

**WE
ARE**

**AYRE
CHAMBERLAIN
GAUNT**

289

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DARRICK WOOD ESTATE PUBLIC CONSULTATION

INTRODUCTION

WHO WE ARE



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Keniston Housing Association



PROJECT MANAGER

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LANDSCAPE ARCHITECT

LUC

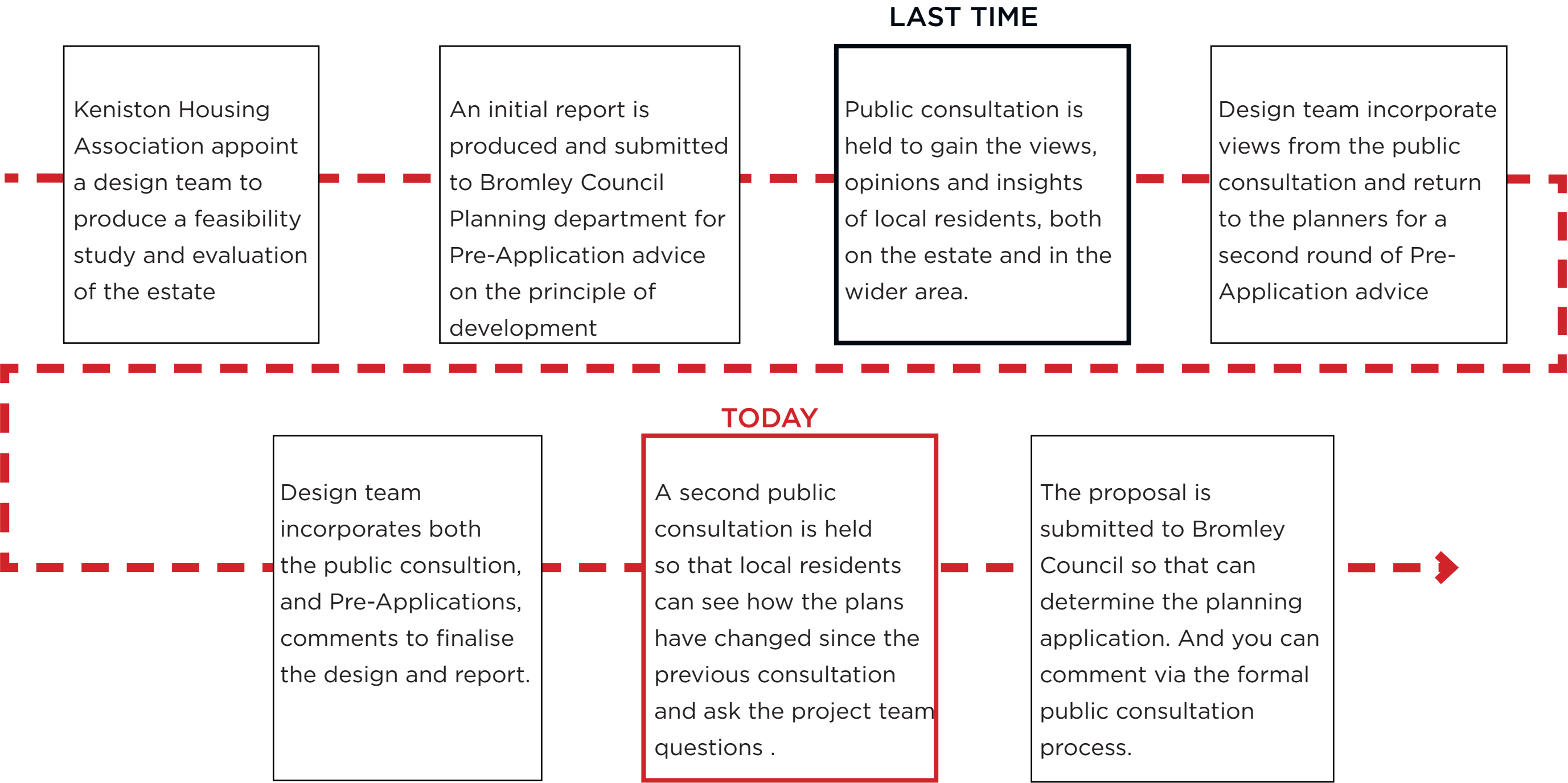


CDM PRINCIPAL DESIGNER

Welling Partnership

INTRODUCTION

WHERE WE ARE



INTRODUCTION

THE SITE



AIMS, LOCATION, & WHY?

AIMS

Keniston housing association are currently exploring options for the expansion of the Darrick Wood Estate to provide additional homes. The current proposal is for a consolidated development of 26 residential apartments, with a mix of 1 and 2 bedroom flats.

LOCATION

As part of the initial feasibility study undertaken by the architects, along with Keniston housing association, we identified several 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. 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.

Development could provide funding for betterment of public and landscaped areas across the estate.



DESIGN APPROACH

MOVEMENT AND TREES

The existing movement across and around the site is pedestrian, with a major route running parallel to the terraces at the end of Isabella Drive. Secondary desire lines work their way across the open space to link up with access to Darrick Wood.

Poor quality trees will be removed to open up the site, while the scheme aims to retain the large oak sited on the south west corner and as much of the existing scrub as possible to give a woodland feel to the development..



