

04

DESIGN DEVELOPMENT

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.”

Pre-Application-EastleighBoroughCouncil

The development proposals submitted here for consideration have been developed through a process of engagement with the local authority and with the assistance of a team of professional consultants.

The first stage of the process was to identify and define the key view to the windmill and the design constraints relating to that view. We worked with the local authority conservation officer and our own heritage consultant to arrive at an agreed definition of the key view and the characteristics of the setting of this view across the proposal site.

As the pre-app consultation process progressed design options were tabled for consideration. Overall 3 options were put forward, which are set out on the following pages. Each option responded to the feedback from the previous one, identifying key constraints and opportunities for the development, and refining the design to a preferred option to take forward to detailed design and planning.

Option 1 was the first plan submitted to the local authority to establish developable areas and identify basic principles. Following feedback and a developing understanding of the site and the key view to the windmill, option 2 proposed a change of approach to the care home responding directly to the view cone by aligning to the view.

As part of further discussion with the local authority and conservation team we submitted option 3 which was based upon all the outcomes and ongoing issues through the pre-app.

By the end of the pre-app process a general agreement had been reached that Option 3 was the most suitable option and should form the basis for further design development. The councils pre-app response is based upon option 3 and has been used to inform our final designs as submitted here.

Proposed Option 1



Opportunities

- The falling topography across the site allows the proposed care home to be set lower than the existing properties identified as 1-4 Brookfield.
- The care home sits subservient within the landscape and avoids detrimental impact on the skyline.
- The building configuration is arranged around a series of courtyards offering landscape opportunities both to the North and South.
- Only two corners of the building touch the view cone as defined for the 2022 application. The built form is relieved from the view cone to create an entrance courtyard with a strong sense of arrival.
- The foreground view to the windmill is soft landscaped with opportunities for (low) planting.
- The hard surfaced access road and the parking within the important view is earth sheltered beyond planted, battered landscape.
- Parking is broken down with fingers of landscaping defining clear parking courts.

Considerations

- The proximity of the care home to residential property 4 Brookfield (The opinion of Eastleigh Borough Council)
- The two storey wing is separated from the rear boundaries of Brookfield by 12m. The return is separated by 15m from the side boundary.

Proposed Option 2

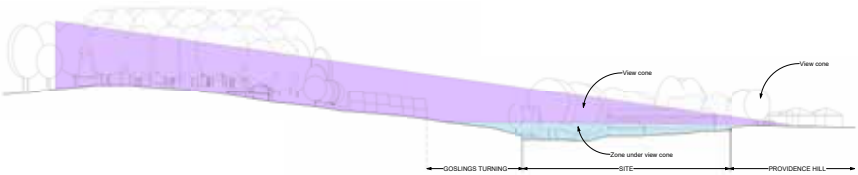


Opportunities

- The care home is rotated to increase the distance to the residential boundary of 4 Brookfield.
- The number of age restricted cottages is reduced from eight to five.
- The parking court is more confined than option 1 and is located within the important view.
- The mass of the care home is broken down into smaller, interconnected pavilions.

Considerations

- Low level-built form within the important view. This could potentially have a green roof, green wall or be filtered with planting.
- The built form is aligned to the important view
- The lower built form will obscure the falling topography within the important view



Pre-Application Response

Principle concerns of Eastleigh Borough Council relating to proposed options:

- The parking layout needs to be carefully considered in terms of surfacing materials, landscaping and retaining features to ensure that the parking would not dominate the site or views into it.
- The access and internal drive layout needs to ensure good connectivity with Providence Hill for vehicles, pedestrians and cyclists.
- Concern that if amenity areas are on the southern side of the dwellings, they would be highly shadowed by the boundary trees.
- Concern about the visual mass of the building, when viewed from within the site and from the adjacent dwellings, Providence Hill and Goslings Turning.
- Questions about the projecting element of the care home on the south-east side of the site, which would appear to increase the building mass close to the site boundaries and neighbouring residents.
- Another matter for further consideration is the external amenity space for the care home. If this is to be focused on the north side of the building then the concern is that it would be highly shadowed by the care home itself and may not provide an attractive environment.
- Eastleigh Borough Council’s Heritage Consultant has requested that the western projecting section of the building should have a hipped roof to reduce its ‘bulk’ adjacent to the Bursledon windmill view.
- It is felt that the building would still appear bulky when viewed from these adjacent dwellings and there could be an increased sense of overlooking due to the likely number of windows that would be facing towards them. Appropriate boundary treatments and landscaping may help to mitigate such impacts.
- At this stage it is not clear where or how drainage would be accommodated regarding ecological buffer zones, or how the landscaped areas of the site would be laid out and used. These matters will require detailed consideration as the scheme progresses.
- Concern that the removal of vegetation on the west side of the site to accommodate the proposed development would make it difficult to achieve a biodiversity net gain.
- The plans currently show 28 parking spaces, and it is not clear if this would be an appropriate level of parking taking account of staffing numbers and the parking for the cottages. The level of parking needs to be balanced against the desire to achieve a landscaped and attractive setting and potential impacts of under-provision in terms of overspill on surrounding roads.
- Opportunities to promote sustainable transport options for staff and visitors should be considered and incorporated as part of a Green Travel Plan.

