

P3 Supported Living Housing Development for Young Adults with Disabilities



Design + Access Statement 11.01.2022



PLANNING

This report has been prepared for:

LB Havering
by
GA Architects
18 Chesterton Terrace
London E13 0DG

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Introduction

This report describes the proposal for the demolition and the redevelopment of the council owned disused garages located at the end of the cul de sac of Mowbrays Close and replace them with a housing scheme to provide supported living for six adults with disabilities.

The scheme consists of 6 self-contained one bedroom apartments and includes staff and communal facilities to enable 24 hour staff support. In addition, the site accommodates 4 car parking spaces of which one is wheelchair accessible, an external cycle store for 3 bicycles and communal garden with soft landscaping, allotment bed planters and a separate sensory garden.

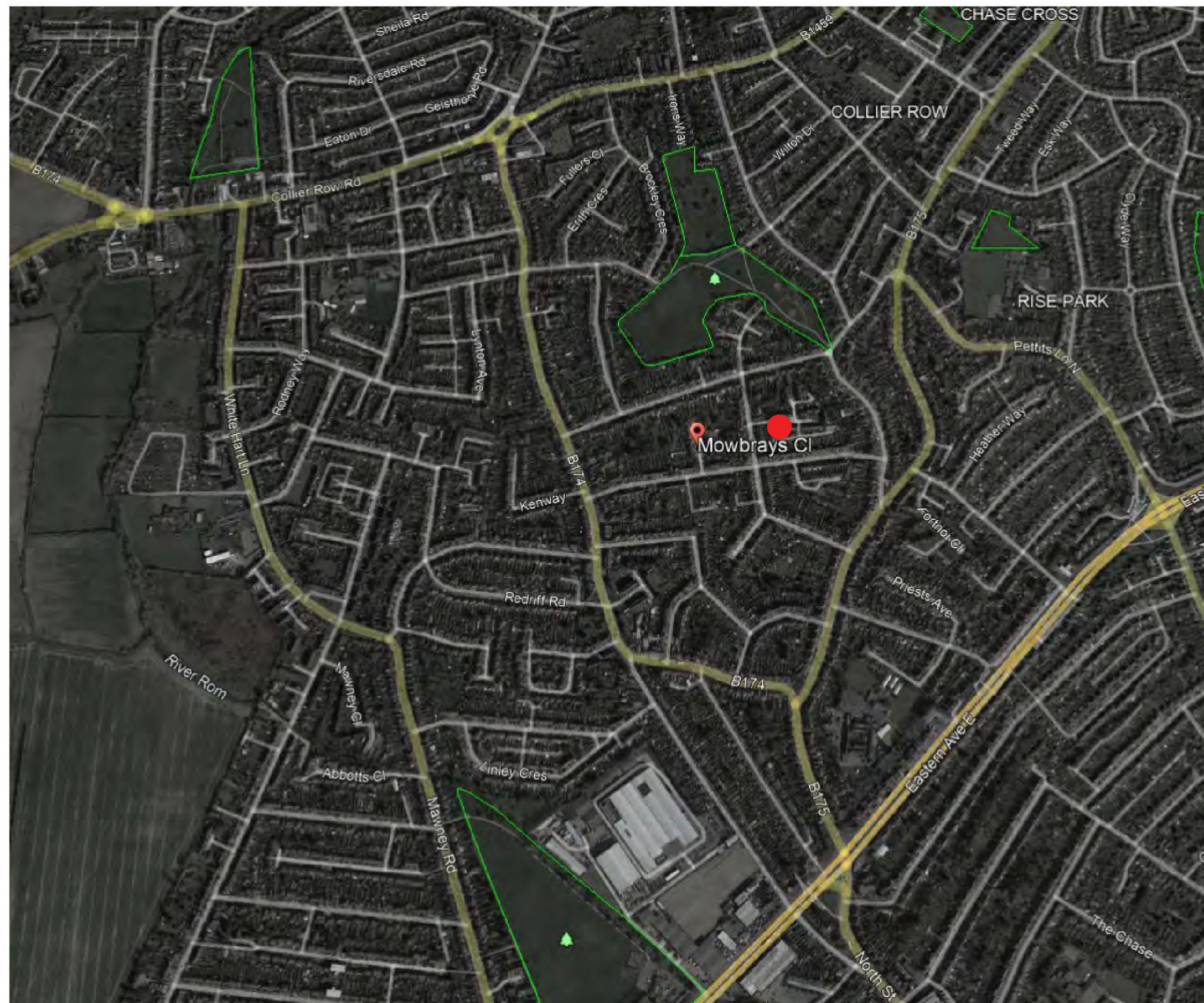
The proposal will provide high quality and interesting new housing scheme to the area which references the existing vernacular of the local building context. The scheme will be an improvement to the current use and state of the site which is in a state of dilapidation as they are disused and could attract anti-social behaviour; given its quiet location at the end of a residential street. The attractive new buildings replacing the existing will make a positive contribution to the street frontages on Mowbrays Close; the building will have a soft visual impact to the rear as the building is centred on the site.

The site was chosen by Havering Council's Supported Housing Team for its proximity and access to local amenities and its location at the end of the cul de sac, away from distractions. Their preferred model was to design a building which included secure fencing to the front of the building, restricted access to the flats from the front of the site and to have the flats facing out the back/side of the site.

This report explores the following topics:

- The local context of the site and its relationship with the immediate residential neighbourhood
- The constraints and opportunities the site presents
- A review of the proposed scheme including how the building height and massing relates to the surroundings.
- An assessment of the impact of the scheme on the street-scape and neighbours

There have been 2 pre-planning consultation applications for the proposal. The first took place in February 2021 with feedback from the planners and the second follow up application submitted in November 2021 which will be withdrawn by LB Havering.



