

FEASIBILITY + COMMUNITY ENGAGEMENT STUDY

Land on the north side of The Street
Plaistow, Billinghamurst, RH14 0NS



RIBA Work stages: 0-1
Published: April 2024

CONTENTS

- 0.0 Introduction
- 0.1 Our Approach
- 0.2 Our Portfolio

1.0 CHAPTER 2 - Data Gathering + Analysis

- 1.1 Introduction to the project
- 1.2 Planning and data research

2.0 CHAPTER 3 Ideas + Opportunities

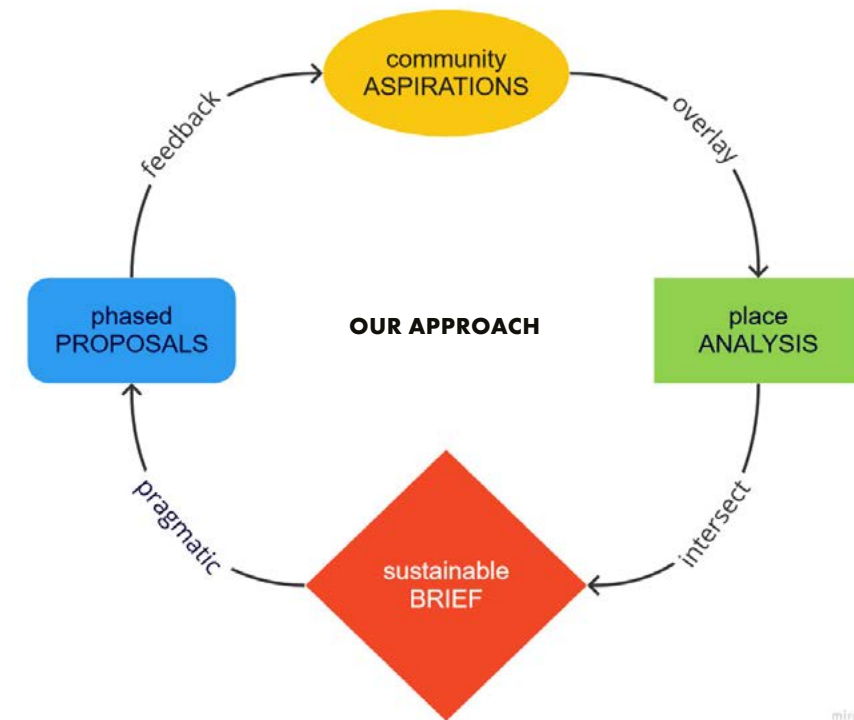
- 2.1 Existing site wider context analysis
- 2.2 Existing site immediate context analysis
- 2.3 Existing site analysis

3.0 CHAPTER 4 - Conclusions + Proposals

- 3.1 Proposed concept strategy
- 3.2 Proposed layout
- 3.3 Proposed sections/massing
- 3.4 Proposed concept elevations and external materials

4.0 CHAPTER 1 Community Engagement

- 4.1 Community Consultations
- 4.2 Community Outcomes



0.0 INTRODUCTION

STUDIO BAD

Studio B.A.D Architects are a small multidisciplinary practice working across the private and commercial sector with studios located in Southampton and South Devon. We believe that architecture and public art holds the potential to be a vehicle for social and economic change for the better.

Our work includes a range of work within new and existing buildings including housing schemes, a number of churches and domestic house conversions. We are also involved in a significant number of public realm projects and public art projects, many of them involving a meanwhile temporary solution which tests, informs and leads onto more permanent solutions.

Studio BAD Architects in the past year have been appointed by Gosport Borough Council, Eastleigh Borough Council and the Southampton BID to undertake detailed feasibility studies to activate and animate high streets.

These projects are a direct response to the challenges being faced in the high street and those now being faced in a post pandemic world. We are embedded within reviewing historic South Coast towns and high streets, where central government funds from The Heritage action zone fund, Welcome back fund and Future High street fund are playing a pivotal part in the regeneration of our urban public realm. These are creative opportunities in how we re-imagine our towns, cities and urban public realm spaces.

We have been forming collaborative teams of architects, urban designers, artists, illustrators, landscape designers and academics for these projects. We have close relationships with Portsmouth and Reading schools of architecture where we both teach, collaborate and carry out research along all built environment sectors, drawing upon the expertise within these fields, to further enhance our learning, enabling us to innovate in our creative practice.

Studio: Studio Bad Ltd
18a London Road
Southampton SO15 2AF
www.studiobad.co.uk

Contact: Darren Bray
Director
darren@studiobad.co.uk
07866 970761

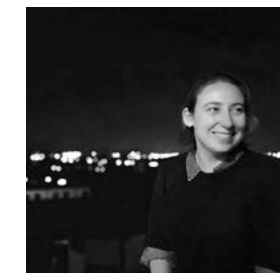
OUR COLLECTIVE TEAM



Lorraine Farrelly



Amanda Moore



Laura Whitney



Karolina Stephenson



Si Newell



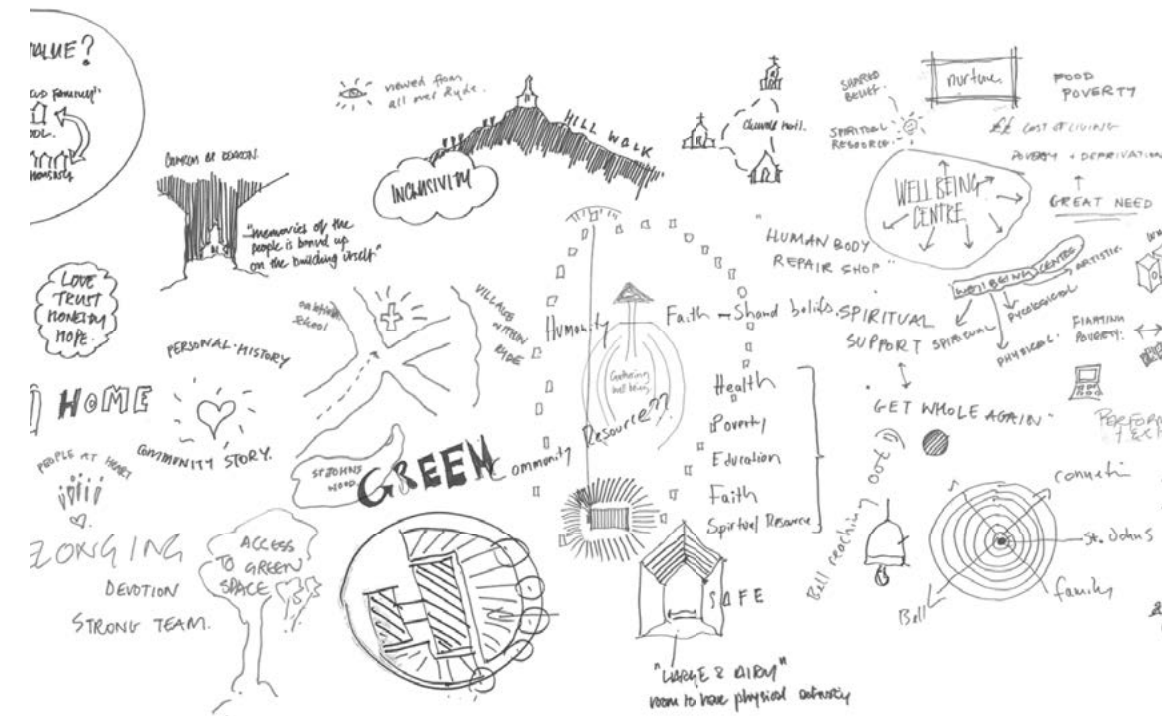
Aston Oakes



Darren Bray



Roger Tyrrell



0.1 OUR APPROACH

About Studio BAD

We are a talented collective, working across the private and commercial sector to deliver rich and successful schemes.

Studio B.A.D. Architects are a forward thinking design collective, founded by Darren Bray in early 2019. The practice was set up to focus on architecture for positive social change, through re-use to reduce the environmental impact, and re-imagining of spaces to reactivate places for the good of the community.

The practice believes that architecture does not have to be only about bricks & mortar buildings, architecture without ego can hold the potential to be a vehicle of social and economic change for the better.

We believe in the power of re-imagining districts, spaces and buildings, to create engaging and reanimated places across a multitude of project types.

A Unique Approach

Our unique approach to design is more involved, collaborative and hands on than a typical architectural practice might be.

As a practice we get involved from the concept, through each stage including involvement in procurement, community workshops, delivery and onsite construction.

We see the benefits of getting the scheme moving, rather than having to wait for full funding, and it is hugely beneficial to involve the audience from an early stage. This is especially important for community projects. Our approach is hands-on, from concept, right through to delivery on-site.

We view many of our larger projects in incremental layers, designing the scheme transformation in a meanwhile process which allows for the project to get started.

We strongly believe that architecture holds the potential to be a vehicle for positive social and economic change.

Inclusive Community Testing

We like to be inclusive in our design approach, working with the community to unlock the full potential of places.

Often, especially for our community engagement projects, we carry out live testing or temporary light-touch solutions, in order to develop and enhance permanent solutions.

This approach works well to get buy-in from all stakeholders: they can see the ideas in action, offer vital feedback and be part of the inclusive design process.

Awards / Press Highlights

RICS Social Impact Awards - St Margaret's Church (Shortlisted)

AJ Small Projects 2022 Sustainability Award - St Margaret's Church

RIBA MacEwen Award - St Margaret's Church (Commended), Bedford Place (Longlisted), October Books (Longlisted)

RICS Social Impact Awards - October Books (Shortlisted)

RIBA Journal - 'Near-abandoned Portsmouth church given a community lifeline' - St Margaret's Church, 18th Jan 2022

Architect's Journal - 'New practice Studic B.A.D: "We want to change the public perception of the architect's role"' 13th May 2019

The Guardian - 'Southampton bookshop enlists human chain to move to new store' - October Books, 29th October 2018

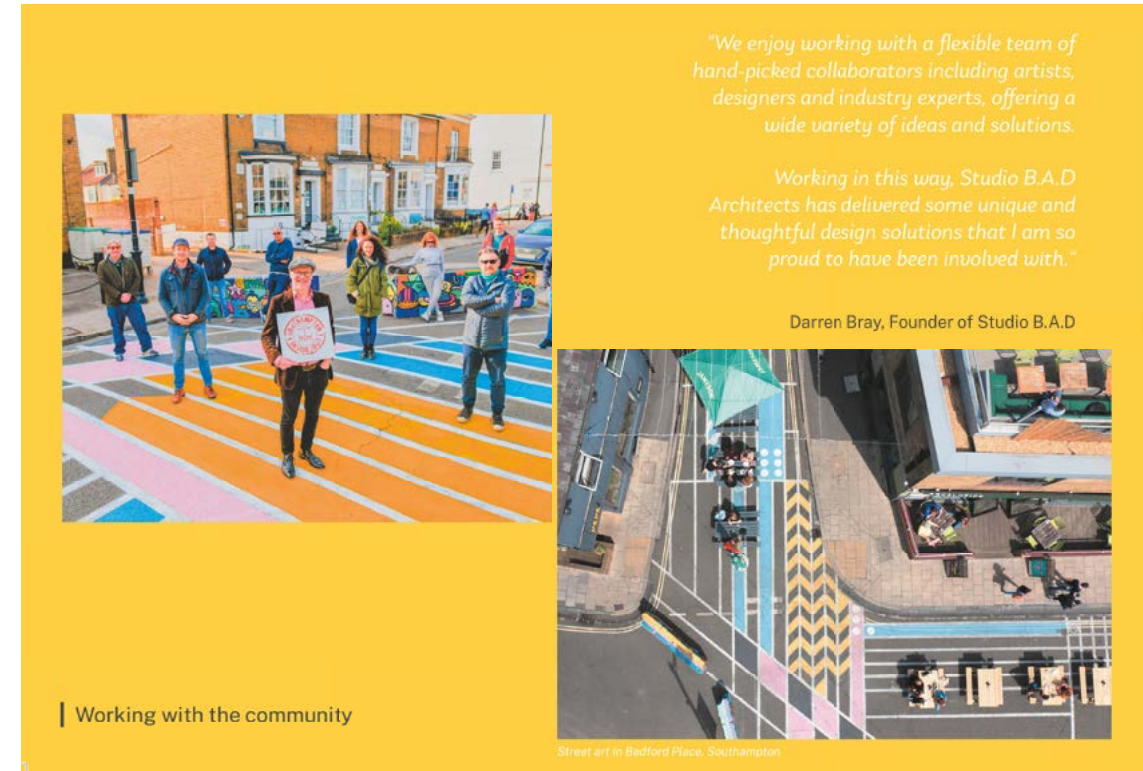


"The outstanding quality (of Studio BAD) is an ability to listen to the client, to stakeholders and to wider communities, and to construct solutions that genuinely meet a need... their design and delivery is creative and fresh, not least because they involve a wide range of artists and creative professionals."

