

Buckley Close Garages Site - Housing Study

Introduction

The proposed scheme comprises of 13 residential dwellings on an existing linear garage site on Buckley Close in Hangleton, Hove. A mix of four 1 bed 2 person, four 2 bed 4 person and two 3 bed 5 person flats with private external amenity space are provided in a new 2 storey apartment building. 3 mews houses consisting of a mix of two 2 bed 4 person and one 3 bed 5 person are provided with private gardens, courtyards and terraces. The buildings provide active frontage to Buckley Close with gaps provided along the length of the buildings for courtyards, gardens, parking spaces, terraces and entrances creating a permeable scheme. The linear site is on the north-south axis and the apartment block is located on the northern end of the site whilst the mews houses sit on the southern end.

The design of the residential dwellings meets the client brief for housing which meets the affordable housing policy, HQI Standards, Lifetime Homes Standards and Wheelchair Accessible Home Standards. This relates specifically to the size of the flats, access, the layout and amenity, such as balconies.

The mass of the proposed brick buildings relates to the existing context. The building is permeated by entrances, terraces, gardens and parking spaces creating permeability which allows long views between the buildings. The building is designed to Code for Sustainable Homes Level 4 since it is on a brownfield site, and aspires to the One Planet Living Standards.



Aerial view of the site from the South



View looking North into the site from Buckley Close



View looking South away from the site from Buckley Close



View looking North into the site from Buckley Close

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Massing in context

A proposed continuous row of 2 storey buildings is sympathetic to its immediate context. The buildings align with the geometry of the existing streets, Buckley Close and Chichester Close and with the housing to the east of the site. Spaces created between the buildings allow long views between the buildings, reducing the impact of the proposal on the surrounding area. These gaps which are defined by terraces gardens and parking spaces articulate the façade. The buildings step down along the length of Buckley close to respond to the sloping site.

3 mews houses are proposed at the southern end of the site which is only half a storey lower than the gardens to the rear, creating a permeable building to reduce the impact on the existing houses.

The proposal for the language is for a brick architecture which relates in scale to the existing neighbouring houses and apartment blocks.



