

Design & Access Statement



Mercator Road

JULY 2013

PTEa
Pollard Thomas Edwards architects

Mercator Road

Design & Access Statement

ARCHITECT

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DAYLIGHT & SUNLIGHT CONSULTANT

Savills

ARCHAEOLOGY

CgMs Consulting

SUSTAINABILITY

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1.0 Introduction

1.1 BACKGROUND

The New Homes Better Places programme is a joint initiative between Lewisham Homes and Lewisham Council to address the housing issues in the borough. There is an acute shortage of quality housing of all tenures and in particular of new housing for social rent, with more than 8,000 families in Lewisham awaiting housing and only 1,500 lets predicted this year. The New Homes Better Places programme will respond to this by developing at least 250 new homes in the next five years, focussing initially at least on smaller infill sites with the capacity to address the housing challenges in Lewisham.

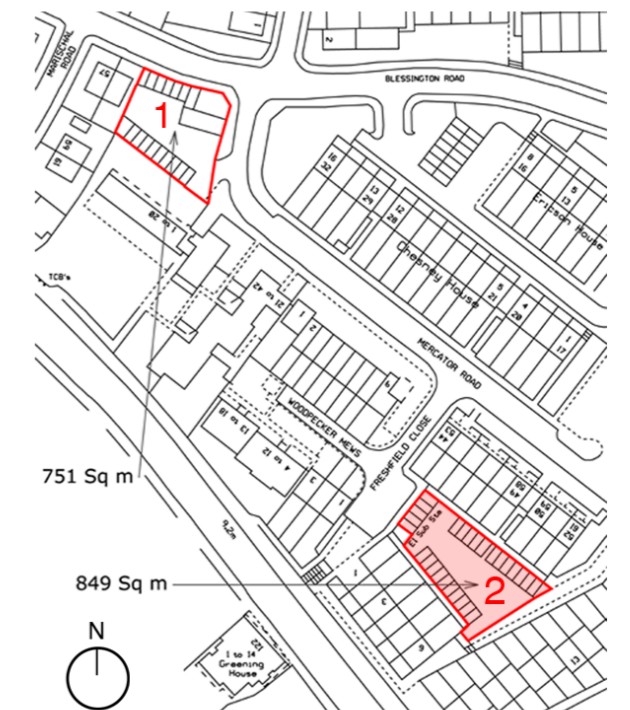
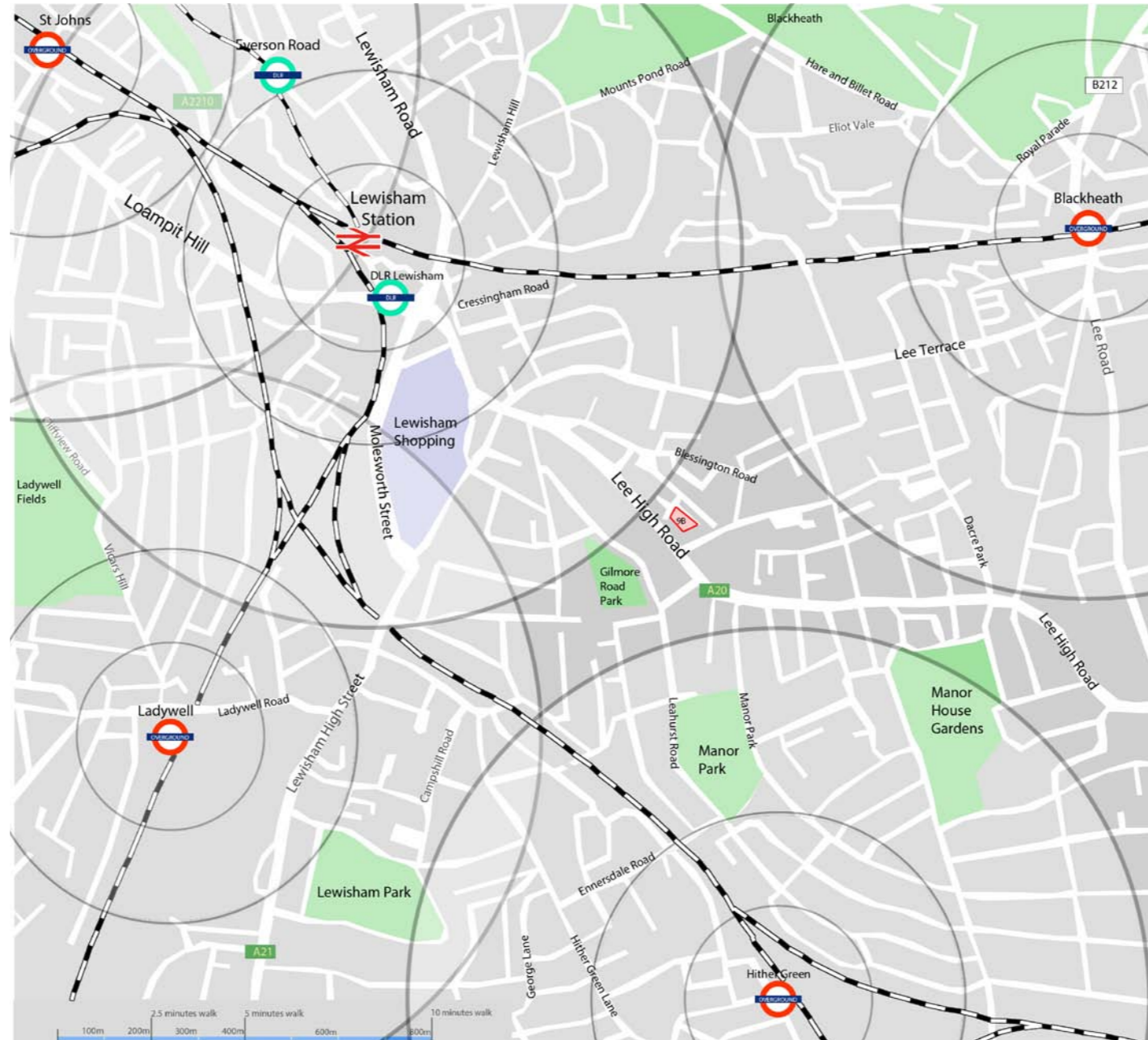
The Mercator Road development will be the first of this programme of 250 new homes, and is intended to deliver high quality social housing for households currently on the housing register, and in particular families who are currently living in overcrowded conditions.

1.2 LOCATION

The site is located between Mercator Road and Lee High Road. It is well served by local amenities, with local shopping on Lee High road, a number of parks within 5-10 minutes walking distance, and a number of tube and overland stations approximately 10 minutes walk away (Lewisham, Hither Green and Blackheath). There is also a good bus service on Lee High Road.

The site currently contains unused and dilapidated garages. It is located in the middle of existing housing and presents an ideal opportunity to provide much needed family homes.

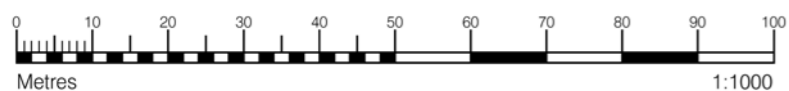
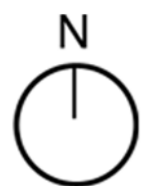
The garages have been empty for a number of years and existing residents currently have the use of a number of local Lewisham Homes car parks.



2.0 Context appraisal

2.1 CONTEXT

The Mercator Road site currently contains unused garages with a concrete forecourt all in very bad condition. The garages have been empty for a number of years and are in an advanced state of disrepair attracting anti-social behaviour.



2.2 NEIGHBOURING BUILDINGS / BOUNDARIES

The site is overlooked by existing homes owned by Lewisham Council. There are four-storey maisonettes to the north of the site and two-storey houses to the south. There are also two-storey homes to the south east. The back gardens and rear windows of these existing properties overlook and border the site.

To the west of the site is Freshfield Close car parking used by Woodpecker Mews residents.

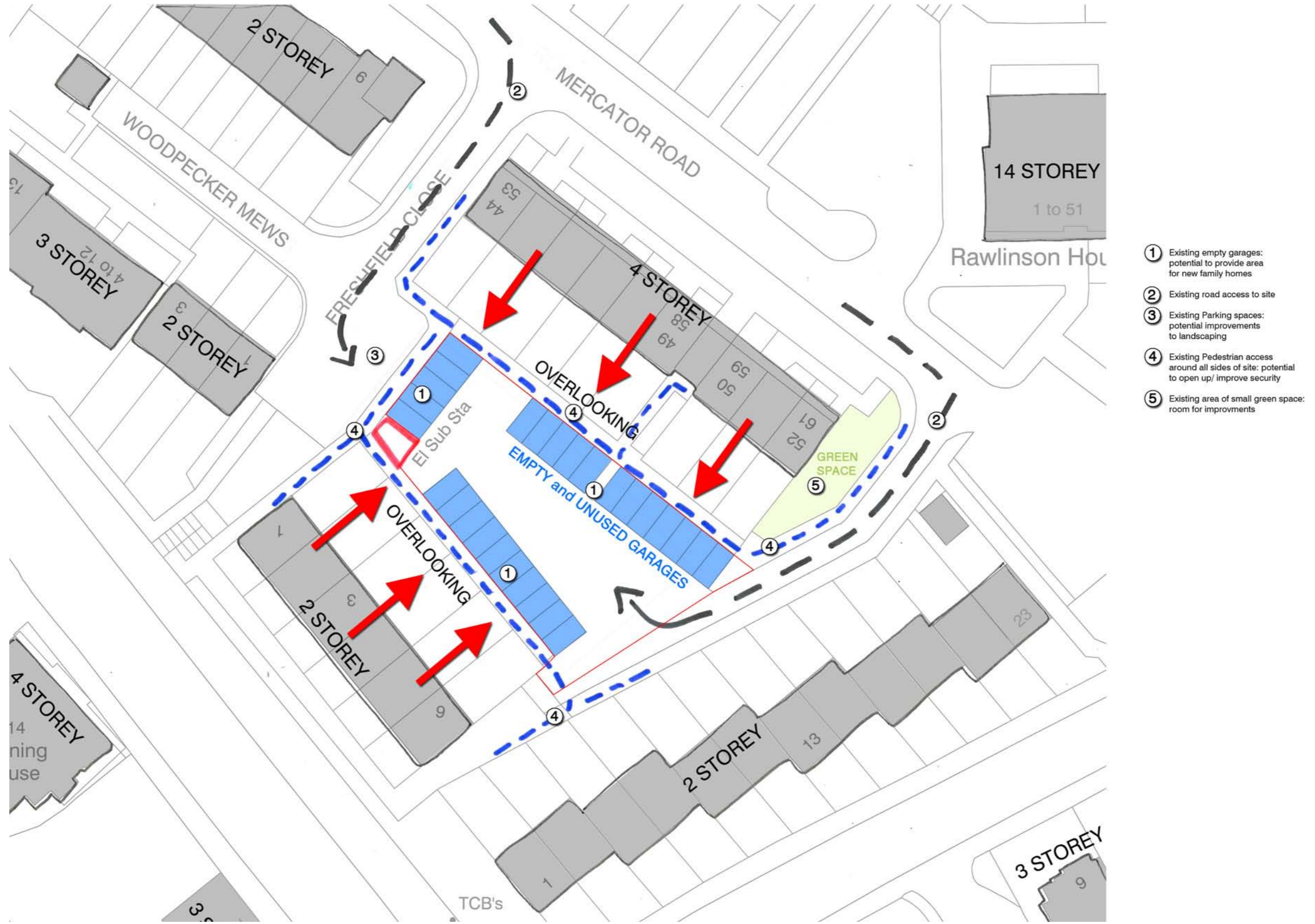
There are pedestrian routes to the western and eastern boundaries of the site. These link Mercator Road to the shopping and amenities on Lee High Road.

