

6.0 DESIGN AGENDA

6.1 Accommodation

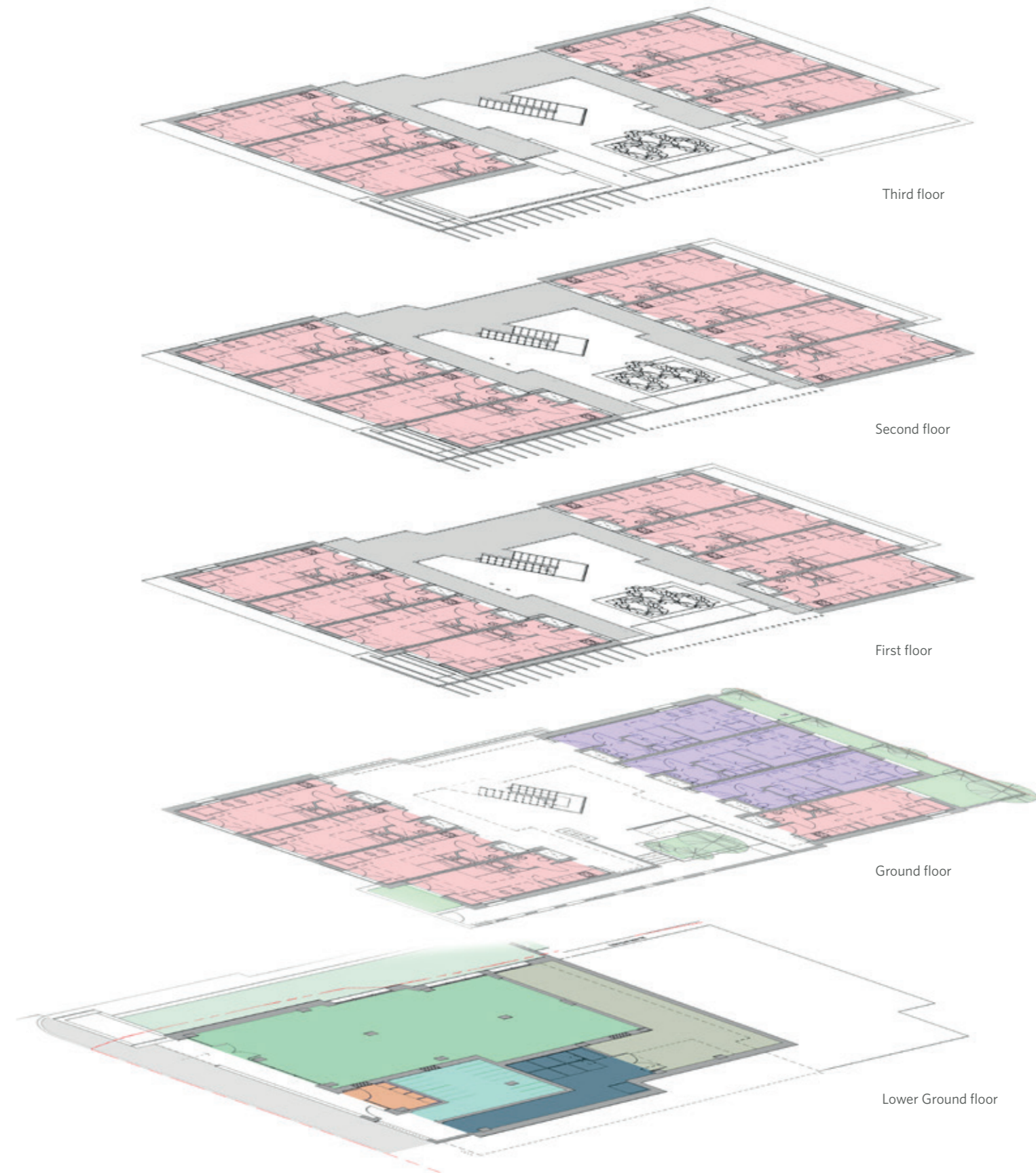
The scheme provides a total of thirty residential supported accommodation units, comprising twenty seven one bed studios and three one bed wheelchair accessible units with associated internal community facilities, outdoor amenity space and dedicated cycle storage.

Residential units are offered as self-contained transitional supported housing at affordable rents, to young people engaging with YMCA services, in education, employment or training, for a maximum of term of two years.

6.2 Occupancy

The scheme houses thirty people in single occupancy residential units, spanning across four floors, from ground floor to third.

The capacity of the Internal Communal Area will be dictated by the Sussex Fire Brigade and Fire regulations based on the floor area of 155 square metres.



UNIT TYPE	NUMBER OF UNITS	TOTAL AREA m2
Studios	27	729
WAH	3	96
RESIDENTIAL TOTAL	30	825
Internal Communal Amenity	X	155
External Communal Amenity	X	215.6
Facilities	X	58
Plant	X	54
GRAND TOTAL		2132.6