Site Location

Site



Urban Context

There are 12 disused garages currently located on the 962.4m² site which is situated within a residential area away from main road at the end of Mowbrays Close which is a cul de sac branching off Mowbrays Road.

The site is buffered to the north by the long rear gardens of the houses on Hillfoot Road and to the east by the houses on Horndon Road. The site is bound to the south and west by the side gardens of the houses on Mowbrays Close.

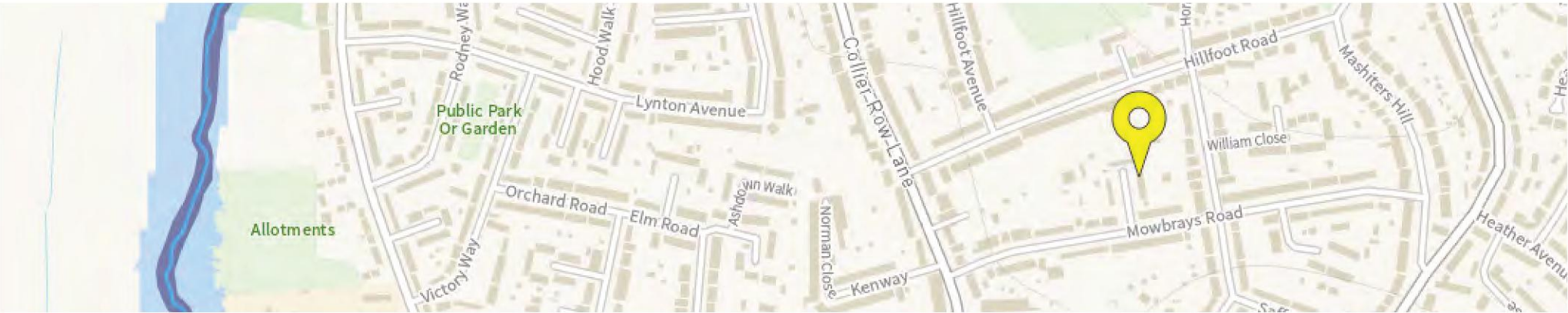
Planning application reference P1508.16 is the only planning case linked to the address. Permission for a development of 4no. 3 bed 5 person semi-detached single family dwelling with 8 car parking spaces and soft landscaping.

The now expired planning permission was granted on the 3rd of August 2017.



- Key
- site boundary
 - main road
 - site access road

Site Surroundings



- Key
- site location
 - flood zone 3
 - flood zone 2
 - flood zone 1
 - main river

