

DESIGN AND ACCESS STATEMENT

PART 2 OF 3 BOORLEY

03

hgp

Proposal

Proposed Layout

The presented scheme closely follows the clarity of the concept thoughts, creating a strong frontage to both Winchester Road and the public footpath to the north, whilst shaping to formalise a south west facing amenity space for the residents.

The use of parking courts, both north and south, naturally spaces the building between the A Grade trees and the properties to the south.

Massing principles have been the key driver to the layout, ensuring that the majority of the outer face of the building is 2 storey, stepping to 2.5 storey to the north, with the courtyard face at 3 storey. The facade treatment follows this pattern and responds to the elevation's position within the site.

The profile of the building screens the 3 storey element from Winchester Road, ensuring that the front facing perception of the built form is that of a 2 storey building. Furthermore, the use of bays and steps in the facade allow for articulated areas to be read as separate mass, appropriately addressing different parts of the site.

Servicing the site for fire tender and refuse collection has been considered with integrated turning to the north and the south. This minimises the impact on Winchester Road.

A pedestrian link has been incorporated to the north east to allow retirement building residents the opportunity to venture further into the wider development as well as a link to the north west of the site.

To the south is a pair of detached 3 bed houses which inhabit the southern leg. They have a relationship with the parking court extension and allow positive natural surveillance across this space, whilst benefiting from south facing gardens. They form dialogue with the central building in their orientation and elevational treatment.

The houses have been designed to be slender in profile, in line with a more traditional cottage footprint, befitting of the Winchester Road character, allowing for a lower ridge line in response to proximity to the neighbouring properties. The houses also have an internal layout that allows north and south facing windows only at first floor level - enabling better integration with surrounding properties

The properties are 104sqm each with a garden area of 200sq.m, above and beyond SPD guidance.

The Quality Places SPD also makes note of amenity for the central building with a requirement for 25sq.m per unit. Each apartment (save the 4 dormered dwellings) is provided with 5.4sq.m balcony or patio (at minimum) which equates to 259sq.m as well as over 2950sq.m of green space within the site. This totals over 60sq.m per apartment.

The following pages will investigate and expand upon the massing, street scene context, materials, parking and servicing and communal spaces.



Layout & Quantum - Apartments

The proposed apartment building is for 52no. NDSS compliant Retirement Living apartments.

There are 32 x 1B and 20 x 2B units in a mix of types and configurations. 4 of these apartments are 2B M4(3) compliant units and are located on the south western wing equating to 7% of the overall proposed apartments. It should also be noted that the residual 93% of apartments are all M4(2) compliant in layout terms.

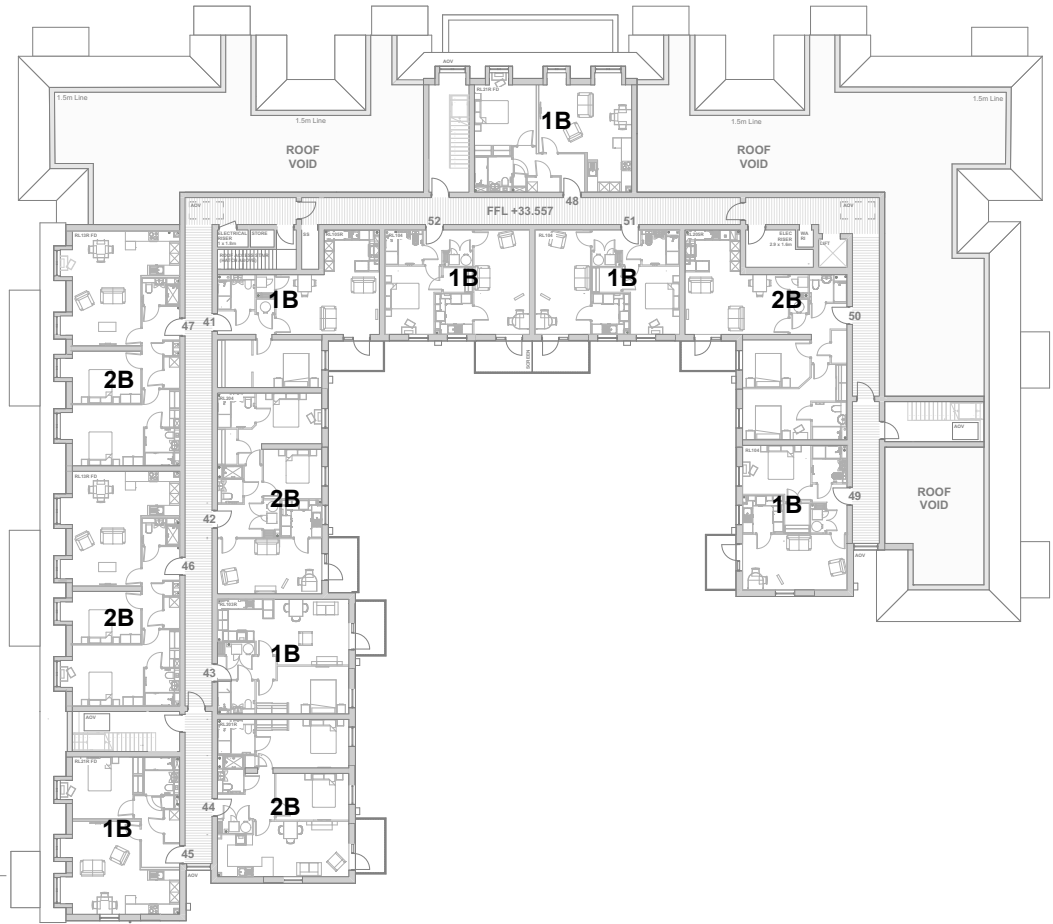
1 bedroom apartments are at least 50sq.m and 2 bedroom apartments are 70sq.m minimum. The typical occupancy rate of this type of Retirement Living accommodation is 1.1 person per dwelling.

