

ED 2109 Middleton Road
Design & Access Report

Planning Application
April 2022

Land to rear of 64 Middleton Rd,
London
E8 4BS



01 Introduction

Introduction, Overview and Site Location

Introduction

We are applying for full planning on our proposal to build a high quality two storey new build house on a site to the rear of 64 Middleton Road.

Site

The site is located in the London borough of Hackney, in the Hackney South and Shoreditch constituency, London Fields ward and the Albion Square Conservation area. The borough of Hackney is an inner London borough, bounded by boroughs of Islington, Waltham Forest, Newham, Tower Hamlets, Haringey, and the City of London.

The site lies to the north of Haggerston and to the south of Dalston, with Middleton road spanning from Kingsland Road (A10) to the west to London Fields to the east.

The site is to the rear of 64 Middleton Road, flanking Albion Square and currently accommodates a vacant car repair garage.

Access

The access to the new house will be from Albion Square—frontage to the side as it is an end of terrace plot—ex dropped kerb— we will be removing it cause it will be car free—

Planning History

As far as we are aware, there is no relevant planning history for the site.

Proposal

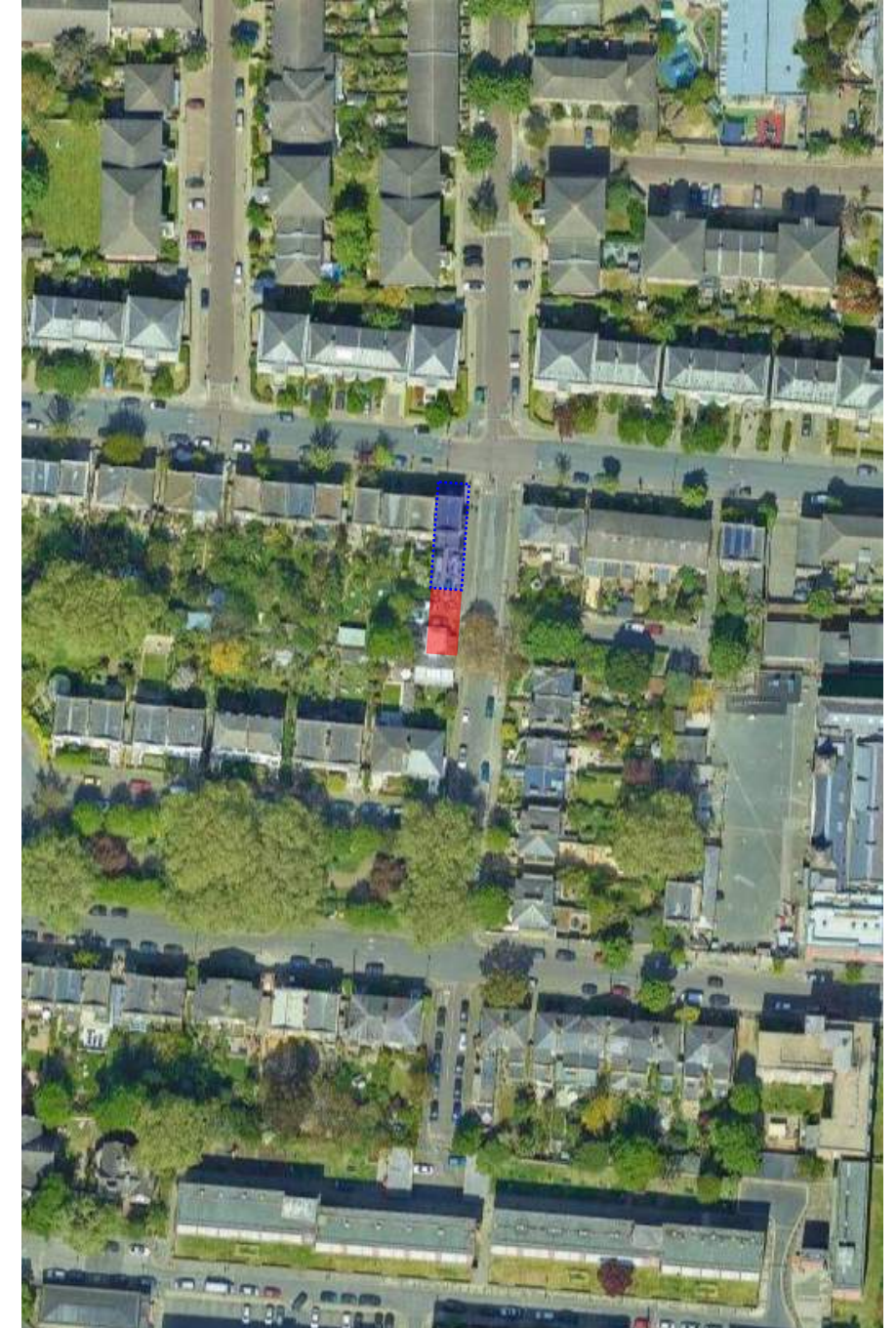
We propose to build a small high quality two storey house, with a large front garden and smaller courtyard to the rear. We feel that this modest but high quality home would be a positive addition to the area.



Map showing site location in red, and existing property within same ownership in blue.



Location Plan



Map showing aerial view of the site

02a Site Context

Site Description

The site occupies a yard space to the rear of 64 Middleton road.

On the site is a vacant car repair garage, and large yard space. The current buildings on site are garages of extremely poor quality. There is a brick wall to the east of the site which flanks Albion Square (road).

To the north the site shares a boundary with the garden to the rear of 64 Middleton road. To the east the site shares a boundary with the Albion Square highway. To the south the site the boundary is with the existing garage (shown in pink) to the rear of 22 Albion Square. The yard itself extends to the west of the site, but part of this is within a different ownership. The boundary of the site is shown here in red, with the part of the yard outside the ownership shown in orange.