Principle Concerns Word Cloud:

Bursledon Windmill
Protected View
Visual Mass Boundary Treatments
Built Mass Materiality
Projections Line Of View Wedge
Landscape Strategy
Overlooking 1-4 Brookfield
Hipped Roofs Attractive Environment
Overshadowing Protected Trees
DrainageStrategy BNG
Connectivity Providence Hill
Parking Strategy On-Site
Sustainable Transport Strategy
Pedestrians Green Travel Plan Cyclists
Through Routes Goslings Turning



WLA | **Proposed Site Section Plan - Option 3** | 2023
Do Not Scale.

In response to the pre-application feedback received specific to Option 2, the adjacent layout was proposed.

Option 3 responds to the following comments;

- The view wedge should remain undeveloped.
- Built form adjacent to the retained view should ideally be kept to a minimum.
- The planning officer proposes a balanced approach to protect the Windmill view and the amenity of 4 Brookfield.
- Suggested care home to be re-orientated away from the edge of the view wedge.

DESIGN RESPONSE:

- The siting of the care home is located deeper within the valley.
- Located at the lowest part of the site, the building is subservient to surrounding mature planting and the existing neighbouring properties.
- The east west wing is located further from the residential boundary of Brookfield and proposes a back-to-back distance of 36m.
- The building, in proximity to the important view, is limited to two storeys. Furthermore, the end of the wings are terminated with one and half storey projections to reduce the scale in relation to the important view.
- As Option 1, the built form is relieved from the important view to define a soft landscaped courtyard.
- No built form is proposed within the central part of the site to protect the historic view. Parking and roading shall be battered into the landscape
- The number of age restricted cottages is reduced from eight to five.
- The building configuration is arranged around a series of courtyards offering landscape opportunities both to the North and South of the building.
- The important view is largely soft landscaped and is unconstrained to the east.

Pre-Application Conclusion

Proposed Option 3 was recieved most favourably by Eastleigh Borough Council.

Through an understanding and analysis of the key views and the potential impact from built form within the site, the preferred option has been developed.

DESIGN RESPONSE:

- The siting of the care home is located deeper within the valley. Located at the lowest part of the site, the building is subservient to the surrounding mature planting and the existing neighbouring properties.
- The majority of the built form is hidden by the topography of the site, the dense boundary planting and the existing built form fronting Providence Hill.
- The building height is constrained to 1.5 and 2 storeys adjacent to the important view.
- The roof forms are angled away from the key views presenting less built form whilst framing the views.
- At the request of Eastleigh Borough Council's Heritage Consultant the western projecting section of the building, see image **[A]**, has been designed with a hipped roof, reducing any 'bulk' at the line of the view wedge up to the Bursledon windmill.
- A large amount of soft landscaping is present within the view range, softening and minimising any hard landscaping and built form.
- The amenity of properties at Brookfield is protected.
- The fall, then rise in topography, which contributes to the heritage significance, is appreciated.



[A] View of the Windmill from within the site.



[B] View from within the courtyard looking back towards Brookfield.



[C] Tidying the boundary foliage along Providence hill will provide filtered views across the undeveloped area of the site.



Location of the proposed views.

05

PROPOSALS

“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”

Use and Amount

The proposal is for a new 73 bedroom nursing care home of 4800m² over 4 floors, with the top floor set within the roof space and the lowest floor sunk into the ground on the south side.

There will also be 5 new 1½ storey cottages of 94-105m², each with its own entrance and private garden.

There will be 34 parking spaces provided overall, spread across 4 parking courts.

The site area is 10870m² overall. Building footprints total 1820m² making up 17% of the site.

Site Layout

The key view to the listed Bursledon Windmill and principles for the setting of the view have been agreed with the local authority and are assessed in the previous sections of this document. The key requirements are no building in the view cone and a predominantly green landscape in the valley floor within the view.

The proposed care home is confined to the east part of the site, outside the area defined as a key view to Bursledon Windmill.

The building is aligned roughly to the Providence Hill and the properties along it, and is arranged to ensure good separation between the care home windows and the rear of properties along Providence Hill, while maintaining distance to the trees along the north edge of the site.

A low wing projects south from the main care home, containing the central gardens and screening the ugly utilitarian form of the telephone exchange building immediately to the east.

In the west part of the site, outside of any viewing zones towards the windmill, are proposed 5 no. 1 ½ storey cottages. These dwellings are arranged with frontages towards the street and rear gardens facing out over the valley. The cottages are accessed via a pedestrian path that winds through the trees from a parking court off the main entrance drive.