Occupancy Schedule

Uses by floor

6.3 Amenity

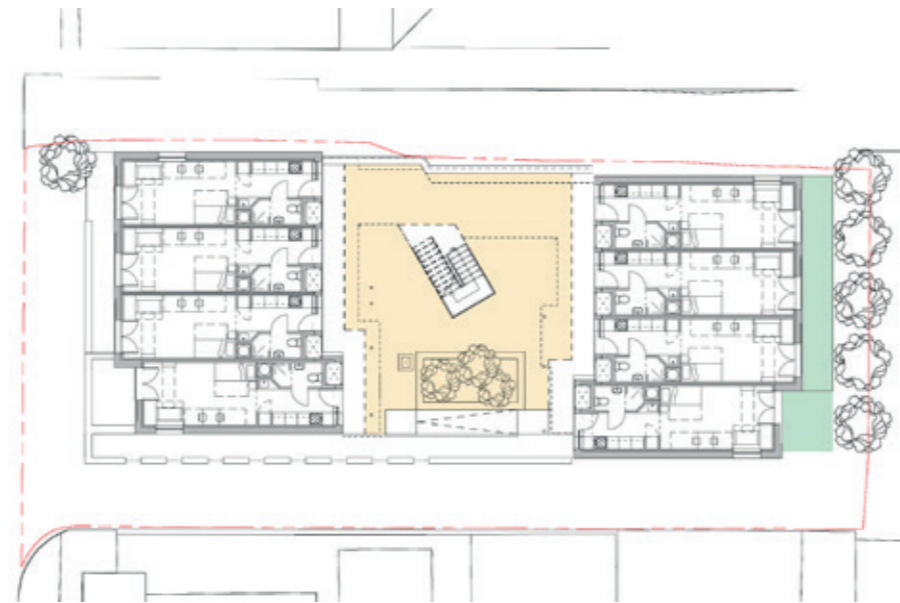
The scheme benefits from a large communal external amenity space at ground floor, accessed via the main pedestrian ramp and the main circulation stair. This space also offers visual amenity to all units fronting onto it. It is anticipated that this space will be used by residents for social interaction, relaxation and contemplation and will incorporate planted and grassed areas.

On floors 1-3, extensions of the access galleries will be given over to shared amenity space, leaving 1100mm clear for access. This will allow residents to sit or gather outside their apartments with a pleasant view over the communal amenity garden below.

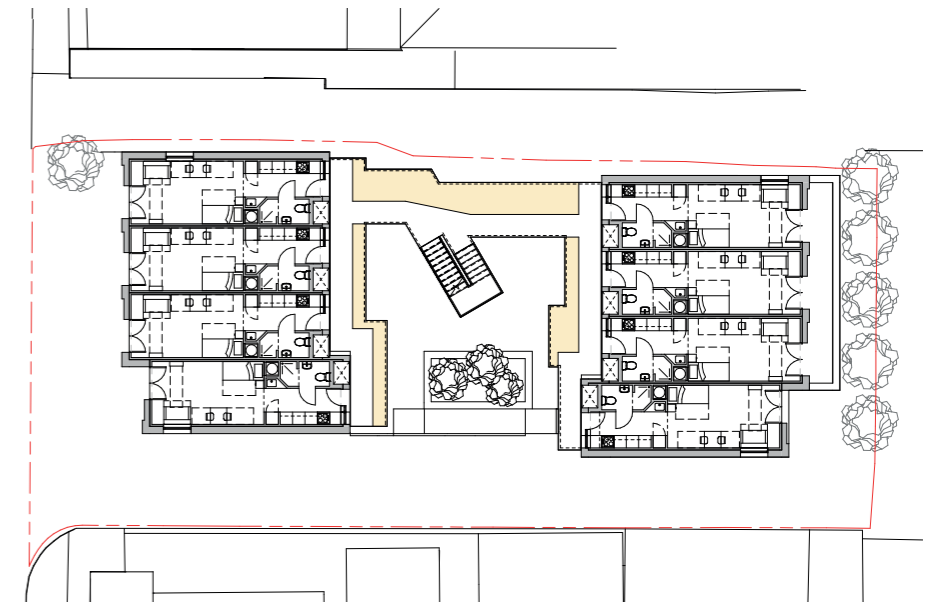
At ground floor four apartments have access to east facing private gardens buffered from the car park by a line of existing trees and change in ground level.

All apartments are provided with a juliet balcony with double doors opening into the main living space. These provide increased ventilation and visual amenity, with long ranging views to the west and views to the east.

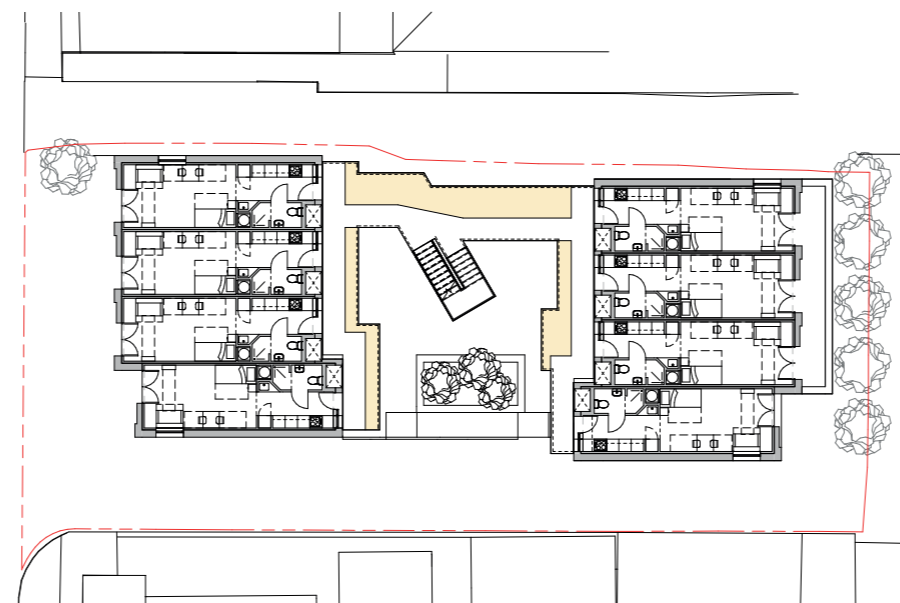
An internal communal amenity space is also provided at Lower Ground floor for residents' use. It is anticipated that this will be used for delivery of "More Than a Room" housing support and life skills training, to enable residents to move on to long term accommodation and activity sessions, meetings with YMCA staff and community events.



