



SMALL SITES TOOLKIT

02. CASE STUDIES

SUPPLEMENTARY PLANNING GUIDANCE

There are many good contemporary examples of buildings on small sites. The best approaches to small sites harness their unique character in delivering high quality homes. This chapter highlights good examples of residential projects on small sites.



CASE STUDIES

5.0 WHAT IS IT?

The case studies in this section illustrate best practice guidance in a range of building types and site conditions.

Case studies have been chosen to highlight exemplary delivery of specific good design principles and guidance points. It should be noted however that no case study is exemplary in all respects and each case study may well under-perform against other criteria.

The format of the case study allows comparison across types and projects - each has a short description in relation to the typology, a table of key project data, a typical floor plan showing the arrangement of dwellings and circulation, and photographs.

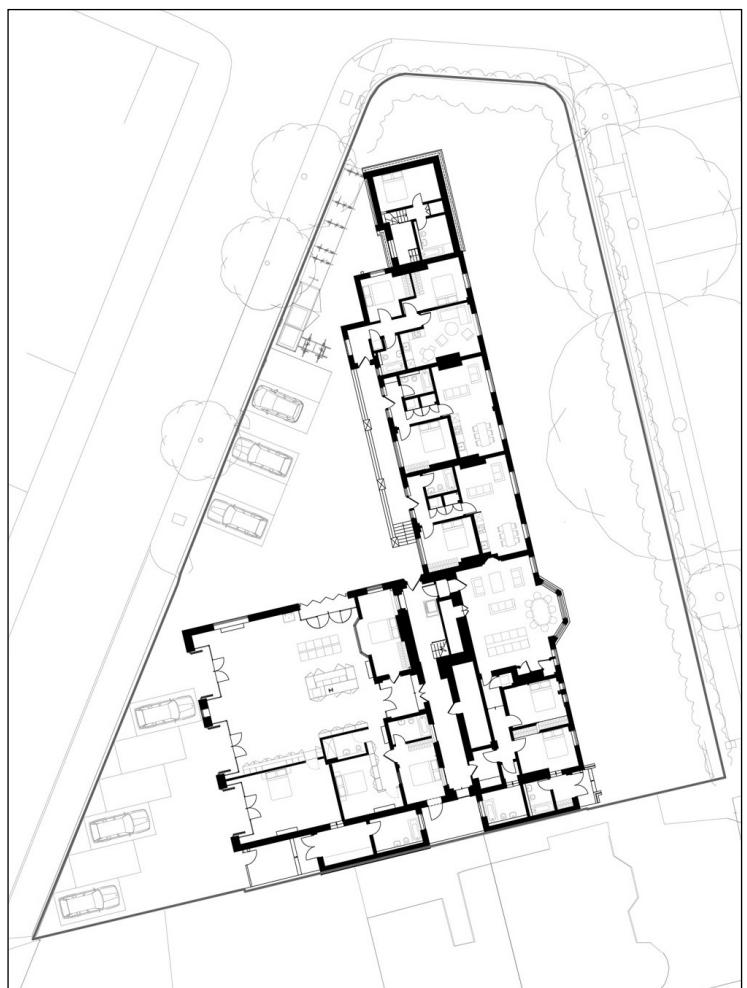
The following pages provide case studies for each small site type.

- **Existing buildings:** remodelling and adapting an existing building.
- **Rooftop sites:** upward extension development on existing buildings.
- **Street facing sites:** developments that directly addresses a street
- **Backland sites:** developments that indirectly address a street, commonly to the rear of buildings.

EXISTING BUILDING

BELSIZE PARK FIREHOUSE

Belsize Park Firehouse creates new homes from an outstanding Grade II* listed former fire station at the heart of Belsize Park. This renovation creates 20 one, two and four bedroom apartments within the existing fabric, while preserving original features of the Arts and Crafts architecture.



Project Information

Architect: Tate Harmer
Client: Platinum Land
Borough: Camden
Address: 36 Lancaster Grove, London, NW3 4PB
Completion date: August 2020
Current PTAL: 3

Site Characteristics

Site area net (sqm): 96
Parking numbers: N/A

Building Characteristics

Dwelling mix: 1 bed: 14
2 bed: 5
4 bed: 1
Total: 20

Maximum height above ground level (m): -

Maximum number of storeys: 4

Tenure

Affordable: 10%
Market sale: 90%

Planning use split

Residential: 1542 sqm (GIA)

Fig.5.1 (Top)
Site plan. Not to scale.

Fig.5.2 (Bottom)
Ground floor plan. Not to scale.

This scheme is exemplary of the following Good Design Principles:

MADE IN CAMDEN

Substantial improvements to the building fabric have increased thermal performance while retaining the fire station's original elements such as timber frames and panelling, glazed bricks, fireman poles and double-height spaces of former engine bays.



Fig.5.3 - Former engine bays converted into living space.
[Credit: Kilian O'Sullivan]

ECONOMICAL AND SUSTAINABLE

A fabric-first approach to sustainability has meant that improvements have been made to the building without impacting its heritage fabric. Improvements include insulation to the roof, basement floor and external walls, along with airtightness of the doors and windows. A communal heating system for the apartments, accessed by buttons in each flat, cuts down carbon emissions and helps keep fuel bills for occupants low.

Each apartment has a dual aspect for cross-ventilation, with south-facing open plan living areas to make the most of the sunlight during the day.



Fig.5.4- Existing elements retained to celebrate the buildings heritage.
[Credit: Kilian O'Sullivan]



Fig.5.5 - Sensitive restoration of existing Grade II* fabric.
[Credit: Kilian O'Sullivan]

ROOFTOP SITE

MALDEN COURT

The identical pair of buildings date back to the 1930s and are located on either side of a private road which bisects the site in two equal halves. The existing three storey, flat roofed blocks placed broadly perpendicular to the main road were extended to create 9 new flats on the existing roof.

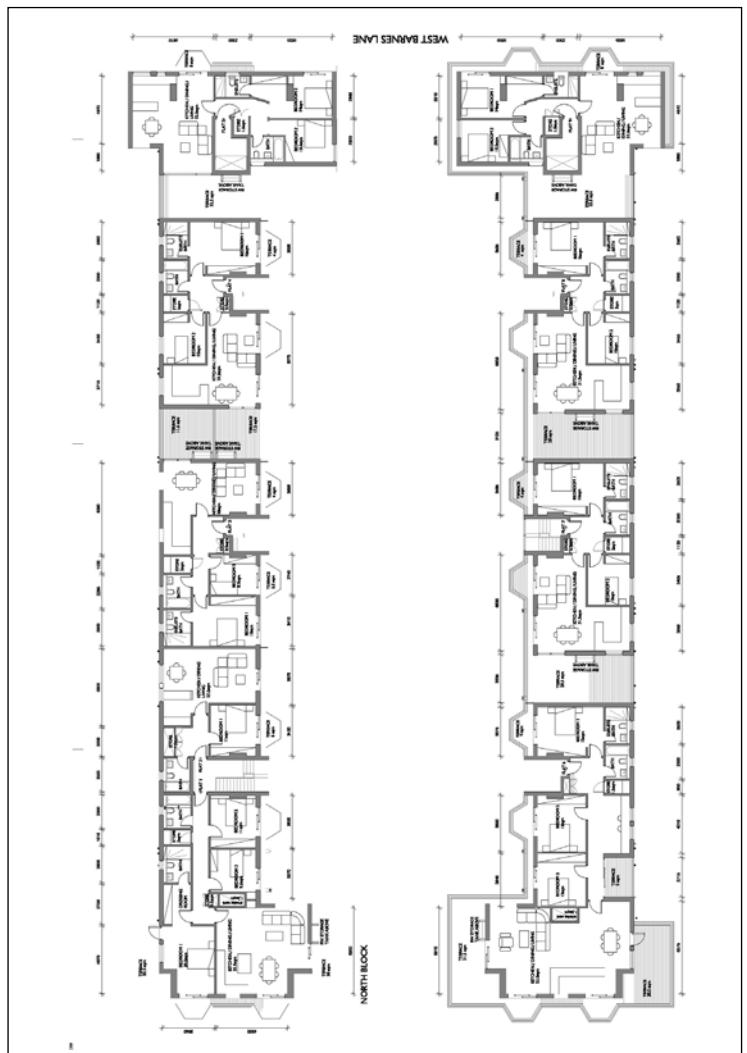
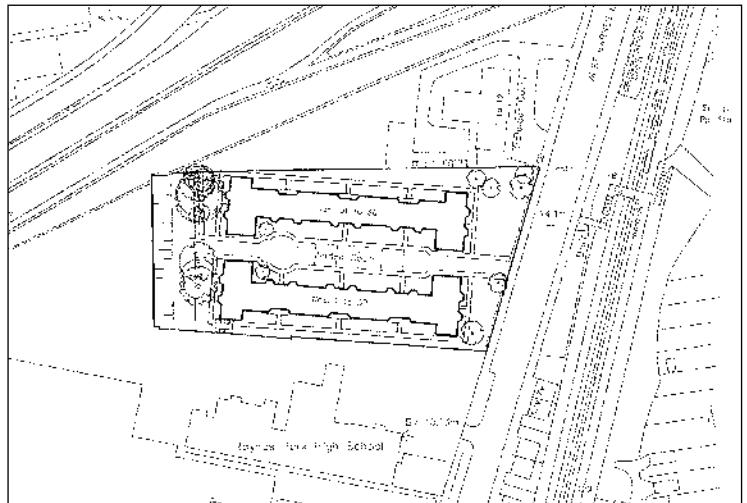


Fig.5.6 (Top)
Site plan. Not to scale.

Fig.5.7 (Bottom)
Third floor plan. Not to scale.

This scheme is exemplary of the following Good Design Principles:

MADE IN MERTON

The insertion of the new flats left the existing untouched with no additional works to the existing interior or exterior of the blocks. The new apartments are single storey in height featuring a curved roof, with façades articulated with alternated sections of glazing and solid wall panels. The façades to the main road and internal courtyard and ‘rear’ elevations are set back from the existing parapet. The articulated roof-form ensures that the mass of the existing buildings remains legible and uncompromised by the new addition.

ECONOMICAL AND SUSTAINABLE

The rooftop extension minimised structural works to the existing building and disruption to the existing residents during construction through the adoption of off-site prefabrication. This manufacturing approach had the added benefit of achieving Code Level 3 of the Code for Sustainable Homes. The extension allow for harvesting of 50% of the rainwater runoff for recycling within the new flats.



