

DESIGN & ACCESS STATEMENT

Proposed Sheltered Housing, London Road, Waterloooville.
January 2015



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01

Introduction

An introduction to Churchill Retirement Living and the nature of sheltered housing.
Benefits to the community.

Proposed redevelopment at 127A & 127B London Road, Waterlooville, PO8 7SH to provide sheltered housing.

Introduction

This design and access statement prepared by The Quorum Partnership on behalf of Churchill Retirement Living Ltd. is for a sheltered housing development of 27 apartments including landscape proposals, vehicular access, parking, refuse and recycling facilities.

An introduction to Churchill Retirement Living and the nature of sheltered housing.

Churchill Retirement Living Ltd. is a privately owned family run company. Founded in 1994 it specialises exclusively in developing attractive, purpose-built retirement apartments for older people.

A typical sheltered development consists of a building of 1 & 2 bedroom apartments, each benefiting from its own private front door, entrance hall, lounge / dining room, fitted kitchen and bathroom.

The safety and security of the owners are prime considerations and all apartments are designed with this principle in mind and include a linked emergency call system to ensure help is at hand 24 hours a day, whilst a camera door entry system is located at the main entrance doors to the building.

Entrance doors to all apartments on each floor are connected to an intruder alarm system, and in addition ground floor apartments are fitted with passive infra-red movement sensors.

A lodge manager will be on duty to provide any help with minor day to day problems and to provide peace of mind for the owners.

A guest suite for visitors is included within the development and lift access is provided to all floors. The location of this site provides a short walk to nearby shopping, health and other social facilities and is well served by local transport services.



Typical Apartment Living Room



Typical Bedroom



Typical Kitchen



Typical Shower Room

Benefits to the community provided by sheltered housing.

Sheltered Housing is widely acknowledged to provide a range of benefits to the community.

Health Service

The companionship and community spirit developed in sheltered housing can help to reduce feelings of isolation, loneliness and depression. Consequently many owners are better able to maintain health and general well-being.

Should owners require home visits, doctors and other health care professionals can co-ordinate visits to several patients within one location rather than travelling to a number of separate destinations. The design and layouts of the buildings and the flats inside help to address the onset or increase of mobility problems.

These factors can all help to provide a meaningful reduction to the financial and strategic burdens on local health services.

Local Economy

Many residents are likely to visit local shops and businesses, often choosing to "basket shop" on a daily basis at small independent shops rather than travelling further afield.

The Housing Market

People moving to sheltered housing are generally vacating accommodation that no longer suits their needs.

In most cases they are leaving property that is now too large for them and consequently are releasing under-occupied family dwellings back onto the housing market.

Sustainability Benefits

Due to their strategic location near to local shops and other commercial and social facilities sheltered housing developments reduce the reliance on private motor vehicles.

Additionally the provision of shared facilities for a large number of people within a single building makes efficient use of both materials and energy resources.

02

Contextual Analysis

Town history and description.
Wider context around the site.
Site location and immediate context.

Town history and description.

Waterlooville is a small town in Hampshire, England, approximately 8 miles north of Portsmouth.

Legend has it that the town was named after a pub named The Heroes of Waterloo because, in 1815, soldiers who had just disembarked at Portsmouth, returning from the Battle of Waterloo, decided to stop there and celebrate their victory. The area around the pub became known as Waterlooville.

The compact town centre is clustered around the former A3 London Road which has been changed to a pedestrian area. There is a thriving selection of shops, supermarkets, a library and a street market every Friday. There are excellent bus connections to Portsmouth and the surrounding area. The nearest railway stations are at Havant (4 miles) and Rowland Castle (5 miles).

Aerial view of the Waterlooville area



Context - The wider area surrounding the site.

The area to the north includes the picturesque villages and countryside of south Hampshire, including the South Downs with its long distance footpaths. A few miles to the west is the Forest of Bere. This is a mixture of woodland, open space, heathland and farmland and is well used by local people. There are many walking and cycling opportunities within the forest, ideal for all abilities.

