

5.0 The Proposal

5.9 Courtyard design

A new shared surface has been created to the north-western edge of the site creating an attractive link between the car park, shops and Hambledon Road.

A tiered private residents garden is situated on the lower levels and is integral to the design. It provides both amenity space and an attractive outlook for the residents. This will also have ecological benefits.

The garden is split over two levels with a mixture of grass lawns and flag paving. Large raised square planting beds clad in timber will incorporate seating for the residents. Due to the surrounding buildings, dry shade tolerant species will be selected to provide colour and movement throughout the year, advice from a landscaping specialist will be sought prior to specifying the exact planting species. A watering system will be installed to ensure the long-term health and vitality of the planting.

Material palette

A



Grass

B



Timber plants

C



Timber decking

D



Flag stone paving

E

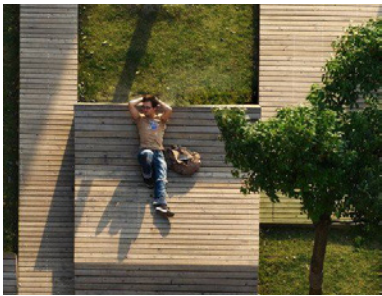


Timber seating

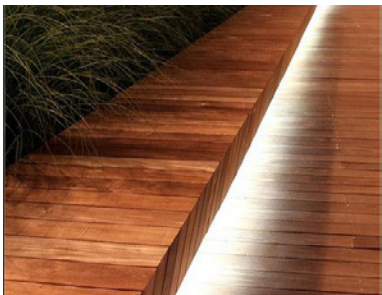
F



Dark bronze handrail



Timber seating

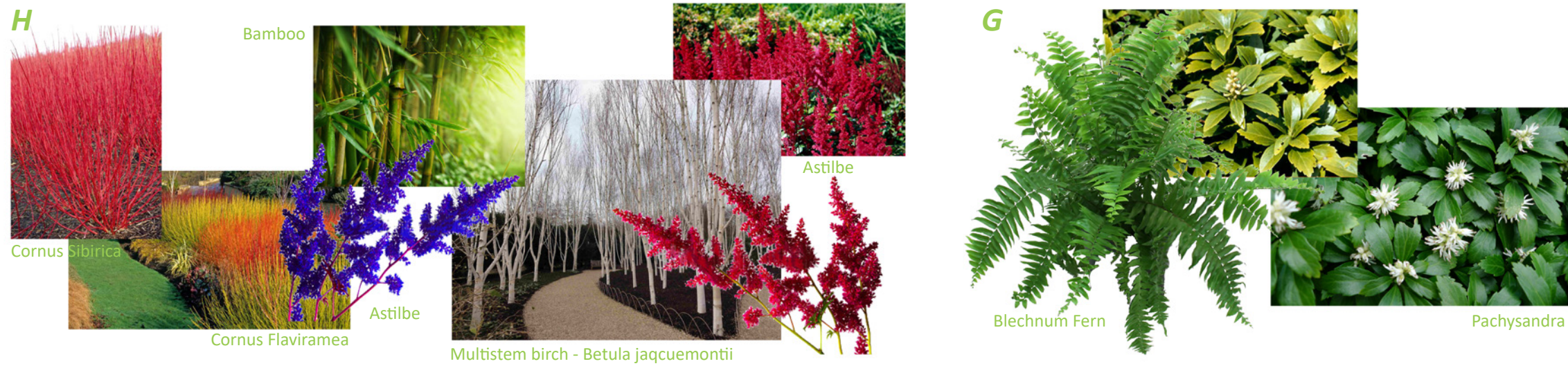


Under-seat lighting



5.0 The Proposal

Images refer to a selection of planting that could be utilised within the landscape design. The plants chosen will be suited to their location.



