

3.0 Concept Design Strategies

3.1 Connecting to the place

A renewed building on the site offers the opportunity to consider enhancements to the built form, the incorporation of local building features and wider neighbourhood connections.

The network of local lanes surrounding the site provide the opportunity to consider the site as part of an extended route that ends and begins at the Church Close, formed as a walled route that expands into small places along its length. This route could continue across and through the site and connect to the short length of footpath off of Barnes Place.

This route which would be anticipated to form part of the new residents connections to the wider town suggests locations for key aspects of the proposed scheme, including the location communal activities may take place, the day centre and main entrance points.



1) View from Church Close - looking east



2) View towards Church - looking west



3) View towards site - looking east

Wiltshire Core Policy 57

- Ensuring high quality design and place shaping
- Achieving high quality buildings and spaces that reinforce a sense of identity
- A well integrated development, which makes a positive contribution to the character of Wiltshire's urban and rural environments by complementing valuable contextual features and buildings
- Protection and enhancement of Wiltshire's heritage assets
- Ensuring that place with national and international designations receive the highest level of protection

3.2 Early Feasibility Studies

An initial set of feasibility studies were undertaken to explore the different capacities for development on the site. These included three options testing:

- Demolition of the existing building and the redevelopment of the site using Category I MMC
- Demolition of the existing building and redevelopment
- Partial demolition of the existing building, redevelopment, refurbishment / renovation and extension.

Demolition + Category I MMC new build

An initial feasibility layout was developed proposing a new build development on the site using MMC. No further proposals using this strategy were undertaken following confirmation that the site access was not viable for Category I MMC access.

A more detailed set of proposals were then taken forward in tandem exploring both the full demolition and new build option alongside the partial demolition and refurbishment options.

Demolition + New build

A number of bespoke design options were initially developed for the site making reference to the analysis of the wider context, in particular the network of pedestrian routes through the south of the town. These led to a preferred option 'The Street' which was developed in more detail to meet the requirements set out in the brief. The strategic plan for this scheme is shown opposite and incorporates:

- 20 units stacked over two storeys arranged around a central courtyard.
- the East / West route shared for pedestrians and vehicles.
- a separate and stand alone building acting as the Communal facilities and Day Centre, set off this East / West route and adjacent to a courtyard space.
- parking to be retained at the north of the site with some visitor and minibus drop off for the day centre in the central courtyard.

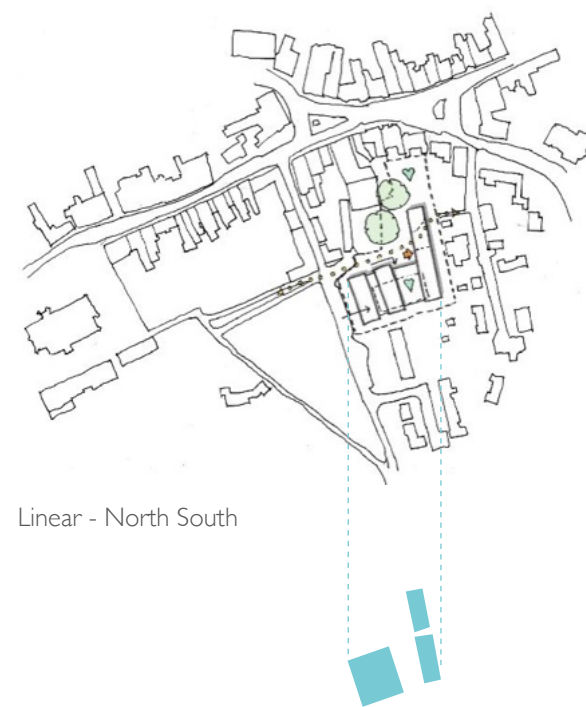
Partial Demolition + Renovation + Extension

Through the feasibility study process it was concluded that **the preferred approach would be to part demolish the existing building and develop proposals that work with and add to the existing structure.** A detailed review of this is given over the subsequent pages. This decision was concluded in summary because it was:

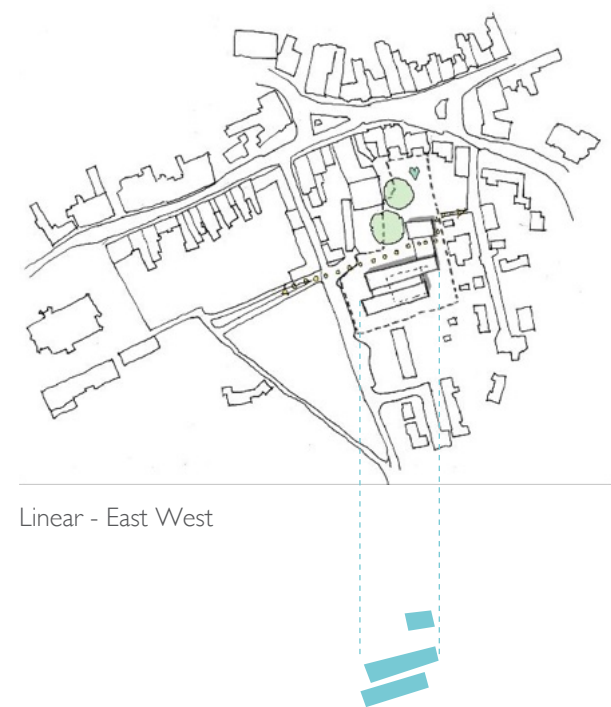
- the most sustainable solution
- the most respectful solution to the neighbours
- it retained existing landscape and minimal disturbance of the site
- it retained parking and separated vehicles and pedestrians
- it created a safe welcoming central space for future residents



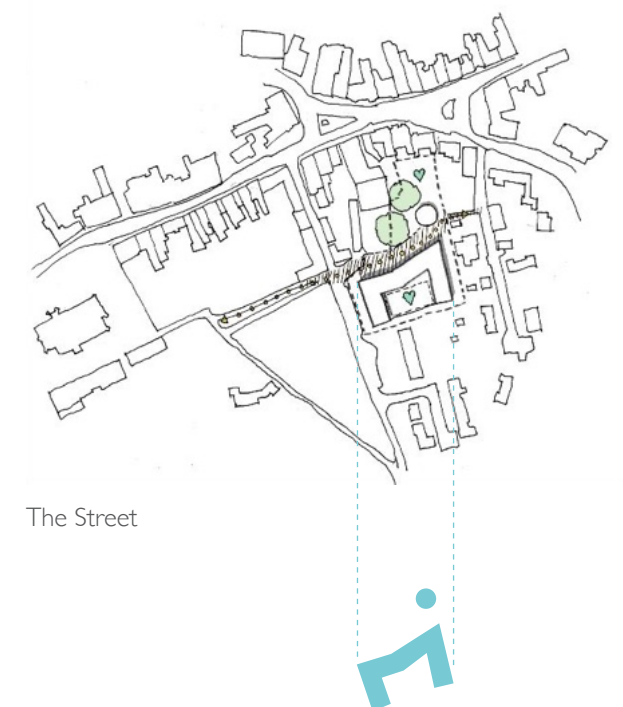
Strategic plan for The Street new build option



Linear - North South



Linear - East West



The Street

Concept options for new build developments on the site

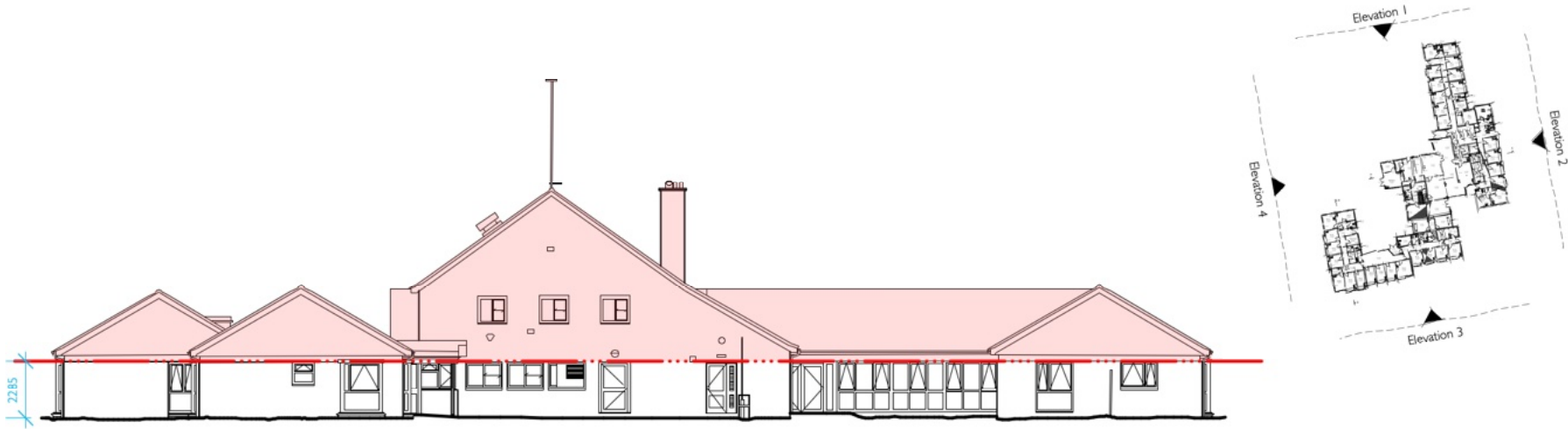
3.3 Extent of Existing Building Demolition

Initial studies indicated that the existing building would not have sufficient space available to accommodate the number of required flats without either an increase in footprint area or an additional storey.