Flood Map



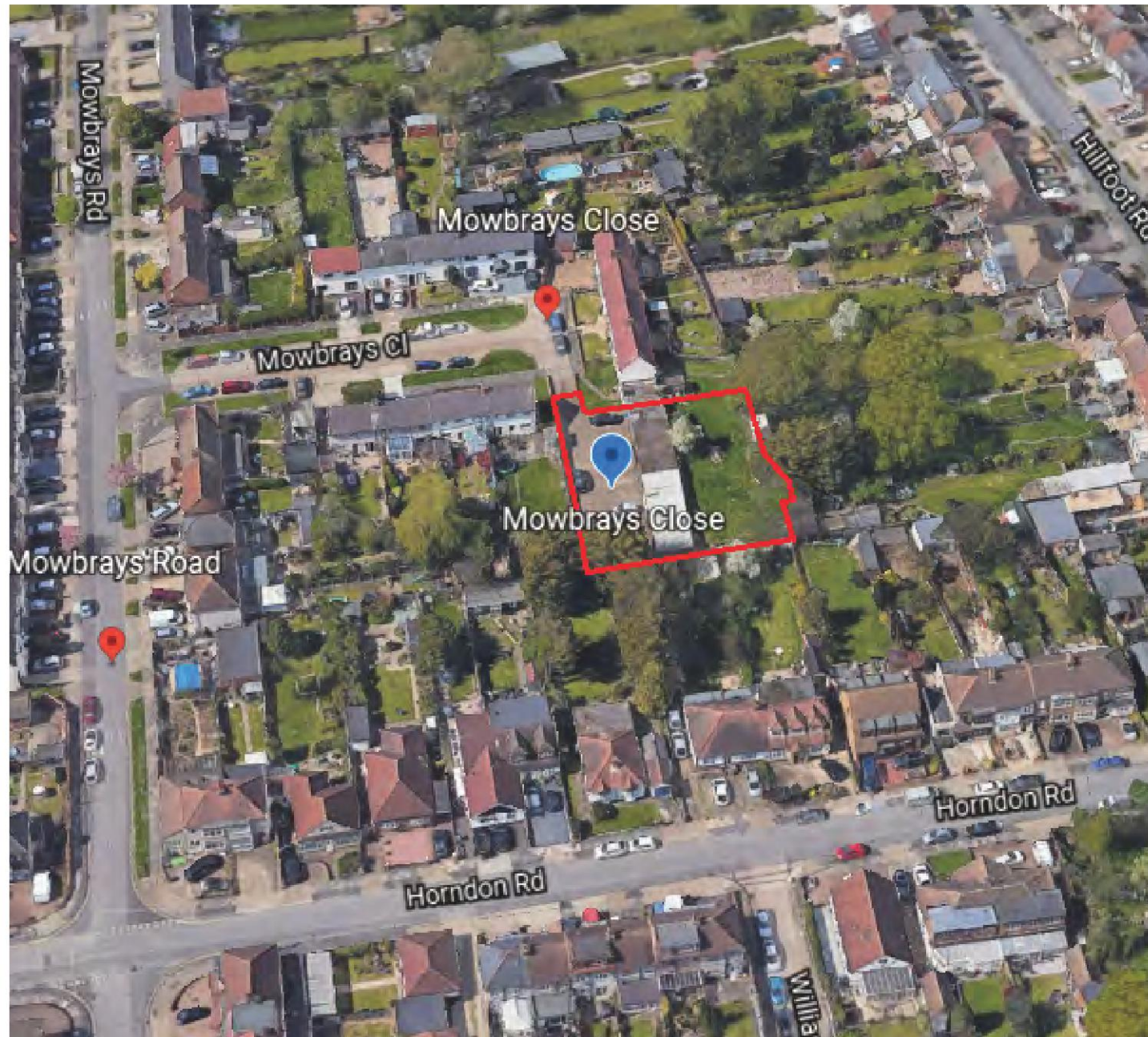


Site Surroundings: View Towards North



Site Surroundings: View Towards South

Local Context Views



Site Surroundings: View Towards West



Site Surroundings: View Towards East

Site Photographs



Site View: From Mowbrays Close towards the Site entrance



Site View: From the rear of the Site



8 Mowbrays Close	Site	9-12 Mowbrays Close	60-66 Mowbrays Road
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4 Mowbrays Close	5-8 Mowbrays Close	Site
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Constraints & Opportunities

Constraints

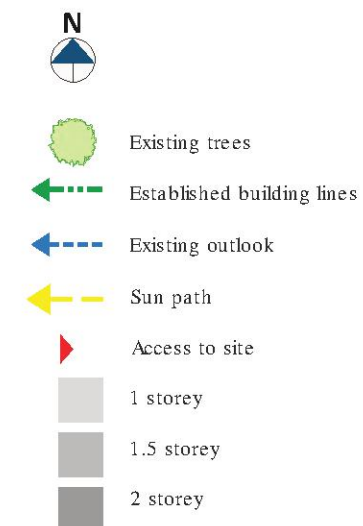
- The development should safeguard daylight, outlook and privacy of both the residents and the neighbouring occupants.
- The windows of 8 Mowbrays Close and 9 Mowbrays Close overlooks the site
- Due to the high number of car owners in the street, there is limited on street parking which may impact on accessing the site by vehicle in the evenings
- It is a residential area primarily of single dwelling family units
- The buildings in context are primarily two storey
- Existing mature trees in neighbouring gardens will need to protecting during construction

Opportunities

- It is a brownfield site which makes it ideal for development
- It will help to meet the Borough's social housing targets
- The existing footprint sets a precedence for a new residential model
- Replacing existing dilapidated buildings with an attractive new one
- Create a stronger and sympathetic frontage to infill the gap at the end of Mowbrays Close.
- Create high quality new & interesting homes.
- Create visual connection with existing buildings
- Improve the local biodiversity



Site Surroundings: Building Character



Brief & Design Rationale

Summary of Brief:

Site Area:	962.4m ²
PTAL Rating	1B
Existing Class Use	E
Proposed Class Use	C2
Local Authority	London Borough of Havering

Housing:

New supported housing development designed in accordance with the National Space Standards and London Housing Design Guide.

Public realm and landscape:

To be visually pleasing, robust, low maintenance and to discourage anti-social behaviour.

Sustainability:

To meet BREEAM New Construction 2018: Very Good

Site organisation and layout:

- New characterful building contribute to residential vernacular
- The building is set back from the front site boundary line making it subordinate to the existing buildings
- The single storey residential wing of the building are arranged to avoid overlooking
- The building comprising of three integrated wings which reduce in height to visually reduce its massing and avoid issues of over development
- The internal layouts arranged to reduce impact of overlooking of neighbours.
- The design typology takes reference from the neighbouring houses.
- Improvement to site boundaries.
- A car free residential development with on site parking for staff and visitors



