

DESIGN, ACCESS & LANDSCAPE STATEMENT

Demolition of existing buildings and erection of retirement living apartments (Use Class C3), together with the extension of the existing chapel and the provision of associated communal facilities and external amenity space, lodge keeper's and guest accommodation, back-of-house facilities, parking, bicycle/mobility scooter parking, and associated works including the creation of a secondary, emergency access from College Road.

At the site of:

Huggens's College

College Road, Northfleet, Kent

For and on behalf of :

The President and Trustees of Huggens's College

Prepared by:

Haysom Ward Miller Architects
Emily Haysom, Landscape Architect

April 2024

CONTENTS

1. Introduction
 2. Planning Context
 - 3 Site Contextual Appraisal
 4. Site Constraints and Opportunities Analysis
 - 5 Community Engagement
 - 6 Design Development
 - 7 Layout
 - 8 House Typologies
 9. Scale & Massing
 10. Appearance
 - 11 Landscape
 12. Access Statement
 13. Phasing
 14. Sustainability
 15. Conclusion
- Appendices
- A Landscape and Visual Appraisal
 - B Community Engagement Strategy
 - C Community Engagement Response
 - D The Development Brief
 - E Schedule of Accommodation

I. INTRODUCTION

- I.01 This Design and Access Statement has been prepared by Haysom Ward Miller Architects and Emily Haysom Landscape Architect to support a Planning Application submitted by the President and Trustees of Huggens's College for the redevelopment of the almshouses site of Huggens College, to include the demolition of 30no. existing bungalows and one dwelling serving as the Lodgekeeper's house, and the construction of approximately 96 new almshouses and associated works.
- I.02 This Design and Access Statement includes an appraisal of the site and its surrounding context and it explains the design principles which have informed this proposal.
- I.03 Huggens College is an incorporated registered charity (no 210336). The trustees are in the process of creating a corporate structure. The trustees are also in the process of applying to become a registered provider.
- I.04 Huggens College provides thirty bungalows (rebuilt in the 1960's) for people who are aged at least sixty years old and not in full-time employment/self-employment, are of limited financial resource, and are capable of independent living. The College is a community with Christian values, and the site includes a chapel, community facility, a chaplain's house, and a lodge house for the caretaker.
- Use**
- I.05 The trustees believe that the existing bungalows have a limited remaining economic life span. They also have poor environmental performance and are expensive to run. This proposal is to replace the 30no. existing bungalows with new homes for older people which will consist of two and three storey buildings, to a density which will be appropriate to the site, its surrounding context and character.
- Amount**
- I.06 A full Schedule of Accommodation is attached in Appendix E. The number of proposed new homes has been based on what is deemed appropriate for the site. The arrangement of the existing bungalows is intimate and there is a strong connection with the landscape with each home having a private garden and fronting a generous communal green, all enclosed by a ring of mature trees providing strong natural screening along the boundaries of the site. The wish of the trustees and residents is that the new development should not compromise the character of the place or undermine the sense of community which exists at present.

The general proposal is for the following:

- 96no. new homes, including circulation and access
- new common room
- refurbishment and extension to existing chapel
- community rooms incl. art space & library
- 4no. guest rooms
- laundry
- staff accommodation incl. offices, welfare, storage, etc.
- bin storage
- bike and buggy storage
- car parking for 55no. cars incl. 16no. disabled spaces
- landscaping works

2. PLANNING CONTEXT

- 2.01 This statement is to be read in conjunction with the Planning and Affordable Housing Statement prepared by DHA Planning.

The adopted Development Plan for Gravesham currently comprises:

- Gravesham Local Plan Core Strategy (2014)
- Gravesham Local Plan First Review 1994 (saved policies)
- Kent Minerals and Waste Local Plan 2013-2030 (2016)

The site is located within the built-up area boundary of Northfleet which is classified as a First Tier settlement area. First Tier settlements are together known as the main 'urban area' of the borough and are deemed most sustainable in planning terms.

The Local Plan also supports specialist forms of accommodation in these areas in principle, under Policy CS14.

The site is not specifically allocated for development; however, the Local Plan seeks to prioritise development in the main urban area and promote the regeneration of previously developed land (Policy CS02).

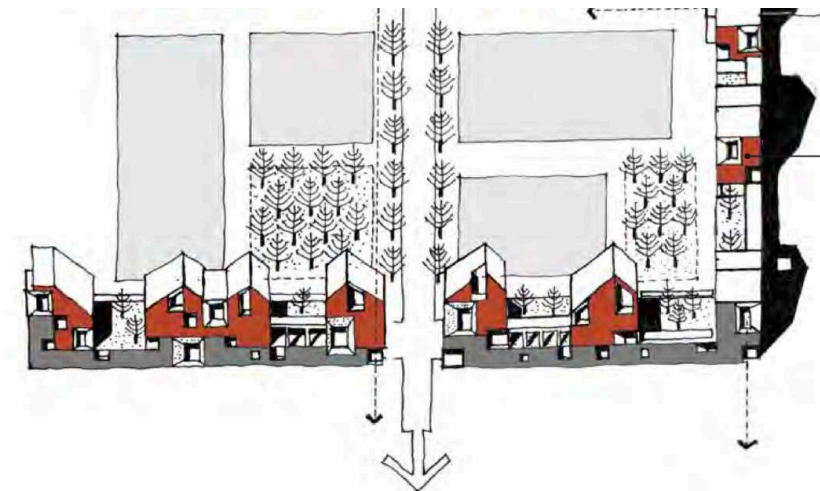
The site also lies within the Northfleet Embankment and Swanscombe Peninsula East Opportunity Area.

- 2.02 The international transport hub of Ebbsfleet has altered the connectivity of the area to London and Europe and consequently the area has been identified by the government as a growth point for the Thames Gateway, with plans for it become the "first Garden City of the 21st Century". The Ebbsfleet Development Corporation have issued a Design Guide which includes a thorough analysis of the character of the surrounding area, including the landscape and topography, the local historic villages and defined settlement patterns, the relationship with the river and local industry.
- 2.03 While the site falls outside of the the Garden City boundary, the Guide introduces helpful design narratives for the different character areas. The Huggens site lies in the overlap between Northfleet West and Northfleet Rise, characterised in the Guide as "Defined Settlement - Neighbourhood Edge". Within this context there is reference to Huggens College as precedent for "The Courtyard Building" to inform the design of future institutional / civic buildings.

