

# REDHORN CLOSE, POOLE

## INFILL SITES

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### DESIGN & ACCESS STATEMENT



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## DESIGN & ACCESS STATEMENT

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## DOCUMENT RECORD

Revision	Date	Status	Prepared by	Checked by
P01	12/09/23	PLANNING	JC	LB
P02	17/10/23	PLANNING	JC	LB

# 1. INTRODUCTION

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## Design Team

Architect and Lead Designers  
**Kendall Kingscott**

Energy Consultant  
**EPS Group**

Drainage & Land Contamination  
**SSP Bournemouth**

Ground Works  
**Ground Condition Consultants**

Ecology  
**KPEcology**

Fire Safety  
**Arcus Consulting LLP**

## PROJECT BACKGROUND

Bournemouth, Christchurch and Poole Council (BCP) has identified a number of small sites within the district of Poole that have potential to be developed to provide much-needed affordable and accessible housing. The infill site at Junction Road has been identified as such a site.

The scheme is being developed by BCP's Housing Delivery Team. This site will provide affordable council rented housing for people on the council's housing register.

BCP aim to build high quality, energy efficient homes, designed to NDSS standards, to be able to provide families and individuals on the housing register with affordable and spacious homes. This aims to reduce fuel poverty by using a fabric first approach.

Contained within the 'Councils NewBuild Housing and Acquisitions Strategy CNHAS 2021-26' are plans to build 2,000 homes by 2031, with 1,000 being delivered within 5 years. These infill properties will go towards this goal. Furthermore, within the councils 'Commitment to our communities 2021-26' strategy there are 5 priorities listed, which will be addressed within these developments:

- Meeting future growth needs
- Preventing homelessness and rough sleeping
- Improving housing options, opportunities and choice for all
- Empowering and co-creating neighbourhoods where residents wish to live in and be part of the community
- Improving safety and sustainability across BCP's housing

Kendall Kingscott was appointed by BCP to develop proposals for the sites. The proposals submitted as part of the planning application have culminated from a pre-app submission, resident consultation and design development with various specialist consultants.

The application takes account of the opportunities of the site and provides a proposal that provides a low-density development of new build accommodation for families on the housing register.



SITE LOCATION



# SUMMARY OF PROPOSAL

The proposal is to redevelop this unused portion of land to provide 4no. dwellings with private gardens and vehicular parking.

The proposals include:

- 2 x 2 bed 4 person Semi-detached houses
- 2 x 3 bed 5 person Semi-detached houses
- Landscaped private rear gardens
- Private secure cycle and bin storage
- Highly sustainable homes heated by a combination of Air Source Heat Pumps and MVHR systems. Insulated beyond the current building control standards.

Design features include:

- Maintain existing circulations and access along Redhorn Close.
- Due to the shape and size of the site, building orientations have been aligned to replicate the contextual landscape, while minimising overlooking and maintaining urban grain.
- Contextual materials such as red and buff brick have been chosen to mimic the existing character of the area.
- Gable ended roofs and two storey buildings follow the existing roof forms and scale of the contextual buildings, minimising impact within the local area while increasing the provision for housing.



PROPOSED SITE PLAN

# 2. ANALYSIS

- Location 7
- Wider Context 8
- Existing Site Photos 9
- Site Analysis 10
- Surrounding Building Scale 11
- Existing Site Sections 12
- Privacy 13



# LOCATION

The site is located within Turlin Moor, a suburb of Poole. Located in a suburban area, 2 open green parcels of land provide low quality public amenity space. The site is split either side of Redhorn Close, north of Russell Gardens / Fitzworth Avenue. There is currently no local plan allocation for the site.

The site is surrounded by a mix of 2 storey terraced and semi-detached houses. Running south to north the ground level falls significantly. The turning head to the end of Redhorn Close is currently used informally for residential car parking.

For the purposes for this scheme, Site 1 is the portion of land on the west and Site 2 is to the east.



SITE LOCATION



# WIDER CONTEXT





# EXISTING SITE PHOTOS

## LOCAL CONTEXT



2 Story terraced dwellings to the south of the site. Buff Brick and gabled ended roofs.



Eastern terraced block with 1 habitable room overlooking the site



Traffic calming measure between Russell Gardens and Fitzworth Avenue.



Example of semi-detached dwellings. Mix of buff and red brick and tiled feature zones in-between windows



Semi-detached 2 storey residence with overlooking habitable room. Red brick and gable ended.



Example new build development nearby, semi-detached dwelling in buff brick

## SITE CONTEXT



View of Site 1 with western access to garages



Plot 92 to the east of Site 2



Mature trees within both Site 1 and 2



Informal parking occurring along Redhorn Close and at the turning head



Eastern boundary treatment of Plot 2



View of Site 1 from Site 2. Significant mature trees are present.



# SITE ANALYSIS

The site analysis provides an overview for the site. The sun path diagram allows us to understand potential light issues and overshadowing. It focuses on the winter solstice to understand useful winter solar gains. These provide a good average position for year round morning and evening light paths.

The site is surrounded on all sides by existing properties. While the impact on views, overshadowing and light will need to be carefully considered, there are no obvious concerns that a development could not take place on this site.



