

GROUND FLOOR PLAN



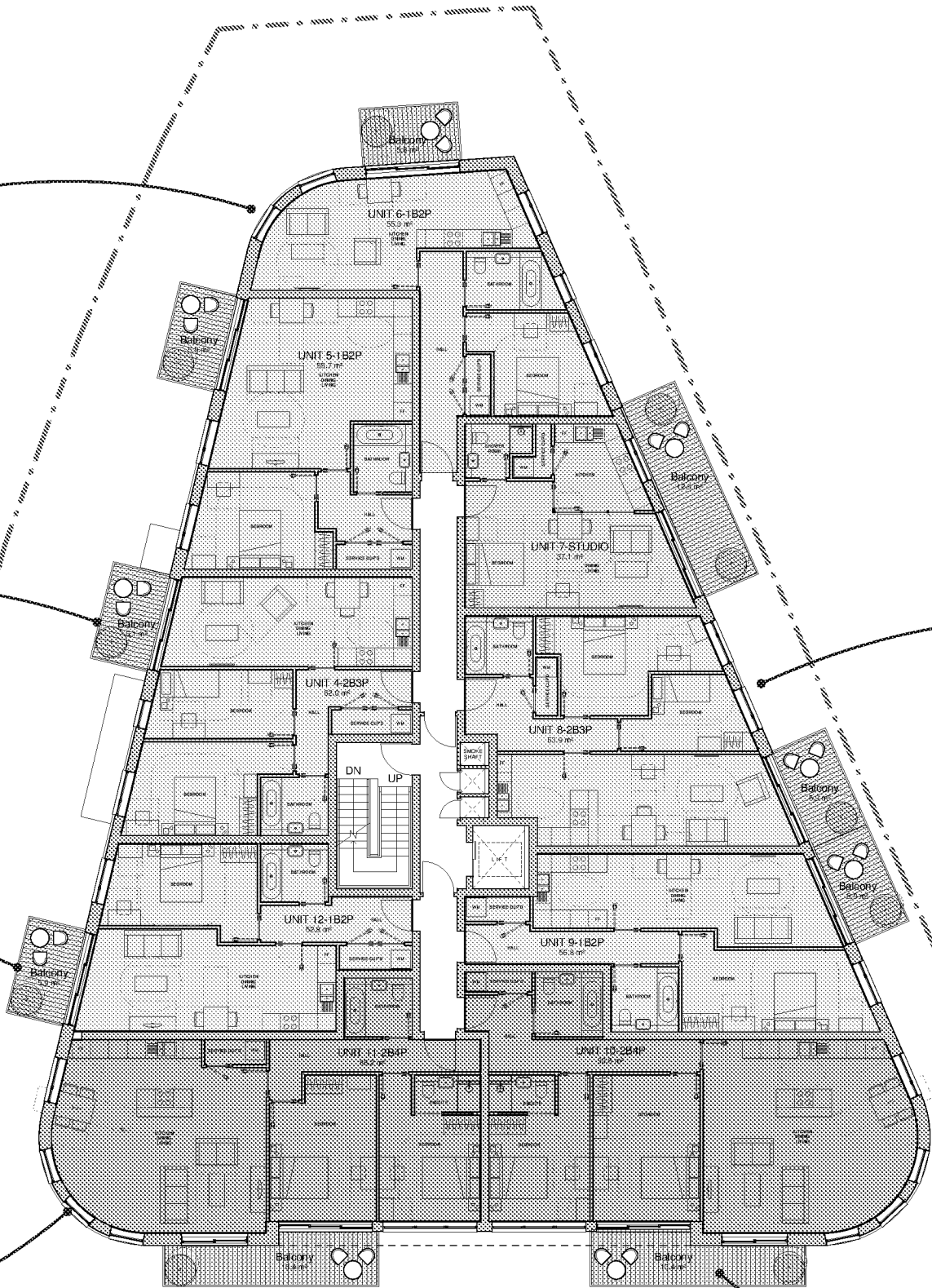
FIRST + SECOND FLOOR PLAN

Soft corners help the building deal with an awkward triangular site but also provide an interesting built form and internal space

Regular balcony placement breaks up the longer elevation, creating a rhythm which relates back to a more domestic setting.

All balconies are over the min. 3sq m area required under Arun Design Guidance.

The soft corner at this point will act as an important elevation being in a prominent setting. A proposal of this nature will provide a landmark and be a catalyst for further much needed development.



The 'rear' elevation is much less prominent and has to factor in possible future redevelopment of the adjacent eastern site. In such a long elevation, Balconies are also extra wide to break up massing.