Fig.5.8 - View to the main entrance of Malden Court.
[Credit: Paul Murphy Architects]



Fig.5.9 - Full height glazed doors leading on to balconies, which will minimise the need for artificial lighting.
[Credit: Paul Murphy Architects]



Fig.5.10 - View across private road within the site boundary of the property.
[Credit: Paul Murphy Architects]

BACKLAND

NINETEENTH ROAD

A two-bedroom house in the former garden of a semidetached house in Merton. The site takes advantage of a side road which cuts between terraces, lined with hedge rows and garden fences. The house is designed to avoid overlooking to and from neighbouring houses. Rooms face onto internal gardens and the central living area is also naturally lit from above at the apex of a pitched roof.

The use of blue engineering brick and zinc creates a uniformed grey palate in harmony with sheds and outbuildings, contrasting the immediate buff and red brick houses. The house is intended to be subservient, nestling into its suburban back-garden context. At a time for much needed housing, the project shows the potential of creative design on plots that are often overlooked.

Project Information

Architect: Decent Goodfellow Architects
Client: Hexagon Property Developments Ltd
Borough: Merton
Address: 1 Nineteenth Road
Completion date: 2019
Current PTAL: N/A

Site Characteristics

Site area net (sqm): 165
Site area gross (sqm): 80
Parking numbers: 1

Building Characteristics

Dwelling mix: 1 x 2 bed
Maximum height above ground level (m): 5.4
Maximum number of storeys: 1

Tenure

n/a

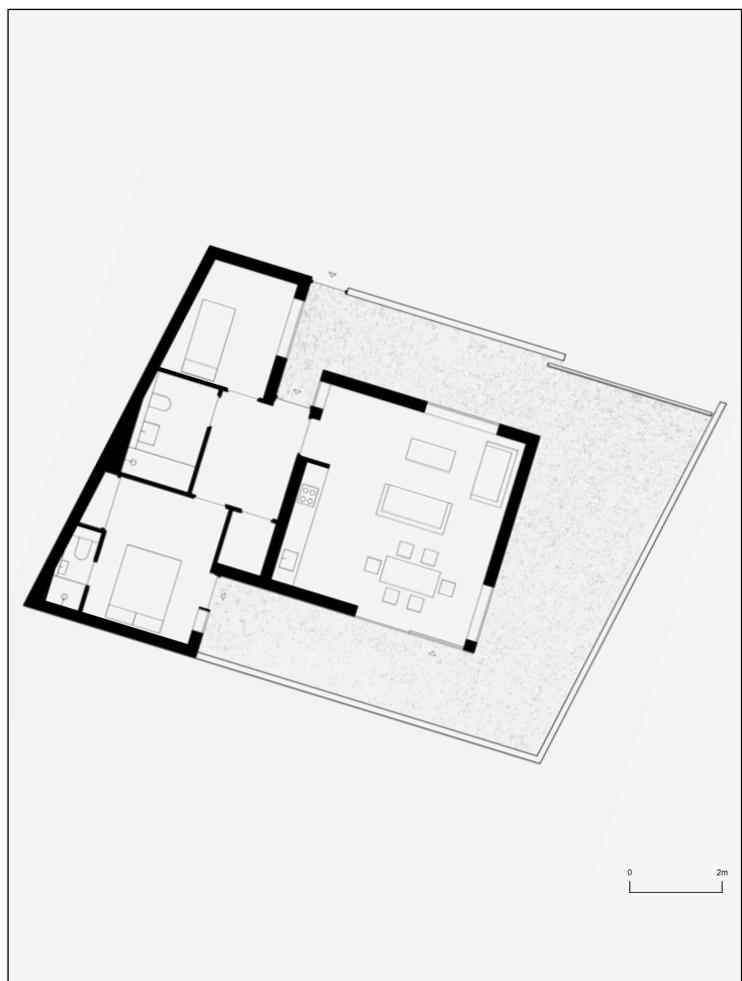


Fig.5.11 (Top)
Site plan. Not to scale.

Fig.5.12 (Bottom)
Ground floor plan. Not to scale.

This scheme is exemplary of the following Good Design Principles:

MADE IN MERTON

Located in a former garden, the massing is subservient to its neighbours, reflecting the language of sheds and outbuildings often found in rear gardens.

The simple and paired back material palette creates a clear aesthetic that does not dominate the street scene.

PUTTING PEOPLE FIRST

The spatial arrangement of the bungalow has been well considered. It protects the privacy of its neighbours by providing windows that face only into its courtyard amenity. The stepped form creates a triple aspect open plan kitchen / living / dining with a connection with outside space.

The massing is kept at its lowest towards the host property and steps up with an apex roof form away from the host property. This subservient massing does not overly dominate the garden, and remains hidden from the primary road.

ECONOMICAL AND SUSTAINABLE

Even though the proposal is a single storey, the flat roof hosts a series of photovoltaic panels providing the home with renewal energy.

The external walls are constructed with blue engineering brick which is an affordable and robust material that



Fig.5.13 - Subservient massing minimises the development's visual impact from the primary street.

[Credit: Decent Goodfellow Architects]



Fig.5.14 - Articulated massing creates tall spaces internally.

[Credit: Decent Goodfellow Architects]

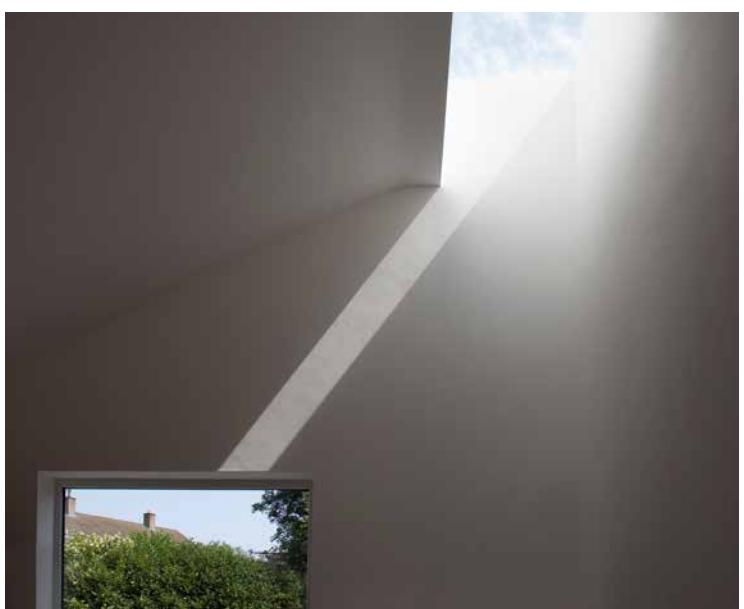


Fig.5.15 - Rooflights used to provide ample natural light whilst minimising overlooking.

[Credit: Decent Goodfellow Architects]

BACKLAND

HIDDEN HOUSE

The house is located in a conservation area next to a Grade II listed former Victorian school on a site previously occupied by a caretaker's shed. The design carefully creates a space for the new residential dwelling on a site defined by the proximity of a tall perimeter brick wall.

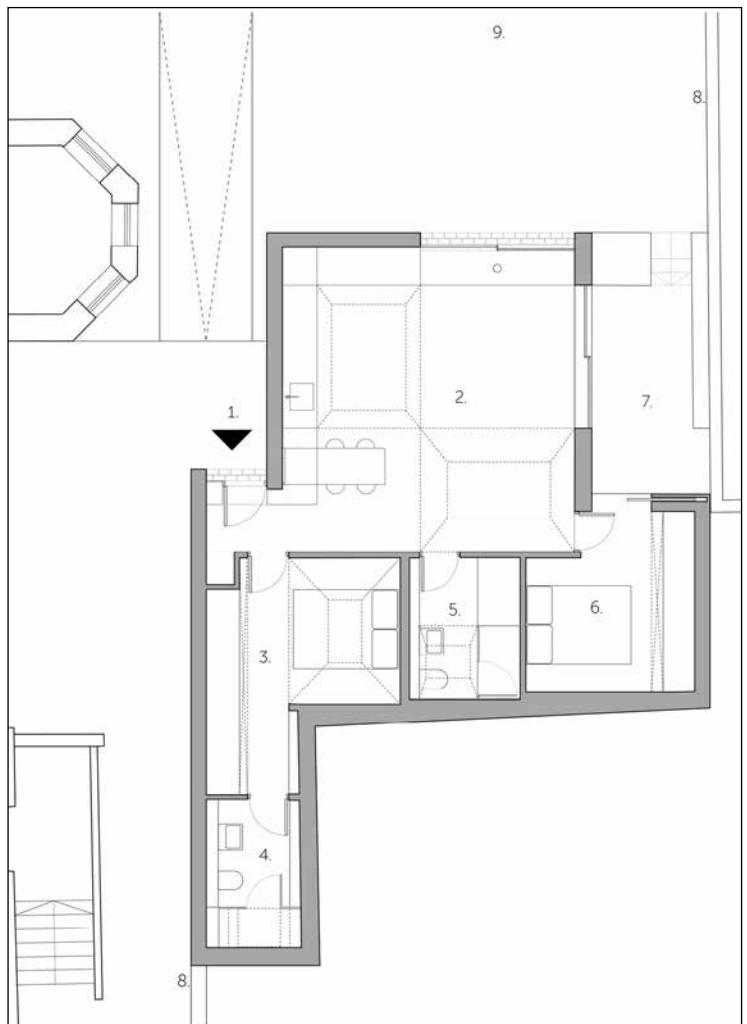


Fig.5.19 (Top)
Site plan. Not to scale.

Fig.5.20 (Bottom)
Ground floor plan. Not to scale.

This scheme is exemplary of the following Good Design Principles:

FIT FOR PURPOSE

As the site was bounded on two sides by neighbouring gardens, height constraints were critical to avoid overshadowing. It was determined that the house could not be more than a single storey in height. This nonetheless delivers good indoor and outdoor space with a shared garden at the west and a private patio to the north.

PUTTING PEOPLE FIRST

Infill development on small sites can help diversify a neighbourhood and improve the mix of uses and accommodation. This house sits alongside an office complex and has been planned with an independent entrance so that security can be managed at different hours. Carefully placed windows and roof lights ensure the privacy of the house is not compromised by the adjacent uses, which is often a concern when combining different uses close together.

Generous roof lights help bring light into the house and compensate for the limited opportunities for windows within the façades. As the house is north-facing, the roof lights are critical for bringing sunlight into the house. They have been carefully positioned so that interior spaces cannot be seen from above by nearby residents or from adjacent offices.



