

CONCLUSION

Since the last Planning Submission in September 2022, these proposals have been developed further to positively address the feedback previously received as well as the feedback post submission and now address all of the Council Officers' concerns.

A more sensitive approach is taken to the almshouses with fewer interventions and the retaining of much more of the original external fabric. The new build elements have been carefully designed to be subservient to the Listed buildings but picking up architectural details to complement the almshouses.

The new build elements are designed to the latest sustainability standards and since the submission have been upgraded further with insulation, more PV's and solar shading.

The scheme is now car free with the exception of 5 disabled bays.

The introduction of the new build elements is necessary to make the proposals viable and together with the reconfiguration of the almshouses will produce an attractive range of new housing appealing to individuals, couples and families to create a strong community.

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials.

There are many benefits associated with the proposals. In brief, the key benefits include:

- Boosting housing supply (new units, improved mix, family housing and bringing units unfit for purpose to meet modern day standards;
- Provide high quality contemporary architecture with a holistic redevelopment of the site;
- Sensitive restoration of listed buildings, securing long term use and maintenance;
- Provide significant improvements in quality and use of the landscape;
- A significant positive enhancement to the ecology and biodiversity of the site as part of a holistic approach to the landscaping, creating new habitats to support local wildlife;
- Removal of unattractive laundry building and 1970s infill; and
- All existing residents will be offered the opportunity to be re-homed on site.



AREA SCHEDULE EXISTING

BUILDING TYPE	Unit No.	GIA sqm	saft
STUDIOS, ONE AND TWO BEDS			
	1	29.2	314
	2	29.3	315
	3	57.3	617
	4	35.5	382
	5	28.7	309
	6	29.2	314
	7	29.3	315
	8	57.5	619
	9	35.5	382
	10	28.8	310
	11	29.2	314
	12	29.3	315
	13	57.3	617
	14	35.5	382
	15	29	312
	16	29.3	315
	17	29.3	315
	18	57.7	621
	19	35.7	384
	20	28.8	310
	21	29.3	315
	22	29.3	315
	23	50.3	541
	24	33.3	358
	25	57.7	621
	26	29.3	315
	CHAPEL APARTMENT	53	570
	27	33.5	361
	28	29	312
	29	35.4	381
	30	57.7	621
	31	29.3	315
	32	29.3	315
	33	29.2	314
	34	29.4	316
	35	57.7	621
	36	35.3	380
	37	28.8	310
	38	29.2	314
	39	35.3	380
	40	57.9	623
	41	29.3	315
	42	29.2	314
	43	29	312
	44	35.3	380
	45	57.6	620
	46	29.3	315
	47	29.2	314
	48	57.5	619
	GUEST	16	172
	49	52.7	567
	50	29.3	315
	51	29.2	314
	52	29.3	315
	53	29.1	313
	54	25.7	277
	55	25.5	274
	56	29.2	314
	57	29	312
	58	25.7	277
	59	25.4	273
	60	42.8	461
	61	32.4	349
Sub-Total	61	2238.3	24093

OFFICE			
		28.6	308
STUDY/CHAPEL			
		88.8	956
VESTRY			
		5.6	60
BOILER/WC			
		31.4	338
ORATORY/CHAPEL			
		43	463
WCS			
		15.3	165
LAUNDRY			
		45	484
TOTAL	61	2496	26867

AREA SCHEDULE PROPOSED

BUILDING TYPE	Unit No.	Floor	Unit Type	NIA sqm	sqft	GIA sqm	sqft	GEA sqm	sqft
HOUSE TYPE 1		Ground & First	1 bed houses						
	1			44.8	482	47.7	513	56.4	607
	2			44.8	482	47.7	513	56.4	607
	3			44.8	482	47.7	513	56.4	607
	4			44.8	482	47.7	513	56.4	607
	5			44.8	482	47.7	513	56.4	607
	6			44.8	482	47.7	513	56.4	607
	7			44.8	482	47.7	513	56.4	607
	8			44.8	482	47.7	513	56.4	607
Sub-Total	8			358.4	3858	381.6	4108	451.2	4857
HOUSE TYPE 2		Ground & First	2 bed houses						
	1			94	1012	97.4	1048	112.7	1213
	2			94	1012	97.4	1048	112.7	1213
	3			94	1012	97.4	1048	112.7	1213
	4			94	1012	97.4	1048	112.7	1213
	5			94	1012	97.4	1048	112.7	1213
	6			94	1012	97.4	1048	112.7	1213
	7			94	1012	97.4	1048	112.7	1213
	8			94	1012	97.4	1048	112.7	1213
	9			94	1012	97.4	1048	112.7	1213
	10			94	1012	97.4	1048	112.7	1213
	11			94	1012	97.4	1048	112.7	1213
	12			94	1012	97.4	1048	112.7	1213
Sub-Total	12			1128	12142	1168.8	12581	1352.4	14557
HOUSE TYPE 3		Ground & First	3 bed houses						
	1			119.7	1288	123.3	1327	141.5	1523
	2			119.7	1288	123.3	1327	141.5	1523
	3			119.7	1288	123.3	1327	141.5	1523
	4			119.7	1288	123.3	1327	141.5	1523
	5			119.7	1288	123.3	1327	141.5	1523
	6			119.7	1288	123.3	1327	141.5	1523
Sub-Total	6			718.2	7731	739.8	7963	849	9139
HOUSE TYPE 4 - GATEHOUSE		Ground & First	2 bed house						
	1			81.9	882	84.8	913	108.5	1168
Sub-Total	1			81.9	882	84.8	913	108.5	1168
HOUSE TYPE 5 - NEW ALMSHOUSE		Ground & First	2 bed house						
	1			94	1012	104.3	1123	122.4	1318
Sub-Total	1			94	1012	104.3	1123	122.4	1318
CORNER PAVILIONS			2 bed flats						
	1	Ground		61	657	66.7	718	78.2	842
	2	First		61	657	69	743	80	861
	3	Ground		61	657	66.7	718	78.2	842
	4	First		61	657	69	743	80	861
Sub-Total	4			244	2626	271.4	2921	316.4	3406
APARTMENTS			1 beds and studios	NIA/GIA PER APARTMENT	NIA/GIA PER APARTMENT	OVERALL GIA	OVERALL GIA		
	1	Ground	1 Bed	50	538				
	2	Ground	1 Bed	50	538				
	3	Ground	Studio	37	398				
	4	Ground	Studio	37.5	404				
	5	Ground	Studio	37.5	404				
	6	Ground	1 Bed	50	538				
	7	First	1 Bed	50	538				
	8	First	1 Bed	50	538				
	9	First	1 Bed	50	538				
	10	First	Studio	37.5	404				
	11	First	Studio	37.5	404				
	12	First	1 Bed	50	538				
	13	Second	1 Bed	50	538				
	14	Second	1 Bed	50	538				
	15	Second	Studio	37.5	404				
	16	Second	Studio	37.5	404				
Sub-Total	16			712	7664	879	9461	965	10387
CHAPEL		Ground & First (Mezzanine)							
	1			135	1453	135	1453	225.4	2426
Sub-Total	1			135	1453	135	1453	225.4	2426
TOTAL	49			3471.5	37367	3764.7	40523	4390.3	47257



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