

Windlesham House

Stage 2 Report

Windlesham House
Stage 2 Report
June 2021
Miller Bourne Architects



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1.0 Introduction

Opening Statement

In July 2018 a high level feasibility study was undertaken by Miller Bourne Architects to consider a number of options for a development of flats on the site on the corner of Windlesham Close and Locks Crescent, currently occupied by Windlesham House. Different densities were explored through two options with sub-options providing additional flats in an additional storey.

Following a review of the options, it was decided in September 2019 to proceed with a Stage 2 concept design for the construction of 17 affordable flats over 3 and 4 storeys including 2No wheelchair accessible flats designed to Part M4(3) standard.

In addition to the wheelchair accessible flats, the design included the following:

- 1 Bed 2 person flats @ 52m² and 53m² 6No
- 2 Bed 3 person flats @ 71m² 3No
- 2 Bed 4 person flats @ 72m² and 81m² 6No

A public consultation was held and the design submitted for Pre-app advice. Following this, the designs were reconsidered to take into account some of the issues raised and a further Stage 2 concept with a smaller footprint was proposed. This document outlines the latest proposal and provides background information on the site.

In addition to the 2No M4(3) flats, the latest proposal includes the following (same number and type of flats, but smaller footprints):

- 1 Bed 2 person flats @ 50m² and 51m² 6No
- 2 Bed 3 person flats @ 67m² 3No
- 2 Bed 4 person flats @ 72m² and 73m² 6No

Total 17 flats over 3-4 storeys



2.0 The Site

Location

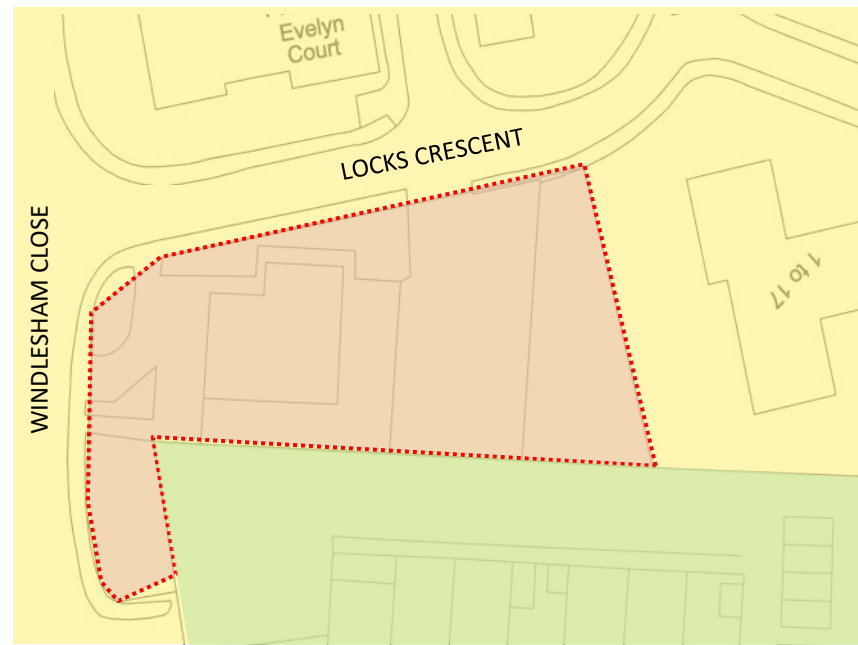
The site is located on the corner of Windlesham Close and Locks Crescent in Portslade, Hove, to the south of the Portslade Village Centre, also to be developed as part of the New homes for Neighbourhoods Programme.

Located across Windlesham Close to the west are the Camp Site allotments; to the north across Locks Crescent are senior's council flats; and adjacent to the east are general needs council flats.

The site slopes eastwards and the current one storey building is cut into the slope. A dense area of trees and bushes surround the building. There are no current tree protection orders.

Massing in the local area is low rise, between one and three stories. The adjacent building to the east, further up the slope, is three stories.

The Windlesham house site boundary is highlighted opposite and measures 0.11 Hectares. As the areas highlighted in yellow show HRA freehold land, the site boundary, for the purposes of the concept design, can be adjusted to suit local constraints i.e. encroachment into the area surrounding 1-17 Locks Crescent to achieve optimum use of the land.



