

RIDGE

ONE HORTON HEATH

The Lower Acre
Block A2 and A3

DESIGN & ACCESS STATEMENT Addendum

May 2025



RIDGE

Prepared for



Prepared by

Ridge and Partners LLP
Beaumont House
59 High Street
Theale
Reading
RG7 5AL
Tel: 0118 932 3088

Contact

Martyn Few
MFew@ridge.co.uk

Version Control	
Issue Date	May 2025
Originator	EB
Checked	MF
Version	C
Location	R:\Reading\Projects\Archi- tectura\5027295- Eastleigh - Lower Acre Flats A2- A3\4_Presentations\1_Work in Progress\01_DAS

TABLE OF CONTENTS

1 Location and Context	5
2 Historic Design- Rationale for Change	7
3 The Proposal	15
4 Public Art Statement	27
5 Landscape and Parking	31
6 Conclusion	35

1

LOCATION AND CONTEXT

1. LOCATION AND CONTEXT

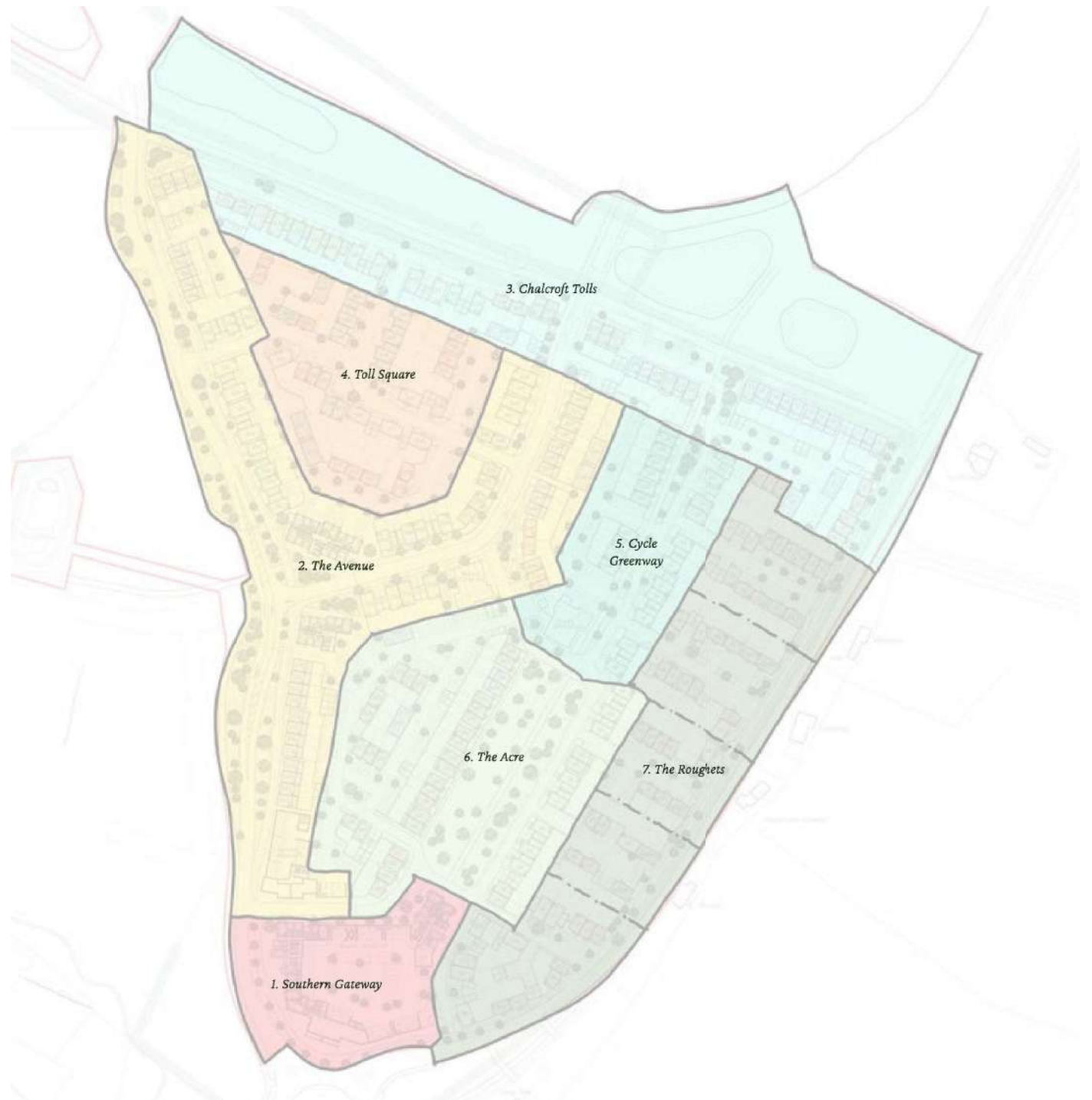
Details of the location and the context of the site are addressed in detail in the Design & Access Statement (December 2020) and its Addendum (October 2021) and in the interests of brevity these matters will not be repeated in this Statement.

Apartment blocks A2 and A3 are located in the Southern Gateway character area, which is the entry point into the site from the south. The December 2020 DAS advises that 'The Southern Gateway has a key role to play as it forms the transition point between the broader rural context that The Lower Acre and One Horton Heath is currently located within, and the urban built form that is proposed. This can be captured through recognising four significant transitions.

Its most prominent transition will be witnessed when approaching the site from the south-east along the Bubb Lane to Burnetts Lane Link Road, that will accommodate vehicles, cyclists and pedestrians, and which is set at a higher level than The Lower Acre.'

It is this area immediately adjacent to the Burnett's Lane roundabout where apartment blocks known as A2 and A3 are situated.

The Southern Gateway is a clear marker along the journey into One Horton Heath



2

HISTORIC DESIGN - RATIONALE FOR CHANGE

2. HISTORIC DESIGN - RATIONALE FOR CHANGE

The Lower Acre contains several varying design approaches which could be perceived as disparate. The previous design, while successful as a statement building, was an isolated example of a particular type of architecture and the revised approach, while more subtle, is intended to be more in keeping with the general grain of development. Facing materials will be a brick palette, with a lighter brick for the main building and a darker brick on the top storey. Brick is the most commonly used elevational material in the Lower Acre, which ties the apartment block in more to their immediate context and the wider development.

