

HIGHWOOD

HIGHWOOD RESIDENTIAL

Design and Access statement

Proposed 50 Extra Care Apartments, Dukes Meadow, Waterlooville.

August 2014

Revision A



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Dukes Meadow, Waterlooville – 50 Extra Care Apartments



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1.0 Introduction

- 1.1 **pdp architecture llp** have been instructed by **Highwood Residential Ltd** to prepare and submit a planning application for an Extra Care development comprising of 50 (1 & 2 bed) Apartments located at the corner of Hambledon Road and Auger Row, Waterloooville. This site currently has outline planning permission for approximately 38no. 2 bed Extra Care apartments permitted under the decision notice **10/03253/OUT** dated 26th January 2012.
- 1.2 Pre-application advice was sought with both Havant Borough Council and Winchester County Council prior to our submission. Comments received during this meeting have been taken on board and incorporated where practical, these will be explained further on in this document.

2.0 Context of Site and Surroundings

- 2.1 The existing site is located to the East of Auger Row, at the northern tip to Phase 2 of Dukes Meadow (formerly Old Park Farm), which is the northern section of the Waterloooville Major Development Area (WMDA) situated to the west of the town.
- 2.2 The site itself is a parcel of undeveloped land, located to the East of Auger Row, to the south of Hambledon Road and North of Foxtail Road.
- 2.3 The site is split by the Local Authorities planning boundary, with the south-west corner falling within the control of Winchester City Council and the rest within Havant Borough Council.
- 2.4 The proposed will be the first building seen at the entrance of the WMDA, as such it has been identified as a gateway development that will set a visual arrival cue to the whole development.
- 2.5 To the Eastern boundary of the site there is a mixture of new built residential properties, comprising of two storey pitched roof houses and three storey mono pitched roof houses. They have been set out in a horse shoe shape with the rear of the properties and windowless gable walls facing onto the site. The houses are constructed using the same palette of materials but in different ways. The three storey houses fronting onto Hambledon Road are of a contemporary style, with bright white render,

