

Wellsbourne - Housing Study

Introduction

The proposed scheme is a 28 unit proposal with a mix of 1, 2 & 3 bed units. These are accommodated in 2 new buildings on the western and eastern edge of the wellsbourne site. 10 % of the apartments are accesible. There are 12 x 1 bed units, 13 x 2 bed units and 3 x 3 bed units.

The housing units are sized to meet the affordable housing brief. The long term adaptability is met through the standards for lifetime homes.

The buildings are designed to have minimal impact on the adjacent properties, including the new library and to work with the overall master plan for the area, identifying intended pedestrian routes through the site, making the most of the views to the landscape and adding the agenda of residential amenity to the strong community provision of the school, GP surgery, library and health centre to the site.

The buildings are organised such that as many of the flats enjoy dual aspect as much possible. Between the 2 buildings is a central landscaped area which includes some parking. This space allows views through to the school, and enables the footpath that runs along the North edge of the site to be overlooked.



Aerial view from the North



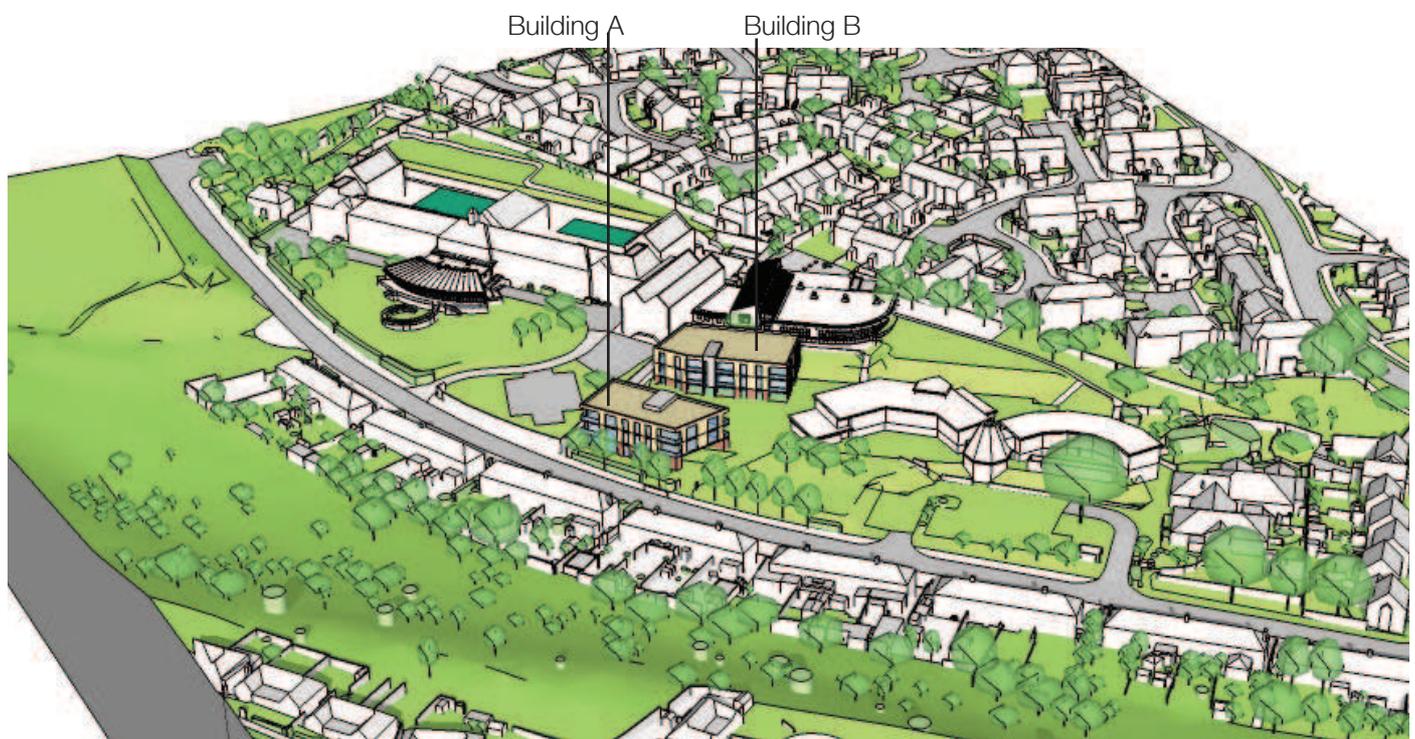
street view from Whitehawk Road

Massing in context

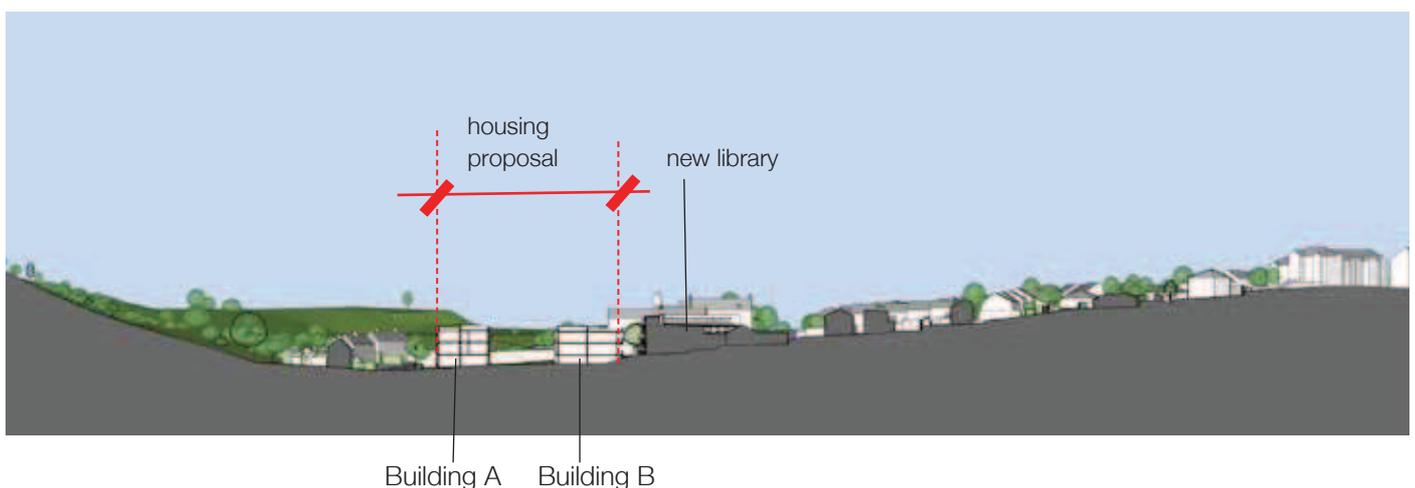
At design concept stage the proposal is for a pair of 3 storey buildings which relate, in their geometry, to either end of the site, one facing Whitehawk Road, and one the footpath between the new library and the site.

The space between the buildings reduces the impact of the proposal to the area. The community buildings are of a similar scale.

The site context rises up clearly to the West and East and the cross section through the site demonstrates that the 3 storey massing sits comfortably below the profile of the new library, and the semi-detached housing rises up the valley side to the East.