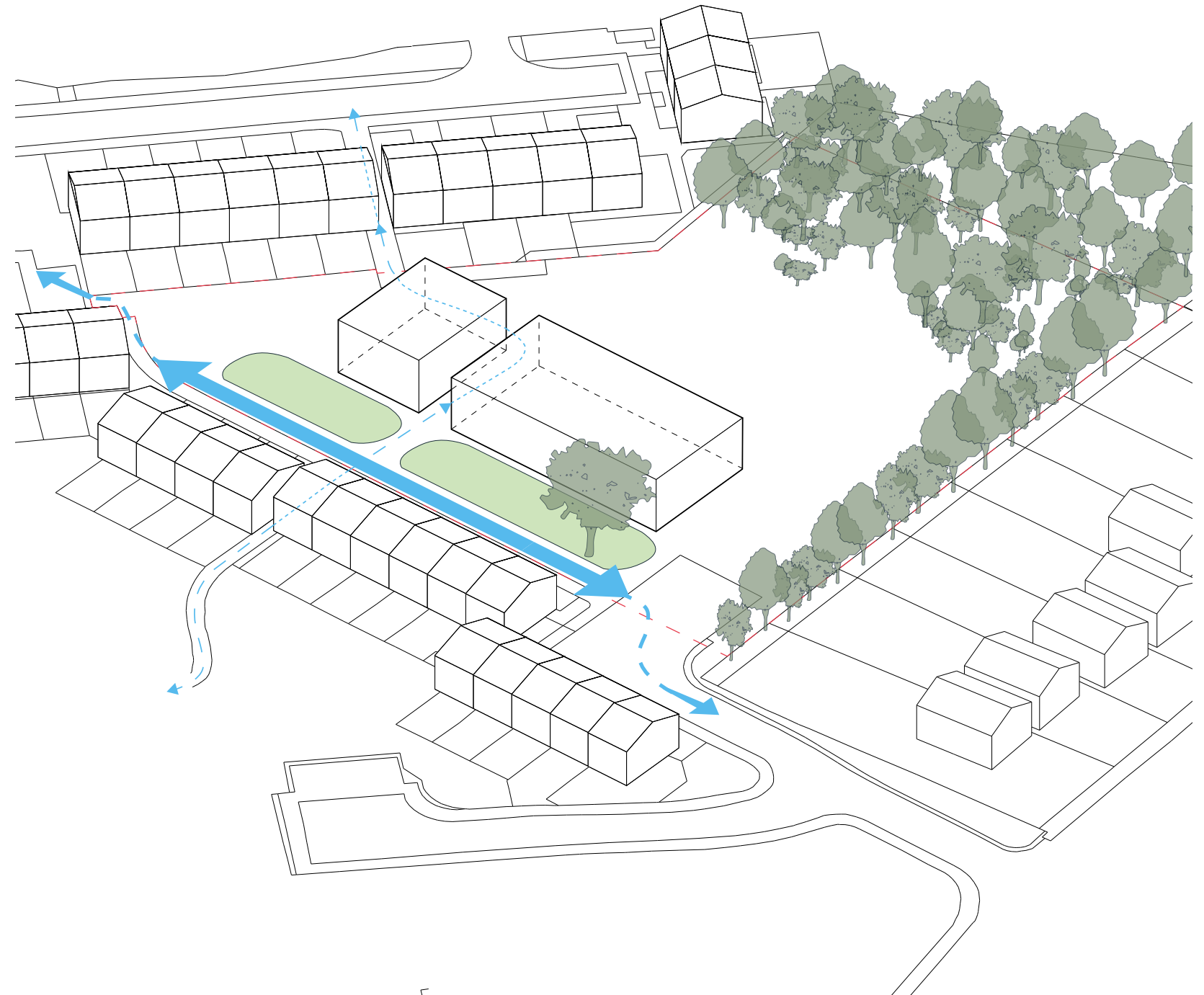
DESIGN APPROACH

CREATING A STREET

Starting with the existing geometries of the estate, the proposal is oriented to address both the existing terraces to the west and the site boundary to the south.

The location and orientation purposefully creates a new pedestrian street reinforcing the existing route. The street is purposefully buffered by wildflower planting to increase privacy and visual amenity.

Having established the primary route via a new pedestrian street, the massing is broken up by a secondary route joining two existing footpaths.

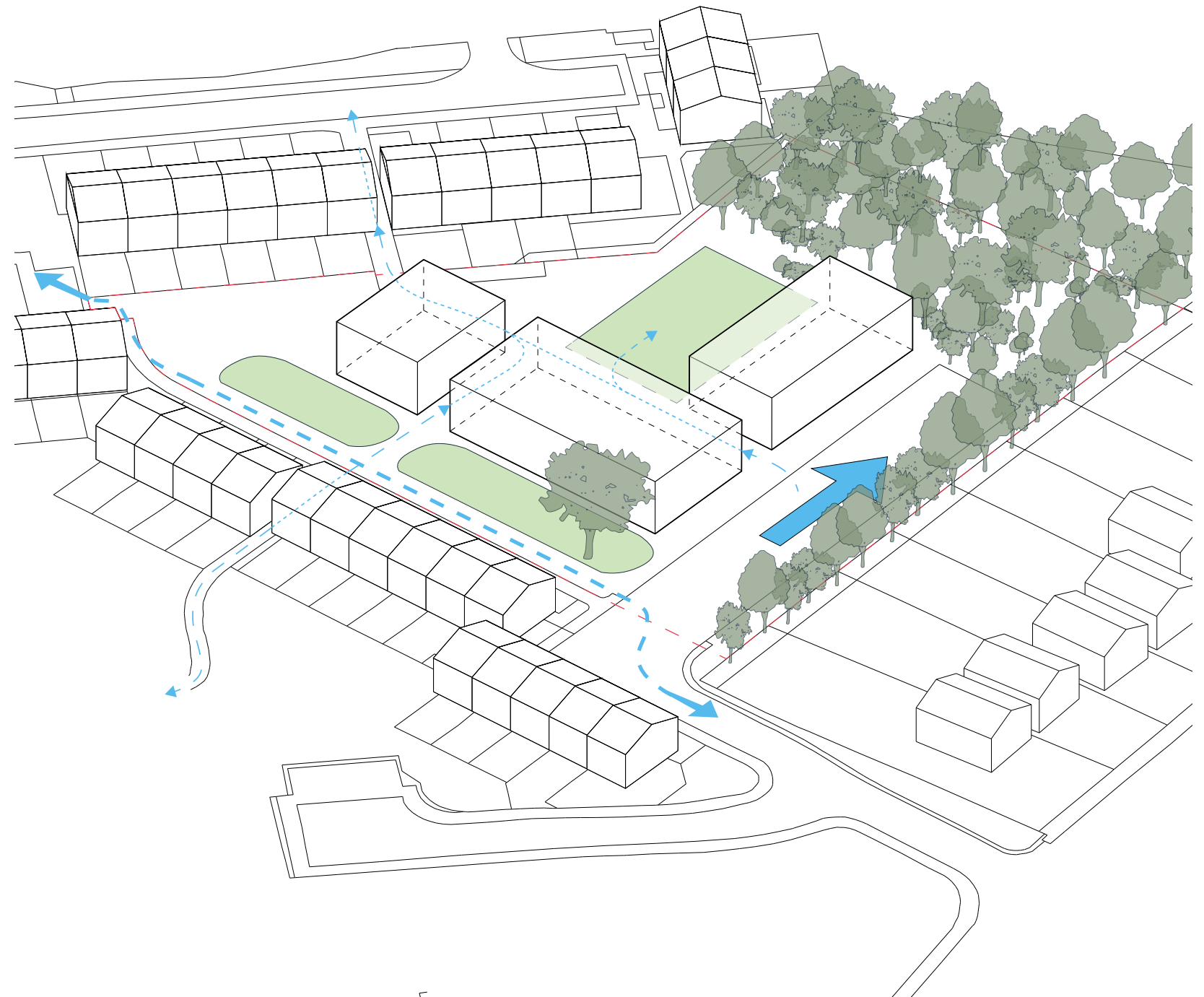


DESIGN APPROACH

ENHANCED PUBLIC LANDSCAPING

The existing parking court is to be improved and extended. A secondary massing creates a buffer between the parking and a public landscaped open space.

