

## 4. Final Proposals

## Site Plan as Proposed

## Final Proposals



## Accommodation & Apartment Layouts

The new building has two distinct parts providing different models of age specific housing which have been developed by McCarthy & Stone; Assisted Living and Retirement Living. Details of these accommodation types are described below. These two parts are entirely separate with their own entrances, circulation and facilities. We have organised the building so that the two apartment 'blocks' can 'share' the sea front, with prominent entrances at each corner of the site on South Parade.

### Retirement Living (RL)

The Retirement Living block has been designed for the more independent older person with one and two bedroom apartments around a central core of communal facilities. The communal facilities include a residents lounge, guest suite, laundry and refuse room. All apartments have level access and careline facilities and all floors are accessed by lift. The development will be supervised by a house manager.

### Assisted Living (AL)

This block has been designed to have a further range of facilities to meet the requirements and needs of the frail elderly residents who are typically over 70 years of age (on average aged 83). Communal facilities include a secure entrance lobby and reception with CCTV link to individual apartments; a residents' lounge; a waitress-served dining room with on-site catering providing at least one meal a day; function Room; guest suite; a communal laundry room and an electric buggy store. Two lifts serve all floors. Staff accommodation comprises a Manager's office at the entrance; a staff rest room and overnight suite. Staff provide 24 hour cover for the benefit of the residents.

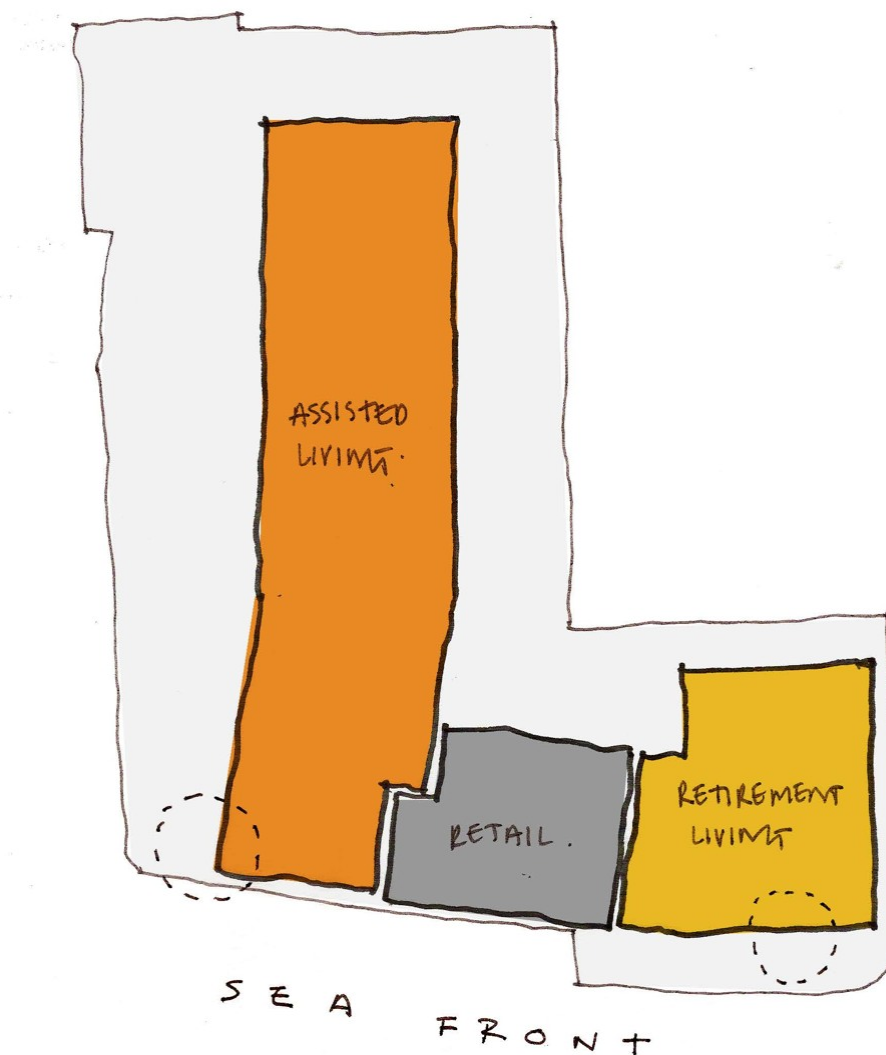


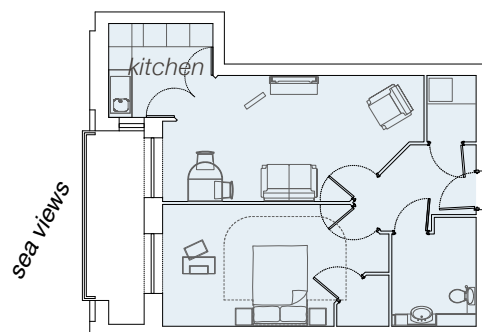
Diagram showing the division of the building at a strategic level

