

ARCHITECTURAL APPROACH

ARCHITECTURAL STYLE

The style of the proposed dwellings will be designed to reflect built form examples identified within the character appraisal section of this document. A more specific approach to building form and architectural design in creating a characterful design is proposed as follows.

PRIMARY STREET

This will be the most formal street in terms of character. Buildings will be set behind a common build line and the street will contain most of the 2.5 storey dwellings within the development. The design will be reflective of Victorian houses in Boorley Green as realised within Boorley Park. Red brick and blended brick facing with a small percentage of render will be acceptable along with tile hanging over brick on feature plots.



CONNECTING STREETS

These streets will be enclosed by cottage style dwellings consisting of mainly detached and semi-detached dwellings with a few small terraces. Materials will reflect the character of the secondary streets within Boorley Park and recent developments west of the Site. Red and blended brick facing with a small percentage of render is acceptable, as will the use of occasional weatherboard cladding and tile hanging.



COURTYARDS

Courtyards will be enclosed by short terraces, and wide-fronted / narrow-fronted semi-detached houses. The character will be influenced by the cottage style dwellings in the more rural parts of local settlements. Red brick facing along with weatherboard to create a rustic style will be appropriate.



WOODLAND EDGES

Dwellings facing the Woodland Edge will be almost exclusively detached with a small percentage of semi-detached. Architecturally these houses will reflect the cottage aesthetic exhibited along woodland edges in Boorley Park and development to the west of the Site. Red and blended brick facing with interlocking concrete roof tiles and the use of projecting fascias, bay windows, tile hanging and porches will be a feature of this part of the Site.



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STREET SCENES



Fig 42. Illustrative Street Scenes



SUSTAINABILITY

SOCIAL BENEFITS

The development aims to provide a range of social and economic benefits to both new and existing residents through:

- The provision of much needed affordable housing making a significant contribution to meeting the Borough's quota;
- Creating a quality place with a new network of routes and open spaces to foster health and social well-being;
- Providing new homes with a range of typologies and sizes to accommodate local needs;
- Creating a pedestrian friendly layout that is safe, well connected, legible, and accessible, connecting into the existing network;
- Providing new homes to meet the needs of specific housing requirements where they are needed.

ECONOMIC BENEFITS

- Promoting the delivery of development in a sustainable location in close proximity to major facilities within the wider Southampton area;
- Supporting growth in the local economy;
- Providing improvements to local infrastructure and community services;
- Increased local spend and commerce;
- Creating jobs and local spend during the construction phases of the development;
- Increased contribution to council tax gain through the provision of new households.

ECOLOGY ENHANCEMENT

Through a range of design measures the development aims to protect and enhance the local environment, including:

- Opportunities to enhance the Site's biodiversity value, including the SINC, and providing additional planting through the development to achieve Biodiversity Net Gain;
- A high quality landscape led development, that can positively respond to its context and embrace the principles of good design;
- Integration of a SuDS scheme to sustainably manage water run-off and create new habitats.

CLIMATE CHANGE

The development will incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change, and adaptation measures to ensure the long-term resilience of the development to the effects of climate change. Measures include:

- Buildings which will be designed to make use of sustainable materials to reduce environmental impacts of construction;
- Homes designed to take into account increasing annual temperatures set out in the UKCP18 climate projections to minimise the risk of overheating;
- Provision of measures through construction and operation of the Site to reduce pollution, minimise waste and encourage recycling;
- Homes and buildings designed and built to use resources efficiently and respond to the threat of climate change managing energy and water use.



LIFESTYLE

The scheme promotes a healthy and active lifestyle through:

- Safe and efficient access to the Site with potential to provide local pedestrian and cycling improvements;
- Development designed to prioritise sustainable and active modes of travel including walking and cycling;
- Provision of play areas and generous areas of open space for people to meet and maintain a healthy lifestyle.



FABRIC FIRST APPROACH

New homes will be designed to meet or exceed Building Regulations, taking into account future changes including The Future Homes Standard: changes to Part L and Part F of the Building Regulations. Suitable features would include:

- Orientation and sizing of window/door openings to optimise daylight and solar gain;
- Improved air-tightness and reduced thermal bridging to minimise heat loss;
- Responsible sustainable materials - locally sourced where feasible;
- Air source heat pumps;
- EV charging points to be integrated within the scheme;
- Roof spaces across the Site orientated to accommodate Solar PV panels where possible;
- Water conservation measures such as low flush WC's, and flow restricted taps/showers.



DESIGNING FOR SAFETY

The proposed development has been carefully designed in line with best practice in residential design, drawing on principles set out in *Secured by Design* guidance and *Safe Places: The Planning System and Crime Prevention (Home Office, 2004)*. The intention is to create a safe, secure, and welcoming neighbourhood through careful attention to layout, movement, and the definition of space.

A balanced approach has been taken to ensure the development responds to multiple considerations - crime prevention being central among them. The masterplan emphasises natural surveillance, a clear distinction between public and private spaces, and a movement strategy that encourages appropriate activity in appropriate locations. Features such as vehicle parking, refuse storage, and rear access arrangements have been carefully considered to enhance safety and security.

The design process has involved reference to the guidance in *Secured by Design Homes 2016* to ensure principles such as surveillance, ownership, and physical protection are embedded throughout. The input from the local Police Architectural Liaison Officer (ALO) will also be sought to confirm that key principles are effectively incorporated into the scheme.

Ultimately, the development seeks to foster community pride and ownership whilst ensuring the public realm is safe, accessible, and easily maintained for the future.



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thrive.
architects

Building 300, The Grange, Romsey Road, Michelmersh,
Romsey, SO51 0AE

Tel: 01794 367703

Fax: 01794 367276

www.thrivearchitects.co.uk