

6. THE PROPOSAL

13-15A ALDERTON HILL, LOUGHTON
DESIGN AND ACCESS STATEMENT

6.1. OVERVIEW

The proposed scheme consists of three interlinked residential blocks, each served by a core. A total of 89 apartments are provided, in a mix of 1 and 2-bed sizes. 10% of the proposed apartments are designed as Part M4 (3). A breakdown of unit types can be summarised as:

- 1 Bedroom: 5 No. ~ 5.6 % (typically 65 - 70sqm internal area)
- 2 Bedroom: 84 No. ~ 94.4 % (typically 100 - 110sqm internal area)
- Total: 89 No.

The proposed development includes elements of care for prospective residents both in terms of their physical wellbeing and through the provision of operational services (cleaning, concierge, food & beverage services). This consists of designated space allocation for communal facilities due to the age and needs of elderly residents, consistent with other Elysian schemes in Hampstead and Stanmore. The majority of the communal/ supporting facilities are located at the lower ground floor level, with provision of external spaces at various levels around the building.

These include:

- Care office manned by trained care staff
- Restaurant/ Bar/ Cafe
- Gym
- Multi-purpose room
- Courtyard gardens and landscaped roof terraces

Domiciliary care will be provided as part of the accommodation package, according to the level of need of each resident. In addition, a restriction is proposed to be applied to occupants through an appropriately worded planning obligation that residents must enter into a commitment to subscribe to at least the basic care package. The basic care package is the minimum standard of personal care to be provided to the occupiers which shall include:

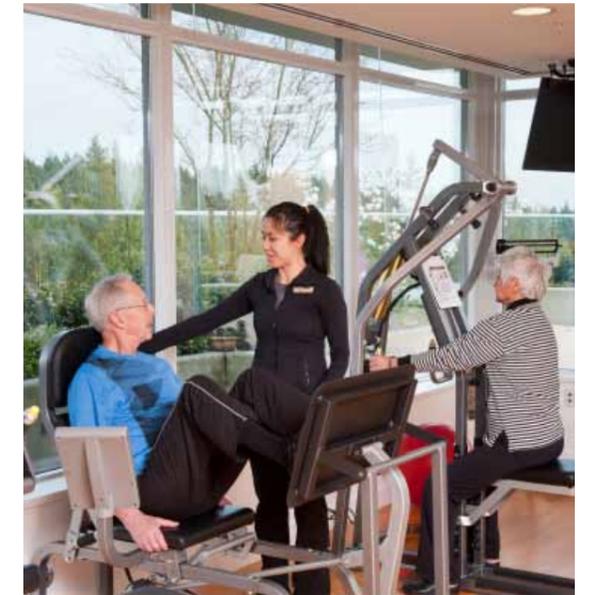
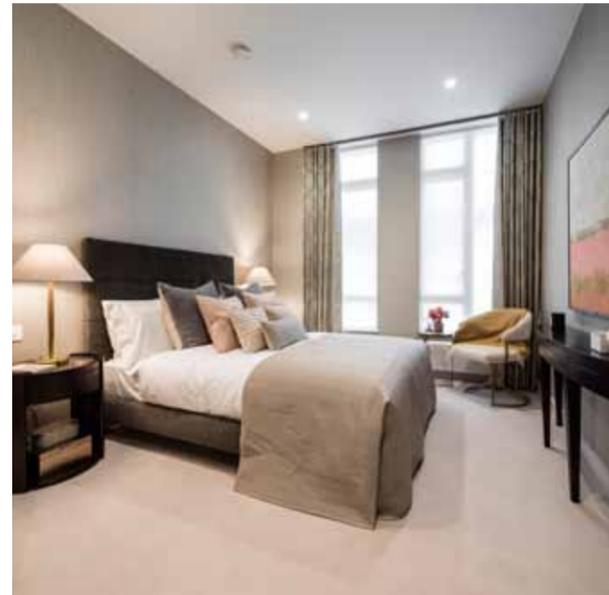
- A minimum of 4 hours of personal care per week
- The provision of at least one daily meal; and
- The laundering of all bed linen and towels.

Importantly, 24-hour care will be available on-site at all times.

Further details relating to the proposed use are contained within the supporting Planning Statement

ACCOMMODATION SCHEDULE

	1 Bed	2 Bed	TOTAL	Hab Rooms	Bed Spaces
	No.	No.	No.	No.	No.
Level B1	1	5	6	17	22
Level 0	1	19	20	59	78
Level 1	1	20	21	62	82
Level 2	1	20	21	62	82
Level 3	1	12	13	38	50
Level 4		8	8	24	32
TOTAL	5	84	89	262	346
	5.6%	94.4%	100.0%		



6.2. RESIDENTIAL LAYOUTS AND SPACE PLANNING

GROUND FLOOR PLAN - ENTRANCE LEVEL

Main pedestrian access into the building is located at ground floor level, off Alderton Hill, and is directly accessed from the vehicular drop off area. A double-height void leads down to the communal facilities below via a feature staircase. Internal circulation is arranged to provide the maximum amount of daylight and to be as direct as possible. It also provides access into the ground floor level communal courtyard located in the centre of the scheme.

There are two landscaped terraces located at this level, a private terrace providing external amenity for an apartment at this level, and a large south facing terrace providing mixed private/ communal amenity.

The remainder of the ground floor level is given over to apartments.

Further external landscaped spaces are provided to the Alderton Hill frontage and on the northeast side of the site where a courtyard garden can be viewed from the link between the front and rear buildings.



Entrance lobby at The Landsby - Elysian Residences

- Communal facilities
- Communal circulation
- Back of house
- Apartment - 1 bed
- Apartment - 2 bed



LOWER GROUND FLOOR PLAN

The lower ground floor of the proposal contains the majority of the communal facilities, and gives access to the landscaped communal courtyard.

There are six residential units located on this level, all overlooking the communal courtyard and provided with private amenity gardens.