There are existing back lanes to the northern and southern site boundaries that are to be retained. These currently provide access the rear gardens of the existing surrounding homes.

There is also a small existing electricity sub station that will remain.







3.0 Factors influencing design

3.1 CONSULTATION

Lewisham Council is committed to local resident involvement in all its proposed developments.

An afternoon and evening consultation event for residents was held on the 6th February (see consultation boards shown opposite).

The proposals for the Mercator Road site were well received by residents and there was a general consensus that new homes would be greatly preferable to the dilapidated garages currently on the site.

This event was followed up with a formal Section 105 consultation process which was initiated on the 5th April and remained open for 28 days.


There was some concern about loss of daylight (a sunlight and daylight report was commissioned and is included in Appendix 1)

There was some concern about loss of access to back gardens (see pedestrian access diagram on page 26 which demonstrates that residents will retain direct access to their back gardens).


There were some questions about parking. Existing residents with permits for Lewisham's local car parks will not be disadvantaged as the new homes will not be issued with permits (see page 25 for parking strategy).

In general there was very positive feedback from residents and the proposal was popular. The need for family housing was understood and the scale of development on the site was seen as appropriate. The design of the proposals was popular as was the use of materials.


See Consultation Summary in Appendix 2.

 New homes, better places

Mercator Road




AERIAL VIEW OF SITE



EXISTING SITE PLAN



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Site Strategy



Ground Floor Plan



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EXAMPLE DWELLING



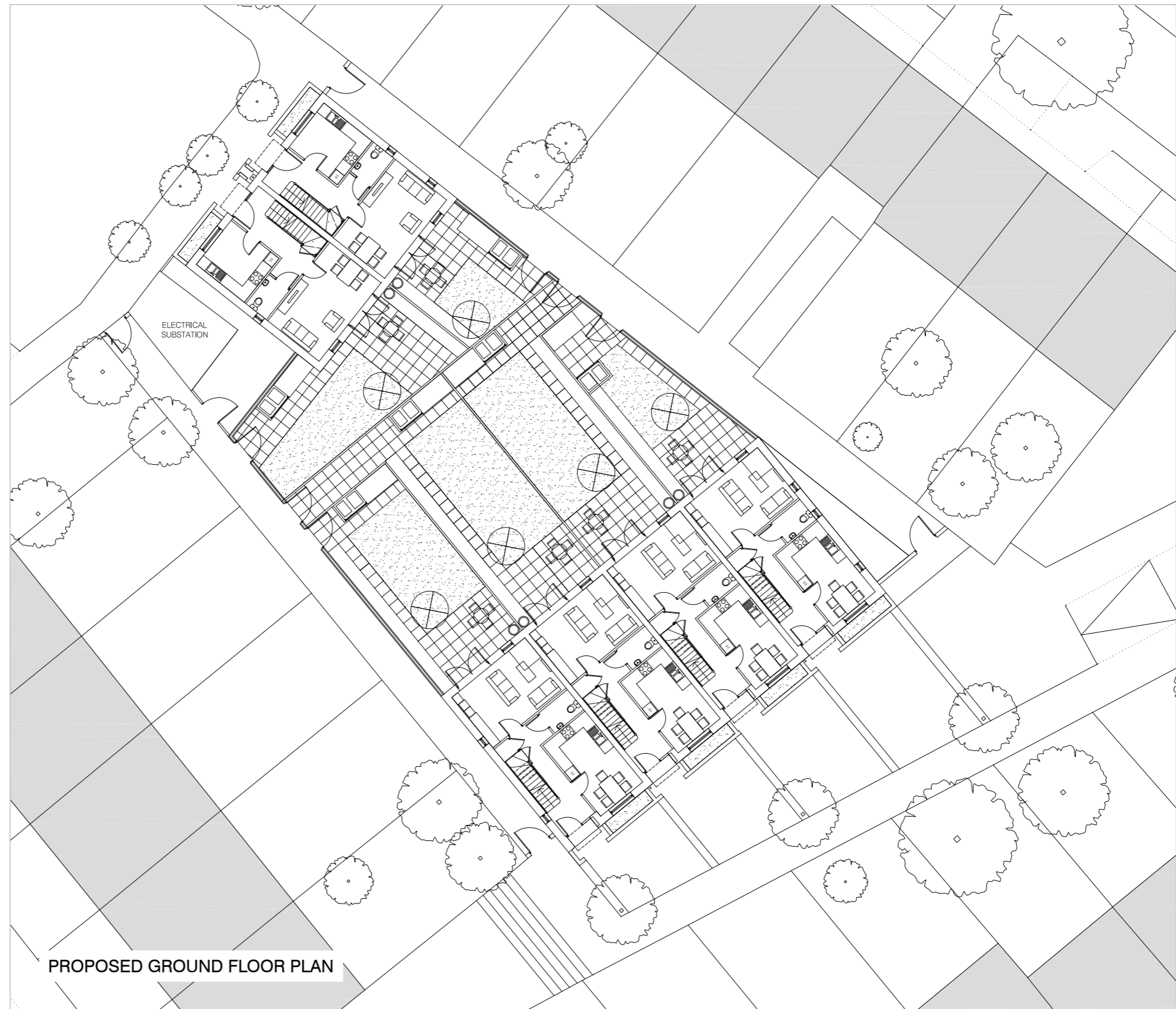
3D VIEWS

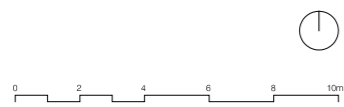


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4.0 The proposals

4.1 PROPOSED PLANS





PROPOSED FIRST FLOOR PLAN

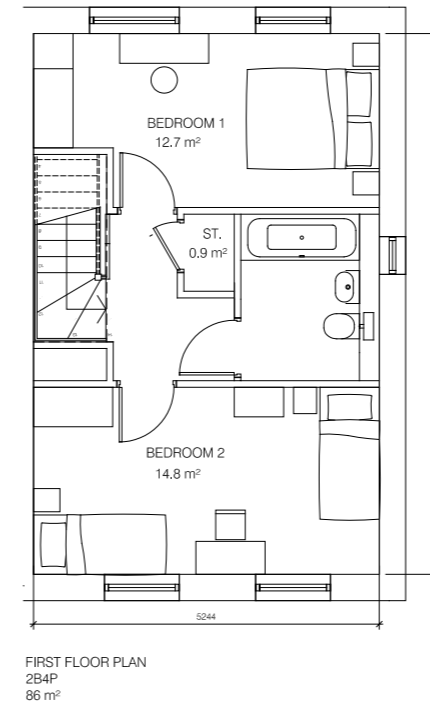
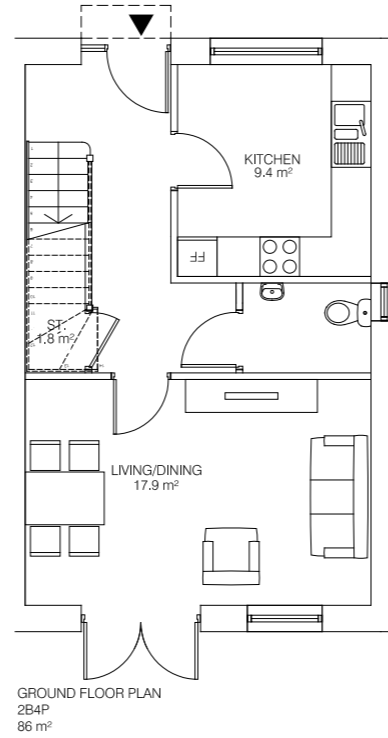
4.2 ACCOMMODATION AND SIZES

The proposed design is for six new family homes. These will include two two-bed/four-person houses facing Freshfield Close, and four three-bed/five-person houses facing Mercator Lane. All the new houses will have two storeys.

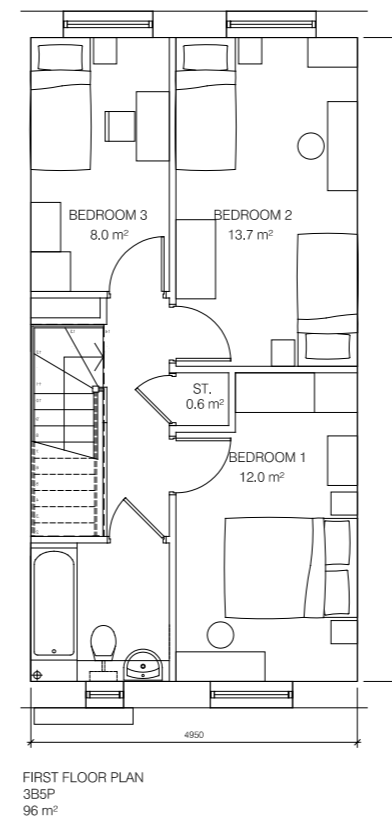
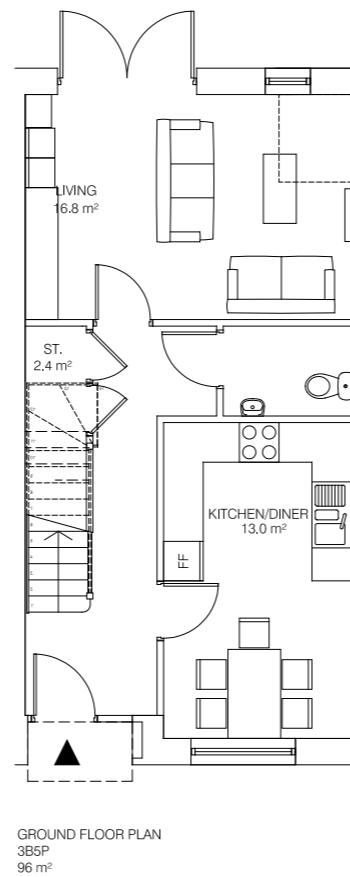
Ground Floor: The entrance will be on the ground floor leading directly off the street with a small private front garden. The ground floors will also contain the family living/dining rooms, generous kitchens and a WC.