Balconies assume a playful nature, extra wide across the southern elevation and on the identical floor above. This animates the elevation and also allows light to penetrate deeper.



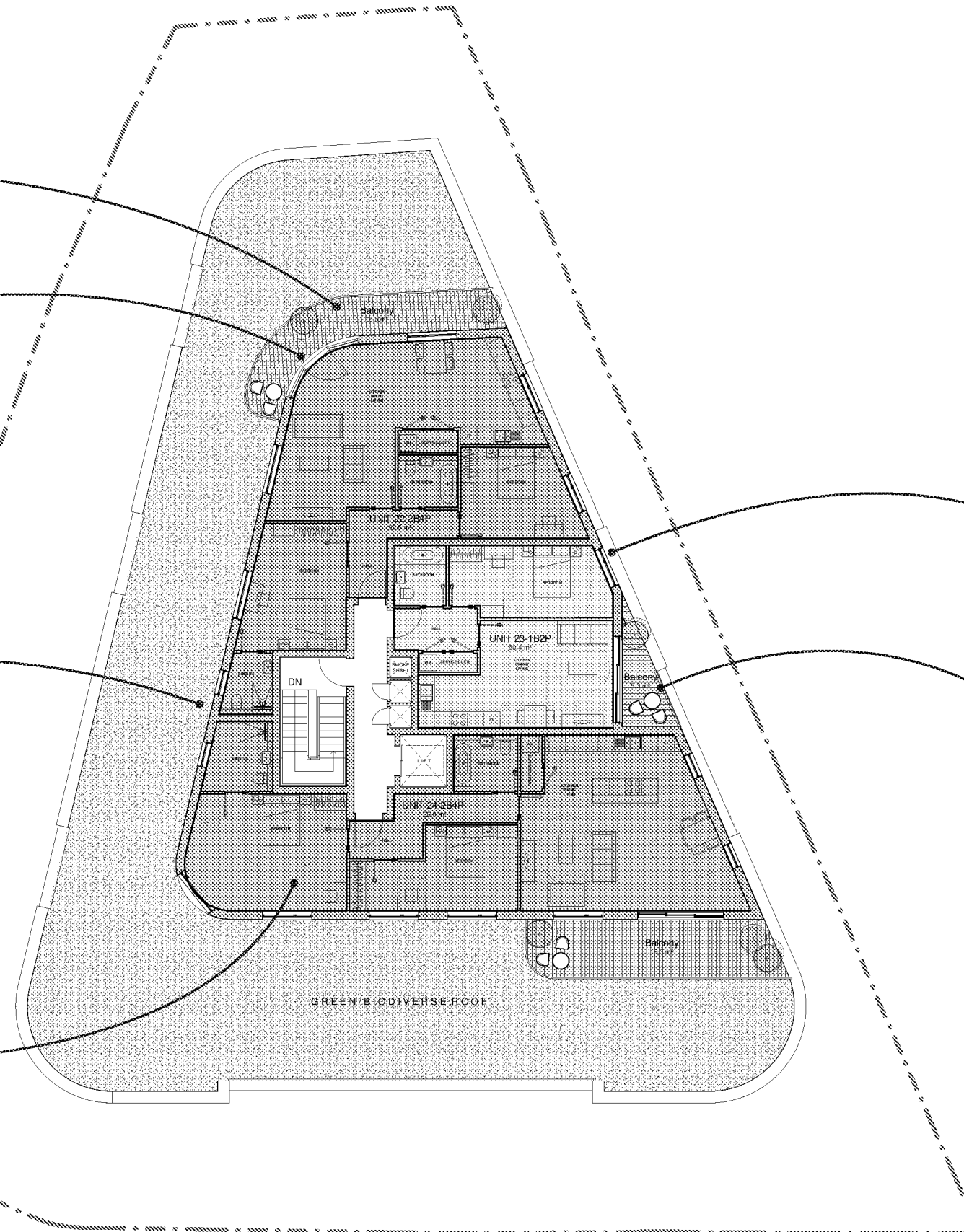
THIRD FLOOR PLAN

Top floor corner dwellings have the opportunity for much larger private amenity, taking advantage of the flat roof space.

Top floor corner dwellings have the opportunity for large expanses of glazing, enhancing values and the quality of life internally.

The top floor is significantly set back. Ensuring visibility from street level is kept to an absolute minimum. See section diagram.

2-bed dwellings are located along the prominent elevation with 1-bed dwellings along the eastern boundary which has to factor in possible future redevelopment of the adjacent site.



In line with pre-app conversations, the top floor can hug the side elevation facing East as the sensitivity of the streetscene is primarily Ash Grove and Durban Road.