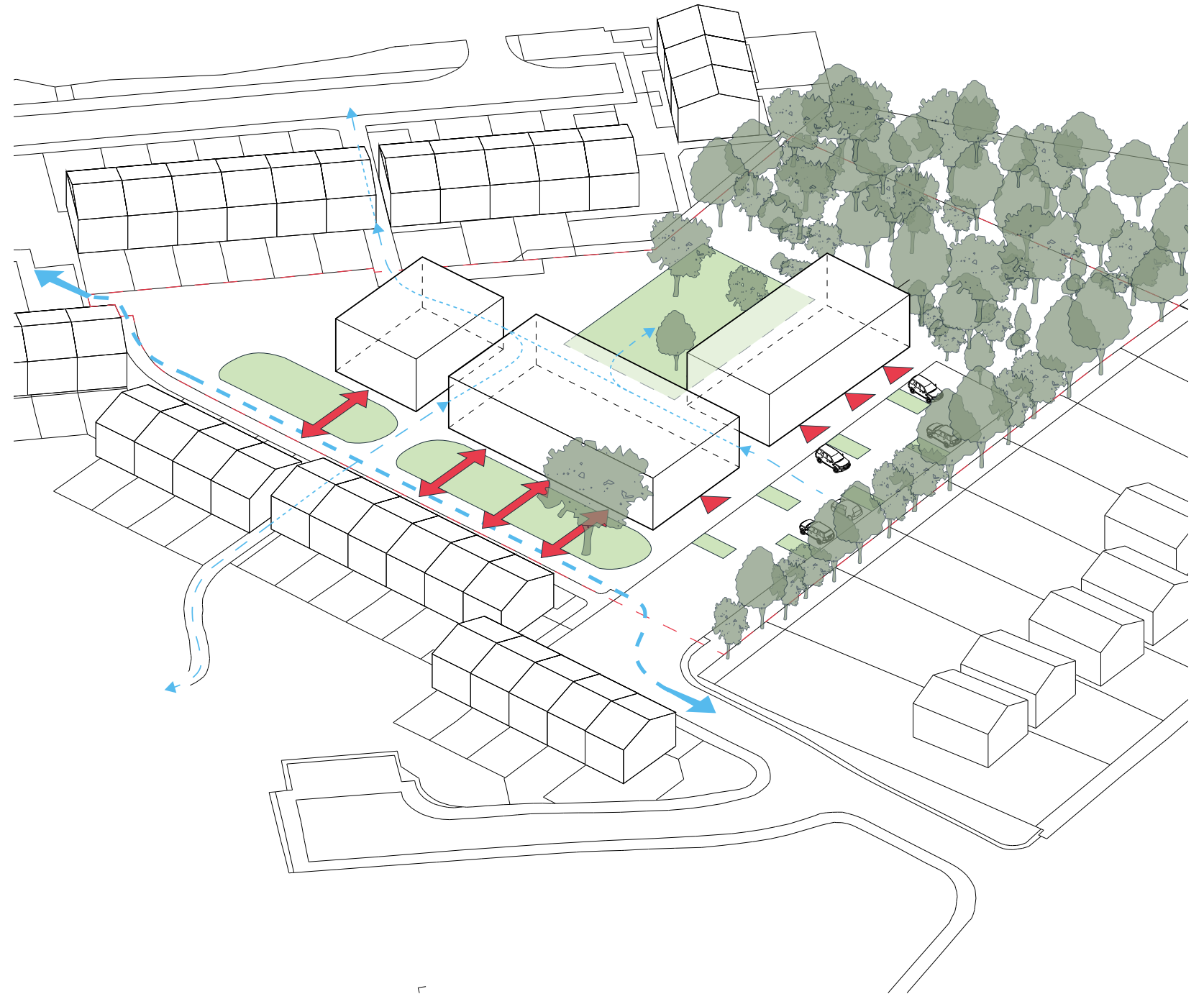
The new landscaping proposal splits the existing copse into landscaped public use and protected woodland space as enhanced copse. Multiple views and routes in and out the public space ensure use, while passive surveillance from new residences keeps it secure and free of anti-social behaviour.



DESIGN APPROACH

ACCESS + PLANTING

Entrances at ground floor link the proposed massing with the existing terraces, reinforcing the idea of the street. Green buffers are introduced between main footpaths and habitable spaces to improve privacy. Landscaping softens the car-parking and embeds it into the scheme. New tree planting ties the proposed landscaping into the existing copse.



FIRST PUBLIC CONSULTATION

SUMMARY OF FEEDBACK

There were a mix of responses with passionate opinions both for and against development. Several key reoccurring comments are summarised below:

Residents raised concerns that the new car park could attract Anti-social behaviour, and increase noise pollution.

Rear gardens of Cherrycot Rise could be exposed to security issues due to the loss of green buffer zone.

Concerns were raised over loss of open space.
Proximity of the proposed development to existing residences.

Residents were keen to continue to be involved in the consultation process.

Concerns over the protection any ecology within the copse.

General concerns and queries over play space for children, both on the site and across the wider estate.



FIRST PUBLIC CONSULTATION

INCORPORATION OF COMMENTS

Following the public consultation the design team have reviewed the breath of the feedback and looked to incorporate the comments where possible into the design process. Many of the comments were shared by the pre-application advice, including concerns over loss of open space and proximities. Key additional design moves include:

Increasing the proposed buffer to the rear of Cherrycot Rise residences, to allow retention of existing trees and shrubbery, and any new planting required. This will include new defensive planting. The lighting strategy will be carefully considered with a specialist to ensure the balance between lighting enough for security whilst avoiding unnecessary light pollution.