Each home will have a private family garden to the rear which will contain bike stores and refuse/composting facilities. It will be possible to access the rear gardens from the existing lanes by way of a secure gate.

First Floor: The first floors will contain the bedrooms and a family bathroom.



2B4P HOUSE



3B5P HOUSE



4.3 LAYOUT

The new homes will be arranged as shown on the site plan opposite. The two-bedroom houses will front onto Freshfield Close and provide overlooking to the pedestrian route which leads to Lee High Road.

The three-bedroom homes will front onto the other pedestrian route to Lee High Road (which we have named here Mercator Lane). Again this will provide overlooking where there was previously none.

Windows will generally face either the front or the back gardens and therefore will not cause overlooking problems to existing homes.

There will be a couple of very small windows to the bathrooms located in the gables and/or closer than 18m to existing homes. These will contain obscure glazing.

The private gardens will be back to back. There will be small private front gardens to each house that include an opportunity for some planting (as bins and bike storage will be located in the back gardens).

The existing alleyways have to be retained as the surrounding homes use these as direct access to their gardens and on refuse collection days. Our new homes will therefore also have direct access to their back gardens from the existing alleyways by way of a secure gate. This will allow refuse and recycling bins to be located in the back gardens as well as private bike stores for each home.



SITE PLAN

KEY	
1.	Shared surface paving - Marshalls Pallas Light Grey Granite.
2.	Shared surface delineation - Marshalls Pallas Indian Granite.
3.	Upgraded pedestrian routes - Marshalls Tegula Pennant Grey.
4.	Improved pavements - Concrete
5.	Paved terraces to rear gardens - Marshalls Textured Utility Paving Natural.
6.	Proposed private gardens- Turf
7.	Existing private gardens
8.	Cycle store (space for 2 bicycles) Recycling wheelie bin 240L Black wheelie bin 180L
9.	Retractable bollards

--- EXTENTS OF IMPROVEMENT TO PUBLIC REALM

4.4 DESIGN

The elevational design is a modern reinvention of London's terraced house tradition.

The dominant material will be brickwork.

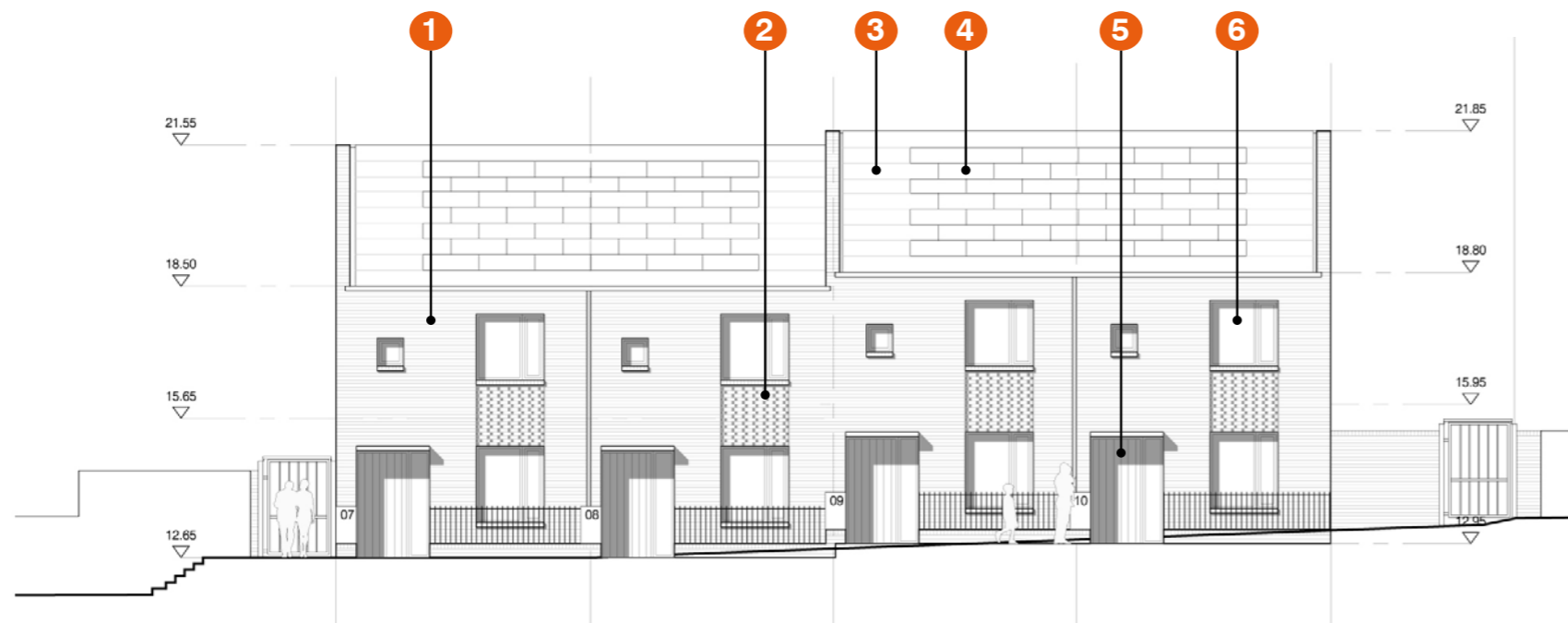
It is proposed to use the brick 'Freshfield Lane'. This is a characterful textured darker brick that will be used with coloured mortar.

The window reveals will be a full brick deep, giving depth to the facade.

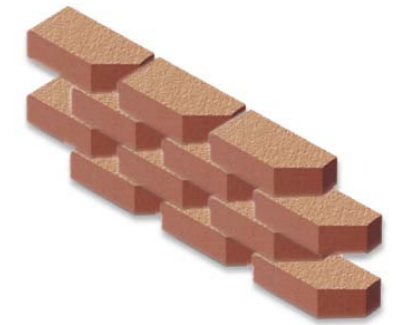
Timber/aluminium composite windows are specified with a dark frame to compliment the brickwork.

Generous painted front doors in a series of complimentary colours with sidelights will add individual character to each home.

Careful design of all boundaries - front gardens, railings and numbering - ensures good quality public realm.



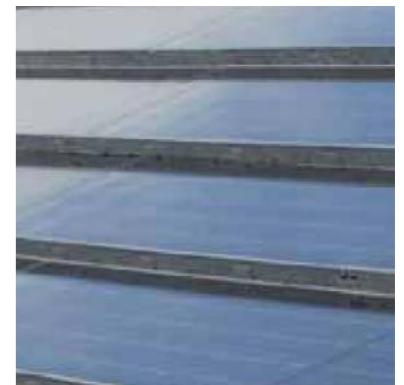
1. Brick: Freshfield Lane Selected Dark. Stretcher bond, dark coloured mortar.



2. Recessed textured brick panel formed of cill bricks laid side on. Brick and mortar as standard wall.



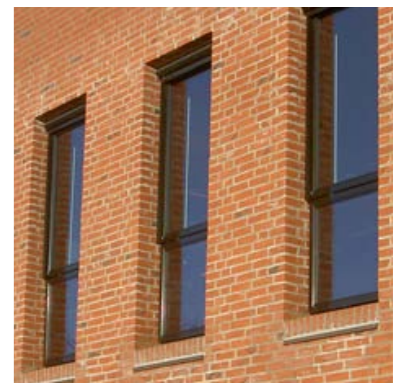
3. Marley 'Rivendale' blue/black fibre cement tiles.



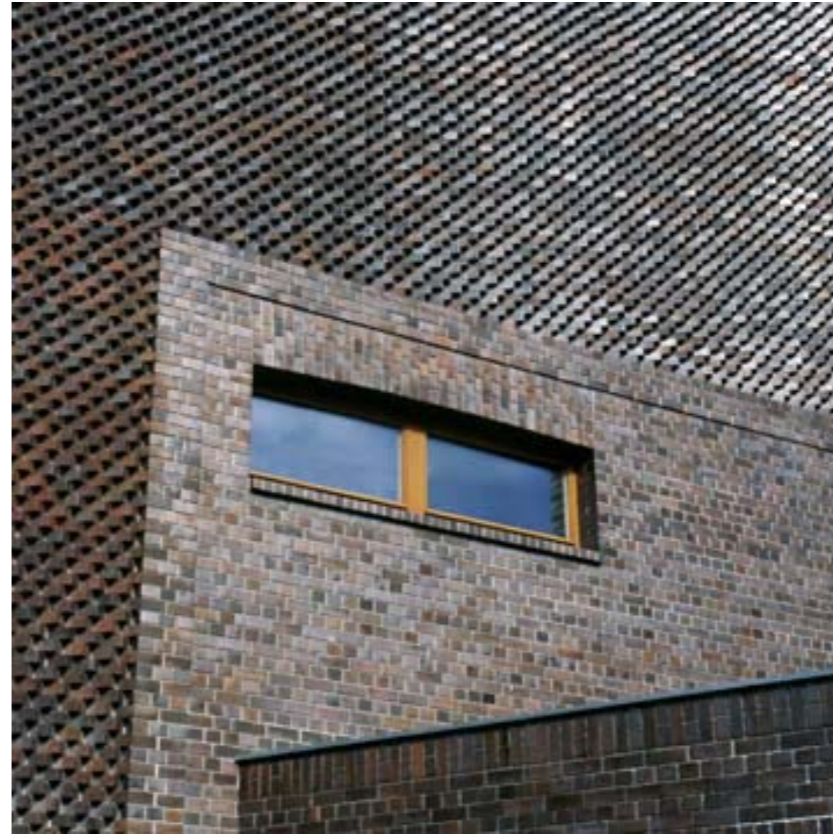
4. Solarcentury C21e photovoltaic panels.