The amenity space to this 1B2P is inset to reduce massing at top floor level.

The amenity space to this 2B4P is kept to the east



ROOF PLAN

Green/Blue Roof.

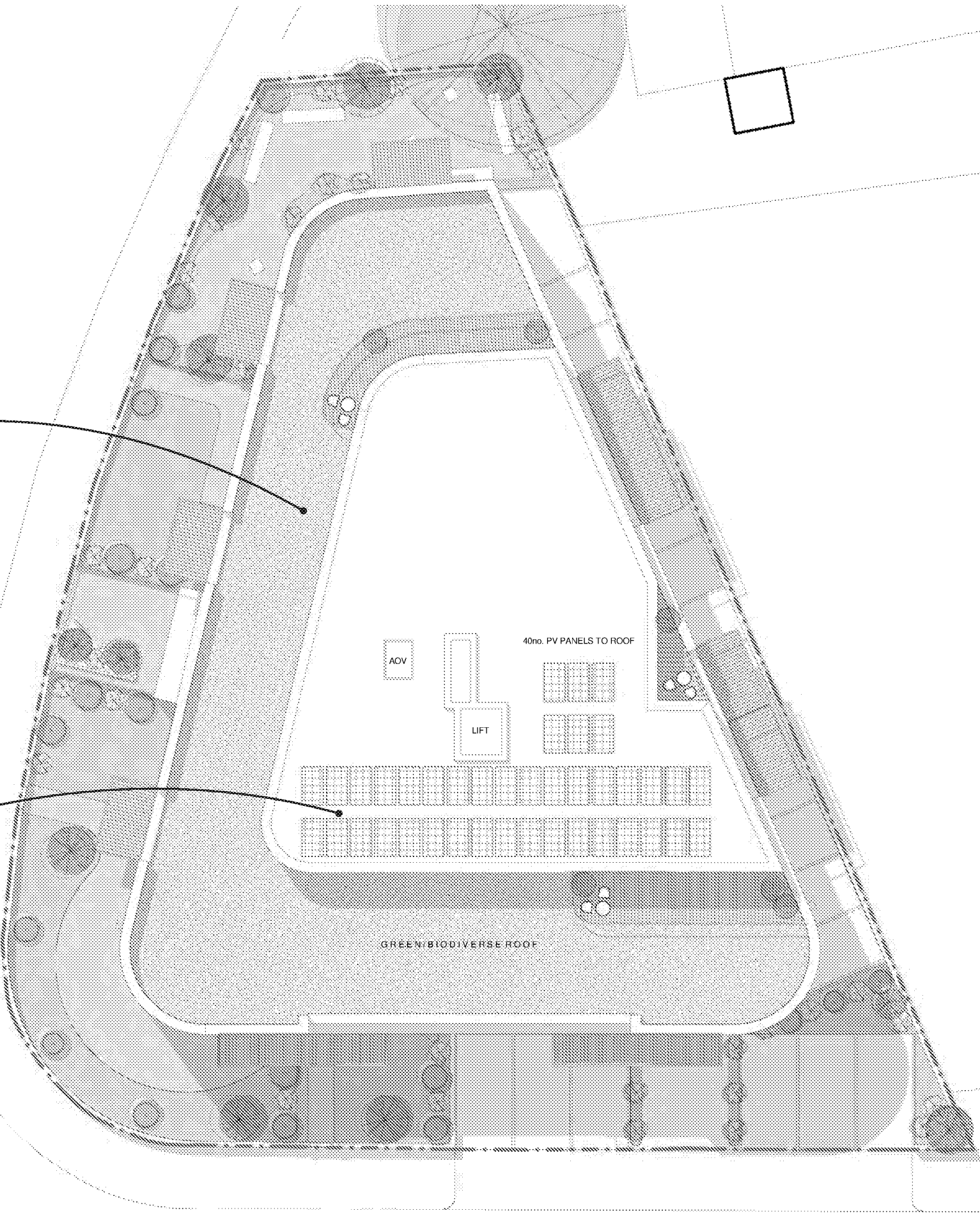
Visually an attractive outlook for residents at top floor level.

The blue roof can hold rainwater and play a vital role in the SUDs drainage strategy.

See section diagram.

Rooftop PV Panels are located along the southern area of the roof to provide the largest open space.