The historic cities of Portsmouth and Chichester are within easy reach, with their wide range of facilities and visitor attractions.



Forest of Bere.



Forest of Bere.



Butser Hill South Downs Way.



Buster Hill South Downs Way.

Site location and immediate context.

The application site is roughly rectangular in shape and has a total area of approximately 0.2 hectares.

The site contains 2 chalet style bungalows sited close to the front boundary. Although typical of their period, neither of the houses is of particular historic or architectural merit. Number 127A London Road is brick faced, with white UPVC diamond lead effect windows, steeply pitched clay tiled roofing, and tiled corbelling at the gable ends. Number 127B is similar except it features white rendered walls. The front gardens feature hedges, shrubs and small trees, whereas in contrast, at the rear (western) part of the site are mature gardens with larger trees nearer the boundary.



Location plan (nts).

The site is generally flat before falling away quite sharply at the southern and western boundaries. It is located on a prominent and elevated corner near the roundabout at the junction of London Road and Maurepas Way, immediately to the north of Waterloooville town centre.



Aerial view.

Site location and immediate context.



Aerial view of site from the south.



Site plan showing surrounding context - nts.

In general, in Waterloooville there is a diverse mix of building heights, scale, mass and disposition sitting in an informal pattern of roads and an undulating topography. To the north-east of the site is a terrace of two-storey houses on Freshfield Gardens, extending the full depth of the application site. These houses, which form part of a cul-de-sac of similar buildings, all have rear gardens backing on to the application site's northern boundary.

To the south and west, the site slopes towards an area of wooded open space approximately 5 metres lower than the application site. A pedestrian footway across this open space leads to an underpass to Waterloooville town centre. In the other direction, the footpath continues to Arnside Road to the west, which is within the Hambledon Road industrial estate. One of the units on the industrial estate lies close to the north-west boundary of the application site.

In the past, the pattern along London Road would have been of low population density, featuring large family houses with extensive gardens. There are some surviving examples of these, mostly inter-war and Edwardian properties, such as Purbeck House at 135 London Road. Much subsequent infill development of housing has taken place, mostly dating from the 1960s onwards. Housing development extends to the north of the site beyond Freshfield Gardens to Winifred Road, Muriel Road and Jubilee Road, and eastwards on the other side of the London Road/Maurepas Way roundabout towards Beaconsfield Road, Villa Gardens and Avondale Road. The housing is fairly dense near the roundabout, including Homewater House off the Hulbert Road, a development of sheltered retirement apartments of up to four storeys in height. Moving further away, terraced, semi-detached and detached houses predominate, interspersed with small areas of open space.

Overall, in the immediate vicinity of the site, the architecture is homogenous and unremarkable with little variety in style. Regarding materials, brick predominates with examples of render and clay tile hanging. Roofs are generally hipped or gabled, and both clay tiles and concrete tiles are common.

Site location and immediate context.



Photograph key plan.



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6

Site location and immediate context.



Photograph key plan.



Photograph 7



Photograph 8



Photograph 9



Photograph 10

03

Constraints & Opportunities

Constraints and opportunities plan.

Constraints and opportunities presented by the site.



04

Scheme Design & Development

Design rationale.

Design rationale.

There is little within the diverse context to define a specific approach to an appropriate design solution for the site, apart from a general alignment with the public highway. The design proposals for the new sheltered housing development have therefore evolved after consideration of the following factors and strategies-

- **Protection of amenity of adjoining owners.**

The proposed building is broadly of a similar size and disposition to the existing planning approval. Notwithstanding this, care has been taken to protect the amenity of adjoining residents, particularly in respect of the houses in Freshfield Gardens.

- **Topography of the site.**

The floor levels proposed are similar to the extant approval for the site.

- **Building massing and architectural design.**

The articulation of the massing and elevational components reflect the internal functioning of the building, arranged to create balanced and well proportioned elevations.

Previous design proposals for the site are also considered to be relevant and give an indication of appropriate massing and style. Refer to the planning history of the site, explained in detail on page 17.



Proposed site plan - NTS.

05

Pre-application meetings and Public Consultation

Planning history of the site.