Ecology reports have already been undertaken to identify the existing condition and presence on the site. An ecology mitigation strategy will limit the impacts from the proposed development during and after construction

Play space will be provided for the development in accordance with local planning policy. In addition Keniston is to review the wider strategy across the estate.



PLANNING FEEDBACK

PLANNING

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. We incorporated comments from the previous public consultation and refined the design to gain comments from the Council again.

SCALE & MASS

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

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.



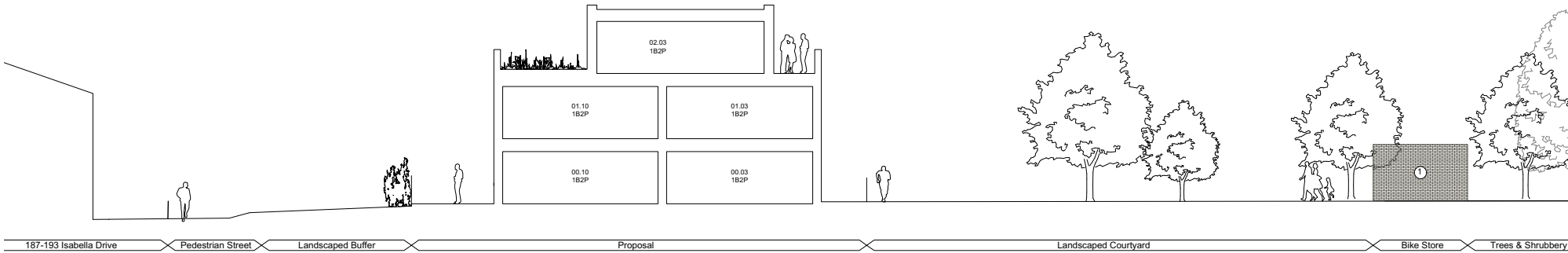
PLANNING FEEDBACK

AMOUNT

The scheme presented to the local authority at pre-application 2 was reduced to a single site. 26 residential apartments were proposed with a mix of 1 and 2 bed homes. These were spread across 3 storeys with 10 apartments at ground floor, 11 apartments at first floor and 5 at second floor.

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 set backs on the 2nd floor as per the existing flatted blocks on site.

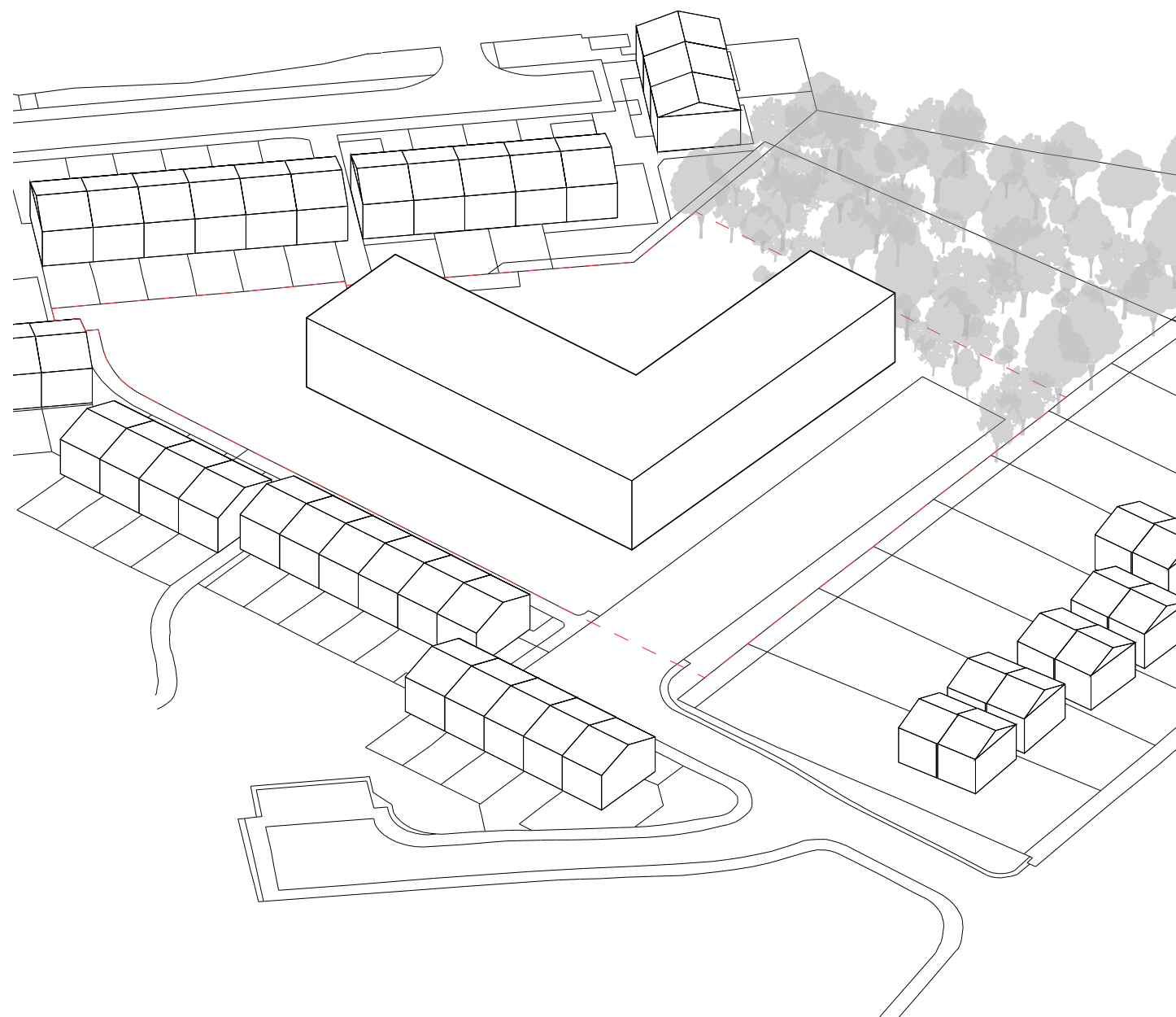


- MATERIALS KEY:
- ① - Red multi brick
 - ② - Projecting brick detailing
 - ③ - Metal slats to bridges, balconies and external walkways. RAL TBC.
 - ④ - Spandrel panel. RAL TBC.
 - ⑤ - Recessed down pipe