'THE NEIGHBOURHOOD EDGE'

- 50-90 dwellings per hectare
- Strong articulated upper profile on continuous plinth (ground storey with adjusted corner / townscape articulation)
- Simple large window openings - deep reveals in brickwork walls
- Dark brick (grey, blue / black) plinth (ground storey and corner articulation) with contrasting window surrounds
- Upper floors in red brickwork
- Twin gable motif and roof form with ridge / eaves in perpendicular alignment to linear form of the 'edge' terraces

Extract from the Design Guide for the Neighbourhood Edge Typology



3. SITE CONTEXTUAL APPRAISAL

The Wider Site Context

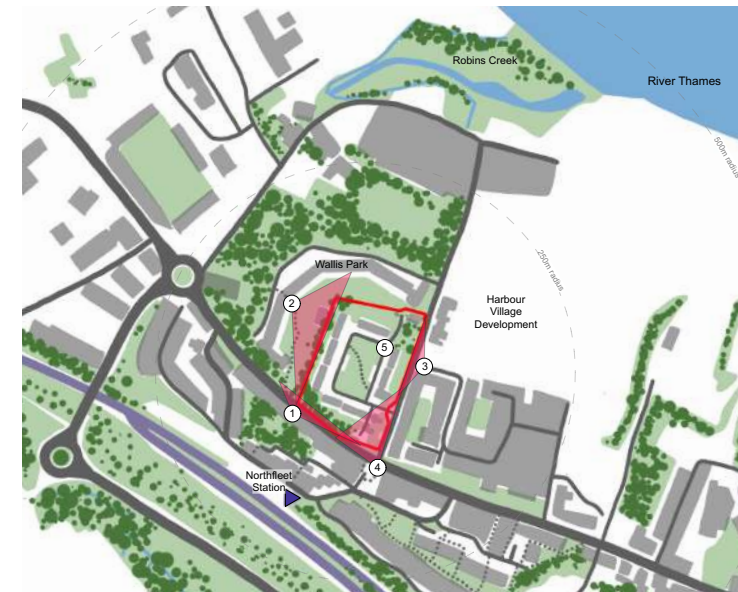
- 3.01 A landscape and visual appraisal was carried out by landscape architect Emily Haysom in April 2023 [Appendix A]
- 3.02 The Site lies between National Character Areas 113 North Kent Plain and 81 Thames Estuary in an area of flux: between water and land, national and international transport networks, earth-moving through industry and new developments. The creek to the north reflects the flow of water and nature, the harbour and wharves, a long history of industry and transportation.
- 3.03 The River Thames has an active industrial frontage here, visible from College Road. Flint walls indicate the chalk geology. Huggens College is surrounded by heavy industry, cement works, and quarries. Chalk cliffs and old quarries are visible in the surrounding area. Remnant flint walls reflect local materials. However, otherwise the surrounding built environment lacks local vernacular and consists of disparate styles and elements.
- 3.04 The immediate surroundings of Huggens College have an urban feel, dominated by hardscape and signage. Wallis Park is a large housing estate of flats that wraps around the site to the north and west, behind the small hill on which Huggens College is situated. Four-storey flats also face the eastern boundary of the College along College Road. The bungalows are oddly low and suburban in style in contrast to these surrounding higher density housing schemes.
- 3.05 Whilst Huggens College is currently separated from key nature areas by industrial activities and infrastructure, trees and tree lines are important features connecting the site to wider green corridors.

Historic designations:

- 3.06 300m north of Huggens College lies Aspdin's Kiln. There are no designations relating to the site itself.

Flood Risk

- 3.07 Due to the topography the site is in Flood Zone 1, meaning it has a low probability of flooding, 'less than 0.1% chance of flooding from rivers or sea' (flood-map-for-planning.service.gov.uk)



Context analysis plan from Landscape and Visual Appraisal

3. Site Contextual Appraisal (cont.)

The Site Context

- 3.08 The existing site has a unique character with a strong emphasis on community with the Chapel playing a key role in the daily pattern of life. Existing homes face a central green and they are surrounded by trees and lawns.

The site itself has a clearly defined character, with the historic brick wall against Stonebridge Road to the South and College Road to the Eastern boundary. The walls create a sheltered world, much like a walled garden.

- 3.09 The north and eastern edges are lined with large trees which form a thick green edge between the almshouses and the neighbouring five storey apartments of the Wallis Park estate and its surrounding grounds.
- 3.10 Huggens College, whilst an enclosed safe space for elderly residents, is very well connected to transport networks and wider community networks. Stonebridge Road is a busy street and has the character of a High Street, whereas College Road is narrow, and follows a route towards the river and the historic Northfleet Harbour, passing a wooded area and industrial units beyond Wallis Park. The eastern side of the road is identified in the Design Guide as “Northfleet Riverside” with a proposed neighbourhood density of 51-90 dph. This area is currently under development.
- 3.11 The Wallis Park housing around the northern and western boundaries is a typical 1960s flatted development with limited architectural merit. The landscape’s forecourt to these buildings includes a playpark, a MUGA, and community building (now derelict). The proposed landscape design includes a combination of shielding through increased densification and interplanting of the tree-lined boundary edge, with a limited element of beneficial overlooking which should help to create a better relationship between the two areas.
- 3.12 The existing 1960’s bungalows are of a suburban character, built in terraces of three to five houses around an expansive rectangular green. The quality of the space is reinforced by the access road, green verge, footway and car parking which encircle all four sides of the green. The landscaping feels dispersed and disparate instead of the enclosed compact sense of community more typically associated with almshousing.