Fig.5.21 - Well positioned roof lights and windows bring in ample natural light whilst managing privacy.
[Credit: Tim Soar]



Fig.5.22 - Subservient massing minimises the developments visual impact.
[Credit: Tim Soar]

BACKLAND

THE MUSE

The Muse is an award winning family home in north London, built close to Passivhaus standards. It was also built as a wildlife sanctuary and an oasis for neighbouring taller buildings to look down upon.

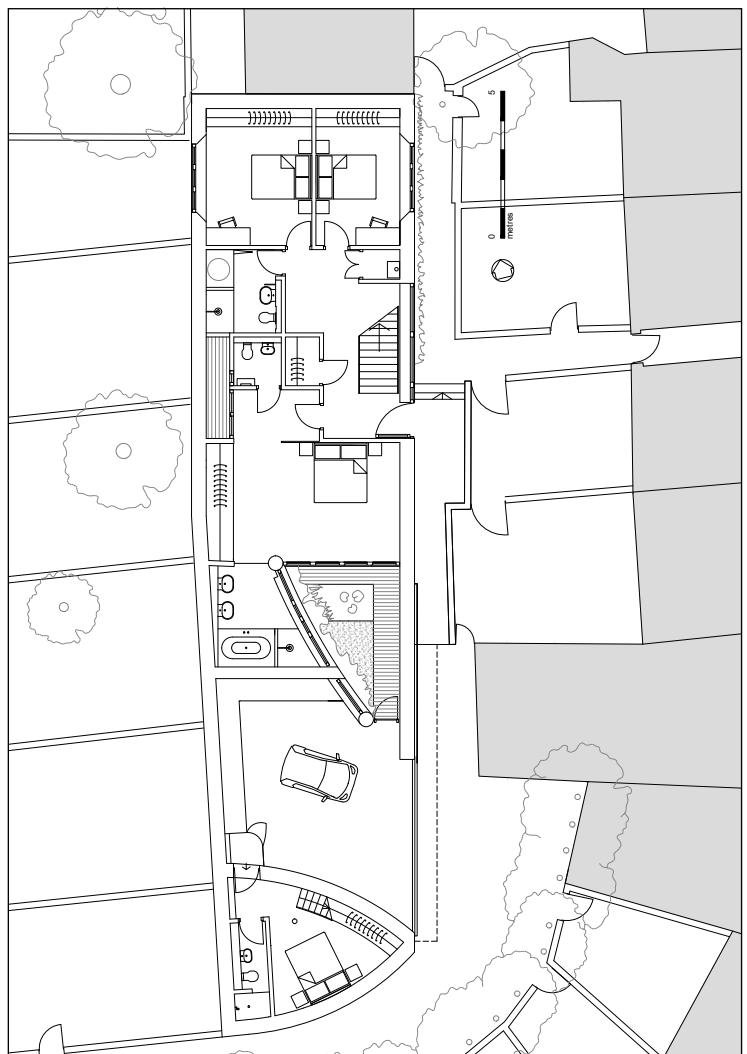
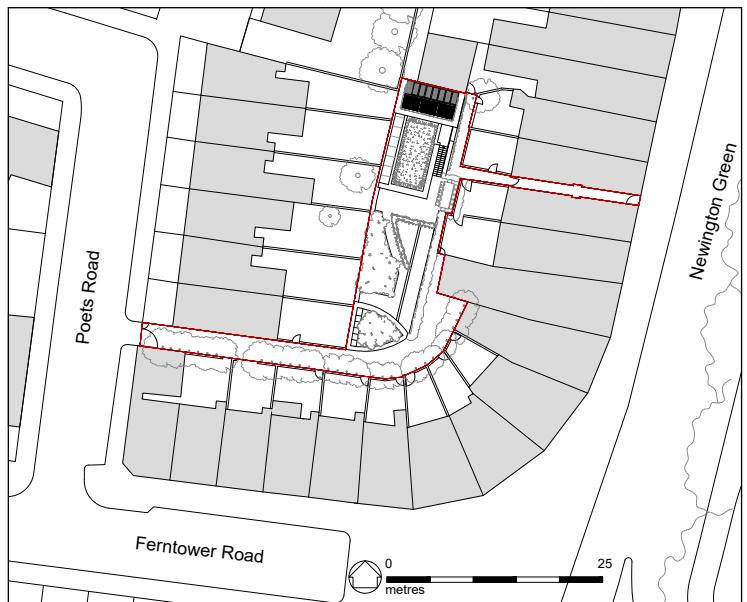


Fig.5.23 (Top)
Site plan. Not to scale.

Fig.5.24 (Bottom)
Ground floor plan. Not to scale.

Project Information

Architect: Bere Architects
Client: Justin Bere
Borough: Islington
Address:
Completion date: March 2018
Current PTAL: 4

Site Characteristics

Site area net (sqm): n/a
Parking numbers: 0

Building Characteristics

Dwelling mix: 2-bed: 1
Maximum height above ground level (m): 5.5
Maximum number of storeys: 2 (plus basement)

Tenure

Market sale: 100%

Planning use split

Residential: 192 sqm (GIA)

This scheme is exemplary of the following Good Design Principles:

ECONOMICAL AND SUSTAINABLE

The Muse is located immediately behind a terrace of four Grade 1 listed heritage houses, with four green roofs forming a garden. The varying soil depths of the green roofs allow for native ecological habitats which include two wild flower meadows with a thriving bee colony, a hazel coppice and a hawthorn thicket. The roofs generously allow residents in the neighbouring buildings to watch wildlife and the changing seasons.

Despite its restricted backland site, the architects designed the internal layout of the house to maximise light and ventilation to reduce the carbon footprint and running costs of the building. The building envelope opens towards the South to maximise solar gain. All living areas including the office, kitchen and living room are located on the upper floors and the bedrooms and bathrooms are located in the ground floor to minimise artificial lighting. Natural cross and stack ventilation is encouraged with tilting windows, which also provide a secure means of night ventilation.

PUTTING PEOPLE FIRST

The building has been intelligently planned to protect the privacy of neighbouring homes even though it is in close proximity. It has also been designed to also improve the quality of the neighbouring homes outlook, providing a green oasis for them to look down onto.

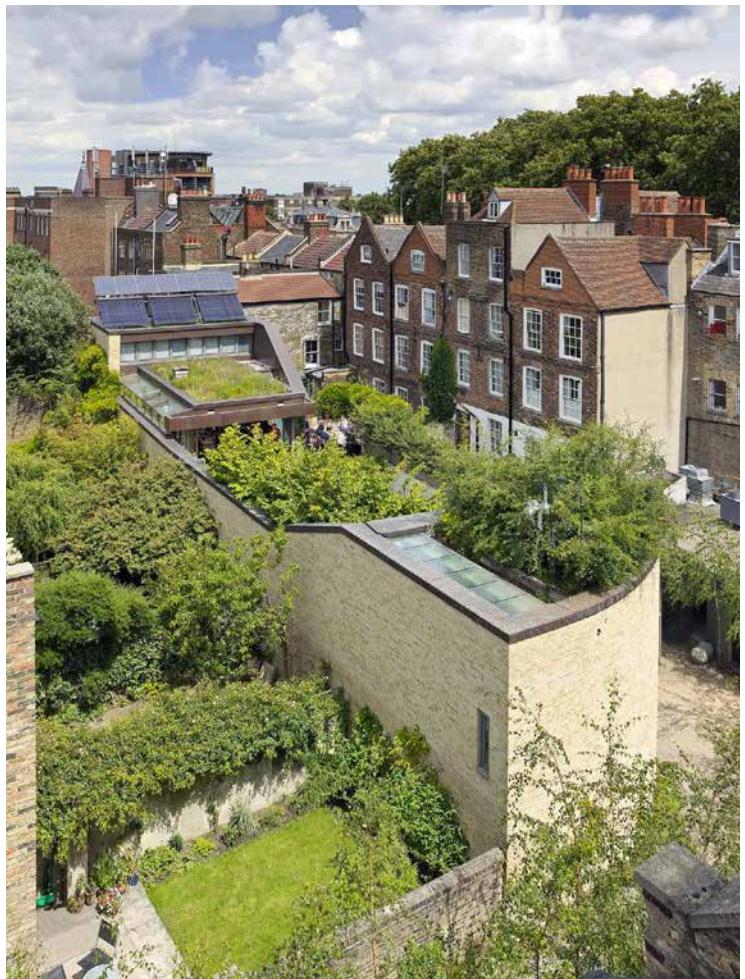


Fig.5.25 - Biodiverse planting provides a green and verdant view from neighbouring buildings.
[Credit: Bere:Architects]



Fig.5.26 - Well positioned large openings control views to avoid overlooking or being overlooked whilst connecting with the outside.
[Credit: Bere:Architects]

BACKLAND

GROSVENOR COURT

Grosvenor Court is located in a sensitive backland site behind a 1920's housing estate. Previously 9 dilapidated garages, the proposal delivers 10 garages with a 2 bedroom home above. The heavily constrained triangular site is located in the Wimbledon West Conservation Area.

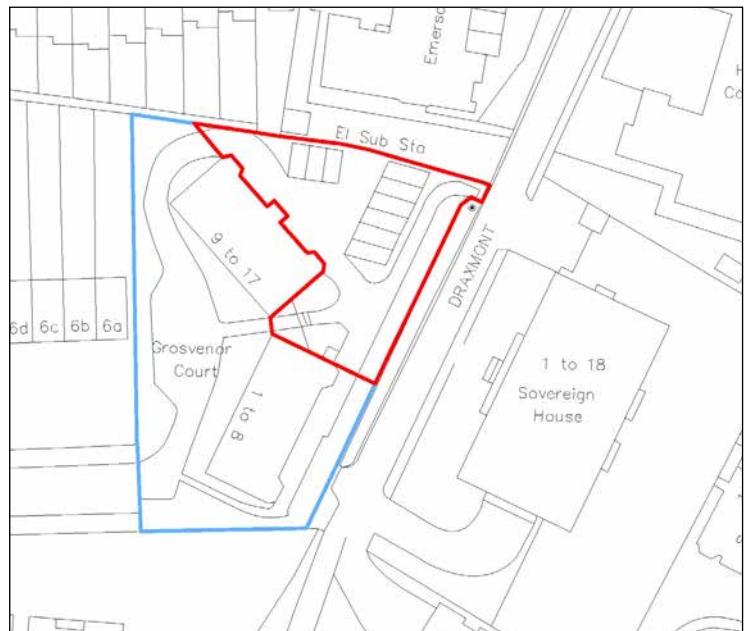


Fig.5.27 (Top)
Site plan. Not to scale.

