

# 01 INTRODUCTION

## WELCOME

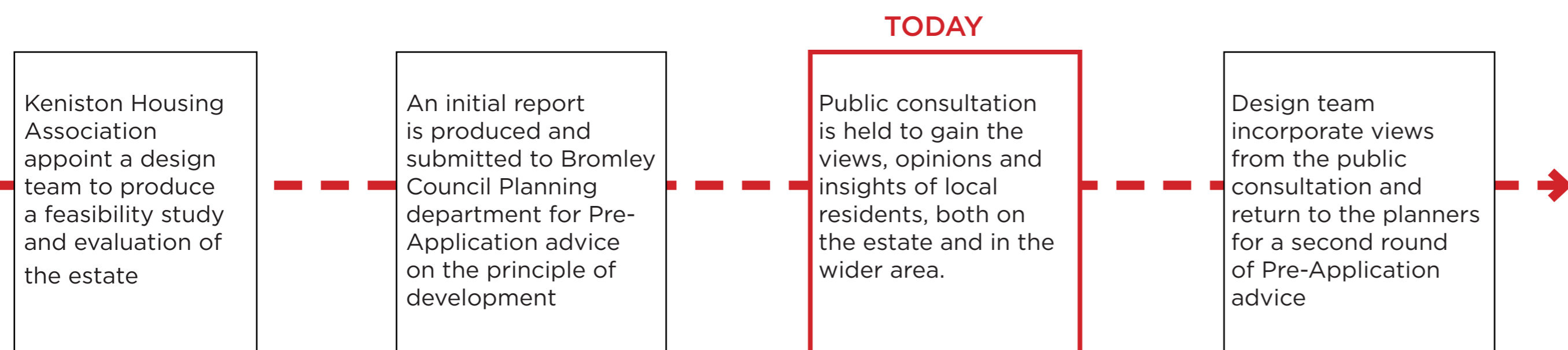
We are here this morning to listen to your aspirations and concerns about the estate and discuss how the estate could benefit from carefully considered development, inviting your comments which can help to further guide the planning and design process.

Please take a moment to complete our feedback form and speak to members of the Team if you have any questions.

## OVERVIEW

Keniston Housing Association are investigating increasing the amount of affordable housing provision at its home site, Darrick Wood Estate. The Estate is an exemplar site with a distinctive landscape and great connections to the local protected woodland. Keniston are currently investigating development within the estate and keen to begin the important dialogue with existing residents to ensure the best possible future for Darrick Wood Estate. We look forward to hearing all your comments, questions and feedback.

## Where are we in the process?



## WHO WE ARE



CLIENT  
Keniston Housing Association



PROJECT MANAGER  
Redloft



ARCHITECT  
Ayre Chamberlain Gaunt



COST CONSULTANT  
Calford Seaden



CDM PRINCIPAL DESIGNER  
Welling Partnership



PLANNING CONSULTANT  
BPTW



# 02 WHAT, WHERE, & WHY?

## WHAT

Keniston housing association are currently exploring options for the expansion of the Darrick Wood Estate to provide between 30 and 40 additional homes. The brief is for a mix of housing typologies, including flats and houses of varying sizes from 1 bedroom flats to larger family sized units.

## WHERE

As part of the initial feasibility study undertaken the architects, along with Keniston housing association, identified the opportunity areas within the estate.