1 Low level lights



2 Seat lights



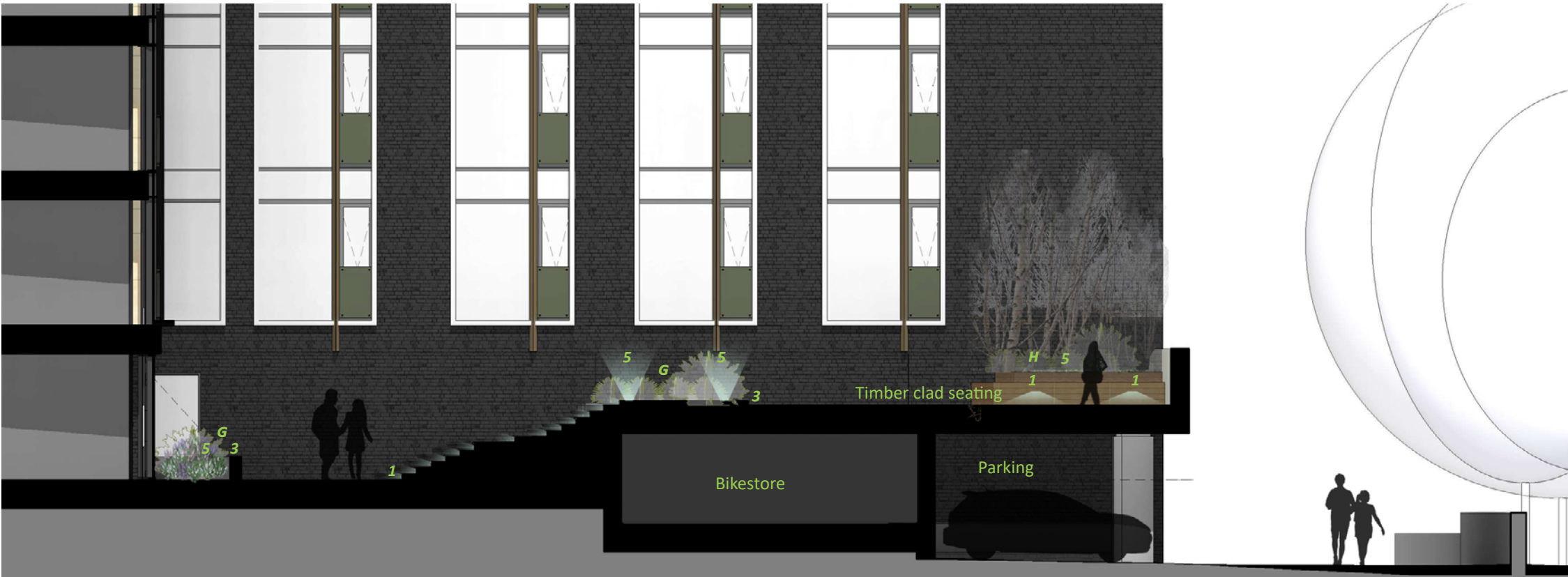
3 Path lights



4 Wall lights



5 Flower bed ights



Section through courtyard

6.0 Scheme Visuals : Bird eye view looking South West



6.0 Scheme Visuals - View from the High Street Cross Road



6.0 Scheme Visuals - View from the Hambledon Road



6.0 Scheme Visuals - Approach from Wellington Retail Park



6.0 Scheme Visuals - Approach from the A3 (North)



6.0 Scheme Visuals - Approach from the High street



DELIVER

Manage

the process and expectations

Control

the programme and project output

Fulfill

the project brief and client aspirations

7.0 Sustainability, Well-being and Access

7.01 Sustainability

Sustainability measures have been integrated into the design through proposing:

- The use of construction materials with a low embodied energy requirement
- Design to maximise water and energy efficiency
- Provision of a sedum roof for habitat and ecological benefits as well as a form of source control for Sustainable Drainage System (SuDS)
- Potential provision of photovoltaic panels on the roof for the production of renewable energy on-site

The entrance to the development designed to be visible, accessible, well-lit and secure through:

- Clear signage that can be seen from multiple directions of approach
- Level entry between the external ground level and internal finished floor level for ease of access
- Glazing at the entrance and corridors where possible to maximise natural lighting and aid natural surveillance
- Secure entry to all residential areas including bins and cycle store
- Internal access to cycle and bin stores

Standardised apartment and floor layouts throughout the building enables the stacking of the residential accommodation, which improves efficiency in construction and the living environment for occupants of the flats.

Each flat has generous window openings allowing a large amount of natural daylight and ventilation to each unit.

In addition, juliet balconies have been provided to most apartments along with access to communal roof terraces providing amenity and outdoor living space right in the heart of Waterloooville.