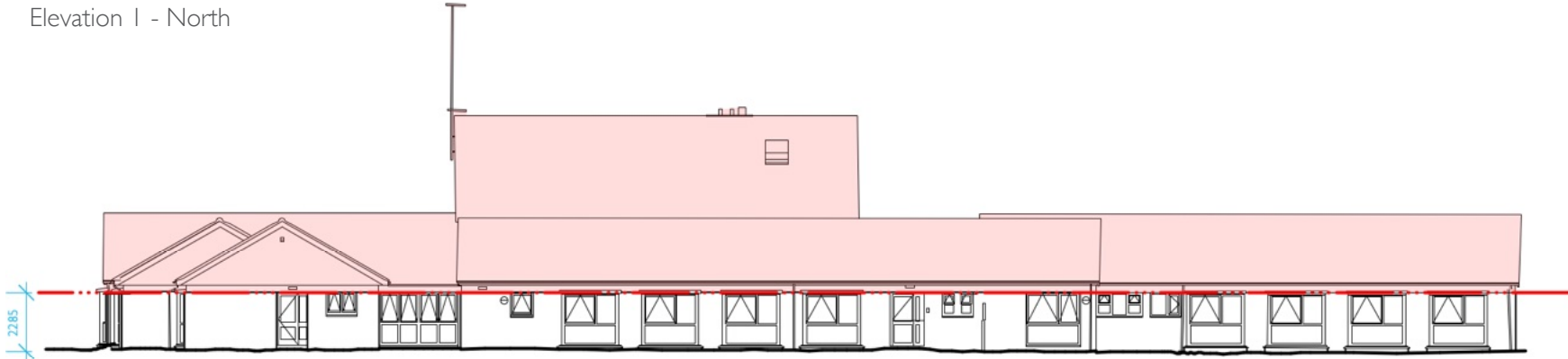
Due to the constraints of the site, it was concluded that only an additional storey would be feasible and would require some removal of the existing building.

The strategy for the partial demolition of the existing building sought to keep as much of the load bearing structure as possible, enabling the addition of a new first floor to meet the accommodation scope as set out in the brief.

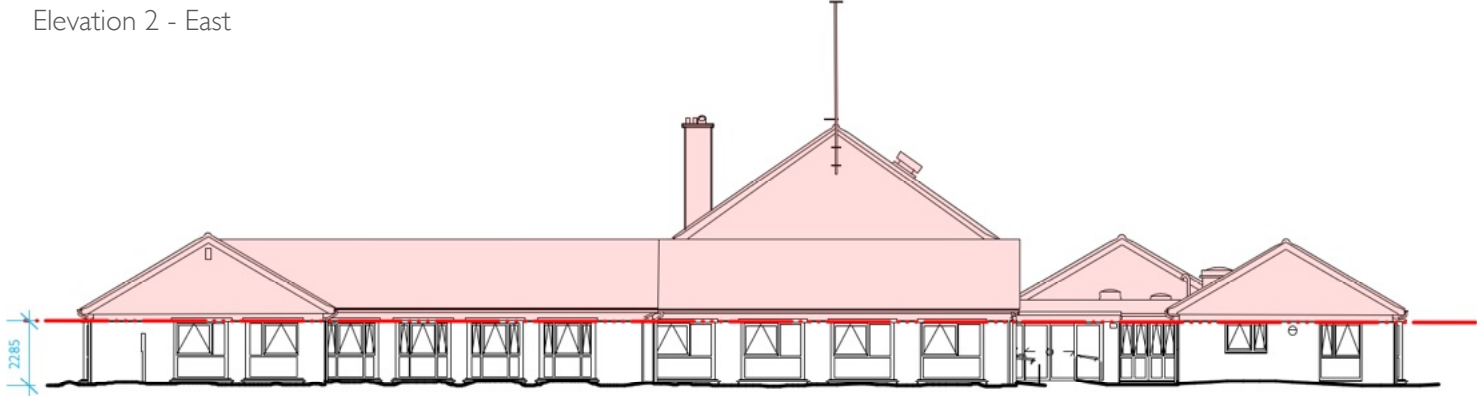
The red dashed line denotes the anticipated extent of deconstruction, with the removal of the roof structure across the single storey parts of the building and the first floor walls in the central volume.



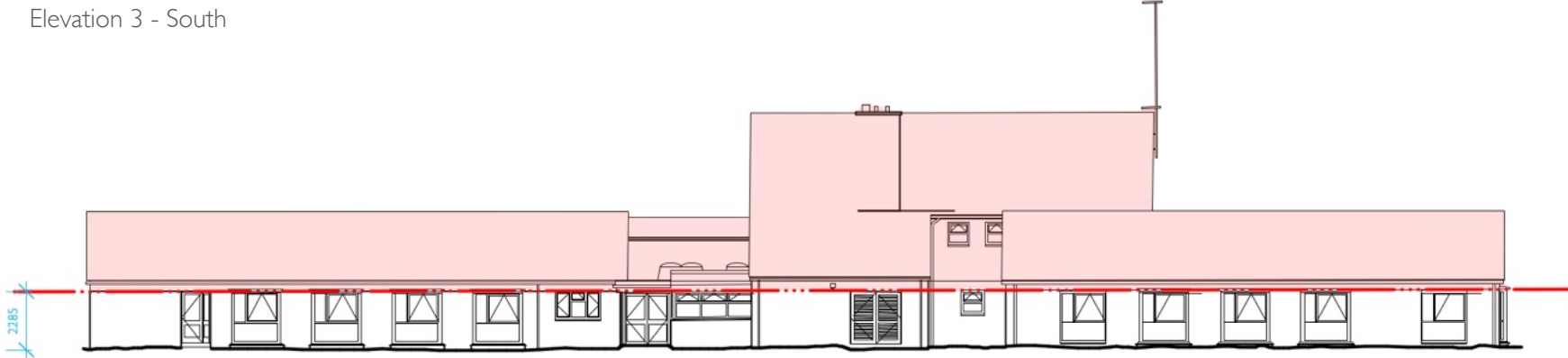
Elevation 1 - North



Elevation 2 - East

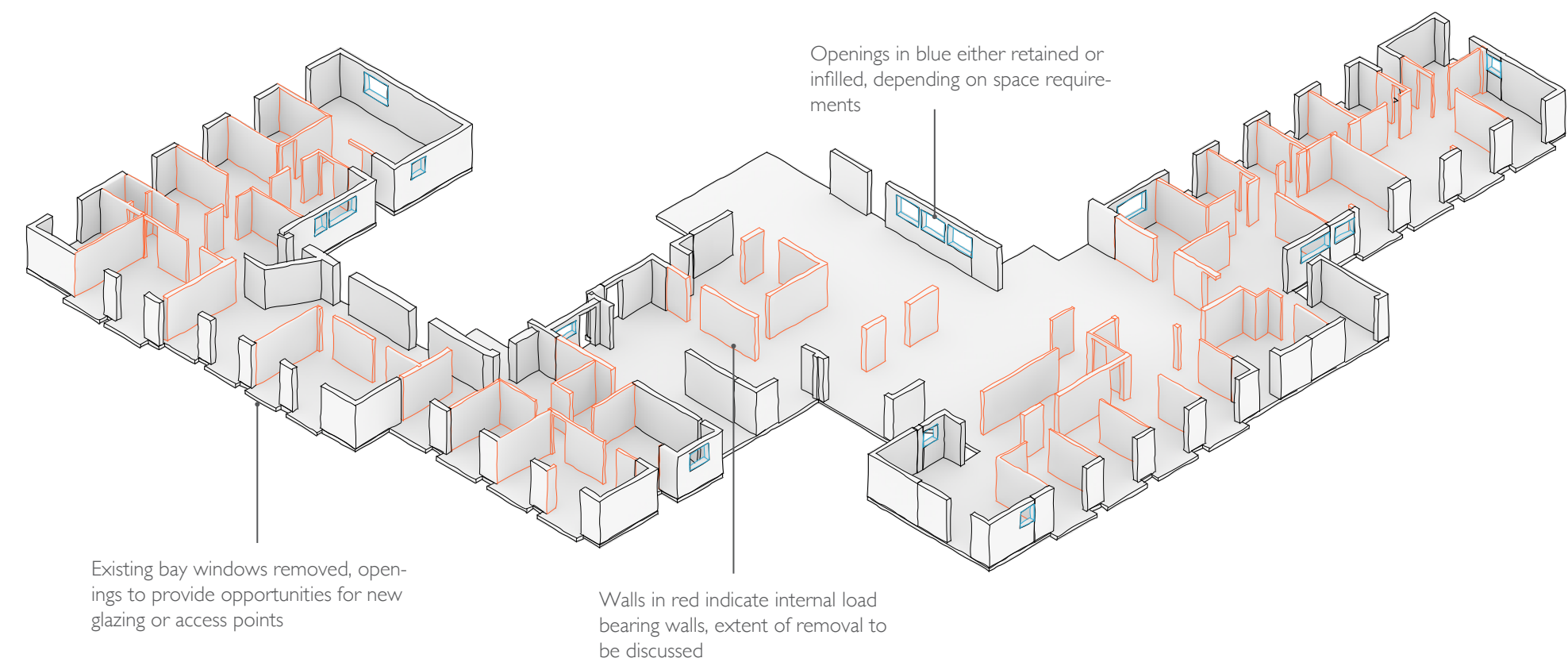


Elevation 3 - South



Elevation 4 - West

3.4 Ground Floor Re-Use Strategy



Through structural analysis it was determined that the existing concrete slab will have sufficient load capacity to accommodate a new first floor structure above.

The analysis also indicated that the majority of the ground floor walls would be suitable for retention, with a preference for the retention for as many of the load bearing internal walls as possible to assist with the strategy for supporting the new first floor.