Front Elevation

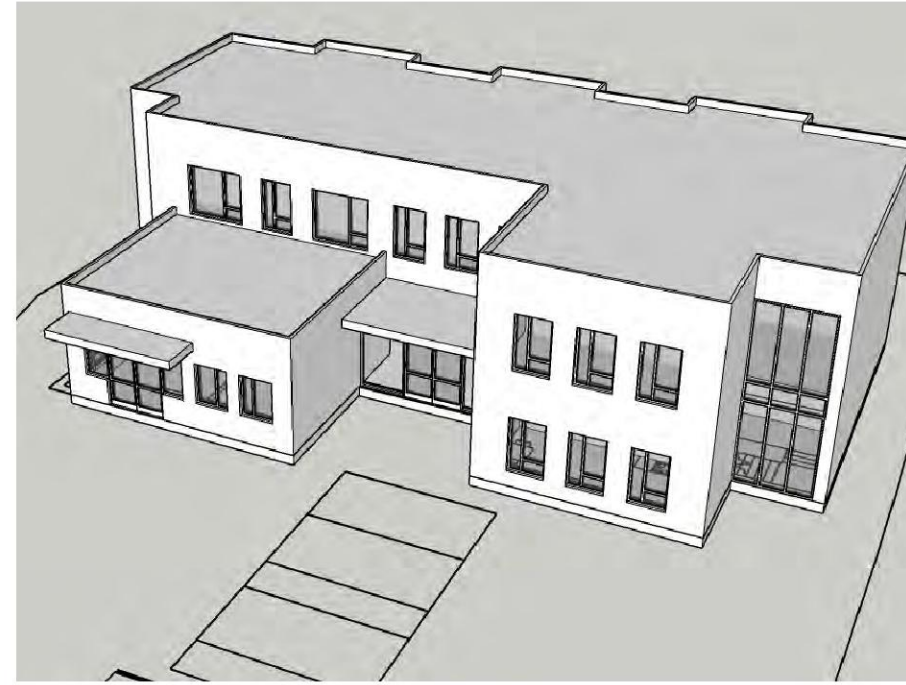


Rear Elevation

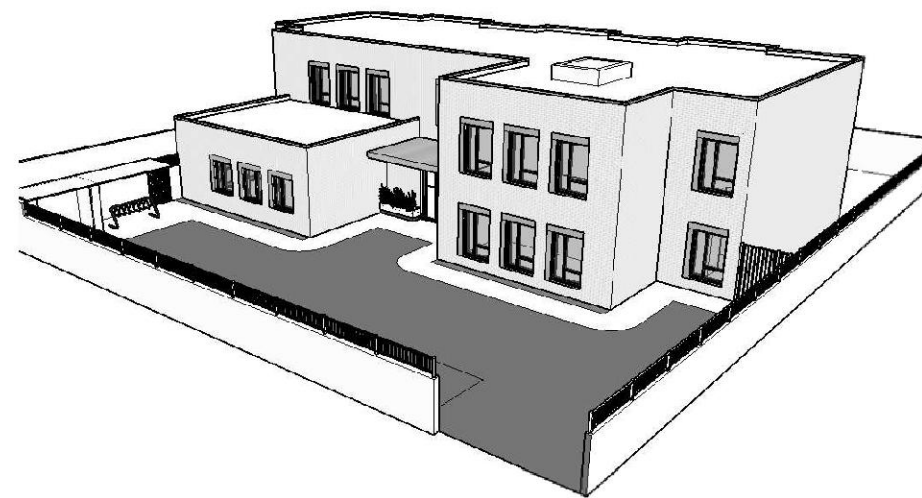
Consultation



Design 01



Design 02



Design 03



Design 04

Design Development

Pre-Application Consultation:

The design proposal has evolved as a result of pre-application engagement with the planning officers and further discussions with the LB Havering Joint Commissioning Unit and the Supported Housing stakeholders:

- The 'modern' apartment building typology has evolved to be more sympathetic and in keeping with the existing architectural vernacular. The design now features main pitched roof with smaller pitches to the gables and the footprint of the building reduced
- The new building orientation has resolved the concerns regarding potential issues of overlooking or loss of daylight; the building is now 9.77m away from the No. 8 Mowbrays Close
- The area of sedum roof is on the single storey wings of the building which in the previous design was on a two storey roof, making it more accessible for maintenance
- The orientation of the development ensures that there are no issues with overlooking from the flank wall into the gardens in Hillfoot Road. The separation distance from the rear facing windows overlooking the communal gardens to the rear boundary separating the gardens of Horndon road is 8.71m
- All of the units are single aspect and facing south-east and accessed internally as the flats cannot have external front entrances as part of LB Havering's safeguarding strategy for the residents.
- To mitigate any loss of natural daylight, the design incorporates large, glazed windows and doors to the façade with glazed internal windows and doors overlooking the internal circulation which has high level windows / roof lights.
- The development is step free with a lift access to the first floor and the flats are designed to be adaptable to the needs of a resident in a wheelchair user in line with the 'Inclusive, Accessible and Adaptable' policy of the London Plan. It must be noted that the size guidance for a 1 bed wheelchair flat is based on a 1 bed 2 person dwelling in the London Plan.
- The site is a 'car free scheme' for the residents and the car parking and cycle store is solely for the staff and visitors to the office, detailed in the Transport Statement

Secure by Design Consultation:

A meeting with the Designing Out Crime Officer was held to discuss the scheme with the following discussed:

- Boundaries and Fencing: 2.1M with flush design metal / timber
- Main Entrance: Single leaf, fob accessed: PAS24:2016, STS202 Burglary Rating 2 (BR2), LPS 2081 Security Rating 2 (SR2)
- Accessible Windows & Doors: Security risk - PAS24:2016 or similar
- Access Control and Visitors: Restricted, fob access, audio and CCTV
- Communal Lighting: 24 hour lighting to common parts
- External lighting: Illuminated from dusk to dawn
- Postal delivery to be managed

Summary of Proposal

**Residential Units: 6**

6 no. 1 Bed x 1 Person Flat
(12 habitable rooms)

1 no. Plant Room

Residential Communal:

1 no. Lounge
1 no. Kitchen (Learning Skills)
1 no. Sensory Garden
1 no. Communal Garden with growing beds

Staff + Admin:

1 no. Main Office
1 no. Staff bedroom

Car Parking: 4 no. Including 1 wheelchair

Bikes: 3 no. Secure spaces

Bins: 3 x 660ltr

Accommodation Key

- residential
- communal
- administration
- plant room
- entrance
- green space

Proposed Site Layout Plan

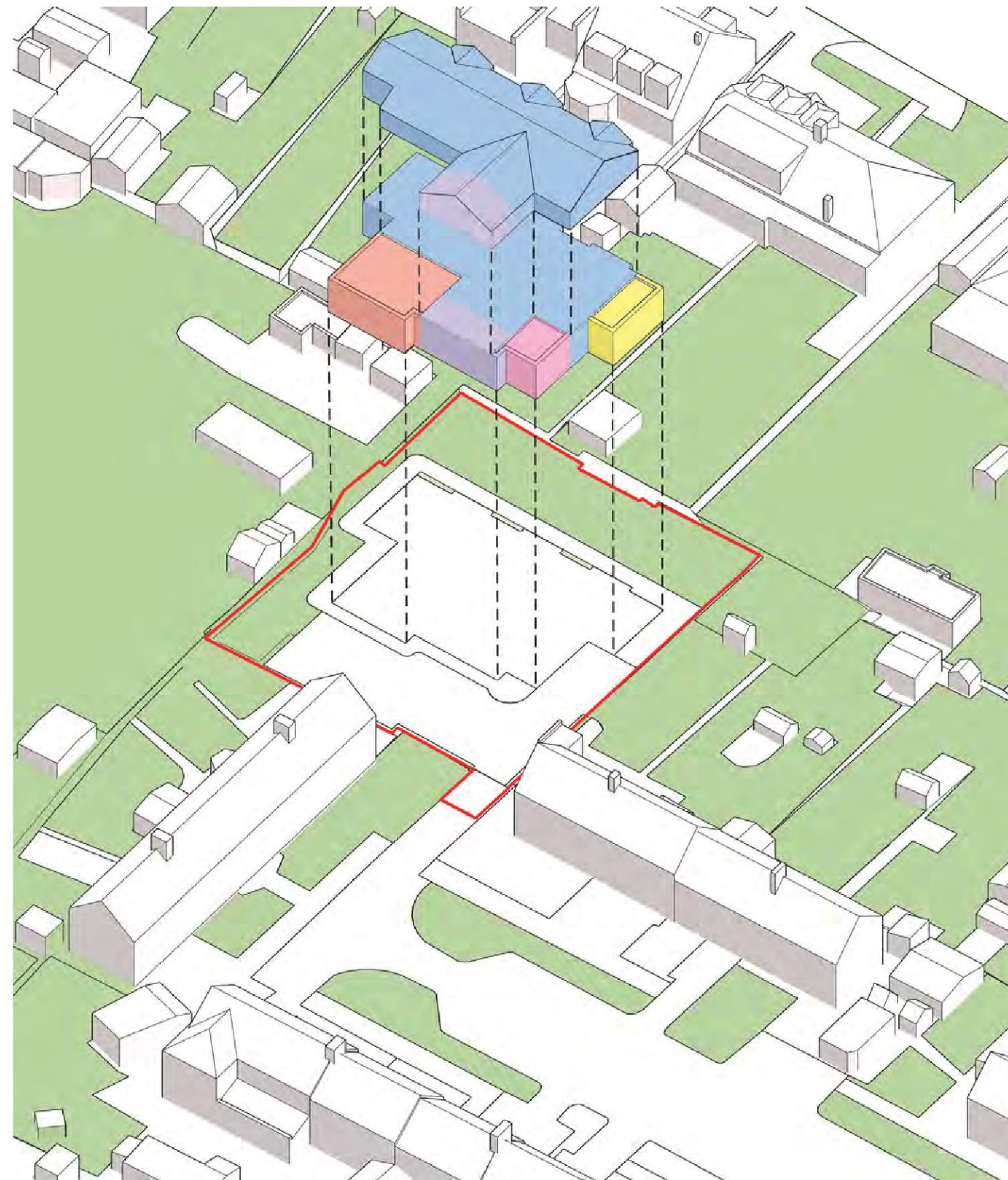
First Floor Plan



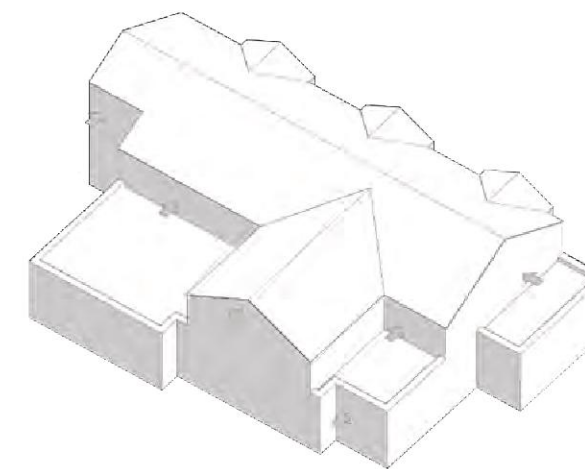
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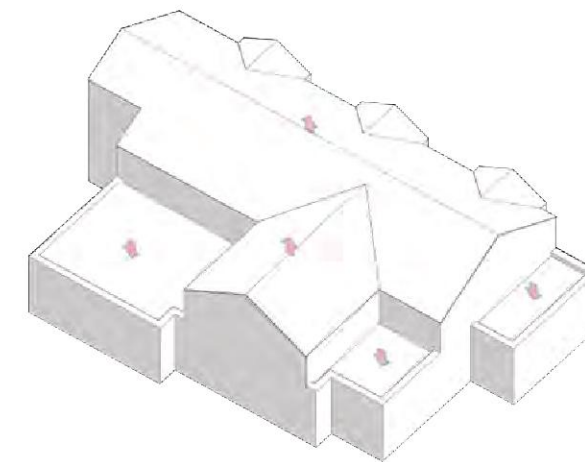
Form & Massing



Site Layout



Massing



Roof-Scape

Site Layout:

Building frontage designed to fit with street scape by scale and pitched roof form

Building centred on site with landscape acting as a buffer and subordinate to the existing buildings to the front

The building's height and massing is proportional to the neighbouring buildings

Connections:

New visual continuation and connection of green spaces.

