

3.7 Proposed elevations



GA - Proposed North Elevation
1:100



GA - Proposed West Elevation
1:100

3.7 Proposed elevations - materials

The proposed material palette is designed to compliment the context of the conservation area and the adjacent buildings.

Predominantly the outer face of the building is formed by a red brick skin of a mixed stock. First floor level and plinth is formed from artificial stone, which also forms feature banding and some window surrounds. The top storey is clad in a hanging tile. The balconies are steel frame with safety glass.



3.8 Landscaping

The proposed amenity space around the building has been designed to be integral to the overall scheme and sympathetic to the area as a whole. The proposed design will provide a high standard of amenity for the intended occupants providing an attractive and pleasant outlook for the benefit of residents. The scheme will be managed by an appointed specialist company that will be responsible for ensuring that the grounds and landscape areas are maintained in a satisfactory manner.

This site is not untypical to others that McCarthy & Stone have successfully developed. The requirements for privacy of those using shared amenity spaces have to be balanced against its passive role of providing an attractive outlook from apartments. As such, the landscaping will be designed to provide screening and enclosure to private spaces, and interest, colour and variety for the shared spaces. External low level lighting will be strategically placed to allow visibility and security within the pedestrian areas.

The main pathway and entrance from the car park will be clear to users through both landscape and the building design with an entrance feature making the primary access point evident. There is a seating area accessed directly from the homeowners lounge within a hedge lined terrace that has been created to enhance the setting of the lounge with its proximity to the roadway. All soft landscape areas will be planted/ turfed and maintained to a high standard for the benefit of the occupants and surrounding properties.

Please refer to separate landscape drawings for further information.



3.9 Form and massing

Different treatment to upper floor to reduce feeling of height of the building

Artificial stone introduces variation and order into the scheme

Mixed brick stock creates texture and warmth

Gap between retained building and the new building to provide breathing space for historic structure

Use of artificial stone for entrance feature to enhance/ signal main entrance in relation to the existing building

Existing 1860's building retained and repaired



Existing 1860's building
retained and repaired

Building set back to provide breather
space in foreground before Church Fields

Juliet balconies provide light and
ventilation without overbearing/
overlooking

Existing trees on site
retained



3.10 Access to the building

The development site is considered very sustainable for its intended use due to a good location in relation to public transport and amenities.

Site Accessibility

Access into the development for vehicles is from the existing access road along Berneslai Close. Once into the site, there are 31 proposed parking spaces which includes two disabled spaces as close as possible to main entrance. Refuse vehicles can use the access road and turning head that has been designed into the car park layout which gives direct access to the bin store located at ground floor level.

Car ownership levels amongst the elderly are relatively low, and due to the proximity to the village centre and transport links, the number of trips generated by car owners will be similarly low. In addition the management company on the site will encourage residents to give up car usage and actively promote the use of public transport. The number of spaces provided suits the usage demands of this type of development on from McCarthy & Stones previous experience and knowledge of demand on other schemes of this nature they have developed.

Pedestrians are able to enter the site at the same point as above, the main entrance into the building itself is clearly visible to visitors through the use of a natural stone entrance block. Once at the main entrance to the building, the thresholds will be flush, allowing level access to all parts of the building. There is also a scooter store provided with level access which will accommodate around 7 No scooters at lower ground floor level. This leads onto the access

road and up to Berneslai Close.

On the ground floor, as part of a weekly management regime, the refuse room will be serviced. The refuse room is provided within the building to avoid elderly occupants having to carry rubbish externally.