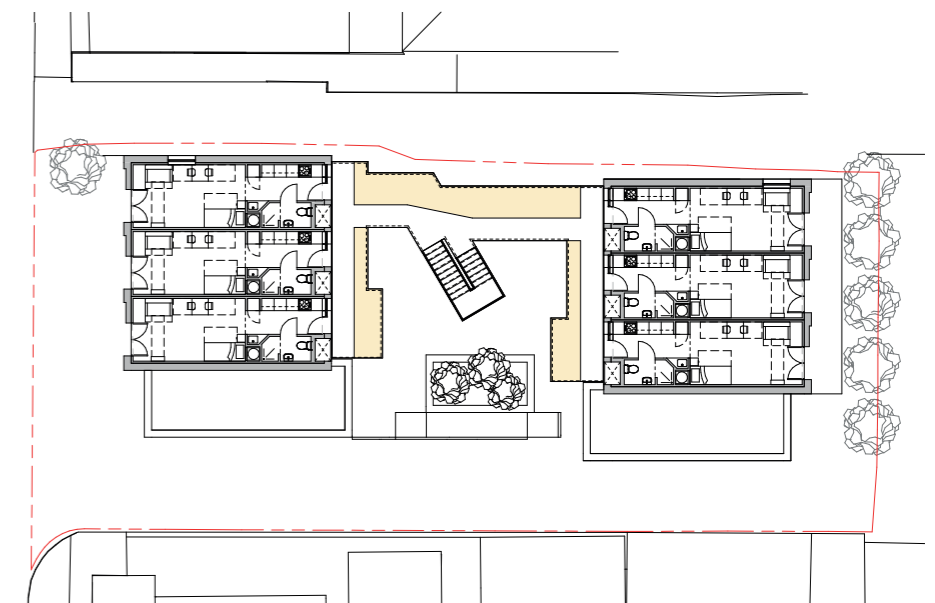
Ground Floor



First Floor



Second Floor



Third Floor

- Key
- Shared Amenity
 - Private Amenity



Amenity Space Illustration

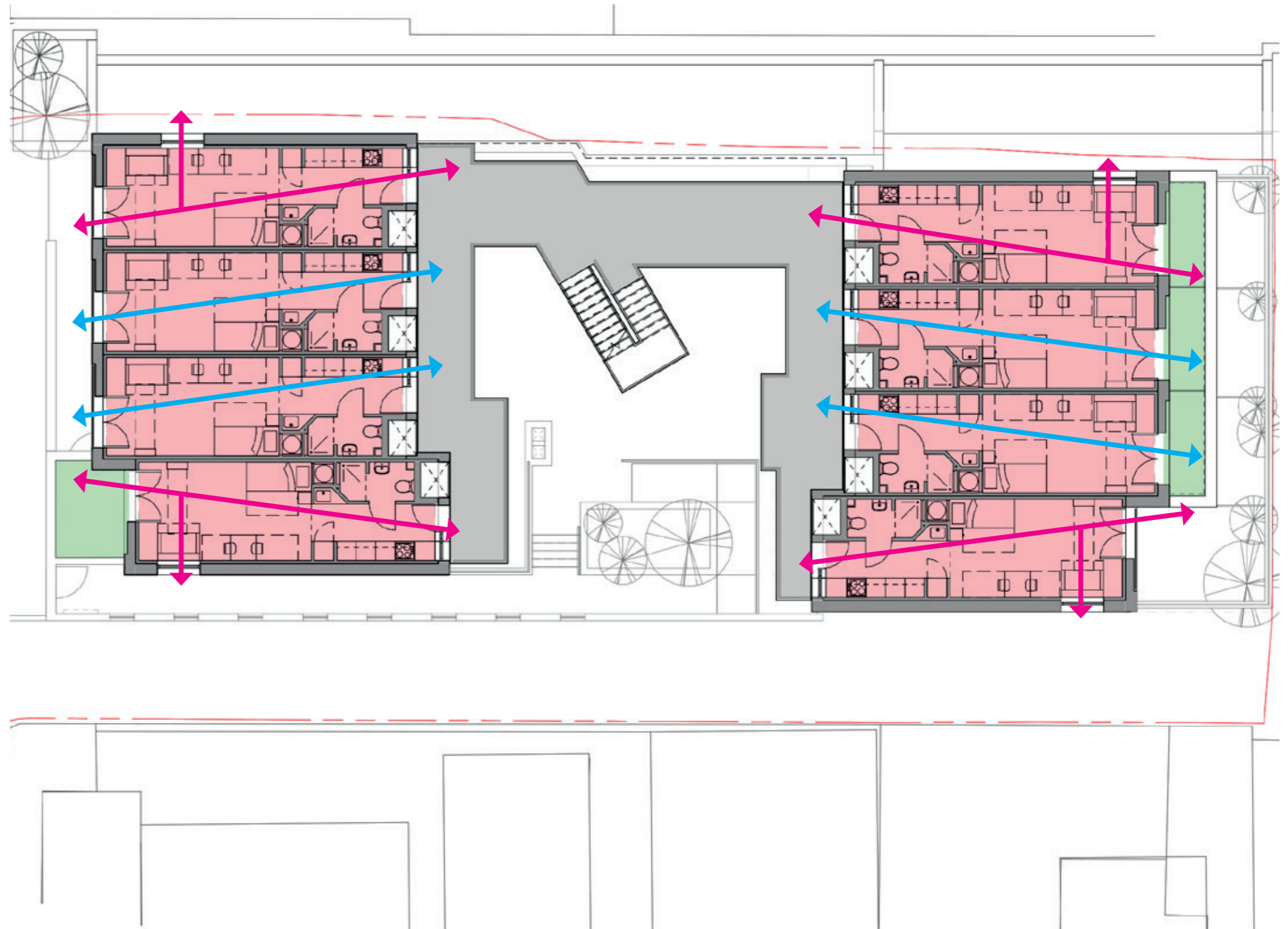




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6.4 Aspect

All apartments in the scheme are through aspect, meaning that they have dual aspect. The primary aspect being either to Eastergate Road or the gardens to the rear of the building.