Public Consultation Exhibition - December 2014.

Pre-application planning meeting – Havant Council - December 2014.

Pre-application planning meeting – Havant Council - January 2015.

Planning history.

In November 2007, planning permission for application ref. 07/72522/000 was refused. This entailed demolition of the existing two dwellings and erection of the part two, part three-storey building comprising 28 category II sheltered apartments with associated parking and amenity space. The refusal was due to excessive building bulk, unsuitable external appearance, highway access issues, and risks to trees.

A revised application 08/72522/001 was made for a part two, part three-storey building comprising 26 Category II sheltered apartments with 7 parking spaces. This was withdrawn.

In April 2012, a planning application ref. APP/12/00430 was made for demolition of the 2 existing houses and erection of a part two, part three-storey building comprising 26 category II sheltered apartments. This was withdrawn.

In September 2012, approval was granted for application ref. APP/12/00785 for a part two, part three storey building comprising 26 No. category II sheltered apartments and 1 No. visitor suite, with 6 parking spaces plus 1 service vehicle layby. A communal lounge, laundry, library, guest suite and refuse/recycling store were incorporated as part of the building, all on the ground floor.

The site is not in a conservation area and there are no listed buildings in the vicinity.



Extant site plan



Extant south elevation



Extant east elevation

Public Consultation - Waterloooville - December 2014

Neighbouring owners and residents, as well as local councillors were invited to a public exhibition held at the Church of the Sacred Heart, from 5pm to 7pm on 10th December 2014 in order to introduce Churchill Retirement Living and its plans for redeveloping the site.

Approximately 10 people attended the exhibition, where design & planning staff from Planning Issues and Churchill Retirement Living were on hand to explain the proposals and receive comments or queries from visitors.

Visitors were encouraged to leave written comments on forms provided either on the evening or posted back in pre-paid envelopes, and relevant feedback etc. is included in the Supporting Stakeholder Engagement Statement.

The drawings on display reflected the scheme as developed following a contextual study of the area and prior to any discussions with the Local Planning Authority.

Visitors to the exhibition raised concerns regarding the following:

- There are already enough retirement apartments in the area;
- The proposed access arrangements are unsafe; and
- Loss of outlook.

In addition the following comments have been received on forms that were posted using the pre-paid envelopes.

- There are already enough retirement apartments in the area;
- Dangerous location on roundabout;
- Poor access to town centre via underpass;
- Loss of outlook;



South west elevation - December 2014

- Loss of light;
- Access should not be taken directly off the roundabout;
- Insufficient parking;
- Loss of privacy;
- Loss of wildlife;
- Contractors parking in nearby residential streets; and
- Too high.

The principle of the redevelopment of this site for sheltered housing was generally accepted, given the extant permission for 26 sheltered retirement apartments.

In respect of the detailed concerns raised, both at the public exhibition and on the subsequent comments form, the proposed scheme is similar in every respect to the extant scheme. Circumstances have not changed since the extant scheme was approved by the Local Planning Authority in September 2012 and, as such, it has not been considered necessary to make any significant changes.

Pre-application Planning Meeting – Havant Council - December 2014

Churchill Retirement Living held an informal pre-planning meeting with Daphney Haywood at Havant Council on 18 December 2014. Since the principle of this type of development was established by the extant planning consent, the purpose of the meeting was to discuss the proposed development of retirement accommodation at London Road, in comparison with the existing approval.

Feedback was sought on a site plan, floor plans and elevation drawings presented at the meeting. The Planning Officer had a number of initial comments on the design. The initial comments were as follows: The building is located closer to London Road than the previous approval, and concern was expressed about the impact this may have on the landscaping.

The buggy store is now located on the frontage rather than at the side, this may have more of a visual impact.

Concern about whether there was sufficient parking space for a service vehicle.



Site plan - December 2014

Regarding the massing of the building, the Officer suggested that the proposed corner tower could be emphasised to provide more of a landmark feature. This would help to add visual focus. Furthermore, although the building is stepped down as it moves away from the corner, it was suggested this could be accentuated and the change in scale increased. This would result in a more prominent corner feature with subservient 'wings' on either side. Elevations showing the outline of both the existing approval and the new application would assist.