## Final Proposals

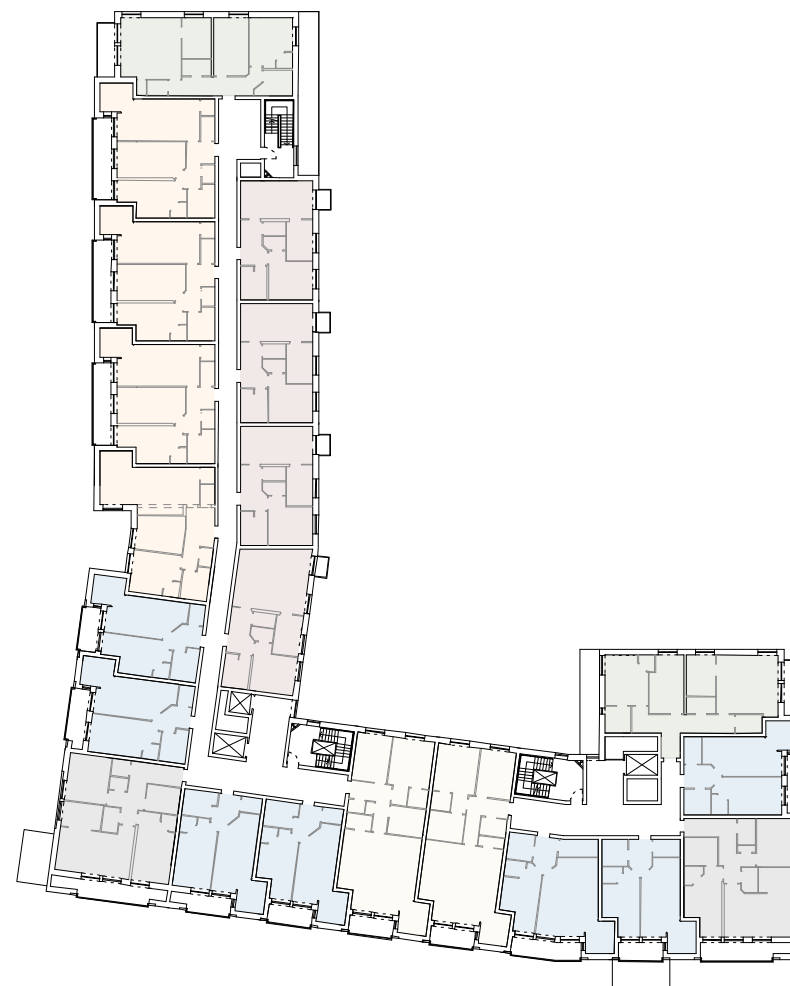
### Accommodation & Apartment Layouts

There are 98 apartments in the new building; 66 in the Assisted Living block and 32 in the Retirement Living block. These are a mixture of 1 and 2 bedroom flats with a variety of different internal layouts. Layouts respond to particular settings within the building and help to create a sense of identity for the apartment owners. The colours on the adjacent plan represent different apartment types offered at second and third floor levels.

The apartment types are based on models which have been tried and tested by McCarthy & Stone in previous developments. It is notable that separate kitchens with openable windows are particularly popular with residents. We have carefully honed the most commonly re-occurring plan to retain this feature whilst providing a generous balcony accessible from bedroom and living room. Other typical features include walk-in wardrobes to the master bedroom, accessible bathrooms / shower rooms and hall storage / utility spaces.



*Typical one bed apartment showing separate kitchen with window and wide balcony*



*Typical floor plan showing apartment types*

**Final Proposals****Elevations with Context**

## Detailed Elevations

## Final Proposals





## Materials and Detailing

This has been developed as described in Section 3.  
Samples of the proposed elevations are shown below.

