



RE- FOR MAT

Boorley Green

Design & Access Statement

23.01.2026

Project Title

Project Ref.

Document Title

Document Code

Date

Author

Boorley Green

25069

Design & Access Statement

RFT-2977-XX-RP-A-0001

Jan 2026

HE

Revision	Date of Issue	Issued by
P02	12.02.26	HE
P03	26.02.26	HE



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Design Proposal

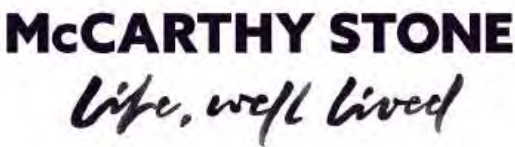
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Introduction

Project Team



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Where
buildings
come alive

Mechanical & Electrical Consultants
Couch Perry Wilkes
Interface 100, Arleston Way
Solihull, B90 4LH



Highways Consultants
Paul Basham Associates
The Bothy, Cams Hall Estate
Fareham, PO16 8UT

McCarthy Stone

This document has been prepared by Re-Format on behalf of McCarthy Stone in support of a planning application for a new Retirement Living development at Boorley Green, within the borough of Eastleigh.

Client’s Brief

Re-Format was commissioned to produce design proposals for McCarthy Stone for a new ‘Retirement Community’. The site is located to the west of Winchester Road within the Boorley Green extension, to the north-west of the historic village centre.

The proposal comprises 50 one- and two-bedroom apartments together with two detached houses. Communal facilities for apartment residents include a reception area, residents’ lounge and shared landscaped gardens.

The design responds to the specific characteristics of the site, including its physical context, surrounding character, constraints and opportunities, while respecting the privacy and amenity of neighbouring and proposed properties.

The scheme has been developed in accordance with national planning policy and relevant design guidance, with due

regard to local planning policies and design guides. It also responds directly to the applicant’s brief to provide age-exclusive accommodation under McCarthy Stone’s Retirement Living concept.

This model offers an aspirational and needs-based housing choice for homeowners aged over 60, increasing the range of downsizing options available to local people. It provides an attractive alternative to conventional housing, delivering high levels of comfort, care, security and independent living, while also helping to release under-occupied family housing back into the local market.

It is anticipated that many future residents will originate from the local area, allowing them to remain part of their community while enjoying peace of mind in a purpose-designed environment.

Social and Economic Context

For the wider community, developments of this type can play a positive role in attracting investment, providing employment and social capital, and delivering environmental improvements. They also contribute to the release of family housing, supporting the health of local housing markets and making more effective use of land through higher densities.

Specialist housing for older people plays an important role in an integrated health and social care system, particularly where preventative care and recovery to independence are prioritised. There is wide recognition of the benefits of this form of accommodation, including improved health outcomes, reduced reliance on care and support, and enhanced security and wellbeing, in part due to the removal of the burden of maintaining a larger family home.



Re-Format

Re-Format is a design studio with over 30 years' experience, specialising in high-quality architectural design. The practice delivers innovative and imaginative services that add real value for clients, supported by extensive experience in creating inspirational living and care environments.

The studio has built a strong reputation for design quality and has received awards from the Royal Institute of British Architects and the Civic Trust. In 2024, Re-Format received four National Housing Design Award shortlistings, including for McCarthy Stone's Retirement Living development in Petersfield, Hampshire.

Re-Format has an extensive portfolio of housing and care solutions that respond to the needs and aspirations of both later-living residents and younger people with specialist needs. The practice's approach focuses on creating inclusive environments that support independent living within a domestic setting, while retaining the flexibility to adapt to future needs.



Wider Context

Boorley Green is located within Eastleigh Borough Council in Hampshire. Southampton lies approximately 10 miles to the south-west, with Hedge End being the nearest town.

The site is well connected locally, with convenient access to the M27 and M3. Hedge End railway station is within one mile, and Southampton Airport and docks are located a short distance away.



Aerial Image 1

Local Context

Site Address:
Oak Cottage, Winchester Road
Botley, SO32 2DH



- | | |
|---|---------------------------------|
| 1. Development site | 5. Pedestrian link to station |
| 2. Residential context prior to new development | 6. Hotel & Spa |
| 3. Boorley Park Primary School | 7. Hedge End Station |
| 4. Community centre & playing fields | 8. New convenience store (Asda) |

The Site



The Site

The site is allocated for housing within the Eastleigh Borough Local Plan 2016–2036 under Policy BO4 – Land north of Myrtle Cottage, Winchester Road.

Historically positioned on the edge of Boorley Green, the site now lies within the heart of the village following the development of Boorley Park and Boorley Gardens, which together delivered over 680 new homes.

The rectangular site forms a transition between Winchester Road and the new residential estate. Oak Cottage and Apple Tree Cottage are located on the south-east corner of the site. A new footpath linking Boorley Green with Hedge End railway station runs immediately to the north, while Chaffinch Gardens borders the site to the west. Macdonald Botley Park Hotel is located opposite the site across Winchester Road. What was once a rural plot is now surrounded by development.

Local Context

The surrounding context includes newly built developments to the north and west, the hotel and spa opposite, and more traditional rural dwellings to the south. These influences are reflected in the variety of architectural forms, materials and scales found in the area.



View 1 - Chaffinch Gardens



View 2 - New convenience store



View 1 - Chaffinch Gardens



View 4 - Kittiwake Place



View 5 - corner block



View 6 - Entrance to Hotel



View 7 - Winchester Road



View 8 - Winchester Road



View 9 - Winchester Road

Site Photos

The site is relatively flat and has a single access from Winchester Road. It is defined by mature trees to the northern and eastern boundaries, visible development to the north and west, and a number of outbuildings and saplings within the grounds. Oak Cottage and Apple Tree Cottage back onto the site in the south-east corner.



View 1 - existing access



View 2 - access to footpath



View 3 - towards site



View 4 - northeast corner



View 5 - north towards Kittiwake Place



View 6 - west towards Chaffinch Gardens



View 7 - outbuildings



View 8 - southwest corner



View 9 - southern end of site

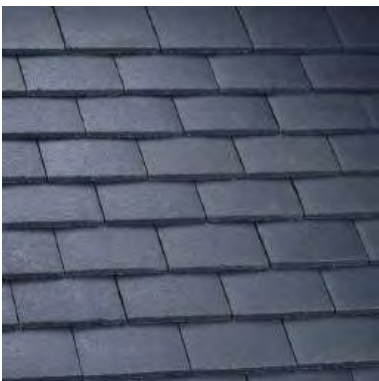
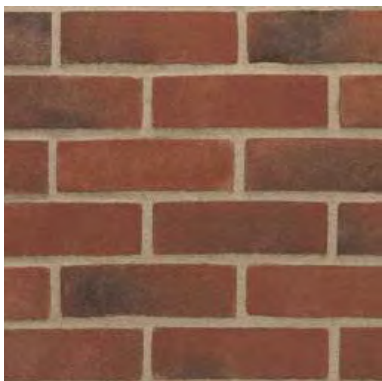
Local Materials

The local area displays a variety of building styles. The dominant influence comes from the new estate to the north and west, which typically uses red brick, white painted brick and black cladding. More rural properties to the south feature brick and render, dormers, gables and thatched roofs in some instances.

