



Oakfield Road, Penge

Residential development

On behalf of The Church of the Latter Day Saints

Vision Document



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To Be Updated



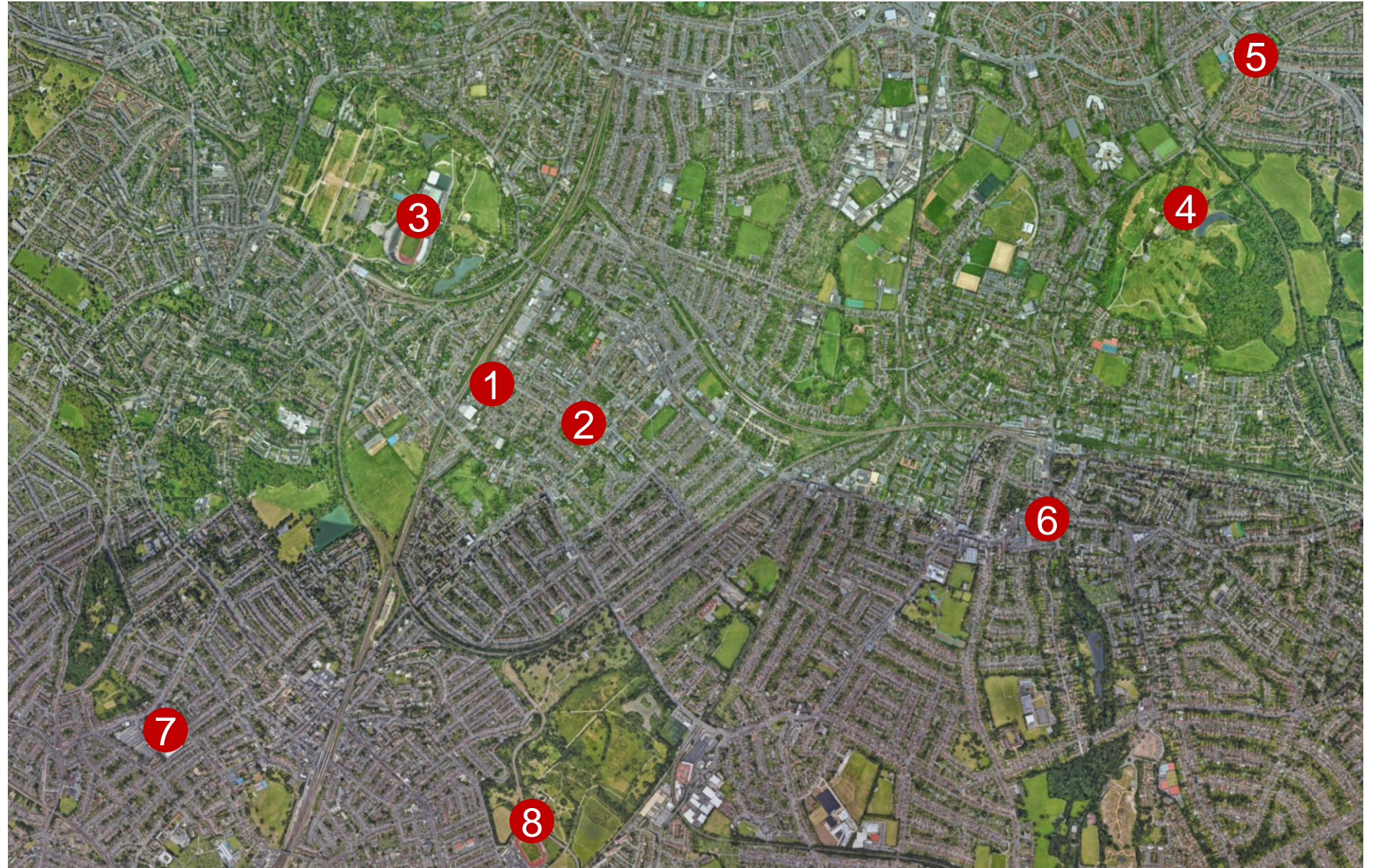
This document explores the possible development of No.15 Oakfield Road, Penge and follows on from previous pre-planning applications submitted by Northern Planners with the intention of focusing on design elements of the proposals.

Previous pre-planning advice received by Northern Planners is supportive in principle to the proposed residential development of the site from a land use perspective. However, a number of design based concerns were raised within the advice which this document aims to provide a response to through contextual and analytical analysis.

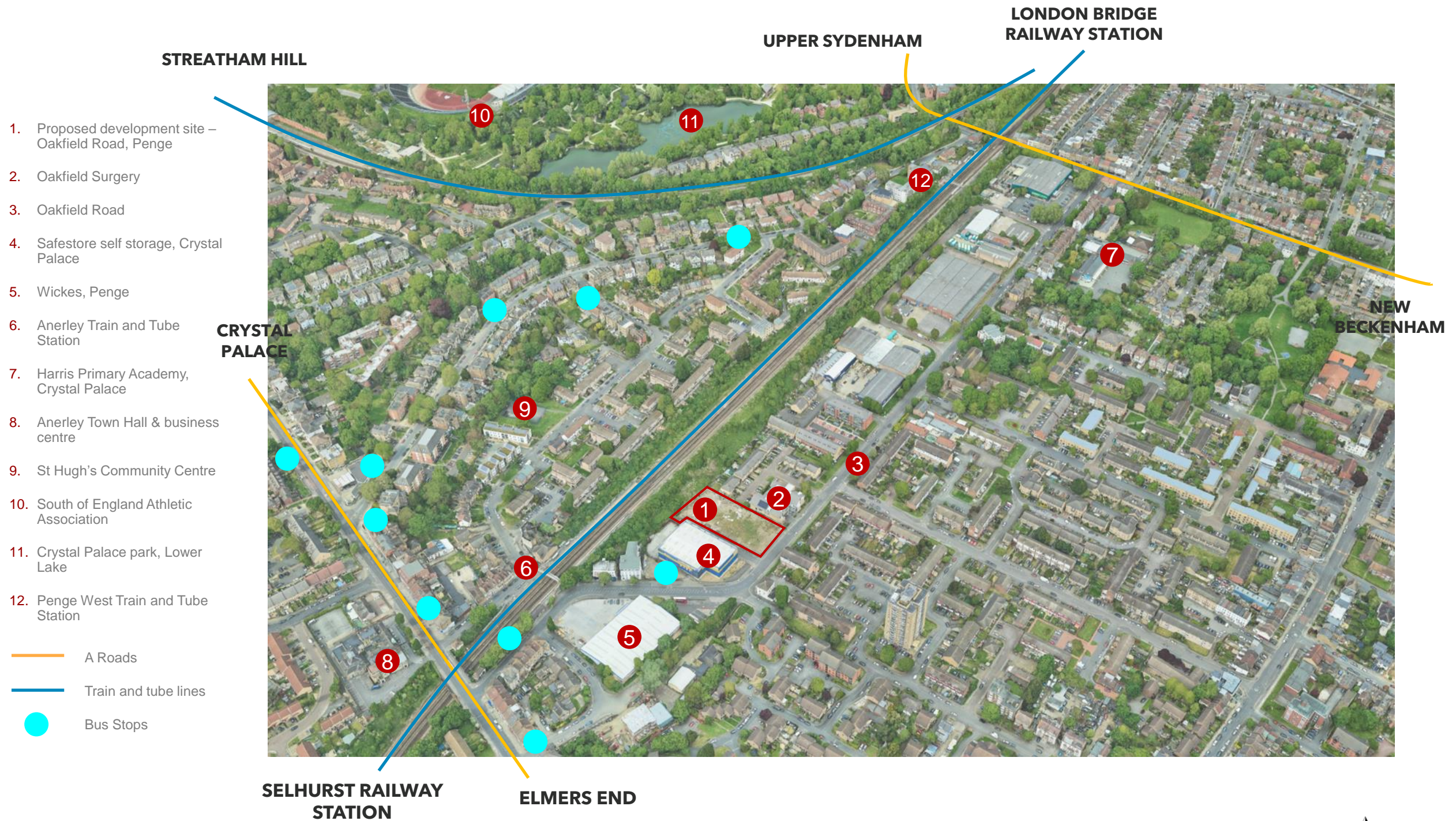
The document concludes with a conceptual design response, upon which further design development would take place prior to a full planning application being submitted.