View from College Road to the River Thames (flint and brick walls with mature trees)



The Chapel and community room



Central green with bench and group of birches

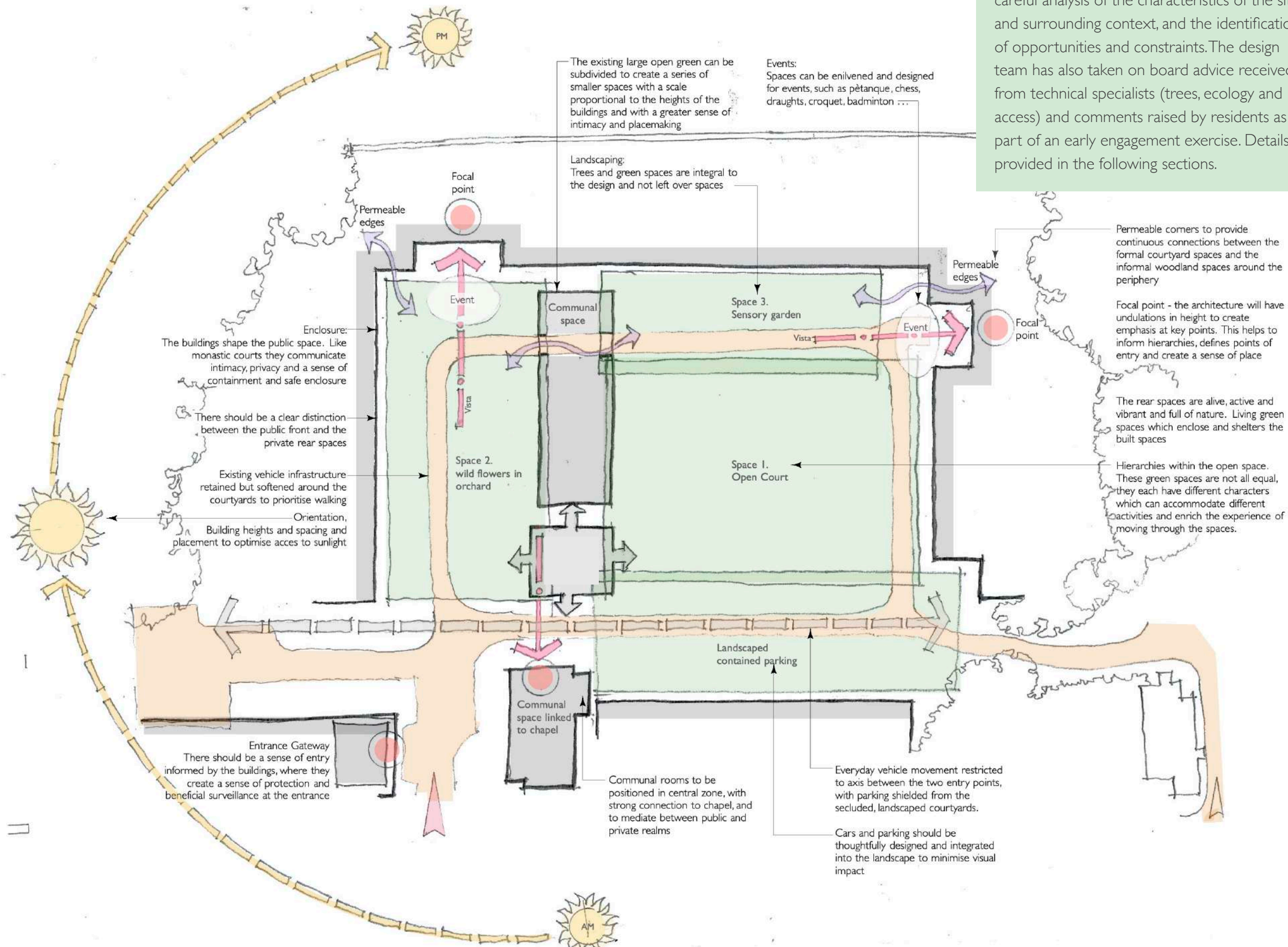


Wallis Park housing to the west of the site



View from the site entrance across College Road towards neighbouring housing

4. SITE CONSTRAINTS AND OPPORTUNITIES ANALYSIS



The Design Proposal

The proposed design has evolved through a careful analysis of the characteristics of the site and surrounding context, and the identification of opportunities and constraints. The design team has also taken on board advice received from technical specialists (trees, ecology and access) and comments raised by residents as part of an early engagement exercise. Details are provided in the following sections.

5. COMMUNITY ENGAGEMENT

- 5.01 An initial Community Engagement Strategy was agreed with trustees that consisted of two focused meetings with residents, supported by trustees: the first, open ended, inviting residents to help form the design brief, the second, a presentation of the scheme proposals, inviting comment.
- 5.02 A residents meeting was held on the 6th June 2023, to invite residents input at the very early stages of the proposals, which was very well attended. See Appendix C(i) Community Engagement Event 1 - Residents' Feedback.
- 5.03 Four forms of engagement were employed, including presentation boards, informal conversations, pin exercise, and questionnaires. The residents' feedback provided positive contributions for the design brief. Some of the key values highlighted were: the sense of community, the Christian ethos and way of life, tranquility, and enjoyment of gardens and green spaces. There were concerns about managing the process of change - noise and dust, and fears of living in a 'concrete jungle'.
- 5.04 The feedback also highlighted the importance of:
- Maintaining good communication with residents regarding the developments.
 - Retaining and supporting the existing strong community feeling among residents, with the importance of a community liaison person.
 - Careful phasing of the build to avoid people feeling like they live on a building site.
- 5.05 A second resident's consultation event was held on 19th January 2024. The purpose of this session was to present to the residents the design development made in response to the feedback from the first engagement event. The comments from the residents were collated and reviewed by the trustees, and further design changes were made to take on board the relevant concerns. See Appendix C(ii), Community Engagement Event 2.
- 5.06 Over the course of this period the trustees have continued to visit residents on a one-to-one basis to listen, talk through their concerns and pass on relevant matters to the design team. The chaplain has also played a key role in liaising between all parties.
- 5.07 The trustees have prepared a leaflet drop to the surrounding neighbouring residents to notify them of the College's plans for the development of the site. This includes a brief description about Huggens College and the reason for the proposed development. The leaflet provides a link to Gravesham Council's application website where residents can view and comment on the proposals.



Community Engagement event with the existing residents and staff.