The building contains communal spaces in the form of a residents' lounge, a manned reception and office, a guest suite and ancillary uses including a integral refuse store and mobility scooter store area.

A schedule of apartments and houses is attached as an appendix to the rear of the document.



Ground Floor



Second Floor



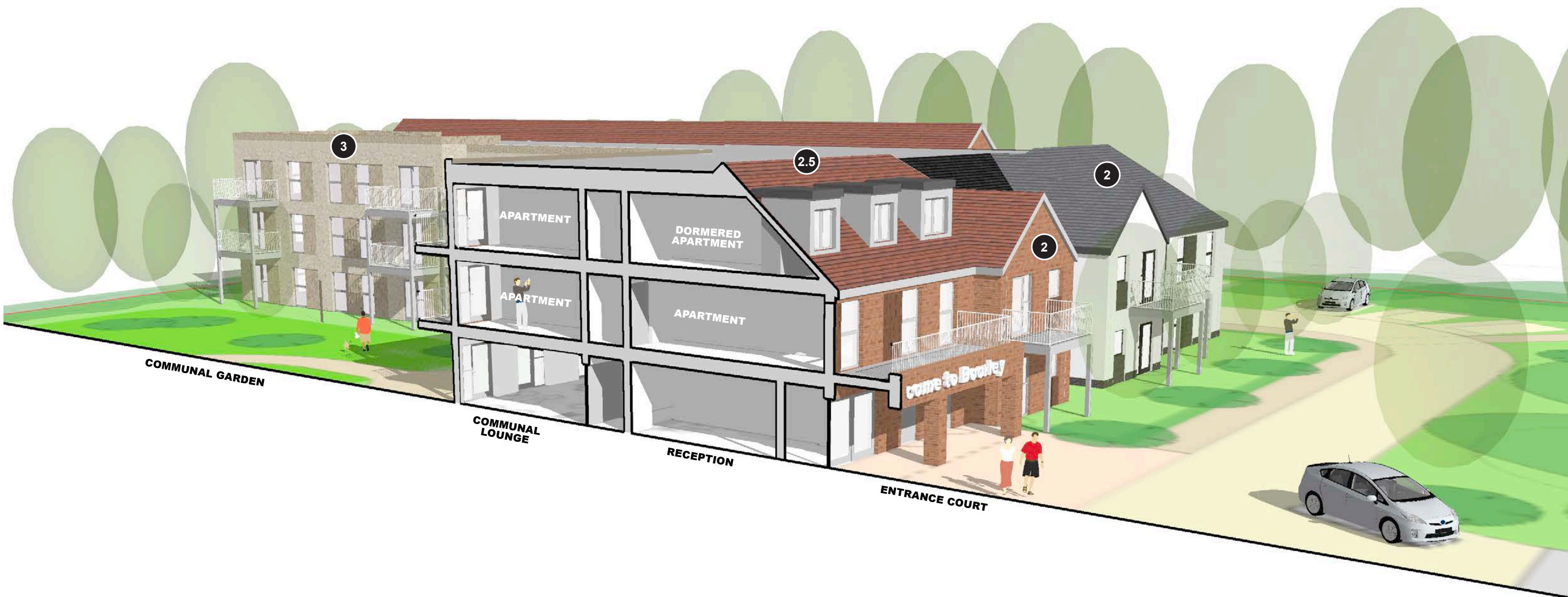
First Floor

Massing - Apartments

The cross section of the building is important in understanding the strategy to appropriately respond to the site and its context.

The Winchester Road frontage is a 2 storey, stepping to 2.5 centrally above the entrance, facade. The ridge height of the traditional pitched roof is used as a mechanism to screen the 3 storey, parapetted courtyard behind.