Corner units incorporate an additional window to the main living space, this will offer increased natural daylight and a controlled aspect to mitigate overlooking to the rear of adjacent properties along Moulseccomb Way



- Key
-  Standard Through Unit Dual Aspect
 -  Corner Through Unit Triple Aspect (controlled)

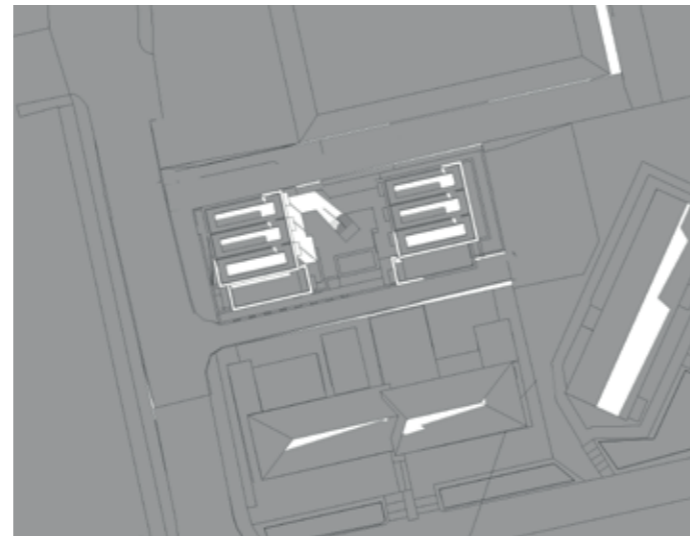


6.5 Daylight

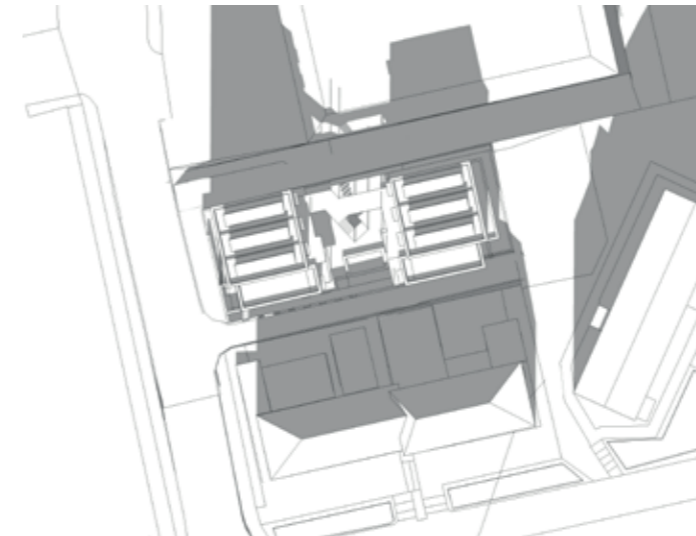
The following images represent solar paths and shadows cast by the proposed building for December, March and June at 08:00, 12:00 and 16:00.

The images show how the orientation and articulation of the proposed building has minimal impact on the neighbouring commercial properties to the north and west throughout the year and no impact on the residential properties to the east and south.

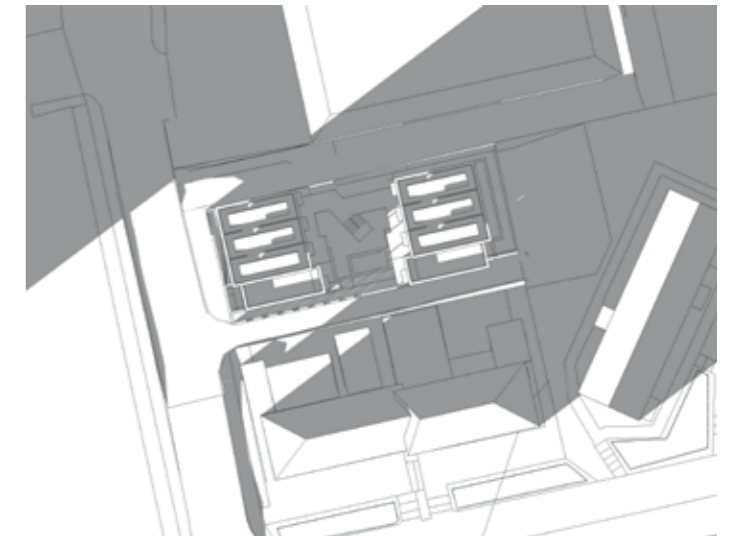
For more in-depth sunlight and daylight analysis please refer to the separate Rights of light and Sunlight and Daylight report prepared in support of this planning application.