Building Accessibility

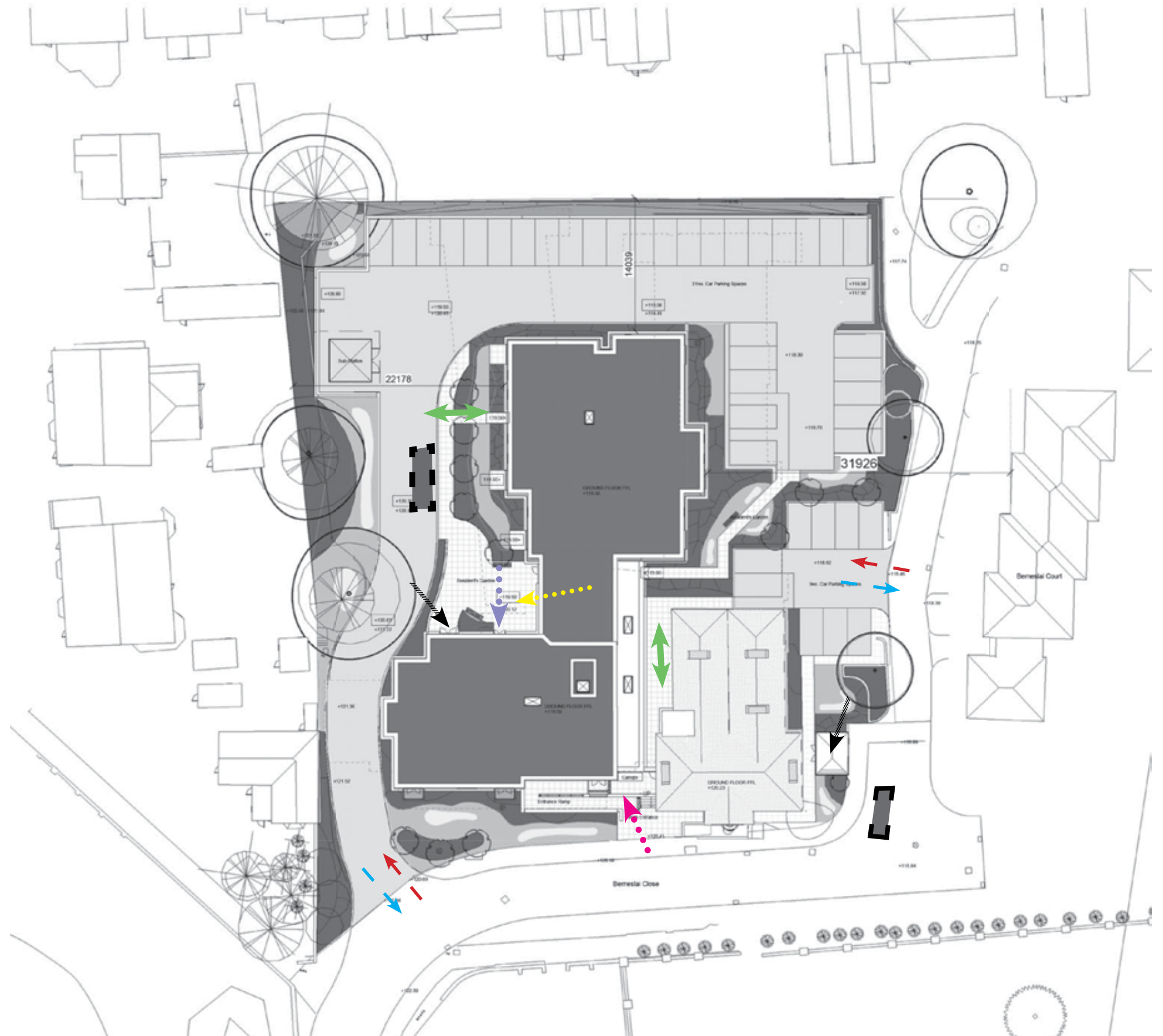
Access from the car park areas will be via dropped kerbs and level thresholds to allow easy access without movement being impaired, all in line with the Building Regulations Part 'M' guidance.

It is a functional requirement of Category 2 type Retirement Living housing that access within the building should be achievable without the need for steps. As such, level floors will be provided throughout the development. In this particular instance, access within the development is provided to all floor levels by way of a Part 'M' compliant lift and therefore there is no need for any resident or visitor to use the staircases. Nevertheless, these will be designed to suit the needs of 'ambulant disabled' people in accordance with the same guidance.

Corridors will be of suitable width for wheelchair users and the Apartments will have door widths sufficient to allow access by wheelchairs. All internal communal areas for use by residents of the apartments are located on the ground floor, and are within a short walking distance of the lift and entrances to ensure ease of access and use for the residents and visitors alike.

3.11 Movement to and from the site

-  Vehicular access to the site
-  Vehicular access from the site
-  Primary pedestrian access to ground floor main entrance
-  Scooter store access and pedestrian shopper entrance access to lower ground floor
-  Refuse pedestrian access
-  Refuse collection vehicle wait point
-  Fire escape point
-  Access to landscape terrace/ gardens



3.12 Retained building



The proposal is to convert the retained building into eleven one and two bed apartments. These dovetail into the existing building without needing substantial alteration to the existing structure.

The existing plans, demolition plans and proposed plans detail these changes.



