

DESIGN AND ACCESS STATEMENT

PART 3 OF 3 BOORLEY

CGI - Winchester Road Frontage



CGI - Northern Pedestrian Link



CGI - Courtyard and Gardens



Landscape - By Terraforma

The proposals are for the development of a retirement living development at Boorley Green. The site is located on the west of Winchester Road (B3334), opposite the Macdonald Botley Park Hotel.

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 a timber pergola to provide shading and decorative lighting and climbing plants. A gazebo set within the lawn provides a visual focal point and seating area in a quieter area away from the main building for relaxation. Additional seating is provided along a path which leads to a dedicated growing garden with a potting shed and raised planters on compacted gravel.

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.

- Site boundary
- Existing tree to be retained and protected in accordance with BS 5837:2012 - refer to arboricultural report 2249-KC-XX-YTREE-TCP by Keen Consultants
- Root Protection Area - refer to arboricultural report. To remain undisturbed and uncompacted (no material or equipment storage permitted)
- Existing tree to be removed
- Proposed trees
- Proposed orchard trees
- Clipped native hedge 1.1m ht.
- Ornamental planting
- Amenity grass / lawn
- Wildflower grass
- Flowering bulbs
- Native Shrubs
- Proposed 1.8m close board fence (TF1)
- Proposed 1.1m estate railings with gates to match
- Bitmac - Pedestrian
- Bitmac - Vehicular
- Permeable bitmac - Pedestrian; No-dig construction; within RPA
- Concrete flag paving- patio
- Concrete block paving- pedestrian
- Permeable block paving- vehicular
- Indicative for disabled parking access
- Indicative of no-dig construction
- Proposed 1.8m Brick Wall
- Proposed 800mm Retaining Wall
- 300mm wide loose gravel strip to building edge with timber edging
- EVCP- Commercial "Solo 3" Charger- single socket EV charger on a Freestanding Mount with a 800mm gravel strip with timber edge; with bollard protection barrier
- Concrete flag paving; 450x450x50mm
- Compacted limestone chippings to growing gardens with pin kerb edge.
- Pergola with festoon lighting
- Gazebo with bench for seating
- Bench
- Furniture set- RP Classic format
- Indicative external bib tap locations
- Timber sleeper raised beds
- 120 lb Bins in bin enclosure



Proposed Landscape Layout

Landscape - By Terrafirma

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.

Trees



Acer x freemanii
'Autumn Blaze'



Betula albosinensis
'Fascination'



Betula utilis var.
jacquemontii



Quercus rubra

Orchard Trees



Malus domestica 'Queen'



Prunus cerasifera



Pyrus communis 'Beth'

Surfacing



Vehicular bitmac to general car park circulation



Block paving to communal entrances



Paving slabs in buff finish to patios and communal terrace



Block paving to vehicle parking bays



Gravel strip to building and EVCP service strip



Compacted limestone chippings to growing garden with pin kerb edge

Fencing



Metal estate railing in combination with hedging



Timber closed board fence

Furniture & site features



Pergola to communal terrace



Outdoor rattan patio furniture



Raised beds to growing garden



Potting shed to growing garden

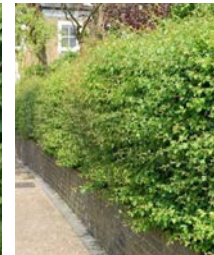


Electric Vehicle Charge Point

Mixed or single species native hedges



Corylus avellana

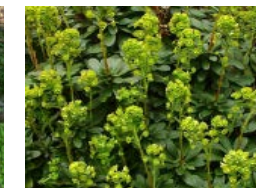


Crataegus monogyna



Ligustrum ovalifolium

Herbaceous



Woodland style planting



Bulbs (in grass lawns)



Parking & Servicing

The scheme provides 43 vehicle parking spaces (including 4 disabled spaces). 4 of these are for the 3B houses.

There is provision for service turning within the layout (for home deliveries and drop off as well as fire tender and refuse collection) and each resident will have access to an electric charging point.

The spaces are positioned to the northern and southern edges of the site, acting as a buffer between the trees and existing built form to the position of the main building.

Parking bays are interspersed with planting, allowing for trees within the court.

There is provision 4no 7 mobility scooter stores within the building and 6no bicycle hoops outside of reception.

The refuse store (with a capacity for 17x 1280L Euro bins as well as provision for 9 x 240L glass and 9 x 240L food waste bins) is located in the north corner of the building. This can be accessed internally by the residents, via a lobby, whilst collection is directly accessed from road side and serviced by the northern turning head.

The houses will be provided with a paving slabbed area for refuse store and sheds within the gardens for bicycle storage.

Dry risers are located within the stairs cores directly addressing the roads and a communal mobility scooter store is also located near the building entrance.

A new sub station is positioned in the north of the site.

