

Design and Access Statement 132_2016_Brack Rev A (06.01.17)

26 Unit Apartment Development on the land bound by Scotland Road, Silvester Street, Woodstock Street and Westmoreland Place

Design & Access Statement

This statement is to accompany a request for planning permission to develop a 26 Unit Apartment Development on the land bound by Scotland Road, Silvester Street, Woodstock Street and Westmoreland Place. The development includes provisions for secure bike/bin/vehicular storage and the creation of a communal walled garden for residents amenity. The application also includes for section 278 works to improve the public realm immediately surrounding the site. The statement aims to clarify both the aspiration of the client and the design considerations of the Architect.

Use

Scotland Road is an established street of town/public houses, apartment blocks and light industrial buildings. The application site sits with a primarily residential area and since there is no overriding architectural influences on the main street we believe that the proposed modern apartment building will sit comfortably within the existing context.

Amount

The total area of the application site is approximately 1520m². A public right of way divides the application site into two portions 550m² and 970m² respectively. The larger plot will contain a building with a footprint of approximately 700m² to be known as Apartment Blocks A and B. Apartment Block A will stand four storey's tall and contain 12 no. 2 bed 80m² apartments over an undercroft car park for 14 vehicles. Apartment Block B will contain 8 no. 2 bed 80m² apartments over four storey's. The smaller plot will contain a building with a footprint of 230m² to be known as Apartment Block C. Block C will contain 6 no. 2 bed 80m² apartments over three storey's. 26 apartment units will be provided in total across the application site along with a walled communal garden and secure bike/bin stores.

Layout

The three apartment blocks have been articulated to form a strong building line along Scotland Road. The building line has been stepped back from the street by 1.5m to improve privacy and provide access to the planted recesses that soften the principle elevation. Similarly Block A has been located to preserve the existing building line along Silvester Street. Internally, where possible, the apartments have been laid out so that the living areas address Scotland Road and benefit from a view of St Antony's Church. Secure vehicular parking is provided beneath Block A and is accessed via Silvester Street. Mitigation tree planting has been specified as part of the 278 works to improve the public realm to the South and West of the application site whilst a secure walled garden will be created to the North. Protruding bays have been designed to frame/mask views as required.

Scale

Apartment blocks A & B will be 4 storey's high with a maximum parapet height of 12.5m above external pavement. Apartment Block C will be 3 storey's with a maximum parapet height of 9.5m above external pavement.

Mass

The site constraints have organically developed the mass of the apartment block. Deep planted reveals along Scotland Road soften the mass whilst ornate brickwork will offer further visual relief.

Landscape

The site will be bound by buff walls with metal bar infill to complement the proposed building and provide security for the residents. The external bin/bike stores will be constructed from the same buff brick to create a 'walled garden' feel to the amenity space. Mitigation tree planting has been specified as part of the 278 works to improve the public realm to the South and West of the application site to compensate for the felling of 5 mature trees.

Appearance

We envisage the use of a limited material pallet to ensure the visual continuity of the scheme as a whole. We intend to use 'buff masonry' to complement St Antony's Church and place emphasis on the varied mass of the apartment blocks and the controlled manipulation of solid and void. All windows and trims will be unified for continuity.

Access

Vehicular access to the secure undercroft parking beneath Block A is via Silvester Street. Pedestrian access to all three blocks is via Woodstock Street. The existing pedestrian right of way through the application site is to be maintained. The refuse and recycling storage has been specifically sited to improve collection and weekly usage. Level thresholds will be provided to each of the apartment block entrances to ensure that each of the ground floor units is accessible. Priority parking will be allocated to ground floor units to improve accessibility.

Sustainability

The apartment block will be prefabricated to reduce construction waste. The building envelope will be air tight and highly insulated to ensure reduced heating costs. Energy efficient lighting, appliances and fittings that reduce water demand will all contribute to the sustainability of the apartment development. Likewise bicycle stores and recycling provisions will promote a more sustainable lifestyle for the occupants.