2.0 Site Location

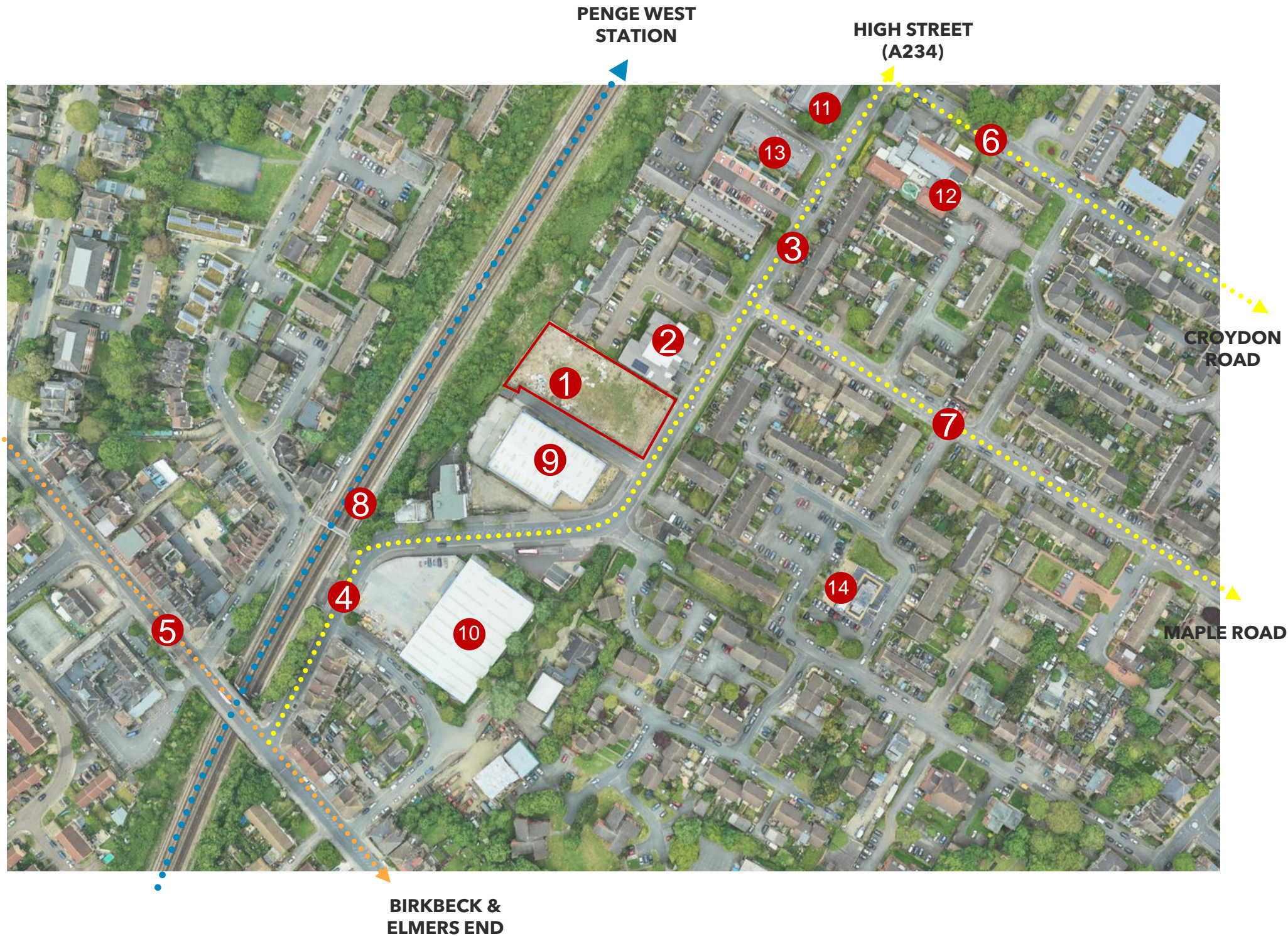
1. Proposed development site – Oakfield Road, Penge
2. Penge, Borough of Bromley
3. Crystal Palace Park
4. Beckenham Palace Park
5. Southend, Borough of Lewisham
6. Beckenham town, Borough of Bromley
7. Selhurst Park, Selhurst
8. Croydon Sports Arena



2.1 The Site



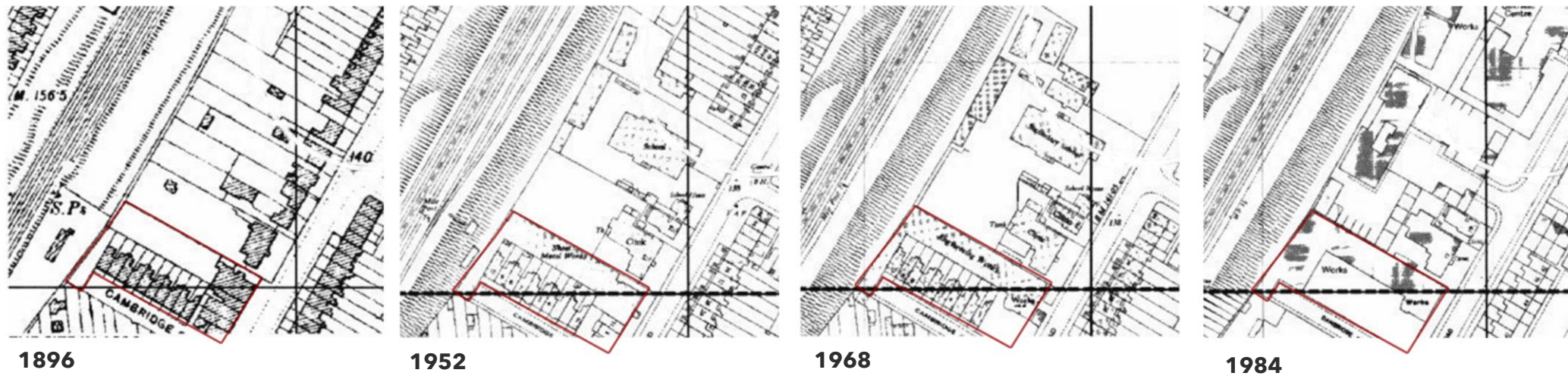
2.2 Connections to the Town and Beyond



1. Proposed development site – Oakfield Road, Penge
2. Oakfield Surgery
3. Oakfield Road
4. Anerley Station Road
5. Anerley Road (A214)
6. Graveney Grove
7. Hawthorn Grove
8. Anerley Railway Station
9. Safestore self storage, Crystal Palace
10. Wickes, Penge
11. Jewson Buildbase Store
12. Community Vision Nursery
13. Campion House, Housing development
14. Essex Tower, Apartments



2.3 Historical Site Use and Urban Grain



1896

1952

1968

1984



Historic / Urban Grain

Historic maps indicate that prior to 1984 the site had been occupied for a minimum of 100 years by residential properties in the form of a terrace of dwellings facing Cambridge Terrace. Whilst a replication of this would provide a link to the historic site layout, it was concluded that this arrangement would be in conflict with the adjacent warehouse building and not provide suitable separation distances.

After the residential terraces, a warehouse building was situated on the site – the details of this building are currently unknown however this building has since been demolished.

Generally, the urban grain of the surrounding dwellings follows a terrace layout with the occasional larger building fronting the main access routes. Terraces are either perpendicular or parallel to the main access routes.

The terrace location proposed within the development site follows and provides a continuation of the existing terraces on Rosewell Close.

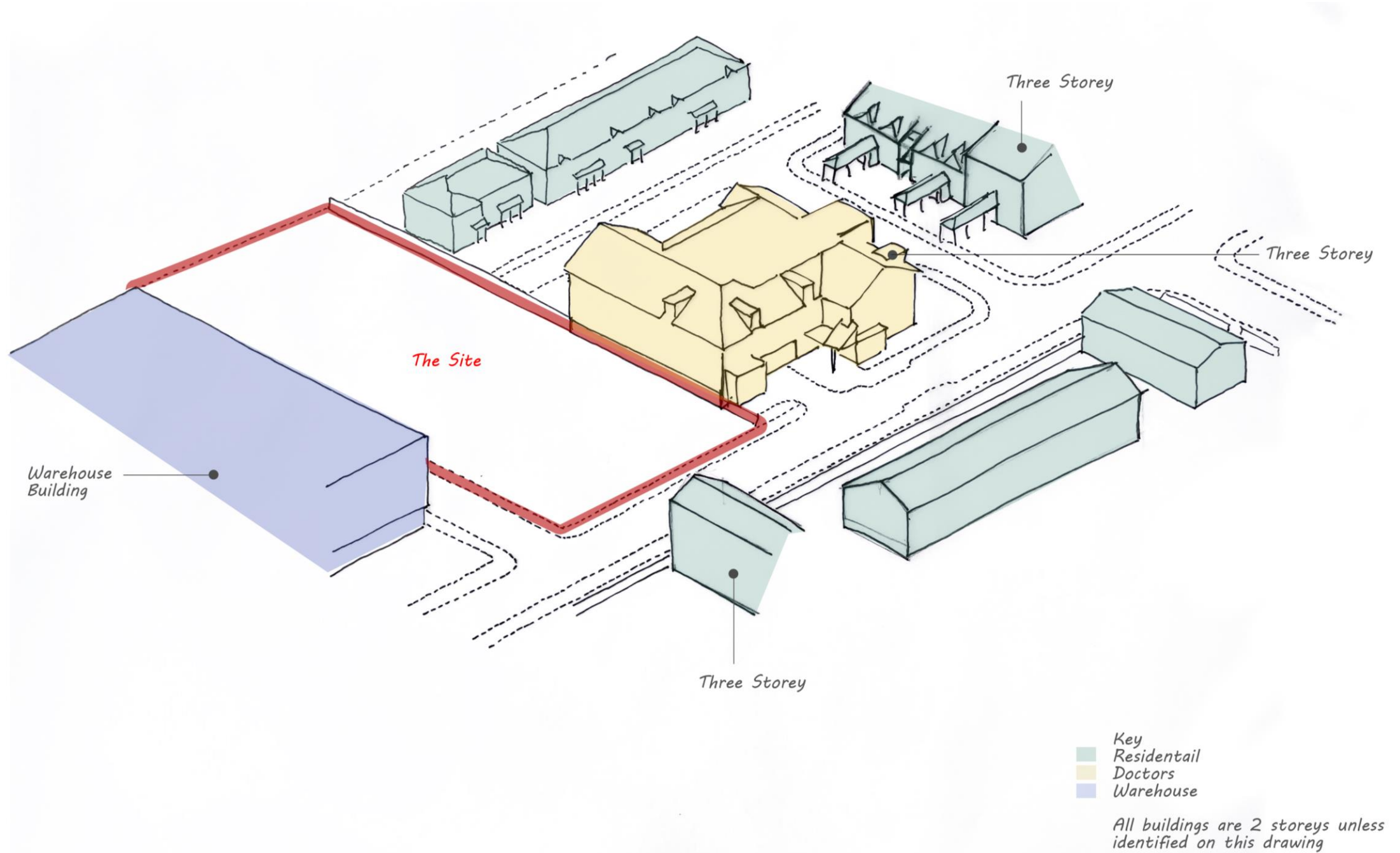
The proposed apartment building has been positioned to front the street scene and respond to the adjacent doctor's surgery. This arrangement enables a singular vehicular access point to the site.