ASH GROVE

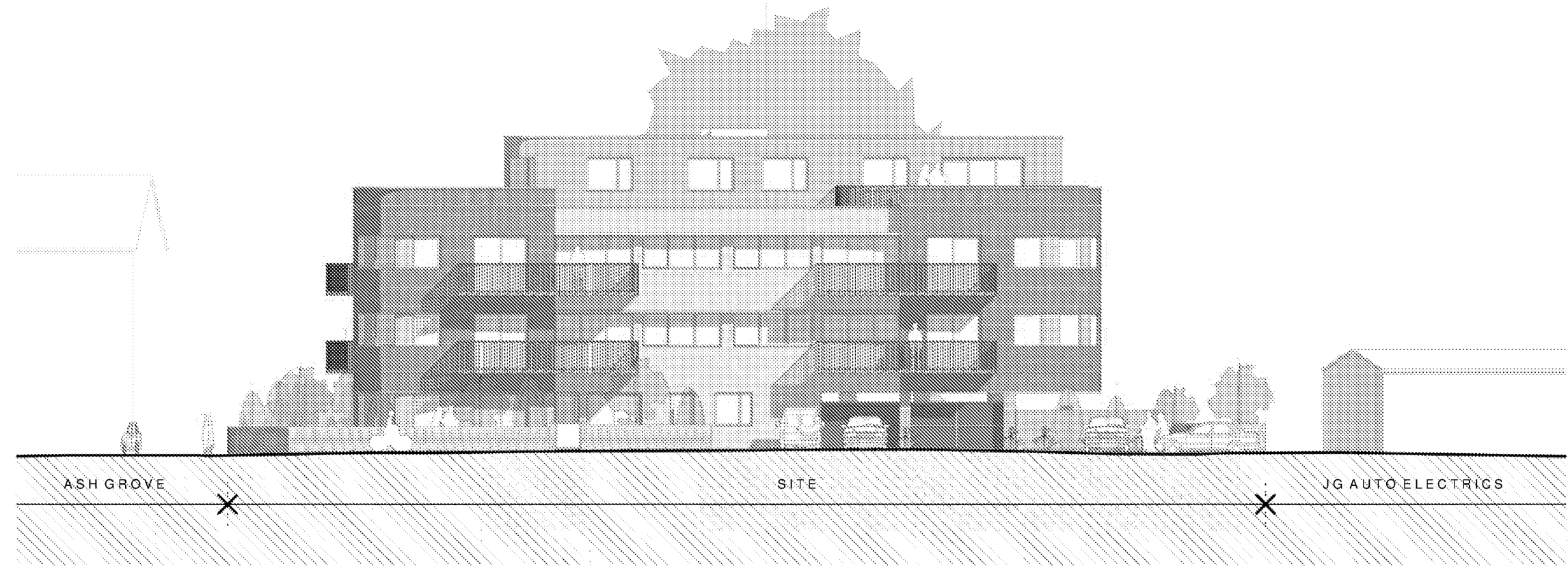


DURBAN ROAD

JG AUTO ELECTRICS



ELEVATIONS



DURBAN ROAD - SOUTH



ASH GROVE - WEST

ELEVATIONS



ASH GROVE (TOP APEX) - NORTH



FACING ADJACENT SITE JG AUTOS - EAST

LANDSCAPING

TYPICAL PLAN

Refer to Encon Associates plans for further landscaping details.

The proposed scheme is centred around coastal planting appropriate for the sites location as well as offering a much required 'greening' uplift to this stark and prominent corner.

Currently, the site is overgrown and vacant, lacking in ownership - all of which heavily contribute to the wider setting.

Our proposed scheme (the building and the landscaping) will significantly enhance this site and the wider setting.

There are a series of private and communal entrances on both main frontages as well as private and communal amenity spaces. All of which offer diversity and playfulness to the ground floor street scene.

KEY TO LANDSCAPE PROPOSALS

Proposed Planting Details & Specification

All areas of new landscaping to have the topsoil and subsoil decomposed by hand digging or rotavator. Imported topsoil should be placed to a depth of 300mm minimum.

Existing Trees Retained

Existing trees to be retained and protected as per BS5837 Tree Survey Report (Encon Associates)

Existing Trees to be Removed - see tree report for full details

Specimen Tree Planting

Standard specimen trees planted in locations indicated as per the following specification:

Excavate tree pit (300mm larger than root ball all round), fork over bottom of pit, plant tree with roots well spread out, backfill with excavated material incorporating compost at 1m² per 3m² of soil excavated and secured with timber stake and rubber tie and spacer.

Standard specimen trees planting as per the following specification:

Specimen Trees (10 no.)