WHERE WE ARE NOW

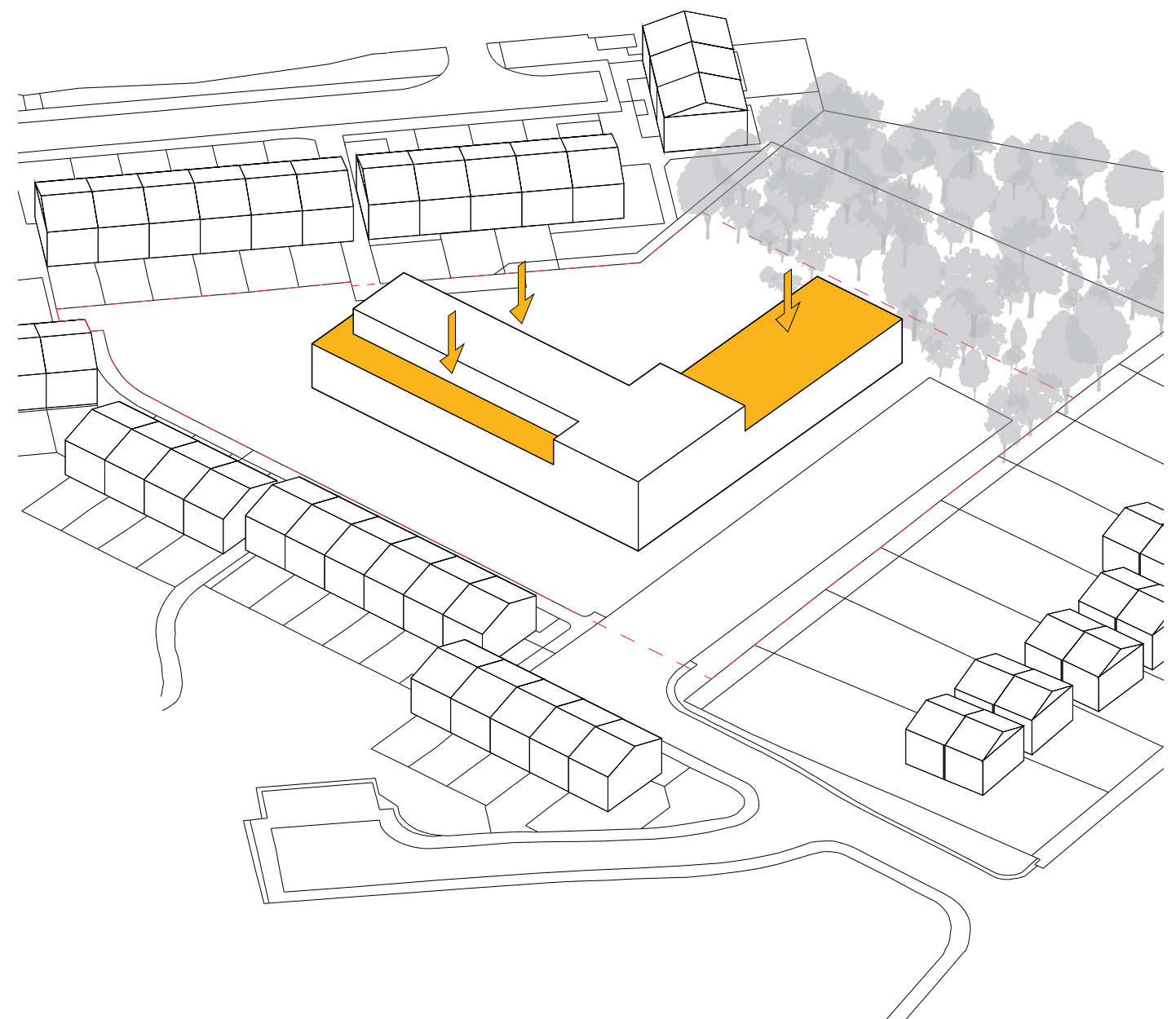
DESIGN PROGRESSION 1

Basic L-shaped massing derived from the site strategy, in response to existing site geometries, landscaping and car parking.