East elevation - December 2014

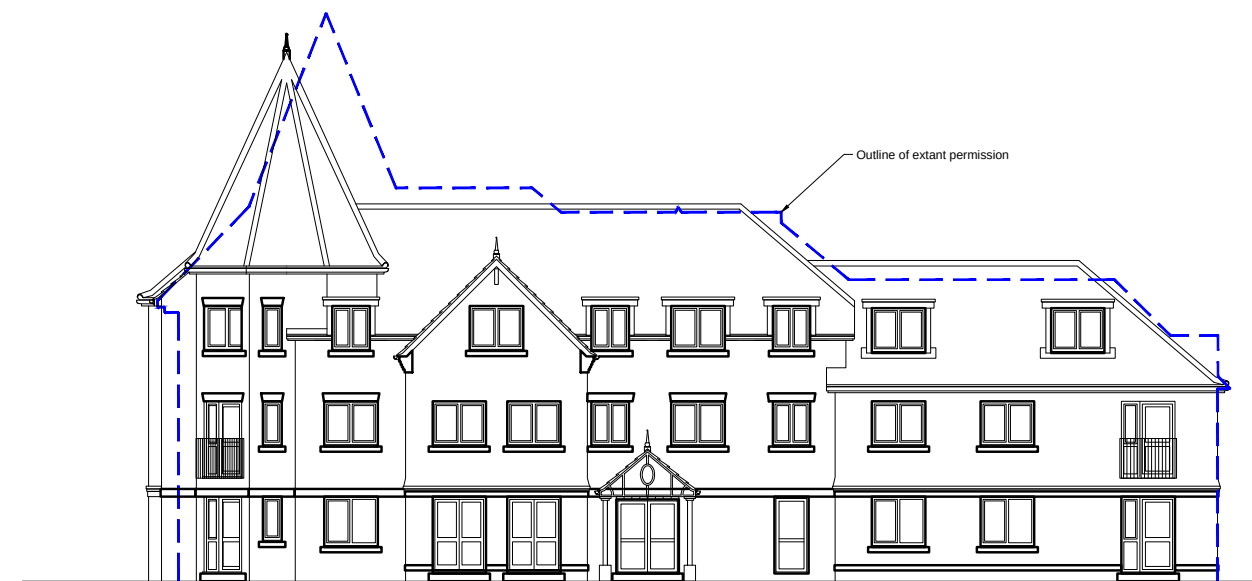
Regarding the interior of the building, rooflights were suggested as an addition to the 1st floor kitchens on the north elevation, also it was questioned whether the owners' lounge was of a sufficient size.

It was agreed in principle that if any design changes were made, this could be done post-submission, subject to the scheme being determined in 13 weeks.

Pre-application Planning Meeting – Havant Council - January 2015

During the second pre-application meeting the following points were discussed and are listed below alongside the changes to mitigate the concerns:

- Additional soft landscaping needs to be provided at the vehicular access to the site. It was recognised that this would result in the loss of a car parking space, but the planning officer considered that landscaping was a greater priority given the location of the site relative to the town centre. Upon review, we introduced planting to the full frontage of the development by reducing the number of parking spaces to 6 as per the extant scheme. The relocation of the refuse store internally allowed for the buggy store to be relocated to the middle of the site away from the street. The latter was discussed and the strategy supported.
- The planning officer was pleased to see the additional articulation to the elevations. However, it was still considered to be less than the extant scheme. Following discussions with the design officer it was suggested that the gable onto London Road needed to be sited further from the turret and more centrally on that elevation. In addition, that the turret could perhaps read as a full three storey corner element. It was agreed that these changes could be made post-submission.
- There were concerns expressed about the size/usability of the owners' lounge. Having reviewed this it was felt that this would be appropriate for number of apartments and how, from the CRRL's extensive experience, it is envisaged that the space will be used.



