

EXISTING PLANNING CONSENT

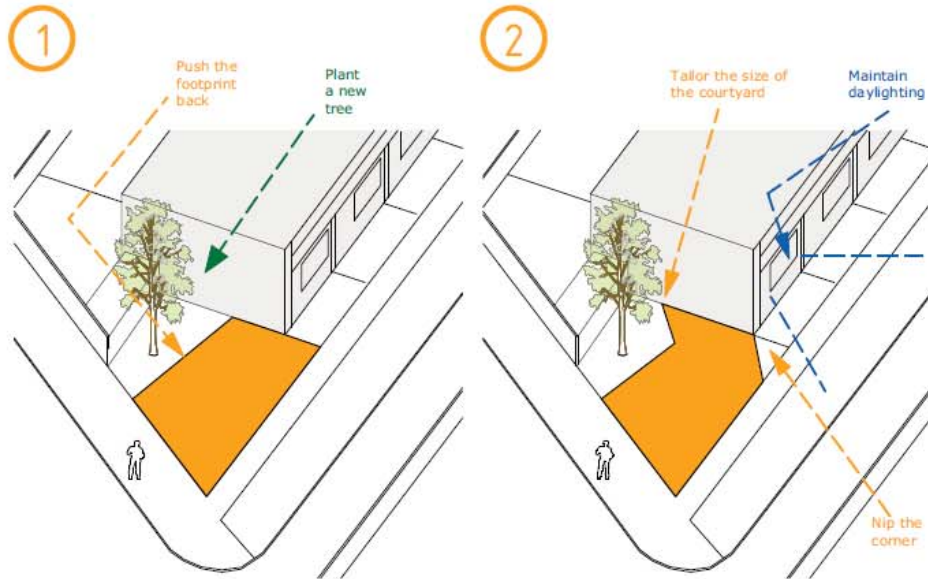
04 EXISTING PLANNING CONSENT

Approved Plans: 2014/4270/P

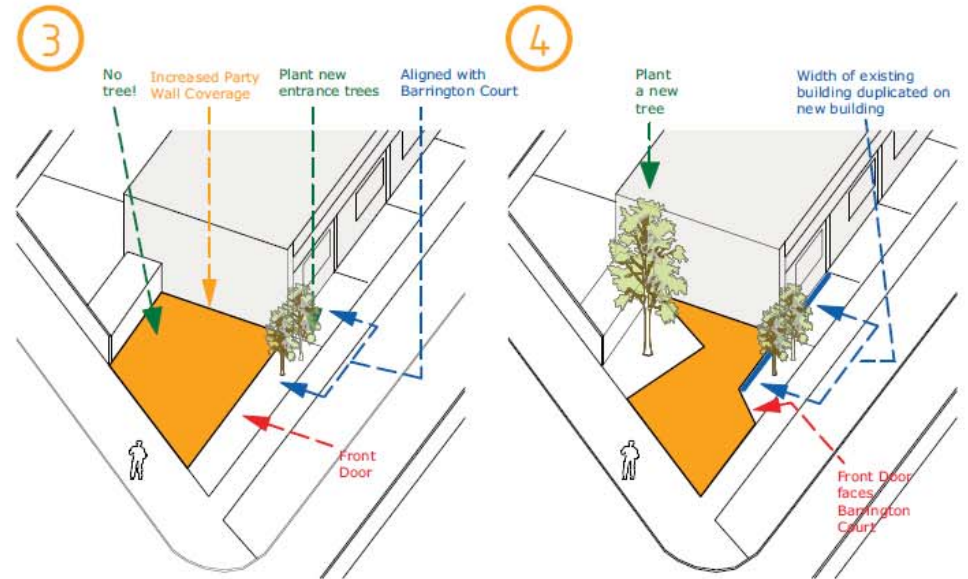
LAND AT BARRINGTON COURT

DESIGN AND ACCESS STATEMENT

South facing
orientation and
amenity space



Building shaped to address
Barrington Court &
Grafton Rd



The consented plot arrangement is
well considered and highly compatible
with the surrounding context.

04 EXISTING PLANNING CONSENT

Approved Plans: 2014/4270/P



The consented 3d volume is overly constrained by the site's triangular geometry. Sharp, angular planes suggest a spikiness that is out of character with the surrounding.

There is scope to improve this.

