

# 08. The Proposals | Design Fundamentals

## Topography

The decision to harness the sloping topography of the proposed development site is a strategic move that capitalises on the natural landscape to create additional value and living space. The site presents a significant gradient, descending approximately 7.90 meters from 52.31 meters to 44.39 meters in elevation. This variance in height is not only a defining feature of the plot but also an opportunity to innovate within the design.

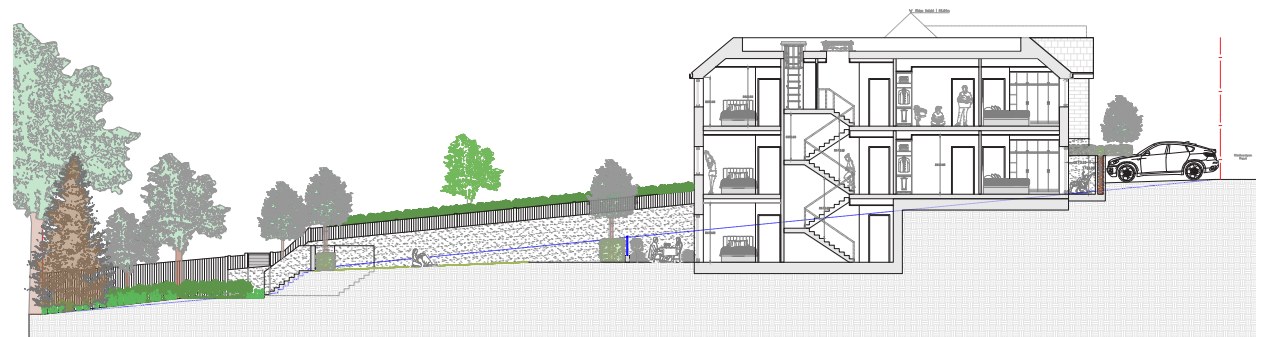
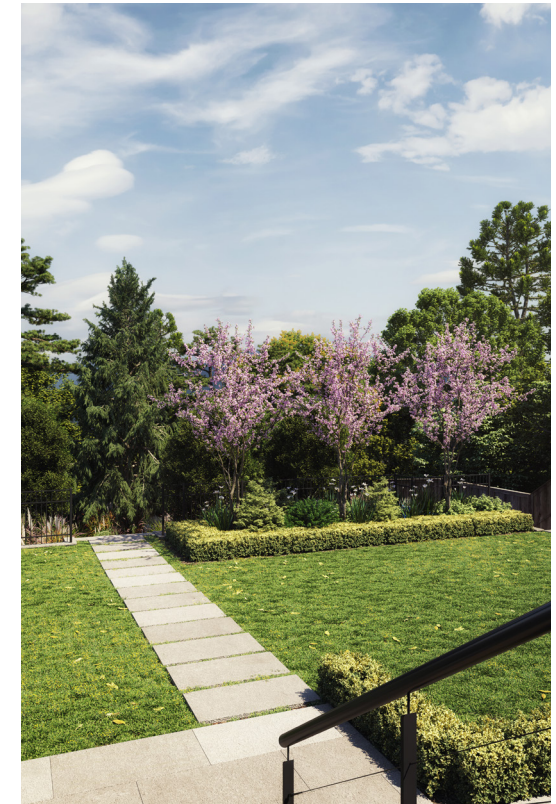
By cutting into the hillside, we are able to introduce a 2-bedroom basement apartment that aligns with the contour of the terrain. This approach enables us to maximise the utility of the land without extending the building's footprint or height, thus maintaining the visual integrity of the area. The basement apartment will benefit from the natural insulation provided by the earth, offering a comfortable and energy-efficient living environment that is both secluded and integrated with the landscape.

Economically, utilising the slope for a subterranean living space is a prudent decision. It reduces the need for extensive groundworks that would be necessary to level the site for traditional building methods. Additionally, the creation of a basement apartment offers a cost-effective way to increase the housing capacity of the development without incurring the

expenses associated with constructing higher or more expansive structures.

Further, the design of the basement apartment will take full advantage of the sloping site by offering unique views and access to natural light, thanks to strategic placement of windows and introduction of a light well. This will ensure that the living space, while nestled within the hillside, will still feel open and connected to the outside world.

**In conclusion, the integration of a basement apartment into the sloping landscape of the development site is an innovative solution that respects the natural topography, offers economic benefits, and provides an attractive, energy-efficient living option. This thoughtful use of the land speaks to a broader commitment to sustainable and adaptive design, essential in the creation of modern, eco-conscious homes.**



## 08. The Proposals | Design Fundamentals

### Dual Aspect Apartments

Dual aspect apartments, as emphasised in the London Plan, feature windows on two or more different walls, providing multiple directional views. This design ensures enhanced natural light and cross-ventilation, leading to healthier and more comfortable living spaces. Additionally, it improves thermal comfort through natural temperature control and offers varied and enriching views, fostering a greater sense of space and connection to the outdoors. The London Plan advocates for these types of dwellings in new developments to elevate residential quality and sustainability.

**In our architectural strategy for the development, we have focused on innovative solutions that align with Policy D3 - 'Optimising site capacity through the design-led approach' of the London Plan. A pivotal element of this approach is the introduction of a single aspect basement dwelling, which represents a creative and effective use of the site's unique characteristics however, a light well will provide additional natural light and will allow for further cross ventilation.**

While Policy D6's 'Housing quality standards' emphasise the preference for dual aspect

dwellings, the latter part of the policy acknowledges circumstances where a single aspect dwelling may be more appropriate. In the case of our basement apartment, this design choice is a direct response to the constraints and opportunities presented by the site. By opting for a single aspect dwelling, we have maximised the spatial capacity of the site in a manner that aligns with the overarching goal of a design-led approach, as advocated by Policy D3.

The design of the single aspect basement apartment is innovative solution that addresses the site's specific context. This approach ensures that the apartment, while single aspect, still provides a high-quality living environment. It has been designed to ensure adequate ventilation via a mechanical vent heat recovery system, daylight, privacy, and measures to avoid overheating, thereby aligning with the key considerations outlined in Policy D6.

By opting for this design solution, we demonstrate a thoughtful and context-sensitive approach to site development. It reflects our commitment to optimising site capacity while ensuring that the living spaces we create are comfortable, sustainable, and meet the high standards of urban residential design. This decision to pursue

a single aspect basement dwelling, therefore, is in line with the spirit of the London Plan's policies, offering an appropriate and innovative response to the unique challenges and potentials of the site. The remaining properties, or 80%, shall benefit from dual aspects.

### Local Character

In preparation for our design development, we conducted an extensive site analysis of the surrounding properties along Riddlesdown Road. This exploration, detailed in the Section 06, allowed us to closely observe the varied characteristics and patterns that define this area.

The local environment presents a diverse array of materials and architectural styles, creating a mosaic of forms without a singular dominating typology. This range in building heights, materiality, and architectural expressions signifies a neighbourhood with a fluid identity, presenting us with a unique opportunity.

In recognising the eclectic character of the area, we see the potential to introduce a building that harmoniously blends high-quality design with thoughtful materiality. Our aim is to respect the site's location and its existing architectural dialogue, while also contributing a (Cont.)