Boorley Green is predominantly a modern residential area with a mix of detached, semi-detached and terraced housing arranged around a network of subsidiary roads and cul-de-sacs. Apartment buildings are distributed throughout the estate, typically located on prominent corner sites.

Opposite the site, across Winchester Road, is a substantial hotel building with a large footprint and up to three storeys in height. This is constructed in brick with areas of render and a pitched roof.

The modern primary school, secondary school and proposed special school in the area all use buff brick as a primary material. The site therefore sits at the intersection of several architectural influences, which the proposed development seeks to reflect and respond to.



Deer Park School



Winchester Road, Boorley

Planning History

A scheme prepared by HGP Architects for McCarthy Stone was submitted in August 2024 (ref. F/24/97945). The proposal was for 52 retirement living apartments with associated communal facilities and car parking, along with two detached dwellings to the south of the site.

The scheme was well received by the Design Review Panel and recommended for approval but was subsequently refused due to issues relating to securing S106 contributions.

Re-Format has been appointed to submit a revised scheme, building on the extensive pre-application and planning process undertaken for the HGP proposal and the positive feedback received. The key design parameters from the earlier scheme have been retained and developed further.

The site is allocated for development within the Eastleigh Borough Local Plan 2016–2036 under Policy B04. While the allocation suggests capacity for up to 22 dwellings, the identified need for older persons' accommodation presents an opportunity to deliver a higher-density, specialist residential scheme in this sustainable location.

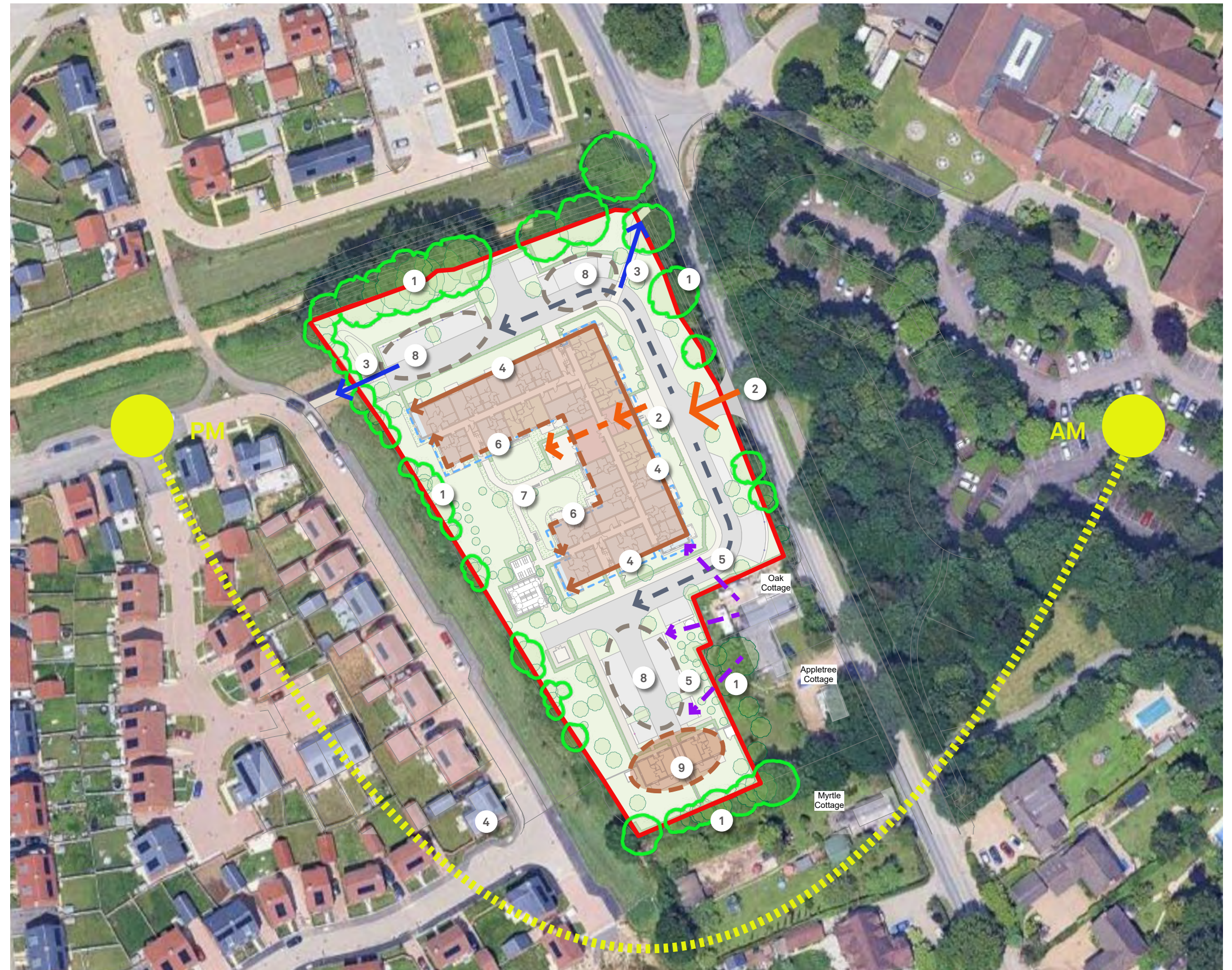


CGI views by HGP (F/24/97945)

Design Principles

The key design principles carried forward from the previous scheme include:

1. Retention of mature trees and boundary planting
2. A clear vehicular arrival from Winchester Road
3. Improved pedestrian links to local amenities
4. Two-storey frontages addressing Winchester Road and the northern footpath
5. Visual separation between the south-eastern cottages and the main apartment building
6. Three-storey development contained within the heart of the site around a courtyard
7. Courtyard to accommodate south-westerly communal gardens
8. Parking located around the perimeter to reduce boundary impacts
9. A low-scale residential parcel to the southern part of the site for detached houses



Proposed Masterplan

Design Proposal

Site Layout

The revised scheme closely follows the principles established in the earlier application. Key features include:

- Create a strong frontage to both Winchester Road and the public footway to the north, whilst shaping the building to create a south-westerly garden as a shared amenity space for the residents.
- Distribute the parking requirements across several smaller parking courts situated around the building perimeter within pockets of hard and soft landscaping.
- Provide each ground floor apartment with a private patio set within landscaped gardens to provide privacy.
- Massing principles to ensure the outward facing development is 2-storey in keeping with surrounding residential properties, with 3-storey development facing into the courtyard screened from the street within the natural roofscape.
- Servicing for refuse vehicles, deliveries and fire tenders has been considered with integrated turning to the north and south of the site, minimising the impact to the Winchester Road.