2.0 The Site

Site Photographs and context

The existing building on the site is currently leased to the Royal Voluntary Service who has advised of its intention to rescind the lease and pass the building back to the HRA and the process is underway.

To the East of the site at the top of the hill is a yellow brick, 3 storey block of flats (1) and to the north are two storey flats (2). To the west is a sub-station and allotments, and to the south car parking and houses which are some 30+ metres from the boundary wall (5).

The general massing of the area is relatively low-rise but the three storey block at the top of the hill feels higher as it is at the top of the hill.

Key Views

Key views of the site are afforded from Locks Crescent (3 and 6) and from the grassed area in front of the 3 storey block of flats (4).

The site is sloping and as such any development will need to be partially cut into the hill with a step in the structure. Any wheelchair accessible flats will need to be located at the front (west) of the site.



3.0 Architectural Report

The positioning of the of the proposed development on the site has not significantly changed from the options considered in the feasibility study. See plans over.

The building remains vertically split across the site from east to west, with the western half of the building sitting at the lower end of the site, linked to the eastern side with a lift and stair core.

The ground floor contains the 2 wheelchair accessible flats (1B2P), which have level access and a dedicated parking space each located to the south-west corner of the building. A further 9 parking spaces are proposed on the council land to the south of the site. A detailed topographical survey of this area is not currently available, so these spaces and the layout of them has been based on the Ordnance Survey map.

Separate refuse and bicycle stores are located adjacent to the main entrance which leads to the main lift and stair core. The wheelchair accessible flats have their own dedicated recycling and refuse stores adjacent to their front doors.

On the upper floors there are 5 flats; 1 No 2B3P flat, 2 No 2B4P flats and 2 No 1B2P flats per floor.



SITE PLAN

GROUND FLOOR

2 No M4(3) accessible flats
67m² each



SITE PLAN

UPPER FLOORS

- 5 No flats per floor over 3 floors
- 1 No 2B3P flat per floor
- 2 No 1B2P flats per floor
- 2 No 2B4P flats per floor

3.0 Architectural Report

Developed Plans - Ground Floor

Developed in accordance with the Nationally Described Space Standards (March 2015).

Minimum sizes as follows:

1 bed 2 person flat 50m²

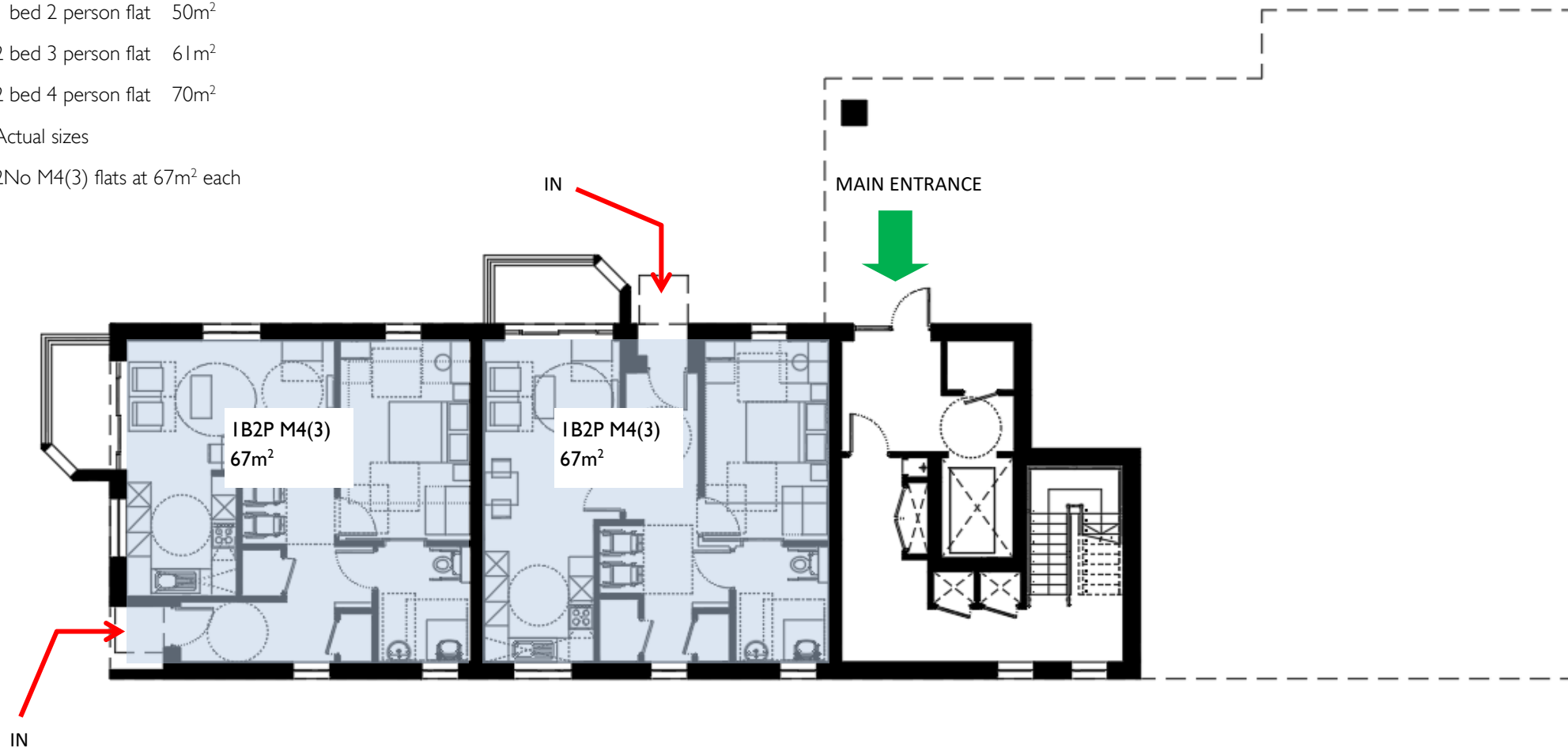
2 bed 3 person flat 61m²

2 bed 4 person flat 70m²

Actual sizes

2 No M4(3) flats at 67m² each

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3.0 Architectural Report

Developed Plans - First, Second and Third Floors

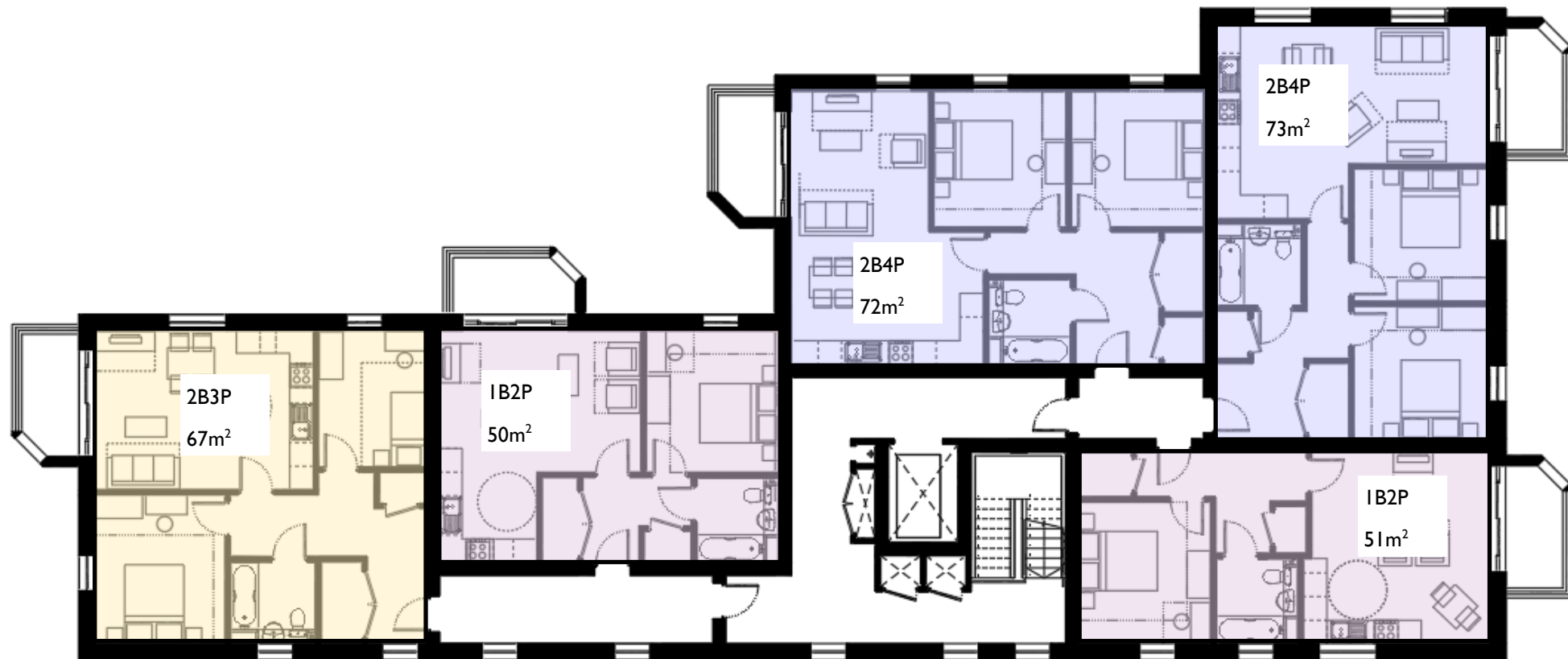
2No 1 Bed 2 person flats @ 50m² and 51m² 6No