A pin exercise enabled residents to communicate site specific concerns and observations



Presentation boards were used to communicate the local housing need, and development opportunities

6. DESIGN DEVELOPMENT

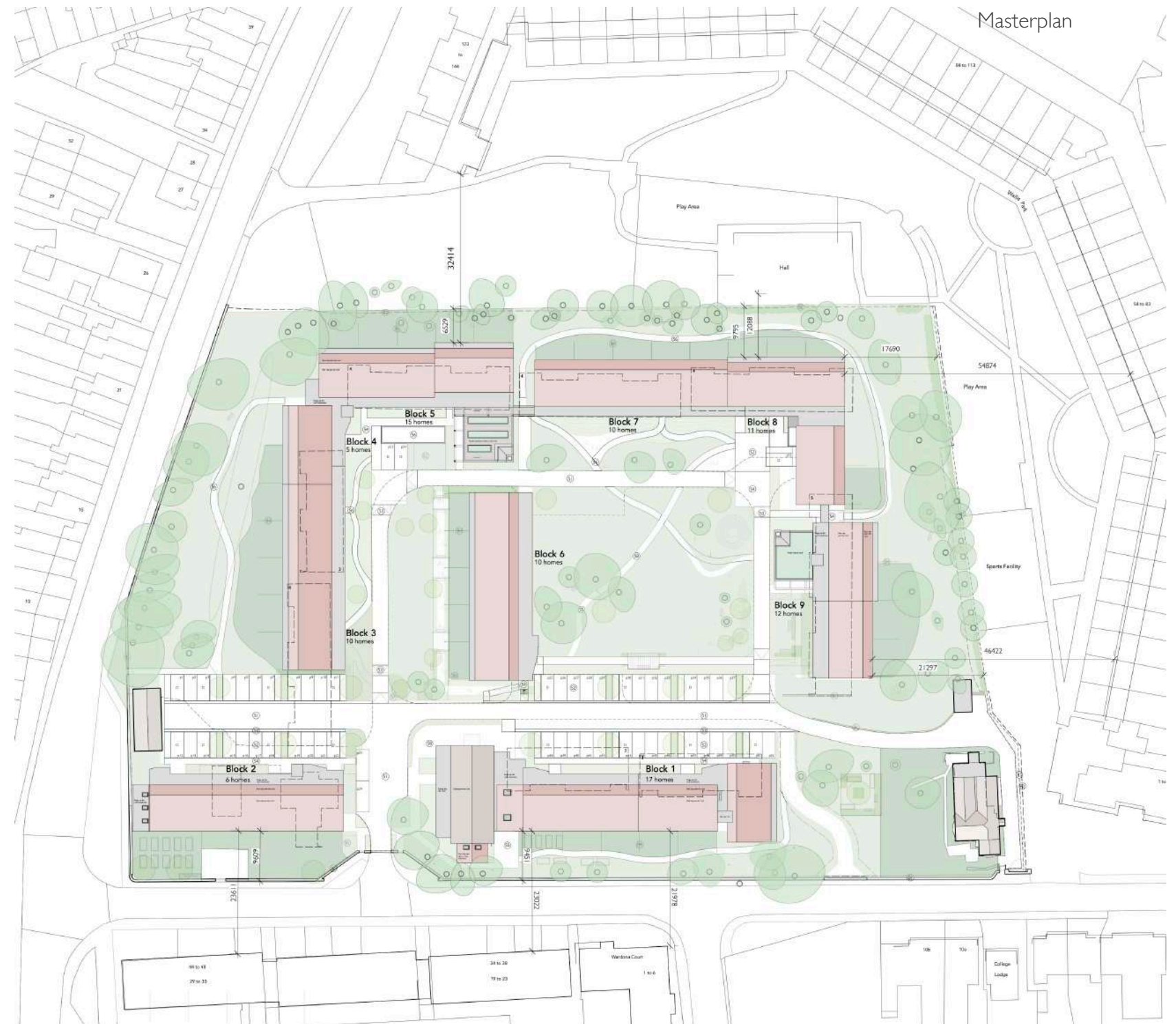
- 6.01 The Arboricultural Impact Assessment identifies tree root protection zones to the mature trees which line most of the perimeter of the site, which prevents future development from encroaching too close to the urban edge of the site. There are a few isolated areas where the proposed buildings can engage with the perimeter wall and these are opportunities for the development to engage and address the wider setting.
- 6.02 Access will be required for refuse removal and emergency access which indicates that the existing site entrance and road layout should be retained in the current quadrangle form. However vehicle use and parking for all cars, with the exception of disabled vehicles, can be limited to the entrance side of the green, with the remainder of the access road landscaped to indicate pedestrian priority by the use of materials more sympathetic to pedestrian use and scale. Ramped platforms at the entrance points to the apartments can create paved entrance courts with level access into the housing and across to the green.
- 6.03 This access and movement hierarchy separates the site into a more public zone on the chapel side, and a more intimate, quieter series of spaces further into the site, with the homes arranged to enclose courtyards with the atmosphere of a cloistered space, consistent with the traditional almshouse plan form.
- 6.04 Conceptually, most typical apartments are designed as objects surrounded by open space. A cloister, conversely, is a plan form whereby the buildings surround and define the open space. This arrangement creates a shared sense of place which will help to inform a sense of community and identity. There is a strong sense from both the trustees and residents that this sense of community already exists and that any future development should not erode but enhance this special quality.
- 6.05 The site has an area of 1.72ha, with 32no. dwellings (including the Chaplain's house and Lodgehouse) giving a density of 18 dwellings per hectare (dph). The Design Guide recommends a density for this character type area of 50-90 dph. This aligns with Core Strategy Policy CS15 which states that development density should be consistent with achieving good design and recognises that higher densities over 40 dwellings per hectare may be appropriate around the transport hub of Ebbsfleet. The current proposal described in this statement would provide a density of 56 dph, which is considered to make best use of land whilst also retaining the established grain of the surrounding context.

The concept plan achieves the following:

- Buildings enclose and define the open spaces, with the use of courtyard or quadrangle type spaces.
- Domestic scale, with two and three storey buildings.
- Vertical circulation with passenger lifts, linking to horizontal deck access routes to achieve level access throughout.
- Three storey buildings define points of entry and act as way markers, providing focal points as one moves through the spaces with variety and undulations to the roofscapes.
- Two storey buildings on the sunny sides to optimise sunlight into the courtyards.
- The outer green perimeter provides an informal circular route, in contrast to the more formal squares, but with permeability between the two
- Small community spaces are distributed around the site which create a hierarchy of communal events and nodes, and further enliven the external character areas.