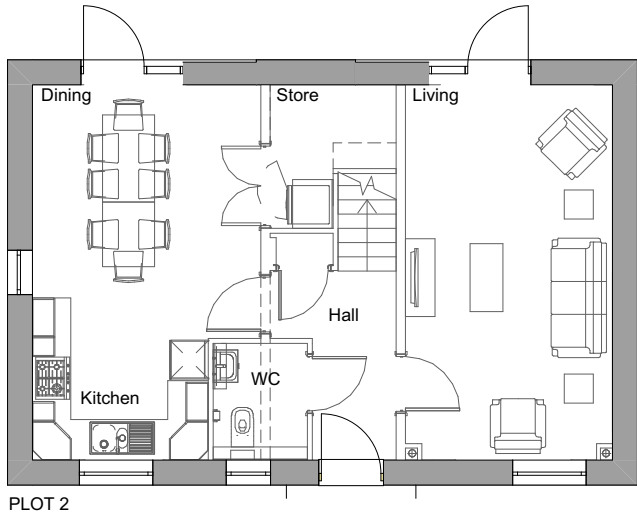
This strategy allows for the outer edge of the building to be low lying and read as a series of houses, semi detached dwellings and terraces whilst the internal courtyard presents its own character, increase in height and material change, to address the transition from the perimeter, low lying context, to internal, newly developed housing estate.



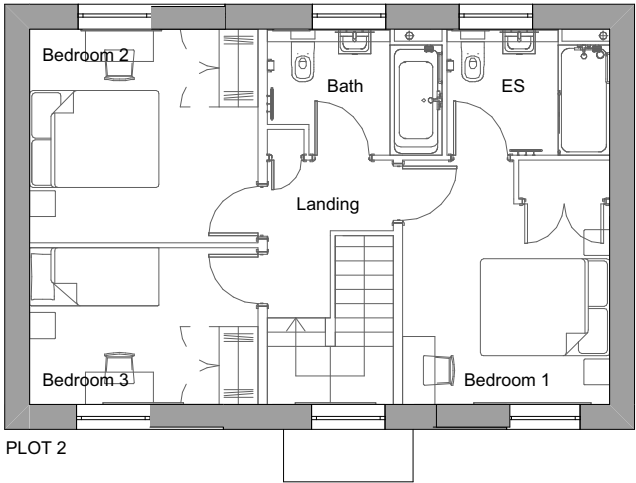
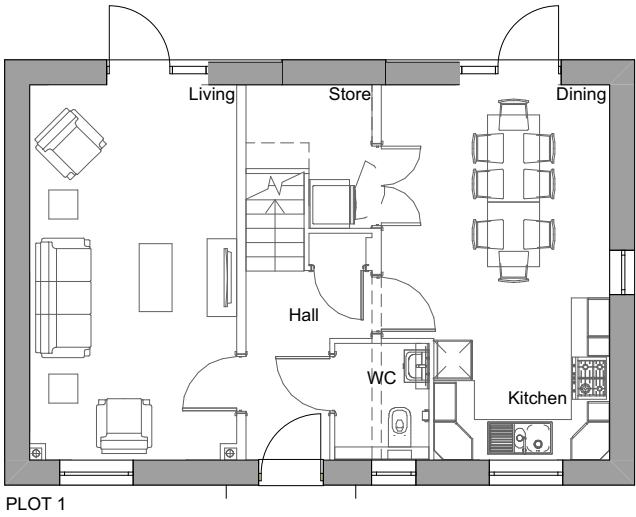
Layout & Quantum - Houses

The site also provides 2No. 3B5P detached houses to the southern boundary.

