

New Homes in Buckley Close

Housing and New Homes Committee



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ARCHITECTS

Introduction

Opening Statement and Site Photos

The proposed site is located in a cul-de-sac in Hangleton known as Buckley Close.

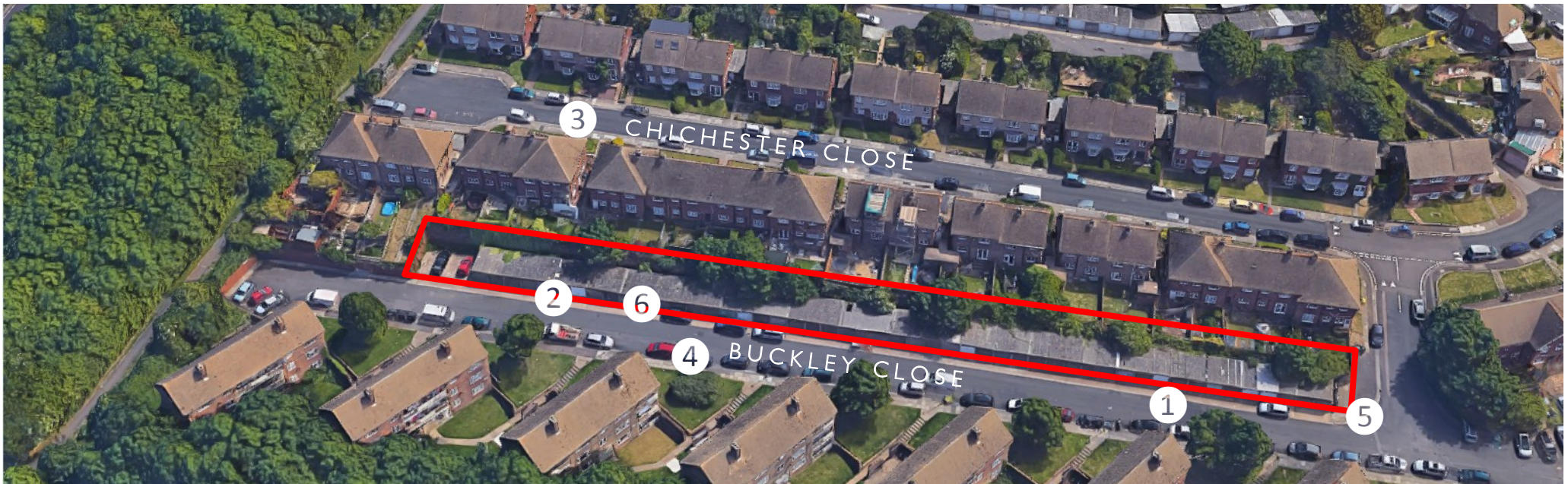
There are 48 redundant garages currently occupying the site which are in a poor state of repair. The immediate surrounding area is predominantly characterised by either two storey dwellings or low rise residential blocks with gardens to the rear or larger three storey residential blocks set in communal landscaping. These are all brick built with pitched roofs.



1. Existing garages



2. Existing garages and rear of properties in Chichester Close



Aerial view of site



3. Houses in Chichester Close



4. Flats opposite the garages in Buckley Close



5. Southern end of Buckley Close



6. View of existing garages and rear of houses in Chichester Close

The Site and Layout

The site measures 1290m² (0.129 hectares) and is currently occupied by 48 redundant garages in a poor state of repair. It is proposed to demolish the garages and use for the site for 12 new affordable homes, all designed in accordance with the Technical Housing Standards Nationally Described Space Standards. The scheme consists of the following, providing a density of 93dph:

8 No. 2 bedroom 4 person flats

3 No. 1 bedroom 2 person flats

1 No. 1 bedroom 2 person wheelchair accessible flat (designed to comply with Part M4(3))

The accommodation is provided in three two-storey separate blocks, with amenity space located between.

All of the ground floor homes will have private amenity space, and three of the first floor homes will have Juliet balconies.

11 car parking spaces are to be provided including 2 dedicated disabled spaces, one of which will be specifically for the wheelchair accessible home.