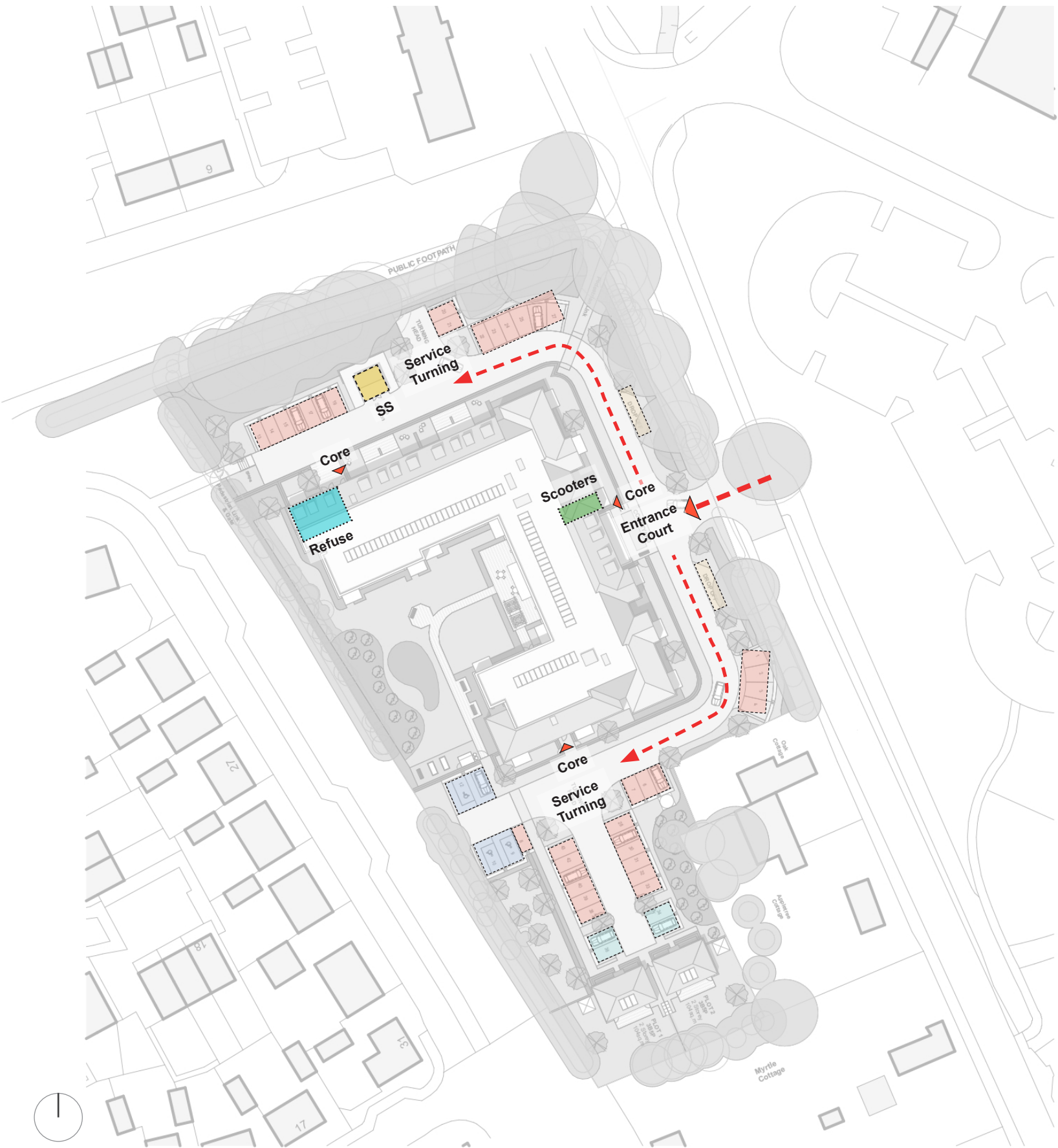
Key

Disabled parking x 4

3B House parking x 4

Drop off bay x 2

Standard parking x 35



Servicing & Parking

Communal Spaces

On axis with the entrance into the building, the communal lounge sits between the entrance court and gardens.