Density

The surrounding borough of Bromley is predominantly a mixture of low and medium-density with pockets of high-density development – As an urban area with a PTAL Rating of 4 the London plan suggests a dwelling per hectare ratio of between 45-185 p/ha. It is anticipated that there will be a mixture of both medium and low density to recued the site coverage and provide additional green space with the site.

- Existing Urban Grain
- Proposed development

2.4 Massing and Use Analysis



2.5 Opportunities and Constraints: Site Analysis



1. Solar Analysis

Opportunities:

- Solar exposure provides opportunity for photovoltaic cells for energy generation.
- Possibility for heat gain through solar exposure and solar shading from adjacent buildings will reduce risk of over heating.

Constraints:

- Heat gain needs to be mitigated within the design to ensure that comfortable living conditions are achieved throughout the whole year,

2. Traffic Analysis

Opportunities:

- Oakfield Road will provide opportunities for site visibility and easy access to the development works for site operatives and for resident and visitor access following completion.
- Oakfield Road will provide a main road network to nearby locations and access to Anerley Road, Croydon Road, High Street and beyond.

Constraints:

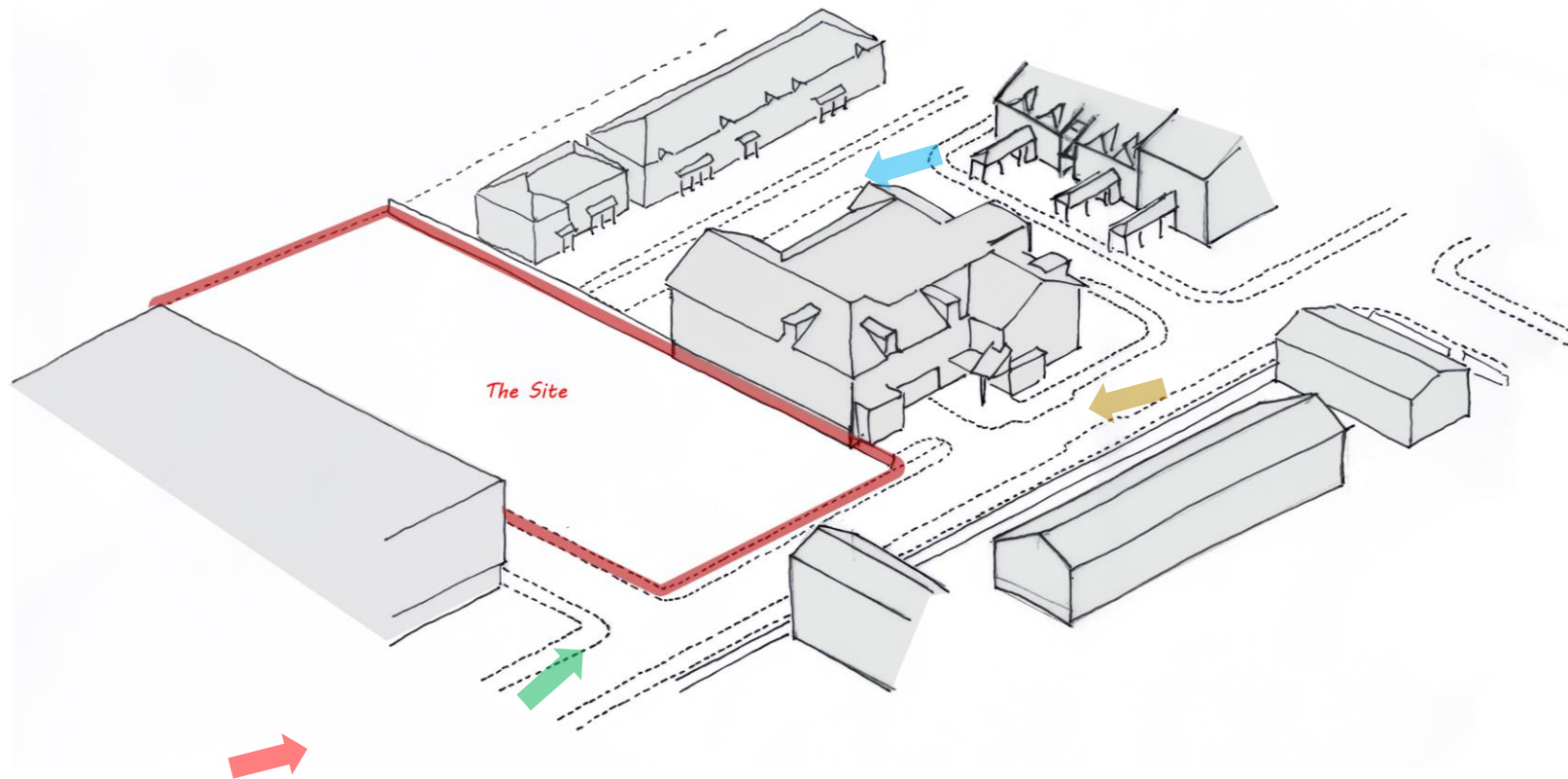
- Heavy traffic to nearby sites such as the storage facility or the Oakfield Surgery need to be mitigated through building orientation and landscaping buffers.

3. Topography / viewpoint Analysis

Opportunities:

- Due to the flat ground, yet higher than surrounding proposed structure, views towards the South and North are preserved.
- The steep sloping bank up to the railway lines will provide protection to the dwellings and reduce noise pollution.
- Landscaping buffer to the rear of the site will provide a good outlook for residents.
- Views from the high levels of the apartments will provide views across London.

2.6 Opportunities and Constraints: Site Views



The identified key views of the site are mostly from Oakfield Road – the images provide an initial analysis of massing on the key views.

The view from Anerley Station Road (red & green) is a key view to be considered within the design as it will be the first approach view of the building for most people arriving at the site.

The secondary approach view from Oakfield Road (Yellow) will be mostly obscured by the doctors surgery until much closer to the site.

We do not anticipate a negative impact on the views from Rosewell Close (Blue), it is likely that there will be a positive impact due to the reduced effect of the blue façade of the storage facility.



2.7 Local Vernacular



There are a number of commercial buildings along and surrounding Oakfield Road, this document focuses on the existing residential buildings on, and surrounding Oakfield Road rather than the more commercial aspect mixed in with the residential properties.

Generally properties fronting on to Oakfield Road are of low architectural value or merit, there are however some elements which could be replicated to provide a higher quality aesthetic.

Below is a recently refurbished residential building which utilizes a mansard roof and feature dormer windows – the mansard roof is stepped back from the front elevation to reduce appearance of height on the proposed street scene.



Surrounding streets such as Avington Grove have grander properties retained from the Victorian era, again there are elements such as the brick detailing – brick colour and gable end fronting the street scene which could be replicated within the proposed design to tie in with the surrounding vernacular.

2.7 Local Vernacular

Castledine Road, London – new build Residential / Mixed use Development



Near by new build and proposed residential developments have utilized various elements seen in the existing vernacular of the area – in particular brick colour and detailing, mansard roof with dormer windows as well as some more modern elements such as the elongated window proportions, feature windows and balconies.

The images on this page provide examples where contemporary and high-quality architecture has been integrated within the existing street scenes to provide interest and opportunity for further developments.