4.0 Sustainability

McCarthy & Stone take 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, plus in the design of its product – private Retirement Living housing developments for the elderly.

Sustainability Reputation

In light of the increasing urgency to address climate change, the depletion of nonrenewable fossil fuels and material resources, the Client set up a ‘Sustainability Committee’. This was first established in 2001 and has a remit to look beyond the pure environmental issues, and a responsibility to integrate holistic sustainable strategies into the business decision-making. This has now become the ‘Research and Development Committee’.

The committee is continuously reviewing and strengthening the company’s sustainability performance and credibility through strong corporate governance and the incorporation of sustainable strategies in company policies.

The Client recognises the need to reduce the carbon footprint of its buildings in line with national and local policies. In this case the proposal will produce at least 10% of its energy usage from Renewable Energy sources.

The Client’s corporate governance policies and strategy are disclosed on its website. The policies on this website are complemented by the company’s Corporate Social Responsibility (CSR) report which details the company’s social, economic and

environmental sustainability.

Below are some of the policies on the websites:

1. <http://www.wwf.org.uk/f lelibrary/pdf/bts.pdf>
2. http://www.mccarthyandstone.co.uk/planning_andenvironment/environment_policy.asp
3. <http://www.hemscott.com/internet/custom/mcty/2/csr.htm>

Sustainability Strategy for the proposed development

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, the introduction of sustainable transport strategies and the incorporation of energy efficient strategies can be one way to play a part in reaching targets set for CO² emission reductions set in the Kyoto agreement, while reducing other adverse impacts on the environment. This project aims to comply with these protocols in the following ways:-

Sustainability and Land Procurement

The company selects sites which, by the very nature of their location, encourage social inclusion and cohesion, social mobility and the participation of the future residents of a potential development in the local community.

Site Location and Amenities

The proximity of this site to amenities helps to reduce dependence on the private car, thereby reducing pollution. This proximity will also help to encourage social inclusion and enable participation of

future residents of the proposal within the wider community.

Transportation

The site is located within a short walking distance of public transport, with bus stops in very close proximity.

Development Density and Diversity

The incorporation of a retirement living housing scheme within a wider residential development presents an opportunity to improve the density in accordance with PPS3. The aim of the guidance in PPS3 with regards to density is to reduce pressure on the development of Greenfield land, thereby conserving natural ecology and habitats – a sustainable strategy.

Socio-Economic Impact

The location and the nature of the proposed development will add to the range of housing choices and benefit the local economy. The ORB report ‘A Better Life for Private Sheltered Housing and Independent Living for Older People’ clearly identifies that there is a general shortage of this kind of development and the demographics seem to indicate that this shortage will increase unless provision is stepped up.

Site Ecology, Bio Diversity and Landscaping

The proposed landscape strategy plan aims to reinforce the existing landscape quality and bio-diversity both on and off site to the benefit of residents and passers-by.

Energy Efficiency

Each separate habitable room within an apartment will be designed with independent thermal controls as standard. Communal lighting will be linked to daylight and/or movement sensors.

The majority of the spaces in each flat will be lit by low energy light fittings, especially the frequently used areas plus the internal corridor.

The main areas to be fitted with low energy light fittings will include:- hallways, kitchens and bathrooms in individual apartments 100% of all communal areas in the developments – corridors, resident's lounge, communal kitchen, main entrance lobby and stairwells – in line with current Building Regulations

External lighting

Providing natural daylight to the majority of the proposed kitchens will in turn reduce the internal lighting load within individual flats. This is not always the case with flatted developments.

Heating, ventilation and white goods

The Pulsar Coil hot water heating system will be specified for each apartment. This system is material, maintenance and energy efficient.

It also reduces standing and transitional heat losses and uses recycled copper piping. Good thermal performance will be achieved further by the use of low-e solar control double-glazing with enhanced thermal insulation.

All electrical appliances will be A-rated with the exception of the tumble dryers, as a financially feasible rated model has not yet been found. Advice on these white goods will be passed onto the homeowners as part of a handover pack issued on occupation. An energy advice leaflet, specially designed by the Client, will also be given to the future residents of the scheme.

Thermal insulation and ventilation will be provided to the building envelope using the standard specification in order to achieve a good EPC 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.

Social Needs

A handover pack will be provided for the future residents, providing information about their new home including the Green Transport Plan and advice on the energy efficient appliances installed in their homes, as well as addresses and telephone numbers for essential local services, clubs and organisations.

