



PRE-APP DOCUMENT

Proposed Residential Development

2-3 Station Road

Kings Langley

March 2021

gdmarchitects

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INTRODUCTION

1.0

EXECUTIVE SUMMARY

Design Approach to a new residential development of high-quality affordable homes in a highly sustainable location.

The Pre-App document sets out our general approach and design proposals for this new residential scheme. In section 2, the Opportunities and Constraints Plan clearly identifies the site context and natural setting influences on any proposal, these are:

- Large brownfield areas
- Areas of existing planting screening the site edges
- Boundary to the north with an open overspill car park
- Boundary to the south with existing established residential
- The site is within the Greenbelt
- Boundary to the west to a waterway and fields.
- Access is established to the east from Station Road
- The site is directly opposite the Kings Langley main line station.

Local Character identifies the following vernacular references:

- Mix of new and established residential designs ranging from typical 1930's housing with bay windows, hipped roofs and brick/tiled/rendered elevations to less characteristic more recent designs of generally brick elevations.
- Many of the older properties have had driveways added for onsite car parking.
- Many properties have features which express their vertical emphasis.

With these influences identified, we have proposed the site masterplan and building design for a new development on the following basis:

1. Established access from Station Road to the north side of the site, this helps to separate the new dwellings from the car park and industrial development. It also allows the scheme to continue the established street scene.

2. Subject to a tree survey and levels, it is intended to retain much of the existing planting along the north boundary. If this is not possible then new planting will be carried out.

3. The internal road provides full access to all properties and provides for onsite turning for refuse and other visiting vehicles.

4. Each property has allocated parking which is all hidden from the adopted public highways and gives the feel of a green approach to the scheme.

5. Road surface materials will change to create a hierarchy.

6. We have located a 2.5 storey, 9 apartment block to the sites eastern frontage, this helps to continue the street scene and has been designed to have a dual frontage to Station Road and the internal access road. There is also a wide landscaped buffer to the street and rear amenity area.

7. Privacy of the neighbouring residential property has been respected and windows of the new layout do not overlook its garden area.

8. Houses 1 – 8 are located parallel to the west boundary to have their gardens slope down towards the stream / waterway just off site, this places the houses at a reasonable distance from the stream and any potential lower garden flooding.

9. A small 'green' area central to the site will give an open feel and provide amenity.

10. The site has been laid out to work with the existing site levels that slope from the highway down towards the stream.

11. The submitted floor plans show a traditional yet high quality living arrangement.

12. Elevations use a mix of brick and weatherboarding and include feature character references to:

- Bay windows
- Canopied entrances
- Vertical emphasis
- Gables
- Pitched tiled roofs.

The massing visuals clarify the above design approach and demonstrate the way in which the scheme has been integrated into the structure of the locality.



2 - 3 Station Road, Kings Langley – Red Line Boundary



Existing Site Image taken from Station Road



Proposed Site Image viewed from Station Road

OPPORTUNITIES & CONSTRAINTS

2.0 OPPORTUNITIES & CONSTRAINTS

The due diligence exercise has established a number of opportunities and constraints which are recorded in the diagram to the left.

The main identified constraints are:

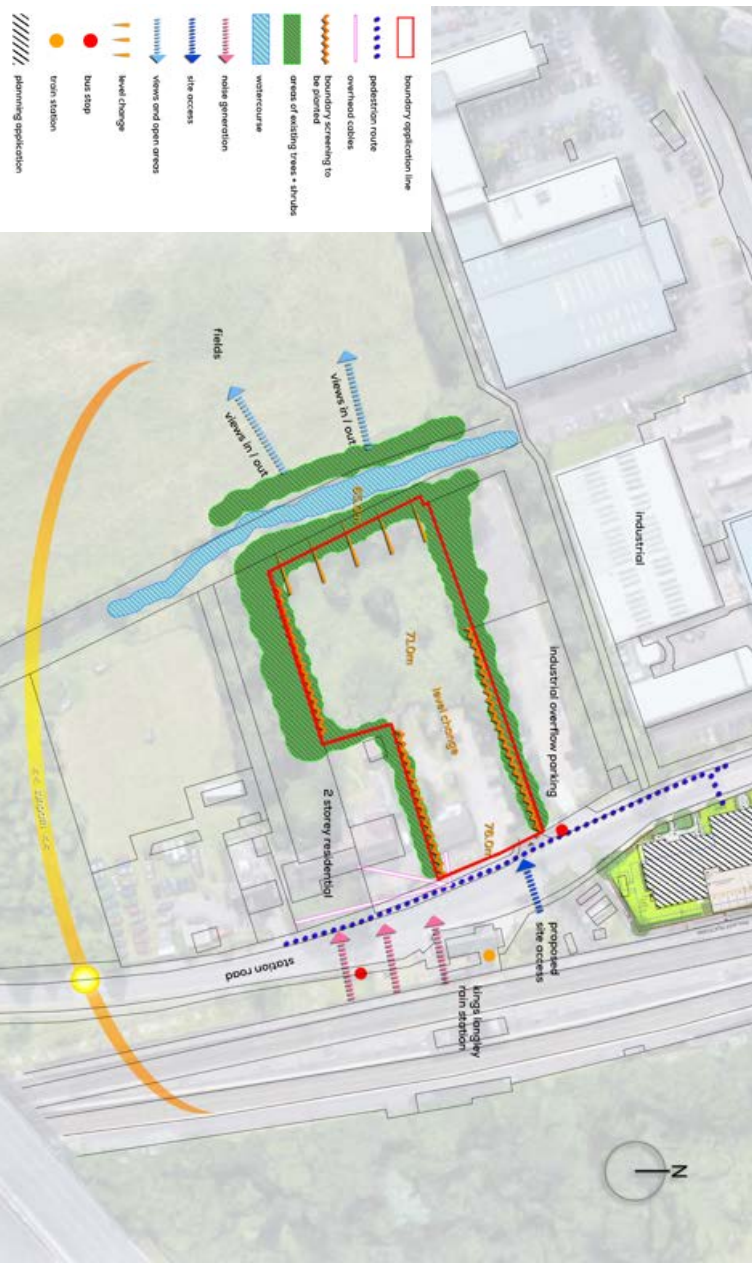
- Dense trees and shrubbery
- Steep site level changes
- Close to main line station
- Falls within the Greenbelt

The main identified opportunities are:

- The site is within an area of comparable existing buildings.
- Existing boundary treatment provides some screening into the site.
- Access to the site is well maintained and also available through a pedestrian route.
- In an area of similar residential developments.
- Good links to public transport.

A nearby scheme has recently been approved on the 16/06/20 for a mixed use scheme comprising 23 flats and retail space. Identified in a black and white hatch on the diagram. Application Ref 19/1550/FUL.

The site currently lies within the Greenbelt, as seen on the plan to the left, to which the Landscape Character Assessment identifies the setting constraints.



Opportunities and Constraints Plan



Green Belt Plan



LOCAL CHARACTER STUDY

3.0 LOCAL VERNACULAR

Analysis of the rhythm and proportions of the local vernacular reveal typical details that can be incorporated in the new development to assimilate the new housing into it's local area. The surrounding area is built up with a mixture of 2-3 storey buildings, including industrial units

The most dominant of these features are as follows:

- An emphasis on vertical planes resulting in mixed depth fronted dwellings, with an emphasis on the pitch of the roof
- A variety of roof forms – hipped and gabled
- Bay windows and dormers

Materials are varied but generally comprise:

- Facing brick and render
- Soldier course brick detailing
- White UPVC windows

There is an array of opening styles throughout the area, however the most prominent is the Bay windows at both ground and first floor.

The entrance style is generally within a front porch that stands proud of the building.

In summary some of the prevalent features are:

- Prominent entrance porches.
- Ground floor and first floor external materials stay the same but include brick detailing.
- Varying pitched gables and dormers.
- Bay windows at ground and first floor.

Key:

- | | | | |
|---|---------------------------------------|---|--|
| 1 | Base material, either brick or render | 4 | Retaining walls due to fall in height of the area |
| 2 | Prominent front porch | 5 | Base material widely used with added brick detailing |
| 3 | Brick detailing | 6 | UPVC windows and doors with metal railings |



39 & 41 Station Road - Semi detached housing



Station Approach Apartment Block



White render & Bay windows



Traditional porch with varying roof types



Station Road, showing height variation



Terraced housing with roof overhang



Hipped roof with Bay windows

DESIGN PROPOSAL

4.0 PROPOSED LAYOUT

Key:

- ① Retained site access
- ② 2.5 storey block
- ③ Car park for 9 units
- ④ Residential development
- ⑤ Retained and new planting to the West of the site.
- ⑥ Replacement of planting to the North of the site.