Aerial View of the scheme in context with the Chichester Close dwellings behind



Proposed front elevation (west facing) in context



View looking North



View looking South



Site plan in context



Front Elevation - Connecting terraces with ground level parking

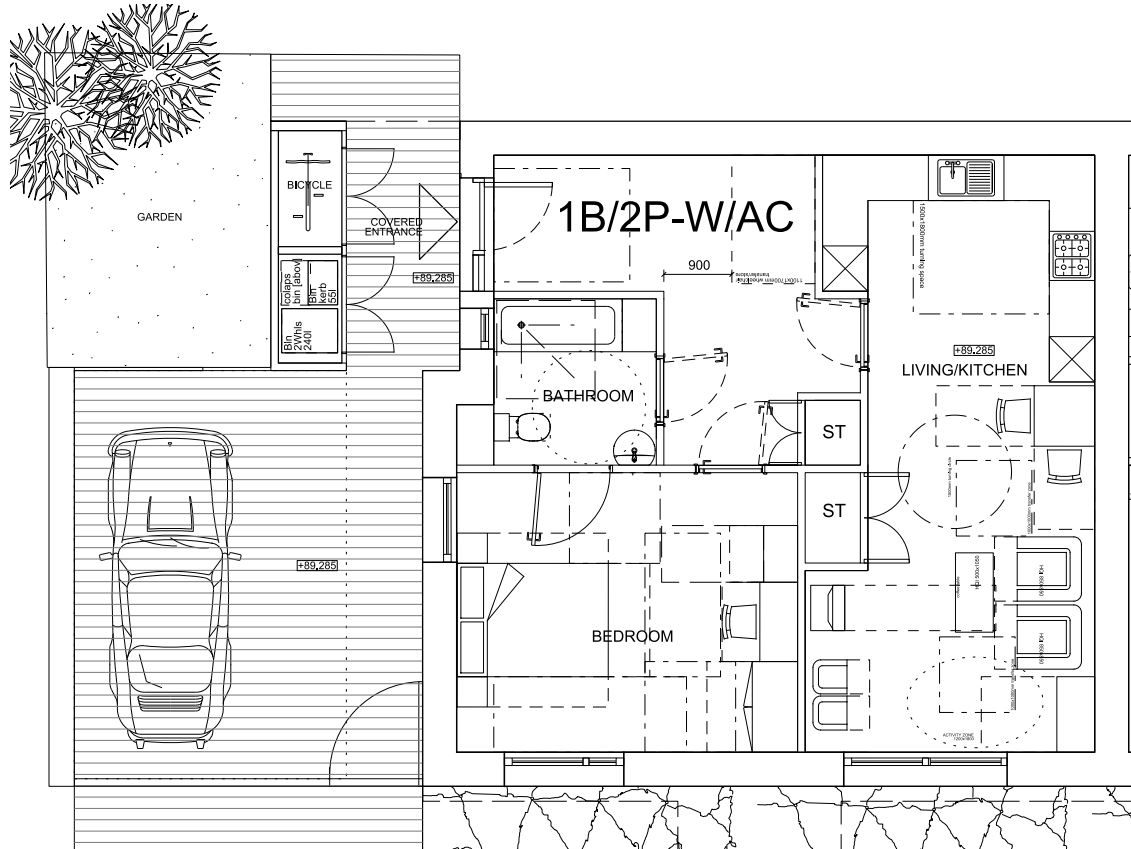


Front Elevation - Apartment Block A



Front Elevation - 3 Bed Mews House

Internal Design of Apartments



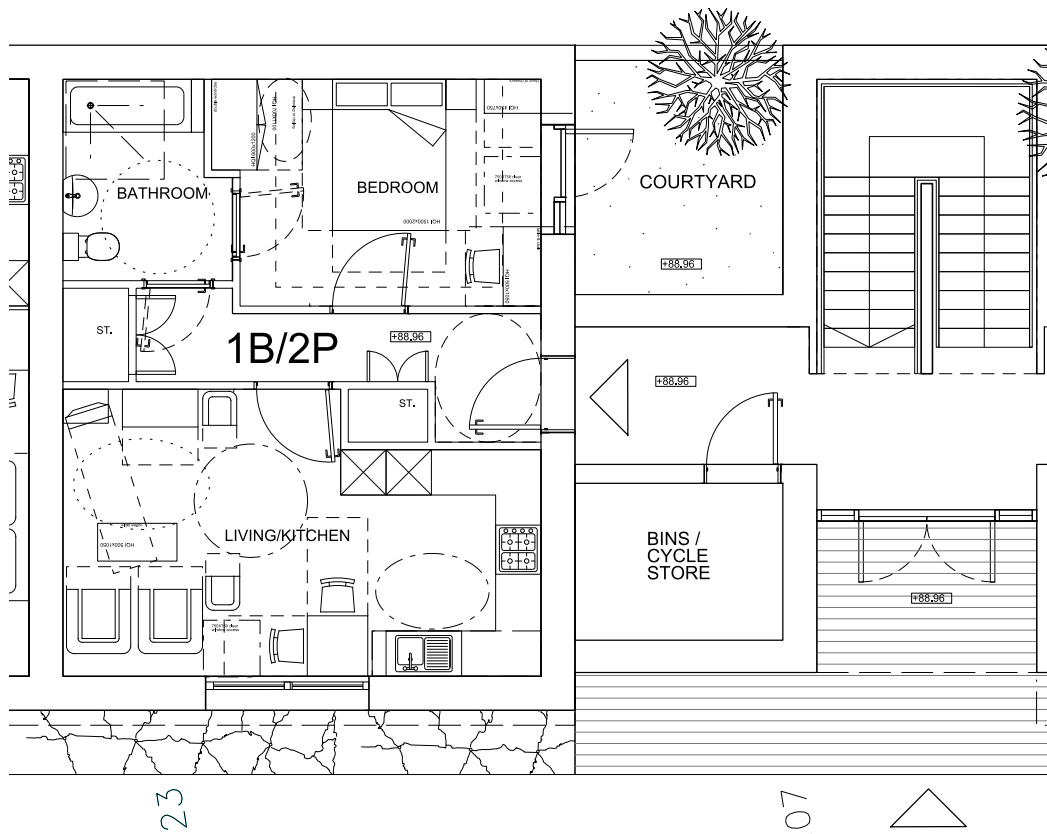
 1 Bed 2 Person Apartment - Wheelchair Accessible
Typical Floor Plan 1:100@A4


1 bed 2 person wheelchair accessible apartment:

The 1 bed wheelchair accessible apartment has been designed to meet the Wheelchair Accessible Housing Best Practice and HQI guidance:

- Level entrance, private access along the private 1200mm wide footpath on the side of the apartment off Buckley Close
- Private, covered, off road parking provided as indicated
- Accessible bathroom adjacent to bedroom with provision for direct access from the bedroom
- The external path leads to the external store and bins and bike stores.
- Private garden located adjacent to the apartment entrance
- Proposed floor to floor is 2.9m to achieve a 2.4m ceiling height.
- The combined Living/Dining/Kitchen spaces west facing onto Buckley Close
- The front of the house has a 500mm raised planter.