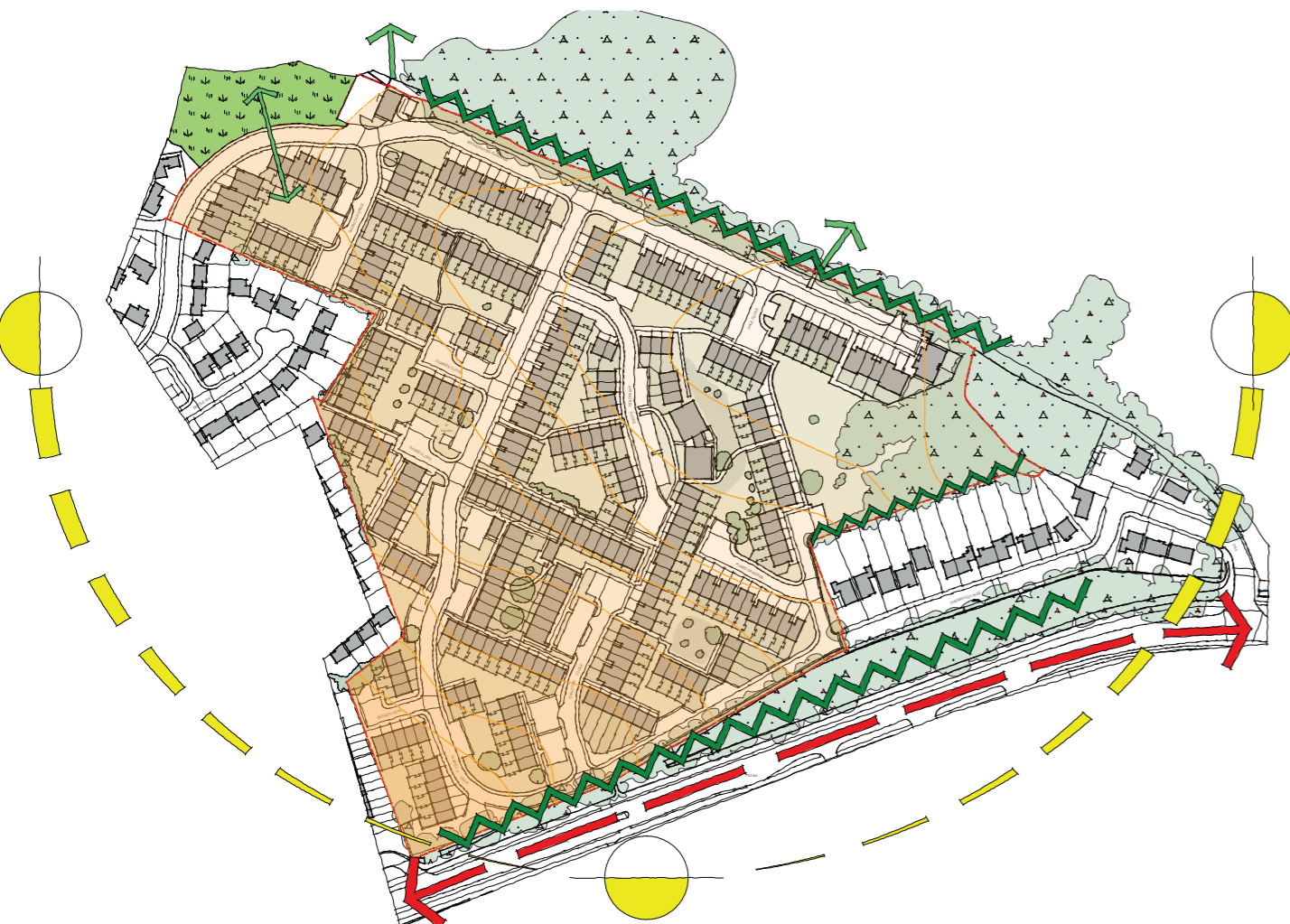
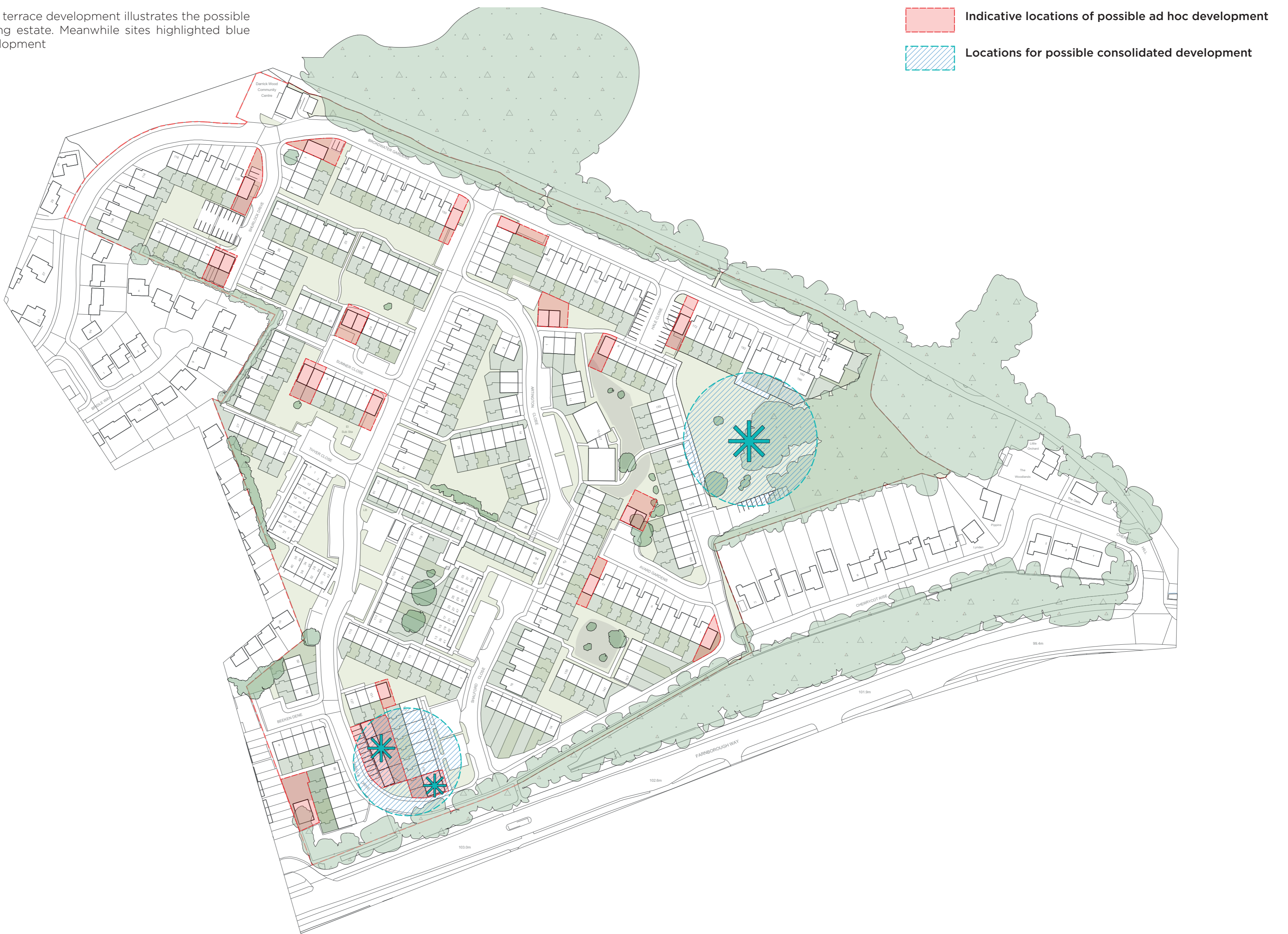
The key objective was to minimise the impact on existing residents. For this reason multiple end of terrace extensions of only 1 or 2 houses was ruled out, as this would mean widespread construction across the estate and disruption to many residents for the whole period of construction.