## 08. The Proposals | Design Fundamentals

### Local Character (Cont.)

meaningful addition to the built environment that caters to the needs and aspirations of its users. Among the various architectural influences in the vicinity, the presence of gable fronted buildings stands out. These structures offer a strong precedent along the road. In our design, we aim to draw inspiration from these elements, seeking ways to integrate the essence of the existing arrangement. This approach is not about replicating past styles but rather about translating their principles into a refreshed context, thereby creating a design that is both responsive to its surroundings and forward-looking.

### Scale, Mass + Bulking

Our project's design philosophy deeply considers the scale, mass, and bulk of the proposed development, with a specific focus on achieving harmony and balance within the existing street scene. The intention is to create a development that is sensitive to its surroundings, fitting seamlessly into the neighbourhood's fabric without imposing an overbearing presence.

At the forefront of our design strategy is the presentation of the front façade, crafted to mirror the appearance of a new, detached property. This approach aligns with the architectural

language of the street, preserving its residential character and continuity. The frontage is carefully proportioned to echo the familiar forms and scales of neighbouring homes, ensuring that the development is perceived as a natural addition to the street-scape rather than a disruptive element.

Significant architectural changes and the larger bulk of the development are strategically placed towards the rear. This placement is a deliberate choice to reduce the visual impact of the construction when viewed from the street. By situating the more voluminous aspects of the project at the back, we maintain the aesthetic integrity and scale of the street scene, while also considering the privacy and views of adjacent residents.

Further, the design incorporates thoughtful

landscaping and boundary treatments at the front, enhancing the property's integration with the street and softening any potential visual contrasts. The rear of the property, where most of the development occurs, is designed to be both functional and aesthetically pleasing, ensuring that it contributes positively to the overall character of the area, even if less visible from the public vantage points.

In conclusion, our design approach is twofold: to present a modest, contextually appropriate façade to the street while accommodating the development's more substantial elements at the rear. This strategy not only respects the existing urban fabric but also ensures that the new structure enriches the neighbourhood's character, blending the needs of modern living with the area's established identity.



## 08. The Proposals | Design Fundamentals

### Building Height

In response to valuable insights gathered during the Community Engagement weekend, it became clear that the proposed height of our building initially deviated from the prevailing architectural rhythm of the area. To gain a fuller perspective on these original concept plans and understand the modifications made, we invite interested parties to consult the detailed Planning Statement that accompanied the previous planning application.

Our site is nestled in a context where the norm is 2 to 3-story structures, occasionally interspersed with taller roof forms that effectively add another level. Heeding the community's feedback, we meticulously revised our design. Our objective evolved to harmoniously blend the new structure with its surroundings, ensuring it complements the existing street-scape without imposing on it.

A key decision in our design development was to forgo the creation of additional living spaces in the roof area. This choice stemmed from a desire to avoid the potential confinement often associated with such units and to maintain a sense of spaciousness and comfort. Further, expanding into the roof space would have inevitably increased the building's height and may have exacerbated the parking challenges

due to an increased number of units. Such an expansion was evaluated and ultimately deemed unsuitable for the essence and feasibility of the project.

The design we have finalised is a thoughtful amalgamation of economic practicality and stringent compliance with regulatory requirements. We are confident that the current configuration of 5 units is the optimal utilisation of the site.

This not only addresses the community's concerns regarding building height but also ensures that the new development integrates smoothly into the neighbourhood, resonating as a natural extension of the existing architectural landscape.

### Fenestration Placement + Size

Within the street elevation along Riddlesdown Road, the existing architecture does not adhere to a consistent rhythm or pattern in window placement or sizing. This lack of uniformity means it can be assumed there is no stringent requirement to maintain a specific character or nature in window openings and alignments, both in terms of size or vertical positioning. Our development reflects this varied street-scape, allowing for a design approach that is both

contextually sensitive and innovative.

The natural orientation of our plot has guided the positioning and sizing of windows and doors in the development. The primary windows and doors, designed to maximise natural light, are placed on the Northwest and southeast facing elevations. Given the distances to other properties on the East and West, we consider there to be little to no restrictions regarding window placement

To align with the dual aspect compliance of the London Plan and to enhance natural light within the property, additional, smaller windows have been incorporated. These smaller openings are strategically placed to maximise daylight penetration and facilitate natural ventilation.

In the initial concept plans, the windows were considerably larger, featuring a double casement with left and right openings. However, following feedback from a neighbour during the community engagement event they highlighted concerns about potential overlooking. In response, we have judiciously reduced the window sizes and, in certain areas as indicated in the elevation drawings, incorporated privacy glass. They have also been centrally located to the new developments elevations. (Cont.)

## 08. The Proposals | Design Fundamentals

### Fenestration Placement + Size (Cont.)

These modification ensures that views are obscured both from the inside looking out and vice versa, effectively addressing any concerns regarding overlooking.

The southern facade, which interfaces with the footpath, has been carefully designed with privacy considerations in mind, incorporating privacy glazing in our proposal. On the northern facade, particular attention has been given to ensure that no habitable room windows will overlook into the neighbouring property at 79a Riddlesdown Road. It is also pertinent to note that the majority of windows in the existing building at 79 Riddlesdown Road are located on the sides and rear, and it would appear there are no habitable rooms on the south-facing elevation of 79a. Our design strategy is crafted to reflect the current conditions, with a keen focus on enhancing the privacy and integrity of both our development and the adjacent property. Our proposal is structured to complement and improve upon the existing situation, ensuring mutual respect for privacy between our development and the neighbouring residence.

This thoughtful approach to fenestration ensures that our development not only complies with

planning guidelines but also respects the privacy and living experience of both future residents and neighbouring properties.

### Relationship with 79a

In formulating our proposal, a paramount objective was the careful consideration of 79a Riddlesdown Road to ensure that our development would not result in any overlooking issues. To achieve this, we meticulously planned the positioning of our proposed building, moving it as far from the boundary with 79a Riddlesdown Road as the constraints of our plot would allow. This strategic placement was crucial in maintaining privacy and respecting the existing residential context.

Additionally, as an integral part of our design proposals, we incorporated privacy glazing. This feature not only serves to prevent direct lines of sight into neighbouring properties but also enhances the overall privacy and security of our development. The use of privacy glazing represents a thoughtful design choice that aligns with our commitment to neighbourly consideration and urban harmony.

