3.9 Master Plan - The Outdoor Classroom

While being hidden away from the public frontage it is intended that this garden will provide the space for specifically the younger users of the refurbished and extended building to come together and experience the library and an introduction to books, reading and stories in a different way.
The space is centred around a new tree with a central reader's seat for which the architecture of the rear was cut to shape, creating a new rear courtyard. A stepped seating area leads out from the ground floor level to meet the current existing external levels around the tree.

While the mechanical plant will be securely screened off from the garden, the rest of the space is framed with biodiverse planting providing opportunities to introduce lessons on sustainability.

Visual of the library garden

Reference images for the library garden

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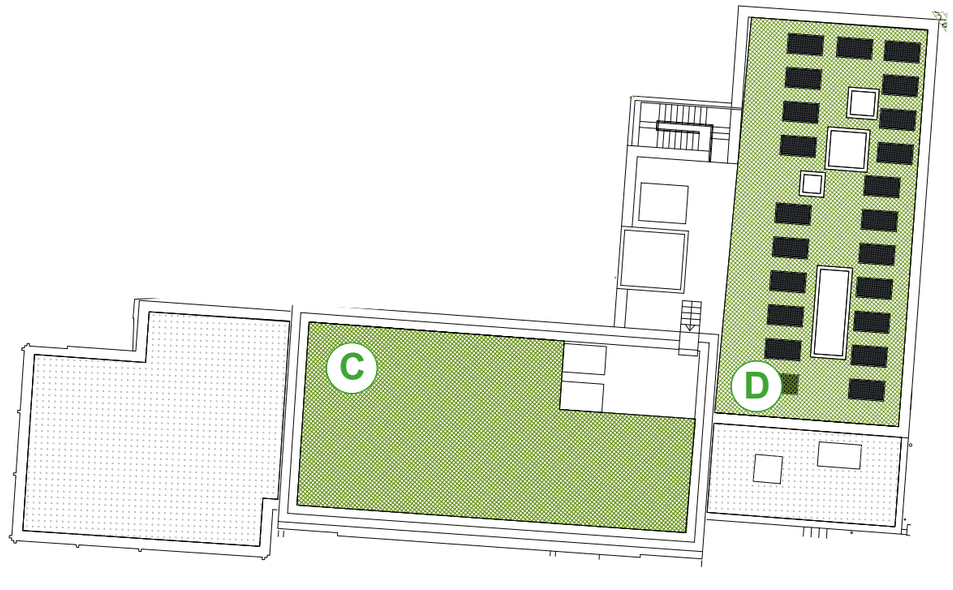
3.9 Master Plan - The Green Roofs

GREEN ROOF Currently there is no planting to any of the roofs of the building. In order to help improve biodiversity green roofs are proposed to the main flat roofs. The outlook from the first floors from the Adult/Teenage library and the Community space onto green roofs and the new trees will also support the wellbeing of the users of the these spaces. The green roofs will be a mix of native wildflower seedlings and sedum plug plants. It is intended to be self-sustaining with minimal maintenance requirements. The areas will not be accessible except for maintenance purposes or to access other maintenance areas.

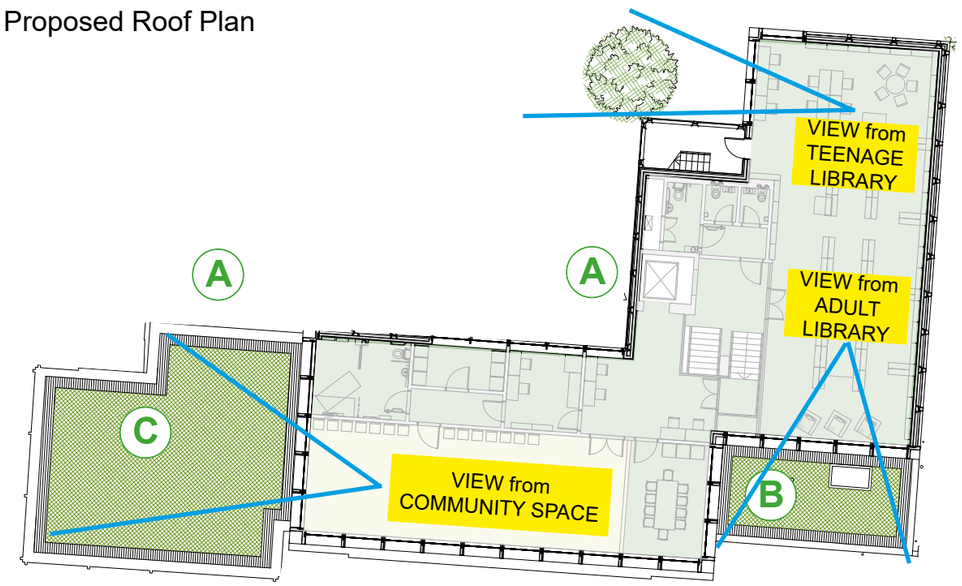
PV PANELS PV panels will be installed on the roof of the East wing over a green roof specification of native wildflower meadow species.

BIRDS AND BUGS Bird and bug boxes/units will be located across the roofs or set within the planting. Swift bricks are envisaged to the rear and side elevations of the ground floors.

URBAN GREENING FACTOR This was applied to the whole project. Calculations are included in the addendum.



Proposed Roof Plan



Proposed First Floor

D PV panels on wildflower meadow

C Bee hotel on wildflower meadow

A Swift brick

B Biodiverse grasses and perenials

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3.10 Neighbouring Amenity - Overlooking

EAST ELEVATION

Potential overlooking of Oak Grove properties from the East elevation of the library is minimised.

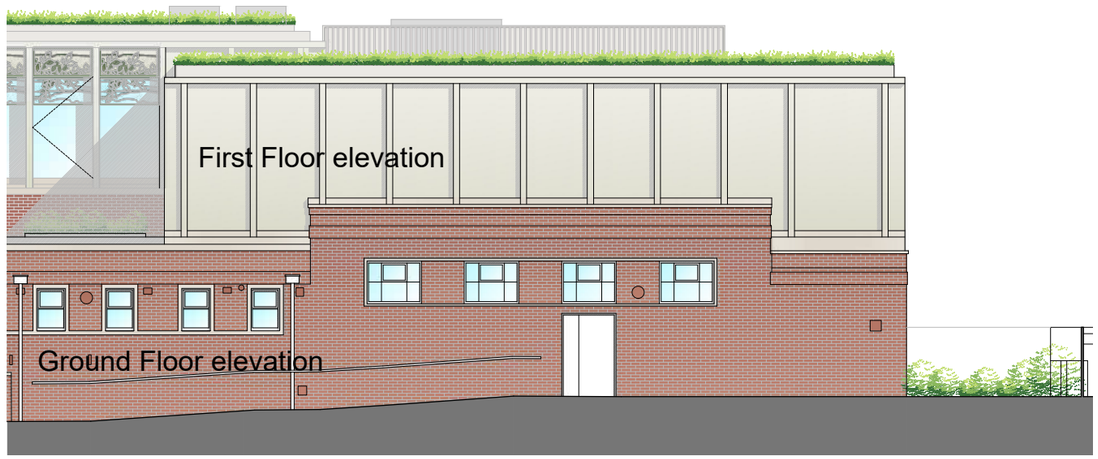
The existing ground floor windows are of small proportions and above head height.

There are no windows proposed to the new first floor elevation of the adult and teenage library, as this space will be served by roof windows.

While for most of the length of the side space next to the library is only used in case of emergency, the new rear garden will run up to the library. However, the outdoor classroom seating space will be away from the garden boundary. The fence will be raised and planting grouped in front of it to prevent persons to get to close to it.

The residential properties have a dense build-up of mature trees and sheds along the side boundary which further puts more distance between the different users.

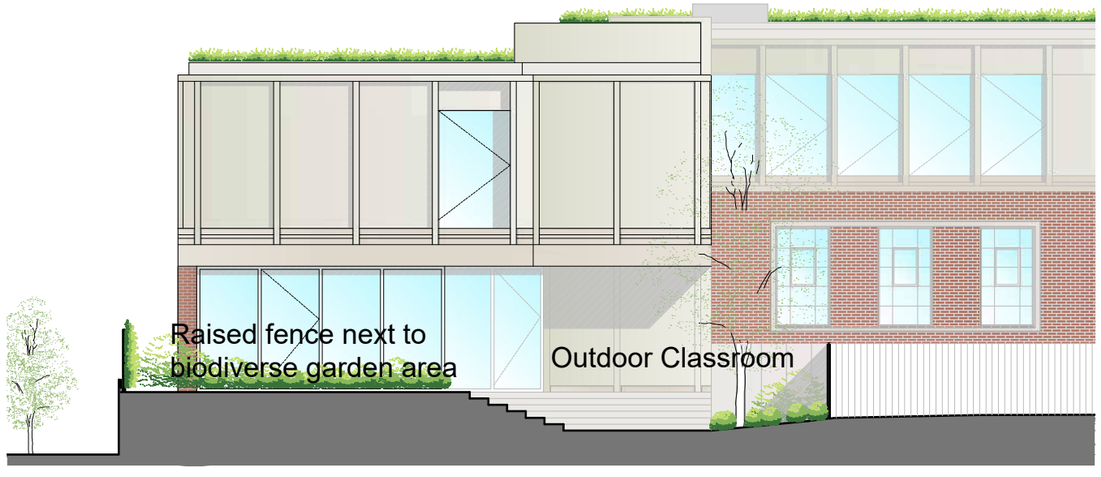
Existing fire escape retained



East elevation of library with small ground floor windows and solid first floor facade

Existing view of side space with mature trees to gardens

Existing view to gardens



Proposed section through the outdoor classroom

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3.10 Neighbouring Amenity - Overshadowing

DAYLIGHT SUNLIGHT REPORT

Overshadowing of Oak Grove properties from the East elevation of the library is minimised. Please refer to the daylight/sunlight report for specific details.

OVERVIEW

This page gives a small overview of the typical overshadowing expected for the neighbouring properties to the library on Oak Grove.

Overshadowing is typically reviewed at autumn equinox on 21st September at 9am, 12pm and 3pm.

Our review which does not include the impact of existing trees in the neighbouring properties shows the following:

9am - NO IMPACT

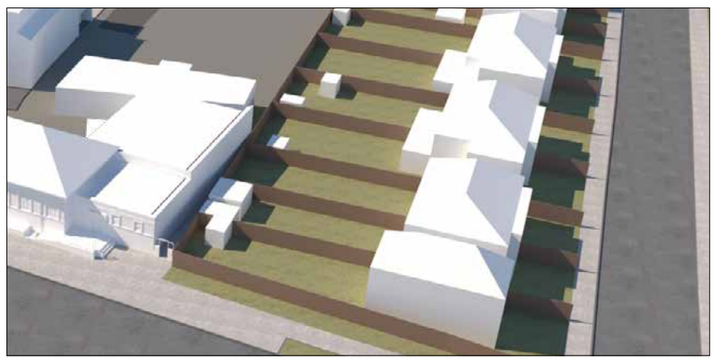
12pm - NO IMPACT

3pm - MINIMAL IMPACT

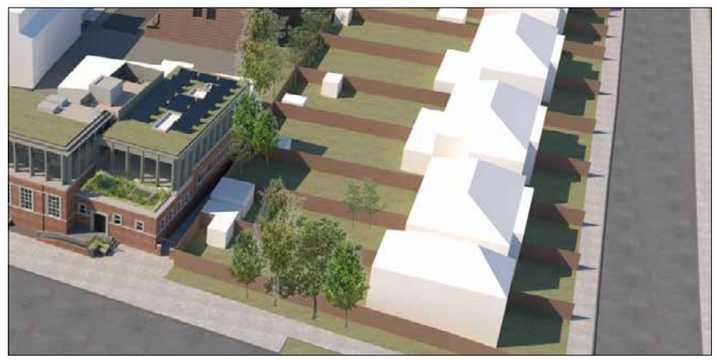
Overshadowing on 21st September, at 12pm

Aerial showing existing trees and sheds in gardens

Overshadowing on 21st September, at 9am



Existing Overshadowing on 21st September, at 3pm



Overshadowing on 21st September, at 3pm

3.11 Statement of Heritage Significance

HERITAGE ASSETS

The application site does not lie within a Conservation Area or an Area of Special Residential Character and the library building is not statutorily listed or locally listed.

The nearest listed building is the Swan pub and the locally listed no. 1-11 High Street which are both situated at the same junction with Glebe Way and Station Road as the library building.

The existing library building has an attractive design and character, it could potentially be regarded as a non-designated asset. The style of the architecture however references back to the 1930ies and is therefore not a representative example of more modern influences on the architecture of the 1950ies. While the ground floor brick facade with its render elements establishes a fine composition and detailling, the roof is of poorer quality than would be expected of the earlier period. The orientation of the building with its now abandoned WC block established a poor urban setting towards the High Street junction.

The housing element is set behind the main frontage and therefore away from the heritage assets creating no impact from a heritage perspective.

LISTING DESIGNATIONS

The Swan public house is Grade II listed.

The Historic England statutory listing description is as follows:

HIGH STREET, WEST WICKHAM 1. 4407 The Swan Public House TQ 36 NE 2/23

About 1840. 2 storeys stuccoed with hipped slate roof and eaves. 5 sash windows and 2 dormers. Plinth. Ground floor windows have shutters. Door- case has semi-circular hood. 2 extensions on either side of 1 storey.

Listing NGR: TQ3816265988

Wickham House, 1, 3, 5, 7, 9, 11 High Street is locally listed.

Date listed: between 05/1975 and 12/1982

The London Borough of Bromley listing description is as follows:

1850s by William Teulon, altered by R. N. Shaw in 1868, red brick, gables and bays. Once Wickham House, now shops

SIGNIFICANCE OF HERITAGE ASSETS

The pub and High Street buildings were erected before West Wickham developed from a village into a suburb due to the arrival of train services and formed the end of the East part of the High Street at the end of the 19th century. While the pub building with its two storeys represents a common building type within a village, the High Street buildings with its three storeys plus mansard forebode a denser suburban style which later changed from residential to commercial units on the ground floor. Both buildings have an articulate frontage to the junction and form an attractive ensemble marking the start of the High Street that contributes positively to the streetscape.