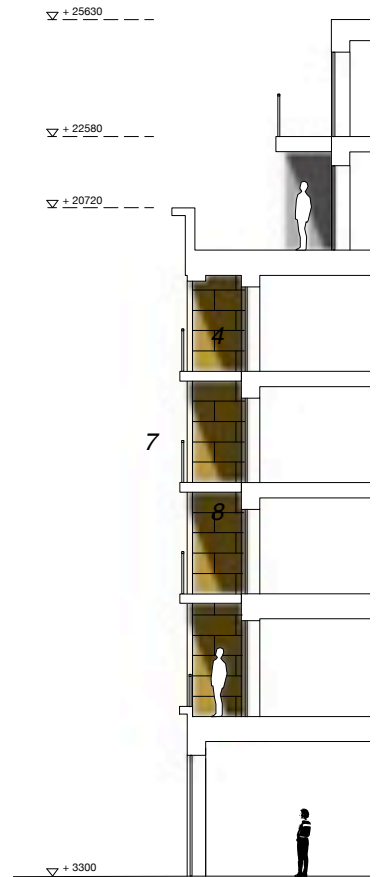


Clarendon Road Detailed Elevation & Section



South Parade Detailed Elevation & Section

## Final Proposals

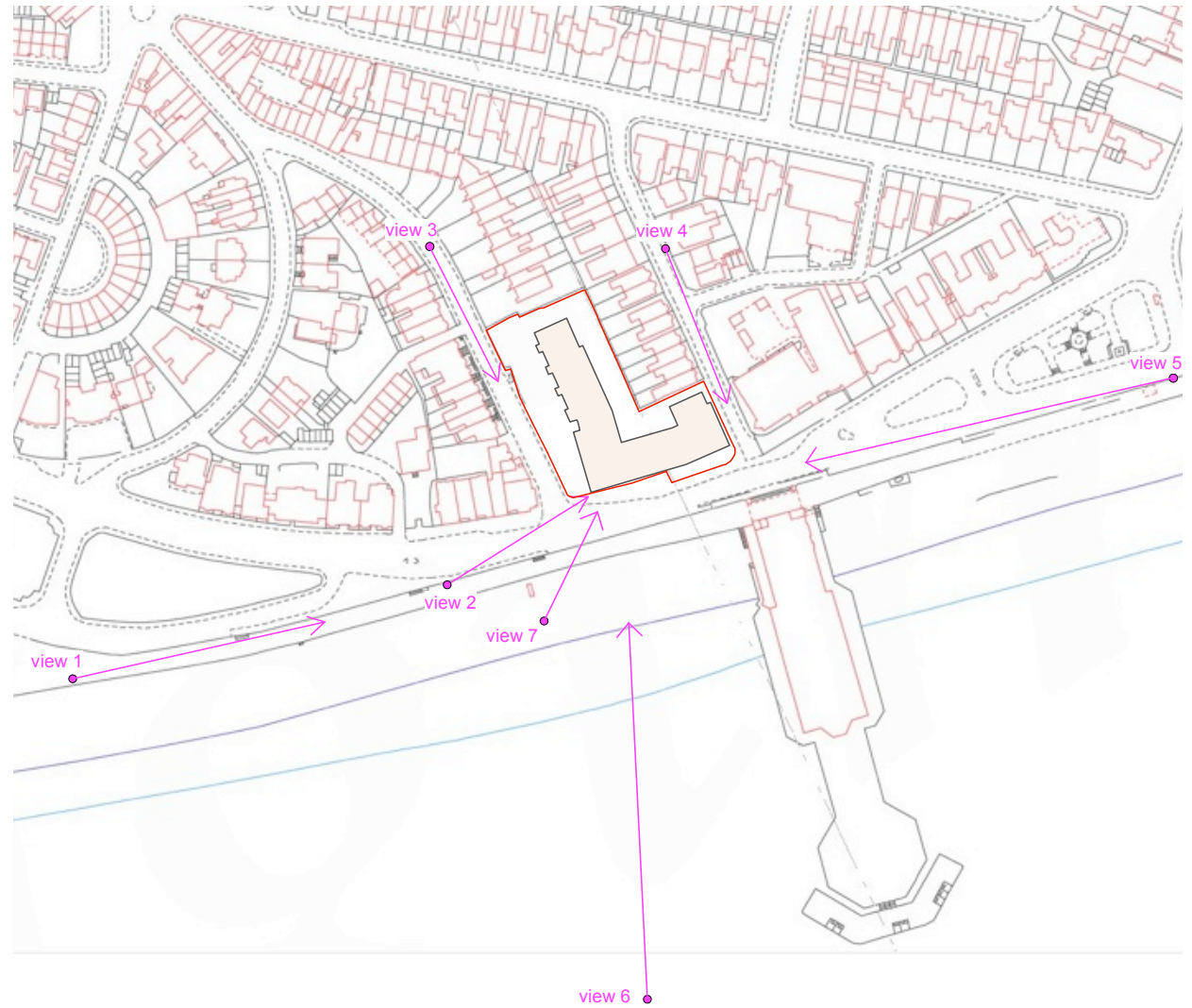


### Materials Key

01	Brickwork	06	Aluminium window
02	Render	07	Metal railing
03	Rain-screen cladding	08	Concrete balcony
04	Ceramic tile	09	Metal canopy
05	Stone coping / detail	10	Painted brick plinth

## Visual Impact / Important Views

The following pages include views of the proposals from seven important views around the site. The map on this page provides a key to the views. View six will be added to the document once the necessary photograph has been taken from the agreed sea position.





## Visual Impact / Important Views



*View 1: Above as existing, Below as Proposed*

*View 2: Above as existing, Below as Proposed*



## Visual Impact



View 3: Above as existing, Below as Proposed



View 4: Above as existing, Below as Proposed



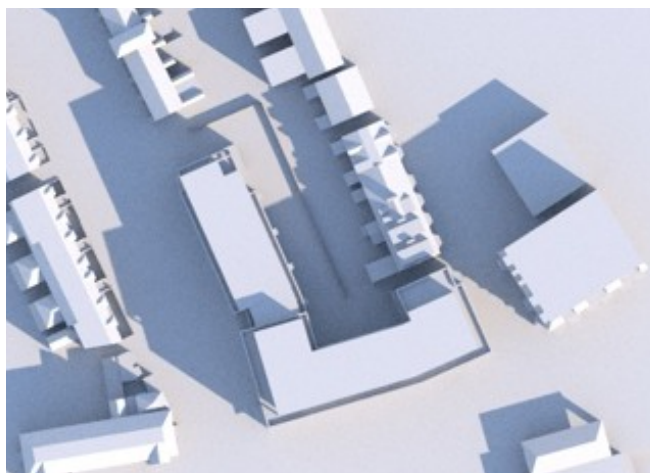
## Visual Impact



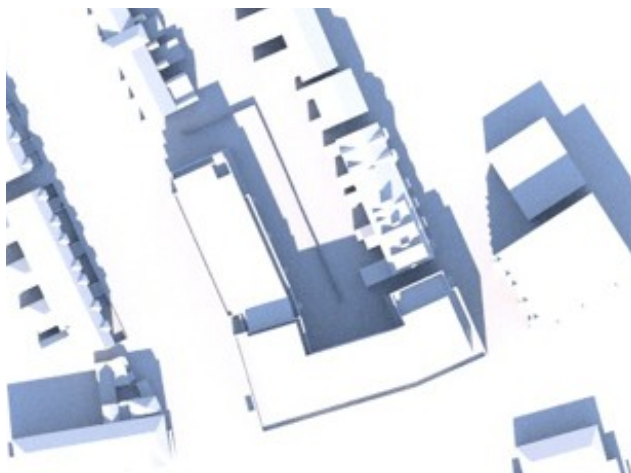
View 5: Above as existing, Below as Proposed

View 7: Above as existing, Below as Proposed

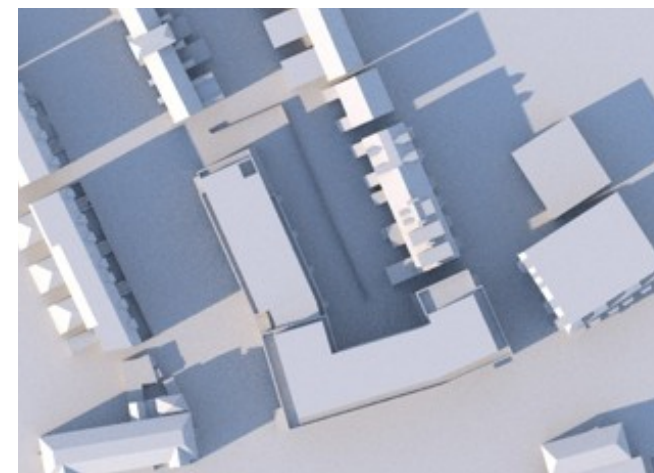
### Affect on Neighbours: Sun Path Analysis



*9.00 am March 20 / 22nd Sept*



*12.00 noon March 20 / 22nd Sept*



*16.00 pm March 20 / 22nd Sept*

The images on this page and the following page show a sun path analysis for the proposals.

Using a three dimensional model of the proposals and the surrounding streets we have tested the shadows cast by the building at a variety of times of day and year.