The new positioning of our building (layouts provided on the following page) yields three significant benefits:

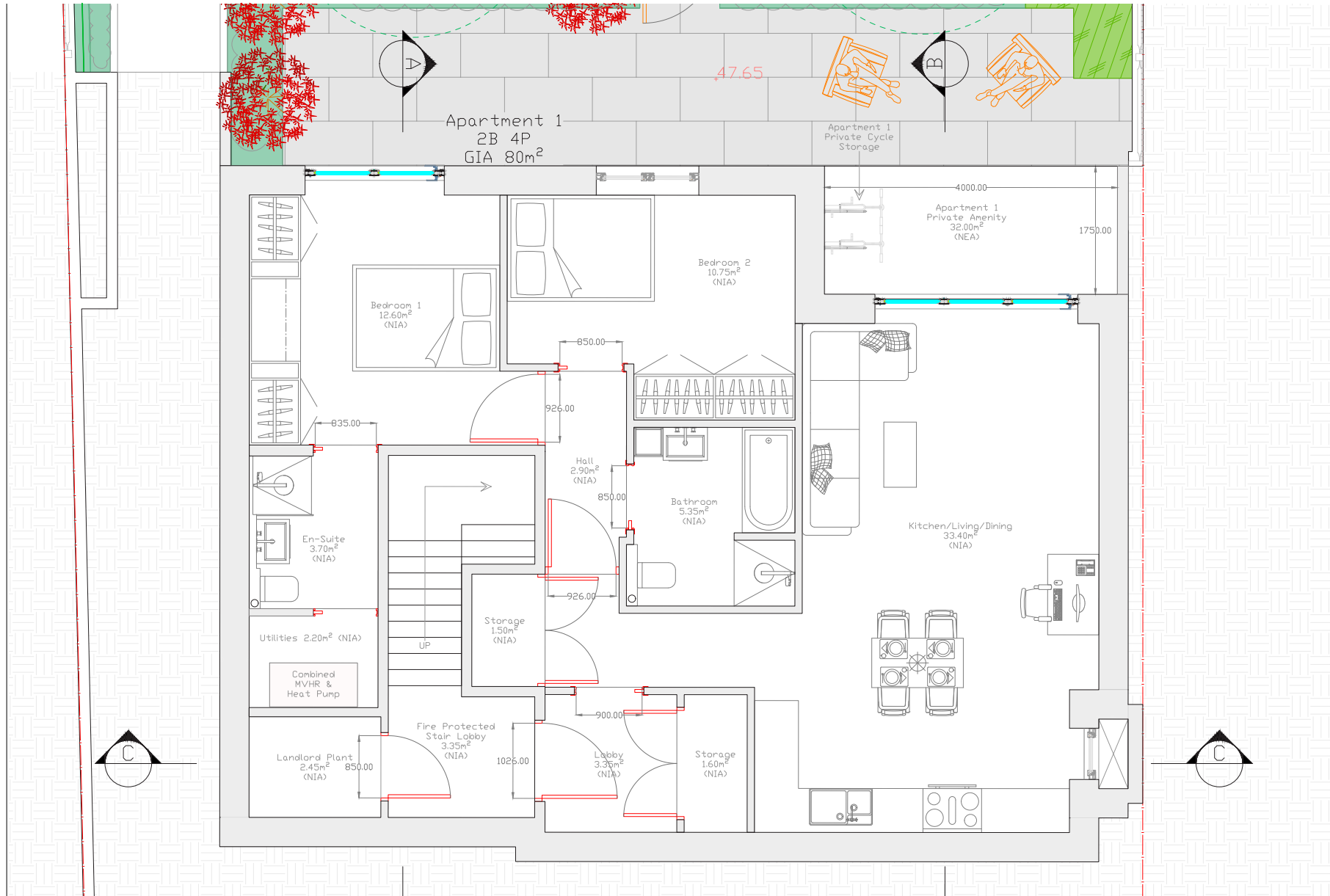
- 1) **Enhanced Light to 79a Riddlesdown Road:** By situating our building further away from the boundary, we allow for increased natural light to reach the south elevation of 79a Riddlesdown Road. This additional light can enhance the living quality for the residents of 79a, contributing positively to their home environment.
- 2) **Uniformity in Street Scene Appearance:** The placement of our building contributes to a more uniform and coherent appearance within the street scene. This alignment not only respects the existing architectural rhythm but also reinforces the visual harmony along Riddlesdown Road.
- 3) **Reduced Overlooking Potential:** The strategic positioning and incorporation of privacy features significantly diminish the potential for overlooking. This ensures a respectful distance and visual barrier between our development and the neighbouring properties, thereby maintaining privacy for all parties involved.

Through these measures, our proposal carefully balances the need for development with a sensitive approach to neighbourhood integration, ensuring that our scheme positively contributes to the local area both aesthetically and functionally.