5. Full timber, painted front doors with glazed sidelight in differing colours along the street.



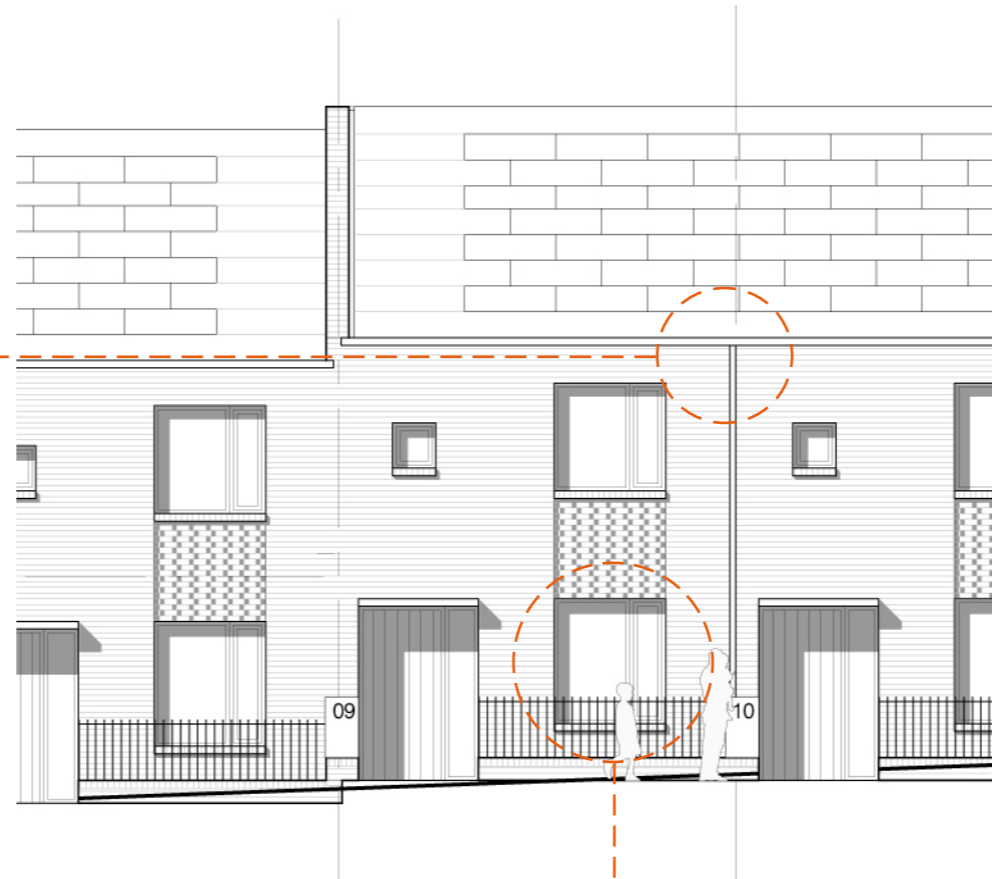
6. Triple glazed composite windows (Ideal Combi Futura+) with dark charcoal powder coated frame.





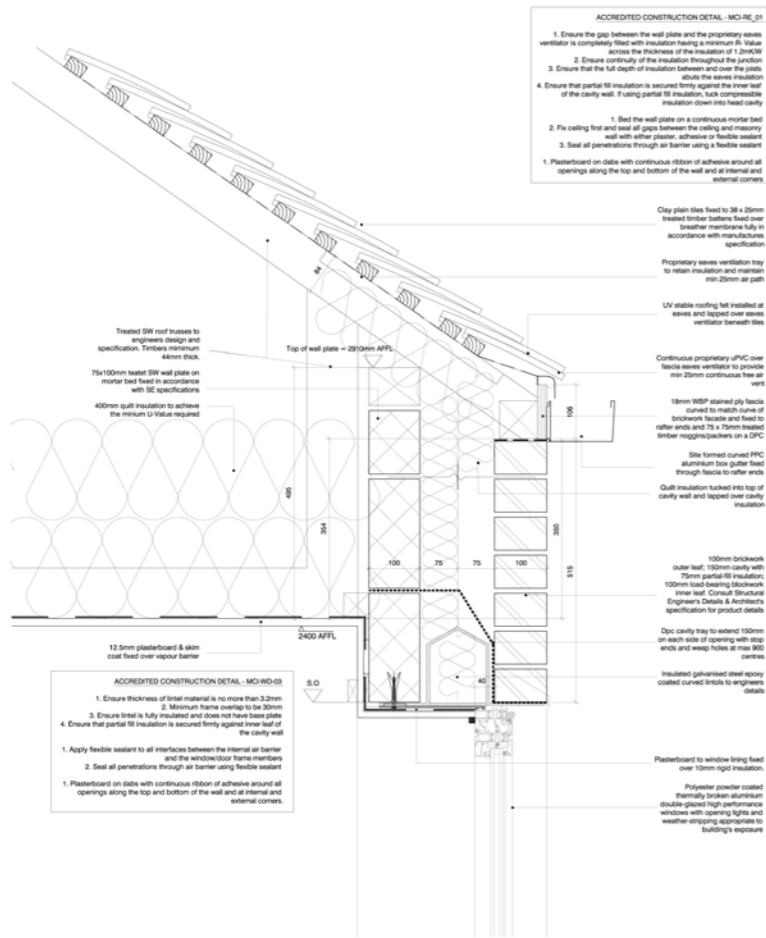
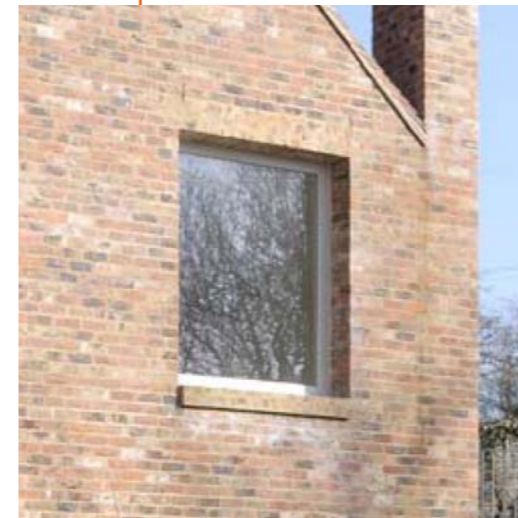
ALUMASC AQUALINE BOX GUTTERS AND CIRCULAR DOWNPIPES

Charcoal polyester power coated aluminium to match window frames.

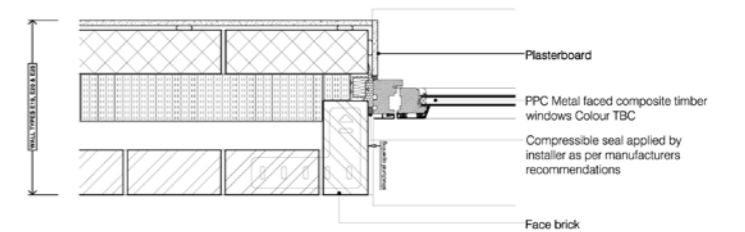
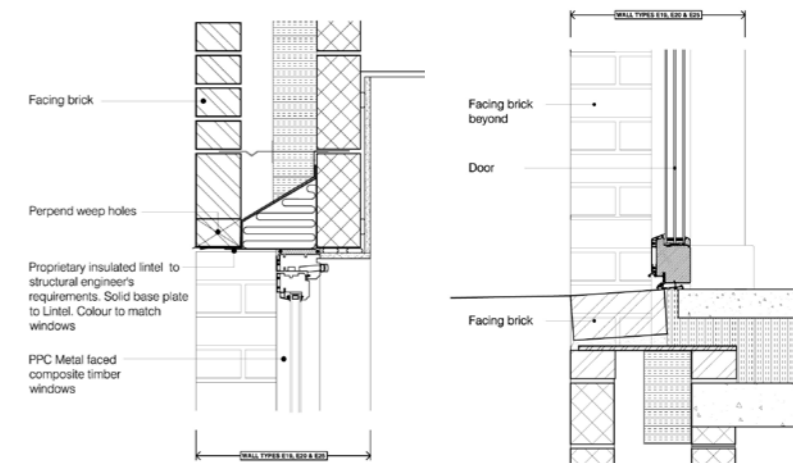


DEEP FULL BRICK WINDOW REVEAL

to all windows with metal lintel and cill and brick to all reveals to match main brick.