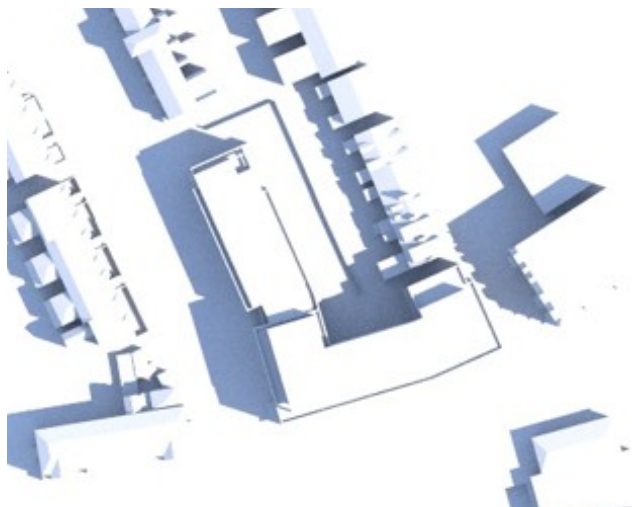
We have modeled shadows cast by the building at the Equinox (March 20th / September 22nd) and the Summer Solstice (21st June). For each of these dates we have taken three times of day, 9.00am, 12.00 noon and 16.00pm to give a range of typical conditions.

Because the site is currently vacant, we have not included comparisons with the existing condition.

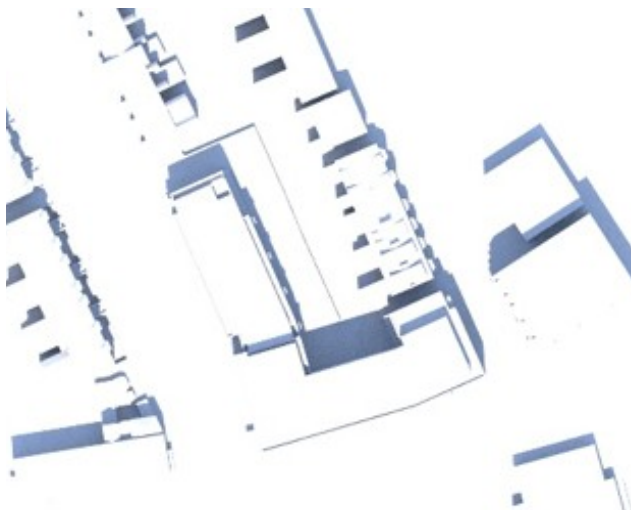


## Final Proposals

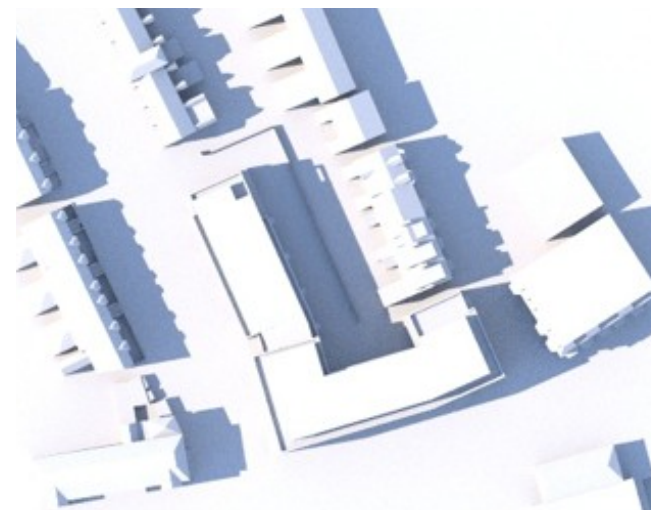
### Sun Path Analysis



9.00 am June 21



12.00 noon June 21



16.00 pm June 21



The diagrams show that whilst the new building will have some overshadowing effect on some of the rear gardens to Alhambra Road, all of the gardens retain sunshine in the Summer and all but two of them will have sunny gardens from March through to September.

The properties most affected by overshadowing are the two properties on Alhambra Road immediately to the North of the site. It should be noted that these houses were already significantly overshadowed by Savoy Court which was closer to this boundary than the current proposals and higher at the boundary.

In developing the design we have reduced the height of the building by two storeys adjacent to the Alhambra Road houses at the request of the planning officer.

*Left: Aerial view showing shadows cast by Savoy Building / Savoy Court)*

## Final Proposals

### Landscape

#### Open Space

As previously discussed setting back the new building from Clarendon Road to open up sea views from the new building and beyond has been a key part of the design strategy. This approach has also given us the opportunity to include a substantial and prominent green space within our site. The new space provides continuity from the existing landscaped areas in front of the crescent adjacent to the site, currently used for parking but originally conceived as shared gardens.

The new green space on our site will be used as a shared residents garden with planted areas, sheltered seating and walkways. Although private, it will enhance the quality of the street and setting of the surrounding houses.

The landscaping of the the site has been divided into the following zones:

- The residents' garden
- Welcoming arrival & entrance areas including an external terrace to the RL block linked to the communal lounge.
- Discreet parking towards the rear of the site.
- A variety of private outdoor spaces for all apartments
- Planted 'privacy' strips to ground floor apartments.



*Building set back to provide open space*



*Continuity of green spaces*



*Landscaping strategy diagram*



## Final Proposals

### Landscape

#### Shared Residents' Garden

The residents' garden is strategically positioned along Clarendon Road to open up views to the sea from the site and beyond. It will be enclosed with railings and access gates. Brick planters outside the railings will provide softening to the boundary when viewed from the street.