South east elevation as discussed at the meeting



South east elevation following discussion at the meeting

06

Scheme design and development

Site massing and layout.
Architectural Design - overall strategy.
Architectural Design - detailed design.
Security.
Integrating into the neighbourhood.
Sustainability.
Conclusion.

Site massing and layout.



Proposed site plan NTS.



View from east.



View from south.



View from west.

Site massing and layout.

The proposed development comprises an L shaped footprint occupying approximately the same general location as the existing planning permission.

Broadly speaking, the intention has been to follow the approved design as closely as possible regarding the site footprint, type of accommodation, access, massing and roof heights. However, several changes are proposed which are needed as a result of the inevitably different requirements of the current owners of the site, and the accommodation proposed. For example, the residents' lounge has been moved from the northern side to the centre of the development, and replaced by residential accommodation; also the mix of 1 and 2 bedroom flats has been adjusted according to market requirements, and both of these factors have altered the shape of the building. The total number of flats proposed is 27 compared to 26 on the extant permission.

- **Site coverage.**

The site coverage is broadly the same as the extant approval. The footprint (gross external area or GEA) of the proposed scheme is 848 square metres compared to 847 square metres for the extant approval, which represents a negligible increase.

- **Building location.**

As stated above, the building occupies a very similar position to the extant approval, but some adjustments have been made as a result of design development. The changes can be seen on the site plan submitted with this application, where the outline of the extant permission has been added to the current site layout. Starting with the north-eastern side, part of the building has been reduced in size and moved slightly further away from this boundary, thus benefitting the residents of Freshfield Gardens. To the north-west, the footprint has remained almost identical, but the main wall has moved slightly southwards, thus resulting in more space for the trees at the rear of the site. On the south western elevation the footprint has moved marginally

outward to allow for the preferred floor plan of the apartments. Overall, the proposed setback distances are comparable with those of the extant scheme.

- **Site density.**

The proposed density would be 129 dwellings per hectare (dph). This is slightly higher than the extant scheme (124 dph). In view of the site's proximity to the Waterloo town centre and local amenities we suggest that this level of density would be entirely appropriate in this location.

- **Massing, outlook, neighbourliness.**

The proposed massing and setback distances are comparable with those of the extant scheme. In addition, the only windows on the north-east elevation, where it comes closest to Freshfield Gardens, are on the ground floor. Furthermore care has been taken to retain the existing 4-5m high hedge along this boundary so as to help screen and soften the flank wall when viewed from these properties. Importantly, the building would present much the same as the previous proposal, with the inward facing units overlooking the landscaped garden, so as to not cause any undue loss of privacy. As mentioned above, the bulk of the development has been reduced slightly on the north-eastern boundary. Therefore we contend that the scheme protects neighbouring amenity, particularly in respect of the houses in Freshfield Gardens, and in a wider context, has an acceptable impact on the townscape.

Architectural Design - overall strategy.

As described earlier the site is located directly to the north of Waterloo ville town centre.

The application proposals are the result of an evolved design process that has considered the clients' brief within the context of the specific constraints and opportunities presented by the site.

The client's preference is for a largely traditional construction method with loadbearing masonry walls and if possible conventional pitched and tiled roofs. The use of modestly sized, self-contained one and two bedroom apartments and the aspirations and needs of its relatively niche buyers and owners means that a broadly traditional domestic style and scale is best suited.

Whilst the site is adjacent to relatively smaller terraced and semi-detached housing to the north, it sits in a context of buildings ranging from 2 to 4 storeys in height. The extant planning approval has established the principle that a sensitively designed larger building would be acceptable on this site.

Whilst a contemporary design approach could have been considered there is no over-riding requirement in terms of either the existing character of the area or specific design briefs that requires such an approach and a traditional style is also clearly appropriate.

The topography and shape of the site, together with the available footprint logically dictates an 'L' shaped building broadly following the south-eastern and south-western boundaries, thus enabling a development with a strong street presence.

Care has been taken to articulate the massing of the building into well defined elements. This is principally achieved by the drop in building heights at the end of each frontage, stepping down in scale away from the prominent octagonal corner turret feature, from 3 storeys to 2 ½ or 2 storeys .