- SITE AREA
- ⚡ PROPERTIES WITH DIRECT VIEW OF THE SITE

SITE ANALYSIS

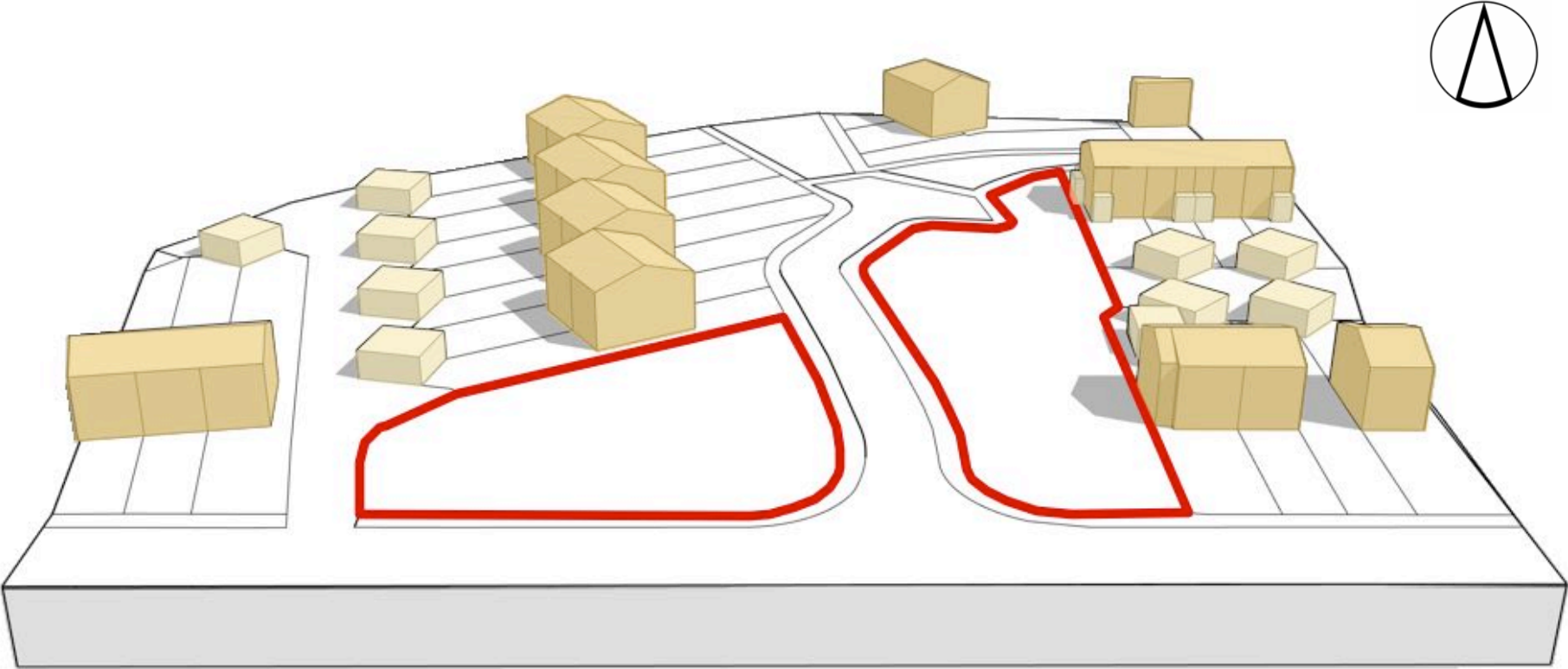


# SURROUNDING SCALE

A 3D model has been produced to understand the sites wider context. The diagram to the right shows the site and surrounding building scales and density.

The surrounding area comprises, predominately, of 2 storey buildings.

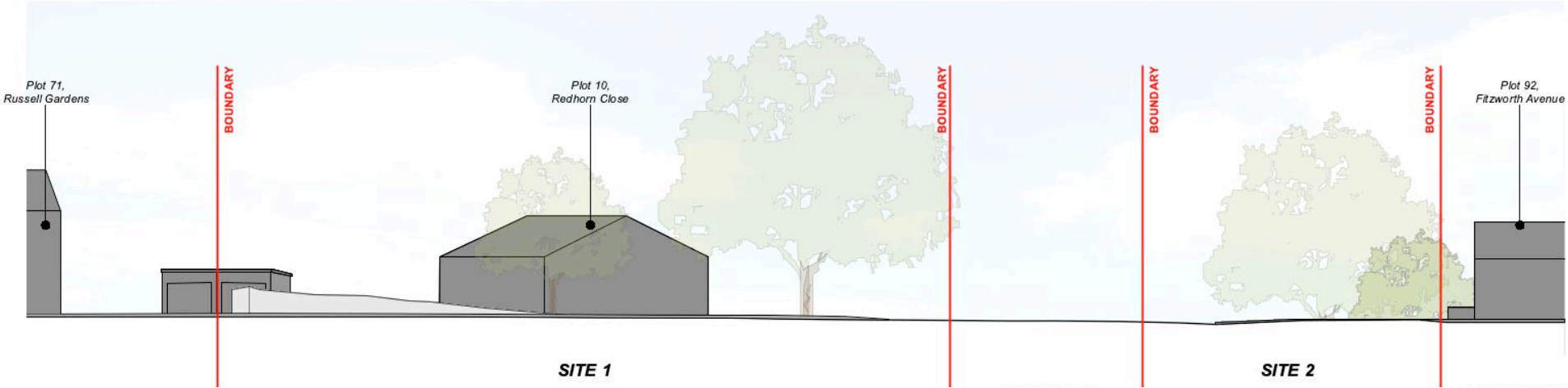
The massing and height of the proposed development will be dictated by ground levels required to offer level access to each dwelling. Overlooking and overshadowing potential has been considered and avoided.



EXISTING SCALE



# EXISTING SITE SECTIONS



SECTION LOOKING NORTH ALONG RUSSELL GARDENS (A)



SECTION LOOKING EAST ALONG REDHORN CLOSE (B)



SECTION LOOKING WEST ALONG REDHORN CLOSE (C)

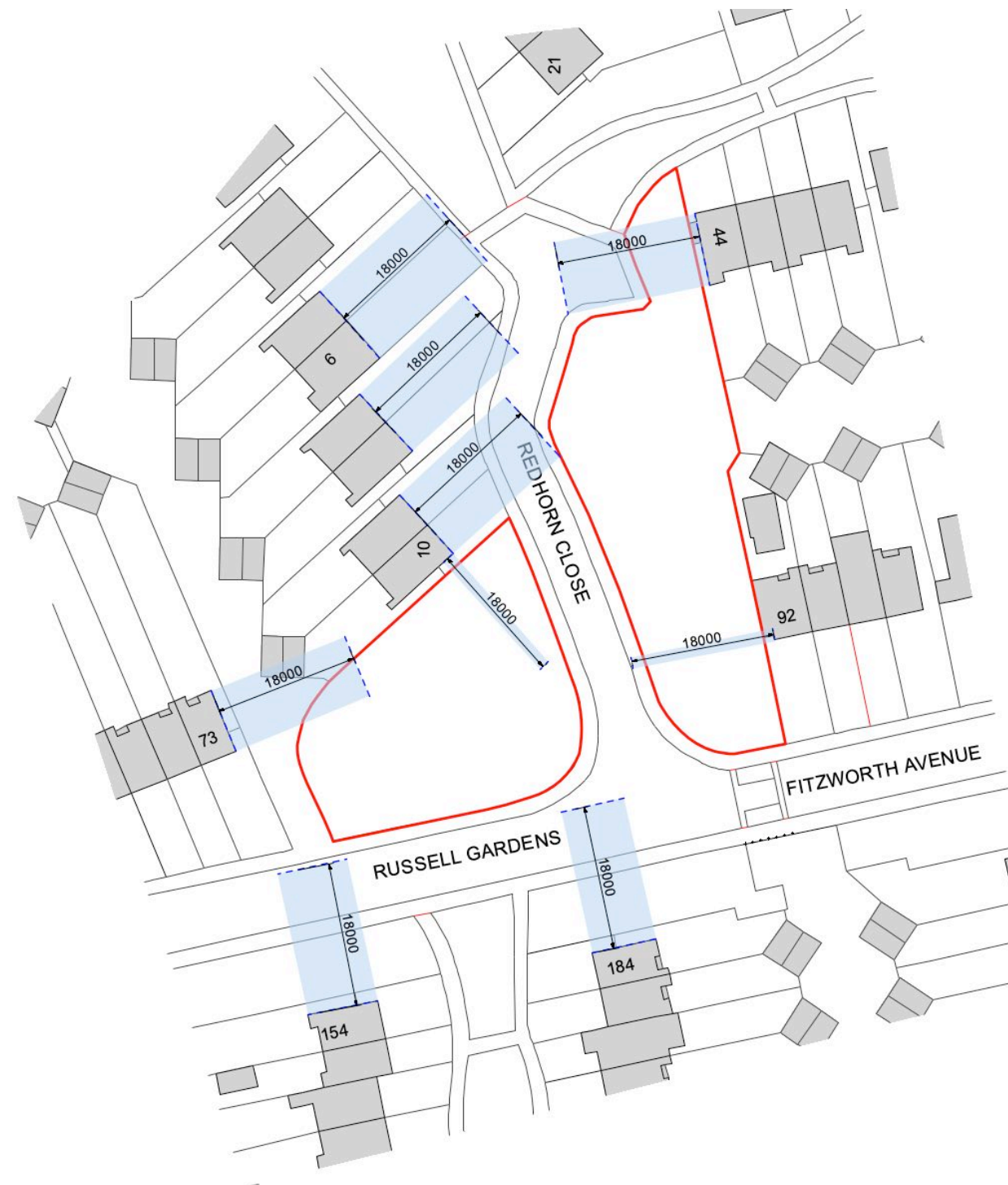




# PRIVACY

The diagram to the right shows 18m zones (shown in blue) from existing habitable rooms to give an approximate area within the site suitable for building. This distance in reference to privacy only refers to facing habitable rooms.

