

22nd May 2022

Land East of Pinewood

Crescent Gardens,
Swanley

Design and Access Statement

Revision 03

Project ref: 2001

1 The Site

1.1 Location

1.1.1 Aerial View

The site is a rectangular plot approximately 200sqm in size and is located in a residential area within the north-west zone of the town of Swanley. The plot is bordered by Pinewood to the north-west, 34-36 Crescent Gardens to the southwest, 6 Lawn Close to the southeast, and London Road (B2173).

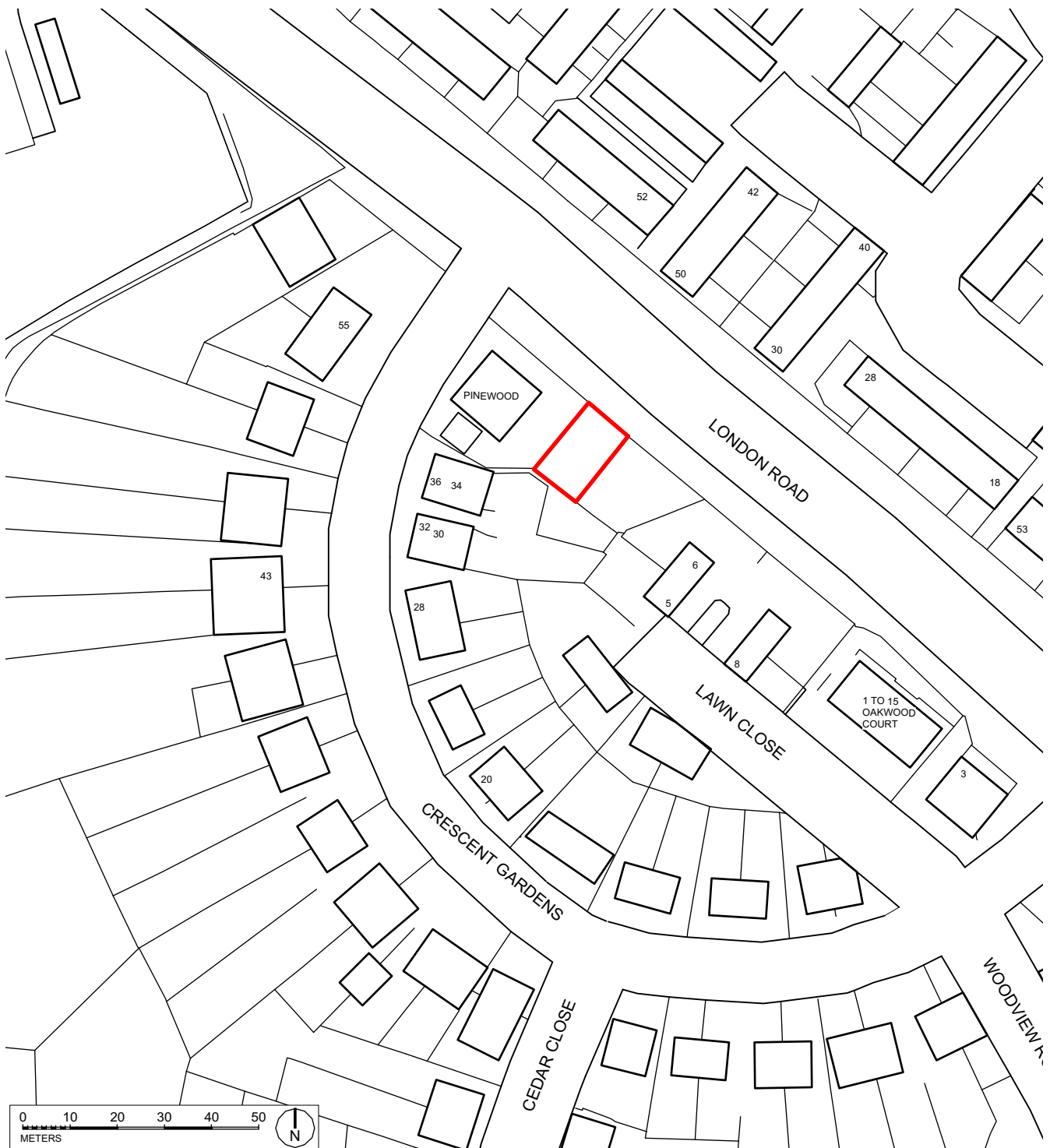
The site perimeter boundary is demarked by a timber fence on all four sides.