Further articulation is achieved by variations in the plan depth of the flats, together with projecting bays finishing below eaves level, and prominent tile-hung gables. Dormer windows and Juliet balconies at first floor level all help to add depth to the elevations.

The Council's policies encourage developments for the elderly to provide good access and outlook onto communal amenity areas. The proposal would provide a rectangular area of amenity space on the northern side of the site, which is furthest from London Road/ Maurepas Way and therefore well screened and quieter, enabling residence to enjoy the garden from inside and outside the building.

The amenity space would be well screened from the adjoining properties and the noise from the street by the existing and proposed landscaping around the boundaries and the building itself. Residents on the southern side of the building would also benefit from access and outlook to a garden along this boundary. As such the proposed amenity space is considered to provide an excellent level of amenity for future residents of the development.



Corner view showing balance between corner element and main entrance features.

Architectural Design - detailed design.

The proposed development evokes some of the character of the local traditional buildings. The building design does not seek to produce an exact authentic reproduction but has endeavoured to provide well balanced and ordered elevations with a degree of symmetry often seen in some of the older residences in Waterlooville. The materials comprise an interesting palette of brick, reconstituted stone, tile hanging and render to reflect the predominant use of materials in the area.

The corner feature of the building is rendered with a steeply pitched turret. The street elevations are punctuated with Juliet balconies at first floor level. The main entrance is articulated by a ornate victorian style metal and glass canopy.

Moving away from the corner, the ground floor is mostly brick. At the upper levels, the wall materials vary to reflect the articulation of the facades and the height of the elements: a tile hung gable on each main elevation adds interest, interspersed with sections of rendered wall and brick. At the far end of each main elevation, the building steps right down to a more domestic scale, being of 2 or 2 ½ storeys with a simple pitched tiled roof.

Whilst the development has been deliberately defined as a series of distinct elements it was still conceived as being a singular whole building, and the use of consistent head and sill detailing together with a relatively small shared palette of materials all help to bind the building together.



Detailed elevation from south east showing variation in materials on elevation.

Architectural Design - detailed design.

Proposed materials.

Render

Render is used as one of the principal wall materials, and for ease of maintenance will comprise a through-coloured product by K-Rend. A subtle ivory colour is proposed.

Red Brick

Red brick is commonly seen in the local area and it is proposed to use it predominantly at ground floor level, with a stepped corbelling between ground and first floors to delineate the transition to a different material. There is also a feature band of brickwork at plinth level along much of the perimeter. The main facing brick is by Ibstock – ‘Brunswick farmhouse mixture (multi)’. ‘Cheddar red smooth’ also by Ibstock is proposed for window headers and string courses.

Reconstituted stone

‘Bathstone’ by Yorkshire Cast Stone will be employed for sills.

Tile hanging

This is a feature of many local buildings, and is used extensively on this design. The selected product is by a plain concrete tile, colour ‘Old English’ by Marley.

Roof materials

The pitched roofs are proposed in a plain concrete tile, ‘Old English’ by Marley, with ridge and hip tiles to match. The flat roof elements will comprise a modern single ply membrane construction – although this will not be visible except from above.

Eaves soffits will be white UPVC, with black UPVC gutters and rainwater goods.

Windows

Windows will be in a white UPVC casement style set within reveals of approximately 100mm. Ground floor patio doors and window-doors serving balconies will also be in white UPVC.

Dormers

The dormer cheeks and roofs will be pre-fabricated units. These have been successfully used by Churchill Retirement Living on existing developments and are indistinguishable from traditional leadwork and timber when viewed from ground level.

Entrance canopy

Victorian style frame will be black polyester powder coated steel with toughened glass panels.

Patio paving

PC concrete paving in Marshalls Saxon finish.

Juliet balcony screens

The balcony guarding will be black polyester powder coated steel.

Boundaries

Along the street frontage, dwarf brick wall and railings 1.5m high are proposed.

Close board fencing to 1.8m height will be used on the remaining three boundaries, with existing hedges retained wherever possible.