The diagram highlights generally that the site is not well overlooked. 2 single windows from the gable ends of Plots 10 and 92 overlook a section of the site, which has required careful consideration when outlining the proposed scheme.



PRIVACY ANALYSIS

### 3. DESIGN EVOLUTION

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# PUBLIC CONSULTATION

Throughout June 2021, the residents of Turin Moor were invited to engage with BCP Council's initial proposals for several infill sites in the area. A leaflet drop, public consultation and online presentation with Q&A opportunity were carried out by BCP Council's housing delivery team


These presentations accommodated discussions about the future development of this site amongst others. In summary, 43% of those surveyed supported new housing in this area. There was also a lot of feedback focused on the need for more 2/3 bed homes for families.

**Turlin Moor Affordable Housing - Development Design Overview** 

**Welcome to the Turlin Moor Affordable Housing Presentation.**

These housing projects have been developed by Poole Housing Partnership, along with our design consultants; all working in conjunction with BCP Council.

20 proposed new homes on three sites at  
**Turlin Moor**



Have your say on proposed plans  
June 2021

**Turlin Moor Affordable Housing - Development Design Overview** 

**Redhorn Close - 2022/23**

There are two grassed areas in Redhorn Close which could be developed to create 8 two-bedroom homes with adequate parking.

The sites have sufficient parking to meet current planning policy.

No issues with overshadowing or overlooking.

Minimal loss of 3 trees.





Proposed layout

Proposed 3D visual

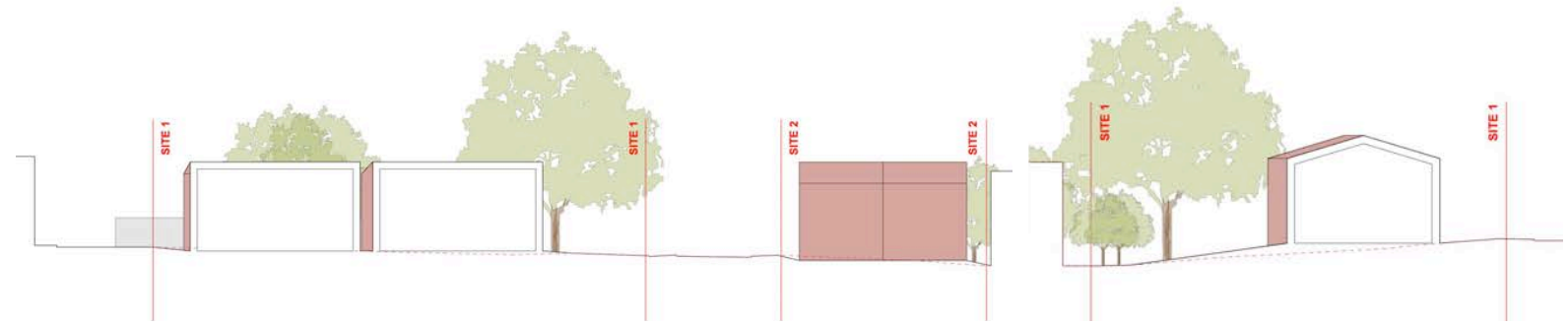
EXTRACTS FROM THE PUBLIC CONSULTATION



# PRE-APPLICATION PROPOSALS

The below site arrangement, elevations and massings were presented within a pre-application report, submitted on the 16th September 2022.

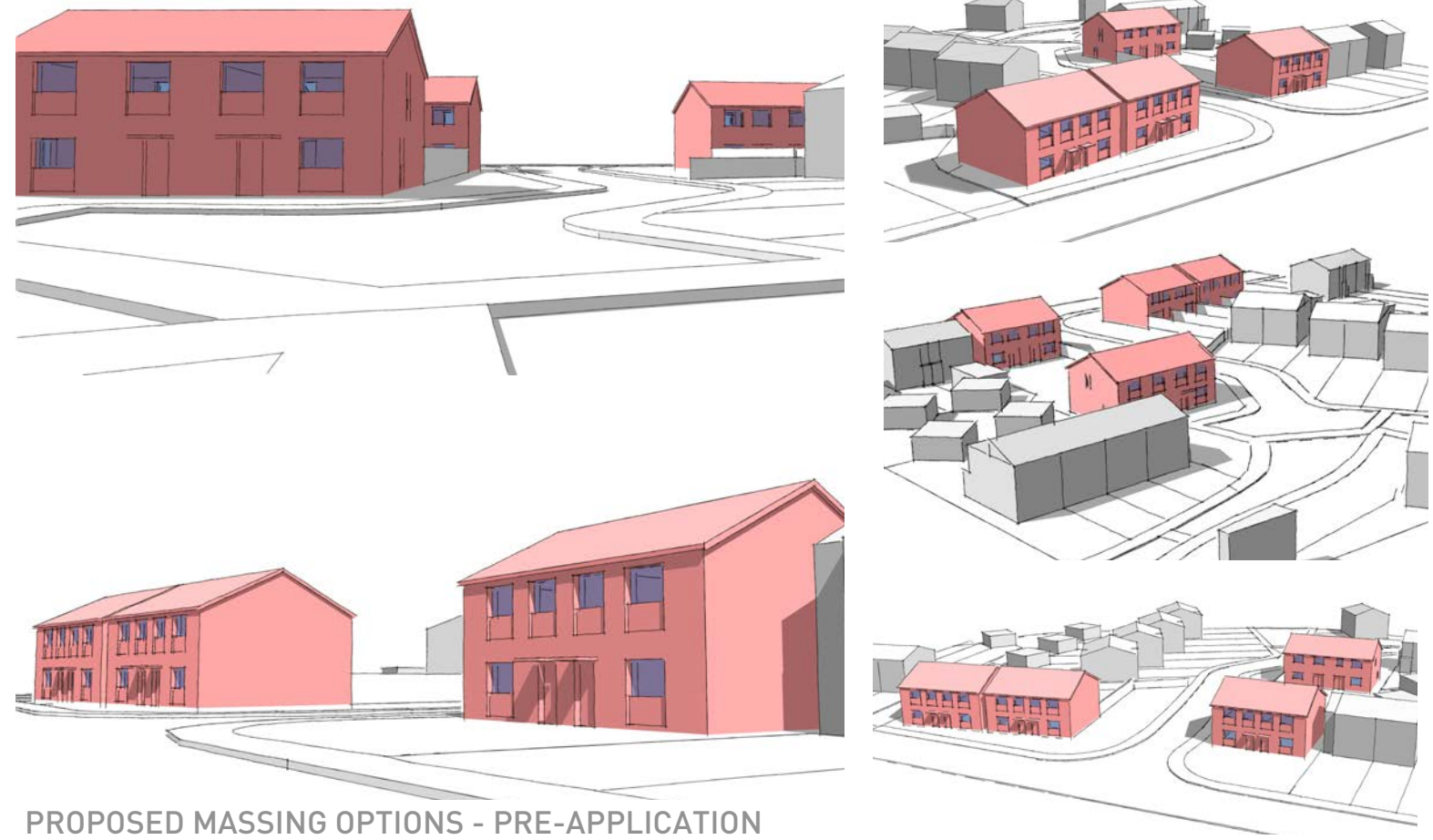
Planning officer, Shelley Edwards, provided a response on the 24th November 2022. Following the comments contained within the pre-application report, these proposals have been developed further.



