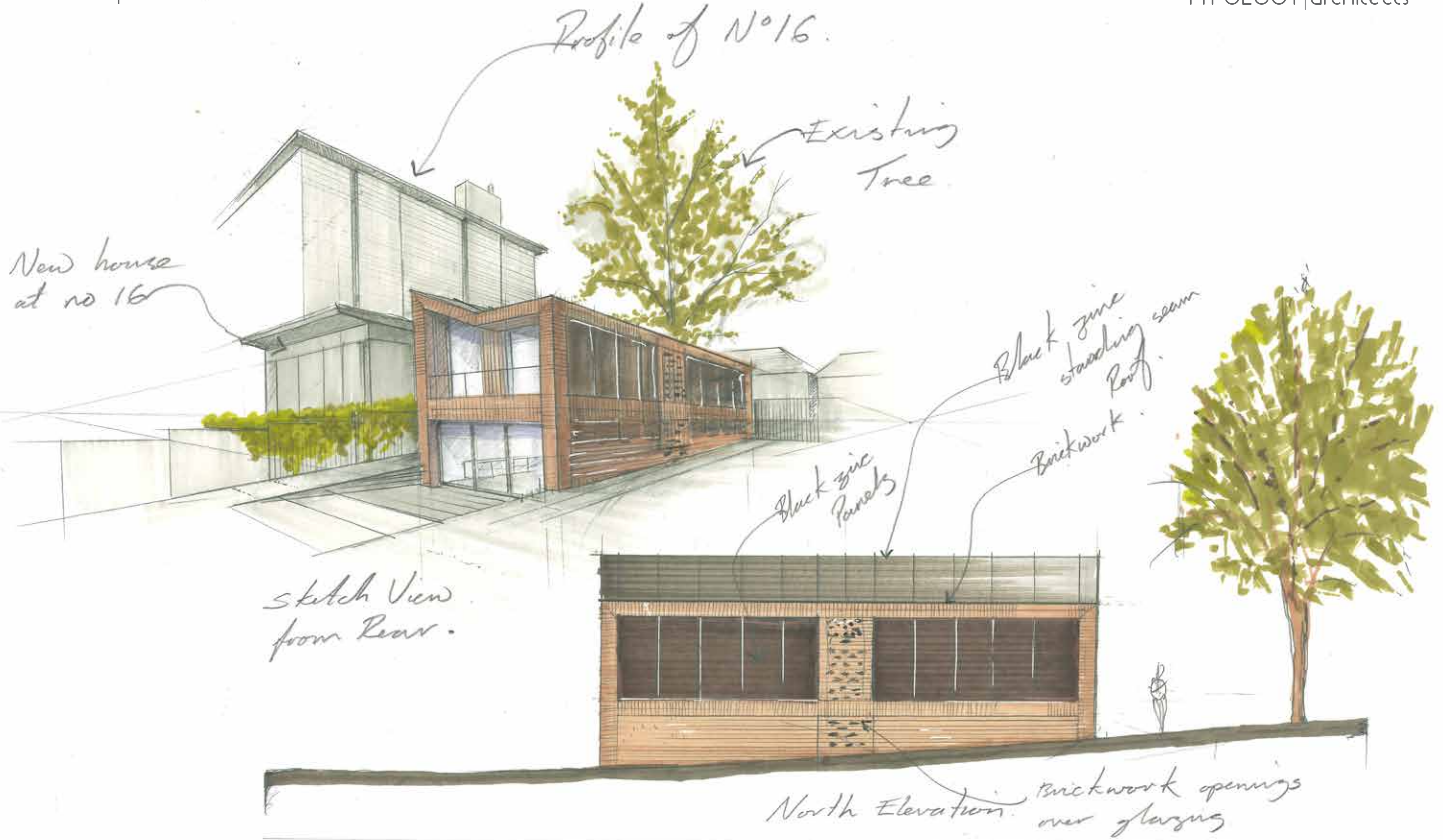
2. Brickwork detailing at entrance



3. Black zinc roof with seam



4. Timber detailing and fencing





- 1. Brickwork
- 2. Brickwork detailing
- 3. Black zinc roofing
- 4. Timber slatted fence

WEST ELEVATION

Flood Risk

The site does not fall within a river or sea floodplain and is more than 500 metres from the nearest river or sea flood plain. Source HM Landresigstry Tile ref SGL 158529.