3.5 New Landscape Concept

The retention of the ground floor dictates that the landscape around the existing building is used in a similar way to the previous use as a care home;

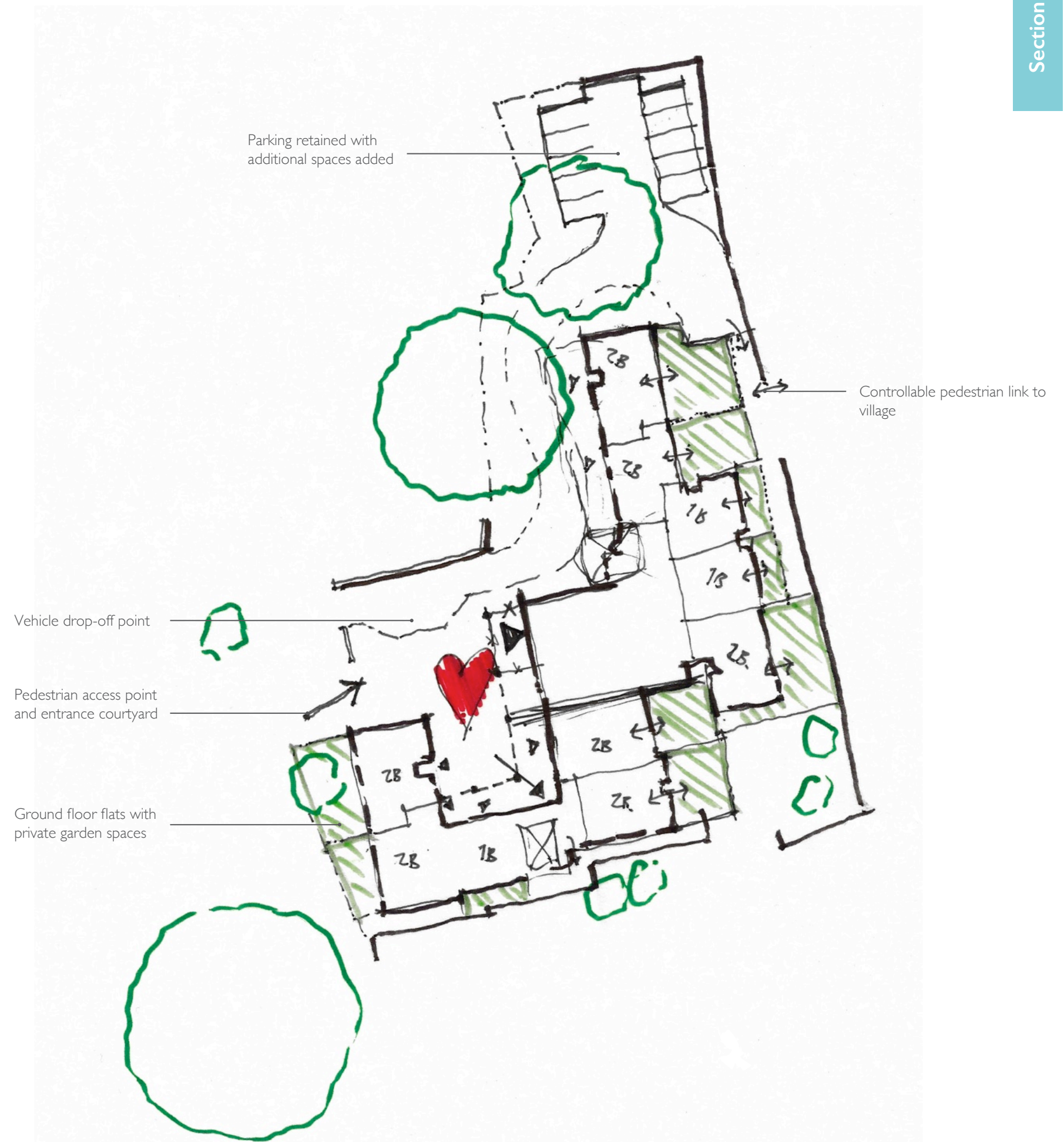
- The west and south of the site is to be retained as private and some communal garden space
- The TPO trees and existing parking area to the north are retained

However, there is also the opportunity to readdress several aspects of the ground floor layout, such as a more successful entrance sequence and new private entrances to apartments and access cores;

- Removal and repositioning of the existing plantroom space, allowing a direct and visible pedestrian entrance into a central communal space in the heart of the building.
- Retain and enhance the existing pedestrian access point from Angel Lane, across a small and enhanced entrance courtyard.
- Front doors to ground floor homes where possible with 7 of the 10 ground floor units having their own front doors direct to the outside whilst others are accessed through communal spaces.



Existing access and dominance of plant room on approach



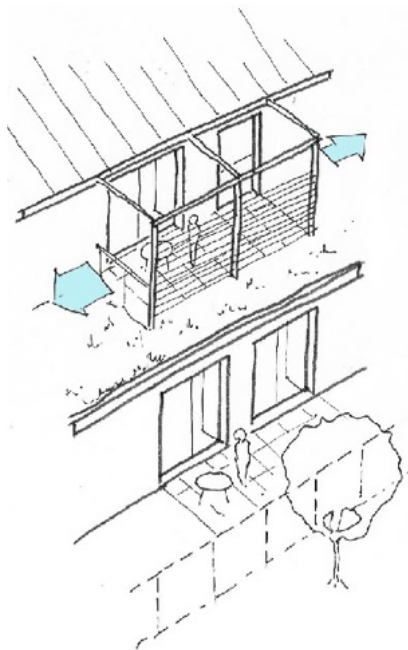
3.6 Massing Strategy

The massing of the proposed development has been considered in relationship to the neighbouring properties, with particular attention paid to the relationship with the eastern and southern properties where proximities are the most sensitive.

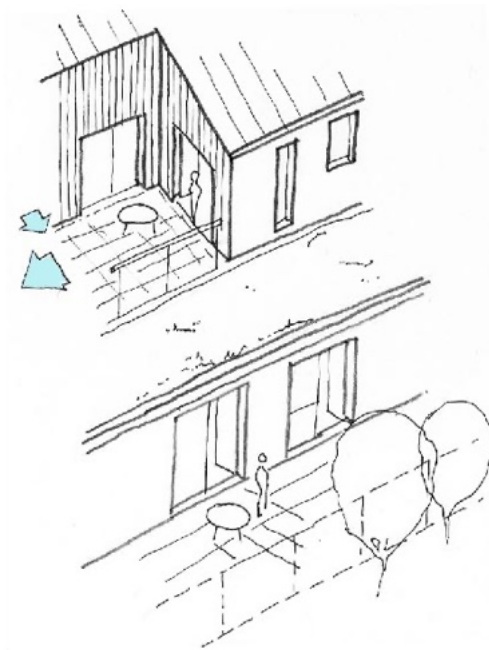
To accommodate the new first floor accommodation with associated access routes, a larger footprint would be required on the northern and western wings of the building, creating an overhang to the ground floor.

The strategic approach to this is to locate the overhang away from sensitive boundaries i.e the east and south, and maintain the building line and proximity as far as possible true to the existing condition.

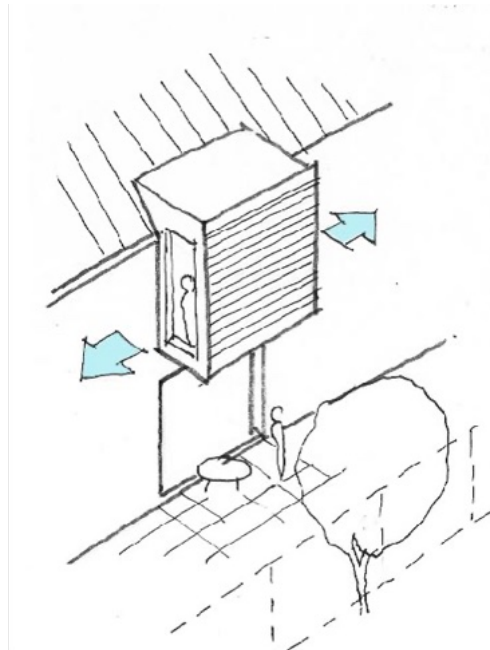
Where new amenity spaces and balconies are provided for the first floor apartments, these were developed with considerations of overlooking to the boundary with different strategies to provide screening and the setting back of residents from the boundary tested.