Internal Design of Apartments



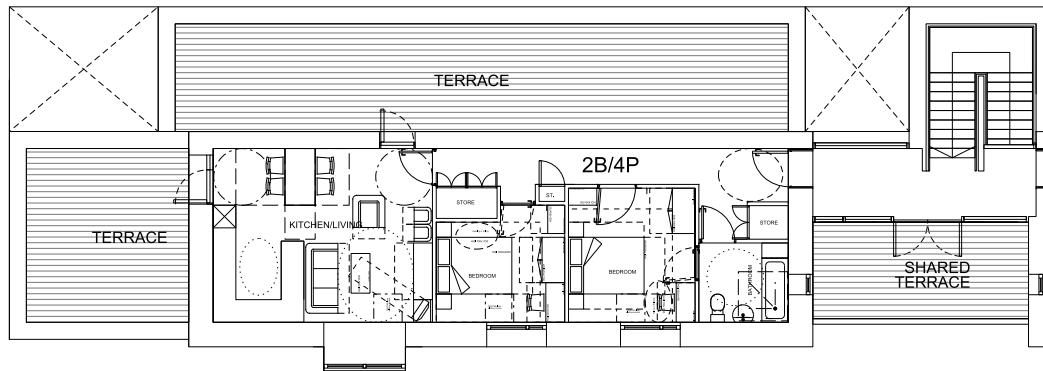
 1 Bed 2 Person Apartment
Typical Floor Plan 1:100@A4


1 bed 2 person apartment:

The 1 bed apartment has been designed to meet Lifetime Homes and HQI guidance:

- Access through communal entrance off Buckley Close.
- The Living/Dining/Kitchen room west facing front onto Buckley Close.
- The main bedroom faces south and has direct access to the private courtyard.
- The accessible bathroom is accessed off the circulation and is adjacent to the bedroom to allow future connection for hoists.
- Proposed floor to floor is 2.9m achieving a 2.4m ceiling height for one of the one bed apartments. However, to accommodate the slope of the site, the remaining two 1 bed apartments have a floor to floor height of 3.2m.
- The front of the house has a 500mm raised planter.
- Communal bin and cycles stores provided within the communal circulation core