The proposed scheme has been designed to include principles of 'Secured by Design' (MET initiative) and 'Designing Out Crime'. This will be reinforced during the specification stage prior to construction, as is the case with all new McCarthy & Stone developments.

Sustainable Practices and Strategies to be used in Construction

Environmental sustainability

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

The Client will issue Best Practice Guidelines to site staff on

minimising and managing waste together with a system for assessing waste contractors to emphasise environmental issues, as well as regulatory, performance and cost aspects. In addition, the Client 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 re-used to protect fragile building elements during the building process such as metallic sinks and porcelain products.

Social sustainability

The Client 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. Site operatives will be given a health and safety induction before starting construction on site.

The Client has a Health and Safety Policy which 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 McCarthy & Stone board meetings.

To promote greater management accountability and year-on-year improvement in health and safety performance, a system of internal incentives / penalties have been introduced on all of McCarthy & Stone construction sites.

5.0 Community Safety

The concept of designing a Development to Safe & Secure standards, is to provide an enhanced security perimeter, with greater emphasis on the external shell of the building. This should encourage people with criminal intentions to stay away from the Development, so that our owners are able to enjoy their surroundings in peace and safety, free from the fear of crime.

Main Entrance Door

Shall be manufactured with enhanced security in mind. All glazing to be toughened glass to Part N critical zones. All beading shall be internal, pinned and glued. The door should be supplied with matching hardwood frame and any matching side-lights shall be to the same standard as the main door and frame.

Doors and frames shall be designed and manufactured with full regard to DDA requirements.

Locking mechanism shall consist of a lock, certified to BS3621, or BS EN 1303 grade 3. The cylinder mechanism shall be IO pin high security euro cylinder with a patented master key system. New keys will only be available from the patent holder, or their agents. In certain developments, an electronic tag may be used for authorised access in lieu of a key and euro cylinder combination. Access will also be authorised from the owners apparent electronically, via the door control system. Exit through the main entrance door will be via thumb turn control. A heavy duty door closer shall be fitted, to maintain the door in the closed position when not being used.

Where there is a need for automatic opening doors, they shall be manufactured from powder coated aluminium, to a security

standard equal to, or above the standard of wooden doors. Access will normally be via an electronic tag, or via the owners apartment, electronically.

CCTV allowing visual and audio identification shall be linked to an access control system, allowing enter phone and door release from within owners flats, or by the House Manager.

Other external exit doors

Often referred to as “shoppers Doors”, shall be to the same security standard as the main entrance door, but will not include any remote access facility.

Communal windows & Doors

There are some communal areas, such as the residents lounge, where window & Door contacts connected to the alarm panel may not be appropriate. In these circumstances an open alert alarm may be fitted, which may be overridden by key operation controlled by the House Manager.

Windows

Ground floor windows, or those windows that would be deemed easily accessible from the ground floor, shall be manufactured to enhanced security standard BS 7950 for UPVC windows. The equivalent standard for timber is BS644, or BWF Timber window accreditation scheme. All glazing to be toughened glass to Part N critical zones, toughened to the outer pane in all other areas. All glazing beads shall be internal. All windows are considered potential fire escape windows, therefore restrictors will only be used for top hung kitchen windows. Contacts shall be fitted to each

opening light, connected to the apparent alarm panel where the window is on the ground floor, or easily accessible externally.

Flat Entrance Doors

Shall be of solid construction to an enhanced security standard and comply with 30 minute fire rating. The door should be fitted with a door viewer at a height of 1,350mm, to facilitate final security prior to door opening. Locking mechanism shall consist of a lock, certified to BS3621, or BS EN 1303 grade 3. Anti drill devices are not required. The cylinder mechanism shall be 10 pin high security euro cylinder with a patented master key system. An appropriate boxed keep shall be used within the door jam. Entrance may only be via the patented security key, though exit may be via a thumb turn mechanism. The door should be fitted with a letter plate which is fire rated, fitted with a fire “collar” and fixed at least 400mm from the lock mechanism. The door will be closed by a Perko, or similar approved door closing device.

Extra Flat security

All external opening windows and doors to the ground floor and those areas easily accessible by external means, will be fitted with intruder alarm contacts, which are connected to the intruder alarm within each flat. The alarm panel will be connected to the master intruder alarm panel to facilitate action, should the owner be absent from the premises. It should be noted that PIR’s are not considered a suitable substitute for door and window contacts, as they may set off a false alarm if the owner moves around the apartment during the night, when the alarm is set.

Fire exit doors.