The central part of the site has been treated sensitively to ensure the view to the windmill remains green and well planted, not dominated by infrastructure.

The main vehicle access to the site is halfway along the Providence Hill frontage, where there is an existing site access. The access drive winds down through the middle of the site to deal with the significant level drop from the road to the lower parts of the site. Parking is broken up into smaller courts to avoid an excessive area of hard surfacing and to allow planting amongst the parking.

The lower parking court provides level access to the care home entrance and turning for larger vehicles. The upper parking court provides additional parking and links to the care home via a winding path. The western parking court serves the cottages. There is also a small parking court in the south corner of the site retained as existing use.

A shallow footpath winds down through the site to the care home entrance from the footpath at the south corner adjacent to no. 4 Brookfield. This provides accessible pedestrian access to the care home while providing space for landscaping to soften the path in views from the street.

A winding path runs all the way around the care home to provide a safe circular route for residents of the care home for exercise and amenity.

Through the middle of the site, running east to west, is a linear retaining wall. Through an exploration of options this was agreed to be the best way to achieve the necessary level changes across the site without undue impact upon the setting and landscaping. The alternative steep slopes would have given emphasis to the paved spaces and been hard to naturally landscape. The retaining wall will screen the lower parking court in views from Bursledon Road. Careful landscaping will ensure that the top of the wall is not prominent in views so that the green setting of the windmill is not harmed by hard infrastructure.

The retaining wall will be treated as a green wall alongside the lower parking court, giving an attractive feature for visitors while softening its impact in views from the north. Further west the retaining wall will be disguised by natural creeping planting in a way common to rural retaining walls. The retaining wall will be 3m at its highest point, where the green wall will be, reducing down as it runs west and disappearing into the ground by cottage 4.

There will also be smaller sub-1m high gabion retaining walls around the cottages to smooth out the levels in these areas and these will be integrated into the landscaping.

The northern part of the site is given over to soft landscaping and ecological space with opportunities for BNG enhancement.

The trees around the edges of the site are retained. A large veteran oak tree on the north boundary is given additional protection with a 21m no build root zone.

Current overhead electricity cables that run through the protected view will be re-routed underground enhancing the view.



Area Schedule (GIA)

73 Bed C2 Residential Care Home	4800m ²
Open Market Cottages @ 90m ² x 5	450m ²
Total	5250m²
Car Parking:	34 spaces o/a
Care Home	24 Spaces
Residential cottages	6 Spaces
Existing spaces retained	4 Spaces

Drawing Key:

- [1]** 73 Bed C2 Residential Care Home
- [2]** 5 no. Residential Cottages
- [3]** Parking
- [4]** Existing parking retained
- [5]** Service Access
- [6]** Main entrance to Care home
- [7]** Residents Sunken Garden
- [8]** Residents Shade Garden
- [9]** Residents roof garden
- [10]** New Vehicular Access
- [11]** Pedestrian Entry - less than 1:20 slope
- [12]** Defined edge of View cone to Bursledon Mill

-  Existing Trees to be retained
-  Existing trees to be removed
-  SSEN 3m easement, 1.5m either side of cable
-  Line of ecological buffer zone based upon 10m offset from top of stream bank
-  Site Boundary
-  Root Protection Zone
-  Proposed tree planting

The Care Home

The nursing care home is entered at the corner of the building facing the access drive, prominent in views from the street and coming into the site.

The welcoming entrance leads into a central atrium, opening up to the roof which, in turn, brings natural light down to the reception and drawing the eye up through the building, providing a visual connection with the other floors of the home. The reception atrium acts as a hub for the home, giving residents direct access to communal facilities such as a large dining room, bistro, lounge area, hairdresser and spa.

The dining room opens out onto a terrace overlooking the central sunken garden and also onto the entrance court to the west giving residents a variety of spaces to enjoy. The lounge has views out over the landscape to the north.

There is a large area of outdoor amenity on every level of the care home in the form of sunken gardens, patios, landscaped grounds and roof terraces.

Bedrooms are located along 2 main wings of the building running East - West and North - South, with the main communal and amenity facilities located at the junction of these wings at the north west of the building.

This junction is defined by a glazed atrium that runs the full height of the building and brings light down to the reception at ground floor. Glazed walls bring natural light into every floor and all views down to the reception.

Next to the atrium on upper floors is a communal lounge opening out onto a large roof terrace. The lounges have

good views out over the landscaped grounds and wider setting, as well as internal glazing allowing views into the atrium.

The lounges open out onto large terraces with glazed screens around the edges for safety. The terraces will have intensive planting and landscaping suitable for their use and location.