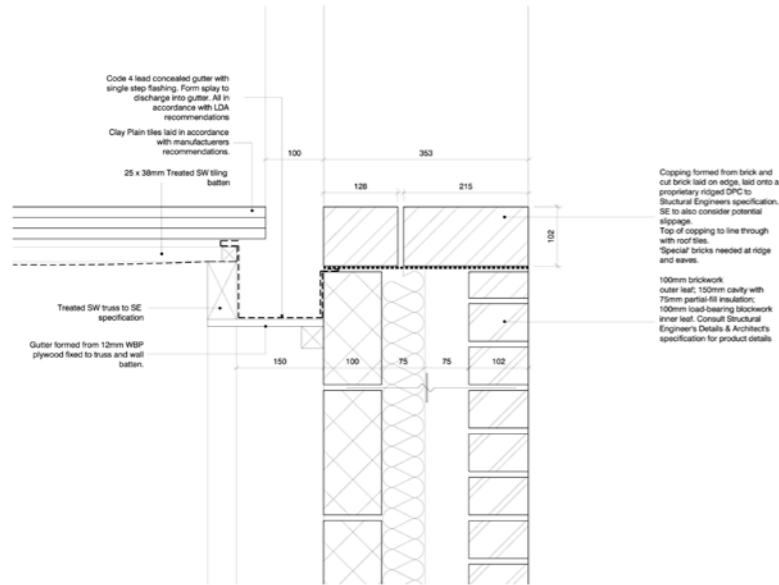


1. TYPICAL ROOF EAVES DETAIL



CONCEALED GUTTER TO GABLE ENDS

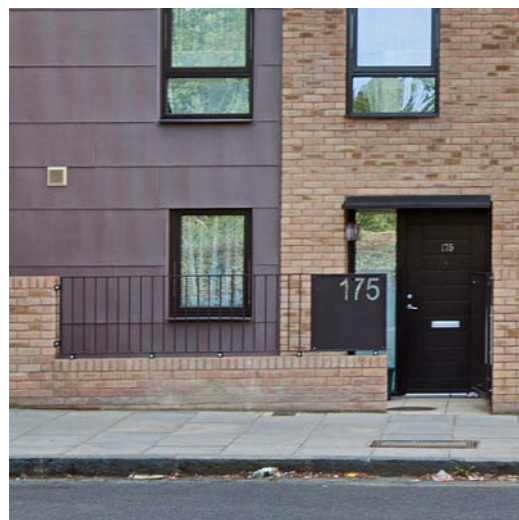
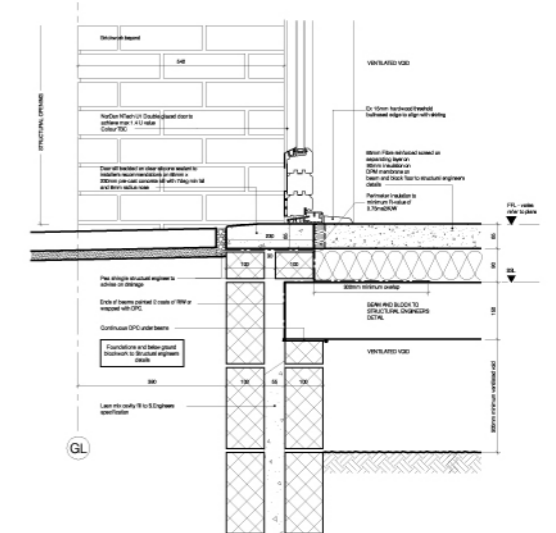
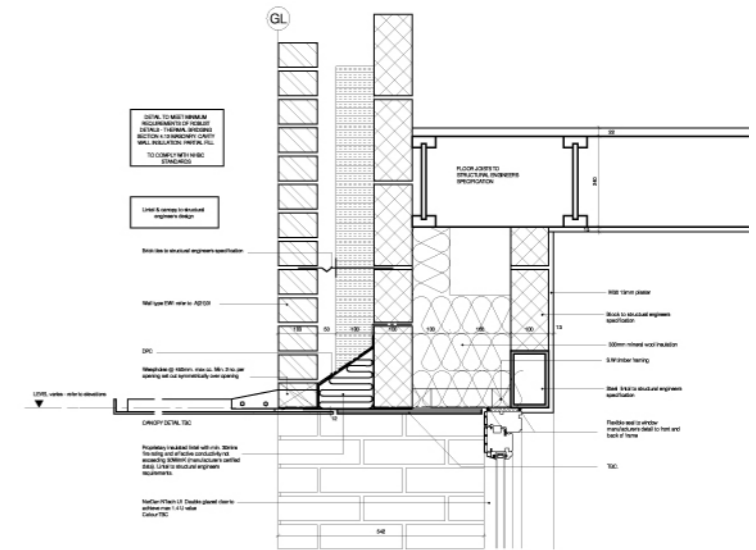
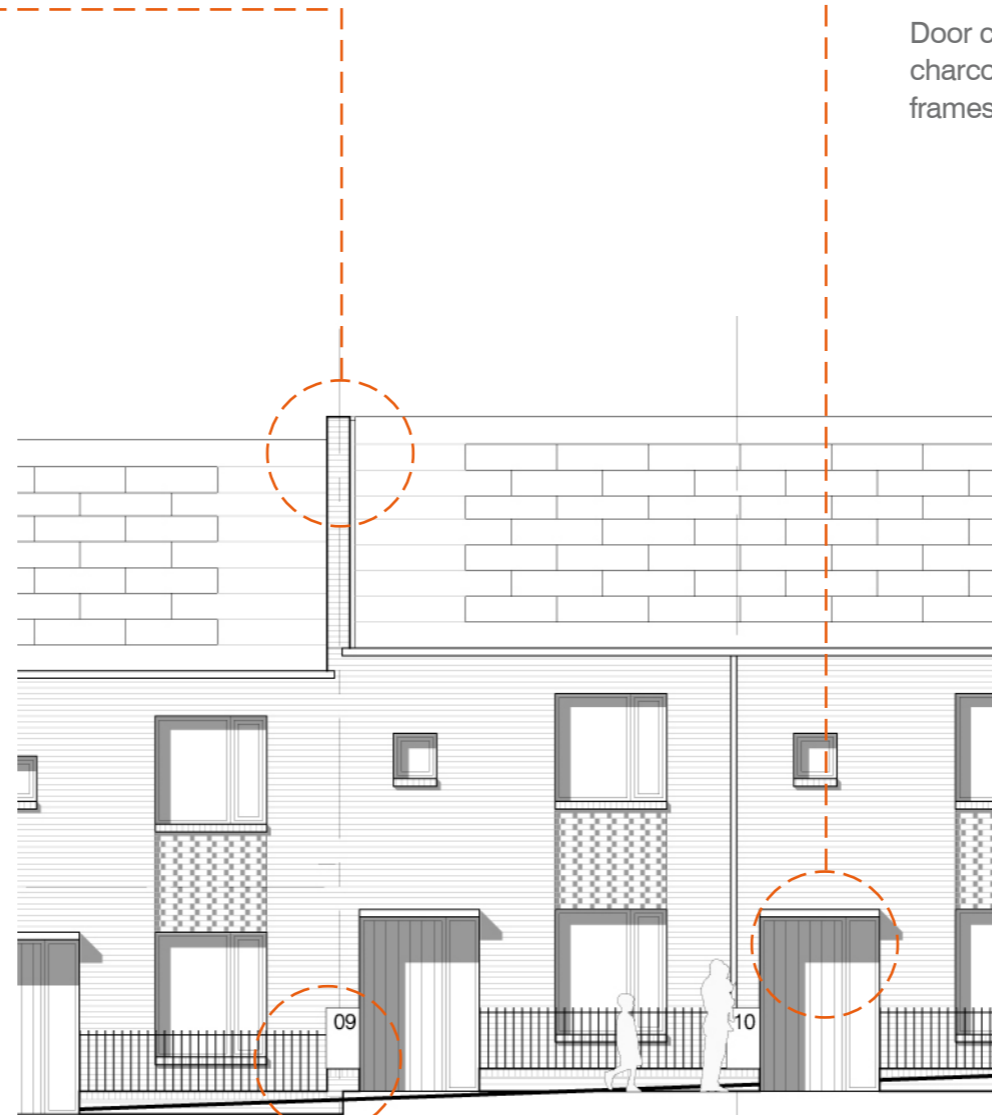
Gable simple brick elevation with brick capping. Roof tiles flush with brick capping.



3. END GABLE ROOF DETAIL

PAINTED TIMBER FRONT DOOR WITH GLAZED SIDELIGHT AND DEEP BRICK REVEAL

Door colours vary along the street. Soffit charcoal to match canopy and window frames with integrated porch light.



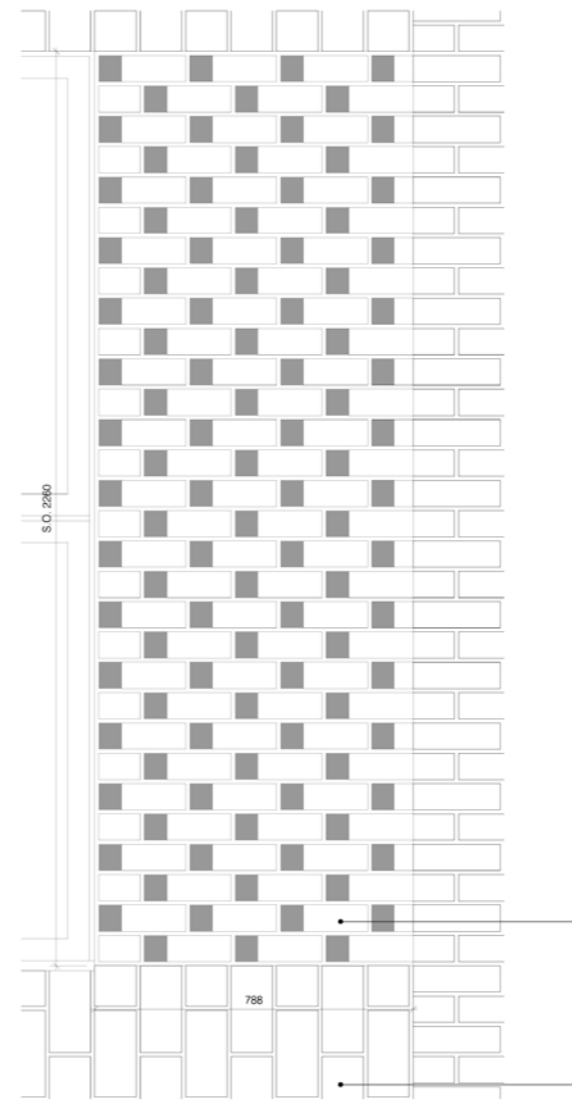
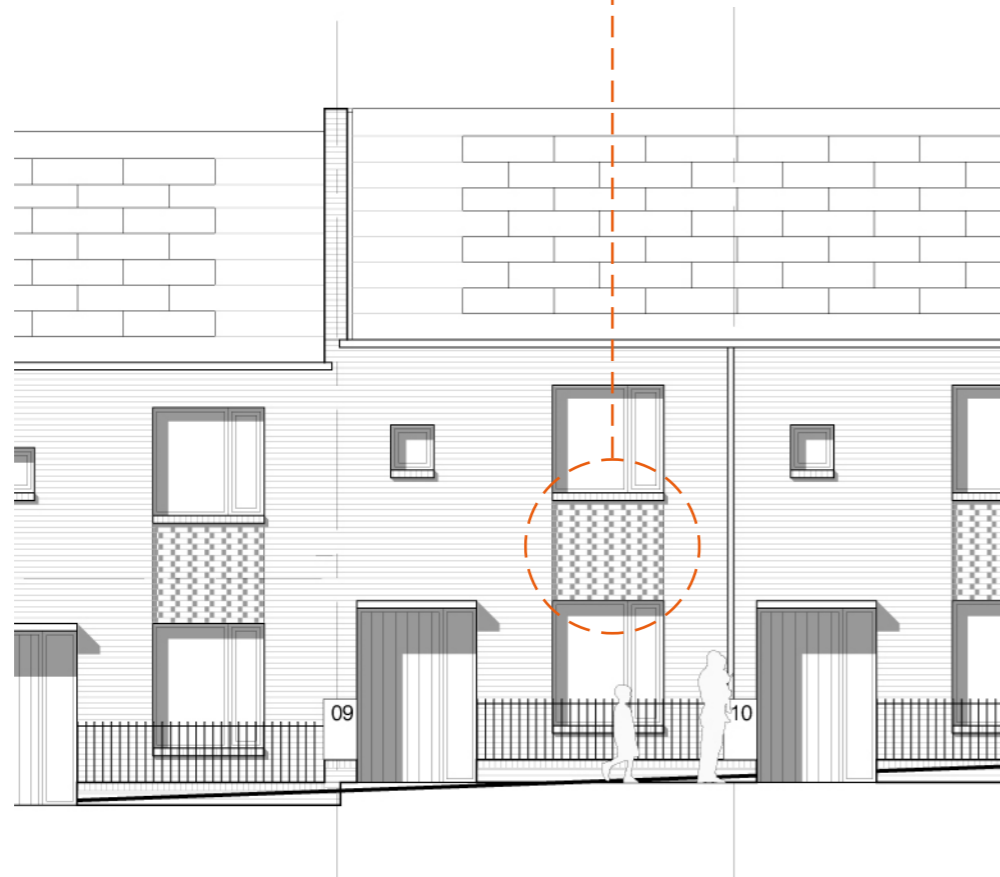
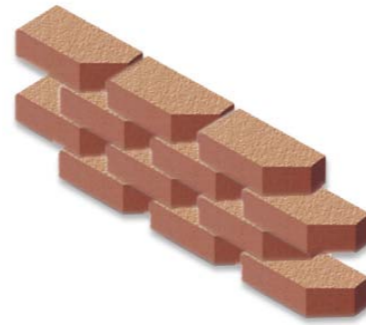
FRONT GARDEN / PRIVACY STRIP

Front garden bounded by 300mm high brick wall to match primary brick with 800mm charcoal powder coated railing above.