Site as seen from the northern end of Albion Square

02b Site Context

Overall Context



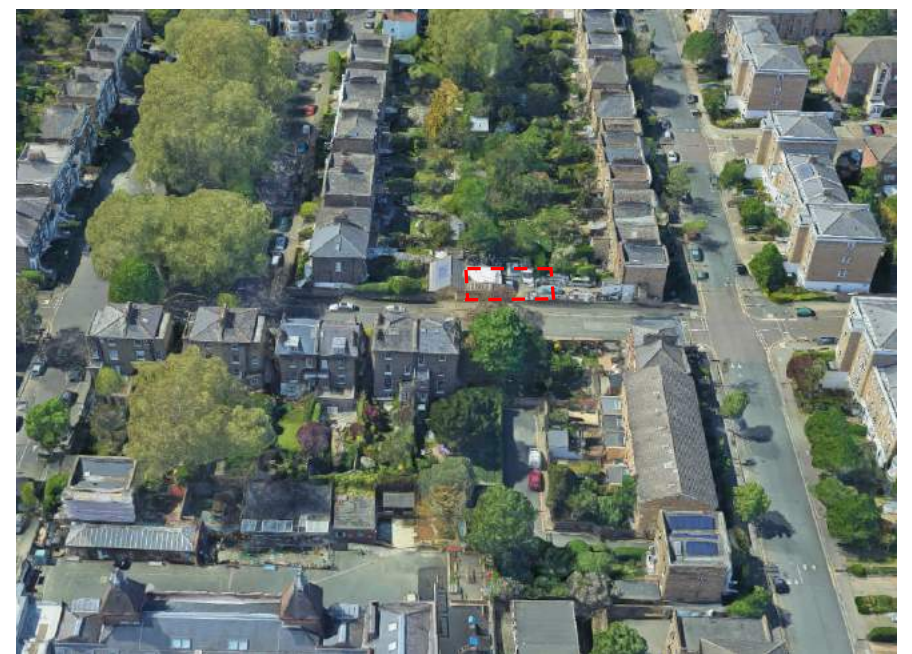
A) View of the site from the South



B) View of the site from the West



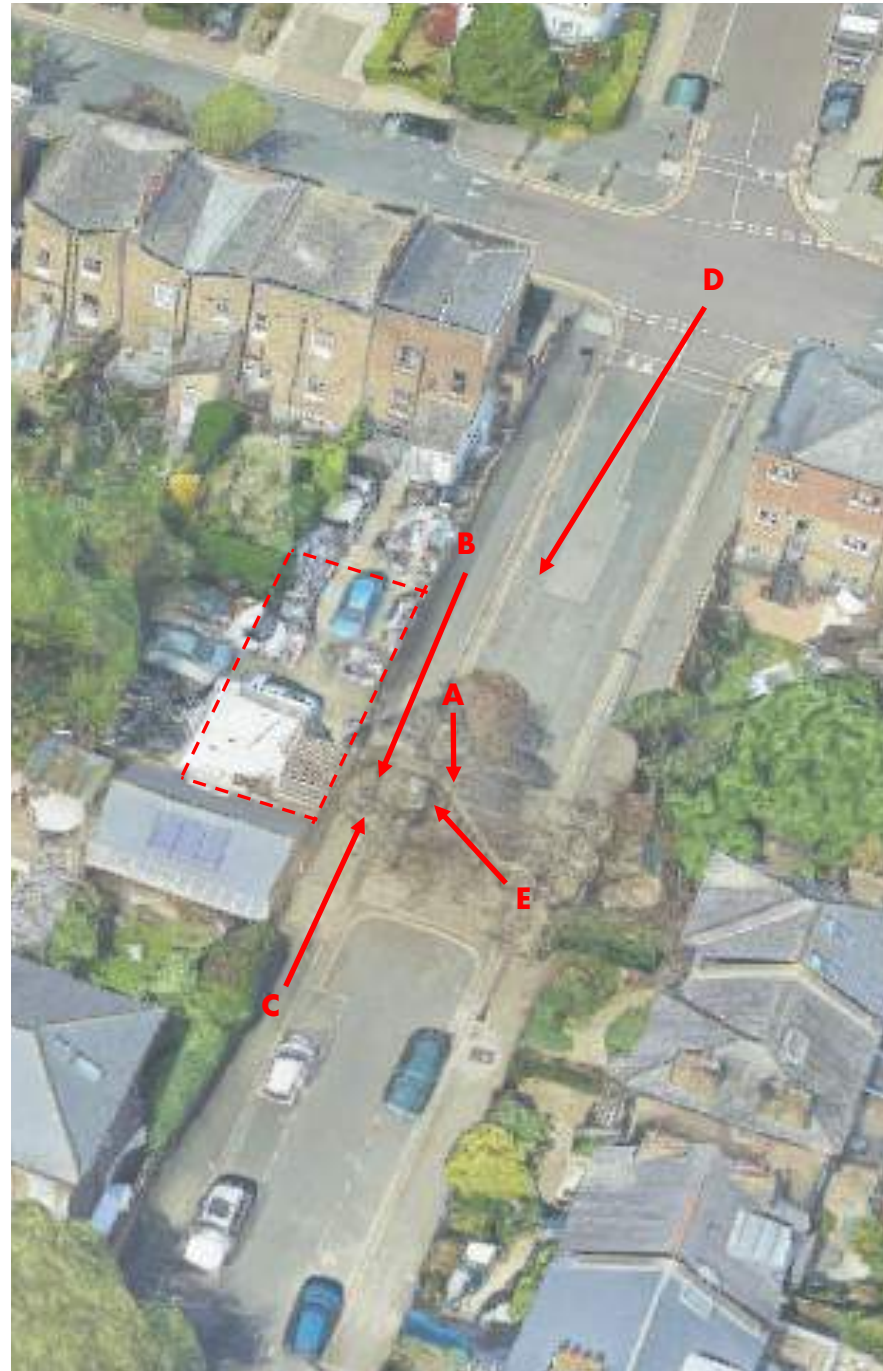
C) View of site from the North



D) View of the site from the East

02c Site Context

Street Photographs



A) View towards Albion Square from site entrance



B) Site street frontage looking towards Albion Sq.



C) Street frontage looking towards Middleton Road.



D) View of site and No.64 from Middleton Road



E) Site in elevation from opposite side of Albion Square

02d Site Context

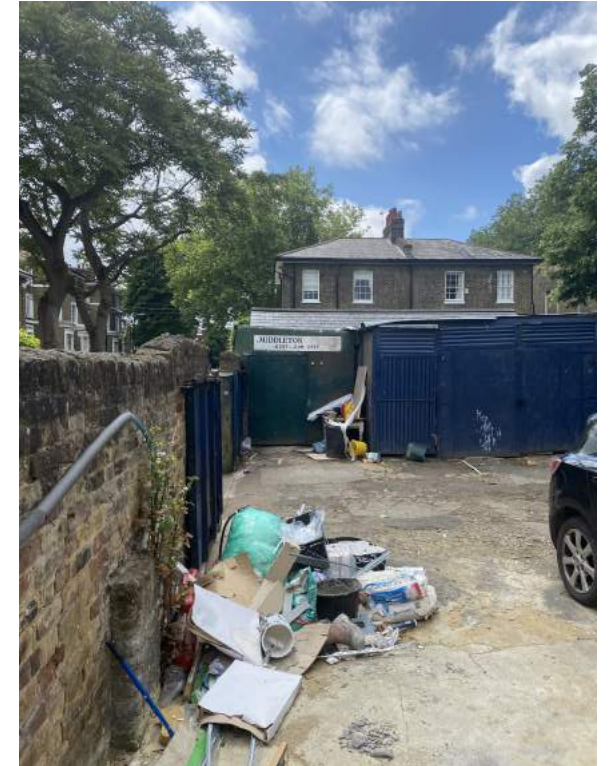
Street Photographs



A) View from site towards 64 Middleton Road building



B) View of garage and gate on site



C) View of garage with 22 & 23 Albion Square behind





D) View of site entrance looking eastwards



E) View of yard, including part that is under different ownership (shown in orange on plan)

02d Site Context

Albion Square Conservation Area

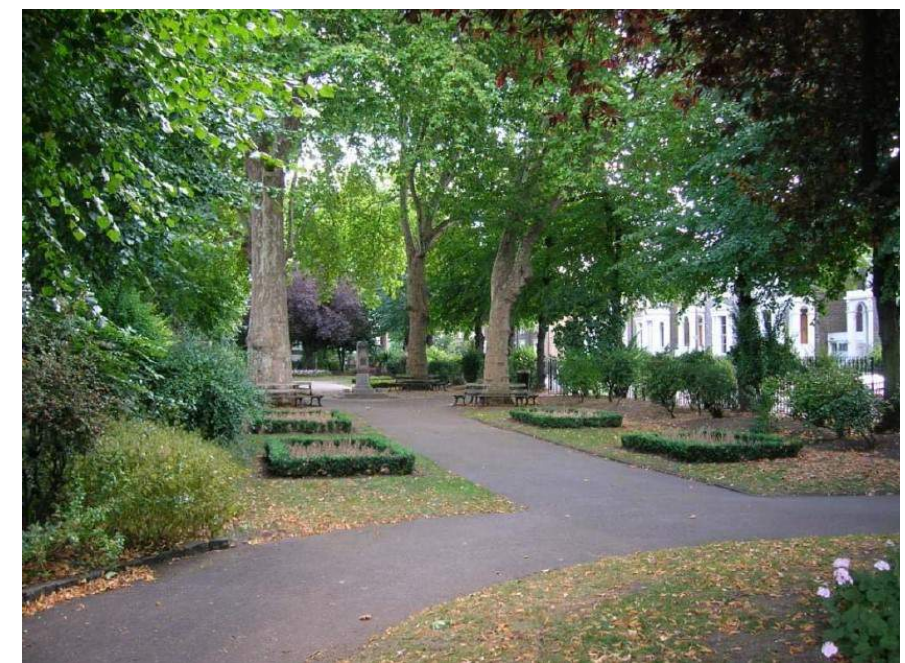
-  64 Middleton Road
-  Proposal Site Boundary



Albion Road Conservation Area Map



Houses on Albion Square



Gardens within Albion Square

03 Planning Policy

Local Planning Context

Albion Square Conservation Area

Albion Road Conservation Area was designated in 1975, with full appraisal being undertaken in 2007, and being adopted in 2015.

The general character of the area is defined by the existing square gardens and surrounding residential properties which date back to the 1840s.

The area boasts a number of statutory and locally listed buildings, and the *'predominantly residential nature of the area and its human scale'* is key to the areas character.

This proposal seeks to replace the currently vacant car garage, with a family residence more appropriate to the predominant residential local typology, which would be designed to be materially sensitive to the character of the conservation area.

It is also worth noting that while the proposal frontage is to Albion Square (road) it is not on the square itself, instead situated between Albion Square proper to the south, and Middleton Road to the north.

London Plan Minimum Space Standards

As per council policy and best practice, the proposals have been designed to meet, and where possible, exceed the minimum space standards set out in Policy D4 Housing quality and standards of the New London Plan.

Hackney Local Plan 2033 (Adopted July 2020)

Policy LP16 - Self/Custom-Build Housing

- A. *Proposals for self/custom build housing projects to meet demand will be supported provided they are compliant with all other plan policies.*
- B. *Self/custom-build development will be supported and encouraged on infill development sites provided the scheme is in accordance with all other development plan policies.*

LP45 Parking and Car Free Development

- A. *In order to reduce car usage and promote active travel, all new developments in the Borough must be car-free; on-site parking limited to:
 - i. *Parking for disabled users, which is required to be provided in accordance with best practice standards, as set out in the London Plan.*
 - ii. *Essential operational or servicing needs as justified through a Transport Assessment.**

The proposed development is to be car-free in line with this policy.