Instead larger sites were identified that could cater for contained development without removing the identity of the overall estate.

## WHY

- The development will provide for Bromley's increasing housing needs in a controlled manner.
- Larger, localised development can help to avoid multiple ad hoc developments spread out across the estate and reduce overall impact on resident's day to day lives.
- Development could provide funding for betterment of public and landscaped areas across the estate.

1 An example layout of ad hoc end of terrace development illustrates the possible extent of the impact on the existing estate. Meanwhile sites highlighted blue show options for consolidated development



2 Site analysis of the estate highlights level changes, relationships to woods and roads and sun path



3 Some green spaces have been identified as disconnected and underused



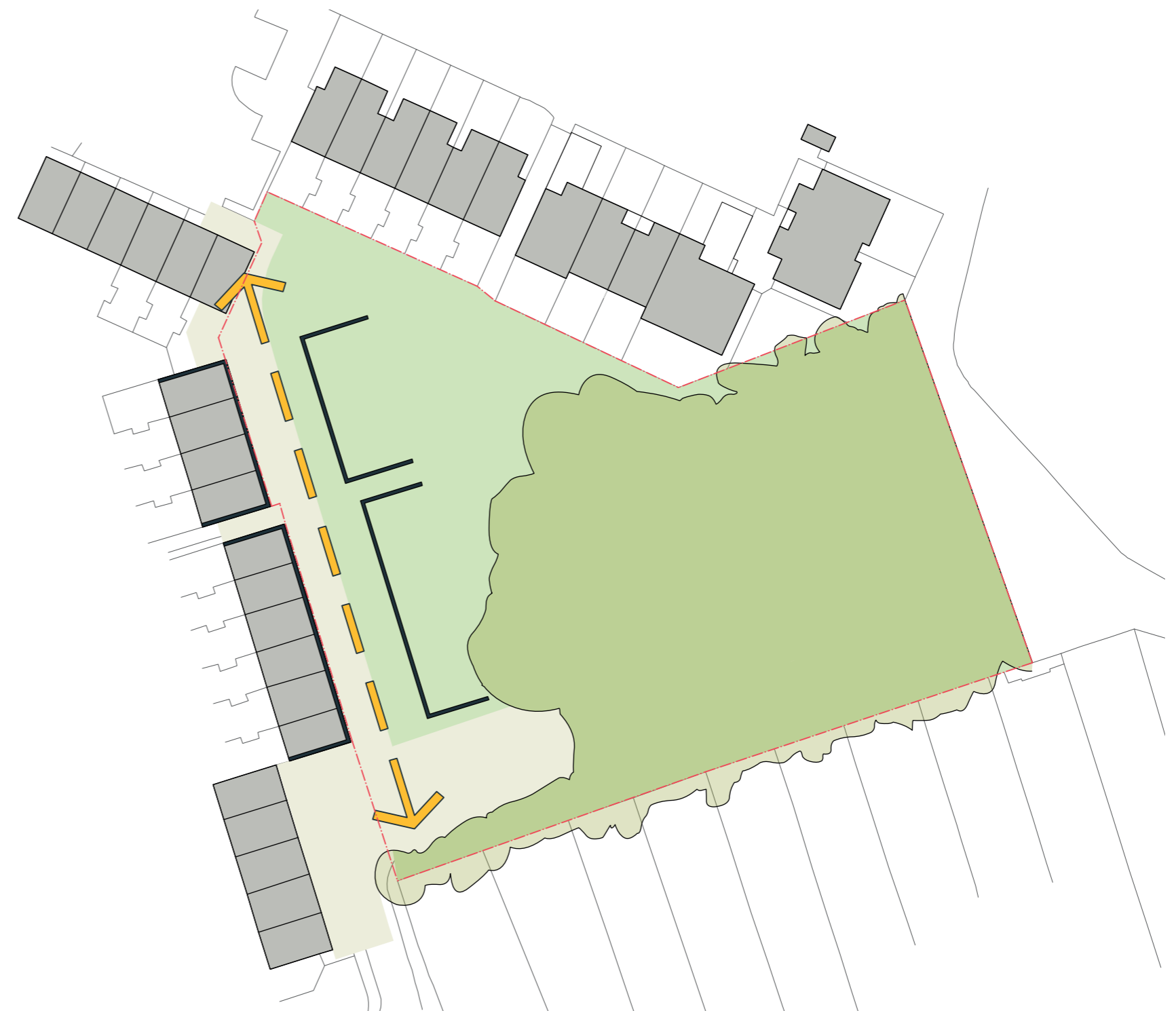
4 Green spaces are interconnected across the estate with paths and alleyways.

