Design: Proposed Building Layout

The main entrance in to the building is clearly visible when entering the parking area at the south west part of the site.

The entrance is highly legible, and is distinguished by a white rendered bay half way along the south western elevation The entrance doors lead directly to the owner's lounge which offers a sense of arrival that is welcoming for residents and visitors.

The reception desk and Lodge Manager's office are positioned close to the car park entrance, and are essentially part of the owners' lounge where the lodge manager spends most of their time interacting with the owners.

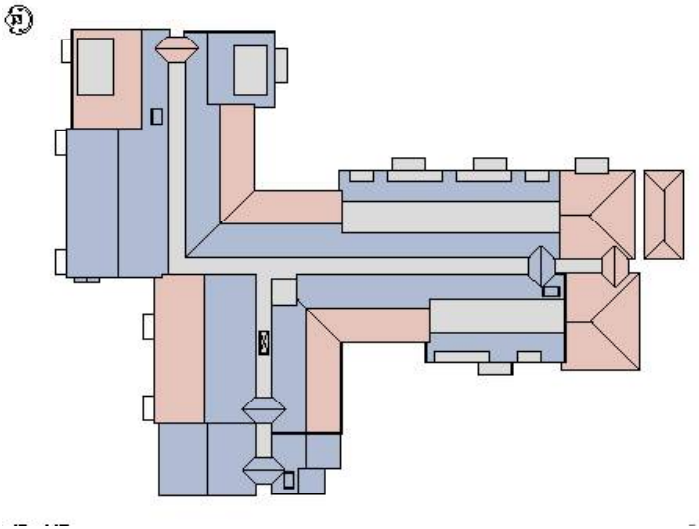
The building has a communal corridor that is approximately 1.5m wide at each floor. The corridors have been designed to allow for ventilation windows (OV's) at each corridor termination and will ensure well-lit and naturally ventilated circulation areas. Access to upper floors is via a lift and protected stairways. All stairs are designed in accordance with AD M1 to meet requirements of ambulant disabled users.

The internal flat layouts have been developed to meet specific needs of elderly residents. All flats utilize generous openings to maximise on the amount of natural day light penetrating the habitable spaces within. The design team continually receives feedback on the internal layout and design of dwellings from residents and managers at other Churchill Retirement Living developments.

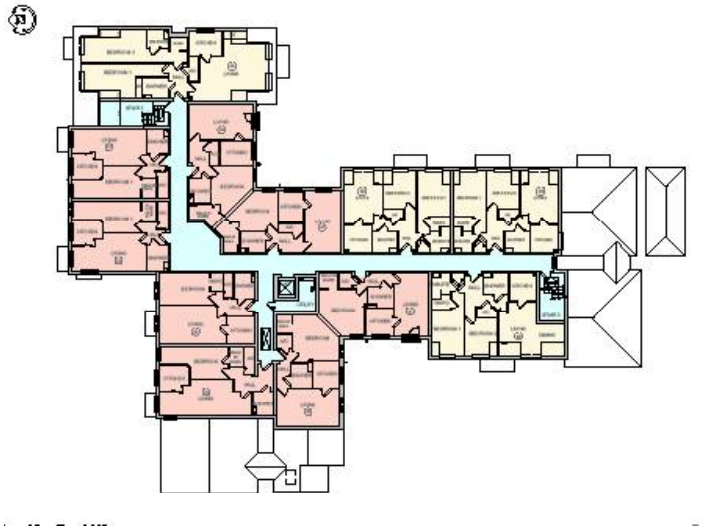
Entrances to all dwellings lead to a protected hallway located centrally to the unit. There is ample storage space that is easily accessible in each unit type located either in the entrance hallway or in the living area.