Screen



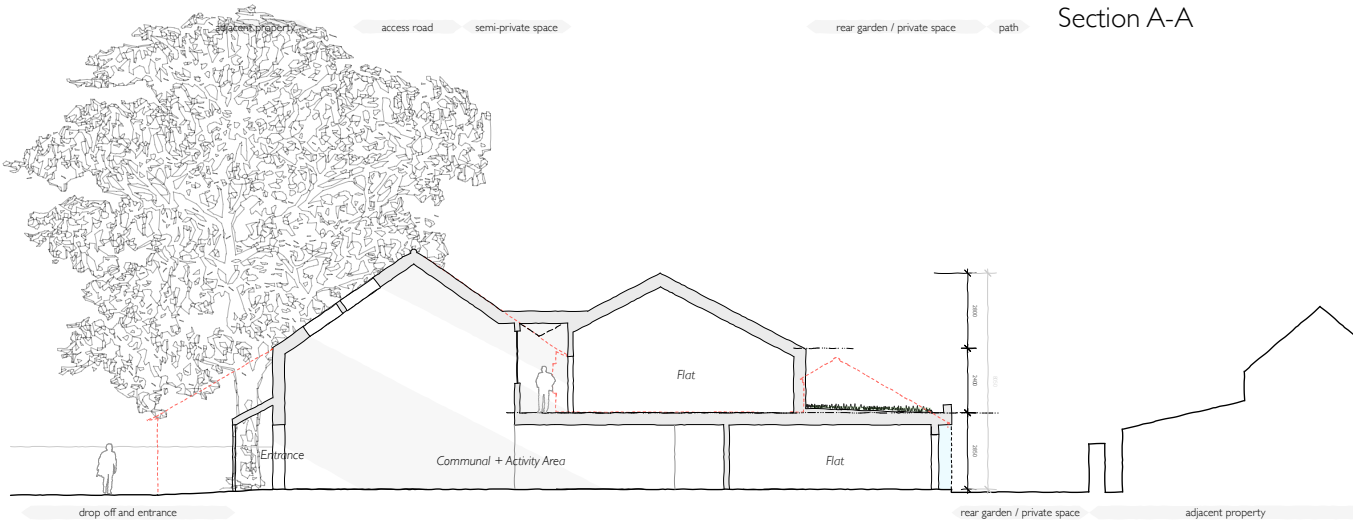
Recess



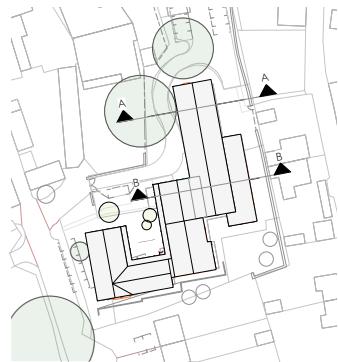
Orientation Control



Section A-A



Section B-B



3.7 Elevation Strategy

A number of elevation studies were developed during the initial feasibility stages of the design. These explored suitable palettes of materials and overall facade design, in relation to the existing retained ground floor walls and the rhythm of its openings.

The retention of the ground floor external walls ensures a continuity of the language of the original building on the site, whilst a new overhanging timber frame structure for the first floor and roof above provides the opportunity to explore wider contextual and contemporary design features.

Studies developed potential contrasts to the ground floor walls with a light-weight material palette to assist with the structural design, such as render, timber cladding, metal cladding, hanging tiles etc.

Further development of the proposed materials and elevation designs are given in the next section.



Existing building with the dressed North Cerney random course blockwork ground floor walls and timber clad gables above



West Elevation Study 1

- Darker toned upper floor
- Weathered or stained timber cladding
- Hanging tiles



West Elevation Study 2

- Lighter toned upper floor
- Timber trims to window openings
- Render infill between timber elements

4.0 The Design Proposal

The following pages develop a series of headings which are used to describe the design proposal in more detail. The designs presented have been developed as a result of an analysis of the site context, a detailed understanding of the existing building in collaboration with structural engineers, as well as a development of the brief with the client team following the pre application and public consultation processes.

4.1 Responding to the Brief

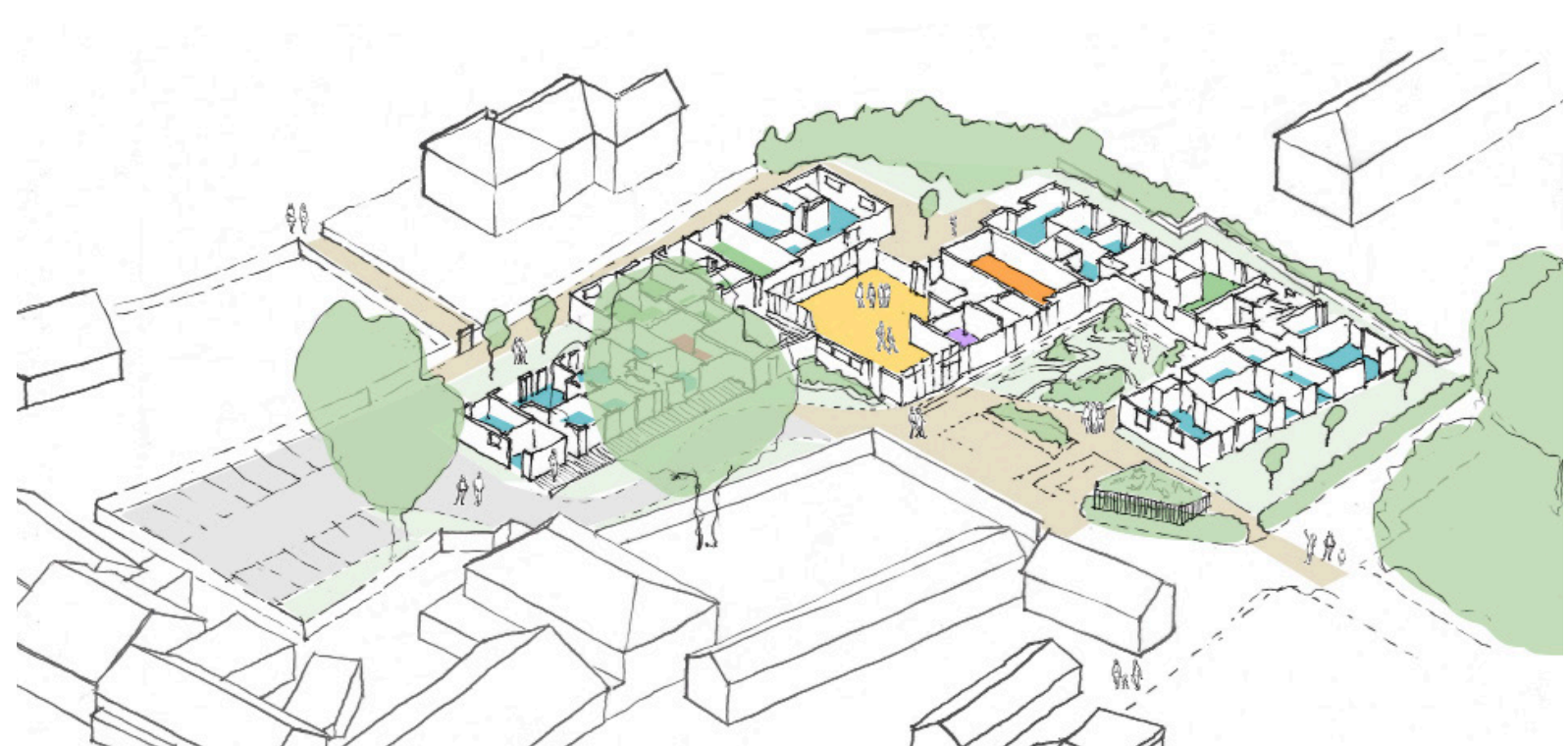
The developed brief seeks to accommodate:

- The re-purposing of the ground floor of the existing building to provide 9 apartments for independent living and communal facilities.
- The addition of a new first floor, providing 11 apartments for independent living alongside a small residents lounge space
- Retention of the existing parking facilities across the site, with the addition of a designated drop off and collection space
- The provision of communal external amenity space through shared courtyard and garden spaces on the ground floor.
- Private balcony and amenity spaces for all flats.

The adjacent drawing represents the strategy for the ground floor of the proposed scheme.



Axonometric sketch view with surrounding context



Ground floor axonometric sketch with surrounding context

4.2 Response to Context

The design for the wider site seeks to build upon and enhance the existing relationship the building has with its setting, whilst providing opportunities for improved connections to the landscape and the wider town.

Landscape strategy

- Provision of a welcome courtyard and communal garden as part of the entrance sequence into the building
- Retain the existing gardens
- Provide a shared surface upon entrance to reduce vehicle dominance
- Ground floor units to have private balcony spaces that look onto shared access areas
- New pedestrian link to the east onto Barnes Place, providing alternative route to the centre of town

Parking / Vehicle strategy

- Provision is made for 15 parking spaces across the site, this is determined by the calculation method and assessment provided by the preliminary Transport Statement prepared by PJA. It should be noted that this report covers both the new build and rebuild / refurbishment options and was developed on the basis of 21 apartments within the re-use option.
- This includes 2 accessible parking bays. One of these is located near the main entrance and the other one linking to the accessible route through the communal garden to the rear of the building.
- A minibus drop off / ambulance bay / delivery drop off is provided near the front entrance, with a turning head provided in the rear parking court.

13 No. Unallocated parking bays
+ 1 No. Accessible bays

Turning Head

Shared surface entrance
1 no. Accessible parking bay
Bin Store / Collection
Pedestrian Route



4.3 Accommodation Schedule

The proposed scheme contains a total of 20 apartments for independent living, spread across two floors. This will be comprised of a mixture of 1 and 2 bed flats, as per the below schedule.

The proposed flats are designed to meet the requirements set out in the Nationally Described Space Standards (NDSS). Due to the constraints of the existing building footprint, two flats are currently exactly on the minimum NDSS requirements. Through detailed design we would work hard to maintain these areas, all other flats exceed NDSS minimums. All flats are intended to meet the M4(2) category for accessibility in the Approved Document M of the building regulations, with the addition of level access showers.

Additional facilities on the ground floor will include an open communal space, quiet room kitchenette, toilet facilities, laundry room, scooter store and flexible desk space / reception space. On the first floor a private resident lounge will be provided overlooking the main entrance.