Fig.5.28 (Bottom)
First floor plan. Not to scale.

Project Information

Architect: Hale Brown / Simon Brown Architects
Client: Private
Borough: Merton
Address: Grosvenor Court, Grosvenor Hill,
London, SW19 4RX
Completion date: 2019/20
Current PTAL: 6a

Site characteristics

Site area net (m²): 550 (incl. communal area)
Parking numbers: 1 + 9 for existing residents

Building characteristics

Dwelling mix: 2 bed: 1
Maximum height above ground level (m): 7
Maximum number of storeys: 2

Tenure

Market sale

Planning use split

Garages: 180 sqm
Residential: 87 sqm (GIA)

This scheme is exemplary of the following Good Design Principles:

MADE IN MERTON

Located in the West Wimbledon Conservation Area, this triangular site nestled amongst taller developments is highly constrained. Despite the visual contrast with the surrounding buildings, its well thought out form and massing does not feel overbearing on the site. A well-considered material pallet of vertical cedar timber cladding helps blend the mass of the building into the surrounding mature trees.

Beyond the building itself, the scheme provides an improved pedestrian route through the site with better landscape and lighting, making it safer to walk through the site.

PUTTING PEOPLE FIRST

The project replaces 9 garages with 10 better dimensioned garages. It also provides an improved communal refuse store and better pedestrian access across the site with better landscape and lighting.

Overlooking has been reduced through well designed louvres to prevent oblique overlooking to neighbouring homes.

ECONOMICAL AND SUSTAINABLE

An extensive green roof on both roof levels has improved the biodiversity of the site, that originally was heavily tarmacked.



Fig.5.29 - Home sits above communal garages.
[Credit: Future Merton]



Fig.5.30 - Subservient massing steps from 1 - 2 stories. Fins provide additional privacy.
[Credit: Future Merton]

BACKLAND

MORAY MEWS

Moray Mews is a terrace of eight courtyard houses within the middle of a Victorian urban block. With potential privacy, daylight and overshadowing constraints, the massing of the proposal needed to be particularly contextually sensitive and responsive. Half of the site had previously included a two-storey dilapidated are house, enabling two-storey houses to be reintroduced in this location with no increased impact on neighbouring homes. The other homes in the new terrace are sunken with sloped roofs so that they do not impact on neighbours to the north who previously had views of an empty site.



Fig.5.31 (Top)
Site plan. Not to scale.

Fig.5.32 (Bottom)
Ground floor plan. Not to scale.

Project Information

Architect: Peter Barber Architects
Client: Roberto Carovona
Borough: Islington
Address: 2a 9 Moray Mews, London, N7 7DY
Completion date: Spring 2017
Current PTAL: 6a

Site characteristics

Site area net (m²): 1,040
Site area gross (m²): 1,040
Parking numbers: 1

Building characteristics

Dwelling mix: 2 bed: 7
3 bed: 1
Total: 8
Maximum height above ground level (m): 7
Maximum number of storeys: 2

Tenure

Market sale: 100%

Planning use split

Residential: 848 sqm (GIA)

This scheme is exemplary of the following Good Design Principles:

PUTTING PEOPLE FIRST

The scheme has cleverly managed issues of privacy, aspect and daylight through use of an L-shaped plan, which ensures that each dwelling looks onto its own amenity space at first floor. The rear façades are close enough to neighbouring homes to create privacy issues in all directions. In response, every room in the new development has a sideways primary aspect into the private courtyard or roof terrace to protect neighbours from overlooking. Oriel windows offer views up and down the mews with clear glass to the sides and opaque glass to the face to protect the privacy of existing buildings opposite. Trellises are used to screen views from roof terraces.

BETTER STREETS

The shallow plan of the dwellings optimises light from multiple angles into the home, despite the compact arrangement. The oriel windows located at the upper levels provide added light whilst creating architectural interest, and provide good natural surveillance of the mews street.



Fig.5.33 - Clear entry points to homes with oriel windows at first level.
[Credit: Morley Von Sternberg]



Fig.5.34 - Massing well articulated to create rhythm.
[Credit: Morley Von Sternberg]

STREET-FACING

LUCIEN ROAD

The site of this 3-storey 2-bed house sits at the end of a terrace and that was occupied by a detached single storey garage belonging to the neighbouring property. The new house shares a party wall with 32 Mount Road and references features of the 1920/30's houses in the area,

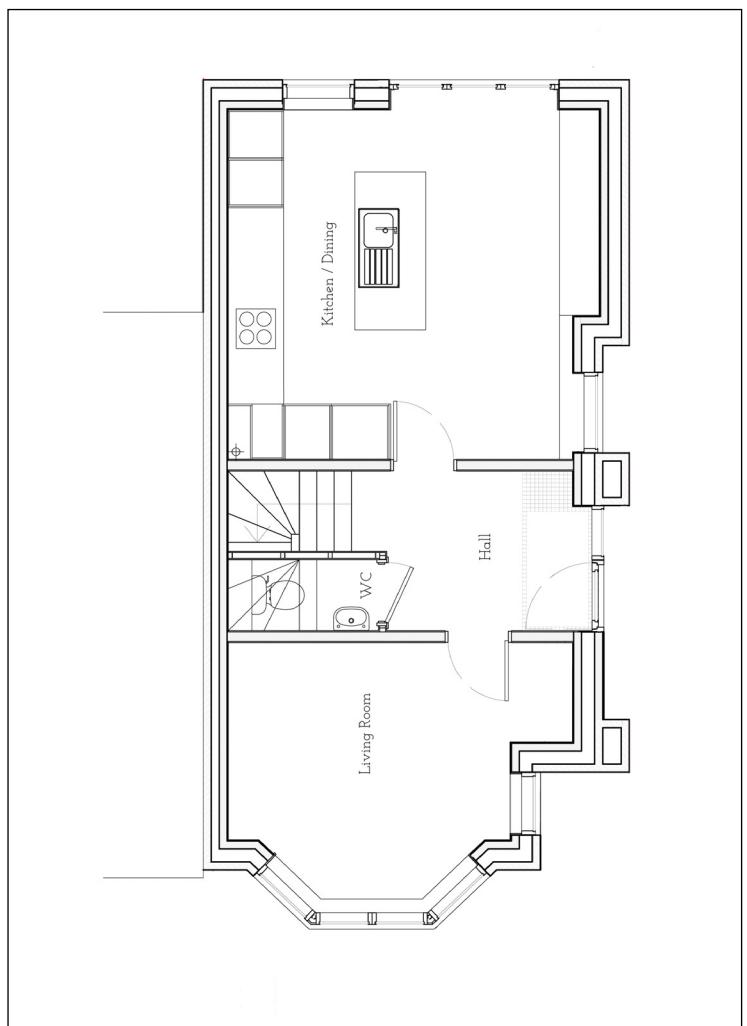


Fig.5.35 (Top)
Site plan. Not to scale.

Fig.5.36 (Bottom)
Ground floor plan. Not to scale.

Project Information

Architect: Harp & Harp Ltd

Client: Private

Borough: Merton

Address: 43 Lucien Road, London, SW19 8EL

Completion date: February 2020

Current PTAL: 3

Site Characteristics

Site area net (sqm): 173

Site area gross (sqm): 173

Parking numbers: 1

Building Characteristics

Dwelling mix: 2 bed: 1
Total: 1

Maximum height above ground level (m): 8

Maximum number of storeys: 3

Tenure

Market sale: 100%

Planning use split

Residential: 90 sqm (GIA)

This scheme is exemplary of the following Good Design Principles:

MADE IN MERTON

The house sits within an established context and was designed to reference both the 1930s arts and crafts terrace to which it is attached and the more formal Edwardian houses opposite whilst also being unmistakably contemporary. Details such as the white and black tiles around the entrance echo the tiled paths of its neighbours and break up the brick and render and create visual interest appropriate for the prominent corner site.

Clear steps have also been taken to make the new house address its corner position and frontage to both Mount and Lucien Road. The front door to the new house is placed on the side (Lucien Road) frontage to allow the building to turn the corner and properly address its context as well as creating an efficient layout internally.

PUTTING PEOPLE FIRST

The buildings massing breaks down to create a smaller more domestically scaled gable end with a large amount of fenestration giving the gable an active frontage to Lucien Road. The appropriately scaled massing avoids an overbearing appearance on the prominent corner site.



Fig.5.37 - The additional home interprets the character from its neighbours.
[Credit: Harp & Harp Architects]



Fig.5.38 - Good detailing and simple material choices positively impacts the street.
[Credit: Harp & Harp Architects]



Fig.5.39 - Well-lit kitchen and dining space leading out to garden.
[Credit: Harp & Harp Architects]

STREET-FACING

POCKET HOUSE

Built on a site that previously contained a double garage and had a buildable area of 35 square metres, the project delivers a family home that thoughtfully responds to the site's physical restrictions.

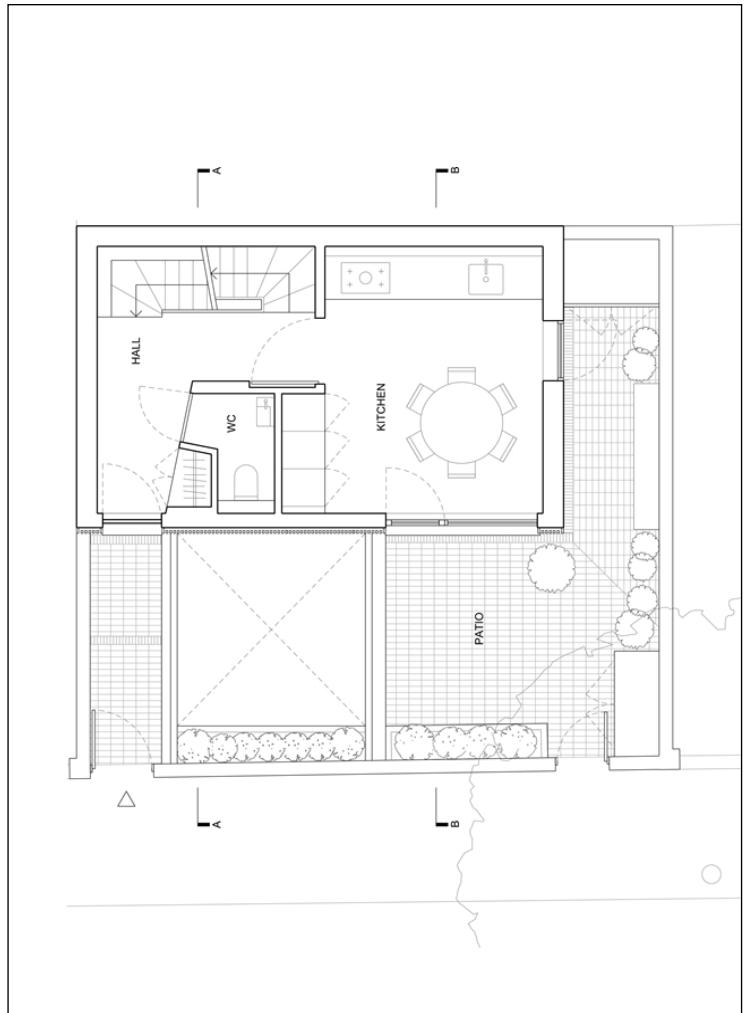


Fig.5.40 (Top)
Site plan. Not to scale.