The key elements which could be integrated within the designs are;

- Brick colour and detailing
- Mansard roof with feature dormer elements
- Balconies to provide external space.
- Elongated window proportions.
- Integration of contrasting materials to brick.

Dunstan Grove, Penge – New build Residential Development



Oakfield Road Surgery – Adjacent Building to the Site.



Apple Yard, Anerley, London – New Build Residential Development.



Foxmore Place, Crystal Palace, London - Proposed Residential Development

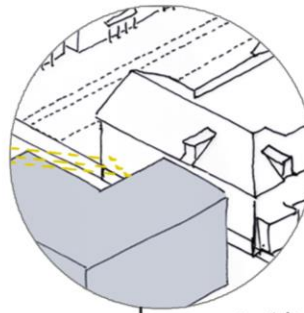


Dunstan Grove, Penge – New build Residential Development

3.0 Street Scene Analysis



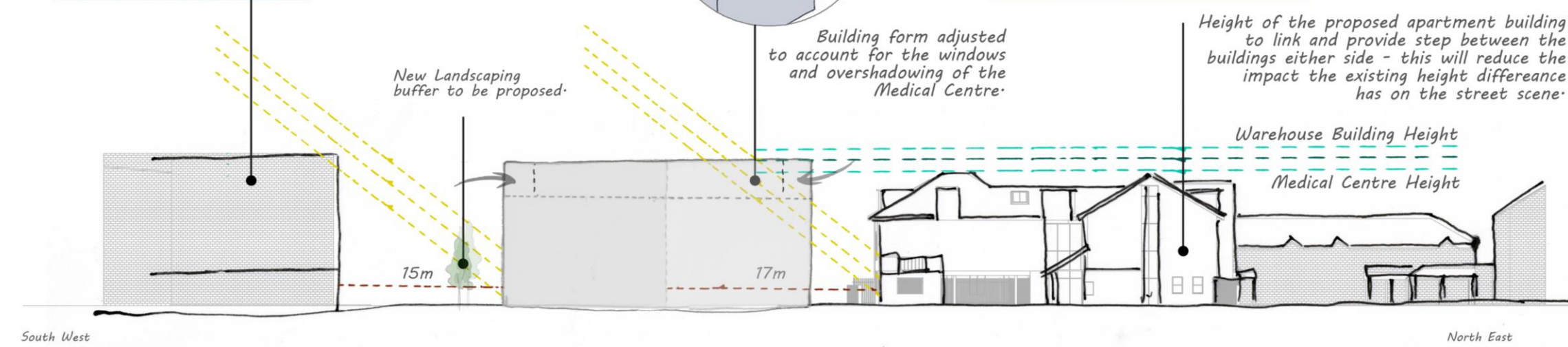
Commercial building dominates the street scene - this provides opportunities to utilise small elements of colour within the development to provide visibility within the street scene.



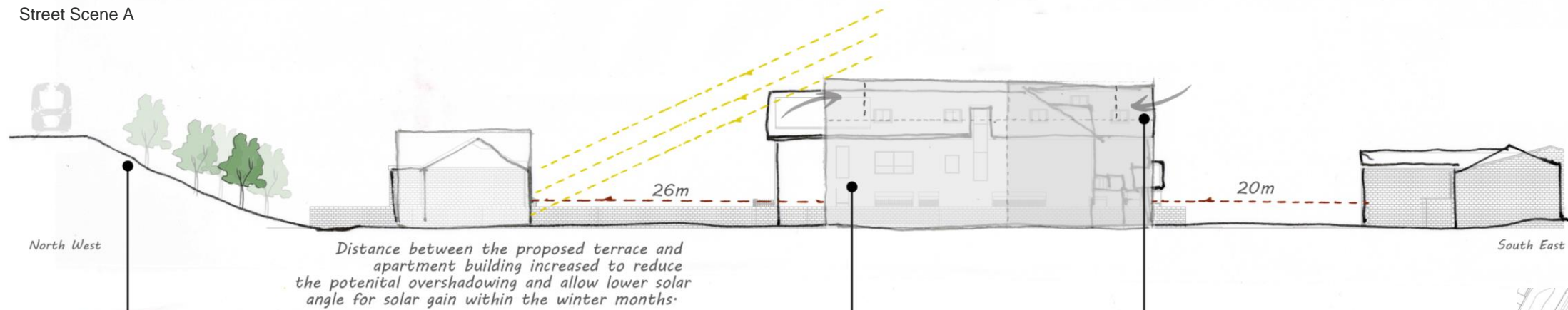
Building form adjusted to account for the windows and overshadowing of the Medical Centre.



Height of the proposed apartment building to link and provide step between the buildings either side - this will reduce the impact the existing height difference has on the street scene.



Street Scene A

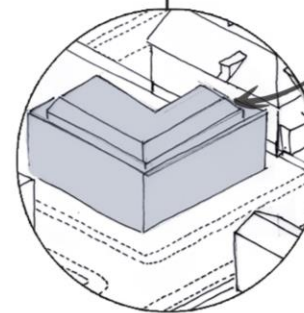


Street Scene B

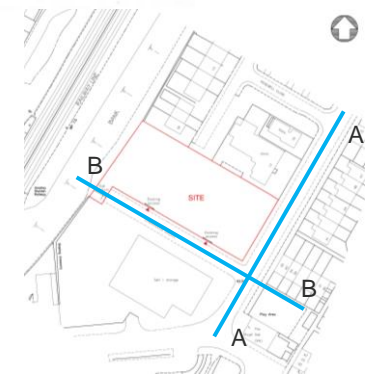
Train Line raised up from the development level but is very well screened by existing landscaping.

Distance between the proposed terrace and apartment building increased to reduce the potential overshadowing and allow lower solar angle for solar gain within the winter months.

Medical Center Accommodation to South West Elevation;
GF - Car Parking
FF - Admin/ Managers Office & Stairwell

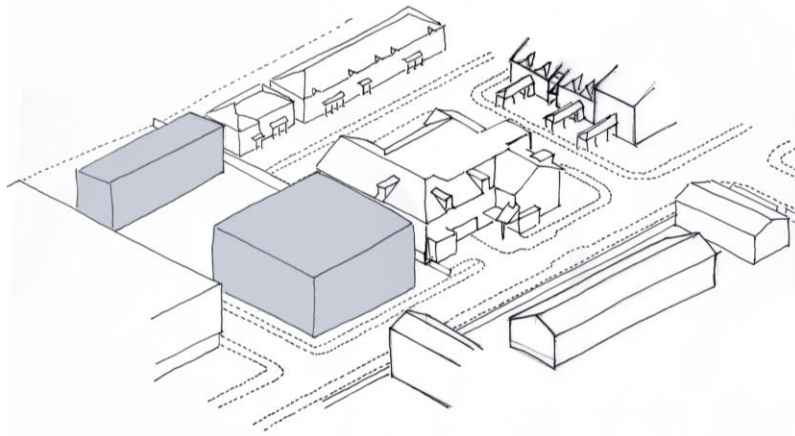


Third floor set back to reduce the appearance of height and provide opportunities for external terrace space.