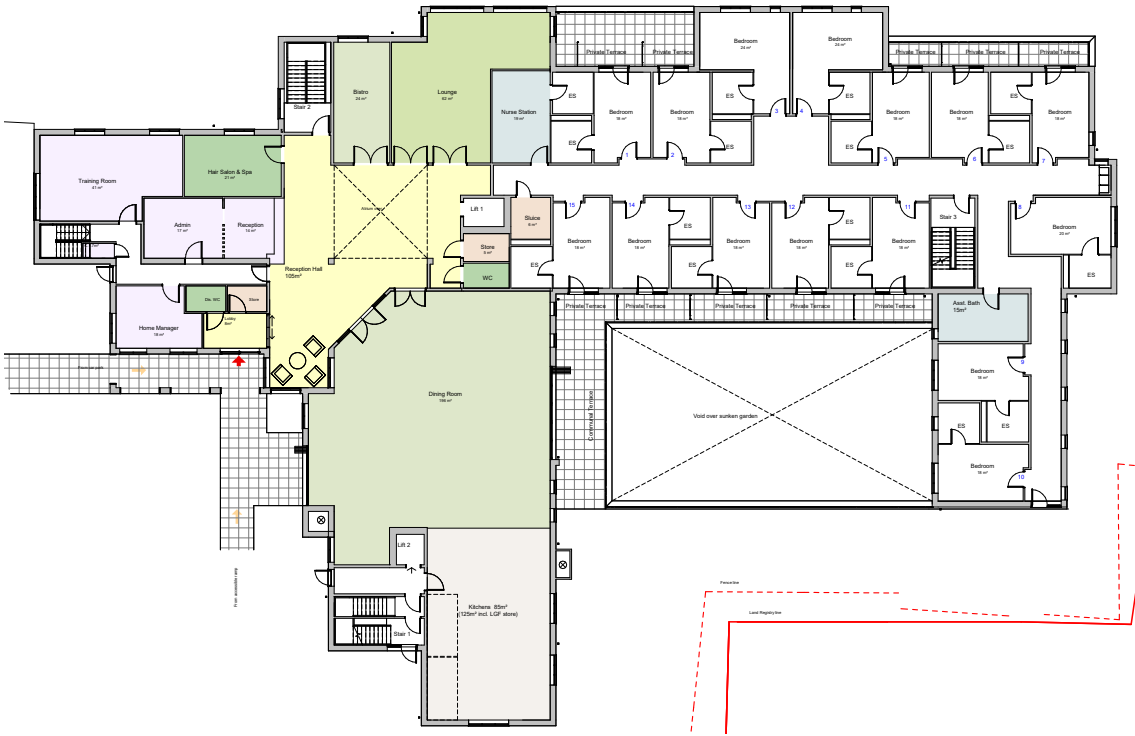
The lower ground floor has bedrooms and lounge wrapping around a central sunken south facing garden, as well as rooms opening onto the landscape to the north. The southern wing accommodates the plant and service spaces for the care home and is largely buried in the ground.

The second floor is set within the roof space, with eaves set low to retain the impression of a predominantly 2 storey building when viewed from public spaces and adjacent dwellings to the south. This results in a reduced number of rooms reflecting the available space.

Care bedrooms are designed in pairs, with en suite accessible shower rooms between bedrooms. This arrangement allows for a narrower building plan than a more traditional corner en-suite arrangement and spaces out the windows on the façade, reducing the number of windows facing south towards the rear of 4 Brookfield.

This arrangement also results in nicely proportioned rectangular rooms opening directly off the corridor without a narrow lobby space.

- Reception
- Back of House
- Communal Facilities
- Roof Terrace
- Support
- Stores and services
- Kitchen
- Plant