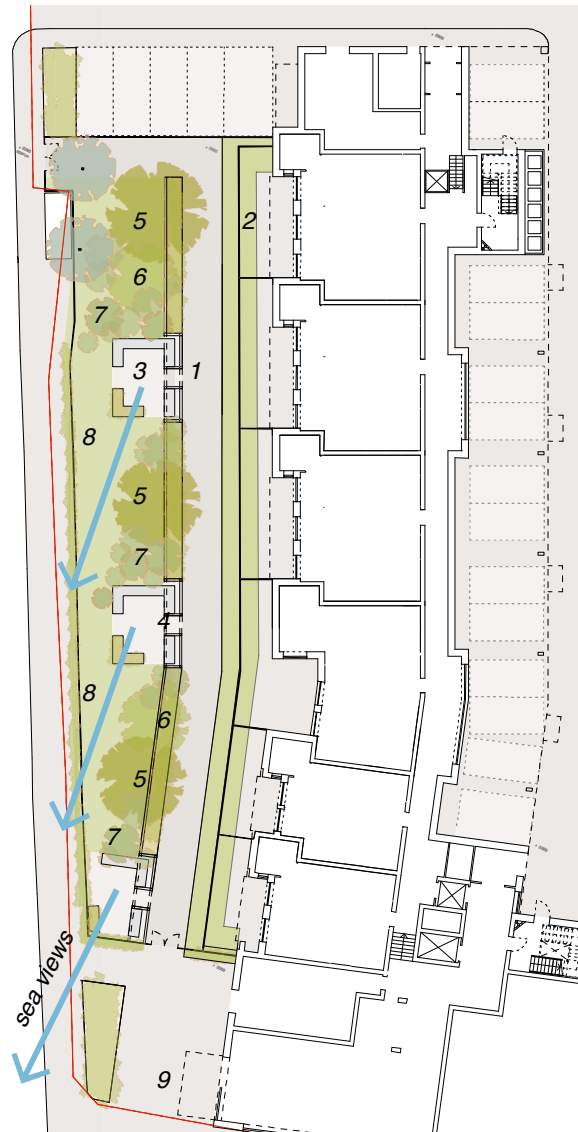
The garden will be accessed via gates from both the Assisted Living arrival area and the northern end of the site. Residents can walk through the garden via a garden 'walk', edged with brick planters and timber trellises.

Intimate seating areas facing South and with sea views will be provided at intervals along the 'walk'. These will offer some sheltered seating under pergolas, with denser, medium sized shrubs behind and low level planting in front, to ensure sea views are not interrupted.

#### Planting

Planting will include predominately hardy trees and shrubs suitable for an exposed maritime environment, with sensory herbaceous perennial planting around seating areas, which will encourage biodiversity. A number of semi-mature trees are proposed, located strategically where they will provide light screening for the apartments and soften the building from the street. A small number of existing trees are to be removed as shown on the Site Plan As existing, in order to accommodate the new vehicular access into the site.

*Residents Garden Plan (right)*



1. Garden walk
2. Terraced planters
3. Seating areas with sea views
4. Pergola to create vertical rhythm along street scene
5. New trees - *Sorbus Aria* (Whitebeam)
6. New trees - *Sorbus Acuparia* (Rowan)
7. Medium shrubs: *Hebe Rakaiensis*, *Caragana Arborescens* (Pea Tree), *Cytisus Scoparius* (Common Broom).
8. Ground cover shrubs: *Cotoneaster Skogholm*, *Calluna Vulgaris* / 'Darkness' & *Erica Carnea* 'Ruby Glow'
9. Entrance to Assisted Living Block

## Final Proposals

### Landscape

#### Amenity & Private Space

Private external amenity space is provided to all apartments. A key part of the design strategy from the outset was to ensure that the majority of these spaces would have a sea view.

Ground floor units on the Clarendon Road side will be provided with generous private terraces. The terraces will look out over the residents garden.

All upper floor units in both the Assisted Living and Retirement Living parts of the building will have a small private balcony space, large enough for a table and chairs. All balconies in an exposed position are 'inset' rather than 'projecting' to provide better shelter from the elements.

On the fourth and fifth floors of the AL and RL blocks respectively, apartments have larger roof terraces, some with sheltered areas.

The plans on the right show the location of private external spaces serving the apartments at typical levels.

In addition to the private terraces, the ground floor units will have a planted 'privacy strip' between the front of the building and the shared garden beyond, in the form of stepped raised planters, constructed in brick to match the main facades of the building. These will enhance privacy to ground floor windows.

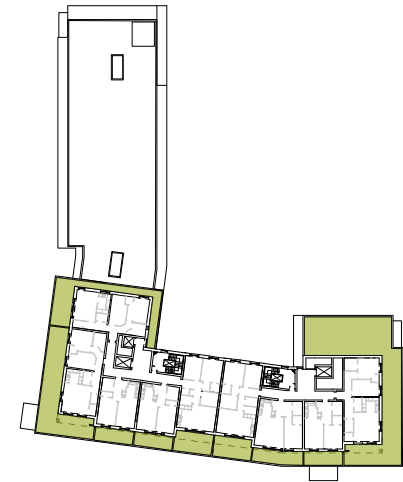
In addition to the private amenity space, all units will have access to the landscaped shared residents garden.



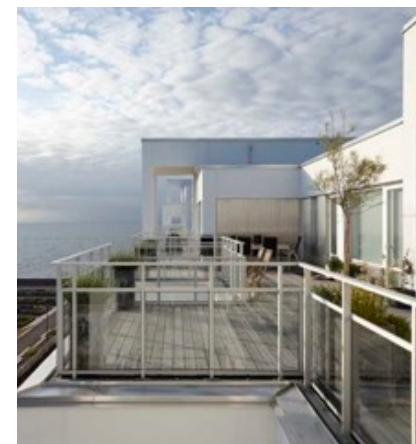
*Ground Floor - Garden Terraces*



*Upper Floors - Inset Balconies*



*Top Floors - Roof Terraces*



## Final Proposals

### Highways & Parking

The car parking provision for the site has been set to comply with McCarthy & Sone's parking standards. These are calculated to take into account both the location of the site close to local services and public transport, and the age profile of the residents. The proposals include parking for 49 cars. This represents a parking allocation of more than 1 space for each 2 bedroom RL apartment, 0.5 spaces for each 1 bed RL apartment and 0.33 spaces for each AL apartment. In practice these ratios allow for some visitor and staff parking.

Whilst this represents an 'under provision' in relation to parking ratios for standard apartments, it is considered appropriate for age specific housing.

Two disabled parking spaces are provided within the car park.

Additional Highways / parking issues:

- Vehicular access to the parking area will be from the North end of the site from Clarendon Road.
- Most of the parking area is behind the new building and screened from the road, so will not be directly visible from the public realm.
- A specialist transport assessment will accompany the planning application.
- A generous pedestrian footpath will be maintained around the site.
- Bicycle storage is provided to both Assisted Living and Retirement Living parts of the buildings. There is an additional covered cycle store accessed from Alhambra Road bringing the total provision to 20.
- There is generous provision for mobility scooter storage for both parts of the building.



Extract from Typical Floor Plan showing RL apartments

## Sustainability Statement

McCarthy and Stone takes a holistic approach to sustainability, considering not only environmental but also social and economic sustainability. This approach is taken in both corporate governance and strategy and in the design of its main product – private housing developments for the elderly.