A Guest suite for the use of friends and family of the residents is located adjacent to the Owners Lounge on the Ground Floor. A communal refuse room is located at the western part of the site, this has easy access to Mill Road allowing for easy pick up of refuse from the road

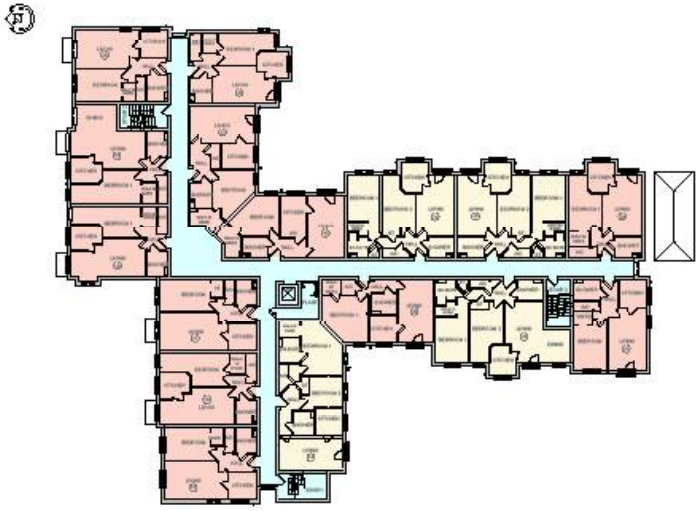
Ground floor flats with generous primary openings and outdoor patio areas maximise the amount of active frontages, providing natural surveillance in these areas.



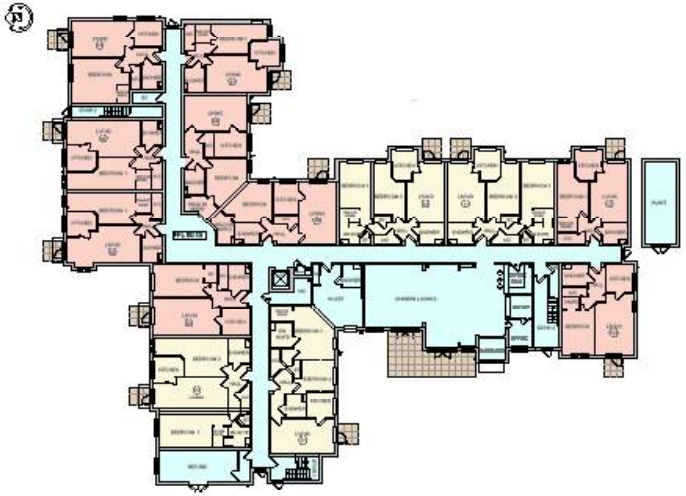
Roof Plan



Second Floor Plan



First Floor Plan



Ground Floor Plan

Design: Proposed Site Landscaping

The landscape proposal has been developed in conjunction with James Blake Associates, a professional firm of landscape architects, who have proposed a landscape strategy for this site.

The landscaping plan will enhance the site through the inclusion of high quality landscaped areas. The landscaped gardens surrounding the building will provide a pleasant outlook to all flats and communal areas and in places where the boundaries allow views in.

A key feature of the proposal is the inclusion of a well planted northern (front) boundary, where CRL aim to greatly enhance the frontage along Mill Road. Landscaped gardens along the northern boundary will soften the built proposal from the main public vantage points and improves the existing situation.

CRL feels that it is vital to have a strong landscaping scheme around the parking area and particularly when entering the building. The quality of landscaping in this part of the site will also be focussed on

A deep patio outside the owners lounge can be viewed as being an extension of the owners lounge itself and is bordered by the car parking creating opportunity to introduce raised plant beds on the edge of the car park. Careful choice of planting and outdoor furniture will enhance this outdoor room.

A sizeable main external amenity space with external pathway, feature planting and seating has been proposed at the eastern part of the site.access to this is via the staircase and corridor ends

The various landscaped areas have been well considered in relation to the end users while addressing at the same time any safety or privacy concerns.

The planting interspersed between residents patios at ground floor level will give a feeling of space, with the lawn connecting the residents patios providing a sense of connection and community.



Planning Application - Landscape Plan

Design: Legibility

Legibility is achieved when a building has a clear image and is easy to understand. The ability to see important routes and landmarks is integral to finding ones way around.

The proposal responds to the main northern public vantage points with a recognisable and fresh facade, built of traditional form but with contemporary features.

The new main access road is clearly visible from Mill Road. Vehicular and pedestrian access is via this new site access at the western side of the site. The new road leads into a parking area at the south western part of the site. There is a secondary overflow parking area located further along the site frontage to the north east

The principle pedestrian entrance to the building is located adjacent to the car parking run which is the closest position to the site access road and the town centre. The entrance is clearly legible from the parking area.