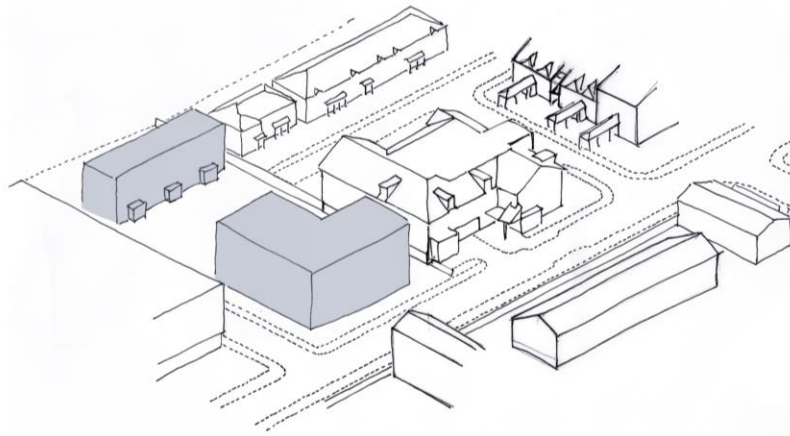


3.1 Massing study

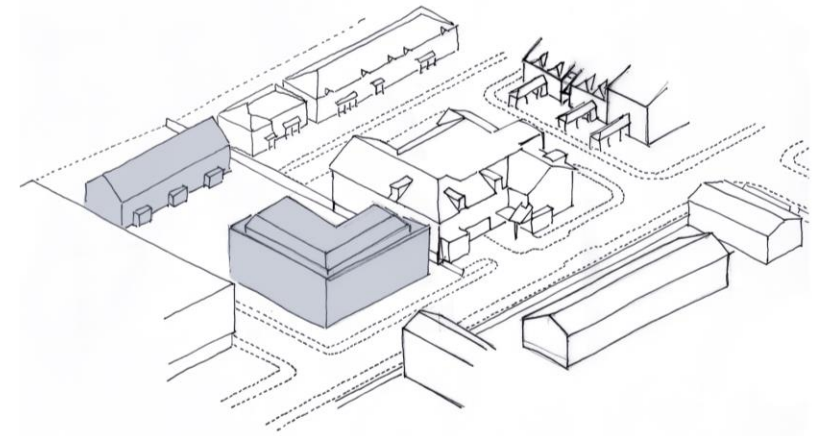
Initial extruded form



Building adjusted to account for the windows to the doctors surgery

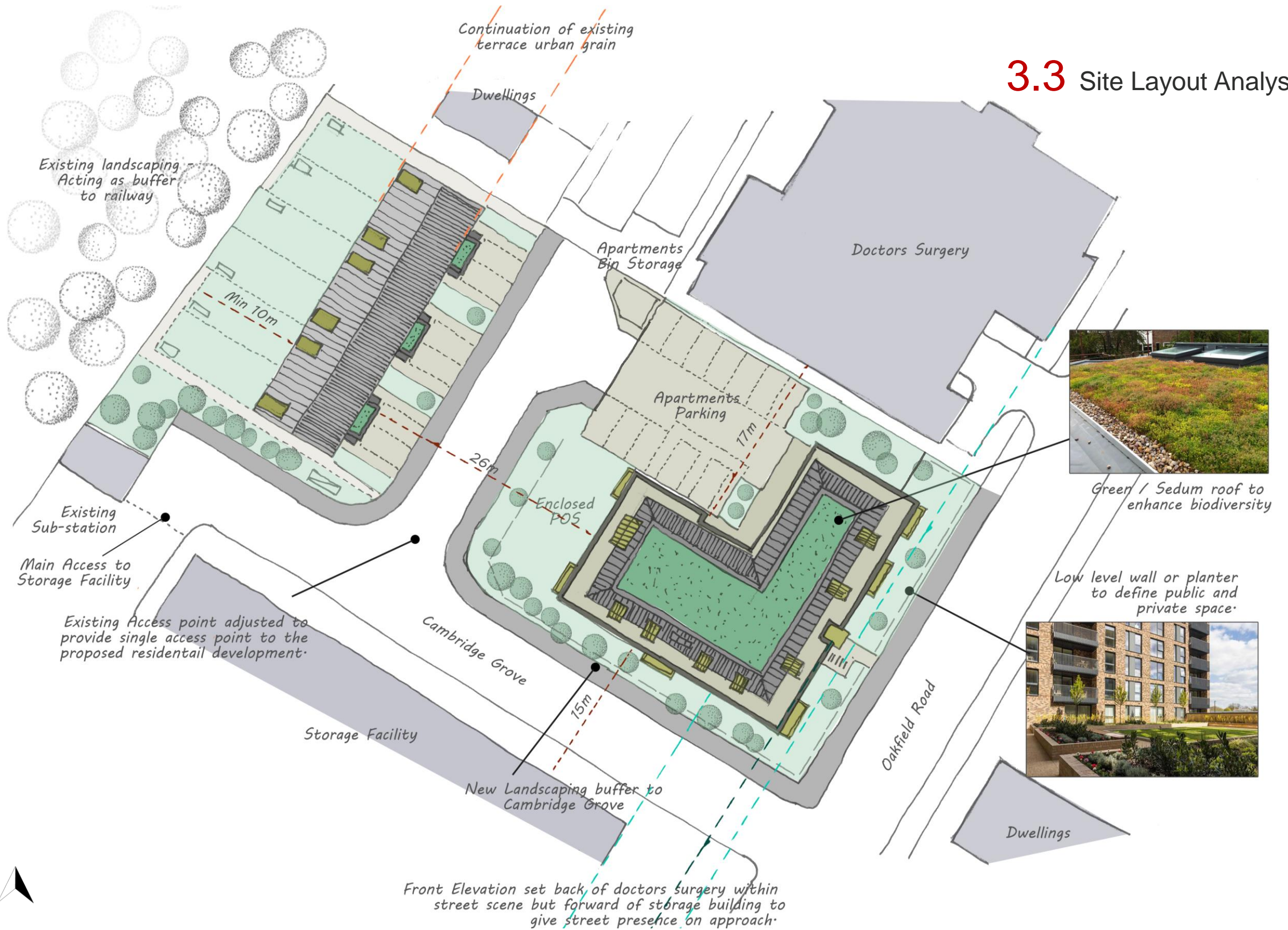


Roof form set back

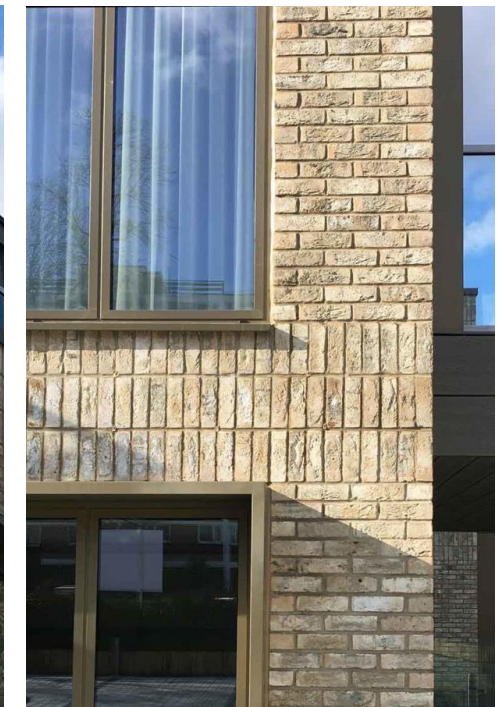


Form sculpted to provide contextual and architectural response

3.3 Site Layout Analysis



3.3 Precedent Analysis - Apartments



Various Sites, London - New build Residential Development
Key Features – Public Realm and semi-enclosed balconies.

Putney, London - New build Residential Development
Key Features – Brick Colour & detailing, Window proportions and roof form.

3.4 Precedent Analysis - Houses



The precedent study for the terrace of houses at the rear very much follows a similar aesthetic as the apartments but exploring a more domestic scale of architecture.

Public realm and scale will both be important to ensure public and private spaces are well identified and that the apartment building doesn't become overbearing on the proposed terrace.

However, it is anticipated a similar materiality and aesthetic will be followed with some of the same features incorporated within both.

3.5 Material Study



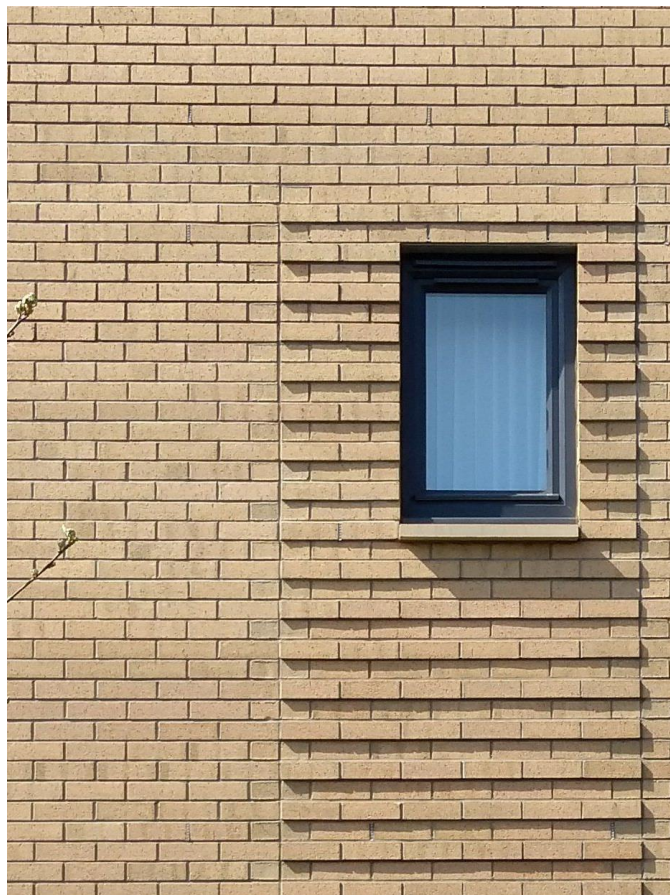
Contrasting brick façade



Predominant material – buff brick



Dark grey zinc for feature roof to apartments



Protruding brick façade feature to add dimension to Façade



Sedum roof atop the apartment building and above the entrance canopy of the houses

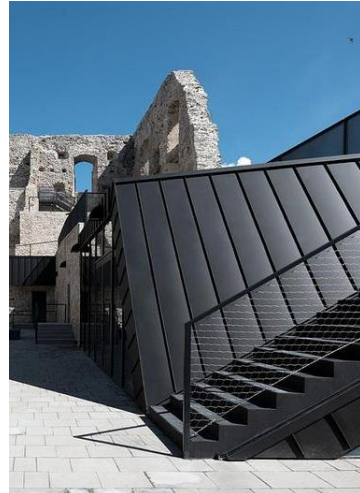


Contrasting gold zinc to add to feature elements

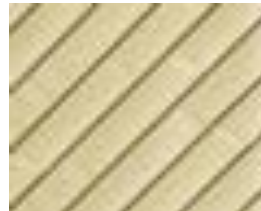
3.6 Main Elevation Study - Apartments



1.