# 08. The Proposals | Relationship with 79a

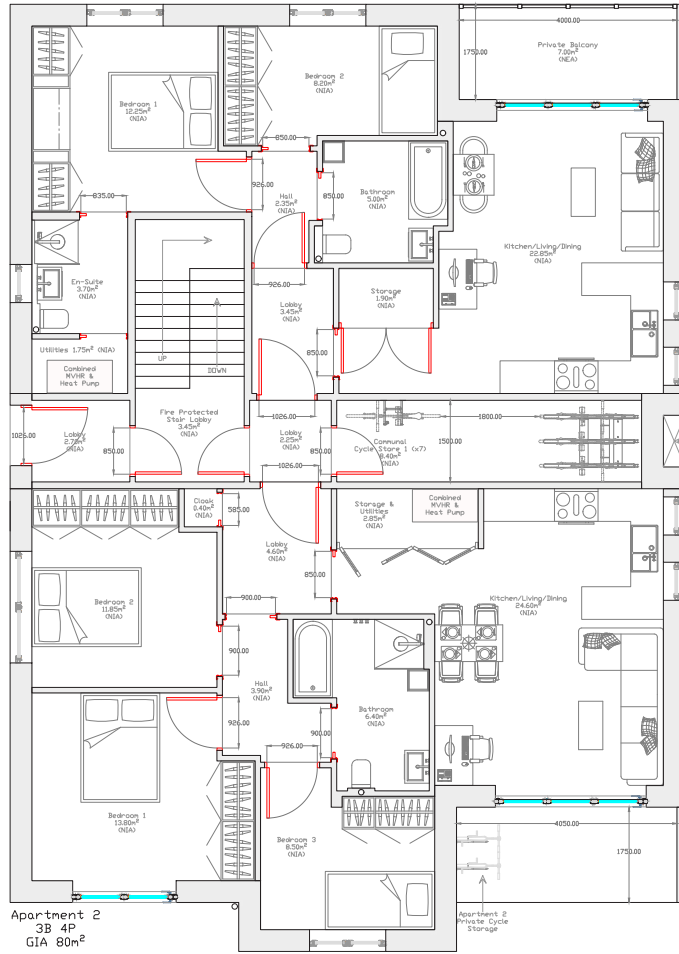


# 08. The Proposals | Layouts | Basement



# 08. The Proposals | Layouts | Ground + First

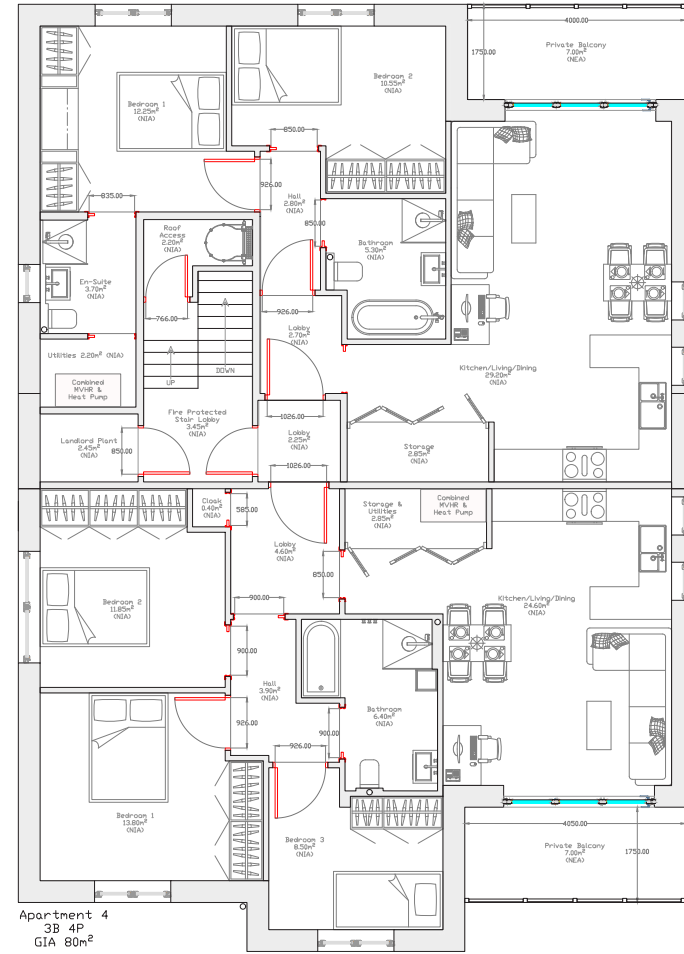
Apartment 3  
2B 3P  
GIA 64m<sup>2</sup>



Apartment 2  
3B 4P  
GIA 80m<sup>2</sup>



Apartment 5  
2B 4P  
GIA 74m<sup>2</sup>



Apartment 4  
3B 4P  
GIA 80m<sup>2</sup>





# 08. The Proposals | Accommodation Schedule (NIA)

Polaris Passivhaus Developments Limited  
 Area & Accommodation Schedule (Net Internal Area - NIA)  
 79 Riddlesdown Road  
 9th August 2024



| Apartment 1 - 2B 4P |                                    |                       |                       |                        |                        |
|---------------------|------------------------------------|-----------------------|-----------------------|------------------------|------------------------|
| Item                | Description                        | NIA (m <sup>2</sup> ) | NEA (m <sup>2</sup> ) | NIA (ft <sup>2</sup> ) | NEA (ft <sup>2</sup> ) |
| 1                   | Kitchen / Living / Dining          | 33.40                 |                       | 359.51                 |                        |
| 2                   | Hall                               | 2.90                  |                       | 31.22                  |                        |
| 3                   | Lobby                              | 3.35                  |                       | 36.06                  |                        |
| 4                   | Utilities                          | 2.20                  |                       | 23.68                  |                        |
| 5                   | Storage Cupboard(s)                | 3.10                  |                       | 33.57                  |                        |
| 6                   | Bathroom                           | 5.35                  |                       | 57.59                  |                        |
| 7                   | Bedroom 1                          | 12.60                 |                       | 135.63                 |                        |
| 8                   | Bedroom 1 - En-Suite               | 3.70                  |                       | 39.83                  |                        |
| 9                   | Bedroom 2                          | 10.75                 |                       | 115.71                 |                        |
| 9                   | Private Balcony & Courtyard Garden |                       | 32.00                 |                        | 344.44                 |
| <b>Totals</b>       |                                    | <b>77.35</b>          | <b>32.00</b>          | <b>832.59</b>          | <b>344.44</b>          |

| Apartment 2 - 3B 4P |                                       |                       |                       |                        |                        |
|---------------------|---------------------------------------|-----------------------|-----------------------|------------------------|------------------------|
| Item                | Description                           | NIA (m <sup>2</sup> ) | NEA (m <sup>2</sup> ) | NIA (ft <sup>2</sup> ) | NEA (ft <sup>2</sup> ) |
| 1                   | Kitchen / Living / Dining             | 24.60                 |                       | 264.79                 |                        |
| 2                   | Hall                                  | 3.90                  |                       | 41.98                  |                        |
| 3                   | Lobby                                 | 4.60                  |                       | 49.51                  |                        |
| 4                   | Storage Cupboard(s) and Utilities     | 3.25                  |                       | 34.98                  |                        |
| 5                   | Bathroom                              | 6.40                  |                       | 68.89                  |                        |
| 6                   | Bedroom 1                             | 13.80                 |                       | 148.54                 |                        |
| 7                   | Bedroom 2                             | 11.85                 |                       | 127.55                 |                        |
| 8                   | Bedroom 3                             | 8.50                  |                       | 91.49                  |                        |
| 9                   | Private Balcony & Courtyard Garden(s) |                       | 20.50                 |                        | 220.66                 |
| <b>Totals</b>       |                                       | <b>76.90</b>          | <b>20.50</b>          | <b>827.74</b>          | <b>220.66</b>          |

| Apartment 3 - 2B 3P |                           |                       |                       |                        |                        |
|---------------------|---------------------------|-----------------------|-----------------------|------------------------|------------------------|
| Item                | Description               | NIA (m <sup>2</sup> ) | NEA (m <sup>2</sup> ) | NIA (ft <sup>2</sup> ) | NEA (ft <sup>2</sup> ) |
| 1                   | Kitchen / Living / Dining | 22.85                 |                       | 245.96                 |                        |
| 2                   | Hall                      | 2.35                  |                       | 25.30                  |                        |
| 3                   | Lobby                     | 3.45                  |                       | 37.14                  |                        |
| 4                   | Utilities                 | 1.75                  |                       | 18.84                  |                        |
| 5                   | Storage Cupboard(s)       | 1.90                  |                       | 20.45                  |                        |
| 6                   | Bathroom                  | 5.00                  |                       | 53.82                  |                        |
| 7                   | Bedroom 1                 | 12.25                 |                       | 131.86                 |                        |
| 8                   | Bedroom 1 - En-Suite      | 3.70                  |                       | 39.83                  |                        |
| 9                   | Bedroom 2                 | 8.20                  |                       | 88.26                  |                        |
| 10                  | Private Balcony           |                       | 7.00                  |                        | 75.35                  |
| <b>Totals</b>       |                           | <b>61.45</b>          | <b>7.00</b>           | <b>661.44</b>          | <b>75.35</b>           |

| Apartment 4 - 3B 4P |                                   |                       |                       |                        |                        |
|---------------------|-----------------------------------|-----------------------|-----------------------|------------------------|------------------------|
| Item                | Description                       | NIA (m <sup>2</sup> ) | NEA (m <sup>2</sup> ) | NIA (ft <sup>2</sup> ) | NEA (ft <sup>2</sup> ) |
| 1                   | Kitchen / Living / Dining         | 24.60                 |                       | 264.79                 |                        |
| 2                   | Hall                              | 3.90                  |                       | 41.98                  |                        |
| 3                   | Lobby                             | 4.60                  |                       | 49.51                  |                        |
| 4                   | Storage Cupboard(s) and Utilities | 3.25                  |                       | 34.98                  |                        |
| 5                   | Bathroom                          | 6.40                  |                       | 68.89                  |                        |
| 6                   | Bedroom 1                         | 13.80                 |                       | 148.54                 |                        |
| 7                   | Bedroom 2                         | 11.85                 |                       | 127.55                 |                        |
| 8                   | Bedroom 3                         | 8.50                  |                       | 91.49                  |                        |
| 9                   | Private Balcony                   |                       | 7.00                  |                        | 75.35                  |
| <b>Totals</b>       |                                   | <b>76.90</b>          | <b>7.00</b>           | <b>827.74</b>          | <b>75.35</b>           |