1No 2 Bed 3 person flats @ 67m² 3No

2No 2 Bed 4 person flats @ 72m² and 73m² 6No

Note:

These flats are not located on the ground floor and therefore are not required to be Part M4(2) adaptable.



3.0 Architectural Report

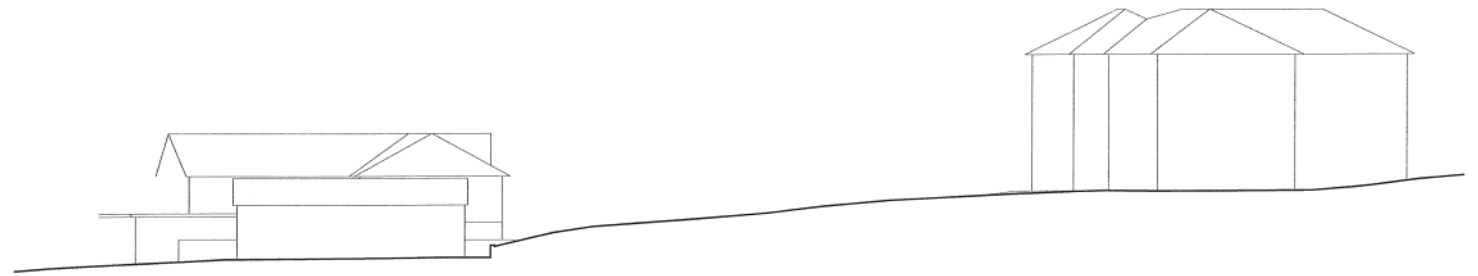
Developed Site Sections

The topographical survey has informed the proposals with respect to the number of storeys and hence the number of flats achievable on the site. It was previously assumed that the level difference across the site was half a storey, but in reality it equates more to a full storey.

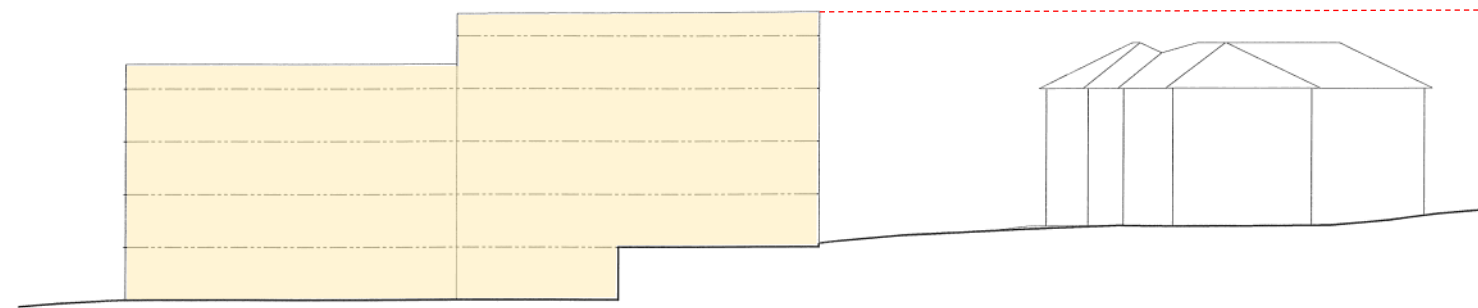
Given the scale and massing of the surrounding existing buildings, it is considered that 4 storeys to both halves of the building would be out-of-scale and possibly 'over development'.