2.



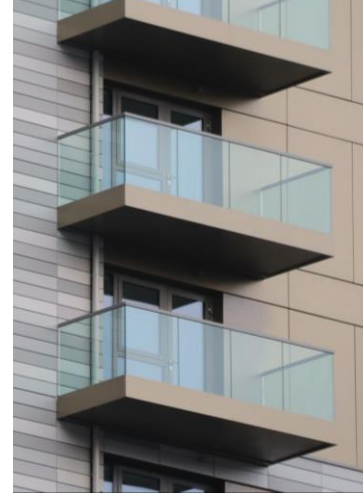
3.



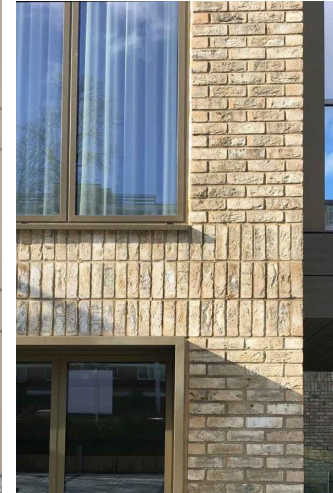
4.



5.



6.



7.

1. Contrasting brick façade
2. Dark Grey zinc for feature roof to apartments
3. Contrasting Gold zinc to add to feature elements
4. Sedum roof atop the apartment building
5. Protruding brick façade feature to add dimension to building
6. Glass cantilevered balconies
7. Brick tone & texture

3.7 Floor Plan Study - Apartments

The layout of the apartments aims for all windows to main habitable rooms to either face to the front (South East) or rear (North West) of the site – where applicable side windows have been provided to a number of tertiary spaces or as additional windows to main habitable rooms.

The Apartment layout utilizes a central stair and lift core, circulation core is positioned to allow GF access from both the front and rear of the building. There are opportunities to increase some of the apartments where circulation space on the ground floor is not required on the upper floors.

The third floor layout will have a lower number of apartments due to the setback in form and terrace spaces.

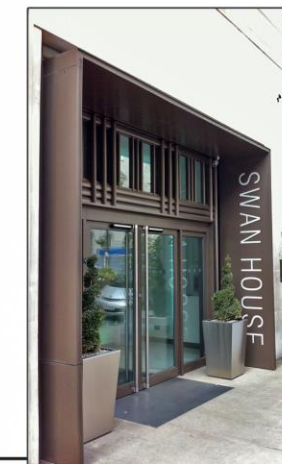
1 Bed Apartment ■
 2 Bed Apartment ■



Bike storage to ground floor - area above could be utilised within apartments or communal storage, communal heating system or this could be a single storey element.

Rear Entrance from Car Parking

The inclusion of a lift ensures the apartments are accessible for people of age and limited ability.
 - Part M(3) compliant apartments don't need to be on the ground floor.

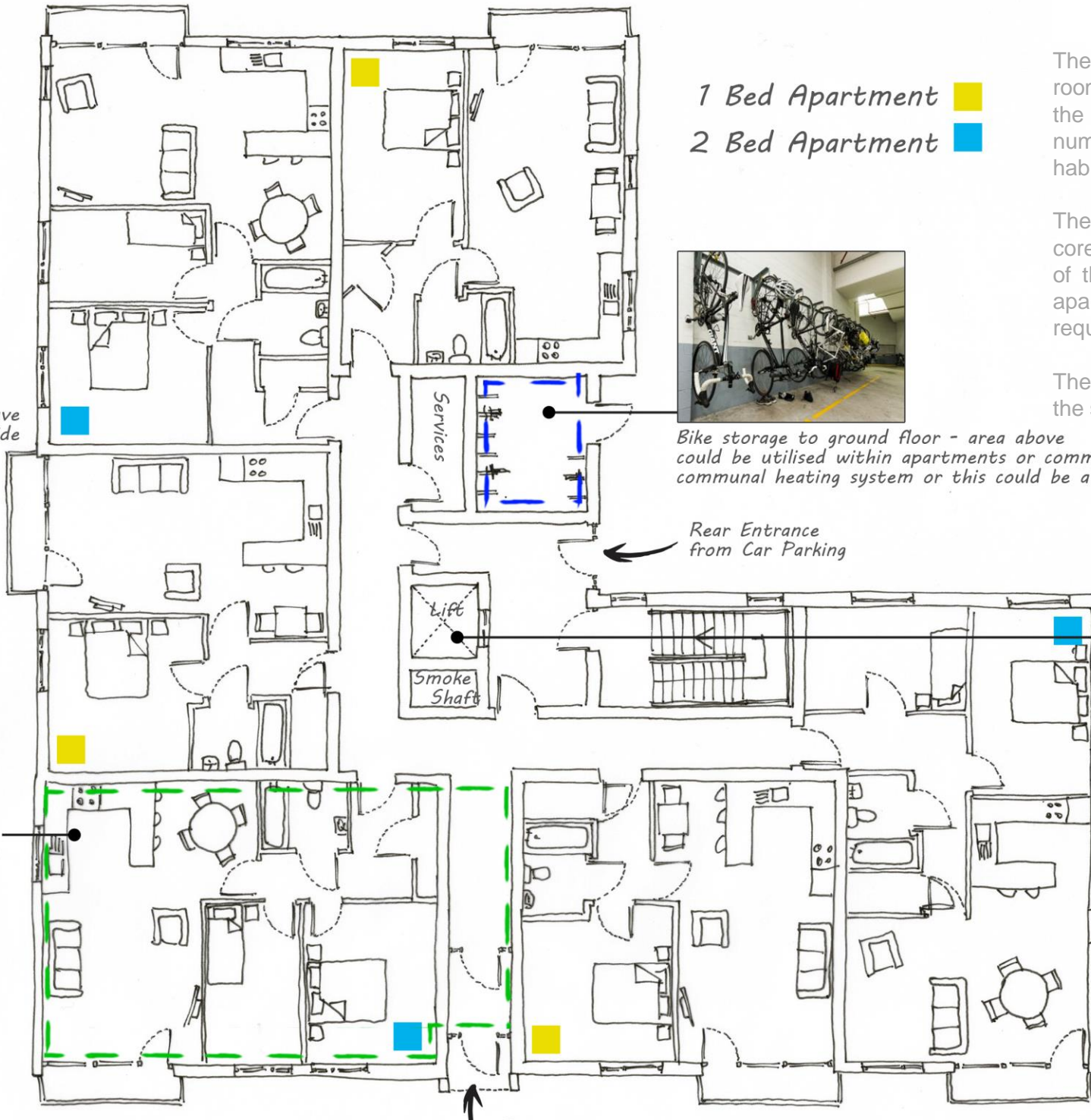


Main entrance door surround creates shelter from weather, wayfinding opportunities and protects apartments from potential noise at the entrance of the building.

All apartments to have balconies to provide private external space.

Green Line Indicates possible larger apartment on the floor above.

Main Entrance From Oakfield Road



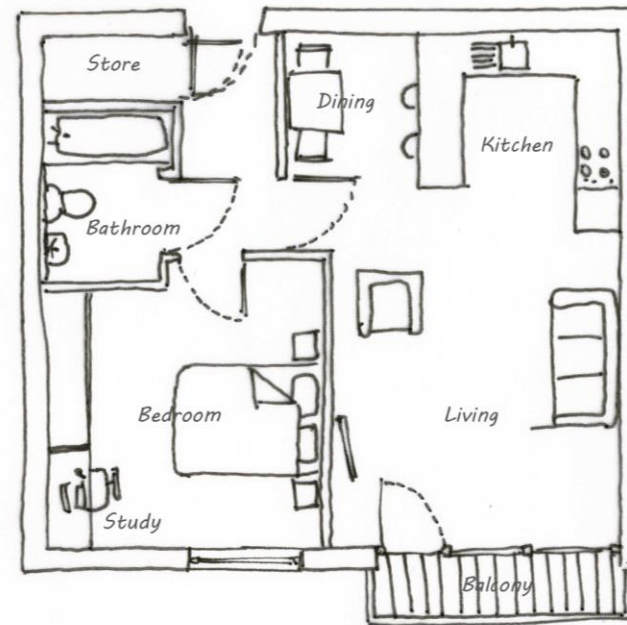
3.8 Floor Plan Study - Apartments

Whilst the apartments within the floor plan are adjusted to their location within the building, the typical apartment layouts on this page provide a basis for all apartments.