Design: Scale, Height and Mass

Scale is the size of a building in relation to its surroundings, or is the size of parts of a building or its details, particularly in relation to the size of a person. The scale of the proposed building is residential, which is highlighted by the articulation of built form, the size of the doors and windows and the floor to ceiling heights which are emphasised in the in the emphasised in the spacing of the doors and windows.

The mass of the proposed development is 2-3 storeys in height. A low pitched roof also helps in reducing overall ridge heights of the proposal. In terms of eaves and ridge height the proposal sits comfortably in relationship to its surroundings.

The two storey elements of the proposal are located towards the outer edges of the scheme. Due to this, the proposal sits comfortably in relation to the local context.

Although the proposed elevations have a traditional form, contemporary elements are also proposed and reference recent development at 17a Mill Road. Elevations are simple and punctuated by set back and bays which enhance visual interest of the scheme. Floor levels are expressed through the verticality of the windows and and contrasting brickwork.



Street Elevation



Western Elevation



Eastern Elevation





Appearance and Detailing - Materials

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, lighting, colour and texture. Layout, scale and landscaping will all effect what a place looks like and these matters have been addressed in the previous section.

It is clear from the early analysis of the local and wider context that a wide variety of building styles are prevalent in the area with no particular example dominating. Examples of both traditional and contemporary building aesthetics can be found and it is with this in mind that the proposed building elevations were developed.

The proposal references the adjacent modern development at 17a Mill Road and to a lesser extent Oakley Court, with a refined material palette and contemporary detailing. The two main facing materials are contemporary buff and yellow bricks which provide a good contrast to one another. There is also a band of dark grey brick along the top floor and elements of white render, all materials providing and attractive visual interest to the scheme.

The use of different brick types also helps to break the massing of the scheme into a more domestic scale and references the terrace housing to the north east.

Two different coloured tiles are used on the roof, one slate grey and the other burnt red to provide a visually interesting scheme

Interest is drawn from the variation in ridge height, bays, material and architectural fenestration all of which create an attractive streetscape.

The secondary detailing around the building follow that of the primary elevation ensuring that there is a consistent and coherent aesthetic for the building as a whole.



Access Diagram



Refuse store has been positioned close to Mill Road, allowing easy pick up from the street.

Potential Disabled Parking space can be located close to the main entrance

Paved amenity space to ensure convenient access by residents and visitors with a level threshold from the Owner's Lounge

A Legible main entrance is conveniently close to parking areas. Level threshold to main entrance provided as required by Part M of the Building Regulations

Car Parking designed to ensure the gradient is not steeper than 1:20 and that the cross falls are not greater than 1:40 for compliance with Building Regulations

Secondary Car Parking designed to ensure the gradient is not steeper than 1:20 and that the cross falls are not greater than 1:40 for compliance with Building Regulations

Level / Gentle sloped amenity areas have been provided for easy access for residents and visitors (coloured in blue)

All apartments with external doors are provided with on all ground floor apartments with external paved areas

Area alocated for covered mobility vehicle area adacent to the car parking area

Access

Site Accessibility

The proposed access road from Mill Road is situated along the western boundary and leads to a car parking area in the south west part of the site. The main entrance into the building is visible from the car park and situated midway along the western elevation, distinguished by a white rendered bay.

The garden and owners lounge within the development are entirely communal. Direct access from each staircase and from the ends of each corridor provide easy and level access to the main external amenity area surrounding the scheme.

For those who wish to walk around the development, most areas are level or laid to very gentle slopes and it is possible to walk externally around all of the scheme. All ground floor flats have a paved area outside of their living room suitable for sitting outside. Landscaped gardens surrounding the building will provide a pleasant outlook for the site.

The owners lounge is located immediately adjacent to the main entrance with a good quality amenity space directly in front of it. The main lawned amenity area is situated on the other side of the building and will have an easterly outlook The owners lounge takes advantage of its proximity to the car parking whilst offering the opportunity for a lively and welcoming area for residents and visitors

When entering the site from the proposed new access driveway, the main entrance into the building is clearly visible to visitors from the car parking area.

Parking

There are 20 car parking spaces provided on site at a ratio of 1:2.05 apartments. The experience of Churchill Retirement Living demonstrates that this ratio provides a sufficient number of spaces in such a highly sustainable location as the majority of category II sheltered housing owners either don't own a car or will relinquish the burden of car ownership after a short period of time.

