Brick x Brick

Croydon – like all of London, is in need of new homes to meet a growing demand. Croydon Council have set itself an ambitious target to ensure, across the public & private sectors, 1300 new homes per year are started in the next five years. The Council aim to take a direct role in delivering these homes, and are committed to make best use of publically owned land to help deliver this housing.

Brick x Brick (BxB) is the separate commercial development company set up to build the new homes. The programme under which BxB are delivering new homes is called ‘Croydon Small Sites’ and the first phase includes 53 sites spread across the Borough. The aim of the first phase is to deliver in excess of 1000 new homes by 2018. Sanderstead Road is site number 36 within this programme.

BxB’s aim is to create beautiful, sustainable, and socially conscious developments. They aspire to rejuvenate underutilised sites and the contribution they make to the immediate environs.

How can we use this site to provide good quality new homes, whilst also improving the immediate area and Sanderstead Road with a parade of shops to the South and Oaklea Court to the North, with the gardens of the Edgar Road houses to the East and Sanderstead Road with a parade of shops to the West.

The Brief

How can we use this site to provide good quality new homes, whilst also improving the immediate area and seeking to minimise impact to existing residents? It’s a big challenge, but one we hope we can achieve with your input.

How can you be involved?

We are seeking your input at this early stage, in order to get your thoughts and feedback. Specifically, we are keen to find out how we can best achieve the brief and improve the Sanderstead Road area for local businesses, residents and the general public.

It would be helpful for us to how the area is used at the moment, and if there are any key issues - for example parking, access, security – that you would like us to consider when developing our proposals. For example:

• How do you use the site? For short-stay or long-stay parking? As a commuter or to access local shops?
• Are the parking spaces often full?
• Do you live in Vantage Point/Oaklea Court or on Edgar Road?
• How do you feel about the existing car parking use?
• Are there any existing issues such as security that you would like to see addressed as part of the proposals?

The Site

The site is currently in use as a pay and display car park accessed off Sanderstead Road. The site is bounded by the residential blocks of Vantage Point to the South and Oaklea Court to the North, with the gardens of the Edgar Road houses to the East and Sanderstead Road with a parade of shops to the West.

Historic maps show development of area

Historical Map - Segment A13

Source map scale - 1:2,500

Published 1897 - 1898

Historical Map - Slice A

Source map scale - 1:1,250

VectorMap Local (Raster) is Ordnance Survey’s highest detailed ‘backdrop’ mapping product. These maps are produced from OS’s VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of England.

The historical maps shown were reproduced from maps predominantly held by the National Archives, with independent surveys of a single county or group of counties, covered the whole of what were considered to be the cultivated parts of Great Britain at the scale adopted for England, Wales and Scotland in the 1840’s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it was decided to use this scale for mapping rural areas, following the publication of Ordnance Survey’s 1:10 000 scale (mountain, moorland and river estuary areas).

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CROYDON SMALL SITES: SANDERSTEAD ROAD

socially conscious developments. They aspire to
Outline Site Strategies

Building Proposal

Our outline proposals looks to provide between 18-22 new units with a combination of flats and duplexes in a building that ranges between 1 and 5 stories.

The proposal takes the form of a single block that steps in height. The building is located within the site to maximise distances between it and the existing residential blocks. Due to Oaklea Court’s location to the North of the proposals, a greater distance is allowed for to minimise overshadowing.

The block will have a combination of private gardens and balconies that are mostly oriented to face south. The facade will be articulated to angle views so that they are oblique rather than directly looking onto their neighbours.

The block steps in height from 1 storey at the rear of the site where it adjoins the boundary with the Edgar Road gardens, to 4 stories along the majority of its length and up to 5 stories at the front of the site where it provides a focal point at the end of the station approach road.

It is expected that the building will have a flat roof to allow for photovoltaic panels and a biodiverse green roof.

Landscape

The proposal will be accessed from Sanderstead Road across the access road to Vantage Point. The building will enclose a private residents’ garden which provides a green amenity space and visual buffer between the new block and Oaklea Court. The entrance to the new block will be through the private courtyard.

Vehicles

Any new homes (except wheelchair accessible homes) are proposed to be ‘car-free’ – a measure to avoid increasing congestion on the streets in areas where there are good public transport links. It is proposed that of the existing parking on the site, 7 spaces will be reprovided.

Who are Mikhail Riches?

Mikhail Riches is a multiple award winning architectural practice with experience of working sensitively and creatively to create individual homes and houses which respond to and become part of, their settings. Our work is highly crafted, with an attention to detail, using high quality robust materials.

We are interested in sustainable and low carbon design and are currently working on the largest ‘Passivhaus’ housing scheme in the UK, whereby residents fuel bills will be as little as £70 per year for a three bedroom house. We enjoy working with existing and new communities, creating places for all to enjoy.

The images on the right show three examples of our work.

We are thrilled to be one of the architects for Brick x Brick’s ambitious housing programme for Croydon.