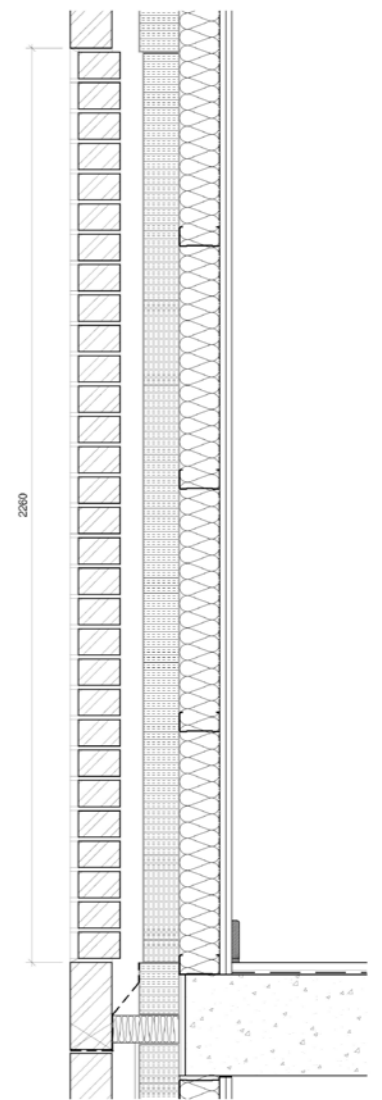
House number cutouts on charcoal powder coated metal plate integrated with metal railings.

TEXTURED BRICK PANELS

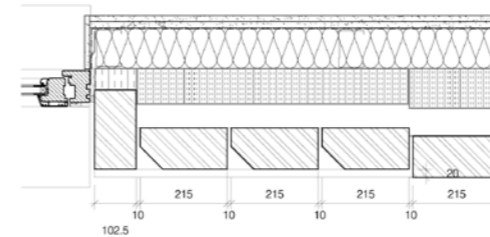
Recessed textured brick panel formed from 'Freshfield Lane Selected Dark' cant bricks laid side on with coloured mortar.



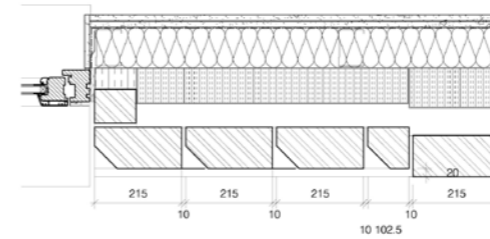
1 ELEVATION
Scale 1:10



2 SECTION
Scale 1:10



3 PLAN DETAILS
Scale 1:10





1. Shared surface paving - Marshalls Pallas Light Grey Granite



2. Shared surface delineation - Marshalls Pallas Indian Granite



3. Upgraded pedestrian routes - Marshalls Tegula Pennant Grey



4. Paved terraces to rear gardens - Marshalls Textured Utility Paving Natural.

5. Turf to back garden lawn areas.

6. Existing concrete pavement to be made good.

7. New trees to be integrated into shared surface.



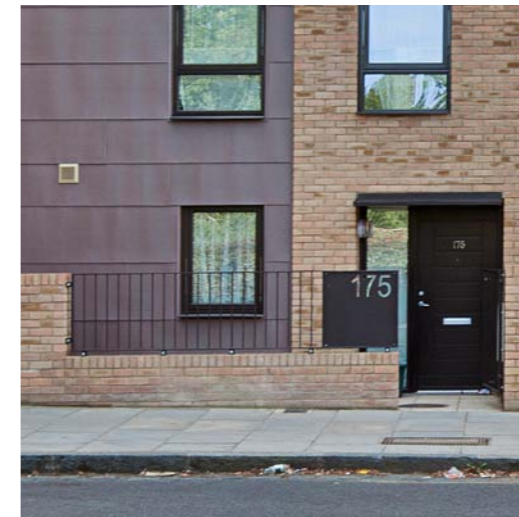
1. - 1.8m high brick wall between gardens and public realm with timber trellis above.



2. - 1.8m high timber fence between terraces with timber trellis above.

3. - 1.2m high timber between gardens.

4. - New 1.5m high brick wall to existing gardens with timber trellis above.



5. - 0.3m high brick wall with black powder coated metal railing above.



6. - Black powder coated metal gate

4.5 DAYLIGHT AND SUNLIGHT

A full daylight and sunlight report is contained in Appendix 1.

The results of Savills' technical analysis demonstrates that PTEa's scheme reacts well to neighbouring residential properties. The results are summarised below:

Daylight - With regard to daylight, the scheme demonstrates full compliance with all reductions within the 20% permitted by BRE Guidance and therefore does not result in any noticeable reduction in daylight.

Sunlight - The results of the sunlight analysis are fully compliant with BRE Guidance.

4.6 SUSTAINABILITY

Please also refer to Code for Sustainable Homes pre-assessment in Appendix 4 and SAP calculations in Appendix 5.

Mercator Road | Sustainability



Sustainability – Summary for Design and Access Statement – Rev B

NOTE This document summarises the work carried out pre-planning to ensure that the 6 houses proposed at Mercator Road can achieve a Code Level 4 rating and high levels of energy efficiency and sustainability. Some of the details summarised in this document may change post-planning but the overall targets will be delivered.

Aug 12

Mercator Road | Sustainability | Summary



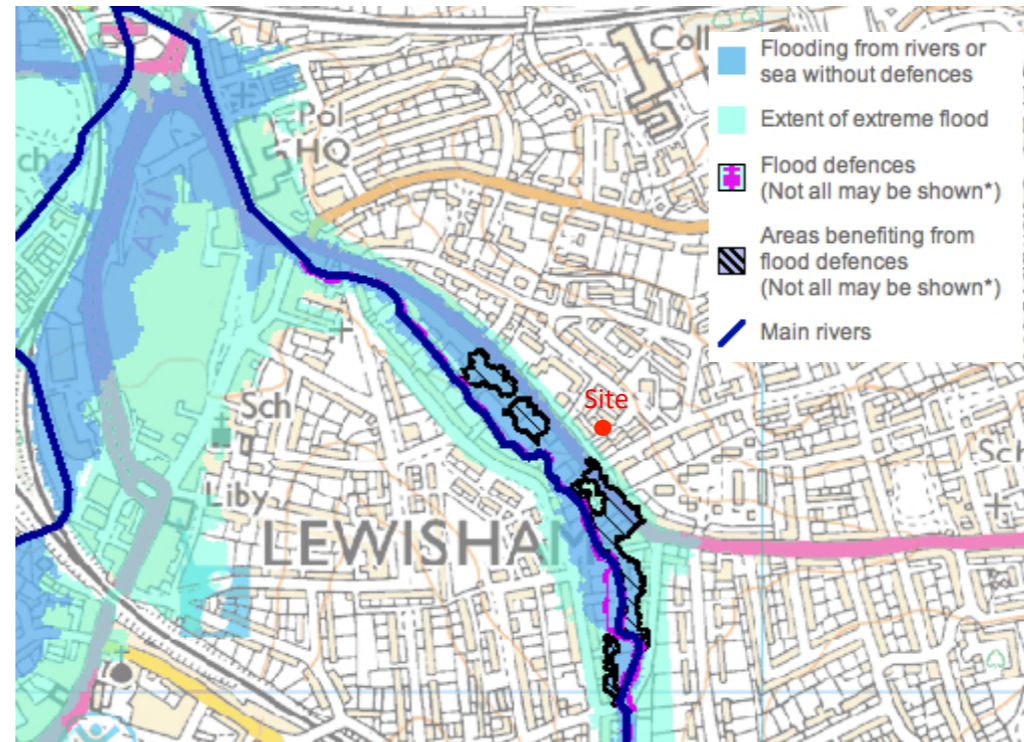
THE SITE

Entirely covered by hard landscaping and unused garages, the Mercator Road site is of low ecological value and does not have any ecological features to be protected.

The Environment Agency Flood Map provided below indicates that the site is not in an area at risk of flooding from rivers.



Aerial view of the site



EA Flood Map

This brownfield site therefore appears to be suitable for development. The introduction of individual gardens would reduce the impermeable area and improve slightly the site's ecological value.

Mercator Road | Sustainability | Summary



ENERGY

Each house at Mercator Road will be very energy efficient and equipped with a solar PV system. All houses have been modelled using an accredited Part L software in order to determine the level of specification required. Triple-glazed windows, very efficient ventilation systems with heat recovery and low NOx condensing gas boilers are among the key energy efficient features of the houses.

A 1kWp PV system is proposed on the roof of each of them. Efficiencies of PV panels vary but assuming Solar Century C21e slate, it is likely to represent an 'active PV area' of approximately 8 sqm and a gross PV area of 10-11 sqm per house.



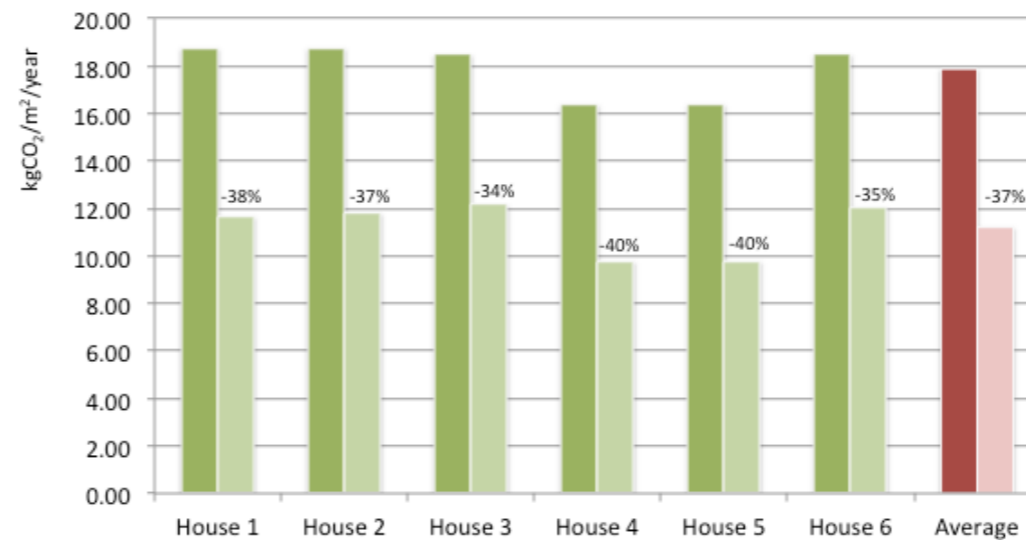
Solar PV system
(C21e slate)

The preliminary energy analysis carried out pre-planning led to the conclusion that an average improvement over Part L 2010 of more than 36% can be achieved.