DESIGN PROGRESSION 2

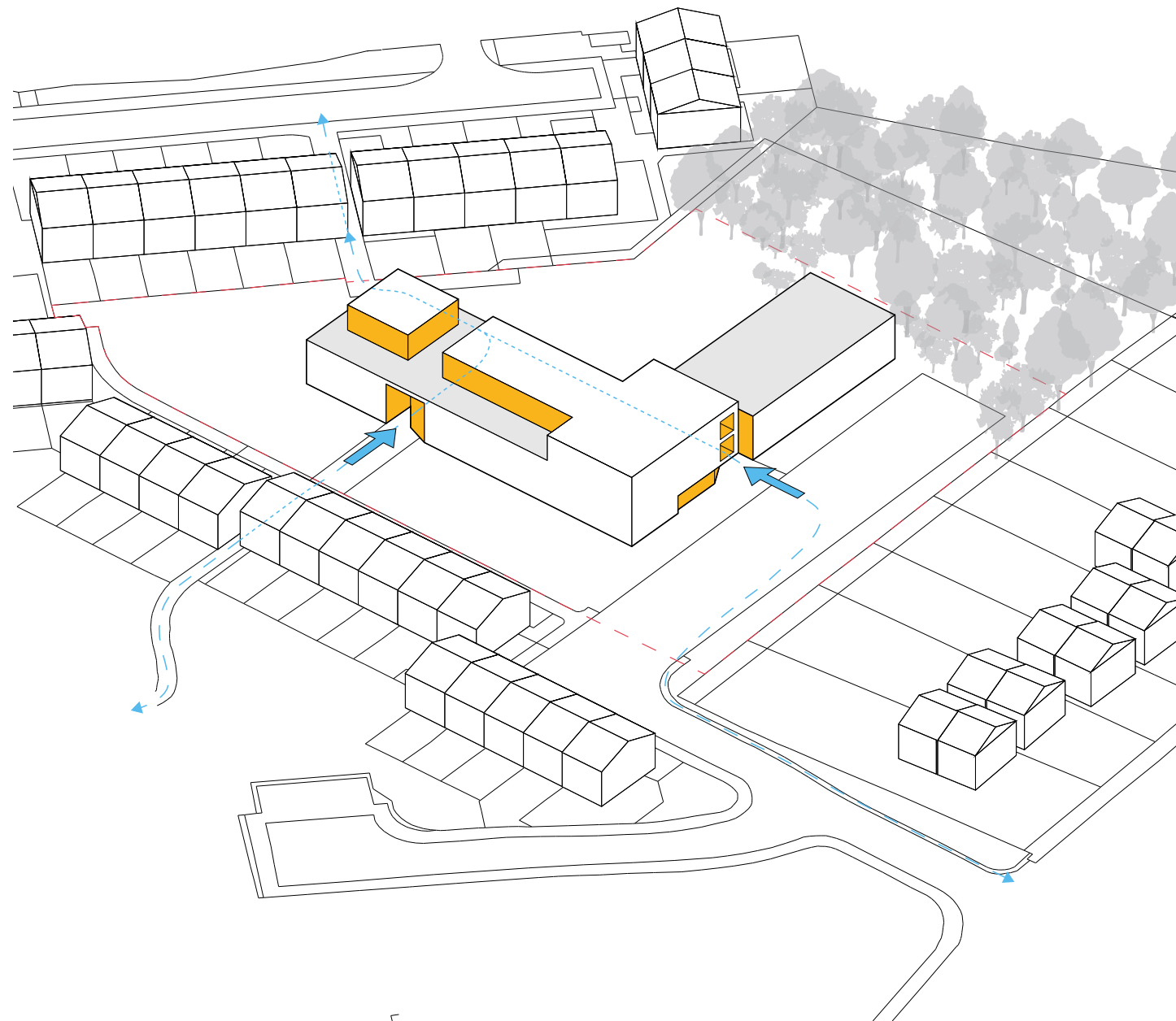
The mass is carved away in response to immediate context. The main block drops away from the corner a full storey as the form projects towards the copse. A recessed second floor along the pedestrian street reduces the perceived height and massing from street level.



WHERE WE ARE NOW

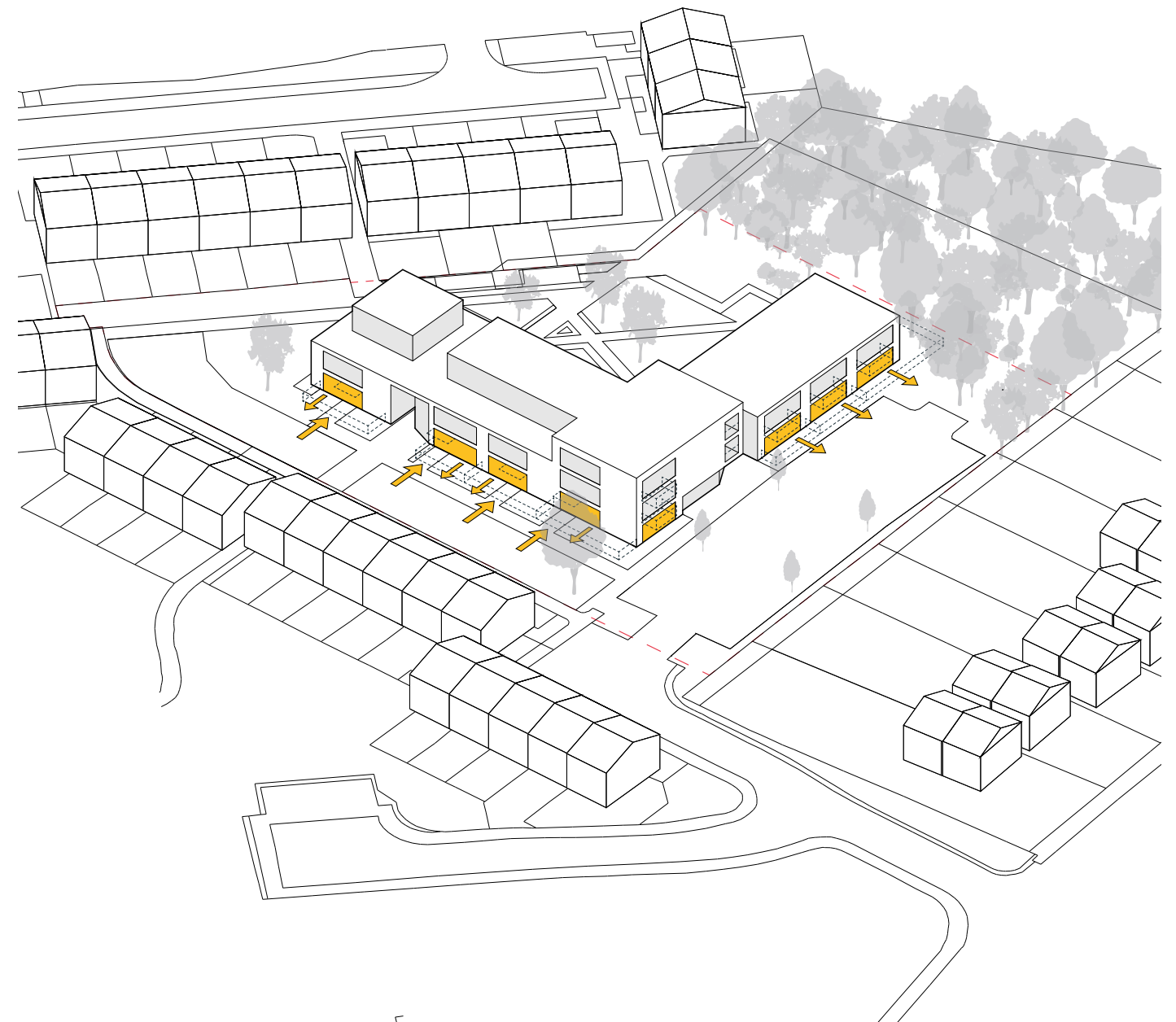
DESIGN PROGRESSION 3

Breaks are carved into the form to further break down the massing and respond to existing desire lines across the open space. Views of the trees and shrubbery from between 185 and 187 Isabella drive are maintained for long views when walking to and through the site.