Internal Design of Apartments



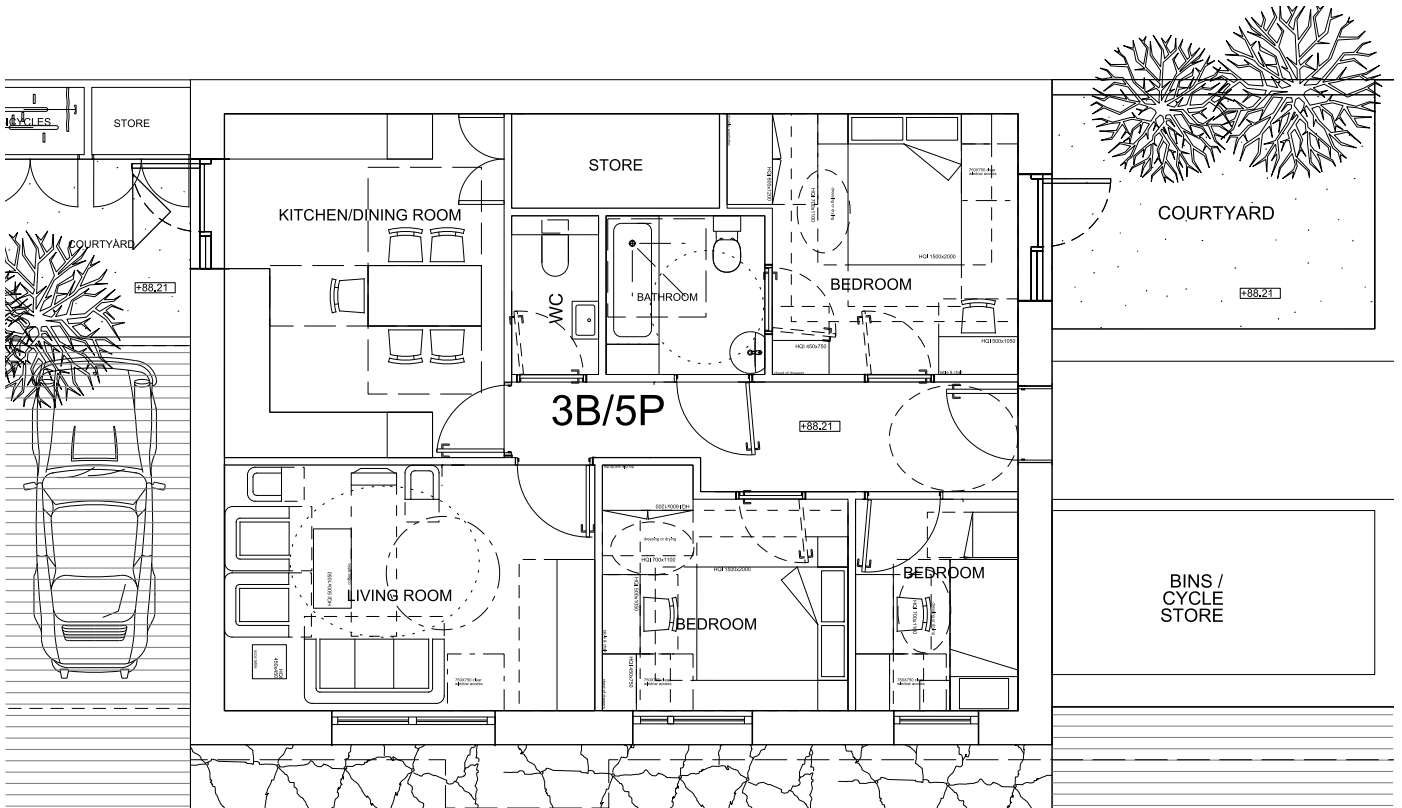
 2 Bed 4 Person Apartments
Typical Floor Plan 1:200@A4


2 bed 4 person Apartments:

The 2 bed dwellings are all on the first floor and have been designed to meet Lifetime Homes and HQI guidance:

- Access through communal entrance off Buckley Close.
- All rooms face west onto Buckley Close.
- The Living/ Dining/ Kitchen room has dual aspect with access to private terraces from this space.
- The accessible bathroom is accessed off the circulation and is adjacent to the bedroom to allow future connection for hoists.
- Proposed floor to floor is 2.9m achieving a 2.4m ceiling height.
- Communal bin and cycles stores provided within the communal circulation core

Internal Design of Apartments



 3 Bed 5 Person apartment
Typical Floor Plan 1:100@A4

3 bed 5 person apartments:

The 3 bed apartments are all located on the ground floor and have been designed to meet Lifetime Homes and HQI guidance:

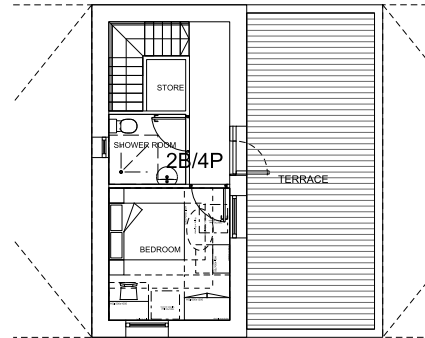
- Access through communal entrance off Buckley Close.
- The Living room west facing front onto Buckley Close.
- The Kitchen and dining room looks onto a private courtyard and has direct access to it.
- The main bedroom looks onto another private courtyard and has direct access to the courtyard.
- The accessible bathroom is accessed off the circulation and is adjacent to the bedroom to allow future connection for hoists.
- Proposed floor to floor height varies according to the location of the apartment on the site due to the topography. Generally the floor to floor is 2.9m to achieve a 2.4m ceiling height.
- The front of the house has a 500mm raised planter.
- Communal bin and cycles stores provided. Alternatively, there could be store provided in the private courtyard.


Internal Design of Mews Houses

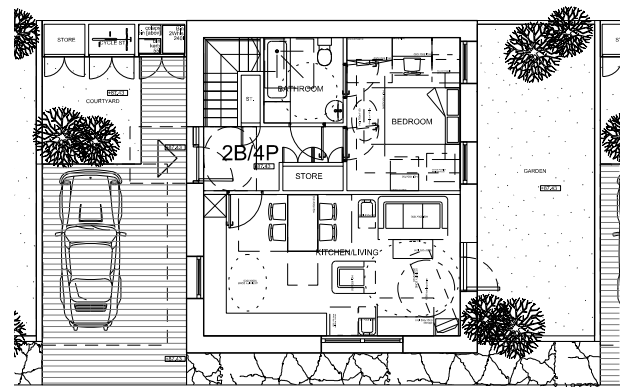
2 bed 4 person mews houses:

Typically the 2 bed houses are arranged over two storeys. The layout has been designed to meet the lifetime homes and the HQI guidance.

- The front entrance which is covered is provided along a private path on the side of the house adjacent to the car port.
- Private, covered, off road parking provided as indicated
- The external path leads to the external store and bins and bike stores. Opposite the entrance is a courtyard.
- The Living, Kitchen and Dining Room is located on the west side of the house facing onto Buckley close whilst also having a direct access the south facing garden.
- The dwelling has a private internal staircase for access to the first floor.
- As a bedroom is provided on the ground floor a bed space and future lift provision is not required.
- The terrace on the upper floor can be accessed from the circulation or through the bedroom.
- Proposed floor to floor is 2.9m to achieve a 2.4m ceiling height.
- The front of the house has a 500mm raised planter.



 2 Bed 4 Person Mews Home
Typical First Floor Plan 1:200@A4



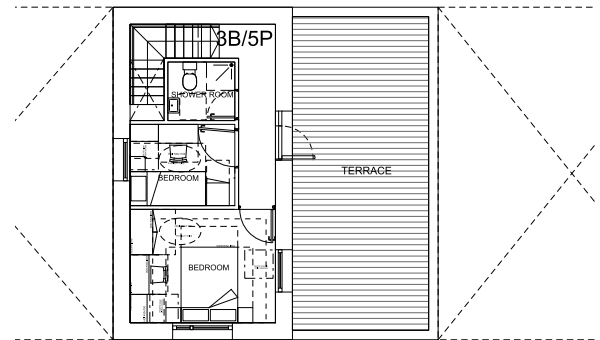
 2 Bed 4 Person Mews Home
Typical Ground Floor Plan 1:200@A4

Internal Design of Mews Houses

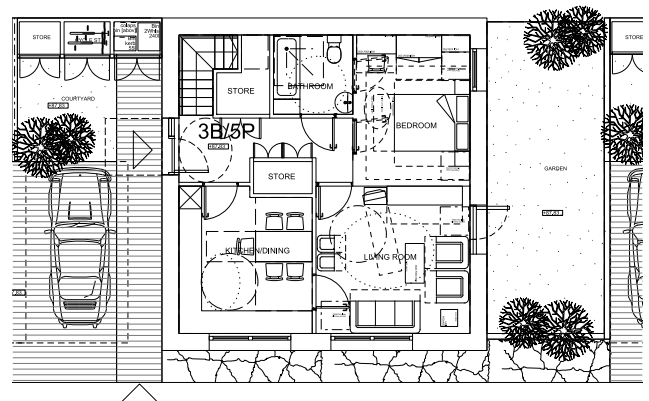
3 bed 5 person mews house:

The 3 bed house is arranged over two storeys. The layout has been designed to meet the lifetime homes and the HQL guidance.

- The front entrance which is covered is provided along a private path on the side of the house adjacent to the car port.
- Private, covered, off road parking provided as indicated
- The external path leads to the external store and bins and bike stores. Opposite the entrance is a courtyard.
- The Living Room is on west side of the house facing onto the street while also having a direct access the south facing garden.
- The dwelling has a private internal staircase for access to the first floor.
- The main bedroom faces south and could have direct access to the garden. The accessible bathroom is accessed off the circulation and is adjacent to the bedroom to allow future connection for hoists.
- As the bedroom is on the ground floor a bed space and future lift provision is not required.
- The terrace on the upper floor can be accessed from the circulation or through the bedroom.
- Proposed floor to floor is 2.9m to achieve a 2.4m ceiling height.
- The front of the house has a 500mm raised planter.



3 Bed 5 Person Mews Home
Typical First Floor Plan 1:200@A4



3 Bed 5 Person Mews Home
Typical Ground Floor Plan 1:200@A4