SuDs

The scheme provides a SuDs that aims to mitigate the impact of flooding within the local area, the scheme provides for the following:-

16 sqm of permeable paving

4.3 cubic metres of drainage attenuation tanks

Flood Risk Indicator

Title number and property description

SGL158529

18, Anerley Park, London, SE20 8ND

Flood risk

The land registered under the above title number does not fall within a river or sea floodplain and is more than 500 metres from the nearest river or sea floodplain.

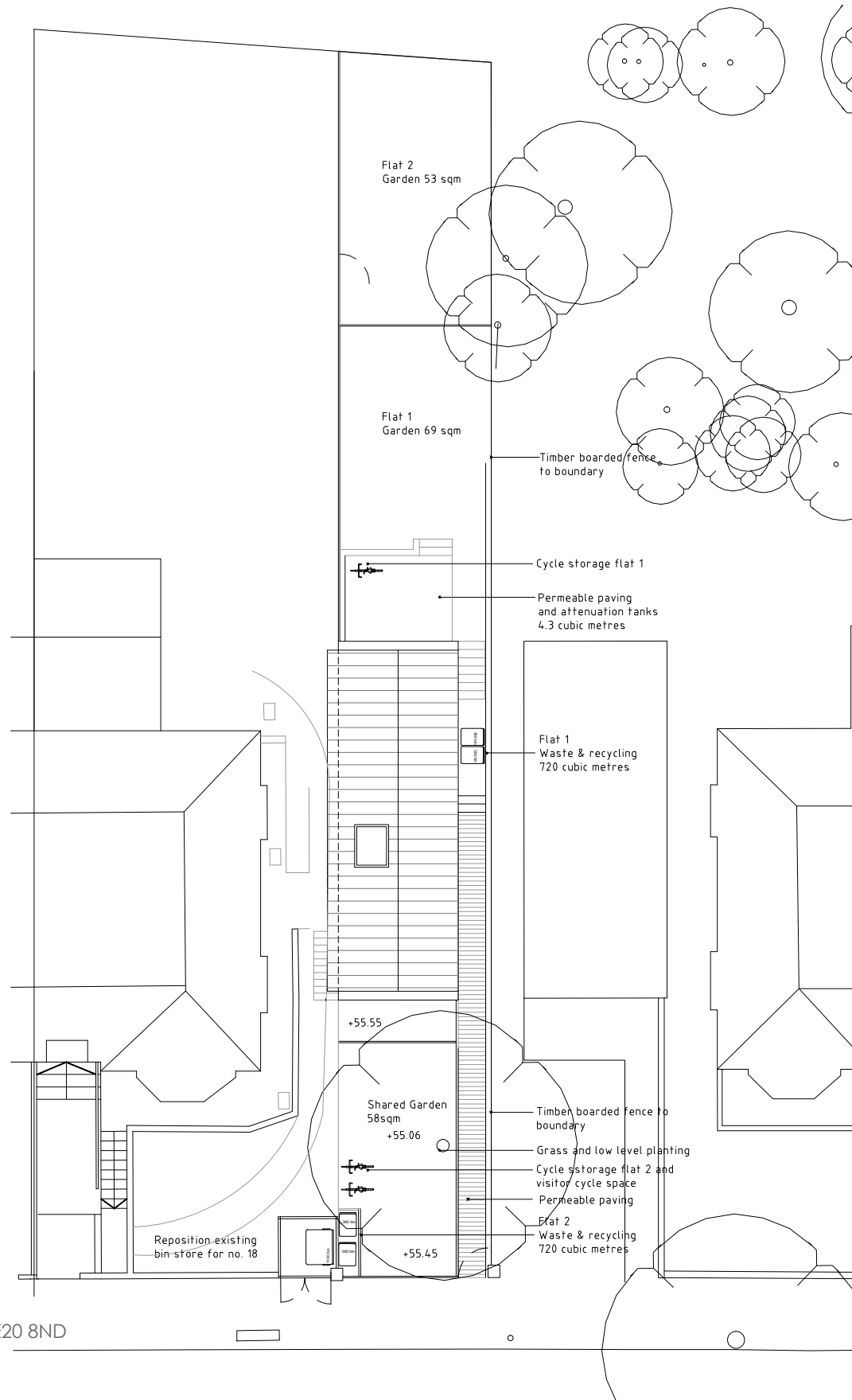
The land is in an area that has a very low chance of flooding from rivers or the sea which means that it is unlikely to flood except in extreme conditions. The chance of flooding each year is less than 0.1 percent (1 in 1000). This takes into account the effect of any flood defences that may be in this area.