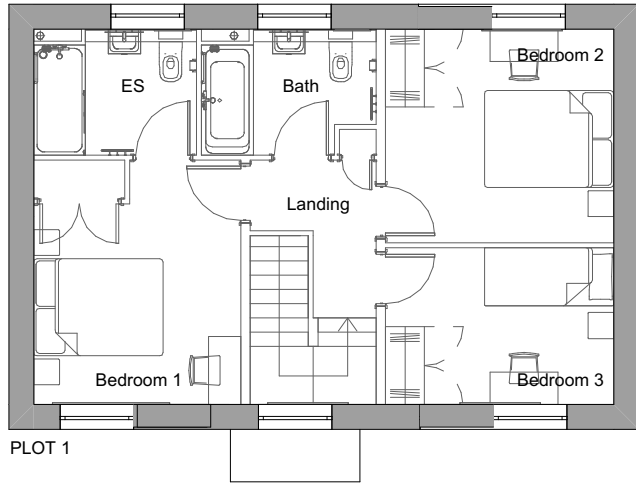
These are both NDSS compliant and 104sq.m each and take the total residential provision to 54.



Ground Floor



First Floor



Massing - Houses

The houses are 2 storey in height, in line with the character of the Winchester Road character area and thus the adjacent cottages.

A strategic decision has led to shallow depth but wider fronted dwellings. This, combined with a hipped roof form, allows for a lower ridge and impact on neighbouring properties.

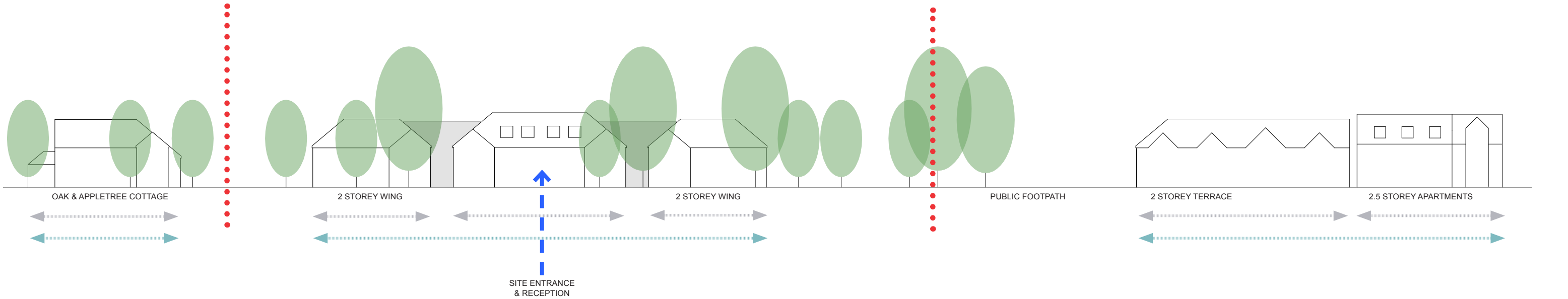
The orientation maximises south facing gardens and limits views to neighbouring properties.



2 STOREY HEIGHT

Massing of houses

Street Scene - Winchester Road



Winchester Road street scene

Character - Perimeter



Perimeter Character Area

Character - Courtyard

3 STOREY PARAPET
Material & Character change



Courtyard Character Area

Bay Study - Perimeter & Houses

The perimeter of the site has been designed as a lower lying 'wrap' to the outer face.

The principle materials here are a red brick with contrasting brick panel to the window module, red roof tile and dormers where the roof raises in profile.

It is a more articulated public facade with steps in profile, protruding gables, varying ridge hight and material change.

The pair of houses also benefit from this character to create dialogue, across the courtyard, with the outer face of the apartment block.



Perimeter - Bay Study

Bay Study - Wings

The Winchester Road face of the building has an accentuated entrance. This expression is heightened by recessive, subservient wings that turn the corner and change material.

This strategy allows a break in form to the continuous elevation and a further strategic decision to present a series of 'houses' to the Winchester Road frontage..

Here, the building further responds to context by utilising a white render and grey roof tile at important junctures. The proposed window module is further reinforced with the use of a black brick panel.