The library building is set away from the junction, leaving an underused corner, thereby creating a much weaker High Street frontage away from the listed buildings. The break in the frontage can be seen on the view towards the High Street on the next page. It reveals a view of the 1980ies commercial building that also flanks the open corner and marks the start of the High Street frontage on Station Road. While the size, quality and proximity of the library building are of high significance for the urban setting of the listed buildings, the setback and underused corner contribute negatively to the streetscape of the junction.

Locally Listed: 1-11 High Street

Listed: Swan pub

Exposed 1980ies building flanking open plot to library

3.11 Statement of Heritage Significance

IMPACT OF THE PROPOSALS ON THE LISTED BUILDINGS

The proposals for the new Cafe/entrance extension and roof extensions to the library building would not cause any harm to the significance of the listed and locally listed buildings as the frontage and facades would be well detailed and would be sympathetic to the character of the building.

The original brick facade elements of the ground floor of the main block and side wing would remain in place thereby preserving a strong character on West Wickham's High Street. The new entrance pavillion replacing the recessed WC block, being installed further towards the junction narrows the gap in the streetscape, thereby hiding the unsightly 1980ies building in views towards the High Street and improves the setting of the junction and listed buildings. The poor orientation of the library building will be rectified with the new layout.

The pitched roof would be removed and replaced by a flat roofed extension which would alter the nature of the building. The extension is stepped back from the edge creating visual subservience to the existing building below. The proposal for the extensions considers and seeks to incorporate the heritage of the area into the design, providing an integrated and elevated appearance.

The high quality treatment of materiality and detailling across all new facades would improve the appearance of the library and contribute positively to the streetscape with its richly textured facades of West Wickham's High Street. The setting of the listed and locally listed buildings and the significance of the library building itself would be enhanced as a non-designated asset.

LEGISLATION AND CONCLUSION

In accordance with the statutory duties outlined in The Planning (Listed Buildings and Conservation Areas) Act 1990, the special architectural and historic interest of the listed building would, overall, be preserved and enhanced by the proposed works.

In accordance with the terminology of the National Planning Policy Framework (NPPF), it is considered that the proposals would not result in any harm to the significance of the listed building.

The proposals would accord with relevant national and local policy and are, therefore, considered to be acceptable in heritage terms.

Existing: View to listed Swan pub building at junction to High Street West Wickham

Proposed view: Proposals support setting of listed building rationalising view by hiding buildings in background

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4. EVALUATION AND DESIGN HOUSING

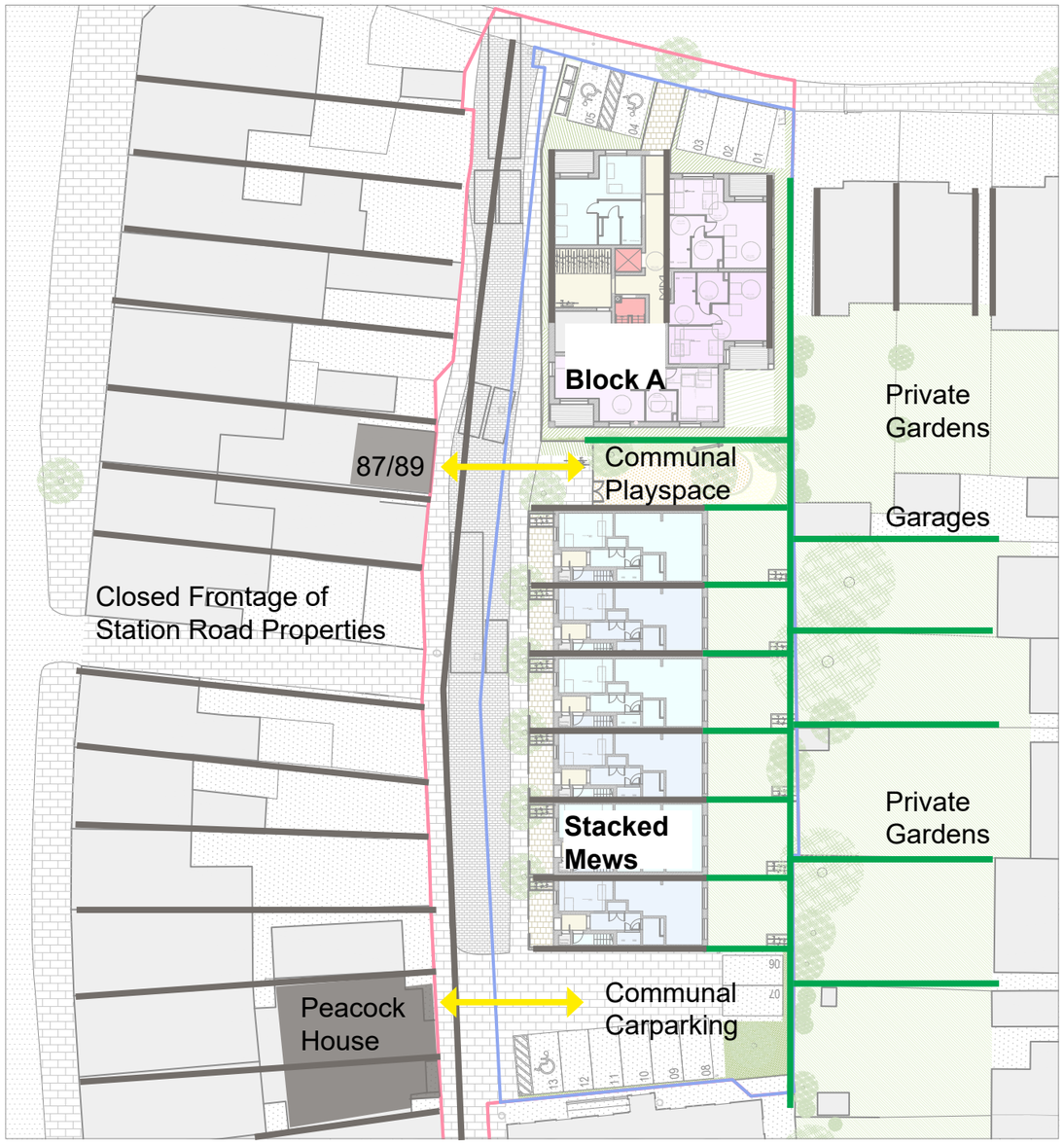
4.1 Proposals

NEW MEWS The proposals for the housing element of this submission comprise a block of flats at Croft Avenue with 14 flats, and 6 Mews houses that each accommodate two stacked flats. Of the overall 26 units, 14 flats within the Croft Avenue block will provide social rented accommodation, while the 12 flats in the Mews houses will be for private sale.

AFFORDABLE HOUSING The provision of over 50% of the total of housing to be affordable achieves the target of the London Plan.

PRINCIPLES OF SETTING OUT GRAIN Block A establishes an entrance to the new Mews while closing the urban block that was established by the closed frontage on Station Road. The existing access road is proposed to be adopted providing access for vehicles with pedestrian priority to the new Mews houses and existing properties. Private gardens for the houses mirror the gardens on the East boundary of the site. A communal playspace will be installed between block A and the stacked Mews, a communal car park at the end of the adopted road. The open spaces reflect the location of adjoining residential properties where new building volumes need to minimise the impact on their daylight/sunlight provision.

Massing study of proposed scheme



Principles of setting out grain of proposed scheme

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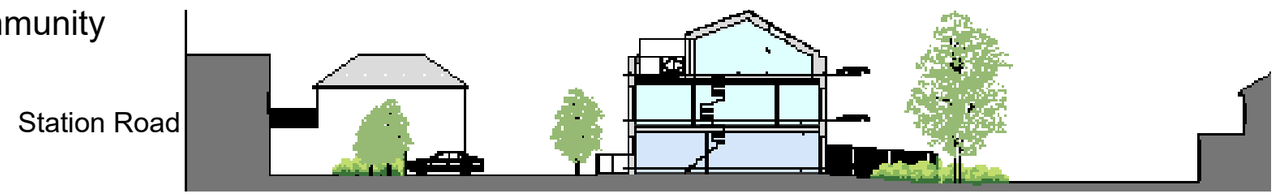
4.2 Urban Design Approach - Completing the Community

The proposals seek to close the urban block with the Station Road frontage by creating an entrance building (block A) to the Mews houses that are based on a similar grid as Station Road. Heights respond carefully to the existing context and the developing slope of the plot. While the three storey treatment of the block responds to the density of the Station Road frontage, the two storey plus roof treatment of the Mews houses sits with the residential Oak Grove housing development.



Stronger interaction along communal access road than across private gardens

Community interaction along access road

Block of flats completes open back of corner of Station Road frontage and creates a recognisable entrance to the Mews

New Mews houses create a neighbouring presence to the Station Road properties supported by the pedestrian priority approach of the shared surface treatment

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4.3 Architectural References

The new housing development proposals look at the existing architectural quality of West Wickham, housing typologies and materials for reference. There are a number of 1930ies style housing developments with strong individual detailling that sometimes stretch across several streets, sometimes are limited to just one, though always marking the original development plot of land. Over time building elements deteriorated and were replaced - often - randomly, however mostly keeping the original character of unity intact. The other dominant element is the double house treatment with many variations of the semi-detached to be found, as well as in the Croft Avenue cul-de-sac.

The proposals seek to create an ensemble in contemporary style with references to rich local brick details and the double house typology within the Mews and block. Thereby creating high quality amenity spaces with lasting materials.

ENSEMBLE TREATMENT

DOUBLE HOUSE TREATMENT

Local historic architectural references

HIGH QUALITY PRIVATE AMENITY

Contemporary material and detail references

LASTING MATERIALS

4.4 Ensemble Treatment of Development - Materials and Details

BRICK SELECTION AND COLOURS
The proposed brick range from Michelmersh for the library - Freshfield Lane will be extended to create a palette for the housing that supports recognisability of the individual homes and references the high quality surfaces in he High Street of West Wickham.
BLOCK A
Brown half of the building: Selected Dark + First Quality Multi
Red half of the building: Handmade + Selected Light
MEWS HOUSES
First Quality Multi + Selected Dark + Selected Light

ROOF COVER
The proposals show a standing seam Zinc roof to the Mews houses which picks up on the metal colouring of the library. The VM Zinc Pigmento green is a long lasting material with a mid-colour that keeps a light-weight appearance.

Freshfield Lane - First Quality Multi

Freshfield Lane - Selected Light

Freshfield Lane - Selected Dark

Freshfield Lane - Handmade

92 Station Road - example of brown/red brick details

VM Zinc Pigmento Green

Freshfield Lane - Selected Dark and First Quality Multi

Freshfield Lane - Handmade and Selected Light

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4.4 Ensemble Treatment of Development - Materials and Details cntd.

View of Mews houses

Street elevations of block A, Mews houses and library showing harmonius use of colour palette

4.5 Architectural Design - Double House Treatment of Development

BUILDING EXPRESSION
The proposed housing development uses land efficient building types to provide long required additional housing for the borough. The expression of the buildings adapts however the dominant local language of the double/semi-detached house to create context references and recognisability.
While the Mews houses follow the grid of Station Road, they also are stepped to follow the existing natural slope of the plot. Steps in height are required and was chosen to be set after two houses, which in turn brings out a double house rythm along the road.
The block of flats is similar in width as the neighbouring semi-detached houses reflecting the internal width of two flats. Externally this is expressed by a step in the building front and underlined by a different brick colour treatment.

DOUBLE HOUSE TREATMENT
of Mews houses and block of flats
with steps in volume and dual brick colours

Unusual triple house in Croft Avenue

Semi-detached in Croft Avenue

Block A view from Croft Avenue

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4.5 Architectural Design - Details

The details of the architecture were developed by analysising the semi-detached houses in Croft Avenue (see examples below) and transferring these into a contemporary style for the block of flats (shown below right) and the Mews houses. Similar detais are proposed across both blocks of housing (see next page).

BASE (A) The ground floor appears often different - in scale of windows and facade treatment, with often darker brick bands. The elevations of the block of flats pick this up which breaks down the scale of the block and ties it in with the houses next door.

LINEAR ELEMENTS (B) There appear to be fine horizontal lines that are created by the edges of the eaves at ground and roof level, and continued across the first floor baywindows. This element is picked up in the Rustica brickwork panels, on block A and the Mews, as well by a fine brick band at parapet level which sets a determining band to the height of the facade.

SUBTLE VERTICAL ELEMENTS (C) The ground and first floor windows are overal wider than high, but these are divided into vertical panes which is repeated in the proposed housing.

RAILINGS (D) West Wickham shows very little iron or other metal fencing, and very much shows a rural approach to its boundaries. While there is little evidence of older or original boundary treatment, the timber picket fence or low level walls with upright posts appear regularly. The proposals include low level brick walls and timber fences to the front of the Mews houses. Balcony perimeters were chosen to repeat the low level brick as a proportion of wall inset with a balustrade on top. While the balustrade is required for structural reasons to be metal, a shaped timber handrail acts as reference to the timber elements of historic housing.

