

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

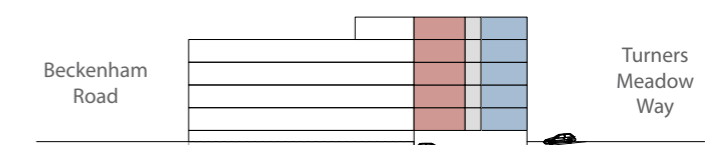
Threats

- 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

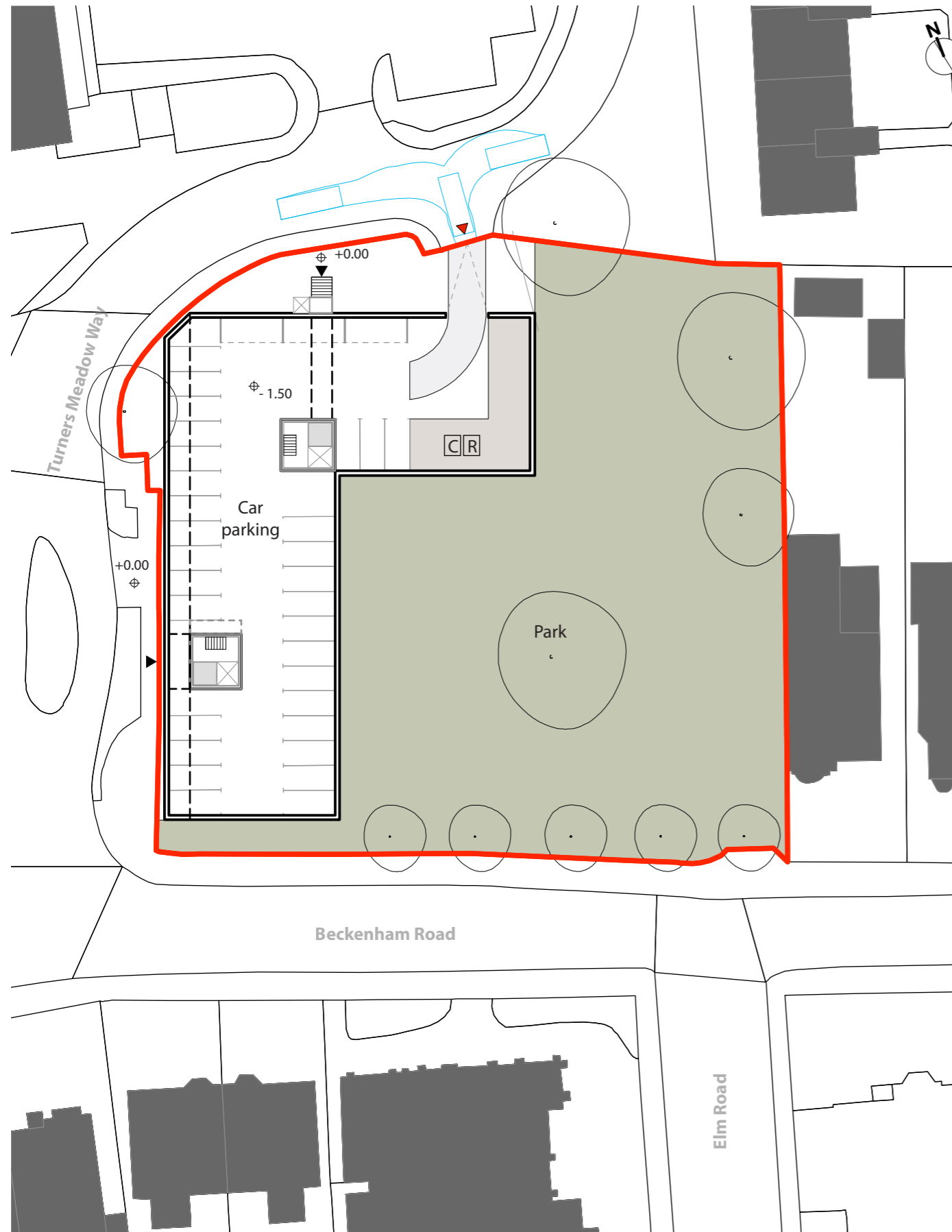
- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit

Site Plan
1:1000 @ A3

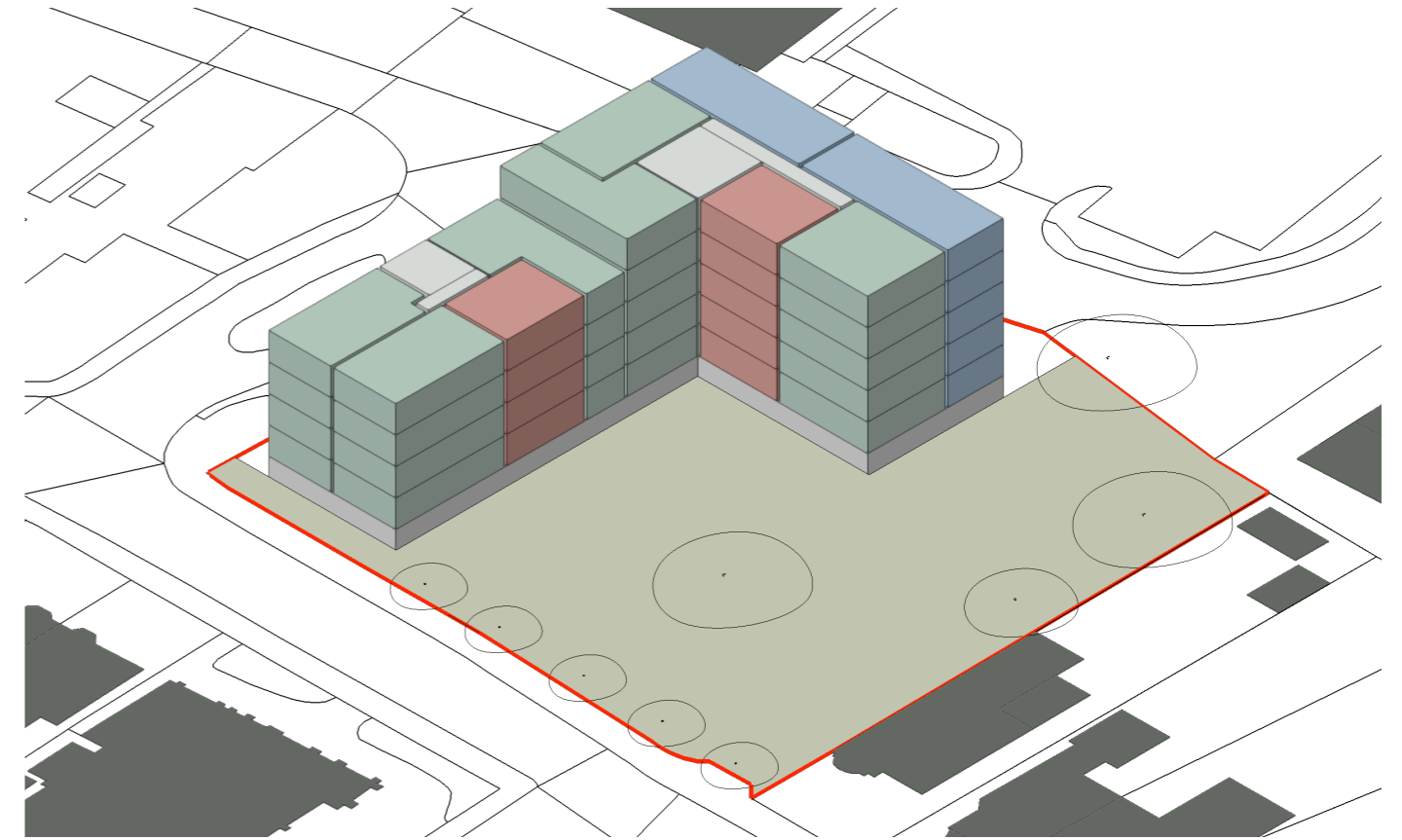


Diagrammatic Section
1:1000 @ A3

Developed Proposal



AOC



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	9
2 Bed	22	26	28
3 Bed	10	10	9
 Total 	 40 	 45 	 46

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

Developed Proposal



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



Kings Crescent, Hackney
Precedent Study



Malling Close, Croydon
Precedent Study



Grover Close, Hemel Hempstead
Precedent Study

Developed Proposal

Aerial view, Public Square

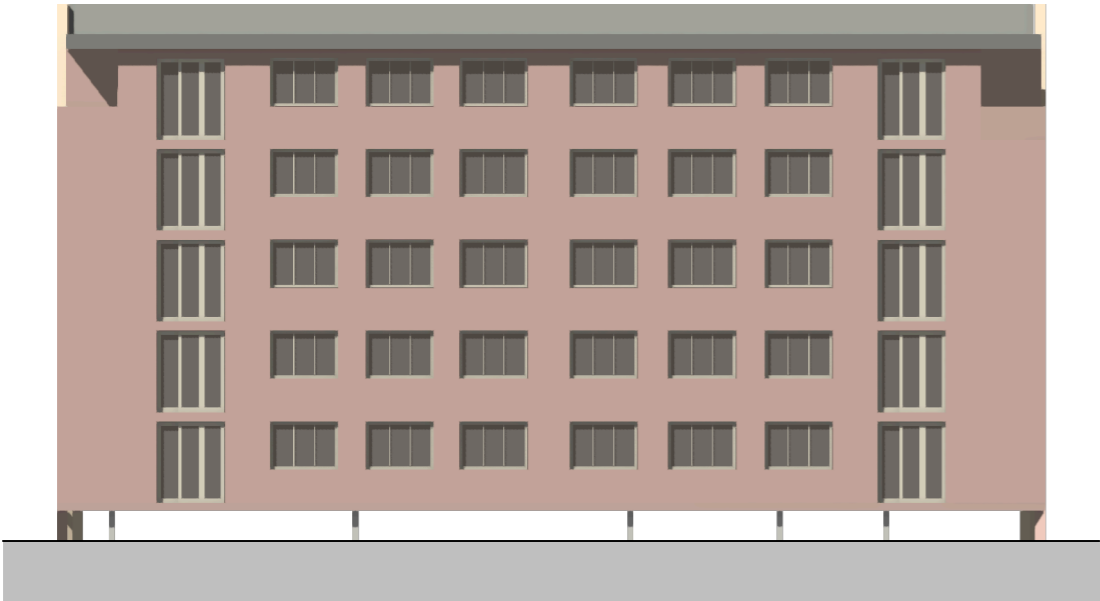


Developed Proposal

Aerial view, Park



Developed Proposal



Elevation 01, Northeast



Elevation 02, Southeast



Elevation 03, Southwest



Elevation 04, Northwest