

1 / Welcome

What: The Proposal

Crawley Borough Council (CBC) is developing a proposal to redevelop the existing hard surfaced parking area (totalling 31 spaces) located between Victor Court and Harrier Court on Bristol Close.

The development proposal includes a three-storey block of **8 affordable homes**, consisting of 4 maisonettes and 4 apartments. The proposal includes landscaped amenity space with new trees and plants, in addition to car parking spaces and cycle storage for the 8 homes and visitors .

All existing trees within the site are retained within the proposal.

Why: Housing Need

- Crawley has over 11,200 affordable homes, with almost 8,200 of these being Council-owned, and about 3,000 of these being owned by Housing Associations.
- The Council and its Housing Association partners have a track-record of building between 150 to 200 new affordable homes each year.
- It is increasingly more challenging to sustain this momentum in building new affordable homes mainly due to the limited supply of land in Crawley.
- Council-owned affordable housing is subject to Right-to-Buy where the Council loses approximately 50 affordable homes each year, which then needs to be replaced through the Council's own-build programme.
- The Housing Register currently has over 2,200 applicants on the waiting list, with over 36% in highest priority Banding A and almost 60% being in Banding B. Therefore, to address the ongoing demand for more affordable housing, it is necessary to explore all means of identifying land.

Who: The Team

FBMArchitects Lead Consultant

PROJECT CENTRE
part of Marston Holdings Landscape and Transport Consultant

mjp planning Planning Consultant

WEBB YATES ENGINEERS Mechanical and Electrical and Sustainability Consultant

Background

CBC has been successful in developing several sites for affordable housing, both own build and with registered Social Landlords.

In order to maintain momentum and meet the need for social housing within the borough, new sites have been identified and brought forward. In keeping with this forward-thinking, CBC has taken steps to assess for suitability and develop plans relative to a parcel of land within its ownership located within Bristol Close.

CBC is intent on developing exemplar projects which will create places where people want to live within the borough. Homes are to be developed to meet the expectations of the end user; they are to be aspirational but also practical to live in.

In keeping with the above, Fraser Brown Mackenna (FBM)Architects have been commissioned to provide architectural design services up to the end of RIBA Stage 3 (Spatial Coordination) for the development of the site.