The site is predominantly viewed by looking down Buckley Close and from the gardens of the neighbouring houses in Chichester Close which are founded at a higher level. It is for this reason that the proposed new development will generally not be higher than the first floor of the houses in Chichester Close.



Site outlined in red

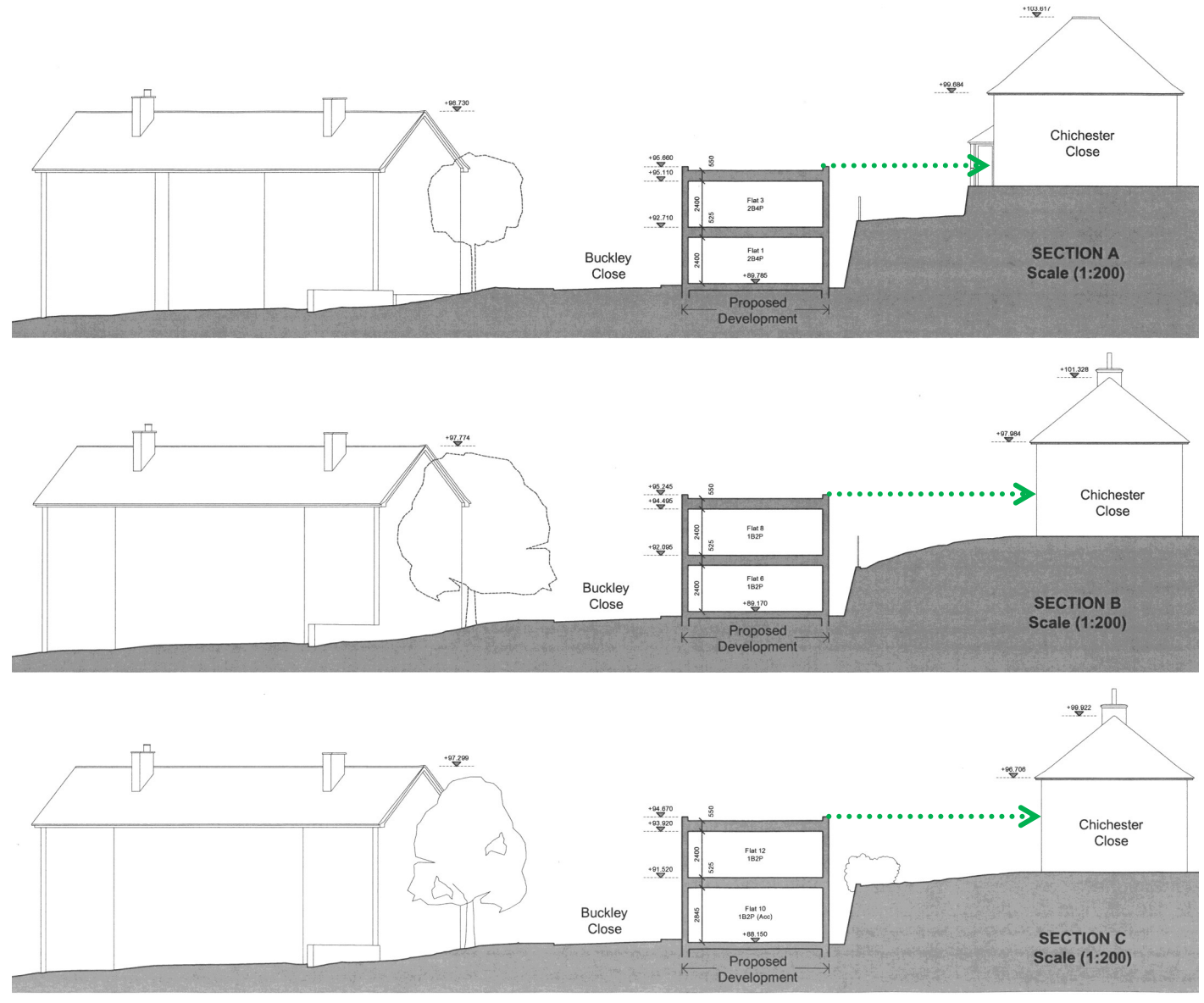
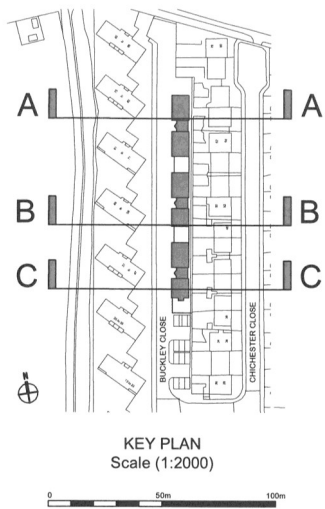