This approach ensures that houses will be inherently energy efficient. It will be explained to residents through a home use guide and they will all be provided with a simple energy display device allowing them to monitor their energy use and costs.

Aug 12

Rev A



Predicted Performance of each house against Part L 2010

Good levels of daylight are also targeted: a minimum Average Daylight Factor of 2% in the kitchens and 1.5% in the living rooms, dining rooms and home office areas.

TRANSPORT

2 cycle spaces will be provided for each house in the garden. Access from the cycle store to the public right of way will be possible without going through the dwelling. Mercator Road is a 'car-free' development as no car parking space will be provided.

A room has also been identified in each house to enable a home office to be set up.

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Mercator Road | Sustainability | Summary



WASTE

In each dwelling, the following storage systems will be provided to maximise recycling rates:

- a bin for non recyclable waste;
- a 30-litre bin (minimum) for recyclable waste;
- A minimum 7-litre bin for kitchen waste.

The external bin store will be located in the back garden and will include an external composting container, specifically designed for composting.



Example of internal bins for recyclables

In order to minimise construction waste and achieve a high recycling rate, a Site Waste Management Plan (SWMP) will be prepared and a high diversion rate from landfill for non-hazardous waste will be targeted (i.e. > 85%).

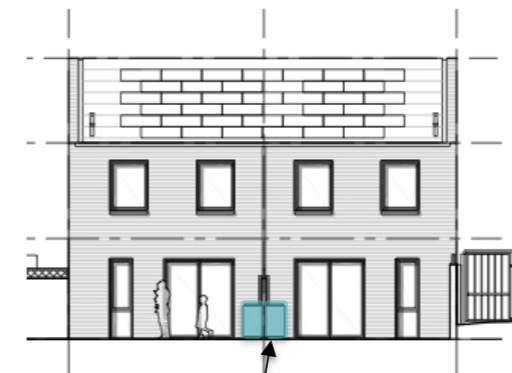
WATER

Water-efficient fittings will be provided in order to reduce internal water consumption to less than 105 litres/person/day. These fittings will include: water-efficient showerheads (8 litres/min), efficient taps (5 litres/min the kitchen and 3 litres/min in the bathrooms) and low-flush WCs (6/3 litres).

Rainwater butts will be provided in each garden to reduce potable water consumption associated with irrigation.



Breakdown of internal water consumption at Mercator Road



Rainwater butts

Mercator Road | Sustainability | Summary



MATERIALS

The Green Guide will inform the selection of materials and high ratings are targeted for key elements (e.g. A+ rated roof and A rated windows).

CONSTRUCTION

Mercator Road will be registered under the Considerate Constructor Scheme and a score of more than 24 will be achieved. A score of more than 32 will be targeted.

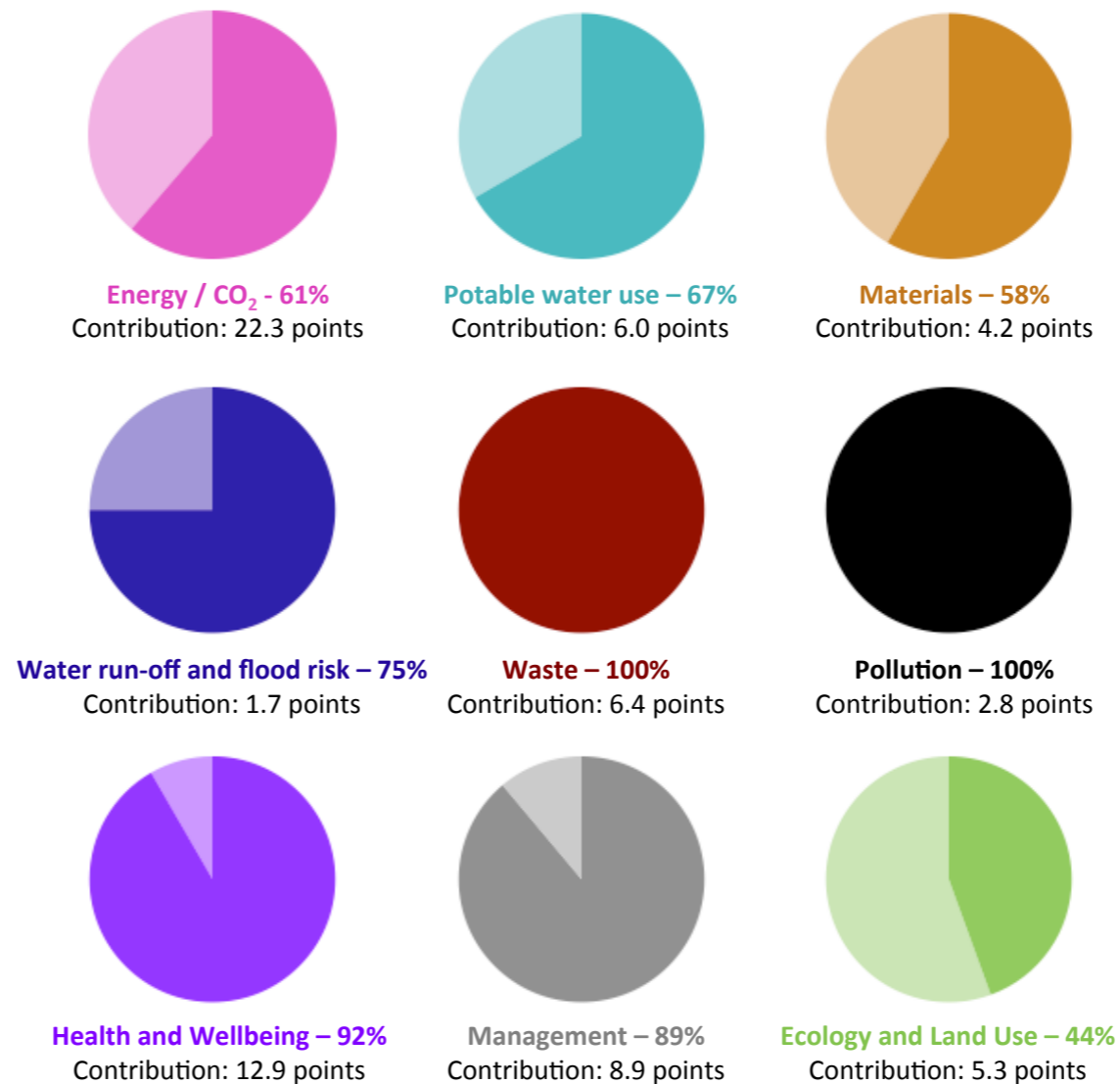
A number of procedures will be implemented in order to manage the construction site in a manner that mitigates environmental impact, e.g.

- CO₂ production or energy use arising from site activities;
- Water consumption from site activities;
- Best practice policies in respect of air (dust) pollution arising from site activities;
- Best practice policies in respect of water (ground and surface) pollution;

CODE FOR SUSTAINABLE HOMES

Mercator Road is targeting a Level 4 rating under the Code for Sustainable Homes (CfSH), November 2010 version. The pre-assessment submitted in support of the planning application allows an evaluation of the likely rating to be achieved under a formal assessment. Based on the assumptions summarised in this pre-assessment report, a score of **70.42%** is achieved, i.e. 2.42% above the minimum score required to achieve CfSH Level 4, i.e. 68%.

This is a graphical summary of the proportion of credits targeted at Mercator Road compared with the maximum number of credits available in each category.



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Rev A

20130042 | Mercator Road

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4.7 ACCESS

The new homes are designed to be accessible to all, including the elderly and users of wheelchairs and pushchairs. All the homes are designed to fully comply with Lifetimes Homes Standards.

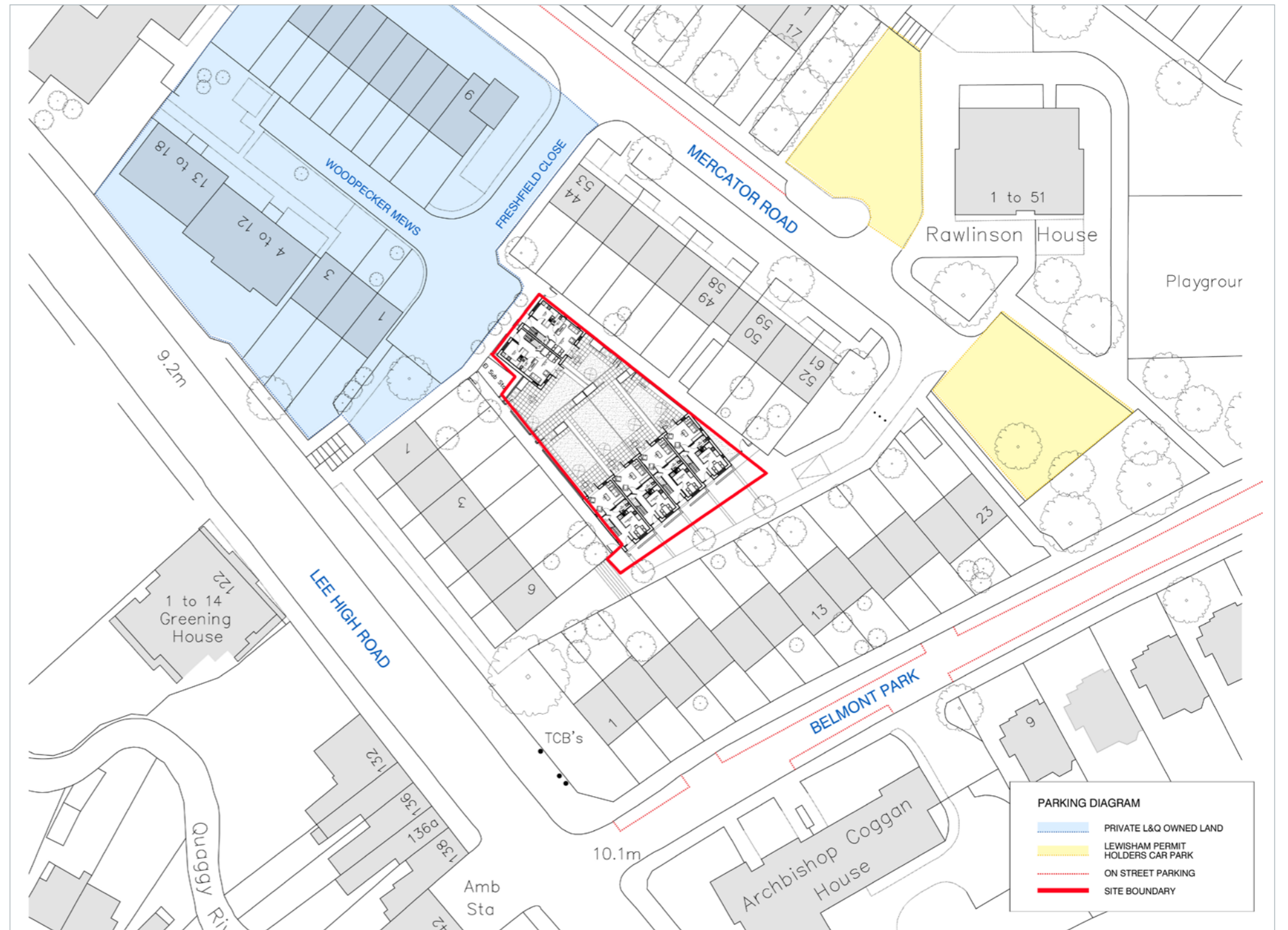
The site has a gentle slope but will have level access to entrance gates and front doors.

