

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT TO THE REAR OF 57 WARMINSER ROAD, CROYDON

For:

CROYDON CHURCHES HOUSING ASSOCIATION

Prepared by:

Frankham Projects
Irene House
Five Arches Business Park
Maidstone Road
Sidcup
Kent DA14 5AE

Telephone: 020 8309 7777

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BRINGING IDEAS TO LIFE

DOCUMENT VERIFICATION

DESIGN AND ACCESS STATEMENT

**ON: LAND TO THE REAR OF 57 WARMINSTER
ROAD, CROYDON**

SE25 4DF

**FOR: CROYDON CHURCHES HOUSING
ASSOCIATION**

FRANKHAM PROJECT NO.: 700495

	Signature:	Name:
Prepared by:	JAMES FORSTER	JAMES FORSTER
Reviewed by:	DANIEL BURKIN	DANIEL BURKIN
Approved by:	OLIVER MORSE	OLIVER MORSE

Issue Purpose	Revision	Issue Date	Prepared by	Reviewed by	Approved by
	PO1		J Forster	D Burkin	O Morse

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1. **Introduction**

This statement has been prepared to support the full planning application for Land To The Rear of The Hawthorns, 57 Warminster Road, South Norwood, SE25 4DF for the following works:

"Construction of 8 new social rent residential units (Use Class C3) with associated pedestrian access, cycle parking, refuse storage and landscaping, along with minor alterations to front elevation of The Hawthorns".

This Design & Access statement has been prepared to support the full planning application, contains the following information:

- Site Context - description of and analysis of the local context.
- Proposed works and improvements: new affordable housing, re-working of on-site car parking area and access to The Hawthorns.

2. **Site Context**

The site is located to the rear of 57 Warminster Road, 'The Hawthorns', within South Norwood, Croydon. The site, including 'The Hawthorns', is owned by Croydon Churches Housing Association (CCHA) and they are the applicants for the attached application.



The site is located within the South Norwood Conservation Area, albeit on the edge. There are no statutory listed buildings nearby, but a number of the Victorian properties on Warminster Road are locally listed.

Immediately adjacent to the site, to the rear of 59-61 Warminster Road, a purpose built two storey apartment block was previously granted planning permission in 2007 (LPA Ref - 07/03230/P).

The Site is well connected to a variety of means of public transport and is within walking distance to South Norwood Hill which offers a range of shops, services, and facilities.



3. The Proposal

The proposal is for *"The construction of 8 new social rent residential units (Use Class C3) with associated pedestrian access, cycle parking, refuse storage and landscaping, along with minor alterations to front elevation of The Hawthorns"*.

- The development makes best use of a currently under-utilised site to the rear of 57 Warminster Road.
- The proposal will have dedicated cycle storage which offers a significant improvement to the current facilities provided on site. This will provide secure cycle parking for residents.
- A dedicated refuse store is provided with a separate collection point to the front.
- Each new dwelling will be accessible with level entrances and a lift to all floors.
- All units will comply with minimum space standards as prescribed by the National Housebuilding Standards.