- Construction Phase 1
- Construction Phase 2

Schedule of Accommodation:

- 4 no. 1 Bedroom Flats (2.5 Storey)
- 5 no. 2 Bedroom Flats (2.5 Storey)
- 4 no. 3 Bedroom Terrace Houses (2.5 Storey)
- 4 no. 4 Bedroom Semi-Detached Houses (2.5 Storey)
- 1 no. 3 Bedroom Corner Terrace House (2 Storey)
- 2 no. 2 Bedroom Terrace Houses (2 Storey)

Total - 20 no. Units



Site Layout Scale: 1:500 @ A3

DESIGN PROPOSAL

4.1 BOUNDARY TREATMENT

The proposed boundary treatments ensure security of the site while complimenting the character of the development and ensuring the site is visually attractive.

The following boundary treatments are proposed:

- 1.8m Timber fences to retain the site boundary
- Knee rail fence to protect the green areas of the site from being used for parking but allowing pedestrian access.
- 1.5m close board fencing with 300mm trellis to separate gardens but retain a level of openness across the site.

Key

- 1.8m Timber fence
- 0.4m Knee rail fence
- 1.5m boundary fencing with 300mm trellis



DESIGN PROPOSAL

4.2

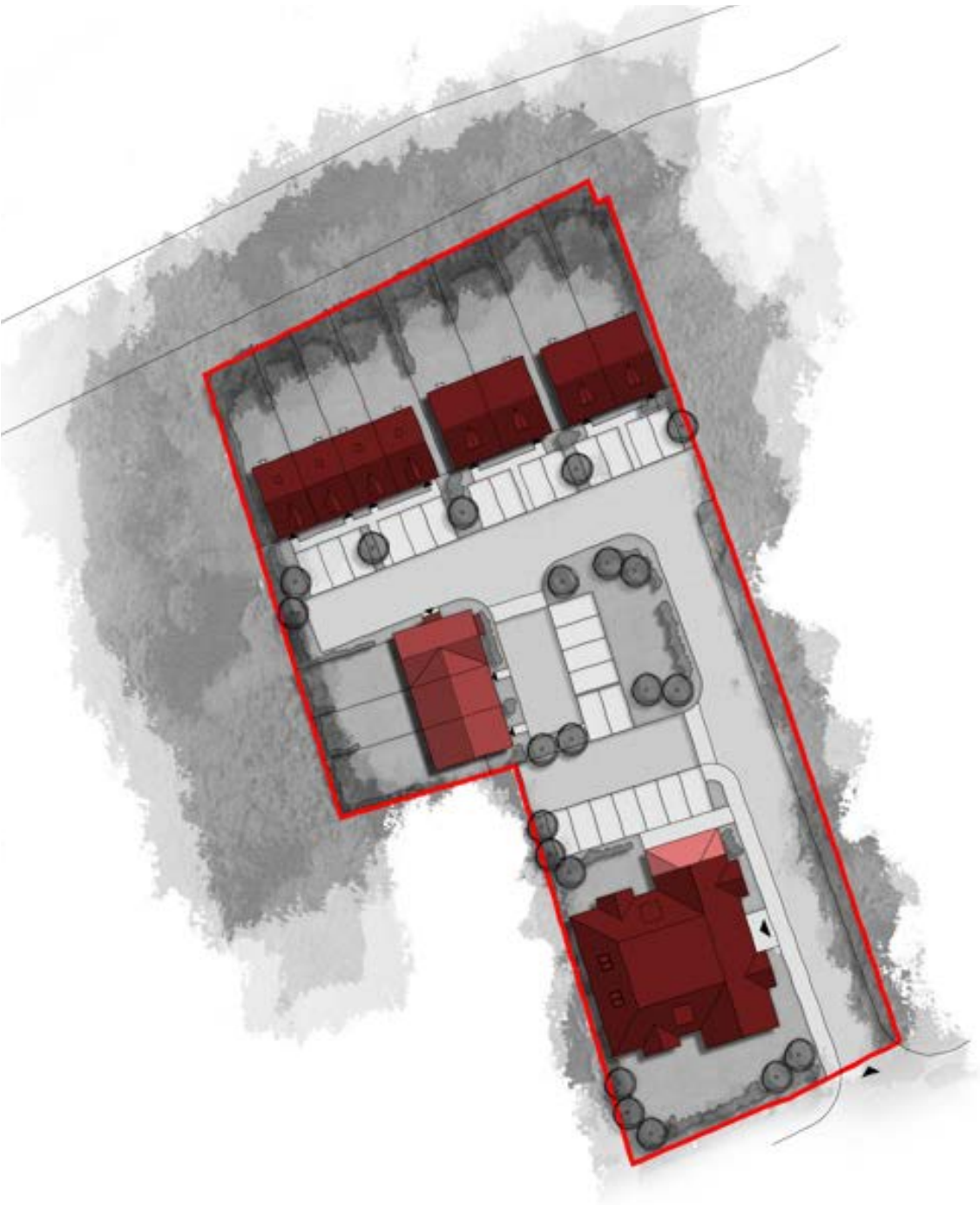
SCALE

The proposed development is designed to the area without overpowering or overlooking the existing buildings in the area. Buildings that surround the site are between 2 and 3 storeys. To respond to this, the proposal seeks to have 2 and 2.5 storey housing which steps down across the site.

Due to the site's terrain, we are able to have a 2 and a half storey housing to the rear of the site where it drops 6 metres from the road level.

2 storey housing will be stepped to accommodate the site level changes.

- Key
- 2.5 Storey
 - 2 Storey
 - 1 Storey



DESIGN PROPOSAL

4.3 HIGHWAYS & PARKING

Parking and Cycle standards have been calculated following ROK Planning's Guidance, these are minimum standards.