Appendix 2: Cycle Parking

The proposal accommodates two cycle parking spaces, in line with the required 2 spaces per dwelling above 45 m²

Hackney Sustainable Design and Construction Supplementary Planning Document

- *Fabric first - improve fabric efficiency, quality and durability of buildings before all other measures.*
- *Transport – maximise links to public transport, provide cycle storage, car charging points and facilitate pedestrian desire lines.*

- *Urban Greening - increase biodiversity wherever possible, provision of areas for food growing and composting.*
- *Rainwater capture - avoid using potable water for irrigation and investigate the opportunity for gravity fed rainwater systems.*
- *'Secured by Design'.*
- *Passive heating and cooling - prioritise zero or low energy measures to heat and cool the development over non passive systems.*
- *Provide ventilation and thermal comfort strategies at application stage.*
- *Building Management Systems - where feasible incorporate a BMS, and ensure the occupant/management is trained in its use and the system is user friendly.*
- *Design out waste and minimise resource use - work with the designers and contractors to reduce construction waste and recycle materials for re-use wherever possible.*
- *Permeable hard landscaping – absorbent and porous materials to be specified in all cases.*

Low Carbon/Communal Heating systems/Decentralised Energy - ensure that plant room is oversized to allow future connectivity, and act as anchor for future developments.

The proposal will integrate suitable sustainable design and construction strategies, please see page 10 of this document for further information.

04 Design Proposal

Use

Relevant Planning Policies

Hackney Local Plan—Policies LP12, 7.3, 7.4, LP28

LP16 Self/Custom-Build Housing

C. Self/custom-build development will be supported and encouraged on infill development sites provided the scheme is in accordance with all other development plan policies.

LP28 Protecting and Promoting Industrial Land and Floorspace in the Borough

Retention of Industrial Floorspace Outside of Priority Industrial Areas and Locally Significant Industrial Sites:

D. The loss of industrial land and floorspace outside of Priority Industrial Areas and Locally Significant Industrial Sites will be permitted where all of the following criteria are met;

i. Robust marketing evidence is submitted which demonstrates that there has been no demand for the existing or vacant land and floorspace for its current or former use, and the possibility of retaining, reusing or redeveloping it for similar or alternative smaller or more flexible units for employment generating use, or other alternative employment generating use has been fully explored;

Proposal

The current site use falls under use class B2—General Industrial and the proposal seeks to change this use to C3—Dwellinghouses. The existing site comprises a building that is currently in a poor condition and has previously been used for commercial purposes as a car garage. No access to power or sanitary facilities are available in this unit and it would need a significant amount of repair or to be rebuild, with subsequent financial implications, in order to make it viable as a unit for purpose.

Robust marketing evidence has been carried out in line with Appendix 1, referenced in policy LP28. Marketing evidence on the units viability, through multiple outlets, is currently being carried out. The unit is being promoted on the open market, with Fyfe McDade estate agents, who will be able to provide this evidence upon request.

The site sits within the Albion Square Conservation area, which is a predominately residential area (see Fig.1 adjacent), therefore a family sized dwelling would be well suited to the surrounding vernacular.



Site Context—Surrounding Building Use Classes

04 Design Proposal

Unit Mix & Affordable Housing

Relevant Planning Policies

Hackney Local Plan—Policies LP13, LP14

Affordable Housing

LP13 suggests that developments of 1-9 dwellings will be required to provide on-site provisions or payments in lieu up to the equivalent of 50% of the housing delivered as affordable housing.

The Planning Contributions SPD states that £50,000 per unit will be required from sites of 1-9 units (see table 2.1 below). The proposed development will only provide 1 new unit and hence the total contribution expected will be 0.5 units or £25,000 (£50,000 x 0.5 units).

The relevance of viability is accepted in Core Policy LP13 which states:

New development must maximise opportunities to supply genuinely affordable housing on-site. The Council will seek the maximum reasonable amount of affordable housing, subject to viability and site context.

As the unit is a small 2-storey, 3-bed house, the financial contributions required under the council's Affordable Housing provision would make the development unviable for the applicant. If required within the planning application process, a Financial Viability Assessment statement can be provided.

Unit Mix

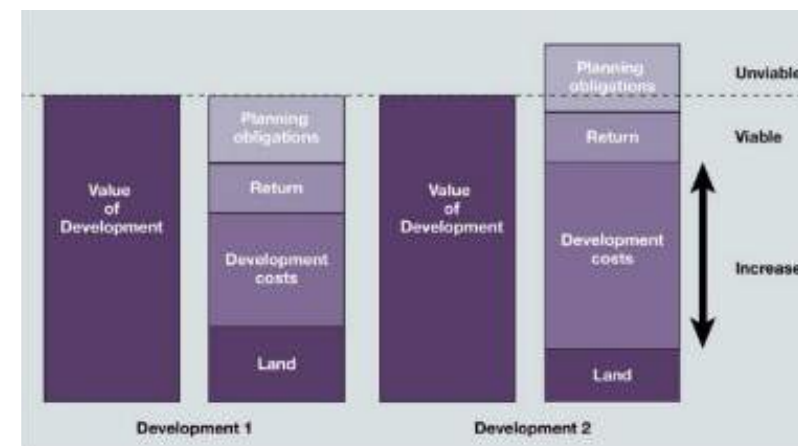
The design for a single new build house on the site, is proposed in line with Hackney's policy LP12, which encourages 'development on small sites through allocating sites for residential use'.

'C. The Council will support the development of small sites to meet the housing need. Infill housing development and innovative approaches to housing delivery on small sites will be supported subject to meeting other development plan policies.' (LP12)

Self-contained residential units are stated as the priority land use preference in the borough and are also where the greatest need lies. The proposal would help fill this requirement and add to the council's new homes supply requirement. Half of the council's growth delivery for new housing is also expected to come from small sites (LP7.4). As a three bed property, it would provide a generous family home within the borough.

	Use	Scale / Impact	Location	Indicative S106 requirement	Relevant development plan policy
1.	Residential C3 use class (excluding build to rent)	10 or more residential units or more than 1000sqm floorspace	Borough wide	Affordable housing 50% affordable housing on site* OR where not feasible a payment in lieu calculated on a case by case basis taking into account the development viability Where the provision of off-site affordable housing is accepted this should be provided in the borough and where possible in the vicinity of the site.	LP13 Affordable Housing
2.	Residential C3 use class (excluding build to rent)	1 - 9 units	Whole borough except 'City Fringe (on Map 1 page 13)	Affordable housing 50% affordable housing onsite where capable of providing onsite affordable housing OR A payment of £50,000 per unit (Number of units X £50,000)	LP13 Affordable Housing
3.	Residential C3 use class (excluding build to rent)	1 - 9 units	City Fringe area (on Map 1 page 13)	Affordable housing 50% affordable housing onsite where capable of providing onsite affordable housing OR A payment of £60,000 per unit (Number of units X £60,000)	LP13 Affordable Housing
4.	Student Housing (C2)	All	Borough wide	Affordable housing A minimum of 50% of student rooms will be required to be affordable for students in the context of student maintenance loans and rents	LP20 Student Housing
5.	Housing for Older and Vulnerable People (C2)	All	Borough wide	Affordable housing Proposals for specialist housing for older people will be required to provide 50% affordable housing	LP18 Housing Older and Vulnerable People
6.	Large Scale Purpose Built Housing	50 or more residential units	Borough wide	Affordable housing 50% of all units to be provided at rental levels which do not exceed one third of ward-level incomes (excluding utility bills and Council Tax)	LP21 Large Scale Purpose Built Housing
7.	Build to rent schemes (C3)	All	Borough wide	Affordable housing 50% of all units to be provided at rental levels which do not exceed one third of ward-level incomes (excluding utility bills and Council Tax)	LP15 Build to Rent

Table 2.1



RICS financial viability guidance diagram

04 Design Proposal

Concept & Layout

Relevant Planning Policies

Hackney Local Plan (2015)
SPD—Residential Extensions & Alterations
LP12, LP14, LP16, LP17

Proposal

The ambition is to create a high quality family dwellinghouse in Hackney that has been sensitively designed and carefully placed to maximise the site's potential whilst respecting the needs of the neighbouring buildings. The proposal is set in line with the streetscape to continue the rhythm of the street and mirror the building fronts that are parallel to the site entrance along Albion Square.

The residential proposal has been designed in accordance with Hackney's Local Plan and SPD Guidance and Standards for Housing, as well as following the guidance set out in The London Plan and NPPF.

Materiality of the proposal has been curated in line with the surrounding housing & building stock and in keeping with a new development on an urban site. It seeks to be respectful of the conservation area, via its composition and form, with a nod to modernity via its internal layout and key placement of openings.