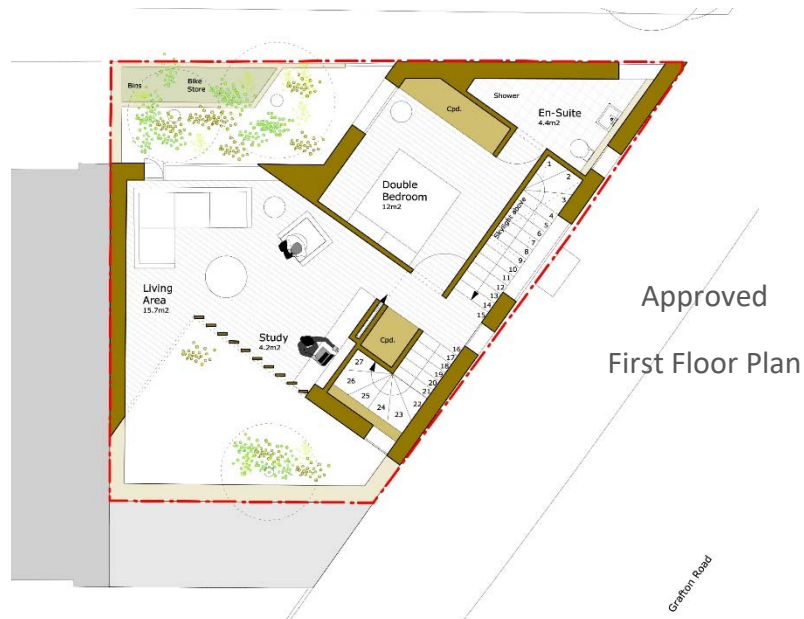
LAND AT BARRINGTON COURT DESIGN AND ACCESS STATEMENT



The consented elevations are disorientating and do not reconcile the triangular plot with the rectilinear street grid and housing blocks.

There is scope to improve this.





Approved
First Floor Plan



Approved
Second Floor Plan



Approved
Ground Floor Plan

04 EXISTING PLANNING CONSENT

Approved Street view: 2014/4270/P

LAND AT BARRINGTON COURT

DESIGN AND ACCESS STATEMENT



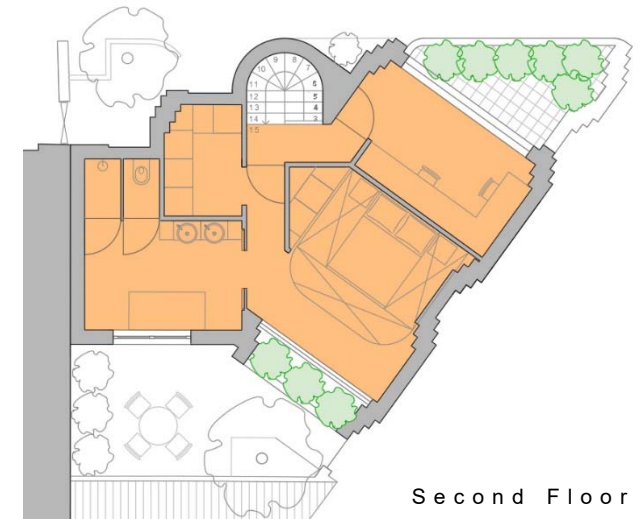
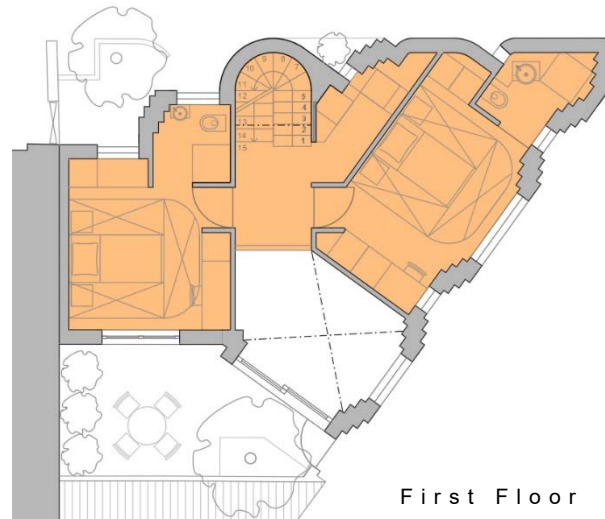
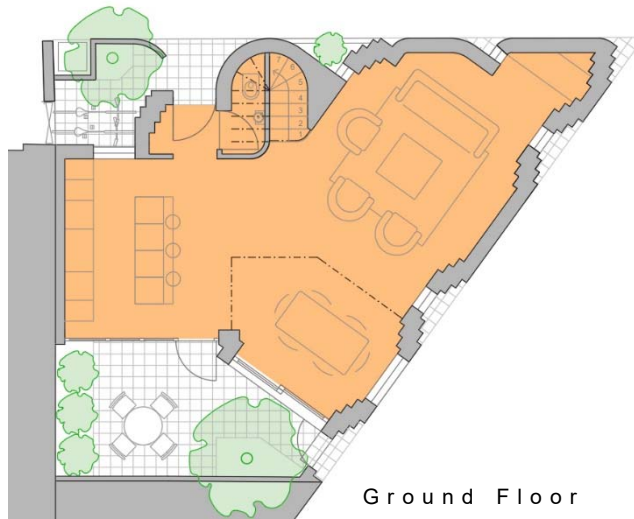
Approved Street view