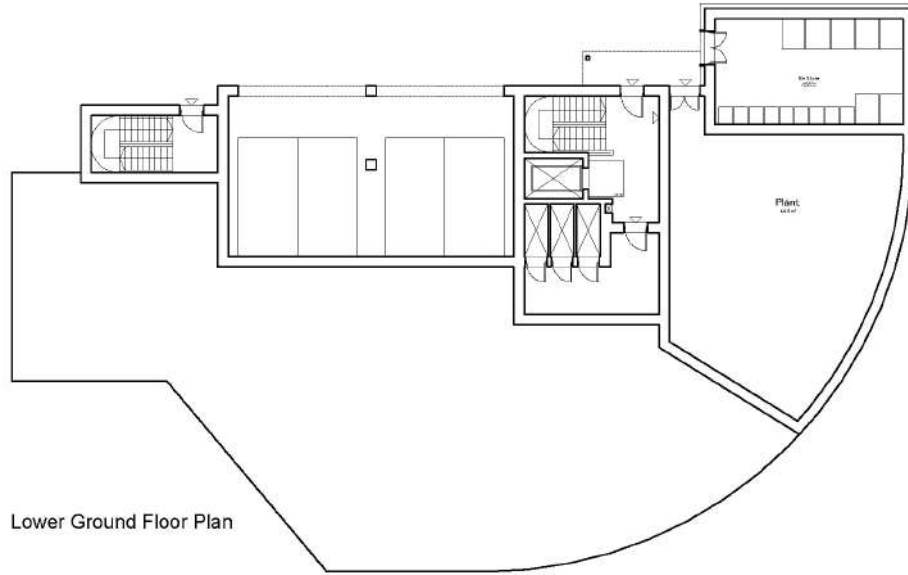
These apartment blocks however remain 'statement' buildings through the use of extensive curved balconies which will be accentuated via public art. The emerging concept being to utilise a naturalistic theme by laser cutting images of local fauna and flora in the bronze metal balconies to create the effect of 'hedgerows across the building' (see Public Art Statement).

More practically the curved façade of apartment block A3 lead to apartment blocks resulted in oversized and irregularly shaped rooms. Moreover, the extent of the green wall to the apartments raised concerns with long-term maintenance and the lived experience of residents.

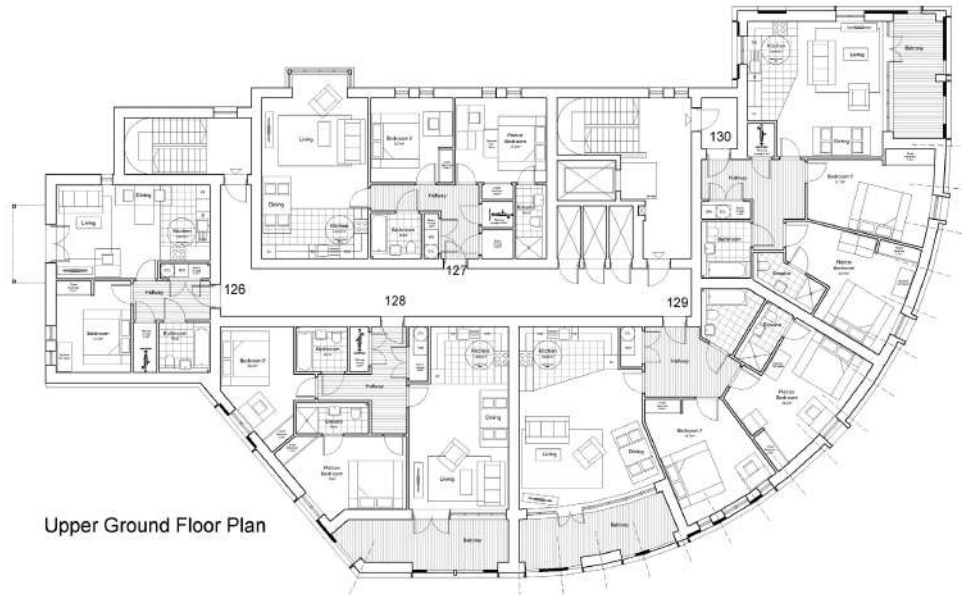
The footprint and layout of apartment block A2 has remained largely unchanged but has been reconfigured internally so as to function more effectively. The material palette is the same across both 'gateway' apartment blocks, as is the shared balcony / public art concept. The pitched roof sections have been replaced with flat roofed sections, and this is considered more in keeping with the overall design approach.