This result was produced on 14 October 2019 based on Environment Agency and Natural Resources Wales flood risk data that was current as of July 2018 and Land Registry data that was current as of 12 October 2019. The Flood Risk Indicator is based on the most up to date Environment Agency and Natural Resources Wales flood data available at the date and time of your search.

Landscape Design

Landscaping

The scheme is set around the Protected tree to the front of the site, it provides for high quality permeable paving, together with soft planting to form a buffer around the tree. Permeable paving creates a linear route to the front door, with stepped access for flat 2. This all provides a good environment for the continued growth and health of the tree.



Parking

Parking

The new development at no. 16 Anerley Park provides for 1 parking space to the front of the property.

Our site includes for the existing tree and creates the opportunity to enhance the front of the property with planting and we would therefore propose for the scheme to be designated car free.

The client would be prepared to enter into a car free agreement, should the scheme be awarded planning permission. Whilst we have not included a 'heads of terms agreement' we would gladly submit one should the application be considered for approval.

The site has a PTAL rating of 3, its is close to three train stations; Penge West, Anerley & Crystal Palace and also the bus routes along Anerley Road.



PTAL output for Base Year 3
 SE20 8ND
 Anerley Park, London SE20 8ND, UK
 Easting: 53403, Northing: 17019
 Grid Cell: 3266
 Report generated: 23/01/2020

Map key - PTAL

0 (Work)	16
1	2
3	4
5	64
16 (Bus)	

Map layers

- PTAL (cell size: 100m)

Calculation Parameters

Day of Week	M-F
Time Period	AM Peak
Walk Speed	4.8 kph
Bus Node Max. Walk Access Time (mins)	8
Bus Reliability Factor	2.0
LU Station Max. Walk Access Time (mins)	12
LU Reliability Factor	0.75
National Rail Station Max. Walk Access Time (mins)	12
National Rail Reliability Factor	0.75

Calculation data

Mode	Stop	Route	Distance (metres)	Frequency (vph)	Walk Time (mins)	SWT (mins)	TAT (mins)	EDF	Weight	AI
Bus	ANERLEY R OPP ANERLEY PK 432		336.23	5	4.2	8	12.2	2.46	0.5	1.23
Bus	ANERLEY R OPP ANERLEY PK 157		336.23	5	4.2	8	12.2	2.46	1	2.46
Bus	ANERLEY R OPP ANERLEY PK 368		336.23	5	4.2	8	12.2	2.46	0.5	1.23
Bus	ANERLEY R OPP ANERLEY PK 249		336.23	5	4.2	8	12.2	2.46	0.5	1.23
Bus	ANERLEY PK CASTLEDINE RD 354		192.1	3	2.03	12	14.03	2.14	0.5	1.07
Rail	Anerley	*NORWJ-LDNBDC 2001	536.63	1.67	6.75	18.71	25.46	1.18	0.5	0.59
Rail	Anerley	*CATERHAM-LDNBDC 2034	536.63	0.33	6.75	91.66	98.4	0.3	0.5	0.15
Rail	Anerley	*LDNBDC-CATERHAM 2107	536.63	1.67	6.75	18.71	25.46	1.18	0.5	0.59
Rail	Anerley	*LDNBDC-CATERHAM 2111	536.63	0.33	6.75	91.66	98.4	0.3	0.5	0.15
Rail	Anerley	*HIGHWAY-MCROYDN SCOP	536.63	4	6.75	8.25	15	2	1	2
Rail	Anerley	*MCROYDN-HIGHWAY DDF	536.63	4	6.75	8.25	15	2	0.5	1.1
Total Grid Cell AI:										11.7