Aerial photograph with site outlined in red



1.1.2 Site Location



1.2 Site Analysis

1.2.1 Site Constraints

The site is adjacent to the London Road (B2173) which is a main road into Swanley from the west, providing a noise constraint to consider. Pedestrian access to the site is achieved from London Road.

In terms of gradient, the site slopes down from its north-eastern boundary against London road, to the rear of the site by approx. 1.5 meters.



Key Site Constraints

Key:

//// Noise Constraint

- - - Pedestrian access to site

..... Ground Gradient (arrow points downhill)

← - - - Sun Path: Dawn - Dusk

1.2.2 Site Massing Strategy

The diagram below shows our response to the site constraints identified on the previous page.

The intention is for the building to be stepped back from the site boundary along London Road which helps to give acoustic comfort and is sympathetic to Pinewood which is also stepped back from London Road.

In order to benefit from south aspect light, the garden space will be reserved to the south of the site as marked green below. It is important to have a connection to this space from the front so a route through the site will be provided.

The design will introduce a solid wall element facing Pinewood, and the introduction of planting to the boundary in order to prevent overlooking.



Massing Strategy



Key:

||||| Building set back / front garden zone

↔ Route through to rear garden

▨ Privacy measures to boundary fence

● Rear garden provision

■ Proposed building massing

1.2.3 Site Photos

The first photo is taken from the South corner of the site looking toward Pinewood. The site drops in gradient by approximately 1.5m away from London Road. Photo taken May 2020.

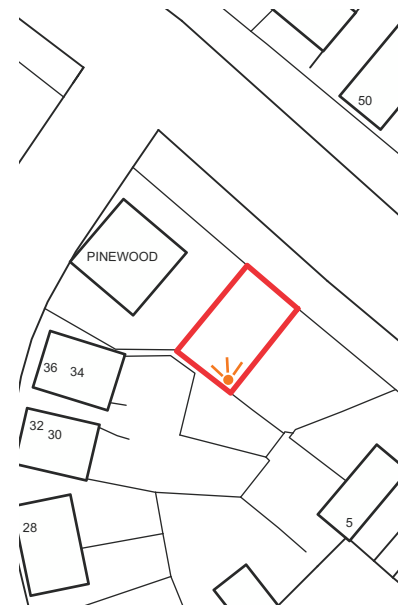


Photo location marked in orange

The second photo is taken from the East corner of the site looking toward 34 Crescent Gardens. Photo taken May 2020.

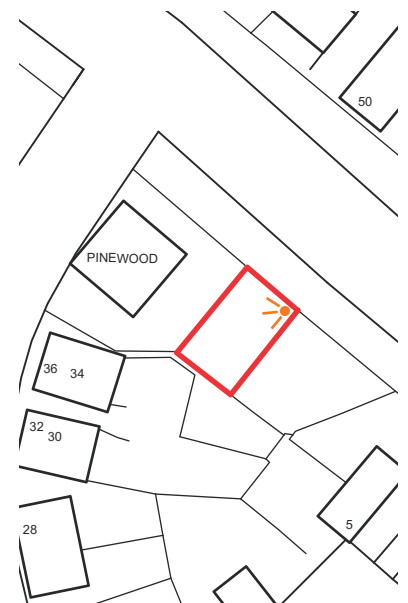


Photo location marked in orange

1.2.4 Site Photo from London Road

The photo below is taken from London Road looking toward the site.



Site shown as seen from London Road, May 2021

1.2.5 Site Photo of Rear Fence (south-west boundary)

The rear fence along the southwest boundary has recently been rebuilt with a new fence of 2 meters in height.



New fence along southwest boundary, May 2021.

1.3 Design Development

1.3.1 Pre-Planning Submission

An initial design for the site was submitted on 18th May 2020 for a pre planning meeting with Sevenoaks Council. However, due to the Coronavirus pandemic preventing face-to-face meetings it was agreed that written feedback will be prepared in lieu of a meeting, which was issued on 24th July 2020.

Within this feedback, in terms of the principle of development, it was considered that there may be potential to develop the site subject to preserving the character of the area and other material planning considerations.

There were however, concerns regarding the loss of parking, the over-development of the site and the potential impact upon the character of the area.