LINEAR ELEMENTS at eaves across the elevation

BASE darker base to the semi-detached houses

RAILINGS low level brick walls like historic boundaries

SUBTLE VERTICALITY dividing window panes

LINEAR ELEMENTS at eaves across the elevation

RAILINGS timber fence support village atmossphere

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4.5 Architectural Design - Details

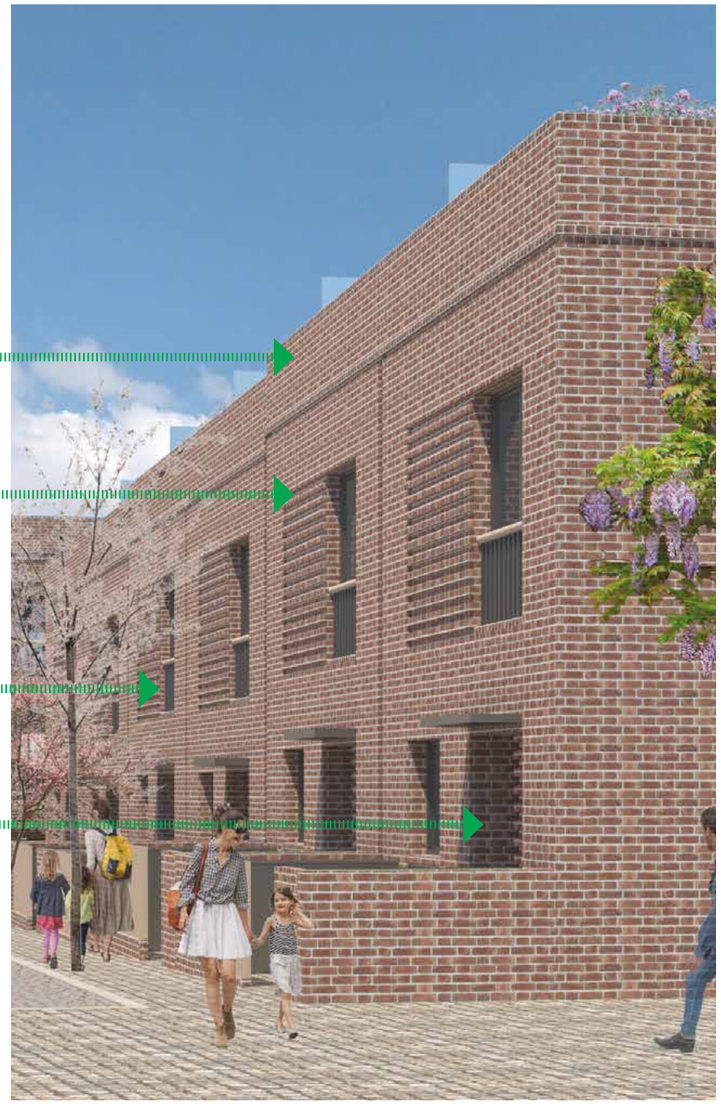
Proposed facade details block of flats

Same brick colours

Linear brick relief

Timber handrails

Entrance marker
- contrasting brick



Proposed facade details Mews houses

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4.6 Landuse/Capacity/Optimisation

DENSITY

The site area (residential only)	2325sqm/ 0.2325ha
The number of proposed units	26
The number of habitable rooms	59
Proposed Unit density	111 per Ha
Proposed habitable room density	253 per Ha

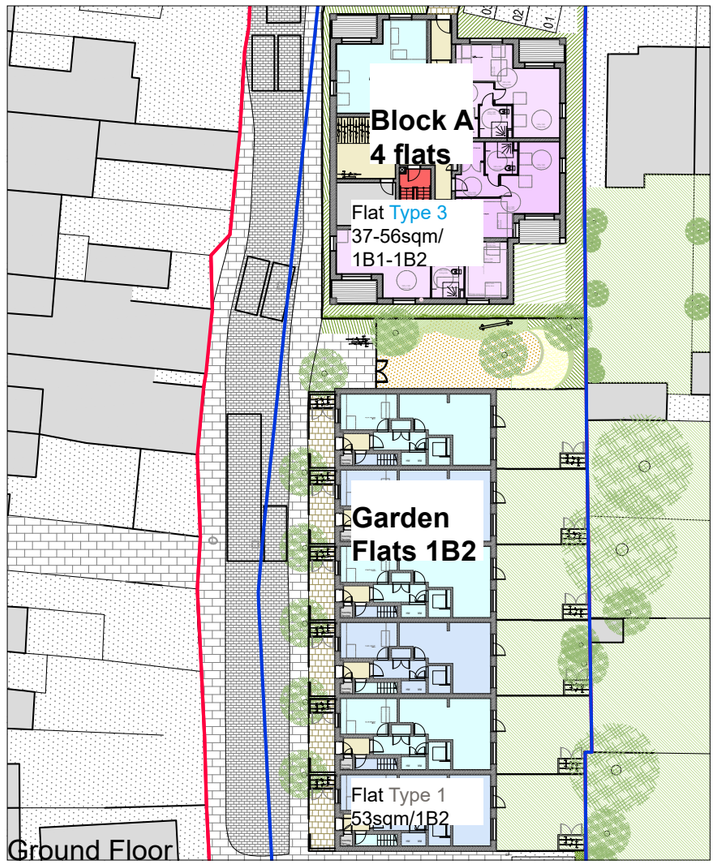
UNIT MIX

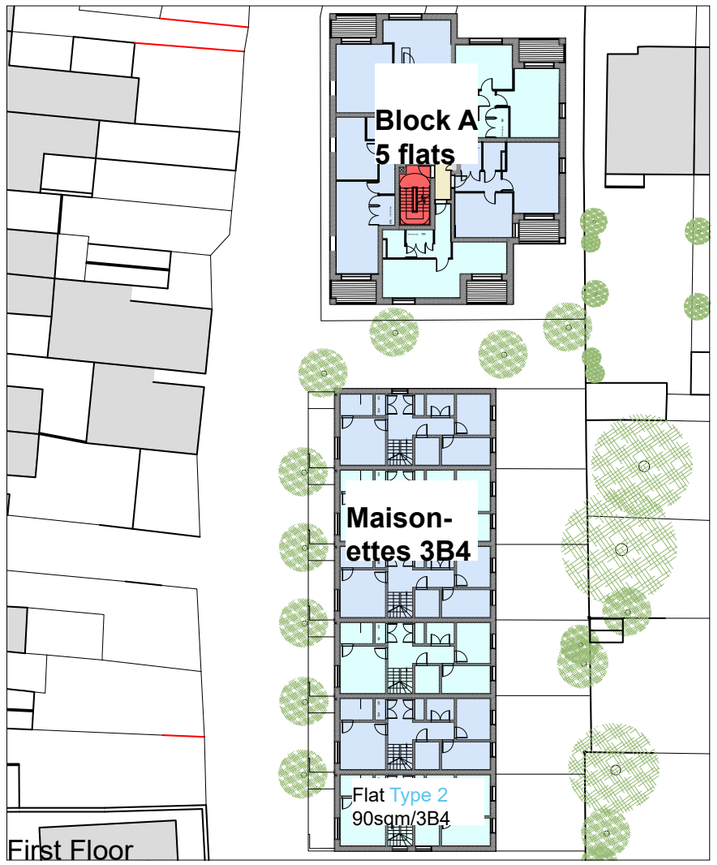
For the full schedule of the proposed mix of units please refer to the accommodation schedule in Appendix A. An overview below.

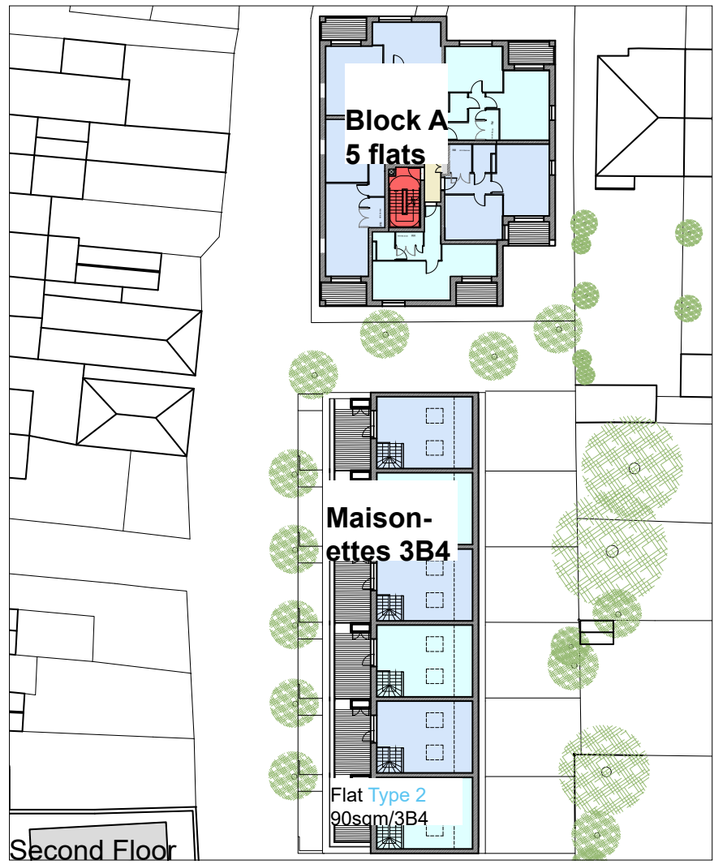
1B1	1B2	1B1 WCA	1B2 WCA	3B4	UNITS
3	14	2	1	6	26
12%	54%	8%	4%	23%	100%

BUILDING TYPE

Block A will accommodate a range of one bed and studios with private balconies for each flat, and a bike store on ground floor. The entrance is from Croft Avenue. The stacked Mews houses will each have a one bed garden flat on the ground floor, and a three bed over the first and second floor with a generous roof terrace. Both wil be accessible via an entrance door from the access road. Individual bike storage is either at the front or the back of each house.







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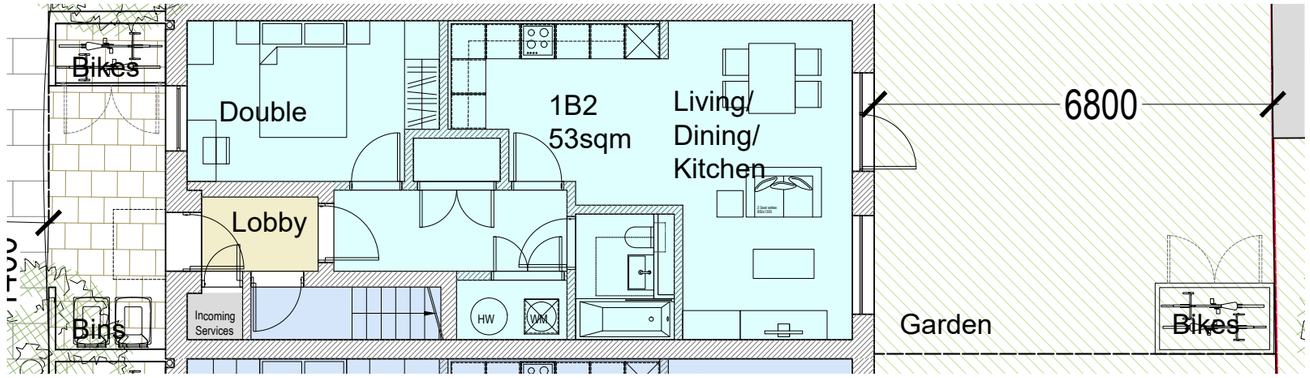
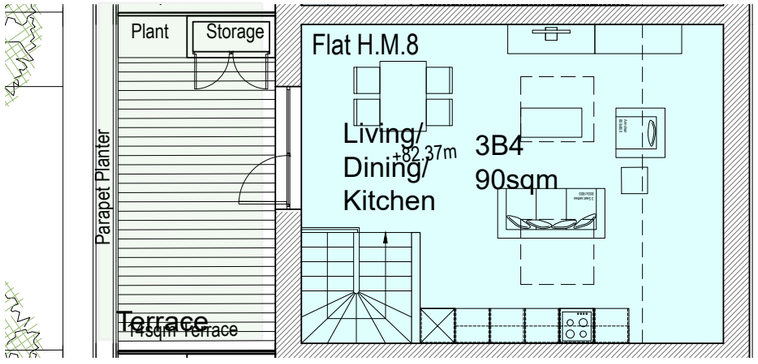
4.7 Layout Review - Stacked Mews

The layout of the stacked Mews was chosen to enable an efficient use of the site, placing the building block nearer the access road to allow deeper gardens adjoining the existing gardens of Oak Grove properties. The front space provides an entrance area to accommodate bins and bike storage for the upstairs flat, while bike storage for the ground floor is indicated in the garden. All flats comply with National Space Standards and are dual aspect on all floors.

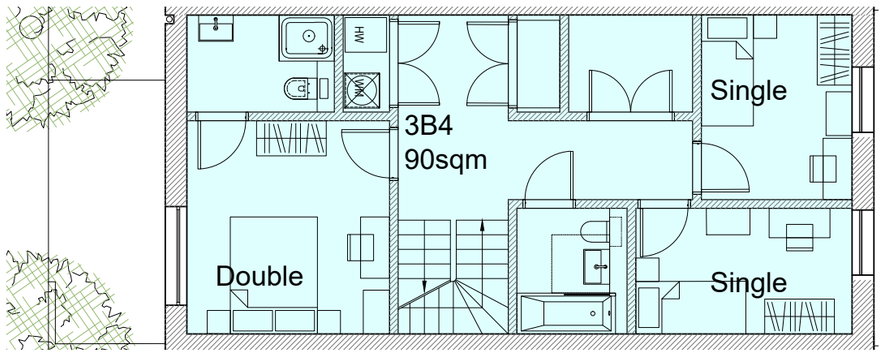
HEIGHT For each dwelling floor to ceiling height is at least 2.5 metres for at least 75 per cent of the gross internal area.