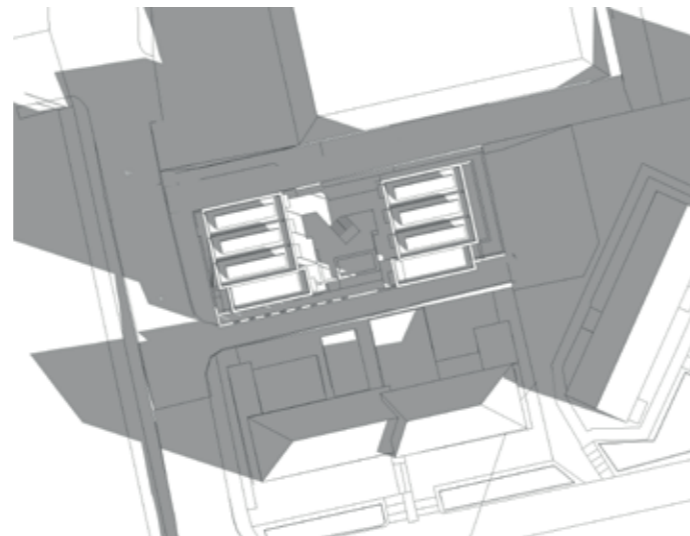
08:00 22nd December



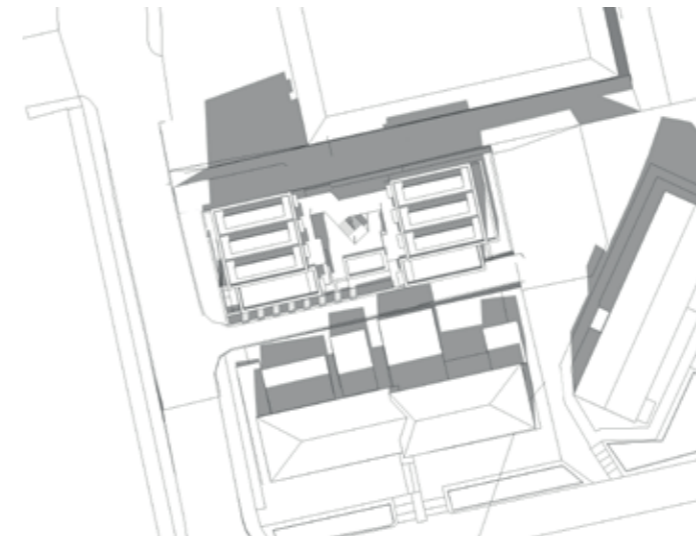
12:00 22nd December



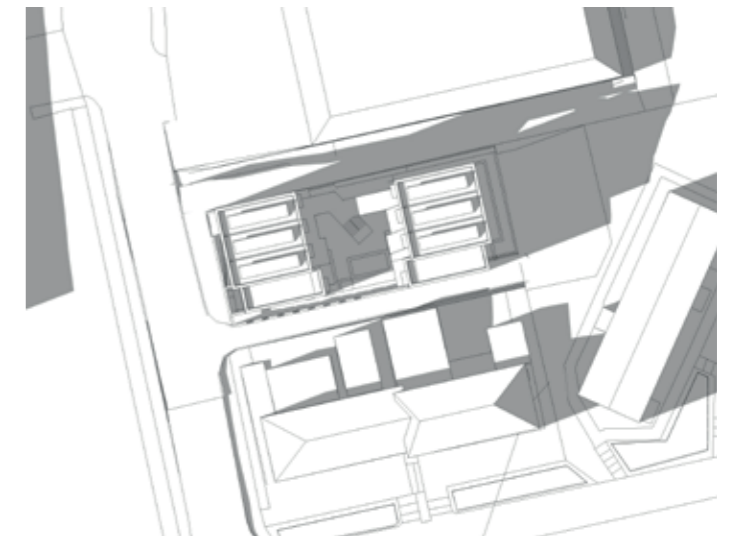
16:00 22nd December



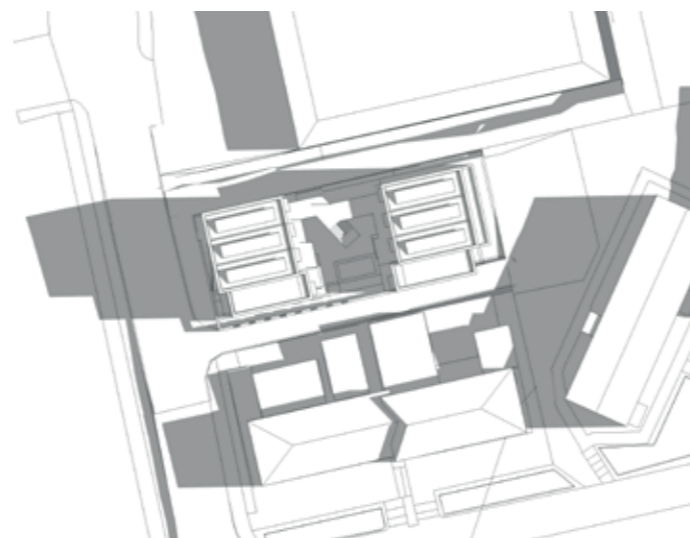
08:00 22nd March



12:00 22nd March



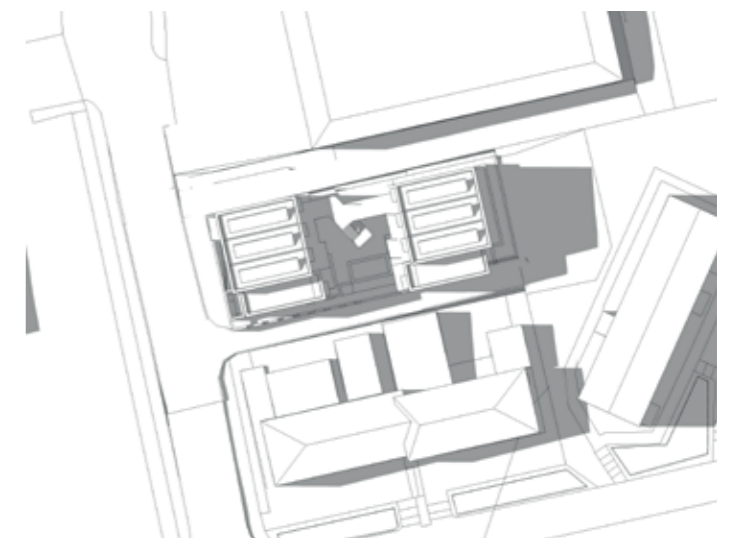
16:00 22nd March



08:00 22nd June



12:00 22nd June



16:00 22nd June



6.6 Daylight - 25 degree test

The 25 degree test as described by the BRE Daylight and Sunlight guidelines was used to test the effect of the proposed development on the existing properties.

As the ground floor of all the adjacent properties are entirely taken up by shops fronting onto Moulsecoomb Way, the test was applied to the first floor residential units over the shops.

The proposed scheme passes the 25 degree test for the worst case scenario on the Western side along Eastergate Road. As the shoulder height and set back heights are the same on both wings of the scheme, the building sits even further below the 25 degree line on the Eastern side of the site.

6.7 Sustainability

For further information please refer to the Sustainability Statement submitted online as part of this planning application.



7.0 Access

7.1 Pedestrian and Disabled Access

The scheme has been designed to be legible and easily accessible for pedestrians and the disabled. Enhanced pedestrian connectivity is provided by the creation of a dedicated, step free, access route to the south of the site linking Eastergate Road with the communal amenity space at ground floor.