Following receiving this feedback, the design was amended to address these concerns as explained over the following pages

Over-development of the Site

Concern was raised over the density of the development, and expressed that any development should make efficient use of land for housing and have regard to the character and location of the area.

From the start of the design process, the ambition for this project has been to create a new dwelling which is as efficient as possible in terms of land use whilst carefully considering the neighbouring context.

In terms of massing, the very initial idea for the scheme was to design a two storey structure, enabling rooms to be stacked and provide a larger garden space. However, we departed from this approach very early in the design process after further interrogation and a more complete understanding of the site, and favoured a single storey development. This was primarily due to pre-empting overlooking issues from the neighbouring Crescent Gardens. Being a crescent shaped road, this naturally means the neighbouring properties aspects are focussed towards our site. In addition, we felt the gradient across the site enabled us to develop a design for a single storey building to be 'sunk-in', which can step and remain largely hidden from potential overlooking issues. We therefore felt that the single storey approach to the site was the most efficient considering the site constraints.

In terms of layout, the initial design was based on London Housing Design Guide areas, which offer a more generous internal space. To alleviate concerns over over-development of the site, we reduced the footprint of the building by working to the Nationally Described Space Standards, and to reconfigure the entrance to reduce circulation area. The new floorplan provided a larger rear garden space than before, and provided more of a buffer zone to the south east fence.

The updated layout was very condensed and efficient, and we felt was a very compact design that would be difficult to reduce the footprint any further in size whilst retaining the same quantum of accommodation.

Entrance corridor relocated to provide more efficient floor layout



Revised Ground Floor Arrangement Following Pre-Application meeting

Impact on the Character of the Area

Within the pre-planning feedback, it was noted that the existing timber fencing along the site boundary to London Road should be retained rather than opening up views from London Road. In the updated design, the fencing was retained and suggested to add vegetation along this elevation to further mask the timber fence from the Road, essentially continuing the strip of planting found running along London Road to the east.

Also as suggested in the pre-planning feedback, the introduction of a green roof to the flat roof extent which will aim to offset view of the roof from the road and neighbouring properties, and add additional biodiversity to the site.

Concern was also raised over the proposed buildings close proximity to the boundary to the property to the south east. Previously we had shown the proposed building tight up against this fence. After reducing the internal areas, we are able to increase the distance away from the boundary to allow half a meter between fence and building, which was suggested to be used for soft landscaping.

1.3.2 Refused Application

Following the pre-application meeting, the scheme was then submitted for planning and validated on 1st December 2020.

The scheme was refused permission for the following reasons:

- 1)The proposal would result in an unduly cramped form of high density development that would harm character and appearance of the area. This conflicts with policy SP1 and SP7 of the Core Strategy and EN1 of the Allocations and Development Management Plan.
- 2)The proposal would fail to provide a good standard of accommodation for future occupiers of the new dwelling due to poor levels of privacy and outdoor amenity space contrary to policy EN2 of the Sevenoaks Allocations and Development Management Plan.
- 3) The applicant has failed to demonstrate that the parking arrangements for the new dwelling and Pinewood are practicable and that they would not result in an increase in parking pressure on the highway, contrary to EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

1.3.3 Revised Scheme

Since then, we have redesigned the scheme to address the issues above:

Reduction of building footprint

As the previous scheme was deemed as 'unduly cramped', we have worked to reduce the building footprint, and therefore also increased the outdoor amenity space on the plot.