PROPOSAL

Accommodation Schedule

DESIGN AND ACCESS STATEMENT



Internal Floor Areas		Amenity space	
Ground floor	50.1 m ²	Entrance	6.2 m ²
First floor	39.8 m ²	Courtyard	13.2 m ²
Second floor	38.8 m ²	Terrace	5.3 m ²
	128.7 m²		24.7 m²

- Cycle Provision: There is provision for 3 cycle spaces
- Refuse Provision: There is a bin store with separate rubbish and recycling bins on Barrington Court
- Space Standards: The proposed dwelling exceeds the National Space Standard
- Storage Space: The proposed dwelling exceeds the National Space Standard
- Parking: The location has a PTAL of 3 / 4 and therefore is car free. A S106 Agreement prevents car parking provision.

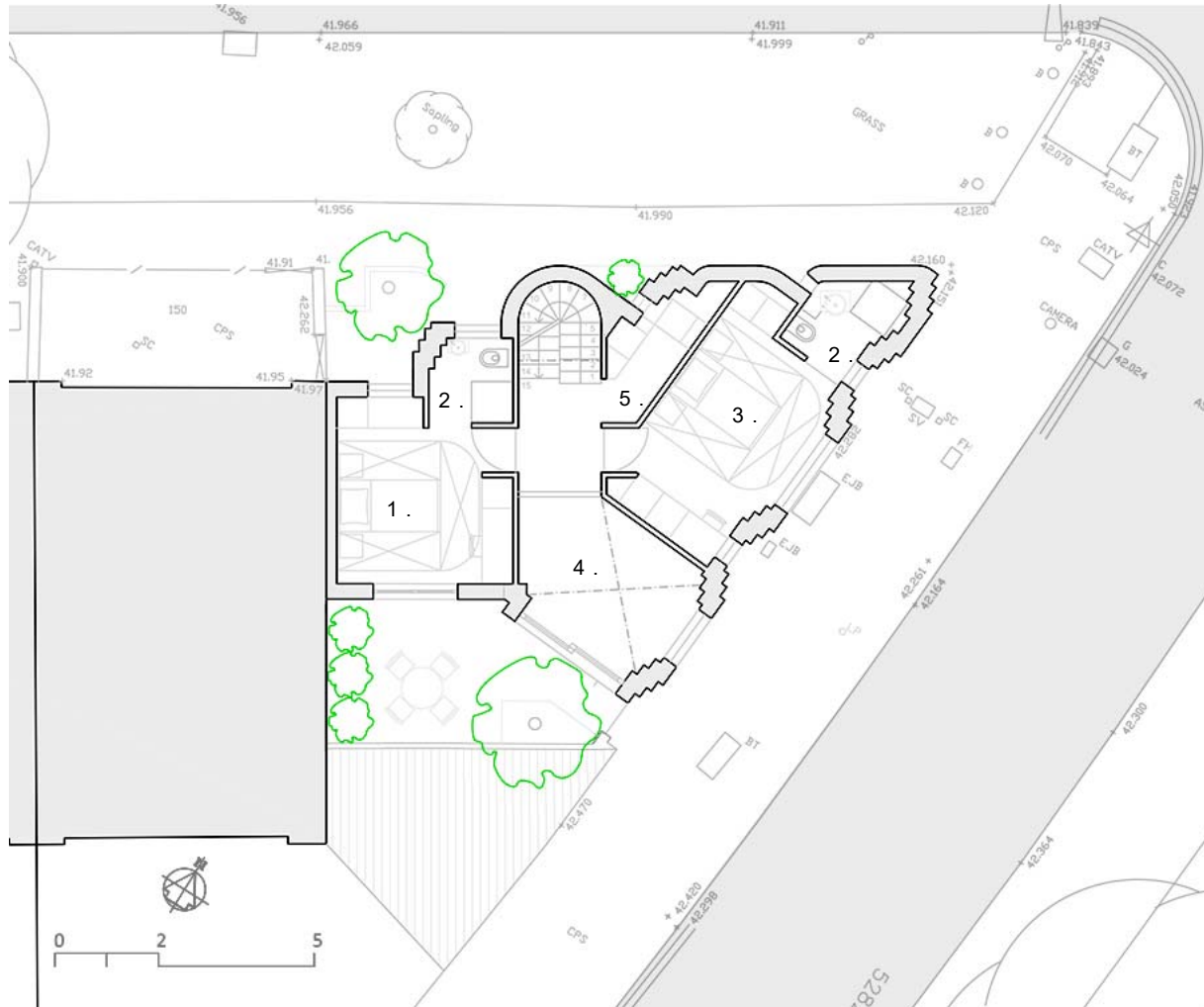
Dwelling type			Essential GIA					Complies with Policy
No. of bedrooms	No. of bedspaces	No. of storeys	Essential GIA (m2)	Proposed GIA (m2)	Essential storage (m2)	Proposed Storage (m2)	Amenity space (m2)	
3b	4p (family)	3	90	128.7	2.5	7.2	24.7	✓