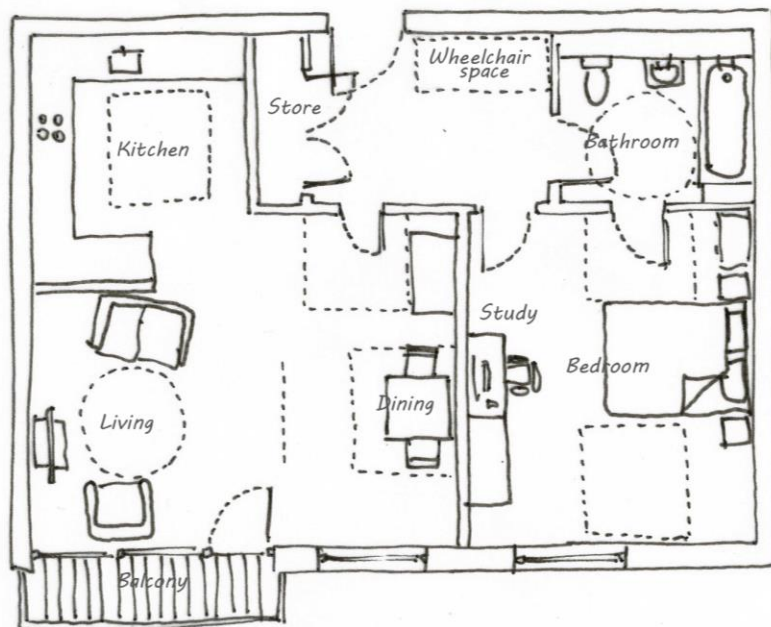
The proposed apartment layouts comply with the Technical housing standards – nationally described space standard and allow for 1 bedroom Part M(3) apartments to be provided.

The open plan kitchen living dining area provides a modern living space, along with a large size bedroom which allows for a study area for either students or to meet hybrid working / work from home requirements of modern-day life.

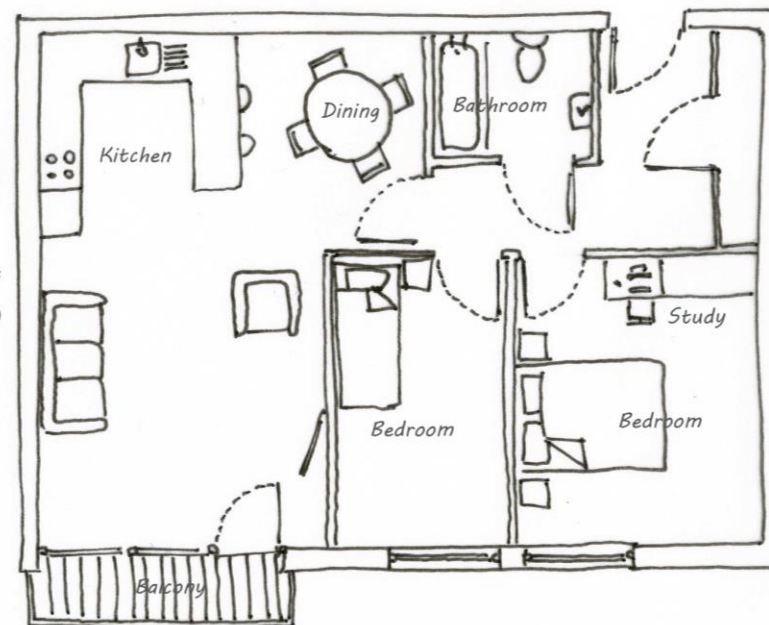
The balcony areas provide a small private external space, these could be increased within the final design – utilising a cantilevered structure for the balconies retains the openness and views out.



1 Bed Apartment (53m2 - 2 person dwelling)



1 Bed (Part M(4)) Apartment (66.9m2 - 2 person dwelling)

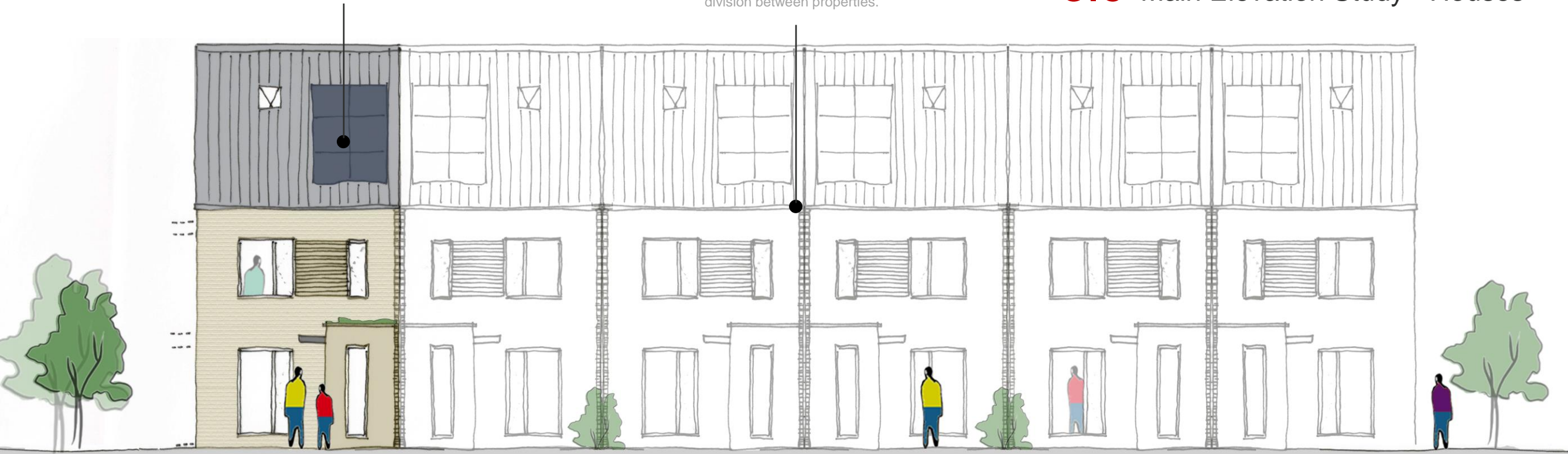


2 Bed Apartment (66.9m2 - 3 person dwelling)

3.9 Main Elevation Study - Houses

Solar Panels introduced to the South facing roofscapes

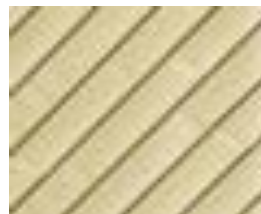
Brick Detail utilized to indicate division between properties.



1.



2.



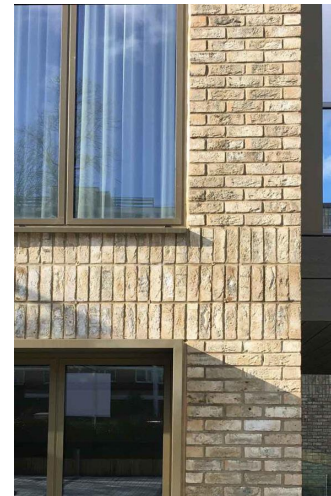
3.



4.