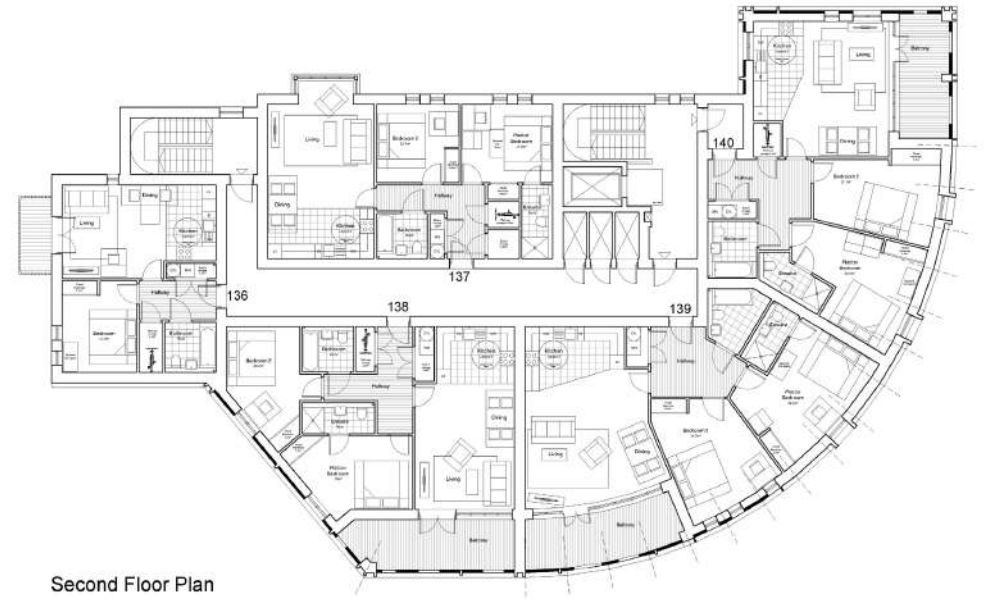
3. BLOCK A3 - GROUND FLOOR PLAN



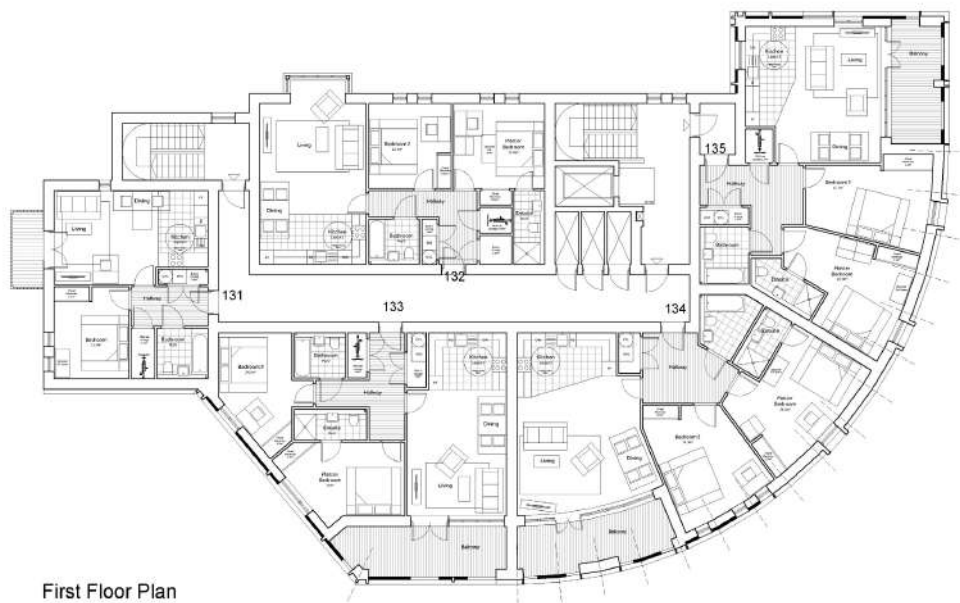
Lower Ground Floor Plan



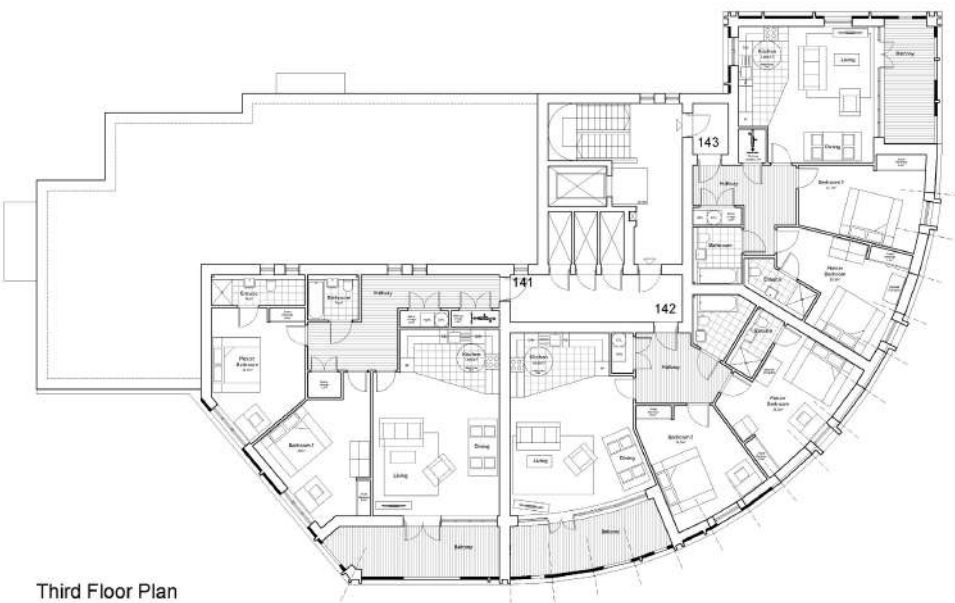
Upper Ground Floor Plan



Second Floor Plan



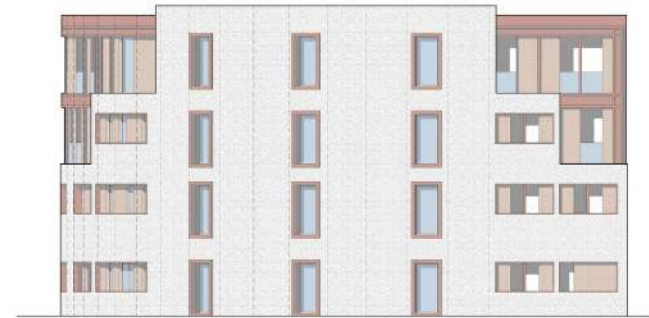
First Floor Plan



Third Floor Plan



Elevation Facing Roundabout



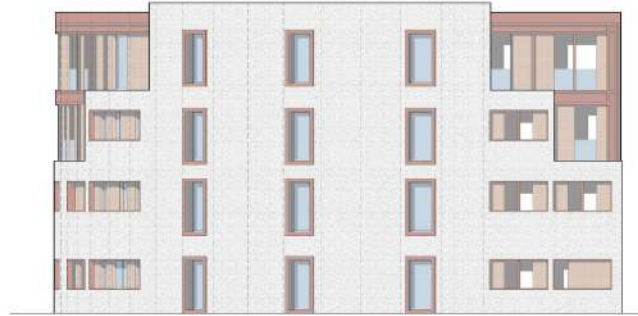
Elevation Facing East



Elevation to Parking Courtyard



Elevation Facing West



Elevation Facing East



Elevation Facing Roundabout



Ground Floor Plan



First Floor Plan



Second Floor Plan



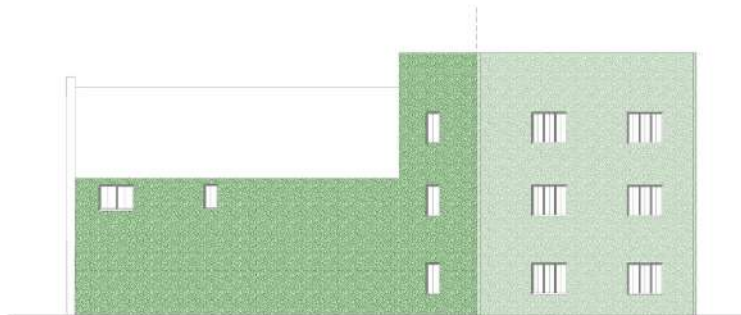
Proposed South Elevation



Proposed East Elevation



Proposed North Elevation



Proposed West Elevation

3

PROPOSAL

4. INTRODUCTION

Purpose of This Document

This Design and Access Statement (DAS) Addendum has been prepared by Ridge and Partners LLP on behalf of Estleight Borough Council and outlines the proposed Blocks A2 and A3 redesign.

Blocks A3 and A2 are located on the southern edge of the development and are forming the site gateway. As such the elevations of these two building need to spark interest, whilst keeping with the wider site architectural flair.

The two buildings have curved elements to create a more organic shape in keeping with the surroundings. The curved shapes are achieved by the various balcony shapes and wrap around the prominent corners.

5. THE PROPOSAL

Blocks A2 and A3 have been revised to be more in keeping with the general grain of the development.

The new proposal is looking to create a more angular footprint with the added layer of curved balconies wrapping around the footprint.

The proposal uses high quality, traditional materials alongside modern design elements such the entrance projected cladded wrap around canopy.

The proposed development ensures a design which provides high quality accommodation and is respecting of the locale.

The layout of the proposed development has been carefully considered to make effective and efficient use of the site and create more efficient flat typologies.

The facade

The proposal is a positive addition to the surrounding wider site. This is achieved by using traditional materials and vernacular detailing alongside modern additions to create visual interest on site.

The considered materiality is as listed:

- buff brick
- stacked brick detailing
- darker brick top floor
- perforated metal cladding
- cladded entrance area

The massing of the proposed, coupled with materiality changes, articulates the top storey as darker brick to create a building that is less overbearing to the immediate context.

The balconies

The balconies are wrapped in perforated metal panels that will be semi see through so light can permeate in both natural and artificial means, Public art will be commissioned to create additional interest and support the local community.