To the south, two detached three-bedroom houses are proposed for the private market. These benefit from south-facing gardens, mature tree screening and allocated parking. Their position allows for dual-aspect windows and natural surveillance of the southern part of the site.

--- Outline of F/24/97945

1. Main entrance
2. Secondary entrance to staircores
3. Bin store
4. Mobility scooter store
5. Pedestrian access
6. Turning head
7. Resident access to bin store & gardens



Proposed Site Plan

Massing

The elevations have been carefully composed to create an attractive frontage and a clear sense of arrival from Winchester Road. A restrained material palette is used to break down the mass of the building and present it as a series of smaller, terraced elements. Darker brickwork is used to emphasise shadow gaps between projecting gables.

The south-west elevation marks the transition between the outward-facing frontage and the inward-facing courtyard. The two-storey element wraps around the corners to contain the three-storey element within the site.



Accommodation

The proposal includes 50 one- and two-bedroom Retirement Living apartments within a single building, together with two three-bedroom detached houses.

A communal entrance foyer and residents' lounge are located at the heart of the plan, with direct access to a shared terrace and landscaped gardens. A shared external bin store and mobility scooter store are provided close to the main car park.

1-bedroom apartments = 30 (60%)

2-bedroom apartments = 20 (40%)

Vehicular Parking

35 parking spaces are provided for the apartment block, to be allocated to residents depending on requirements.

2 parking spaces per detached house are provided.

- Communal area - lounge/reception
- 1-bed apartment
- 2-bed apartment
- 3-bed house
- Outline of F/24/97945



Main entrance



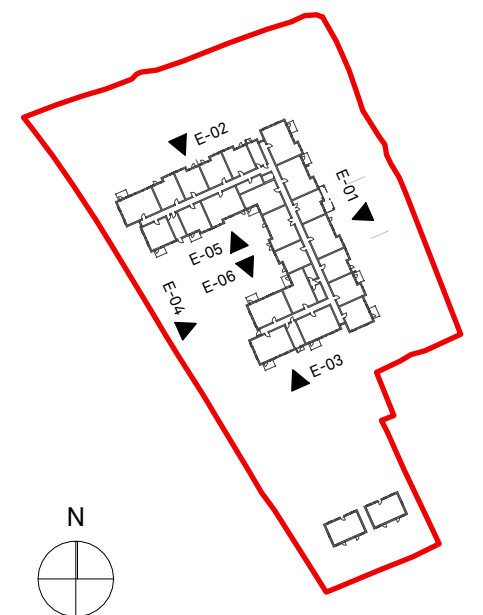
Proposed Elevation E-01



Proposed Elevation E-02

Elevations

The composition of the elevations has been carefully considered to create an attractive frontage and a clear sense of arrival from Winchester Road. A restrained palette of materials is used to break down the overall mass of the building, presenting the multi-residential block as a series of smaller, terraced elements. A darker-toned brick is used to accentuate shadow lines between the projecting gables, reinforcing the stepped form.



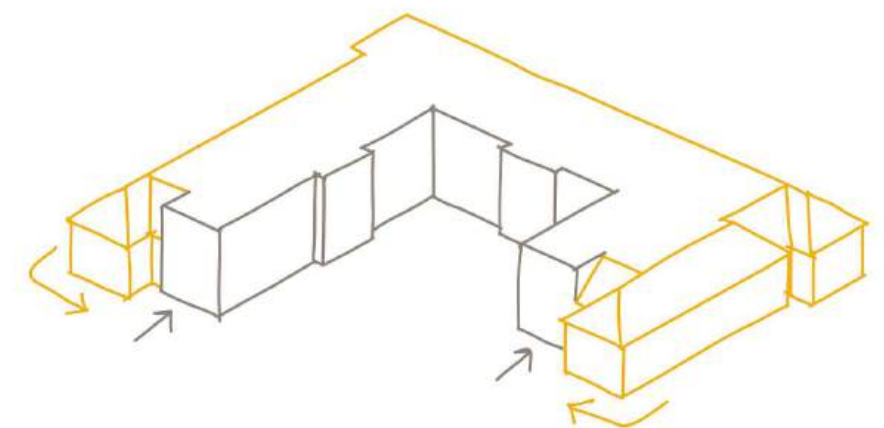


Proposed Elevation E-03



Proposed Elevation E-04

The south-west elevation (E-04) marks the transition between the outward-facing façade and the inward-facing courtyard. Here, the two-storey element wraps around the corners to visually contain the three-storey element within. This relationship is further emphasised by setting the taller element back within the elevation, as illustrated in the accompanying sketch.



Sections

The sections illustrate how the two-storey Winchester Road frontage screens the three-storey courtyard element behind. This approach allows the building to read as a series of low-rise dwellings from the street, while the internal courtyard adopts a slightly more urban character.

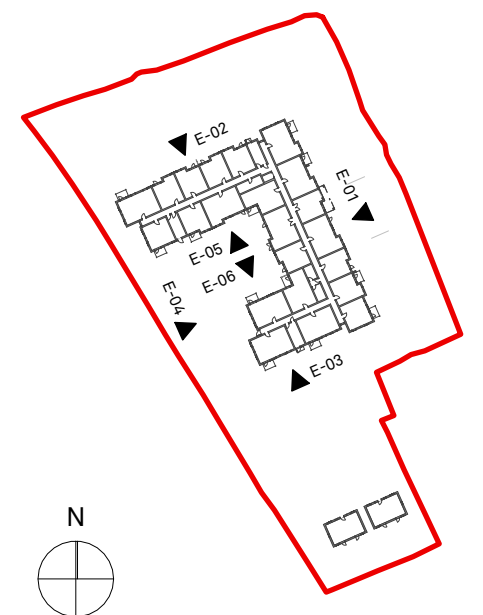
The cross-sections help to explain how the design responds appropriately to the site and its context. Along Winchester Road, the development is two storeys in height, with the ridge line of the traditional pitched roof used to visually screen the three-storey, parapeted courtyard element behind. This strategy ensures that the outer edge of the building remains low-lying and domestic in scale, appearing as a sequence of houses, semi-detached dwellings and terraces. In contrast, the internal courtyard is expressed with a modest increase in height and a change in materials, marking the transition from the lower-rise perimeter context to the newer, denser residential development within the site.



Proposed Elevation E-05



Proposed Elevation E-06



Plans



The floor plans include a range of apartment types, offering a variety of options for future residents. All apartment types comply as standard with the Nationally Described Space Standards (NDSS). Four Part M4(3) compliant apartments are provided at ground floor level, with a flexible layout that can accommodate a second bedroom or extra living space depending on individual requirements.

A communal entrance foyer and residents' lounge are located at the heart of the plan, with direct access to the shared terrace and landscaped gardens. A shared external bin store and mobility scooter store are positioned close to the southern car park and turning head for refuse vehicles. An external residents' access door is provided at the end of the corridor adjacent to the store, for ease of use.