The Site











Aerial view of the site

2 / The Existing Site

Site Opportunities

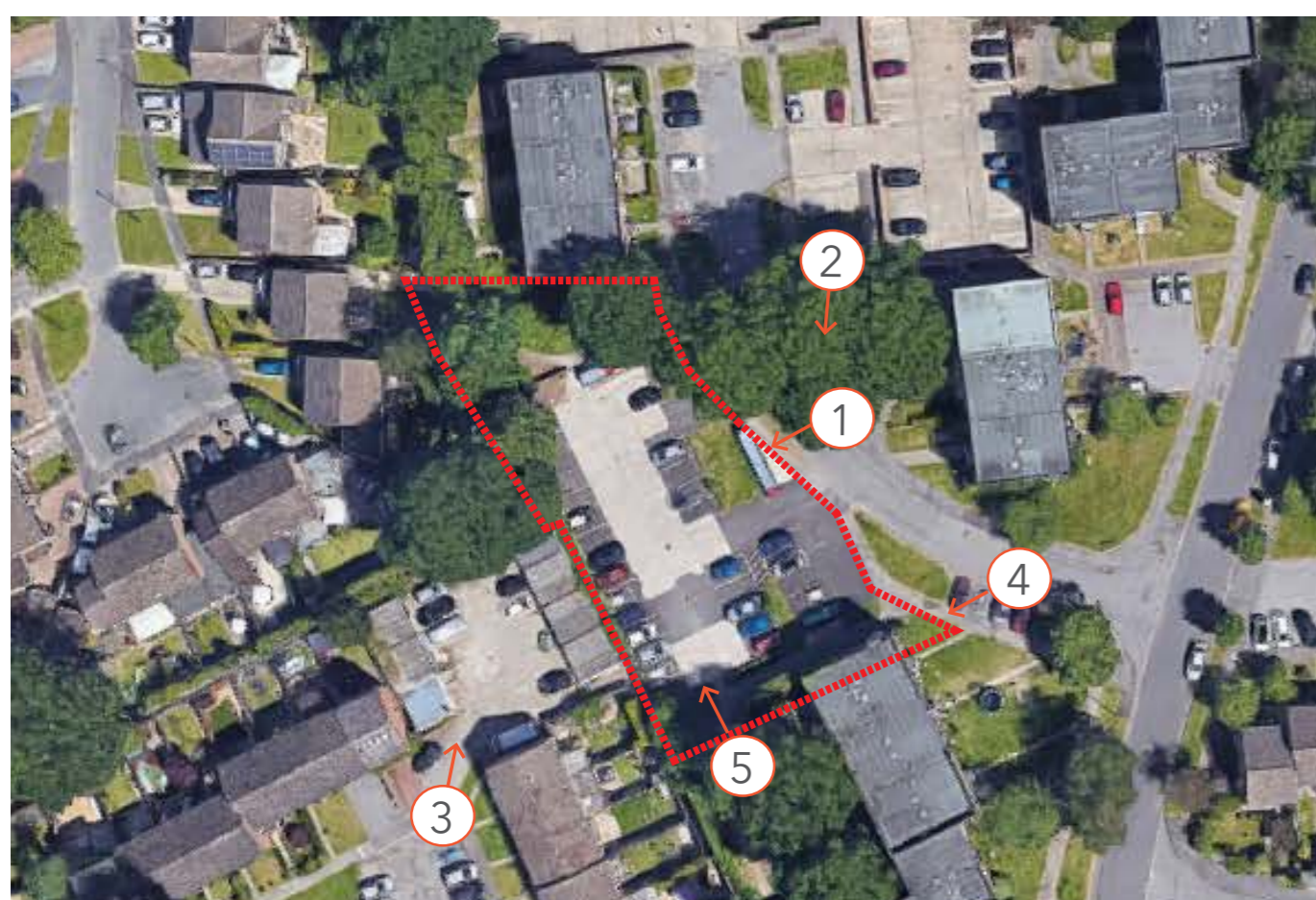


-  Site Boundary
-  Primary Roads
-  Non-Primary Roads
-  New Pedestrian Connection
-  New shared amenity space
-  Opportunity for active frontage
-  Existing green area with potential for use/improvement
-  Existing access to the site
-  Sun Path

Opportunity to:

- Improve architectural quality of the area
- Extend and improve street frontage along Bristol Close
- Utilise and improve existing green area at the northern end of the site
- Maximise sunlight/daylight gains
- Connection to established pedestrian routes through the site