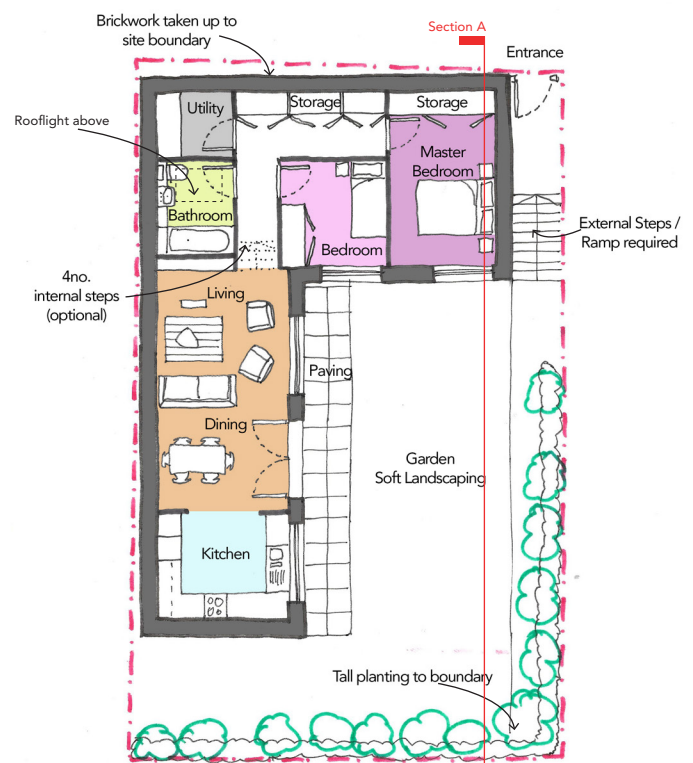
The rooms on the previous scheme were designed to nationally described space standards which we cannot reduce in size any further. Therefore, the only area of potential reduction would be to remove an entire room. The revised design no longer has a study room, which has reduced the footprint. The kitchen and living spaces have also reduced in size.

In total this now represents a 10% reduction in internal footprint from the previous refused proposal of 80sqm to the new revised scheme at 72sqm.

The building form and massing

The building form was revised in order to provide a more generous private amenity space to the rear, and in order to mitigate overlooking issues.

The building was initially pushed toward the North of the site, to offer a larger consolidated rear garden. Due to the ground level change, windows were avoided to the North elevation, but provided on the rear elevations to create an 'L' shape in plan, creating a garden courtyard flanked by the bedrooms to the north and kitchen and living to the west.

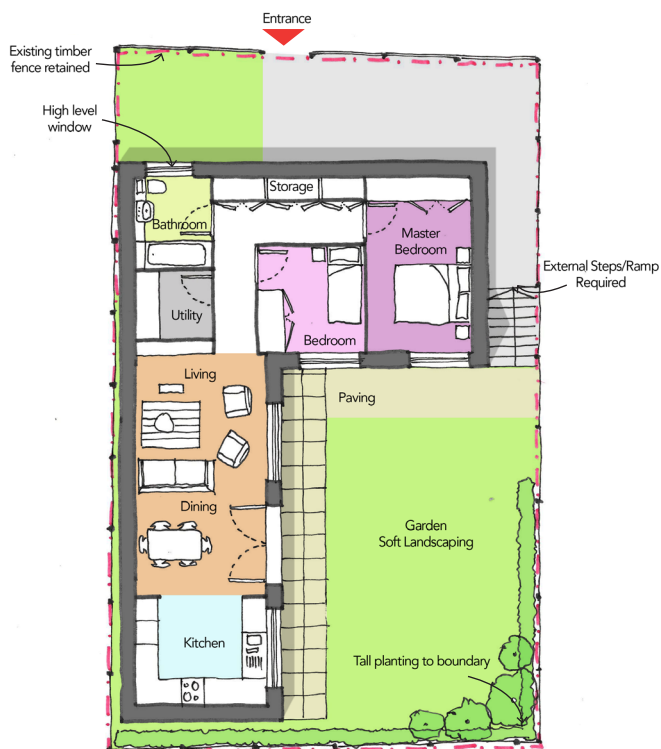


Initial revised ground floor arrangement following refused application meeting

Through further discussion, the design was revised again to ensure the existing timber fence along London Road was retained, and the building pushed further from London Road. This now retains the 'L' shaped plan, but provides a small outdoor space at the front in addition to a rear garden space. The front elevation now only has a single high level window, and bedroom windows are set back from the rear boundary to aid with overlooking and improve privacy. In addition to the amended building form, tall planting is suggested to the boundary fences to further help prevent overlooking and improve privacy.

Car Parking

A Parking Stress Survey has now been carried out by Motion, which concludes that any parking demand associated with the proposed dwelling can be accommodated on street, and therefore no adverse parking impact will arise from the development. Please refer to the Parking Stress Survey for more detail.



Further revised ground floor arrangement following refused application meeting

The revised scheme has both reduced the footprint and increased the outdoor private amenity area, and has been redesigned to improve privacy and overlooking. By doing this, the intention is to provide high quality housing, which is safe and does not compromise the character of the site, and would be argued to be in accordance with Core Strategies SP1 and SP7 and policies EN1 and EN2 of the Allocations and Development Management Plan

2 Proposed Design

2.1 Proposed Layout

2.1.1 Plan

The layout plan opposite shows the design of a single storey, 2 bedroom house situated on the site, including both a front and rear garden with side access connecting the two spaces together. The main entrance to the house is located off of the rear garden.