Location of new specimen trees to be pit planted including securing with underground guying and irrigation system. "Heavy Standard" 10-12cm girth, 3.0-3.5m high (supplied by Barcham Trees or similar approved)

2 x *Pyrus calleryana* 'chanticleer' (Ornamental pear) - Pc
1 x *Acer platanoides* 'Drummondii' (Variegated Norway maple) - APD
5 x *Prunus amara* (Clearstem, upright Japanese cherry) - Pa
1 x *Betula utilis* 'Jacquemontii' (Himalayan birch) - Bu
1 x *Liquidambar styraciflua* (Sweet Gum) - Ls

Specimen Shrub Planting

Shrubs planted in locations indicated as per the following specification:

Excavate planting pit, fork over bottom of pit, plant shrub with roots well spread out, backfill with excavated material mixed with compost.

Specimen Shrubs (25no.)

Location of new specimen shrub planting to be planted as follows:

5 x *Cordyline australis* (10 litre pot)
5 x *Cordyline fruticosa* (10 litre pot)
5 x *Caryopteris x clandonensis* (5 litre pot)
5 x *Daphne odora* 'Aureomarginata' (5 litre pot)
5 x *Choysa temata* (5 litre pot)

Shrub Borders (60m²)

Location of new shrub planting to be 3 litre pots, planted at 3 plants per m² in random groups throughout the border as follows with 75mm depth of bark chipping mulch spread between plants:

20% *Viburnum davidii*
20% *Euonymus fortunei* 'Emerald 'n' Gold'
20% *Spiraea japonica* 'Goldflame'
15% *Sarcococca hookeriana* humilis
15% *Potentilla fruticosa* 'Bees'
10% *Weigela* 'All summer red'

The following to be planted interspersed between all shrubs:

50% *Vinca minor* 'Gertude Jekyl'
25% *Vinca minor* 'Atropurpurea'
25% *Vinca minor* 'Argenteovariegata'

Grass

Garden lawn areas to be turfed as follows:

A minimum of 150mm depth of good quality top soil, free of vegetation to be turned over, levelled, lightly consolidated and free from surface stones, other debris and perennial weeds before laying turf (eg Rowlawm Medallion or similar approved) and thoroughly water immediately after and continuously during dry weather until well established.

Grass Lawns (135m²)

Lawns to be grassed with turf laid to the above spec to contain the following species mix:

25% Dwarf perennial ryegrass
30% Slender creeping red fescue
45% Strong creeping red fescue

Hedge Planting

Plants to be pit planted at densities indicated, to provide a dense, compact hedge buffer along the site boundary as follows:

Cultivate and grade hedging bed, bring top 300mm of soil to a fine tilth, including Enmag fertilizer applied and worked into 100mm, rake and bring to given levels, remove all stones and debris over 50mm, dig planting holes (average 200 x 200 x 300 deep), supply and plant specified shrubs and plants in densities specified, backfill with excavated material as above, water in and mulch with 75mm bark chippings 20-40mm size. Water and weed regularly for 12 months.

Normbeam Hedge Planting (20 linear metres)

Trees to be pit planted at 6 plants per metre in a double staggered row at 300mm centres. Plants to be 125-150cm bareroot nursery stock reduced by 30-50% immediately after planting. Regularly pruned to prevent encroachment into adjacent footpath and maintained to a height of 1.2m

100% *Carpinus betulus* (Hornbeam)