The Parking and Cycle allocation is as follows:

Where car spaces are assigned: -

- 1 Bedroom - 0.5 Car Spaces
- 2 Bedroom - 0.5 Car Spaces
- 3 Bedroom - 1 Car Spaces
- 4 or more Bedroom - 1.5 Car Spaces

Cycle Spaces

- Houses - 1 space per dwelling
- Flats - 1 Space per 2 units.

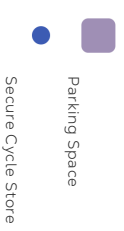
Following the guidance above we have proposed the following which exceeds the minimum standard:

- 9 x 1 and 2 Bedroom Flats - 9 allocated car parking spaces
- 2 x 2 Bedroom Houses/Flats - 2 allocated car parking spaces
- 5 x 3 Bedroom Houses - 8 allocated car parking spaces
- 4 x 4 Bedroom Houses - 8 allocated car parking spaces

Cycle Spaces

- 11 x Dwellings - 11 Cycle spaces
- 9 x Flats - 5 Cycle Spaces

Total 27 Car parking spaces & 16 Cycle Spaces



DESIGN PROPOSAL

4.4 AMENITY & GREEN SPACE

The proposal is designed to create an open development which complements the site's current nature.

Following TRDC Standards the Amenity allocation is as follows:

- 1 Bedroom - 42sqm
- 2 Bedroom - 63sqm
- 3 Bedroom - 84sqm
- 4 Bedroom - 105sqm

Using the Guidance, 9665sqm of Amenity space is needed for the houses and 2399sqm for the flats, a total of 12054sqm required.

The plan to the left shows the allocated and communal Amenity space totaling 13415sqm which exceeds the required amount.

Additionally, the total Green Space across the site is 16835sqm.

- Key:
- Flats Amenity Space - 2099sqm
 - Dwelling Amenity Space - 8735sqm
 - Communal Amenity Space - 1788sqm
 - Additional Green Space - 4235sqm



Proposed Green Space - 16835sqm

DESIGN PROPOSAL

4.5 FOOTPRINT & DENSITY

The diagram to the right shows the relationship between built and unbuilt space.

The mass to void relationship demonstrates that the proposal is in keeping with the character of the local area of west of the railway line.