Type 1

1-bed, 1-person

Area = 45.5-45.9m²

Total number = 24

Type 2

1-bed, 2-person

Area = 59.10m²

Total number = 6

Type 3

2-bed, 3-person

Area = 64.7m²

Total number = 4

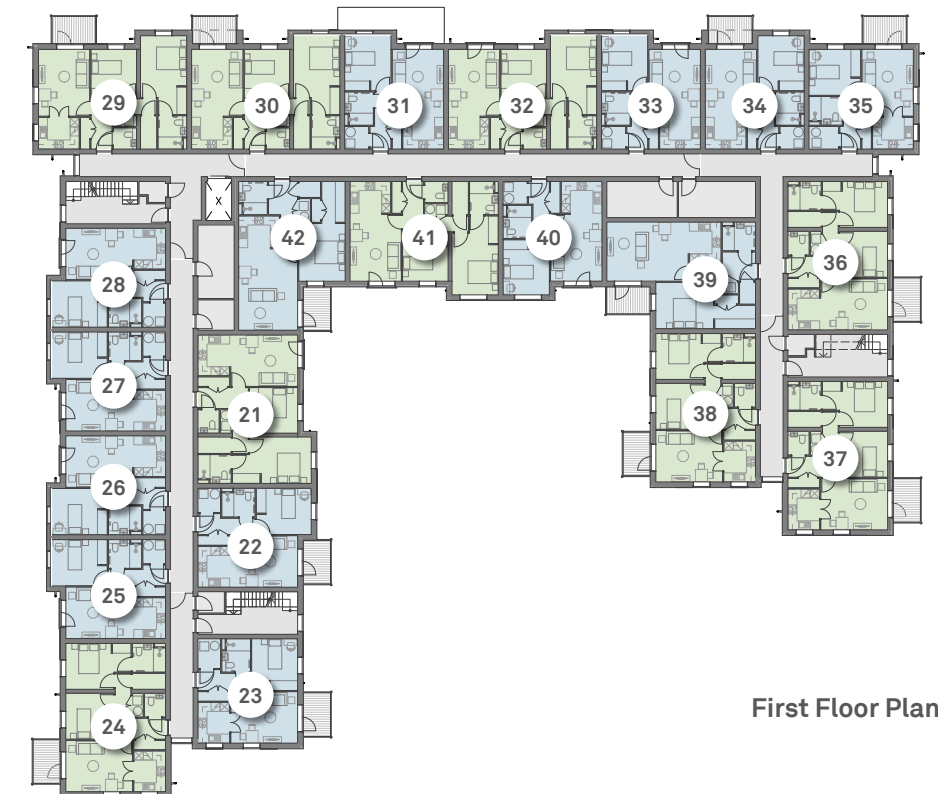
M4(3) compliant

Type 4

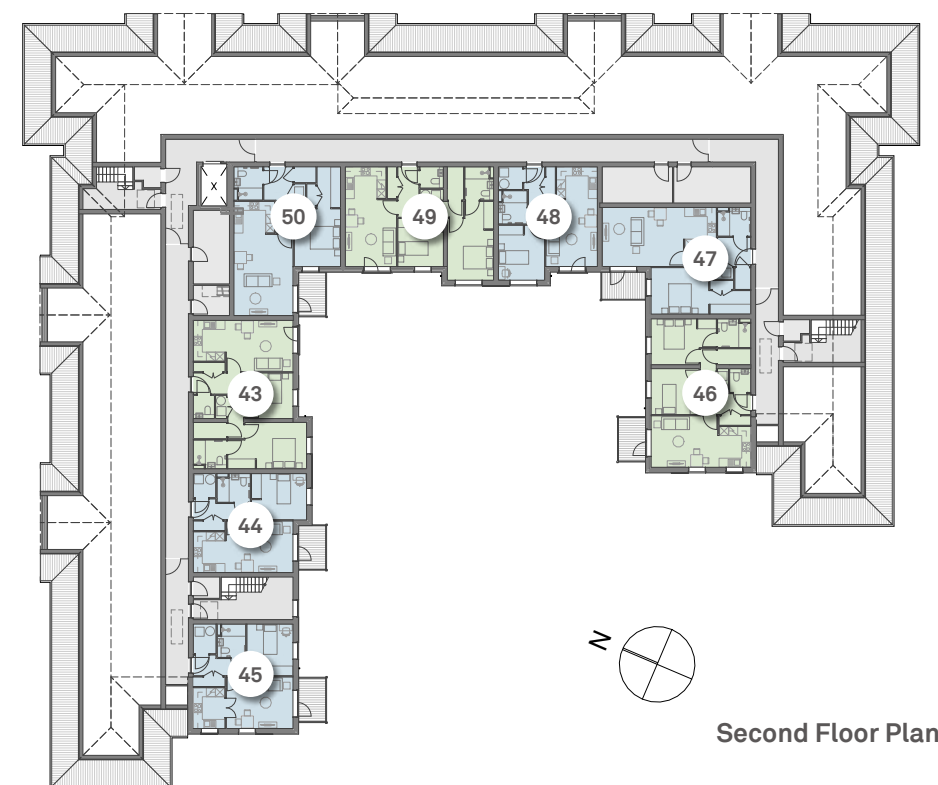
2-bed, 3-person

Area = 64.7-67.4m²

Total number = 16



First Floor Plan



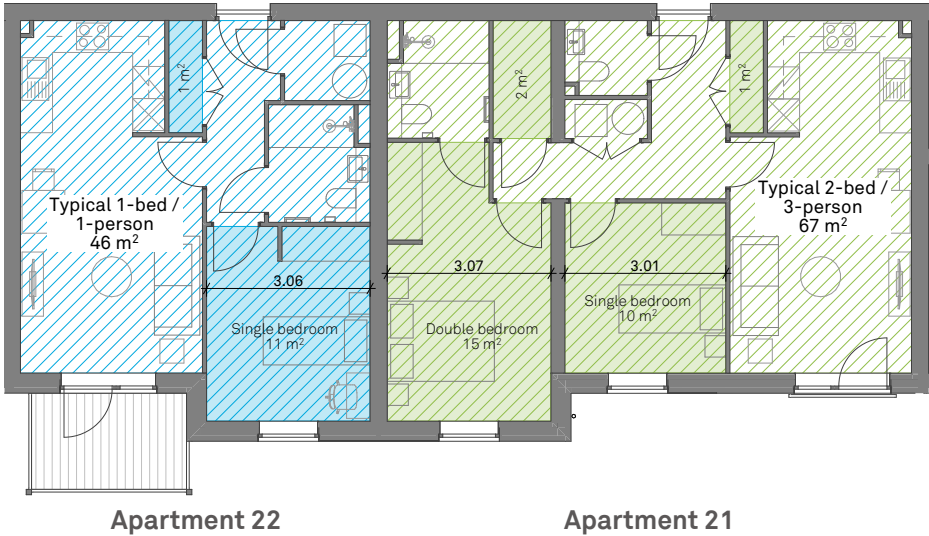
Second Floor Plan

NDSS

The apartment types have been designed to comply with the Nationally Described Space Standards (NDSS).