1. Ground level courtyard
2. Entry garden with secure bike store, refuse and recycling
3. Roof planting and terrace
4. Green roof (service only)
5. Raised bed screening (no access)



1. Entrance
2. Hall
3. Cloaks & storage
4. Kitchen
5. Living
6. Dining (double height)
7. WC under stairs
8. Courtyard
9. Rubbish & recycling
10. Secure bike store



1. Bedroom 1
2. Ensuite
3. Bedroom 2
4. Double height void
5. Laundry



Grafton Road Elevation

DESIGN AND ACCESS STATEMENT

Height of 105 - 116 Kiln Place

13.585 m

Height of existing consent

2014/4270/P

10.725 m

Height of 2021/1793/P &

2021/2178/P & 2023/1877/P.

8.725 m



Barrington Court Elevation (S)

DESIGN AND ACCESS STATEMENT

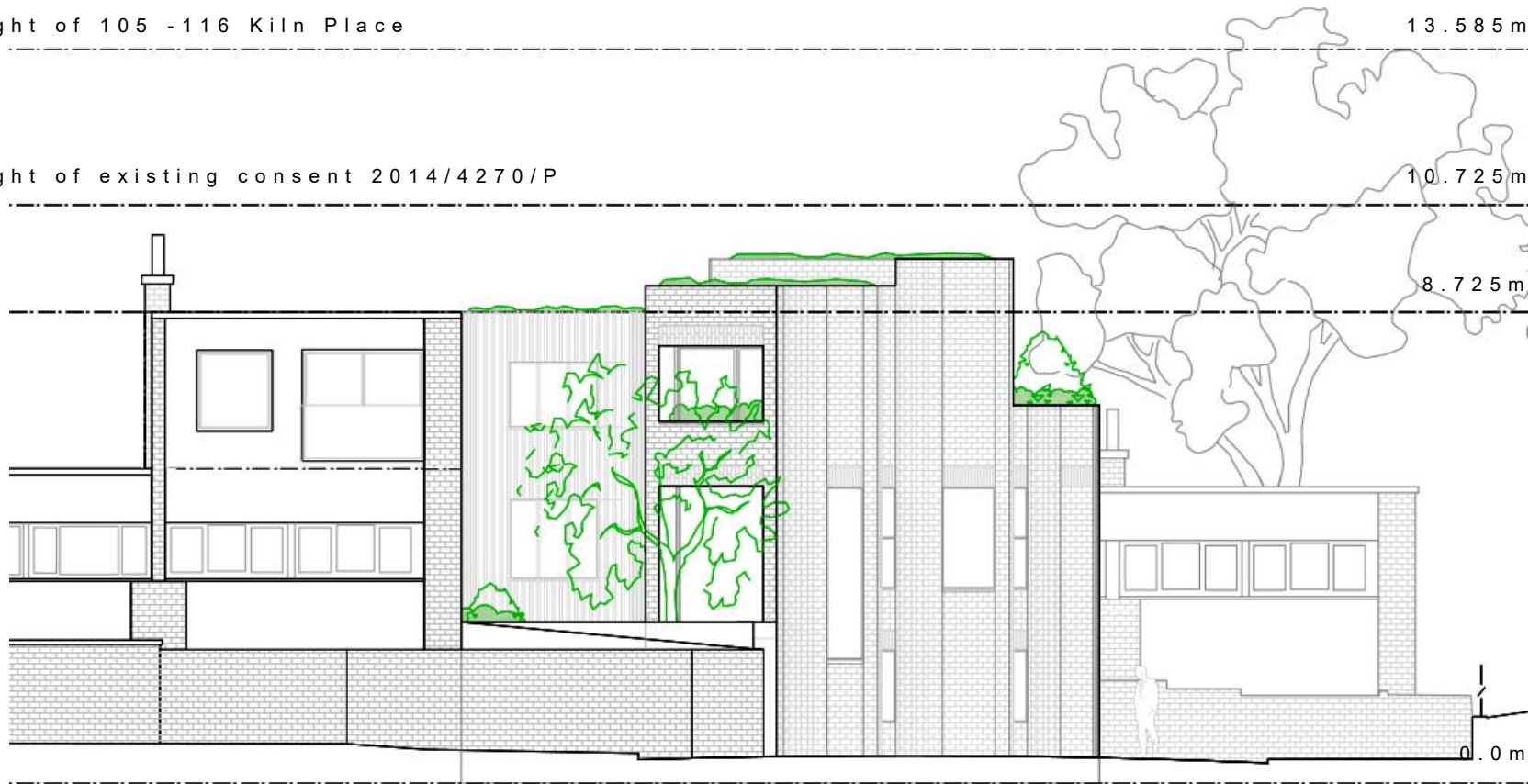
Height of 105 -116 Kiln Place

13.585 m

Height of existing consent 2014/4270/P

10.725 m

8.725 m



0 2 5

Barrington Court Elevation (N)