7. LAYOUT

- 7.01 The adjacent Masterplan describes a series of blocks which contain the three storey elements. These each contain a passenger lift and stair core which opens out onto a communal landing, large enough to include some sitting out space. These cores will link to deck access routes to access the first floor homes arranged in linear arms off the stair cores. Below the access decks will be covered colonnades. These circulation routes will enclose the green spaces, reminiscent of the cloistered precedent of early monastic buildings
- 7.02 Each ground floor home will have a front facing on to the green, and a private garden area open to the wider green spaces. Most of the upper floor homes have balconies on the garden side with walkways facing the green. To some of the first floor homes, to avoid balconies overlooking neighbouring boundaries, a seating area is incorporated into the walkways facing the central green. These will enliven the circulation routes and provide points for more interaction between residents.
- 7.03 The central block 6 will subdivide the existing green, which at present feels too large. This will create a hierarchy of external spaces with differing characters and a range of experiences when moving through the spaces.
- 7.04 Two new wings run parallel to the College Road boundary to either side of the chapel, which front on to the vehicle movement axis. This is a more busy and active side of the site with closer proximity to the community spaces and more active with events, movement and interactions. The greens further into the site will be quieter more contemplative spaces.

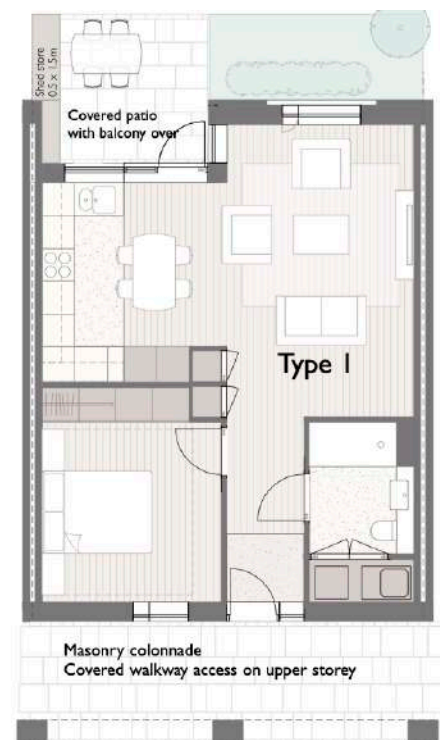


8. HOUSE TYPOLOGIES

8.01 As the homes will be for a single demographic, all the proposed units will be one bedroom homes, with an internal floor area of 55m².

8.02 There are five dwelling types proposed, each slightly altered to respond to their particular orientation or location:

- Type 1 units are where the entrance is on the north side and gardens to the south elevation.
- Type 2 units are ground floor units where the entrance side is facing the courtyards, with gardens to the east, west or north side.
- Type 3 units are located above the Type 2 units, with the balcony integrated into the walkways facing over the public courtyard space.
- Type 4 units are for the three storey blocks, with each unit having a separate balcony and with more privacy on the entrance side, assuming this will mostly be an enclosed corridor space.



HOUSE TYPE 1
55m² - 592ft²

- Living room and kitchen facing garden side
- Large windows/doors facing garden
- Separate entrance hall - can be lobbied
- Bedroom facing public side
- For ground floor and two storey blocks

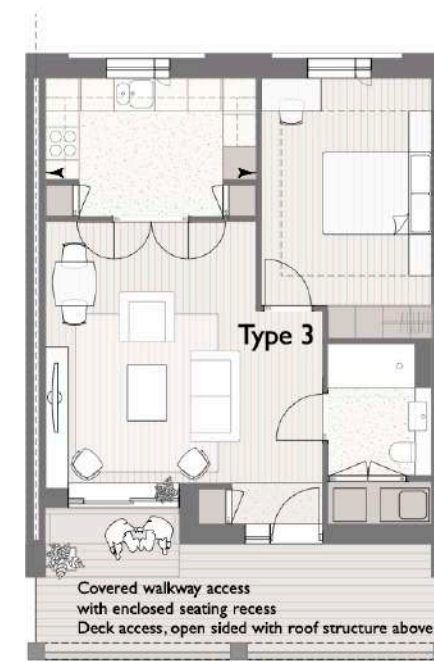
For homes with North-South orientation
with garden to the South
For Blocks 3 & 6



HOUSE TYPE 2
55m² - 592ft²

- Living room and bedroom to the garden side
- Kitchen facing public side
- Outside sitting area within alcove in colonnade

Usually for homes with East-West orientation
Garden side against boundary, walkway facing green
Type 2 on Ground Floor with Type 3 on floor above
Typically for Blocks 1, 7, 8 & 9



HOUSE TYPE 3
55m² - 592ft²

- Same footprint and location as Type 2
- Type 3 is first floor home above Type 2
- With kitchen and living space reversed
- Living space and entrance to face over public area
- Balcony and deck access combined

Usually as first floor unit for North facing garden
or to control issues of overlooking along boundary
Typically for Blocks 1, 2, 7, 8 & 9



HOUSE TYPE 4
55m² - 592ft²

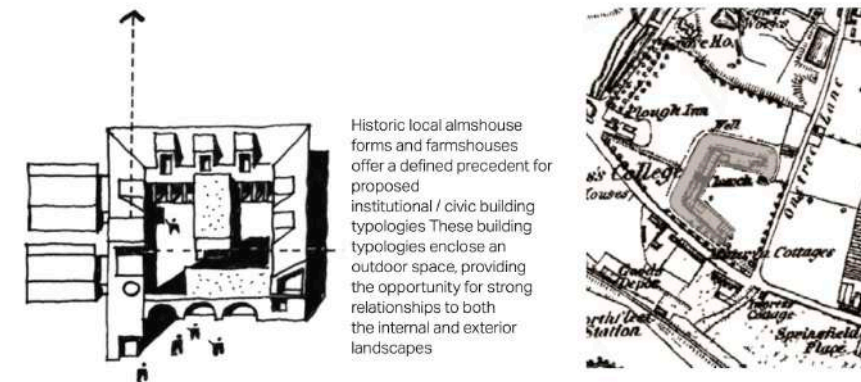
- Internal layout similar to Type 2
- But with balcony facing garden side
- Kitchen overlooking front entrance corridor
- Living room & bedroom overlooking rear garden