The typical apartment layouts show the apartments meet the requirements, including:

- have the required level of storage (1m² for 1b/1p and 2m² for 2b/3p)
- at least one double bedspace for an apartment with two or more bedspaces
- a double bedroom with a floor area of at least 11.5m² at least 2.75m wide
- min. 2.3m ceiling height



Flat Type	Bedrooms	Persons	GIA	NDSS Area
1-1 E	1	1	45.50	39
1-2 O	1	1	45.90	39
1-3 O	1	2	59.10	50
M4-3	2	3	64.70	61
2-1 E	2	3	64.70	61
2-2 O	2	3	67.40	61
2-2 E	2	3	67.40	61

Ground Floor				
Flat No	Type	Bedrooms	Persons	GIA
1	2-2 O	2	3	67.40
2	1-2 O	1	1	45.90
3	1-2 O	1	1	45.90
4	1-2 O	1	1	45.50
5	M4-3	2	3	64.70
6	M4-3	2	3	64.70
7	M4-3	2	3	64.70
8	1-3 O	1	2	59.10
9	1-2 O	1	1	45.90
10	1-3 O	1	2	59.10
11	2-2 O	2	3	67.40
12	1-2 O	1	1	45.90
13	1-1 E	1	1	45.50
14	M4-3	2	3	67.40
15	1-2 O	1	1	45.90
16	1-2 O	1	1	45.50
17	1-2 O	1	1	45.90
18	1-2 O	1	1	45.90
19	2-2 E	2	3	67.40
20	2-2 O	2	3	67.40

First Floor				
Flat No	Type	Bedrooms	Persons	GIA
21	2-2 O	2	3	67.40
22	1-2 O	1	1	45.90
23	1-1 E	1	1	45.50
24	2-1 E	2	3	64.70
25	1-2 O	1	1	45.90
26	1-2 O	1	1	45.90
27	1-2 O	1	1	45.90
28	1-2 O	1	1	45.90
29	2-2 E	2	3	67.40
30	2-2 O	2	3	67.40
31	1-2 O	1	1	45.90
32	2-2 O	2	3	67.40
33	1-2 O	1	1	45.90
34	1-2 O	1	1	45.90
35	1-1 E	1	1	45.50
36	2-1 O	2	3	64.70
37	2-1 E	2	3	64.70
38	2-1 E	2	3	64.70
39	1-3 O	1	2	59.10
40	1-2 O	1	1	45.90
41	2-2 O	2	3	67.40
42	1-3 O	1	2	59.10

Second floor				
Flat No	Type	Bedrooms	Persons	GIA
43	2-2 O	2	3	67.40
44	1-2 O	1	1	45.90
45	1-1 E	1	1	45.50
46	2-1 O	2	3	64.70
47	1-3 O	1	1	59.10
48	1-2 O	1	1	45.90
49	2-2 O	2	3	67.40
50	1-3 O	1	1	59.10

Houses

Two detached houses are proposed to the south of the site, accessed from the main site entrance on Winchester Road. Each property is provided with two allocated parking spaces located adjacent to the front door.

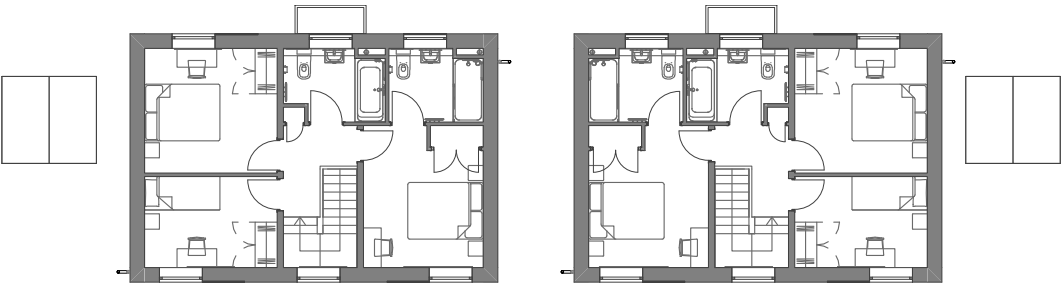
The houses are three-bedroom dwellings designed in accordance with the Nationally Described Space Standards (NDSS). Each benefits from a south-facing rear garden, side access, and external storage for bins and bicycles.