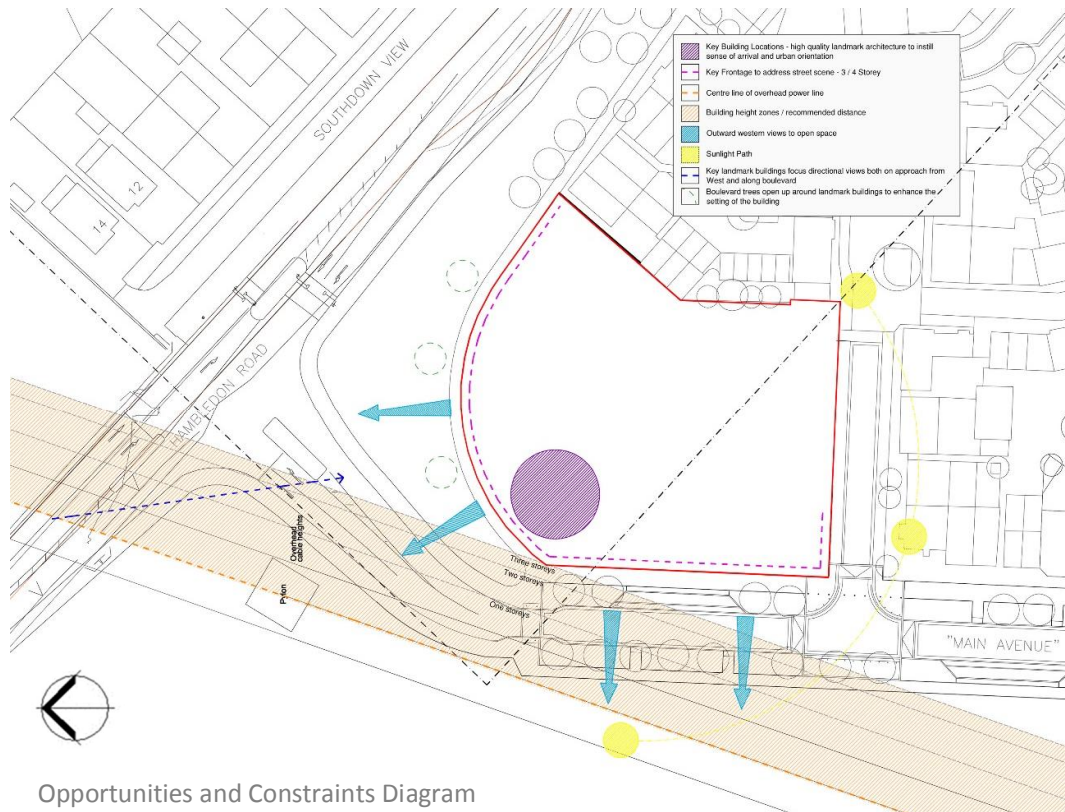


grey windows, red facing brick and a mono pitch roof with a standing seam up stand. The two storey houses facing onto Foxtail road are of a more traditional style but using contemporary detailing, with red facing brick, white render, grey windows and a pitched roof with grey roof tiling.

- 2.6 The Southern boundary is adjoined by a public footpath and Foxtail Road with a mixture of two and three storey residential properties opposite. Again these are a mixture of contemporary style houses and traditional houses with contemporary detailing. There are two large detached houses facing onto the site, both elevated the same but with different materials used. Both are two storey in height with pitched roofs, both have the same red roof tiling and grey windows but one has been rendered with the other being constructed in red facing brick. On the corner of Foxtail Road and Auger Row there is a terrace of three storey houses that front onto Auger Row with the end gable facing onto the site. This gable has been addressed to face onto Foxtail Road with a two storey rendered box projection with some secondary windows for this property. The rest of the gable is finished in red facing brick.



- 2.7 The Northern and Western boundaries are adjoined by grass verges and access roads, with Hambledon Road to the North and Auger Row (formerly Main Avenue) to the West.
- 2.8 To the Western boundary, on the opposite side of the main access road (Auger Row) there is a 1.8 meter closed boarded fence with further fields behind. Within these fields there are pylons located to support the overhead power cables. There are guidelines for acceptable building heights and distances that the proposed needs to be away from them. The proposals are outside of these distances which is shown on our submitted section.



Opportunities and Constraints Diagram

- 2.9 The building mix within the local vicinity is mainly residential with a row of convenience shops along the north-east side of Hambleton Road. The residential buildings within the immediate vicinity are a mixture of two, three and four storey in height, comprising of houses and apartments.
- 2.10 There is no one particular vernacular style within the immediate area, with a mixture of traditional and contemporary style residential buildings.



Mixture of contemporary and traditional houses surrounding the site

- 2.11 The site is easily accessible by both foot, cycle and motor vehicle, with public transport links just a short walk away on Hambledon Road.
- 2.12 Due to the location of the site, the context of the surroundings, and the current outline planning consent it is evident that the scheme is well suited to its local and immediate vicinity. We feel that our proposal would integrate well within the surrounding context.

3.0 Use

- 3.1 The concept of the development is to provide an Extra Care Scheme comprising of 48 apartments in a building of 3 / 4 storeys, set within landscaped grounds. The scheme is to be of a high quality design and meet the required needs of the end user.
- 3.2 The Extra care scheme will be provided with communal space and facilities to allow the tenants to integrate with their neighbours and have as much support as they feel they need. These areas include a communal lounge, roof terrace, assisted bathroom, guest sleep over room, hairdressers, treatment room, laundry, refectory, activity room, kitchen, internet area and communal landscaped grounds.
- 3.3 The proposals will help the boroughs need to provide an ageing population with alternative accommodation that can be adaptable to the individual tenants requirements at different times and levels of needs in a discreet manor. Whilst also encouraging community spirit by keeping the older population integrated with the existing community and providing local residents with employment opportunity. .

4.0 Amount and Layout

- 4.1 The site is 0.326HA and the proposal is for 48 Extra Care Apartments.
- 4.2 The scheme comprises of 18no. One bed apartments and 30no. Two bed apartments.
- 4.3 The total percentage of developed site is 51.7% which leaves the remaining 48.3% as amenity space. With each individual flat having its own balcony area and a communal roof terrace on the fourth floor.
- 4.4 The outline planning approval has been designed to have buildings on all four boundaries of the site. We felt that this would create too much of an enclosed site with a communal court yard that would not benefit from the Southern aspect of the site and receive minimal day light. Our proposal is to wrap the Northern and Western boundaries with our building to continue the street scene around the edge of the site and connect back up with the existing houses on Auger Row to the South of the site. This allows the communal garden and car parking area to be opened up so they benefit from the daylight for longer periods of the day.
- 4.5 The proposed has been orientated to suit the existing site constraints and access routes whilst also considering the neighbouring relationship with the new adjoining houses and houses opposite the site.
- 4.6 The design code called for a gate way building to denote the entrance of the wider WMDA development, in response to this we have proposed to have our main entrance on the