Usually for three storey blocks
Typically around stair cores for Blocks 1, 4, 5, 8 & 9

9. SCALE & MASSING

- 9.01 The original Victorian almshouses on the site were two storey buildings with a large chapel, arranged around a single three sided court. This created a collegiate character and an institutional scale. Conversely, the later bungalows are very domestic in scale with a suburban character and landscaping.
- 9.02 This surrounding area is characterised in the Ebbsfleet Design Guide as “Defined Settlement” with particular reference to the original Huggens College as a precedent for “The Courtyard Building” to inform the design of future institutional and civic buildings.
- 9.03 The almshouse tradition suggests a building form which embodies a uniformity and consistency which unifies the individual homes to the whole, whilst also accentuating the individuality of each dwelling. This creates a pleasing balance between the need for a shared communal identity, alongside a domestic scale of individual homes. The shared communal gardens are often populated with bench seating, pot plants and planted with cottage garden type landscaping, often with individual touches outside each home. In this way the collective impact of the built form is that of enclosure, quiet and tranquility, without the institutional scale or character which one might expect with buildings of this size.
- 9.04 The proposed design seeks to capture this quality by achieving an appropriate balance between the need for coherence and consistency of the overall built form and an individuality to the parts which make up the whole.

The Defined Settlement: 'The courtyard building' - architectural language - references from the analysis



Huggens College - regular terraces of gables distinctive silhouette and distinctive feature chimneys - Douglas Grierson postcard collection, Discover Gravesham

Extract images from the
Ebbsfleet Design Guide

10. APPEARANCE

10.01 The Ebbsfleet Design Guide draws heavily on precedents from the local historic context whilst presenting design guidance for buildings of a contemporary character. The immediate site surroundings are of little architectural merit so the proposed design draws on the wider context as referenced in the Guide.

10.02 The Design Guide identifies the site as being within the area described as 'Defined Settlement - Neighbourhood Edge' The following characteristics recommended in the Guide have been incorporated into the proposed design:

- An articulated silhouette and skyline
- Homes / apartment buildings with raised gardens
- Gardens captured within the wall form
- Gate-house marker buildings to define the entrance point
- Strong articulated upper profile on continuous plinth
- Simple large window openings - deep reveals in brickwork walls
- Gable motif and roof form with ridge/eaves

10.03 Pitched roofs are likely to be longer lasting with fewer maintenance requirements than a flat roof and will help to relate the new buildings to the existing chapel which is to remain. There will also be a period between phases when some connection to the existing bungalows might be preferable. It will also help create a more direct reference to the local architectural traditions.

10.04 Materials will be chosen from vernacular precedents, including red brick, white boarding, red tile roofing, and dark brick plinths. The chalk geology also suggests some areas of render and, possibly, flint and the more contemporary application of concrete.



View from the site entrance towards the smaller green



View of the library building off the larger green

11. LANDSCAPE - Strategy

11.01 Initial design principles were established, following a landscape appraisal of Huggens College, considering site context and policy, and these formed the basis of early community engagement:

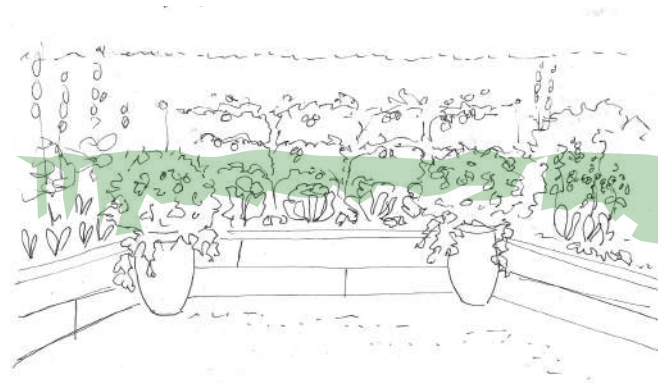
- Creating active gardens
- Increasing habitat and connectivity
- Managing water wisely

11.02 Existing characteristics considered to be worthy of respect during the design process include the central green with birch copse, 'the social porch' outside homes where people could meet friends and look out; circular walks and benches, growing spaces and established tree lines along the boundary wall and fence.

11.03 Design recommendations were defined through community engagement:

- Retain a central green large enough to hold community events, linked to circular walks
- Retain existing trees where possible
- Each resident to have access to a balcony or patio area
- Different opportunities will be provided for enjoying the garden, and gardening, such as sensory planting, wild space, and space to grow food.

11.04 Creating active gardens:
Provide different character spaces to be enjoyed both for quiet relaxation and where people can meet and spend time together; opportunities to garden and to grow food.



Kitchen garden: raised beds, cottage garden; space to grow vegetables, with flowers, herbs and espalier fruit trees



Tree lines/Wooded edge:
Preserve and enhance the tree lines along the boundaries



The social porch: being able to meet with a friend and chat, and look out at the world.



A bench in nature: a destination to walk to, a place to rest and enjoy nature.

Activity space: for games such as Pétanque, a way to socialise without the need for conversation.



Sensory planting



Heritage fruit trees

11. LANDSCAPE Strategy (cont.)

11.05 Increasing habitat and connectivity:

Mature trees will be retained and the understorey enhanced with bulbs and meadow sward. Routes will be kept permeable to wildlife by avoiding hard fencing and allowing hedgehog gaps. Where trees are actioned for removal, tree stumps should be retained in situ, where suitable, and deadwood retained on site to create habitat features. Hedges and planting will provide long linear corridors of habitat, featuring native rich planting chosen for its value to pollinators and birds.



Wildlife corridors; planted car-park

New native hedges

11.06 Deadwood: Some trees are actioned in the AIA for removal due to poor quality and to enable the development. It is proposed that stumps on the periphery be left in situ, and deadwood kept on site to create habitat features. Most of the removed trees are non native.

11.07 All new trees around the periphery are to be native species; trees near hardscape and in the carparks will be chosen for climate resilience; trees in the central greens will be a mix of heritage fruit trees, native and non native trees chosen for wildlife and amenity value.