DESIGN PROGRESSION 4

Covered entrances and subtle variations in brickwork hoops break the Western facade into clearly defined units, and creates a relationship with the opposing existing entrances. Light metal boundaries and communally managed planting borders soften the relationship and distinctly forms front gardens, this reinforces the relationship with the opposing houses.



WHERE WE ARE NOW

PROPOSED LAYOUT

The branching concept of our strategy is to create a pedestrian street along Isabella Drive. The benefits of this strategy include: passive surveillance of the area, improvement and introduction of new paths and desire lines, and creating a new relationship with the existing properties of Isabella Drive. This front-front/back relationship is typical across this estate and many others.

We are proposing a generous wildflower break between Isabella Drive and our proposal. This will help to provide visual privacy between the street at ground level.

We have introduced front gardens to our homes which bolsters the privacy and relationship to the existing terraced houses opposite, all of whom have access to gated front gardens.



WHERE WE ARE NOW



WHERE WE ARE NOW

MATERIALS

The palette of materials has been selected to respond the existing estate and surrounding context. The palette proposed is simple and robust.

Providing a brick façade will allow the building to stand the test of time and by introducing different brick bonds it will add interest to the façade. Being close to existing trees this is the best option to avoid staining over time.

The architectural metal work including windows downpipes, railing and trims will be a consistent grey colour and used to link the building forms together where there are break.

The proposed materials are sympathetic to the wider estate and will sit comfortably in its proposed location.



WHERE WE ARE NOW



WHERE WE ARE NOW

PRECEDENTS

The example on this page show a range of housing typologies that deal with low rise development, most in existing green landscapes. Many have playful forms to reduce the massing and add visual interest to flatted housing.

Do you have any views on the form of these precedents?

What do you like or dislike about these external spaces?

Are there any other external spaces or housing schemes you particularly like? Local ones? Or further afield?



LANDSCAPE PROPOSALS



SITE DIAGRAM

The landscape diagram illustrates the site wide proposals. The landscape proposals will:

- Provide quality communal outside space for residents to relax and socialise.
- Create positive interfaces with the neighbouring streets and properties.
- Promote biodiversity.
- Retain existing category 'A' trees.
- Provide ground floor private amenity space for residents.
- Facilitate an enhanced public realm with clear definition between public and private space