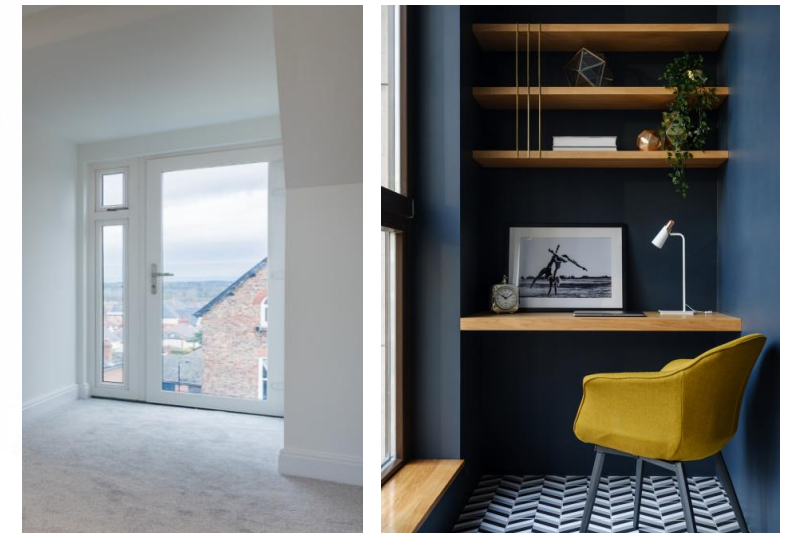
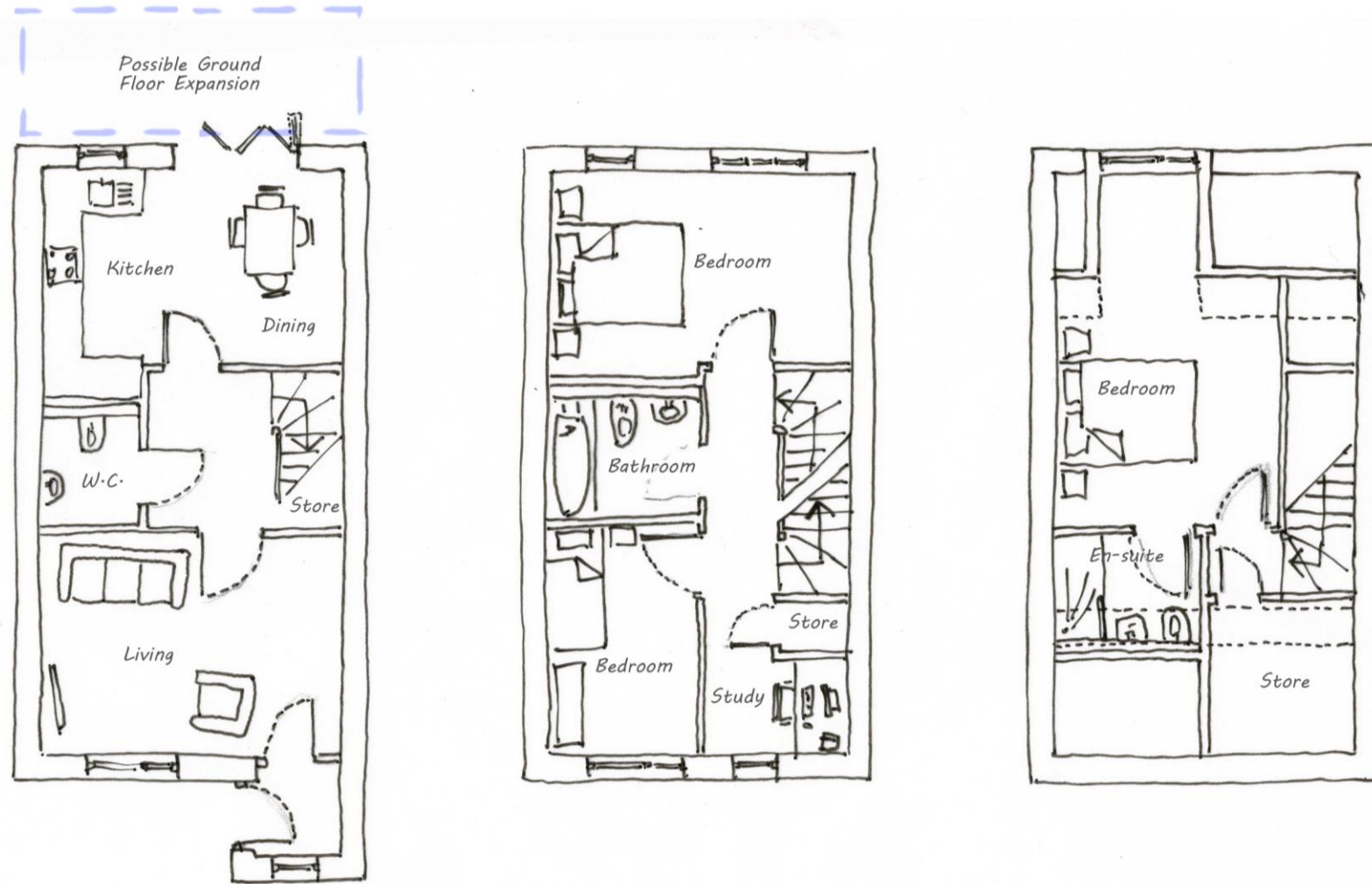
5.



6.

1. Contrasting brick façade
2. Slate tiled roof
3. Contrasting Gold zinc to add to feature elements – rear dormer roof.
4. Sedum roof atop the single story element
5. Protruding brick façade feature to add dimension to building
6. Brick tone & texture

3.10 Floor Plan Study - Houses



*3 Bed House (102m² - 5 person dwelling)
Part M(2) accessible and adaptable*

The proposed dwelling layouts comply with the Technical housing standards – nationally described space standard and all meet Part M(2) requirements – as the terrace houses are over three floors it is not anticipated that any would be provided to comply with Part M(3) requirements.

The open plan kitchen living dining area provides a modern living space, along with a large size bedrooms and a small study area for either students or to meet hybrid working / work from home requirements of modern-day life.

The master bedroom is more luxurious providing an en-suite and Juliette balcony to provide views to the rear to wards Crystal Palace.

4.0 Concept Sketches



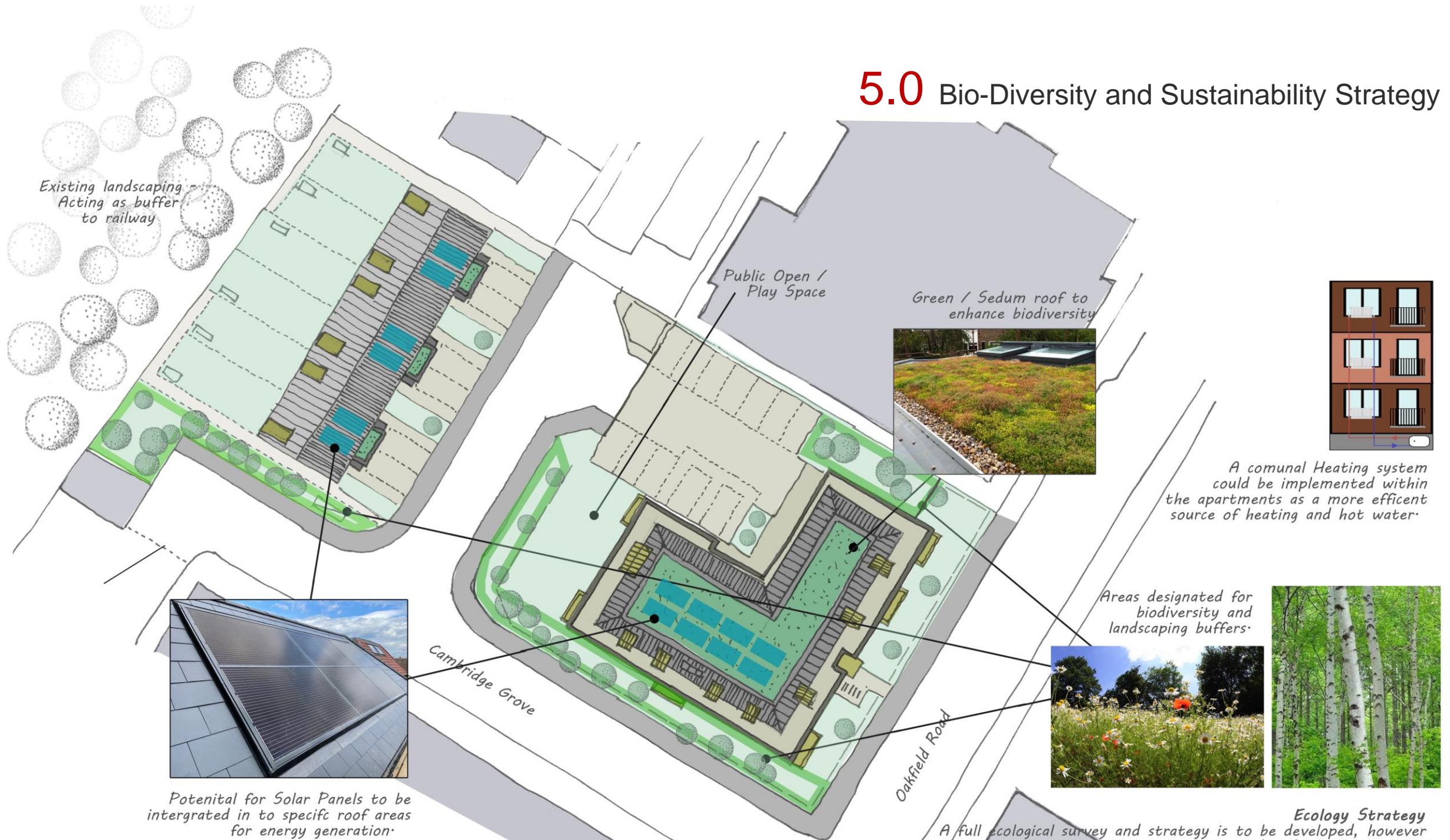
Oakfield Road – Apartment building

4.0 Concept Sketches



Cambridge Grove – Development entrance and terrace building

5.0 Bio-Diversity and Sustainability Strategy



Future Homes Standards & Part L

From 15th June 2022, all new homes must produce 31% less CO2 emissions than what is currently acceptable in the present Part L regulations.

By 2025 the Future Homes Standard will demand new homes produce a minimum 75% much fewer carbon emissions when in comparison to current ranges.

Given the timescales of a planning application and mobilisation to construction it is anticipated that the apartments and dwellings would be designed to the 2025 updated standards making the development highly sustainable compared to today's standards.

Ecology Strategy
A full ecological survey and strategy is to be developed, however there are opportunities to incorporate bird and bat Boxes as well as habitat enhancement for hedgehogs and insects such as bees.