Refuse and mobility scooters

The Refuse Store is situated at the front western side of the scheme with direct access to Mill Road. The refuse doors are close to the public highway and easily accessed internally from within the scheme. It is proposed that the development's management company will manoeuvre the bins on collection day ready for roadside servicing from Mill Road. A level access for refuse removal is achieved.

There is an area designated for a covered mobility vehicle store at the rear of the site and adjacent to the car park. These are built to accommodate and facilitate the charging of mobility scooters. This store is easily accessible from the building.

Building Accessibility

The building itself has internal layouts, specifications and construction details that will allow safe and convenient use by owners and visitors and will fully meet requirements of Part M of the current Building Regulations.

Internal Movement within the Building

It is an essential feature of Churchill Retirement housing that access within the building is achievable without the need for steps, with level floors provided throughout the development.

The proposed development has lift access to all floors, with no need for residents to use the staircases. The staircases are, however, designed to suit the needs of 'ambulant disabled' people in accordance with the Building Regulations.

The owners lounge, reception area, guest suite, refuse and toilet facilities are on the ground floor and are within a short distance of the lift and entrances to ensure easy access and use for residents and visitors.

Household Waste & Recycling Collection Arrangements

Adequate communal bin stores are provided for use by residents in the refuse room (see refuse and mobility scooters). This ensures that refuse and recycling does not build up in the communal areas. The refuse room is accessible internally by residents and has external doors which remain locked at all times when not in use.

The Lodge Manager is responsible for taking bins to the external refuse area outside of the refuse room on the night before a refuse collection. The Lodge Manager then bring the bins back into the development following emptying. This will be the only time the Lodge Manager will be responsible for monitoring the collection of refuse and therefore the bins will not be left out for lengthy periods following collection.

Sustainability

Churchill Retirement Living Ltd is very aware that in this modern age, sustainability is a major concern and implements various initiatives within its developments that address this issue. A sustainability group within the company constantly reviews the latest guidance and technologies with a view to reducing the carbon footprint of the company and its sheltered housing developments.

Churchill Retirement Living Ltd is committed to reducing its energy use. All schemes are designed and built beyond the national minimum standards with particular emphasis given to an energy efficient fabric first and foremost. By doing so, all schemes will maximise the benefits of service technologies adopted therein. Inclusive of the building's design is the emphasis on reducing exposed external wall areas and consequentially improving thermal efficiency.

On this development the design is such that a significant benefit can be gained from the use of Heat Pumps technology. Heap Pump technology takes low grade heat from the ambient external air or ground and efficiently converts it into usable energy for space heating and/ or hot water. A high efficiency heat pump can provide up to four times as much heat as an electric heater using the same energy and has low maintenance requirements.

All areas of the building internally and externally will be lit using low energy lighting and where applicable utilise appropriate daylight and movement sensor controls.

All apartments are fitted with flow restrictors, aerated taps and dual flush low capacity cisterns. Where possible, materials will be sourced locally and manufactured within the UK. Also the adoption of off-site construction techniques will be considered to minimise waste on-site.

All the apartments are insulated to the latest high standards reducing energy consumption and the design of the building reduces the area of external walls making each apartment thermally efficient.

Externally, it is proposed to light the communal areas by means of photo-voltaic driven light fittings. These store energy during daylight hours and power the light fittings after dark.

Electric mobility scooter parking is provided for the owners with charging points thereby reducing the need for dependence on the private motor car.

The refuse and recycling store has been designed with sufficient capacity to accommodate a sufficient number of suitable bins to operate a full recycling facility for the development.

Churchill Retirement Living through its managing agents Millstream Management Services will operate the 'Home Shopping' scheme for this development which allows residents to order their food shopping collectively and have it delivered. This feature further reduces the carbon footprint of the residents by combining deliveries and cutting down on individual shopping trips. Small scale local shopping still remains a vital part of everyday life.

Finally, as with all Retirement Living developments provided by Churchill Retirement Living the location of the proposed development itself contributes to the argument of sustainability by means of its location and proposed use. Within easy walking distance of shops and services the use of private cars are reduced, being replaced with public transport. The nature of the occupants is such that local businesses, such as local shops and taxi firms, benefit from increased patronage



Security

Boundaries and access
There is a clear demarcation between the private parts of the site and the adjacent public realm. The front boundary will be 1100mm metal railings infront of a new privot hedge. The boundaries to the south and west will be new 1800mm Close Boarded Fencing and the eastern boundary will remain the same. There is one access point for both vehicles and pedestrians on Mill Road.