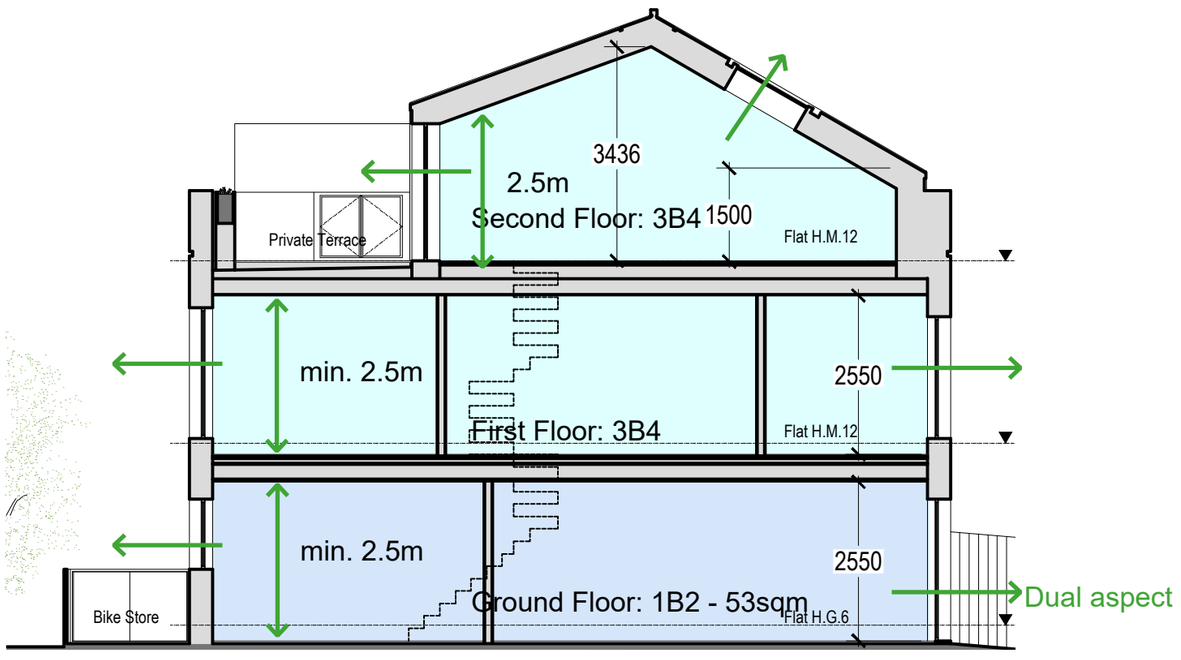
Typical ground floor layout - 1B2



Typical second floor layout - 3B4



Typical first floor layout - 3B4



Typical section for a stacked Mews house

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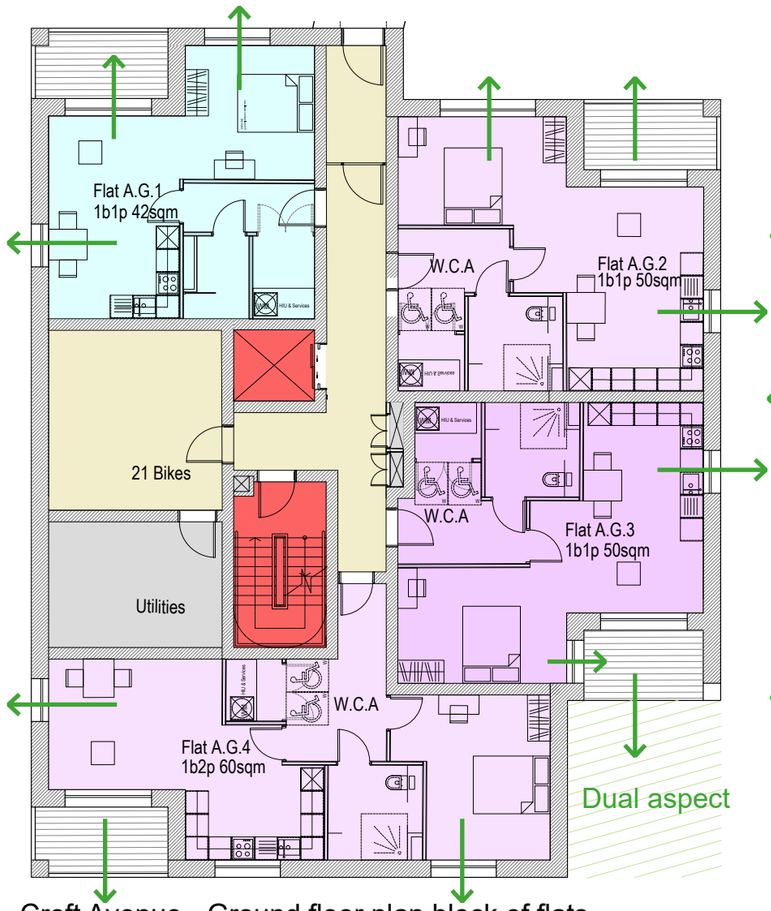
4.7 Layout Review - Block of Flats

The layout of the block of flats reflects the front to back orientation of the Croft Avenue housing typology with the entrance from Croft Avenue and flank walls with less window openings. Steps in the building footprint are due to reference the Croft Avenue pattern of semi-detached houses and particularly in the front accommodate two different flat units.

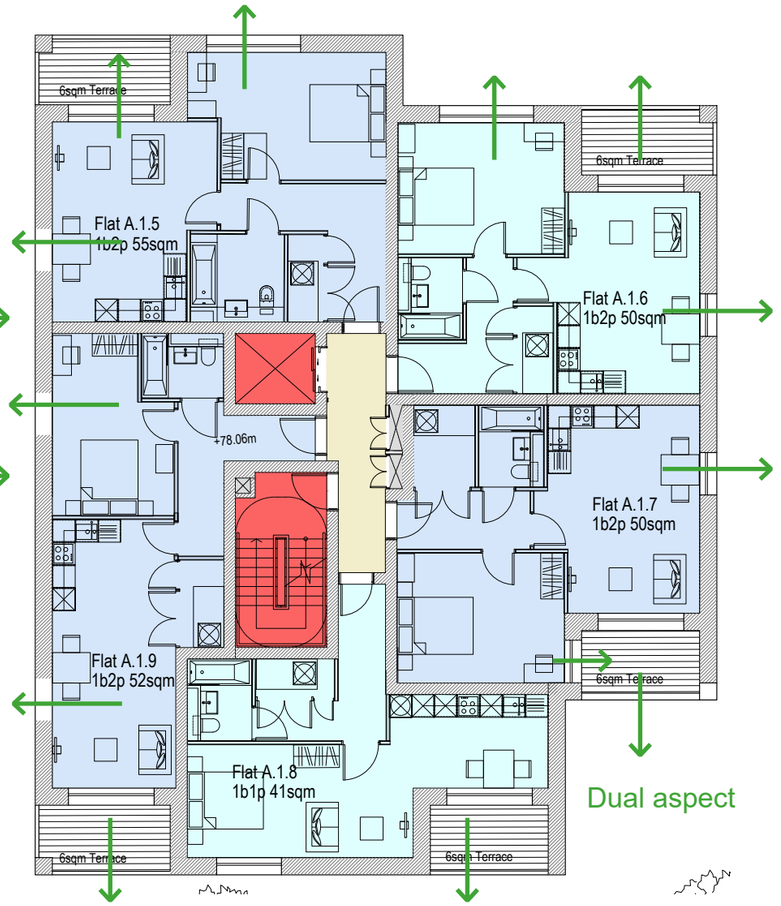
Steps to the rear allow for logical placement of further balconies and determine the maximum number of flats per floor.
The ground floor further accommodates a utilities room and a bike store. All flats comply with National Space Standards.
While the outlook via the flank walls is slightly restricted, all flats are dual aspect on all floors which allows a comfortable daylight/ sunlight provision.

CAT 2 AND 3 APARTMENTS - APPROVED DOCUMENT M
90% of the apartments are designed as category 2 and 10% are designed to category 3, these are shown in purple in the diagrams below. 3 flats out of 26 which equates to over 10% of the overall number of flats are wheelchair accessible CAT 3 flats. These are provided in block A on the ground floor.

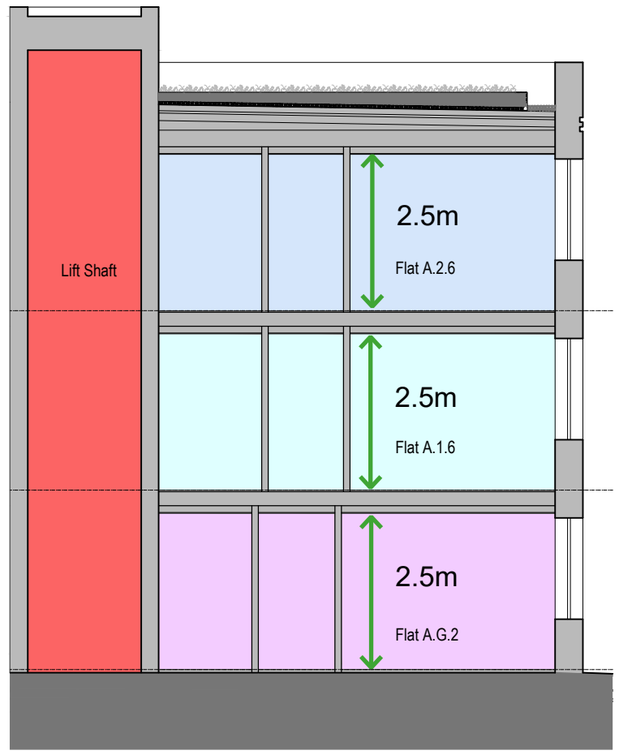
HEIGHT For each dwelling floor to ceiling height is at least 2.5 metres for at least 75 per cent of the gross internal area.



Croft Avenue - Ground floor plan block of flats



First and second floor plan block of flats



Proposed section block of flats

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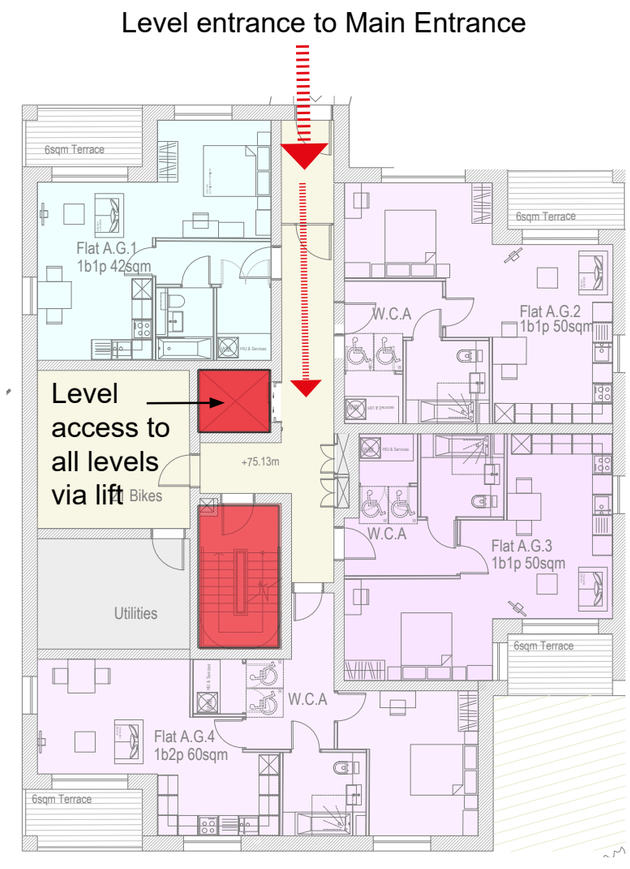
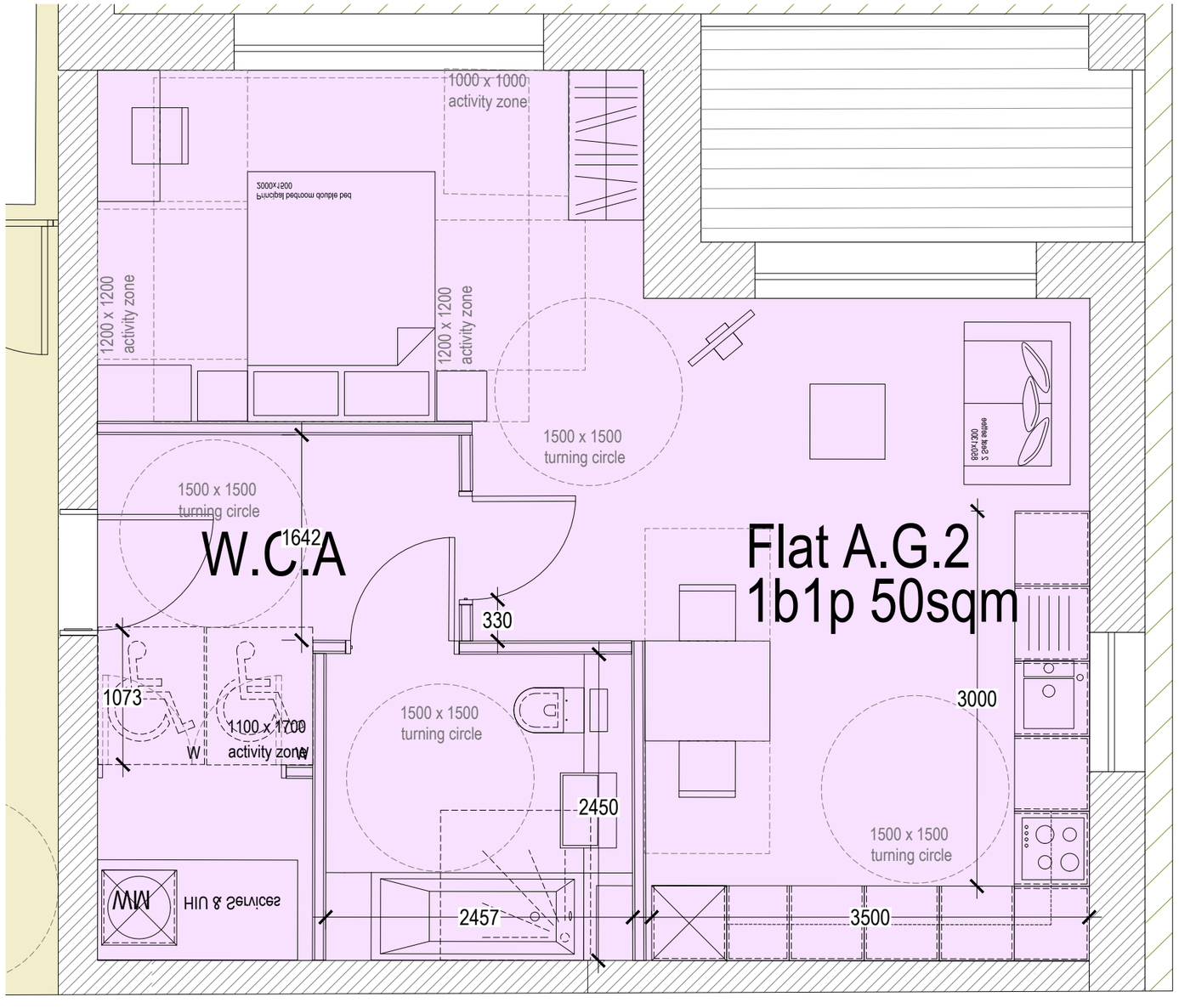
4.8 Wheelchair Accessible Housing

LIFT AND STAIR

The site shows different levels from front to back as well as along the street. The ground floor finished floor level is set to match the entrance level on Croft Avenue. The stair and lift are reached via a central corridor straight ahead from the main entrance door and serve all floor levels, with the stair going up to the roof for maintenance.