Giles Semper - Director of Go Southampton BID

"We took the decision to appoint the Studio BAD collective team rather than a more traditional church architect because we enjoyed the studio's community focus and collaborative method of design. The team took the time to understand our vision, and really engaged with all our activities. We particularly enjoyed the mix of practical, theoretical and hands on engagement, bringing life to plans and sections."

Fran Carabott, Lay Pioneer Minister



"We enjoy working with a flexible team of hand-picked collaborators including artists, designers and industry experts, offering a wide variety of ideas and solutions."

Working in this way, Studio B.A.D Architects has delivered some unique and thoughtful design solutions that I am so proud to have been involved with."

Darren Bray, Founder of Studio B.A.D

| Working with the community

Street art in Bedford Place, Southampton



Studio BAD collaborative team

0.1 OUR APPROACH

community engagement:



SEE VIDEO FROM OUR PREVIOUS COMMUNITY ENGAGEMENT [HERE](#)

listen / gather



process / analyse



outcome ideas



feedback loop

0.2 OUR PORTFOLIO

other project examples:



Private housing in designated areas:
Spinners Garden House, New Forest National Park

Private housing in designated areas:
Lane End, West Sussex

Private housing in designated areas:
The Barn & The Office, Hampshire



Context driven architecture: urban and rural environments:
Alfriston, South Downs National Park

Heritage driven architecture:
The Water Tower, Hampshire

Community and social driven architecture & social housing:
Southampton and Portsmouth area

CHAPTER 1

Data Gathering + Analysis

To accompany our primary research at individual community level we also believe an overarching look at the wider community and sustainability goals is just as important to understand how the buildings and other spaces could function and what they could offer.

To guide our analysis we will use some additional data gathering and internationally established test such as:

- Planning Policy and planning history research
- Data mapping
- 15 minute city / 20 minute neighbourhood analysis

1.1 INTRODUCTION TO THE PROJECT: LAND ON THE NORTH SIDE OF THE STREET, PLAISTOW

OVERVIEW

Studio B.A.D Architects have been appointed by the client to undertake detailed feasibility studies to develop a site at Land on the north side of The Street in Plaistow. This document has been prepared in support of an early feasibility stage and community engagement concerning erection of housing units, community realm and associated external works.

This project aims to review in detail opportunities and constraints of the site. The proposal is driven by engaging the community and greater analysis of the site conditions to inform the layout and design of the proposed development, such that the character of the Plaistow Conservation Area is not harmfully impacted.

Studio BAD conducted site visits to fully understand the specifics of scale, topography, context, and local environment, and aims to collaborate with various consultants which will directly inform the design process - the content will be integrated into the proposal.

Potential consultants involved:

Planning Consultants
Heritage and Historic Building Consultant
Transport Planning and Infrastructure Design Consultants Engineers
Civil Engineering Consultant
Ecology and Arboricultural Consultants
Landscape Designer
+ urban designers, artists, illustrators, landscape designers and academics*

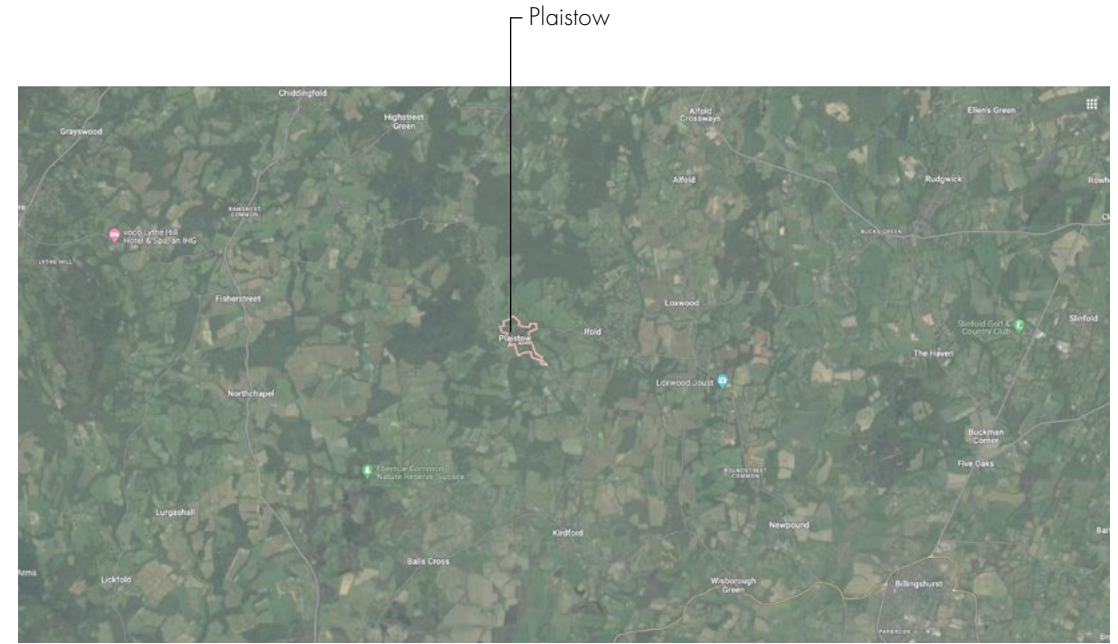
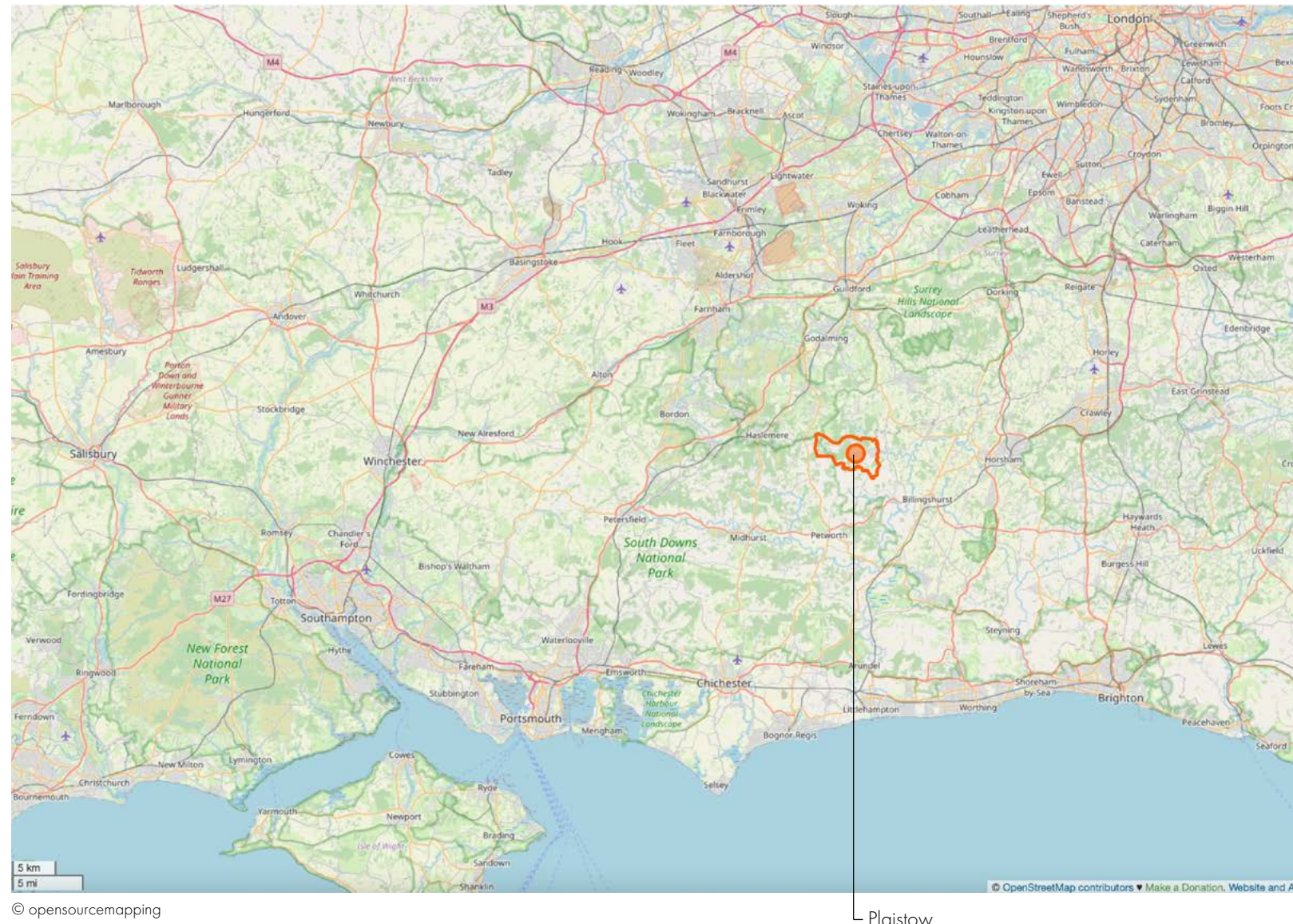
*We have close relationships with Portsmouth and Reading schools of architecture where we both teach, collaborate and carry out research along all built environment sectors, drawing upon the expertise within these fields, to further enhance our learning, enabling us to innovate in our creative practice.



1 THE SITE & VIEW LOOKING TOWARDS SOUTH+ WEST

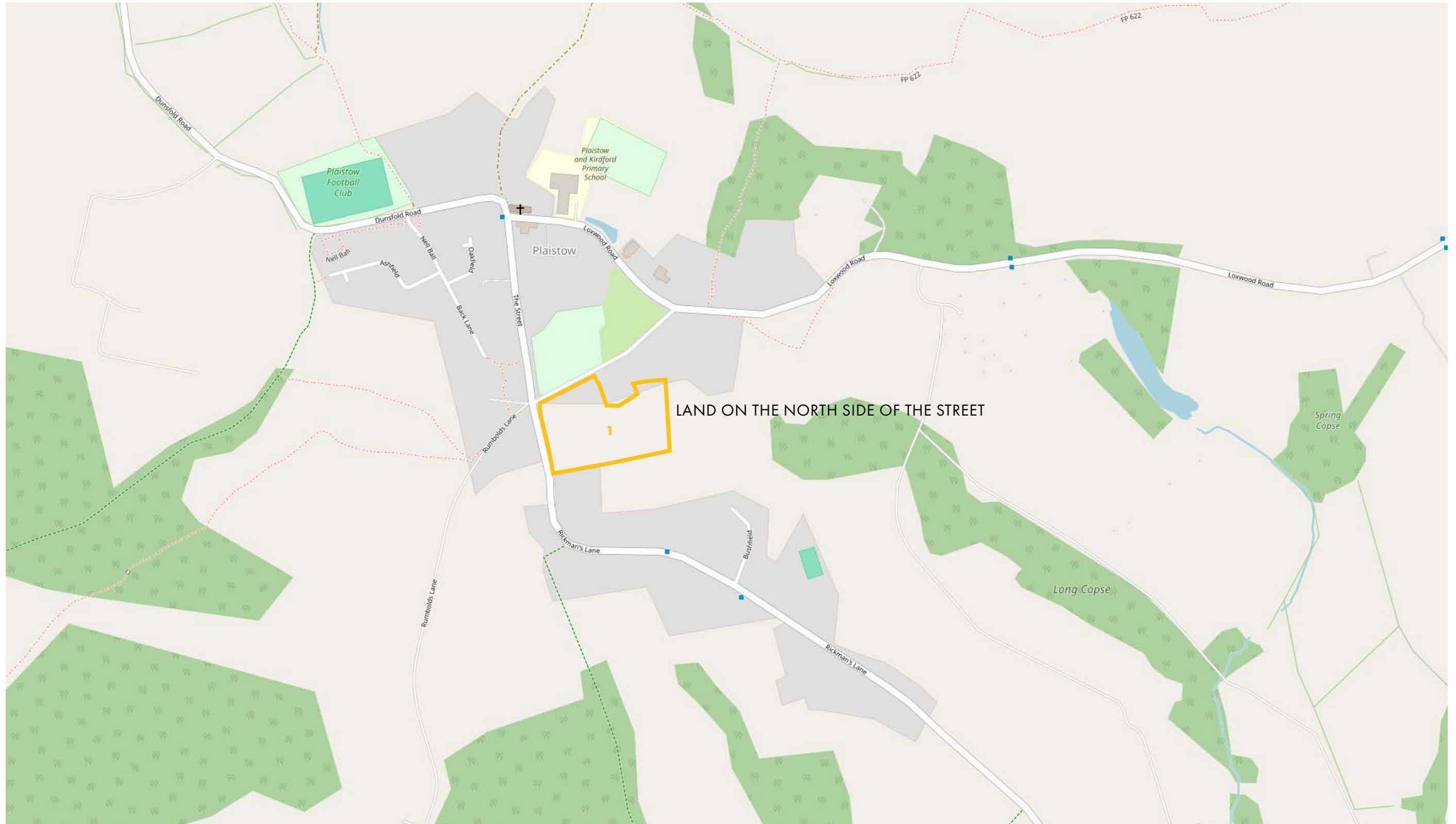
1.1 INTRODUCTION TO THE PROJECT: LAND ON THE NORTH SIDE OF THE STREET, PLAISTOW

LOCATION



1.1 INTRODUCTION TO THE PROJECT: LAND ON THE NORTH SIDE OF THE STREET, PLAISTOW

THE SITE



1 THE SITE

1.2 PLANNING AND DATA RESEARCH: LAND ON THE NORTH SIDE OF THE STREET, PLAISTOW

THE SITE ALLOCATION AND INITIAL PLANNING RESEARCH

This project aims to review in detail opportunities and constraints of the site. The initial planning research identified the following planning conditions that are to inform the layout and design of the proposed development:

National Planning Policy Framework (NPPF):
Paragraph 59 supports the Government's objective to boost significantly the supply of homes, with sites available where specific housing requirements can be addressed and met. There is no ceiling to housing delivery.
Paragraph 68a recognises that small and medium sized sites as important contribution to meet the housing need requirement in the area, with 30% affordable housing to be delivered either with financial contribution or off-site provision or on-site - in accordance with designated rural area status.

Site Allocation Development Plan Document 2014-2029, Chichester Local Plan 2021-2039: Proposed Submission (Reg 19) Consultation:
Policy S1 'key diagram' shows Plaistow/ Ifold as 'service villages' which should have a 'greater portion' of development
Policy H3 looks to provide 25 houses within Plaistow and Ifold between 2021 and 2039.

South Downs Local Plan Adopted 2 July 2019 (2014-33):
Although village of Plaistow is not included within the South Downs National Park Authority, nonetheless, it is located just outside the National Park of a significant importance and sensitive character of its tranquil beauty.

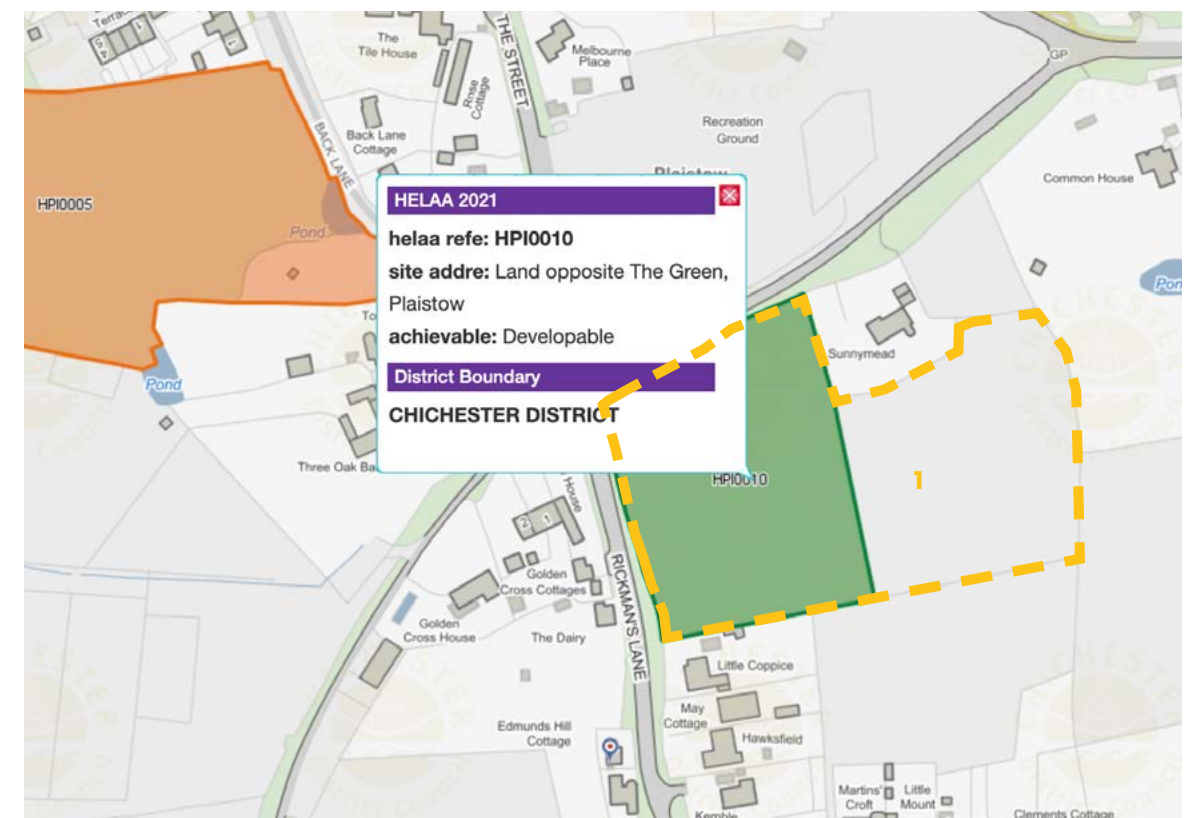
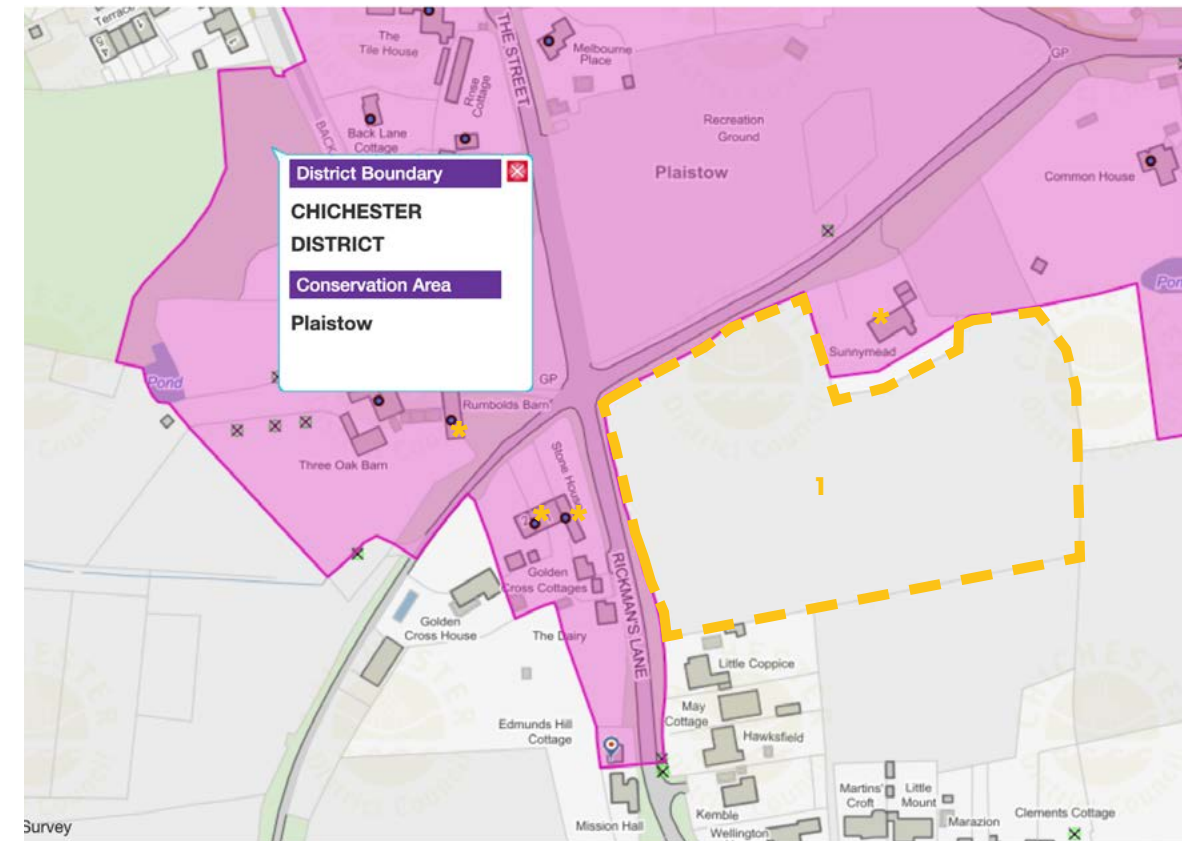
Chichester Local Plan HELAA (Housing and economic land availability assessment) 2021:
This assessment is to identify and assess sites that may have potential to accommodate future housing and economic development. The HELAA forms a key component of the evidence base that will inform the Chichester Local Plan Review. The purpose of the HELAA is to identify a future supply of land which is suitable, available and achievable for housing and economic development (such as employment, retail and leisure) over the plan period up to 2037. The HELAA is a technical study and not a policy document. HELAA 2021 recognise this site for development as ref. no. HP10010

Neighbourhood Plan 2014-2029 for Plaistow and Ifold, Vision of Plaistow and Ifold Parish:
'We care about where we live. We want to protect our sense of community, the safety and rural tranquillity that we value. It's why we live here and why we choose to raise our families here, amongst generations of friends and familiar faces. Our four unique settlements will grow naturally; sympathetically blending new with old; respecting the character, natural boundaries and vistas in this special part of West Sussex; protecting our environment and quality of life for those living and working here today and for the generations to come; and with recognition of the importance of this Parish in contributing to the setting of the South Downs National Park.'

Conservation Area:
the site lies just outside the Plaistow Conservation Area, therefore, the proposal is located within a proximity of a sensitive area which must not be harmfully impacted

Listed Buildings:
the site is adjacent to sites with Grade II Listed Buildings - Stone House and Golden Cross to the west of the site, Common House to the east and Barn adjoining Todhurst towards the north-west of the site, therefore the proposal is located within a proximity of a sensitive Listed curtilage which must not be harmfully impacted

Pre application:
Pre application was lodged for the western part of the site (highlighted as HELAA ref. no. HP10010). A formal response received 12th June 2020 ref PS/20/01059/PRELS is outlining the planners assessment of the application for 'Proposed residential development comprising of 8 no. dwellings' within the application site