Massing:

Simple form in keeping with the existing architectural vernacular
Setbacks to the front and rear of the building; reducing issues of loss of amenity, daylight, overlooking

Roof-Scape:

Combination of pitched and flat roof systems; pitched in keeping with the existing roof designs of neighbouring buildings and flat to facilitate the proposed biodiversity strategy of sedum roofs

- Key
- massing stepping back
 - roof-scape
 - residential
 - communal
 - administration
 - plant room
 - entrance
 - green space
 - site area

Bird's Eye Views



Bird's Eye View: Looking North-East

Bird's Eye Views



Bird's Eye View: Looking South-East

Bird's Eye Views



Bird's Eye View: Looking North-West

Bird's Eye Views



Bird's Eye View: Looking South-West

Street View



Street view looking East

Proposed Materials



Flat Roof Type 1: Single Ply Membrane Roof



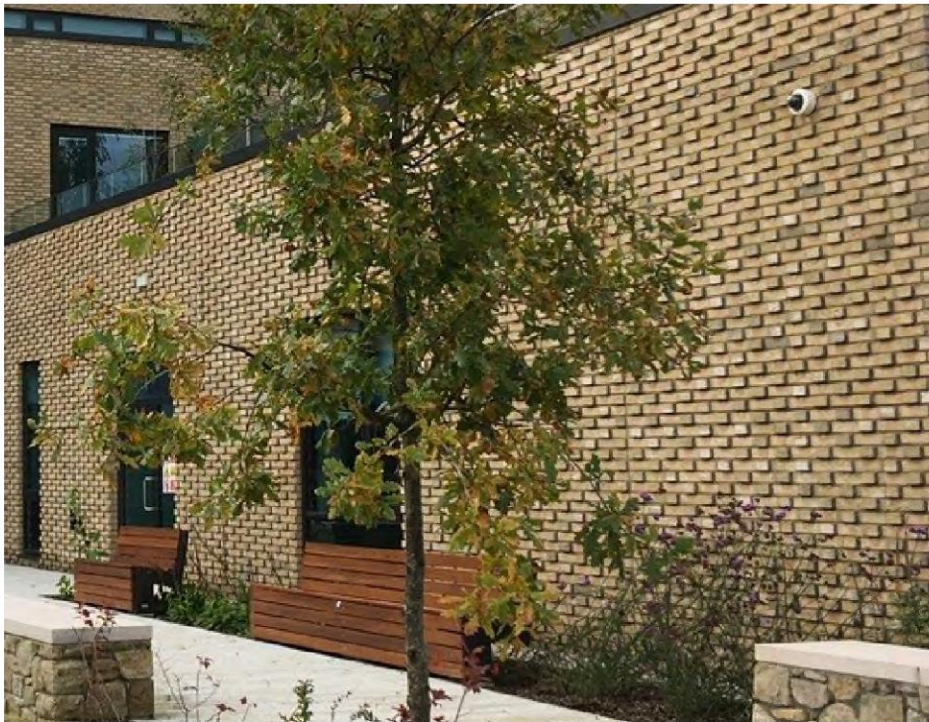
Flat Roof Type 2: Sedum Extensive Living Roof



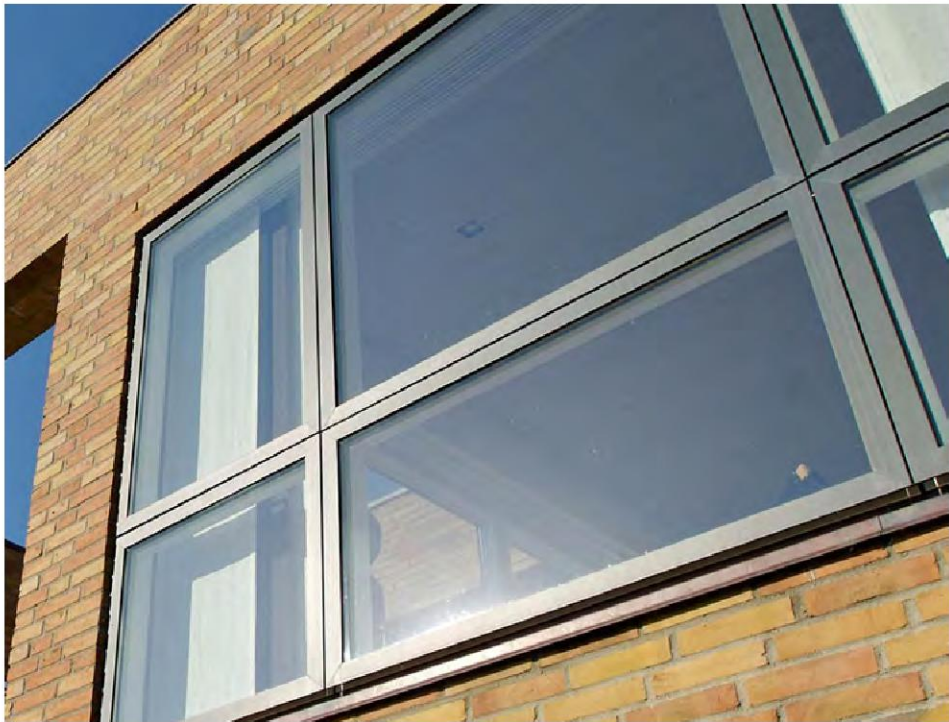
Pitched Roof: Fibre cement slate



Brick Type 1: Multi Red Bricks



Brick Type 2: Buff Bricks



PPC aluminium composite doors and windows

Image Text

Proposed Materials



Boundary Fence Type 1: Brick wall + Flat bar metal rail fencing



Boundary Fence Type 2: Brick wall + timber featherboard



Main Entrance Gates: PPC pattern full height gate. PPC laser cut pattern.