Croft Avenue - Ground floor plan block of flats



Wheelchair accessible unit on ground floor

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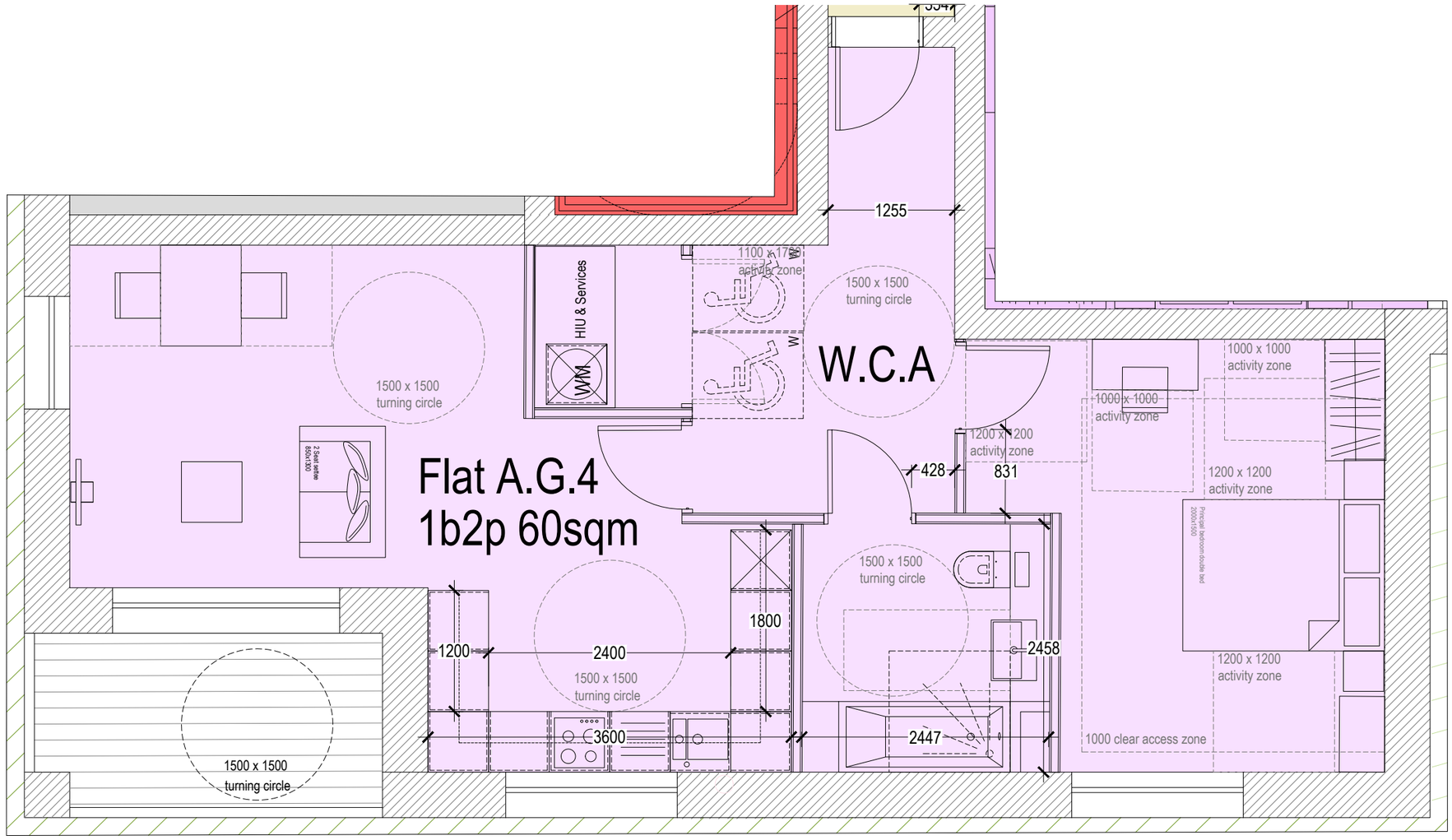
4.8 Wheelchair Accessible Housing cntd.



Wheelchair accessible unit on ground floor

4.9 Access, Transport & Services Strategy

ACCESSIBILITY A transport report was prepared by Caneparo Associates to accompany this application.
It illustrates that a number of local amenities are located within desirable walking distance to the site. Public transport is in the vicinity of the site so that a high proportion of future trips can be undertaken by sustainable modes.
While the PTAL rating of the site is 2, it is accessible by non-car modes being within walking and cycling distance of day-to-day amenities and near to bus services on Station Road, with West Wickham Railway Station located within a 7-minute walk. 20 minutes cycling trips can be undertaken to areas such as Bromley, Addington, Beckenham and East Croydon.

ACCESS The existing access into the car park will be made redundant and reinstated as footway, with the main access into the site taken from the existing service road, which will be improved as part of the proposals. The width of the access road ensures that two-way vehicle movement is feasible for the majority of its length. The access road provides an enhanced walking route through the site and sufficient space for refuse and delivery vehicles to turn. It is proposed for the access road to become adopted. This was discussed with LBB during pre-application discussions in which it was advised that reference should be made to the 'LBB Design Manual for Development Part 1 – Highway Design Criteria For New Development (January 1998).' The access road will therefore be built to adoptable standards based on a shared surface as the access itself serves less than 25 dwellings.

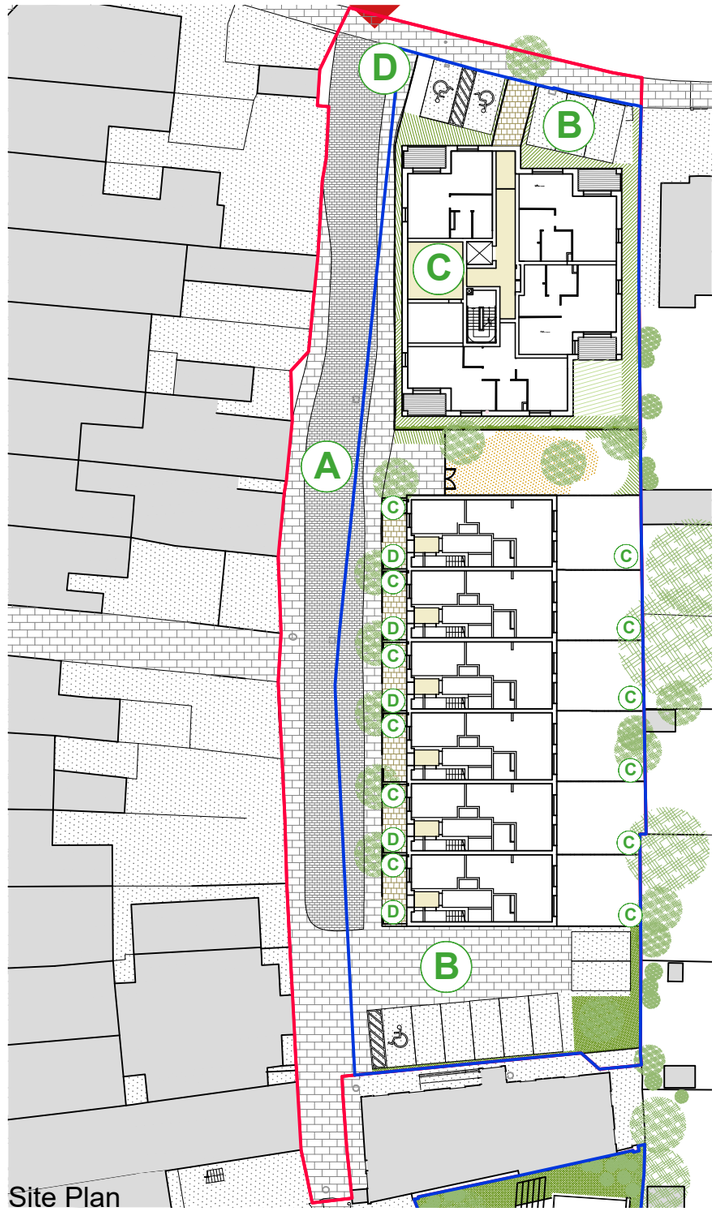
CAR PARKING The proposals include a total of 13 parking spaces, of which 3 will be for disabled users. A total of 5 spaces will be accessed directly from Croft Avenue, whilst the remaining 8 spaces will be accessed via the internal access road. 3 spaces will be fitted with active electric charging facilities, with all remaining spaces provided with passive provision. The level of parking is deemed appropriate and in accordance with standards, as well as complying with the pre-application feedback.

CYCLE PARKING A total of 43 cycle parking spaces will be provided, of with 41 will be in sheltered and secure storage. The cycle parking for the block of flats will be provided in Josta two-tier racks, whilst the parking associated with the row of flats/maisonettes will be provided within the curtilage of each dwelling. This ensures there are 2 spaces per unit and 2 spaces for visitors, which is in accordance with London Plan standards, with require 1 space per 1-bed/studio, 1.5 spaces per 1-bed 2 person unit and 2 spaces per all other dwellings. A further 2 spaces are required for visitors up to 40 units which will be provided externally in the form of a Sheffield hoop. The level of cycle parking is in accordance with London Plan 2021 standards.

SERVICING AND REFUSE COLLECTION A communal refuse and recycling bin store will be located to the north of the block of flats which will be associated with the block, with individual bins located in front of the row of flats/maisonettes. Storage facilities for waste & recycling are proposed to be provided to meet local authority requirements and British Standard BS5906:2005. Residents will be responsible for transferring their waste from their household into the correct bins. All servicing and refuse collection can take place on-site, with vehicles able to access/egress the site in forward gear. This ensures that bin dragging distances are minimised for Council collection operatives.

DELIVERIES Deliveries will take place on-site with access taken from Croft Avenue. The width of the access road ensures that a car can still pass a delivery vehicle if loading/unloading at the site. It is expected that the majority of deliveries to the proposed residential units will be undertaken by small to medium sized vehicles e.g. transit vans, with the occasional requirement for larger vehicles such as a 7.5T box van.

A Access Road
B Car Parking
C Cycle Parking
D Refuse



Site Plan

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4.10 Amenity

PRIVATE AMENITY Where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. All flats have access to private amenity space in the way of a private balcony or terrace. These all meet and / or exceed the nationally prescribed space standards. All one bed one person or two person flats in block A will be provided with a 6sqm balcony each. The one bed two person garden flats in the Mews House will receive a 40sqm garden plot, and the three bed four person Maisonette flat in the Mews House will recieve a 13.7sqm roof terrace. The total floor area in balconies, terraces and private gardens is 402sqm.

PLAY SPACE AND SHARED AMENITY As part of the towncentre the site is in a part of West Wickham noted as deficient in local parks and bounds onto an area with deficiency of access to nature. At least 10 square metres of playspace should be provided per child for play and informal recreation. Based on the GLA toolkit calculator it was estimated a population of the development, the child yield and the required on-site amenity space which equates to 69.9sqm for all under 18 year olds. The communal playspace of the proposed development will provide 85sqm.

Bromley policy map

Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	1.9	1.4	3.3
Ages 5, 6, 7, 8, 9 , 10 & 11	1.4	0.9	2.4
Ages 12, 13, 14 & 15	0.6	0.3	0.8
Ages 16 & 17	0.3	0.1	0.4
18-64	21.3	17.1	38.4
65+	0.5	0.4	0.9
Total Yield	**26.1**	**20.3**	**46.3**

Play Space Calculator

Total Children	**7.0**

	Benchmark (m^2)	Total play space (m^2)
Play space requirement	10	69.9

GLA Population Yield Calculator

Private balcony - 6sqm

Private terrace - 13.7sqm plus storage and plant

Private garden - 40sqm

4.11 Biodiversity/Trees/Urban Greening Factor

EXISTING TREES and BIODIVERSITY The car park site shows the existence of two young trees on the boundary to a private garden off Oak Grove and one newly planted tree on the pavement of Croft Avenue next to the existing car park entrance. These make up all of the existing biodiversity of the site.

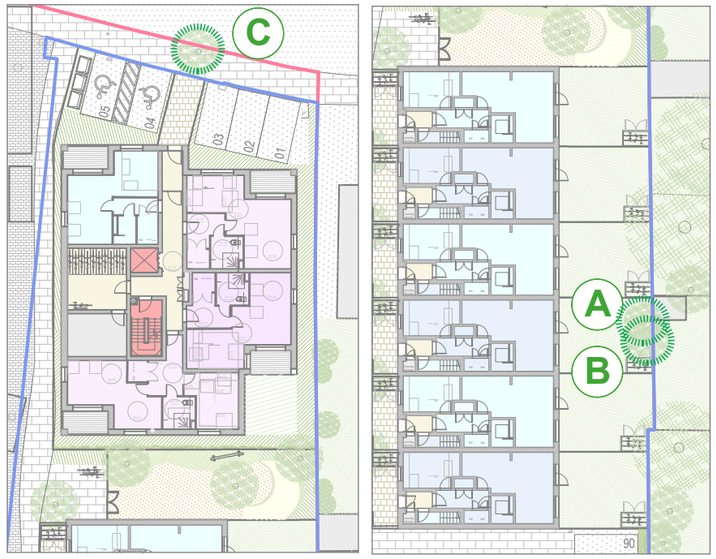
A Silver Birch

B Lime Tree (tbc)

C Ornamental Crab Apple Tree (tbc)

All trees are in good condition with an estimated remaining contribuition of 20-40 years each. There are no active TPO.

PROPOSALS It is estimated that for the current proposals tree A and B can be retained and due to their location their root system would not be substantially disturbed by building works. Tree C would need to be re-located or replaced to allow entrance to the newly proposed parking spaces in front of block A.