PROPOSED SITE SECTIONS - PRE-APPLICATION



PROPOSED SITE PLAN - PRE-APPLICATION



PROPOSED MASSING OPTIONS - PRE-APPLICATION



# PRE-APPLICATION RESPONSE

	COMMENTS	RESPONSE
1	The application site is within the sustainable transport corridor and is therefore supported in terms of its sustainable location'	No response required
2	Recommendation that the building line (of site 2) is set back in line with the existing neighbour (Plot 92) and that the footprint is reduced to reflect that of its surroundings'	NDSS standards have been applied to each housing type, regardless, the housing density and layout as been revisited. A consideration of overlooking potential has adjusted the dwellings position within Site 2.
3	Concerns raised regarding building heights	See Pages: 27, 28
4	'Site 1 is contained by the trees and this arrangement would result in a cramped form of development'	Housing densities across both sites have been revised reduced from to ensure disturbance to the existing trees is minimised. As such the density of Site 1 has reduced from 4 properties down to 2, located sufficient distance from the RPZ of the existing mature tree.
5	'The proposed scheme, due to its location on the junction of Russell Gardens and Redhorn Close would result in a development that would erode the spacious and verdant character of the open spaces'	The reduced densities and ensured general visibility have ensured that the existing spacious and verdant character is maintained at the junction between Redhorn Close and Russell Gardens.
7	Concerns raised regarding overlooking	See Page: 26
8	Concerns raised regarding the RPZ's and impact on existing trees	The proposed scheme offers a reduced density and ensures RPZ and impact on the existing trees is minimised. Portions of the existing open green space is retained.
9	Highway safety concerns regarding perpendicular parking along Redhorn Close	Parking has been revised and reduced in line with the density reductions.
11	Compliance with adopted policies securing biodiversity enhancement, sustainability, drainage and renewable energy provision to be provided.	See Documents - EPS Energy & Resources Statement. Ref:15690d - SSP Drainage layout. Ref: 80640-03a - FPCR Tree Survey. Ref:11047-T-01 - KPEcology Ecological Impact Survey.

# DESIGN DEVELOPMENT

## Pre-Application Layout

- A desire to utilise an underdeveloped infill site.
- Replication of the existing semi-detached nature of the area to maintain existing character.
- Replacing the loss of trees.
- Ensuring parking for existing and new residents is retained.



## Revisited Layout

- Existing planting/soft landscaping retained.
- Housing types adjusted.
- Orientations adjusted to suit contextual urban grain.
- Proposal works to maintain existing trees as much as possible within site.
- Parking (vehicular and cycle) requirements met.
- Overlooking potential addressed.
- Layouts manage existing site levels.





## 4. PROPOSAL

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# SITE PLAN

The proposed layout proposes 2no, 2 storey semi-detached blocks, private gardens and sufficient resident parking within each denoted site.

Site 1 proposes 2no. 3bed.5person houses which which are orientated to mimic the orientation of Plot 10. The category A tree has been retained, while the Category U tree has been removed, as advised. 3no. residents parking spaces are located to the rear of the properties, served from the access road off Russell Gardens.

Site 2 accommodates 2no. 2bed.4person houses, following the building line of the terraced block 86-92. The proposed block is set back from Plot 92 due to overlooking potential from a bedroom window. To manage existing site levels and ensuring appropriate level access is proposed, the private gardens to these plots will be accessed via stairs from a raised patio. Additional level access to these gardens is served from the rear of each plot. 3no. residents parking spaces are located adjacent to this access, served off Redhorn Close. A safe pedestrian route is accommodated around these spaces.

The proposals provide:

- 1no. two storey semi-detached block containing 2no. 3b5p properties
- 1no. two storey semi-detached block containing 2no. 4b5p properties
- Each house has a private garden of at least 60 m<sup>2</sup>
- 6no. non-allocated parking spaces are provided, including 2no. accessible spaces.

## ACCOMMODATION SCHEDULE

TYPE	QUANTITY.	AREA
2Bed 4Person House (M4(1))	2	80m <sup>2</sup>
3Bed 5Person House (M4(2))	2	93m <sup>2</sup>

**SITE AREA: 1,957 m<sup>2</sup>  
0.1957 Hectares**



PROPOSED SITE PLAN



# ACCESS

BCP Council parking standards outline a requirement to provide 4no. spaces for a proposal within zone B containing 5+ habitable rooms. Currently residents informally park alongside Redhorn Close and within the turning head at the bottom of the road. 2no. additional visitor bays have been proposed. There is accessible parking provision on both sites. Level access will be provided to each unit entrance.

4no. Active electric vehicle parking have been proposed.

Each private garden facilitates space for private and secure cycle stores (capacity for up to 3no bicycles).

The 2B4P homes have been designed to M4(1) standard, while the 3B5P units have been designed to M4(2).



PROPOSED SITE ACCESS DIAGRAM

**KEY**

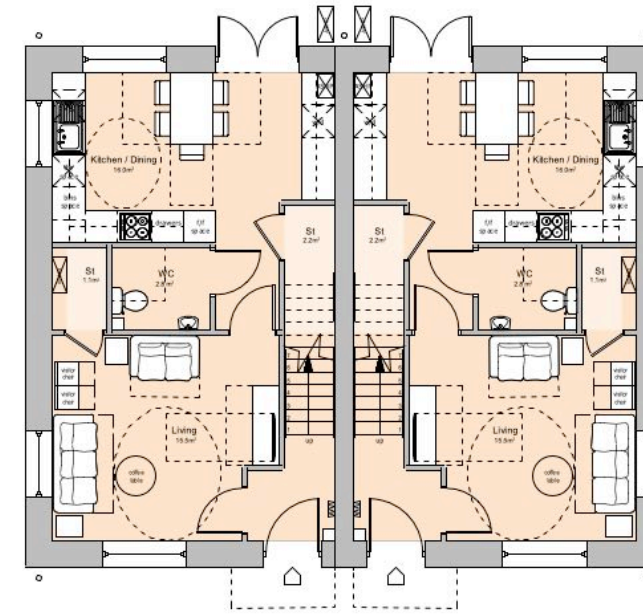
- Private, secure cycle storage
- Active electric charging provision
- Vehicular access