Existing Site Footprint - 149sqm



Proposed Site Footprint - 833sqm

DESIGN PROPOSAL

4.6 EXISTING & PROPOSED SECTION



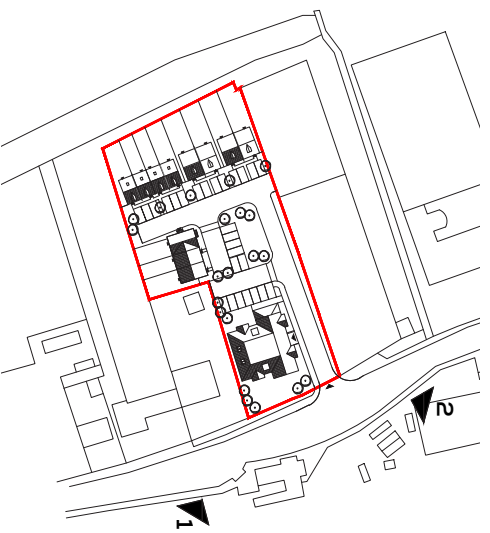
DESIGN PROPOSAL

4.7 3D MASSING

A 3D model was prepared to explore potential scale and massing of the new development relation to it's surrounding context.

We are able to see how the site successfully falls away from Station road allowing the houses to step down the site and disappear within the heavily treed surroundings.

The size in relation to the neighbouring properties is relative to the local area and doesn't cause any overlooking issues.



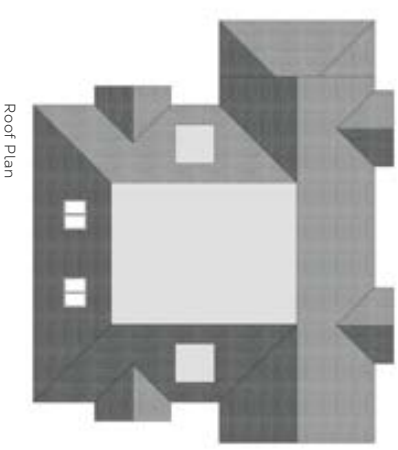
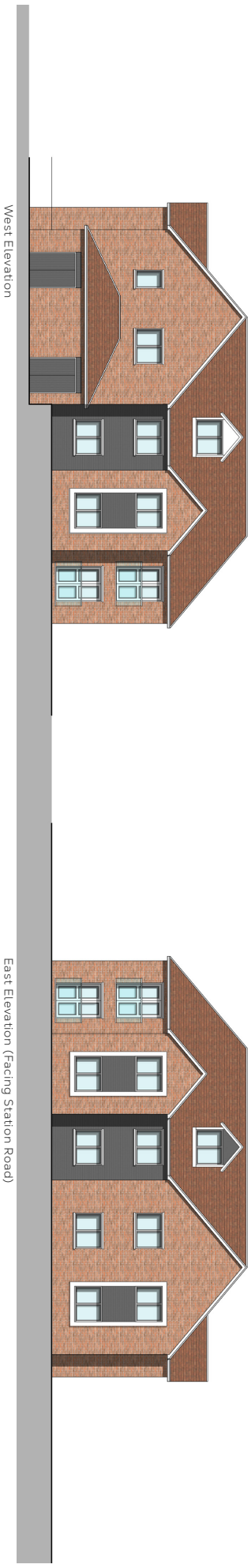
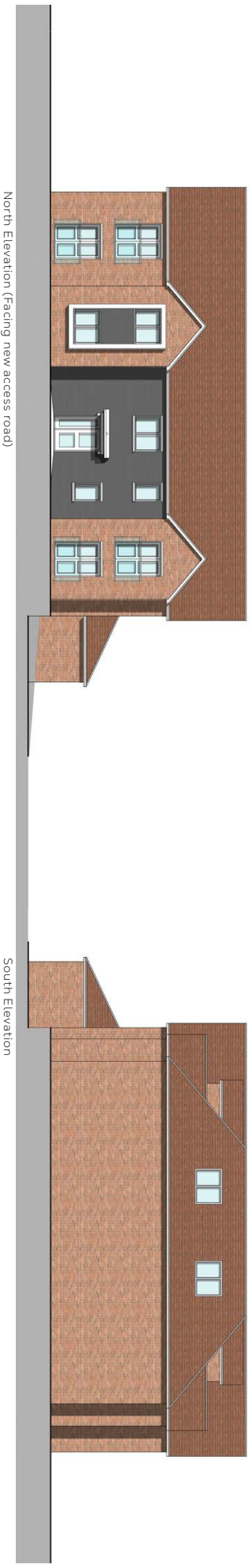
Looking North West from Station Road - View 1



Looking South from Station Road - View 2

DESIGN PROPOSAL

4.8 FLAT BLOCK PROPOSAL



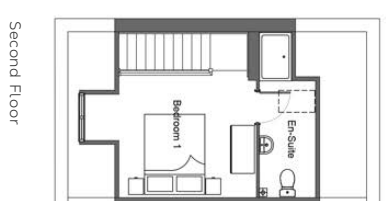
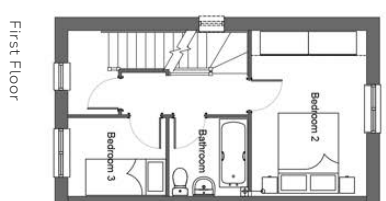
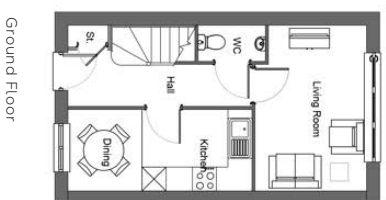
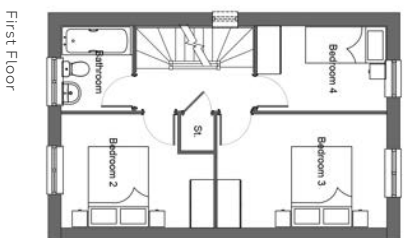
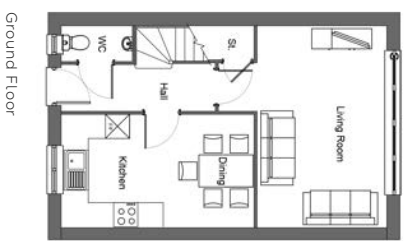
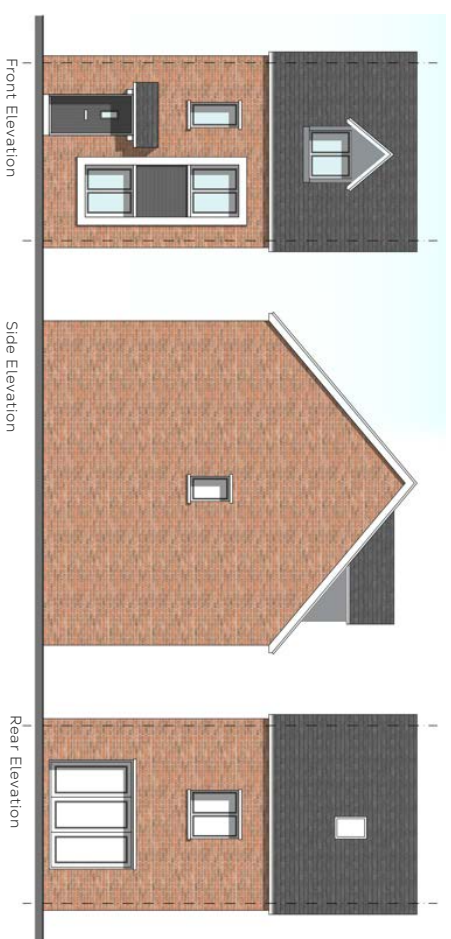
DESIGN PROPOSAL

HOUSING PROPOSAL

4 Bedroom - 2.5 Storey House



3 Bedroom - 2.5 Storey House



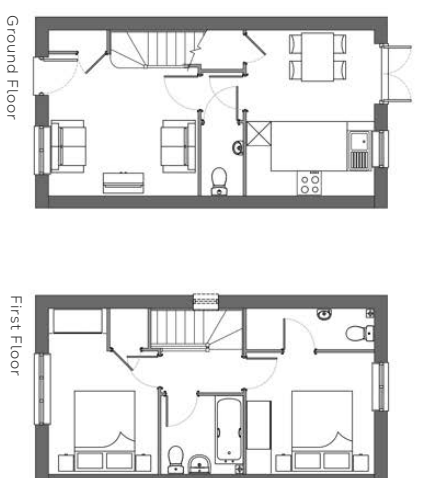
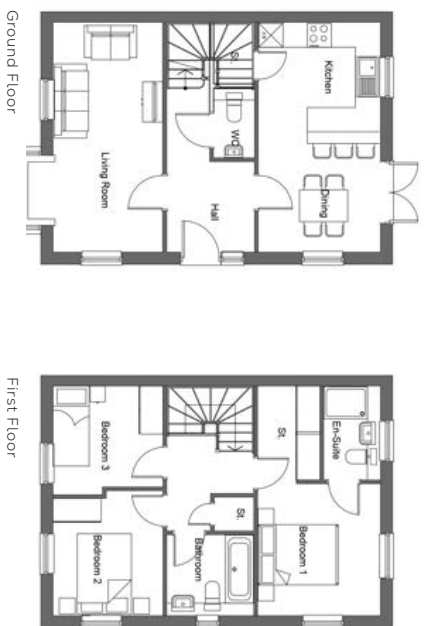
DESIGN PROPOSAL

HOUSING PROPOSAL

3 Bedroom - 2 Storey House



2 Bedroom - 2 Storey House



ARCHITECTURE & MATERIALS

6.0 MATERIALS & LANDSCAPE

The extensive analysis of local vernacular has resulted in the development of a simple materials palette, that is in keeping with the prevailing character of the area.

This materials palette is enriched by detailing embellishments, examples of which may include:

- Modern window surrounds.
- Bay windows to key visual areas
- Cladding to break up brick facades.
- Gable roof with low eaves.

The landscaping of the areas is to be in-keeping with the existing planting along the rear of the site. Heavy tree and hedgerow to screen the site.

Examples of landscaping may include:

- Low level wooden fencing with Hedgerow planting on the front of the site boundary
- Native hedgerow planting within the site
- Wildflower planting in areas scene from outside of the site
- Replacement of many trees throughout the site



Glass Juliet Balcony



Coloured Window Surround



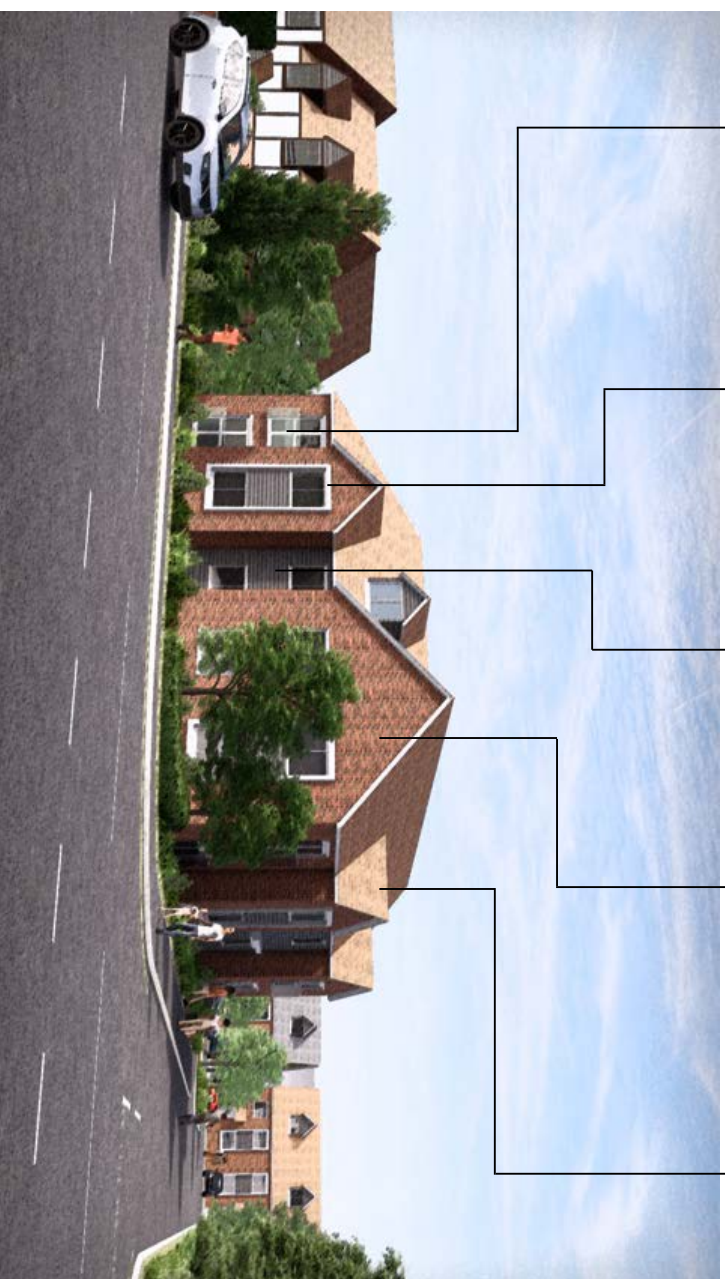
Grey Cladding



Red Multi Brick



Red and Grey Clay Roof Tile



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