

Developed Proposal



Description

- A large L shaped block is positioned to the north of the site.
- Two cores provide access to 1B, 2B and 3B flats. These are entered off Turners Meadow Way
- There is a central, semi-underground car park to the north of the site
- Based on strategic option 1

Strengths

- A large park is provided of a similar size to the existing open space.
- The flats overlook the park and provide passive security
- Entrances to the flats are off the street
- Good mix of orientation to flats with a high percentage double aspect.

Weaknesses

- Cost of car parking in partial basement.
- Limited on development amenity, with potential for community roof garden
- Careful design required in relation to conservation area and significant public buildings (church)

Opportunities

- New urban route up from Elm Road to Turners Meadow Way
- New public space celebrating heritage of church.
- New public square frontage onto Venue 28

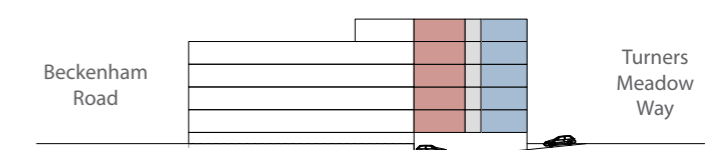
Threats

- Partial remodelling of park landscape (but with no net loss of open space)
- Loss of trees requires mitigation
- High density scheme requires careful design to mitigate impact