# 03 DESIGN APPROACH

1 Key routes across the site have been identified and enhanced to improve movement across the site



2 New pedestrian avenue introduced picking up on existing geometry of the estate



3 Green buffer defines the street and provides separation between existing terraces and new build



4 Existing unmanaged woodland split to allow for active use and ecological protection



5 Extend and improve current parking provision as shared space, further enhancing public realm

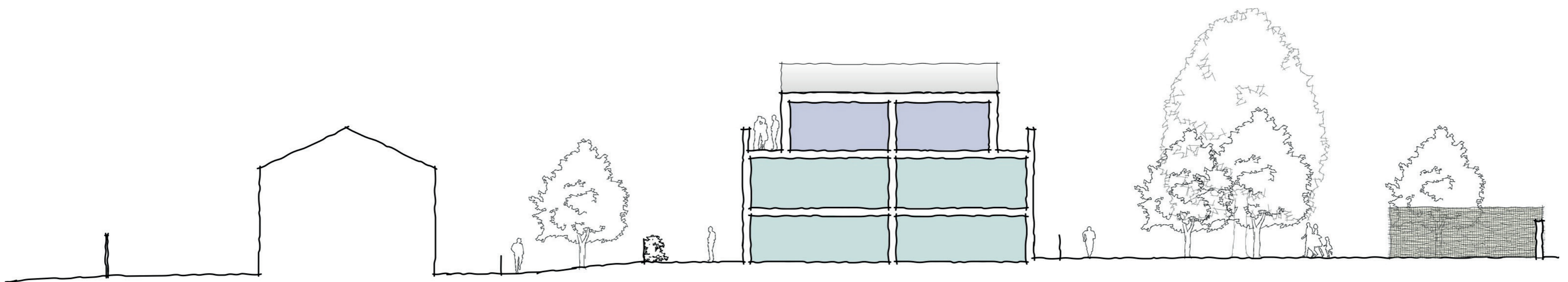


6 Proposed building mass creates avenue and shelters woodland, with views and public routes through



# 04 WHERE WE WERE: PRE-APPLICATION SITE 1

To understand the potential for development and gain some insight into the principle of development, we approached London Borough of Bromley Council for Pre-Application Advice. These initial schemes were a response to our site analysis and were developed enough to provide meaningful feedback from the Council, without finalising any design.



## SCALE & MASS

2 / 3 storeys in response to existing scale on site.

## AMOUNT

The scheme presented to the local authority at pre-application was split across two identified sites. On the larger of the two, 30 residential apartments were proposed with a mix of 1, 2 and 3 bed flats. These flats were spread across 3 storeys with 10 apartments at ground floor, 11 apartments at first floor and 9 at second floor.

## CONCEPT

The proposal responded to the existing estate layout, aligning with the geometry of the existing terraced houses facing onto the site. The key concept was to create a new residential, pedestrian street with the existing oak tree retained and additional tree planting creating an avenue between the existing and proposed dwellings. In addition a courtyard was introduced to provide landscaped amenity area, with routes through the building into the new garden.

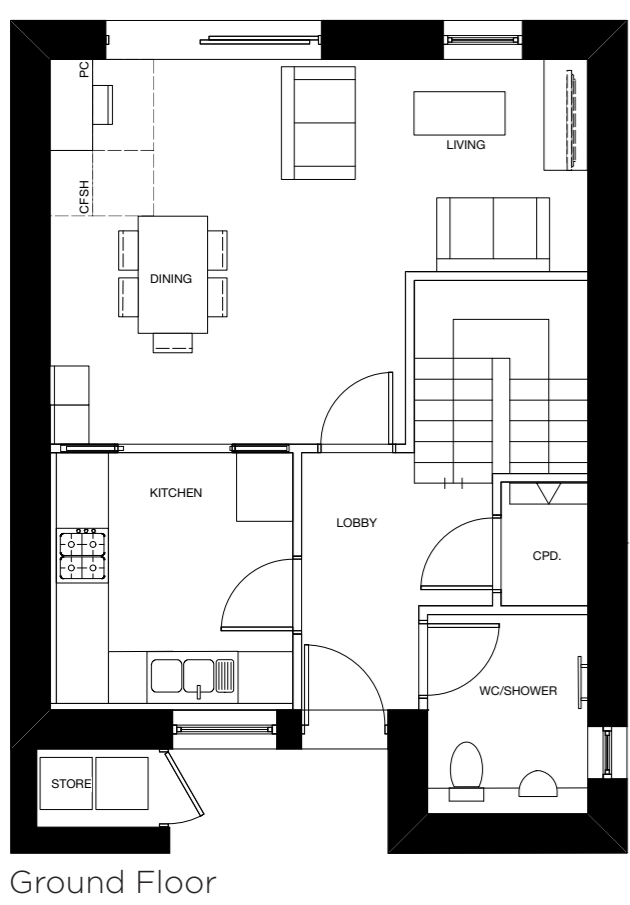
## CHARACTER

The proposed massing aimed to sit within the existing estate, picking up on key materials, predominately brick, in a variety of shades from red to buff. The massing addresses the existing properties, with pitched roofs and set backs on the 2nd floor as per the existing flatted blocks on site.