Relaxed cottage garden, pollinator friendly planting

Ornamental beds with perennials and grasses, self seeding plants

11.08 Managing water wisely (SuDS):

The central green will be shaped with a bund, where it slopes down at the north east corner, to hold back water in extreme rainfall events, whilst otherwise remaining dry. Other open sustainable urban drainage (SuDS) features will include rain gardens, shallow swales and a bog pond to filter water; and capture it for planting, to support wildlife and create seasonal interest.



Accessible bridge over a shallow swale

Rain gardens and planting beds set below surrounding hardscape allows for better water capture.

11.09 Relaxed mowing, and a maintenance plan based on habitat management will ensure that a rich matrix of habitats can exist on the site.

11. LANDSCAPE Strategy - during the build

11.09 Create a REFUGE for wildlife and people during the build:

- Enliven marginal green spaces by planting bulbs within the root protection zone of trees. Introduce relaxed/long mowing to these areas. Introduce water with a small wildlife pond or ground level birdbaths; add birdfeeders.
- Create nodes of interest by adding seating and a simple summer house - places to go and relax outdoors. Summer house and benches should be dismantlable or movable for later phases.
- Add raised planters that can be moved with a forklift truck - or replanted in later phases.

11.10 Engage a residents' design team:

- Involve residents in choosing the summer houses, benches and planters
- Walk the site before each phase with foldable chairs to choose exact locations and views for the interventions
- Involve residents in art, design or colour proposals for the hoarding.
- Involve residents in gardening the planters, bulb planting, and managing the wild spaces.

11.11 Hoardings:

- Provide a quality hoarding with a domestic feel
- Recycled domestic windows could be built into the hoarding to provide views into the site. Shutters would allow residents to choose if and when they want to see what is going.
- The hoarding could form part of a public art project engaging with residents, or the basis for an art residency or temporary exhibition in collaboration with a museum or gallery.



Bulb planting under trees and relaxed mowing, create refuges for wildlife.

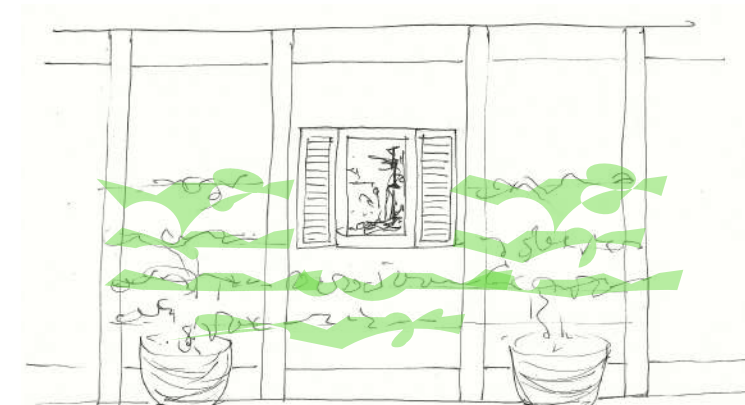


Provide seating and summerhouse in natural green space; summer house to be relocated during phases to ensure a 'refuge' is available.



3m summer house dunsterhouse.co.uk

raised planter
www.sheds.co.uk



Use creative ideas to domesticate the hoarding; involve residents in design, and provide viewing windows on to the building site.

12. ACCESS STATEMENT

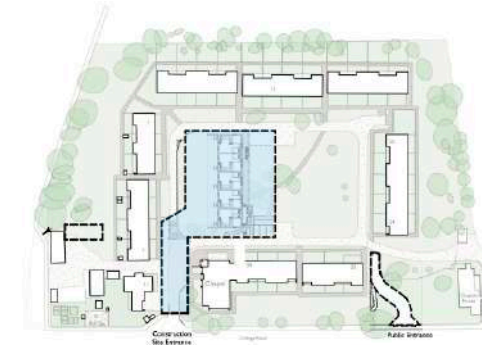
- 12.01 The site is generally flat and therefore accessible for all. The approach to circulation has been described above where level access is to be provided to all homes via a combination of passenger lifts and deck access. These homes are to be provided for over sixty year olds capable of independent living so the designed standard of accessibility will be to Building Regulations Part M4(2), Category 2: Accessible and Adaptable Dwellings, so the homes will be readily adaptable for wheelchair living or those with mobility difficulties.
- 12.02 Refuse - access for bins
The homes are all one bed at 55sq.m. The waste calculation has been based on the following litres per flat, based on 96 flats (95 plus one for staff), this gives:
General waste - 110 litres per dwelling = 10 x 1100 litre black bins
Recycling - 110 litres per dwelling = 10 x 1100 litre blue bins
Food waste - 1nr. 140 litre bin per 10 flats 96/10 = 10 x 140 litre green bins
- Five bin stores are provided, to be distributed around the development, each containing sufficient bins for the flats served by that bin store. There are two additional 1100 litre bins (one black, one blue) to serve the chapel, kitchen and meeting rooms. This is described on HWM drawing 22.709-P01.
- 12.03 Bikes & mobility scooters
There are five bike stores next to the bin stores. In each space there is room for six bicycles and three or four buggies. Staff will be able to access these stores for staff cycle storage. This will equate to 30 bikes plus buggies.
- 12.04 Vehicle access
55nr. parking spaces are proposed, not including two additional spaces at the Chaplain's house. Assuming seven additional spaces for staff and visitors, this equates to one space for every two units. This matches the existing use ratio. The Trustees are proposing to establish an electric car share scheme which should help reduce numbers.
- 12.05 Emergency Access
During the construction phases an alternative site access point will be provided to separate existing residents from the construction vehicles. This secondary site access point will remain in place after completion to serve as an alternative emergency access point. There will be provision for a fire appliance to track around the full length of the access road, around the perimeter of the green, to access the entrance point of all apartments.
- 12.06 Alternative Pedestrian Access
Following consultation with residents, a new pedestrian access point is proposed through the existing wall onto Stonebridge Road, to provide a more immediate way onto the road when the main entrance is blocked up by the construction works.