The ground floor provides a large kitchen and dining space, which overlooks and provides access to the private rear garden. It also houses a generous living room, designed purposefully to be intimate & snug, with a sliding door providing access to a rear terrace. A study is also proposed to allow the dwelling to be flexible for home working based on current events. These spaces benefit from large openings to supply fresh air and allow natural daylight to permeate the spaces. The WC, utility and storage spaces have been placed along the street elevation boundary, as these spaces are more functional, requiring less natural light. A bin store has been discreetly tucked within this street elevation, to maximise functionality of the plan, whilst providing external secure refuse & recycling space.

At first floor three large double bedrooms are provided, alongside two generous bathrooms. Dressing space is incorporated in to each of these rooms, which can also double as storage space. The first floor landing is framed by a large rooflight to allow natural light to penetrate deep in to the centre of the plan. All spaces have been designed for adaptability for future users with varying accessibility needs, with a focus on circulation areas.

Areas (GIA)

Site Footprint: 133 m²

Existing:

Garage: 37.5 m²

Proposed:

Ground Floor: 73 m²

First Floor: 61 m²

Total: 134 m²

Amenity Space:

Courtyard Terrace: 7.5 m²

Garden: 32.5 m²

Total: 40 m²

Schedule of Accommodation:

Ground Floor:

Living Room: 14 m²

Dining/Kitchen: 30.5 m²

Home Office: 8 m²

WC: 2 m²

Storage: 4 m²

First Floor:

Master Bedroom: 14 m²

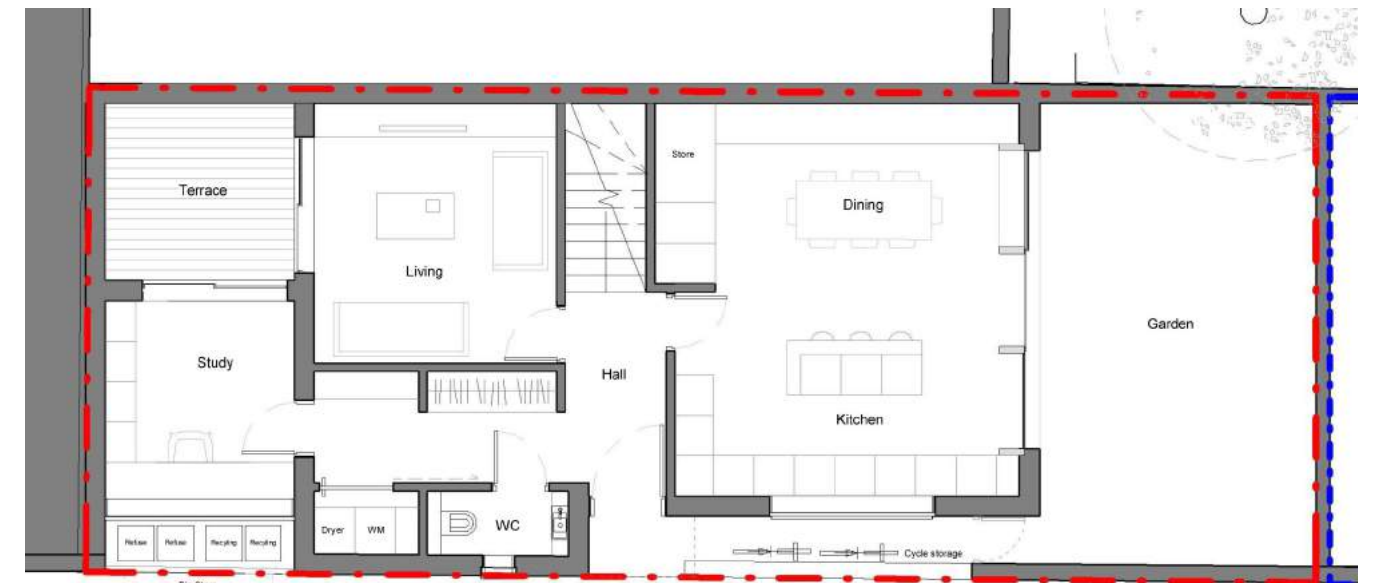
Bedroom 1: 12 m²

Bedroom 2: 12 m²

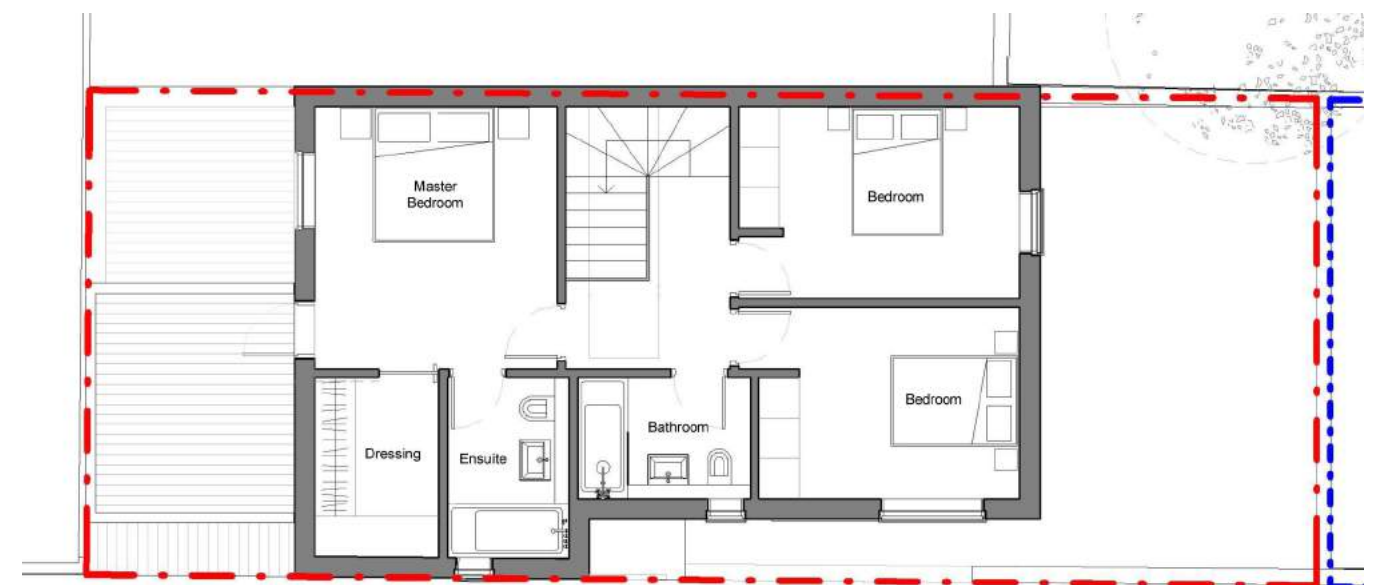
Family Bathroom: 4.7 m²

Ensuite: 5 m²

Storage: 5 m²



Ground Floor Plan



First Floor Plan

04 Design Proposal

Areas, Height & Massing

The proposed new home seeks to maximise the potential of the site by providing a new family dwellinghouse for Hackney, whilst also remaining sensitive to its surroundings and context.

The advice set out in the pre-app states that this is *'The proposed location, footprint, height and massing is supported in townscape terms as is the retention of much of the side garden wall running along Albion Square. This type of backland housing should sit within the historic garden and as much of the wall should be retained as possible. The intention for the proposal is as such and in line with this advice.*

The existing building on the site is single storey, with the new proposed dwelling sitting at two storeys high. The front of the site boundary faces Albion Square road which is flanked by dwellings that comprise pairs of semi-detached houses dating from the 1840s, built of yellow or grey stock brick with stucco dressings and classical decorative features. Directly parallel to the site itself, is a high brick garden wall, belonging to 66 Middleton Road.