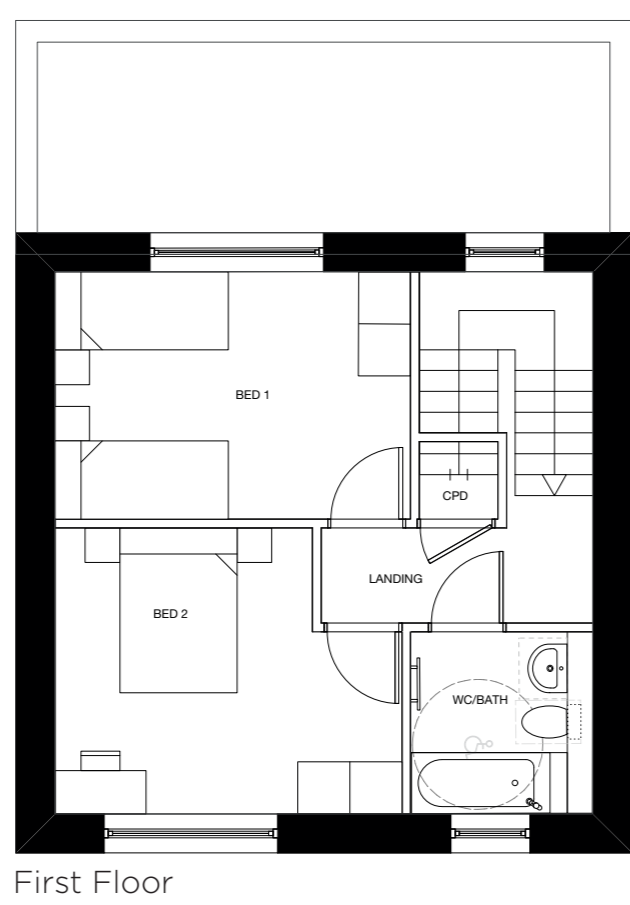
**Application Site Area:** Site 1: 0.6 Ha  
Total: 0.9 Ha

**Proposed No. of Units:** Site 1: 30 units  
Total: 38 units

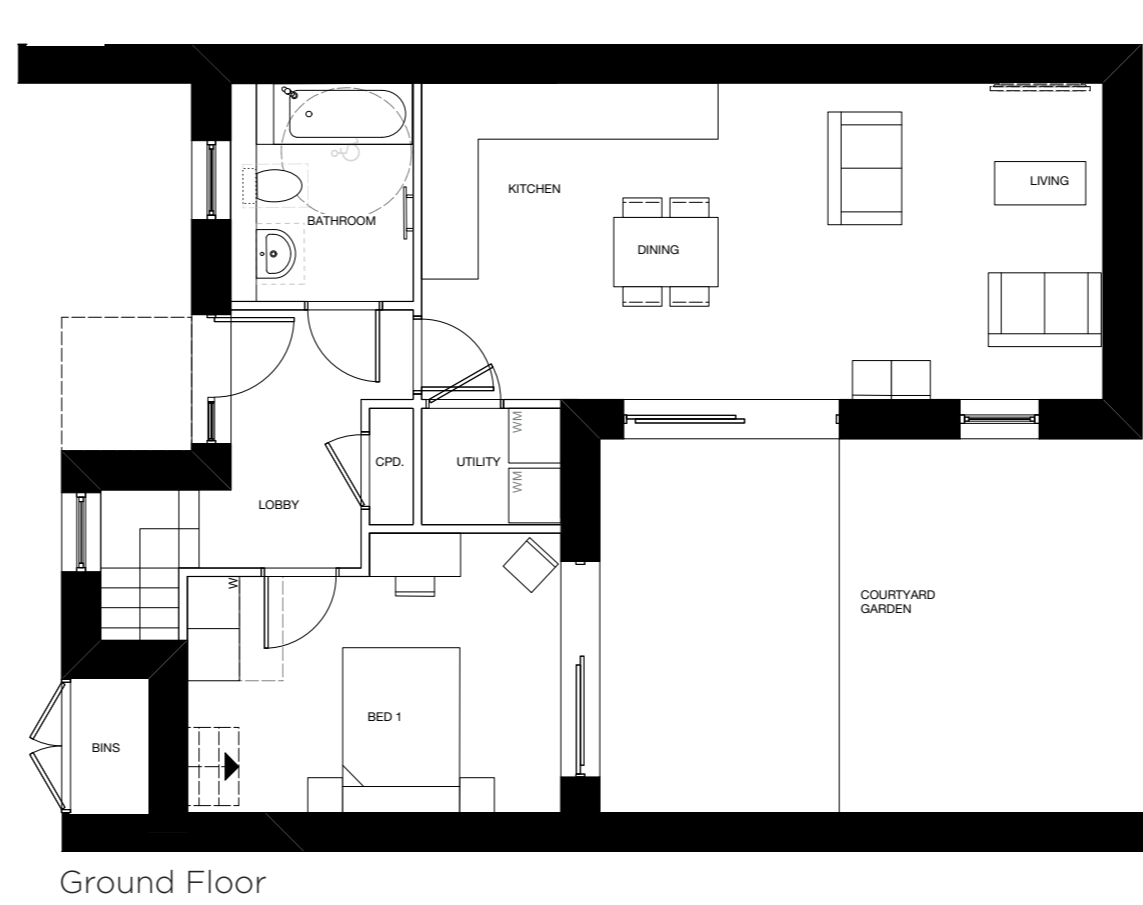
# 05 WHERE WE WERE: PRE-APPLICATION SITE 2