13. PHASING

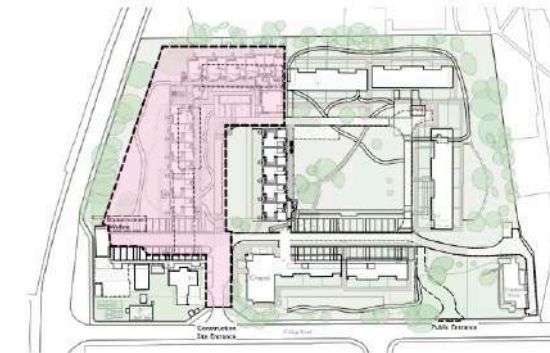
13.01 The existing residents will remain living on site for the duration of the construction works. Therefore considerations around phasing has been a key component in the design development and the engagement process. There are four primary concerns in relation to the phasing strategy:

- Minimise the noise and disturbance to the existing residents throughout the works.
- Construct enough new homes in each phase to provide sufficient accommodation for the residents having to move across and clear the space required for the following phase.
- Achieve a clear separation between construction access and the daily access arrangements for existing residents, staff and visitors.
- Funding considerations so that income from new homes can contribute to the funding of later phases.

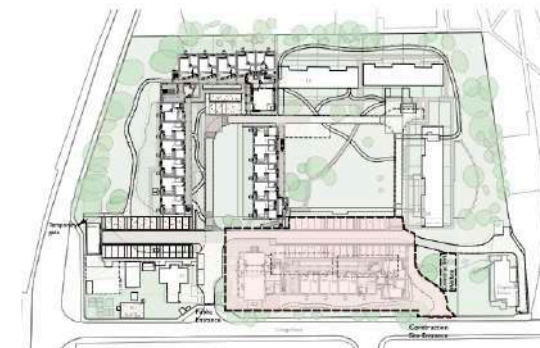
13.02 The proposal is to spread the development over five phases, as per the adjacent plan. The construction of Block 6 in Phase 1 will allow existing residents to remain living in their homes, as no existing bungalows will need to be demolished to commence this work. Following completion of Block 6, residents can begin to move across into the new homes to make way for further phases.



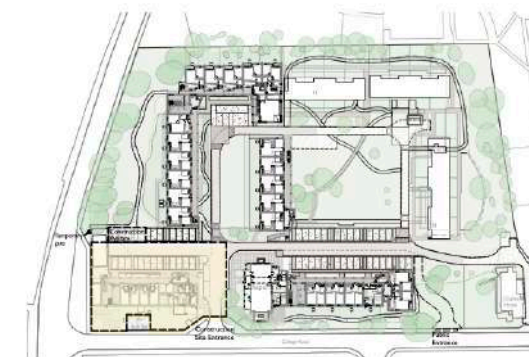
Phase 1



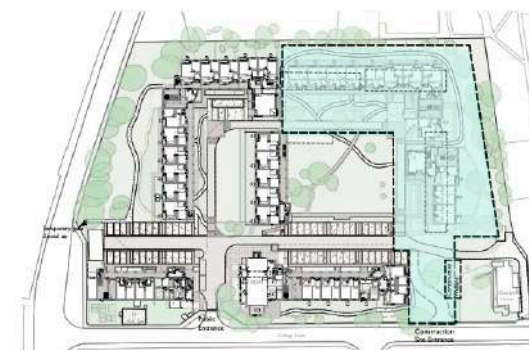
Phase 2



Further Phase



Further Phase



Further Phase

I 4. SUSTAINABILITY

I4.01 Energy use

These buildings will be designed to achieve a high environmental performance. The target energy performance will be an EPC energy rating of B. This will be achieved with a fabric first approach with high levels of insulation, airtightness and triple glazing. Each home will be serviced with an exhaust air heat pump (EAHP) which will include mechanical ventilation with heat recovery (MVHR). The energy strategy is described in greater detail in the Energy Statement prepared by Whitecode Consulting.

I4.02 Water

The SUDS design will include the replacement of the existing surface water drainage system, to be replaced with on-site infiltration. The SUDS strategy is based on the four principles of water quality, water quantity, amenity & biodiversity. Rain gardens will filter the run-off to improve discharge water quality, and the landscape design deals with the retained water in a manner which will benefit the amenity of the residents and improve biodiversity on the site.

I4.03 Economic and social sustainability

This is a sustainable location for new housing and will enable the District Council to improve the provision for additional housing without adding pressure on the surrounding greenbelt. The new 100% affordable housing will help support the local amenities and groups and will contribute to the social and economic sustainability of the area.

I4.04 Movement

The site is very well connected, within walking distance of amenities and close proximity to major transport nodes.

15. CONCLUSION

- 15.01 This statement sets out the considerations which have informed the proposed design for this almshouse development. This analysis has informed the proposed scale, massing and plan layout of the sketch proposals.
- 15.02 The existing Huggens College has a clearly defined character within the surrounding context, and this proposal should help to connect and embed the life of the residents into the surrounding life of the area, with a larger and more diverse community of residents.
- 15.03 The arrangement of homes around a series of courtyard spaces will help to retain the sense of community which exists within the College, whilst addressing the need for more housing of this type. The historic traditions of Huggens College are important factors which have informed the identity and life of the community and this proposal seeks to reinforce this character whilst furthering the aims of the Charity to provide housing of this type.
- 15.04 The buildings have been conceived in relation to the surrounding layers of enclosure, from the neighbouring edges, the enclosing wall, and the rich and varied envelope of trees and vegetation. The buildings will add to these layers of enclosure, to create a series of quiet and tranquil internal shared communal spaces.
- 15.05 Cars will be limited to the eastern side of the site, which enhance the character of the green spaces as shared spaces for people, to sit out, relax, and move about with ease.
- 15.06 The surrounding green edge will be enhanced and enriched with additional planting which will spread into the courtyard spaces to enrich the biodiversity of the college, with active measures for permeability, for water and life.
- 15.07 There will be a strong emphasis on sustainability. The residents will be elderly, on limited incomes, and the buildings will be designed to minimise energy use. As the buildings will remain under the care of the Charity, there is an emphasis on durability and longevity.
- 15.08 The site will make the best use of available land to help address the need for housing of this type, whilst enhancing the character and identity of the space and providing a place of refuge and tranquility for those who are elderly and of limited means.

Rowan Haysom RIBA
For Haysom Ward Miller Architects
April 2024



Aerial view looking to the north

Appendix A - Landscape and Visual Appraisal

Appendix B - Community Engagement Strategy

Appendix C - Community Engagement Response

- (i) Events 1
- (ii) Events 2

Appendix D - The Development Brief



Appendix E - Schedule of Accommodation