Surfacing and Hard Landscaping

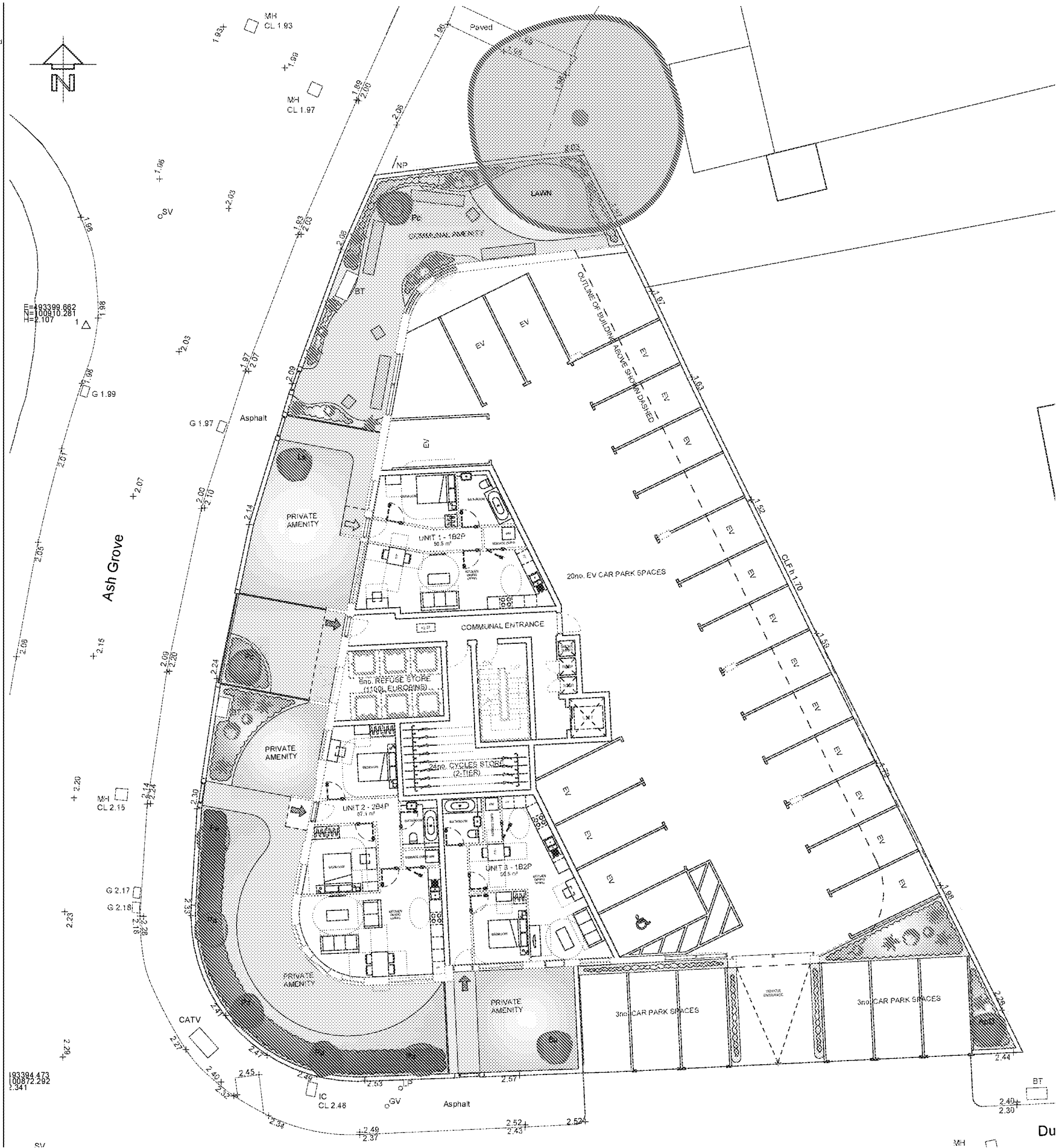
The construction paving types are all to Engineers specifications

Pedestrian Circulation Areas

Pedestrian circulation to be paved as per architects details

Benches (9 no.)

Concrete bench by Urbastyle Concrete Furniture or similar approved



CRIME PREVENTION: SECURE BY DESIGN

SECURE BY DESIGN

Key principles of Secured by Design are included as a priority within the scheme proposed. This includes access control systems to the primary main residential communal entrance and communal stairway.

Private amenity at ground level is protected by soft and hard landscaped buffer zones at the front of rear garden spaces to ensure defensible space, much like a typical house on any given street. Private amenity at upper levels are only accessed via individual secure doors of the homes of which they serve - therefore being secure in nature. Privacy screening panels sit between units to prevent climbing across.

Due to the nature of the site and its prominence, there is a high level of street-monitoring and natural surveillance being adjacent to a public footpath.

Within the building, all dwellings have secure front doors accessed via circulation spaces which will have dedicated access control.

The external core entrances will be well lit with dedicated lighting, clearly signed and in full view from the street and public pathways. The basement car park will be well lit and provide clear access and visual orientation to the core.

There will also be well lit pedestrian routes across the site. Balustrading and landscaping will provide defensible spaces to prevent easy climbing.

The applicants will submit further specification details to meet SBD requirements post-planning approval.

FIRE STRATEGY

RESIDENTIAL

The general approach to Fire Design is to provide a scheme that is compliant with the “deemed to satisfy” “Means of Escape” proposals contained in Part B of the Building Regulations, rather than a “Fire Engineering” solution.

The residential building consists of one singular cores which travels from basement to the top floor. The floor levels of top floor does not exceed 18m (at 11.5m from existing/proposed external ground levels where an appliance would park).

A mechanical smoke extract system is allowed for, serving commonways. This ensures safe passage from unit front doors, along the corridors to the fire-protected stair with AOV above ensuring residents arrive the ground floor and outside safely.

In all cases the travel distances from flats to the escape stairs comply with the Part B recommendations. A fire tender can easily park very close to the building on three sides. Direct access to all flats can be easily achieved by doing this with a fire tender ladder.