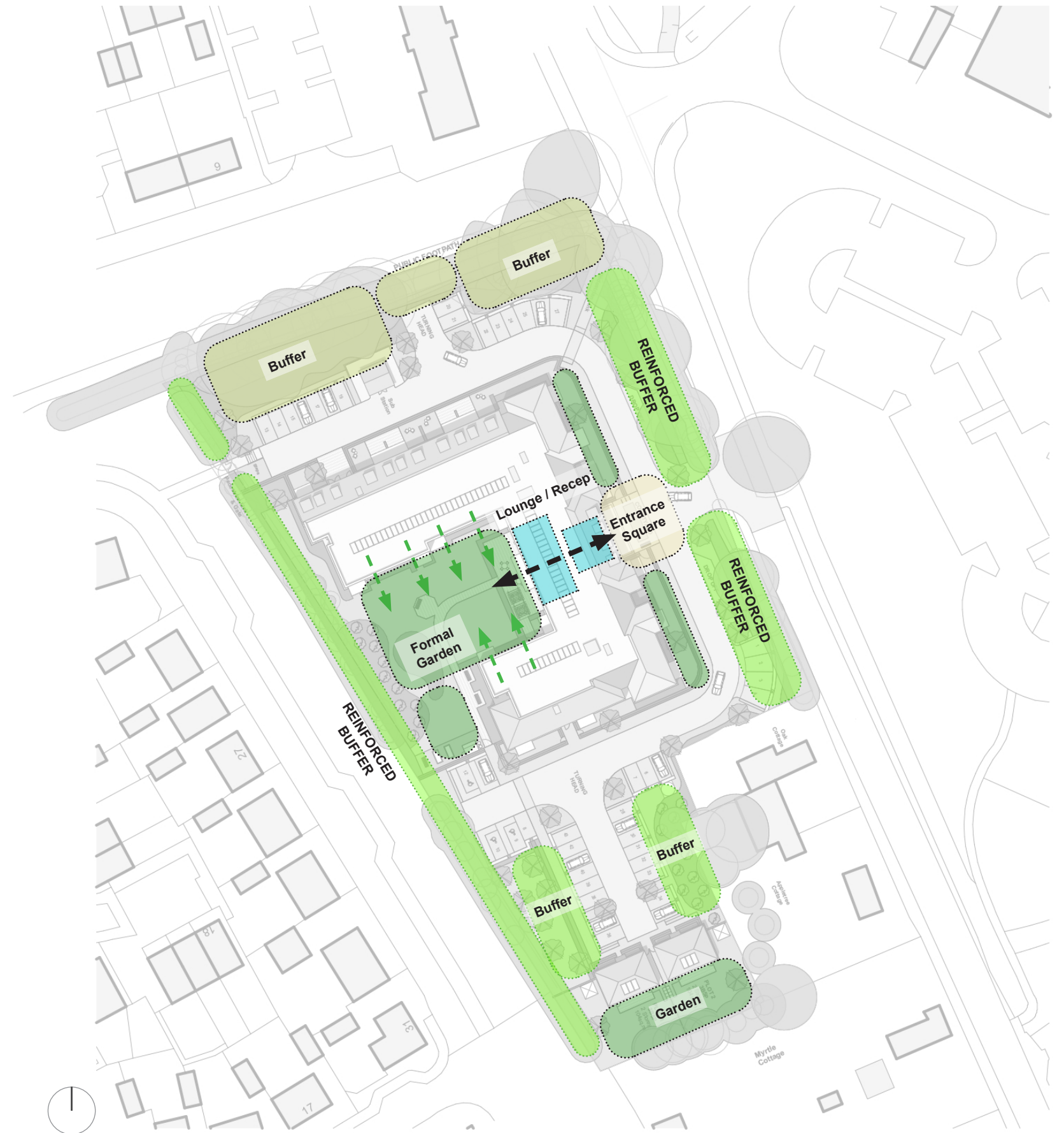
The building offers a communal, social spill out space for residents to enjoy. A flexible social space for all. This addresses the garden and patio areas which are strategically positioned to allow for a quieter area, utilising the building as a noise buffer from the streets.

For schemes such as this, it is important to create visual enjoyment rather than active use of external space in the main.

A further connection with the internal courtyard exists, enabling a resident or visitor to meander through a formal landscaped court, with a visual connection to the entrance and beyond into the gardens.

The site also benefits from a planted buffer to the perimeter boundaries as part of the overall masterplan. This buffer is further enhanced with a set back of the built form, enabling additional green space and planting between to reinforce the green edge.

Strategic planting in the parking court also enhances the visual amenity and depth perception within the site.



Green spaces & Buffers

Sustainability Strategy

McCarthy Stone take an holistic approach to sustainability, considering not only environmental but also social and economic sustainability. This approach is taken in both corporate governance and strategy plus in the design of its Retirement Living apartments for use in later life.

SUSTAINABILITY REPUTATION

In light of the increasing urgency to address climate change, the depletion of non-renewable fossil fuels and material resources, the Client set up a 'Sustainability Committee' first established in 2001, which has a remit to look beyond the pure environmental issues and a responsibility to integrate holistic sustainable strategies into the business decision-making.

A member of the company's executive board chairs the Client's Sustainability Committee. The committee is continuously reviewing and strengthening the company's sustainability performance and credibility through strong corporate governance and the incorporation of sustainable strategies in company policies. In addition to its initial remit, this committee has now evolved into the Research and Development Committee. This committee is very active in reviewing and developing efficient ways of achieving best practice in accord with the national sustainability agenda.