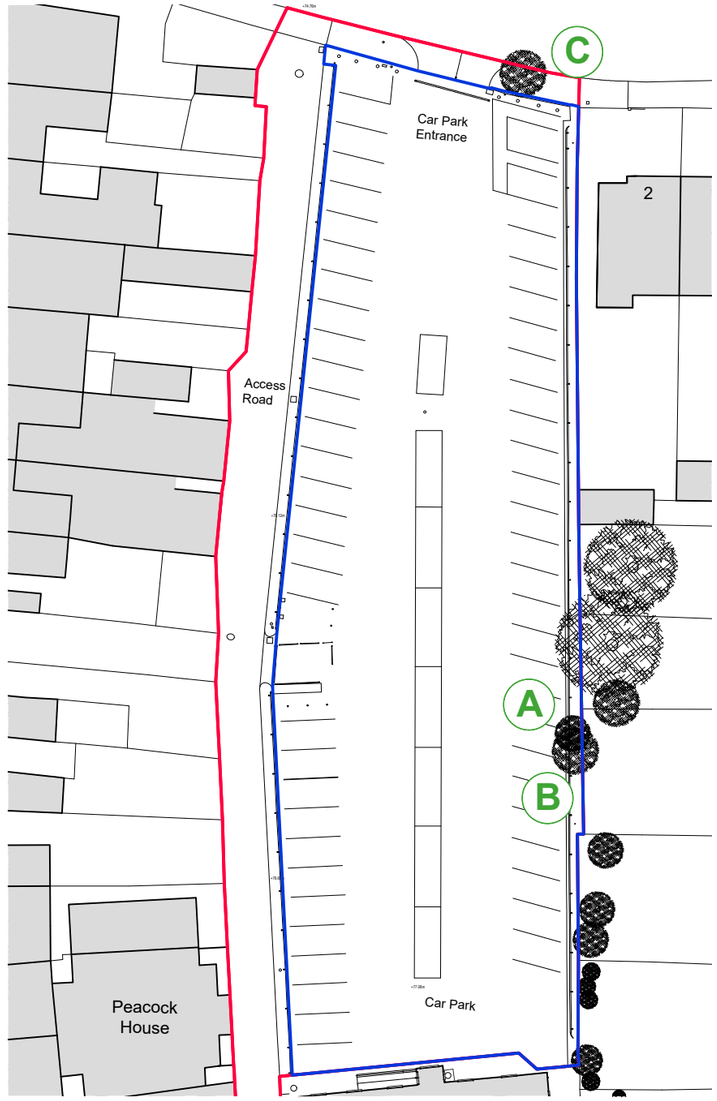


Proposed plans indicating location of existing trees

A and **B** Silver Birch and Lime

C Crab Apple Tree

A and **B** on boundary



Existing car park plan

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4.11 Biodiversity/Trees/Urban Greening Factor

URBAN GREENING FACTOR The proposals will be a major improvement to the biodiversity of the site. The urban greening factor was calculated over the whole of the project and its public owned site across the housing and library plot and achieves the required 0.4 as per LONDON PLAN 2021.

GREEN ROOFS (**A**) While the existing and proposed buildings will cover a lot of the footprint, this will be mitigated by installing green roofs on the flat roofs of the library and block A.

TREES (**B**) There is a focus on trees in this project which makes the Elm tree the starting point of the library design to the square and a new reading tree at the rear. It is envisaged to plant a row of street trees to the Mews, some trees to the playground, and to keep the existing trees as per the previous page.

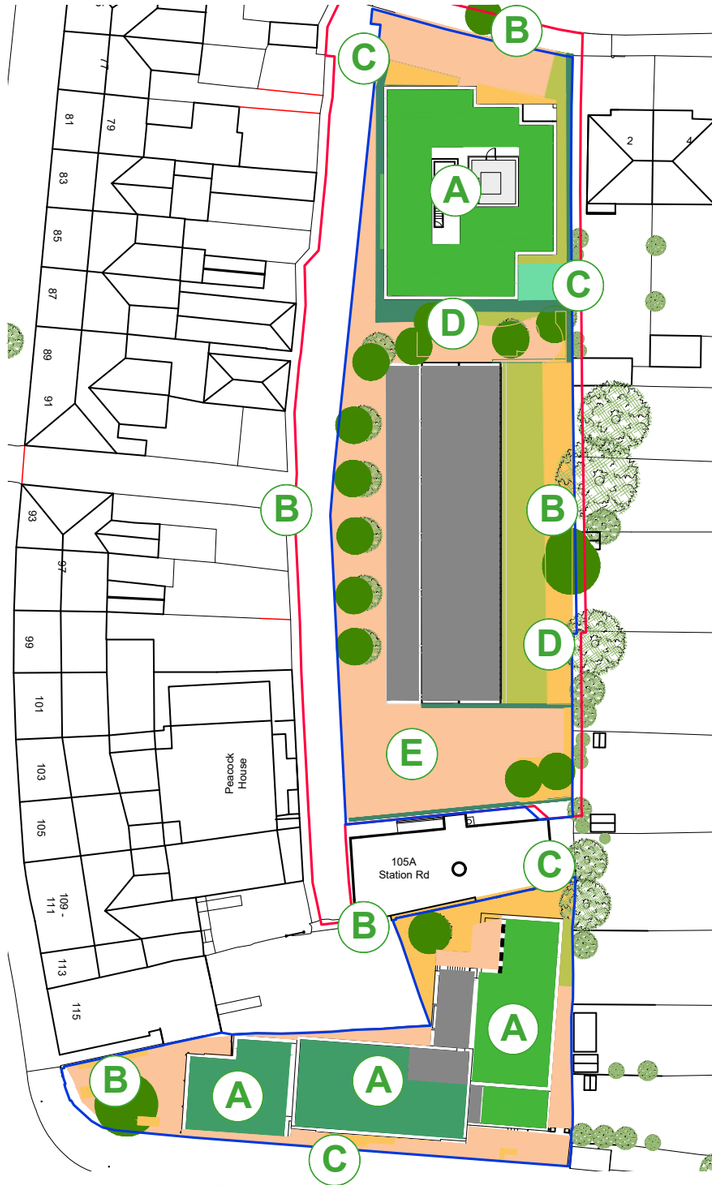
BIODIVERSE PLANTING AND HEDGES (**C**) The library frontage will receive a newly landscaped square and raised planter beds with biodiverse planting to attract pollinators. Planting and hedges are further proposed around the housing development.

GRASSLAND AMENITY (**D**) The playground and private gardens are expected to have part grassland amenity part biodiverse planting.

PERMEABLE PAVING (**E**) Where paving is required, this will be installed as permeable paving, with car parking spaces shown as grass pavers.

Urban Greening Factor Calculator				
Surface Cover Type	**Factor**	**Area (m²)**	**Contribution**	**Notes**
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	98	98	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	395	316	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	133	106.4	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	220	154	
Flower-rich perennial planting.	0.7	240	168	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	79	47.4	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6		0	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	211	84.4	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	801	80.1	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	436	0	
Total contribution			**1054.3**	
Total site area (m²)			2633	
Urban Greening Factor			**0.400417774**	

Urban Greening Schedule



Urban Greening Plan

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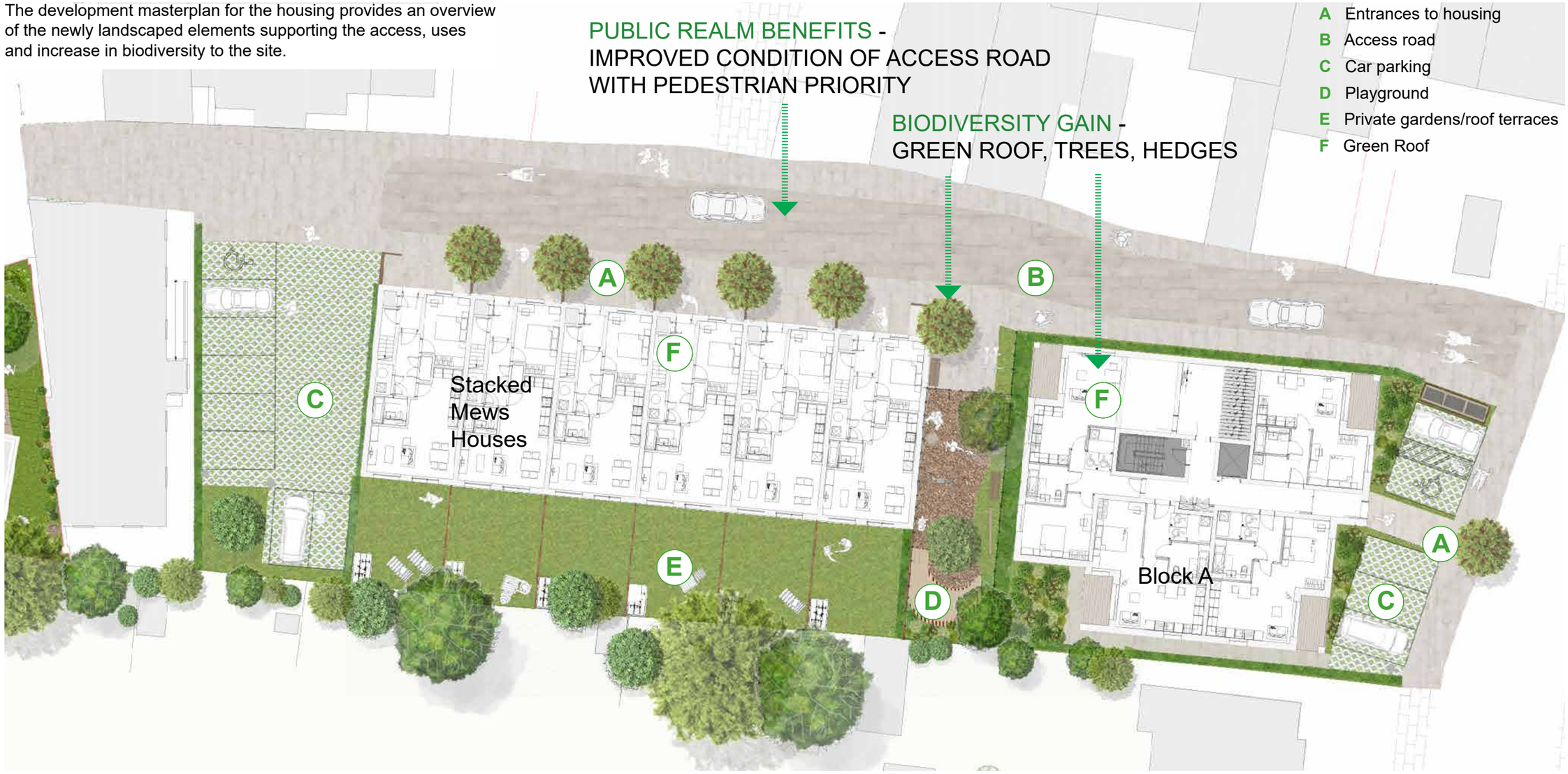
4.12 Landscaping Master Plan Housing

The development masterplan for the housing provides an overview of the newly landscaped elements supporting the access, uses and increase in biodiversity to the site.



4.12 Master Plan - Entrances to Housing

Entrances to the housing blocks are central to the perception of a home as a safe and welcoming place. These are proposed to be easily accessible from Croft Avenue or the newly landscaped access road.
Trees are markers to each property - we are proposing to continue the use of the ornamental Crab Apple tree which are planted along Croft Avenue and create a red colour scheme for the autumn and winter.
The red is being picked up from the red brick material that is introduced to one part of the Croft Avenue block of flats, and within each entrance inset to this block and the Mews houses.
While block A will be provided with privacy hedging around the perimeter creating a defensible border, and a clearly marked entrance path, the Mews houses will have a small forecourt which is separated from the access road via low level brick walling and a timber fence. The use of timber picks up on the local suburban/ village treatment of boundaries.

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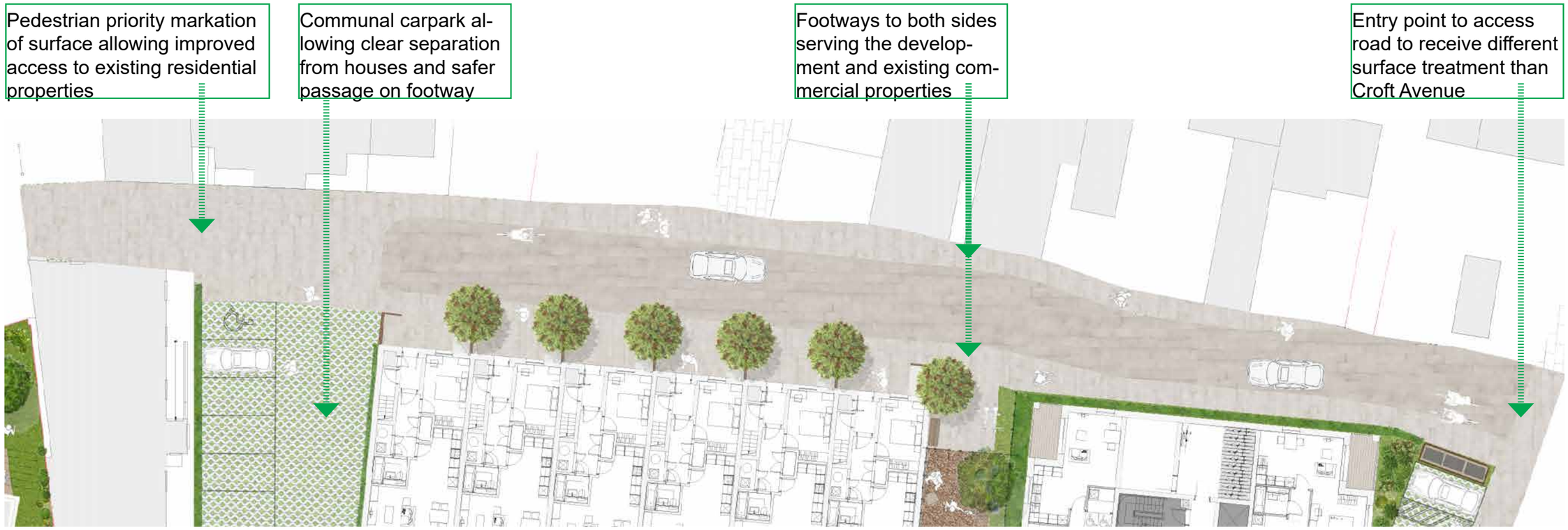
4.12 Master Plan - Access Road and Car Parking

IMPROVEMENT OF ACCESS ROAD Following the replacement of the public car park with a residential scheme a drastic fall in car movement is expected as well as a change to a more pedestrian use including school children. It is expected that the existing uses of the rear parts of the Station Road properties for parking and bin storage will remain and need to be considered. The main factor to determine the width of the access road is to enable the communal car parking at the end of the access road as well as the movement of refuse vehicles and fire engines along the full length of the site until the private car park site.

