

Resident Information Leaflet



Farmstead Road July 2020

This leaflet provides information about the proposed development at 56-60 Farmstead Road, Bellingham. We are Metropolitan Workshop - the architects appointed by Phoenix Community Housing to develop proposals for the site. The purpose of this leaflet is to share with you the proposals and give you an opportunity to tell us what you think. If you have any questions or if you would like to discuss the proposals with someone, please contact Phoenix to arrange a time to speak on the phone or in person. You can also use the feedback form to give your views.

www.phoenixch.org.uk
development@phoenixch.org.uk
0800 028 5700



**Metropolitan
Workshop**

Architects

The Bellingham Estate

The Bellingham estate was planned after the First World War to provide Homes for Heroes and to ease inner city overcrowding in London. The masterplan for the area adopted a formal radial street pattern branching out from Bellingham Green in the centre (seen below), with parallel streets and buildings expressing a lot of symmetry. The planners were influenced by the urban planning principles of the Garden city movement. As a result, generous communal green spaces, high quality gardens and tree-lined streets played an important role in the masterplan's design.



The Local Character

The Bellingham estate's architecture is predominantly two-storey dwellings that demonstrate Arts and Crafts influences with decorative brickwork, large mansard or hipped roofs and celebrated chimney stacks. Each building is designed with a strong sense of symmetry and order. Our proposals take influence from this to maintain an elegant attractive streetscape and the strong sense of place, particular to the estate.



Introduction

Disused land located next to the railway line to the rear of 56 - 60 Farmstead Road has been identified as a possible development site for new affordable housing. In order to access the site, any proposals would involve the demolition of 56, 56a, 58 and 60 Farmstead Road. Phoenix began consultation with residents directly impacted by these proposals in 2018 and held a residents consultation event in June 2019. We would now like to share the proposals as the next step in the consultation process.



The Plan



The proposal is for 24 affordable flats. These are spread over 4 separate three storey buildings with 6 flats on Farmstead Road and 9 flats in each of the 2 buildings located behind. From Farmstead Road vehicles will access a parking courtyard which will have a turning head to enable refuse and emergency access. Bin stores will be provided within the development and there will be a shared garden to the rear.

What could the building look like?

We have tried hard to replicate the local character. The two 'Gatehouse' buildings on Farmstead Road will replace the existing terraced houses and sit on the original building line. This will ensure the streetscape is maintained. The symmetrical layout of the buildings behind is influenced by the layout of the estate and designed to match the orientation of surrounding buildings while avoiding direct overlooking.



View from Farmstead Rd



View from access road



View from communal garden

Brick cladding and clay roof tiles have been selected as the primary materials to echo the traditional dwellings in the estate. The use of simple and traditional materials will help tie the buildings together into a coherent streetscape.

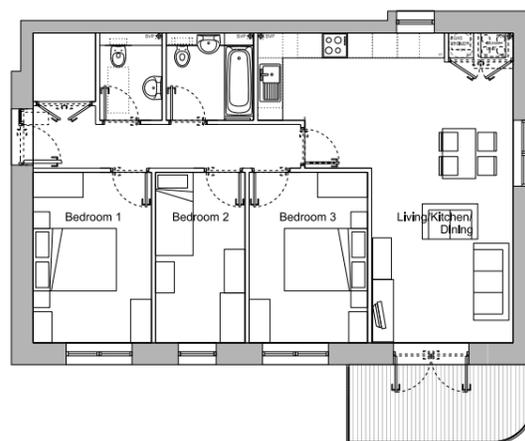


Proposed Farmstead Rd Elevation

What could the buildings contain?

The proposed development could provide 24 much needed affordable homes for families, in a mix of 2 and 3 bedroom flats. Two of these flats will be wheelchair accessible. All homes will be of high quality and meet the nationally described space standard. This ensures min space requirements for internal floor areas and key dimensions in the home are met.