Proposed New Residential Building

Existing Buildings/Housing

Existing Private Gardens

New Areas of Communal Soft Landscape

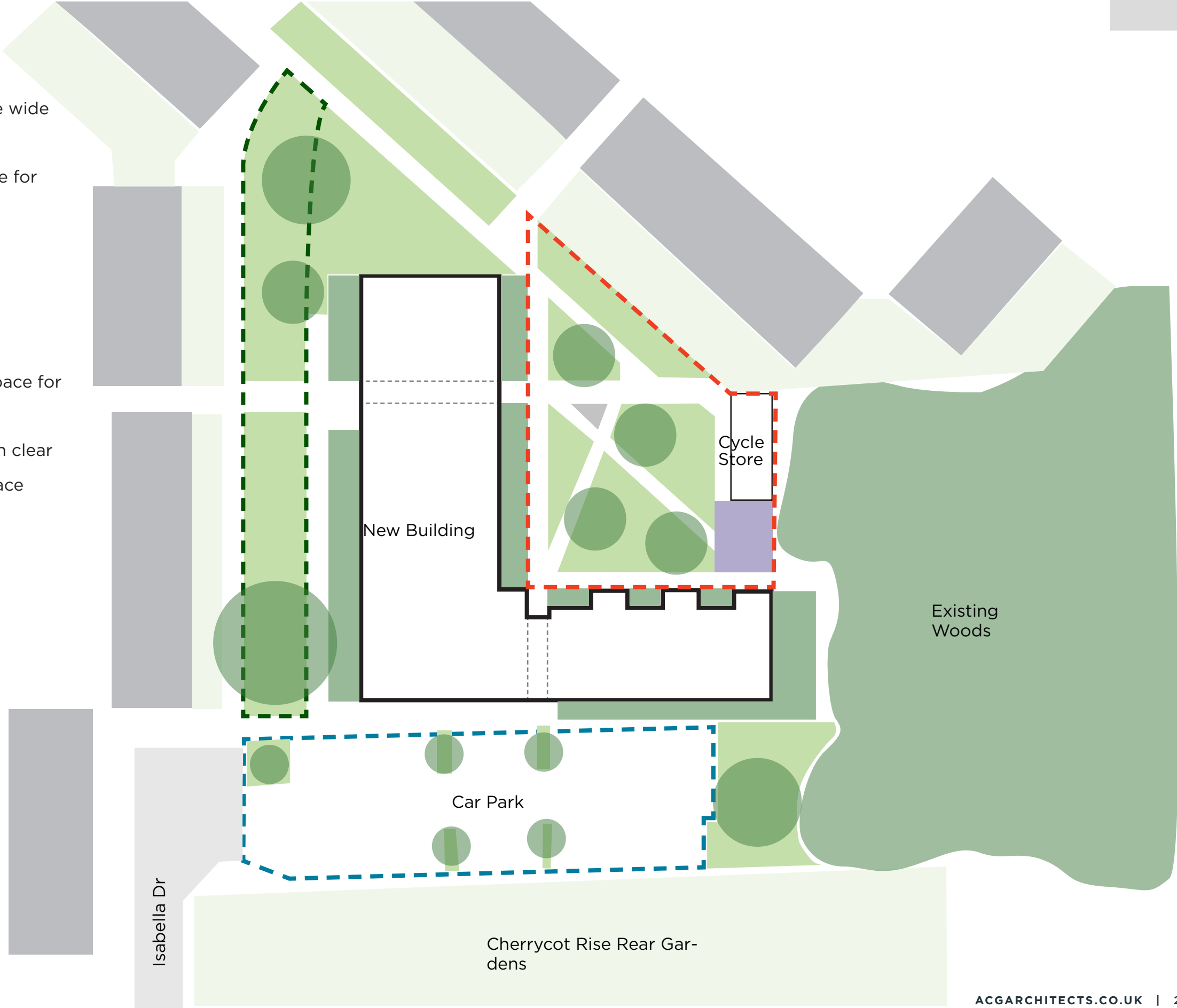
Proposed Private Gardens

Community Gardening Space

Communal Residents Garden

Area of Wildflower Meadow

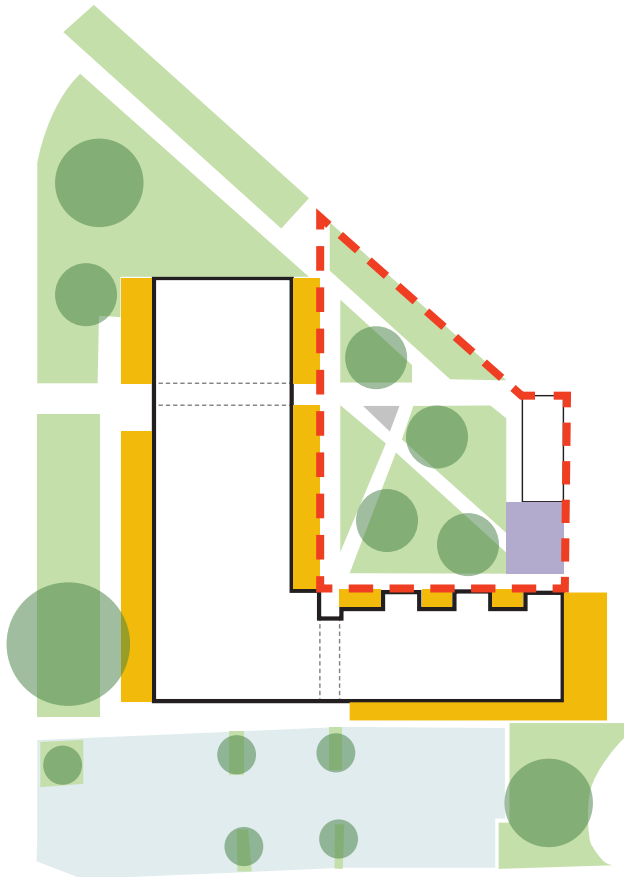
Proposed Car Park



LANDSCAPE PROPOSALS



EXTERNAL SPACES



COMMUNAL GARDEN



LAWN, MEADOWS + TREE PLANTING



PRIVATE GARDENS

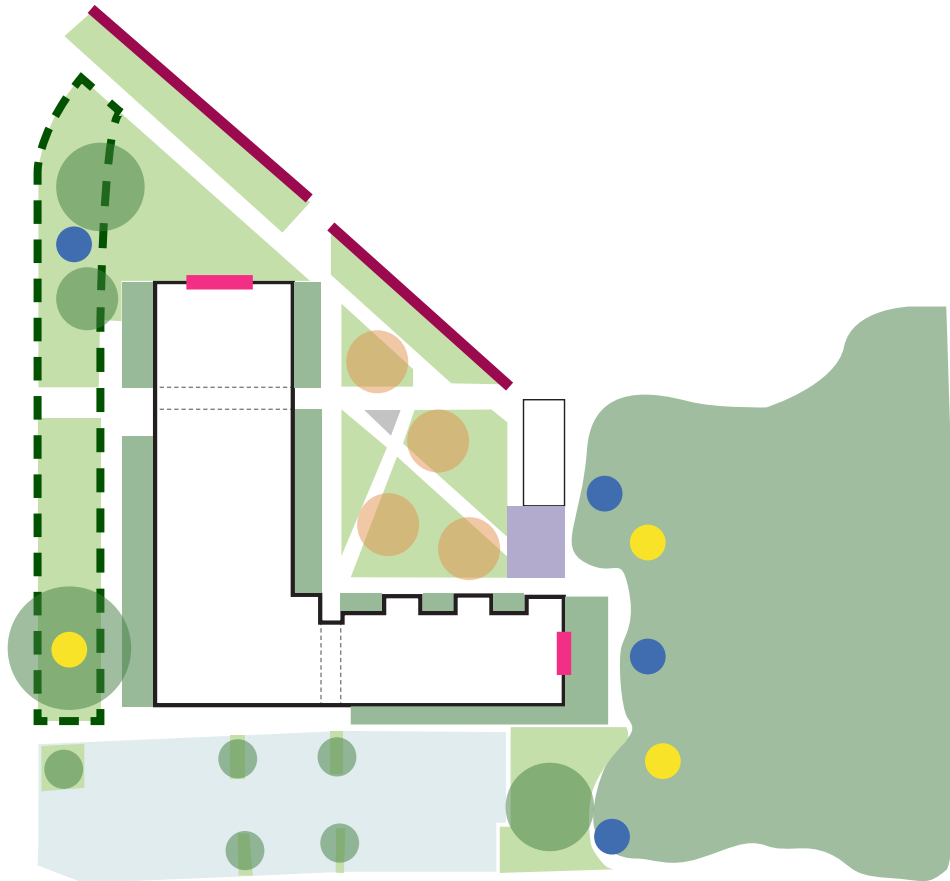


COMMUNITY GARDENING

LANDSCAPE PROPOSALS



PLANTING & BIODIVERSITY



Naturalised grassland and meadow planting



Flowering borders and habitat planting to courtyard and areas surrounding new building



Flowering specimen trees such as cherry blossom



Hedge planting to existing residential boundaries



Bug hotel/log piles for invertebrates



Bird and bat boxes



Potential locations for Bird and Bat bricks

LANDSCAPE PROPOSALS



WIDER ESTATE LANDSCAPE ENHANCEMENTS

In conjunction with the proposed housing development, we recently consulted on proposals to provide wider landscape enhancements to Darrick Wood Estate. These proposals included the following objectives:

Develop options for estate wide landscape improvements:

- Target 'left over' spaces adjacent to main access routes/roads for planting enhancements that will provide benefit to the wider estate.
- Improve biodiversity within the site by replacing areas of amenity grass with a more diverse range of planting.
- Increase tree planting.

Consider integrating play spaces:

- Larger open spaces with good connectivity, which are also well overlooked provide ideal locations to provide some informal natural play opportunities such as fallen trees, stepping stones and balancing trails.

Improve access routes:

- Identify the key pedestrian access points into the site that would benefit from enhancement to improve safety, accessibility and legibility.

Consider opportunities for community growing:

- Opportunities for growing spaces, community gardens or allotments for the local community.



Proposed illustrative view of entrance off Farnborough Way



Proposed illustrative view of natural play area adjacent to Isabella Drive

THANK YOU

Please send any further feedback to:

futureofdarrickwood@kenistonha.co.uk

or call: 01689 664514 and leave a comment.