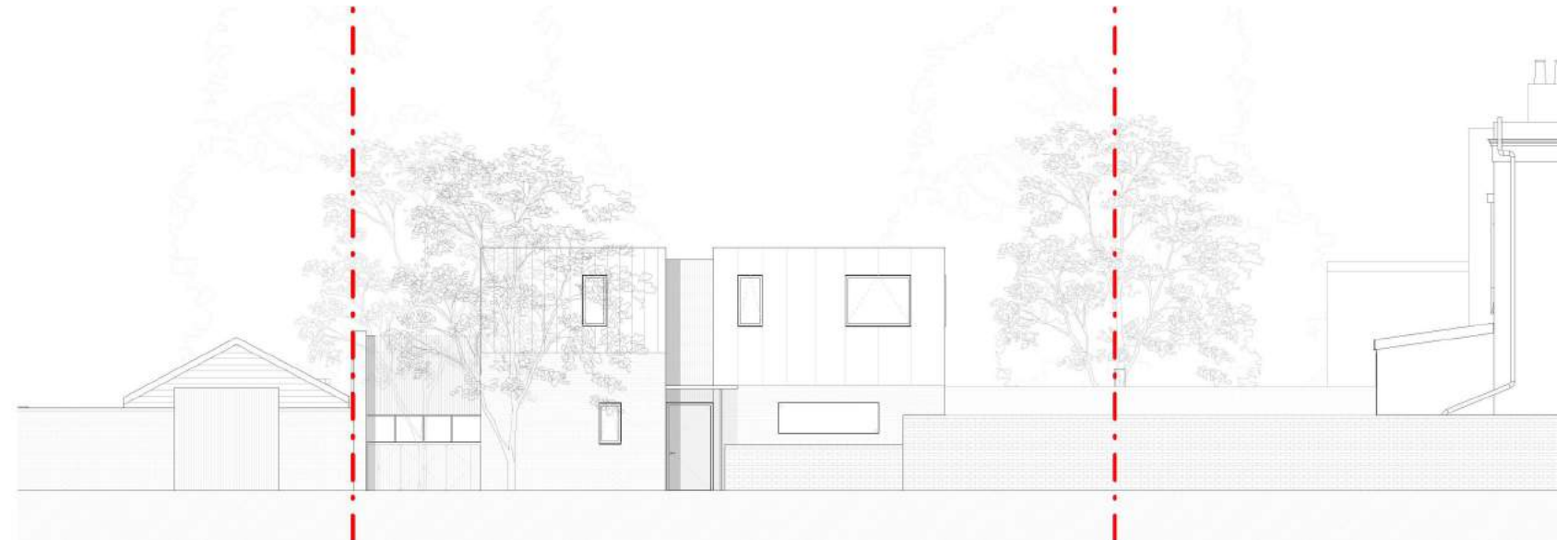
The house has been carefully placed within the site to retain a reasonable distance from both 64 Middleton Road and 22 Albion Square. It comprises three masses, which have been carefully composed in order to break up the massing of the building all together, and help the building to recede into the surrounding gardens.

The first mass is single storey and dual aspect, containing a study, with windows to the street and to a small internal courtyard created within the site to allow for daylighting. This mass mirrors and flanks the existing garage at 22 Albion Square, which also has a frontage to the street. The second and third volumes of the building are set back from the boundary with No. 22 Albion Square at second storey in order to create a greater sense of privacy and appropriate scale.

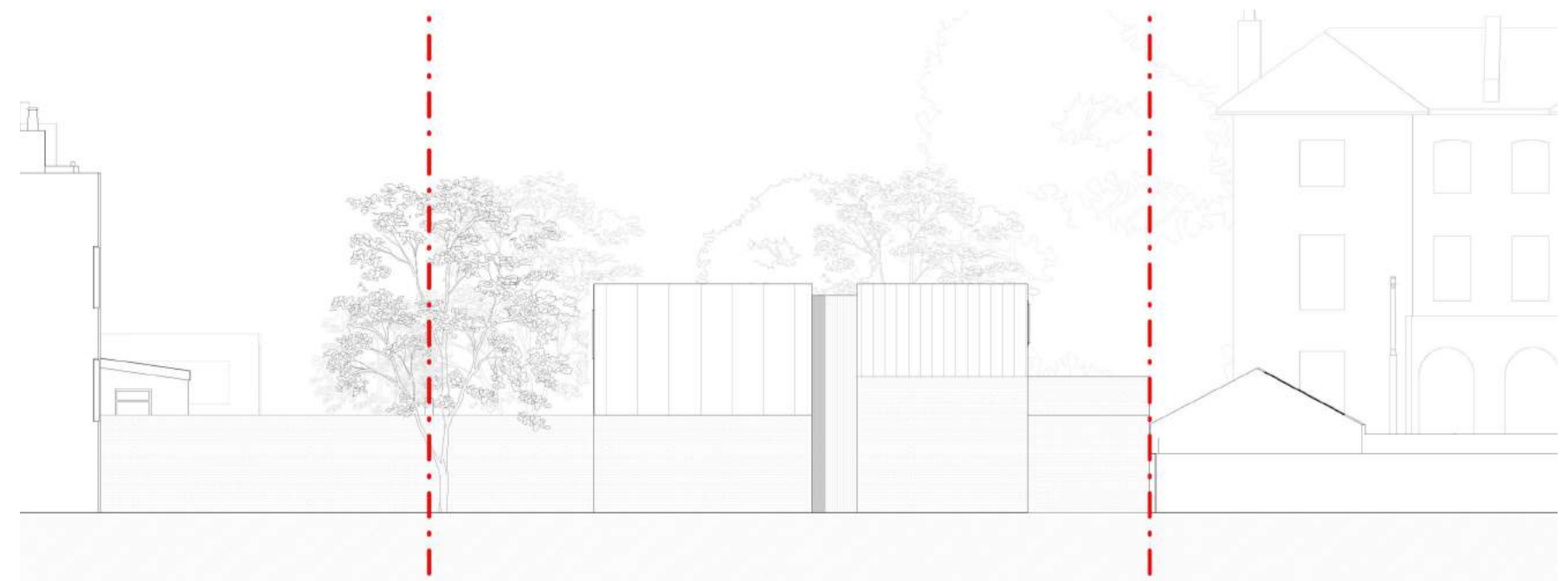
The second and third volumes are also separated by a small atrium strip, with rooflights, to both bring additional light to the centre of the building from above, and to break up the massing of the second and third volumes.

The third volume is set further back from the street, again to create a sense of scale and recede into the site. This set back also creates an additional private entrance directly to the garden, and a front door set back from the street but still open to it. The boundary wall is lower here, allowing for views from the set back kitchen window to the street, creating a greater sense of security, while not compromising the privacy of other living areas.

The flat roof form mirrors the parapets of the surrounding Georgian architecture in respect of the conservation area and its typology.



Proposed Front East Elevation



Proposed Rear West Elevation

04 Design Proposal

Materials

Materiality of the proposal has been curated in line with the surrounding housing & building stock and in keeping with a new development on an urban site.

Materiality

The materials used will be sensitive to the character of the conservation area, and visually the proposal will be an improvement upon the dilapidated garages on site. The existing unit is in poor conditions and is not in keeping with the existing residential building vernacular. We want the new dwelling to continue the aesthetic of the Georgian architecture, whilst still providing a new modern dwelling.

The new dwelling proposes brickwork at ground floor, to provide a wall datum for the dwelling and help it blend in to the streetscape at this level. This ground floor brick will anchor the dwelling and cement its position on the street.

At first floor above, the dwelling will either be clad in metal or external tiles, to allow the upper floor to appear lighter and maintain a hierarchy with the floor below.

Windows facing the street at ground floor, will be fixed in most instances, to increase security and safety. Larger openings have been placed to face the dwelling's outdoor external spaces, such as the garden & terrace.



Examples of proposed materiality in the dwelling: brickwork, metal & tile cladding

04 Design Proposal

Access

Relevant Planning Policies

Hackney Local Plan (2015)
SPD—Residential Extensions & Alterations

Proposal

The site and its entrance are located off Albion Square, accessed from Middleton Road or Albion Drive. Both of these streets benefit from good transport links, with Middleton Road a 10 minute walk from Dalston Junction and Albion Square a 5 minute walk from Haggerston Station. Both of the stations are on the TFL Overground, which has great links to central London.

Albion Square and Middleton Road are predominately residential areas, with access to local shops along Queensbridge Road and Kingsland Road. These roads will also provide the main vehicular access for the site. The pedestrian footfall between these two roads, allows for the site to feel secure and safe, whilst maintaining privacy still in a predominately residential area.

The entrance door to the proposal is from Albion Square., with the entrance set back from the street to create a private zone which not only provides security & light for the front of the dwelling but also houses practical amenity spaces, such as the bin store & cycle storage area.

During the build, its is proposed to minimise any increase in the vehicular access along Middleton Road, by deploying 'just in time' construction techniques and scheduling in the arrival of materials on site in a very precise and timely order which minimises disruption and reduces the need for storage of materials. In the case where material storage is required only briefly on site, then we will utilise the storage space of the rear yard and pose no external impact on the road in front of the site.