Façade

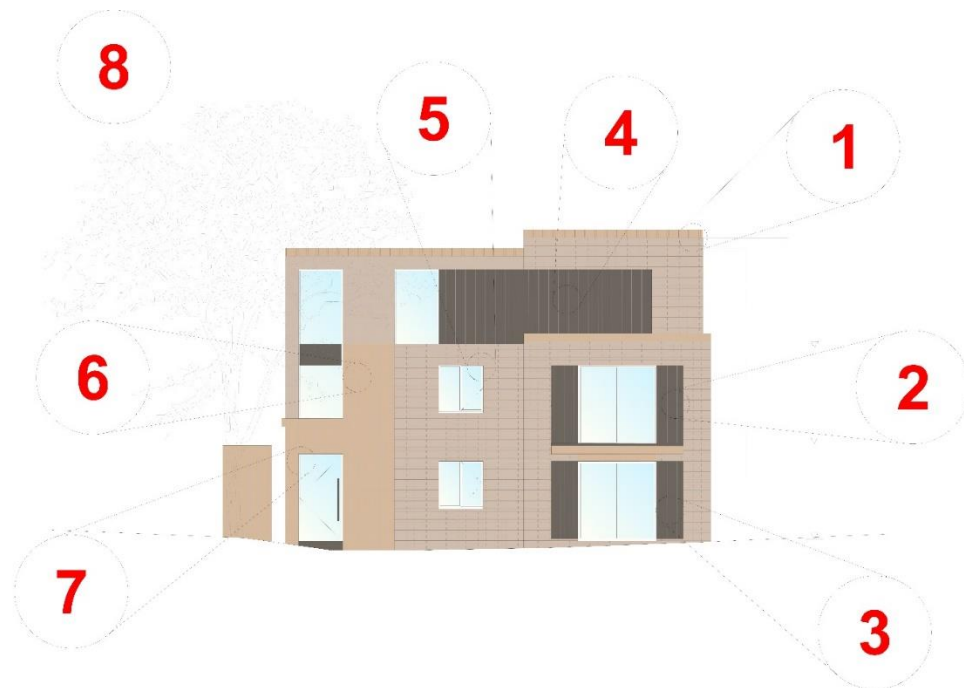
The development will have a brick façade, with a two types of stock brick and bond to break up the appearance of the elevations. Two shades of brickwork, split between the two storey and three storey blocks give the development a dynamic visual interest. The brickwork is combined with composite timber vertical slatted cladding that will be used adjacent to the balconies, and as a screen for the plant equipment on the 2nd storey roof.

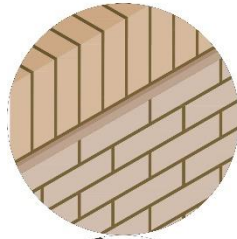
White aluminium framed glazed windows offer relief within the façade and provide natural light to the occupants.

The third story roof will be a flat roof to provide 215m² of space for a biodiverse green roof to enhance the sustainability of the development.



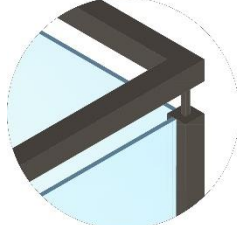
Materials





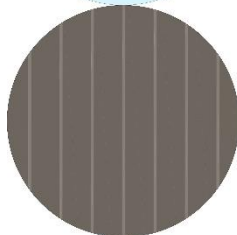
ITEM 1

STOCK BRICK (TYPE 1), IN STRETCHER BOND WITH SOLIDER COURSE ABOVE IN STOCK BRICK (TYPE 2) TO PARAPET WITH TILE ON EDGE TO CLOSE CAVITY



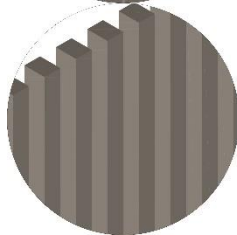
ITEM 2

POWDER COATED ALUMINUM HANDRAILS AND POSTS WITH GLAZED BALUSTRADE TO BALCONIES



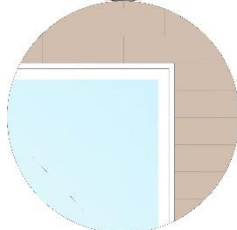
ITEM 3

COMPOSITE TIMBER VERTICAL SHIPLAP CLADDING TO SIDES OF BALCONIES



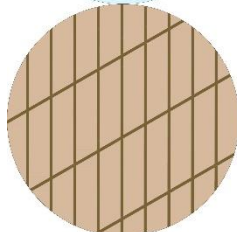
ITEM 4

COMPOSITE TIMBER VERTICAL SLATTED HIT AND MISS CLADDING TO SCREEN PLANT EQUIPMENT



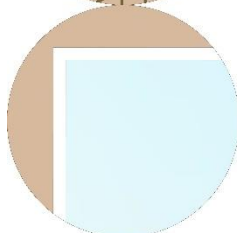
ITEM 5

WHITE POWDER COATED ALUMINUM FRAMED GLAZING



ITEM 6

STOCK BRICK (TYPE 2) IN STACKED BOND



ITEM 7

WHITE POWDER COATED ALUMINUM FRAMED GLAZED DOORS



ITEM 8

UPVC RAINWATER GOODS, HOPPER, DOWNPIPES AND CONNECTING SHOES

Massing

The development works with the topography of the site, with the two storey block closest to the front (West) of the site, where the land is higher, reducing its mass closest to the Hawthorns. The three-storey block is towards the rear and where it has least impact on the neighbouring properties.