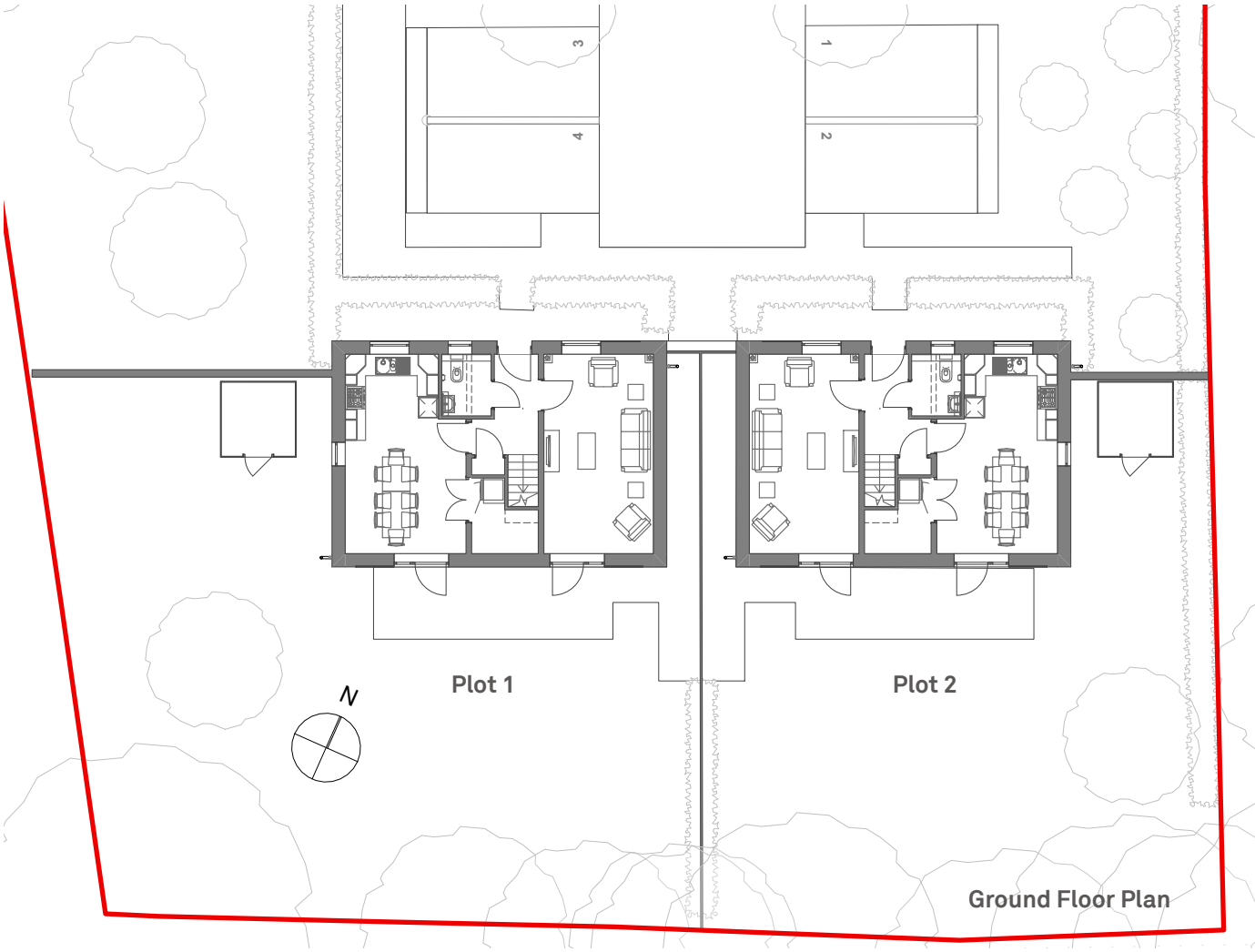
North Elevation



South Elevation



First Floor Plan



Ground Floor Plan

Bay Studies

Brick

The perimeter of the site is designed as a lower-lying 'wrap' to the inner face of the development. The principal materials here comprise red brick with contrasting brick panels to the window modules, red roof tiles where the roof profile rises. This creates a more articulated public façade, with stepped profiles, projecting gables, varied ridge heights and subtle changes in material.

The pair of detached houses also adopt this character, creating a visual dialogue across the courtyard with the outer face of the apartment block and reinforcing a consistent architectural language.



Grey tiled roof

Red tiled roof

Grey barge board

Grey fascias and rainwater

Grey UPVC windows and doors

Contrasting brick panel

Grey Juliet balcony

Header course above window

Grey brick



View from northwest corner

Render

The Winchester Road frontage is marked by an accentuated main entrance. This is further emphasised by recessive, subordinate wings that turn the corner and introduce a change in material. This approach breaks down the continuous elevation and supports the strategy of presenting the development as a series of ‘houses’ along the Winchester Road frontage.

In response to the local context, white render and grey roof tiles are used at key junctures. The proposed window module is reinforced through the use of black brick panels. Recessed elements transition into black brick to complement the window detailing and allow the ‘houses’ to visually step forward.



grey tiled roof

grey barge board

white render

Grey fascia & rainwater pipes

Free standing metal balcony

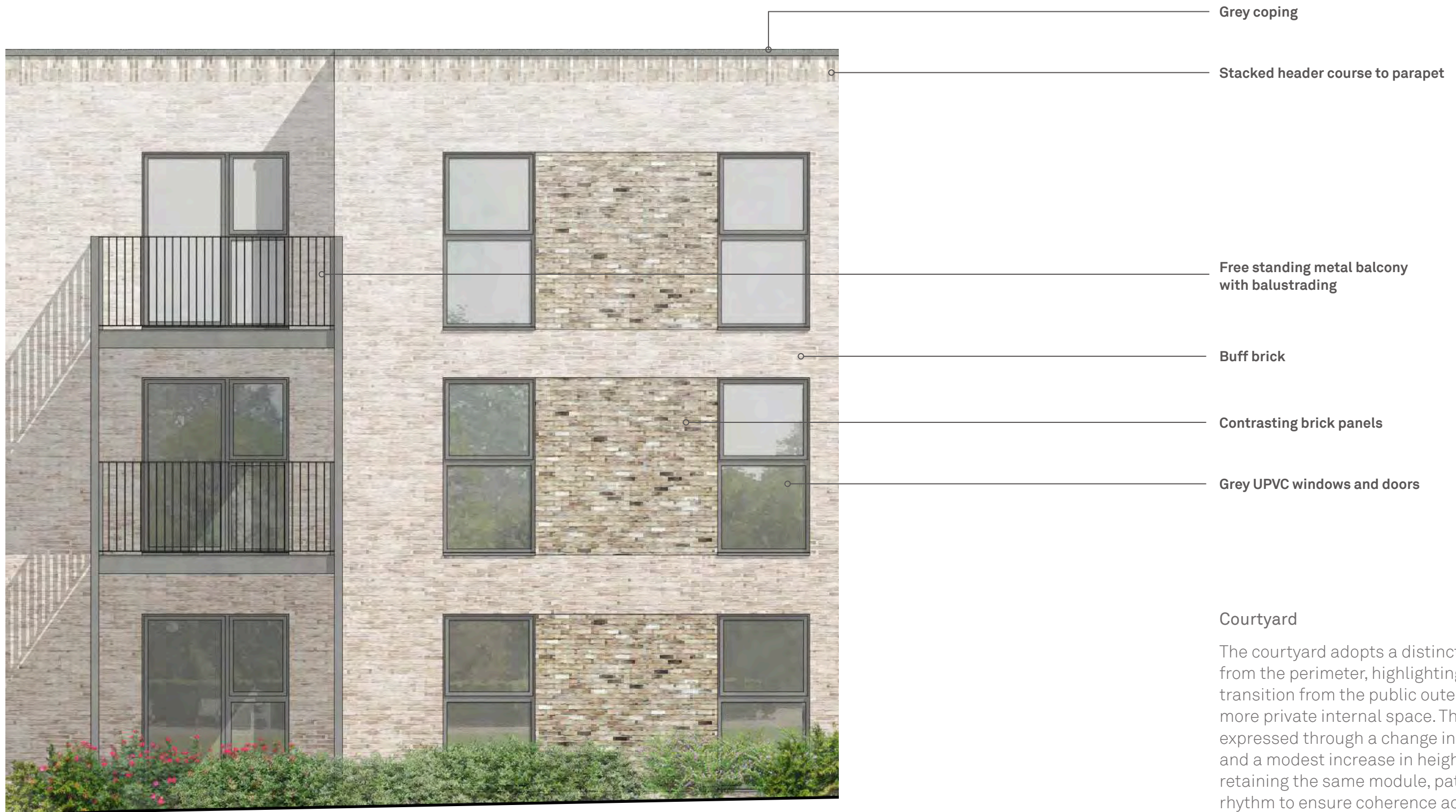
Grey juliet balcony

Dark grey brick

Grey UPVC windows & doors



View from southeast corner





View from southwest towards courtyard

Landscape

Much of the original site is currently grass field, with existing mature trees along the northern and eastern boundaries. The site gently slopes from south to north with a fall of approximately 1 metre from east to west across the northern boundary with less of a level change east to west further to the south. From south to north, the levels fall gradually by approximately 1m. The proposed landscape will reinforce the northern and eastern boundaries by introducing native shrub planting to screen the adjacent residential development and break up the view of the building. The south-eastern boundary will be formed by a 1.8-metre high close board fence, with any vegetation gaps to be filled with native shrub planting.