The Client has been acknowledged by the WWF 1 as one of UK's top leading house builders who not only recognise the importance of sustainability issues, but have gone a long way to ensure that this is reflected in their governance, management resources, policies and operational performance.

Building construction and the use of buildings, especially their space heating, is one of the main contributors to CO2 emissions in the UK. Energy conservation, introduction of sustainable transport strategies and incorporation of energy efficient strategies can be one way to play a part in reaching CO2 emission reductions while reducing other adverse impacts on the environment.

### Site Location & Amenities

The site is situated close to the centre of Southsea with access to shops, local services and amenities. This proximity to the town helps to reduce dependance on private transport and creates an opportunity for social integration of future residents with the existing Southsea community. The proposed development will help to improve the town's social sustainability and its economy

### Transportation

The site is located within short walking distance of regional and national public transport, in the form of bus and train services. An on-site mobility scooter storage

and charging facility as well as cycle storage will be provided. The combined effect of these factors reduces the dependance on private transport, offering a benefit in terms of a reduction of CO2 emissions. A 'Green Transport Plan' will be prepared for future residents in order to inform them of local transport services and home delivery services.

### Land Use, Site Ecology, Bio-diversity and Landscaping

The landscape proposal has been developed in conjunction with an Arboriculturalist (refer to supporting documents). The position and size of the proposed building within the site in combination with a considered landscaping strategy ensures that a significant area of outdoor amenity space. Additional planting will enrich the environmental quality of the site and enhance the surroundings.

### Layout, Orientation & Form

The orientation of the proposed building maximises the potential for sunlight and sea views from the apartments. Some apartments are dual aspect, benefiting from high levels of daylight, natural ventilation and direct sunlight during parts of the day. Circulation spaces are economically planned to help reduce space heating and energy demands, maintenance costs and the use of building resources.

### Energy Efficient Measures

A significant number of energy efficiency measures will be included in the proposed development:

- Each habitable room within the apartments will be designed with independent thermal controls.
- Communal lighting will be linked to daylight and / or movement sensors.

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- All the spaces within each flat will be lit by low energy light fittings, including all external lighting.
- All habitable rooms will receive daylight reducing the internal lighting load.
- An air source heat pump will be used as a part of the building's heating and cooling strategy in order to lower the buildings overall energy use and dependency on fossil fuels for space heating.
- A Pulsacoil hot water heating system will be specified for each apartment. This system is material, maintenance and energy efficient, reduces standing heat losses and uses recycled copper piping.
- Thermal performance will be improved with Low-e solar control double-glazing with enhanced thermal insulation.
- All electrical appliances will be A-rated with the exception of the tumble dryers.
- Advice on white goods energy saving advice will be passed onto the homeowners in a handover pack.
- Dual flush 4-6 litre WCs will be specified in each apartment.
- Energy efficient hot water heating units will be located as close as possible to taps so as to minimise the amount of water (and therefore energy) wasted through running the hot tap before hot water is available.
- Shallow baths will reduce water consumption and taps incorporating restrictors will reduce flow rates. Low flow showers will be used in bathrooms and en-suites.
- Thermal insulation and ventilation will be designed into the building envelope using a specification to achieve a good SAP rating in compliance with Part L of the Buildings Regulations. Combined with a good standard of ventilation and air tightness, this will help to conserve the fuel used to power the building.



## Sustainability Statement - continued

### Materials

- Many of the materials to be used will be manufactured in the UK and supplied direct or through building merchants. These materials will be sourced locally where feasible.
- All timber to be used in the construction will be sourced from renewable sources with FSC certificates. Nearest-cut lengths will be specified for timber to minimise waste.

### Code for Sustainable Homes

Code for Sustainable Homes, A step-change in sustainable home building practice (2006) identifies a series of design categories against which a building's sustainable performance can be rated. Each of the categories listed below have been considered at this stage, and will be reinforced during the specification stage prior to construction to ensure that the proposed development achieves at least Code For Sustainable Homes Level 3.

- energy/CO2 •pollution •water •health and well-being
- materials •management •surface water run-off
- ecology •waste

### Lifetime Homes

Communal external and internal circulation as well as the plan organisation, circulation and bathroom layouts of each apartment have been developed using the principles of Lifetime Homes. With studwork partitions it will be possible to adapt the layout of an apartment to suit the changing needs of residents.

### Disability Access

The proposal is designed to allow for ease of access and movement for people with disabilities, (refer to the Access section of this report)

### Waste Management & Recycling

The proposed development will include communal refuse and recycling facilities within the building (refer to the Refuse section of this report).

McCarthy and Stone encourages suppliers to reduce surplus packaging for materials, fixtures and fittings and seek to minimise the number and effect of deliveries. Wherever feasible, natural raw materials and products will be used in the construction process. Any packaging such as MDF, wood or plastic wrapping will be reused to protect fragile building elements during the building process such as metallic sinks, porcelain products etc.

### Social Needs & Crime Prevention

The scheme has been designed to provide a secure environment for the residents and includes principles of 'Secured by Design' and 'Designing Out Crime'. This will be reinforced during the specification stage prior to construction.

### Sustainable Strategies and Practices to be used During Construction

A significant number of measures will be taken during construction to ensure the environmental, social and economic sustainability of the proposal:

- Pre-fabricated concrete products and, most probably, mortar silos, will be used to further reduce on site water use.

- Fuel use will be minimised during construction by arranging for mains power to be installed as soon as possible.
- McCarthy and Stone will issue Best Practice Guidelines to site staff on minimising and managing waste together with a system for assessing our waste contractors to emphasise environmental issues as well as regulatory, performance and cost aspects.
- McCarthy and Stone aims to be a good neighbour during the construction process and have a Considerate Construction Policy. This involves minimising noise at unsociable hours and a constant focus on site presentation.
- The site manager, banksman and the contracts manager for McCarthy and Stone will be in liaison with the neighbours to ensure that any issues during the construction phase are addressed.
- Site operatives will be given a health and safety induction before starting construction on site and most of McCarthy and Stone's site operatives have gone through the health and safety course to obtain their CSCS cards
- McCarthy and Stone has a Health and Safety Policy that ensures that issues are addressed on a regular basis at all levels, and have signed up to The Home Builders Federation (HBF) newly established Health & Safety Charter which promotes industry wide improvement. Health and Safety issues are on the agenda at all Board meetings.
- To promote greater management accountability and year on year improvement in health and safety performance a system of internal fines has been introduced on all of McCarthy and Stone construction sites.
- The emphasis on local sourcing of effective contractors and sub-contractors who can deliver their services to the construction site on time.