1 THE SITE

* GRADE II LISTED BUILDING





1.2 PLANNING AND DATA RESEARCH: LAND ON THE NORTH SIDE OF THE STREET, PLAISTOW

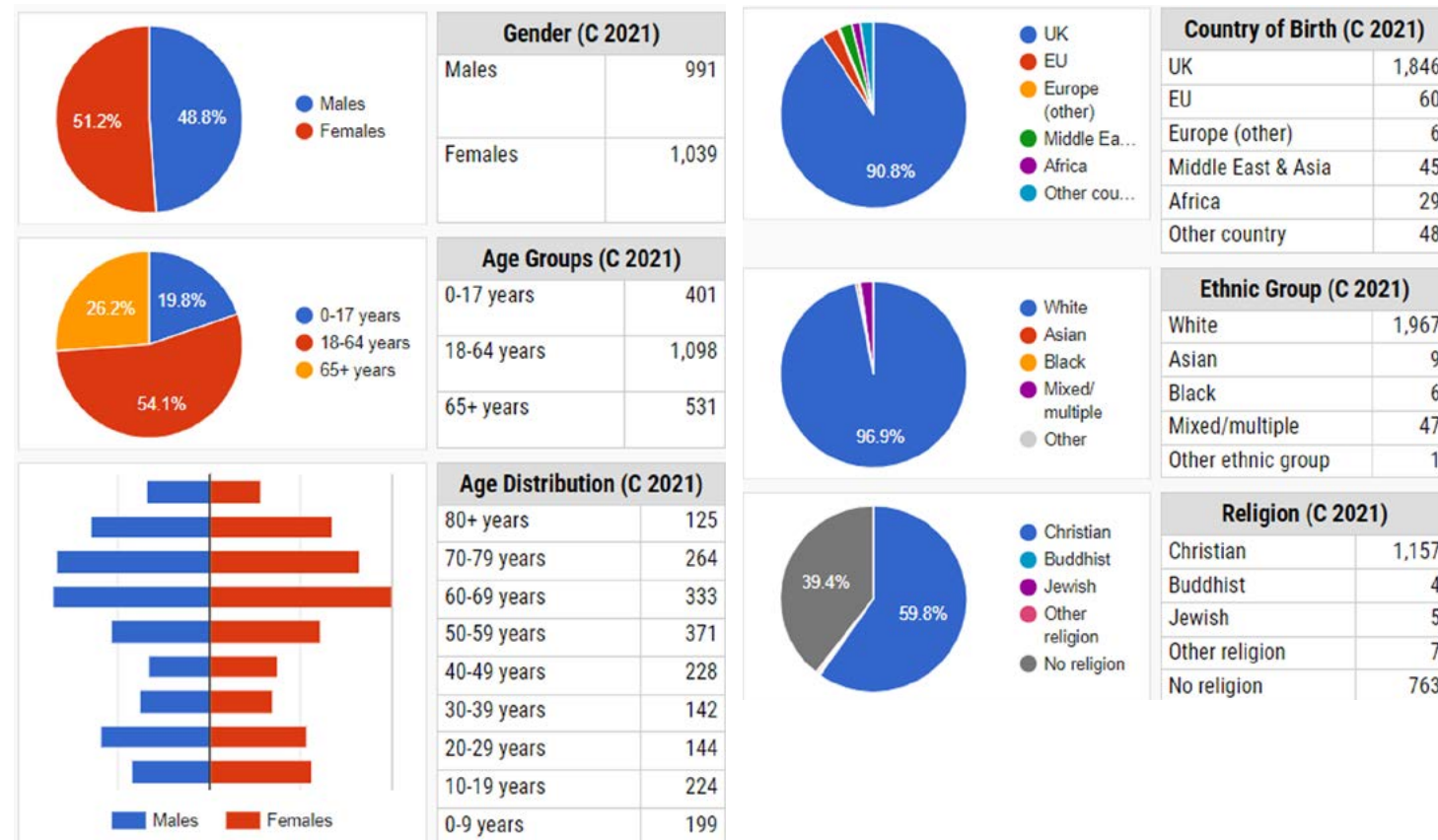
DATA MAPPING

Plaistow is a village and civil parish in the north of the Chichester District of West Sussex, England. The Parish lies on the northern boundary of West Sussex, and is made up of four settlements: Plaistow village and the hamlets of Ifold, Durfold Wood and Shillinglee. Ifold is the largest of the settlements and has the largest population in the Parish.








There is a village green, a recreation ground, a children's playground, a village pond, a shop, a pub (The Sun Inn), a primary school, a pre-school, a youth club, a multi-activity playing court and the Anglican Church. Plaistow village has its own football club, Plaistow FC, which formed in 1931 however is no longer operational. There are now football facilities based at Foxfield. There are over thirty Grade II listed buildings in the village.

Plaistow through numbers and data*:

-  2102 hectares
-  2031 people (2021 census)
-  701 households
-  910 economically active people

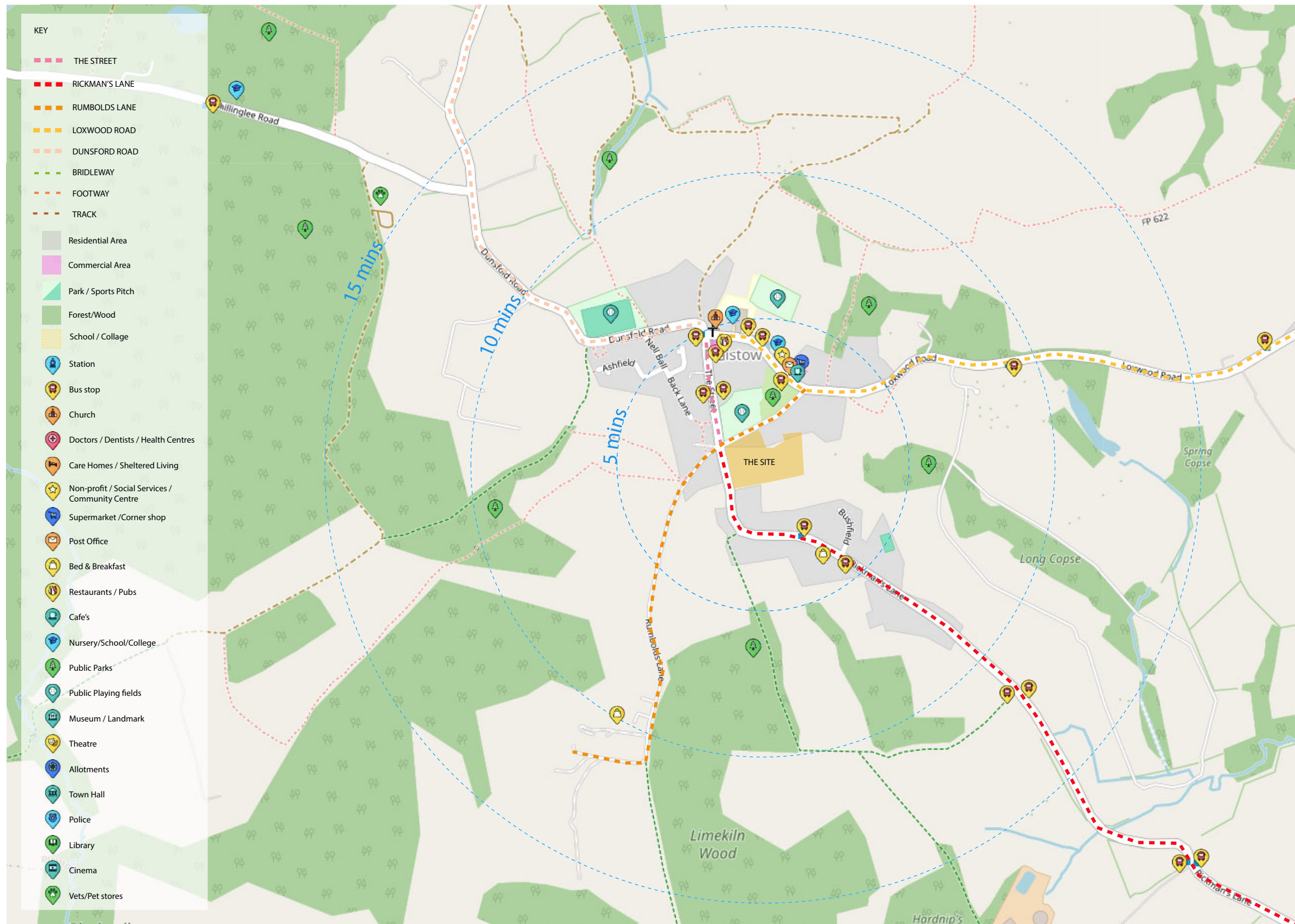


INITIAL OBSERVATIONS:


-  Plaistow total population is gender equal
-  26.2% of Plaistow total population is within a retirement age
-  54.1% of Plaistow total population is within a working age (18-64), whereas 44% are economically active
-  19.8% of Plaistow total population are children (0-17)
-  in Plaistow there are average 3 people per household
-  just over half of Plaistow total population is Christian (59.8%) with the others not religious
-  almost all of Plaistow total population is white and born in the UK


1.2 PLANNING AND DATA RESEARCH: LAND ON THE NORTH SIDE OF THE STREET, PLAISTOW


15 MINUTE CITY/ 20 MINUTE NEIGHBOURHOOD





INITIAL OBSERVATIONS:


- 


The village green sits at the centre. There is a small local shop (Plaistow Stores) that used to include a post office. There is no longer a post office at the village shop, but there is a weekly post office outreach service provided from the youth club. The village shop provides goods from a local butcher and flower shop but there is a limited access to other commercial services
- 


In close proximity of the village green the village offers walkable distance to local pre school and primary schools, playground, sports field, church, pub, village hall (Winterton Hall) and green spaces and footpaths.
- 


The roads seem with light traffic (as found during a weekday midday hours) however they are dedicated predominantly to vehicles with little or no paved paths dedicated to pedestrians
- 


Well connected and within walkable distance to the bus routes - there are bus stops outside the site
- 

Billinghurst and Petworth town centre with its highstreet are located similarly within 8-10 miles outside Plaistow. The highstreet provides access to more diverse shops, restaurants and other cultural facilities
- 

Nearest railway is located in Billinghurst outside the walkable 15mins and within 15mins car journey of 8 miles distance - there is no station within closer proximity within the neighbourhood
- 

Nearest Medical Practice is outside 15min walkable distance, and it is located in Loxwood 4 miles away (8min car journey). Further, there is a surgery in Billinghurst.
- 

There are a few of care homes in Billinghurst and Petworth 8-10 miles away, outside the neighbourhood 15mins distance
- 

There are small commercial farms, nurseries and dog grooming/pet sitter/kennels businesses outside the neighbourhood 15mins distance
- 

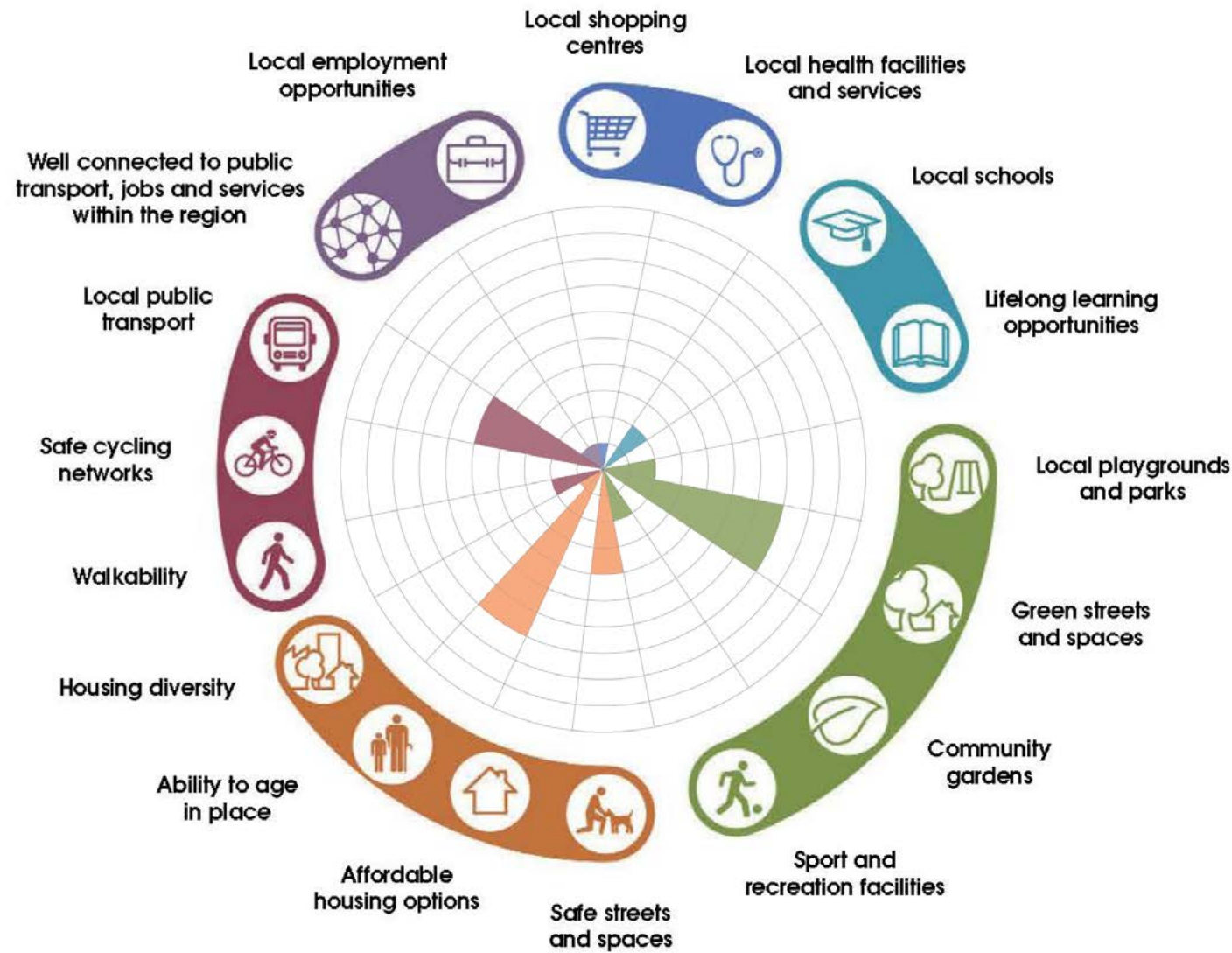
There are a series of Locks classified as historical landmarks towards Loxwood (4 miles towards East) such as Devils Hole Lock or Loxwood (New) Lock

1.2 PLANNING AND DATA RESEARCH: LAND ON THE NORTH SIDE OF THE STREET, PLAISTOW

15 MINUTE CITY/ 20 MINUTE NEIGHBOURHOOD

We will use the methodology of the 20-minute neighbourhood to analyse the local communities around as whole*:

LAND ON THE NORTH SIDE OF THE STREET, PLAISTOW



“The 20-minute neighbourhood is about creating attractive, interesting, safe, walkable environments in which people of all ages and levels of fitness are happy to travel actively for short distances from home to the destinations that they visit and the services they need to use day to day – shopping, school, community and healthcare facilities, places of work, green spaces, and more. These places need to be easily accessible on foot, by cycle or by public transport – and accessible to everyone, whatever their budget or physical ability, without having to use a car. The 20-minute neighbourhood idea is also about strengthening local economies by keeping jobs and money local and facilitating local food production to create jobs and supply affordable healthy food for all; about empowering communities to have a direct say in how their neighbourhoods change; and about doing all this in ways that create places that meet the needs of the least healthy and the least well-off.”

(15-Minute Neighbourhoods – Creating Healthier, Active, Prosperous Communities: An Introduction for Council Planners in England © Town and Country Planning Association March 2021)

20 Minute Neighbourhood	LAND ON THE NORTH SIDE OF THE STREET, PLAISTOW	
Local shopping center		1
Local health facilities + services		0
Local Schools		2
Lifelong learning opportunities		0
Local playgrounds and parks		2
Green streets and spaces		7
Community gardens		0
Sports and recreation facilities		2
Safe streets and spaces		4
Affordable housing options		0
Ability to age in place		7
Housing diversity		0
Walkability		2
Safe cycling networks		0
Local public transport		5
Well connected		1
Local employment opportunities		1

INITIAL OBSERVATIONS:

Greater access to:

- local primary school and pre-school
- local sports and recreation facilities
- local shop/cafe/pub
- local church
- local playground
- forest/woods and other green spaces
- public transport (bus)



This might suggest the neighbourhood provides a good quality of life and liveability and responds to various ages and is family orientated.

Poorer access to:

- diverse shopping opportunities
- supply local job opportunities
- access health facilities and services
- access cultural facilities
- community gardens
- safe cycle networks
- public transport (train)
- affordable housing
- housing diversity



This might suggest the neighbourhood can respond to lack of community gardens and improve on local economy and diversification for housing, cultural or health sector opportunities.

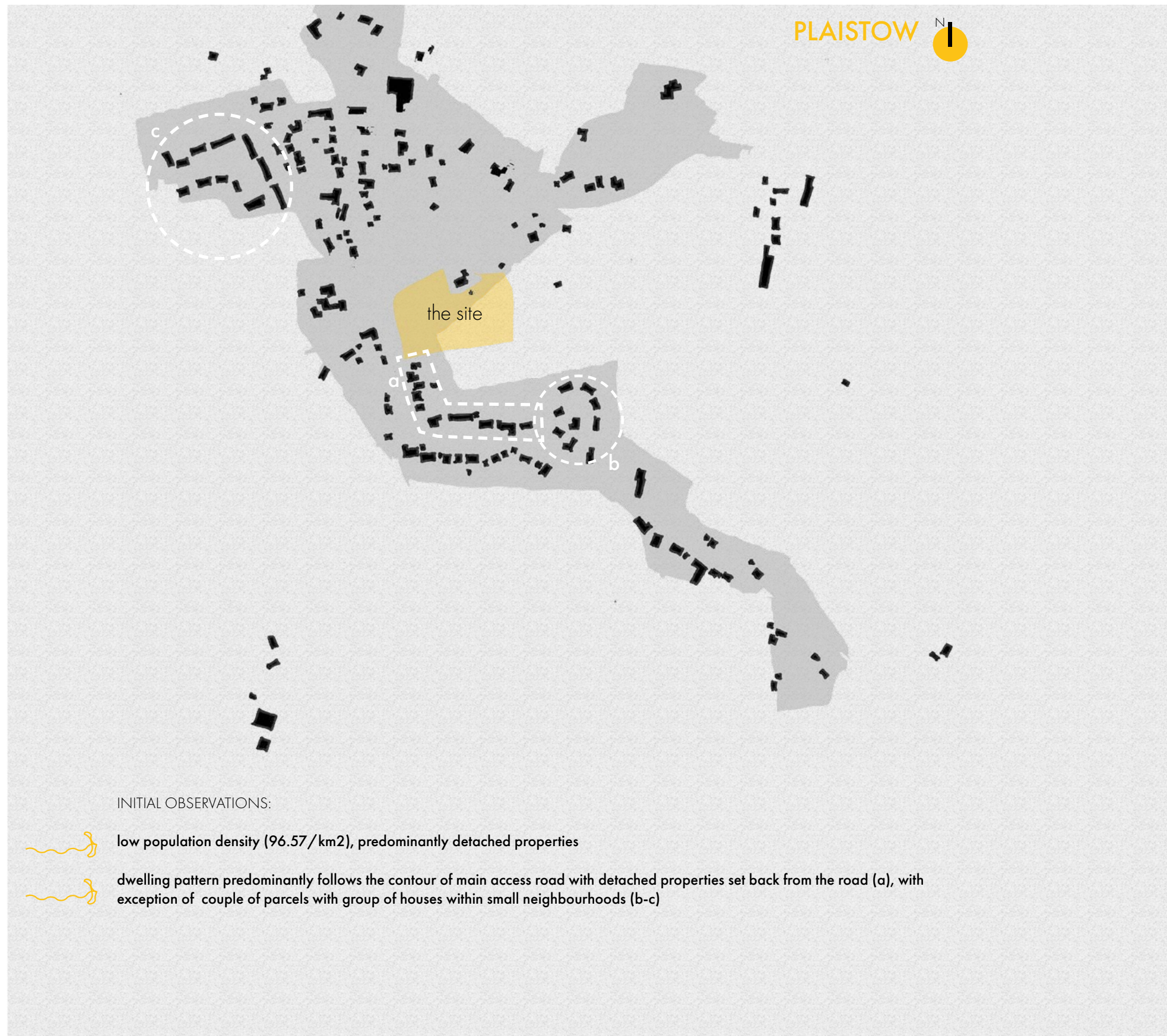
CHAPTER 2

Ideas + Opportunities

A variety of options for development are considered as part of this study based on previously undertaken community engagement, data research and analysis and the analysis of site constraints and opportunities - all to further inform the brief and overall design strategy.

2.1 EXISTING SITE WIDER CONTEXT ANALYSIS

EXISTING DWELLING PATTERN



INITIAL OBSERVATIONS:



low population density (96.57/km²), predominantly detached properties

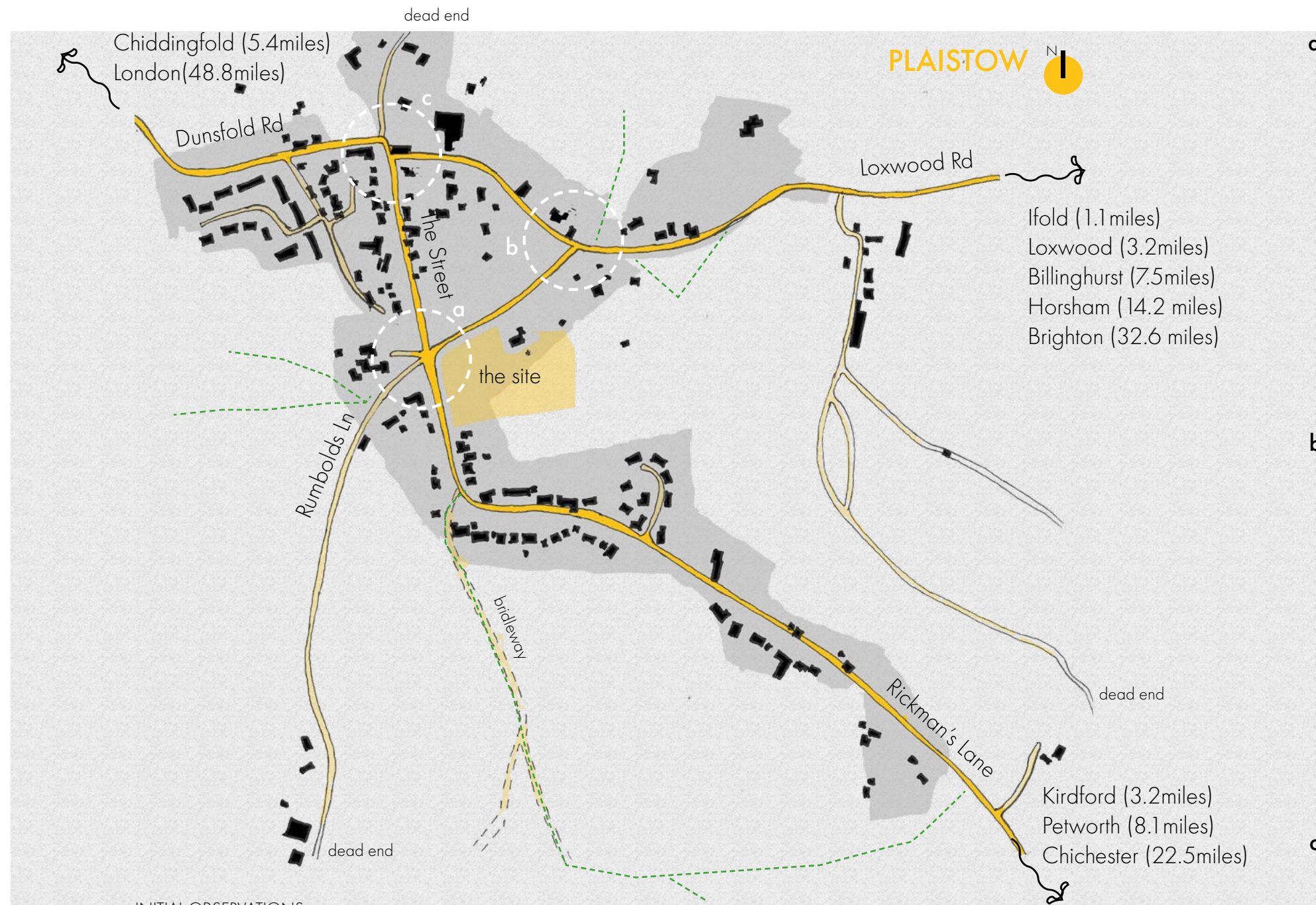


dwelling pattern predominantly follows the contour of main access road with detached properties set back from the road (a), with exception of couple of parcels with group of houses within small neighbourhoods (b-c)








2.1 EXISTING SITE WIDER CONTEXT ANALYSIS

EXISTING TRANSPORT LINKS



INITIAL OBSERVATIONS:

-  identified are main 3 single carriageways: Dunsfold Road towards north-west, Loxwood Rd heading towards the east and Rickman's Lane heading towards the south as main access roads leading to/from the village
-  identified 3 roads dissecting the village forming a network with 3 main junctions (a-c) of one (a) located outside the north-west corner of the site is recognised as on of main intersections at the heart of the village
-  there are no established cycle paths or identified safe cycle networks within vicinity of the site
-  there is no pavements for pedestrians use in general with exception of a stretch between junction b and c
-  there is one bridleway/ equestrian trail and a few public footpaths for walkers (shown as green dashed line - indicatively only)



2.1 EXISTING SITE WIDER CONTEXT ANALYSIS

EXISTING LAND USE + NODES



2.1 EXISTING SITE WIDER CONTEXT ANALYSIS

CONSERVATION AREA AND LISTED BUILDINGS



2.2 EXISTING SITE IMMEDIATE CONTEXT ANALYSIS

5-10 MINUTE NEIGHBOURHOOD ACCESSIBILITY



2.2 EXISTING SITE IMMEDIATE CONTEXT ANALYSIS

5-10 MINUTE NEIGHBOURHOOD BUILDING CONTEXT

PLAISTOW

INITIAL OBSERVATIONS:




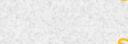

- this site is hugely sensitive sitting of the Plaistow Conservation Area boundary (purple hatch).
 - To the west of the site is historic development extending from the village core.
 - To the north is the village green
 - To the south is modern ribbon development
 - To the east is a bungalow with fields surrounding
- the existing road treatments are soft with wide grass verges. Front gardens are enclosed with low brick walls and hedges and drives are often gravel to maintain a rural character and a soft-touch approach
- the historic village is defined by its buildings and their scale and character, the existing grain within the village includes terrace cottages, semi-detached and detached, house designs. Predominantly partly tiled with hand made clay hanging orange tiles, red brick and some render visible on a few older buildings. Black timber-stained weatherboarding is seen rather on outbuildings.
- modern development is not readily visible from the village core, though exists to the north-west and south-east of the village creating small pockets of suburban character that it is felt are not appropriate in this context. There is an existing Mission Hall house converted in 2010 by renowned architect Adam Richards which was awarded RIBA Award in 2011

2.3 EXISTING SITE ANALYSIS

OPPORTUNITIES & CONSTRAINTS



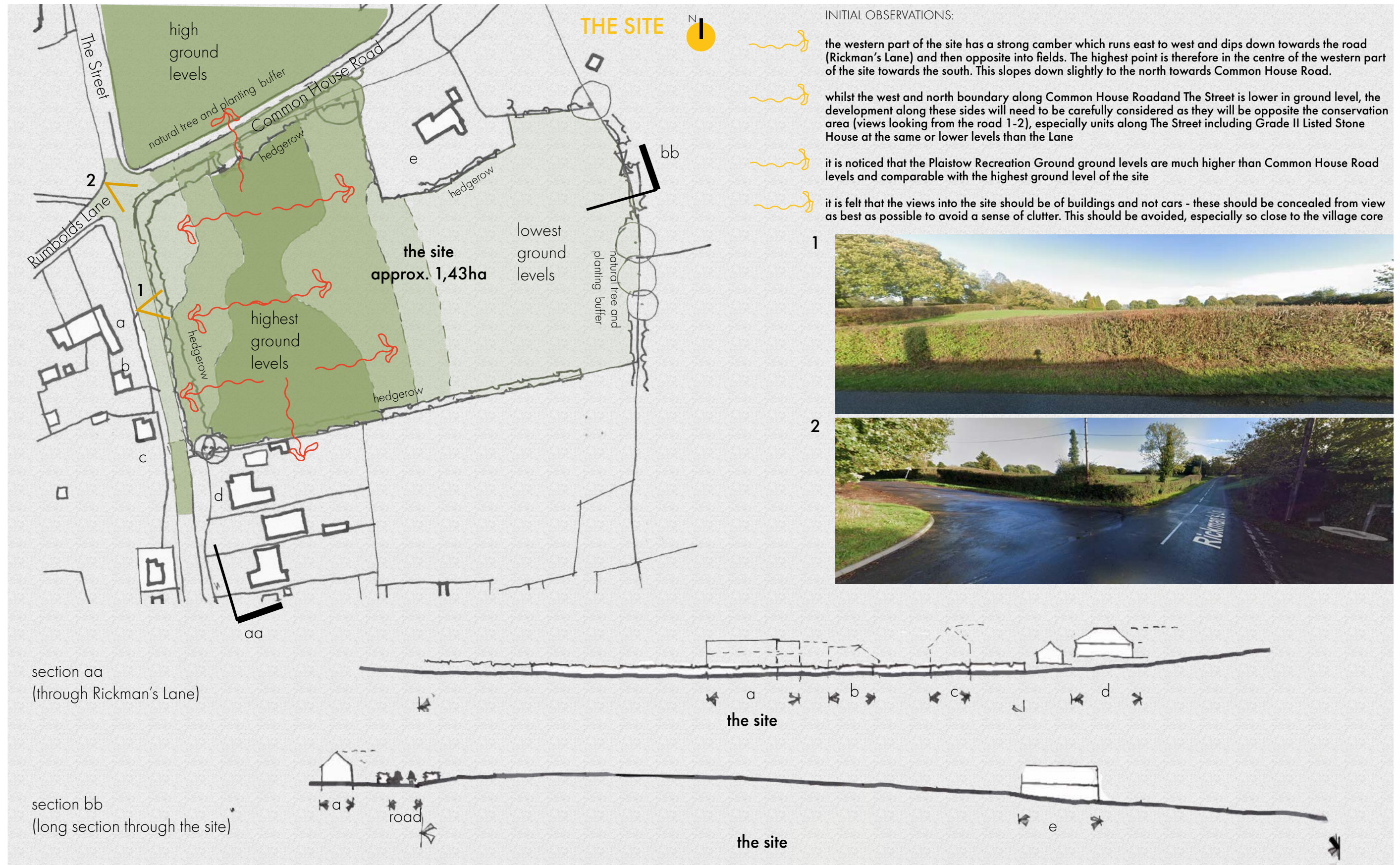
INITIAL OBSERVATIONS:

-  there is an existing site access with a field gate set back off Common House Road allowing for vehicles to pass through
-  the site and new development is exposed to Plaistow Conservation Area with and within close proximity Listed Buildings and its curtilage (pink star)
-  it is a corner site exposed to the road junction in the north west corner (red arrows)
-  there is a mature hedgerow along the northern and western boundary. The site is well naturally screen also from the west and south with trees, planting and hedges
-  there is existing development within closest vicinity are detached dwellings with private gardens with their building line set back from main road (red dashed line)



2.3 EXISTING SITE ANALYSIS

EXISTING GROUND LEVELS & SITE SECTIONS



CHAPTER 3

Conclusions + Proposals

The proposed development represents a sensitive and well-considered response following a thorough analysis of the feedback received during the previous engagements with Local Planning Authority, and further consultations with local community or focus groups. It also considers a full site analysis including views, access, landscape, materiality, functionality and energy efficiency along with local and regional planning guidance.

The design principles are to create a residential development to provide contemporary, sustainable and affordable form of living and to take the opportunity to further consider future demands for sustainable delivery and energy-efficiency whilst avoiding detrimental visual impact on the wider context around Plaistow.

Given the local precedents, the final proposal will consider a high-quality design to provide residential use accommodation that promotes conservation through traditional construction techniques, with the typology of the buildings derives from modest in character forms, sympathetic with the existing buildings and its rural context.

The proposal aims to exemplify all aspects of sustainability - the social, economic and environmental sustainability that constitutes sustainable development, economic growth, social progress and to minimise negative impact to protect the natural, built and social environments.

3.1 PROPOSED CONCEPT STRATEGY











LANDSCAPE LED OPPORTUNITY

Community garden and landscape - led opportunity 'Hide and Reveal' Concept

Studio B.A.D Architects explored a number of design techniques to inform the strategy of the overall design intent. One that is put forward is especially effective and known as **'hide and reveal'**, which derives from Japanese soft landscape design technique used in designing traditional Japanese gardens, also known as **miegakure**. It involves creating an illusion of distance by partially concealing a view or features in a garden, such as hills, rocks, water. Its origin is in Chinese landscape painting, where, for example, a sense of depth is created with mist partially hiding and partially revealing mountain scenes.

Unlike most western gardens, where the garden can be seen from many views, Japanese garden designers want to create a sense of mystery that pulls you in, stimulates the imagination, and for the garden to unfold as the visitor moves through it. This creates a contrast of openness and closeness that produces a sense of surprise, anticipation, and suspense. Views are always considered, sequenced, and developed using techniques such as grade changes, twists and turns along the pathways, plant screens, and viewing platforms. This creates sense of privacy, seclusion as well as allows permeability throughout the landscape whether is an urban, suburban, rural or natural.

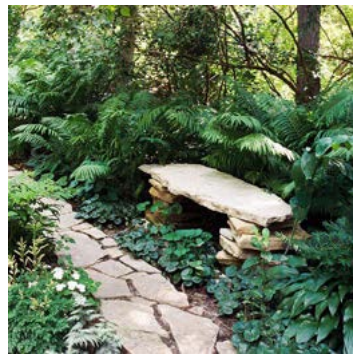
OVERARCHING BENEFITS:

-  sense of surprise, suspense
-  sense of openness, closeness (privacy within)
-  diverse of sensory experience (variety of landscape options)
-  visual/aesthetics
-  health benefits (opportunity for exercising, activity)
-  mental health benefits (relaxation, meditation)
-  social integration/community benefits (social gatherings, shared responsibility)
-  biodiversity enhancement
-  job/volunteering opportunities
-  educational benefits



3.1 PROPOSED CONCEPT STRATEGY

'HIDE AND REVEAL' CONCEPT



AS SEMI-PRIVATE AND PUBLIC USE: MEANDERING PATHS SURFACED WITH VARIETY OF WITH NATURAL MATERIALS SUCH AS RESIN BOUND GRAVEL OR SELF BINDING GRAVEL, WITH NATIVE SEASONAL INTEREST PLANTING, BOULDERS/ROCKERY AND POCKETS FOR SEATING

AS SEMI-PRIVATE AND PUBLIC USE: INFORMAL LANDSCAPE COMPRISE WATER ELEMENT WITH TIMBER DECK/STEPPING STONES WITH NATIVE PLANTING AND BOULDERS/ROCKERY

3.1 PROPOSED CONCEPT STRATEGY

COMMUNITY 'GREEN' USE SPACE OPTIONS



AS SEMI-PRIVATE AND PUBLIC USE: RELAXING SPACE WITHIN FORMAL ORNAMENTAL GARDEN AND SCULPTURE/WATER FEATURE/SEATING



AS PRIVATE, SEMI-PRIVATE AND PUBLIC USE: COMMUNITY ALLOTMENTS, COMMUNITY ORCHARD/FRUIT TREE TRAINING FOR PLANTING/SOWING/GROWING/CULTIVATING/HARVESTING/PRESERVING

3.1 PROPOSED CONCEPT STRATEGY

COMMUNITY 'ACTIVITY USE' SPACE OPTIONS



AS SEMI-PRIVATE AND PUBLIC USE: EXERCISE/ACTIVITY SPACE
- BOULES COURT OR OUTDOOR GYM BUILT WITH NATURAL MATERIALS



AS PUBLIC USE: EDUCATION/ACTIVITY USE FOR LOCAL SCHOOLS,
SCOUTS AND GIRL GUIDING GROUPS



AS SEMI-PRIVATE AND PUBLIC USE:
LEISURE/ACTIVITY USE/SCULPTURE OR ART TRAIL - CLIMBING WALLS OR SMALL TREE HOUSES/ VIEWING PLATFORMS FOR CHILDREN OR MORE ART/SCULPTURAL ELEMENTS TO CLIMB ON AND PLAY



AS PRIVATE, SEMI-PRIVATE AND PUBLIC USE: EDUCATION/
LEISURE/ACTIVITY USE - BEE KEEPING, ECO-HABITATS OR SMALL ANIMAL HOLDING

3.1 PROPOSED CONCEPT STRATEGY

ENVIRONMENTAL SUSTAINABILITY: RENEWABLE ENERGY AND REUSE STRATEGY



EXAMPLE OF GREEN ROOF FOR ADDITIONAL INSULATION AND TO ENHANCE BIODIVERSITY



PV PANELS FOR SOLAR GAIN AND RENEWABLE ENERGY SOURCE & ELECTRIC VEHICLE-READY CHARGING POINTS



WATER HARVESTING (WATER BUTTS OR GREY WATER HARVESTING SYSTEM) FOR REDUCTION OF WATER CONSUMPTION



3.1 PROPOSED CONCEPT STRATEGY

ENVIRONMENTAL SUSTAINABILITY: GREENHOUSE AS OPTIONAL INDOOR GROWING/CULTIVATING/PRESERVING/STORAGE/UTILITY SPACE



AS PRIVATE USE: SMALL ADDITION TO SMALLER HOUSES

OR/AND AS PRIVATE USE: MORE SIGNIFICANT ADDITION TO LARGER HOUSES

OR/AND AS CO-USE: SEPARATE OUTBUILDING

3.1 PROPOSED CONCEPT STRATEGY

SOCIAL-ECONOMIC-ENVIRONMENTAL SUSTAINABILITY MULTI RESIDENTIAL HOUSING DEVELOPMENT PRECEDENT



'TURN END' IN HADDENHAM, AYLESBURY IS ONE OF 3 VILLAGE HOUSES DESIGNED AND BUILT IN 60' RIBA AWARDED IN 70' AND LISTED IN 2006, LOCATED IN A TRADITIONAL SETTING THE DESIGN INCLUDE **SHARED COURTYARDS WITH POOLS FOR NEIGHBOURS GATHERINGS**, SMALL WOODLAND AROUND APPLE TREES AND SERIES OF INTERLINKED GARDEN ROOMS FORMAL AND INFORMAL, SUNNY OR SHADY

FAVRHOLM MASTER PLAN IN HILLWROD, DENMARK 2022 PROPOSAL CREATED **MEETING POINTS** BY CONCENTRATING PUBLIC LIFE IN KEY LOCATIONS, ALLOWING COMMUNITIES TO MERGE, LIVE TOGETHER AND DEVELOP LOCAL IDENTITY. THE CREATED HERE NEIGHBOURHOOD PROVIDES FREE ACCESS TO COMMUNITY FROM EXISTING DEVELOPMENTS. AS WELL AS CONNECTS WITH THE EXISTING IT ALSO ENHANCES IT AND IT BRINGS NATURE, WHICH ARE CORE ASPIRATIONS FOR RURAL SITE DEVELOPMENTS.