| Apartment 5 - 2B 4P |                           |                       |                       |                        |                        |
|---------------------|---------------------------|-----------------------|-----------------------|------------------------|------------------------|
| Item                | Description               | NIA (m <sup>2</sup> ) | NEA (m <sup>2</sup> ) | NIA (ft <sup>2</sup> ) | NEA (ft <sup>2</sup> ) |
| 1                   | Kitchen / Living / Dining | 29.20                 |                       | 314.31                 |                        |
| 2                   | Hall                      | 2.60                  |                       | 28.06                  |                        |
| 3                   | Lobby                     | 2.70                  |                       | 29.06                  |                        |
| 4                   | Utilities                 | 2.20                  |                       | 23.68                  |                        |
| 5                   | Storage Cupboard(s)       | 2.85                  |                       | 30.68                  |                        |
| 6                   | Bathroom                  | 5.30                  |                       | 57.05                  |                        |
| 7                   | Bedroom 1                 | 12.25                 |                       | 131.86                 |                        |
| 8                   | Bedroom 1 - En-Suite      | 3.70                  |                       | 39.83                  |                        |
| 9                   | Bedroom 2                 | 10.55                 |                       | 113.56                 |                        |
| 10                  | Private Balcony           |                       | 7.00                  |                        | 75.35                  |
| <b>Totals</b>       |                           | <b>71.55</b>          | <b>7.00</b>           | <b>770.16</b>          | <b>75.35</b>           |

| Communal Areas |                                |                       |                       |                        |                        |
|----------------|--------------------------------|-----------------------|-----------------------|------------------------|------------------------|
| Item           | Description                    | NIA (m <sup>2</sup> ) | NEA (m <sup>2</sup> ) | NIA (ft <sup>2</sup> ) | NEA (ft <sup>2</sup> ) |
| 1              | B   Fire Protected Stair Lobby | 3.55                  |                       | 38.06                  |                        |
| 2              | B   Landlord Plant             | 2.45                  |                       | 26.37                  |                        |
| 3              | G   Lobby 1                    | 2.70                  |                       | 29.06                  |                        |
| 4              | G   Fire Protected Stair Lobby | 3.45                  |                       | 37.14                  |                        |
| 5              | G   Lobby 2                    | 2.25                  |                       | 24.22                  |                        |
| 6              | G   Communal Cycle Store       | 8.40                  |                       | 90.42                  |                        |
| 7              | I   Fire Protected Stair Lobby | 3.45                  |                       | 37.14                  |                        |
| 8              | I   Landlord Plant             | 2.45                  |                       | 26.37                  |                        |
| 9              | I   Lobby                      | 2.25                  |                       | 24.22                  |                        |
| 10             | I   Roof Access Room           | 2.20                  |                       | 23.68                  |                        |
| <b>Totals</b>  |                                | <b>32.95</b>          | <b>0.00</b>           | <b>354.67</b>          | <b>0.00</b>            |

| Totals |  |                       |                       |                        |                        |
|--------|--|-----------------------|-----------------------|------------------------|------------------------|
| Totals |  | NIA (m <sup>2</sup> ) | NEA (m <sup>2</sup> ) | NIA (ft <sup>2</sup> ) | NEA (ft <sup>2</sup> ) |
|        |  | 397.10                | 72.50                 | 4274.34                | 791.15                 |

Our development is distinguished by its meticulously designed and well-planned internal spaces, which prioritise comfort, functionality, and aesthetic appeal. A key aspect of our design philosophy has been to exceed the benchmarks set by the London Plan Policy D6 regarding Housing Quality and Standards, particularly those outlined in Table 3.1.

Each apartment within our development boasts a Gross Internal Area (GIA) that surpasses the minimum requirements specified by the policy. This generous allocation of space ensures that the living areas are not just compliant but also provide ample room for a variety of lifestyle needs, from day-to-day activities to entertaining guests. This extra space contributes significantly to the overall quality of living and enhances the functionality of each apartment.

In addition to the spacious floor area, a significant feature of our design is the finished floor to ceiling height of 2.60 meters in each apartment. This height creates an airy and open atmosphere, making the apartments feel more expansive and luxurious. The increased ceiling height not only adds to the

physical space but also has a profound impact on the perception of the interior environment. It allows for more natural light to permeate the space, enhancing the sense of openness and connectivity with the outside world.

Further, the thoughtful ceiling height contributes to the overall aesthetic of the apartments, providing a sense of grandeur and elegance. This design choice not only meets but exceeds the expectations for modern urban living, offering residents a comfortable, spacious, and well-lit environment that they can call home.

In conclusion, our development's interior design reflects a deep understanding of the importance of space and comfort in residential settings. By exceeding the requirements of the London Plan Policy D6 and incorporating elevated ceiling heights, we have created apartments that are not only spacious and compliant but also exude a sense of openness and luxury, catering to the discerning needs of contemporary urban dwellers.

## 08. The Proposals | Materials Palette

The architectural integrity and aesthetic appeal of our proposal are significantly influenced by its material composition, which plays a crucial role in ensuring that the building not only fits its context but also stands as a structure of architectural distinction.

Our extensive site analysis and exploration of the local architectural language have led us to select a palette that complements the area's heritage while introducing a contemporary edge. We propose **the main structure** to be constructed of a combination of **white chalk-colored brick** and **white render**. This choice is not arbitrary; the light hue of the brick offers a modern reinterpretation of the traditional styles prevalent in the area. The subtlety of the brickwork, with its nuanced angles and recessed window reveals, creates a play of shadows and depth, adding character to the building's façade.

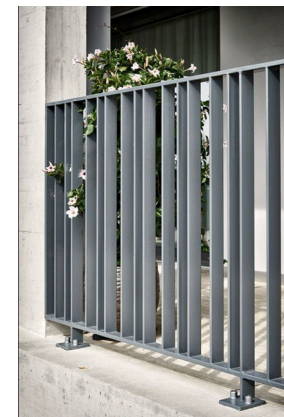
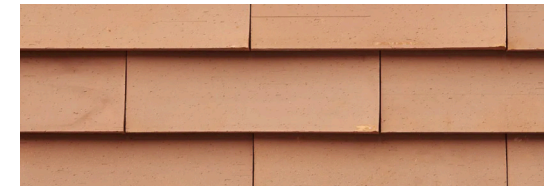
Brick as a material is chosen for its durability and robustness. The **main roof structure** will be crafted using crisp, **contemporary smooth red clay tiles**. These tiles elegantly cover the roof folding into seamlessly into the fascias.