Entrance

The entrance has a projecting metal porch with angular shapes to create a more modern approach to the building.

Parking and landscaped area

The parking spaces previously located underneath the building have now been added to the main parking layout too create a more uniform approach.

The landscaped areas and main building entrance have also been revised and enhanced.

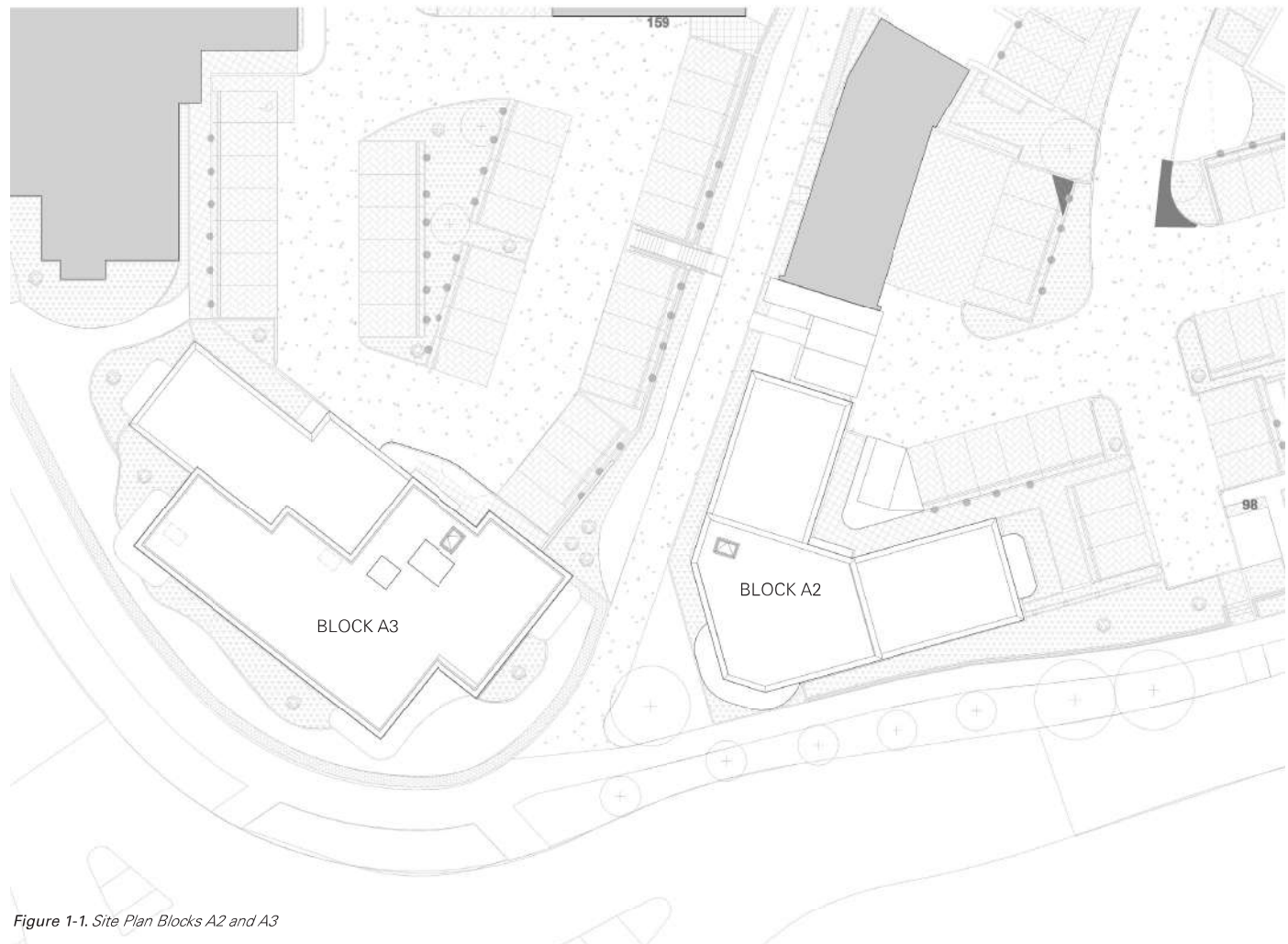


Figure 1-1. Site Plan Blocks A2 and A3

6. BLOCK A3 - LAYOUTS

Proposal:

Ground floor plan consist of main entrance, plant area accommodating the water tank, bin store, cycle store and ancillary areas.

Ground floor is access via the car park level.

Typical floor level has 5 apartments in total- 4no 2B4P and 1no 1B2P apartments.

Fourth Floor Plan – 3 apartments – 3no 2B4P apartments.

In total:

18 apartments (3no 1B2P, 15no 2B4P)

Key Changes:

- Building form regularised to Part M requirements and space standards
- Removal of ground floor parking arrangement with parking placed into the parking court areas
- Remodelling of the plant, bin and cycles area and incorporating current fire regulation requirement
- Elevation rationalisation and buildability improvements
- Incorporation of Community Art installation within external fabric