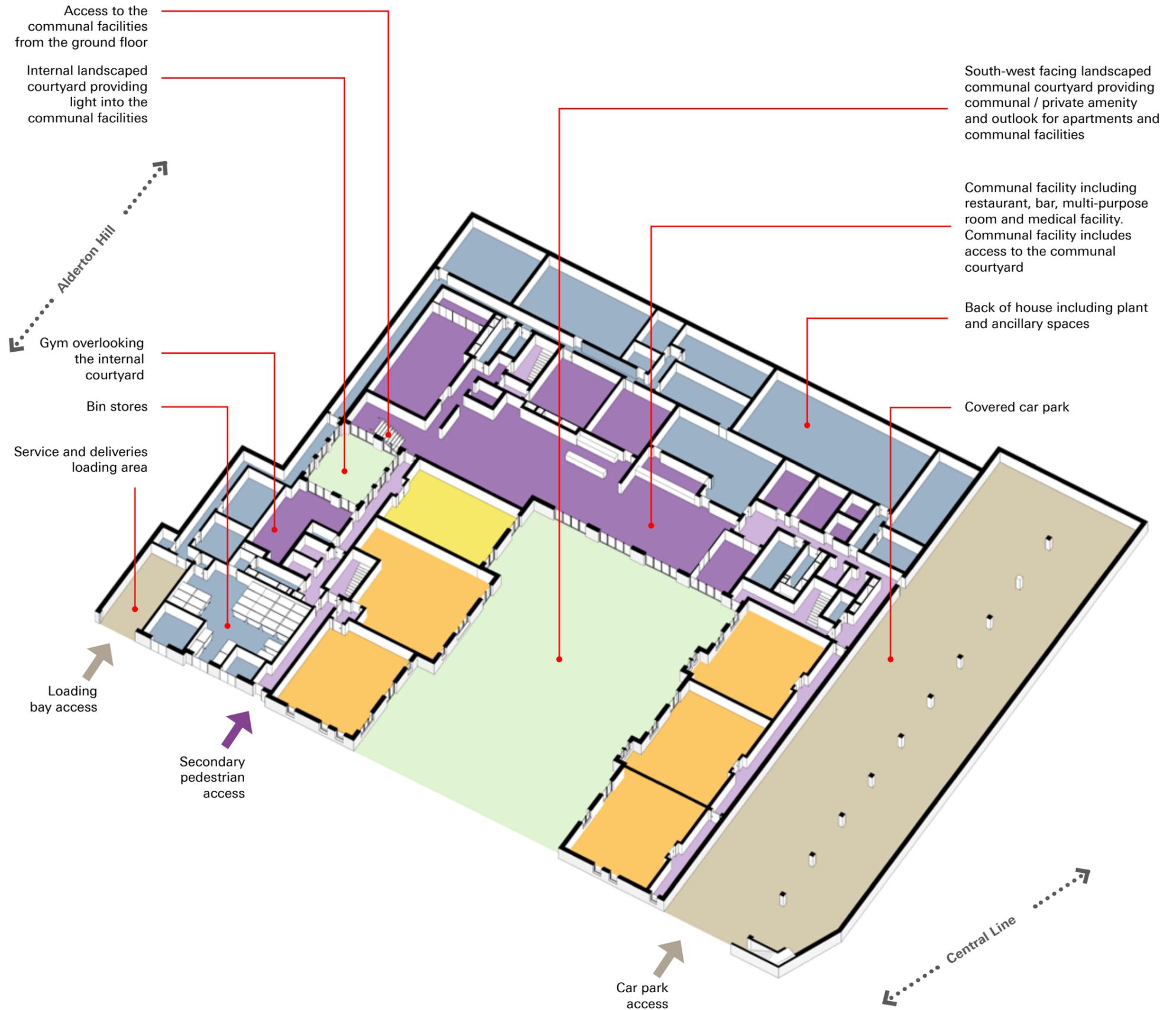
Back of house bin stores, plant rooms, loading bay for deliveries, kitchen, and laundry rooms are also located at this level and are accessed via dedicated circulation route.

To prevent the site frontage becoming filled with parked cars, all car parking is arranged on the south side of the site in the undercroft of the building where it is concealed from view. Service access and loading bay for deliveries is also provided at this level.



Restaurant at The Landsby - Elysian Residences

- Communal facilities
- Communal circulation
- Back of house
- Apartment - 1 bed
- Apartment - 2 bed



INTERNAL COMMUNAL AMENITY

The proposed scheme provides a range of usable and flexible internal communal amenity. The majority of it is located at the lower ground floor level, accessed through the double height entrance lobby at the ground level via feature stair and lift. The communal facilities are centrally located and easily accessible via main vertical circulation cores within the building.

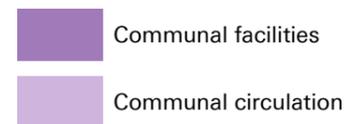
The majority of provided communal spaces have natural light and ventilation, and have access and outlook onto the landscaped courtyard garden.

Communal facilities include:

- Restaurant and Private Dining including ancillary spaces
- Cafe/ Bar
- Wellness Suite containing Gym and medical facilities
- Multi-purpose activity Room



Amenities at Wildernesse House - Elysian Residences



FIRST AND SECOND FLOOR PLAN

The typical floor consists of 21 units accessed via three cores. The proposed mix is predominantly of oversized 2-bedroom units, with large percentage of dual aspect apartments.



Bedroom at The Landsby - Elysian Residences

- Communal facilities
- Communal circulation
- Back of house
- Apartment - 1 bed
- Apartment - 2 bed



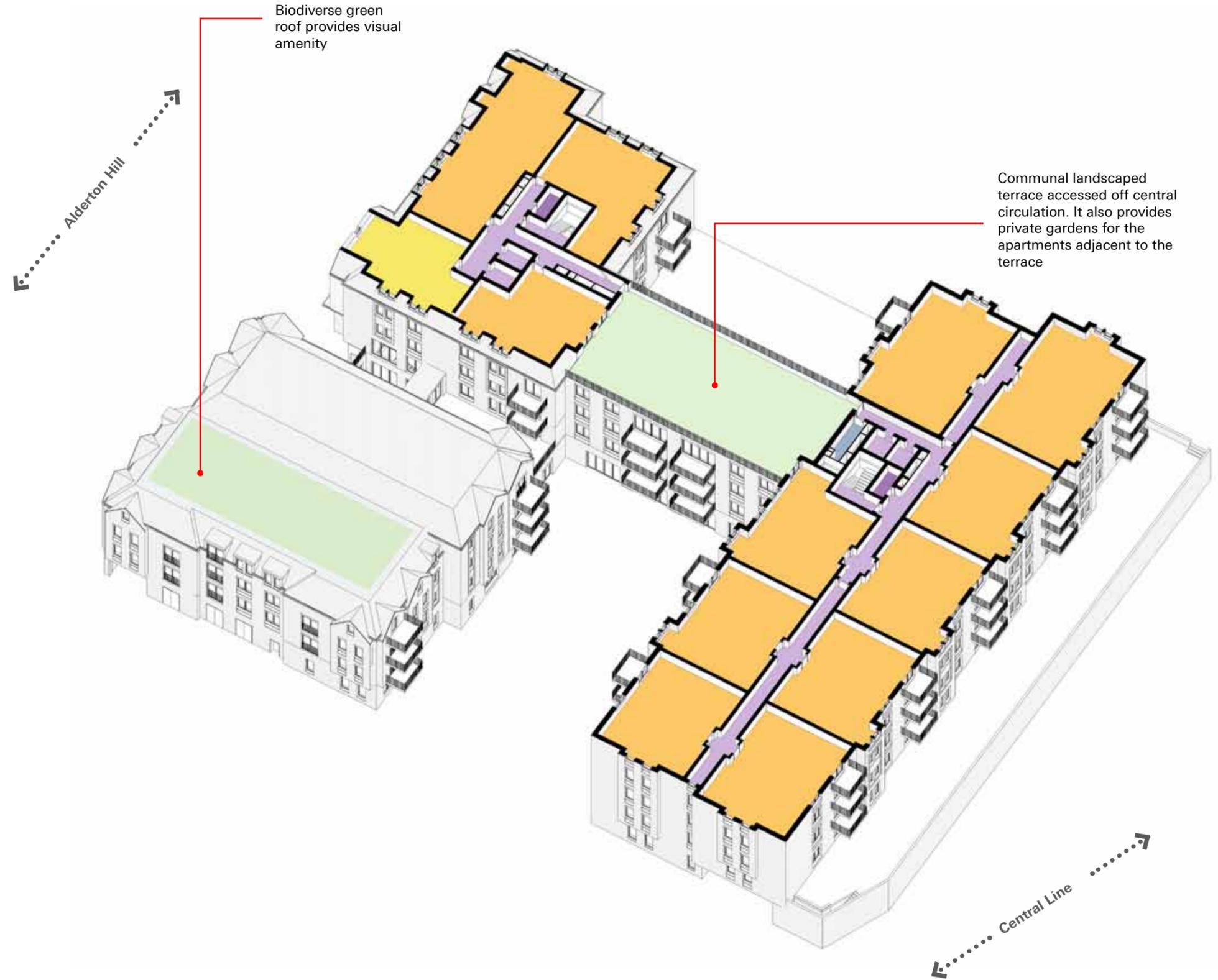
THIRD FLOOR PLAN

Third floor provides access to the landscaped communal terrace accessed off the main circulation. At this level, the number of units is reduced to 13, with units in the Alderton Hill Road facing block located in a mansard roof.



