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Design and Access Statement 161_2015_Brack Rev E (08.08.16)

The demolition of the 'Green Man' public house and the erection of an apartment block

Design & Access Statement

This statement is to accompany a request for planning permission to demolish the Green Man public house and to develop the land bound by Vauxhall Road, Burlington Street, Green Street and the public footpath to the north of the existing building. The development will include the creation of a 2m wide adoptable public footpath along side Green Street, off road parking for 6 vehicles and the erection of a 4 storey apartment block with adoptable green amenity space. The statement aims to clarify both the aspiration of the client and the design considerations of the Architect.

Use

Vauxhall Road is an established street of town/public houses, apartment blocks and light industrial buildings. Whilst the 'Green Man' was once at the heart of the local community trade has continued to decline in recent years. Due to the proximity of the city centre and the increasing need for residential accommodation our client has decided to utilize his land by exploring the feasibility of new business ventures. Due to the current decline in trade and the fact that there are no overriding architectural influences on the 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 510m². The footprint of the apartment building will be approximately 280m². The apartment block will contain 12 no. 2 bed 75m² apartments over 4 storey's.

Layout

The apartments have been set back from Vauxhall Road to improve privacy. The parking has been located along the eastern boundary to improve vehicular access/egress. The refuse and recycling stores have been located centrally to improve collection and maximize security respectively.

The apartment block has adopted a saw tooth layout to allow the building to be stepped back from Vauxhall Road whilst maintaining an average interface distance of 22m (between the 4 storey apartment and 2 storey houses on Green Street). The living areas address Vauxhall Road and the adoptable green space whilst the saw tooth plan captures views to the north.

Scale

The apartment block will be 4 storey's high with a maximum parapet height of 32.25 AOD. This is 1.5m higher than the ridge height of the original pub (30.75 AOD).

Mass

The site constraints have organically developed the mass of the apartment block. By simply extruding the plan we were able to create a visually interesting form however to add further interest and clearly denote the entrances we have further manipulated the mass to provide various levels of vertical relief.

Landscape

The site boundary is defined by security shrubbery which also provides privacy for ground floor apartments. Our client would like to spend their community infrastructure levy contribution developing the adjacent adoptable green space to ensure that both appear as a coherent whole (details to be confirmed). Hard landscape will dictate the pedestrian movement across and around the application site.

Appearance

We envisage the use of a limited material pallet to ensure the visual continuity of the scheme as a whole. We propose that the external wall treatment should be limited to no more than two materials (Forum Smoked Cromo and Bronsgroen Bricks by Wienerberger shown) to place emphasis on the varied mass of the apartment block and the controlled manipulation of solid and void.

Access

The site benefits from its close proximity to the city centre with dedicated bus and cycle routes along Vaxhall Road. Pedestrian movement around the site will be improved by the creation of the 2m wide adoptable public footpath along side Green Street. Our off road parking and extended drop kerb proposal will also improve vehicular access around the site by restricting on road parking to only one side of Green Street. 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.