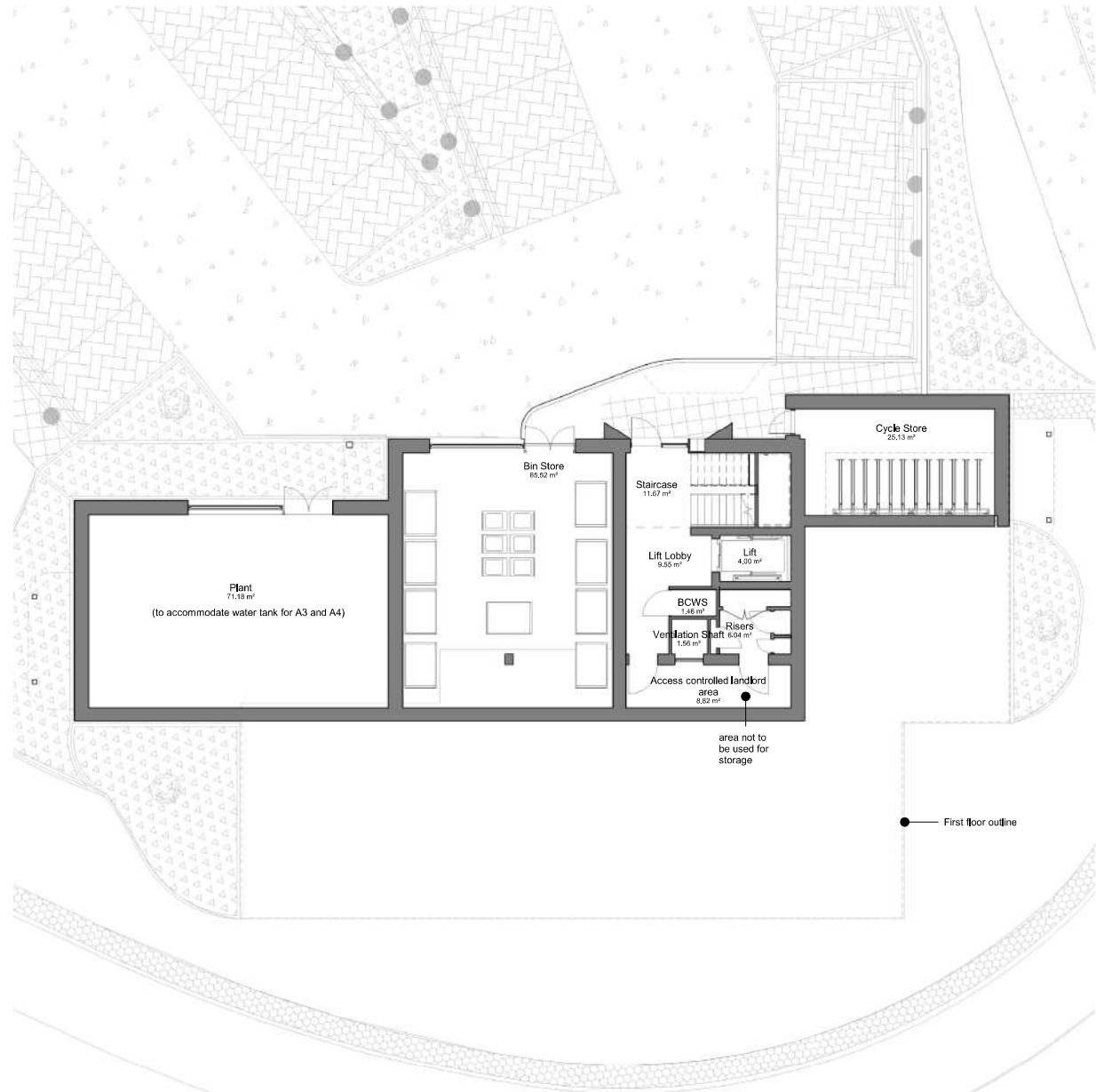


Figure 1-2. Ground Floor Plan



Figure 1-3. Typical Floor Plan



Figure 1-4. Fourth Floor Plan

7. BLOCK A3 - APPEARANCE

Key Changes:

- Buff brick to lower storeys and dark brown / grey brick to top storey
- Elevation rationalisation and buildability improvements
- Curved self-supporting balconies
- Public Art installation by Kerry Lemon to be incorporated on balconies



Figure 1-5. Elevation 1



Figure 1-6. Elevation 2



Figure 1-8. Elevation 3



Figure 1-7. Elevation 4



8. BLOCK A2 - LAYOUTS

Proposal:

Ground floor plan consist of main entrance, plant area accommodating the water tank, bin store, cycle store and ancillary areas.

Ground floor- 2 apartments in total- 1no 2B3P and 1no 2B4P

First Floor- 3 apartments in total- 1no 2B3P and 2no 2B4P

Second floor- 1 apartment in total- 1no 2B3P

In total:

6 apartments (3no 2B3P and 3no 2B4P)

Key Changes:

- Building form regularised to Part M requirements and space standards
- Removal of undercroft parking arrangement with parking placed into the parking court areas
- Elevation rationalisation and buildability improvements
- Incorporation of Community Art installation within external fabric

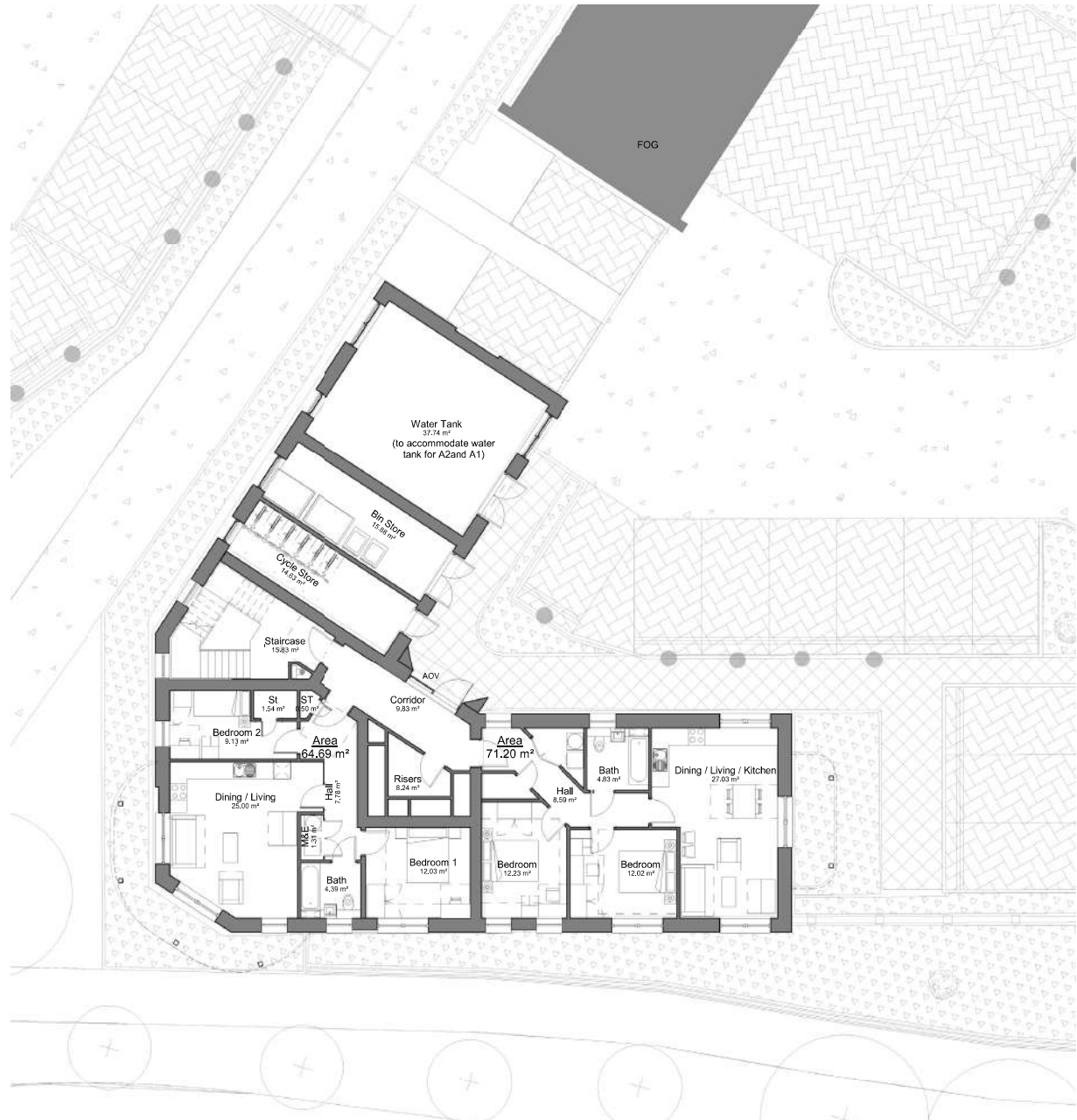


Figure 1-10. Ground Floor Plan



First Floor Plan

Figure 1-11. First Floor Plan



Figure 1-12. Second Floor Plan

9. BLOCK A2 - APPEARANCE

Key Changes:

- Buff brick to lower storeys and dark brown / grey brick to top storey
- Elevation rationalisation and buildability improvements
- Curved self-supporting balconies
- Public Art installation by Kerry Lemon to be incorporated on balconies



Figure 1-13. Elevation 2



Figure 1-14. Elevation 1



Figure 1-15. Front entrance



Figure 1-16. Elevation 8



Figure 1-19. Elevation 7



Figure 1-18. Elevation 6



Figure 1-17. Elevation 5



Figure 1-20. Elevation 4



Figure 1-21. Elevation 3

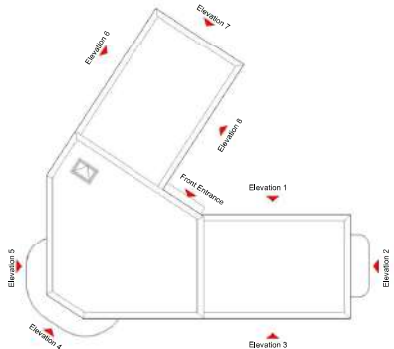
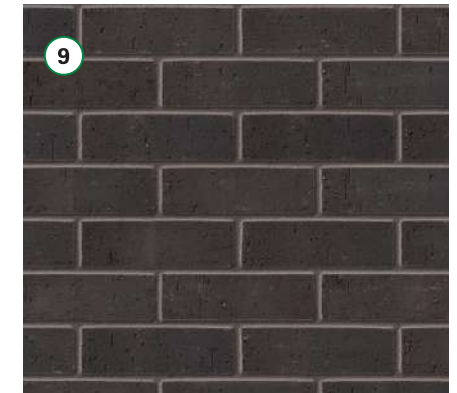
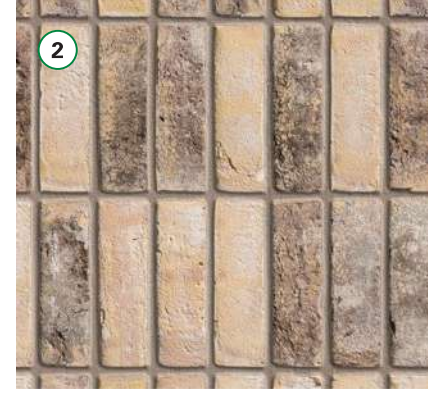


Figure 1-22. Key Plan



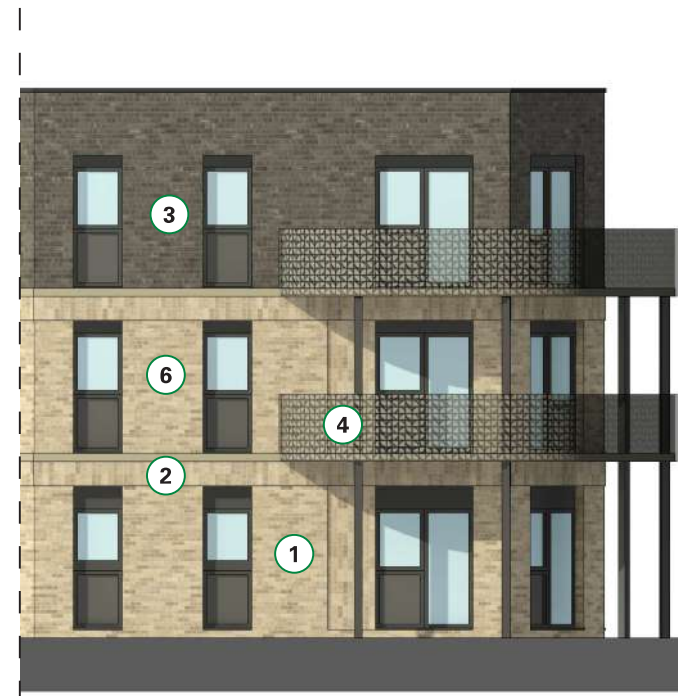
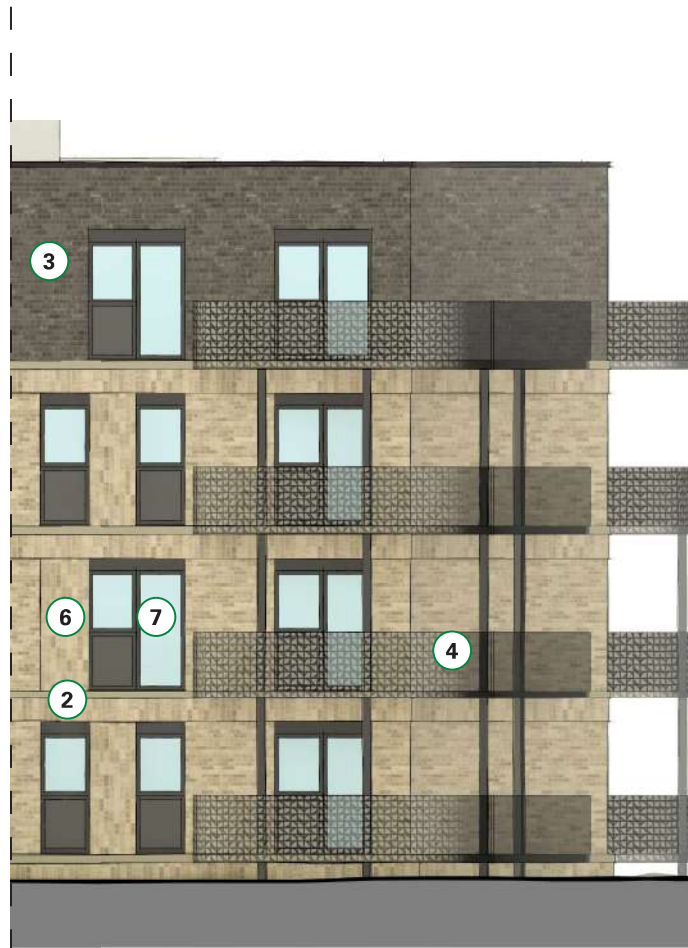
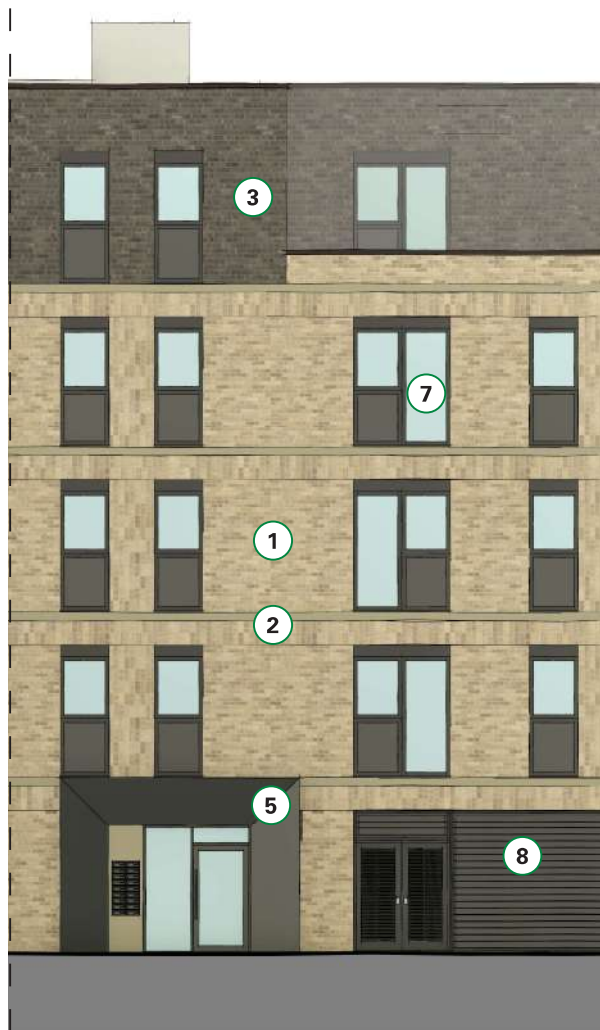
10. PROPOSED MATERIALS BLOCKS A2 & A3

1. Brickwork- Buff Brick- IBSTOCK New Ivanhoe Cream
2. Brickwork- Buff Soldier Course- IBSTOCK New Ivanhoe Cream
3. Brickwork- Dark brick to top floor- Ibstock Himley Dark Brown Rustic or similar approved
4. Perforated Metal Balustrades- RAL 1035 or similar approved
5. Metal cladding panels: Entrance door canopies
6. Set back brick detail- IBSTOCK New Ivanhoe Cream
7. Polyester powder coated aluminium windows- Anthracite Grey (RAL 7016)
8. Louvred Doors and Panels- Anthracite Grey (RAL 7016)
9. Alternative for the top floor- dark brown brick- Ibstock Himley Dark Brown Rustic or similar approved



RAL 1035 or similar approved

Alternative for the top floor- dark brown brick-
IBSTOCK Himley Ebony Black or similar approved



4

PUBLIC ART STATEMENT

ARTWORK TITLE

FRITH

Old English

*FRITH = peace, sanctuary,
protection – often associated with
enclosed, cared-for spaces like
those bounded by hedges*

THE ARTIST - KERRY LEMON

Kerry Lemon is a British artist and BCorp, who makes sustainable artworks inspired by nature. She has created nearly 100 public artworks across the UK, which you can find in parks, towns, forests, and city streets. Kerry carefully studies the plants, animals and landscapes around us and turns her research into sculptures that celebrate the natural world. Her work helps people notice the magic around them and think about how we can protect all the non-human species we share our planet with.

See more on her website here:
www.kerrylemon.co.uk



PROPOSAL - LOCATIONS

- The balconies on the site will depict hedgerows with hand drawn local flora and fauna laser-cut into metal sheets to form balcony balustrades/ panels
- A bold graphic design of cut outs will help the artworks legibility from a distance and light from residences behind will give a greater effect at night.
- Levels of detail on the bronze metal panels will be focused in the most visible areas (i.e. balconies addressing the roundabout) with more limited, or potentially no detail on panels elsewhere.

THEME RATIONAL

FRITH - HEDGEROW THEME - inspired by

- The hedgerow assessment of the site
- The 'hedge-like' size and scale of the balcony panels
- The rural heritage of the site

Hedgerows are vital to the British landscape, offering ecological and agricultural benefits. They provide habitats and wildlife corridors for pollinators, birds, and small mammals. Hedgerows also reduce soil erosion, help manage water flow, and store carbon, supporting climate resilience. Their preservation is key to biodiversity and the rural character of the countryside.

R & D - ARTWORK FOR BALCONIES

DOCUMENTS REVIEWED

- Ecology Report (Ecologica Ltd - Phase 1 habitat survey 2013 -2015 (hedgerow assessment and botanical survey of the site)
- D&A Statement

POSSIBLE SPECIES TO ILLUSTRATE AND LASER CUT

PLANTS

Hawthorne, blackthorne, elder, oak, field maple, dog wood, bramble, field rose, honeysuckle, wild cherry

ANIMALS

Hedgehog, Hazel dormouse, Rabbit, Harvest mouse, Bats (various species such as Pipistrellus pipistrellus), Wood mouse

BIRDS

Yellowhammer, Whitethroat, Bullfinch, Song thrush, Sparrows

INVERTEBRATES

Butterflies, Bees, Beetles, Spiders

COMMUNITY OUTREACH This artwork will be made for and with the local community who will inherit this permanent artwork - early consultation is recommended

INSPIRATION FOR LASER-CUT METAL



EXAMPLE FROM KERRY'S PORTFOLIO



MATERIAL SPEC

Privacy	Ensure balcony treatment enables privacy
Durability	Weather proof for UK wetting/ warming climate Consider oxidation / rusting UV stable & Robust
Maintenance	Balconies to be actively used and metal panels will be subject to 'wear and tear' Scratch resistant finish
Sustainability	Sustainable sourcing, low embodied carbon, recyclability, non-toxic finishes
Fire Rating	Non-combustibility (A1 fire rating) under UK building regulations
Finish	Support intricate laser-cut patterns Non-reflective matt finish to prevent glare
Colour	Bronze coloured anodised preferred (with altered window casements and spandrels bronze / brown to match) OR grey coloured to match the grey and dark grey top storey brickwork.

Material specification will be confirmed through the detail design phase, but the above criteria has resulted in a preference for a **matt bronze coloured A1 rated metal (like anodised aluminium)**

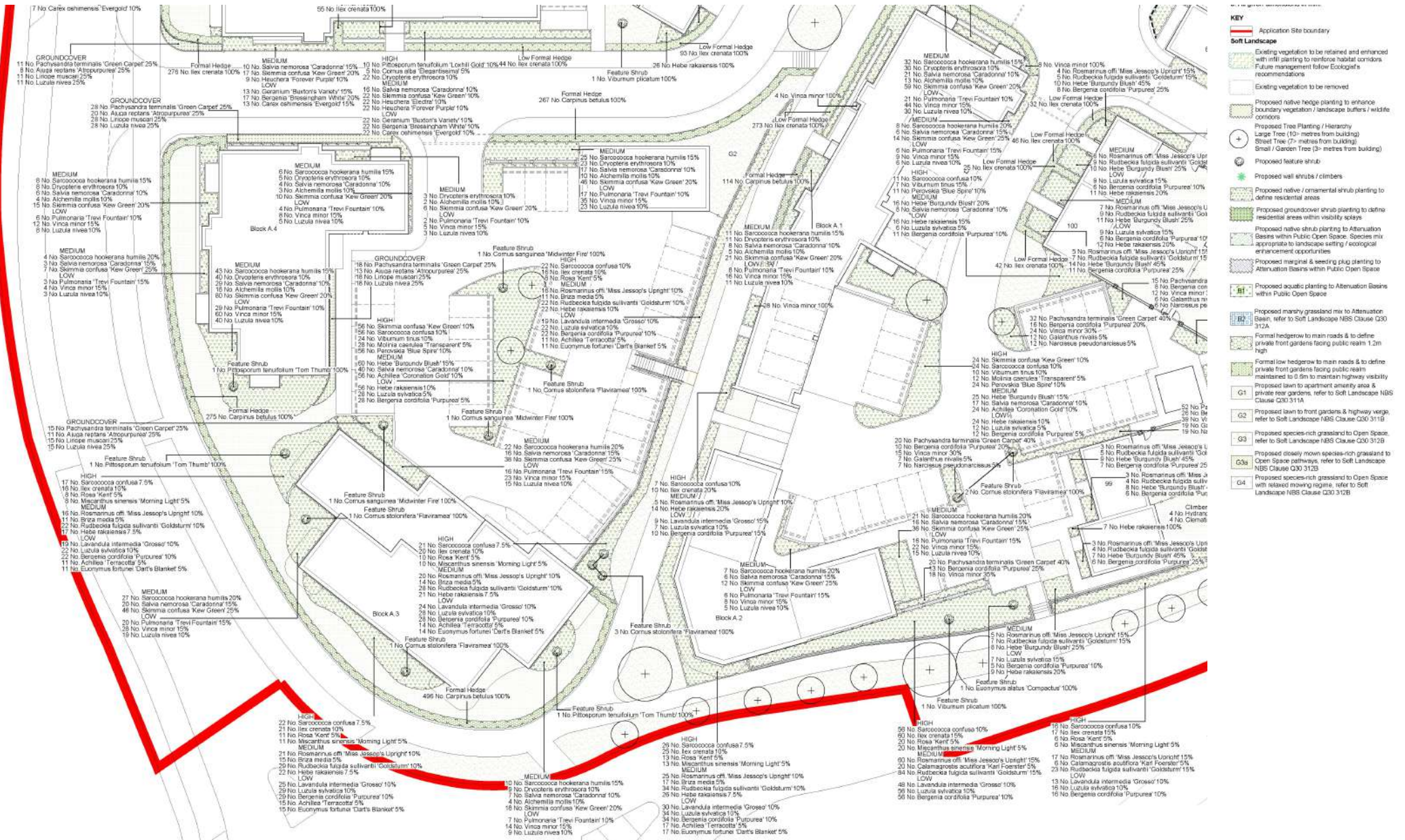
5

LANDSCAPE AND PARKING

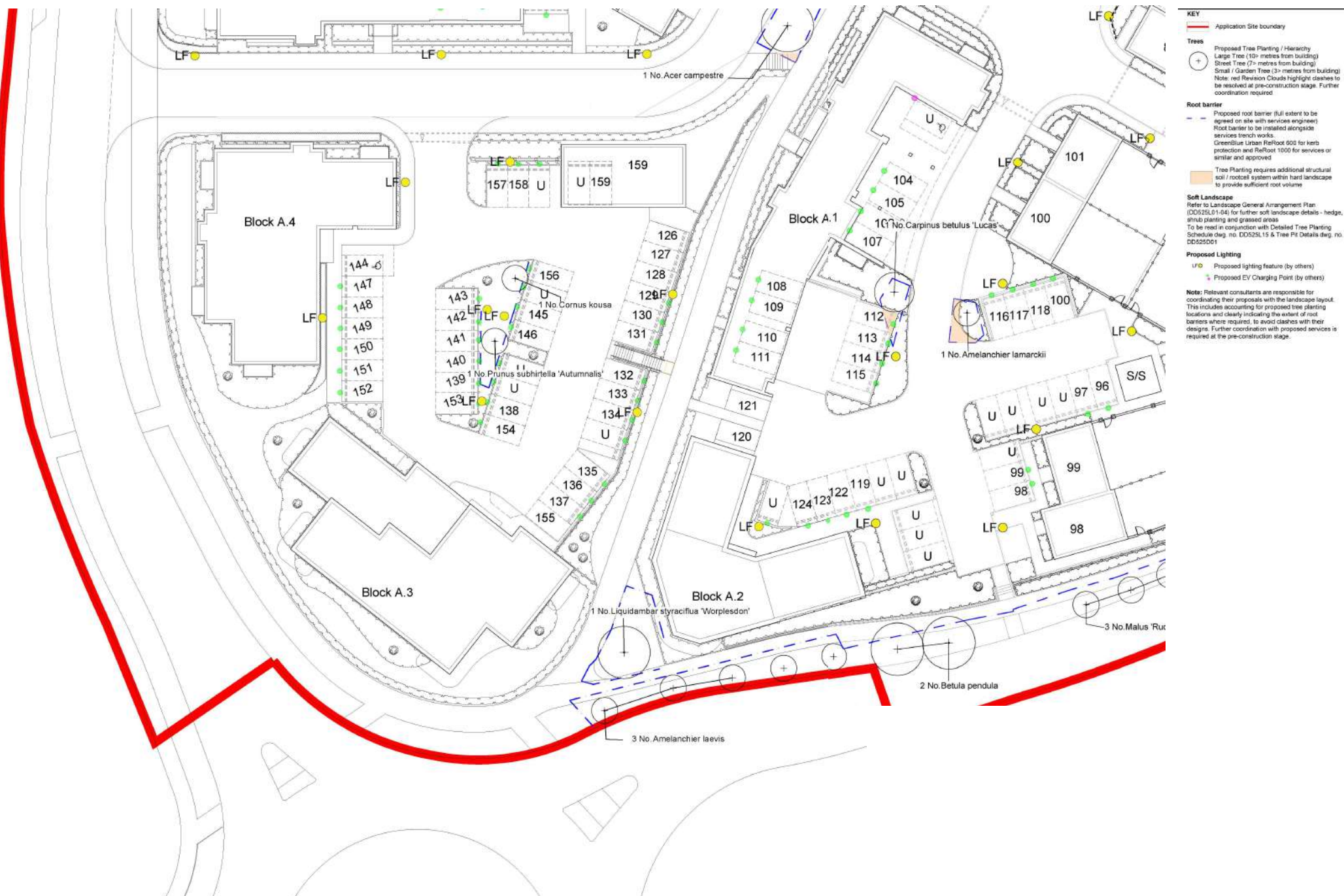
11. LANDSCAPE PROPOSAL BLOCK A3 AND A2



12. LANDSCAPE PROPOSAL BLOCK A3 AND A2



13. PARKING BLOCK A3 AND A2



6

CONCLUSION

14. CONCLUSION

The proposal is seeking to provide a carefully rationalised scheme in keeping with the wider site and the surrounding areas.

The facade treatment seeks to retain the idea of curved elements by clever use of balcony locations and shape.

The design aspires to create a distinguished gateway structure that offers a welcoming approach to the site. The proposed scheme aims to establish a prominent visual landmark that subtly anchors the development within its context.





www.ridge.co.uk