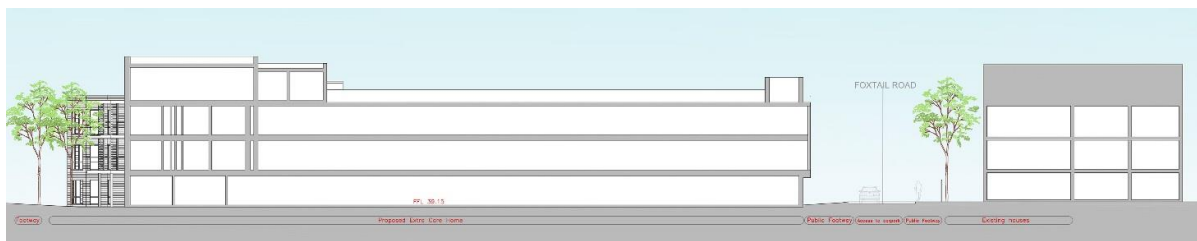


corner of the site facing towards Hambledon Road in a four storey element. This we feel will create a landmark feature that will help denote the entrance of the site.

- 4.7 The internal layouts of the approved outline planning application provided an excessive amount of extra accommodation compared with working built models. Our layouts have been rationalised to provide a suitable amount of accommodation that suits our client aspirations for the scheme.
- 4.8 As previously mentioned the main entrance is located on the north-west of the site with a secondary access located off the rear car parking area for ease of access from this area. The main entrance area contains the reception area, hairdressing, refectory, activity room, dining room and the central circulation core. This area also provides access off to the two side wings that contain the apartments. The back of house accommodation is located on the ground floor towards the south of the site for ease of access. The first and second floor are mainly for apartments with some changes to include guest sleep over room, assisted bathroom, informal seating areas and an internet area. The fourth floor contains a communal lounge and roof terrace for the residents to enjoy the views and have a more private enclosed communal space.
- 4.9 All internal apartment layouts have been designed to meet required standards for adaptability for wheelchair use, and will have access to external balconies.

5.0 Scale

- 5.1 The height of the proposed is predominately three storey with a parapet wall and flat roof, with a four storey element on the corner facing Hambledon Road. The wrapping façade has stepped protruding bays, spaced to create a rhythmic elevation. These bays are three storeys in height and stepped to give vertical emphasis whilst also creating a horizontal symmetry that can be read as you walk around the building.
- 5.2 The four storey element on the corner is a direct response to comments raised by the Local Authority within their planning report, where they felt that a fourth storey element could be introduced. As we wanted to create a vertical emphasis at this point, the stair core has been stepped back so that this element can be standalone and create a landmark feature. Whereas wrapping this whole section of the building around the corner would detract from this.



Section through the proposed and existing

6.0 Landscaping

6.1 Landscape Strategy

Influence (Landscape Architects) has been appointed by Highwood Group to provide landscape architectural services for the extra care site at Dukes Meadow, Waterloooville.

6.2 The aim of landscape proposals for the Extra Care development are to provide a connection with the new housing community that addresses the ~~the~~ Gateway~~the~~ setting of the development whilst also creating a safe and secure environment for future residents and visitors to accommodate.

6.3 The landscape strategy focuses on creating a series of key areas which brings consistency and legibility to the external spaces. These include the following landscape elements:

- The use of a simple landscape frontage that complements the development frontage and PDP's architectural design;
- Extending the adjacent Hambleton Road frontage treatment to incorporate secure/private outdoor seating areas to the ground floor apartments set amongst ornamental planting beds and screened from the adjacent footpath by native formal hedgerows;
- Tree planting to complement the palette of tree planted elsewhere and soften the built form with scope to plant larger specimens (such as oak) where space permits and in response to the surrounding landscape character;
- A secure communal residents garden to include:
- Communal paved terrace (accessed directly from the lounge/dining area) for outdoor dining ;
- Central communal lawn with opportunity for outdoor events;
- Organic path formed by resin bound gravel leading out into the garden, with seating provision to create a number of open and intimate areas in which to sit and enjoy the lavish ornamental planting;
- Planting beds to include opportunities for residents grow fruit, fruit and vegetables;
- Providing private breakout terraces to ground floor units facing the communal green screened by low hedgerow;
- Softening the existing masonry boundary wall using climbers and wall shrubs;
- Secure gated access to car park to provide easy access to the communal areas



- 6.4 Management and Maintenance - All new landscape areas will be maintained accordingly to achieve the aspirations of the design and to maintain a high standard of repair, functionality, safety and aesthetic appeal using sustainable management techniques as far as possible.
- 6.5 The landscape vision for the Extra Care site as outlined above demonstrates the commitment of the client to create a cohesive addition to the Dukes Meadow development whilst addressing the specific care needs of the end user creating a sustainable environment that instils a sense of wellbeing, security and design quality.