There are no fully-compliant wheelchair homes proposed on this site because it was felt that the site is not particularly suitable for wheelchair homes. This is because there is no private parking possible adjacent to the new homes, and the site is on a slope as well as all homes being two-storey.

4.8 VEHICLE ACCESS AND PARKING

The site has a good level of accessibility as it is fairly well served by public transport and has a good PTAL rating of 3.

There is no parking proposed on the site itself. New residents will be eligible to apply for parking permits for permission to park on Mercator Road.

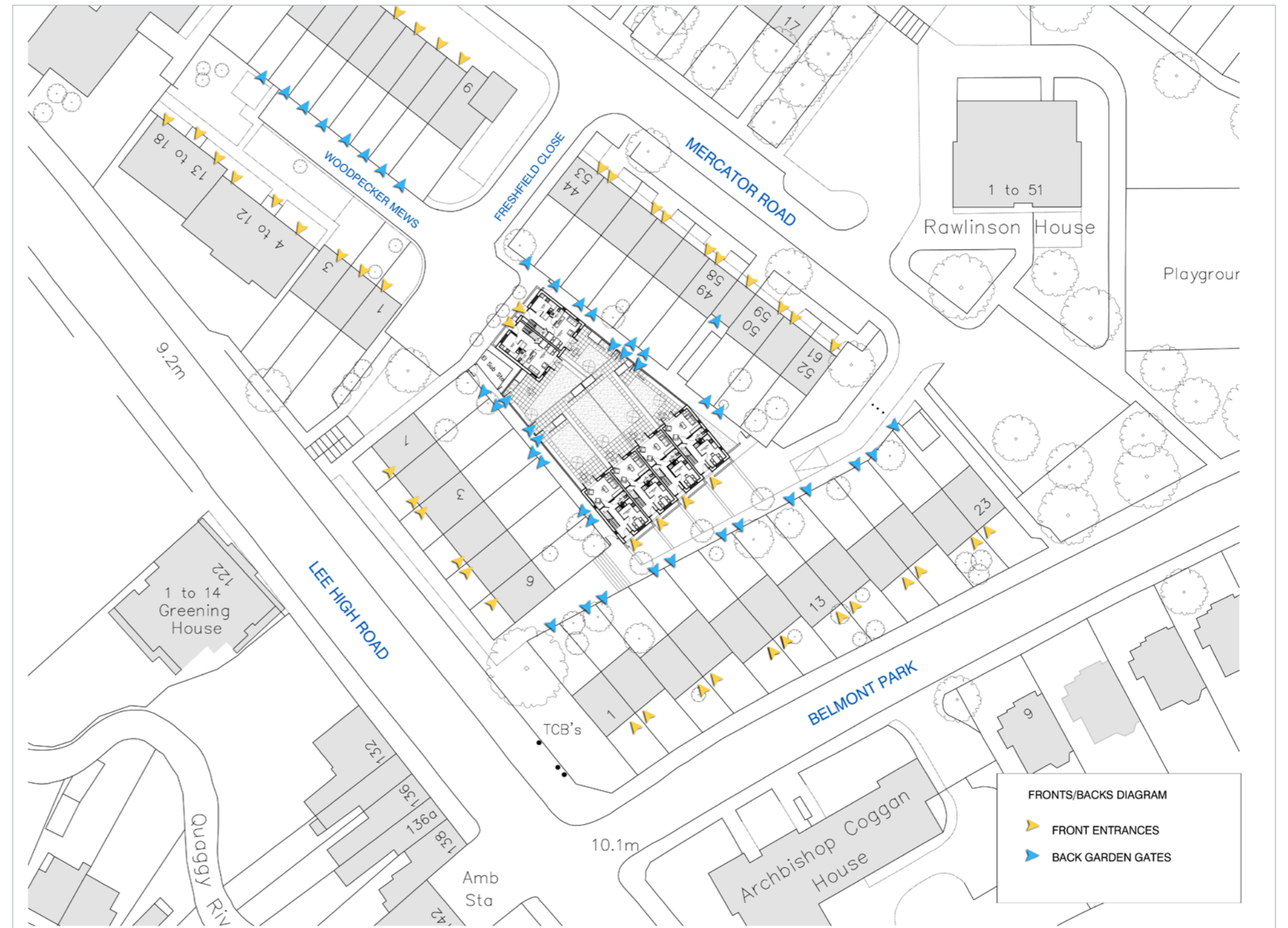


PARKING DIAGRAM

4.9 PEDESTRIAN ACCESS

All new homes will have their own private entrance and front garden.

There will also be access to each private rear garden by way of secure garden gates off the existing alleyways. This allows direct access to bike stores and bin stores as well as for the delivery of garden compost/plants etc.



PEDESTRIAN ACCESS DIAGRAM

4.10 MANAGEMENT AND SECURITY

The new scheme will be designed to Secure By Design Standards, as far as is possible within the context of the site and the existing site layout.

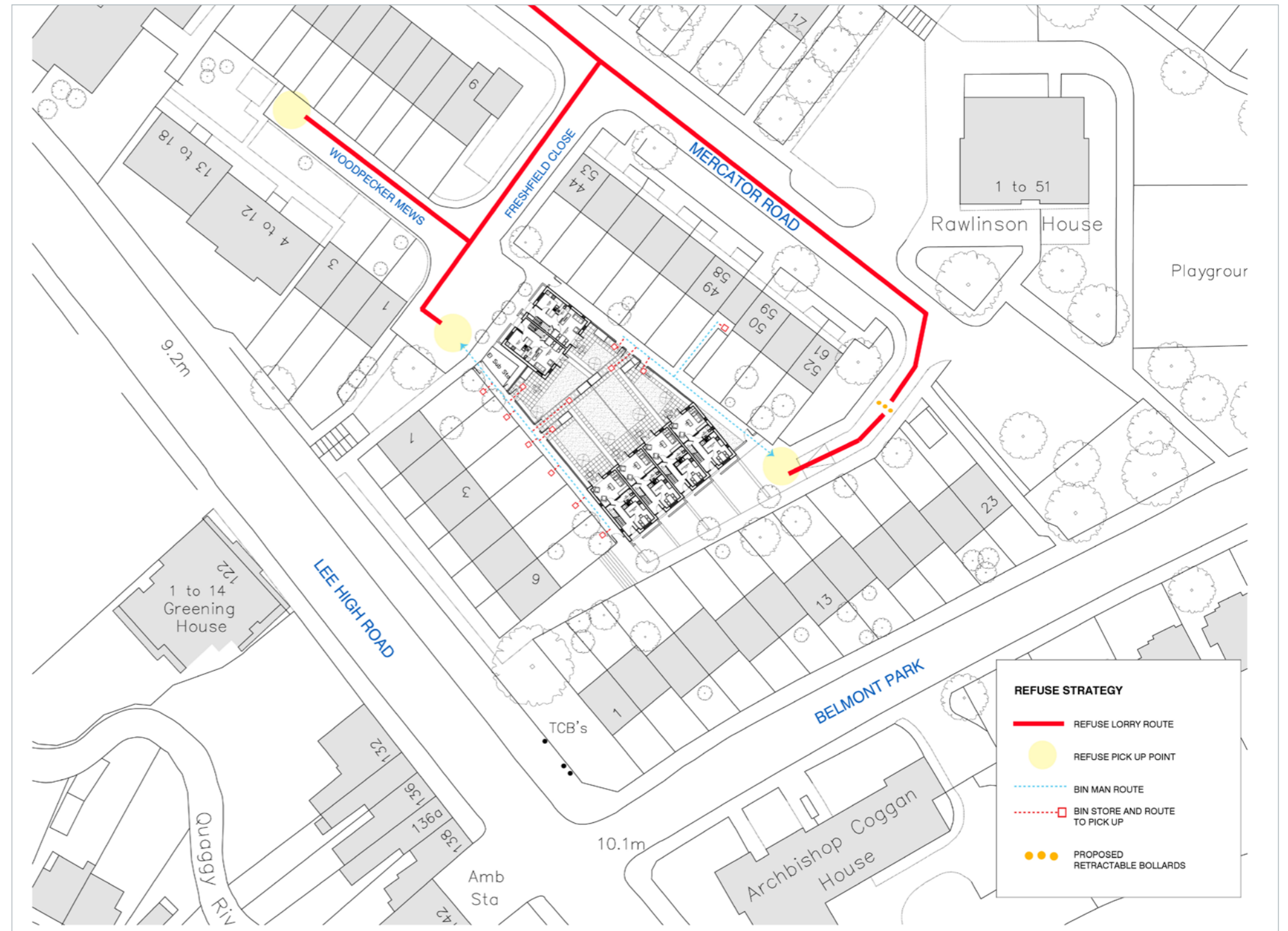
These plans have been submitted for comment and feedback will be taken on board wherever possible .

Future management of the houses will be by Lewisham Homes who manage and maintain the majority of the housing in this area.

4.11 REFUSE COLLECTION

All new homes will have their own refuse and recycling bins located in their private back gardens. These will be accessed via secure gates and the bins put out by residents in the alleyways on collection day. This fits in with the existing refuse collection strategy for all the existing surrounding homes.

See diagram opposite which illustrates this strategy.



REFUSE STRATEGY DIAGRAM

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