All communal areas at ground and lower ground floor are DDA (design for disabled access) compliant and meet Building Regulations Part M standard.

7.2 Car Access and Parking







There is no requirement for off street parking on the site as YMCA residents do not own cars. Staff visiting the site will be required to use public transport or use paid on-street parking on Moulescoomb Way.

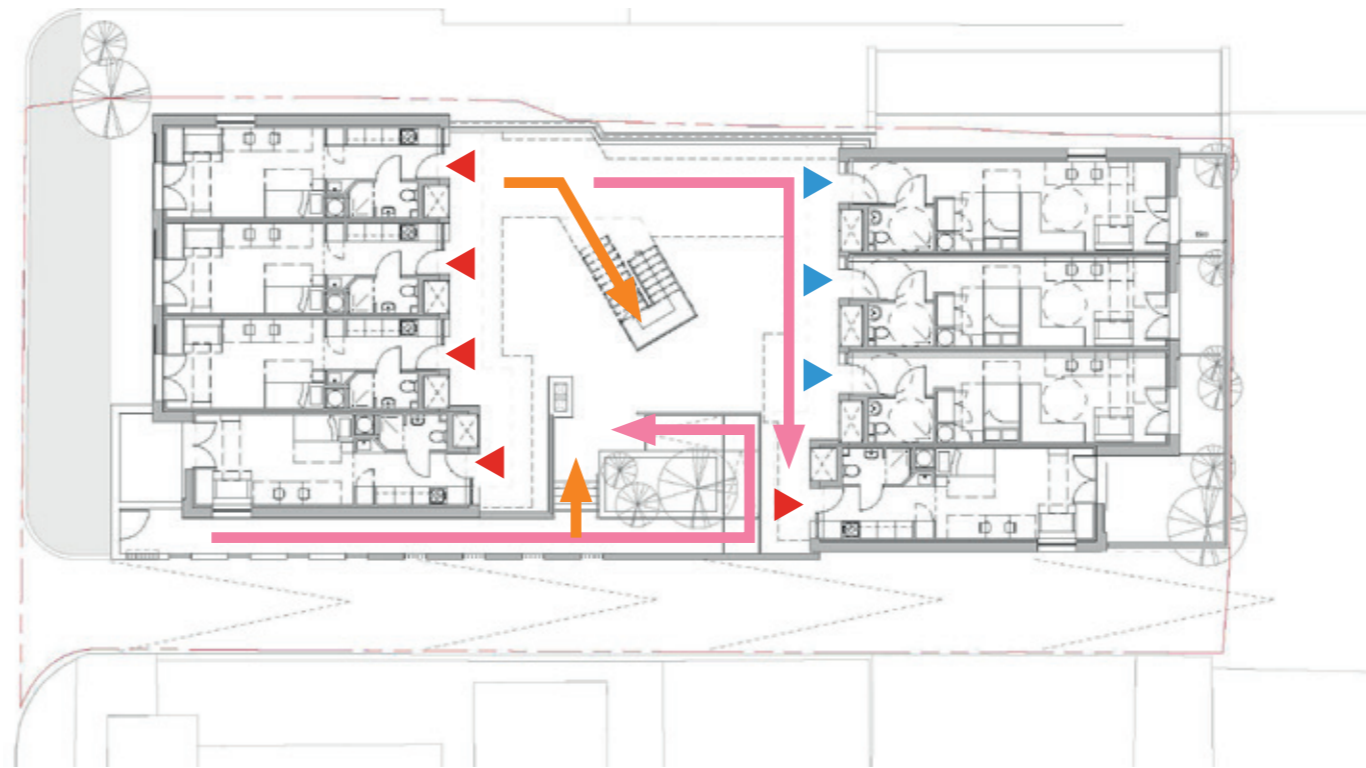
7.3 Cycle Access and Parking

A total of 35 cycle spaces will be provided for residents in a secure and well-lit cycle store at lower ground floor with level access from street level.

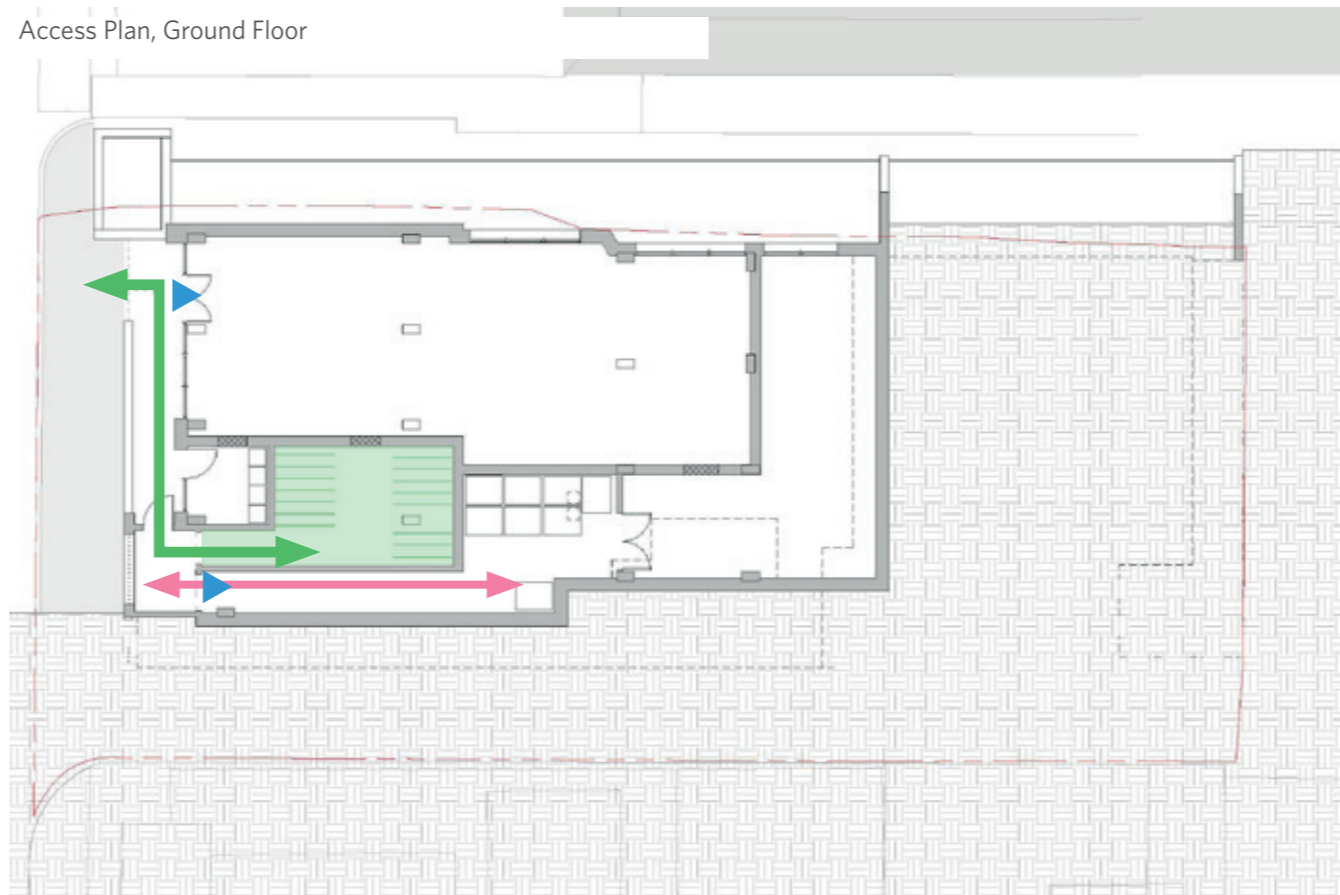
Supplementary external sheffield cycle stands will be provided on-site in an easily accessible and well-lit public location.