Section 3 opposite illustrates the scale and height of a building which is 4 storeys at the west and 3 storeys at the east. This is lower than the flats at the top of the hill and is of a scale more in keeping with the adjacent buildings.

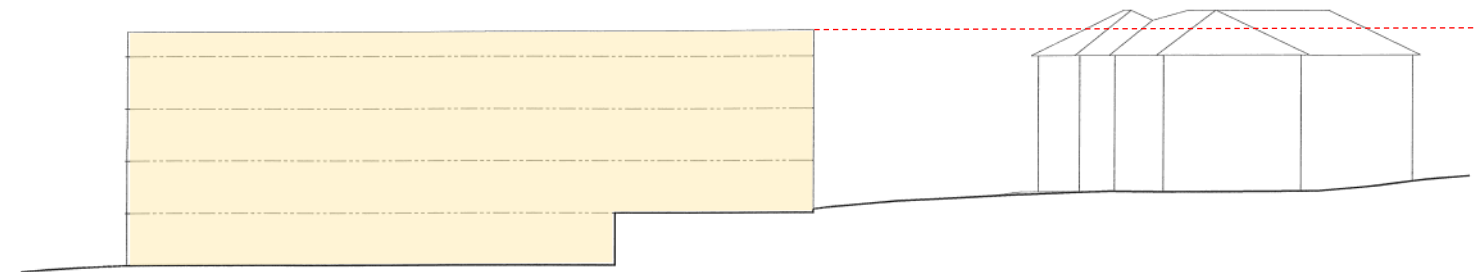
The result of this sectional study with the benefit of the accurate topographical study, is to propose a block which is 4 storeys at the west and 3 storeys at the east.



Section 1
As existing



Section 2
4 Storeys



Section 3
4 Storeys west and 3 Storeys east

3.0 Architectural Report

Detailed Plans

Part M4(3) accessible flats (67m²)

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3.0 Architectural Report

Detailed Plans

1 Bed 2 person flats @ 50m² and 51m²



3.0 Architectural Report

Detailed Plans

2 Bed 3 person flats @ 67m²



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3.0 Architectural Report

Detailed Plans

2 Bed 4 person flats @ 72m² and 73m²

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3.0 Architectural Report

Scale and Massing

Throughout design development, a number of options were considered with respect to the number of storeys and hence the scale and massing of the building. It was determined that in order to respect the size and scale of the existing buildings, the proposals should be no higher than the ridge of the flats to the east of the site. Due to the slope of the site, this has resulted in the development proposed being four stories at the Windlesham Close end of the site and three stories going up the hill along Locks Crescent.

The image below gives an indication of the scale and massing of a 3/4 storey building.



3.0 Architectural Report

Developed Elevations



- Flat roof with parapet
- Rockpanel or Cedral panels
- Aluminium windows with feature panels
- Grey/neutral colour brick

North Elevation



South Elevation

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3.0 Architectural Report

Developed Elevations



West Elevation



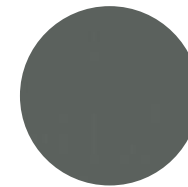
East Elevation



Rockpanel or Cedar panels



Main brick - Grey/buff



Aluminium windows - Grey

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3.0 Architectural Report

Visual references



3.0 Architectural Report

Artist's impression - looking from the North-west



3.0 Architectural Report

Artist's impression - looking from the South-west



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4.0 Ecological and Tree Survey results

As part of the Stage 2 Concept design process, a Preliminary Ecological Assessment (PEA) and a Tree Survey were undertaken.

Ecology

The PEA concluded:

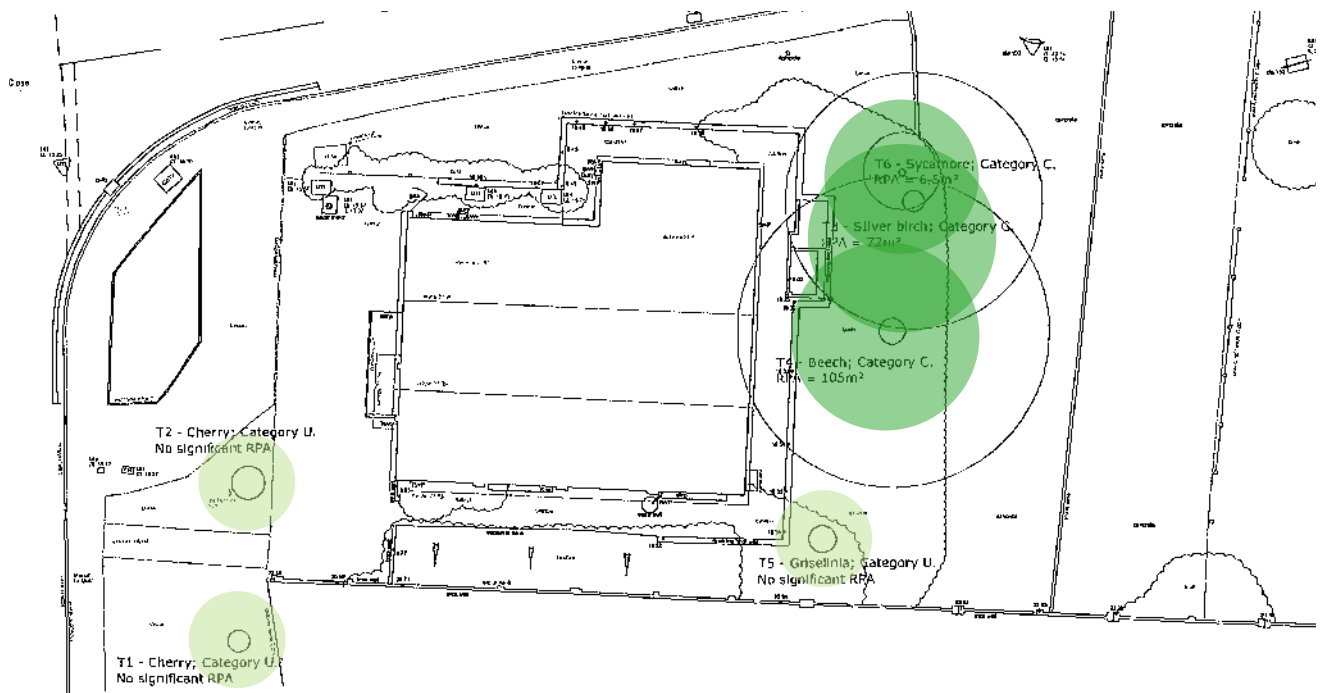
“The land proposed for development is of low ecological value. Proportionate and effective mitigation is likely to be available to protect the few significant constraints to development which were identified. No further surveys are required prior to submitting a planning application.”

Recommendations for ecological net gain include sowing a wild flower and grass seed mix (although this is not preferred in the New Homes Design Specification - Item 6.7.3), hedgerow enhancement and creation, nest boxes and bat boxes.

Trees

The tree survey considered the six trees on the site. Three trees have been identified as category U and three as category C. The survey recommends removing the two category U cherry trees as they have sparse crowns, basal damage and decay. The third category U tree is in fact a multi-stemmed overgrown shrub which does not pose any constraint to development on the site, and can therefore be removed. This is also the case for the three category C trees, one of which is considered likely to fail.

The survey confirms that the trees identified for removal are either of low quality or are decaying and can therefore be removed.



- Category U**
 Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
- Category C**
 Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

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5.0 Summary

The Stage 2 Concept Design has been developed for the construction of 17 affordable flats over 3 and 4 storeys including 2 No wheelchair accessible flats designed to Part M4(3) standard.

In addition to the wheelchair accessible flats, the design includes the following:

- 1 Bed 2 person flats @ 50m² and 51 m² 6No
- 2 Bed 3 person flats @ 67m² 3No
- 2 Bed 4 person flats @ 72m² and 73m² 6No

The design has maximised the number of flats possible on the site (154dph). The only way of increasing this would be to add additional storeys, but this would be to the detriment of the design.

As the surrounding buildings are somewhat unprepossessing, design cues have not necessarily been taken from these existing buildings. Instead, a contemporary feel with crisp modern materials has been adopted. A neutral brick makes up the majority of the elevation, with Cedral panels or Rockpanel being used at the upper level on the west of the building to visually break down the height of the building and to create visual interest. The mass of the east elevation is addressed by the location of the balconies and the use of a different material at the uppermost level.