7.0 Appearance



Extra Care Scheme from Hambledon Road

- 7.1 The proposed has been designed and elevated in response to the modern style buildings surrounding the site. The palette of materials has been kept simple to be in keeping with the houses adjoining the site, where a stripped back approach with high quality detailing has been constructed.
- 7.2 The elevations are designed with a three storey rhythmic stepping central spine with a four storey feature wrapping corner. Buff facing brick bays with metal framed balconies complete with feature trellis have been spaced to create a rhythmic elevation. The elevations have been further defined with feature timber cladding and timber clad circulation cores that are strategically placed around the building. The proposed feature trellis is to allow for climbing plants to be planted either by the individual on their own balcony or at ground floor to allow for an earthy green building in the future. With the material palette being a soft and nature driven proposal. All windows will be upvc grey to match the existing ones opposite the site.
- 7.3 Due to the modern nature of the building and the curve on which it sits, it was felt that this type of design called for a modern roof and as such we have gone for a flat roof with parapet walls to allow for the installation of PVs behind them. The parapet would be finished with a modern capping detail. A flat roof also allows for the massing of the scheme to be reduced.
- 7.4 The central corner feature has been designed as a protruding buff brick box with feature trellis balconies to tie it back to the rest of the design, whilst still standing out as a standalone feature and denoting the entrance.
- 7.5 Care has been taken to create a cohesive development that reads as one building from all elevations. The southern elevation and end gable facing onto Foxtail Road has been designed to address the street scene with a similar response to the houses opposite with a bay window feature.
- 7.6 Windows have been carefully addressed to give the scheme a more modern feel and to avoid any overlooking issues.
- 7.7 All apartments have been allocated with an outdoor space either in the form of a private patio or a glazed balcony.

- 7.8 The materials proposed are freely used within the surrounding new residential development. The proposed materials are buff facing brick, timber cladding and grey upvc windows to again match the houses opposite.
- 7.9 The building form curves in response to the boundary of the site, creating an area for a communal landscaped garden that faces onto Foxtail Road and creates an open feel for the houses facing onto the site opposite.
- 7.10 The elevations and landscaping have been cohesively designed to create a high quality development set within safe landscaped grounds, to meet the requirements of the end user.
- 7.11 As both the proposed and the proposed Nursing Home further down Auger Row are designated as landmark developments that are linked, the same materials have been used in both but executed in a different way to create a connection but still create two distinctive landmark developments.
- 7.12 Following comments received during the application both schemes have been redesigned to create more distinctive buildings with an even more modern architectural language being proposed.
- 7.13 The scheme has developed from pre-application advice sought as follows:
- The relationship with Foxtail Road has been addressed by creating a feature bay with windows overlooking the road, similar to what has already been done on the opposite houses.
 - The windows have been addressed to create a more modern / contemporary feel.
 - Local Authority Planning Boundary has been added.
 - 3d view of the entrance has been submitted.



Pre-application elevation



Development sketch 3D view

8.0 Access

- 8.1 Vehicles will access the site from Foxtail Road, whilst pedestrians and cyclists will have the option of accessing the building from the rear via a corridor from the car parking area or use the main entrance facing onto Auger Row. Internally there are three stair cores and a lift that accesses all four floors. The refuse store is located on the ground floor fronting onto Foxtail Road where refuse collection can take place directly onto the highway.
- 8.2 The proposals have provided **23** onsite car parking spaces for residents, staff and visitors, with four of these spaces being accessible. A further six spaces have been provided at the proposed Nursing Home for staff overflow. Staff cycle storage has been provided via an outdoor covered area, with residents' cycle storage being provided within the building. Each individual flat has an area for buggy charging within the hall and a further communal buggy store / charging area located on the ground floor.
- 8.3 Further details for access can be found in the submitted transport assessment by **Odyssey Markides**.