04 Design Proposal

Refuse & Recycling, Car-free and Cycling Provision

Relevant Planning Policies

Hackney Local Plan (2015)
LP45 Parking and Car Free Development
Hackney's Refuse and Recycling Storage Guidance

Cycling Provision

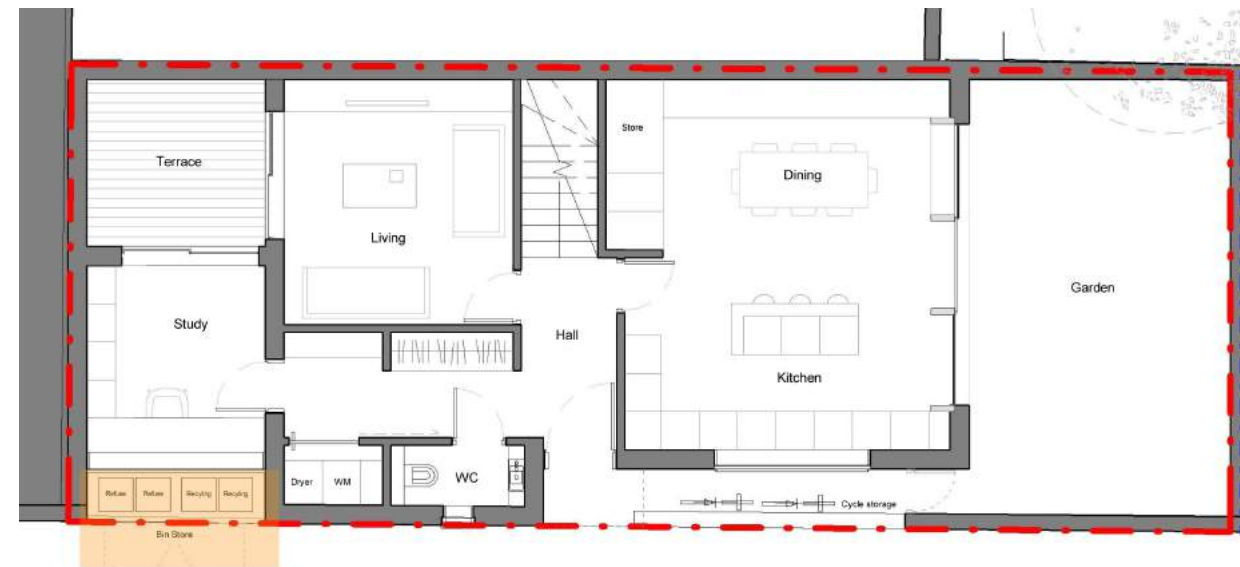
In line with Hackney Policy LP45 for Car Free Development, the proposal seeks to promote active sustainable travel by being car-free and providing cycle storage for its future occupants.

The cycle parking is located within the footprint of the building, in a private and secure location, that can not be viewed or accessed from the street. To promote ease of use for the occupants, this area is located near to the front of the building. Secure wall mounted bike hoops will be fixed to the brick boundary high walls to lock the bikes when not in use. The cycle strategy for the property has considered and implored the guidelines and recommendations set out in Hackney's Transport Strategy.

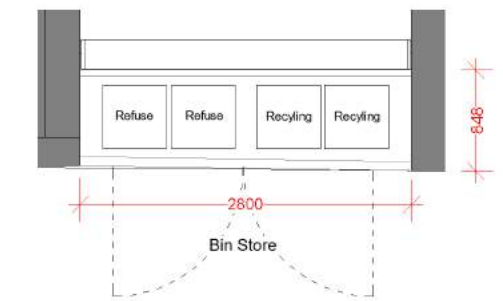
Refuse and Recycling

The proposal incorporates a design for an external secure bin store, within the site boundary, providing storage space for 2 x 240 litre refuse bins and 2 x 240 litre recycling bins. This provision meets and exceeds the storage requirement capacity set out in Hackney's Refuse and Recycling Storage Guidance.

This enclosure will allow no bins to be left on the public footway and allows for ground level off street collection. The bin storage area will be well screened, with the doors and enclosure forming part of the proposal's elevation design. Clear signage will be indicated on the enclosure doors and the a lock will be on the unit, unless in use. The images to the right, indicate the location of both the bin store & cycling provision area.



Ground Floor Plan—Bin Store location indicated



Bin Store dimensions



Ground Floor Plan—Cycle Storage location indicated

04 Design Proposal

Outdoor Amenity Space

Relevant Planning Policies

Hackney Local Plan (2015)
The London Plan—Policy C4.2.2
LP17 Housing Design—7.16

Amenity Space

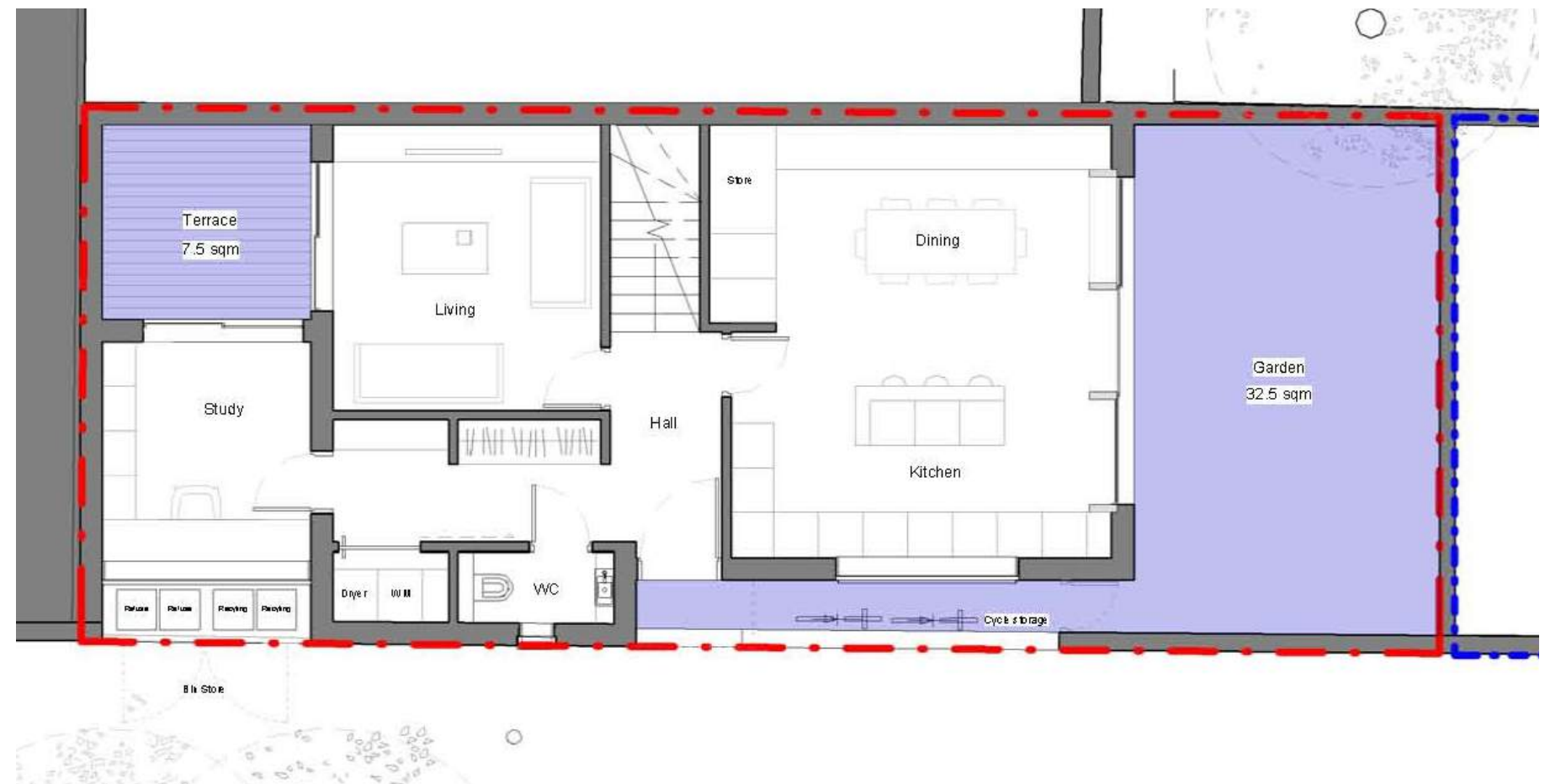
Private outdoor amenity space is an important aspect of residential design, for the occupants health and well being, as well as being functional. The proposal is designed in line with The London Plan, which states:

'This guide requires that all dwellings should be provided with adequate private outside space in the form of a garden, terrace, balcony or glazed winter garden. This applies to all forms of tenure from market sale to affordable rent and includes Build to Rent properties, and intermediate forms of ownership.'

The proposal provides a generous 32.5 sqm outdoor garden space at the rear of the dwelling, which continues the rhythm of the existing back gardens along Middleton Road. Placing the garden here also maximises the privacy distances between the proposed dwelling and 64 Middleton Road.

An additional 7.5 sqm of outdoor space, in the form of a courtyard/terrace has been created to allow for natural light to penetrate both the living and study spaces, whilst creating large areas of natural ventilation for these spaces. This inner site courtyard is enclosed by a brick garden wall, maximising privacy for the unit.

The total amount of amenity space provided is 39.5 sqm, which far exceeds the requirements of The London Plan and local policies, providing space at both the rear of the plan and within its boundary.



Ground Floor—Outdoor Amenity Space indicated in blue on the plan.