Roof Terrace at The Landsby - Elysian Residences

- Communal facilities
- Communal circulation
- Back of house
- Apartment - 1 bed
- Apartment - 2 bed



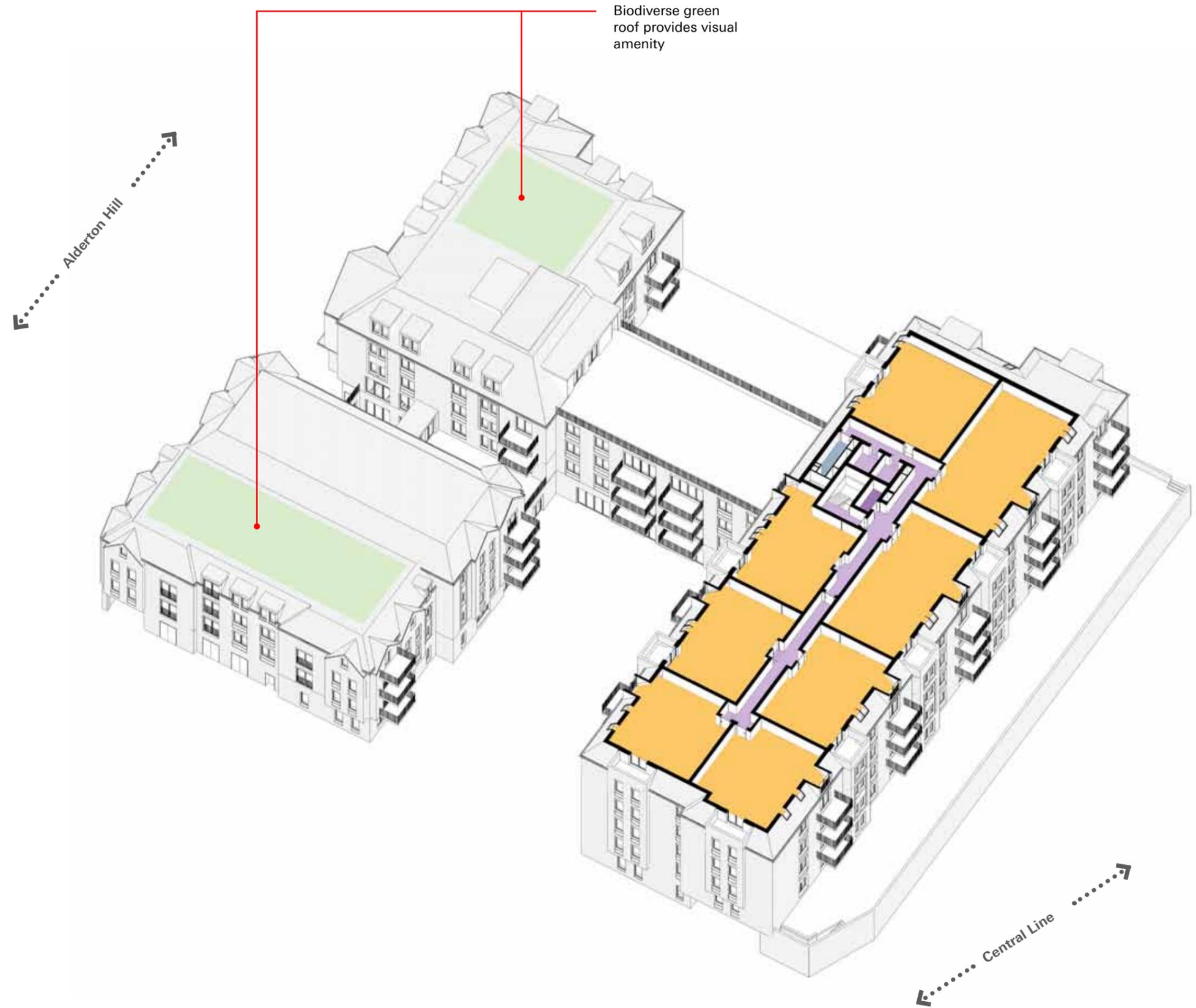
FOURTH FLOOR PLAN

Fourth floor level contains 8 large units, all located in the mansard of the south block.



Living Room at The Landsby - Elysian Residences

- Communal facilities
- Communal circulation
- Back of house
- Apartment - 1 bed
- Apartment - 2 bed



6.3. COMMUNAL AMENITY

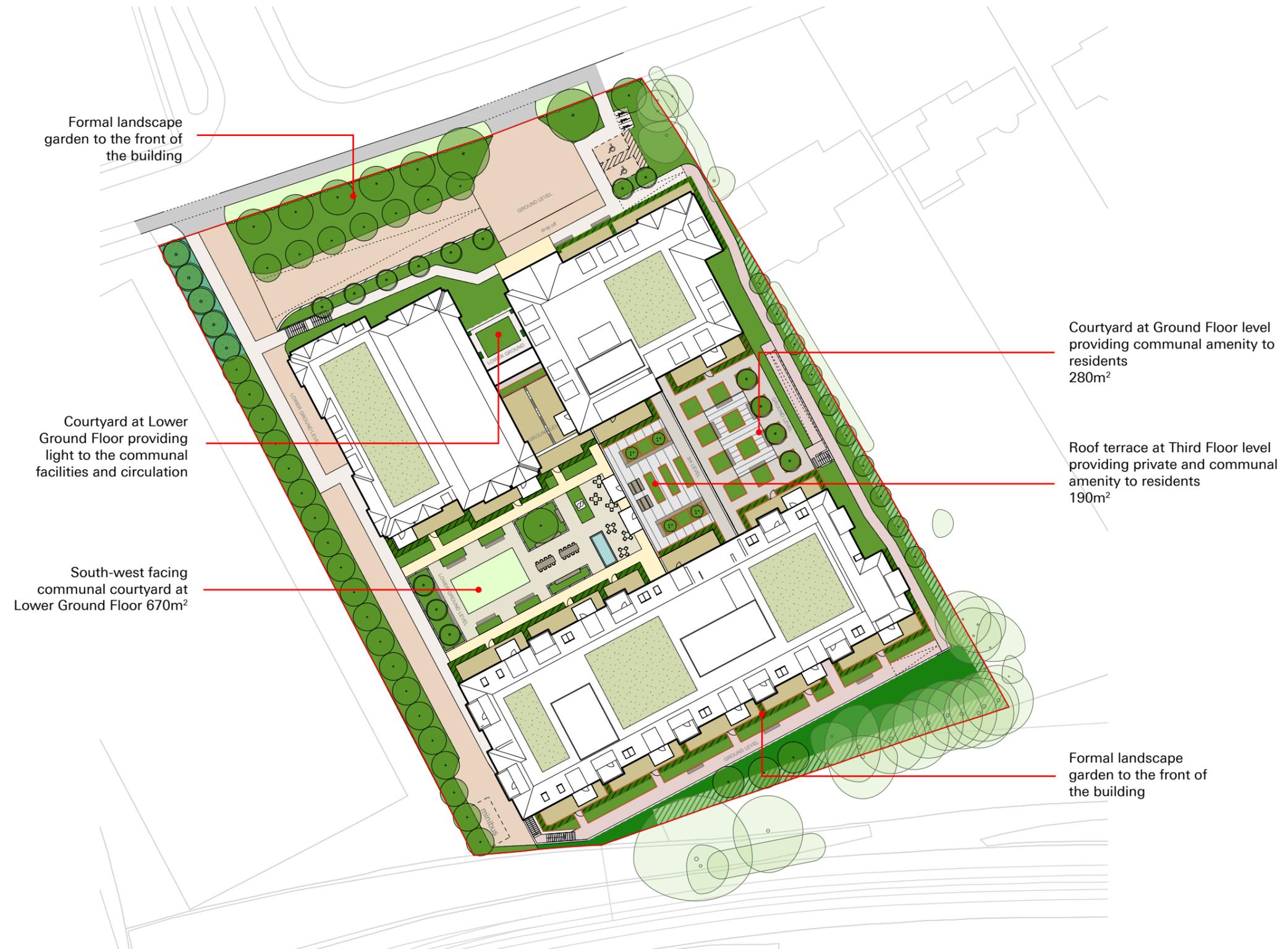
EXTERNAL AMENITY

The proposal provides a mixture of external, landscaped, communal amenity spaces, offering a range of views and facilities for leisure, play, and health and fitness.