Architectural Design - detailed design.

Proposed Elevations



Proposed elevation from south east with context



Proposed elevation from north west.



View from London Road

Architectural Design - detailed design.

Proposed Elevations



Proposed elevation from south west.



Sketch model from south west.



Sketch model from the north.



Proposed elevation from north east.

Security.

Boundaries and access

There is a clear demarcation between the private parts of the site and the adjacent public realm. The street frontages are enclosed by dwarf walls and railings, and internal boundaries are well defined. The main site access from Maurepas Way whilst not gated will have clear signage and other indications that mark it as private property.

Surveillance

There are windows in all elevations of the proposed development that will provide excellent natural surveillance of both the site itself and the surroundings. CCTV equipment is provided linked to an access control system allowing either residents or the lodge manager to remotely identify any visitors from within the building and release the doors accordingly.

Car Parking

The car park is in a convenient location within easy reach of the main entrance and in view of many windows.

External Security Lighting

Adequate lighting will illuminate the external doors, car park, driveway and paths and will activate by photo electric cells or time switches as appropriate.

Fire exit doors

Fire exit doors will be of an equal or higher security standard than the main door and will be fitted with approved panic latches.

Ground floor apartments

All ground floor apartments and any others that might be easily accessible by external means will be fitted with PIR sensors connected to a master intruder alarm panel.

All windows are to be manufactured to enhanced security standard BS7950. All glazing beads are internal. All glazing will be toughened glass to meet Part N requirements.

Patio and French doors are provided with an external handle, but to prevent residents from using as main doors to apartments, no external means of locking is provided. Hinges incorporate an anti-lift security device.

Main Building Entrance

The main doors are power assisted opening. Access will normally be via a keypad, or opened remotely from within the building.

Doors and frames will be designed and manufactured in accordance with Disability Discrimination Act requirements.

Flat Entrance Doors

Flat entrance doors will be of solid construction to an enhanced security standard and comply with a 30 minute fire rating. Doors will have intruder alarm contacts, and be fitted with a viewing device for visual checking prior to opening.

Waste and recycling

The internal refuse/ recycling store is on the northern side of the building, with straightforward level access from the service vehicle layby in the car park.

Within this store, small bags of household waste and recycling material from each individual flat can be decanted into larger shared wheeled bins, clearly designated for specific storage.

The Lodge Manager will be responsible for monitoring the refuse and for moving the bins to the back edge of the pavement on relevant collection days and for moving them back shortly after emptying, minimising the length of time that bins will be left outside.

Integrating into the local neighbourhood

Integration

The scheme integrates well into its surroundings by reinforcing street frontage and existing connections whilst respecting existing buildings and land uses along the boundaries of the development site.

Public transport

The scheme has good access to public transport to help reduce car dependency, as shown in the transport statement.

Meeting local housing requirements

The development will provide much needed accommodation for elderly people adding to the mix of housing types and tenures that suit local requirements.

Character

The scheme creates a place with a locally inspired distinctive character and reflects the common patterns of massing and size found in the vicinity.

Working with the site and its context

The scheme takes advantage of existing topography, landscape features, existing buildings and site orientation.

Creating well defined streets and spaces

The proposed development positively addresses the street and main views, and provides active interesting elevations to all aspects.

Easy to find your way around

The scheme provides well defined pedestrian and vehicular entrances. The internal layouts are also designed to make it easy to find your way around.

Connections to facilities and services

The proposed development is close to community facilities, such as health services, leisure facilities and other local amenities. At approximately 100m from the application site, and less than a 2 minute walk via the pedestrian underpass, is Waterloooville town centre with a wide range of businesses including a post office, chemist, mini-supermarket, library, fresh food shops, cafes, restaurants and beauty salons. The town is well served by local bus services.



General views of Churchill Retirement Living developments.



Integrating into the local neighbourhood

Car parking

The resident and visitor parking is sufficient for the type and size of the development, which is supported by the accompanying transport statement.

Public and private spaces

Public and private spaces will be clearly defined and designed to be attractive, well managed and safe.