05 Daylight & Sunlight

Outlook & Privacy

All openings have been designed to maintain both privacy for the future occupants of the dwelling whilst maintaining the privacy of the immediate surrounding neighbours. There are no windows on the rear west elevation to avoid any overlooking of neighbouring amenity spaces. Openings are maximised only where the site looks out on its own amenity space at ground floor level, in order to maximise natural light where viable.

A detailed daylight and sunlight analysis report was carried out to accompany the application by proficient environmental and daylight & sunlight specialist consultants: Model Environments.

The conclusions of the report found that the proposed new dwelling would not have any impact on neighbouring properties access to natural light and are well within the BRE recommended limits/fully compliant with good practice guidelines.

For full analysis please refer to the detailed nominated report: '2109 Middleton Road - Daylight and Sunlight Assessment Report'.

In the proposal's pre-application feedback the officer states that 'Given the proximity of the application site to nearby residential occupiers and the separation proposed between the rear of the adjoining properties to the north and south it is considered that the development would be unlikely to result in an unacceptable detrimental impact upon neighbouring residential occupiers in terms of provision of daylight/sunlight or outlook from the site.'

Parameter	Criteria	Acceptability Criteria	Source
Daylight	Angle to sky from the horizontal	Maximum 25°	BRE
	Vertical sky component (VSC)	Greater than 27%	BRE
	Average and Median daylight factor (ADF / MDF)	Greater than 1-2% dependant on room use	BRE/BS 8206/BS EN17037
	Percentage of the working plane behind the "No-Sky Line" (NSL)	"Significant Part"/80%*	BRE/BS 8206
Sunlight	Annual probable sunlight hours (APSH) - full year	Greater than 25%**	BRE
	Winter probable sunlight hours (WPSH) - winter months	Greater than 5%**	BRE

Property	Window	Existing VSC	Proposed VSC	Ratio	BRE Compliance
60 Middleton Road	A	37%	36%	1.0	Pass
62 Middleton Road	B	22%	21%	1.0	Pass
	C	27%	25%	0.9	Pass
	D	34%	33%	1.0	Pass
	E	18%	18%	1.0	Pass
64 Middleton Road	F	32%	31%	1.0	Pass
66 Middleton Road	G	37%	36%	1.0	Pass
23 Albion Square	H	38%	37%	1.0	Pass
	I	36%	35%	1.0	Pass
24 Albion Square	J	37%	37%	1.0	Pass
	K	36%	35%	1.0	Pass
25 Albion Square	L	37%	37%	1.0	Pass
	M	37%	37%	1.0	Pass

Daylight access for neighbouring properties (table from aforementioned report)

Property	Window	APSH Existing	APSH Proposed	Ratio	BRE Compliance	WPSH Existing	WPSH Proposed	Ratio	BRE Compliance
62 Middleton Road	D	75%	71%	0.9	Pass	35%	31%	0.9	Pass
	E	35%	35%	1.0	Pass	7%	7%	1.0	Pass
64 Middleton Road	F	73%	72%	1.0	Pass	35%	34%	1.0	Pass
66 Middleton Road	G	86%	84%	1.0	Pass	39%	37%	0.9	Pass
23 Albion Square	H	62%	62%	1.0	Pass	23%	23%	1.0	Pass
	I	60%	60%	1.0	Pass	22%	22%	1.0	Pass
24 Albion Square	J	62%	62%	1.0	Pass	23%	23%	1.0	Pass
	K	61%	61%	1.0	Pass	22%	22%	1.0	Pass

Sunlight access for selection of predominantly south facing neighbouring windows possibly serving living rooms (table from aforementioned report)

Garden	Existing % Area Receiving 2+ Hours Sunlight on 21 st March	Proposed % Area Receiving 2+ Hours Sunlight on 21 st March	Ratio	BRE Compliance
60 Middleton Road	89%	89%	1.0	Pass
62 Middleton Road	75%	75%	1.0	Pass

Overshadowing: Sunlight access for neighbouring gardens (table from aforementioned report)

06 Trees

Arboriculturist Reference Report

The site consists of a working yard area which was formally a mechanics, with garage and workshop and the remaining site laid to concrete. In total 6 individual trees were recorded during the survey process, within or adjacent to the site.

No individual 'A' grade trees of a high quality and value were found on site, nor were any 'U' grade trees. Two individual category 'B' grade trees deemed to be of moderate quality and value four individual trees which have been identified as category 'C' grade trees of low quality and value where found on the site and surveyed. No trees on the site are subject to any Tree Preservation Orders.

Trees of 'B' grade should be retained where possible within the proposed development and where necessary designs altered to accommodate them, whereas category 'C' grade trees of low quality and value, should only be retained and protected when they do not pose a constraint on the development. Where retained they will require tree protection. Locations of these trees can be found adjacent on the Tree Protection Plan, with the full tree schedule attached in the Appendix of the tree report.

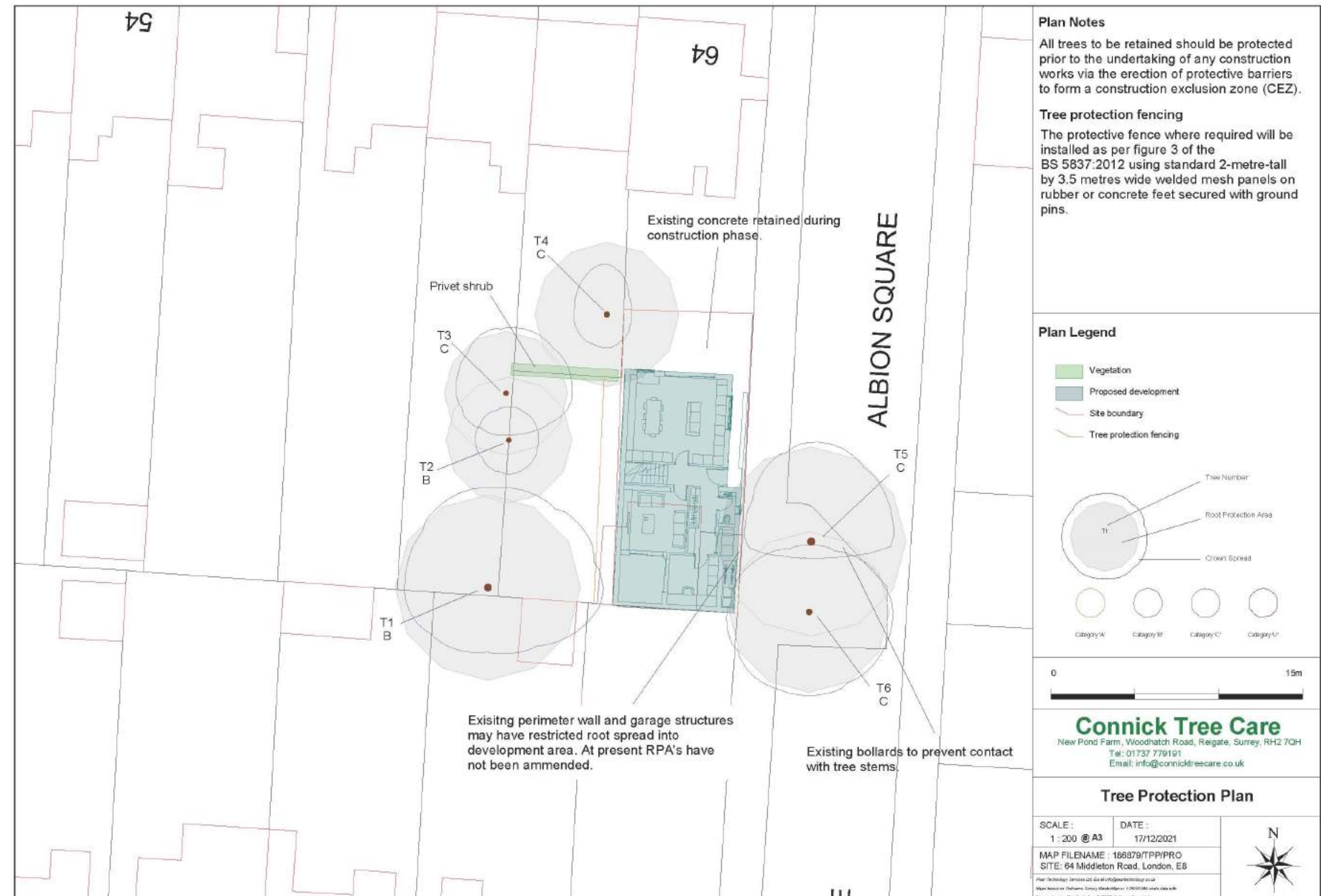
The Arboriculturist's report accompanying this application recommends:

'3 no. C grade trees identified as T4, T5, and T6 can be retained but may have a impacts upon their theoretical RPA's the impacts will not exceed 6.7%.