In terms of finer architectural details, **windows and doors** will be simple yet striking, finished in **anthracite grey** and slightly recessed from

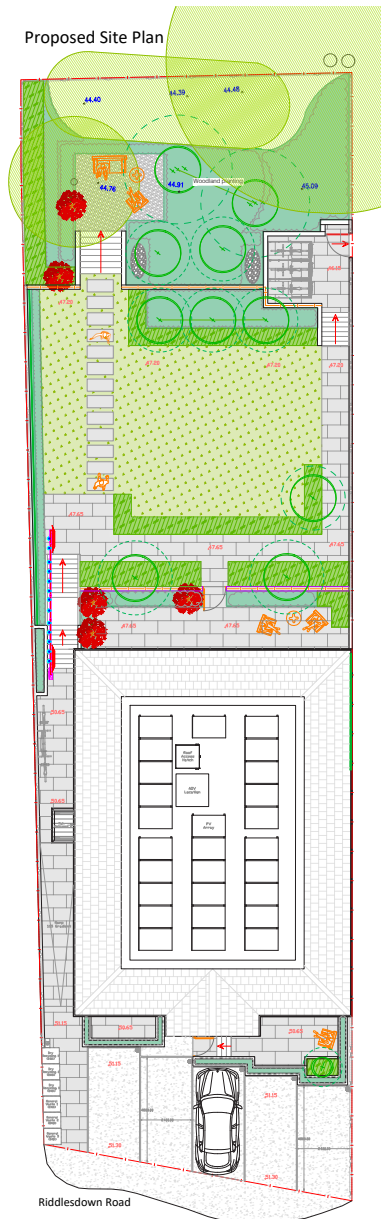
the walls. This design choice is intentional to create reflections that capture and reflect the surrounding greenery, integrating the building with its natural environment.

The **gable-fronted feature** of our design will be adorned with **smooth terracotta red hanging tiles**, a choice that not only enhances the building's aesthetic appeal but also ensures harmony with the neighboring structures. This material selection is deliberate, aiming to complement the local architectural style while adding a touch of modern elegance. The terracotta red, a classic and timeless color, resonates with the traditional palette of the area, allowing our building to seamlessly blend with its surroundings.

This new addition to the street scene is consciously designed to be both contextual and respectful of the neighborhood's character, without resorting to imitation. It stands as a contemporary building that sits unobtrusively yet confidently in its prominent central location. The material palette has been deliberately limited to emphasise the building's form, ensuring that the structure itself is the primary focus. The façade, with its varied material treatments, is carefully composed to provide visual interest and establish a clear hierarchy in how the building is perceived and experienced.



# 08. The Proposals | Landscape Design



Our proposed landscaping strategy, produced by PJC Consultancy, is meticulously designed to enhance both the aesthetic appeal and ecological value of the property, while ensuring functionality and accessibility for all residents.

Central to our plan is the commitment to preserve the natural environment as far as reasonably practicable. We intend to retain as many trees as possible in the rear of the existing garden, recognising their importance in the local ecosystem. However, for the development process, some tree removal is unavoidable. In these instances, only trees that are 'unremarkable' - of poor condition or form with limited arboricultural, landscape, or conservation value, or trees with a stem diameter under 150mm and a lifespan of less than ten years - will be removed. These will be replaced with trees that not only complement the proposed landscaping scheme but also enhance the overall environmental quality of the area.

The front of the property, serving as the main access and egress for car parking, will be thoughtfully designed to align with similar schemes in the area. This area includes a strategically placed bin store(s) along the northern boundary and a discreet low-level fence along the southern boundary, ensuring a seamless blend between the public footpath and the car parking spaces. Additionally, proposed shrub planting and introduction of a new tree in this area aims to improve the street scene aesthetics while offering privacy to the private

courtyard garden of Apartment 2.

The communal amenity space, a centerpiece of our landscaping strategy, is accessible via two routes. The first route, along the northern boundary, passes by key features such as the external access ramp, visitor cycle spaces, and leads down an architectural staircase. From atop this staircase, residents are greeted with panoramic views encompassing the communal gardens, Purley Downs golf course, Croydon town centre, and the distant skyline of the City of London. The second access point, located towards the end of the public footpath, is equipped with a secured access gate and stairs. The access staircase will also provide an externally rated stair lift, ensuring the communal space is accessible to all.

Our communal gardens are thoughtfully divided into two distinct areas. The first area, the primary space, features a species-rich lawn encircled by hedges and trees. An external secure bicycle store is provided for x3 long stay spaces. A living wall along the northern boundary creates a captivating natural backdrop, details of which are elaborated in subsequent pages. Adjacent to the building, another private amenity space for Apartment 1 is crafted with a combination of planting, trees, and hedges to provide an intimate and serene setting.

The second area, towards the rear of the garden, is where our vision for a biodiverse, natural woodland planting habitat comes to life. As described by

our landscape architect, this area will mimic a woodland feel, with multi-stem trees in copse planting complemented by a lush understory of mixed ferns, grasses, and perennials. This design not only provides seasonal interest but significantly enhances biodiversity and wildlife habitat potential.

Further, we plan to create a small, intimate glade at the bottom of the steps, offering a tranquil seating area under the woodland canopy, surrounded by shade-loving plants. This spot is envisioned as a peaceful retreat within the communal gardens.

Overall, our landscaping proposal is not just about enhancing biodiversity through living walls and a woodland planting area. It's about creating a harmonious and sustainable environment where residents can relax, play, and connect with nature. This approach ensures that the development is not only visually stunning but also contributes positively to the local ecosystem and provides a high quality of life for the residents.

### Summary:

#### Tree Preservation and Replacement Strategy:

- 1) **Environmental Stewardship:** By retaining as many trees as possible, the strategy underscores a commitment to preserving the existing natural landscape and biodiversity. This helps in maintaining local wildlife habitats and contributes to the ecological balance of the area. (Cont.)

# 08. The Proposals | Landscape Design

## Tree Preservation and Replacement Strategy (Cont.):

- 2) **Sustainable Development:** The removal of only 'unremarkable' trees and their replacement with more suitable species exemplifies a responsible approach to development. This ensures the longevity and health of the green space, as new trees will be chosen for their adaptability and environmental benefits.
- 3) **Aesthetic Appeal:** Mature trees contribute significantly to the visual charm of the area. They provide a sense of established character and tranquillity, which is appealing to residents and visitors alike.

## Front of the Property Design:

- 1) **Functional Aesthetics:** The design of the front area, including the bin store and fencing, combines practicality with aesthetics, ensuring that necessary facilities do not detract from the property's appearance.
- 2) **Privacy and Security:** The strategic placement of shrubs and introduction of a new tree not only beautifies the street view but also offers privacy for residents, particularly in Apartment 2's private courtyard. Additionally, the fencing provides a secure boundary between public and private spaces.
- 3) **Enhanced Street Scene:** The proposed shrub planting and additional tree will contribute to a pleasant street scene, creating a welcoming entrance to the property and enhancing the overall appeal of the neighbourhood.

## Communal Amenity Space Accessibility:

- 1) **Inclusive Design:** Providing multiple access points, including a wheelchair stair lift for disabled access, ensures that the communal spaces are accessible to all residents, reflecting a commitment to inclusive design.

- 2) **Recreational Diversity:** The different routes to the communal spaces offer varied experiences – one offering scenic views and the other a more direct, accessible path. This diversity caters to different preferences and needs of the residents.