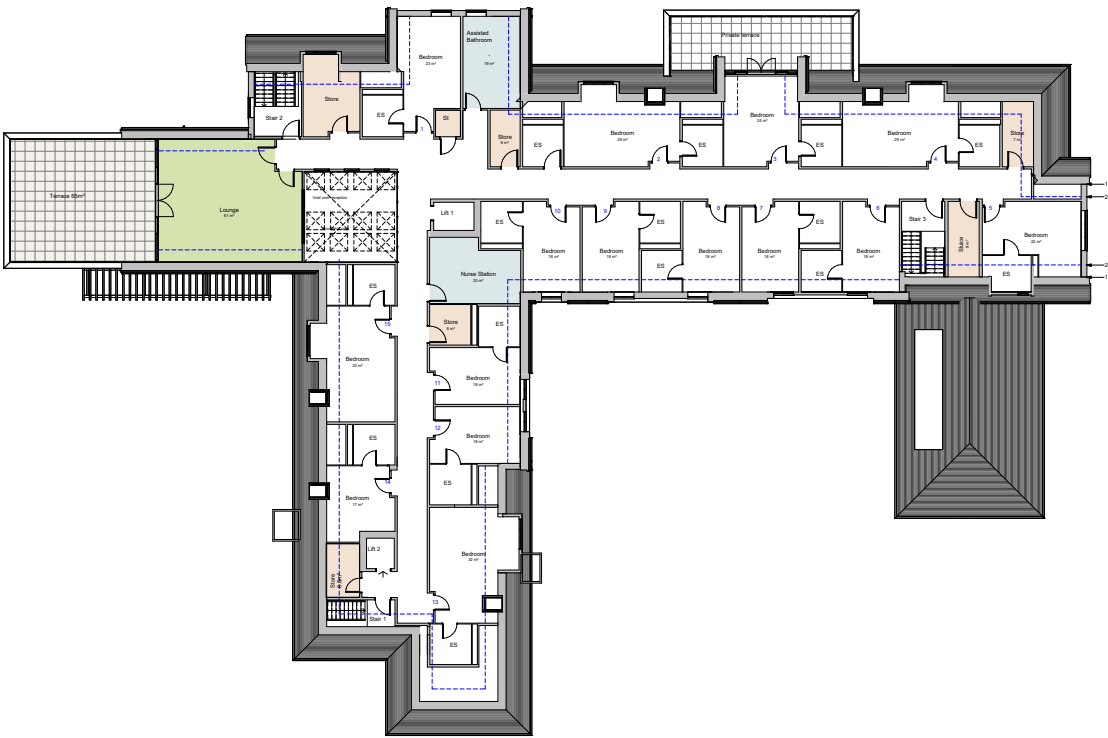
Proposal | Ground Floor Plan



Proposal | First Floor Plan



Proposal | Lower Ground Floor Plan



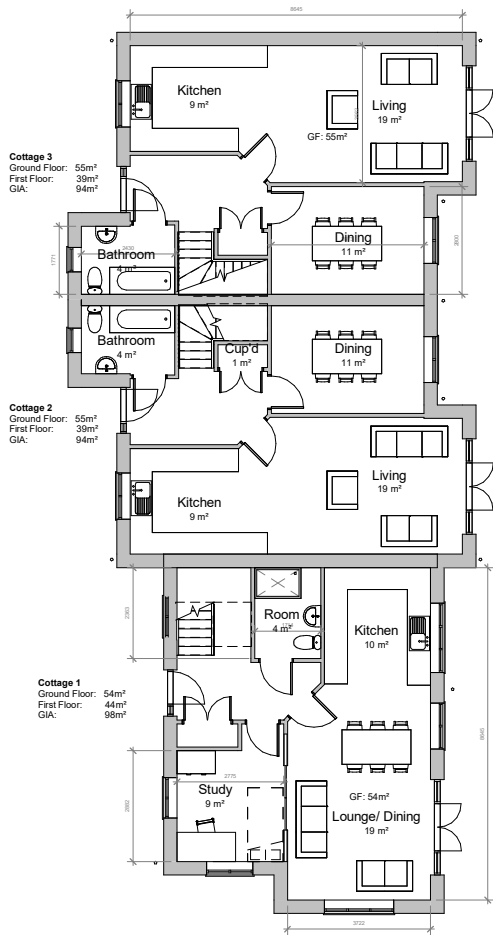
Proposal | Second Ground Floor Plan

The Cottages

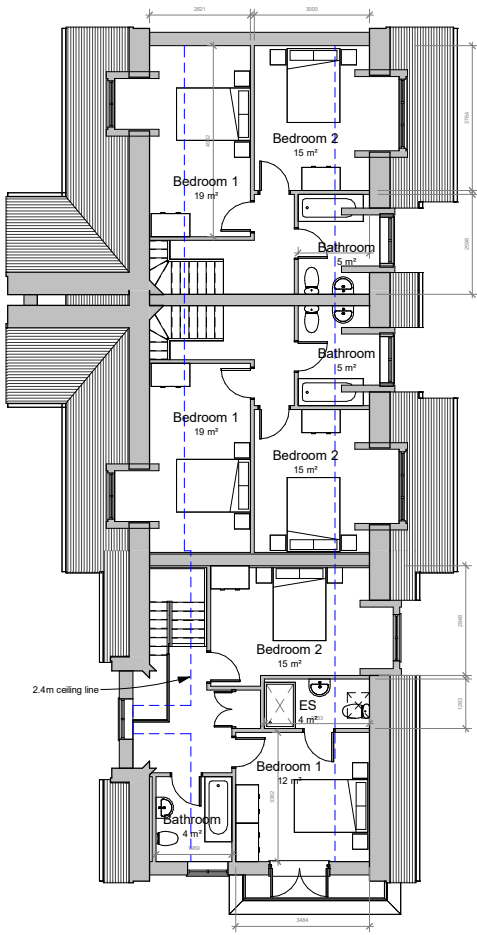
Each cottage has an independent front door accessed via a pedestrian path. The ground floor has a large open plan kitchen / dining / lounge space opening out onto the garden, and a smaller room offering flexible living options to be a dining room, office or accessible bedroom.

On the first floor are 2 bedrooms, one with en suite shower room, and a bathroom, within the roof space of the property.