# PLANS

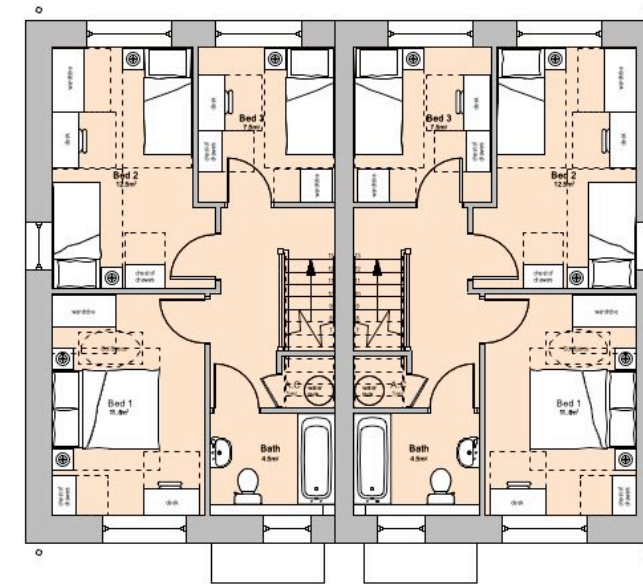
## SEMI-DETACHED BLOCK (3B5P) M4(2) - SITE 1

Spaces	NDSS (m2)	Proposed (m2)
<b>3B5P Semi-Detached Block</b>		
GIA	93	93
Kitchen/Dining		16
Living		15.5
Double Bedroom	11.5	11.8
Twin Bedroom	11.5	12.5
Single Bedroom	7.5	7.5
Bathroom		4.5
WC		2.8
Storage (Home/Utility)	2.5	4.3
Outdoor Amenity		67, 123

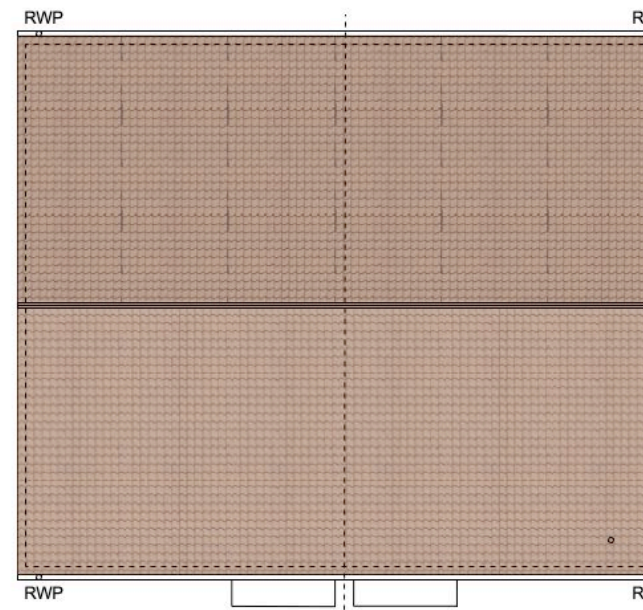
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



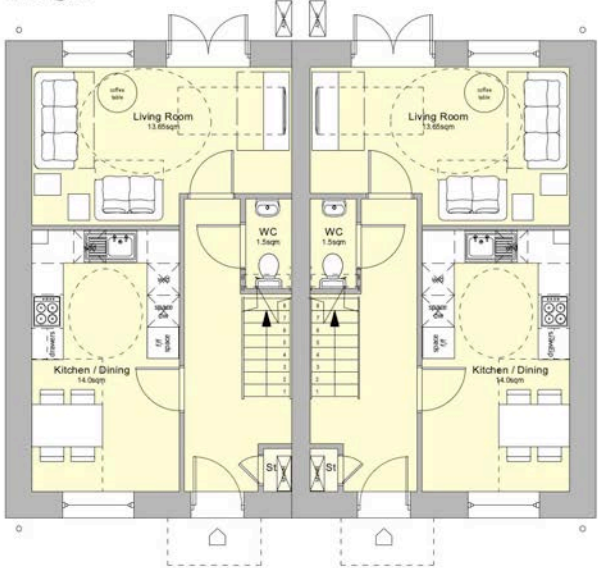


# PLANS

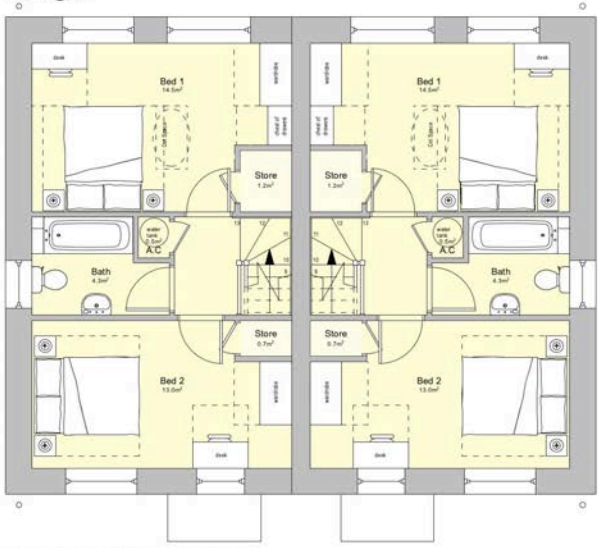
## SEMI-DETACHED BLOCK (2B4P) M4(1) - SITE 2

Spaces	NDSS (m2)	Proposed (m2)
<b>2B4P Semi-Detached Block</b>		
GIA	79	80
Kitchen/Dining		14
Living		13.65
Double Bedroom	11.5	14.5
Double Bedroom	11.5	13
Bathroom		4.3
WC		1.5
Storage (Home/Utility)	2.0	2.8
Outdoor Amenity		62, 107

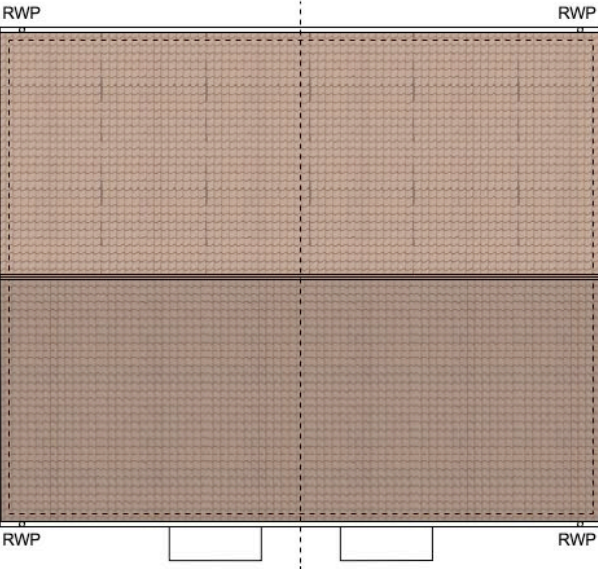
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