3No blocks with amenity space between and car parking to the south

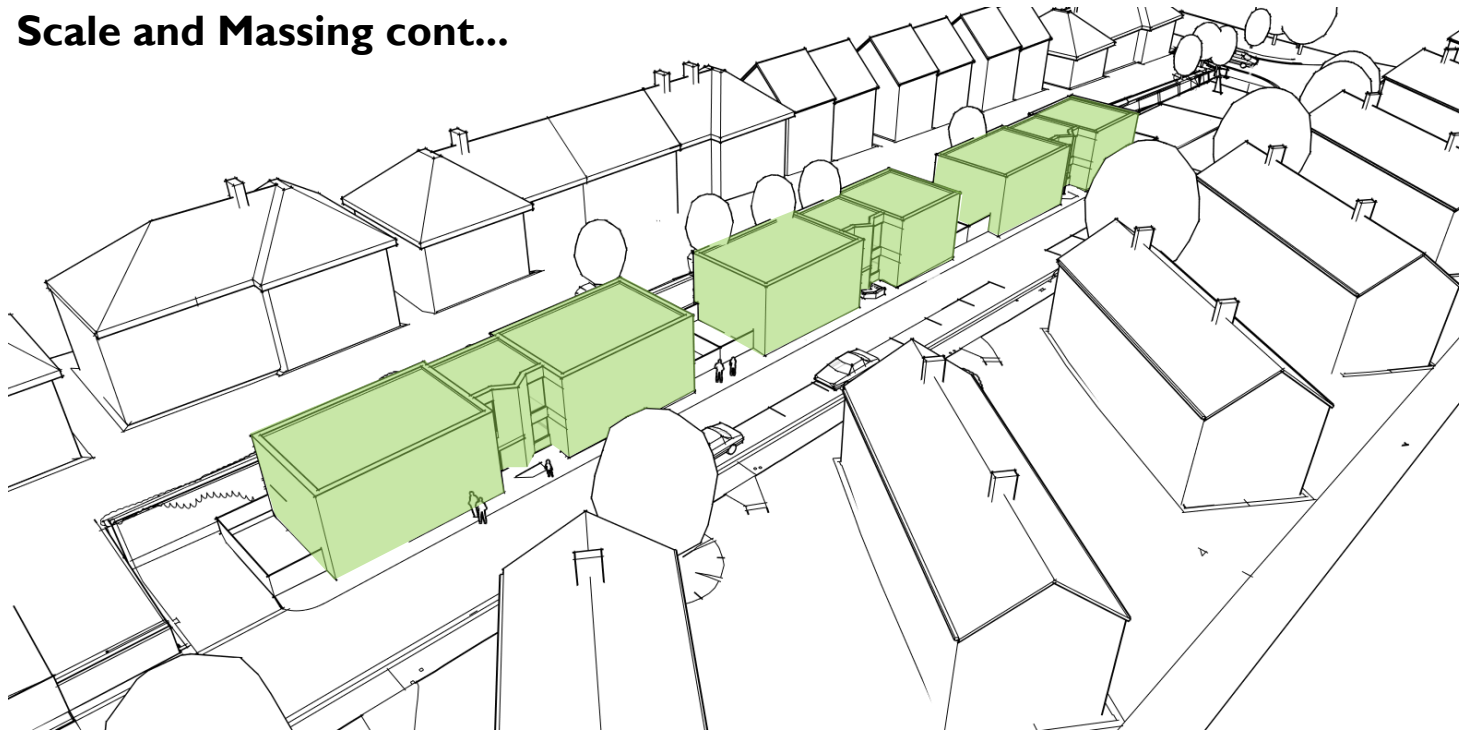
Scale and Massing

The buildings in the immediate vicinity of the site are generally two and three storeys. In order not to be overbearing or to be out of scale with the surrounding buildings, the proposals are for two storey blocks which follow the natural slope of the ground.