DESIGN AND ACCESS STATEMENT

Height of 105 - 116 Kiln Place

13.585 m

Height of existing consent

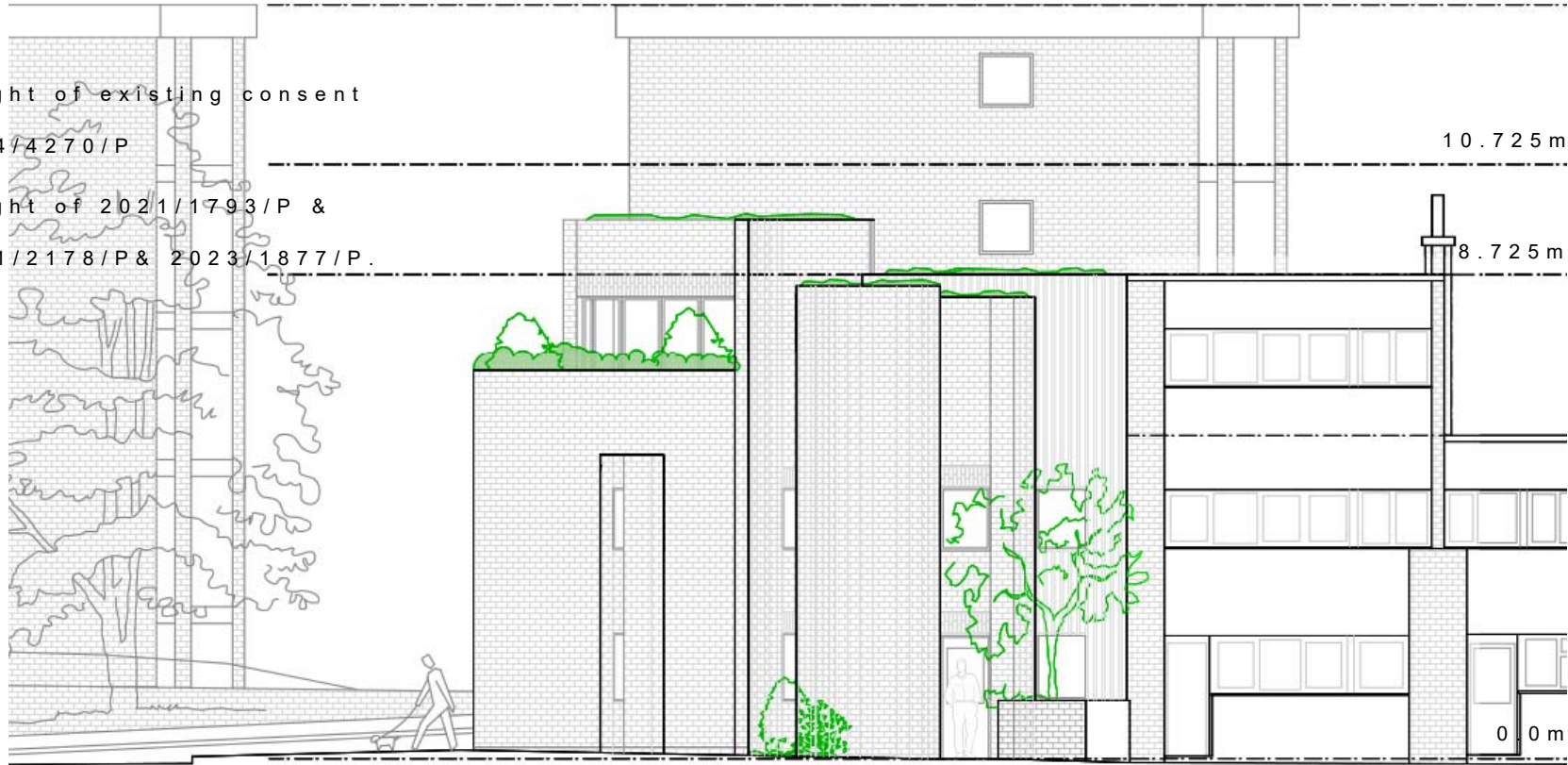
2014/4270/P

10.725 m

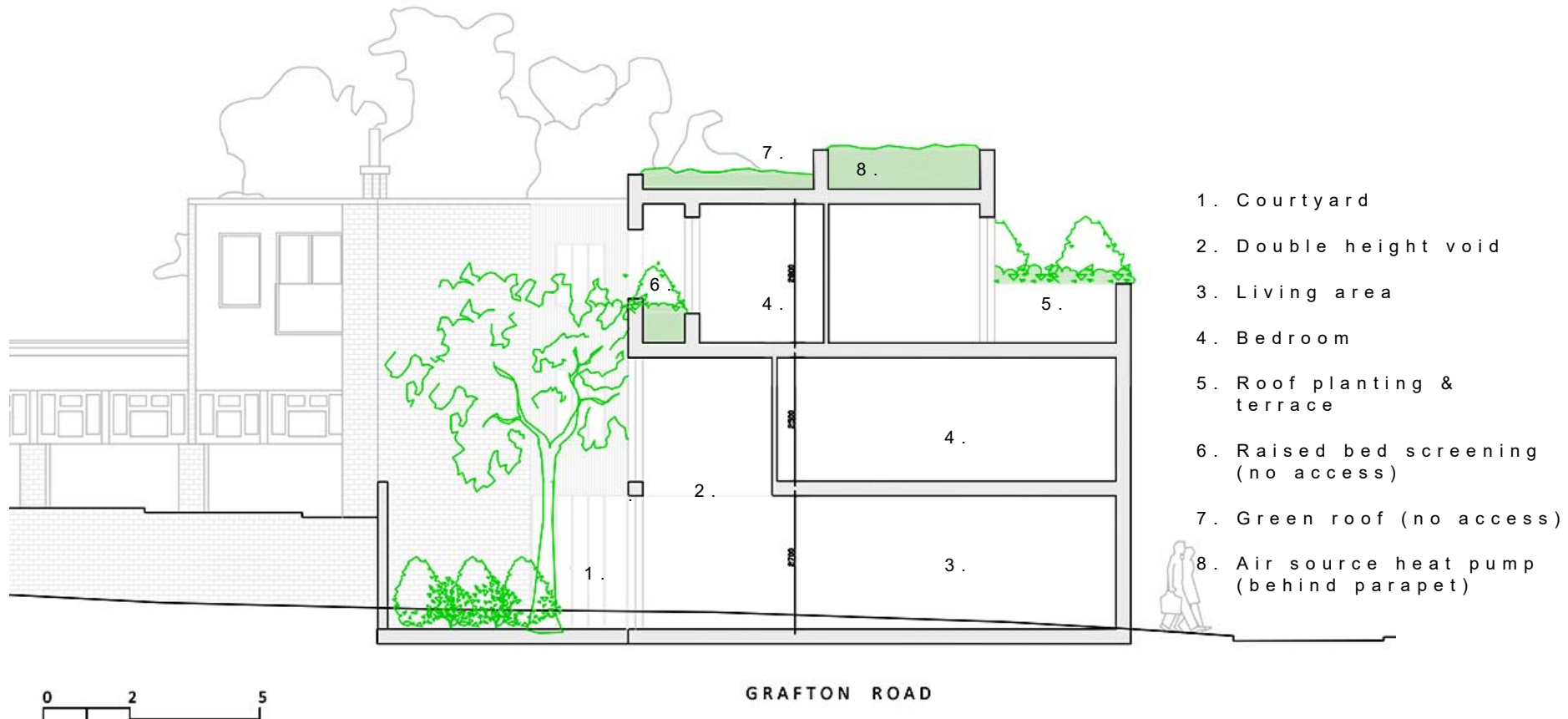
Height of 2021/1793/P &

2021/2178/P & 2023/1877/P.

8.725 m



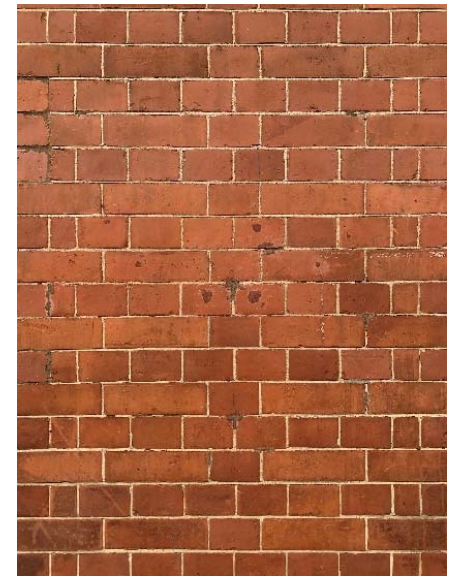
0 2 5





MATERIALS

Sourced from:
www.reclaimedbrickcompany.co.uk
www.brickhunter.com



The site's historical use as a Brick Works informs the house's material palette.