view of the scheme in context





View from the North



View from the South

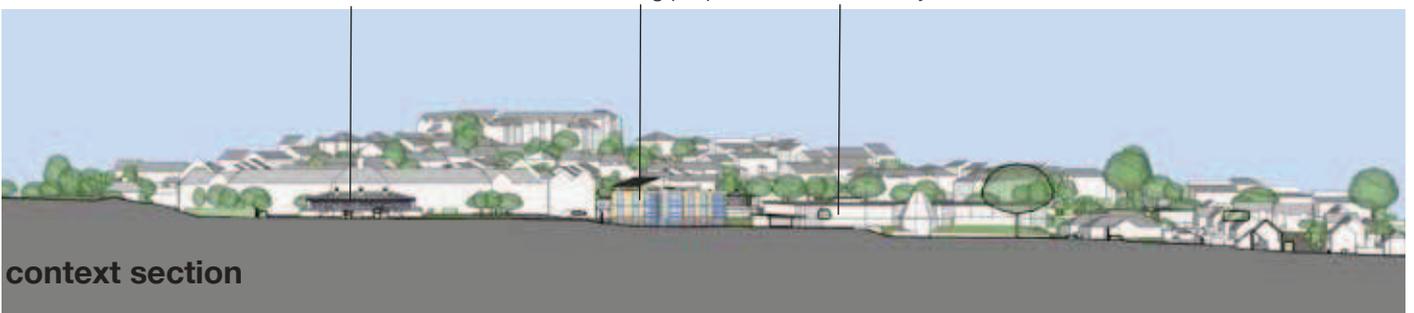


Site Plan

school

housing proposal

community facilities



context section

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Internal design of typical apartments

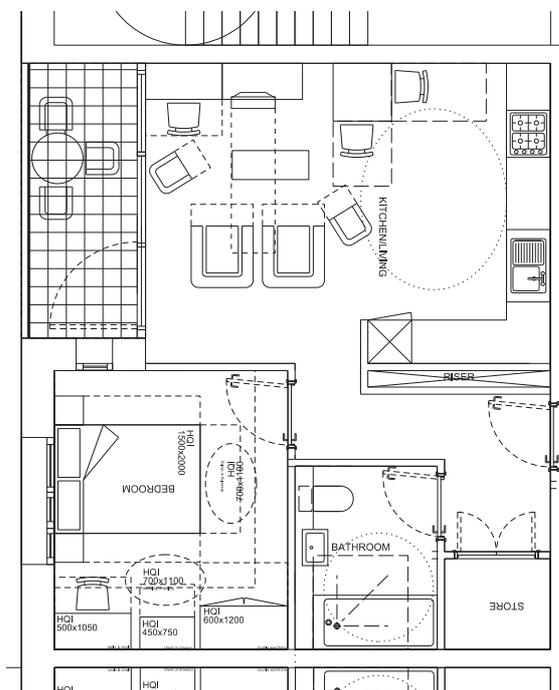
The flat plans have been developed in line with the housing standards required in the brief.

1 bed apartment

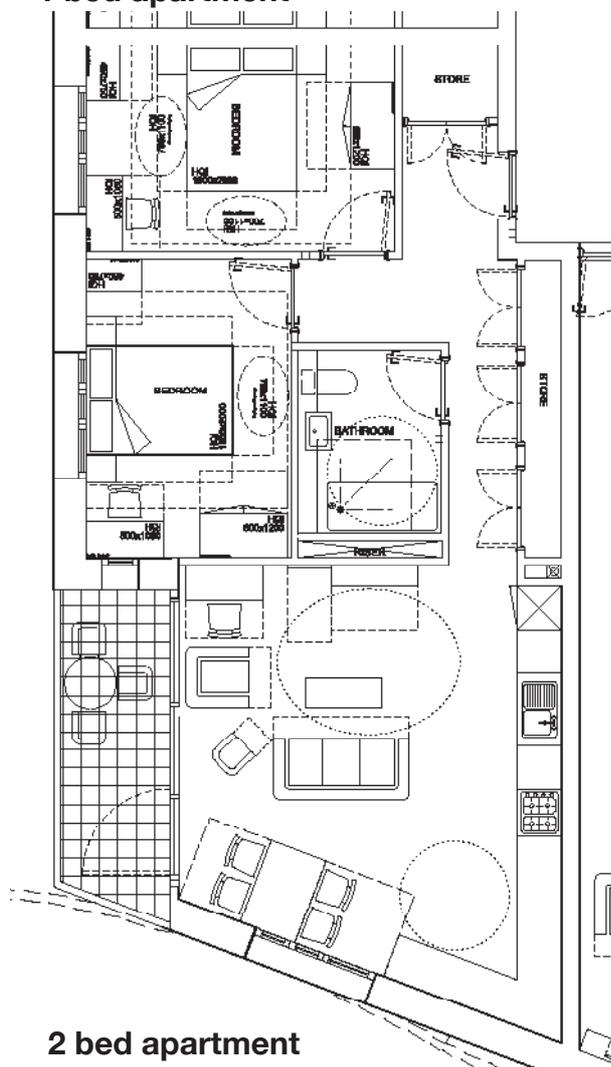
- A central entrance point with a store and bathroom off the hall
- The recessed balcony, which meets the need for private amenity space as set out in standards forms the front of the living and dining area
- One bed flats are located in Building B, some are single aspect, facing West or East, and some on the corners of building enjoy dual aspect.