Fig.5.41 (Bottom)
Ground floor plan. Not to scale.

This scheme is exemplary of the following Good Design Principles:

MADE IN SOUTHWARK

The massing of the house is subtly sculpted and set back at first floor level to align with the row of semi-detached houses adjacent. This helps continue the strong line of the existing street frontage. Above ground a veil of fine timber wraps the ground and first floors, offering privacy as well as solar shading.

FIT FOR PURPOSE

The design places the living area at the top of the house to maximise light and views, while the bedrooms are located in the basement and around a sunken courtyard. The basement courtyard allows daylight to penetrate deep into the shallow floor plan of the house. At ground level a further external planted area is provided, which is overlooked by the kitchen and dining area.

PUTTING PEOPLE FIRST

The primary aspect of windows of habitable rooms is towards the main street and external planted areas. This helps to maintain the privacy to neighbouring properties and gardens. The carefully positioned windows and curated views make the home feel larger.



Fig.5.42 - New house is in-line with neighbouring building front and of a scale that sits comfortably in its existing context.
[Credit: Edmund Sumner]

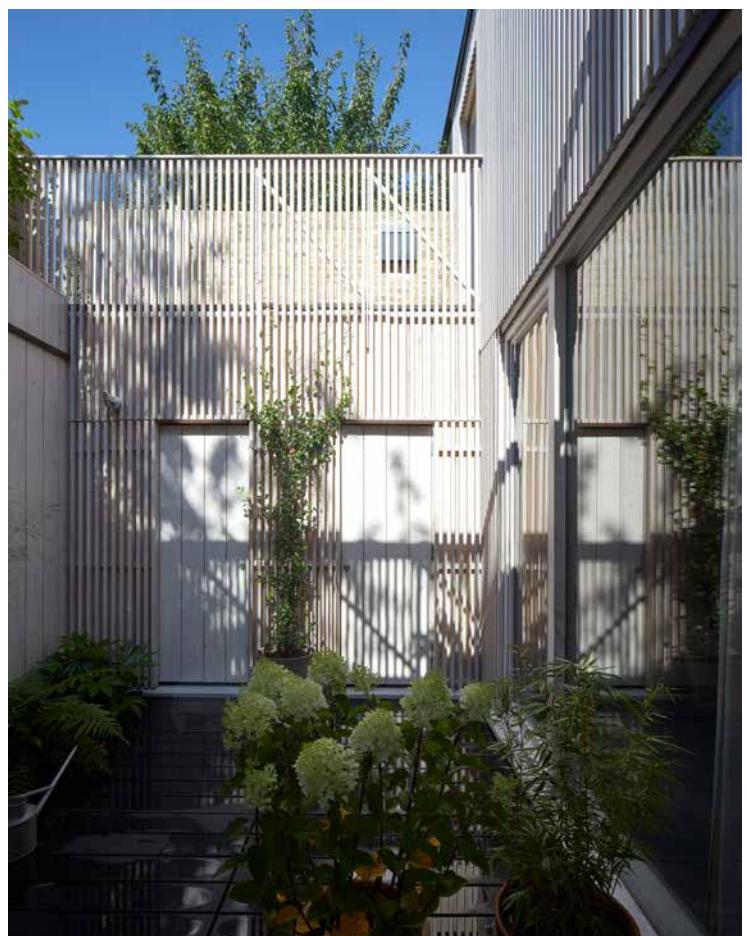


Fig.5.43 - Courtyard garden brings light to basement bedrooms as well as providing good views out.
[Credit: Edmund Sumner]

STREET-FACING

SOUTH LONDON HOUSE

The award-winning house was designed around a courtyard to make the most of the complex urban infill site. The building's layout capitalises on the irregularly shaped site through an ingenious combination of rectilinear and non-rectilinear spaces.



Project Information

Architect: the Oval partnership

Client: private

Borough: Lewisham

Address: Crossfield Street, Deptford

Completion date: 2019

Current PTAL: n/a

Site Characteristics

Site area net (sqm): 82

Site area gross (sqm): 82

Parking numbers: 0

Building Characteristics

Dwelling mix: 2 bed: 1

Maximum height above ground level (m): 5.5

Maximum number of storeys: 2 (plus basement)

Tenure

Market sale: 100%

Planning use split

Residential: 105 sqm (GIA)



Fig.5.44 (Top)

Site plan. Not to scale.

Fig.5.45 (Bottom)

Ground floor plan. Not to scale.

This scheme is exemplary of the following Good Design Principles:

MADE IN LEWISHAM

The development responds sensitively to the Grade I Listed St Paul's Church through its scale and use of black-stained timber, which references earlier timber-clad houses prevalent in Deptford in the 17th and 18th Centuries. The timber sits modestly above the original brick wall that borders the site from the street.

PUTTING PEOPLE FIRST

The house establishes a successful relationship with its surrounding neighbours and maintains their privacy through the use of carefully located windows with deep reveals and oblique views; they are never directly overlooked. The architect has adeptly managed multiple party wall awards and the sewer running below the site to deliver a successful project.

ECONOMICAL AND SUSTAINABLE

Working with energy consultants Enhabit, the house met Code for Sustainable Homes 4 through a variety of sustainable measures, including a comprehensive insulation and airtightness strategy. The development uses thermal solar panels and a MVHR heat recovery system.

The development retains and reuses the existing boundary wall and has a wild flower green roof that improves the site's biodiversity.



Fig.5.46 - The scale and massing is subservient to it's surroundings, but has a clear and well detailed architectural language.



Fig.5.47 - The development used the existing walls as part of the design to enhance the existing character of the street.



Fig.5.48 - A courtyard garden provide ample daylight to all rooms in the development.
[Credit: the Oval partnership]

STREET-FACING

PRINCES WAY HOUSES

This multi-generational development in Wimbledon created a new annex dwelling within the grounds of an existing house and extended the main house to provide additional living spaces, while preserving historic features of the original architecture.

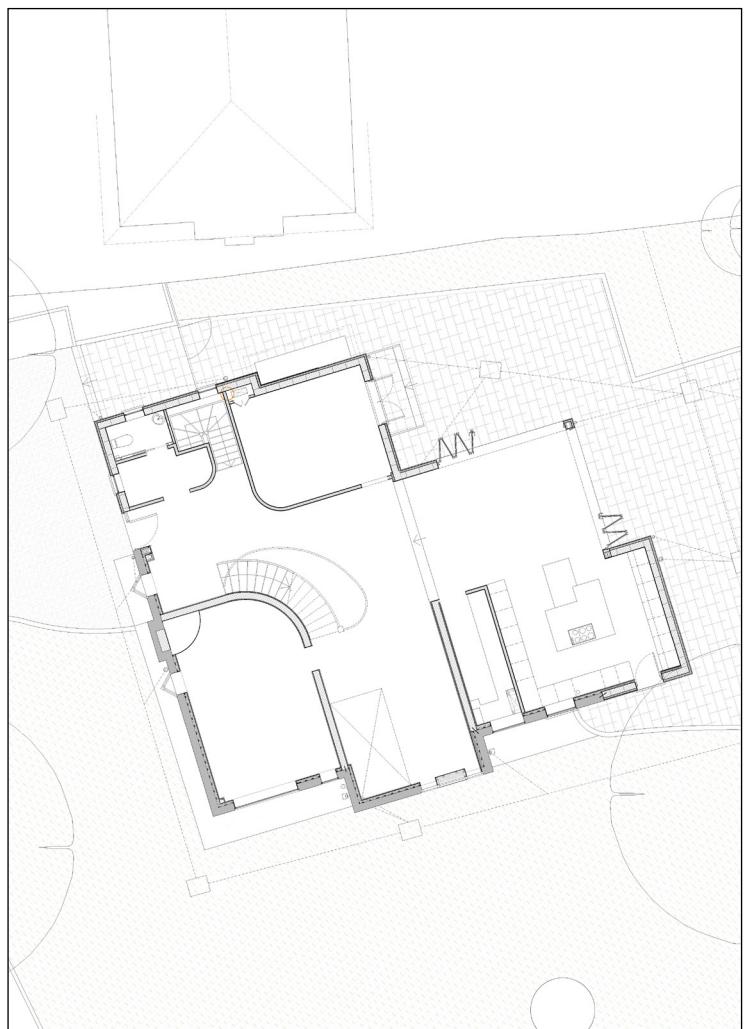


Fig.5.1 (Top)
Site plan. Not to scale.

Fig.5.2 (Bottom)
Ground floor plan. Not to scale.

Project Information

Architect: Frost Architects

Client: Private

Borough: Wandsworth

Address: 69 Princes Way, London, SW19 6HY

Completion date: November 2014

Current PTAL: 2

Site Characteristics

Site area: 1046 sqm

Parking numbers: N/A

Building Characteristics

Dwelling mix: 2 bed: 1
7 bed: 1
Total: 2

Maximum height above ground level (m): 9.5

Maximum number of storeys: 3

Tenure

n/a

Planning use split

Residential: 253 sqm

This scheme is exemplary of the following Good Design Principles:

MADE IN MERTON

The original building 1930's house was identified as an important part of the Conservation Area. The proposal involved carefully stripping the building of later 1950's and 1980's additions and making sympathetic additions to provide additional living space.