They comprise of:

- Formal garden on Alderton Hill Road, responding to the existing front gardens along the street
- Generous south-west facing courtyard garden at Lower Ground floor, providing private and communal amenity and outlook, and accessed from the communal area
- Smaller, more intimate north-east facing courtyard garden at Ground Floor level
- South-facing landscape terrace at Ground Floor level
- Landscaped south-facing roof terrace at Third Floor level

For more information, please refer to the Landscape section of the document.



7. DESIGN STATEMENT

13-15A ALDERTON HILL, LOUGHTON
DESIGN AND ACCESS STATEMENT

7.1. SITING AND CONTEXT

The proposed design approach is based on our analysis of the surrounding urban form and conditions in the immediate surroundings.

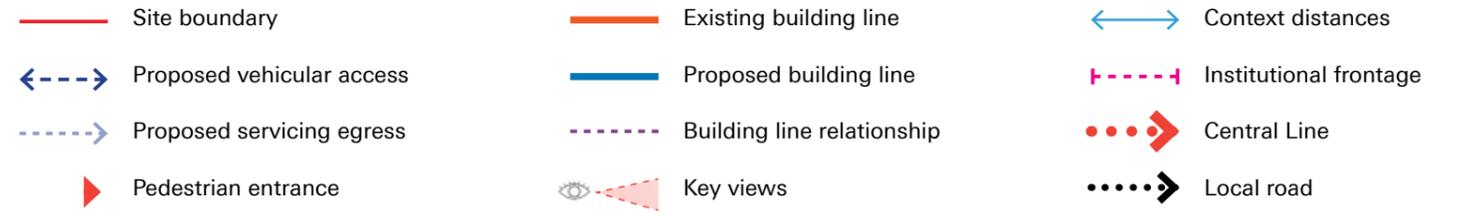
The site is unique on Alderton Hill, both in terms of its transitional position between larger non-residential grain and finer suburban grain, and in terms of its location on Alderton Hill: there are no properties directly facing the site - the flank and rear garden of 8 Alderton Hill face the roadway. To the south side the site is bordered by the tracks of the Central Line with allotment gardens across the tracks, rather than gardens and residential properties as is the case for sites further up Alderton Hill to the east where development on overlooking on overshadowing grounds. This unique condition has been noted during previous pre-application discussions with the Local Authority and is the reason why it has been deemed acceptable to locate part of the development close to the southern boundary - which would not be acceptable further up Alderton Hill.

The proposed development consists of a single building formed as three linked blocks, with the smaller two blocks facing Alderton Hill. The facades of these blocks respond to the existing street line, creating a continuous street frontage and making the transition from the existing house elevations to the east to the Poets Place development the west. The proposal is designed as a form of wayfinding marker to show those approaching that they are arriving on Alderton Hill.

The block is located close to the southern boundary which faces the railway embankment of the Central Line, and thus does not have the potential overlooking/ overshadowing issue as would be the case further up the hill where rear garden development would be inappropriate. The southern boundary is generally screened by mature trees, contributing to the sense of enclosure and privacy, which will be retained and enhanced wherever possible.

The proposed link between the front and rear blocks providing access to the rear block is located away from the western boundary, creating two courtyard gardens at different levels and reducing potential overlooking and overshadowing to Poets Place.

A new vehicular access is located towards the north east corner of the site, with additional vehicular egress further towards the west, For more detail on vehicular movements and the service / operation strategy please refer to the Transport section and additional reports submitted with this application.



7.2. LANDSCAPE

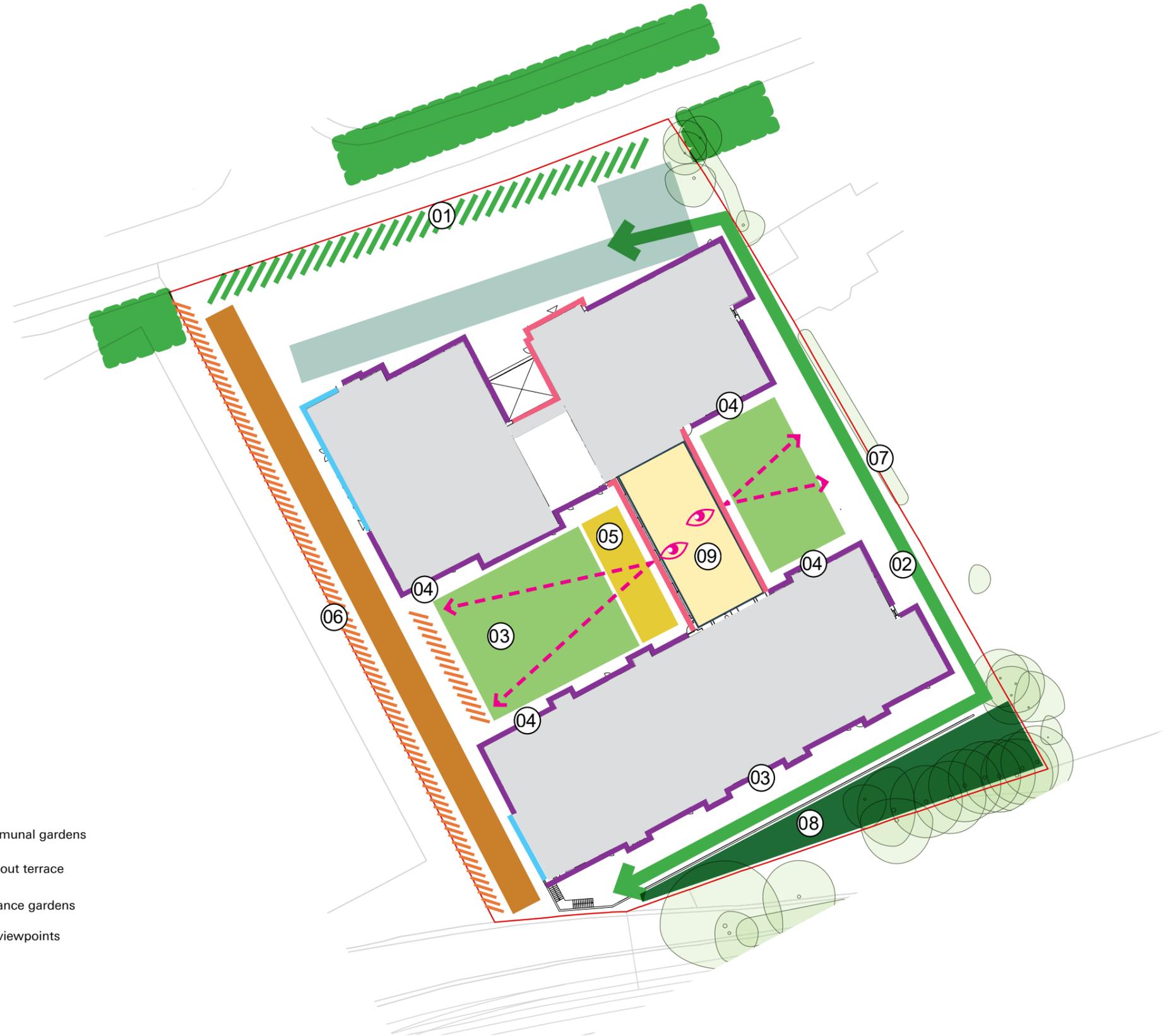
Policy SP3 of the emerging Local Plan (2017) requires development proposals to provide high quality and imaginatively designed homes with gardens or access to usable and accessible amenity space, promote healthy active lifestyles and vibrant communities.

