



30-32 Beddington Lane

Project Introduction

The council currently has a programme to build new social housing on land it owns, and this site has been included in the next phase of this project. This leaflet has been prepared to inform local residents of the proposals at an early stage and to invite feedback before the scheme is submitted for planning approval.

Our aim is for a planning application to be submitted in November 2021, and that the design of these low-energy houses and flats will be progressed for construction to start in summer 2022, for about 12 months.

It is proposed that the semi-derelict building on the site be demolished as it is not suitable for re-use as low-energy housing.

Site Location and Context

The site lies towards the northern edge of the Beddington Village Conservation Area and sits between a largely residential area to the south and allotments to the north. Beddington Lane and the conservation area are characterised by two-storey buildings with pitched roofs.



View from North-west Corner of Site



Aerial View

30-32 Beddington Lane

Existing Site

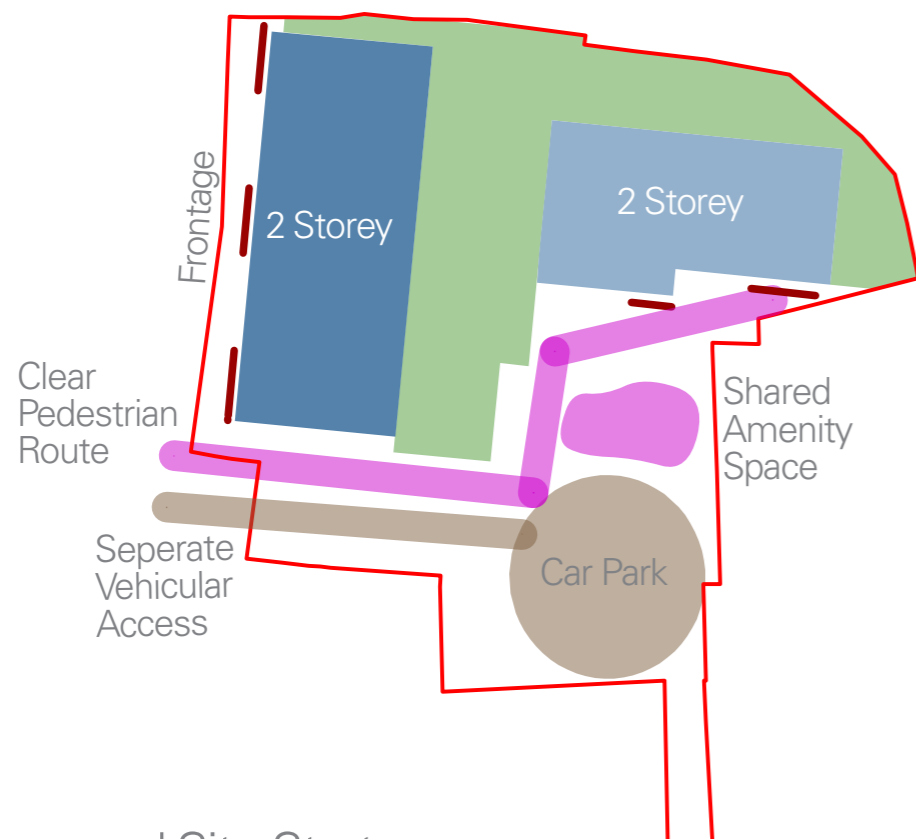
The site fronts onto Beddington Lane with a single pedestrian and vehicular entrance. Its previous use as a timber yard included storage within the building to the south, which is currently in poor condition. This building is connected to Richmond Road via a narrow garage.

Neighbouring properties to the south comprise two-storey buildings with residential over retail facing onto Beddington Lane and terraced houses along Richmond Road.