With so much value originally stripped out of the site, the proposal is to repatriate some of distinctive, red clay that defines the high architectural quality of the surrounding area.

The use of red brick is a logical, and highly contextual choice, providing a distinctive reference point for the design and materiality, consistent with Undercurrent Architects' interest in natural materials that are tactile, age well and are low maintenance.

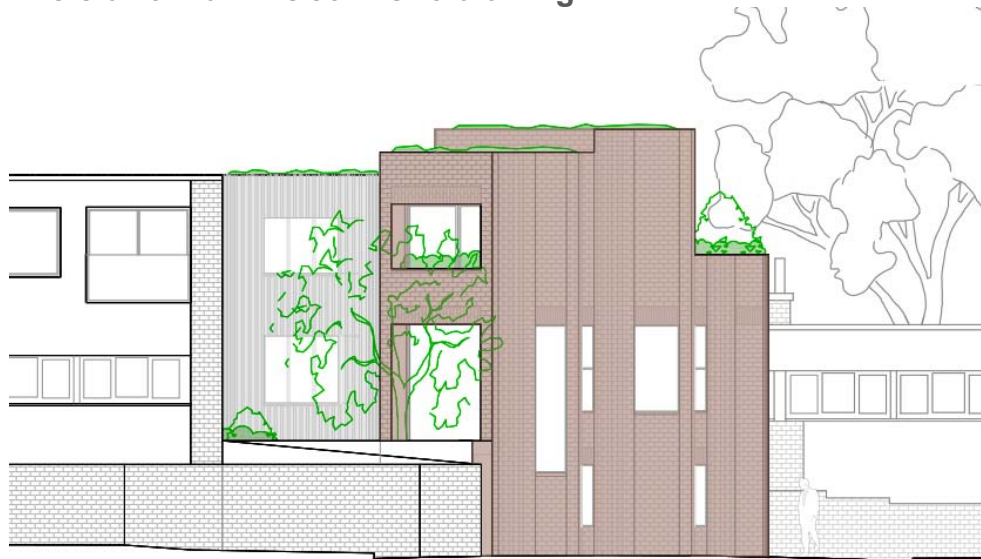
The brick façade is multi layered and modulates the sense of threshold, shadow and depth.

Crafted brick edge details provide an association with the site's industrial heritage, adjacent railway infrastructure, and the lost Kiln.

Monolithic qualities of the brick volumes are accentuated with flush lime mortar joints.

06 MATERIALS

Wood and metal cladding



Wood cladding is used on the south facing façade adjacent to No. 12 Barrington Court. This references the site's former use as a timber yard, bringing warmth and timbre to the courtyard and Silver Birch tree at its centre.