1. The frontage along Alderton Hill will be continued with new tree planting and a layer of shrubs and ornamental species.
2. A path forming a promenade will bring residents around the whole development.
3. The central spaces are designed as quiet communal gardens with ample opportunities for seating.
4. Ground floor neighbouring properties will be screened for privacy.
5. A spill out terrace on the lower ground floor will provide a pleasant setting for the residents.
6. Ornamental planting and trees will screen the development from the adjacent Poet's Place.
7. New tree planting will supplement existing planting along the eastern boundary with number 17 Alderton Hill.
8. The southern boundary benefits from the retention of several large trees.
9. Activation of the roofscape by creating a communal roof garden with seats and planting at level 03.

Key Principles

KEY

	street greenery		residential frontage		communal gardens
	green promenade		communal areas frontage		spill out terrace
	visual buffer		service area frontage		entrance gardens
	pedestrian priority zone		roof terrace at L03		key viewpoints
			woodland		



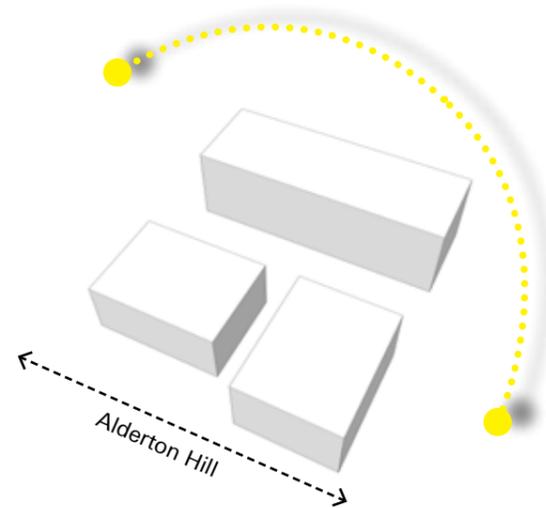
7.3. MASSING

NPPF paragraph 126 recognises the importance of the creation of 'high quality, beautiful and sustainable building' and describes good design as a key aspect of sustainable development to create better places in which to live and work and help make development acceptable to communities.

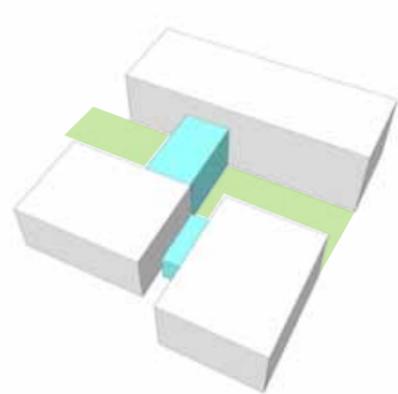
The concept for the scheme is to design an attractive development which creates a positive addition to the Alderton Hill streetscape while providing high quality residential accommodation for people aged 65 and over. The height and massing of the proposed blocks is informed by the existing context, topography and boundary conditions.

The proposed development consists of a single building formed as three linked blocks, with smaller two blocks facing Alderton Hill. This allows for the visual volume of the building to be broken down, creating a positive relationship with the context and allowing for the perception of the building to change from different viewpoints.

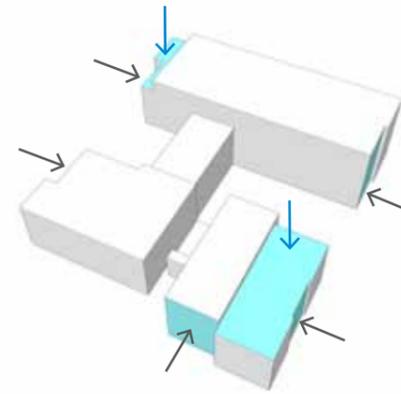
Each block has its own character by virtue of its location within the site and its height and detailed design, but they share common materials and window arrangements so that they read as a family of elements.



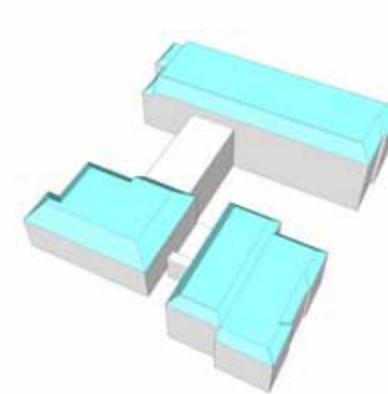
The position of the proposed blocks is dictated by the constraints and opportunities presented by the site and surrounding context. Initial height of the building is determined by the immediate surrounding context along Alderton Hill and south boundary of the site.



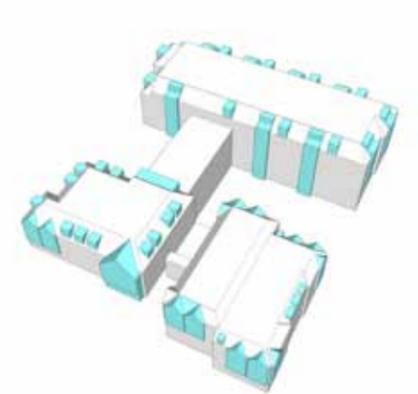
The proposed blocks are linked to create uninterrupted internal circulation. Position of the link allows for the creation of two courtyard gardens, as well as a south-facing roof terrace.



The proposed blocks are carved to respond to the scale of the context. The street elevation line helps to break down the scale of the proposed facades.



The revision of the heights for each of the blocks results in the introduction of a pitched roof, to further reduce height and to respond positively to the surrounding context and sloping topography along Alderton Hill.



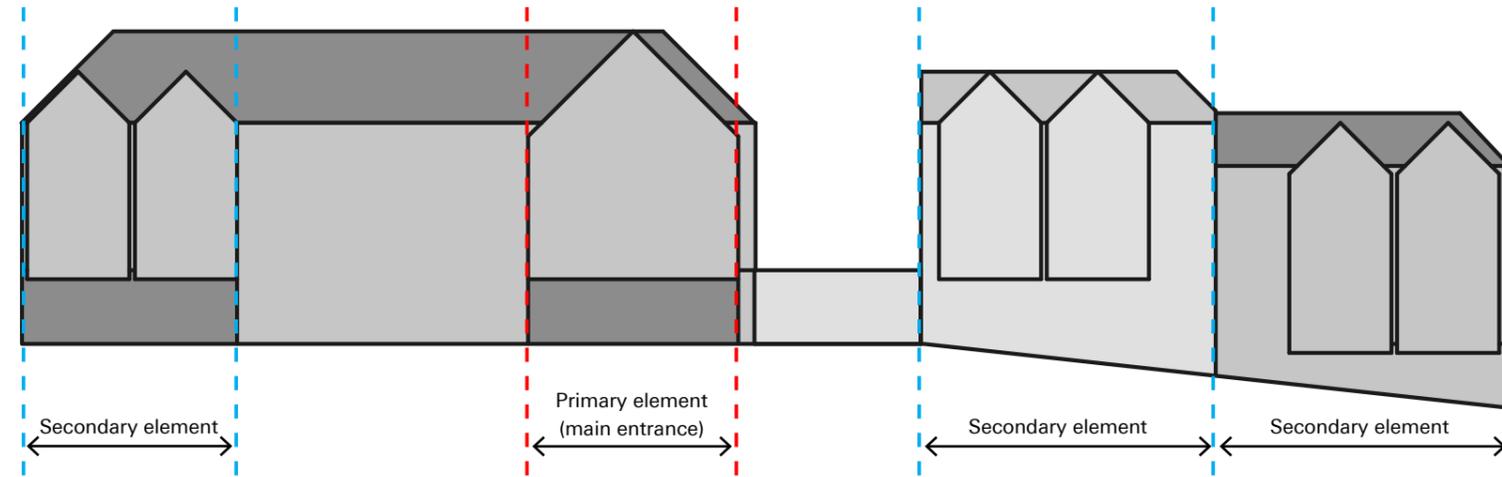
The addition of gables, bays and dormers responds to the architectural character of the area and provides visual interest when viewed from different viewpoints.