The identified impacts upon trees T4, T5, and T6 have been calculated as a works case scenario. The impact upon the trees is minor and is likely to be much less considering that current on site conditions. The largest impact is upon tree T5 with an encroachment of 6.3 m², however over half of this (3.5 m²) is already covered by concrete and the existing garage type building.

The crowns of trees T5 and T6 will be close to or oversale the proposed development by up to 0.4m. However, both trees have been significantly crown lifted in the past and selective branch removal will pull the crowns back away from the property. In addition tree T^ has a large area of bark loss on the west side which limited the trees longevity.'

The advice given above is a summary of the required precautions to ensure that the proposed development can be constructed with a minimal impact to all retained trees.'



Tree Protections Plan from Arboriculturist's report

05 Design

Sustainability and Ecology

Sustainability

We are investigating the use of the following technologies / benchmarks on the project:

- Passivhaus
- MVHR unit
- Natural stack effect
- Rainwater recycling
- Thermal mass
- High performance glazing
- Low level solar lighting, which will be 'Dark Sky compliant'.

We believe that sustainable buildings are best achieved by a low technology approach, with good choices of materials and high levels of insulation (to save energy), rather than high technology for instance in energy production (to create energy). This approach is well described in Howard Liddell's 'Ecominimalism'. The following summary describes some of the key measures proposed:

- High levels of insulation to reduce heat loss and the demand on energy intensive heating.
- High-tech double/triple-glazed windows to be used, with very high thermal performance, to achieve low U values and exceeding current Building regulation requirements where possible.
- Opening windows to provide natural ventilation to main spaces
- Aerated water-saving sanitaryware to be used
- Low energy lighting throughout.
- To use local building materials suppliers and local builders to reduce embodied carbon.
- All timber used to be sustainable and locally sourced.

Further, as a practice, we have been exploring the use of 'healthy' materials such as organic paints free from solvents, VOCs etc and zero-formaldehyde building materials to create a healthy internal environment and reduce occupants' exposure to allergens.



Low level dark sky compliant light

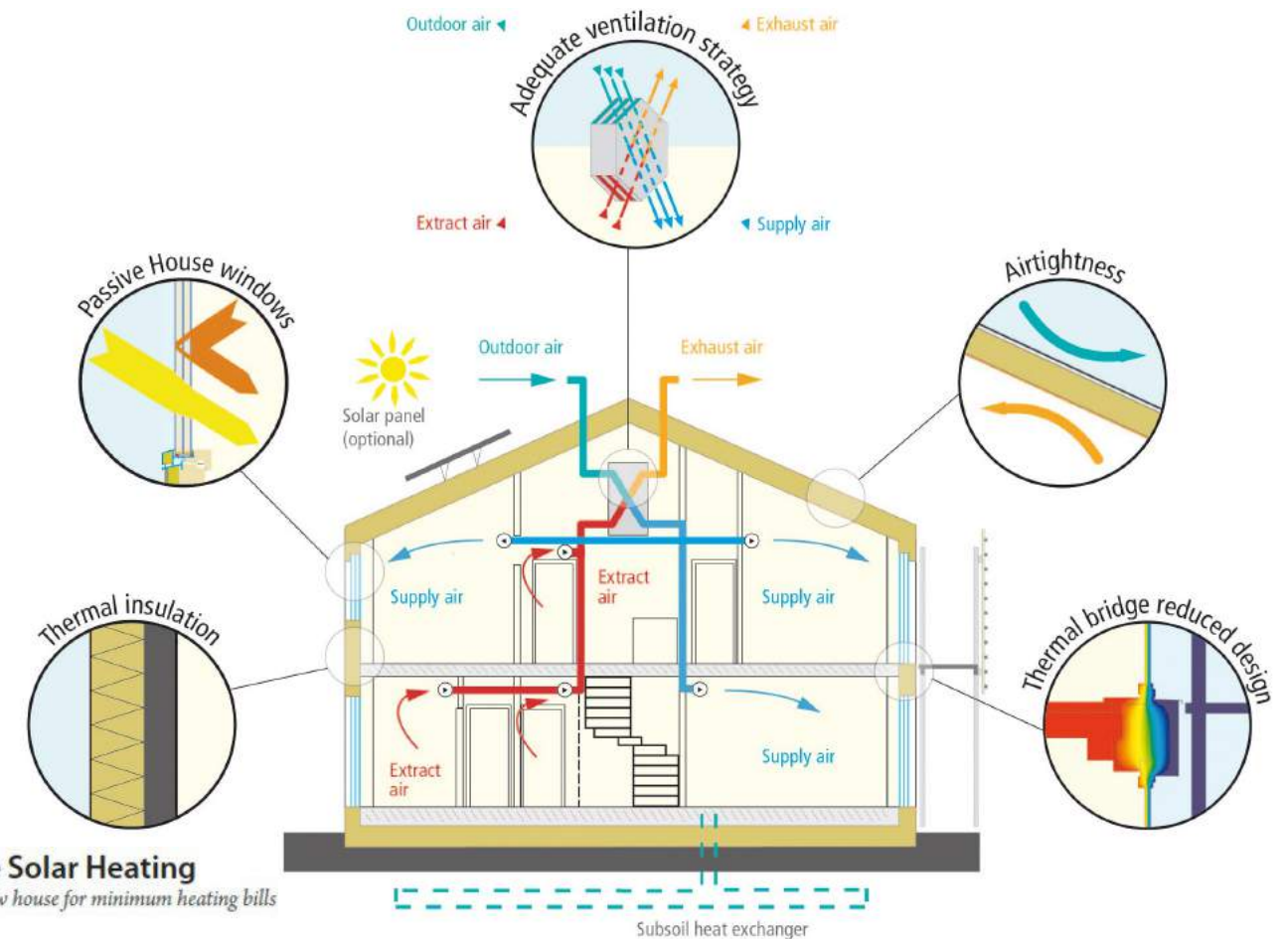
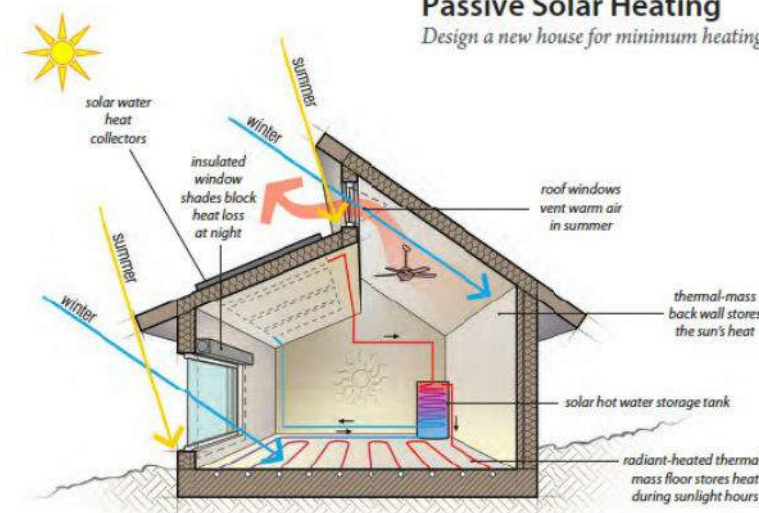


Diagram showing MVHR, thermal insulation, high performing windows, air tightness and improved thermal bridge removal.

06 Precedents

Three Gardens by Edgley Design, completed in 2019

This new build house and artist's studio in South London was situated in a similar end-of-terrace site, also replacing a set of old garages. The starting point for the house was a commitment to retain the three existing trees; a lime, a birch and a plum. Each tree formed a small garden zone, relating to different parts of a function of the house and studio.

The single storey house itself is pulled back from the street, with brick to the pavement edge, and the darker mass of the house set back behind this. The roof rises dynamically in the middle of the site, protecting the amenity of the neighbours while creating an internal, spatial sense of drama. To the highway, the elevation is broken up by the more prominent brickwork to the front, with the darker masses of the building broken up in order that they recede into the site.

The materiality and detailing of the house attempts to reference the historical features of the local Victorian housing stock. Artist Robert Dawson has designed a permanent exterior tile art installation to give the project an original identity.



07 Practice Portfolio

Edgley Design

Edgley Design is a creative, award winning RIBA Chartered Architectural Practice setup in 2004 by the director, Jake Edgley.

We design modern buildings full of light and space, with a unique quality characterised by bespoke design and detailing. We have no preconceptions, preferring to let brief and context dictate the form and material of a project.

We believe that good design is the key to a successful building, irrespective of size or budget, and that architectural thinking can bring delight to the most challenging projects.



Portal House, Mill Hill, London



Pear Tree House, Dulwich, London



Split House, Windsor, Berkshire



Interior of Pear Tree House, Dulwich, London