

1 / Welcome

What: The Proposal

Crawley Borough Council (CBC) is developing a proposal to redevelop the existing garage courtyard (totalling 33 garages) and small hard surfaced parking area located between Lansbury Road and the rear of the Coachmans Medical Practice.

The development proposal includes a row of 7 terrace houses and a three-storey block of 3 apartments, totalling **10 new affordable homes**. The proposal includes landscaped amenity space with new trees and planting, in addition to car parking spaces and cycle storage for the 10 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 + Transport Consultant

mjp planning Planning Consultant

WEBB YATES ENGINEERS Services + 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.

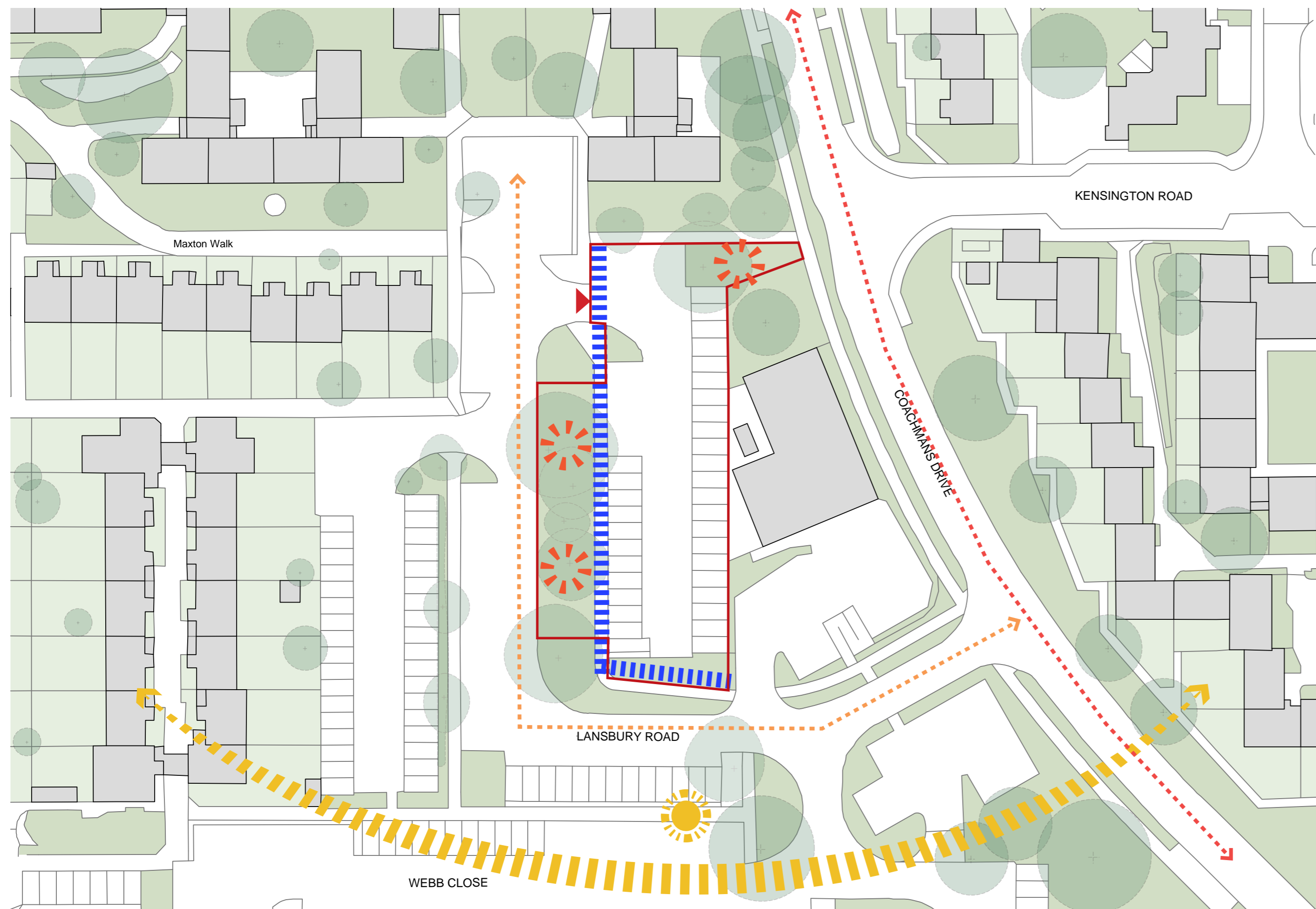
The Site










Aerial view of the site

2 / The Existing Site

Site Opportunities

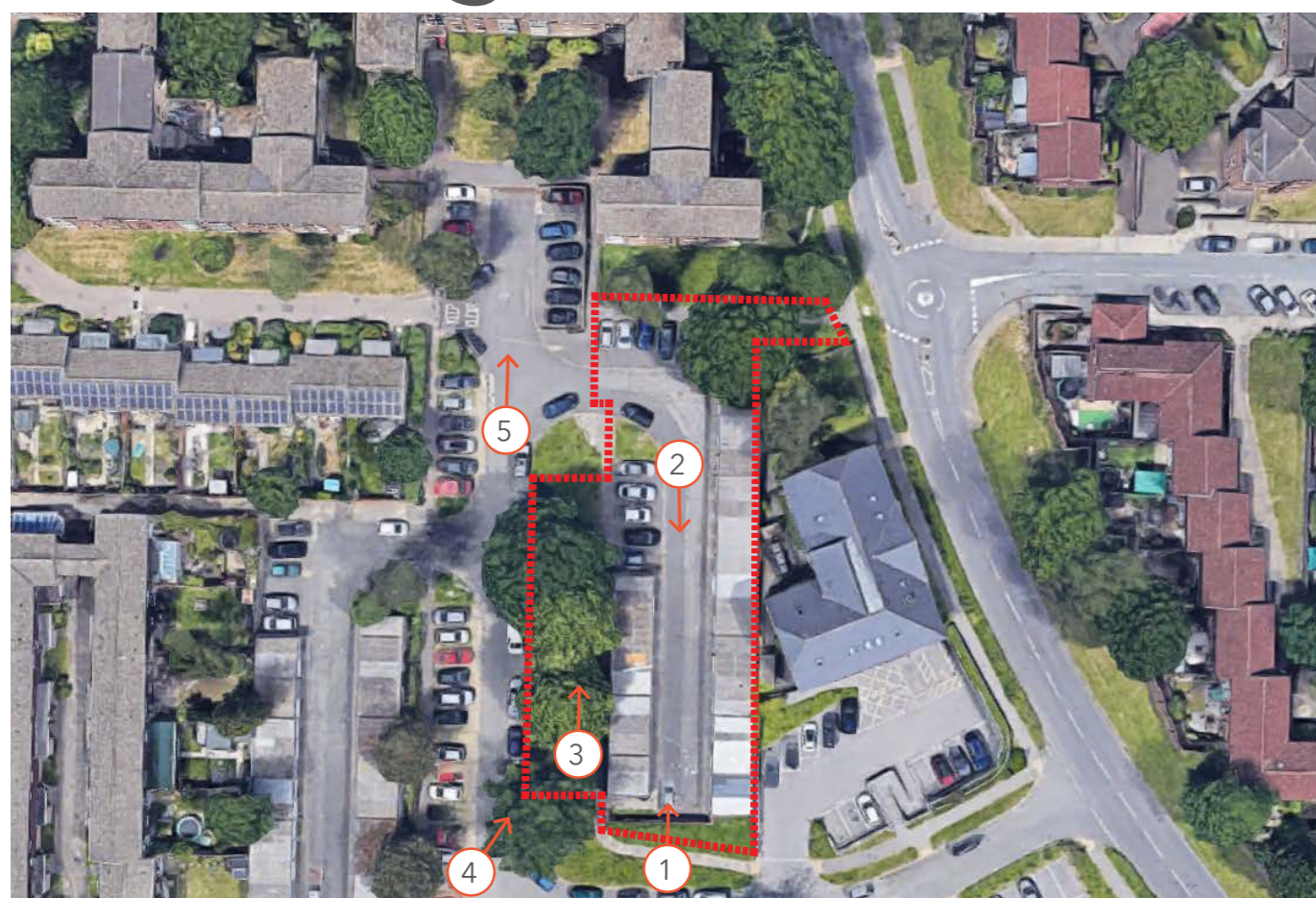


-  Development Boundary
-  Primary Roads
-  Non-Primary Roads
-  Sun Path
-  Opportunity for active frontage
-  Existing green area and trees with potential for use+ improvement
-  Existing access to the site

Opportunity to:

- Establish and improve active street frontage along Lansbury Road
- Improve architectural quality of the area
- Utilise and improve existing green areas to the north and west of the site
- Maximise sunlight/ daylight gains
- Improving pedestrian routes through the site, access to Maxton Walk and Coachmans Drive