2 bed apartment

- The entrance to the 2bed flat is from the central staircase.
- There are 2 double bedrooms with the associated storage and desk space as defined in the Housing Quality Indicators.
- There is one main kitchen / dining and living area which opens out to the south to a generous terrace.



1 bed apartment

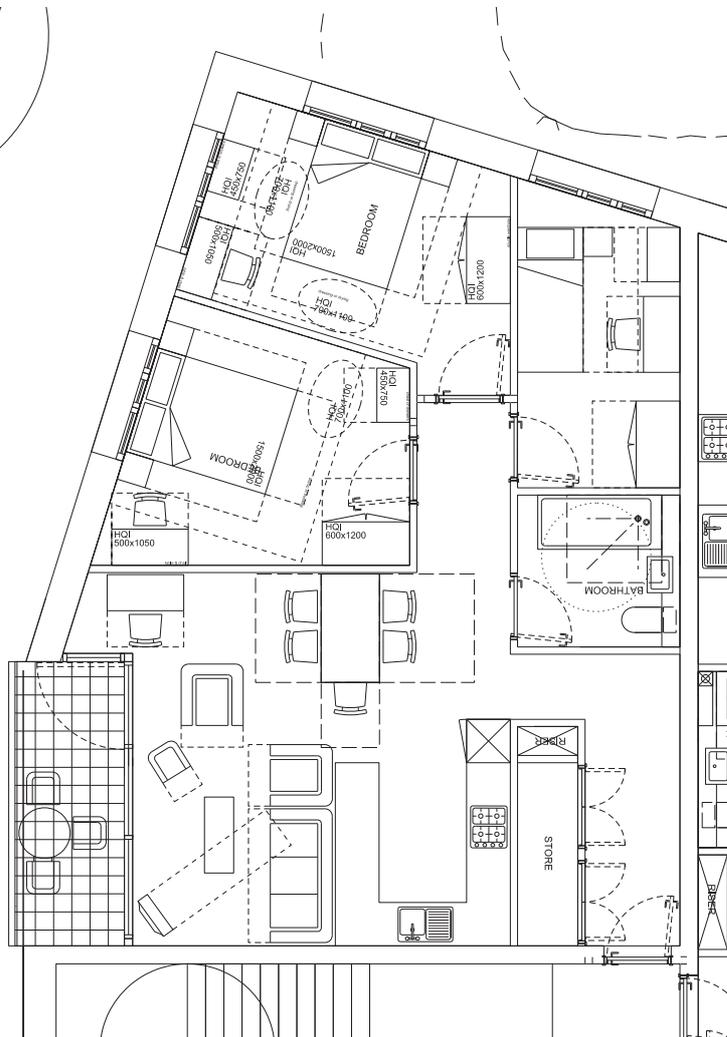


2 bed apartment

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3 bed apartment

- The typical 3 bedroom flat plan layout enjoys dual aspect.
- The main entrance is at one end of the plan and has a store off the hall.
- The recessed balcony is designed to relate to the main living area.



3 bed apartment

Approach to the elevations

The buildings have been designed as a pair of pavilion buildings connecting with the new hub of community buildings and allowing views through to the wider landscape of the valley.

The approach to the elevations is informed by the internal layout of the building, the relationship to the context, the requirement to meet code level 4 and the budget.

The elevations have a horizontal emphasis in keeping with their overall proportions and is split into 2/3rds vertical timber cladding at the higher levels and one third brick at the ground floor.

The corners of the plans are cut away with recessed balconies. The internal linings to these deep reveals could be rendered to add colour to the elevation. The upper floors are dealt with as a continuous timber screen. Movement joints and vents could be dealt with at a horizontal joint at the second floor slab.

Windows would be metal windows with a timber inner skin, capable of being cleaned from the inside.



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