-  10 x 1 bed 2 person flats (min. 50m2)
-  10 x 2 bed 3 person flats (min. 61m2)



Ground Floor Plan



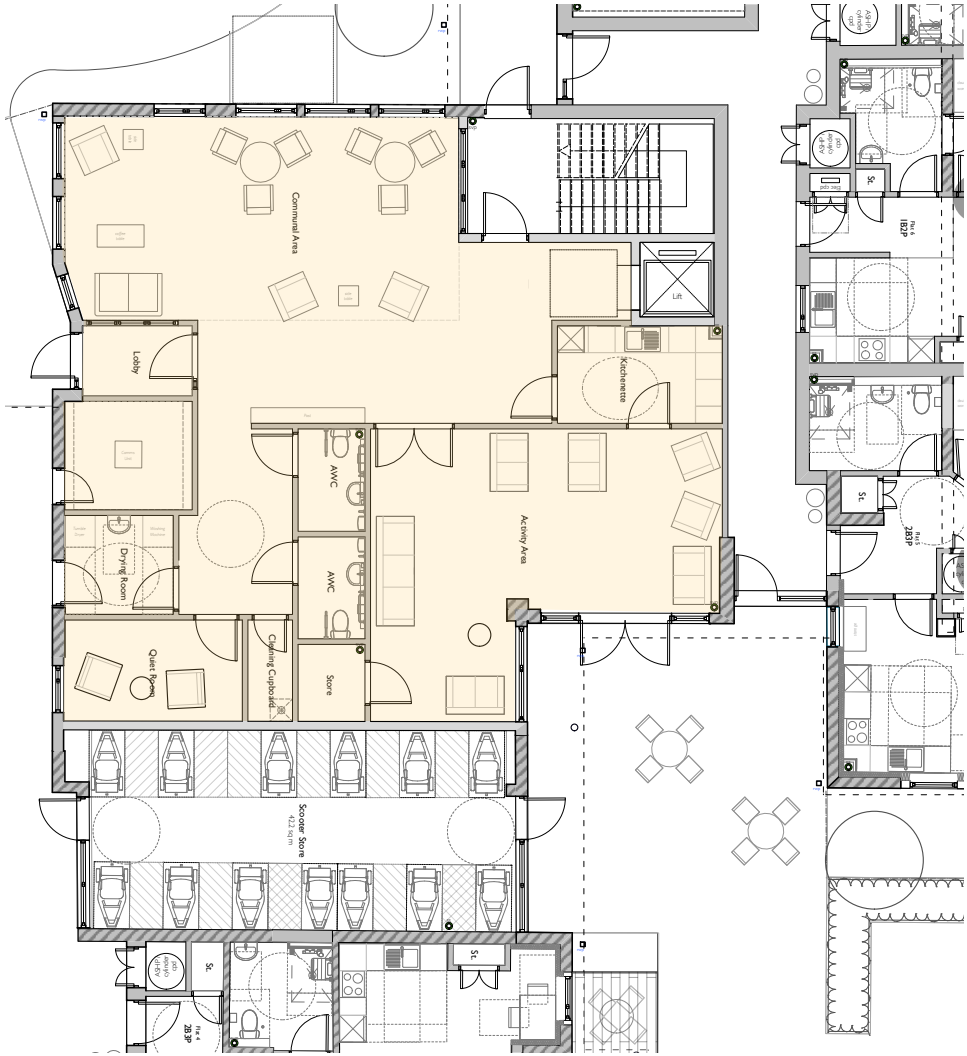
First Floor Plan

4.4 Communal Centre

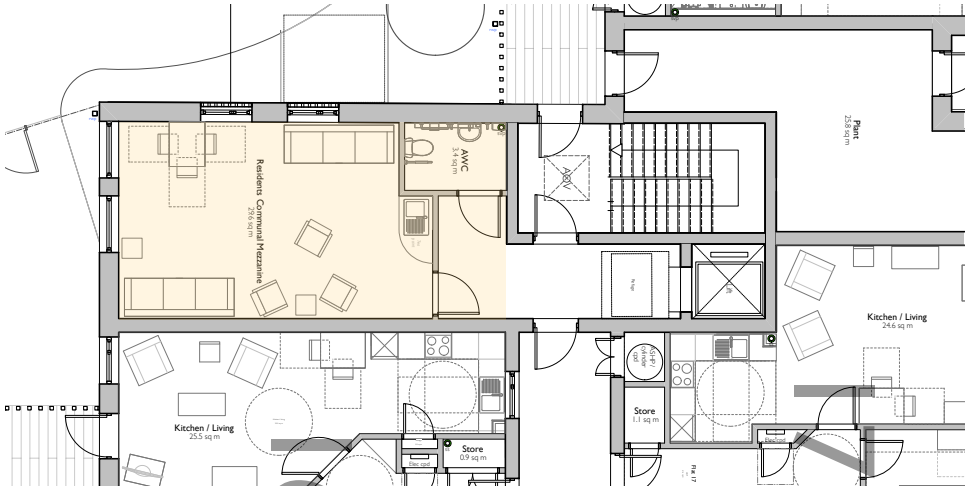
The communal areas are located in the centre of the plan on the ground and first floors respectively. Their design has been coordinated with both the Wiltshire Council design team and the organisers of a twice-weekly day centre.

On the ground floor, two large spaces have been divided by an openable partition in order to allow residents to use the communal area when day centre activities are being run. Both spaces have access to the outside courtyards, as well as the kitchenette for preparing drinks or food.

The first floor lounge area provides a separate residents space when the ground floor rooms are occupied by a communal activity or the members of the day centre. A tea point and separate accessible WC allows users to operate autonomously without the need to access the facilities downstairs. Large glazing units on the western facade give residents a view towards St. Michaels Church to the west, protected from overheating by brise soleil and an openable vent in the roof.



Ground Floor Plan



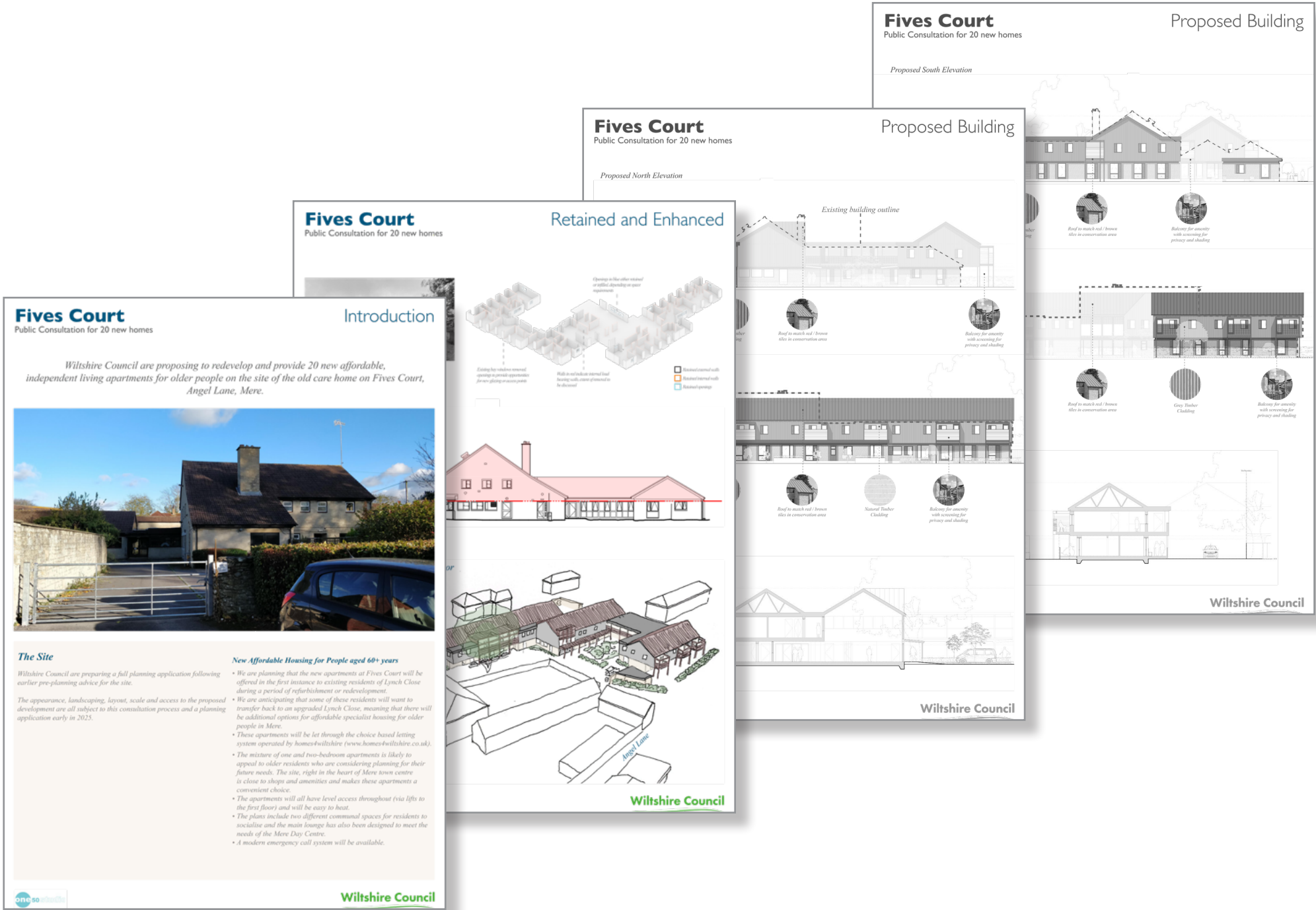
First Floor Plan



View towards St. Michaels Church to the west

A public consultation event was held in November 2024 at the Andy Young Pavillion. At the consultation, a revised scheme which responded to the pre-application officer comments was presented. This allowed local residents and members of the public to provide feedback. The majority of the concerns raised were related to massing, building height, overlooking and parking. Further details of the public's comments can be found later in this document.

Following this, the Wiltshire Council design team formally consulted the planning officer with relation to the public concerns raised. The planning officer advised that the proposal would benefit from a reduction in massing along the eastern boundary to reduce the impact on immediate neighbours. It was also advised that the position of the openings needs to be considered to maximise the reduction in potential overlooking to neighbours on the southern, northern and eastern boundaries. It was also advised that the proposed development referred to the existing ridge height to avoid overshadowing beyond the existing impact of the building on neighbouring gardens and amenity spaces.



A selection of boards from the public consultation

4.6 Response to community consultation

Immediate Neighbour Comments at pre-application

- 1 Residents of 1-4 Angel Lane** - raised some concern with overlooking but were satisfied with mitigation strategies. Worried about continued antisocial behaviour but acknowledged that this will decrease once the site is occupied. Currently having to maintain overgrown foliage above boundary fence but reassured that Wiltshire Council will oversee once built.
- 2 Residents of Little Shotley** - would like to see screening on entrance walkway to mitigate overlooking. Possible consideration for removal or obstruction of windows facing west from access corridor of first floor. Concerns about condition of 6ft boundary fence, would be satisfied with 8ft boundary wall or fence to further screen property.
- 3 Residents of 4 The Square** - were concerned with the addition of a new first floor, and concerned it would obstruct the view to the sky from their garden.
- 4 Owners of the Sprout & Flower** - raised concerns about impact of the removal of the garage to the north of the car park on the privacy of their balcony. They requested that the northern boundary fence be raised to obscure views from the car park. They were also keen for a rear garden access gate, and an allocated parking space on site.
- 5 Residents of The Old Bakery** - are an adjacent neighbour with detached garden, concerned about overlooking into their garden which sits at a lower level than the site.
- 6 7 Residents of 11 & 12 Barnes Place** - were concerned about overlooking, although generally supportive of the need for this scheme. Would like to see detail of overlooking mitigation strategies and confirmation that new building would not produce loss of light to home or garden.

Developed design response

Key design moves in response to each of the points by the surrounding neighbours are listed below:

- 1** Angel Lane is 3m higher than Fives court. Most overlooking concerns are mitigated by the topography. An approved scheme would bring the site into active use mitigating anti-social issues
- 2** The first floor entrance walkway has been screened up to 1.5m in height to minimise possibility of overlooking. Re-organisation of first floor flats has reduced the number of flats and the mass of the first floor adjacent to the western boundary
- 3** The first floor has been reduced in size at this point. This puts the two storey gable at over 10m from the boundary to this garden and over 33m to the rear wall of this property
- 4** The fence will be replaced as part of the scheme and access can be provided through a new garden gate
 - An allocated parking space unfortunately cannot be provided because the car parking spaces are required for all the new flats
- 5** The northernmost gable has been shifted south due to a reduction in the first-floor size at that point, placing the two-storey element over 20 metres from the boundary of the adjacent garden - reduced overlooking
- 6 7** 1st floor has been reduced in length facing the eastern boundary
 - The mass and roof form has been broken to also reduce overall building form
 - The 1st floor facade is 10m from the eastern boundary
 - 1st floor properties facing east have reduced from 5 to 4
 - The balconies facing east have reduced from 5 to 3 and will have screening at 1.5m high to prevent eastward overlooking
 - The number of windows facing east from a habitable room not behind screens have reduced from 8 to 4, these windows have higher cills or opaque glazing below 1.1m high
 - A desktop BRE Daylighting Analysis has been provided to accompany the scheme and help mitigate concerns

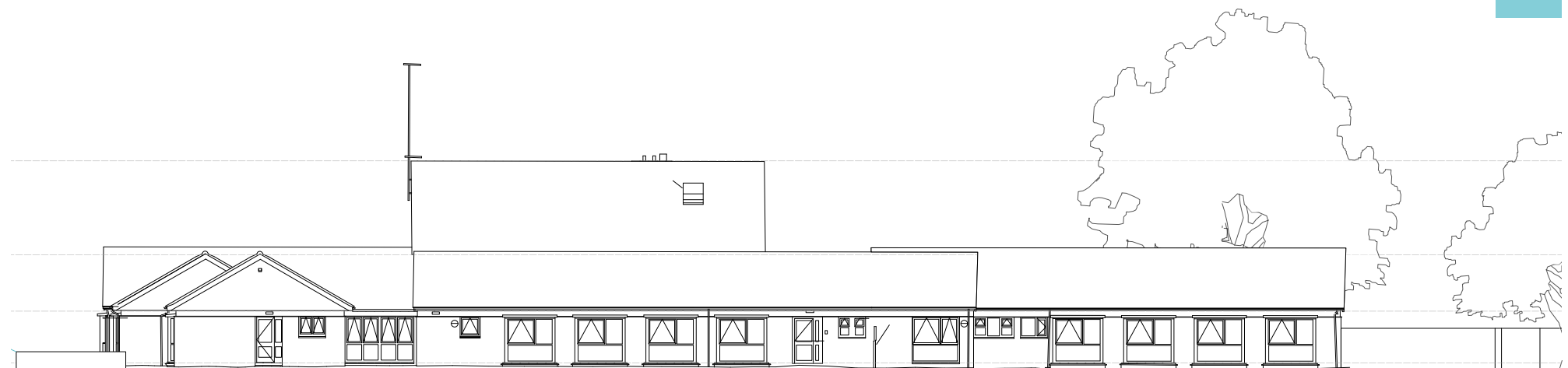


4.7 Key design changes since consultation

It was highlighted at the public consultation that neighbours along the eastern boundary had concerns regarding the massing of the building. In response to this, and following the removal of the communal atrium, we have relocated a flat from the northernmost extent of the building to shorten the length of the block along the eastern boundary. We have also separated the mass in the centre to further reduce the visual impact on neighbouring properties.

We also received comments concerning overlooking from habitable rooms. In response to this, we have chosen to relocate the balconies to cover both the living room door and the bedroom window. This allows us to add a semi-opaque panel to the remaining living room windows to reduce the impact of overlooking to neighbouring properties. The first floor facade along this east elevation is also greater than 10m from the boundary.

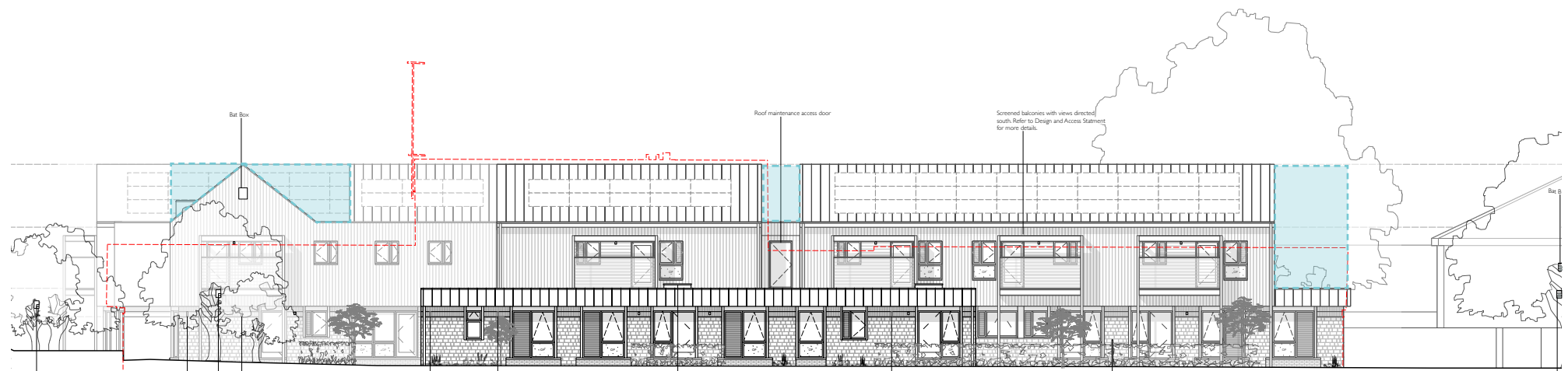
We have also adjusted the roof form to allow for a larger south facing roof area for PVs eliminating a large expanse of flat roof and enabling the whole scheme to resemble a cluster of village buildings.



East Elevation - Existing



East Elevation - Public consultation



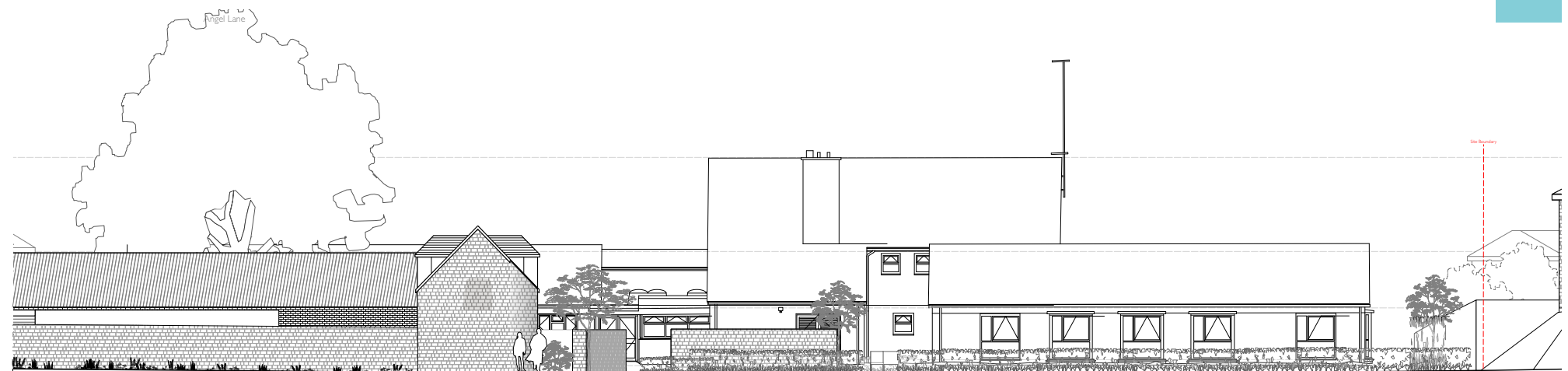
East Elevation - Proposed

4.8 Key design changes since consultation (cont'd)

As mentioned previously, we have adjusted the massing of the building throughout the scheme to respond to comments concerning overshadowing and overbearing on neighbouring amenity spaces and gardens. We have removed the balconies to the western elevation which were causing significant shading to the ground floor flats and in doing so this has reduced the mass of the western most wing.

It was also highlighted by the client that the amount of glazing associated with the entrance and first floor lounge would cause issues with overheating and may make neighbours to the north uncomfortable. In response to this we have reduced the size of the windows into these spaces.

In line with comments from the pre-application response, we have kept the overall height of the building below the existing ridge line.



West Elevation - Existing



West Elevation - Public consultation

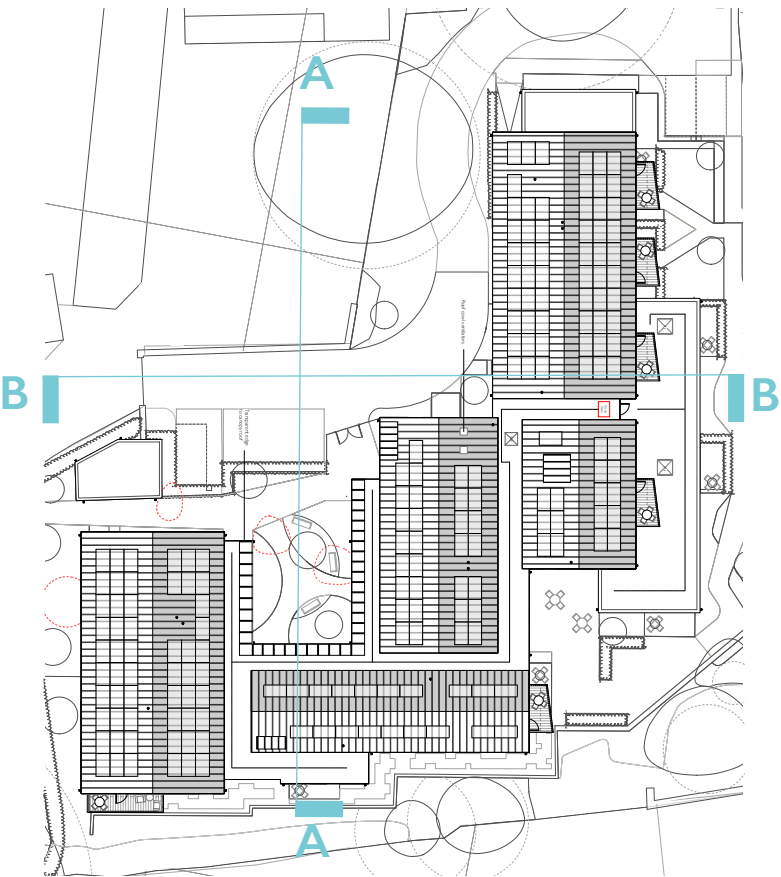


West Elevation - Proposed

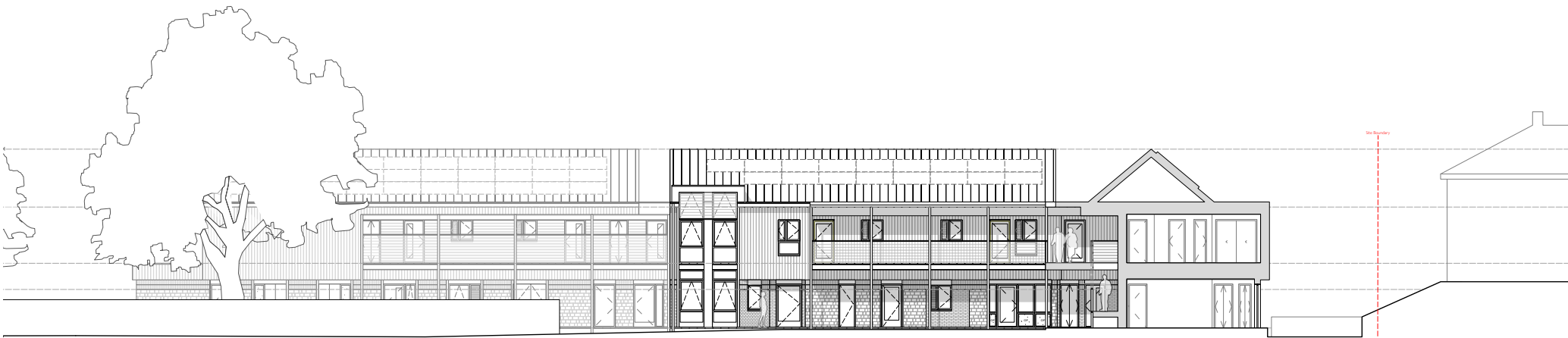
4.9 Form & Scale

Section A-A - shows the relationship of the proposed scheme to the southern boundary and neighbouring property. The raised ground level on the neighbouring side helps avoid overlooking issues between the properties.

Section B-B - shows how the courtyard can be a celebrated communal space across the ground and first floors and how the first floor can set back away from the eastern boundary to help prevent overlooking and overbearing of the new form.



Key Plan



Site Section A-A



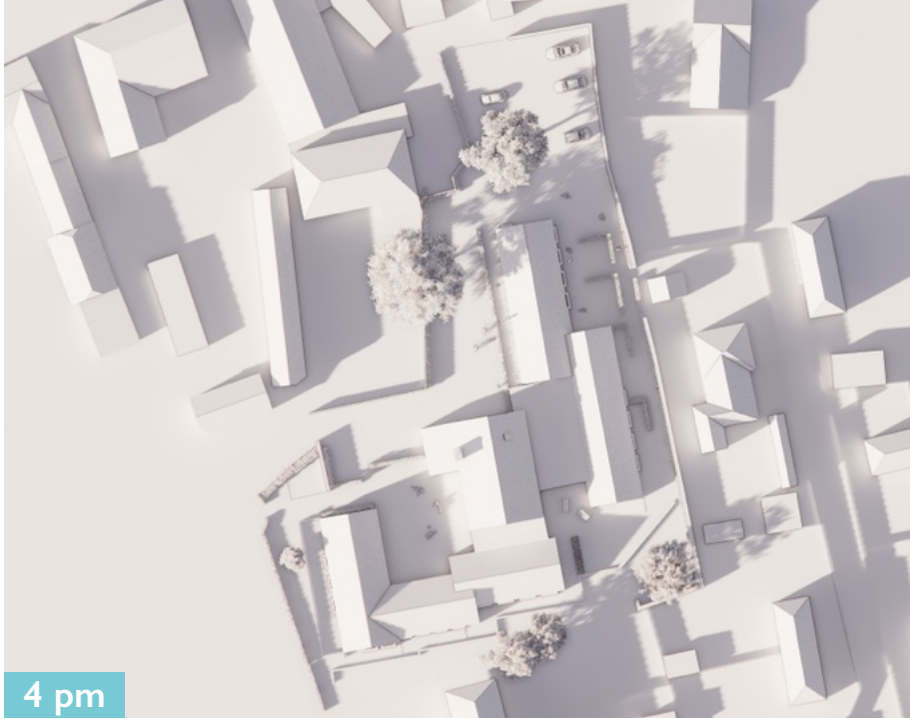
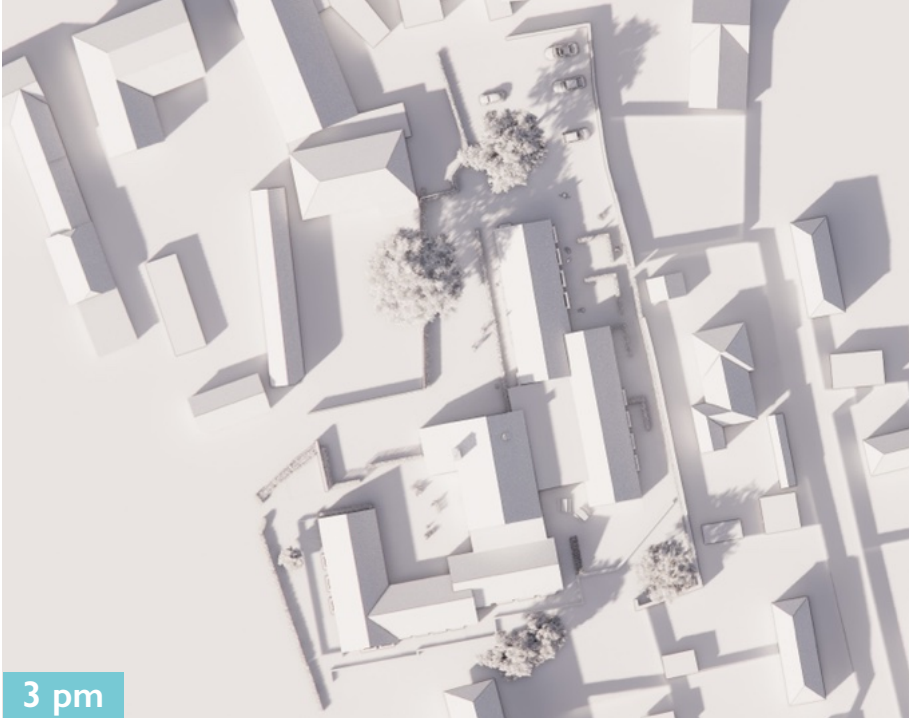
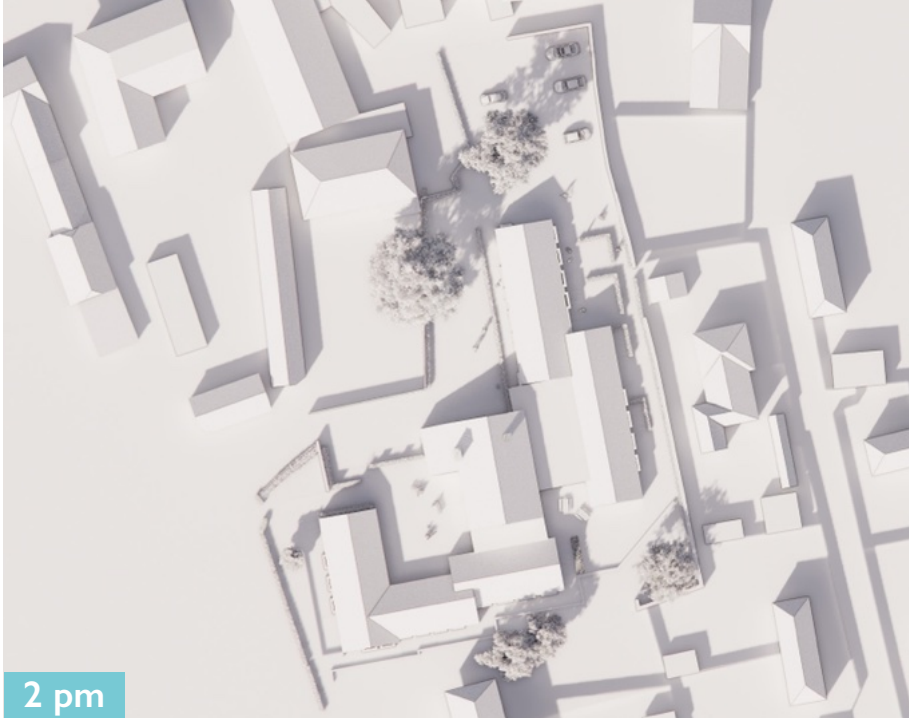
Site Section B-B