Site Images



Location of Images



Image 1 : Looking at the site from the South



Image 2 : Looking at the site from the North



Image 3 :View of the sloped landscape

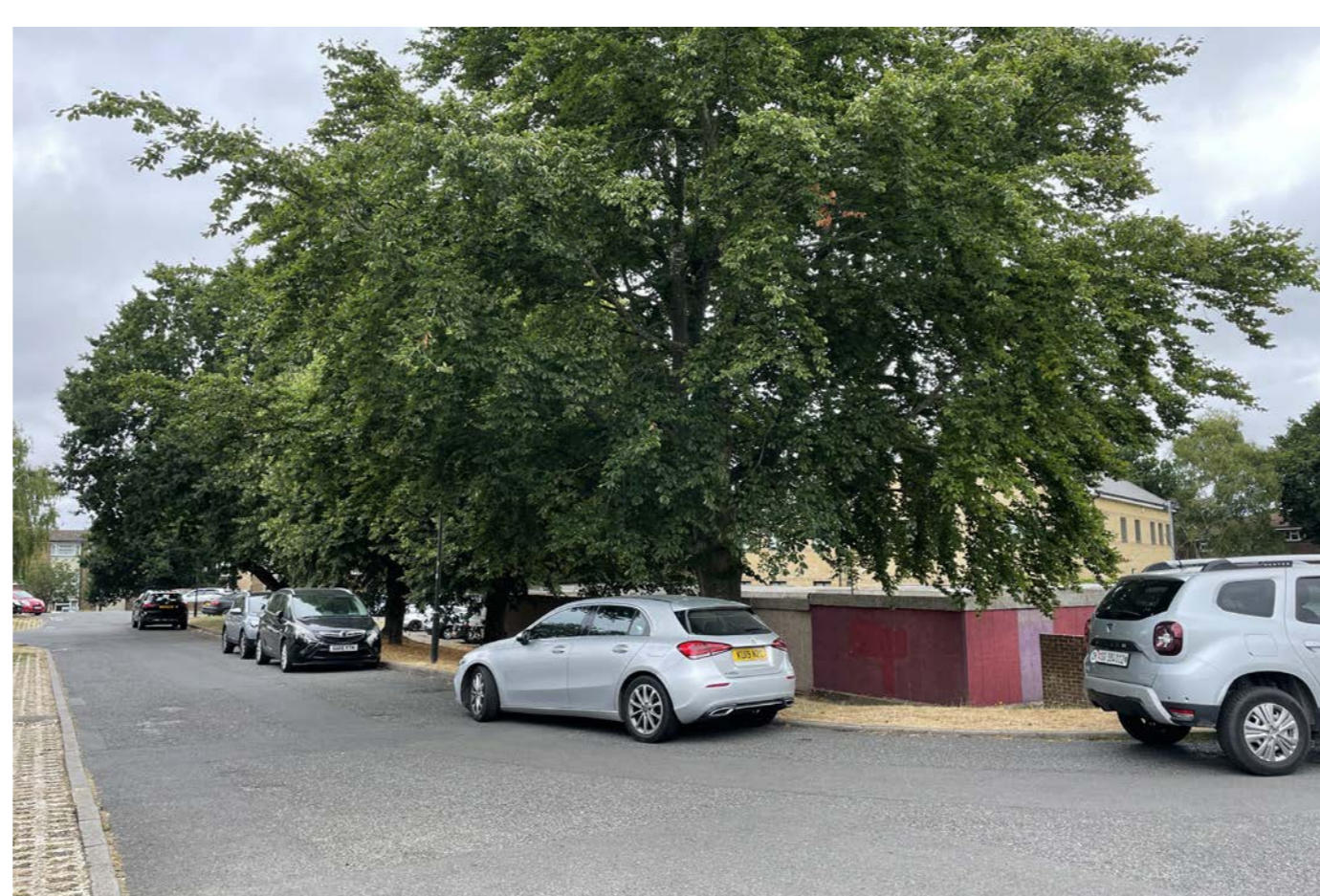


Image 4 : View from Lansbury Road



Image 5 : View from Lansbury Road towards North



Aerial Sketch of the proposal

X Number of Storeys

Scheme Explained

- 1** Houses are entered through bridges from Lansbury Road over the sloped landscape
- 2** Shared entrance courtyard for the apartments
- 3** The houses are split-level which provides light-wells and roof terraces
- 4** Bin and bike stores for the scheme
- 5** Residents' car park with 8 spaces
- 6** New pocket park for residents' amenity
- 7** Mature trees and landscape along Lansbury Road retained and protected
- 8** Existing connection to Maxton Walk enhanced

Scheme in Numbers

10 new affordable Homes:

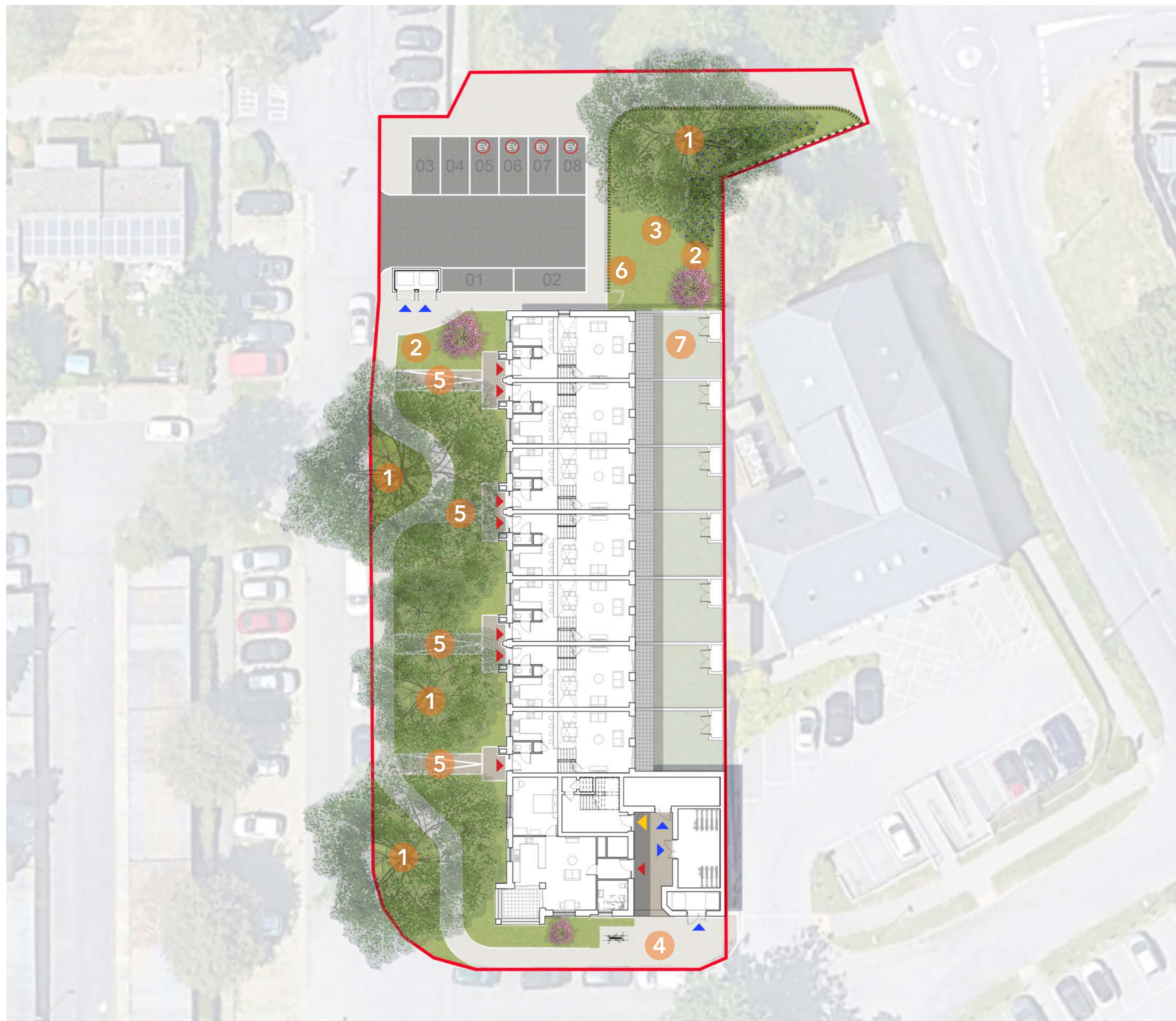
- 1 x 1 Bed/ 2 Person home
 - 2 x 2 Bed/ 3 Person homes
 - 7 x 2 Bed/ 4 Person homes
- The above includes one wheelchair adaptable home

Scheme Benefits

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



Street View from Lansbury Road



- ① Existing Tree
 - ② Proposed Planting
 - ③ Shared Amenity Garden
 - ④ Proposed Pedestrian paths
 - ⑤ Proposed bridges
 - ⑥ Proposed gate and fence
 - ⑦ Private gardens
-
- ▲ Communal Entrance to Apartments
 - ▲ Entrance to Houses
 - ▲ Services Entrance