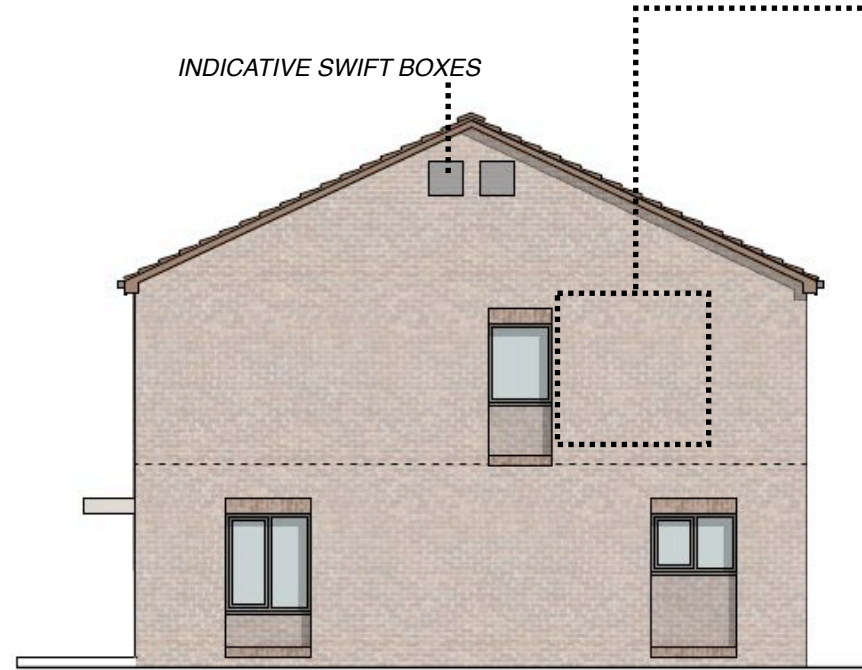


# ELEVATIONS

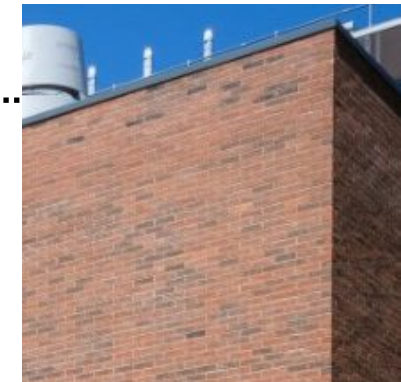
SEMI-DETACHED BLOCK (3B5P) M4(2) - SITE 1



NORTH-EAST ELEVATION

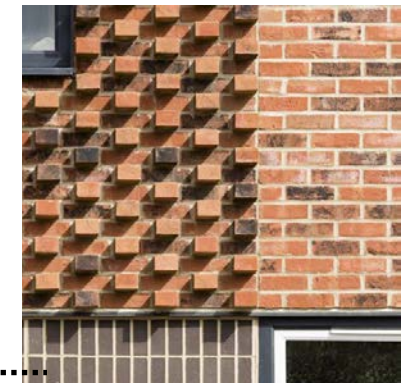


NORTH-WEST ELEVATION



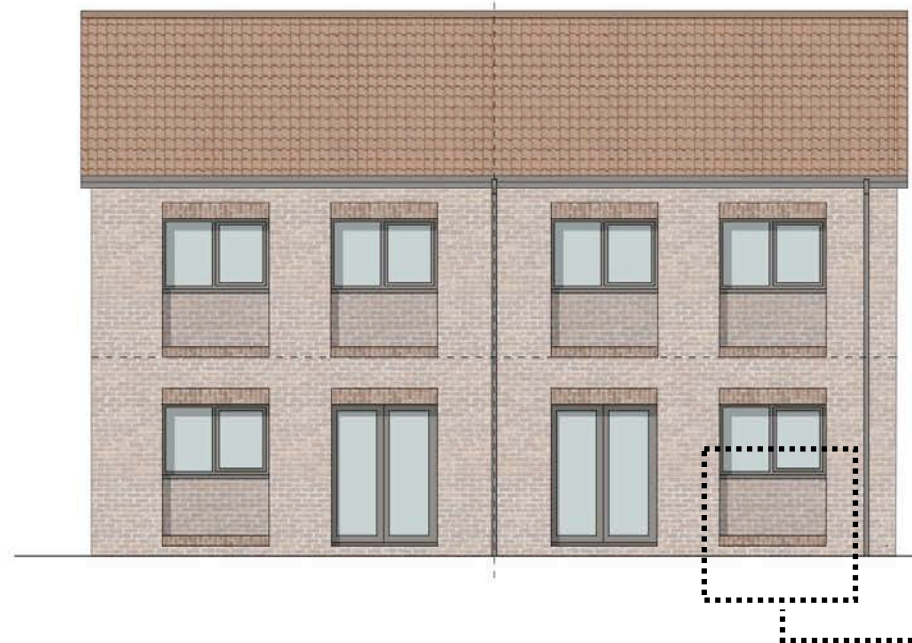
**1.0 FACADE MATERIAL 1**

Multi Red Facing Brick to match surrounding residences.