7.4. STREET FRONTAGE

Local Plan Policy DBE1 requires new buildings to respect their setting in terms of scale, proportion, siting, massing, height, orientation, roof-line and detailing.

The elevation facing Alderton Hill is critical to the integration of the scheme with its context, scale and massing, and has been carefully developed to acknowledge the rhythms, materials, and architectural features of the surrounding area.

The proposed Alderton Hill elevation responds both to the existing topography and to the context, in particular to the existing ridge heights and pattern of the façade detailing, creating an active street frontage. The main entrance to the building is marked by an entrance gable, with secondary gables continuing the existing composition of the street elevation.



- Vertical facade hierarchy - primary facade element emphasizes the main entrance, with secondary elements of the facade composition adding interest and variety to the street scene.
- Building separation - generous distance between the two blocks along the street frontage, in accordance with the most generous separation distances along Alderton Hill.

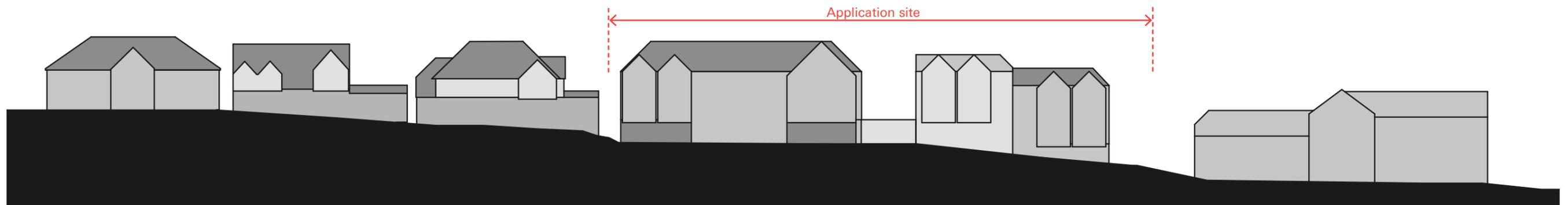


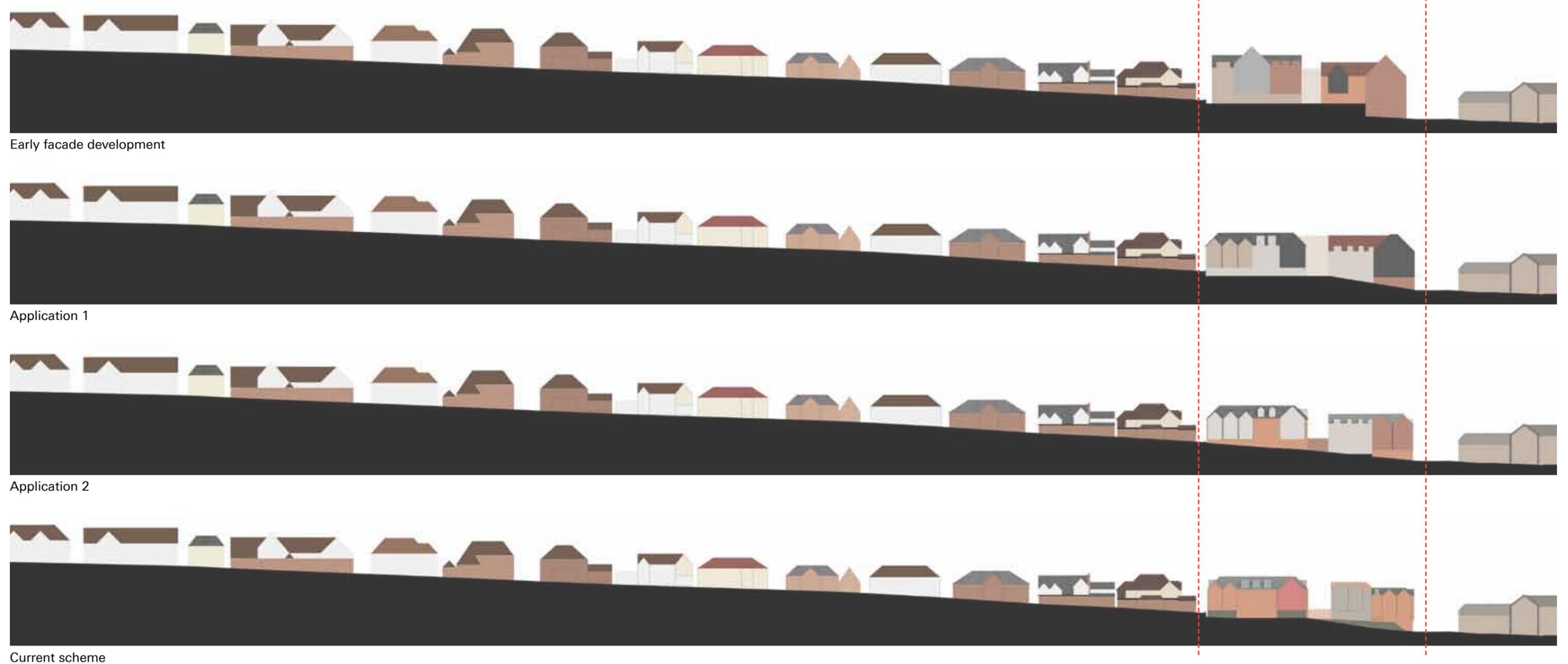
Diagram showing scheme position within the street hierarchy

7.5. STREET ELEVATION DEVELOPMENT

Local Plan Policy DBE1 requires new buildings to be of a size and position such that they adopt a significance in the streetscene which is appropriate to their use or function.

During the development of the scheme, a number of street elevation studies were carried out by the design team in order to establish how the proposal should relate to/ enhance the existing context of Alderton Hill.

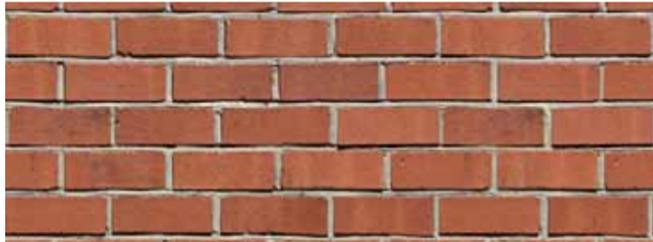
Diagrams on this page show a summary of the Alderton Hill elevation development in terms of heights, massing, ridge line and colour palette.



7.6. PROPOSED MATERIALS AND DETAIL PALETTE

The material palette for the proposals has been selected to reflect the variety of material types and colours prevalent in the surrounding area, providing a robust and durable selection that complements the existing palette.

The proposals constitute a contemporary interpretation of traditional building elements - pitched roofs / dormers / balustrade railings / hung tiles etc, brought together to break down the overall appearance of the building into a series of pieces which are interrelated, rather than a homogenous whole.