7.02 Fire Safety

Flat Layout

The typical flat layout has been developed in consultation with an Approved Inspector and as such the flats will be sprinklered and the hobs in the kitchen will be positioned over 1.4m away from the escape route out of the apartment. Moving forward this layout will be developed in conjunction with a Fire Engineer.

Means of Escape

The layout has been designed and reviewed against current building regulation standards. Travel distances follow the guidance set out within the Approved Document M with four protected vertical escape routes.

Spread of Flame

The south-eastern block is over 18m. All cladding systems to the building will be a non-combustible material with a class 0 spread of flame. To maintain suitable compartmentation, cavity barriers and fire stops will be incorporated into the external envelope.

Moving forward, a detailed fire strategy will be developed in consultation with a Fire Engineer and Approved Inspector.

7.03 Wind Effects and Tall Buildings

At nine storeys the proposal is not considered to be a tall building. The elements that front public routes have been designed at lower levels. Along Hambledon Road solid canopies have been introduced to at ground floor level, these are effective against downdraft.

The building form of three elements with stepped building heights along with the articulation of the facade including recesses, changes in material and the introduction of fins all help to mitigate the effects of wind tunnelling and down drafted winds. The surrounding context provides some protection at street level

7.03 Parking

18 parking spaces will be provided on site with a further 50 spaces allocated within local car parks. A car share scheme will also be provided. Please refer to the transport assessment for the more details on the parking strategy

7.04 Cycles

2-tier bike racks will be provided within a secure enclosure providing 279 spaces, 264 for residents and 15 for guests and staff.



7.1 Access, Cleaning, Maintenance and Refuse

7.1.1 Refuse Strategy

A central bin store is located on the south corner of the building. The 92 sq.m. bin store has capacity for 33 x 1100L Euro Bins. As per local policy authority requirements. The store has direct access to the service yard providing space for refuse lorry to remove waste from away from the main street.

Bins for the A2 units will be kept internally within ventilated refuse storage and managed by occupants. On collection days the waste from these units will be managed and moved to the service bay for collection.

7.1.2 Exterior Cleaning and Maintenance

The overriding strategy is to deliver a building that requires minimal periodic maintenance and cleaning. This is to be achieved by specifying low maintenance materials to the roof and facades and utilising detailing to control flow of rainwater and associated dirt/contaminants down the facades and to promote shedding of water away from the external surfaces.

All roofs are accessible from common areas or from the head of the main core. All are flat roofs with a shallow pitch falling towards centralized outlets accessible along a safe, guarded access way protected by handrails. Overflows are to be provided to the perimeter. Outlet and downpipes are to be aligned to allow for a straight drop through the building with access at all levels via service panel within the circulation corridor.

The windows to the four and five storey volumes will be cleaned using 20m-long telescopic water-fed poles to a vertical height of 18.5m from the paved street to the perimeter of the building or from the central courtyard.

The nine-storey south-eastern block will be cleaned using a central cradle system.