4.10 Daylight / Sunlight Analysis Summary

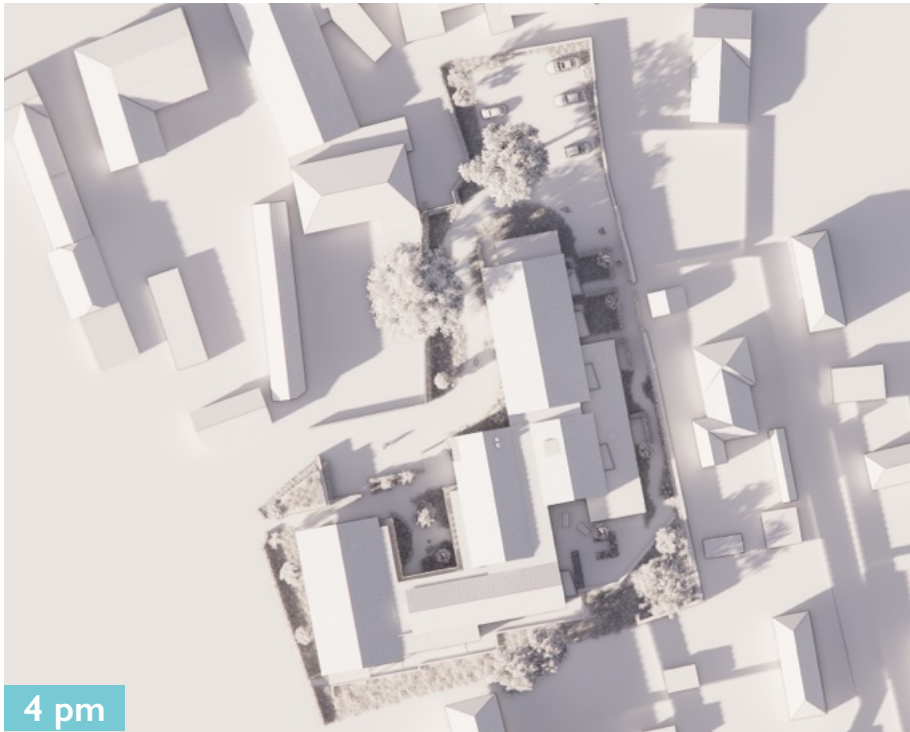
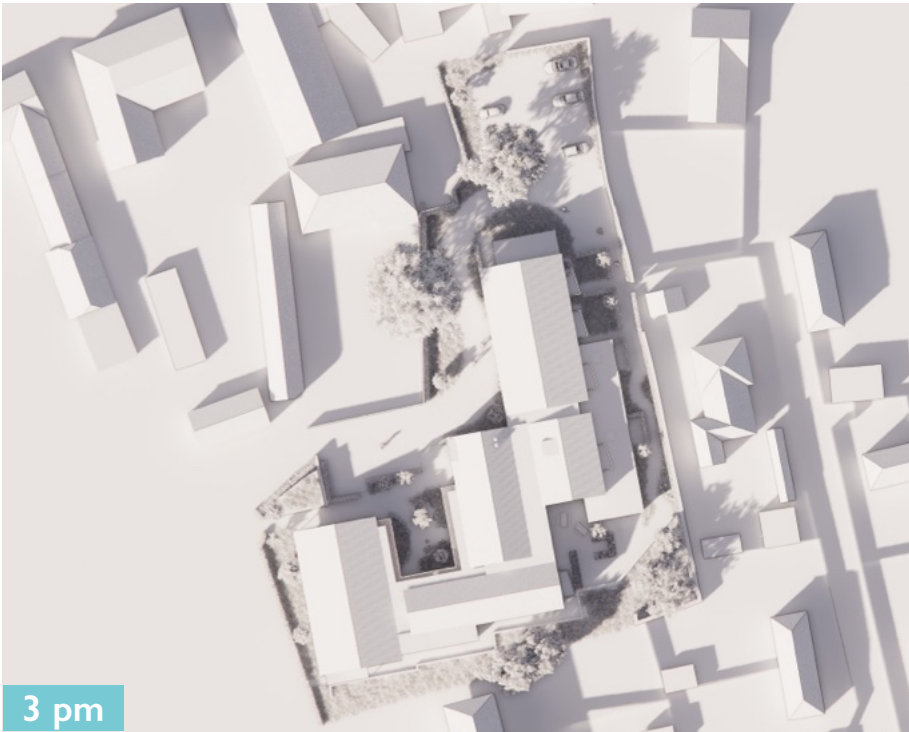
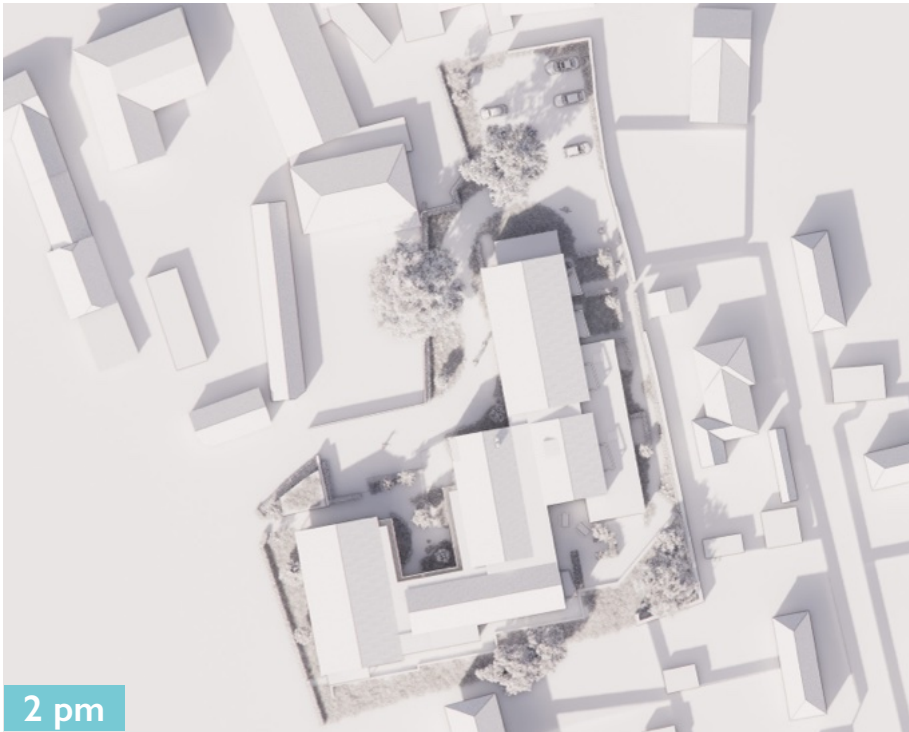
A daylight and sunlight analysis assessment was produced in response to concerns raised by neighbours. The analysis has reviewed the impact of the proposed development on the existing neighbouring properties. The report concludes that the proposed development has no adverse impact on the

daylight received by the existing neighbouring properties. This study also concludes that there will be no significant additional overshadowing to the existing neighbouring gardens, aside from the overshadowing currently generated by the existing boundary walls.

Please refer to 2116 WCFCMR-O50-RP-A-0004 Daylight - Sunlight Assessment for the full set of findings.



existing



proposed