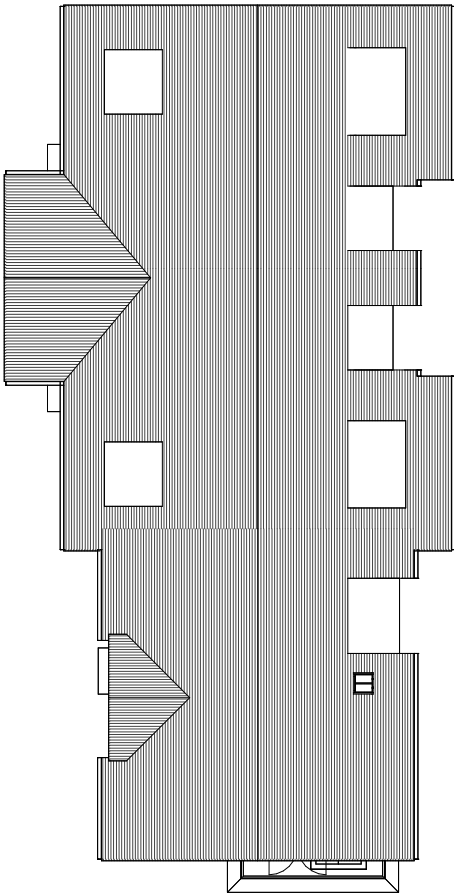
[Right] Typical layout proposed for Cottages 1-3.



Proposal | Ground Floor Plan



Proposal | First Floor Plan



Proposal | Roof Plan

A winding path leads around the care home through a mix of planting providing residents with a pleasant circular walking route.



Topography and Levels

The site slopes steeply from Providence Hill down to a brook along the north boundary. It also slopes more gradually from the western corner of the site along the path of the brook to the Windmill Fields Wood SINC site to the east of the site. The proposed development works with these level changes.

The care home sits in the lowest part of the site, where it is least dominant in views from outside the site. The roof of the south wing projecting towards Providence Hill sits below the line of the roof of no. 4 Brookfield, while the highest roof ridge of the care home is only 1.2m higher than no. 4 Brookfield. The roof line is also at a similar level to the roofs of dwellings on Gosling Turning to the north.

The proposed care home cuts into the sloping ground and so presents as a smaller building when viewed from Providence Hill and the access drive, where the lower ground floor is not visible.

The eaves on the north side of the building sit lower than on the south, keeping the mass as low as possible so that the building reads as 3 storeys on this aspect.

A sunken courtyard sits in the middle of the care home plan, flanked by accommodation on the north, east and west sides. The ground levels mean that this secret garden is hidden from public view by the south wing and out of line of sight of the properties on Providence Hill.

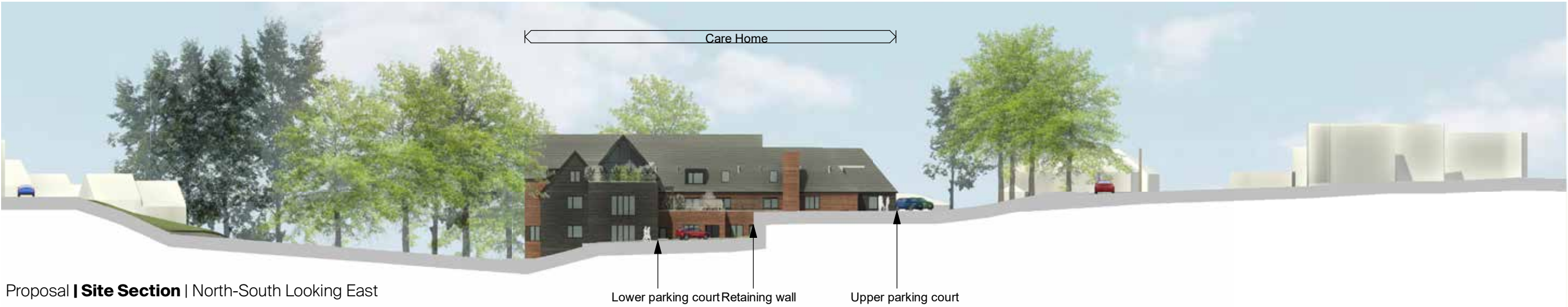
The cottages sit on sloping land in the west part of the site. The land is terraced to provide a platform for the cottages while working as closely as possible with existing levels. To the north of the cottages a path winds along the tree line. Low gabion retaining walls allow the path to run flat without impacting on root zones. Careful planting around these gabions will ensure that they integrate well with the natural landscape. At the rear of the cottages the ground sits lower. A low retaining wall here allows the gardens to finish with a railing rather than a close boarded fence, giving a sense that the landscape flows into the garden rather than being closed off with fencing.

The main vehicular access to the site is halfway along the Providence Hill frontage. The highway entrance is 7m higher than the care home entrance level. To bring vehicles down to the entrance level, and provide level access from

car to care home, the access drive winds through the middle part of the site.