Recesses to the building transition in a black brick to compliment the window panel and allow the 'houses' to visibly step forward.

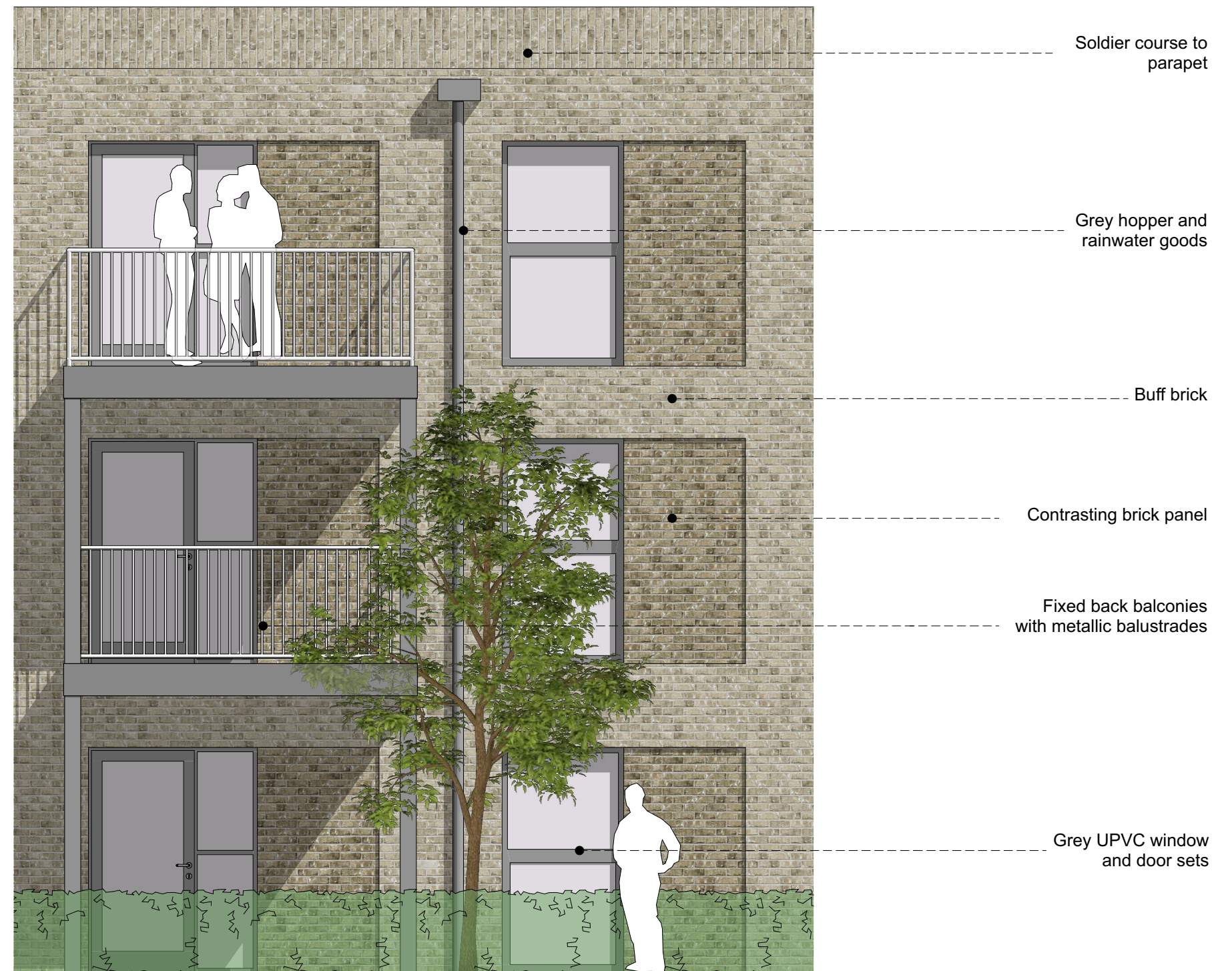


Wings - Bay Study

Bay Study - Courtyard

The courtyard expresses a different character to the perimeter and highlights the transition from outer edge to inner privacy.

It celebrates the landscaped space through material change and step in height, but retains the same module, pattern and rhythm to bring coherence to the overall picture.



Courtyard - Bay Study