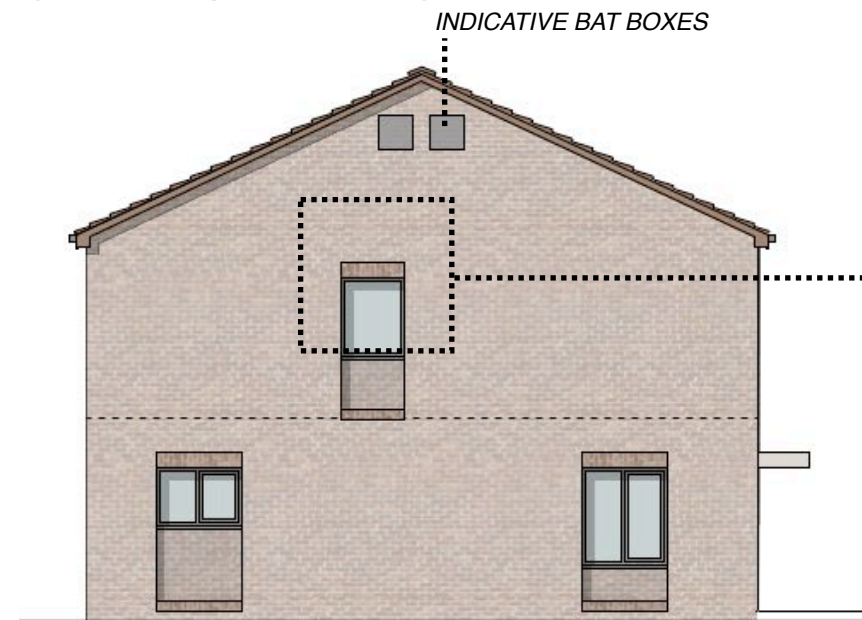


**2.0 FACADE DETAIL 1**

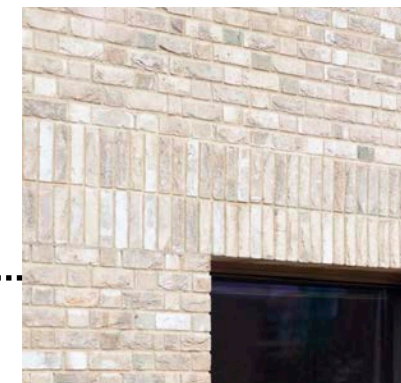
Projecting Brick Head Detail



SOUTH-WEST ELEVATION

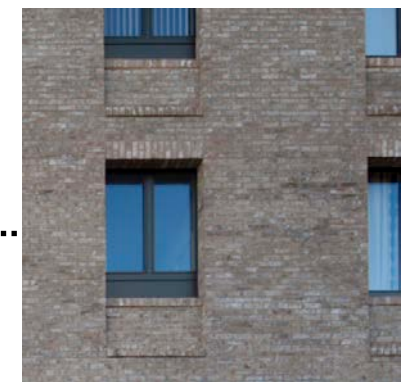


SOUTH-EAST ELEVATION



**2.1 FACADE DETAIL 2**

Solider Coursing



**3.2 FACADE DETAIL 3**

Recessed Brick Detail

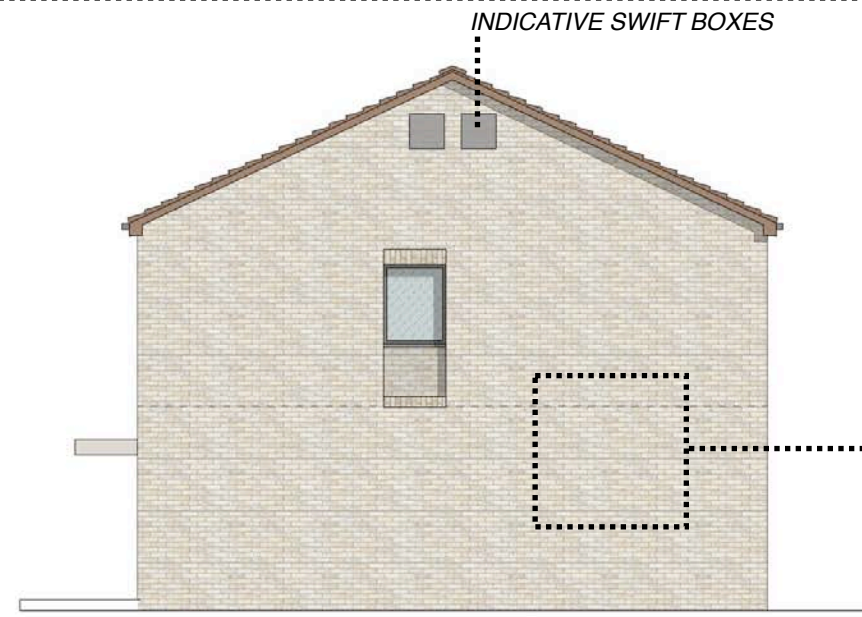


# ELEVATIONS

SEMI-DETACHED BLOCK (2B4P) - SITE 2



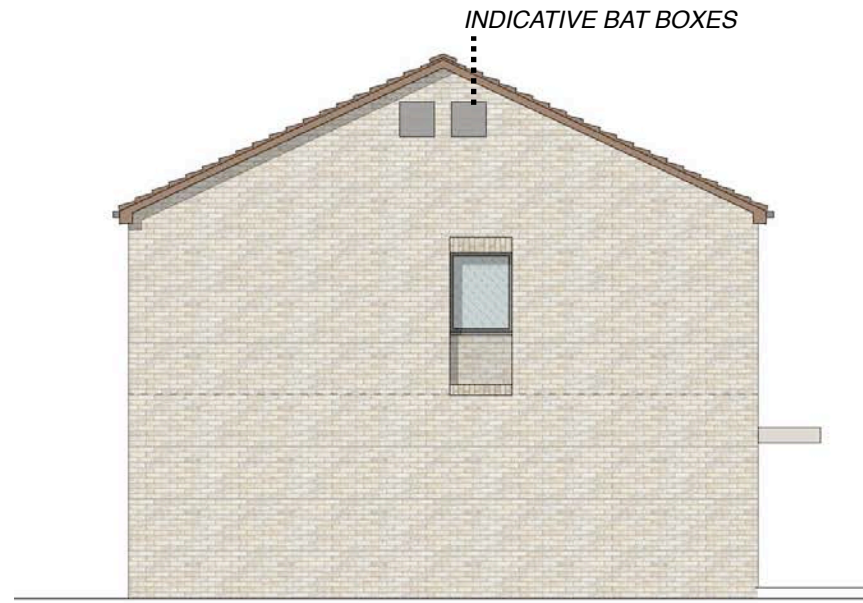
SOUTH-EAST ELEVATION



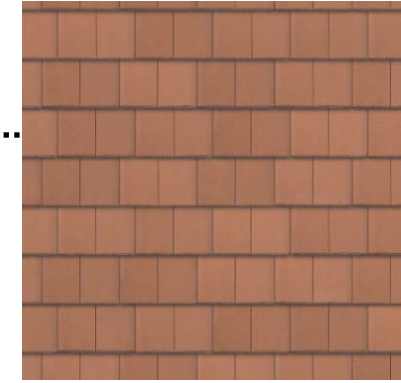
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



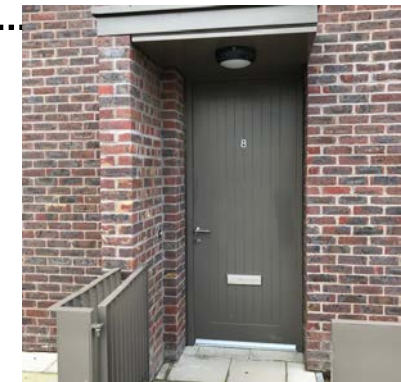
### 3.0 ROOF MATERIAL

Tiled roof to match surrounding residences. Coloured Brown.



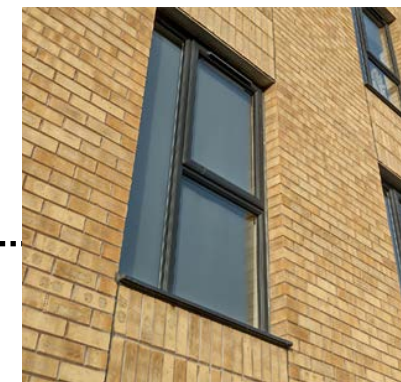
### 1.1 FACADE MATERIAL 2

Multi Buff Facing Brick to match surrounding residences.



### 4.0 DOORS

Protruding canopy  
SBD compliant PPC aluminium composite doors with opaque glazing panel.



### 5.0 WINDOWS

Grey PPC Aluminium composite window



# PRIVACY

The diagram to the right shows 18m zones (shown in blue/yellow) from existing habitable rooms to give an approximate area within the site suitable for building. This distance in reference to privacy only refers to facing habitable rooms.

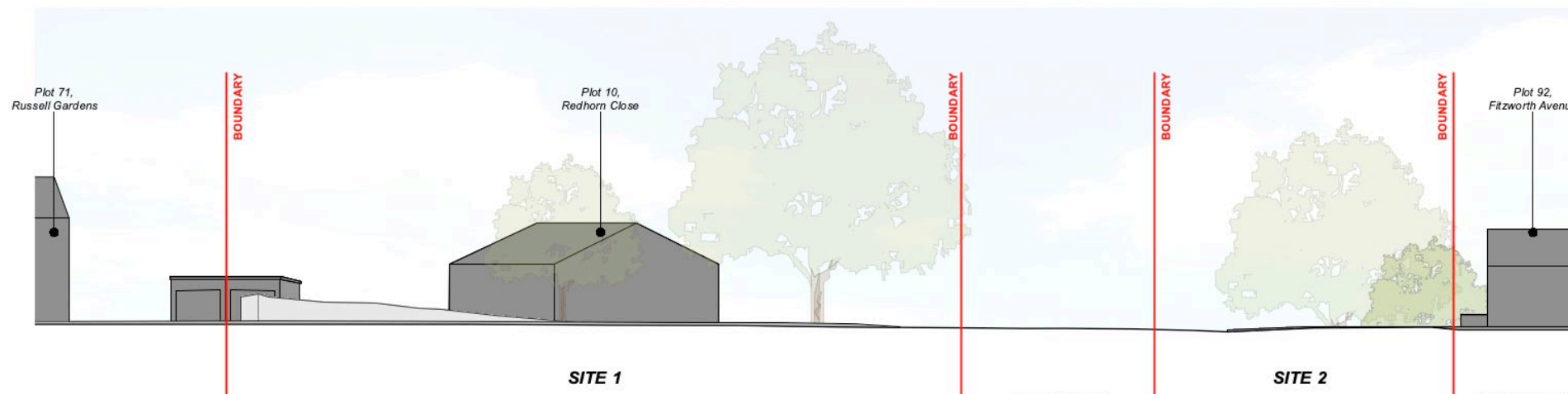
Obscure glazing will be proposed to ensure natural light is present within these areas, while restricting the visibility when looking out.