The building is shown set back from the pavement along London Road by approximately 2.5 meters to simultaneously provide a buffer zone from the busy main road and a front garden space. The rear garden benefits from being south facing and will enjoy a good level of sunlight. The redesigned 'L' shaped building form ensures that windows are positioned further away from the boundary fences, to help with privacy.

In order to work with the drop in level from the road to the rear of the site, the building is proposed to have a split ground floor slab with 4no. internal steps to negotiate the level change. The bedrooms, utility, and storage are located on the higher ground floor towards London Road, and the living, bathroom and kitchen located on the lower entrance level.

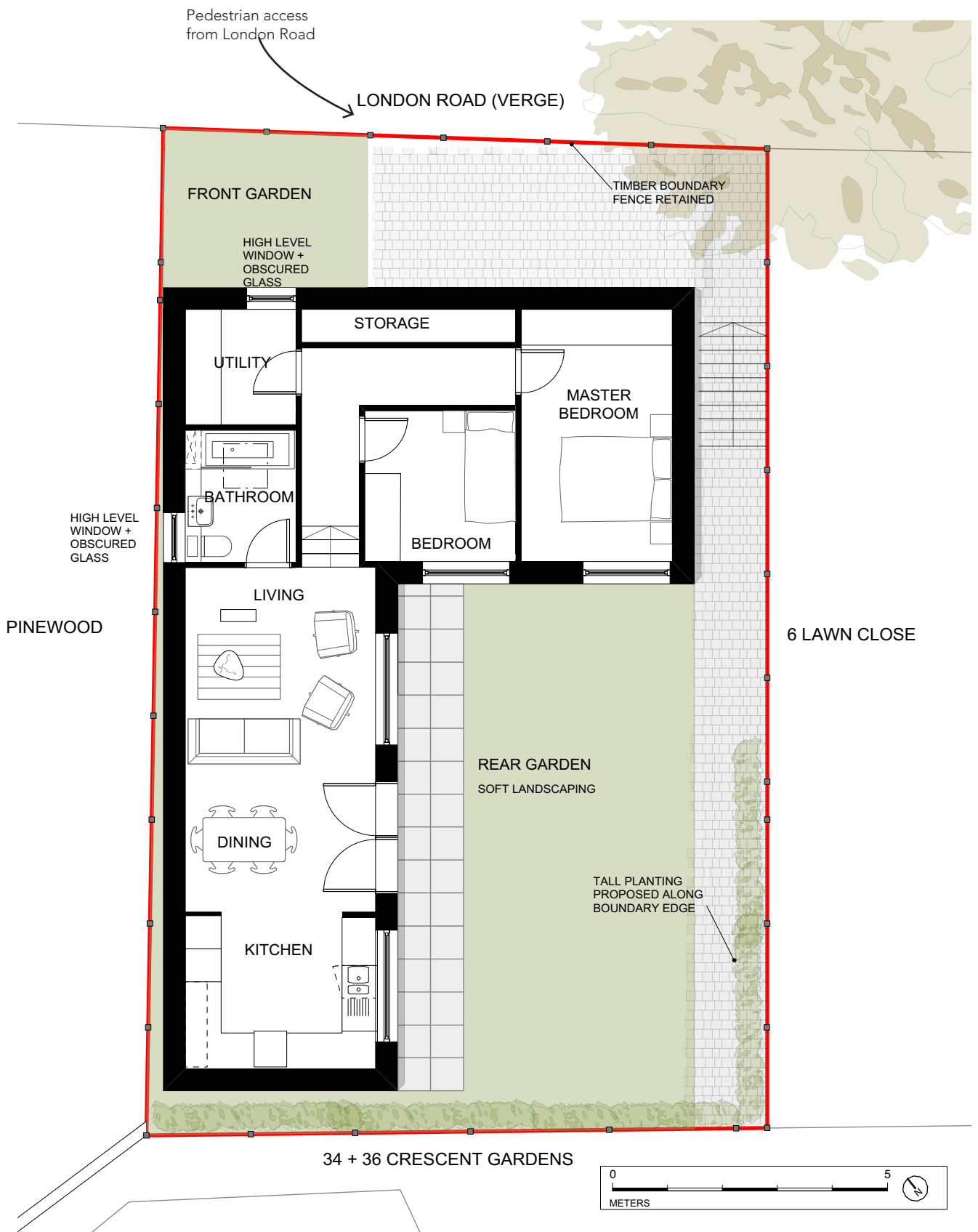
A route through is provided along the south east boundary fence to allow clear access to the rear garden.