## Communal Gardens Design:

- 1) **Enhanced Living Experience:** The communal gardens, with their rich lawn and hedge boundaries, offer a tranquil and beautiful space for relaxation and social interaction, as well as an area for dedicated child play space, improving the overall living experience for residents.
- 2) **Biodiversity and Ecology:** The living wall and diverse plant species in the gardens not only add to the visual appeal but also contribute to local biodiversity, supporting various forms of wildlife.

## Biodiverse Woodland Planting Area:

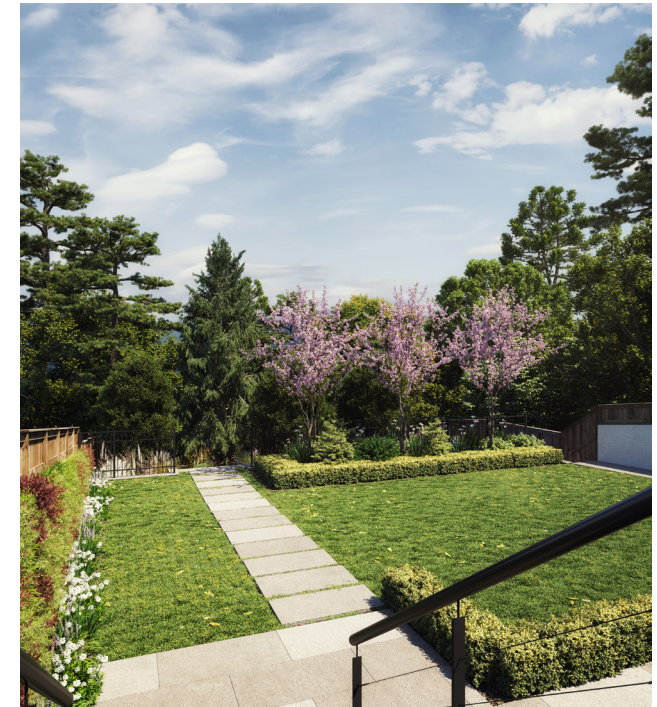
- 1) **Ecological Enhancement:** This area serves as a habitat for local flora and fauna, enhancing ecological diversity and providing an opportunity for residents to engage with nature.
- 2) **Educational and Recreational Opportunities:** The woodland planting area can serve as an educational resource for residents, especially children, to learn about native species and ecosystems. It also offers recreational benefits such as bird watching.

## Intimate Glade Space:

- 1) **Tranquil Retreat:** This secluded spot offers a quiet area for residents to enjoy the outdoors in solitude or contemplation, providing a mental and emotional respite from urban life.

- 2) **Community Engagement:** Both the glade and main communal garden can also serve as a gathering space for small community events or informal meetings, fostering a sense of community among residents.

In summary, our proposed landscaping strategy not only enhances the property's aesthetic and environmental value but also provides practical benefits for the residents, such as increased privacy, recreational opportunities, and improved accessibility. The thoughtful combination of functional and ecological design elements ensures that the development is both beautiful and sustainable, creating a harmonious living environment for all.



## 08. The Proposals | Living Walls



Living walls, also known as green walls or vertical gardens, represent a pivotal component in contemporary urban design, offering a range of environmental, aesthetic, and social benefits. Their incorporation into our scheme significantly contributes to the Urban Greening Factor, a key metric used to assess the extent and quality of green infrastructure in urban developments.

**Environmental Benefits:** One of the most profound advantages of living walls is their role in enhancing biodiversity and supporting local ecosystems. By providing habitats for a variety of flora and fauna, these vertical gardens help to maintain and increase urban biodiversity. They also contribute to air quality improvement by filtering pollutants and producing oxygen, thus playing a vital role in combating urban pollution. Additionally, living walls offer thermal benefits: they act as natural insulators, reducing heat loss in winter and keeping buildings cooler in summer, which in turn decreases energy consumption for heating and cooling.

**Water Management:** Living walls play a significant role in urban water management. They absorb rainwater, which reduces runoff and the risk of flooding, and can also contribute to water purification processes. This efficient use of water supports sustainable urban drainage systems, which is increasingly important in densely populated areas.

**Aesthetic and Psychological Benefits:** From an aesthetic perspective, living walls bring a touch of nature to the urban environment, creating visually appealing and vibrant spaces. The presence of greenery in urban settings has been shown to have a positive effect on mental health and well-being, reducing stress and enhancing the overall quality of life for residents and visitors.

**Contribution to Urban Greening Factor:** The integration of living walls into our scheme directly impacts the Urban Greening Factor by increasing the amount of green space in the development. This is particularly significant in urban areas where traditional horizontal green spaces may be limited. Living walls offer an innovative solution to integrate green infrastructure into buildings, contributing to the creation of greener, healthier urban environments.

**Summary:** In summary, living walls are not only a visually striking feature but also a multifunctional element that brings substantial environmental, social, and psychological benefits. Their incorporation into our development is a testament to our commitment to sustainable, biodiverse, and resident-friendly urban design, aligning with our goals to create a greener future.



## 09. Technical Considerations

### Car Parking

In the planning and development of our proposed project, a key consideration has been the provision of adequate car parking spaces for future residents. Our aim was to achieve a 1:1 ratio of car parking spaces, ensuring that each residential unit has its own designated parking space. However, the unique characteristics of the site, including its orientation and boundaries, presented significant challenges in meeting this goal. Additionally, adhering to national requirements for car parking space sizes further limited our ability to expand the number of spaces. These requirements stipulate that each parking space should be sufficiently sized to accommodate a range of vehicles, typically requiring dimensions of approximately 2.4 meters in width and 4.8 meters in length.

In light of these challenges, we engaged RGP Consulting Engineers to conduct a comprehensive Transport Statement. This was a strategic decision to strengthen our planning application and demonstrate that our proposed development would not adversely impact the local community.

RGP Consulting Engineers' Transport Statement provided valuable insights into the likely level of demand for car parking at our site. By analysing the 2021 Census data, specifically focusing on car ownership levels within the E36007188 Purley area, they were able to provide a clear picture of the local context. The findings revealed that in this area, the average car ownership stands at 0.77 cars or vans per household, particularly for dwellings with 1-3 bedrooms, encompassing 1-5 habitable rooms. Based on this data, the estimated average demand for car parking at our development site would be for approximately

5 vehicles.

In light of this, our proposed development offers a total of 5 car parking spaces, equating to a 1:1 ratio of spaces per residential unit. This provision falls below the maximum standard allowed within the London Plan and accurately reflects the projected level of car ownership in this area. Notably, this ratio of parking improves upon other recent approvals in the immediate vicinity, such as the development at 88 Riddlesdown Road, which was approved with a ratio of 0.90 spaces per unit, acknowledging similar factors.

The site does benefit from a lay-by/access road off the main carriageway of Riddlesdown Road, and our proposals align with the existing and well-established parking arrangement in the local area. It is also noted by RGP that the road operates safely without any recorded highway safety issues.

These findings were instrumental in guiding our decision-making process. They helped us understand the realistic parking needs of potential residents, considering the local car ownership trends. As a result, we tailored our car parking provision to align with these insights, ensuring that we adequately meet the needs of the residents while respecting the physical and regulatory constraints of the site.