The Client has been acknowledged by the WWF as one of UK's top leading house builders, who not only recognise the importance of sustainability issues, but have gone a long way to ensure that this is reflected in their governance, management resources, policies and operational performance.

The Client's corporate governance policies and strategy are disclosed on its website. The policies on this website are complimented by the company's Corporate Social Responsibility (CSR) report which details the company's social, economic and environmental sustainability.

SUSTAINABILITY STRATEGY FOR THE DEVELOPMENT IMPACT ON THE ENVIRONMENT

Building construction and the use of buildings, especially their space heating, is one of the main contributors to CO emissions in the UK. Energy conservation, introduction of sustainable transport strategies and incorporation of energy efficient strategies can be one way to play a part in reaching CO emission reductions, while reducing other adverse impacts on the environment.

SITE SPECIFICS

Electric vehicle charging points are provided for each of the spaces, as well as an array of south facing photovoltaic panels at roof level to serve the development.

Apartments will be fitted with Mechanical Ventilation Heat Recovery (MVHR) whilst the landscape scheme reinforces boundaries with new tree and shrub planting allowing for a positive biodiversity within the site, as well as retaining the perimeter trees.

The buildings are mainly a brick composition, which is a highly durable material and will bring longevity to the development.

Key

PV panels

EV charging points

New tree and shrub planting

The image is a detailed architectural site plan for a retirement living development. The plan shows a central building complex with multiple courtyards and parking areas. Key sustainable features are highlighted: blue dashed rectangles represent PV panels installed on the roofs of several buildings; orange dashed lines indicate the locations of EV charging points; and numerous green circles of varying sizes represent new tree and shrub planting throughout the site, particularly around the courtyards and along the perimeter. The plan also shows existing buildings, roads, and a public footpath. A north arrow is located in the bottom left corner of the plan area.

A sustainable approach

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Design & Access Statement

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Conclusion

A well designed place

A coherent and considered design has been put forward to Eastleigh Borough Council. The diligent design process has taken input from the council, a design review panel and local resident and stakeholder meetings.

The response to the site maximises its potential whilst working within the presented constraints and parameters, responding to and respecting its neighbours and context. The design celebrates key frontages of the site, retaining character trees and providing private and secure development whilst offering high quality visual amenity to an important corner site.

Parking has been designed to create a buffer between the perimeter and the built form, relieving pressure from the trees and giving opportunity to reinforce the boundaries. The green buffer frames the proposal and allows for additional landscaping to soften the edges on the perimeter.

Practical measures, such as servicing for refuse and fire tender have been integrated into the design, ensuring that the presented scheme is deliverable.

At the start of the document, we displayed the below wheel which summarises the ingredients that constitute 'A well designed place'. To the right we address each of the segments and how this applies to the presented scheme.



The ten characteristics of well designed places

Context

We have demonstrated a contextual approach to the design, ensuring that we apply material, detail and form appropriate to the location. We have moulded our proposal with the residential context (both more rural and new build) in mind, ensuring that the design is respectful to the built form surrounding it.

Identity

Strong character and identifiable form present a coherent language across the site. The use of brick and render to the façades and a sharp change in character to the courtyard ensure that the proposal is not only distinct in its own right but also can relate to the wider area.

Built form

The stepping profile of the façades and the use of bays, recesses and interrogating the section ensure that the building is appropriate to its position in the wider context, giving the building a strong form and defining edge.

Movement

Refuse collections, servicing and deliveries are carefully considered on the site, allowing for easy access and turning. Dedicated pedestrian routes allow ease of access to reception, cores and nearby houses.

Nature

The proposal has been designed around retention of the established tree perimeter, ensuring that these key natural features are celebrated and given appropriate setting.

The proposal enhances the greenery with additional tree and hedge planting as well as adding to the street scene with additional greenery.

Public spaces

The development is private & secure, however, perimeter landscape enrichments and courtyard spaces allow for improved greenery to the area which benefits the residents.

The backdrop to the public route and frontage to Winchester Road add value from the public realm.

Uses

The proposal is for a 52 unit single use Retirement Living building and 2 detached houses with communal spaces & amenities for its inhabitants.

Homes and buildings

All the units are apartments within a single shell of this C-shaped building. The building is designed for elderly users. Views are structured so all rooms face onto some form of greenery & trees offering active frontage to the street and courtyard.

The 2 houses benefit from south facing generous gardens in a quieter part of the site but serve function as a frame to the parking court.

Resources

The building footprint is that of a double stacked, single corridor allowing for efficiency of build whilst using modular apartment types.

Lifespan

A base brick material palette will allow longevity to maintain its appearance. High quality materials and simple, clean detailing will ensure that the appearance of the scheme is appropriate to the location and that the proposal forms a positive contribution to the immediate context.

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Thank you