New pedestrian access is provided at the north-eastern and north-western corners of the site. Vehicle access will remain in roughly the same location as existing, leading to a 6-metre wide road within the site and parking spaces with electric vehicle charging facilities.

Within the site, a west-facing communal garden has been proposed which includes a generous terrace connecting to the residents' lounge with the landscaped courtyard garden. Additional seating is provided along a path which connects the external doors to the gardens.

The proposed planting will be of a suitable scale and nature for the development. A

number of new native tree species are proposed to replace those being removed to facilitate the works, and to create structure within the planting areas in combination with native hedgerows along the boundaries. The south-facing planting areas around the garden will take advantage of the sunnier aspect by incorporating a greater quantity of colourful flowering shrubs and herbaceous plants while

retaining enough structural species for year-round interest. Planting on the northern side of the building will generally comprise evergreen species that are tolerant of the shady conditions. All planting species selected are suitably maintainable for a development of this nature. Where possible, native species will be used to enhance the biodiversity of the area.

The external levels are designed to meet building regulation requirements and provide level access from the accessible parking spaces. To comply with latest regulations, electric vehicle charging points have been provided for all parking spaces within the development boundary.



Landscape plan by Terraforma

Planting

Following correspondence with First Ecology, the landscape proposals have been developed to incorporate enhancements to contribute towards biodiversity net gain, as detailed in the Compensation and Enhancement Measures Plan.

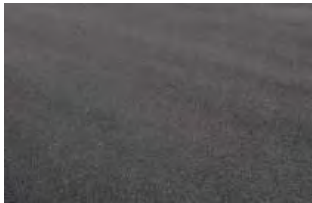
The existing boundary trees will be retained, protected, and reinforced with additional native shrub planting as understorey.

To increase the biodiversity of the site and mitigate the loss of trees due to development, a mix of native species has been selected for hedge and tree planting. Areas of mixed bulb planting have been proposed within lawns to further enhance biodiversity.

New fruit trees are proposed to the west of the communal green area, near the allotment, and to the southeast of the site, behind the new parking area, to maintain its current orchard classification.

Other ecological mitigation measures include installing bat, bird, and swift boxes, insect hotels, and log piles, to be incorporated into the scheme as necessary.

The use of chemical weed control will be minimised and employed only where manual removal is impractical, where large areas of invasive weeds are present, or where there is a significant risk of plant loss due to disease or infection.



Vehicular bitmac to general car park circulation



Paving slabs in buff finish to patios and communal terrace



Block paving to vehicle parking bays & communal entrance



Gravel strip to building and EVCP service strip



Metal estate railing in combination with hedging



Timber closed board fence



Outdoor rattan patio furniture



Electric vehicle charge point

Mixed or single species native hedges



Corylus avellana



Crataegus monogyna



Ligustrum ovalifolium

Trees



Acer x freemanii 'Autumn Blaze'



Betula albosinensis 'Fascination'



Betula utilis var. jacquemontii 'Himalayan Birch'



Malus domestica 'Queen' apple



Prunus cerasifera 'cherry plum'



Pyrus communis 'Beth' pear



Quercus rubra 'red oak'

Herbaceous



Woodland style planting



Bulbs (in grass lawns)



Parking & Servicing

The scheme provides 35 vehicle parking spaces (including 4 disabled spaces), along with 4 additional spaces for the houses. Each resident with a space will have access to an electric vehicle charging point.

The layout allows for service vehicle turning for home deliveries and drop-offs, as well as access for fire tenders and refuse collection. Parking is positioned along the northern and southern edges of the site, acting as a buffer between the retained trees and the proposed development. The parking bays are interspersed with planting, allowing trees to be accommodated within the parking courts.

Provision is made for 8 mobility scooters within an external store and 6 bicycles located outside the reception area. The external refuse store is located at the south-west corner of the main block and is served by a turning head that allows refuse vehicles to enter the site.

The houses will each be provided with an area of hardstanding for bin storage, along with sheds within the gardens for bicycle storage.

Dry risers are located within the stair cores, directly addressing the new access roads

and in close proximity to the turning heads to assist fire personnel.

A new substation is positioned to the southwest of the site away from residential accommodation.

Refuse provision:

- 16x Eurobins for general waste and recycling
- 8x 240l wheelie bins for glass recycling
- 8 x 240l wheelie bins for food waste

-  Standard parking bay
-  Disabled bay
-  Visitor bay
-  Allocated for houses

- 1. Main entrance
- 2. Staircore with dry riser inlet (DRI)
- 3. Bin store
- 4. Mobility scooter store
- 5. Resident access to bin store & gardens
- 6. Turning head
- 7. Sub Station



Sustainability

McCarthy Stone take a holistic approach to sustainability, considering not only environmental but also social and economic parameters. This approach is taken both in corporate governance and strategy, plus in the design of its main product – private sheltered housing developments for older people.

The following section outlines some of the sustainable features of the proposed development.

“McCarthy Stone take a holistic approach to sustainability, considering not only environmental but also social and economic parameters.”

Sustainability Strategy for the Development

Impact on the Environment

Building construction and the operation of buildings, particularly space heating, are major contributors to CO₂ emissions in the UK. Measures such as energy conservation, the promotion of sustainable transport, and the integration of energy-efficient design strategies can make a meaningful contribution to reducing emissions.

Context

The proposal has been designed to respect and enhance its setting. The scale, height, massing and character of the development are appropriate to the location. Building form, positioning and window layouts have been carefully considered to minimise impacts on neighbouring properties and protect residential amenity.

Sustainability in Land Procurement

The client operates a strong land procurement strategy that supports the regeneration and redevelopment of brownfield sites. Sites are selected to promote social inclusion, cohesion and mobility, and to encourage future residents to engage with the local community.

Site Location and Amenities

The site’s proximity to the new estate places it within easy reach of a wide range of amenities. This reduces reliance on private vehicles, helping to lower NO₂ emissions and

greenhouse gases while supporting social inclusion.

Transportation

The location of the development close to local services and facilities contributes to reduced car dependency and supports more sustainable travel patterns.

Density and Diversity

The introduction of retirement housing within an urban context improves site density, provides much-needed specialist accommodation in a sustainable location, and helps to release larger family homes back into the local housing market.

Sustainable Strategies in Design

Site Ecology, Biodiversity and Landscaping

The proposed landscape strategy has been sensitively designed to enhance the setting, improve biodiversity and respond positively to local character.

Layout, Orientation, Form and Microclimate

The building form is informed by the site shape, functional requirements and contextual analysis. The layout ensures that most apartments receive direct sunlight during the day. A Part O Assessment will confirm that solar gains remain within acceptable levels.

Energy Efficiency

Each habitable room will have independent heating controls. Communal lighting will be linked to daylight and movement sensors, and all internal and external lighting will use low-energy fittings.

Daylight access to kitchens reduces the need for artificial lighting. Thermal performance will be enhanced through low-e solar control double glazing.

Electrical appliances will be highly rated where possible, and residents will receive guidance on energy-efficient use.