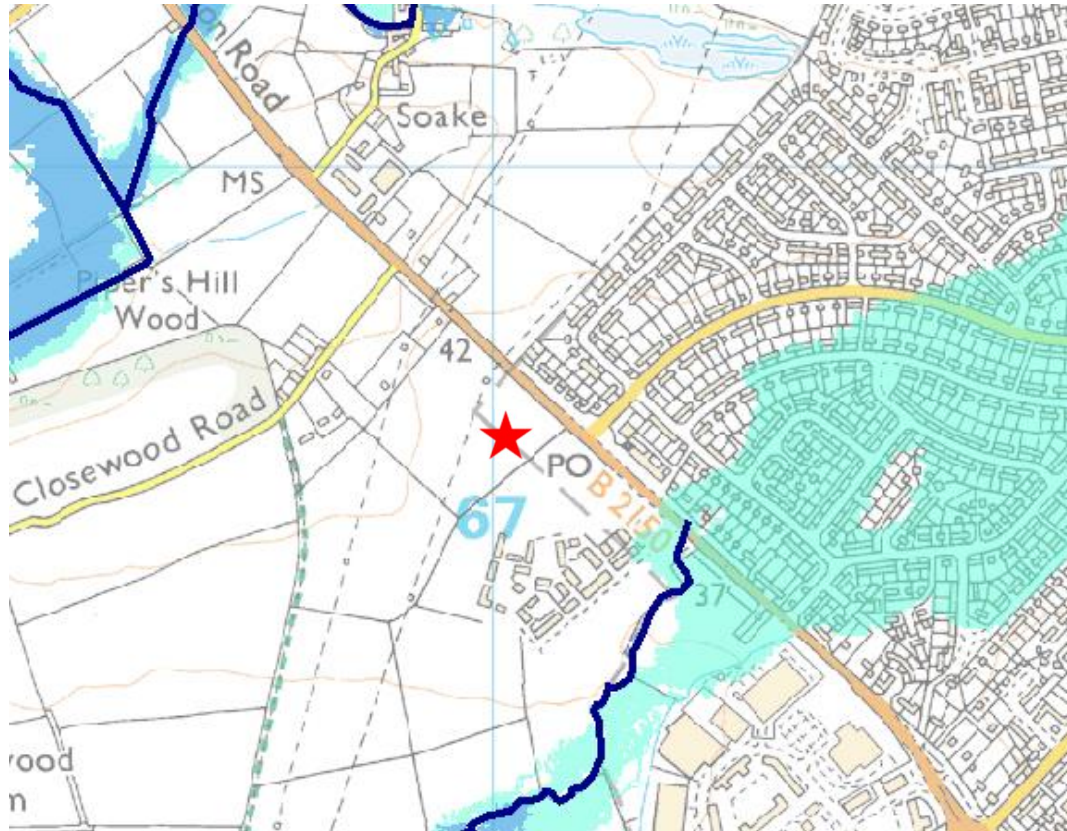
Access Diagram
(Cyclists would use a combination of both routes)

9.0 Inclusive Access

- 9.1 The external entrances to the building would be provided with either level or ramped access, having a gradient of no more than 1:15, allowing easy access for wheelchair users. Entrance areas will have a slip resistant surface and will be of a contrasting colour.
- 9.2 The building would be constructed to be compliant with Part M of the Building Regulations, which relates to access.
- 9.3 The internals have been designed with accessibility in mind with all units designed to meet required standards for adaptability for wheelchair use, and will have access to external balconies. Care bathrooms, laundries and a guest bedroom are also provided. All access doorways into and in the proposed building will be level threshold for ambulant disabled users. All floors are accessed via passenger lift. With associated facilities such as assisted bathrooms and hoists.

10.0 Flood Risk Assessment

- 10.1 The map shows that the site is not in a flood risk zone and therefore is not currently at risk from flooding. This map was sourced from the environment agency website and was correct as of 6th August 2013.



11.0 Sustainability

- 11.1 **Highwood Residential Ltd** are committed to delivering homes, which will be of benefit to residents now, and into the future, whilst ensuring minimal impact on the environment. The proposed new properties will meet the Code for Sustainable Homes Level 3, creating a high performance development built with sustainability in mind.

12.0 Material Schedule

- 12.1 Buff facing brick
- 12.2 Timber cladding
- 12.3 Upvc grey windows to match houses opposite
- 12.4 Grey powder coated balconies with structural glazing

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