Legend

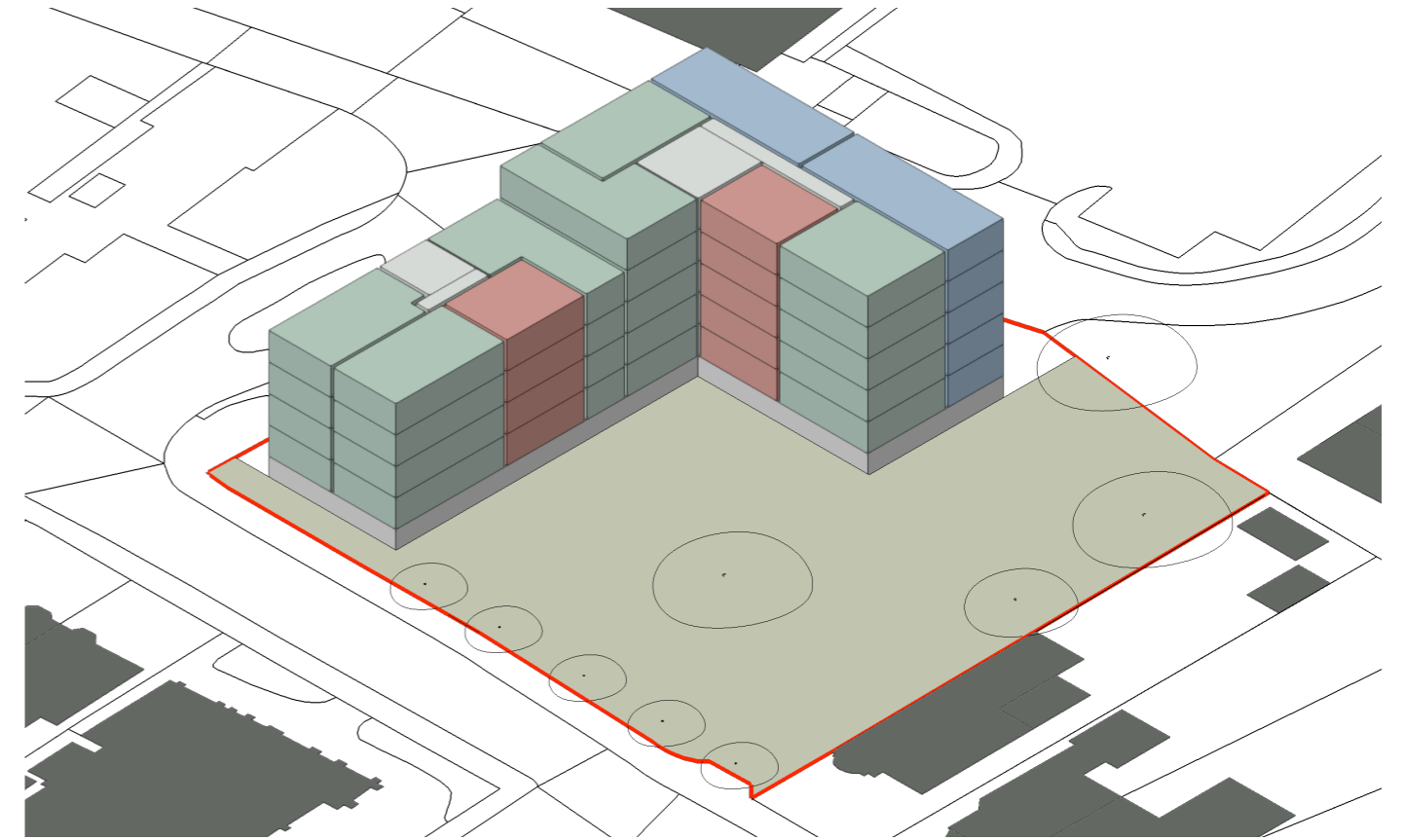
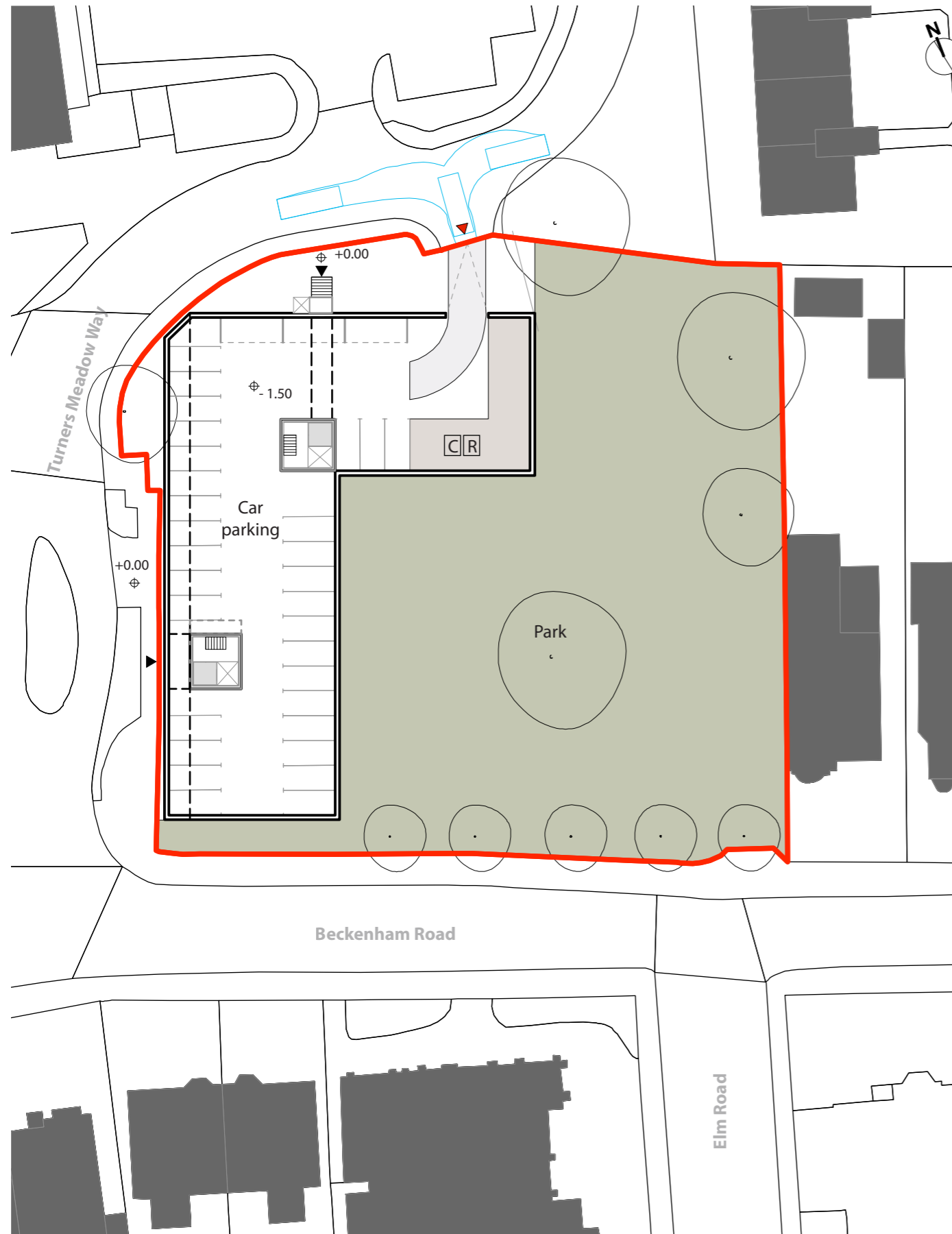
- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit

Site Plan
1:1000 @ A3



Diagrammatic Section
1:1000 @ A3

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Aerial view from south east NTS

Car Parking:

33no. spaces (inc. 4no. accessible)
 @0.7 spaces per unit = Compliant

Legend

- R Refuse Area
- CS Cycle Store
- Shared Entry
- Vehicle Entry

Ground Floor Plan
 1:500 @ A3

Unit Schedule:

Beds	Target	Draft	Proposed
	<small>(as per SRQ matrix)</small>	<small>(Aug feasibility)</small>	
■	1 bed	8	9
■	2 Bed	22	26
■	3 Bed	10	10
Total		40	45

	Existing	Proposed	Difference
Landscaped Open Space	2130m ²	2130m ²	0m ²

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Beckenham Library
Brickwork Tone - Brown Multi Stock