Cycle Store 3 no. bikes



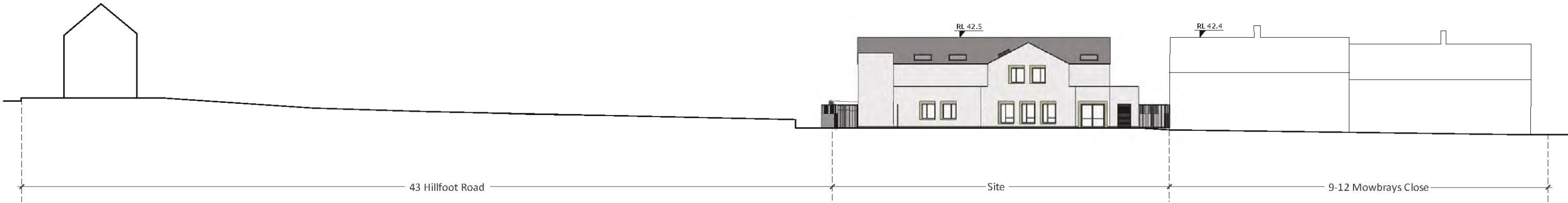
Sensory garden



Raised planters with seating

Image Text

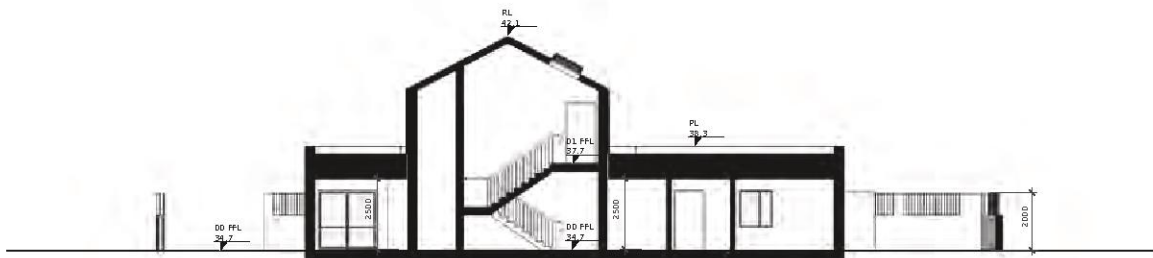
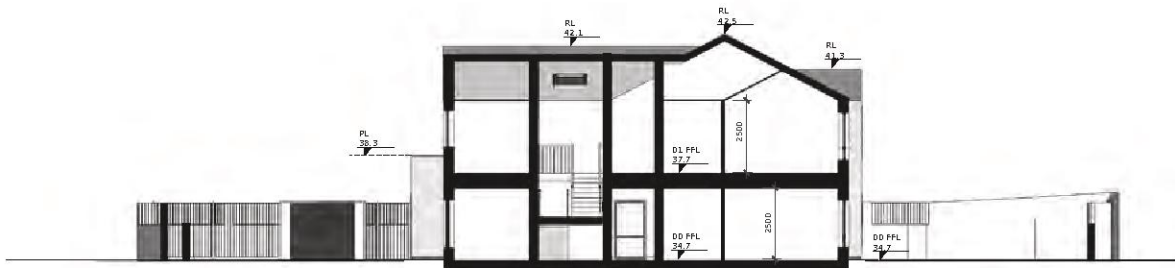
Street Elevation & Sections



Long Elevation: Looking East



Long Elevation: Looking North



Sections

Outline Landscape Proposal



- A landscape design that promotes biodiversity
- The use of permeable pavers which allows rainwater to seep into the soil
- A communal garden with patio area for socialising
- Provision of with raised planters with integrated seating for vegetable growing by the residents
- Sensory garden with quiet seating area and soft planting and lawned area
- Shrub beds to the boundary walls
- Border planting to the front of the ground floor windows to create a visual buffer
- Car parking and cycle storage are to the front of the building

Key:

- 20. Sensory garden
- 21. Main communal garden
- 22. Rear yard (fire escape route / maintenance route)
- 23. Raised planters with seating. Timber / Corten steel tbc
- 24. Bin store
- 25. Cycle store 3 no. bikes
- 26. Smoking hut
- 27. Garden shed

Access



Access Map

Access to and from the site will be controlled by the main office which is manned 24hrs with CCTV surveillance. The access to and from the main gates and building will be controlled by intercom and fob

The external garden gates have controlled access operated by the staff only

Level access is provided throughout the site with lift is provided next to the main entrance to the building providing access to the first floor

Refuse and secure cycle store are located are overlooked by office for passive surveillance.

It is envisaged that the staff will provide refuse collectors access into the site and the refuse store on collection days.

Individual post boxes will not be provided instead, the mail will be collected in the main office and distributed

Impact on Amenity

The proposed development improves the residential neighbourhood's visual amenity and character by replacing the dilapidated garages with a robust design that is sensitive to the existing, material specification and proposed landscaping, referencing the existing brick typography forming a more harmonious relationship with its surroundings.

The proposal takes into consideration potential issues relating to overshadowing, unreasonable noise and disturbance, overlooking or loss of privacy to existing properties.