Site Images



Location of Images



Image 1 : Looking at the site from the East



Image 2 : Looking at the site from the North East



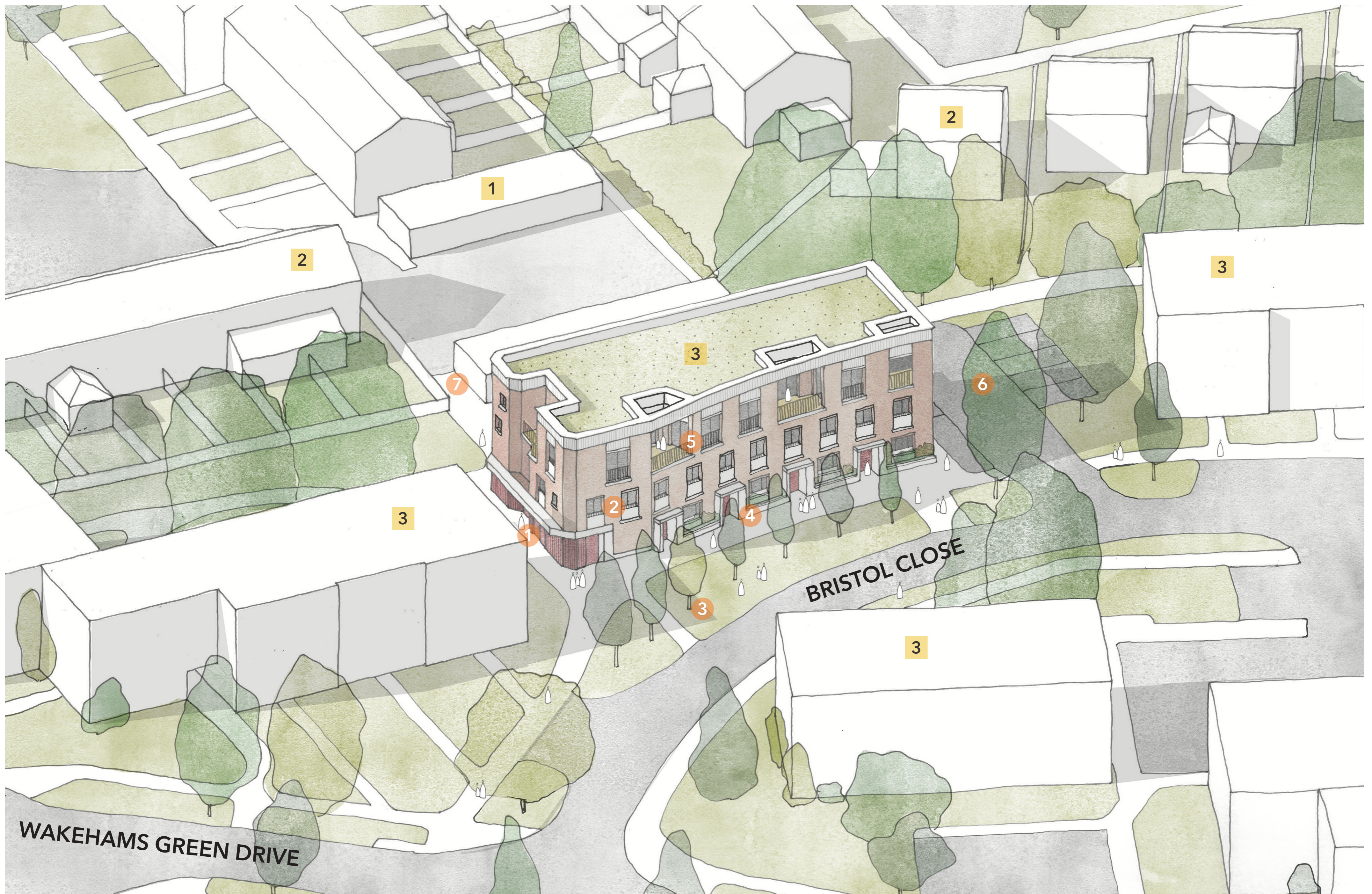
Image 3 : Looking from Headley Close



Image 4 : Looking at Victor Court from Bristol Close



Image 5 : Looking at the site from the South



Aerial Sketch of the proposal

X Number of Storeys

Scheme Explained

- 1 Shared entrance, bin store and bike store
- 2 Building footprint steps back to avoid overshadowing or overlooking with Victor Court
- 3 Improved landscaping along Bristol Close
- 4 Family maisonette homes with front doors onto Bristol Close
- 5 Second floor apartments with generous inset balconies
- 6 Residents car park with 7 spaces
- 7 New pedestrian connection to Headley Close

Scheme in Numbers

8 new affordable homes:

- 2 x 1 Bed/ 2 Person homes
- 1 x 2 Bed/ 3 Person home
- 1 x 2 Bed/ 4 Person home
- 2 x 3 Bed/ 5 Person homes
- 2 x 4 Bed/ 6 Person homes

Scheme Benefits




- 8 New Homes
- 100% Affordable Provision
- 100% Dual or Triple Aspect Homes
- Improved Landscape and Public Realm for New and Existing Residents
- Improved Appearance along Bristol Close
- A Sustainable Development



Street View from Bristol Close



Ground and Landscape Plan

- ① Existing Tree
 - ② Proposed Tree
 - ③ Shared Amenity Garden
 - ④ Existing Hedge
 - ⑤ Proposed Hedge/Hedgerow
 - ⑥ Proposed Pedestrian Paths
 - ⑦ Existing Bins relocated
 - ⑧ Proposed Visitors cycle stands
 - ⑨ Private Patio Gardens
-
-  Communal Entrance to Apartments
 -  Entrance to Maisonettes
 -  Services Entrance

3 / Design Proposal

Appearance



East Elevation



North Elevation



West Elevation



South Elevation

References



Front Doors

Individual front doors facing onto the street

Regency court by Fraser Brown Mackenna Architects



Private Gardens

Low walls provide privacy while allowing a relationship between private and shared gardens

Great Eastern Buildings by Karakusevic Carson Architects



Gallery Access

Covered external gallery access framed by columns

Regency court by Fraser Brown Mackenna Architects



Brick Detailing

Projecting brickwork marks the parapet as distinct

Honk Hertogensite by 360 Architects

4 / Next Steps and FAQs

Next Steps



Frequently Asked Questions

Will the proposals negatively impact trees and wildlife?

No, all trees within the site are to be retained and their root protection zones carefully considered. A net gain to biodiversity is expected through new soft landscaping and shrubs included within the proposals.

The existing parking area has 31 spaces, where will people park?

A parking survey has been carried out and this demonstrates that off-road parking bays are underutilised within the parking areas at Bristol Close (less than 50% occupied overnight). Therefore, it is expected that there is sufficient capacity in off-road parking within the close to accommodate displaced vehicles. Similarly, it was shown that overall parking stress within the wider area was low. Parking for the proposed units is accommodated within the design.

How will you mitigate flooding?

Bristol Close is located within Flood Zone 1 meaning it has a low risk of flooding from rivers and the sea. It is also a low risk from surface water flooding (less than 0.1% a year). The proposal also sees a net reduction to impermeable hard surfaces and an increase in grassed areas. Surface water soakaways and rainwater harvesting will also see a reduction in surface water flowing to the existing drainage system. This will be captured as part of a flood risk assessment for planning permission.

Are you considering renewables and carbon impact?

Yes, new builds are ideally suited to renewable technologies as they can be designed-in from the ground up. We will be considering air source heat pumps and solar panels for heat and power, in addition to rain/grey water harvesting as part of water neutrality.

How will this consultation assist / be used to influence the scheme?

As part of these plans, Crawley Borough Council see it as paramount to consult with the local community, and in particular, those residents directly located around the suggested area. Resident opinion is as important as ever, so this consultation will best inform what we do next.

What are the time-scales?

Public consultation will last until March, after which there will be a period for the Council to review feedback and adjust the proposals where required, prior to seeking internal approval to submit a formal planning application in spring / summer 2024.

How can I voice my opinion?

We would like to hear what you think and value your opinion. There is an online survey set up to allow residents to have an influence the scheme.

Please scan the QR code below to link you to the survey:

