

APPENDIX A Timeline

EDWINA MOUNTBATTEN HOUSE, ROMSEY - PROJECT TIMELINE

| Year | Month | Day | | |
|------|---------------|-----------|---|---|
| 2022 | July | 15 | - | Edwina Mountbatten House care home closes |
| | Oct' | | - | Ecus appointed Heritage Consultant |
| 2023 | Jan' | | - | Site purchased by Churchill Retirement Living |
| | Feb' | 02 | - | Pre-application submitted to TVBC |
| | March | 07 | - | Design Review Panel 1 |
| | March | 07 | - | Romsey Town Council Meeting 1 |
| | April | 18 | - | Preapplication Response |
| | May | 09-15 | - | Public Consultation Online |
| | June | 06 | - | Meeting with Case Officer |
| | June | 13 | - | Romsey Town Council Meeting 2 |
| | June | 27 | - | Planning Application Submitted |
| | July | 07 | - | Planning Application Validated |
| | Aug' | 01 | - | Design Review Panel 2 |
| | Sept' | 25 | - | Meeting/ walking tour of Romsey with Conservation Officer and Case Officer, plus Paul White and Rob Jackson |
| | Nov. | 23 | - | Revised Design Drawings Formally Submitted |
| 2024 | March | 04 | - | Meeting with Romsey & District Society |
| | March | 12 | - | Planning Application Refused at TVBC Committee |
| | March | 25 | - | Decision Issue Date |
| | April | 15 | - | Appeal Lodged |
| | April | | - | Stantec appointed to independently review design against Townscape analysis |
| | June | 20 | - | Case Management Conference |
| | August | 13 | - | Appeal Inquiry Commences |

APPENDIX B Preapplication February 2023

Proposed Retirement Living Apartments Pre-Application Statement



Edwina Mountbatten House,
Broadwater Road,
Romsey, SO51 8GH
January 2023



Contents

| | | | |
|----------|--|----|--|
| 1 | Introduction | | |
| 1.1 | Scope and Purpose | 4 | |
| 1.2 | Requirements of an Ageing Population | 5 | |
| 1.3 | Owner Occupied Retirement Living Typology | 6 | |
| 1.4 | Benefits of Homes for Retirement Living | 7 | |
| 1.5 | The Applicant – Who are Churchill Retirement Living? | 8 | |
| 1.6 | Applicant's Brief | 9 | |
| 1.7 | Development Features Examples | 10 | |
| 1.8 | Precedent Developments | 11 | |
| 2 | Contextual Analysis | | |
| 2.1 | Site Description | 13 | |
| 2.2 | Existing Care Home Building | 14 | |
| 2.3 | Existing Site Photographs | 15 | |
| 2.4 | Wider Context Photographs | 16 | |
| 2.5 | Local Architectural Detailing | 17 | |
| 2.6 | Historic Palmerston Street | 18 | |
| 2.7 | Romsey Conservation Area Appraisal | 19 | |
| 2.8 | Romsey Town Design Statement | 20 | |
| 2.9 | South of Romsey Town Centre Masterplan Overview | 21 | |
| 2.10 | South of Romsey Town Centre Masterplan Site Review | 22 | |
| 2.11 | Site Constraints | 23 | |
| 2.12 | Site Opportunities | 24 | |
| 3 | Planning | | |
| 3.1 | Planning Policy | 26 | |
| 4 | Proposed Design | | |
| 4.1 | Proposed Site Layout | 28 | |
| 4.2 | Proposed Ground Floor Plan | 29 | |
| 4.3 | Proposed Upper Floor Plan | 30 | |
| 4.4 | Proposed Elevations (Palmerston & Broadwater) | 31 | |
| 4.5 | Proposed Elevations (Bypass Road & Internals) | 32 | |
| 4.6 | Appearance and Materials | 33 | |
| 4.7 | Landscape and External Amenity | 34 | |
| 5 | Summary | | |
| 5.1 | Summary | 36 | |

1 INTRODUCTION

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

National Planning Policy Framework Paragraph 126

1 INTRODUCTION

1.1 Scope and Purpose

“The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities. This includes older people, both able-bodied and disabled.”

National Design Guide Paragraph 8

Proposal

Our proposal is for the comprehensive redevelopment of the vacant buildings and associated land that comprises Edwina Mountbatten House (The Site) with construction of a retirement housing development of circa. 46 flats with one and two bedroom apartments and associated communal facilities, vehicular access, car parking and landscaping.

Vision

Churchill Retirement Living's vision for the Site is to deliver a development that meets our customers' needs and the local need for retirement apartments whilst also contributing to the character of this part of Romsey, and making a positive contribution locally in terms of socio, economic and environmental benefits.

Our aim is to create a high quality development that embraces sustainable design, enhances the setting of the area and maintains the local vernacular.



Cover Image - courtesy of Google Maps

1 INTRODUCTION

1.2 Requirements of an Ageing Population

The fact that we are all living longer should be a cause for celebration, as more people are able to enjoy a long and fulfilling retirement. Current average life expectancy in the UK is 83 for women and 79 for men. In 1901 it was 49 and 45 respectively¹. The number of UK citizens expected to be 65 or over is projected to rise to 15 million by 2030².

We would all wish to live well as we live longer. We want to remain active, useful members of a community and retain as much control over our lives as possible.

However the vast majority of our housing stock is not built with the needs of older people in mind. There are still far too few suitable new homes being delivered, and many older people are living in homes which are unable to meet their changing needs.

It is estimated that there will be a shortfall of 400,000 purpose-built homes for older people by 2035³.

With insufficient supply and choice most people remain in their existing unsuitable homes for too long, often struggling with maintenance, upkeep and loneliness. Building more specialist homes to meet their needs works better for them but also frees housing stock for younger people; building more retirement homes benefits all age groups.

For far too many people the decision to move home in later life is precipitated by a crisis in their existing home. This is the case despite strong evidence that those who are able to think pro-actively about the type of home that will meet their changing needs, and who move before they are too frail to play an active part in their new community, have better outcomes than those who move later.

Housing has a fundamental role to play in helping us live well for longer. Given that for most people mobility, sociability and income decrease in old age, it is not just about the home we occupy, but also about the place in which we live, who we live with and who we live close to. The right kind of housing can help people to stay healthy and support them to live independently for longer.



1. The King's Fund, 'Demography: Future Trends', part of the Time to Think Differently programme, 2018

2. Age UK, 'Older People as Volunteers Evidence Review', 2011

3. Ian Copeman and Jeremy Porteus, 'Housing Our Ageing Population: Learning from councils meeting the needs of our Ageing Population Local Government Association, 2017

1 INTRODUCTION

1.3 Owner Occupied Retirement Living Typology

"Well-designed places include a variety of homes to meet the needs of older people, including retirement villages, care homes, extra-care housing, sheltered housing, independent living and age-restricted general market housing. They are integrated into new settlements with good access to public transport and local facilities." National Design Guide Paragraph 117

'Homes for Retirement Living', means specially designed housing suitable for older people who want to maintain the independence and privacy that comes with having a home of their own but no longer want or need a family sized house. This proposal is for age-restricted one and two bedroom apartments designed to help people remain independent, safe, secure and sociable for as long as possible. In planning terms these are C3 (Dwellings) developments and not care homes, nursing homes, extra-care or other needs based accommodation. Owner's homes are their own and they can furnish and decorate as they wish.



Key differences to mainstream housing are:

- The provision of extensive communal areas where neighbours can socialise, host visitors and be part of a friendly, like-minded community. This is centred on the 'Owner's Lounge' which is the heart of the community and where owners often organise social events. There is usually a coffee or tea bar associated with the Owner's Lounge.
- The presence of a Lodge Manager to look out for people's welfare, be a point of call if help is needed, make sure the communal areas are well maintained and to be a reassuring, friendly presence. Lodge Managers also create the community; organising events and trips.
- A limited number of entrances, usually one, that is close to the Lodge Manager. This keeps the community secure and allows passive surveillance of the entrance area.

- A lift to all floors with level access throughout.
- Each apartment with its own front door giving privacy whenever desired.
- A guest room which can be booked by residents for visitors.
- A digital 'Careline' support system in all apartments for emergency support 24 hours a day, 365 days a year.
- Communal grounds with well landscaped external space available to all.
- Communal upkeep and maintenance including the exterior of the building landscaping.
- Reduced reliance on cars due to sustainable locations close to amenities.
- Buggy store.
- Communal areas amount to circa. 25% of the internal area.

1 INTRODUCTION

1.4 Benefits of Homes for Retirement Living

“Well-designed places include a variety of homes to meet the needs of older people, including retirement villages, care homes, extra-care housing, sheltered housing, independent living and age-restricted general market housing. They are integrated into new settlements with good access to public transport and local facilities.”

National Design Guide Paragraph 117

Older peoples housing produces a large number of significant Social, Economic and Environmental benefits.

Social

Retirement housing gives rise to many social benefits:

- Churchill Lodges offer significant opportunities to enable residents to be as independent as possible in a safe and warm environment.
- Retirement housing helps to reduce anxieties and worries experienced by many older people living in housing which does not best suit their needs by providing safety, security and reducing management and maintenance concerns.
- The Housing for Retirement Living Report (2019) shows that on a selection of well-being criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing into housing specifically designed for Retirement Living.



Our schemes free up family housing by older people looking to downsize - a typical 41 unit retirement development generates approx 92 moves in the chain



A development that maximises the use of previously developed land reducing pressure on greenfield sites

Economic

Retirement housing gives rise to many economic benefits:

- Each person living in a home for Retirement Living enjoys a reduced risk of health challenges, contributing fiscal savings to the NHS and social care services of approximately £3,500 per year (Homes for Retirement Living September 2019).
- With circa. 46 units proposed, at a ratio of 1.3 people per apartment, there will be around 60 occupants. At a saving of £3,500 each per year, this equates to a saving of £210,000 per year in local NHS and social care costs, in comparison to mainstream housing. This is a significant economic benefit.
- A recent report entitled Silver Saviours for the High Street (February 2021) found that retirement properties create more local economic value and more local jobs than any other type of residential development. For an average 45 unit retirement scheme, the residents generate £550,000 of spending a year, £347,000 of which is spent on the high street, directly contributing to keeping local shops open.
- An average retirement scheme will support the following new jobs:
 - 85 construction jobs
 - 87 Supply chain jobs
 - 4 Direct jobs (new commercial/community uses) and
 - 9 supported jobs (by increased expenditure in local area)



Our developments bring health and social care savings - each person living in a Home for Later Life saves the NHS & Social Services approx £3,500 per year

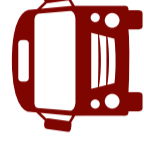


Economic and social benefits of older people using local shops, services and facilities. Our Owners shop locally, supporting businesses and communities

Environmental

The proposal provides a number of key environmental benefits by:

- Making more efficient use of land thereby reducing the need to use limited land resources for housing.
- Providing housing in close proximity to services and shops which can be easily accessed on foot thereby reducing the need for travel by means which consume energy and create emissions.
- Providing shared facilities for a large number of residents in a single building which makes more efficient use of material and energy resources.
- The proposal includes renewable technology through the use of solar panels to assist in the reduction of CO2 emissions.
- All areas of the building will be lit using low energy lighting and where applicable utilise daylight and movement sensor controls.



Due to its sustainable location, retirement living housing reduces the need to own a car. Owners often shop locally on foot or by public transport



Our developments allow for independent, secure living and provide companionship which helps to reduce isolation and loneliness

1 INTRODUCTION

1.5 The Applicant - Who are Churchill Retirement Living Ltd?

Churchill Retirement Living (CRL) is a privately-owned British Company, highly trusted and respected within the housing industry. CRL prides itself on building beautiful purpose-built one and two bedroom retirement apartments in desirable locations across the UK, for those looking for an active independent, safe and secure lifestyle. Our developments can be found in 23 counties throughout the UK.

The company has undertaken over 160 developments and sold over 5,000 units. Through a group company, Millstream Management Services Limited, CRL retain the operation, management, care and responsibility of every apartment of their completed developments.

“Our commitment to developing excellence and quality on every occasion rests in our continuing to provide the lifetime needs and communal services requirements of each of our 10,000+ resident home owners.”



Spencer & Clinton McCarthy

CRL is an award winning business having recently won a number of prestigious industry and wider business awards including;

- **The WhatHouse Awards. The only retirement housebuilder ever to have been awarded ‘Housebuilder of the Year’ and in 2019 were again named ‘Best Medium Housebuilder’**
- **The HBF Customer Satisfaction Survey. Churchill retain the top ‘5 star’ status having been recommended by more than 90% of our customers**
- **The Sunday Times 100 Best Companies to Work For. In 2019 Churchill achieved 2nd place in this prestigious business award and in 2020 we achieved 3rd place**

Summarised below are some of CRL's key statistics:

- **£208.6m revenues for year to June 2019**
- **£60.5m operating profit for year to June 2019**
- **170 developments built since 2003 with 6,184 units sold as at June 2022**
- **8,558 apartments under management**
- **Owned and contracted land bank of 3,913 plots at June 2022**
- **Seven regional offices around the country**

All land purchases and developments are funded from existing company resources and revolving credit facilities, and no external valuations or other external approvals are required for land acquisitions.



1 INTRODUCTION

1.6 Applicant's Brief

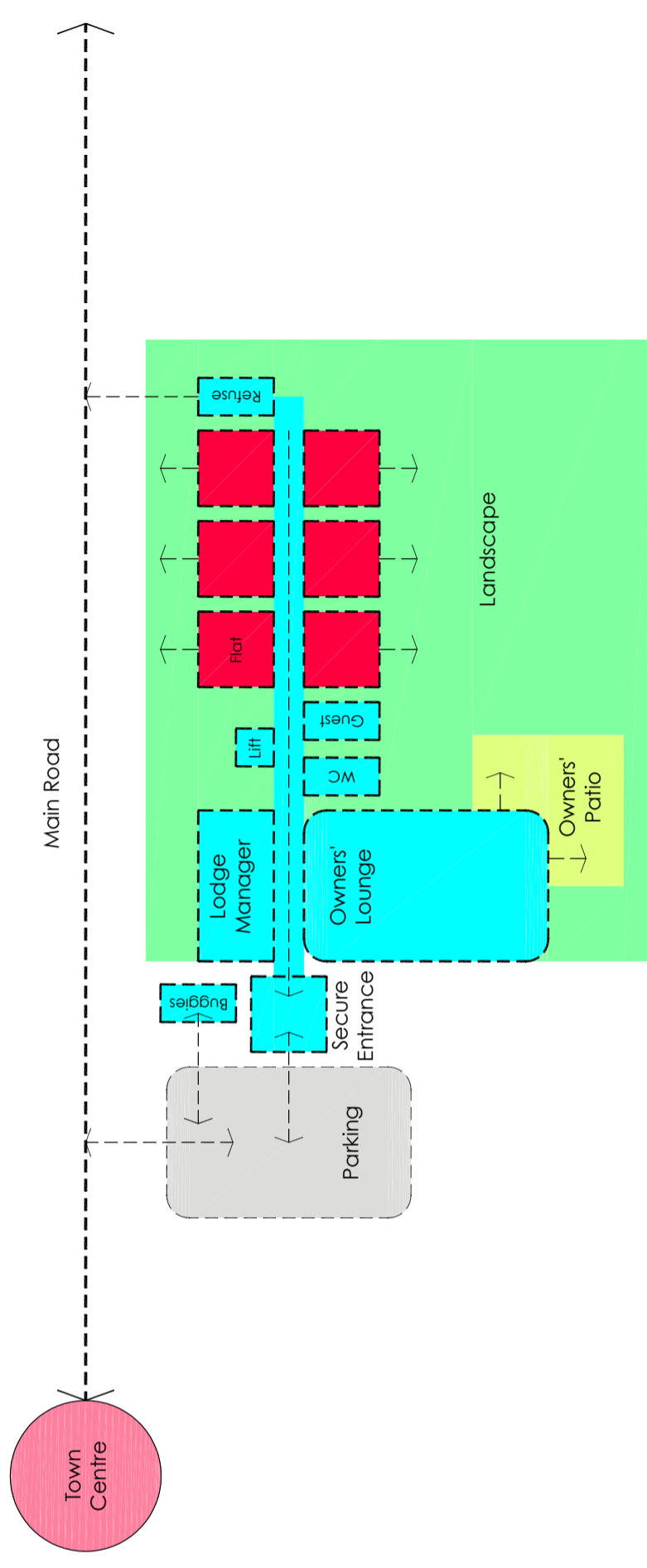
Site selection close to amenities and in an area with identified need is key in the first instance. The proposed location in Romsey fulfils this need.

Key client requirements for the architectural design are:

- A **single building**, allowing secure access to all communal facilities.
- **Apartment numbers** - a minimum of 25 apartments so that the shared service charge for future owners remains affordable.
- Internal **level access** throughout.
- Single **secure entrance** from the car park area to maintain passive security from the Lodge Manager over the parking area and ease of entrance for residents. There needs to be 'progressive privacy' from the public realm to one's apartment. A video link from the entrance intercom to owner's apartments allows owners to see who is requesting entry, responding to the particular need for safety and security for this demographic.
- Concierge **reception** (staffed by a Lodge Manager with their own office).
- **Owners Lounge** (communal), coffee bar.
- Accessible toilet.
- **Guest suite** (for use by friends and family).
- A central **lift** serving all floors.

- Apartments, double **aspect** where possible but single aspect typically due to the requirement for double loaded corridors necessitated by the need to optimise the development potential of sites and to ensure efficiencies in design and build costs. Churchill's experience shows that there is a wide variety of preferences from customers in terms of aspect, with some preferring sunny aspects and others shaded positions, some busy streets and others more private locations. Therefore a range of choice of aspect for apartments is desirable.
- Apartments with external doors to living spaces, with balconies where possible and external access at ground floor, typically providing a very '**active frontage**'.
- Landscaped communal **gardens** where visual amenity and biodiversity are more important than usable area. Large flat areas for recreational use are not required.

- **Waste** management store appropriately sized and located based on previous experience of operating these type of developments.
- **Parking** with an appropriate ratio of 1 space per 3 apartments, based on extensive experience of operating these type of developments, research and appeal decisions, as well as how accessible the site specific location is. This is because the sustainable location and average age of purchasers at 79 years old means a lower average car ownership requirement than mainstream housing.
- Provision for **mobility scooters** within a 'Buggy Store' at a ratio of 1 per 7 to 8 apartments.
- Low maintenance, long lasting **materials** and detailing which respond to the local context.



1 INTRODUCTION



Secure Main Entrance from Parking



Owners' Lounge



Owners' Patio



Concierge Reception Lodge Manager



Typical Guest Suite



Typical Coffee Bar

2 CONTEXTUAL ANALYSIS

2.1 Site Description

The Site, identified by the red boundary is Edwina Mountbatten House, a former Care Home. The site sits to the corner of Broadwater Road and Palmerston Street, and is set back from the A27.

The site lies to the south of the historic core of Romsey, and it lies outside Romsey Conservation Area, however the site is very much in the setting of the Conservation Area.

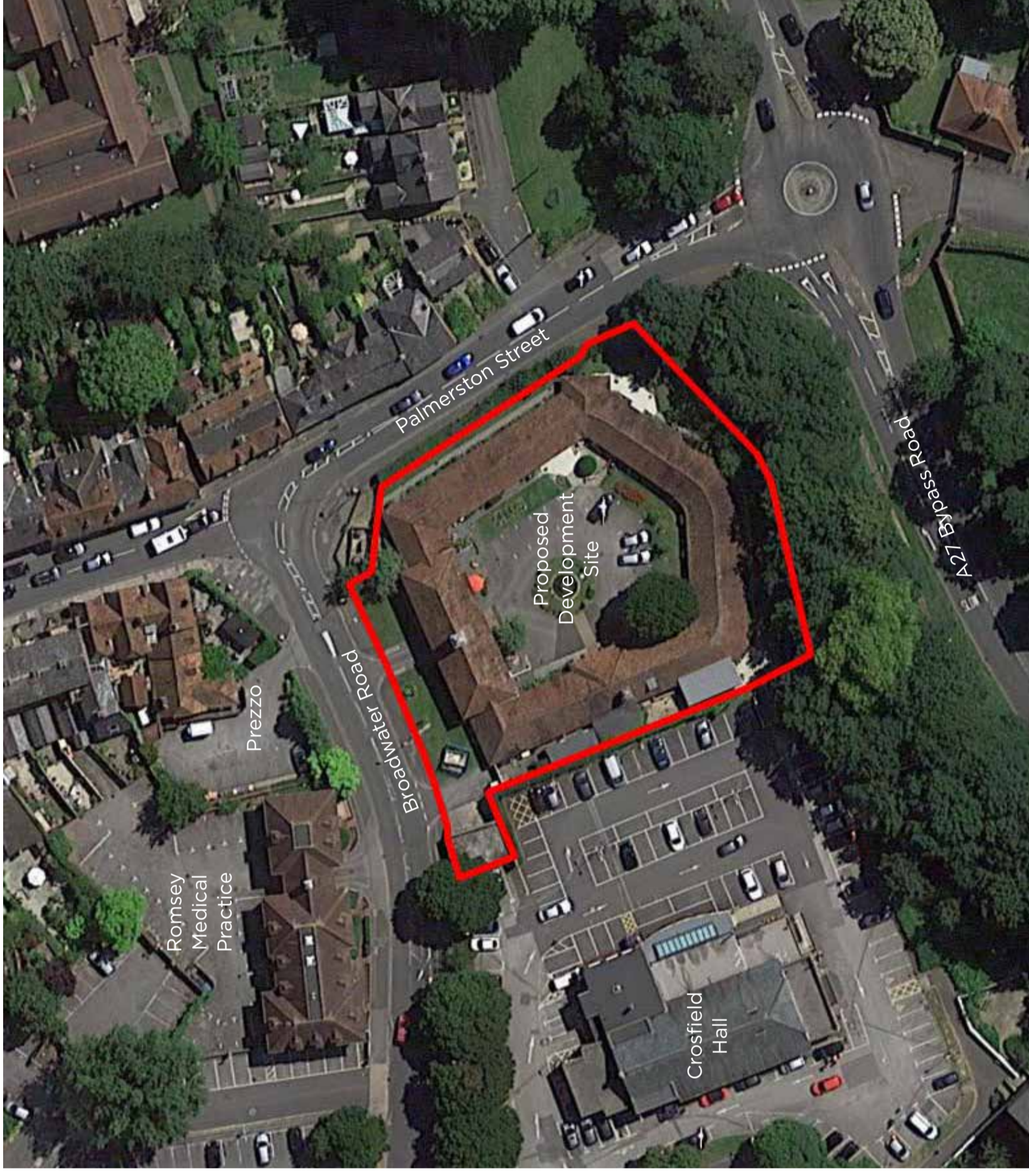
The site is bounded by Broadwater Road to the north, Palmerston Road to the east, a masonry wall separating the site with the car park to Crosfield Hall to the west, and trees and Tadburn Lake to the south adjacent to the A27.

The site is broadly square in shape and is approximately 0.305 hectares in area, measuring 60.5m north-south and 55m east-west. The site is generally flat with some soft landscaping to the northern and eastern boundaries, and the central courtyard.

The existing points of vehicular and pedestrian access are from Broadwater Road to the north boundary, as this is the only part of the site that enjoys a degree of level access. The site sits approximately 1.5m above the level of Palmerston Street and the A27.

The Care Home is a roughly square shaped building with a central courtyard. It is generally a single-storey brick building with punched openings and white uPVC windows, and a clay-tile pitched roof, with the exception of the northern elevation that is two-storeys tall. The courtyard is accessed from an undercroft in the northern elevation.

An open electricity sub-station lies outside of the site to the north-eastern corner of the site, and an existing single-storey garage lies with the site to the north-western corner of the site.



Aerial image of Site, courtesy of Google Earth (not to scale)

2 CONTEXTUAL ANALYSIS

2.2 Existing Care Home Building

The existing building has the following characteristics -

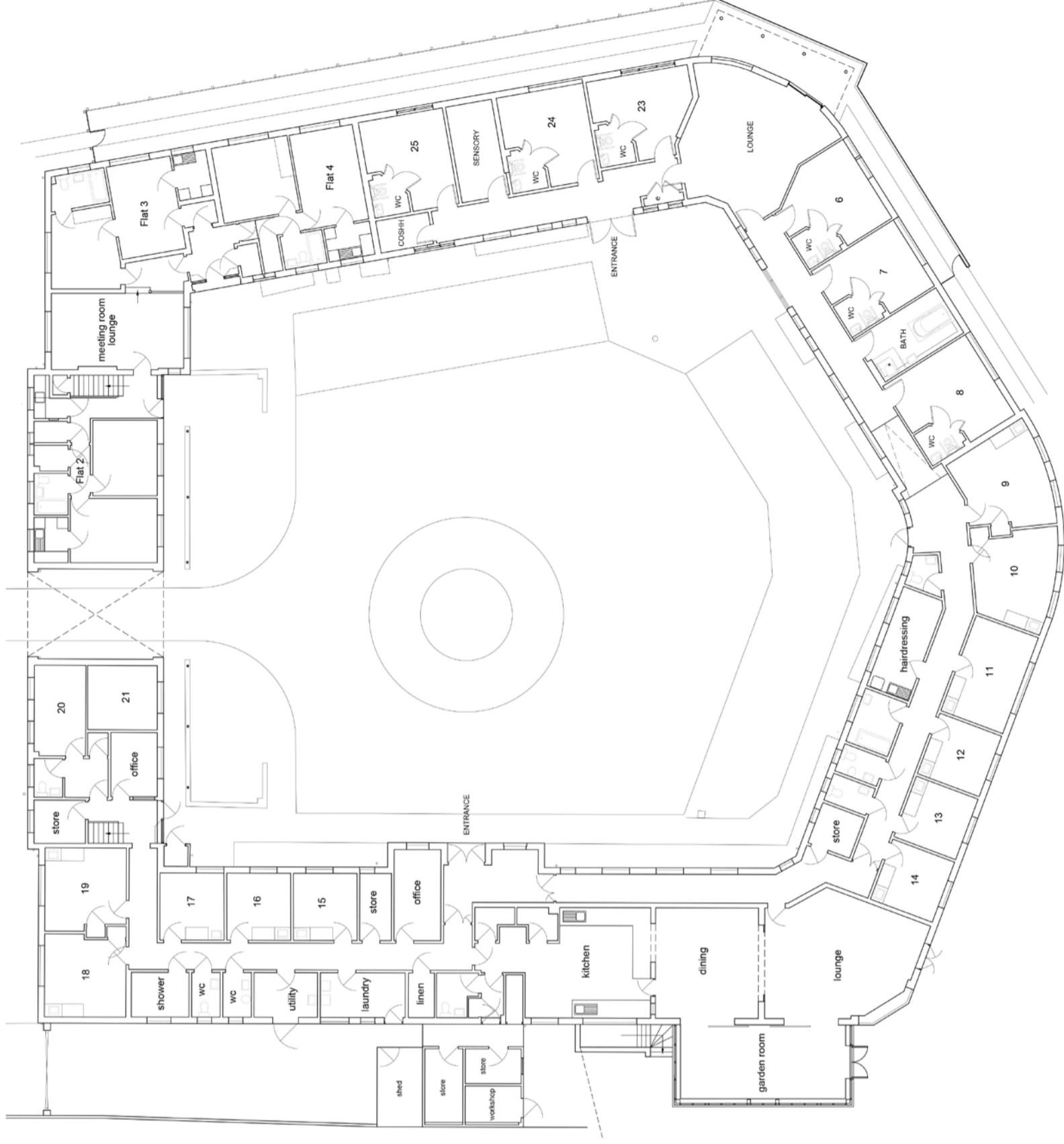
- Single-storey building, in an elevated position, with a limited amount of first floor accommodation to the northern elevation.
- Arranged around a courtyard with access from Broadwater Road to the north.
- Centrally located car parking; little sheltered amenity space.
- Cellular internal arrangement.
- Facing materials is predominately a reddish-brown brick.
- Clay hanging tiles to first-storey.
- Roof materials are predominantly red clay tile.
- Rainwater goods, eaves and fenestration are predominately white uPVC.

As a general point, the existing building sits squat on the site and addresses Broadwater Road rather than Palmerston Street. There is an architectural nod to the south-east corner that the plot faces the roundabout (through a hipped canopy), however this is a weak architectural device; a near anonymous indication of arrival into historic Romsey.

The layout and architectural treatment is incongruous to that of upper Palmerston Road. The proportions of the care home are in the horizontal orientation rather than the more vertical orientation of the immediate area.



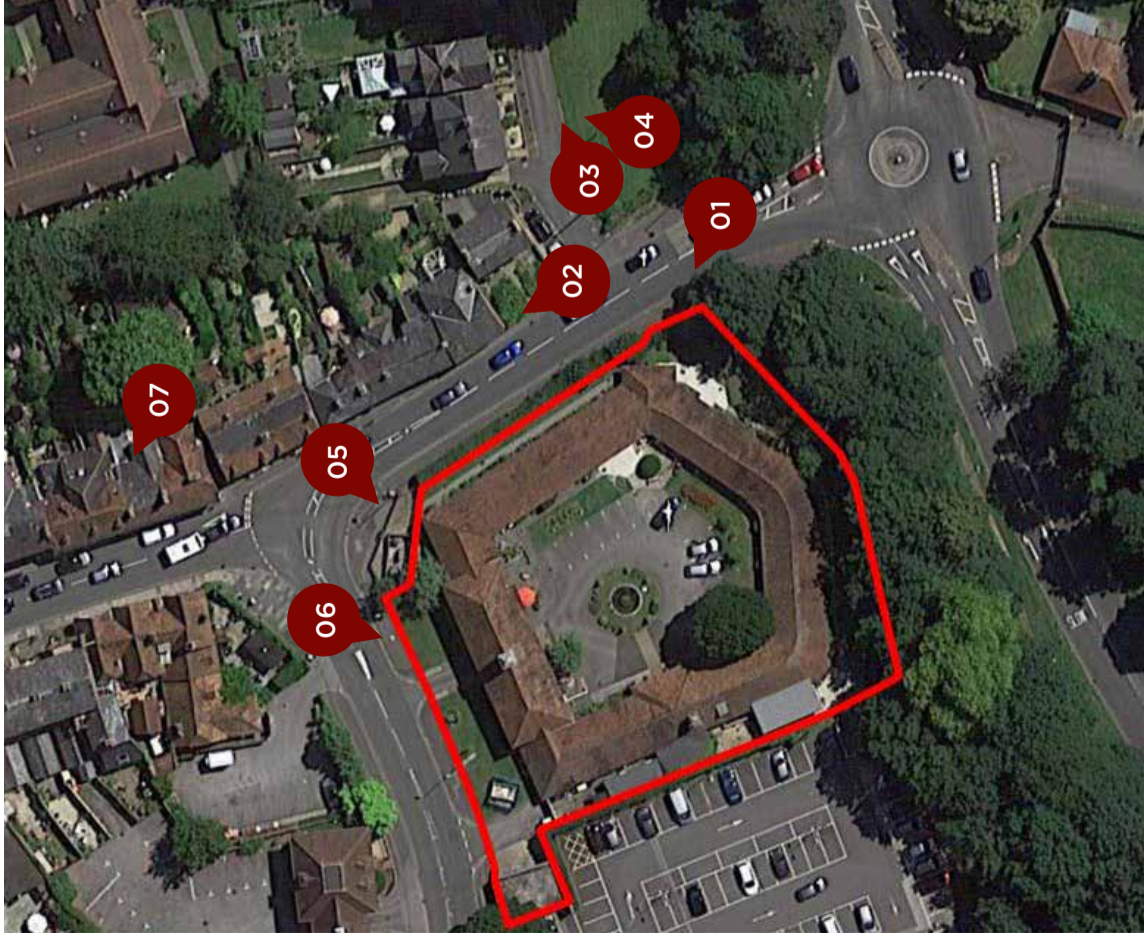
Existing Care Home northern elevation facing Broadwater Road



Existing Ground Floor Plan (not to scale)

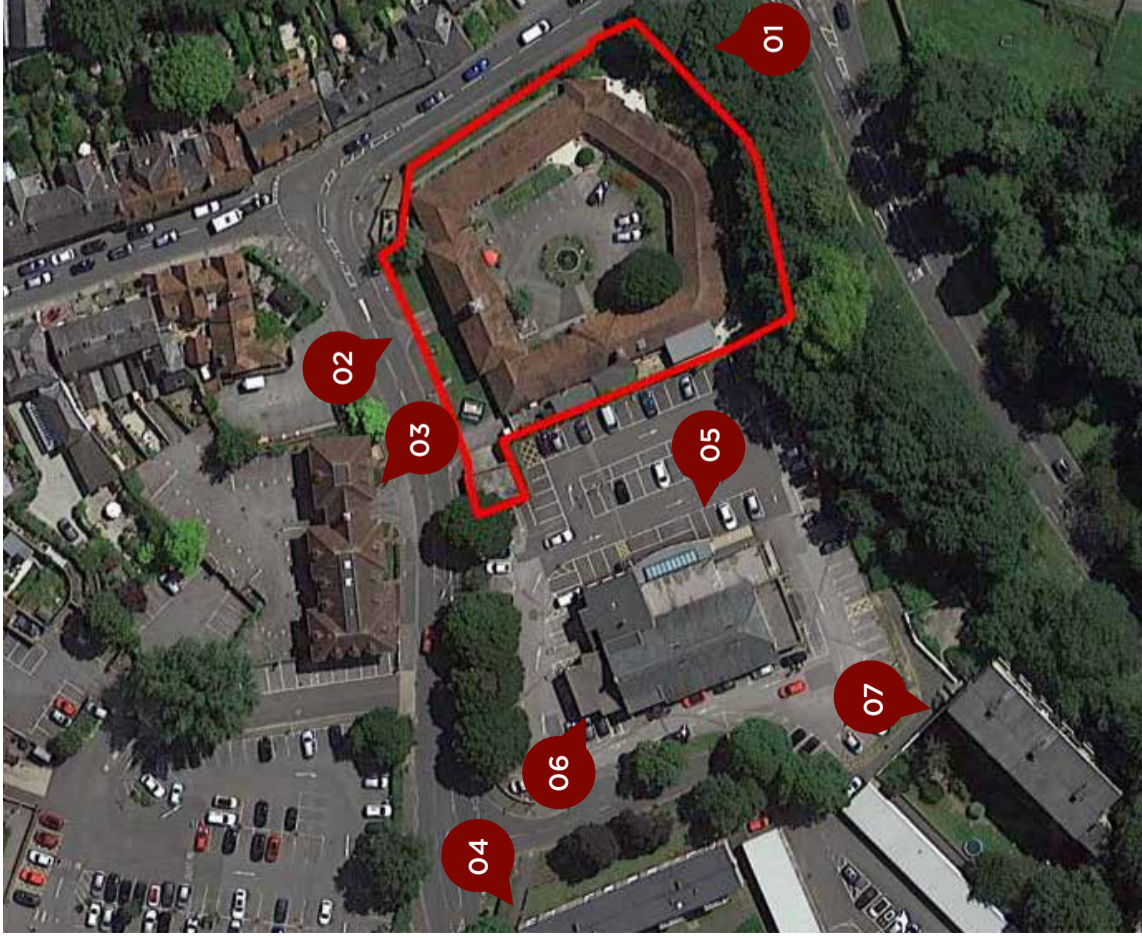
2 CONTEXTUAL ANALYSIS

2.3 Existing Site Photographs



2 CONTEXTUAL ANALYSIS

2.4 Wider Site Photographs



2 CONTEXTUAL ANALYSIS

2.5 Local Architectural Detailing



2 CONTEXTUAL ANALYSIS

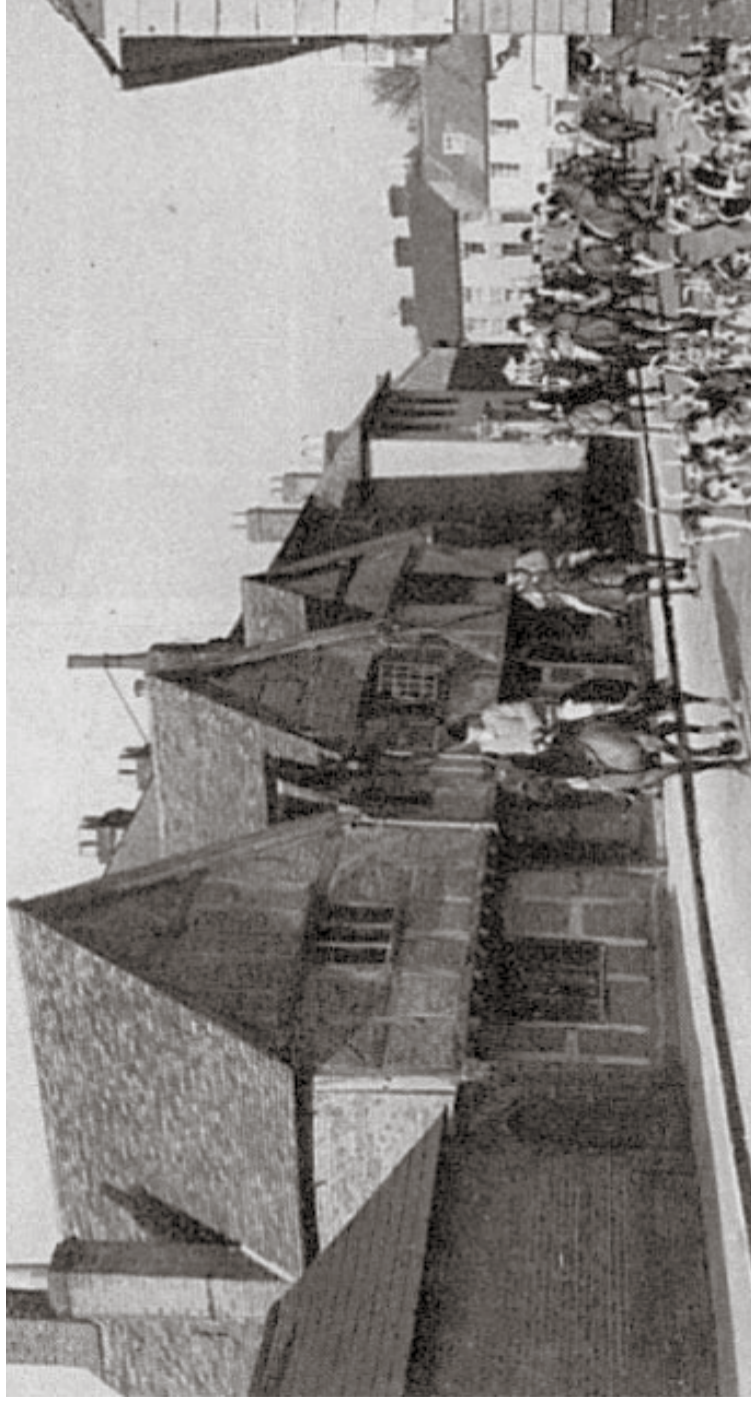
2.6 Historic Palmerston Street



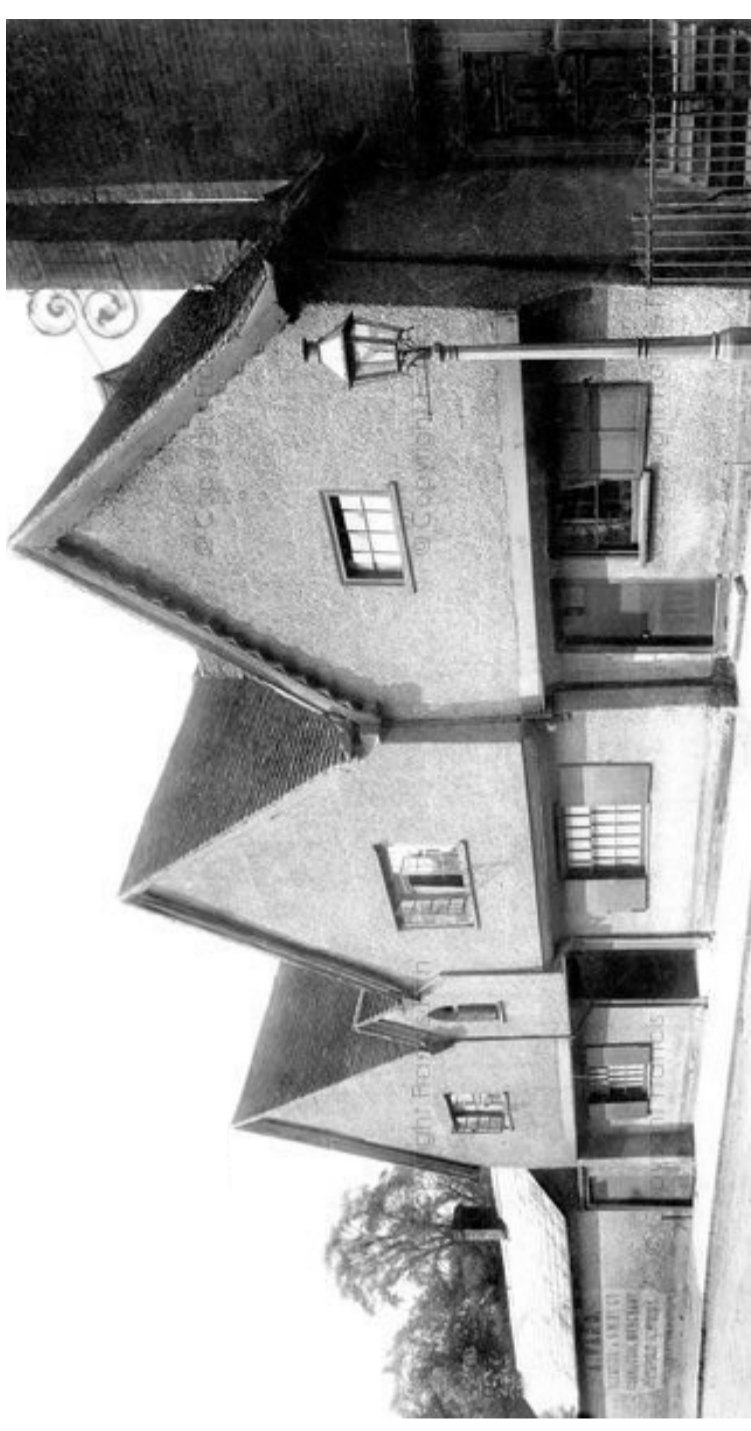
Aerial view of Palmerston Street and The Hundred c.1920



Corner of Palmerston Street and The Hundred c.1965



View looking north-west up Palmerston Street c.1880



View looking south-west towards corner of Palmerston Road and Broadwater Road, c.1900

2 CONTEXTUAL ANALYSIS

2.7 Romsey Conservation Area Appraisal

The Romsey Conservation Area Appraisal (December 2020) identifies ten areas of special architectural interest.

The Site (identified in red) lies adjacent to Area 3: Market Place and Historic Core, but more so Area 4: The Hundred and Palmerston Street.

The conservation area boundary (red line) does not include the Site (identified opposite in red), although it is understood that Test Valley Borough Council are currently reviewing the boundary to include the Site. There are a number of listed buildings adjacent to the site identified on the map opposite (identified in blue).

The Site is in the setting of the conservation area and the setting of the Grade II* Listed Broadland Park, and setting of listed buildings on Palmerston Street.

Area 3

Area 3 notes that plots follow their medieval burghage plot patterns, and the street pattern is very narrow; some plot amalgamation has taken place allowing a variety of frontage widths.

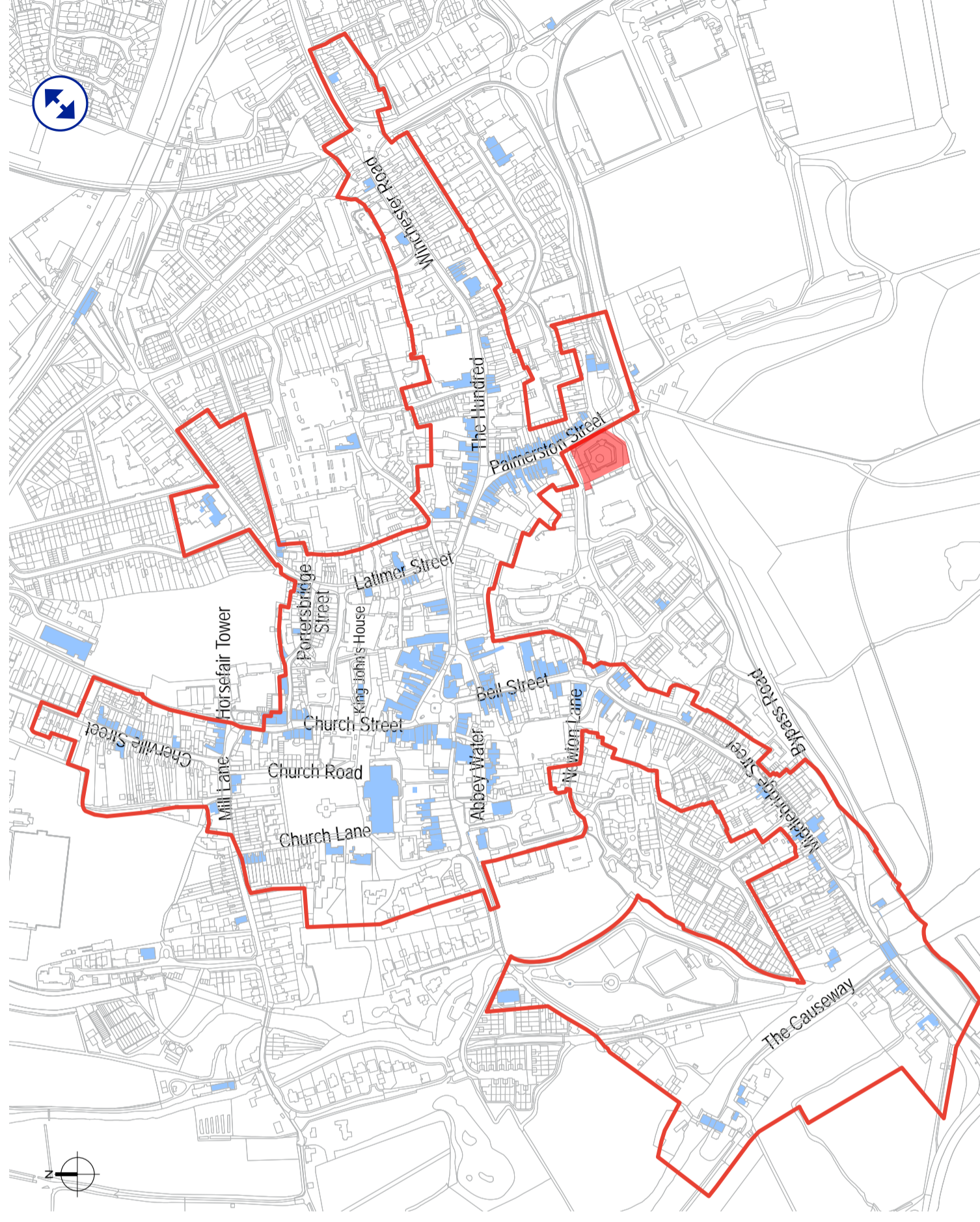
The general scale is two- to three storeys; the urban grain is very fine with few gaps between buildings. Buildings are generally red brick or are rendered or painted white. Decorative features, where present, are modest.

Area 4

Area 4 notes that street development occurred in a piecemeal fashion, and that consequently plot size varies. Until the Victorian period, significant gaps remained in the street frontage which were subsequently filled with terraced rows.

The general scale is two- to three storeys; there is a significant variation to plot width, roof form and height. Buildings are generally red brick or are rendered or painted white in pale tones. Decorative features, where present, are modest or have no applied decoration at all.

Boundary treatments are mixed; historic boundaries are brick or railings.



Plan 8 extracted from p.67 of Romsey Conservation Area Appraisal and Management Plan (December 2020)
Edwina Mountbatten House location identified just outside the Conservation Area in red

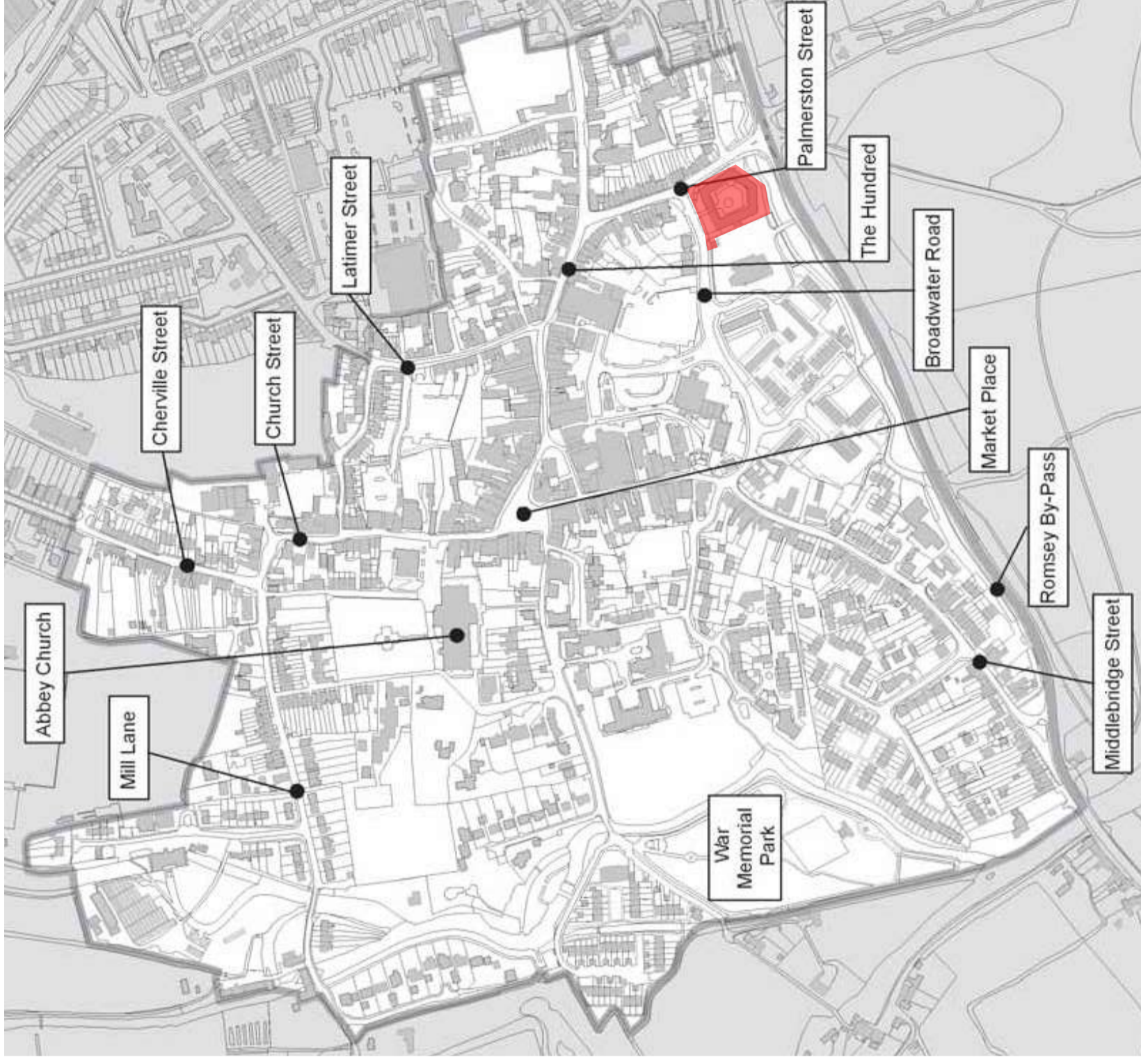
2 CONTEXTUAL ANALYSIS

2.8 Romsey Town Design Statement

The Romsey Town Design Statement (January 2008) shows The Site as being located in 'Area 8 Romsey Old Town' (map p.31 and p.14).

The Design Statement echoes the Conservation Area Appraisal in identifying the primary characteristics of this area as follows -

- Scale is typically two- to three- storeys.
- Balconies are not usual and there are examples.
- New buildings should be well-designed with interesting features and avoiding a 'plain block' appearance.
- Fenestration should have rhythm.
- The diversity of building styles, including details, should be retained.
- The unity of the groups of terraces should be retained.
- The predominant building material in Romsey is red brick.
- Many houses have small examples of brick decoration at the intersection of ground floor and first floor, or at the eaves.
- Tile hanging is common at first floor instead of brick.
- Most roofs are pitched with clay tile or slate.
- The provision of ornamental railings around new developments "...should be encouraged."



Plan of Area 8 extracted from p.31 of Romsey Town Design Statement (September 2020)
Edwina Mountbatten House location identified in red

2 CONTEXTUAL ANALYSIS

2.9 South of Romsey Town Centre Masterplan Overview

The South of Romsey Town Centre Masterplan Report (September 2020) identifies a strategic vision to transform the land to the south of Romsey town centre.

The study area encompasses The Site, Crosfield Hall, Aldi, Romsey Bus Station, Dukes Mill and flatted development owned by Aster Communities.

The proposals concentrate development to the north and east of The Site, however Edwina Mountbatten House is within it's 'sphere of influence'.

The photolog on pages 20-21 of the report (image 7) identifies The Site / corner of Palmerston Street and Broadwater Road as an example of an area where the townscape could be enhanced for residents and visitors.

Figure 4.1 on page 32 identifies the corner of Palmerston Street and Broadwater Road as a Gateway into this new transformed area.



Artist's Impression of the proposed Masterplan (page 7) (not to scale)

2 CONTEXTUAL ANALYSIS

2.10 South of Romsey Town Centre Masterplan Site Review

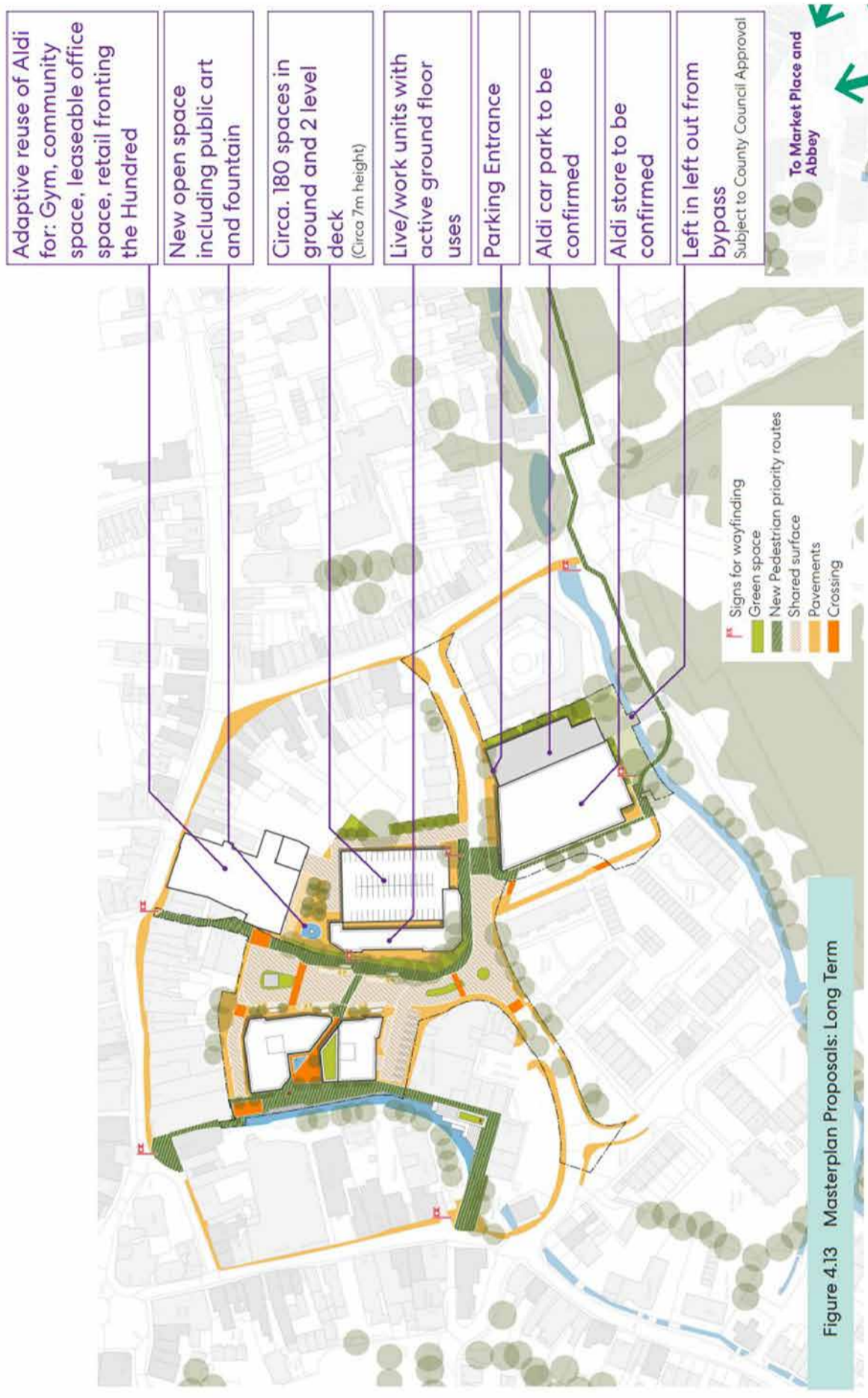
As part of the strategic vision, Crosfield Hall is identified in the South of Romsey Town Centre Masterplan Report as being a site for redevelopment in the medium and long-term futures.

Following a review into the most appropriate means to relocate the community facilities from Crosfield Hall to other areas, the medium term plan is to clear the site and establish a temporary two-storey car park, and an Aldi Supermarket to replace this in the longer term (right).

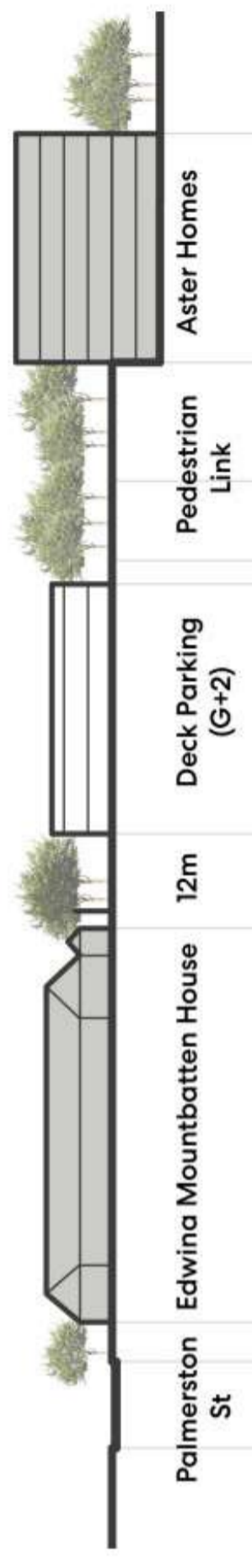
An alternative plan (p.60) could see the Aldi retained in it's current location and Crosfield Hall instead redeveloped for residential blocks (below).



Proposed alternative layout (p.60) (not to scale)



Proposed long term vision (p.50) (not to scale)



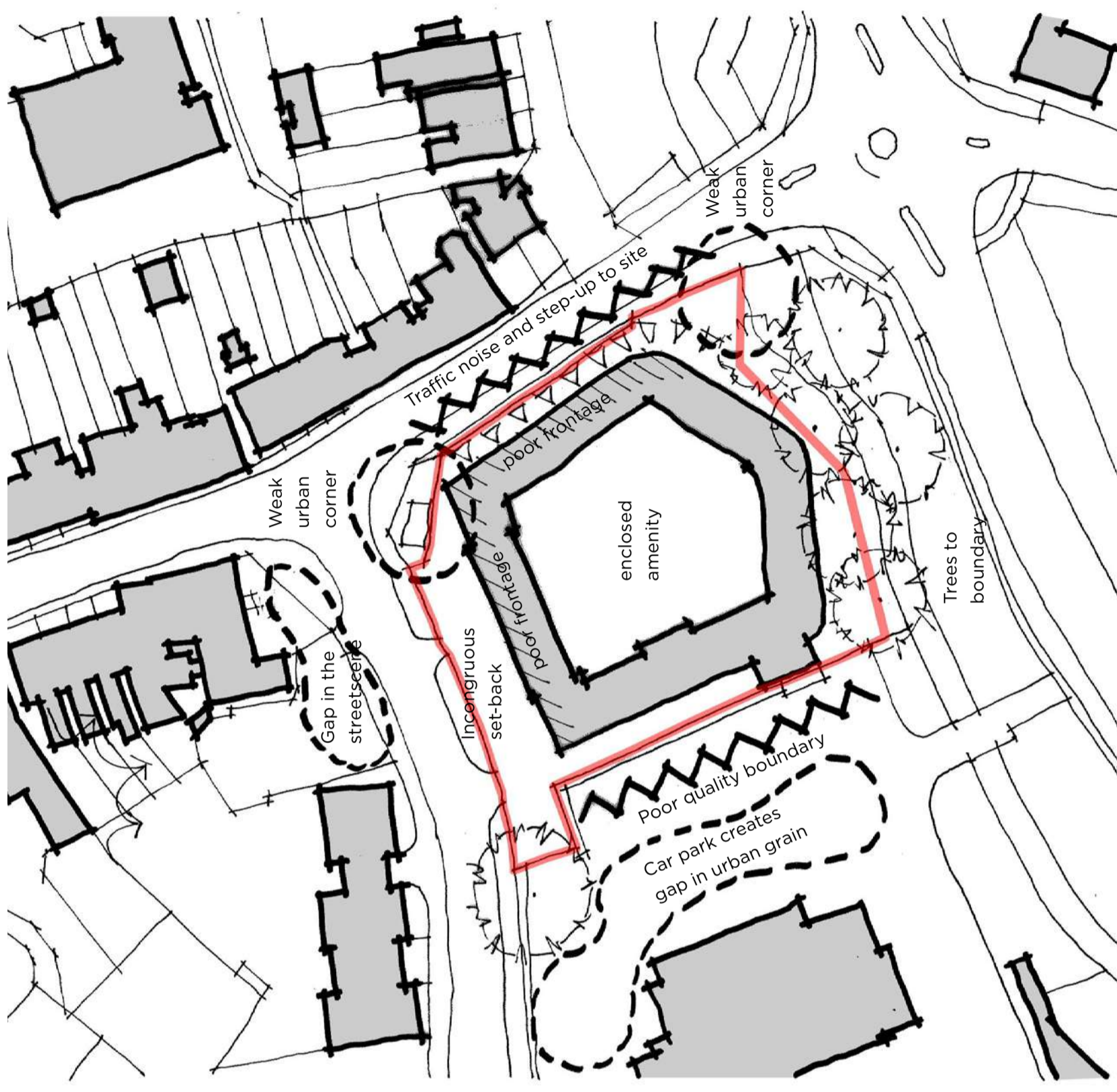
Indicative Section through site looking south, showing the temporary car park to Crosfield Hall (p.49) (not to scale)

2 CONTEXTUAL ANALYSIS

2.11 Site Constraints

The site has numerous constraints that affect the potential for a successful urban development, including but not restricted to the following -

- The site is mostly in Flood Risk Zone 2, with a small part in Flood Zone 3; potentially subject to periodic flood events.
- The existing building is predominately single-storey which is lower in height than the rest of the surrounding buildings.
- Existing building is of relatively low density compared to other development in the area.
- Building set back from road frontage to northern boundary, exacerbating the gap in the street scheme on the opposite site of the road.
- Elevational treatment of existing Care Home unsympathetic and incongruous to Palmerston Street and Broadwater Road frontages.
- As a courtyard development, the existing Care Home's urban form is incongruous to the urban pattern or grain to the area.
- Weakly-designed building corners fail to address the junctions surrounding the site.
- Disused building with unsympathetic elevations and massing.
- Traffic noise and exhaust pollution from Bridge Street.
- Levelled site restricts pedestrian or vehicular connectivity or permeability to northern boundary only.
- Trees to southern boundary.



Sketch illustrating the constraints that affect the site

2 CONTEXTUAL ANALYSIS

2.12 Site Opportunities

The clearance and removal of the existing structures creates numerous opportunities and potential for a successful urban development, including but not restricted to the following -

- Creation of a new urban gateway building that completes the streetscene.
- Creation of a strong, detailed, high-quality and architecturally sympathetic frontages to Palmerston Street and Broadwater Road.
- Front the proposals away from the poor quality western boundary.
- Utilise the principles of 'Gentle Densification' to increase the density and height of this disused site.
- Set forward the scheme to Broadwater Road to tighten up the existing urban grain.
- Create feature corners within the proposals to address and enhance the existing street corners.
- Creation of new vehicular permeability into the site.
- Creation of better quality amenity space.
- Creation of new private and public amenity spaces within the site.
- Creation of better quality active and passive surveillance to the general area.



Sketch illustrating the opportunities afforded to the site

3 PLANNING

“significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.....”

National Planning Policy Framework Paragraph 134

3 PLANNING

3.1 Planning Policy

The Romsey Local Plan (2016)

The Test Valley Local Plan was formally adopted by the Council in January 2016, providing a framework for Test Valley up to 2029. The relevant policies within the Local Plan in relation to the redevelopment to older persons housing on this proposal site are listed below -

- Policy SD1 (Presumption in Favour of Sustainable Development)
- Policy COM1 (Housing Provision 2011-2029)
- Policy COM2 (Settlement Hierarchy)
- Policy COM7 (Affordable Housing)
- Policy E1 (High Quality Development in the Borough)
- Policy E7 (Water Management)

The Local Plan also identifies there is an ageing population. It is noted to help support older people there will be an increased demand in sheltered, extra care housing and housing specifically designed to meet the needs of older people. The Council will consider proposals positively if they help meet the Council's Housing Strategy aims.

Housing Strategy 2020-2025

Theme 3 - Meeting the Challenge of an Ageing Population acknowledges the ageing population within the Test Valley Borough. The Council have identified the priority of developing a range of alternative housing options for older persons, actively encouraging downsizing to free up family homes.

In accordance with the above, the 2021 Census data also identifies that on Census Day there was a 29.5% increase in people aged 65 years and over in Test Valley. This is significantly higher than the UK average of 20.1%. Most notably, people falling within the age bracket of 70-74 years more than doubled between 2011-2021 (showing a 52% increase). Therefore, there is an acknowledged ageing population within Test Valley.

South of Romsey Town Centre Masterplan Report (2020)

The site also falls within the South of Romsey Town Centre: Masterplan Report (2020). The aim of the masterplan is to strategically regenerate Romsey Town Centre. Romsey Future also seeks to safeguard the town's future as a vibrant and thriving market town, interacting with its surrounding communities. Given these aims, it is considered the proposal of retirement living will positively contribute to this strategic Masterplan by way of enhancing the vitality and viability of the town centre.

The Redevelopment Principle

The development is considered to be in accordance with the adopted Test Valley Local Plan (2016), therefore the principle of residential development is this site is considered acceptable. The proposal will make efficient use of land in a sustainable location and will provide much needed 1 and 2 bed apartments, which in turn will help free up family housing elsewhere.



4 PROPOSED DESIGN

“Well-designed places and buildings are visually attractive and aim to delight their occupants and passers-by. They cater for a diverse range of residents and other users. All design approaches and architectural styles are visually attractive when designed well.”

National Design Guide Paragraph 54

4 PROPOSED DESIGN

4.1 Proposed Site Layout

The proposed layout consists of the following features -

- Vehicular and pedestrian access from existing servicing position at north-west corner of the site.
- Removal of the primary existing access to make better use of the site
- Building frontage to Broadwater Road set closer to allow better use of site and be more characteristic of streets in Romsey.
- Parking located to the south-west corner of the site, as frontage parking is uncharacteristic of the area.
- Centrally located amenity garden for the residents, accessed directly off the car park.
- Secure, monitored main entrance adjacent car park.
- Good separation distances to all boundaries.
- Proposals set back from mature trees to southern boundary to allow good daylighting and amenity.
- Layout respects existing roads.
- Scale of the proposals respects existing adjacent and listed properties.
- Ground Floor level set at +16.750 AOD for the avoidance of flooding from Tadburn Lake.



Proposed Site Plan (not to scale)

Key

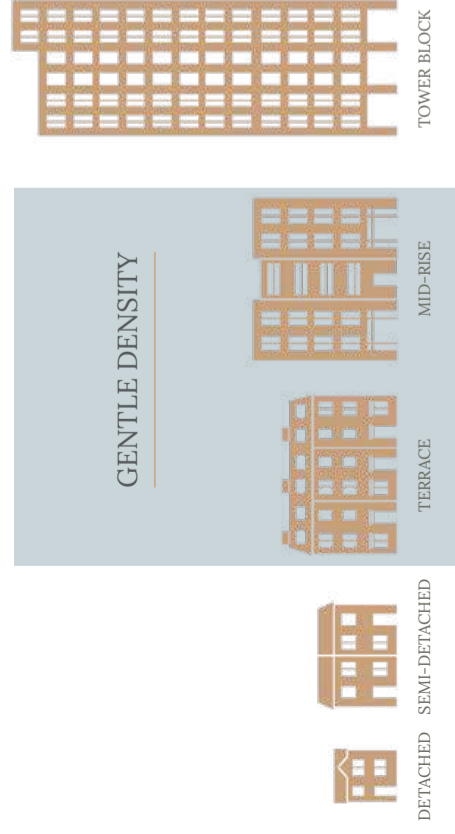
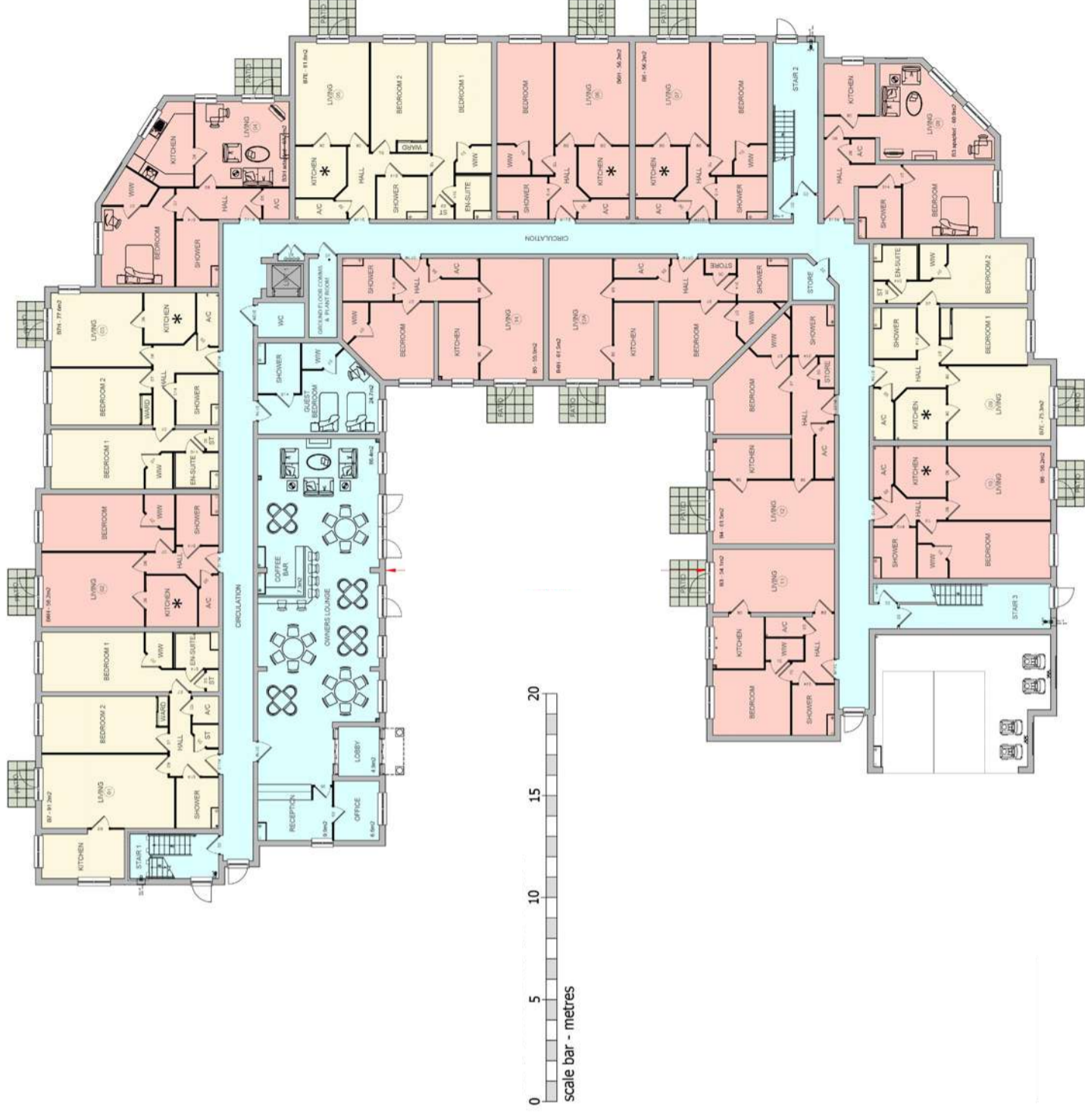
- Proposed 1 bed apartment
- Proposed 2 bed apartment
- Proposed communal areas

4 PROPOSED DESIGN

4.2 Proposed Ground Floor Plan

The proposed layout consists of the following features -

- A secure, monitored main entrance.
- A Lodge Manager's Reception desk with interconnecting office.
- A spacious owners lounge with integral coffee bar.
- Guest Suite and laundry room.
- Double-banked apartments comprising of one- and two-bed flats, off a central corridor.
- A lift and stairs to all floors.
- An externally located refuse room.
- Centrally located amenity garden for the residents, accessed directly off the car park.



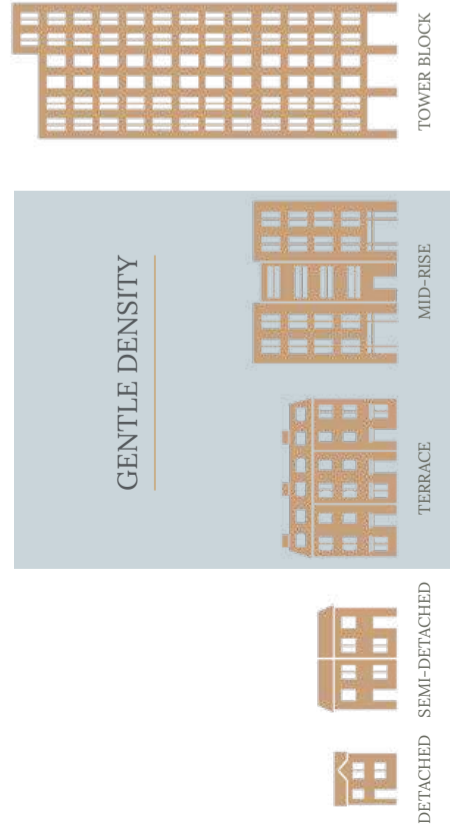
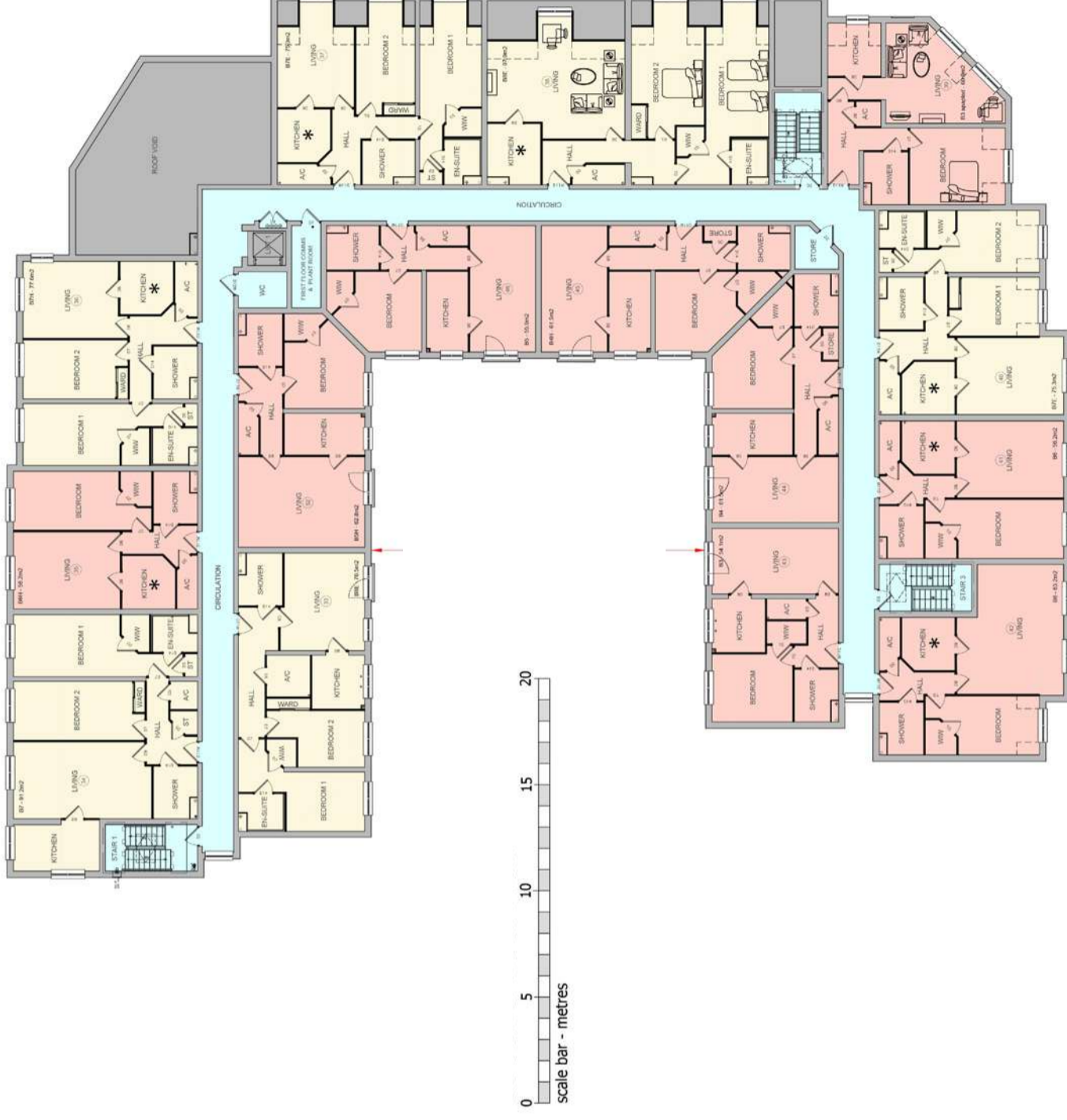
Proposed Ground Floor Plan (not to scale)

4 PROPOSED DESIGN

4.3 Proposed Upper Floor Plan

The proposed layout consists of the following features -

- Double-banked apartments comprising of one- and two-bed flats, off a central corridor.
- A lift and stairs to all floors.



Proposed Upper Floor Plan (not to scale)

4 PROPOSED DESIGN

4.4 Proposed Elevations



Palmerston Street Elevation (not to scale)



Broadwater Road Elevation (not to scale)

4 PROPOSED DESIGN

4.4 Proposed Elevations



A27 Bypass Road Elevation (not to scale)

4 PROPOSED DESIGN

4.6 Appearance and Materials

The proposals seek to integrate themselves into the pattern of urban form with similar materials and features. On this basis the buildings surrounding the proposals have informed many of the choices of materials.

The majority of the proposals are red and red/orange brick, with off-white render to break up the façades. Heads and cills will match the brick. The feature corner to the corner of Palmerston Road and Broadwater Road will feature cast stone heads and cills, as will the 3-storey element facing Bypass Road.

The roof is generally pitched at 40 & 45-degrees to Palmerston Street and Broadwater Road, and 35-degrees to the rest of the development, with clay-effect and slate-effect roof tiles.

Windows will be flush-casement white uPVC casement.

Rainwater goods will consist of white uPVC eaves and black ogee-profiled downpipes.

Balconies generally will be grey painted metal, with grey painted metal guardings to the Juliet and walkout balconies.



1.



2.



3.



4.



5.



6.

- 1 Dormer Windows - Stormking lead-effect GRP dormers with white uPVC windows inset.
- 2 Walls - Red / Brown handmade bricks
- 3 Entrance Canopy - Cast Stone traditional Portico
- 4 Roof - Red Clay Tiles
5. Fascias and Soffits - White uPVC
6. Windows - Flush uPVC Casement

4 PROPOSED DESIGN

4.7 Landscape and External Amenity

All developments by Churchill Retirement Living include high quality external amenity space for the benefit of residents. Landscape design is carried out by a qualified and experienced landscape architect, used to designing for people over 60 years of age.

Planting is considered for longevity, colour all year, seasonal change, maintenance and local native biodiversity.

Opposite are a number of precedent examples from Churchill Retirement schemes showing focal point patios and pergolas, background border planting, appropriate boundaries and also paths and circulation areas.

Typically the landscaped and amenity areas are for passive exercise and the visual enjoyment of the of the residents, rather than active recreational uses.

The boundary fronting any road or highway is typically bordered by black railings with planting behind (image 1).

Typically, the main amenity space contains a centrally located patio area, with outdoor seating for residents (images 2 & 4).

Areas of lawn are interspersed between the planting, patios, car park, main entrance and paths, providing usable amenity spaces (images 3 & 6).

A small area of public amenity is proposed to the north-west corner of the site. It is a small gated, fenced off area with a circular path surrounding a piece of public art, type to be agreed.



1.



2.



3.



4.



5.



6.

1. Railings - 10mm dia., black polyester powder coated hoop-topped metal railings
2. Patio
3. Border
4. Pergola
5. Planting edge border
6. Apartment patios and paths

5 SUMMARY

“Places affect us all – they are where we live, work and spend our leisure time. Well-designed places influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers-by and visitors. They can lift our spirits by making us feel at home, giving us a buzz of excitement or creating a sense of delight. They have been shown to affect our health and well-being, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion.”

National Design Guide Paragraph 1

5 SUMMARY

5.1 Summary

In summary, the proposed development comprises of the following features -

- A single Retirement Living development containing circa. 46no. 1-bed and 2-bed retirement apartments.
- Circa. 15no. residents' car parking spaces, and parking for 8no. electric buggies, set back from the principle views of the development.
- Communal owners lounge and refuse store.
- Guest Suite for visitors.
- Vehicular and pedestrian access from existing servicing position at north-west corner of the site.
- Building frontage to Broadwater Road set closer to the back of footway to be more characteristic of streets in Romsey.
- Centrally located amenity garden for the residents, accessed directly off the car park.
- Good separation distances to all boundaries.
- Proposals set back from mature trees to southern boundary to allow good daylighting and amenity.
- Proposals set back from footway of Palmerston Street for the avoidance of overbearing and overlooking of neighbours opposite.
- Proposed scale of the development respects existing adjacent and listed properties.
- Proposed materiality of the development respects existing adjacent and listed properties, reinforcing Palmerston Street.
- Ground Floor level set above the floor level of the existing Care Home for the avoidance of flooding from Tadburn Lake.



Historic aerial photograph of Romsap

APPENDIX C Design Review Panel Comments, Preapplication 07.03.23

TEST VALLEY DESIGN REVIEW PANEL COMMENTS

| | |
|---|---|
| Date of Meeting: | 7th March 2023 |
| Site: | Edwina House, Mountbatten House, Broadwater Road, Romsey SO51 8GH |
| Proposal: | Redevelopment of site to form 46 retirement living apartments with associated communal spaces |
| Planning Reference | 23/00299/PREAPS |
| Design Review Panel Members present: | Robert Adam Philip Blencowe Julian Boswell Emma Gibbs |
| Apologies: | Paul Conway Martyn Wiltshire |
| Applicant Representatives present: | Stuart Goodwill - Planning Issues Ltd Laura Coombes-Baker - Planning Issues Ltd Rob Jackson - Churchill Retirement Living |
| Council Officers in attendance: | Paul Goodman - TVBC |
| Declarations of Interest declared: | None |

Application Background Information:

This pre-application enquiry is for the redevelopment of a prominent site in Romsey which addresses one of the main routes into the city. The application is for the removal the existing pentagonal building, which is a mixture of single and two storey, and replacement with a 2/3 storey building housing 46 retirement living apartments with associated communal spaces. The plot of land has been purchased outright by the applicant and this pre-app forms the first stage of design discussions with the Local Authority.

Panel Comments:

The drawings were shared with the Panel by the case officer prior to the meeting and the intention of the meeting was to develop some initial design discussions regarding the proposals with the aim that any comments and scope for future design amendments would be welcomed by the applicant so as to achieve a successful result to a future planning application.

The approach along Palmerston Street into the centre of Romsey is a critical and important route into the historic market town, with the application site lining the western edge of this route. The way the new building sits within the existing context, the scale and massing of the development and the materials proposed will all be essential to the success of this scheme.

Despite the site not being within the boundary of the Conservation Area, it was deemed that any construction within the site boundaries will impact the Conservation Area and therefore should be assessed with consideration of such. This will involve scale, materiality and urban treatment generally.

Whilst some design consideration has been given to the scale of the new development in relation to the surrounding historic buildings, it was felt that greater thought was still required. The proposed scale is much greater in places than is deemed suitable for either the site or the street. The site is already positioned at a higher level than the properties on Palmerston Street and consideration should be given to this to avoid a sense of overbearing on the existing street scene. Whilst the Panel appreciated an attempt had been made to break up the proposed elevation by creating the appearance of a variety of building heights and types, the Panel were concerned that the scale of the proposals was not appropriate. The treatment at the corners of the site addressing Palmerston Street and Broadwater Road and were not felt to be of sufficiently high quality given the prominence of the setting. In addition, the creation of a sense of entrance on the north-eastern corner is a confusing design decision given the location of the existing substation and the intent to erect boundary fences on the site, which are not currently indicated on the elevations. Focusing a design decision on this corner appears to have been an error of judgement and creates a confusing architectural language forming a sense of entrance where there is not one. The creation of a street scene, whilst a laudable aim, has proved difficult to execute successfully given it is the rear of the properties that face the street frontage. This has in turn led to difficult design decisions with regard to the treatment of doors and windows. The Panel felt that the relationship in scale and form of the north-eastern corner and elements linking to this should relate more directly to the scale and form of The Manor House, which is an important listed building and demonstrates a subtlety of composition from single to two storey (with third storey gable window).

The Panel agreed that greater consideration should be given to the orientation of the building and its alignment with Palmerston Street. It was appreciated there is a substantial root protection zone to contend with and some of the trees are located outside the site boundaries however the Panel felt that the footprint of the existing building should be used as an initial guide. As is standard practice for a development of this scale, detailed landscape proposals should be included alongside any application, along with the possibility of replanting some of the larger trees alongside the river, where they look to have self seeded. The case officer suggested it may be possible to open a dialogue with the County Council who it was felt were a key adjoining landowner.

Approximately 20 apartments within the current design are north facing single aspect accommodation, receiving no sunlight. This was a major concern for the Panel. There should be a level of social responsibility within the architecture of the scheme to provide healthy environments for all, that nurture wellbeing and maximise social impact. The rearrangement of some spaces, opening up of the floor plan and adjustments to the scale of the development would allow the issues of natural light to be addressed more successfully. Dual aspect plan forms and alternative massing options could potentially avoid the central corridor within the plan, adding interest to the development in terms of both elevation and internal arrangement. Does the proposal need to be a single generic built form? The Panel was in agreement that other alternative arrangements may better suit this particular site.

The Panel felt that the elevation on Broadwater Road seemed to relate better in scale to the surrounding context, the 1990's neo-Georgian building opposite being of two storeys with dormer windows. It was understood that the internal plan may subsequently be amended to the western end of the building, potentially leading to changes in the fenestration of the three storey elements. It was also noted that the main entrance to the building is not visible from any of the surrounding streets and appeared tucked away to the side. Greater emphasis could be given to the entrance which could ensure a better relationship with the street and better architectural treatment of the elevations.

It was acknowledged by the Panel that the scale of the proposals to the South, facing the bypass, could be bold, given the nature of this trafficked road, the tree screening and the presence of the 1960's flats further to the West. There are early-stage redevelopment proposals for the Crossfield Hall site which suggest a building of some size may be located here in the future.

The treatment of all boundaries and elevations should be shown on the proposed elevations to ensure a full contextual understanding. Delineation of gardens and private spaces and the treatment of this will be an essential part of the design given the orientation of the building with the rear of the apartments facing the street scene. The treatment of the ground floor glazed doors should also be considered as part of this re-evaluation, particularly given the precedent images tabled at the meeting and the desire to create a street scene that blends with the surroundings. All glazing arrangements should better match the proposed windows in both style and proportion.

The quality of the detailing and materials will be critical for the success of this scheme and the Panel would recommend additional 1:5 / 1:20 details of a number of items be included as part of any future applications. Dormer window construction, brick header details, brick recess panels, projecting porch canopies and more traditional balcony designs should all be considered in detail to ensure a high level of quality and finish. The pre-fabricated elements listed within the proposed materials gave cause for concern among some Panel members, particularly the pre-fabricated chimneys. There was a preference for the windows to be timber framed of balanced design rather than uPVC, which will keep sections and details slimline and is deemed more in keeping with details found within the context of the surrounding conservation area.

Conclusion:

In conclusion, the Panel would argue that despite the supporting information outlining that the proposals involved *“the creation of strong, detailed, high quality and architecturally sympathetic frontages to Palmerston Street and Broadwater Road”*, this has not been achieved within the current proposals. A more detailed analysis of the site and the contextual arrangement is required to fully infer the design decisions behind the current proposals. The proposed scheme unfortunately has the appearance of a fully completed scheme rather than one that is at pre-app stage, ready for discussion and further design development.

Amending the building typology from a u-shaped arrangement with regular room sizes either side of a central corridor, to a plan form that is better suited to the site and adjacent streets, with greater individuality and interest, will assist in creating a more successful and sensitive proposal for this site. A more diverse and interesting plan form will in turn create more considered elevations that respond successfully to the surrounding context and the new amenity spaces provided. Currently the Panel feels that despite attempts to address a number of issues, there is limited design input to create a scheme of merit. The height and scale of the scheme will be led by the plan form and by creating a less monolithic building an opportunity will be given to create a better considered solution on an important gateway site into Romsey.

*Prepared on behalf of the Design Review Panel,
13th March 2023*

APPENDIX D Design Review Panel Comments, Application, 07.08.23

Mills, Emily

From: Registration Inbox
To: Planning User
Subject: RE: DESIGN REVIEW PANEL MEEETING - 01 AUGUST

From: Michael Ricketts <michael.ricketts1@ntlworld.com>
Sent: 07 August 2023 10:21
To: Goodman, Paul <PGoodman@testvalley.gov.uk>
Subject: FW: DESIGN REVIEW PANEL MEEETING - 01 AUGUST
Importance: High

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

EDWINA MOUNTBATTEN HOUSE, ROMSEY – 23/01700/FULLS

CONTEXT AND BACKGROUND:

1. This is a difficult site in a challenging location – ‘a gateway into the town’. The previous Panel who reviewed the proposal in March expressed major concerns and concluded that the scheme’s objective – (*i.e. the creation of strong, detailed high quality and architecturally sympathetically frontages etc.*) ‘has not been achieved....’ That Panel made two critical suggestions:- Firstly, that..... ‘a more detailed analysis of the site and the contextual arrangement is required to fully infer the design decisions behind the current proposals’. Secondly, that..... ‘amending the building typology from a ‘U’-shaped arrangement with regular room sizes either side of a central corridor to a plan-form that is better suited to the site and adjacent streets, will assist in creating a more successful and sensitive proposal’.
2. This Panel is therefore disappointed that this full submission has not taken on board these suggestions and has only made minor alterations to the original design. The concerns about the detrimental impact of the proposed design in terms of its scale and ‘monolithic’ form upon the neighbouring historic buildings and the setting of the conservation area still remain. The Panel notes some particular areas of concern as follows:-
 - The size and bulk of the proposal, particularly on the Palmerston Street frontage and both corners is overbearing, particularly that the site is on raised ground (no proper sections have been provided to demonstrate the relationship). Does the scheme have to present a frontage to Palmerton Street, as this is where much of the problems of scale stem from?
 - The single-aspect units facing Palmerston Street and the narrow strip of front gardens seems to be an unsatisfactory arrangement.
 - If the applicant is going to break down the massing by reference to the surrounding context then that needs to follow through thoroughly and not to compromise it just to fit the number of units presented in the scheme (there may be other areas that can accommodate these additional units better) and in the correct proportions.
 - The design style is not well proportioned and does not represent a correct interpretation of historic features and details. For example, all the windows are the same size and configuration regardless of the position or floor level. The design of the doors facing Palmerston Street are more akin to a rear garden patio door than a front door facing a street. If chimneys are going to

be included, they should be set in a logical position (not above windows) along the ridgeline or on the gable end.

- The roof forms also are too uniform and the number and mix of materials is not appropriate to the context or the materials specified.
- The proposal is out of scale with the locality. Mention was made of the 'Churchill product' and it maybe that the standard product' is not compatible with this site? Part of the problem also may be the number of units proposed for a site, that demands a bespoke solution that respects the context and character of the site.

3. The Panel expressed some frustration in yet another example of a scheme being presented at the pre-application stage and then being re-submitted along the same lines, thus effectively disregarding previous Panel's advice. As if the pre-application presented then was a completed scheme, which negates the advantage of the process which allows discourse and giving a steer towards the best possible options. The Panel considers that the scheme requires a complete re-think.

A WAY FORWARD:

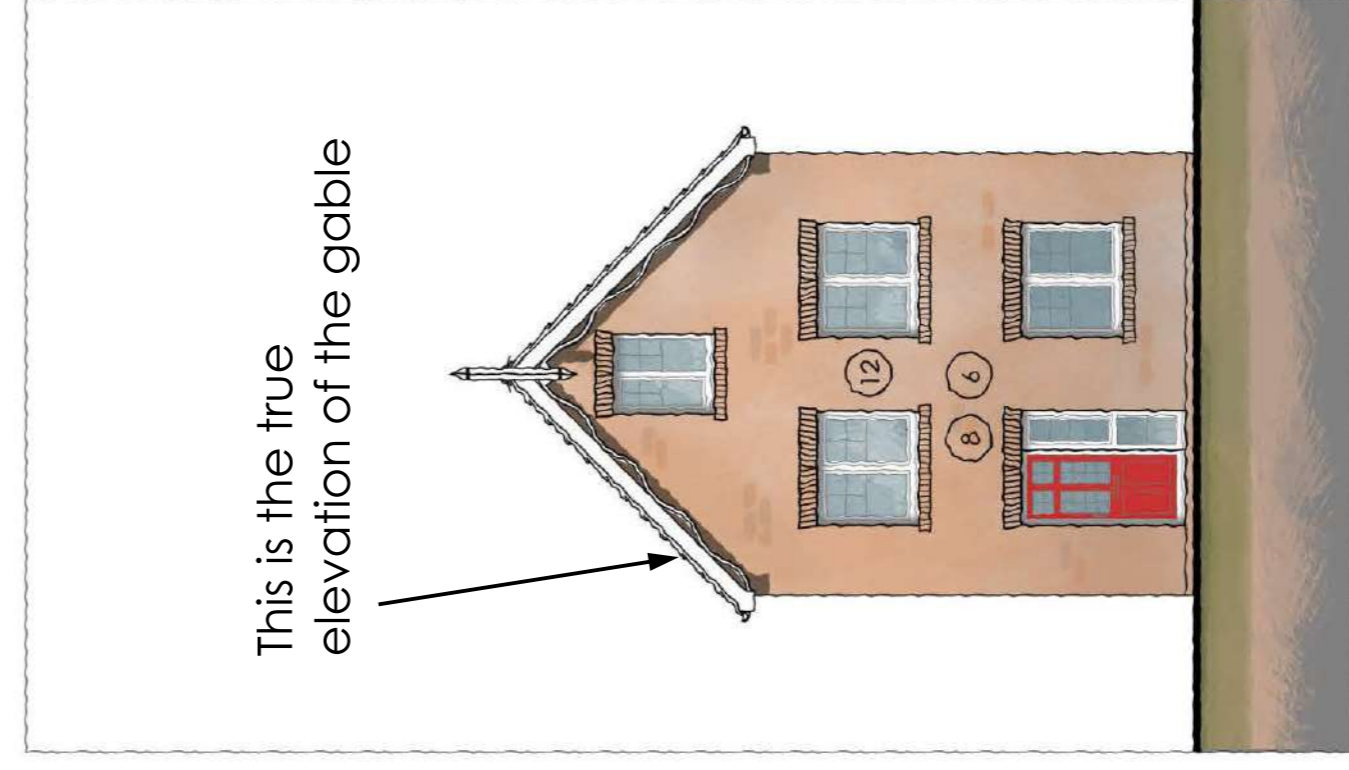
4. Any design must respond to the site and context as given. The design needs to break away from the rigidity of the present layout. The blocks would be better to appear separate. Consider the surrounding historic urban grain. The Palmerston Street frontage should be low in scale to relate to the row cottages opposite and the difference in level between the opposite sides of the street. While the block along the south boundary can be three storeys and extended at the west end. Romsey is largely a settlement built on brick and a limit on the number of materials used could help bring some sense of design cohesiveness.
- To conclude, the Panel re-emphasises that this is an important site on one of the gateways into the town, which demands a quality piece of architecture, which must respond to the constraints of the setting and display correct proportions and detailing whatever the design approach. The Panel considers that the present scheme for this site falls short and would be detrimental to the setting of the conservation area. The Panel feels that all the analysis done on the site and the area has only served to support the original plan for the development, without the brief being tested against the setting. The scheme now needs to be re-considered. Any new approach should show the critical cross-sections through the site and the surrounding streets in order to allow for accurate assessment of any proposed form and scale.. The Panel would encourage that an alternative sketch design is put forward by the applicant for discussion with the LPA and the Panel, so that the right solution may be found for this critical site.

Michael Ricketts, *Joint Chairman on behalf of the Panel*

APPENDIX E Comparison of Application Drawings to Final Drawings



Elevation A-A to Palmerston Street AS APPLICATION



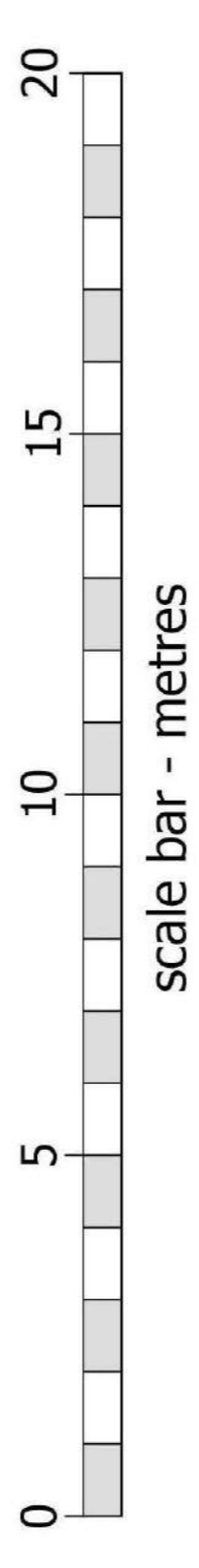
Elevation G South-East Gable



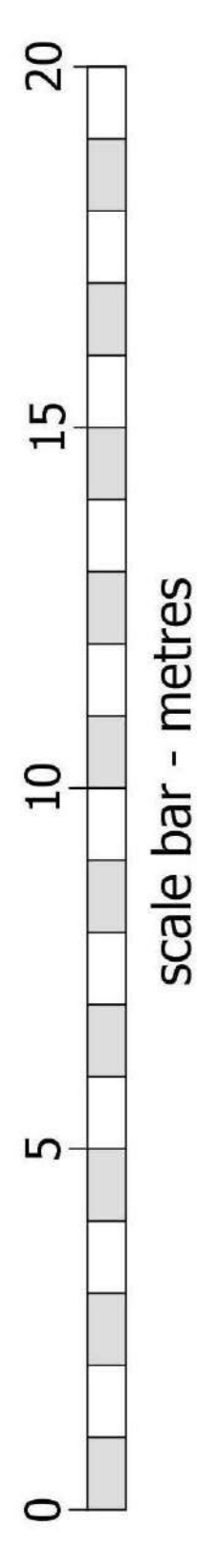
Elevation A-A to Palmerston Street ALTERNATIVE IN RESPONSE TO C.O. COMMENTS



Elevation B-B to Broadwater Road AS APPLICATION



Elevation B-B to Broadwater Road ALTERNATIVE IN RESPONSE TO C.O. COMMENTS

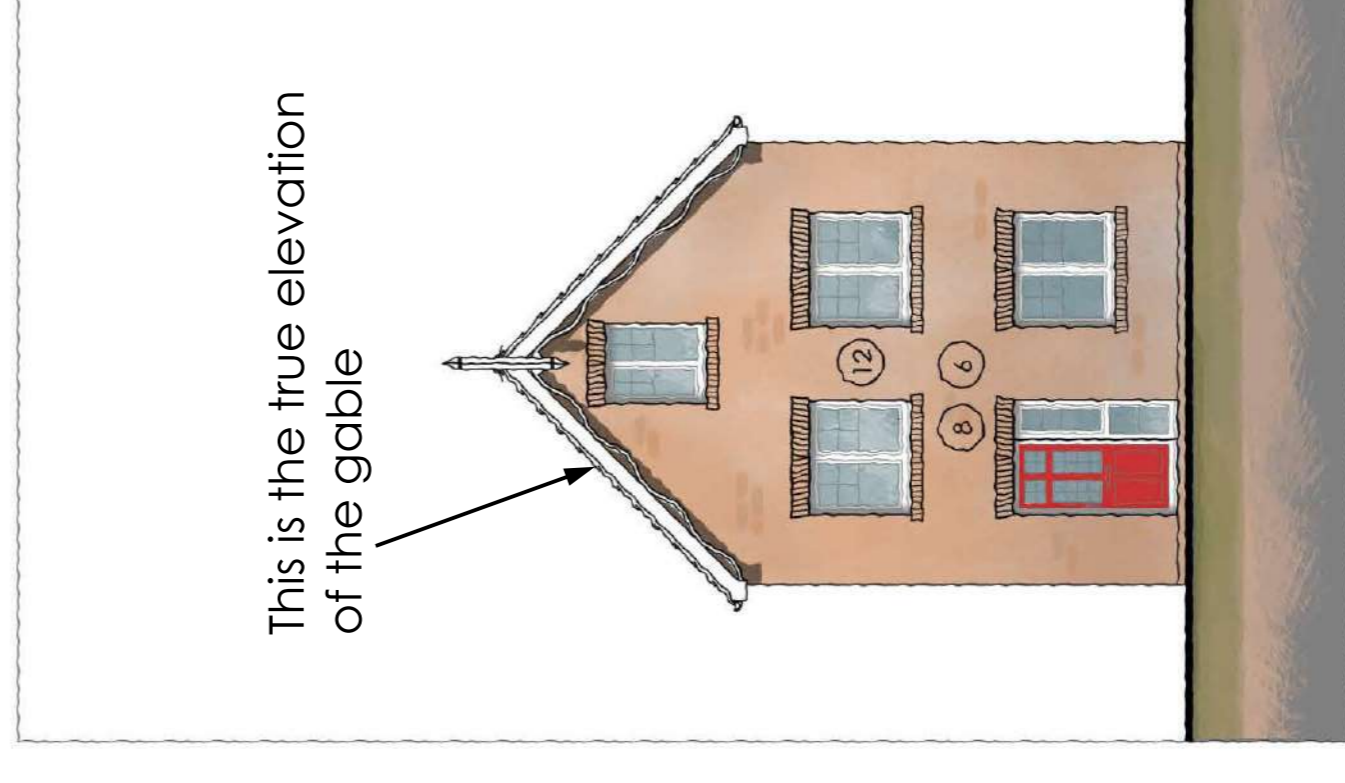




Elevation C-C facing Bypass Road A27 AS APPLICATION



Elevation C-C facing Bypass Road A27 ALTERNATIVE IN RESPONSE TO C.O. COMMENTS

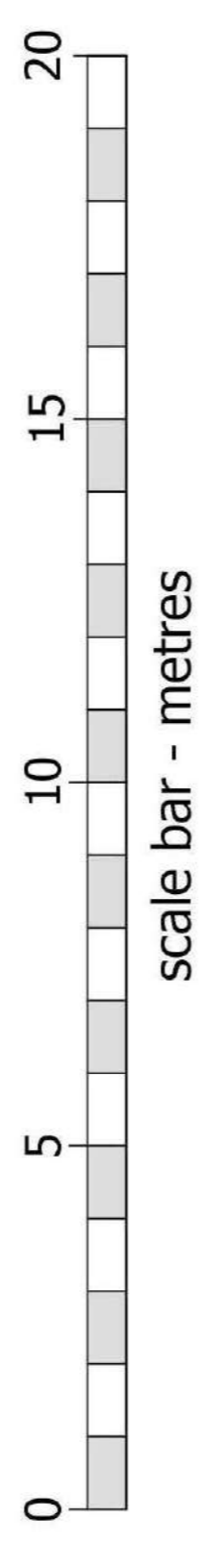


Elevation G South-East Gable



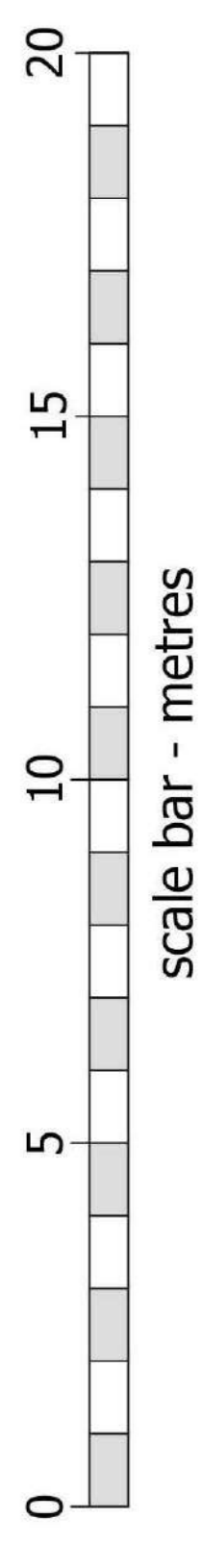
crosfield hall facing elevation

Elevation D-D facing Crosfield Hall AS APPLICATION



crosfield hall facing elevation

Elevation D-D facing Crosfield Hall ALTERNATIVE IN RESPONSE TO C.O. COMMENTS



pitched dormers
fascia detailing
tile hanging

timber finial
fascia detailing

single pot chimney
single chimney pot

matching h&c's

brick ribbon

foundation stone



Internal Courtyard Elevation E
AS APPLICATION



Internal Courtyard Elevation F



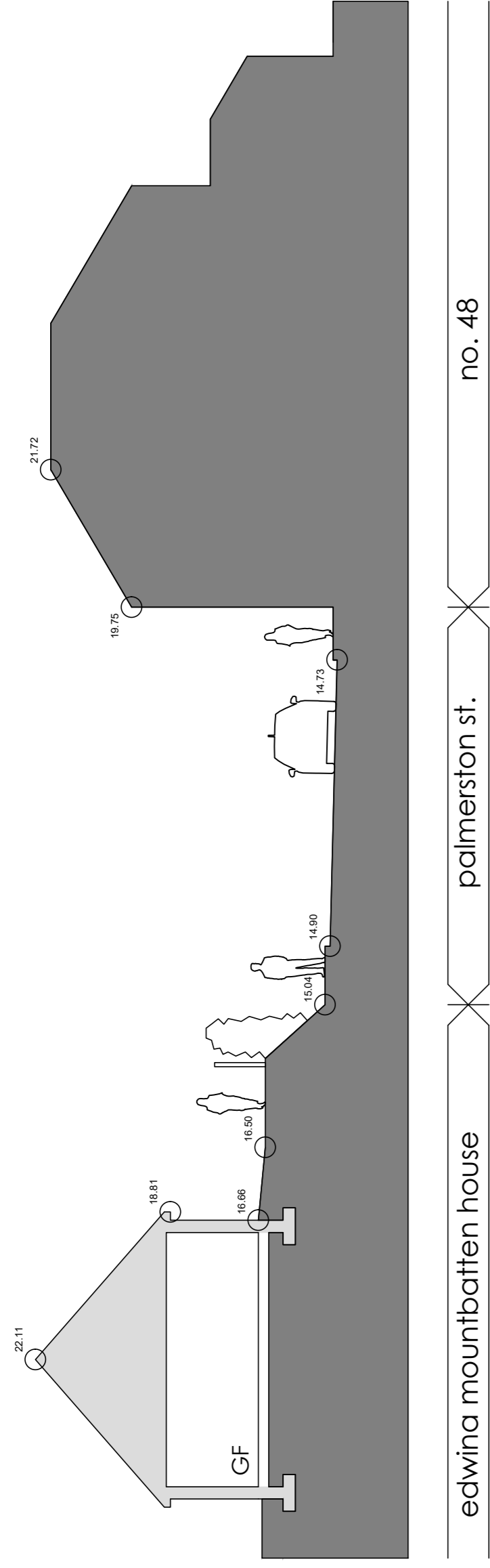
Internal Courtyard Elevation E
ALTERNATIVE IN RESPONSE TO C.O. COMMENTS



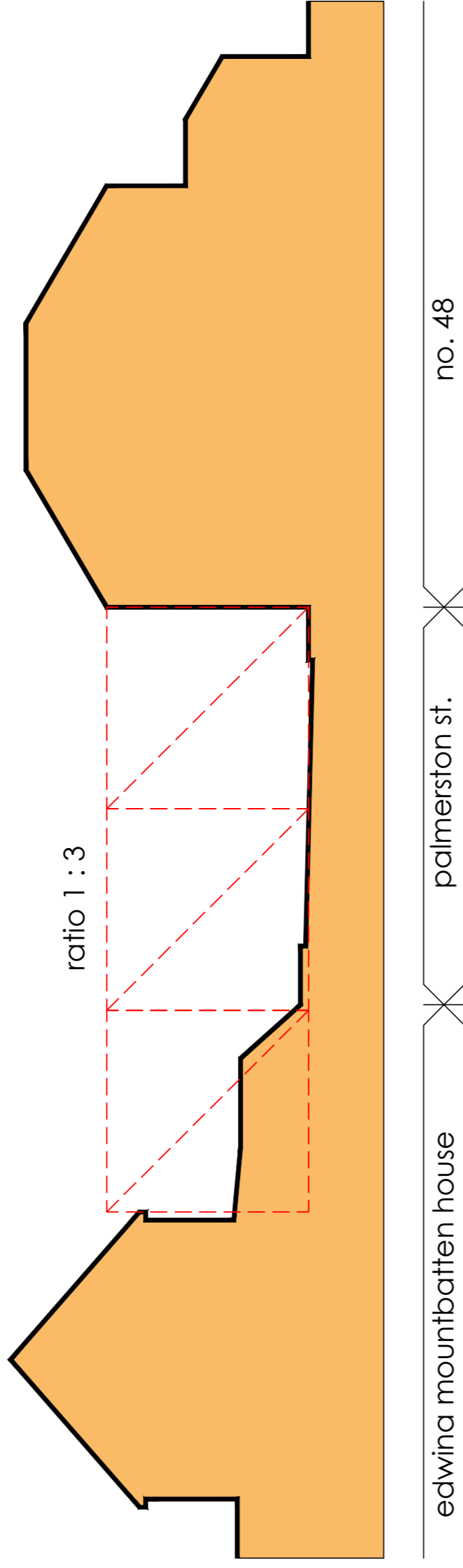
Internal Courtyard Elevation F

APPENDIX F Comparison Section drawing of Palmerston Street

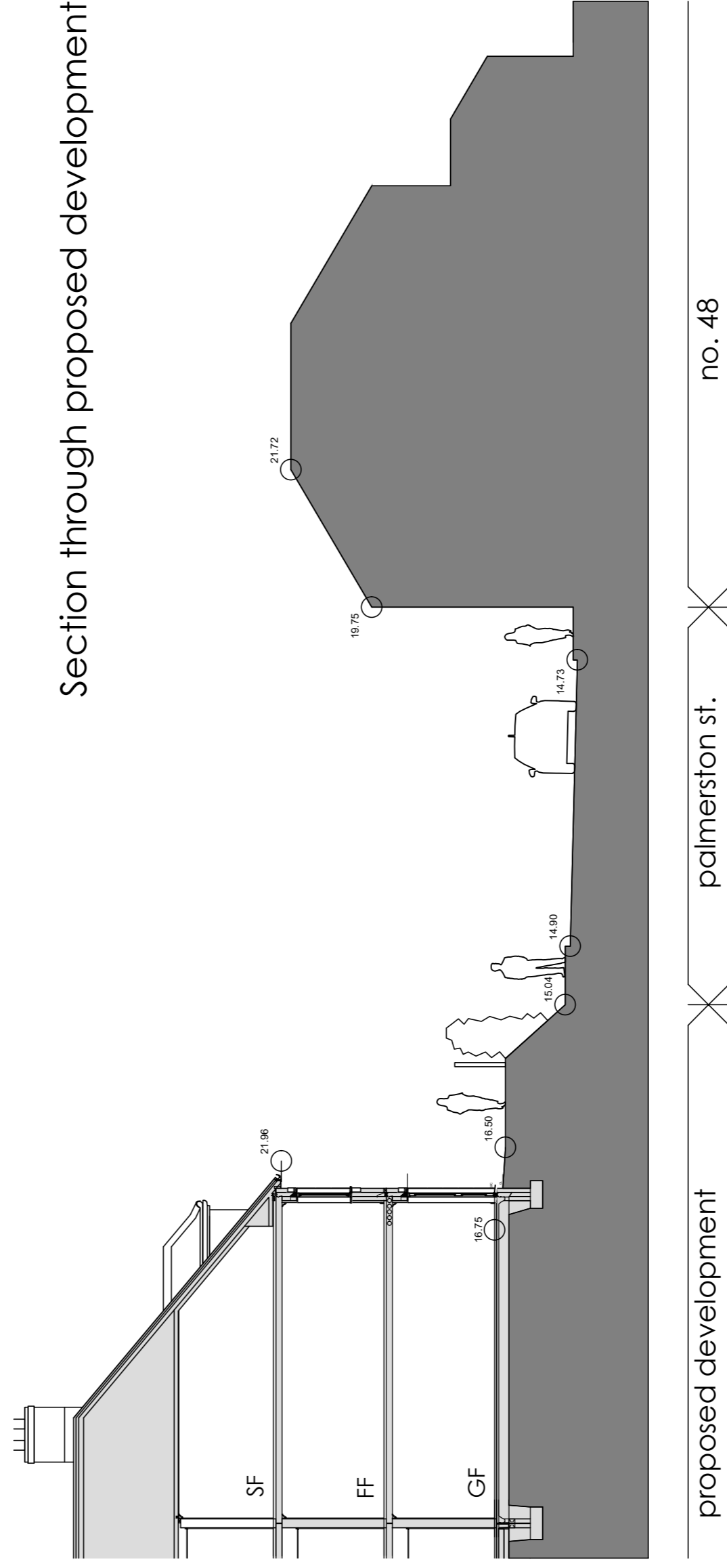
Section through existing development



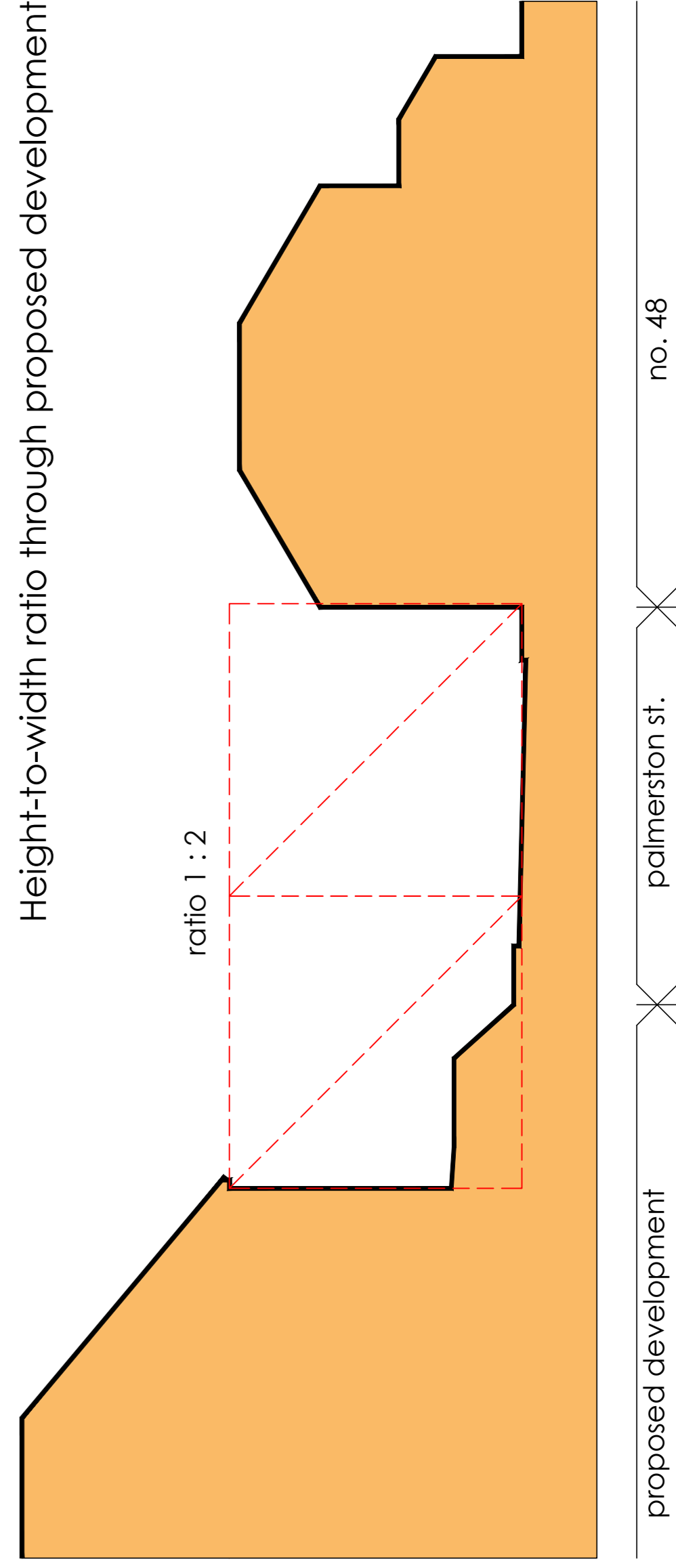
Height-to-width ratio through existing development



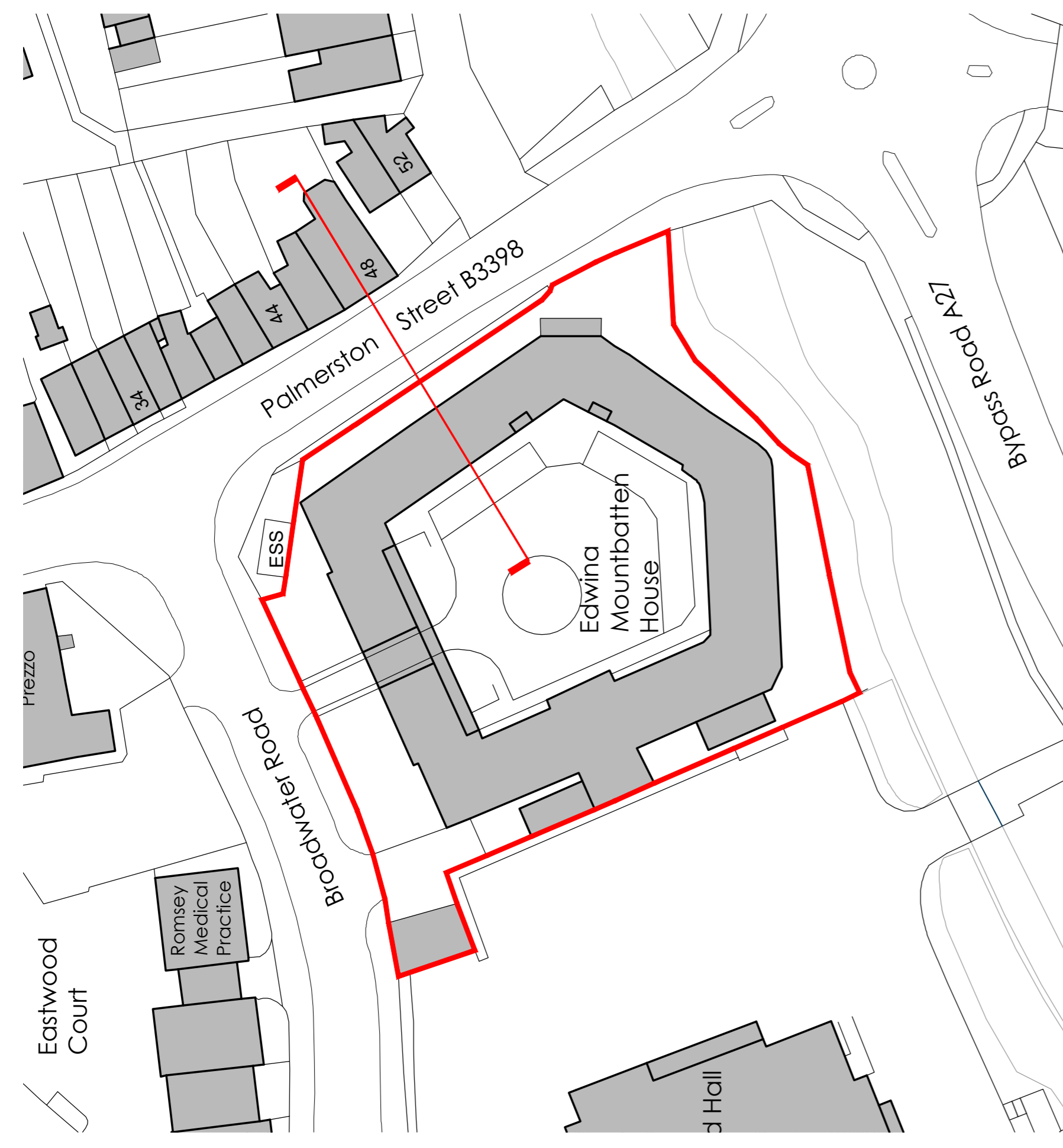
Section through proposed development



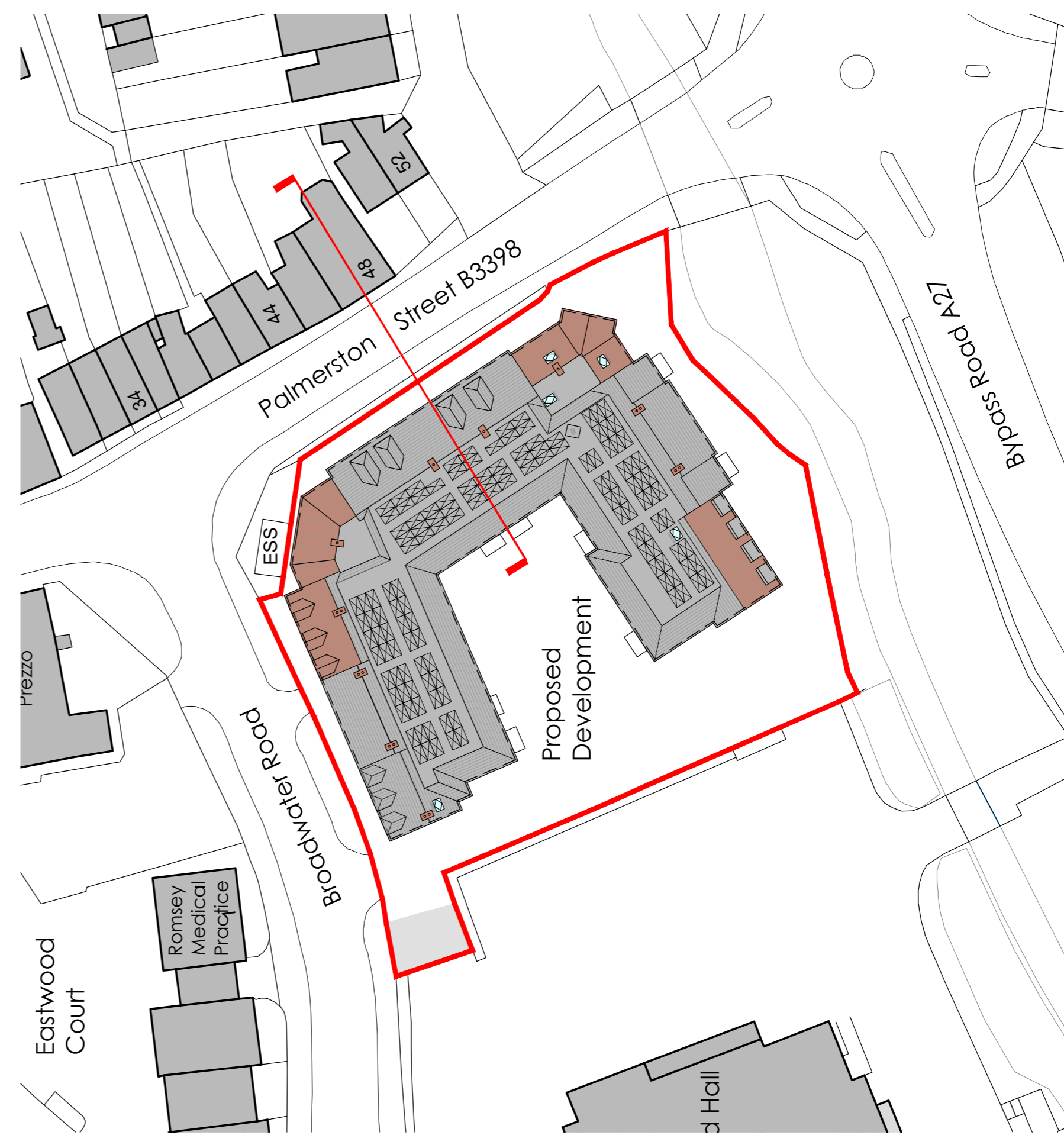
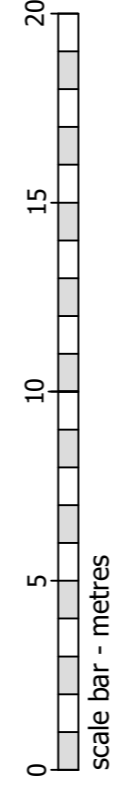
Height-to-width ratio through proposed development



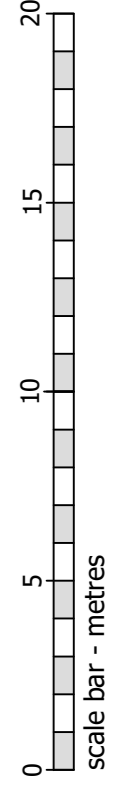
| REVISIONS | Rev. | By | Date |
|-----------|------|----|------|
| | | | |



Section line through Existing Development & Palmerston Street



Section line through Proposed Development & Palmerston Street



planning issues
TOWN PLANNING AND ARCHITECTURAL DESIGN
Rob Jackson RIBA
Churchill House - Paradise
Riverside - Romsey - Hampshire - SO26 3SG
Tel : 01423 442700
Fax : 01423 442101
Email: design@planningissues.co.uk

Client
Churchill Retirement Living

Project Title
Retirement Living Apartments
Edwina Mountbatten House - Brockwiler Road
Romsey
SO21 18GH

Drawing Title
SITE SECTIONS THROUGH DEVELOPMENT
HEIGHT TO WIDTH RATIOS

Scale: 1:1000
Drawn: KLS
Checked: R.J.
Date: JUNE 2024
Drawing No.: 10123RS - SK18
Rev.: -

APPENDIX G Urban Design Compendium - extract of Section 5.1.3 Enclosure, pg. 88



A busy road is addressed positively in Poundbury, Dorset, with boulevard planting and a strong building frontage



Garages should be recessed behind the main building line

5.1.2 BUILDING LINES AND SET-BACKS

Be direct

A common building line creates continuity of frontage and provides definition and enclosure to the public realm. It can also help ensure new development is properly integrated into an existing street. Minimising set-back distances increases the ability of a building to interact with the public realm. Where buildings are permitted to step back from the building line, care needs to be taken to ensure resulting spaces are useable and attractive.

Table 5.1 provides rules-of-thumb for building line set-back distances, indicating how these vary according to locational setting. A note of caution: garages or parking provision which is in front of the building line will undermine the relationship between building and street. In suburban situations garages should be to the side of principal buildings, recessed behind the main building line.

| Location | Set-back | Purpose |
|-----------------------|--|--|
| Core commercial areas | Adjacent to pavement edge | Direct commercial frontage |
| Inner urban areas | 1.5 m to 3m semi-private strip between residential or commercial building fronts and public pavement | <ul style="list-style-type: none"> Amenity space for a small garden, bicycle stand or seating Functional space for residential rubbish-collection or meter-reading 'Spill-out area' for pavement cafes or shops |
| Outer urban areas | 'Tolerance zone' of about 5m | Adjacent to busier arterials, providing a more substantial buffer for houses. Avoid car hard-standings, which create a divisive barrier between building and street |

Face up

Streets, parks and waterways which are not overlooked can sometimes feel unsafe, especially at night. Park fences can also create a negative visual impact. These public spaces are intrinsic assets to be enjoyed, yet often neighbouring buildings ignore this. Buildings facing onto public open spaces create an identity and a sense of ownership and care. Facing the park or water also tends to command higher values, which off-sets the cost of creating single-loaded streets (with buildings on only one side). Thus buildings should front the public realm, running accessways or footpaths along boundaries so that this face is used as the front door.



Mews 1:1 ratio

Generally effective 1:3 ratio



Maximum squares (+very wide streets) 1:6 ratio



Spatial definition by tree canopy



Spatial definition by building height

Spatial definition by recess line

5.1.3 ENCLOSURE

Create enclosure and definition

It is the three dimensional mass of each building which defines the public realm. Building elevations and the cross-sections of public spaces should therefore be scaled to foster a sense of urbanism so that streets, squares and parks are defined by appropriately scaled buildings and/or trees fronting onto them. The following height to width enclosure ratios serve as a guide, and need to be checked to ensure that they enable sufficient daylight (see 3.4.1):

| | Maximum | Minimum |
|---------|---------|---------|
| Mews | 1:1.5 | 1:1 |
| Streets | 1:3 | 1:1.5 |
| Squares | 1:5 | 1:4 |

APPENDIX H Manual for Streets - extract of Section 5.4.3 Height, pg. 54

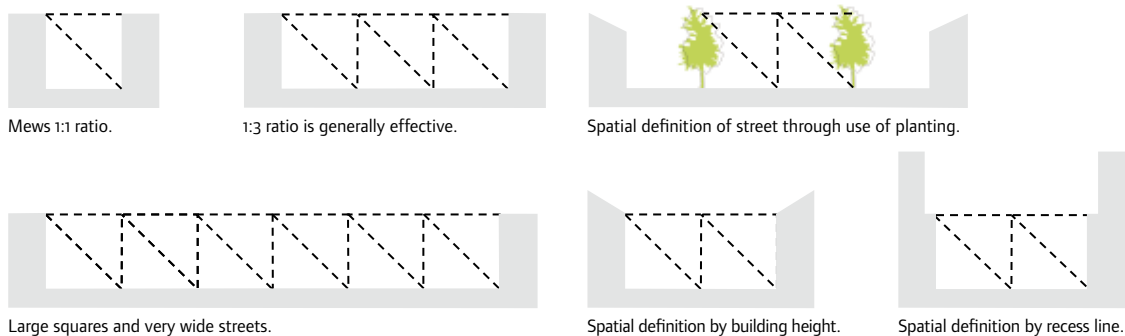


Figure 5.4 Height-to-width ratios.

Height

5.4.3 The public realm is defined by height as well as width – or, more accurately, the ratio of height to width. It is therefore recommended that the height of buildings (or mature trees where present in wider streets) is in proportion to the width of the intervening public space to achieve enclosure. The actual ratio depends on the type of street or open space being designed for. This is a fundamental urban design principle. The height-to-width enclosure ratios shown in Table 5.1 and illustrated in Fig. 5.4 can serve as a guide.

Table 5.1 Height-to-width ratios

| | Maximum | Minimum |
|--------------------------|---------|---------|
| Minor streets, e.g. mews | 1:1.5 | 1:1 |
| Typical streets | 1:3 | 1:1.5 |
| Squares | 1:6 | 1:4 |

5.4.4 The benefits of taller buildings, such as signifying locations of visual importance, adding variety, or simply accommodating larger numbers of dwellings, must be weighed against the possible disadvantages. These include an overbearing relationship with the street, overshadowing of surrounding areas, and the need to provide more parking. Design mitigation techniques, such as wider footways, building recesses and street trees, can reduce the impact of taller buildings on their settings (Fig. 5.5).

Length

5.4.5 Street length can have a significant effect on the quality of a place. Acknowledging and framing vistas and landmarks can help bring an identity to a neighbourhood and orientate users. However, long straights can encourage high traffic speeds, which should be mitigated through careful design (see Section 7.4 ‘Achieving appropriate traffic speeds’).

5.5 Buildings at junctions

5.5.1 The arrangement of buildings and footways has a major influence on defining the space at a junction. It is better to design the junction on this basis rather than purely on vehicle movement (Fig. 5.6). In terms of streetscape, a wide carriageway with tight, enclosed corners makes a better junction than cutback corners with a sweeping curve. This might involve bringing buildings forward to the corner. Double-fronted buildings also have an important role at corners. Junction treatments are explored in more detail in Chapter 7.

APPENDIX I VERIFIED VISUAL MONTAGES, NPA, JULY 2024