The building is set back from the access road and sits centre within the site with a two metre buffer from the building to the side boundary wall and the upper floor of the administration staff block has a small footprint and there are no windows on the first floor side elevations

The development creates natural surveillance by ensuring open spaces are overlooked by habitable rooms to the rear and the office the front. The scheme includes secure fencing to the site's curtilage and secure gated access to the site



- Pedestrian Access
- Bicycle Access
- Refuse Access

Quality of Accommodation

All dwellings have been designed to comply with national space standards and to meet or exceed the amenity standards set by London Housing Design Guide.

The internal layouts are planned to maximise the usability & flexibility of the living spaces with generous height windows provide well lit rooms.

Health and Wellbeing:

The proposed scheme promotes health and well-being for the residents through its design in the following ways:

Feeling safe: The scheme provides a safe and secure environment for residents.

Access to the natural environment: The planting of shrubs, the allotment beds and the sensory garden creates a garden context to provide a pleasant and green outlook to residents. The sedum roof will add to the improved local biodiversity

Interaction with existing neighbours: The scheme has been designed to strike a balance between providing adequate levels of visual and acoustic privacy.

Comfort & environment: Satisfaction with one's home is an important element of well-being and the proposals as previously discussed place an emphasis on usable, flexible & high quality design

The proposed good levels of natural light, access to sunlight will positively contribute to physical and mental health of the residents



Type 1



Type 2



Well-being: Sensory Garden



Well-being: Raised Beds With Seating

Accommodation Schedule

Schedule showing dwelling and amenity space sizes.

Sustainability

Energy

The proposal aims to follow ‘Be Lean’, ‘Be Clean’ and ‘Be Green’ approach by adopting a fabric first approach with the aim of achieving a reduction of at least 90% in on-site regulated emissions and meeting the target of 35% beyond Building Regulations requirements.

As mentioned already the schemes to achieve a BREEAM New Construction 2018: Very Good.

The proposal incorporates technology such as solar PV panels on the roof, and the low tech approach includes the rainwater collection

Environmental

The development supports biodiversity through the inclusion of the sedum green roof, new planting and the potential inclusion of bird and bat boxes to help connect the site to existing wildlife corridors

Surface Water

The existing site is entirely hard standing and one assumes the the run off drains into the main surface water sewer.

The new scheme aims to improve on this by reducing the rates of runoff by the introduction of soft landscaping at the ground level and green roofs on the upper levels to attenuate water flows

Proposed Accommodation Provision: 6 x 1 Person 1 Bed Units					
Supported housing for 6 adults with disabilities with additional complex needs who are fully dependent residents who require an intensive support function					
Total Site Area:	962.4				
GIA External Landscape	617.3				
GIA Ground Floor	273.9				
GIA First Floor	195.4				
GIA Flat Type 01	40.5				
GIA Flat Type 02	45.7				
AD M4(2) Compliant Building : Accessible and adaptable dwellings					
Location	Item	Provision	Design Guide (m²)	GAA Design Response (m²)	Notes
Residential Flats	Flat Type 01	4	37	40.5	1 bed 1 person flat
	Flat Type 02	2	37	45.7	1 bed 1 person flat
	Bedroom	✓	8.0	11.1	LHDG Guidelines - Includes 600 x 600 built in wardrobe
	Shower Room	✓	3.6	6.5	Wheelchair accessible shower room: 5.72m² excluding boxing
	Storage	✓	1.0	1	LHDG
Communal	Kitchen for 6 Persons	1	9.6	17.4	LHDG Guidelines - Kitchen = 9.6
	Activity / Lounge Room for 6 Persons	1	17.0	22.5	LHDG Guidelines on Lounge for 6 Person = 17 m²
	Ground Floor Circulation	✓	n/a	26.3	
	First Floor Circulation	✓	n/a	23.1	
	Cleaner's store / Riser	1	n/a	2.7	
	Visitor's WC	1	3.3	3.9	3.3m² excluding boxing: Fully wheelchair accessible
External Spaces	Communal Garden	✓	n/a	242.4	
	Sensory Garden	✓	n/a	109.8	
	Front Courtyard / Car Park	✓	n/a	245.1	1 wheelchair + 3 standard parking
	Bike store	1	n/a	14.7	Secure cycle store for 3 bicycles
	Smoking hut	1	n/a	1.5	3 person timber shelter
	Garden shed	1	n/a	2.4	Timber garden shed
	Refuse store	✓	n/a	3.63	2 General Waste & 1 Recycling - TBC with Havering Waste Management
Roof Spaces	Roof 01: Sedum	n/a	n/a	46.5	Flat roof area above GF communal
	Roof 02: Sedum	n/a	n/a	12.1	Flat roof area above main lobby
	Roof 03: Flat	n/a	n/a	11.7	Flat roof area (additional plant)
	Roof 04: Pitched	n/a	n/a	27.4	Area of PV panels location to the front
Administration	Main Office	✓		19.1	Includes space for client review / meeting + kitchenette
	Main Lobby	n/a	n/a	8.4	Includes visitors' seating area
	Store	✓	n/a	1.4	
	Riser store	n/a	n/a	1.3	
	Staff Accommodation	✓	n/a	11.2	Open plan studio flat: 1 bed + shower
	Lift	✓	n/a	n/a	AD M Compliant wheelchair accessible
	Plant Room	✓	n/a	11.8	Space requirement TBC by MEP Consultant
	Accessible pathways	✓	1200mm	n/a	All pathways 1200mm minimum width
	Fire Vehicle Access	✓	n/a	n/a	Vehicle access meets AD B width requirement of 3.7 meters road
					Travel sweep from Transport Consultant required





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