Key

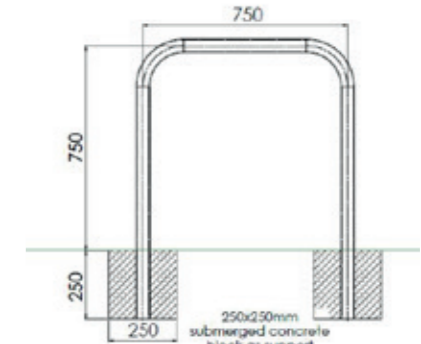
-  Pedestrian and Wheelchair Access Route
-  Main Pedestrian Route
-  Pedestrian Access points
-  DDA Access Point
-  Cycle Access route
-  Dedicated secure cycle store



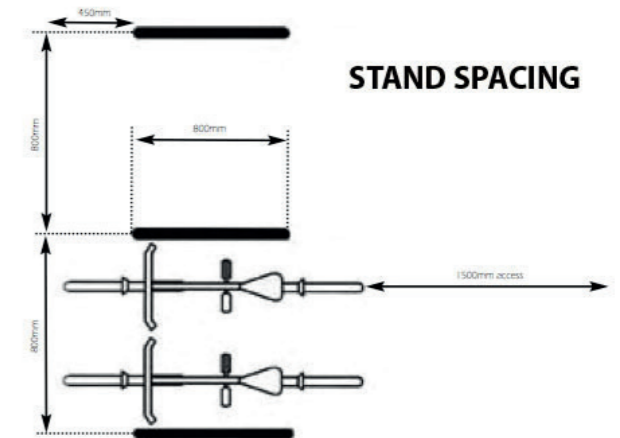
Access Plan, Ground Floor



Access Plan, Lower Ground Floor



Underground fixing is ideal for soft surfaces e.g. tarmac, block paving, paving slabs.



Sheffield Cycle Stands

7.4 Servicing and Refuse Collection

Refuse and recycling collection will take place directly from Eastergate Road to the west of the site. Refuse vehicles will not use the lane to the car park for the residential properties on Moulsecomb Way.

Direct, level access is provided for waste operatives to the dedicated residential bin stores. Bins are returned to the store by operatives after collection so as not to clutter the pavement.

The residential bin calculation is based on:

Total week refuse (L) = 30L per unit + 70L per bedroom

Recycling provision (L) = 50% of total weekly refuse









Residual waste provision (L) = 75% of total weekly refuse

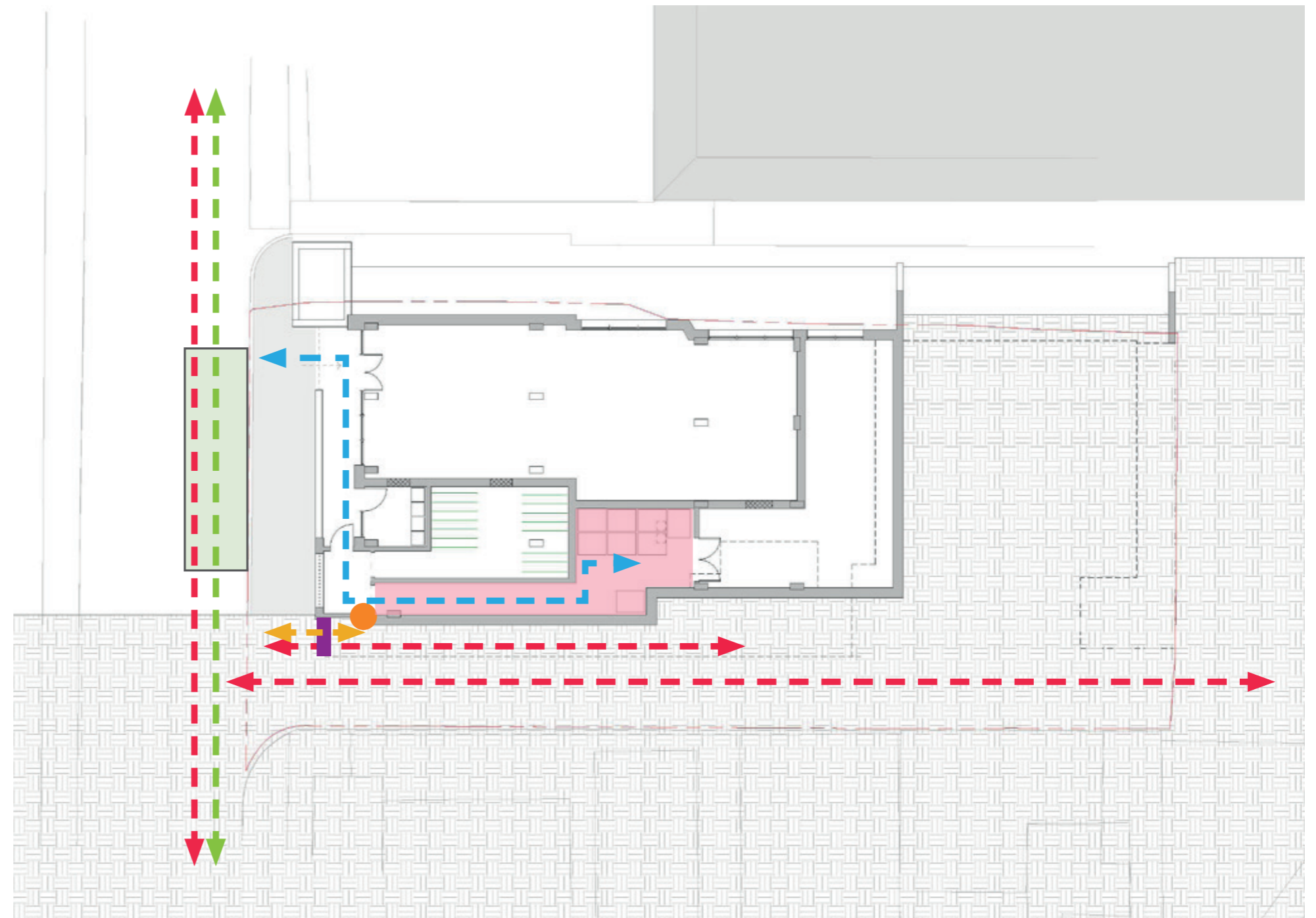
Large residential deliveries will take place on Eastergate Road and be distributed with tenant permission via the pedestrian security gate leading to the access ramp.

General postal deliveries will be made to a secure central post box located on the main pedestrian access ramp via the pedestrian security gate.

(For refuse and large delivery vehicles we have not needed to undertake swept paths as they will not be accessing the site. They will deliver/unload/service from the road.)

Key

-  Service Vehicle loading/collection position
-  Primary Service Vehicle Access Routes
-  Refuse Collection Operative Route
-  Emergency Services Access Route
-  Postal delivery Route
-  Bin Stores
-  Post Boxes
-  Security Gate



Lower ground floor plan showing service routes, emergency services routes and postal delivery routes

080

8.1 Key Views

These views show how the scheme has developed and how it would look from the key points requested by planning officers in the second pre-app meeting.

The scheme can be seen to be more in keeping with its surroundings, and have less visual impact. The mass of the building has been reduced and the building treated with scale reducing features.

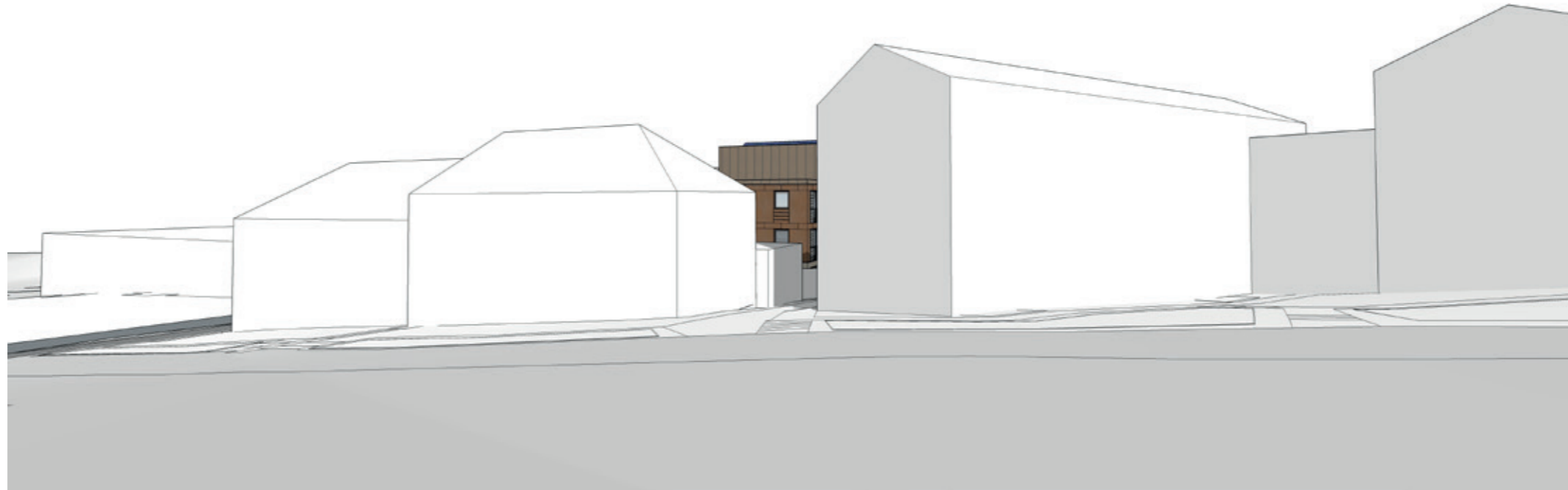


Key view from rear of properties on Moulsecomb Road

Key view from rear of properties on Moulsecomb Road



Key view location plan.



Key view between existing buildings from Moulsecoomb Road



Key view looking up Moulsecoomb Road.