The access road is proposed to be a shared surface of a standard width with marked separate footways on both sides. The surfaces are treated differently from that of Croft Avenue and Station Road to slow down traffice and prioritise pedestrians while allowing access to the adjoining existing owners, the proposed parking spaces at the rear and fire engines and refuse vehicles to service.

The access road will measure 4.8m in width, with a 1.8m wide footway on the eastern side. The access road then varies in width from 3.7m – 4.8m with a footway along the eastern side for its length, with a footway also present on the western side to provide access to the rear of the row of commercial properties that front Station Road. The width of the access road ensures that two-way vehicle movement is feasible for the majority of its length, with sufficient space for two cars to wait at the access which ensures that there will be no queuing back onto Croft Avenue.



Amended residential option - stacked Mews - with shared surface road

4.12 Master Plan - Access Road and Car Parking cntd.

SHARED SURFACE The proposed shared surface approach will provide an appropriate scale to the development with pedestrian priority. The works to the access road woudl be a huge improvement over the existing unsurfaced condition.

It is proposed for the access road to become adopted. This was discussed with LBB during pre-application discussions in which it was advised that reference should be made to the 'LBB Design Manual for Development Part 1 – Highway Design Criteria For New Development (January 1998).'

The access road will therefore be built to adoptable standards based on a shared surface as the access itself serves less than 25 dwellings. As mentioned previously, this includes a 4.8m wide carriageway with a 1.8m wide footway. This will be secured through a Private Street Works process as the Council cannot enter into a s106 agreement with itself. A detailed design process would be undertaken post-planning which will make reference to the design guide for the depths and types of surfacing that are required.

There are a number of well-working examples of shared surface roads as shown on this page.

Dujardin Mews London

Condition of access road and link to Station Road

Reference images for shared surface roads

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4.12 Highway Matters - Meeting Adoption Standards

Proposed visual of re-finished access road

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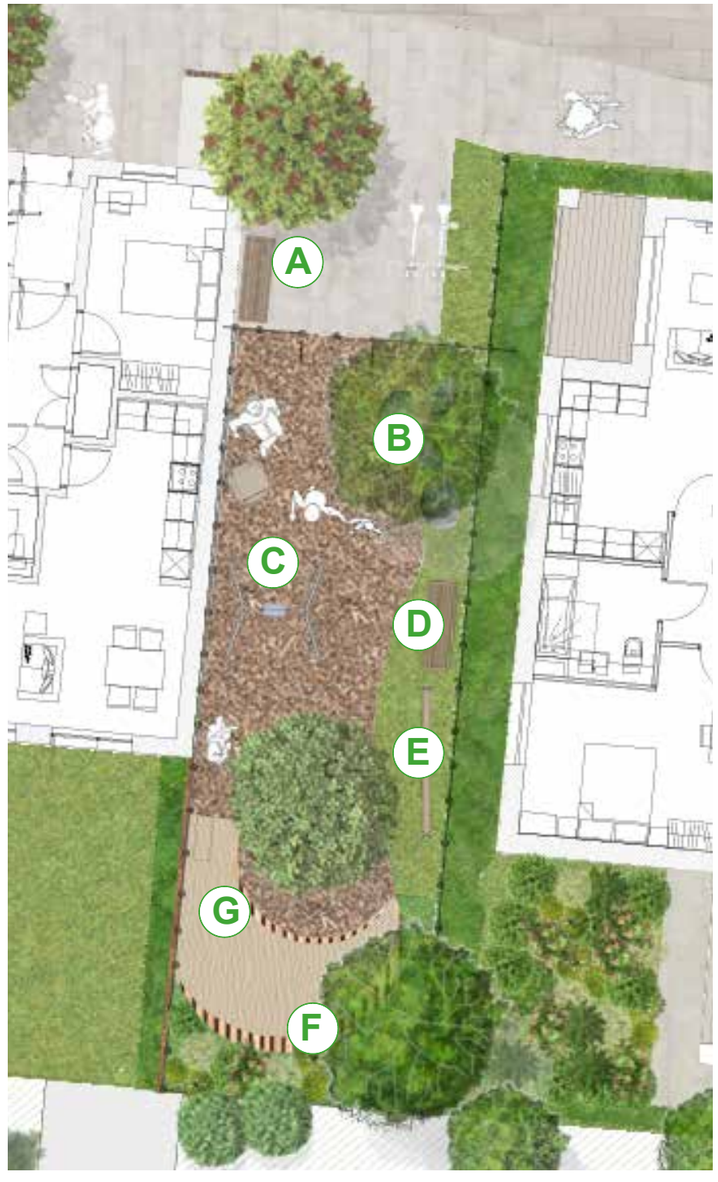
4.12 Master Plan - Playground

Much of this space will be given over to providing a play space for toddlers, and has been designed to be open and easily viewed. Play elements are arranged with good distance allowing a progression of play during the stay.
Seating will be introduced in front of the gate and just behind to provide opportunities to communicate and rest with further seating at the back of the ground along the sandpit area.
Hedges and raised planters will be used to screen the boundary wall and provide privacy to the private gardens and flats. Trees will add height and structure to the garden, providing shelter from the elements, as well as providing flora and habitat diversity.

- **A** Entrances gate seating with tree on paving
- **B** Boulders under tree in grass border
- **C** Swing and seating in playground bark
- **D** Bench in grass border
- **E** Balancing bar in grass border
- **F** Shaped bench with raised planter under tree
- **G** Slide into sandpit

Section through playground



Plan of playground

4.12 Master Plan - Playground cntd.

Materials and play elements are proposed to provide a range of natural experiences, yet to be robust and enduring.
Ground cover will range from play bark to sand and grass mats.
All planting species will be chosen for their attractive seasonal qualities, colour and texture, and to provide year-round interest.

Grass border with seating elements

Timber play elements

Stepping stones

Timber balancing bar and seating elements

Play bark to main area of playground

Colourful swings

Slide into sand pit

Shaped bench seating with raised planter

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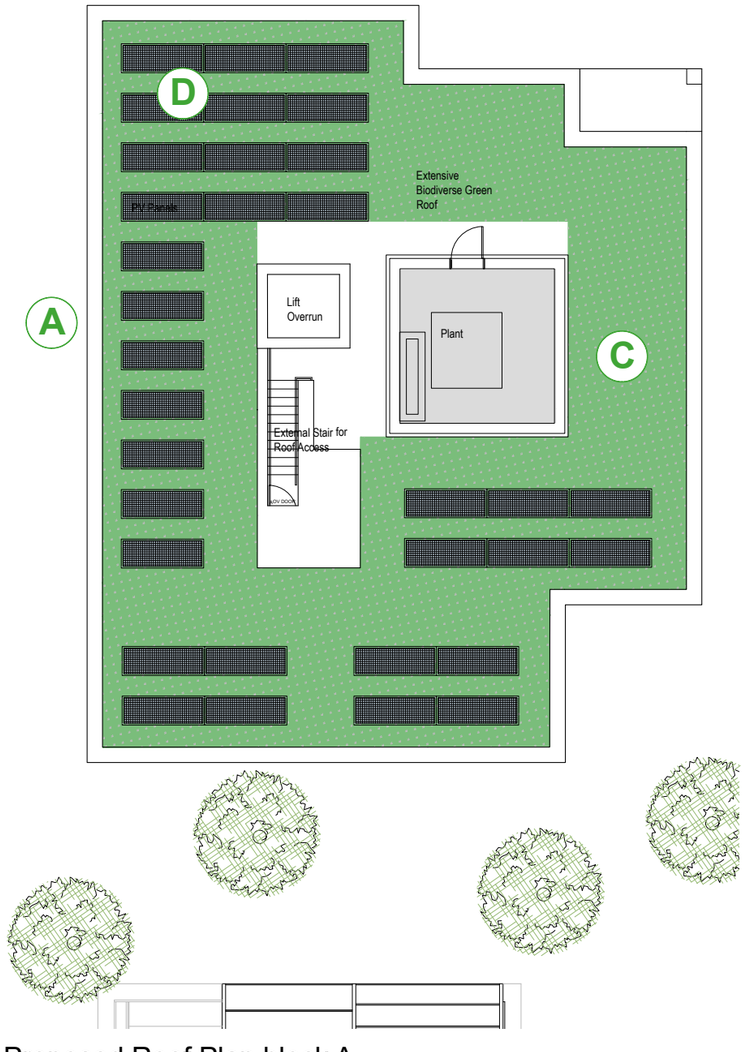
4.12 Master Plan - The Green Roofs

GREEN ROOF Currently there is very little biodiversity available on the car park site. In order to help improve biodiversity a green roof is proposed to the flat roof of block A. The green roof will be a mix of native wildflower seedlings and sedum plug plants. It is intended to be self-sustaining with minimal maintenance requirements. The areas will not be accessible except for maintenance purposes or to access other maintenance areas.

PV PANELS PV panels will be installed on the roof of block A over a green roof specification of native wildflower meadow species.

BIRDS AND BUGS Bird and bug boxes/units will be located across the roofs or set within the planting. Swift bricks are envisaged to the side elevation of the upper floor.



Proposed Roof Plan block A

D PV panels on wildflower meadow

C Bee hotel on wildflower meadow

A Swift brick

4.13 Lighting Assessment

The external lighting strategy will be designed to minimise the number of luminaires used and provide only the lighting levels required for safe access to and use of the site. The lighting to the perimeter of the building will be designed to BS EN 13201-2 in accordance with the guidelines given in BS5489 – 2013 Table 5, which recommends an average illuminance of 5 lux and 25% minimum uniformity ratio and the requirements of Secured By Design. LED light sources will be used for all external lighting throughout the development.

All the lanterns will be mounted at a zero/five degree inclination and incorporate a flat glass protector and hoods, this results in no upward light spill.

Providing a scheme compliant with the International Dark Sky Associations, Designing for Biodiversity: A Technical Guide for New and Existing Buildings and The Institution of Lighting Professionals (ILP) Requirements for a 'dark sky' design, with no upward light spill. The luminaires used are also to be designed to incorporate integral reflectors to control the light distribution – these can be effectively modelled to ensure the layout has been designed with the minimal possible throw of nuisance light.

The external lighting scheme will be designed to be controlled via photocell and time clock arrangements to ensure that the luminaires are only in operation when required and that their hours of operation can be controlled and seasonally adjusted.

It is intended that the light spill from the external lighting installation to the surrounding boundaries will be minimal and not adversely illuminate the surrounding area.