Alderton Hill and South Block - red brick example



Alderton Hill and South Block - light grey brick example



Link - beige brick example



Base Section - dark grey brick example



Grey roof tile example



Red roof tile example



Metal balustrade and railing example



Gable detail



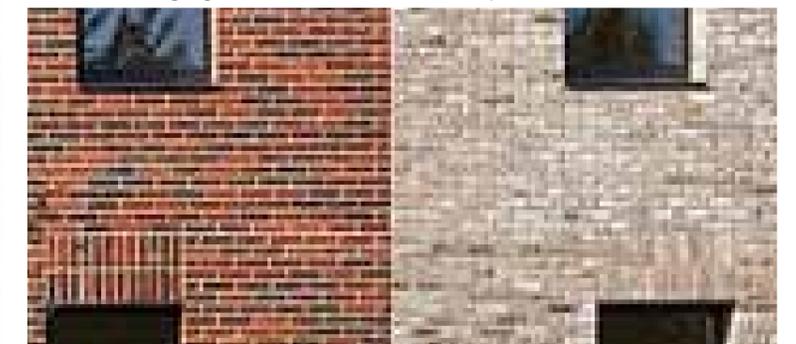
Bay examples



Dark grey metal window and door frames

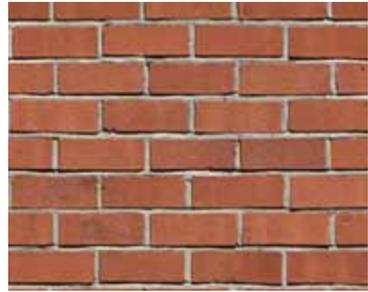


Diamond hanging red tile (main entrance bay)



Brick colour combination examples

7.7. BAY STUDIES



1. Red facing brickwork - Alderton Hill and courtyard



2. Light grey facing brickwork - Alderton Hill and south block



3. Beige facing brickwork - Link and south block



4. Dark grey facing brickwork - Base section



5. Grey roof tile - Throughout



6. Red roof tile - Alderton Hill



14. Diamond hanging red tile - main entrance bay



Proposed main entrance bay



Proposed front elevation detail

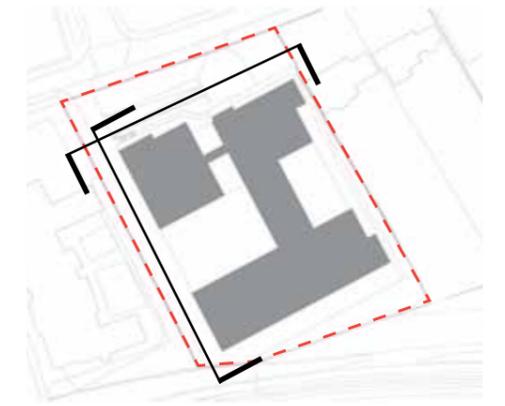


Proposed south elevation detail

Materials Key:

1. Red facing brickwork
2. Light grey facing brickwork
3. Beige facing brickwork
4. Dark grey facing brickwork
5. Grey roof tile
6. Red roof tile
7. Dark grey metal window and door frames
8. Dark grey railing
9. Dark grey rainwater goods
10. Patterned brickwork panel
11. Projecting brick framing detail
12. Dark grey metal dormer
13. Dark grey metal frame roof light
14. Diamond hanging red tile

7.8. PROPOSED ELEVATIONS - NORTH & WEST



Proposed north elevation (along Alderton Hill)



Proposed west elevation

7.9. PROPOSED ELEVATIONS - EAST & SOUTH



Proposed east elevation



Proposed south elevation

7.10. VERIFIED VIEWS - VIEW ALONG BROOK ROAD



7.11. VERIFIED VIEWS - VIEW UP ALDERTON HILL



7.12. HAPPI RECOMMENDATIONS



1 - Space and flexibility

New retirement homes should have generous internal space standards, with potential for three habitable rooms and designed to accommodate flexible layouts.



2 - Daylight in the home and in shared spaces

Care is taken in the design of homes and shared spaces, with the placement, size, and detail of windows, and to ensure plenty of natural light, and to allow daylight into circulation spaces.



3 - Balconies and outdoor space

Building layouts maximise natural light and ventilation by avoiding internal corridors and single aspect flats, and apartments have balconies, patios, or terraces with enough space for tables and chairs as well as plants.



4 - Adaptability and 'care ready' design

In the implementation of measures to ensure adaptability, homes are designed to be 'care ready' so that new and emerging technologies such as telecare and community equipment, can be readily installed.

DESIGN RESPONSES (1)

The proposals for Alderton Hill contain a majority of two-bedroom apartments whose areas are well in excess of Nationally Described Space Standards (NDSS). Overall, of the 89 proposed apartments, 84 (94%) are two-bedroom with an average internal area in excess of 1,100sqft. The remaining five apartments are one-bedroom to allow for an affordable access point to the development, with an average internal area in excess of 750sqft. Dwelling layouts will be designed to accommodate flexibility as far as possible through the application of generous room sizes and the use of non-structural internal partitions which can be modified at minimal cost to create alternative connections between the rooms.

Apartments have been designed to be spacious and benefit from good levels of natural daylight, with generous windows and projecting bay features to maximise the outlook. At ground level the connections between the building entrance and the cores offer a view out to the gardens and courtyards to create a pleasant journey home, whilst on upper floors a connection is made between the corridors and the façade wherever possible.

The disposition of the building inevitably creates a number of single aspect dwellings, though the number of them has been minimised and the majority are south- or west-facing. The site orientation is such that a small number of apartments face north-west with no apartment facing due north. Overall 54% of the proposed apartments are dual aspect, and 78% are provided with generous balconies or terraces. Where external balconies cannot be provided, Juliet type balconies are provided serving large living rooms allowing a blurring of the indoor and outdoor space. All apartments will be provided with whole-home ventilation systems to provide good levels of ventilation throughout the year.

In order to allow all building occupants access to good quality outdoor space the proposals include a generous south-west facing communal courtyard at lower ground floor level, a south-facing terrace along the rear of the building at upper ground floor level, and a communal roof terrace over the linking building at third floor level which can be accessed from the front and rear buildings.

The generous size of the proposed apartments ensures that changing spatial needs of the occupants can be met as they age in place, with larger than standard bedrooms offering future-proofed flexibility. Sufficient space is allowed in bathrooms and kitchens in particular to create rooms suitable for use by those in wheelchairs, and integrated shower seats and knee spaces are included in the design to adapt to changing needs. Walls are strengthened in key areas to enable future provision of mobility aids, and technological infrastructure such as building-wide Wi-Fi are to be included to enable future emerging technologies to be integrated into the scheme as needed.



5 - Positive use of circulation space

Building layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting interdependence and avoiding an 'institutional feel', including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for 'defensible space'



6 - Shared facilities and 'hubs'

In all but the smallest developments (or those very close to existing community facilities), multi-purpose space is available for residents to meet, with facilities designed to support an appropriate range of activities – perhaps serving the wider neighbourhood as a community 'hub', as well as guest rooms for visiting friends and families



7 - Plants, trees, and the natural environment

In giving thought to the public realm, design measures ensure that homes engage positively with the street, and that the natural environment is nurtured through new trees and hedges and the preservation of mature planting, and providing wildlife habitats as well as colour, shade, and shelter



8 - Energy efficiency and sustainable design

Homes are energy-efficient and well insulated, but also well ventilated and able to avoid overheating by, for example, passive solar design, the use of native deciduous planting supplemented by external blinds or shutters, easily operated awnings over balconies, green roofs and cooling chimneys

DESIGN RESPONSES (2)

Glazed links are provided at ground level between the double-height entrance area and the main cores to the south and west, which afford views out towards the street and into the courtyard garden on the eastern side of the scheme. These offer genuine connections to the wider context and enable occupants to locate themselves within the development and understand their position in relation to their surroundings.

Internally where corridors are unavoidable these are a minimum of 1.5m wide and apartment front doors are inset to create personal porch-like spaces at the entrance to the home. A similar approach has been used on other Elysian schemes such as the award winning Landsby scheme in Stanmore where internal corridors are finished to a high standard and populated with artworks and furniture pieces which, alongside colour-coding of floor levels, aids navigability and promotes a sense of homeliness in the common parts.

Extensive communal facilities are provided on the Lower Ground Floor level of the scheme. Overall approximately 1,000sqm of the internal space is given over to amenity functions, not including areas for back-of house staff and administrative facilities and the kitchen area associated with the restaurant.

The communal facilities are clustered around the courtyard spaces to give good levels of natural daylight and activate the external spaces.