The residential basement car park is mechanically ventilated and meets Part B and Part F requirements.

ACCESS + MOVEMENT

RESIDENTIAL

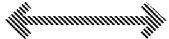
There is one communal entrance door/lobby which is accessed from Ash Grove on the west of the site. Flood defence requirements in this particular area require a small raising of site datums so the approach from public footpath to front door is relatively flat but has a gradient to satisfy Building Regs. The building has been significantly set back from the road edge to allow soft landscaping/buffering.

Residents of ground floor units have front doors directly onto the street which enhances the streetscene but also encourages meeting of neighbours and chatting. It is those neighbourly chats which reinforce the feeling of ownership and care of a building/garden. Residents of upper floors use the lift or stair. Typically there are nine units per floor but there are only two levels of this. Since many residents will use the same core, the feeling of ownership and increasing general surveillance in the building.

A public footpath to the west and south boundary allows residents and public to gain access to the proposed Communal amenity space to the north.

Vehicles will enter the undercroft parking area or the surface bays via Durban Road. Cycles and Refuse are located at ground floor level, accessed off of Ash Grove. Resident visitor cycle spaces (sheffield stands) are located nearby the communal entrance.

KEY

- | | | | |
|---|---------------------|---|--------------------------|
|  | Refuse Storage |  | Resident Access |
|  | Cycle Storage |  | General Public Footpath |
|  | Resident Commonways |  | General Vehicle Movement |



INCLUSIVE DESIGN

PUBLIC REALM

The proposed building steps away from the key south and east site boundaries to ensure as much space as possible is afforded, therefore enhancing the potential for external soft landscaping which contributes to the 'greening effect' of Durban Road/ Ash Grove.

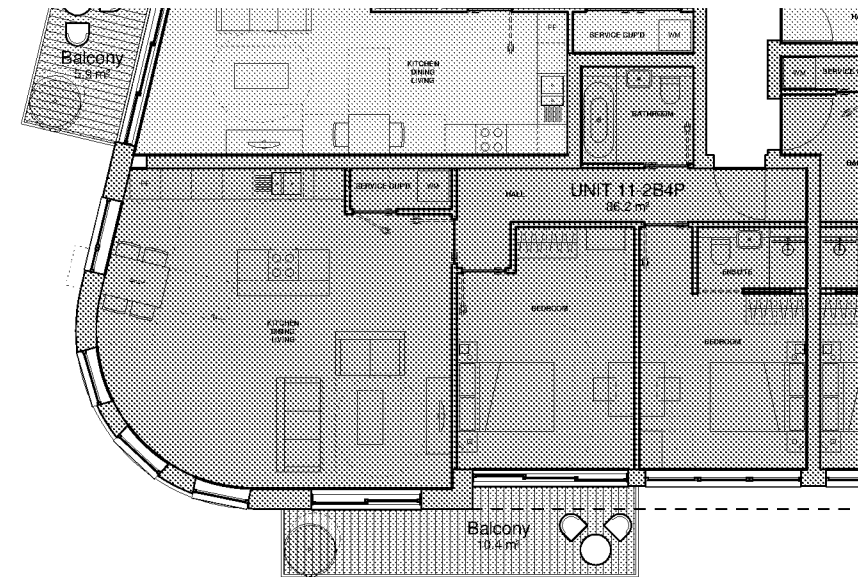
RESIDENTIAL + PARKING

The residential development is typically arranged around one singular core which has one lift and one stair. Internal communal circulation spaces provide sufficient width corridors to allow wheelchair access throughout.