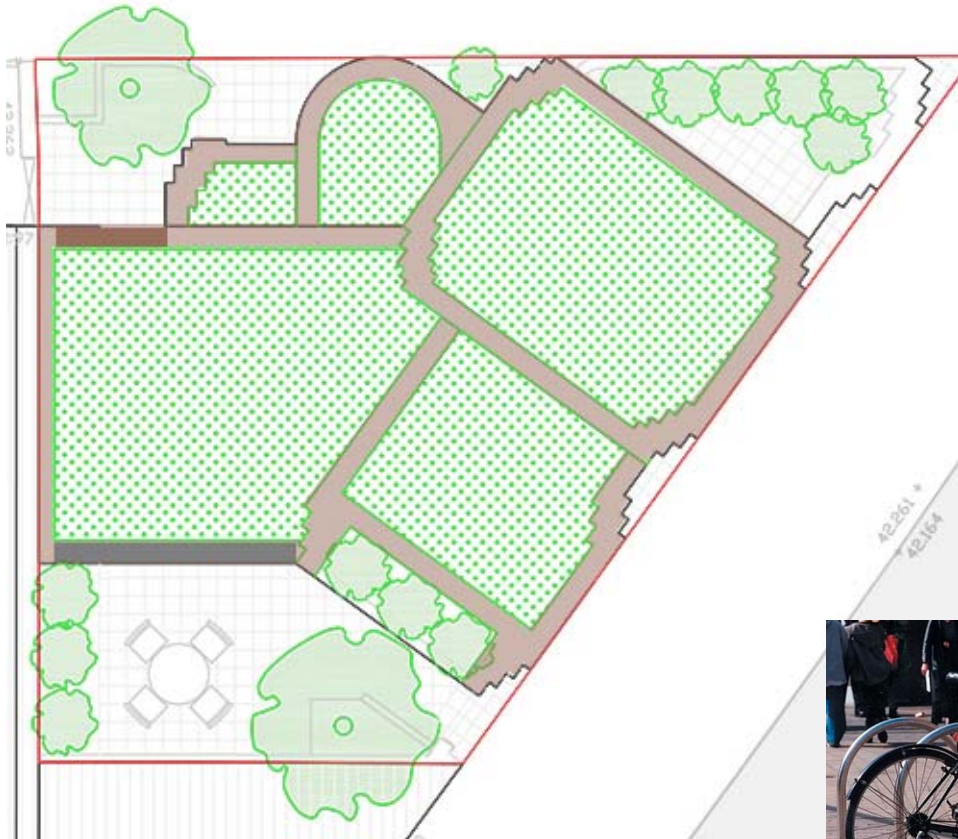
Red metal cladding is used on the north facing façade to signify the entrance. This echoes the rhythm of vertical brick party walls along Lamble and Barrington Court terraces and reflects the red tones of brick walls.



06 MATERIALS

Hard and soft Landscape

Silver birch focal tree
Acer decorative borders
Brick pavers



LAND AT BARRINGTON COURT

DESIGN AND ACCESS STATEMENT



Example of Courtyard planting,
Battersea. Undercurrent Architects



Broxap BXMW/GHO
Harrogate Cycle
Stand Stainless
steel



Integrated swift box
Wienerberger Habibat
www.wienerberger.co.uk



Green roof
www.bauder.co.uk

CONCLUSION

Proposed Self Build House

The proposal is for a family home, a self build, three storey residential dwelling constructed primarily in reclaimed red brick, with wood cladding and a green roof.

The building is designed by Undercurrent Architects - an award-winning London based Architectural studio with a strong track record delivering sensitive designs on highly constrained sites.

The design includes 3 outdoor areas – an entrance garden, a private south facing courtyard and a north facing terrace. All roofs have green, sedum planting.

Planning permission was granted in 2015 for the construction of a three storey house. The building height was 10.75m and maximised to BRE daylight angles. The proposed building is 1m lower than the consented scheme.

Although the site is a triangular, corner plot, the building's interlocking chamfered volumes soften its acute edges, and address Grafton Road and Barrington Court with equal measure.

The site is a former Brick Works and the use of red brick repatriates the distinctive, red clay that has helped to define the high architectural quality of the surrounding area.

The proposal is Policy compliant. It makes a positive contribution to the street scene and townscape, to the adjacent Housing Estates and to Oak Village. High quality materials and detailing provide a distinctive design for this prominent location.

The building has extensive architectural and design merits, it is Policy compliant and makes an important contribution to street scene and surrounding area, and should therefore be granted planning consent.