The building envelope will be designed to achieve a strong SAP rating in compliance with Part L. Each apartment will have its own MVHR system, supporting good air quality and reduced energy use.

Space Heating

All apartments and communal areas will benefit from high levels of insulation and high-performance glazing.

Compact Form and Embodied Energy

The compact building form reduces embodied energy associated with material extraction, manufacture and transport. Apartments arranged around a central corridor reduce the surface area to floor ratio, lowering heat loss and space heating demand. This also contributes to lower long-term maintenance costs and improved whole-life value.

HCFC Emissions

Ozone-depleting substances will be avoided wherever possible and excluded from the specification where feasible.

Water Economy

Dual-flush WCs will be installed in all apartments. Hot water storage units will be located close to outlets to minimise water and energy waste. Showers are provided as standard, and taps will include flow restrictors.

Materials

Most materials, other than timber, will be sourced from UK manufacturers and supplied locally where feasible. All timber will be FSC certified. Nearest-cut lengths will be specified to minimise waste.

Durability and Flexibility

Internal layouts are adaptable, with stud partitions that can be demounted to accommodate future needs.

Disability Access

The development is designed to meet Part M4(2) standards for accessible and adaptable dwellings.

Waste Management and Recycling

Communal refuse and recycling facilities will be provided. Suppliers will be encouraged to reduce packaging, and

deliveries will be managed to minimise impacts. Packaging materials will be reused where possible to protect fragile building elements.

Sustainable Construction Practices

Prefabricated concrete and timber products and mortar silos will be used to reduce on-site water consumption. Fuel use will be minimised by installing mains power early in the construction process.

Best Practice Guidelines will be issued to site staff on waste minimisation, and waste contractors will be assessed on environmental performance.

Health and Safety

McCarthy Stone will operate a Considerate Construction Policy, minimising noise and maintaining good site presentation. Neighbour liaison will be maintained throughout construction.

All site operatives will receive health and safety inductions and task-specific training. McCarthy Stone adheres to the HBF Health & Safety Charter and operates internal monitoring systems to promote continual improvement.

Economic Sustainability

Local contractors and subcontractors will be prioritised where feasible, supporting the local economy and improving supply chain efficiency.

Lighting Assessment

External lighting will use low-level bollards angled downward to avoid light pollution. Lighting will be photocell- and time-controlled for efficiency and security, with all fittings being low energy.

Ventilation and Extraction

Domestic extract fans will serve kitchens and bathrooms. Fans will be discreetly located to minimise visual and noise impacts on neighbours.

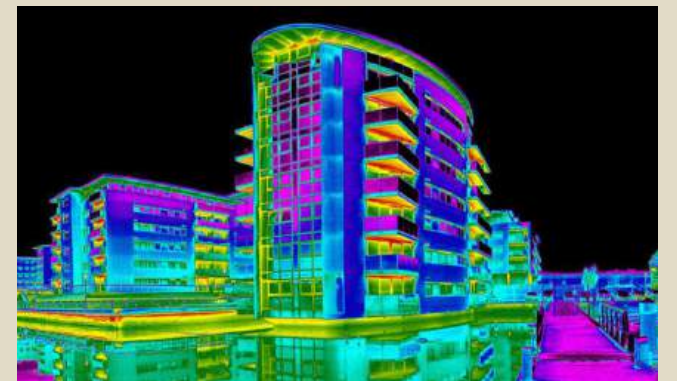
Noise Impact

The building is set back from site boundaries, with walls, fencing and planting providing defensible space. Double glazing will minimise noise intrusion to apartments.

Security

The development provides a secure environment for residents. Access to internal circulation spaces is controlled via a secure main entrance. Visitors must be admitted by a resident or House Manager.

All windows and external doors are lockable. Stairwell exits are self-closing and secure. Refuse and mobility scooter stores are accessed via coded security doors.



Summary

During the evolution of the proposals, careful consideration has been given to relevant national and local planning policy in order to achieve a high-quality, contextual design response.

This approach is best understood with reference to the Government’s National Design Guide, and in particular Part 2, which sets out the ten characteristics of well-designed places that promote character, community and positive environmental outcomes (see also the Sustainability Statement on the preceding pages).

The following summarises how the proposed development responds to each of these characteristics:

Context

The design has been carefully developed to respond to the varied character of the surrounding area. The building draws on vernacular detailing found in locally significant architecture, helping it to sit comfortably within its setting.

Identity

The proposed development reflects the identity of the local area through its considered use of materials and its scale. Subtle contemporary interpretations of traditional detailing are incorporated to create a building that feels familiar and

rooted in its context, while also clearly of its time.

Built Form

The form of the main Retirement Living building responds to its surroundings while making efficient use of the site. The layout and massing have evolved through a comprehensive pre-application process by the client, ensuring an appropriate balance between contextual fit and functional requirements.

Movement

The building and surrounding landscape are fully accessible, providing a safe and inclusive environment for older residents with a range of mobility needs.

Nature

The proposal includes generous communal landscaped gardens for residents. The landscape design will promote biodiversity through the use of varied planting, hedgerows and new trees, enhancing both the setting and residents’ wellbeing.

Public Spaces

A new communal residents’ garden will act as a social focus for the development and provide a green oasis within the heart of the site. Smaller, interconnected garden areas around the main block will offer quieter, more contemplative spaces for residents.

The landscaped car park areas incorporate a shared-surface pedestrian route linking the site into the new estate with the main entrance, creating a pleasant and legible arrival experience.

Uses

The development of 50 retirement apartments represents an appropriate and sustainable use

of an under-used site, meeting both local and wider community needs. Residents will benefit from the site’s proximity to local amenities, as well as from the communal lounge and gardens provided on site.

Homes and Buildings

Internal layouts are fully accessible and designed to Part M4(2) standards, with a number of Part M4(3) units available. Each apartment benefits from large window openings to provide generous natural light, and all units have a private balcony or terrace positioned to respect neighbouring privacy. The communal residents’ lounge offers opportunities for informal social interaction and organised events, supporting a healthy and connected community.

Resources

The proposal incorporates key sustainability principles aimed at reducing energy use and waste during construction and throughout the building’s operational life.

Lifespan

Apartment layouts have been designed to allow for future adaptation as residents’ needs change over time. The nature of the development promotes a strong sense of community, helping to address social isolation in later life. McCarthy Stone will retain ownership of the site and continue to manage and maintain the building and its grounds.



Appendix

A - Arboriculture

A Tree Survey and Impact Assessment has been carried out for the site and the proposed development by Keen Consultants and is included as part of this application.

The assessment concludes that the proposal would result in the loss of only a small number of trees, all of which are of low quality and limited arboricultural value. The report also confirms that the proposed new and replacement tree planting will provide a diverse mix of species, helping to ensure the long-term sustainability of the site's green infrastructure.

All existing trees to be retained will be fully protected during construction in accordance with the approved tree protection plan. These protective measures will be implemented prior to the commencement of works and maintained throughout the construction period, until such time as their removal is required to accommodate the soft landscaping proposals.



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