The Site 2 block has been set back to mitigate overlooking from the gable window of Plot 92. As the existing site is not that well overlooked, there is no concern that the proposal will create any overlooking potential, due to the proposed orientations of the blocks.

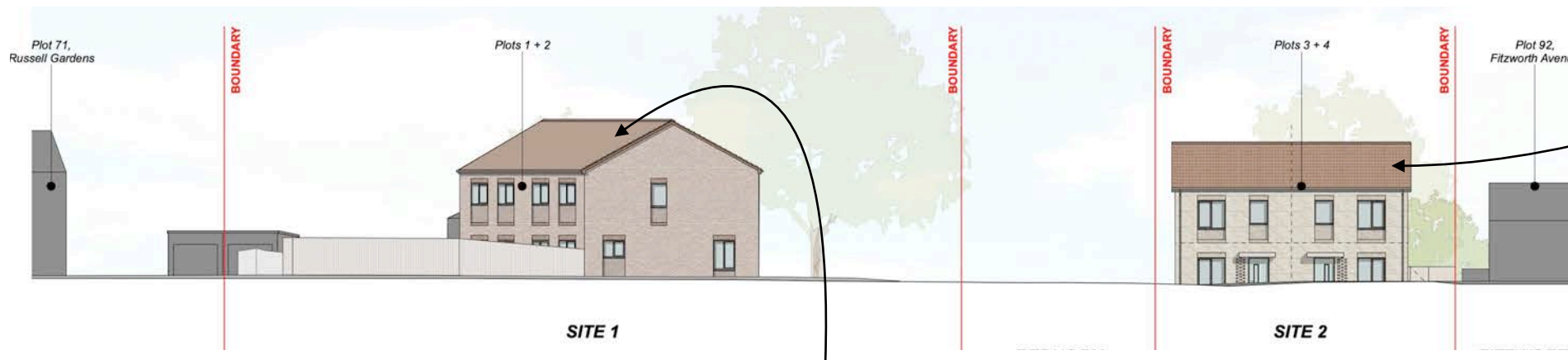




# EXISTING & PROPOSED SITE SECTIONS



EXISTING SITE SECTION A (NORTH)



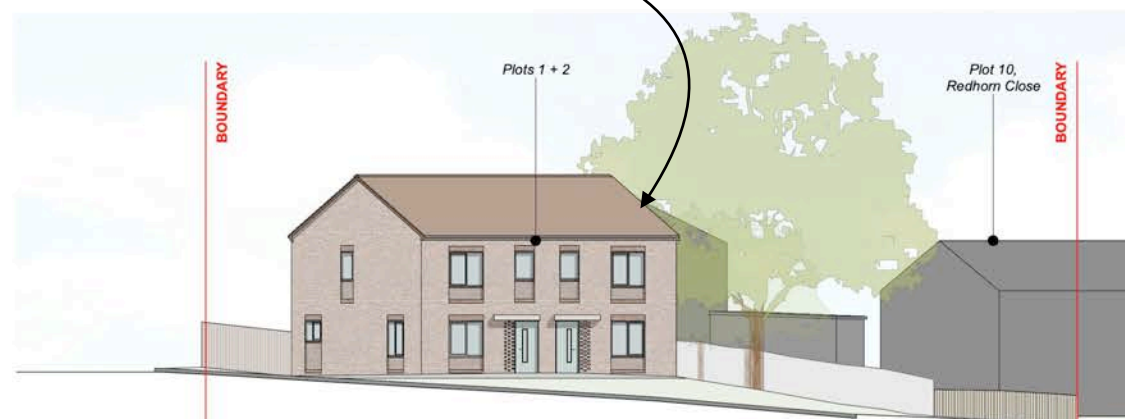
PROPOSED SITE SECTION A (NORTH)

Proposed building height and form are sensitive to that of the existing residences.

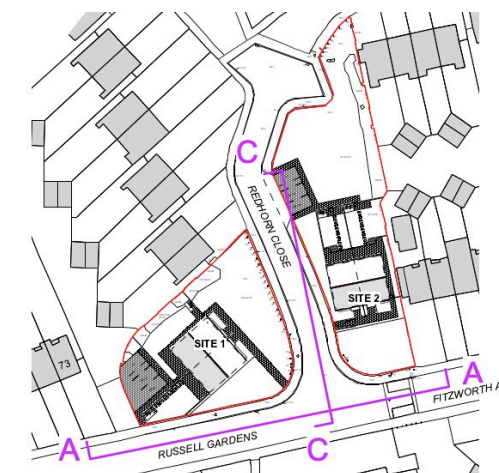
To manage existing site levels, the proposed plots 3+4 ridge height will be greater than Plot 92, however its presence will be reduced by the set back and mimicked roof pitch.



EXISTING SITE SECTION C (WEST)



PROPOSED SITE SECTION C (WEST)



SECTION LOCATION PLAN

# EXISTING & PROPOSED SITE SECTIONS



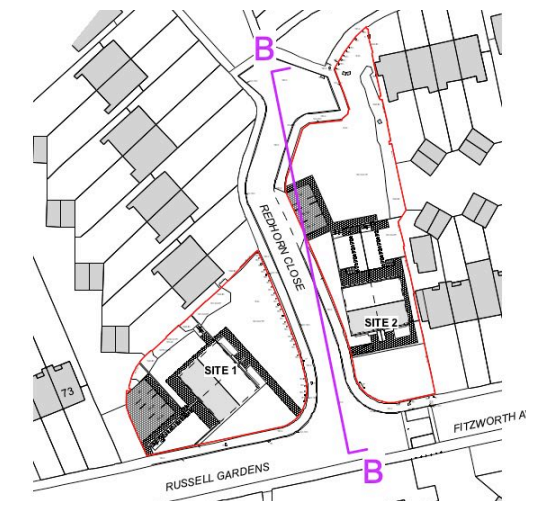
EXISTING SITE SECTION (EAST)

To manage existing site levels, the proposed plots 3+4 ridge height will be greater than Plot 92, however its presence will be reduced by the set back and mimicked roof pitch.



PROPOSED SITE SECTION B (EAST)

The rear garden to Plot 3+4 is required to be accessed via a raised patio and steps down to the garden space, due to the steep existing ground levels.



SECTION LOCATION PLAN



## SUSTAINABILITY

Base principles for sustainability are designed to best push the site and building layouts to produce low energy performance. The building will work with the existing site context but will take into account its orientation for sun paths and overshadowing. A fabric first approach will be adopted to reduce the need for energy use but PV's will be incorporated where possible to maximise the potential for zero carbon homes. Similarly windows will be designs to reduce over heating and heat loss.

It is proposed that the houses will utilities ASHP for hot water and heating, used in conjunction with MVHR's to reduce its in use carbon loads. This will needed to be calculated and tested by an M&E consultant before a planning submission is made to confirm these principles will be suitable for this development.

Please see EPS's energy and resources statement for more information.