Our approach underscores a commitment to responsible and sustainable development. By aligning our car parking provision with actual demand and adhering to national parking space standards, we aim to create a development that is both practical for its residents and harmonious with the surrounding

community. The Transport Statement by RGP Consulting Engineers has been pivotal in this regard, offering a data-driven perspective that reinforces the suitability of our proposed development in the context of the local area.

### Bicycle Parking

The proposed development is committed to promoting sustainable transportation by offering ample long-stay cycle parking, surpassing local standard requirements. Each residential unit is allocated 2 cycle parking spaces minimum.

In total, the development will provide 16 cycle parking spaces, which is more than the requirements set by policy requirements. Specifically, 7 of these spaces are designated for residents and situated in the communal hallway within a secure cycle store. Additionally, 2 spaces are provided immediately outside Apartment 1 and 2. 2 spaces are dedicated for visitor cycle parking and are conveniently located externally along the primary entrance to the development. And, finally x3 long stay spaces are provided in secure cycle stores at the rear of the communal garden.

To support this initiative, a comprehensive Residential Travel Plan and Transport Statement have been prepared by RGP Consulting Engineers. These documents, included as part of the application, offer further detailed information regarding the transportation and parking strategies of the development.

## 09. Technical Considerations

### Refuse

The residential units will have their refuse storage conveniently located next to the car park at street level. The bin stores are designed to be discreet and integrated into the hard landscaping and layout of the development.

The stores will fully enclose the bins, in the interests of minimising harm to amenity or the street scene, in addition to preventing entry by vermin. The stores each allow easy access into the bin lids to deposit waste, and doors for removal and collection. As the bins can be independently accessed, they do not require a large space to manoeuvre to the public highway and sufficient clearance from the parking bays will be maintained for collection.

During waste collection, the operatives will have straightforward access to the bins directly from the street. They will efficiently transfer the 240l wheelie bins from the store to the collection vehicle at the scheduled collection times.

The communal refuse and recycling stores have been designed to meet the volume requirements for 3 two-bed and 2 three-bed dwellings for waste, recycling and food waste set out in the Croydon's published waste guidance.

### Inclusive Design

The design of our proposed development is fundamentally centred around ensuring accessibility and inclusion for everyone. Our goal is to create an environment where individuals of all abilities and ages can navigate and utilise the facilities with safety, ease, and independence.

A key aspect of our approach to inclusive access is the integration of step-free entryways. This includes the Main Entrance, Communal Gardens, and access to essential facilities such as refuse bins and bicycle storage. These measures are crucial in fostering an accessible and welcoming environment for all potential users.

In terms of internal circulation, all staircases and passageways are meticulously designed to comply with current building regulations. This ensures that movement within the buildings is convenient and safe for everyone.

The apartments within the development are designed to be compliant with Part M4(2) of the building regulations. This compliance signifies that each apartment benefits from level access thresholds, not only internally but also extending to the external private amenity spaces. In addition to meeting the Building Regulation requirement Part M(4)2, our planning application includes alternative layout options for two units (Apartment 2 & 3). These layouts are fully compliant with Part M(4)3 and are provided as an option, should the Local Authority find it necessary to include such units in the development. It is worth noting that all residential entrances and accesses to private amenities are designed with level thresholds to ensure ease of access.

Further, the scheme incorporates provisions for level and flat access for pick-up and drop-off areas at the front of the site. This feature is particularly important for ensuring that the arrival and departure experience is convenient and accessible for everyone,

including those with mobility challenges.

### Fire Safety & Strategy

Fire safety is a paramount concern in the design and planning of our development, and it has been thoroughly integrated into both the building and landscape strategies. We are committed to ensuring that the development adheres to all Fire Regulations, with special attention given to the means of escape for occupants and accessibility for the Fire Brigade. To this end, we engaged with a Fire Consultant during our design development. This collaboration aims to guarantee that the final scheme meticulously addresses all essential fire safety requirements, including escape routes, material choices, and fire service access.

Several measures have been implemented to reinforce fire safety throughout the development. These include the specification of non-combustible materials in construction, in line with current regulations. The building's core has been designed to be within adequate escape distances, ensuring quick and safe evacuation in case of an emergency. Additionally, the dimensions of stairs and corridors are carefully planned to meet or exceed the minimum width standards, and these areas will be equipped with smoke ventilation systems. To provide a comprehensive overview of these safety features, a full Fire Strategy has been prepared by Vemco Consulting and accompanies this planning application, detailing the extensive fire safety measures and ensuring that the development meets the highest standards of fire safety.

## 10. Sustainable Development

Sustainable development is a guiding principle for balancing human needs with the Earth's ecological capacity. It focuses on meeting the requirements of the present without compromising the ability of future generations to meet their own needs. In the realm of architecture and construction, this translates to creating buildings that are energy-efficient, environmentally friendly, and economically viable over their entire life-cycle.

The **Passivhaus Plus** standards are an exemplary embodiment of sustainable development within the building industry. They exceed the basic Passivhaus criteria by not only minimising energy consumption but also by requiring that buildings produce a significant portion of their energy from renewable sources on-site. This ensures that the properties are not just energy-efficient, but also contribute positively to the energy grid, aligning with a broader vision of sustainability that includes energy production as well as conservation.

By aiming for Passivhaus Plus certification, this project is committed to achieving a high level of sustainability. The standards encompass rigorous requirements for thermal insulation, airtightness, and the use of energy-efficient appliances and lighting. Moreover, the incorporation of renewable energy generation directly addresses the environmental impact of the development, significantly reducing its carbon footprint.

This approach directly complies with the National Planning Policy Framework (NPPF) that mandates for a '**presumption in favour of sustainable development**.' The NPPF encourages planning systems and decisions to guide the development of sustainable buildings, ensuring that the economic, social, and environmental aspects of sustainability are balanced and integrated. By adhering to the Passivhaus Plus standards, the project not only meets but anticipates future regulations, setting a precedent for environmentally responsible construction.

Additionally, the project aligns with the Local Plan and the London Plan, which both advocate for development that contributes to the fight against climate change and encourages the transition to a low-carbon future. These plans prioritise developments that are not only sustainable in terms of energy efficiency but also in their use of resources, impact on the environment, and ability to provide a high quality of life.

In conclusion, by pursuing Passivhaus Plus certification, **the project demonstrates a robust commitment to sustainable development**. It aligns with key planning policies at the national and local levels, ensuring that the development is not only beneficial for its immediate users but also contributes positively to the broader goals of environmental stewardship, resource conservation, and sustainable living. Through this

project, we see the embodiment of a forward-thinking approach to building design, one that understands the profound impact of the built environment on the natural world and seeks to mitigate it through intelligent and conscientious design and construction practices.

Our project is designed with a **deep commitment to sustainability**, embracing it not just as a feature but as the core ethos of our development. From the choice of materials to energy efficiency and waste reduction, every aspect of the project has been thoughtfully considered to minimise environmental impact and promote a sustainable lifestyle. We have integrated advanced green technologies and eco-friendly practices throughout the development process, ensuring that the project not only meets but exceeds current environmental standards. This dedication to sustainability is evident in every detail of the design, proposed construction method, and operation, reflecting our belief that a truly sustainable project is one that lives and breathes environmental responsibility at every level.









Biophilic Designed



Passivhaus Certified



Creators of beautiful sustainable places  
that truly enhance our environment