The sections opposite demonstrate how the proposed new homes will generally not be higher than a single storey above the ground level at the rear of the gardens on Chichester Close.



Scale and Massing cont...



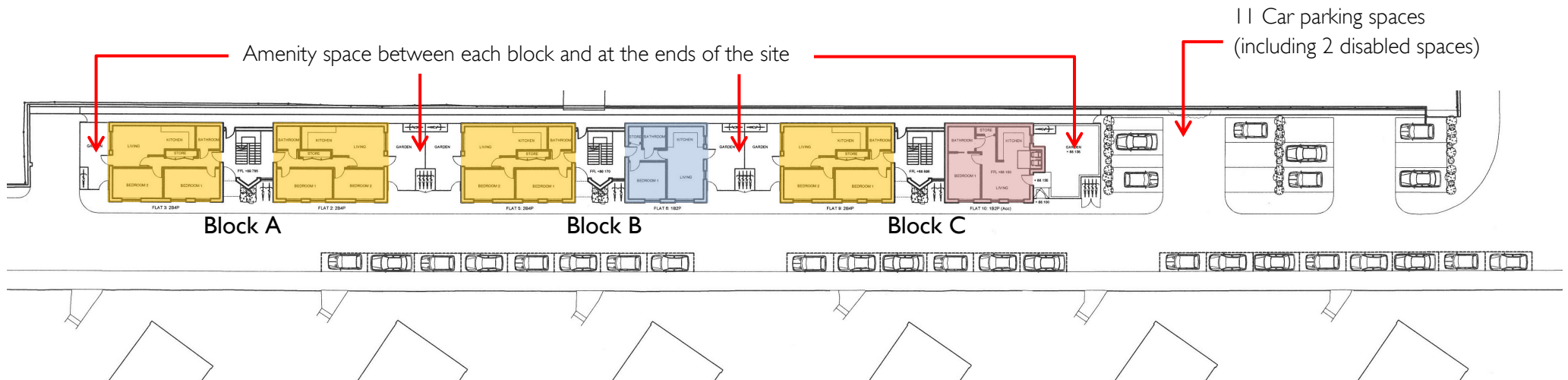
New homes proposed on site of garages

Block A
4 No 2B 4P flats

Block B
2 No 2B4P flats
2 No 1B2P flats

Block C
2 No 2B4P flats
1 No 1B2P flat
1 No 1B2P Wheelchair accessible flat

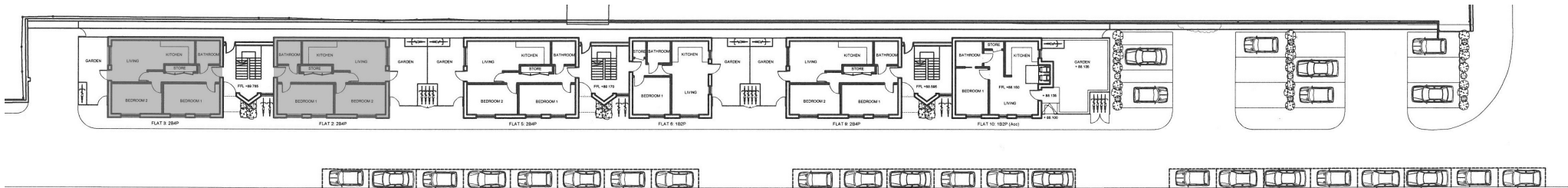
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Amenity space between each block and at the ends of the site