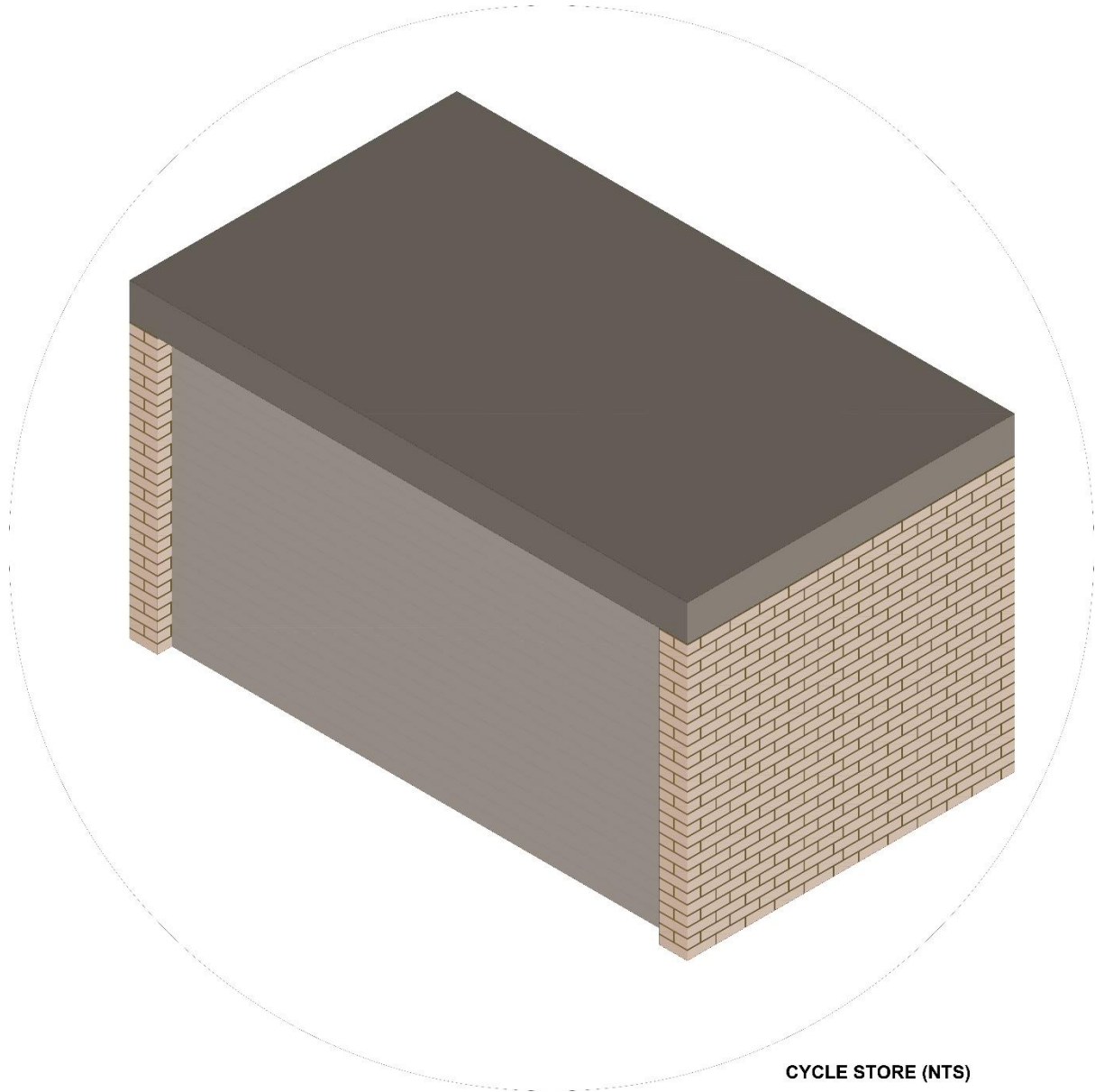
Accessibility

Part M (3) Wheelchair User dwellings will be provided as part of the new development. A lift will also be provided to ensure all units are accessible.