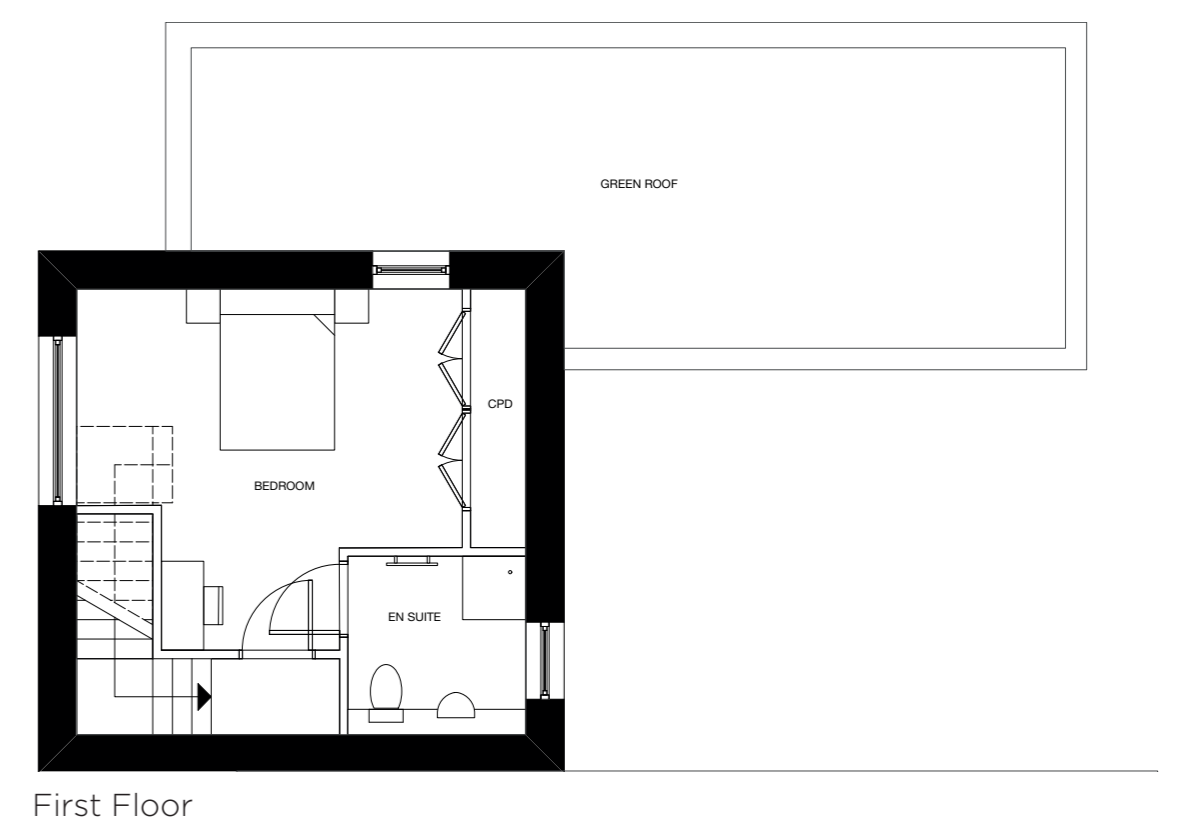
Ground Floor



First Floor



Ground Floor



First Floor

## SCALE & MASS

2 storeys in response to existing scale on site.