3.1 PROPOSED CONCEPT STRATEGY

CONTEXTUAL DESIGN SCALE AND MATERIALS: SELECTED PLAISTOW EXAMPLES TO INFORM PROPOSED ELEVATIONS






RENDER WITH BLACK TIMBER FRAMING

BLACK TIMBER CLADDING ELEMENTS

HANGING CLAY TILES

MODERN OR CONTEMPORARY INDIVIDUAL LARGE DWELLINGS EXAMPLES AND EXISTING MODERN MULTI-RESIDENTIAL HOUSING AS ONLY EXAMPLE

-  mix of scales and house types
-  roof undulation
-  chimneys/log burner flues

3.1 PROPOSED CONCEPT STRATEGY

CONTEXTUAL DESIGN SCALE AND MATERIALS PRECEDENT: EXTERNALS



TO SOFTEN THE EXTERIOR APPROACH, COLONNADES EITHER IN TIMBER OR PAINTED TIMBER COULD ALLOW A SEMI-PUBLIC SPACE AND PLANTING AREAS, ADDITIONALLY REINFORCED GRASS OR GRAVEL IS PROPOSED FOR PARKING AND VEHICLE LIGHT TRAFFIC AREAS, FOOTPATHS ARE TO BE SURFACED WITH PERMEABLE RESIN BOUND GRAVEL OR SELF BINDING GRAVEL WITH STEPPING STONES FOR LESS FORMAL PEDESTRIANS ROUTES

3.2 PROPOSED LAYOUT





SITE LAYOUT CONCEPT DIAGRAMS

THE SITE 



IDENTIFIED SAFE ROUTES TO VILLAGE CORE INCLUDING VILLAGE GREEN AND AMENITIES AND TO/FROM COMMUNITY SPACE WITHIN THE SITE

BENEFITS:

-  improvement on pedestrians safety
-  site permeability and integration with the surrounding context - connection to existing neighbourhood and village core
-  improvement on accessibility
-  reduction of car trips and maximising on pedestrianised routes within walkable distances



IDENTIFIED IMPORTANCE OF PROMINENT CORNER AS POTENTIAL OPPORTUNITY TO OPEN ONTO PUBLIC USE/HUMAN ACTIVITY/ROAD MARKER


BENEFITS:

-  potential road marker/ wayfinding
-  potential pause and activity space
-  attractive visual aspect within open space
-  site permeability and integration with the surrounding context - connection to existing neighbourhood and village core
-  social benefits
-  health benefits including wellbeing (relaxing, seating, growing, playing, educating)



IDENTIFIED IMPORTANCE OF DIVERSIFY THE SITE AND PROVIDE ACCESS FOR PUBLIC USE AS WELL AS ALLOW A MIX OF SEMI PRIVATE AND PRIVATE AREAS




BENEFITS:

-  diversity of use and users of site
-  access for all to promote equalities
-  potential pause and activity space
-  attractive visual aspect within open space
-  public benefits
-  social benefits
-  site permeability and integration with the surrounding context - connection to existing neighbourhood and village core
-  health benefits including wellbeing (relaxing, seating, growing, playing, educating)



IDENTIFIED IMPORTANCE TO ADDRESS THE ROAD AND EXISTING BUILDING CONTEXT INCLUDING PROXIMITY OF LISTED BUILDING, AND RESPOND TO BUILDING PATTERN

BENEFITS:

-  contextual approach within sensitive area to avoid harmful visual impact on existing context of Conservation Area
-  enhancement of street elevation
-  visual connection with the surrounding context rather than isolation

3.2 PROPOSED LAYOUT



PROPOSED DWELLING PATTERN

PLAISTOW 




PLAISTOW 



OPTION 1a/1b

-  linear blocks of terraces comprising a mix of scales and size (1bed, 2bed/3bed) and more modest gardens to address the road and follow the existing building pattern and building line
-  less dense, detached larger homes with larger plots in the south-east part of the site

OPTION 2

-  linear blocks of detached and semi-detached comprising a mix of scales and size (1bed, 2bed/3bed) and more modest gardens to address the road and follow the existing building pattern and building line
-  courtyard arranged blocks of semi-detached larger homes (3bed/4bed) with larger plots in the south-central part of the site
-  eastern part of the site dedicated to amenity thus grouped dwellings

3.2 PROPOSED LAYOUT

PROPOSED BLOCK PLAN



3.2 PROPOSED LAYOUT

PROPOSED SITE PLAN



TOTAL OF 15 UNITS:

3X 1BED
PLOT 3, 7, 10

5X 2 BED
PLOT 2, 4, 6, 8, 11

4X 3BED
PLOT 1, 5, 9, 12

3X 4BED
PLOT 13, 14, 15

a community orchard

b semi-private/public amenity/activity/community space

c semi-private/public amenity/activity/community garden/orientation point

d community orchard/amenity/green house

e safe crossing to/from village green and village amenities

f informal route to/from village amenities via village green for safe pedestrians route

g utilised existing access for vehicles

h enhanced existing boundary treatment with new planting

i new planting buffer min.5m wide along southern boundary

k natural pond/swales

OPTION 1a: existing vehicular access off Common House Road retained and adjusted

3.2 PROPOSED LAYOUT

PROPOSED SITE PLAN



TOTAL OF 15 UNITS:

3X 1BED
PLOT 1, 4, 9

4X 2 BED
PLOT 2, 5, 6, 10

4X 3BED
PLOT 3, 7, 11, 12

4X 4BED
PLOT 8, 13, 14, 15

a community orchard

b semi-private/public amenity/activity/community space

c semi-private/public amenity/activity/community garden/orientation point

d community orchard/amenity/green house

e safe crossing to/from village green and village amenities

f informal route to/from village amenities via village green for safe pedestrians route

g new access for vehicles

h enhanced existing boundary treatment with new planting

i new planting buffer min.5m wide along southern boundary

k natural pond/swales

OPTION 1b (reiteration of option 1a): new vehicular access off Common House Road

3.2 PROPOSED LAYOUT

PROPOSED BLOCK PLAN



OPTION 2: existing vehicular access off Common House Road retained and adjusted

3.2 PROPOSED LAYOUT

PROPOSED SITE PLAN



TOTAL OF 15 UNITS:

2X 1BED
PLOT 3, 7

8X 2 BED
PLOT 1, 2, 5, 6, 8, 9, 10, 11

3X 3BED
PLOT 4, 12, 13

2X4BED
PLOT 14, 15

a community orchard

b semi-private/public amenity/activity/community space

c semi-private/public amenity/activity/community garden/orientation point

d amenity/green house

e safe crossing to/from village green and village amenities

f informal route to/from village amenities via village green for safe pedestrians route

g utilised existing access for vehicles

h enhanced existing boundary treatment with new planting

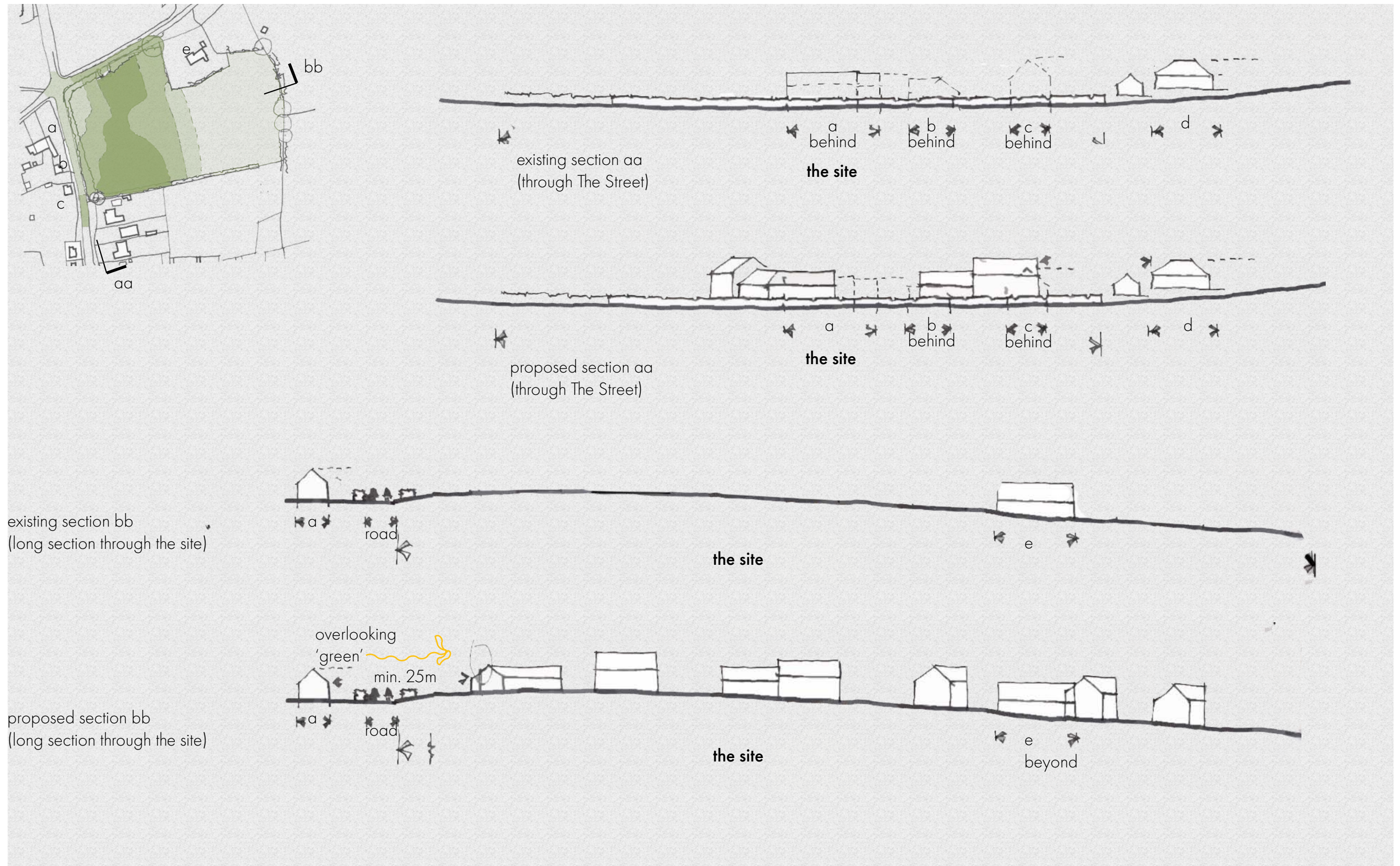
i new planting buffer min. 5m wide along southern boundary