Housing, Beckenham Road,
Brickwork Detail - Red + Yellow Brick



Beckenham Baptist Church
Brickwork Variety - Yellow + Red Brick



Venue 28
Brickwork Detail - Brick + Terracotta



Kings Crescent, Hackney
Precedent Study



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Precedent Study



Malling Close, Croydon
Precedent Study



Grover Close, Hemel Hempstead
Precedent Study

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Aerial view, Public Square

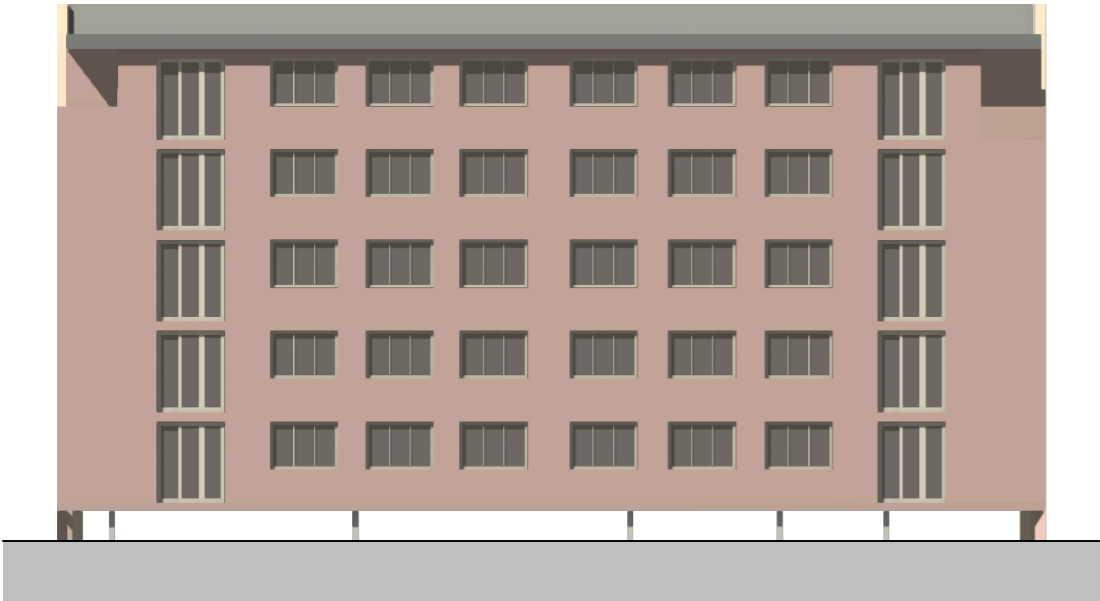


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Aerial view, Park



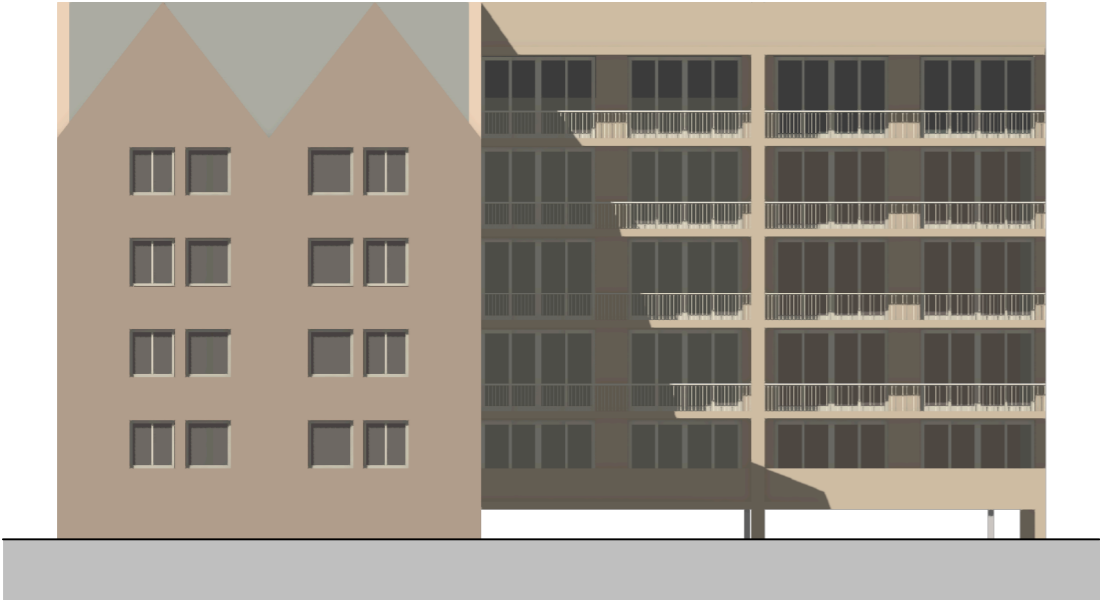
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Elevation 01, Northeast



Elevation 02, Southeast



Elevation 03, Southwest



Elevation 04, Northwest