## AMOUNT

8 dwelling houses were across 2 smaller sites on the bend of Isabella Drive. These were split into 2 terraced houses, two detached homes and 4 mews style houses.

## CONCEPT

The varieties of house typologies proposed respond to their unique context. The proposed terraces form a modern extension to the existing terrace and bring presence to Isabella Drive.

The 'Mews' houses are unique in form and address the overlooking issues raised by the proximities of adjacent buildings. Recessed entrances give articulation to Isabella drive and reinforce the street frontage.

The detached houses are formed around a new courtyard while the position of one of the houses ensures visibility from the street. Rear access is maintained to existing properties.

## CHARACTER

The proposed massing aimed to sit within the existing estate, picking up on key materials, predominately brick, in a variety of shades from red to buff. The massing addresses the existing properties, with pitched roofs, while still being resolutely modern in both form and construction.

**Application Site Area: Site 2: 0.3 Ha  
Total: 0.9 Ha**

**Proposed No. of Units: Site 2: 8 units  
Total: 38 units**

# 06 WHERE WE ARE: DESIGN PROGRESSION

This page illustrates our initial responses to some of the planner's comments, but we want to hear your views as well. With your help and input we can continue to develop the design of the scheme and deliver a proposal that benefits all residents.

## PLANNER COMMENT 1:

The scale and separation distances should be addressed to increase separation from the existing terraces and reduce the visual impact.

### HOW HAVE WE RESPONDED?:

We have reduced the height of the proposed development by working with the existing levels. The building has also been moved further from the existing terraces with a planted avenue of trees as another layer of separation. In addition balconies have been removed from the west facade where possible, and accessible terraces now face to the east.



## PLANNER COMMENT 2:

The massing appears "bulky" with the western facade a predominantly long continuous frontage.

### HOW HAVE WE RESPONDED?:

We have removed 5 flats from the top floor to significantly reduce the impact of the upper storey. This reduces part of the scheme to just two storeys, while the rest has a large recess to reduce the visual impact of the second floor.

The massing has been further broken down, increasing routes through to the green space and woodland beyond and allowing views and light through the scheme.



## PLANNER COMMENT 3:

The extension to the existing terrace is, in principle acceptable but should allow for a buffer to the road and pedestrian path way. Despite the reduced upper storey, the 'mews' houses should have greater separation distances and reduce the visual impact. The detached houses are not deemed acceptable due to their proximities to other properties.

### HOW HAVE WE RESPONDED?:

We have begun to explore a reduction in development, including excluding the detached properties, but are yet to decide on the direction this element of the scheme should progress in. We would be interested to hear your views.



# 07 LANDSCAPE + PARKING

Landscape and parking are key concerns for the estate and therefore will drive the direction of any new development. Below are a few possible ideas, but we would like to hear your thoughts and views on parking and how we might improve the landscape at Darrick Wood.

## PARKING

Any new development will provide additional parking in line with the local planning policy. This will ensure that local residents parking is not reduced or limited due to additional requirements.

We will be looking at shared spaces and planted paving as a way of getting added benefit from parking areas.



## MODULAR FURNITURE

Modular elements could be introduced to allow for everyday use and added to for community events. These could be made with varying levels of permanence, and the more temporary elements could be stored on site and used upon request.

### What elements would you like to see?

- Play equipment?
- Communal tables?
- Deck chairs?



## TIERED LANDSCAPING

Using the varying topography of the site this relatively simple intervention to tier the landscape provides visual interest as well as elements to interact with.

These tiers can be used as seating, planting and hard landscaping. They could be arranged as single elements around a landscape feature or introduced as multiple elements to allow for larger community gathering.



## COMMUNITY PLANTING BEDS

Communal planting beds could be installed in some areas of the estate to provide places for people to grow and cultivate, either individually or as part of an organised group.

Please let us know if you would you be interested in community growing?



Please tell us your views on the landscape and public spaces of the estate:

- What are your favourite elements of the estate?
- Where could the estate be improved or bettered?
- How do you currently use the green spaces across the estate?
- Are there any other external spaces or housing schemes you particularly like? Local ones? Or further afield?