3 Bed 5 Person Flat



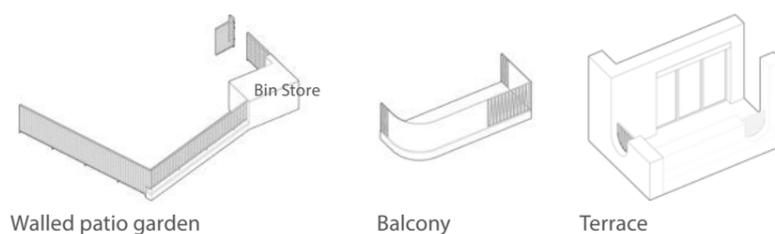
Parking

A parking survey has been undertaken to determine the amount of car parking spaces needed for the proposals. This indicates a total of 8 parking spaces are required, which is in accordance with the London Plan standards for the development. It is anticipated that any overspill parking could be accommodated within existing on street parking capacity.

Amenity space

The proposals include a south facing communal garden which will be a place for residents to relax and children to play. The shared garden aims to foster a sense of community that is already evident in the area, whilst providing generous amenity to residents. In addition to this each flat will have access to private amenity space in the form of patio gardens and balconies.

Each flat will have access to one of the following:

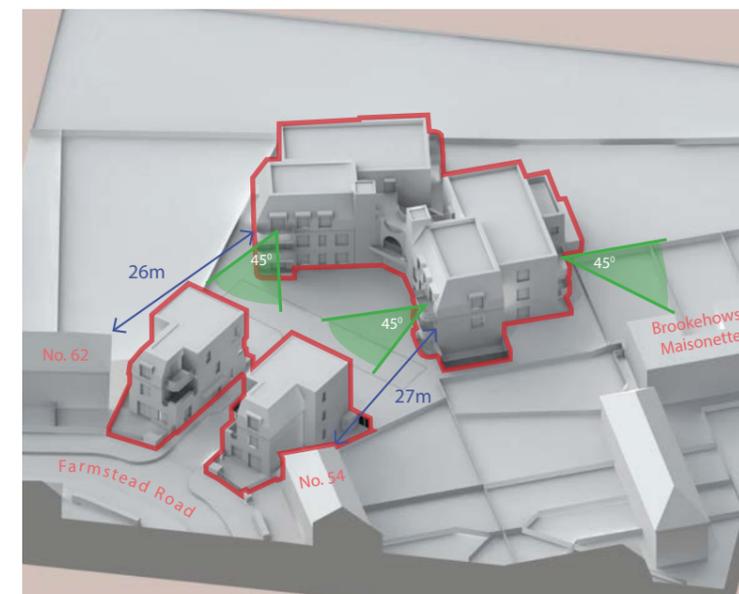


Walled patio garden

Balcony

Terrace

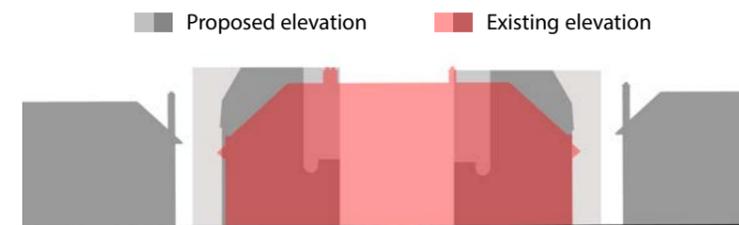
Scale + Overlooking



3D Model showing viewing angles and separation distances

The proposals have been designed to be modest in scale, to ensure they sit comfortably with neighbouring buildings. Like much of the built context, they present two storeys to the street, with a third storey concealed within a mansard roof form. Existing trees will be maintained along boundaries when possible and supplemented with newly planted trees, creating a natural privacy screen.

Buildings have been arranged to minimise overlooking. As can be seen in the model above, the two buildings on Farmstead Road have no main window overlooking the neighbouring properties whilst the two buildings to the rear are kinked inwards, meaning their main windows are at oblique viewing angles with no direct line of sight.



As can be seen from the elevation diagram above, the proposals are only slightly taller (less than 1 metre) than the existing terrace indicated in red.

Project Timeline