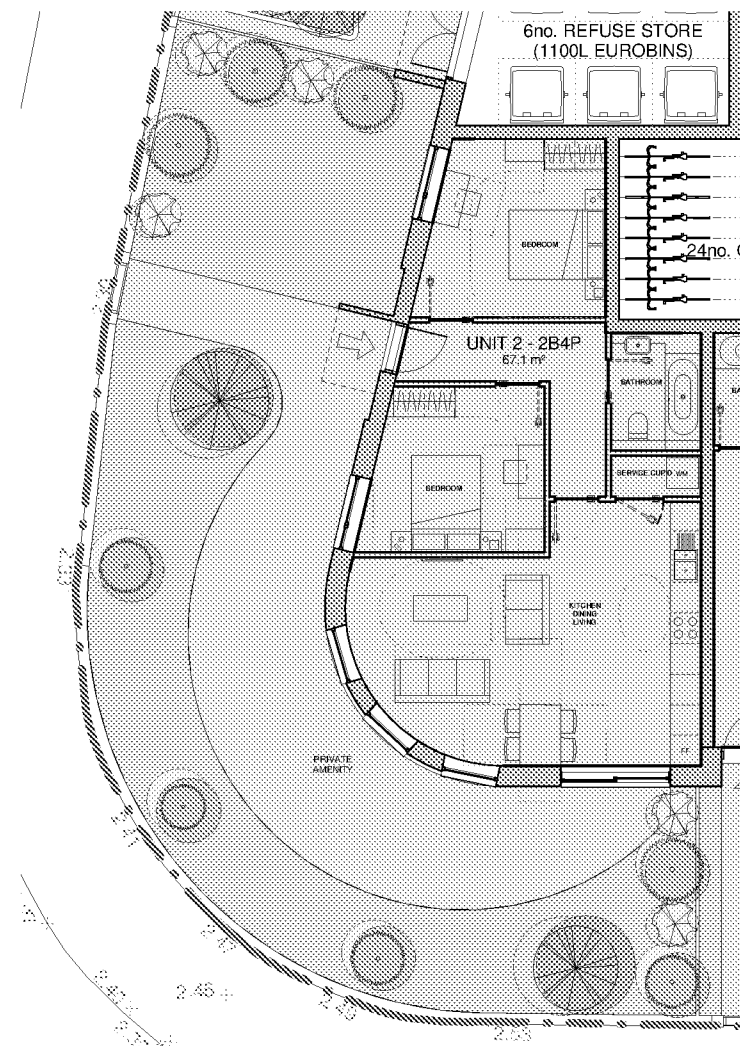
All flats are designed to Building Regulations M4(2) space standards to comply with Arun requirements and meet the technical requirements of the current Nationally Described Space Standards.

Level thresholds to balconies/terraces/gardens are proposed to enable wheelchair use throughout.

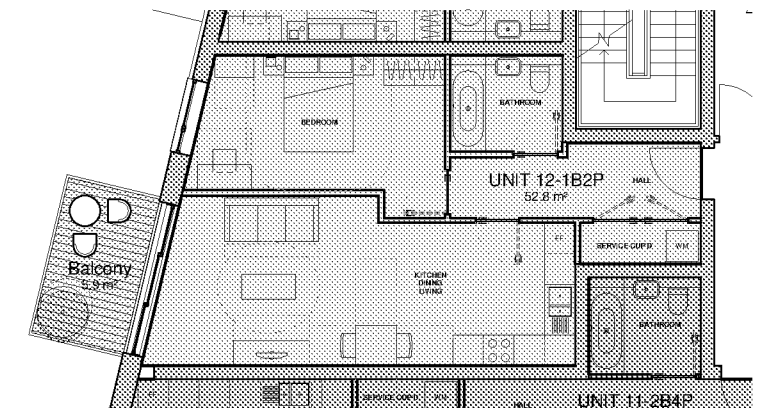
Disabled parking is provided within the basement parking area as well as Electric Vehicle charging points (100%). Cycle storage for residents and visitors is also over minimum requirements.



Typical Unit Example - 2B4P on upper floor with private balcony space.



Typical Unit Example - 2B4P on ground floor with private access and garden space.



Typical Unit Example - 1B2P on upper floor with private balcony space.

WASTE STRATEGY

RESIDENTIAL REFUSE & RECYCLING

The scheme has been designed according to guidance within the Arun standards. The provision of waste and recycling bins is detailed as per the above guidance.

The design approach is simple and straightforward. The scheme has its own designated residential refuse store which is a secure, enclosed space located at ground floor/street level. The refuse store is adjacent to Butts road for ease of collection/disposal by the council waste team/residents.

An internal drainage gully and louvred doors will allow the stores to be easily maintained and well ventilated. 1,100 litre Eurobins are proposed for the refuse store. Dwellings will have provision for at least 3 identifiably different internal storage bins for recyclable waste located in an adequate internal space (e.g. in a proprietary compartmented 'ECO-BIN' located in a dedicated kitchen base unit); These have a minimum total capacity of 30 litres, with a minimum individual capacity of at least 7 litres (e.g. per compartment).

ADC Standards

The ADC waste standards are simple and treat any unit type the same across the board.

- 140 litres of Refuse per flatted unit
- 140 litres of Recycling per flatted unit
- 280 litres per unit x 24 units = 5,760 litres required

$5,760 / 1,100$ (eurobin) = 5.26 eurobins required for refuse/recycling combined. The store has provision to house 6no. 1,100 litre eurobins, split equally for refuse and recycling use.

KEY

 Refuse / Recycling Storage

 Resident + Council Waste Team Secure Access



General Vehicle Movement

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