Section

The section below shows how the split level provides the bedrooms, utility and storage spaces with a floor to ceiling height of 2400mm, whereas the living space and kitchen enjoys a more generous 3000mm floor to ceiling height. The roof is proposed to be a flat roof, with an extensive green roof.

By keeping the proposed development as a single storey, this aims to mitigate any overlooking issues towards Crescent Gardens and Lawn Close as the building will be kept largely hidden.



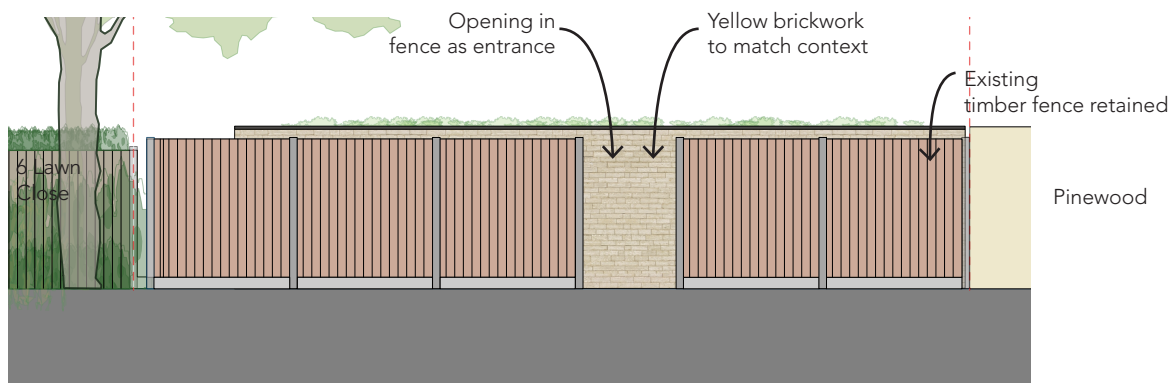


2.2 Proposed Elevations

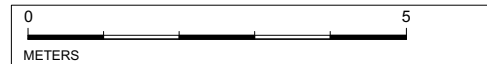
2.2.1 Front Elevation

For the external appearance of the building, a yellowish brick is proposed. A yellow brick is used on the adjacent 34/36 Crescent Gardens towards the rear of the site. Anthracite coloured window frames are proposed.

In terms of detail, a common detail found on the adjacent properties is a brickwork lintel of bricks on end showing their stretcher face, which is proposed above the windows.



FRONT ELEVATION / NORTH-EAST ELEVATION
 Viewed from London Road



2.2.2 Brickwork, Lintel detail, and Window Frames in immediate context

The below images are taken from the immediate context showing the soldier course brick lintel proposed for the windows



Oakwood Court (Between Lawn Close and London Road)