Surveillance
There are windows on all main elevations of the proposed development that will provide excellent natural surveillance of both the site itself, car parking area and the adjacent streets.

CCTV equipment is provided and 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 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 to 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 PAS 24.

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 door
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 the Equality Act 2010 .

Flat entrance doors
Flat entrance doors will be of solid construction to an enhanced security standard and will comply with PAS 24 and have 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 & Recycling

The proposed building, in common with all Churchill Retirement Living developments, will have a communal refuse room, which will be monitored by the Lodge Manager.

This communal refuse room will be accessed internally via a lobby off the ground floor corridor area.

Within the refuse room 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 room has external doors. The Lodge Manager is responsible for the security of the building and these doors are to be locked at all times when not in use.

Building for Life

Integrating into the neighbourhood

Facilities and services
The proposed development is close to the town centre, which has good community facilities, such as health clinic, library, fresh food shops and other local amenities.

Public transport
The scheme has a good access to public transport to help reduce car dependency.

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

Character
The scheme provides a distinctive design which establishes a strong sense of place and responds to the local character. The proposed building will undoubtably enhance the area

Working with the site and its context
The scheme takes advantage of existing topography, landscape features, existing buildings and site orientation.

Easy to find your way around
The scheme provides a well defined pedestrian and vehicular entrance point. The internal layouts are also designed to make it easy for the occupant to find their way around the scheme. A landscape path within the external amenity area aids residents access around key areas.

Street & Home

Streets for all
Royston town centre lies a short distance to the south of the site. All shops and services are highly accessible by foot for potential residents. There are controlled pedestrian crossings en route to, and on the main shopping area, increasing ease of accessibility for prospective residents and visitors.

Car parking

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

Vehicular access will be taken from a new access point off Mill Road. It is considered that the parking provision promoted for the site will adequately serve the needs of the residents. CRL considers 20 parking spaces serving 41 apartments to be the correct level of parking to accommodate the requirements of the residents who would live within the development (See Transport Statement for more information).

Public and private spaces

As described in the Landscape Section the public and private spaces will be clearly defined and designed to be attractive, well managed and safe.

External storage and amenity space
The proposed building will have a communal refuse room sufficient for the size of the development. There is an adequate area provided for parking and mobility scooters store.

06

Conclusion

Design Summary

Design Summary

This report sets out the design principles for the redevelopment of the proposed site. The site is located near a town centre location with good pedestrian and public service links to the surrounding area. The site is in a highly sustainable location and favours category II sheltered housing that generates low vehicular traffic and encourages pedestrian movement. The site is located in a predominantly residential area, within easy walking distance of local amenities.

Planning Issues Ltd believes that the proposed development is an appropriate response to the constraints and opportunities presented by the site and surrounding area. The building has been carefully and sensitively designed to provide a high quality development that responds positively to the scale and context of the area and will create an attractive development of retirement apartments that blends in with the architectural aesthetic of the proposal.

Use

The proposed development provides private retirement flats. The scheme will provide a total of 41 flats comprising 29 one bedroom and 12 two bedroom flats.

Layout

The proposed sheltered housing scheme has a stepped 'T' shaped form that will be an efficient use of space on the site.

Scale

The proposed building is 2-3 storey's throughout. With a variety of bays, set backs and ridge heights. Providing an interesting and dynamic elevation .

Appearance

The proposed sheltered housing scheme is a building of its time that takes references from the local context and utilises an attractive palette of materials including three brick types and render.

Landscaping

Using a combination of soft and hard landscaping the proposal creates accessible, multi- functional outdoor spaces in line with the requirements of the users.

Access

The site is well served by pedestrian links and is in close proximity to local shops, cafes and bus stops. The emphasis has been to provide simple, clear and accessible layout that is easy to use and is fully inclusive.

Sustainability

The development includes a number of energy savings measures.

Conclusion

It is considered that the scheme has been designed to be sympathetic to the local context and respond to the varying character of this part of Royston. The proposed building has been carefully designed to provide a high quality development that responds positively to the scale and context of the vicinity and will improve the current site.