Adjacent to the main house, a new 2 bedroom annex was created to provide a home to the owners' elderly parents. The annexe stands as a detached building to the south of the main house. Its size, scale and massing avoids encroaching on the visual gap between the dwelling and neighbouring properties. The annexe was designed to be clearly ancillary to the main house in terms of its scale, massing and appearance.

ECONOMICAL AND SUSTAINABLE

A fabric-first approach resulted in improvements to the existing building without impacting its historic fabric.



Fig.5.3 - Sensitive adaptations celebrate the original character of the building.
[Credit: Frost Architects]

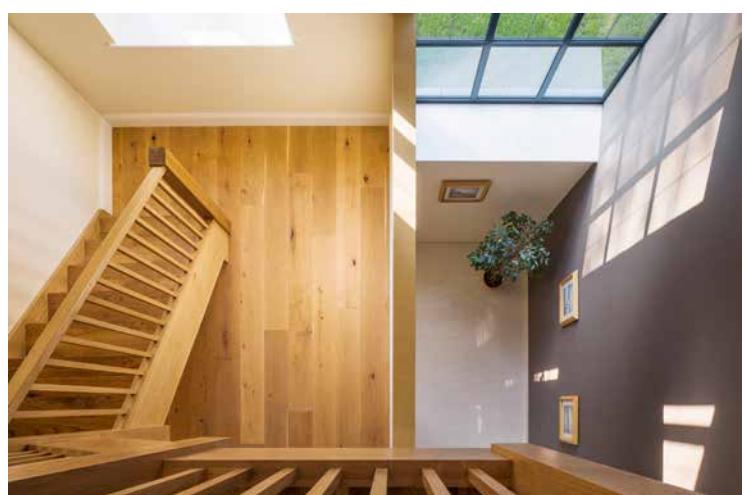


Fig.5.4- Double height spaces connect multiple floors and provide ample natural light.
[Credit: Frost Architects]

STREET-FACING

NEWHAM HOUSING

The architects were appointed by the London Borough of Newham to assess the potential for developing a standard terraced house that could be used to provide affordable council housing across 17 sites throughout the Borough. Standard designs for 3-bed 6-person terraced houses that could be replicated across the sites were created.



Fig.5.5 (Top)
Site plan. Not to scale.

Fig.5.6 (Bottom)
Ground floor plan. Not to scale.

Project Information

Architect: Bell Phillips Architects
Client: Newham Council
Borough: Newham
Address: 2-14 Florence Road, London, E6 1DZ
Completion date: Florence Road: November 2015
Current PTAL: 5

Site Characteristics

Site area net (sqm): 1000
Site area gross (sqm): -
Parking numbers: 1

Building Characteristics

Dwelling mix: 3 bed: 7
Total: 7
Maximum height above ground level (m): 9.5
Maximum number of storeys: 2 (plus basement)

Tenure

Social rent: 100%

Planning use split

Residential

This scheme is exemplary of the following Good Design Principles:

FIT FOR PURPOSE

The proposal sought to deliver excellent quality of space, light and amenity regardless of orientation and context. The result is a 3-storey terraced house with garden at the rear and roof terrace at the front to animate the street. A central light-well, brings natural light down through the heart of the house. A second floor terrace supplements the rear garden providing private amenity whilst animating the street.

The homes were designed to Lifetime Home Standards, allowing flexibility in the layout for future alterations to suit life circumstances.

PUTTING PEOPLE FIRST

Low-level planting is incorporated into front gardens of each house. This brings interest to the streetscape and provides defensible space for residents. This gives a sense of privacy, safety and security by providing defensible space.



Fig.5.7 - Roof forms are set back whilst providing accommodation, private amenity space and a clear street rhythm.
[Credit: Bell Phillips Architecture]



Fig.5.8 - Set back roof railings minimise their visual impact from the street and drainage downpipe forms part of the design.
[Credit: Bell Phillips Architecture]

STREET-FACING

CROXTED ROAD

Croxted Road is a mixed-use scheme on the site of a former dairy building. The scheme comprises nine residential units (two-bed units and three-bed maisonettes), four retail units and a doctor's surgery,

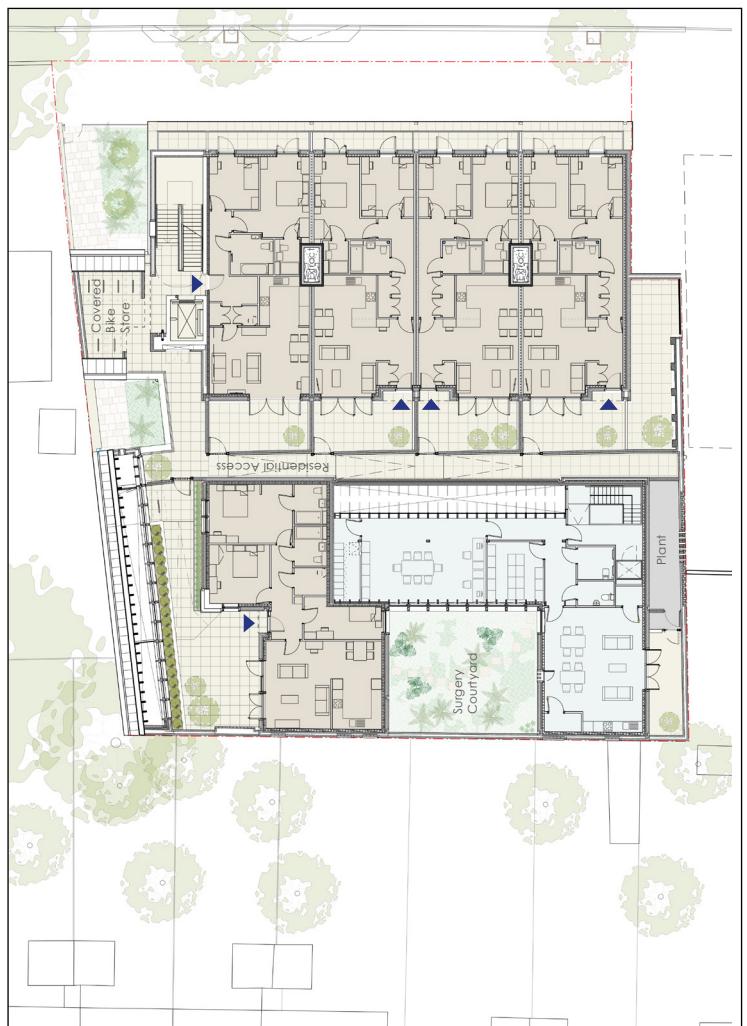


Fig.5.9 (Top)
Site plan. Not to scale.

Fig.5.10 (Bottom)
First floor plan. Not to scale.

This scheme is exemplary of the following Good Design Principles:

MADE IN SOUTHWARK

The building uses familiar elements in a contemporary manner, making striking use of a dual pitch dormer roof which is clad in a burnished copper-coloured metal and rests lightly on a brick residential terrace. Buff-toned brickwork is used extensively with openings framed in light-toned precast, also forms the surrounds of the shop front at street level, providing a civic quality to the facade.

PUTTING PEOPLE FIRST

The project is a mixed use scheme integrating retail, residential and medical uses on a single site. The GP Surgery replaced an existing nearby Surgery serving 5,500 patients that was due for closure. The new doctors' surgery is capable of accommodating up to 7000 patients which would more than compensate for the loss of the existing community facility. The proposed development provides a fit for purpose facility which has the potential to bring benefit to the local community.

Retail units front the main street and continue the parade of shop fronts. The doctor surgery is located behind the retail units, accessed via its own private entrance pavilion alongside the pharmacy. The waiting area is top lit and the treatment rooms look onto a richly planted courtyard, creating a private, calm and relaxing environment for staff and patients alike. Access into the separate elements of the scheme are clearly delineated and communal and private spaces are defined by boundary treatments and gates.



Fig.5.11 - Ground floor retail units continue the parade of shop fronts.
[Credit: Panter Hudspith]



Fig.5.12 - Residents' access overlooking verdant courtyard in the GP Surgery.
[Credit: Panter Hudspith]



Fig.5.13 - Entrance to GP surgery is marked out by a form in keeping with neighbouring properties.
[Credit: Panter Hudspith]

STREET-FACING

FINSBURY PARK VILLAS

The road on which the site is located is characterised by large Victorian villas, which give the street a distinctive grain. The new villas were developed in response to the specific site conditions and both the choice of materials and design are rooted in the context of the site. This reinforces a feeling of appropriateness.

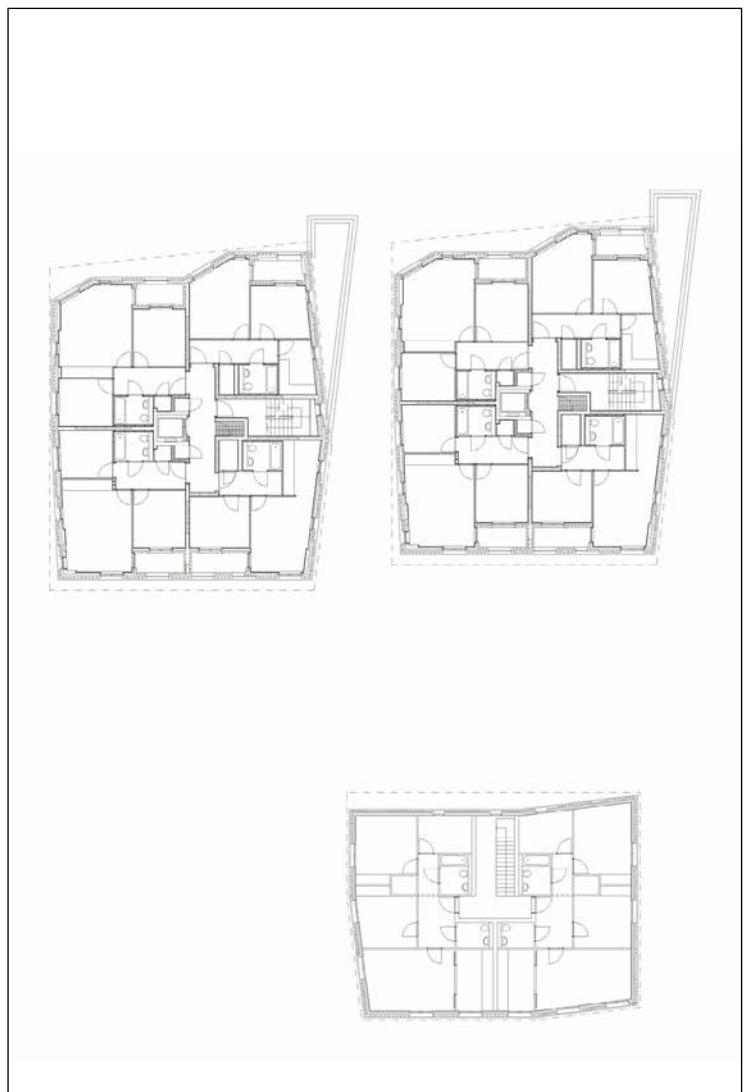


Fig.5.14 (Top)
Site plan. Not to scale.