Elevations of Cleaning and Maintenance



Photos of Systems

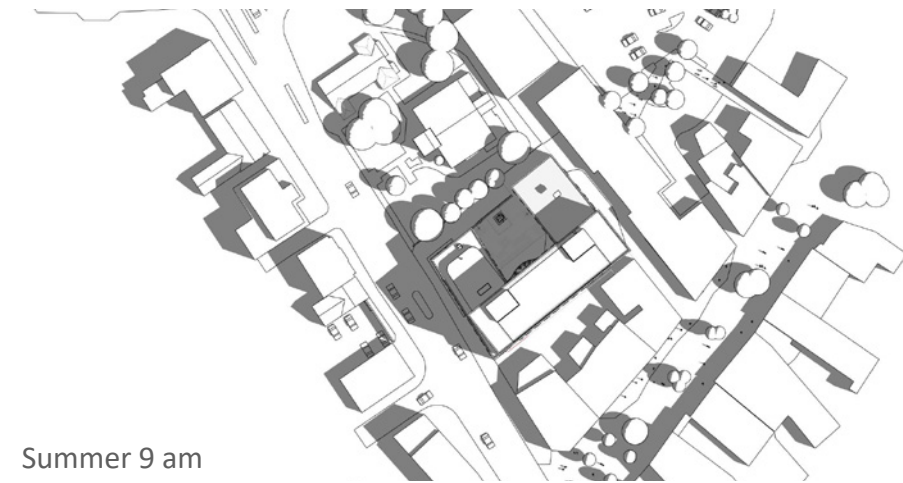


Telescopic water fed pole

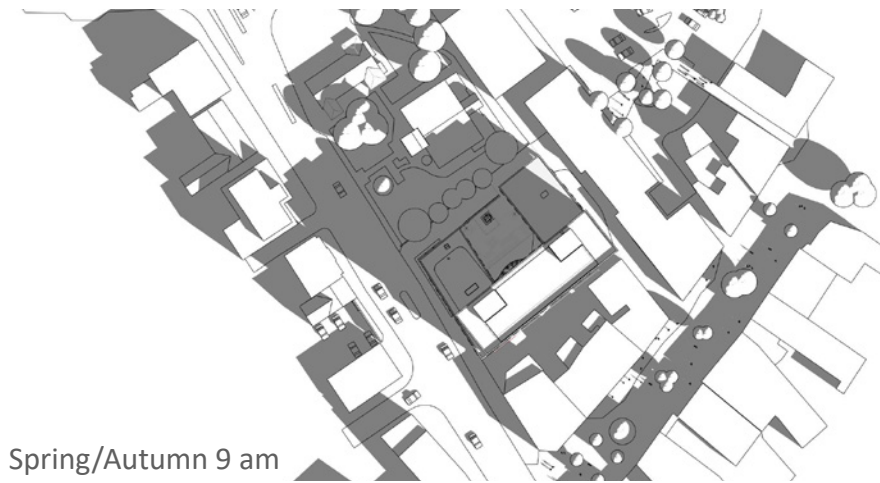


Cradle system

8.0 Shadow Study



Summer 9 am



Spring/Autumn 9 am



Winter 9 am



Summer 12 pm



Spring/Autumn 12 pm



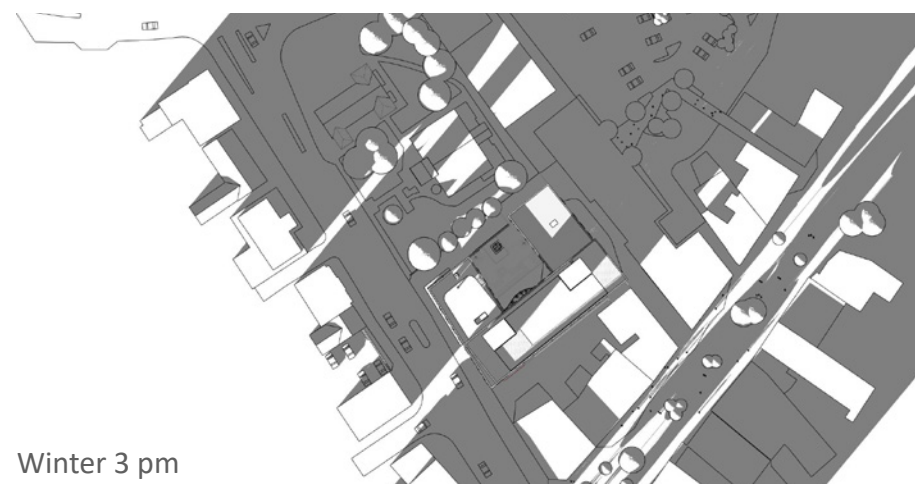
Winter 12 pm



Summer 3 pm



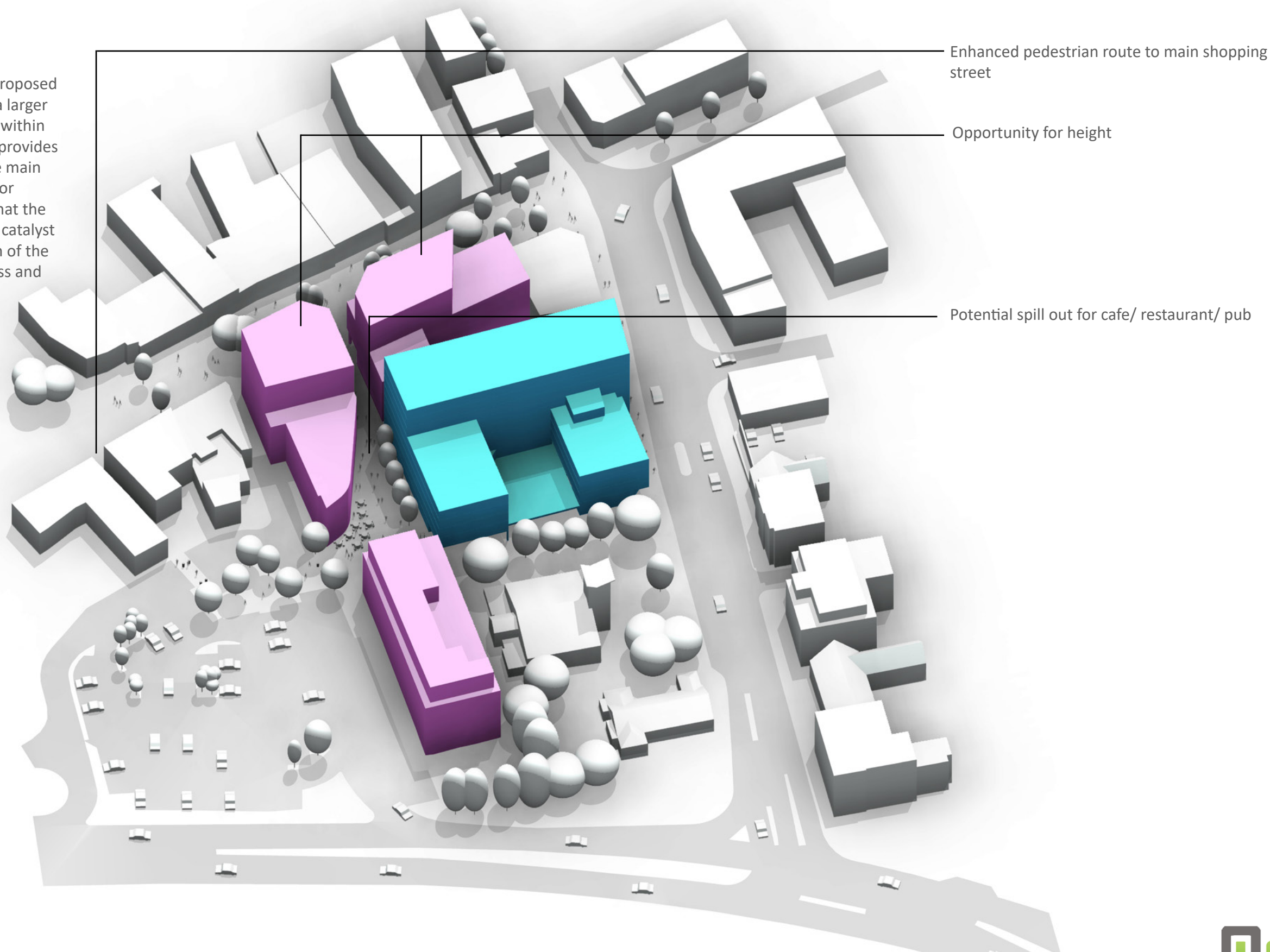
Spring/Autumn 3 pm



Winter 3 pm

9.0 Illustrative Master Plan

The following pages show how the proposed building could be incorporated into a larger master plan of the surrounding land within our client's ownership. This scheme provides an enhanced pedestrian route to the main shopping street passing active retail or cafe frontages. The exercise shows that the proposals are capable of providing a catalyst for regeneration without sterilisation of the future prospects of adjoining business and townscape.



View looking south

9.0 Illustrative Master Plan



10.0 Conclusion

This document has outlined our detailed analysis of the site, its context, and planning policy.

Given the existing poor quality of built form, and vacant retail units, we understand that this important site is in need of regeneration in line with the Council's ambitions.

It is considered that the proposed development is compliant with the relevant planning policies. The scheme has been the subject of consultation with planning officers before the submission of the pre-application and their feedback has been incorporated into the proposals. We believe the proposal respects the setting and provides a high density scheme appropriate to this town centre location.

The proposals seek to deliver a transformational development of purpose built homes for rent, supported by good transport and served by the amenities within the town centre.

Bringing more people to live in this location will help regenerate the area, increase footfall, bring increased trade both during the day and in the evening. It will help to improve visual surveillance of our streets, and enliven our community.