HOUSING

A Street lights

B Wall lights to roof terraces

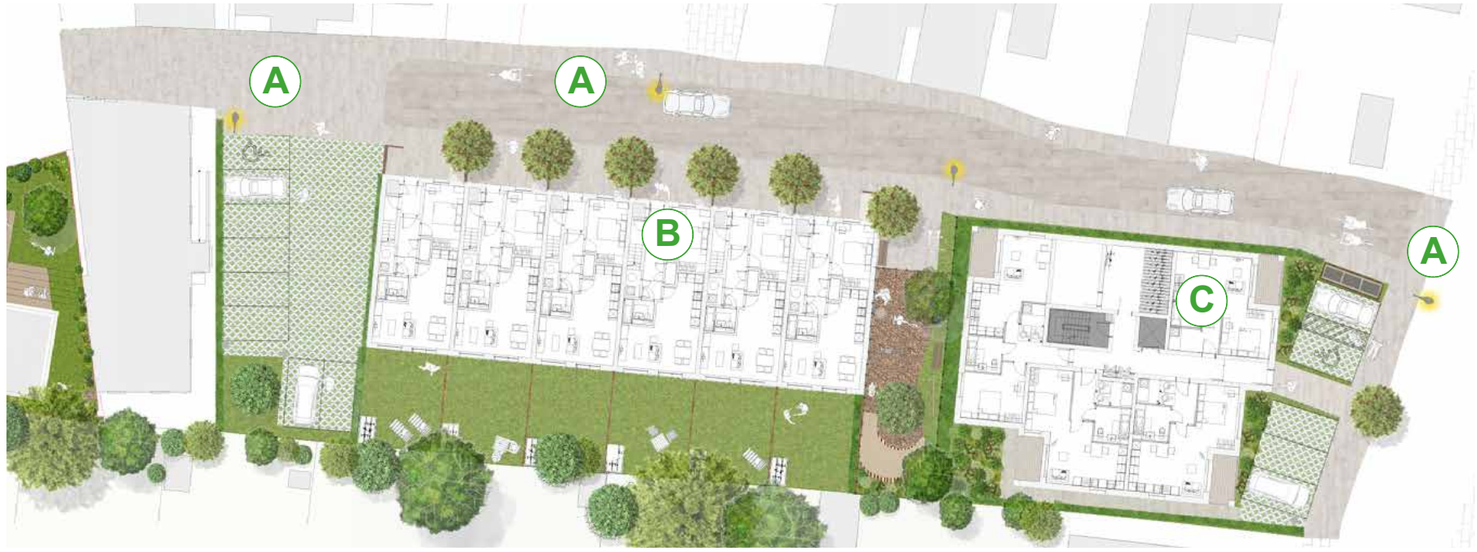
C Wall lights to balconies

LIBRARY

D Uplights to pergola columns

E Downlights from underneath pergola

F Under pelmet strip lights to bench seating



Lighting Plan Housing

Lighting Plan Library

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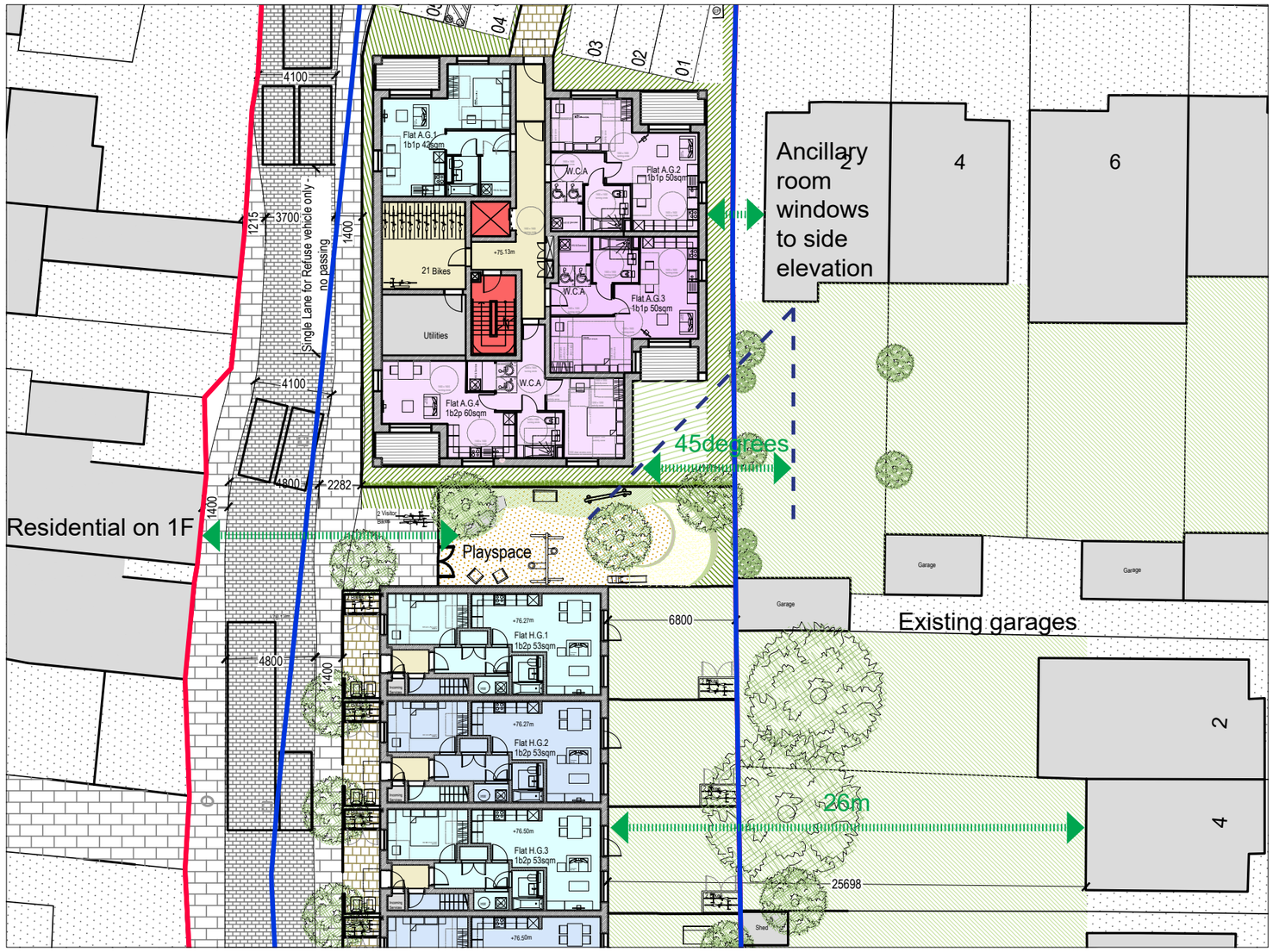
4.14 Neighbouring Amenity

Potential overlooking of Oak Grove properties from the proposed development is minimised.

The East elevation of block A is the most sensitive as the block is close to the garden of 2 Croft Avenue. The volume of the block was stepped to not impinge within a 45 degree angle of the field of view of the nearest rear window. The elevation was treated with care and reduced fenestration to minimise overlooking.

The setting out of the Mews houses to the houses on Oak Grove was kept at a maximum distance. At 26m this exceeds typical planning distances of 21m minimising overlooking.

Ancillary windows/strong shielding to car park boundary



IMPACT OF PROPOSALS MINIMISED: Distances to buildings and angles avoiding daylight/sunlight/overlooking

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4.14 Neighbouring Amenity

Stacked Mews - garden view

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4.14 Neighbouring Amenity - Overshadowing

DAYLIGHT SUNLIGHT REPORT

Overshadowing of neighbouring properties from the proposed housing is minimised. Please refer to the daylight/sunlight report for specific details.

OVERVIEW

This page gives a small overview of the typical overshadowing expected for the neighbouring properties. Overshadowing is typically reviewed at autumn equinox on 21st September at 9am, 12pm and 3pm.

Our review which does not include the impact of existing trees in the neighbouring properties shows the following:

9am - NO IMPACT

12pm - NO IMPACT

3pm - MINIMAL IMPACT

Overshadowing on 21st September, at 9am

Aerial showing existing trees and sheds in gardens

Overshadowing on 21st September, at 12pm

Overshadowing on 21st September, at 3pm

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5. SUMMARY OF PROJECT BENEFITS

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5. SUMMARY OF PROJECT BENEFITS

GREAT ADDITION TO THE PUBLIC REALM OF WEST WICKHAM CENTRE

HIGH QUALITY HOUSING WITH VASTLY IMPROVED ACCESS

INSPIRING EXTENSION OF PUBLIC SERVICES

A LIBRARY WITH SUSTAINABILITY AT HEART

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APPENDIX A: AREA SCHEDULE

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Area Schedule - Library

		Existing						Proposed							
		GEA		GIA		NIA			GEA		GIA		NIA		
Use	Sum	m²	ft²	m²	ft²	m²	ft²	Sum	m²	ft²	m²	ft²	m²	ft²	
Ground Floor															
Library	Total	466	5016	423	4553	398	4284	Total	354	3810	322	3466	271	2917	
Café	Total	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	Total	63	678	58	624	61	657	
Maker Space	Total	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	Total	41	441	38	409	37	398	
	Sum Total	466	5016	423	4553	398	4284	Sum Total	458	4930	418	4499	369	3972	
Mezzanine Floor															
Library	Total	N.A.	N.A.	66	710	63	678	Total	N.A	N.A	104	1119	91	980	
Café	Total	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	Total	N.A	N.A	38	409	36	388	
	Sum Total	0	0	66	710	63	678	Sum Total	0	0	142	1528	127	1367	
First Floor															
Library	Total	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	Total	351	3778	202	2174	120	1292	
Community	Total	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	Total	N.A	N.A	67	721	64	689	
Business Lounge	Total	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	Total	N.A	N.A	34	366	34	366	
	Sum Total	0	0	0	0	0	0	Sum Total	351	3778	303	3261	218	2347	
OVERALL TOTAL		466	5016	489	5264	461	4962	Total	809	8708	863	9289	714	7685	

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Area Schedule - Housing

	Units	NSA m²	NSA ft²	Unit Type	Private Amenity m²	Number of Habitable Rooms
Ground	Flat A.G.1	42	452	1B1p	5	1
	Flat A.G.2	50	538	1B1p WCA	5	1
	Flat A.G.3	50	538	1B1p WCA	5	1
	Flat A.G.4	60	646	1B2p WCA	5	2
	Flat H.G.1	53	570	1B2p	43	2
	Flat H.G.2	53	570	1B2p	41	2
	Flat H.G.3	53	570	1B2p	42	2
	Flat H.G.4	53	570	1B2p	42	2
	Flat H.G.5	53	570	1B2p	44	2
	Flat H.G.6	53	570	1B2p	41	2
	Flat H.M.7	101	1087	3B4p	0	0
	Flat H.M.8	101	1087	3B4p	0	0
	Flat H.M.9	101	1087	3B4p	0	0
	Flat H.M.10	101	1087	3B4p	0	0
	Flat H.M.11	101	1087	3B4p	0	0
	Flat H.M.12	101	1087	3B4p	0	0
Total	**16**	**1126**	**12120**		**273**	**17**

GIA Block	**300**	**3229**	
GIA Houses	**372**	**4004**	
GEA Block	**361**	**3886**	
GEA Houses	**420**	**4521**	

	Units	NSA m²	NSA ft²	Unit Type	Private Amenity m²	Number of Habitable Rooms
1st	Flat A.1.5	55	592	1B2p	5	2
	Flat A.1.6	50	538	1B2p	5	2
	Flat A.1.7	50	538	1B2p	5	2
	Flat A.1.8	41	441	1B1p	5	1
	Flat A.1.9	52	560	1B2p	5	2
	Flat H.M.7	refer to GF		3B4p	0	3
	Flat H.M.8	refer to GF		3B4p	0	3
	Flat H.M.9	refer to GF		3B4p	0	3
	Flat H.M.10	refer to GF		3B4p	0	3
	Flat H.M.11	refer to GF		3B4p	0	3
	Flat H.M.12	refer to GF		3B4p	0	3
Total	**5**	**248**	**2669**		**25**	**21**

GIA Block	**300**	**3229**	
GIA Houses	**372**	**4004**	
GEA Block	**361**	**3886**	
GEA Houses	**420**	**4521**	

	Units	NSA m²	NSA ft²	Unit Type	Private Amenity m²	Number of Habitable Rooms
2nd	Flat A.1.10	55	592	1B2p	5	2
	Flat A.1.11	50	538	1B2p	5	2
	Flat A.1.12	50	538	1B2p	5	2
	Flat A.1.13	41	441	1B1p	5	1
	Flat A.1.14	52	560	1B2p	5	2
	Flat H.M.7	refer to GF		3B4p	14	1
	Flat H.M.8	refer to GF		3B4p	14	1
	Flat H.M.9	refer to GF		3B4p	14	1
	Flat H.M.10	refer to GF		3B4p	14	1
	Flat H.M.11	refer to GF		3B4p	14	1
	Flat H.M.12	refer to GF		3B4p	14	1
Total	**5**	**248**	**2669**		**109**	**15**

GIA Block	**300**	**3229**	
GIA Houses	**216**	**2325**	
GEA Block	**361**	**3886**	
GEA Houses	**282**	**3035**	

% rounded to nearest whole number

Areas measured to internal shell wall of flats, over internal partitions with no allowances for finishes - all balconies excluded from measured areas.

Measured areas rounded down to nearest whole square metre.

Areas are generated from survey information provided

	m²	ft²
Total NSA	**1622**	**17459**
Total GIA	**1860**	**20021**
Total GEA	**2205**	**23735**
Total Number of Habitable Rooms	**53**	

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APPENDIX B: SECURE BY DESIGN

Review of Secure by Design Recommendations

Following consultation with the Metropolitan Police, the scheme contains a range of features designed to mitigate against crime and anti-social behaviour. All external access doors and French windows will be secured, as will be the door to the communal bicycle storage within the apartment. The bicycle storage for the mews flats and duplexes are in their rear gardens with ground anchors and in secured front garden enclosures respectively. Access to the apartments is secured with Audio-Visual access controls, while fob access is required to the enclosed play space. Bin storage in the case of the apartments is communal and contained, while each of the mews housing front gardens contain an area for the storage of bins. The gate between the public space on the crossroads of Glebe Way and Station Road and the car park to the rear of 115 Station Road will remain in place to diminish any security concerns regarding the permeability of the site.

Secure By Design – West Wickham Library, Glebe Way, West Wickham, BR4 0SH
Attendees:
Deborah Wood – Regenerations Project Manager, DW
Maria Mogor – Regenerations Project Manager, MM
Joshua Cook – Designing Out Crime Officer, JC
Mark Headley – Designing Out Crime Officer, MH
Sheila Eilenberg – Director, bMc
Samuel Wigginton – Architect, bMc
Date & Time:
02/06/2021
11:00 -12:00
Minutes:

Library Scheme
- JC states that the existing access route from the public space on Station Road behind the library to the carpark presents a security weak-point, and as such would prefer that the proposed scheme would not leave this alleyway open.

- JC believes that the library's existing bicycle shelter is in an unfavourable location, and that it would be better positioned within eyesight of the main entrance – ideally at the junction next to the new plaza.

- MH recommends that Hostile Vehicle Mitigation measures are considered for the new plaza, including bollards and specialist bicycle racks.
To clarify, concerns as busy junction, and close proximity between the café and road, (children) and possible vehicle attack. Protection may be provided with railings, bollards or cycle racks.

- MH raises concerns regarding the existing metal gate on the east-side of the library, as they believe it does not provide adequate security to a vulnerable part of the site. The currently ramped area should be a secure line and a tall, solid gate would be preferred.
The gate, from desk top research appears art deco in style and design, offering easy climbing, due to the horizontal bars and surrounding brick piers and wall. The gate should form a secure barrier, but still allow visibility to provide surveillance if possible, so screen in the existing gate with weld mesh to retain the appearance but remove climbing opportunities, or replace the gate with a security rated product to form a secure line and remove the climbing opportunities presented by the stepped walls and piers would be my recommendation.

The gate also appears to be secured with a padlock, so cannot form part of an escape route. If to be an escape route the opening mechanism to be suitably secure and shrouded to prevent operation externally, and if not then padlock should be to "Sold Secure" Gold or similar standard as accessible from either side.

Residential Scheme
- JC expresses concerns with the current bicycle storage arrangement for the stacked-mews houses, since external communal storage units are inherently more vulnerable and its location prevents sufficient passive surveillance. Alternative storage arrangements may include: ground anchors or sheds in the rear gardens; internal storage if possible; vertical bicycle stands in the front gardens.

- JC suggests that bollards may be used to prevent people parking in private car parking spaces without permission.

- MH states a preference for active rooms at the front of the residential units where possible for passive surveillance.

- JC raises the security of the play space at the north of the site. While the play space is enclosed on three sides, the safety of children on the fourth side (closest to the shared space) should be considered. In order to discourage anti-social behaviour within the play space, fob-only access to the play space should be considered with good visibility from outside of the play space.

- JC confirms that access to the residential block should be secured with Audio-Visual Access Controls and that the mailboxes should be within the lobby between the two proposed secure doors.

- JC also confirms that any external doors to the residential block, including any balcony doors if easily reachable, should be secure doors.

- JC confirms that the bicycle storage within the residential block should be accessed via a secure door.

- MH states that the communal bin storage on Croft Avenue should be enclosed.
To help combat ID theft, reduce arson risk, fly tipping and rough sleeping.

- MH confirms that the alleyway to the east of the residential block on Croft Avenue should be blocked by a gate to prevent access behind the building.
Access to sides and rear of buildings to be protected to reduce permeability on the site, provide defensible space to ground floor properties and form resident only communal space over which only residents have access and control.