A winding pedestrian path slopes down at over 1 in 20 to ensure an accessible route from public footpath to care home entrance. This path starts at the lowest point on the Providence Hill boundary adjacent to no. 4 and winds around until it reaches the level of the care home entrance.

Due to the steeply sloping ground and the requirement to bring vehicles down to the level of the care home, the landscape has to deal with a steep drop between the access drive as it turns east and the lower parking court. Having explored options for this, a retaining wall was determined to be the least intrusive solution for dealing with this. It is a simple solution that allows for planting to disguise the structure while allowing the ground to step where necessary.



The Care Home - Appearance

The care home is designed with local vernacular and contextual character in mind.

Drawing on rural design heritage helps bed a large building in its setting, using forms and designs that have long been used to help break down the scale of the building while giving it a strong sense of identity.

Modern:

- Simple window forms with grey window surrounds.
- Aluminium box dormers with timber insets.
- Glazed screens around terraces.
- Glazed gable onto top floor terrace.
- Large bi-fold doors onto terraces.
- Freestanding text naming over entrance.

Traditional:

- Hipped roofs.
- Linear building forms.
- Prominent large chimney by entrance.
- Large open / glazed areas to ground floor.
- Mix of red brick and dark timber cladding.

The care home building is articulated into a series of linear forms reflective of historical agricultural buildings, each with its own defined roof form, so that the building reads as a collection of distinct elements rather than one monolithic mass.

Roof forms are kept low, the top floor of accommodation set in the roof with dormer windows.

Mix of lower and higher forms, building smaller at top than lower down, reduces the perceived mass of the building. Large windows to bedrooms brings in natural light, allows good ventilation and allows residents good views out from the bed.

The care home entrance is defined by a loggia within a projecting single storey form sitting forward of the main mass of the building that is terminated by a large projecting chimney feature. With roof terrace over, and bold freestanding letters depicting the name sitting over, the entrance is quite prominent in views from Providence Hill and along the entrance drive.

The material palette is kept simple and reflects the vernacular, with red brick and dark stained timber effect cladding to the walls and slate for the roof. Windows and details are picked out in a contemporary dark grey.



Proposal | **Artists Impression - View looking north east from proposed site access.**

Proposal | **West Elevation**Proposal | **South Elevation**



Proposal | CGI Image - Key view of the Nursing Care Home entrance.



Proposal | CGI Image - Key view adjacent to no. 4 Brookfield | Up to the Bursledon Windmill in response to view cone.

The Cottages - Appearance

The cottages are defined by low eaves and prominent gable forms, with simple flat dormers within the roof.

Materials and details will be kept simple and match those on the care home to bring consistency to the development. Palette to include; red brick and dark stained timber effect cladding to the walls and slate for the roof. Windows and details are picked out in a contemporary dark grey.



Proposal | South-West Elevation - Entrance To Cottages No. 1-3



Proposal | South Elevation - Typical Rear Of Cottage Properties



Proposal | **CGI - The Cottages.**



Proposal | **CGI - View towards the rear of the cottages.**

Access

Please Note: *Paul Basham has prepared a Travel Plan and Transport Statement to accompany this application and these documents should be read in conjunction with this access statement.*

The site is accessed from Providence Hill over an access drive which winds down from the highway junction to the lower parking court, serving 2 other parking areas at higher level.

Near the highway entrance a parking court provides spaces for the 5 cottages.

A second parking court half way up the drive provides additional parking, from where a footpath connects into the main pedestrian accessible path to the home.

The lower parking court offers 16 parking spaces including 2 accessible spaces with level access to the care home. This will be the primary parking area for the care home.

There is also a parking court at the south east corner of the site, providing spaces where there is an existing highway access and parking adjacent to no. 4 Brookfield.

The lower parking court includes a turning head for refuse and emergency vehicles. This will allow easy fire access to the building at the entrance level and allow ambulances level access to the home.

The care home is to be served by private refuse collectors as part of the management of the facility. Care home refuse is stored at lower ground level at the north west corner of the building. This position allows refuse from the care

home to be brought to the bins without going outside or crossing the main entrance.