Cycle and Refuse Storage

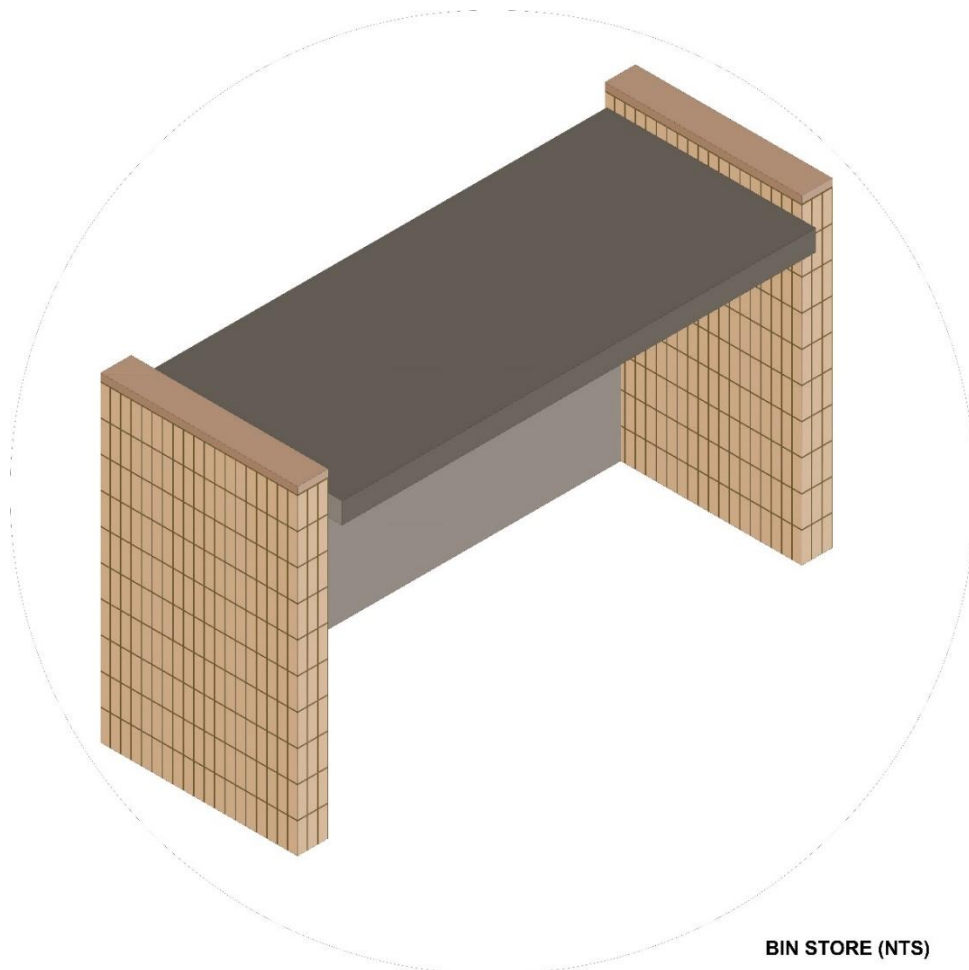
A dedicated, secure cycle storage is provided to the south of the site to the rear of the Hawthorns with additional Sheffield Stands to the north of the Hawthorns.





The refuse storage facilities are located on the north boundary near the proposed building. This location will ensure a short distance for tenants to travel to store their waste, which in turn will reduce waste and litter gathering on the site.

Due to the length of the site, a Management Plan will be utilised to move the large, communal rubbish bins from the storage point to the collection point at the southwest corner of the site. This location will ensure refuse collection is accessible and quick as to reduce any disturbance to the residents.



BIN STORE (NTS)

4. Benefits

The principal aims and benefits of this proposal include:

- Intensification of an under-utilised brownfield site.
- Investment will contribute to the continual development of the wider community.
- The mass of the development is sympathetic of the surrounding buildings, amenity and conservation area.
- A new building designed to meet or exceed various statutory guidelines providing much needed, high quality affordable accommodation for a local and established housing provider.
- 8 additional homes to reach Croydon's housing target.