k natural pond/swales

OPTION 2: existing vehicular access off Common House Road retained and adjusted

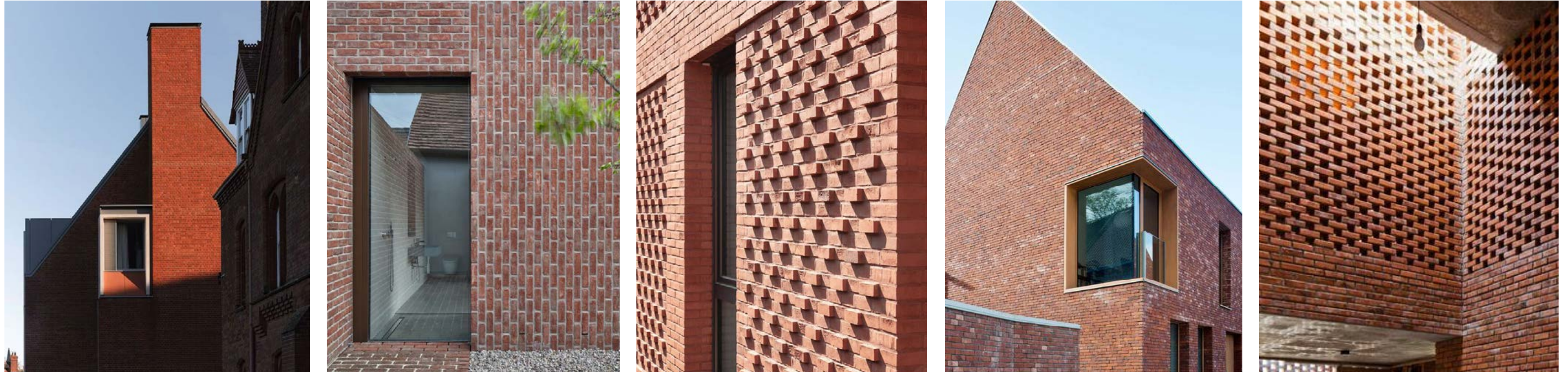
3.3 PROPOSED SECTIONS/MASSING

PROPOSED SITE SECTIONS: MASSING AND SCALE



3.4 PROPOSED CONCEPT ELEVATIONS AND EXTERNAL MATERIALS

CONTEMPORARY APPROACH DRAWN ON CONTEXTUAL DESIGN SCALE AND MATERIALS: RED BRICK

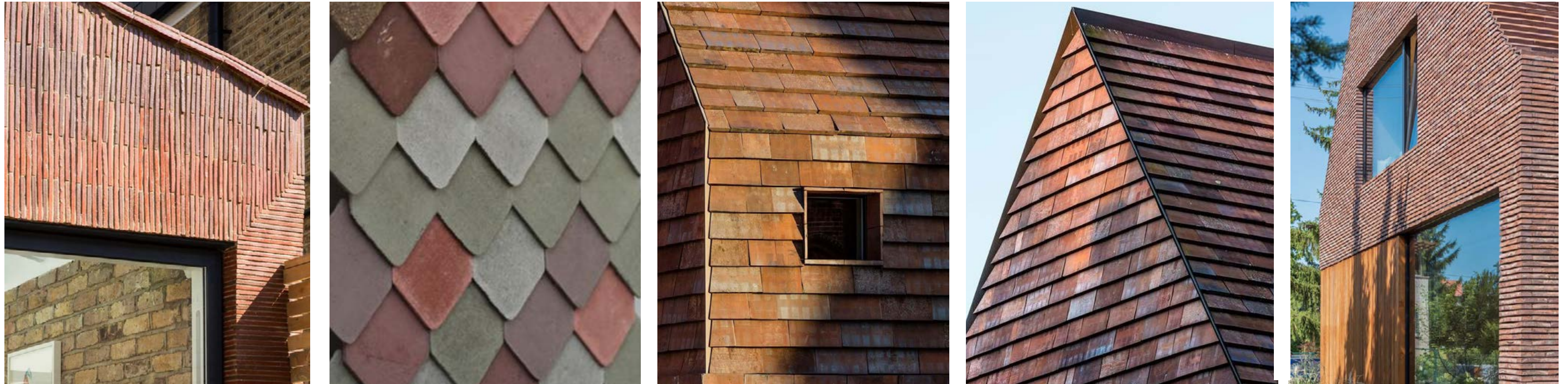


RED BRICK IS PREDOMINANTLY SEEN IN PLAISTOW WITH A NICE MIXTURE OF BRICK COLOURS AND PATTERNING. IT IS PROPOSED TO USE RED BRICK AS ONE MATERIAL WITH CRISP GABLE DETAILS, PATTERNING TO BRICKWORK AND PERFORATE BRICK TO AREAS REQUIRING VENTILATION SUCH AS PLANT AND STORES.



3.4 PROPOSED CONCEPT ELEVATIONS AND EXTERNAL MATERIALS

CONTEMPORARY APPROACH DRAWN ON CONTEXTUAL DESIGN SCALE AND MATERIALS: CLAY TILE



THERE IS A WIDE USE OF **CLAY TILE** IN PLAISTOW. CLAY TILE USED IN ROOFS AND WRAPPING DOWN TO FORM WALL CLADDING WITH RECESSED GUTTERING WOULD REFERENCE THE LOCAL CONTEXT IN A MODERN WAY.



3.4 PROPOSED CONCEPT ELEVATIONS AND EXTERNAL MATERIALS

CONTEMPORARY APPROACH DRAWN ON CONTEXTUAL DESIGN SCALE AND MATERIALS: RENDER



RENDER APPLIED WITH RECESSED WINDOW REVEALS AND NEAT TRIM BETWEEN GABLE AND ROOF WOULD REFERENCE TRADITIONAL CONTEXT IN A MODERN WAY. COLOUR SUCH AS LIGHT OR CHARCOAL GREY STAND OUT FROM THE TRADITIONAL WHITE.



3.4 PROPOSED CONCEPT ELEVATIONS AND EXTERNAL MATERIALS

CONTEMPORARY APPROACH DRAWN ON CONTEXTUAL DESIGN SCALE AND MATERIALS: TIMBER CLADDING

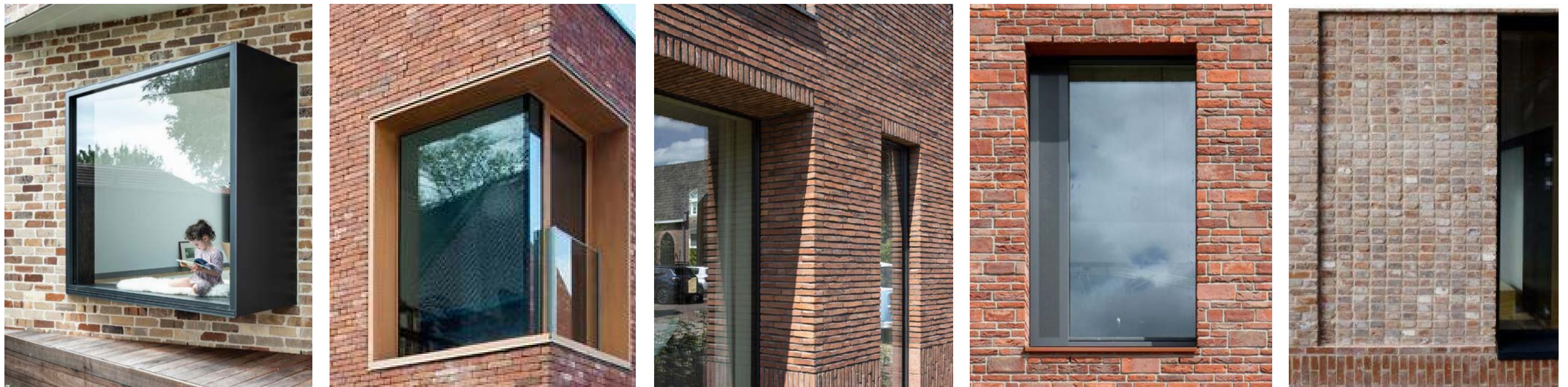


TIMBER CLADDING IS USED PREDOMINANTLY FOR OUTBUILDINGS IN THE TOWN. A DARK STAINED OR CHARRED CLADDING, OR A MIXTURE OF TIMBER TYPES ARE ONE CLADDING MATERIAL.



3.4 PROPOSED CONCEPT ELEVATIONS AND EXTERNAL MATERIALS

CONTEMPORARY APPROACH DRAWN ON CONTEXTUAL DESIGN SCALE AND MATERIALS: GLAZING



IT IS PROPOSED TO USE A **RECESSED WINDOW DETAIL** WHERE MUCH OF THE FRAME IS RECESSED BEHIND THE FAÇADES, GIVING WINDOWS A MODERN LOOK. THERE IS THE OPPORTUNITY FOR CORNER WINDOWS TO FRAME VIEWS AND PROJECTING BAY WINDOW SEATS.

3.4 PROPOSED CONCEPT ELEVATIONS AND EXTERNAL MATERIALS

INDICATIVE ELEVATIONS



OPTION 1a: existing vehicular access off Common House Road retained and adjusted



indicative elevation a



indicative elevation b

colour palette



PERFORATED BRICK PANELS



BRICKWORK + DEEP REVELS + VENTILATION PANELS + FRAMES COLOUR TO MATCH COLOURS FROM SELECTED COLOUR PALETTE



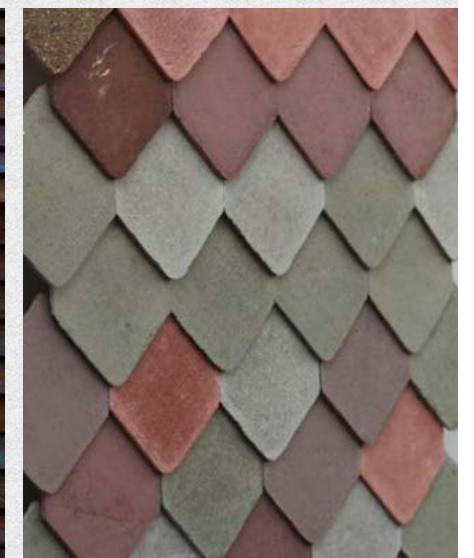
RENDER + SPLAYED WINDOW REVEALS + INDIVIDUAL COLOUR RECESSED ENTRANCES WITH COLOURS FROM SELECTED COLOUR PALETTE



RENDER + SHADOW GAP TO MIMIC PANELLING AND TIMBER FRAME EFFECT



'WRAP-UP' CLAY TILING FOR WALL AND ROOF + CONCEAL GUTTER



DECORATIVE BESPOKE CLAY TILING WITH SELECTED COLOURS FROM COLOUR PALETTE

3.4 PROPOSED CONCEPT ELEVATIONS AND EXTERNAL MATERIALS

INDICATIVE ELEVATIONS



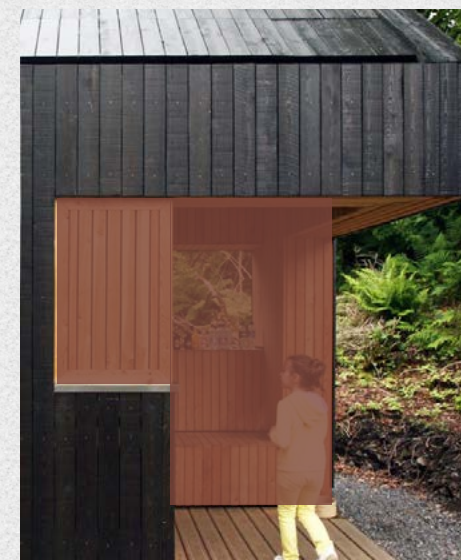
DIRECTIONAL BRICKWORK PANELS



PROJECTING BRICK HEADERS PANELS



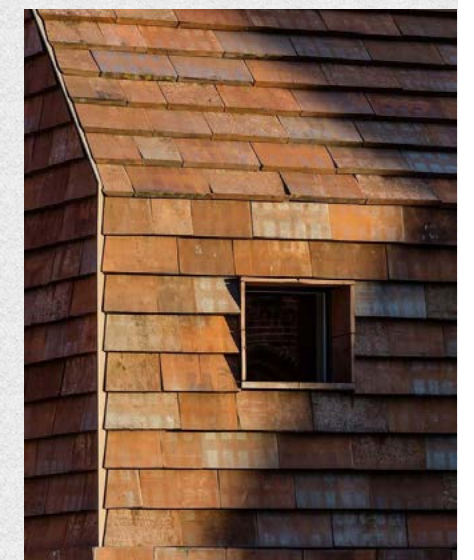
CORNER FEATURE WINDOWS + FRAMES
COLOUR TO MATCH COLOURS FROM
SELECTED COLOUR PALETTE



BLACK STAINED TIMBER CLADDING
+ INDIVIDUAL COLOUR RECESSED
ENTRANCES WITH COLOURS FROM
SELECTED COLOUR PALETTE



BLACK STAINED TIMBER CLADDING
+ FRAMES COLOUR TO MATCH
COLOURS FROM SELECTED COLOUR
PALETTE



'WRAP-UP' CLAY TILING FOR WALL
AND ROOF + CONCEAL GUTTER

3.5 PROPOSED 3D VIEWS/ARTIST'S IMPRESSION

AERIAL VIEW



3.5 PROPOSED 3D VIEWS/ARTIST'S IMPRESSION

EYE LEVEL VIEW