Refuse storage and amenity space

The proposed building will have a communal refuse store sufficient for the size of the development. There is ample area provided for parking, including a buggy and cycle store



Example of Churchill Retirement Living developments parking layout



Landscape strategy.

Sustainability.

Flood risk

The site is not within a flood zone and therefore a flood risk assessment is not required with this application.

SuDS

Where possible Churchill Retirement Living uses Sustainable Drainage Systems and the current proposed development will use soakaway drainage for storm water disposal if viable following ground investigation at the site clearance and demolition stage. Paths and other handstandings will be constructed in permeable materials. Water butts are routinely installed to collect rainwater for gardening use.

Previously developed land

The proposed development is on a brown field site in an urban location.

It is located within easy walking distance of local shops and other commercial and social facilities.

It is well served by public transport links and will undoubtedly reduce reliance on the use of private motor cars.

Releasing under-occupied housing

The move into sheltered housing is generally a needs based decision and very often involves the new owner moving from a larger , under-utilised, multi-bedroomed property. This property is thereby released back onto the market for possible family purchase and use.

Trees and other plants

The proposed re-development will involve the felling trees on the site. An arboricultural impact appraisal and method statement has been prepared and submitted along with this application.

A full soft landscape scheme, shown in the previous section, will be an integral part of the redevelopment and new trees will be planted to mitigate the loss of those felled.

There will also be lawns, low hedges and a range of bedding plants and shrubs included in the proposed landscaping. Most planting will be of native species suited to the prevailing soils and climate and will help to encourage a diverse range of birds, butterflies, insects and other native wildlife.

Ecology

An ecological appraisal has been prepared and is submitted with the application, which outlines significantly important flora and fauna on and around the site and relevant measures to ensure their preservation or protection.

Other general sustainability measures

All apartments will have shower cubicles rather than baths installed in principal bathrooms. All WCs will have dual flush cisterns.

Low energy light fittings will be used both within the buildings and in any external lighting bollards.

Churchill Retirement Living are continually reviewing their construction methods and specification and incorporate evolving sustainable methodology and products where appropriate.

In this instance it is proposed that the development will utilise air source heat pumps for on-site energy provision.

Conclusion.

Site use

An urban, previously developed site will be used to provide privately owned sheltered housing apartments for older people.

The client, Churchill Retirement Living, is an experienced sheltered housing builder and has established that there is a need for this type of property in WaterlooVille.

Accessibility

Principal pedestrian access is gained from London Road via a shared vehicular driveway.

The main entrance is clearly marked by a feature metal and glass canopy in the centre of the street front elevation.

The proposed vehicular access and car-parking arrangement easily accommodate the day to day needs of the owners and occasional visitors. Technical advice on visibility and other matters is contained in an accompanying Transport Statement produced by Mott MacDonald.

There are fire escape doors at the ends of each lower ground floor corridor and directly from each staircase. The client may choose to use some of the corridors as convenience doors for owners use only and if so requisite security looks and alarms will be fitted.

Contextual analysis

This statement has analysed the site and surrounding context in terms of topography, land use, building heights, character, details and materials.

Scheme development

The physical and contextual constraints of the site have been well considered, as have the requirements of the client's brief.

A fully reasoned strategy has informed the resultant scheme development.

Impact

In terms of footprint, height, distances to boundaries and neighbouring buildings and the positioning of primary windows, this proposal will not have an unacceptable impact on the neighbouring properties.

The design proposals present an appropriate response to context and provide a building of suitable prominence for this particular site.

Conclusion

The proposal will thereby create an attractive development of sheltered housing with a building design which respects and enhances the character of both the immediate vicinity and the wider area.

The massing and disposition of the proposed design responds to

- protection of the amenity of adjoining owners
- the topography of the site
- retention of the maximum number of trees on the site

The detailed design has taken reference from the local distinctiveness of the area and WaterlooVille in general.

The sensitive design, appropriate massing, materials and detailing together with an attractive landscape scheme will improve the urban fabric and provide a high quality building on this important site.