11 Car parking spaces
(including 2 disabled spaces)

Overview of the layout



2B4P Flat 71m²



First Floor
Flat 3

Stair core

FFL 92.710

2B4P Flat 71m²



First Floor
Flat 4

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2B4P Flat 71m²



Ground Floor
Flat 1

Stair core

FFL 89.785

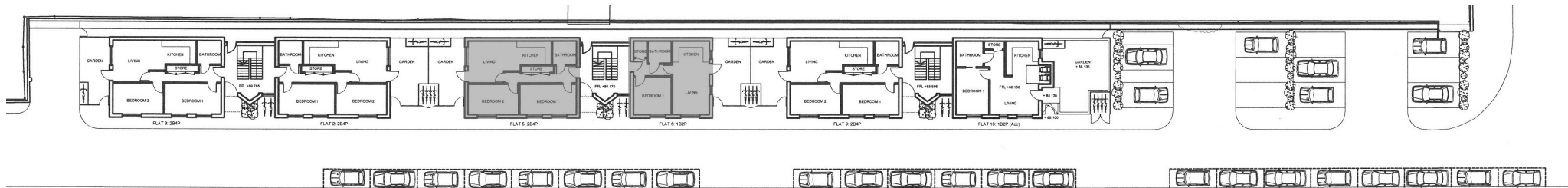
2B4P Flat 71m²



Ground Floor
Flat 2

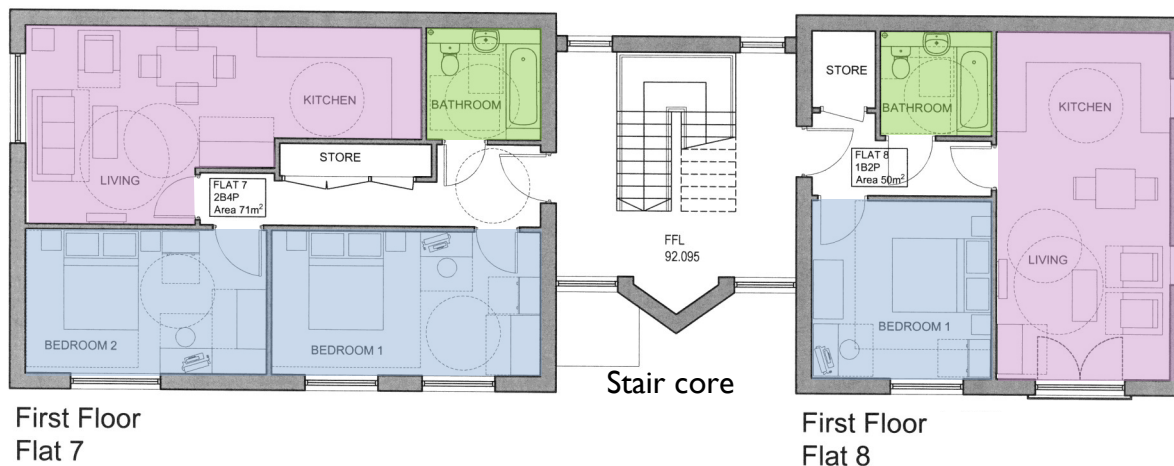
Floor Plans

Block A



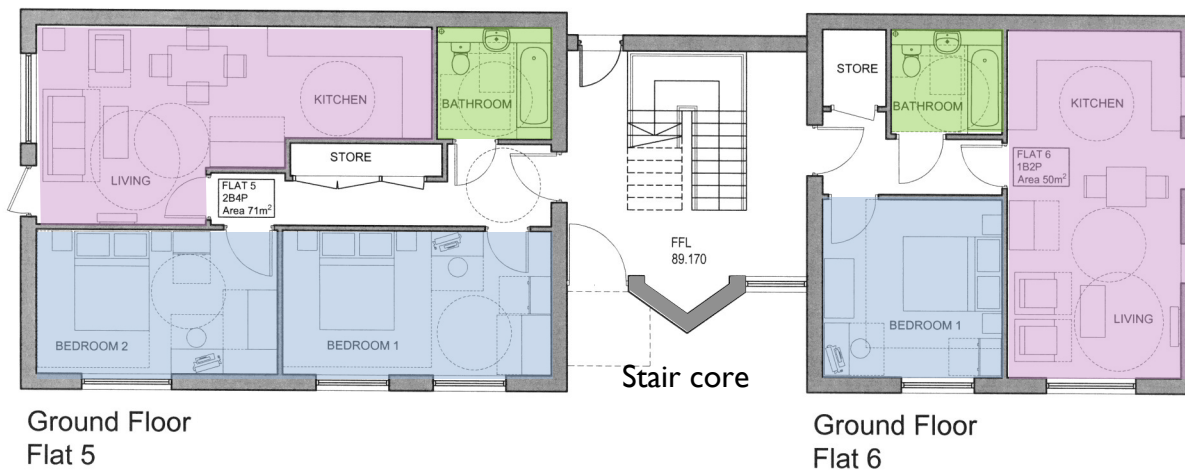
Kitchen/living
 Bedroom
 Bathroom

2B4P Flat 71m²



1B2P Flat 50m²

2B4P Flat 71m²



1B2P Flat 50m²

Floor Plans

First Floor
Flat 7

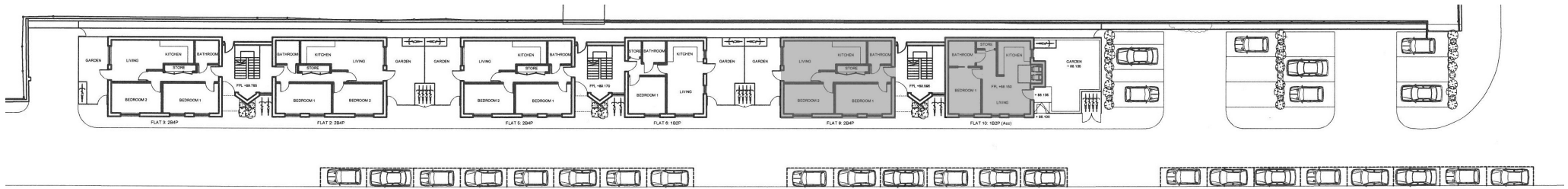
Ground Floor
Flat 5

First Floor
Flat 8

Ground Floor
Flat 6

Block B

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Kitchen/living
 Bedroom
 Bathroom

745

2B4P Flat 71m²



First Floor
Flat 11

Stair core

FFL 91.520

1B2P Flat 55.4m²



First Floor 1
Flat 12

2B4P Flat 71m²



Ground Floor
Flat 9

Stair core

FFL 88.595

1B2P Flat 56.5m²



Ground Floor
Flat 10

+ 88.135

Floor Plans

Block C

Appearance

The existing buildings around the site are constructed in brickwork in a mixture of buff and red bricks with tiled pitched roofs. To the west, are three storey blocks of flats which due to the topography of the land are founded at a lower level and so appear to be approximately two storeys along Buckley Close. To the east there are two storey houses on Chichester Close which is at a higher level than Buckley Close as the ground naturally rises between the two roads.

At the far north of the site beyond the end of the road, there is a footpath through dense trees which screen the A27 beyond. To the south of the site are more two storey brick houses with tiled pitched roofs.



Appearance cont...

The new development is comprised of 3 new two storey blocks which run the length of Buckley Close. The southern end of the site has been given over to providing new parking. The new blocks have outside amenity space between each block which helps break up the elevation and provides opportunities for views between the blocks from existing properties on Chichester Close. The buildings step down along the length of Buckley Close to respond to the sloping site. The entrances to each of the blocks are set back from the main elevation. Each of the ground floor flats has its own external amenity space in the form of a garden and some flats on the upper floors have Juliet balconies. The new buildings have been deliberately designed with a flat roof to reduce impact on the Chichester Close properties and provide a distinctive modern look. The elevations will be constructed in brickwork which relates to the scale of the existing neighbouring properties.

A buff/grey brick has been selected to contrast with the surrounding buildings and to create a more contemporary feel to the flats. The bricks used in the surrounding buildings are non-descript, and do not merit replicating.

The use of a light coloured brick has also been proposed as the development is in a relatively narrow road and use of a darker brick would only serve to make the space feel narrower and less open. Horizontal bands of stack bonded bricks have been introduced to give relief to the brick elevations, and to give interest to the facades, whilst still maintaining a crisp contemporary feel.



Artist's impression looking north



Artist's impression looking south