Proposed Site Strategy

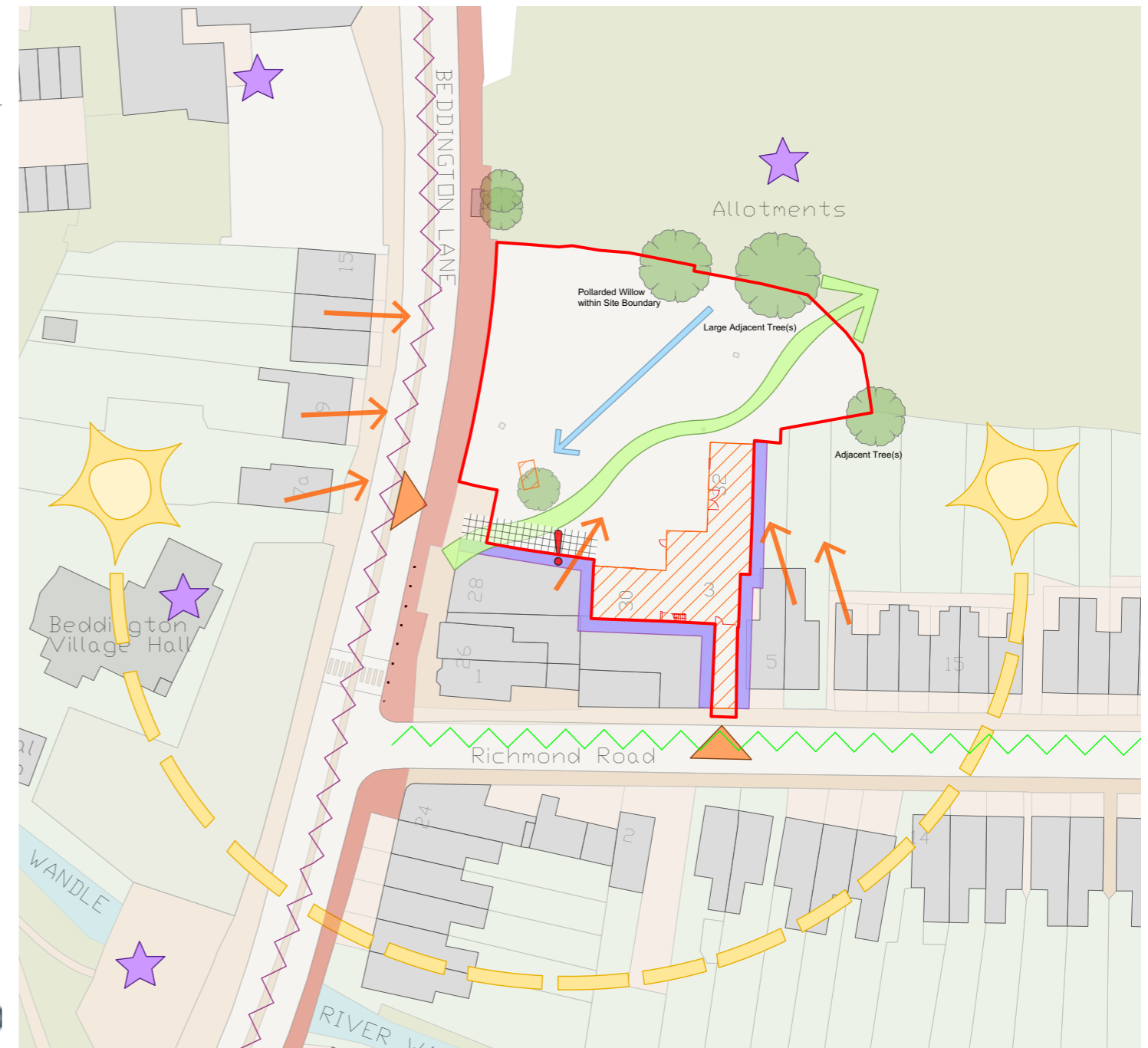
Key site strategy principles include:

- creating a new terrace fronting onto Beddington Lane to extend the building line along the eastern side of the road
- creating simple building forms as part of an ultra-low energy development
- providing clear pedestrian and vehicular routes in and around site
- maintaining a compact area of car parking
- providing quality shared space at the heart of the site



Proposed Site Strategy

- Site boundary
- ☀ Sunpath
- ▶ Pedestrian / vehicular access
- ! Existing entrance of neighbouring building
- ▨ Existing building
- Party wall / boundary wall
- ⚡ Potential source of 'A' road noise
- ⚡ Potential source of 'B' road noise
- ⚡ Quiet residential side street
- ★ Places of interest
- Falls across site
- Windows facing site
- Prevailing winds
- ▤ Access strip



Existing Site Plan

30-32 Beddington Lane

Design Proposals

The proposed front terrace contains five 3-bed houses, whilst the rear building provides one 1-bed Disabled Person Unit and three 2-bed flats. Each dwelling is designed to the Nationally Described Space Standard and current Building Regulations. Car and cycle parking and refuse storage capacity will each meet local planning requirements.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



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Design Proposals

At two storeys (with further accommodation in roof space), the scale of the proposed buildings will repond to the surrounding context of the Beddington Village Conservation Area to the south. Both the terrace and the rear building will echo the local character with pitched gable roofs and brick frontages. The simple form of each building will contribute towards an ultra-low energy development.