Fig.5.15 (Bottom)
First floor plan. Not to scale.

Project Information

Architect: Sergison Bates

Client: Circle 33 Housing Trust (later merged with Clarion Housing)

Borough: Haringey

Address: 378 386 Seven Sisters Road, London, N4 2PL

Completion date: July 2008

Current PTAL: 6a

Site Characteristics

Site area: 2,200 sqm

Parking numbers: 13

Building Characteristics

Dwelling mix: 1 bed: 18

2 bed: 12

3 bed: 10

4 bed: 4

Total: 44

Maximum height above ground level (m): 15

Maximum number of storeys: 3 6

Tenure

Affordable: 73%

Social rent: 27%

Planning use split

Residential: 2756 sqm (GIA)

This scheme is exemplary of the following Good Design Principles:

FIT FOR PURPOSE

The villa blocks' plan of four flats per floor results in each dwelling occupying a corner and affording them all dual aspect. To maximise the advantage of the privileged location on the edge of a park, the villas include large windows and balconies. These provide many residents with views over the park.

PUTTING PEOPLE FIRST

The villas offer family-sized maisonettes at ground and first floor level, providing ease of access and a direct relationship with surrounding amenity space. Apartments are located above, with internal layouts designed to allow maximum flexibility in the use of rooms. This is exemplified by the generous proportions of the hallways, which lend themselves to be used as more than simple circulation spaces with scope to accommodate furniture or perhaps be used as play areas.

ECONOMICAL AND SUSTAINABLE

The project was designed to make use of solar gain to reduce life-cycle energy use. Within the constraints of a dense urban site, most of the elevation is orientated towards the south, while the faceted elevations turn towards the evening sunlight. Main rooms are located towards the main façades to receive maximum sunlight, while service rooms tend to be located on the east and west façades. Each of the three buildings is compact in plan and roughly square in proportion, so as to minimise external envelope.

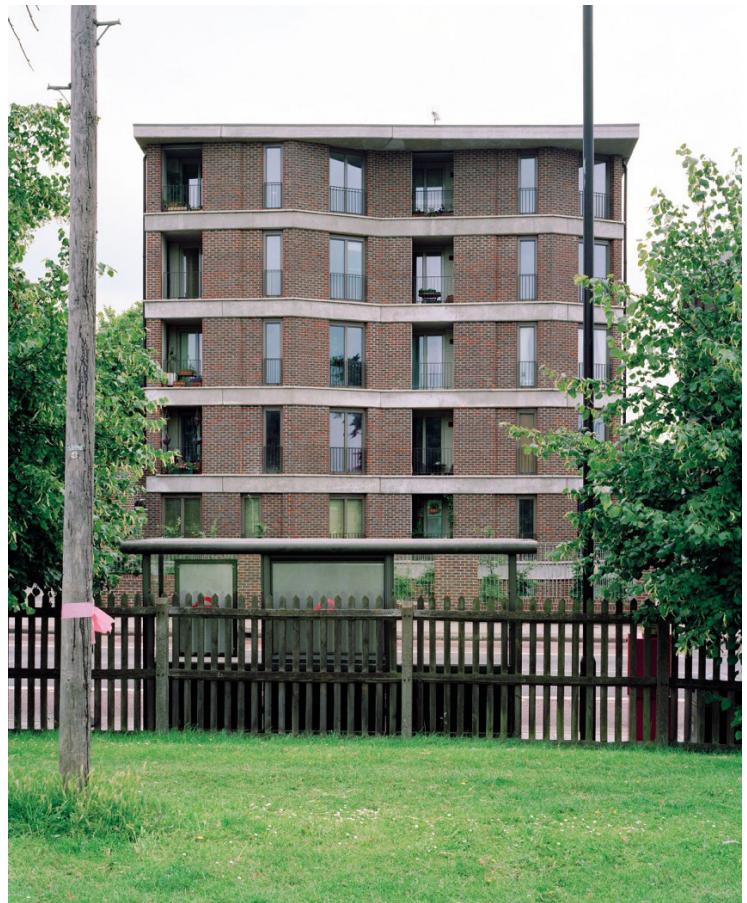


Fig.5.16 - Accommodation is split between three villa blocks which match the scale and mass of existing villas on the main road.
[Credit: Stephan Muller]



Fig.5.17 - Main rooms are located towards the main façades to receive maximum sunlight.
[Credit: Stephan Muller]

STREET-FACING

BOURNE ESTATE

This scheme provides 75 new residential units in a mix of tenures, with improved public realm and open spaces, on the Grade II listed Bourne Estate in London Borough of Camden. The scheme introduces two new blocks in a form and scale that is in keeping with the original grade II listed estate layout.



Project Information

Architect: Matthew Lloyd Architects

Client: London Borough of Camden

Borough: Camden

Address: Bourne Estate, South Portpool Lane,
London. EC1N

Completion date: October 2017

Current PTAL: 4

Site Characteristics

Site area: n/a

Parking numbers: 42 (cars), 80 (cycles)

Building Characteristics

Dwelling mix: 1 bed: 23

2 bed: 35

3 bed: 14

4 bed: 3

Total: 75

Maximum height above ground level (m): -

Maximum number of storeys: 5 (plus basement)

Tenure

Affordable: 10%

Social rent: 37%

Market sale: 53%

Planning use split

Non residential: 216 sqm

Residential: 7338 sqm (GIA)

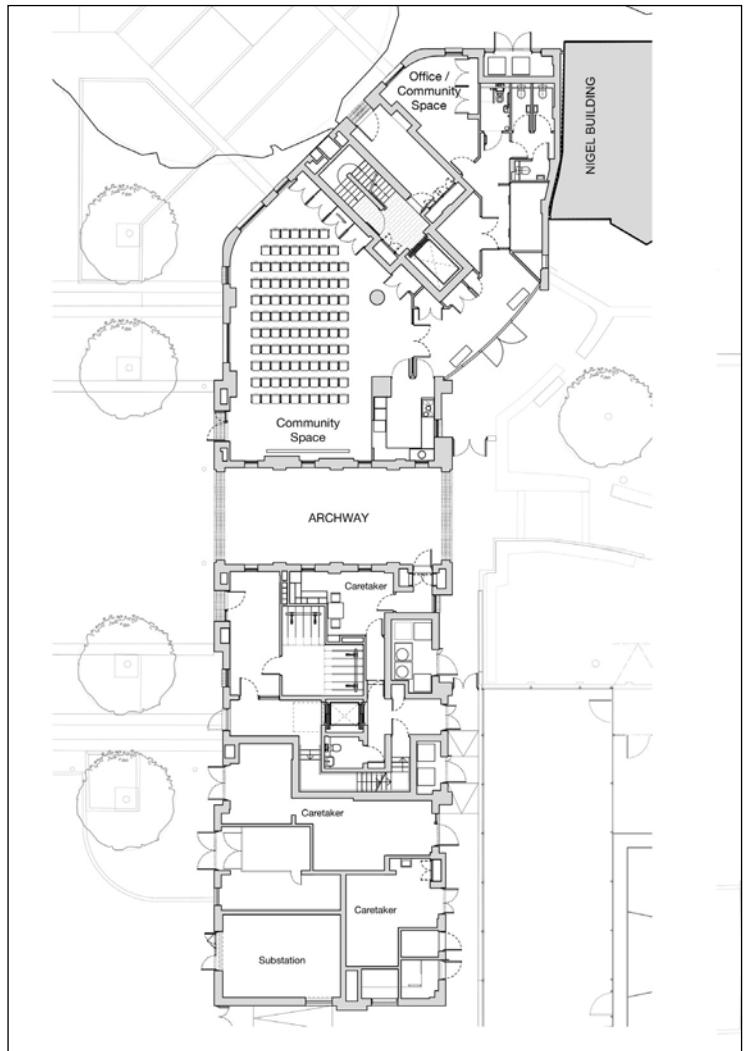


Fig.5.18 (Top)
Site plan. Not to scale.

Fig.5.19 (Bottom)
Ground floor plan. Not to scale.

This scheme is exemplary of the following Good Design Principles:

MADE IN CAMDEN

The new infill derives from and responds to the original architecture: the footprint of the new blocks respond to those of the adjacent buildings in a form and position that seems to complete the original layout. The large areas of glazed tiled façades link to the character of the existing estate buildings. The tall arched entrances through the block are a contemporary interpretation of the arched entrances prominent on the original buildings.

PUTTING PEOPLE FIRST

Positioning maisonettes at ground level results in multiple entrances at street level, helping to activate the surrounding public space and streets. Provision of external private amenity space for every home helps to liven facades and provide natural surveillance over the public areas.

The access decks are a key communal feature that provide good views over the shared playground area and serve as outdoor extensions to the living area.



Fig.5.20 - New addition to the estate features quality materials that match the Grade II listed existing buildings
[Credit: Benedict Luxmoore]

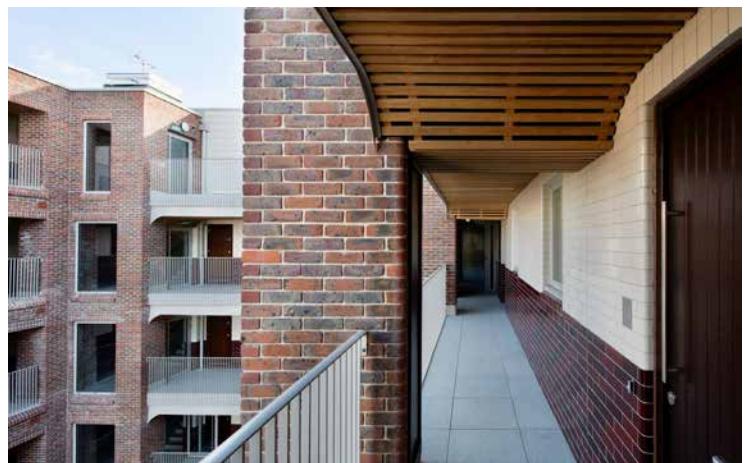


Fig.5.21 - Deck access to flats create communal spaces that allow residents to meet.
[Credit: Benedict Luxmoore]

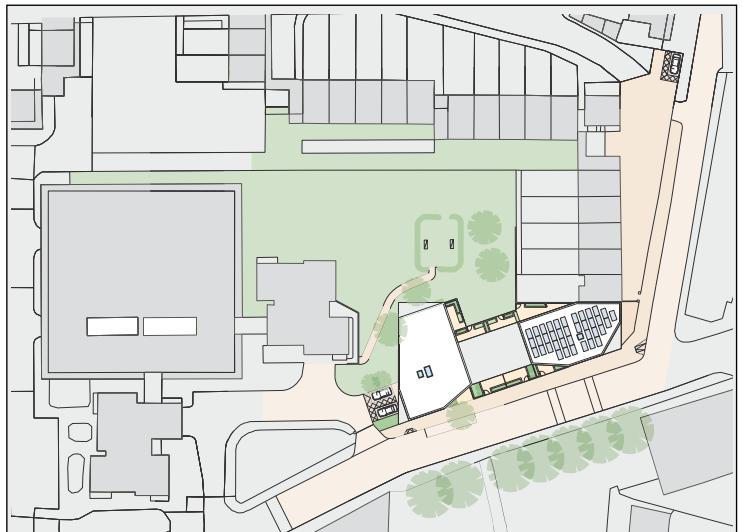


Fig.5.22 - Communal play area incorporated into the proposed works.
[Credit: Benedict Luxmoore]

STREET-FACING

MARKLAKE COURT

This design for 27 new flats and maisonettes on the site of existing garages represents a new, ground-up approach to affordable housing delivery. Residents on the Kipling Estate were frustrated by overcrowding in existing homes and the lack of new affordable housing in the local area. They identified an underutilised garage site, established a community benefit society, obtained funding and formulated a brief. The brief, which was informed by a housing needs study, would see under-occupying older residents moved into the new building, in order to release larger dwellings for families.



Project Information

Architect: Bell Phillips Architects
Client: Leathermarket Community Benefit Society
Borough: Southwark
Address: Weston Street, London, SE1 3GX
Completion date: July 2019
Current PTAL: 6a

Site Characteristics

Site area net (sqm): 894
Parking numbers: 3

Building Characteristics

Dwelling mix: 1 bed: 4
2 bed: 14
3 bed: 9
Total: 27
Maximum height above ground level (m): 26
Maximum number of storeys: 7

Tenure

Social rent: 100%

Planning use split

Residential:



Fig.5.23 (Top)
Site plan. Not to scale.

Fig.5.24 (Bottom)
Ground floor plan. Not to scale.

This scheme is exemplary of the following Good Design Principles:

MADE IN SOUTHWARK

Aided by the architect and development managers the design was shaped through extensive local consultation, undertaken over more than a year. Every aspect of the design, from the overall massing, through to flat layouts, materials, fishes and window sizes was developed through close discussion with the local community.

FIT FOR PURPOSE

Each of the 27 new homes were designed with their new tenants needs in mind. Ground floor maisonettes were planned for those with mobility issues, and a particularly large family flat was slotted into the central section. Duplex flats are located at ground floor level to provide additional privacy and security for residents. New flats are dual aspect with generous balconies and large communal terraces above the duplexes.



Fig.5.26 - The contemporary addition strengthens the corner of the street and abuts the existing housing block.
[Credit: Killian O'Sullivan]

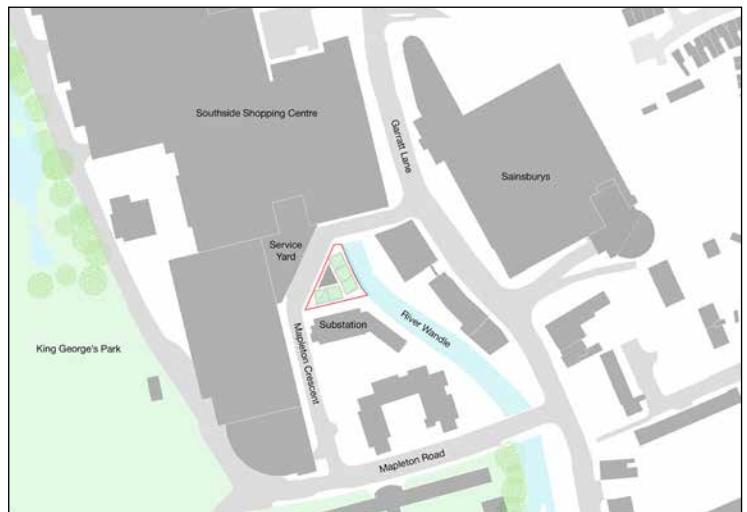


Fig.5.25 - Front doors onto the street provides a strong active street frontage with generous amenity above.

STREET-FACING

MAPLETON CRESCENT

This slender 27-storey building was constructed on a leftover site from the development of the nearby shopping centre. The site is bounded by the River Wandle on one side and a sub-station and road to the others. The project created 53 one bedroom discounted pocket homes sold to local first time buyers and 36 two and three bedroom open market homes.



Project Information

Architect: Metropolitan Workshop

Client: Pocket Living

Borough: Wandsworth

Address: 11 Mapleton Crescent, London, SW18 4AU

Completion date: June 2018

Current PTAL: 4

Site Characteristics

Site area: 476 sqm

Parking numbers: 0

Building Characteristics

Dwelling mix: 1 bed: 53

2 bed: 25

3 bed: 11

Total: 89

Maximum height above ground level (m): 89.3

Maximum number of storeys: 27

Tenure

Affordable: 60%

Market sale: 40%

Planning use split

Residential: 7700 sqm (GIA)

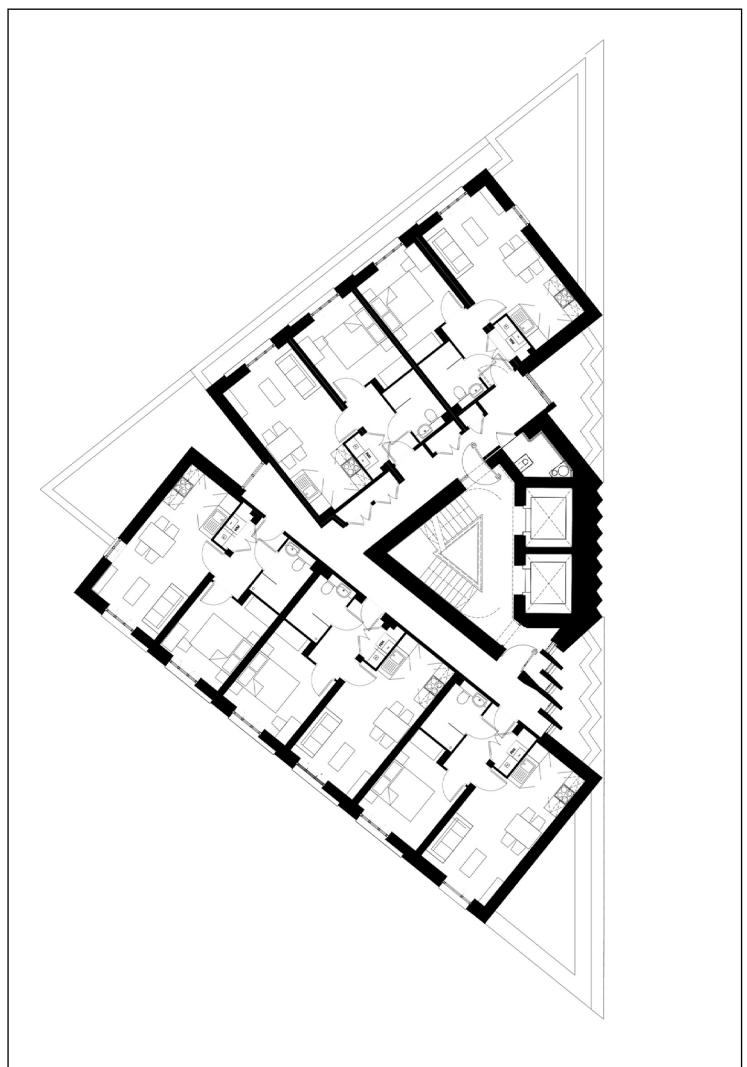


Fig.5.27 (Top)
Site plan. Not to scale.

Fig.5.28 (Bottom)
Typical floor plan. Not to scale.

This scheme is exemplary of the following Good Design Principles:

FIT FOR PURPOSE

The building has a slender profile with two wings of accommodation around a stair and lift core. The building, entrance, residents' lounge and cycle storage have a considered relationship to the River Wandle, whilst the plant and refuse storage have been handled well within the constrained floor space available, occupying less advantageous boundaries.



Fig.5.29 - Internal view of flat.
[Credit: Edmund Sumner]

PUTTING PEOPLE FIRST

The building provides a mix of tenures including 53 one bedroom discounted homes for first time buyers and 36 two and three bedroom open market homes. The building provides communal terraces and a resident's lounge allowing opportunities for neighbours to meet and interact with one another.

ECONOMICAL AND SUSTAINABLE

The 27 storey tower was constructed using off-site construction methods which lead to several programme benefits, including easing the logistics on the tight site, 60% fewer truck journeys than conventional construction and 90% reduction in construction waste. The tower is made up of storey-high units that arrived on site complete with windows, doors, wiring, plumbing, paint and tiles. The units were then craned into position at the rate of one storey per day. This construction method eliminated the need for on-site storage on a very restricted small site.



Fig.5.30 - View to tower from the river Wandle.
[Credit: Richard Southall]

This document forms part of the Small Sites Toolkit SPD. Please see other tools to assist you with the design of your development.

01. Design Guidance

A sequence of questions and recommendations to guide you when designing your project. Merton Council will use these guidance notes to appraise your project during the planning process.



02. Case Studies

A selection of relevant case studies illustrating exemplar developments that have been delivered on small sites. Using thoughtful solutions the designers of these projects have successfully overcome some of the obstacles a small site development may encounter.



03. Design and Access Statement Template

As part of your planning application, you must produce a Design and Access Statement (DAS). A DAS will help explain and justify your proposal. The template has a checklist of necessary information to include with your application to make sure Merton Council can accurately appraise your project.

Project name/address Design and Access Statement	
Insert agent or applicant name	Smart Development



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