Extensive new landscape planting is proposed around the site, including the provision of new mature trees along the east and west boundaries to aid screening to adjacent properties. The south side of Alderton Hill is characterised by grass verges to the roadway, with screening planting and deep front gardens with areas of hardstanding for vehicles between the buildings and the street. The proposals follow this local vernacular, providing a landscaped frontage but avoiding placing parking in front of the building. A drop-off area and access road is included, leading to the parking areas on the western side of the site at the lower level and within the undercroft beneath the south-facing amenity terrace.

The design takes a 'fabric-first' approach to energy efficiency, providing a highly insulated external envelope exceeding the performance requirements of current Building Regulations. Apartments are provided with whole-house Mechanical Ventilation and Heat Recovery (MVHR) systems, and the site perimeter includes extensive tree planting which will aid with solar shading. The Energy Strategy provided as part of the application gives further detail on the proposals.



9 - Storage for belongings and bicycles

Adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier.



10 - External shared surfaces and 'home zones'

Shared external surfaces, such as 'home zones', that give priority to pedestrians rather than cars, and which are proving successful in other countries, become more common, with due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments

DESIGN RESPONSES (3)

The apartments will be designed to include generous storage areas within the home, and are sufficiently sized to allow for this. Cycle storage is provided within the undercroft car park area, and an internal buggy store is located at lower ground floor level adjacent to the main circulation core.

In the landscape design, the external hard surfaces are designed to prioritise pedestrians over vehicles, with visually contrasting surfaces defining the main pedestrian routes. Vehicle movements within the site will be carefully managed – a valet parking system is proposed as part of the management regime, with all private vehicle movements between the main entrance drop-off and the car park managed by the valet who will be fully aware of the need to prioritise pedestrians. Servicing vehicles entering the site will not pass further than the loading bay and refuse stores at the northwest corner, and will be made aware of the potential areas of crossover between vehicles and pedestrians and the need to prioritise pedestrian safety.

7.13. PRIVATE AMENITY

A key consideration in the proposals is the provision and quality of residential amenity, and the maximising of dual-aspect and / or south-facing apartments plus offering good outlook to all apartments regardless of orientation. During the design process, consideration has been given to achieving good levels of natural daylight within dwellings, to minimizing the risk of overheating in summer months, and to protecting residents from noise.

Local Plan Policy DBE8 states that 'new residential developments will be expected to provide private amenity space, that is directly adjacent to and easily accessible from the relevant buildings, and that is of a size, shape and nature which enables reasonable use. Private amenity space will be provided for each residential unit in the form of a balcony, private garden or an internal amenity space. The amenity space will be usable, functional and safe and further improve the quality of the residential homes.'

The location of the development within the streetscape of Alderton Hill required bespoke solutions to respond to the existing context. As balconies are not characteristic of the existing street elevation and are not a part of the local vernacular, and as it is necessary to protect the privacy of the neighbours at no. 17 and Poets Place, an alternative approach was necessary to improve the internal amenity of the apartments facing these areas. As a result, approximately 23% of the apartments will have an internal amenity with juliet balcony.

An internal amenity is effectively an enlarged living room that is within the thermal line. The space itself can be differentiated from the rest of the living room through the flooring treatment, and the windows associated with the space can be fully openable to allow for an external feel/ atmosphere on warm sunny days. Therefore, it can be made to look and feel like a distinct element of the room without undermining its use/quality.

- Apartments with external private amenity
- Apartments with internal private amenity/juliet balcony



First Floor



Fourth Floor



Ground Floor



Third Floor



Lower Ground Floor



Second Floor

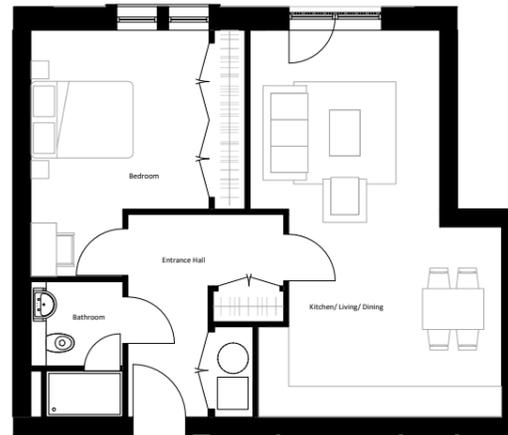
7.14. TYPICAL APARTMENT LAYOUTS

Policy DM10 of the Local Plan sets out the minimum internal space standards set out in the National Prescribed Space Standards and Open Space Standards. All of the proposed apartments exceed the minimum space standards and provide space and flexibility for future adaptation to support homeowners ageing in place.

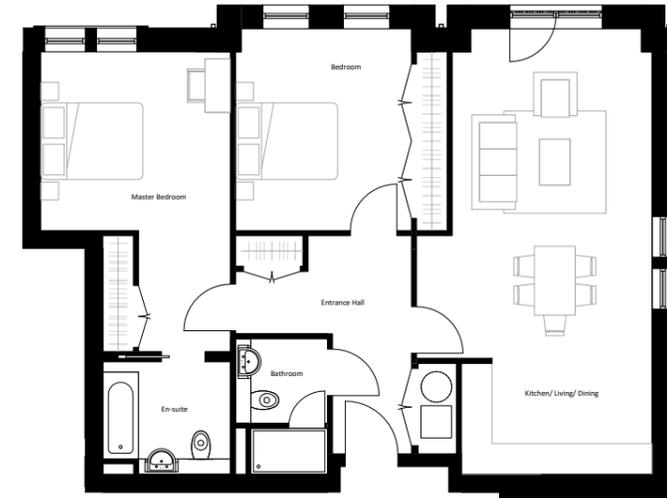
Policy SP3 seeks development proposals that provide mixed-tenure homes and a range of housing types and sizes.

The scheme provides 89 dwellings, of 1- and 2-bedroom apartments of different sizes and levels of affordability. The largest percentage of the apartments within the building are 2 bedroom apartment types. Apartments are designed to be adaptable to the changing needs of the elderly residents in case of deteriorating health, but without being surrounded with healthcare and support equipment while they are still active and healthy.

All apartments have private amenity provided as balcony, terrace, garden or internal area with juliet balcony.



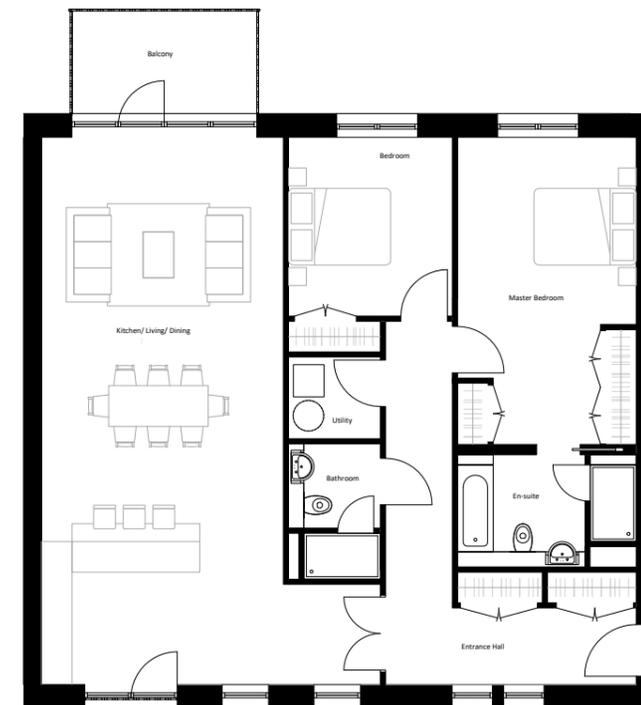
Typical 1 bedroom apartment - Large
65m² / 700sqft



Typical 2 bed apartment - Medium
95m² / 1025sqft



Typical 2 bed apartment - Large
109m² / 1173sqft



Typical 2 bed apartment - Extra Large
125m² / 1373sqft