## Access Statement

### Access to the Development

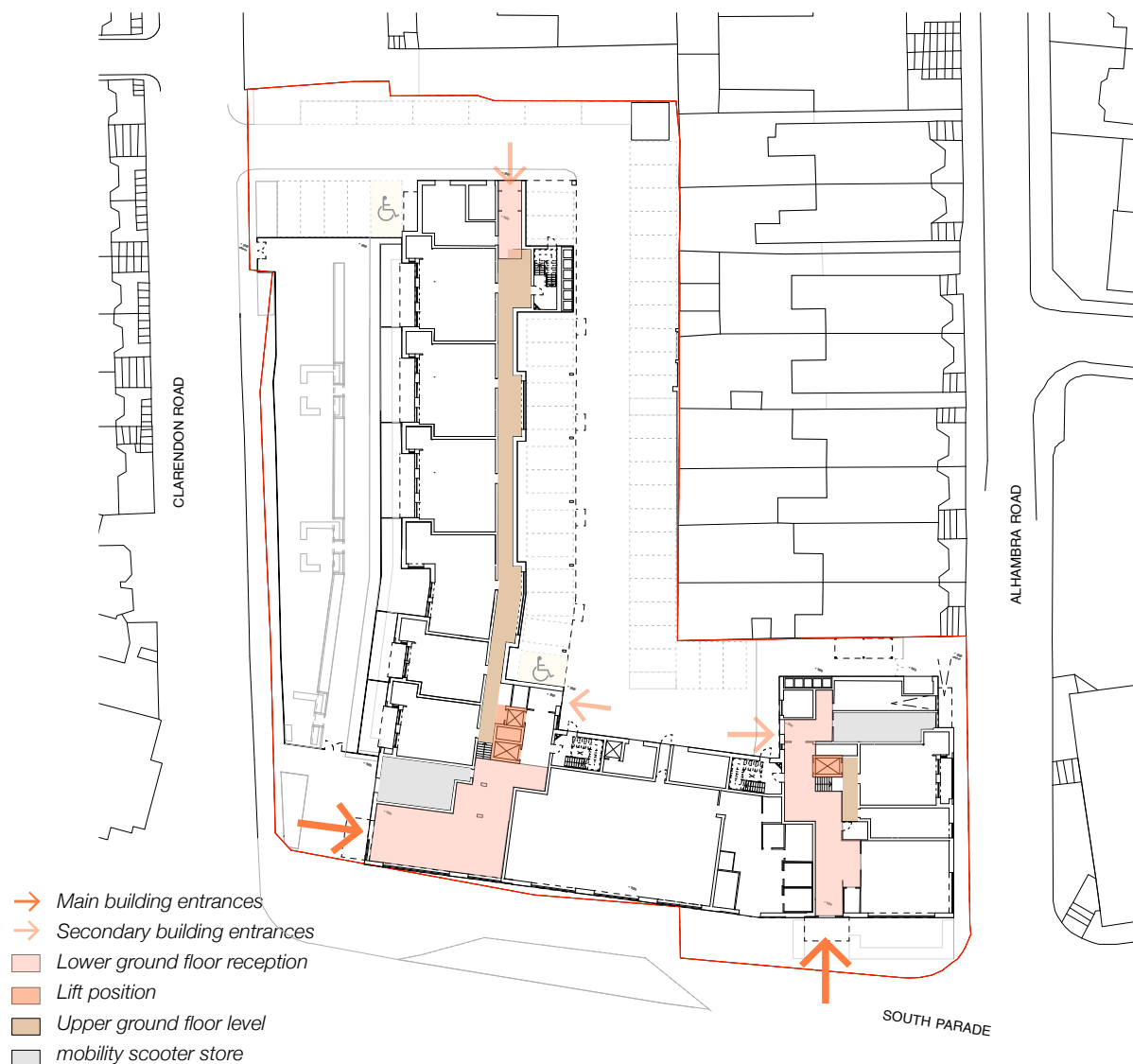
This site, within close proximity to all the amenities of Southsea and bus links into the centre of Portsmouth, is particularly suited to this age group and considered sustainable for its intended use.

Vehicular access onto the site is from Clarendon Road and two large parking spaces will be provided.

Mobility scooters will be used by some of the occupants on this development. A dedicated internal mobility scooter store with charging points is provided for both the Assisted Living and Retirement Living blocks with access onto Clarendon Road and Alhambra Road respectively. New bicycle stores are also proposed.

The new building is entered from level or very gently sloping pathways at strategic points. Main entrances are from South Parade via a generous reception area with a communal stair / lift with flush thresholds to all doors. Secondary entrances are provided from the rear car park, with an additional entrance into the Assisted Living Block at the North end of the building.

The raised upper ground floor level is fully accessible by lift along with all other floors of the building.



Site Plan showing Ground Floor



## Access Statement

### Access within the Building

Excellent accessibility is a priority within McCarthy & Stone's apartment buildings. Throughout the new building care has been taken to ensure that it is fully 'wheelchair friendly' and designed to Lifetime Homes standards.

Both the communal circulation spaces, amenity spaces and the apartment interiors have been designed to be wheelchair accessible. All shared corridors are a minimum of 1.55m wide and wheelchair turning spaces with a diameter greater than 1.5m are provided outside lifts.

All units are fully accessible by lift without any need to use stairs. Where a small level change is required on the fourth floor, a 1:20 ramp that fully adheres to Part M of the Building Regulations is provided.

Within dwellings all accommodation is located on a single floor. Door widths (including side nibs) are compliant, and there is adequate circulation space within living spaces, kitchens and the master bedrooms for a wheelchair user, as well as wheelchair turning space in the hallways. There is also an accessible bathroom or shower room within every apartment - two bedroom units have additional accessible facilities.