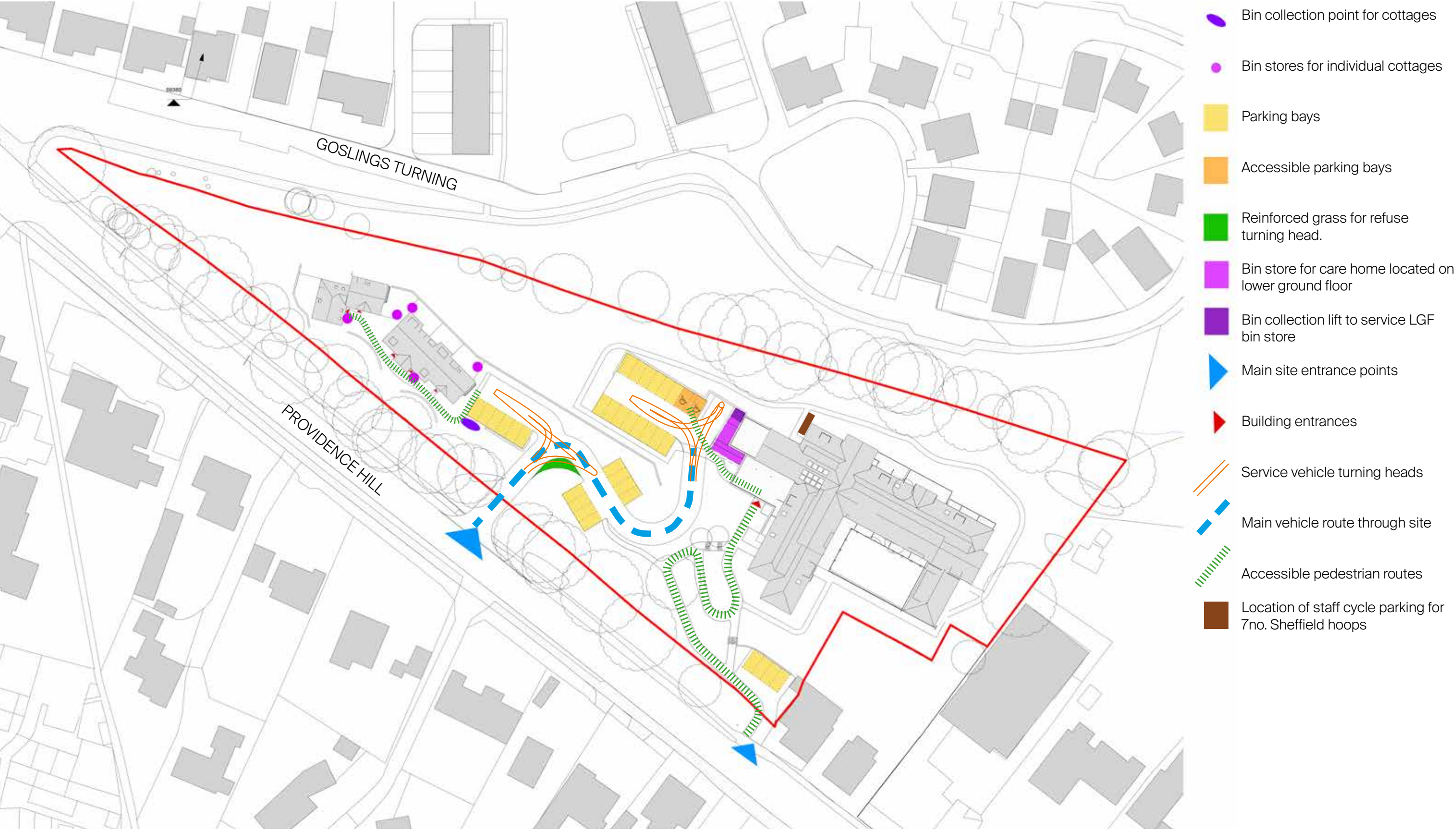
The bin store has capacity for 7 x 1100l Eurobins. Collection is from the turning head on the upper ground floor. A service platform lift will bring bins up to the collection point on collection day, keeping the bins out of sight at all other times.

The cottages have individual bin stores, either in rear gardens or in wooden bin enclosures next to the front door. A bin collection point is located in a location accessible for both residents and refuse collectors, and well concealed from public view by planting. There is a turning head for the refuse lorry at the top of the access drive so the refuse lorry does not need to drive right down to the bottom parking court to collect refuse from the cottages.

The site is considered to be situated in a sustainable location as it is well connected to Bursledon and beyond.

- Providence Hill (A27) provides key road connections to the wider road network. For example the village of Lower Swanwick lies south east of the site whilst the A3024 corridor to the M27 runs north east of the site. The simple two-way carriageway, flanked by wide footpaths on either side, is subject to a 40mph speed limit.
- Along Providence Hill, immediately north west of the site, the Route X15 operates two buses a day in both directions, providing connections to other areas of Bursledon, between Hamble-Le-Rice and Eastleigh.

- Other bus services within walking distance of the site include;
 - X4 Solent Ranger
(Southampton City Centre to Portsmouth via Bursledon)
 - X5 Solent Ranger
(Southampton City Centre to Gosport via Bursledon)
 - 501 Merry Oak
- The wide footways along Providence Hill, either side of the carriageway, provide easy access on foot to other residential areas and to key facilities in the vicinity, including Tesco Extra, along Hamble Lane. In addition, there are several pathways adjacent to the site, including a pleasant walking route, running north of the site which, links to the newest development at Goslings Turning. Further north of the site, is a circular walking route through woodland and passing by the Bursledon Windmill.



Proposal | Access Diagram



Proposal | **Artists Impression - View looking north east from proposed site access.**