Fire exit doors

Shall be to the same manufacturing standard as the main entrance door, but with no external access. Exit shall be via an approved panic latch. There will be an electrical connection between the fire door and the fire panel, to provide an audio and visual “open alert” alarm, if the fire door is open. All glazing to be toughened glass to Part N critical zones, toughened to the outer pane in all other areas.

Refuse room doors

The internal refuse room door from the development into the refuse area shall be to the same standard as other exit doors. The external refuse room doors shall be a pair of 30 minute fire rated framed ledged and braced doors, with monkey tail bolts to one leaf and the locking mechanism shall consist of a lock, certified to BS3621, or BS EN 1303 grade 3. The cylinder mechanism shall be 10 pin high security euro cylinder with a patented master key system. No other form of door, such as louvred, are acceptable. The lock shall have the facility to change the combination, if required to maintain security.

Patio Doors

Patio doors shall be to the enhanced security standard BS7950 and fitted with a multipoint deadlocking system, comprising hook bolts and/or shoot bolts. Internal ironmongery shall include operating handle and lock cylinder which shall be to the same standard as the main entrance door. No external means of securing or opening to be provided to prevent residents using them as a means of access/egress on ground floors. All glazing to be toughened glass to Part N critical zones, toughened to the outer pane in all other areas. Hinges shall incorporate an anti-lift security device. All glazing

beads shall be internal. Contacts shall be fitted to each opening light, connected to the apartment alarm panel.

French Doors

French doors shall be to the enhanced security standard BS7950 and fitted with a multi-point deadlocking system, comprising hook bolts and/or shoot bolts. The fixed leaf will be secured by a bolt mechanism. Internal ironmongery shall include operating handle and lock cylinder, which shall be to the same standard as the main entrance door. No external means of securing or opening to be provided to prevent residents using them as a means of access/egress on ground floors. Hinges shall incorporate an anti-lift security device. All glazing to be toughened glass to Part N critical zones, toughened to the outer pane in all other areas. All glazing beads shall be internal. Contacts shall be fitted to each opening light, connected to the apartment alarm panel.

External security lighting

Lighting should be designed to illuminate external doors and vulnerable areas, such as the car park and landscaped areas. Control will be via a photo electric cell, or a time switch and lamps should be fitted with low energy lamps. Where lighting bollards are used within the car park, they should be a minimum of 1 metre away from the edge of the parking area to prevent damage when parking a vehicle. It is also good practice to position lighting to reduce glare, light pollution and deter vandalism. In certain circumstances a sensor controlled time limited light may be fitted to illuminate car park areas. External Flood Lighting should not be fitted to the main build but be installed on posts or similar separated from the building. External lighting should not cause a nuisance to adjacent

flats.

Layout and access

The footprint of the building, vehicular and pedestrian access, should be designed in such a way to ensure visual openness. Careful consideration should be given to features such as change of road surface, or path materials, by colour or texture to create a psychological barrier between public access and legitimate access by owners and their visitors.

Boundaries

Boundaries to the front and side should show a clear demarcation between public and private areas. Walls, fences and planting should be kept low to maintain clear visibility. Side and rear boundaries are normally more vulnerable and require more defensive solutions. Walls and fences should be a minimum of 1.8 metres high, except where more open fencing would provide more effective surveillance. Fencing with the addition of trellis affixed may provide better visibility. Careful consideration should be given to planting thorny bushes and shrubs in more vulnerable areas. All planting should comply with MSL Standard Specifications Climbing Aids Special consideration should be used to design out anything that could assist with climbing to gain access to a property, such as boundary walls close to doors and windows, low flat roofs, balconies etc.

Car Parking

Car parking areas should be designed to provide maximum visibility from adjacent and overlooking flats. Lighting should be adequate to provide good visibility, as detailed in security lighting above.

Planting and Landscaping

The landscape design and planting arrangements should be considered integral with security and surveillance and to provide an attractive external environment.

Spiny or thorny plants should be considered for areas of potential risk, with broader leaved, lower growing plants to provide more natural surveillance. Care should be taken to avoid the creation of natural hiding places. Carefully selected trees and shrubs can be used to “green up” environments, providing horizontal and vertical interest, without adding to the crime risks, or the use for climbing.

All planting should comply with MSL Standard Specifications Seating and External Furniture. All seating, garden furniture, planters and pots should be sited with good visibility within the development. Where possible, they should be security marked and securely fixed to prevent! discourage theft.



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