All units have private balconies or terraces. These are accessed via a level threshold from the main living spaces.



Extract from Typical Floor Plan showing RL apartments

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### Refuse & Recycling Strategy

#### Refuse & Recycling Storage

There are two main refuse & recycling points for the building. The refuse room for the AL apartments is located to the North West corner of the building near the entrance to the car parking area. The RL refuse room is on the North East corner of the building accessed from Alhambra Road. A small refuse store for the AL kitchen waste is located adjacent to the RL refuse room.

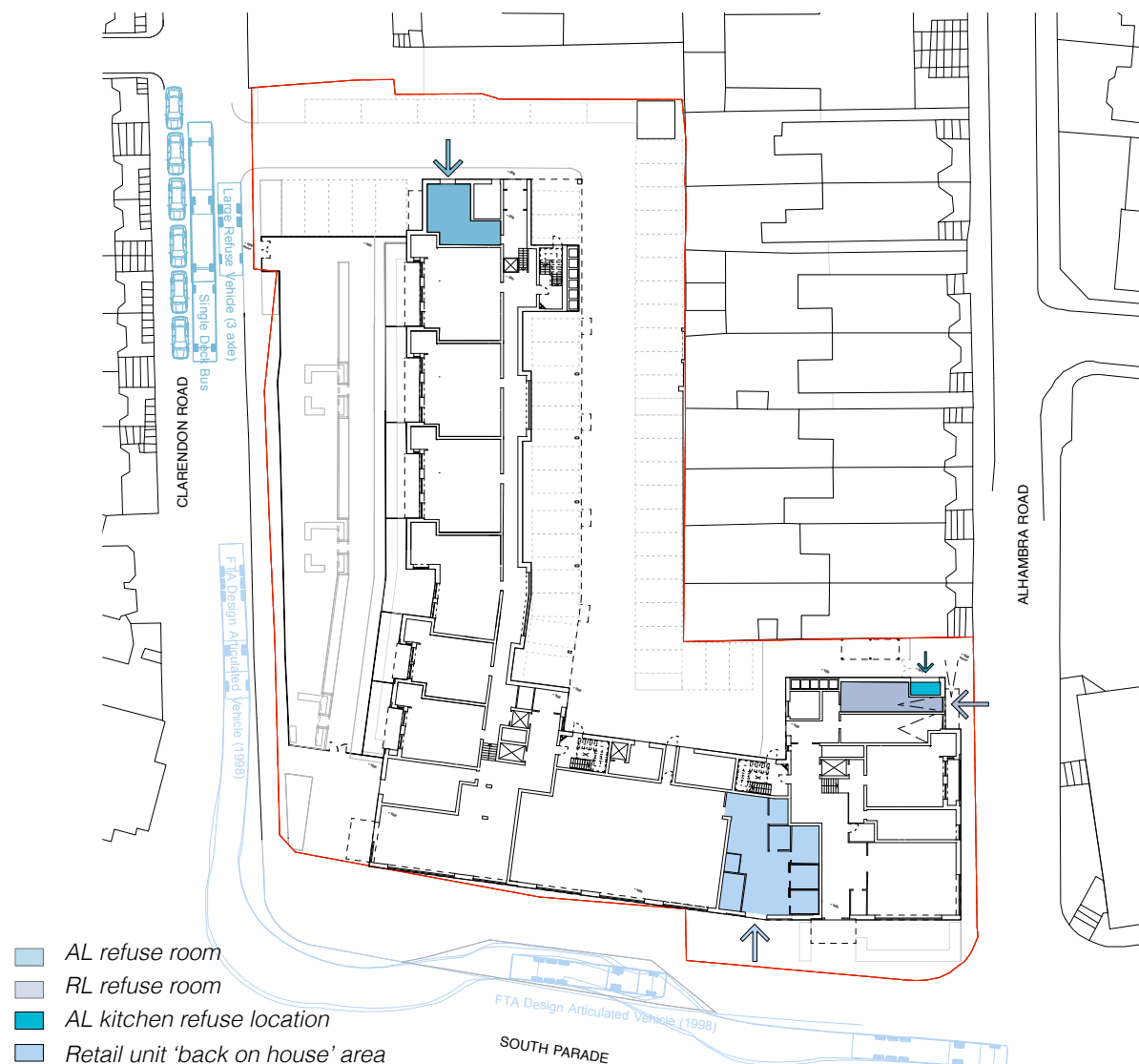
We have calculated the requirement for refuse and recycling storage based on McCarthy & Stone's guidelines, providing a minimum of 1 no. 1280 litre Eurobin for every 10 apartments plus additional recycling storage.

#### Refuse Collection

The transport consultants have sought advice from Portsmouth City Council over refuse collection arrangements for the site. The particular location of the refuse stores means that no large refuse vehicles are required to enter the site. On Clarendon Road we are proposing some minor improvements to the road width close to site access to accommodate stationary refuse vehicles and passing traffic. Arrangements for the collection point on Alhambra Road are as existing for the residents of this street.

#### Retail unit

Deliveries to the retail outlet 'back of house' area will be from South Parade. Articulated vehicles can park on a new shared surface designed for both pedestrians and motor vehicles. The retail outlet will operate a zero waste collection policy. This means that all waste is kept on site, sorted according to type and then sent back to the depot with delivery lorries.



Site Plan showing Ground Floor

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### Natural Surveillance & Security

#### Secure by Design

The strategy to enhance security through design involves both passive means, such as natural surveillance, as well as access control. With both the retail unit, main entrances and reception areas on South Parade, this active frontage will significantly reduce the security risk.

Access onto the site is controlled by gates on the Alhambra Road side, while the shared garden adjacent to Clarendon Road is also gated and acts as a buffer to the residential accommodation.

Access into the building is limited to its occupants and staff, with key cards required on all entrances. Staff will monitor the two main front entrances and there is a 24 hour management presence to the Assisted Living Block.

The residential accommodation to the ground floor is raised up above street level, with stepped planting, to increase the feeling of security for these units. All apartment windows and doors are lockable from the inside.



Site Plan showing Ground Floor