Crescent Gardens



Lawn Close

2.2.3 Brickwork colour and Frames

The below images are the pallet of materials to be used on the scheme



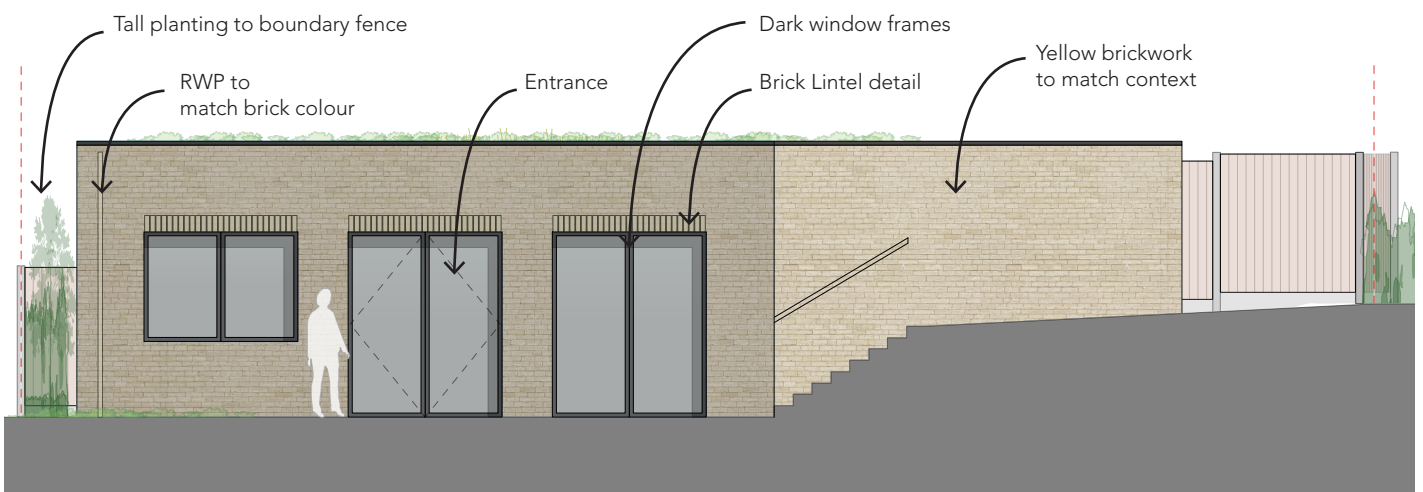
Yellow brick i.e. London Stock Brick



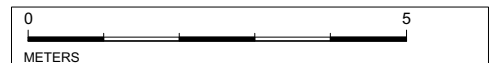
Dark Coloured frames i.e. Anthracite Grey

2.2.4 Side Elevation

Both side elevations will largely be hidden from view behind the perimeter fence as the building is keeping to a single storey in height. The side elevation below shows the building entrance which is accessed through the rear garden, via the side access route to the rear garden. There are two window openings, one to the kitchen and one to the living space.

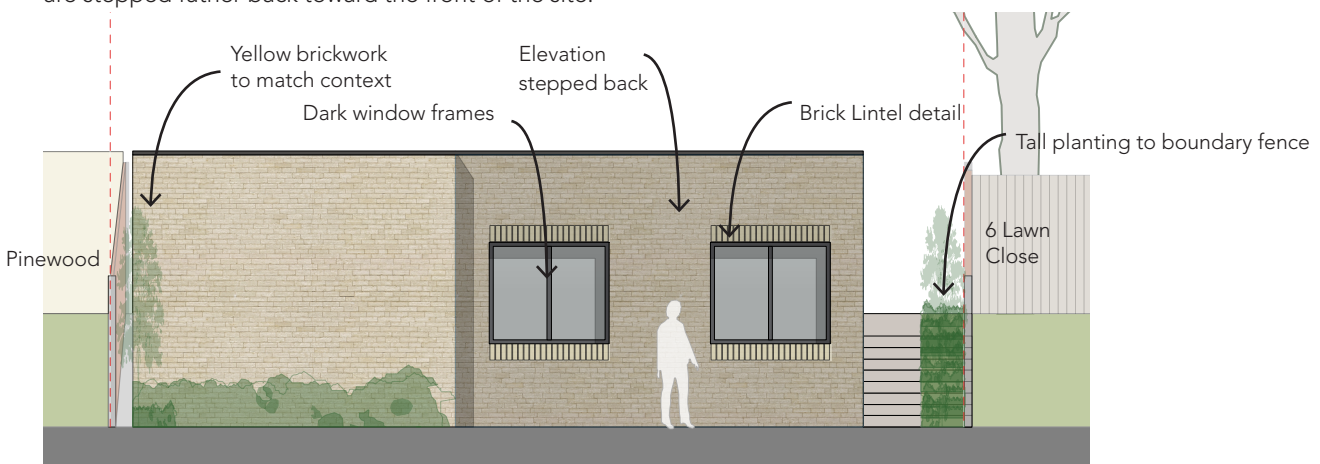


SIDE ELEVATION / SOUTH-EAST ELEVATION
 Viewed looking towards Pinewood



2.2.5 Rear Elevation

The rear elevation has been revised to mitigate the impact from overlooking from the south. The rear elevation now consists of a full brick wall against the southwestern boundary, with tall planting along the boundary fence, and the bedroom windows are stepped further back toward the front of the site.



REAR ELEVATION / SOUTH WEST ELEVATION
 Looking toward London Road





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