Ground and Landscape Plan

3 / Design Proposal

Lansbury Road



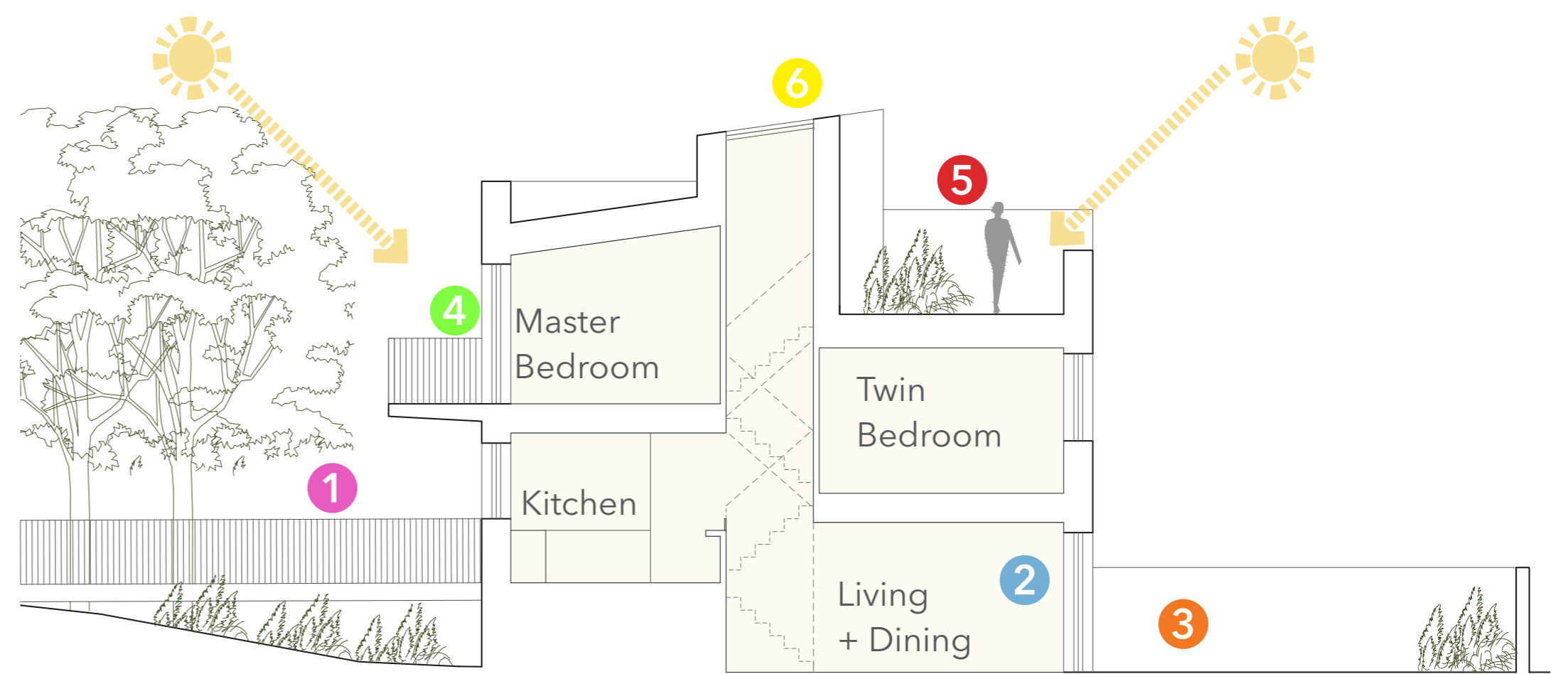
Appearance



West Elevation



South Elevation



Section through a split-level house

- 1 Bridge access to homes negotiates site level and provides a route through the trees
- 2 Split level living spaces resolve east - west changes in site level
- 3 Lower ground floor with lawned garden improves biodiversity and allows for privacy to medical practice

- 4 First Floor balcony for views over trees and evening sun
- 5 Semi screened roof terrace that receives morning and late evening sun
- 6 Roof light provides light to the void below

References



Front Doors

Individual front doors facing onto the street

Regency court by Fraser Brown Mackenna Architects



Tiled Entrances

Red glazed tiles highlight the shared entrance courtyard

Ryle's Yard by Witherford Watson Mann Architects



Balconies

Corner balconies define the edge of the building and provide amenity space

Hydethorpe Road 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 area houses 33 garages, how will their demolition impact people?

Due to the size of modern vehicles, garages are rarely used for their original purpose of housing vehicles, instead many are used for storage or are underutilised. Therefore, a garage strategy is being carefully considered, primarily involving reallocation of garages (where they are required) to nearby locations.

How will you mitigate flooding?

Lansbury Road is located within Flood Zone 1 meaning it has a low risk of flooding from rivers and the sea. It is, however, at higher risk from surface water flooding. The proposal 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, alongside mitigation measures, 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:

