

Ardingly Car Park Site - Housing Study

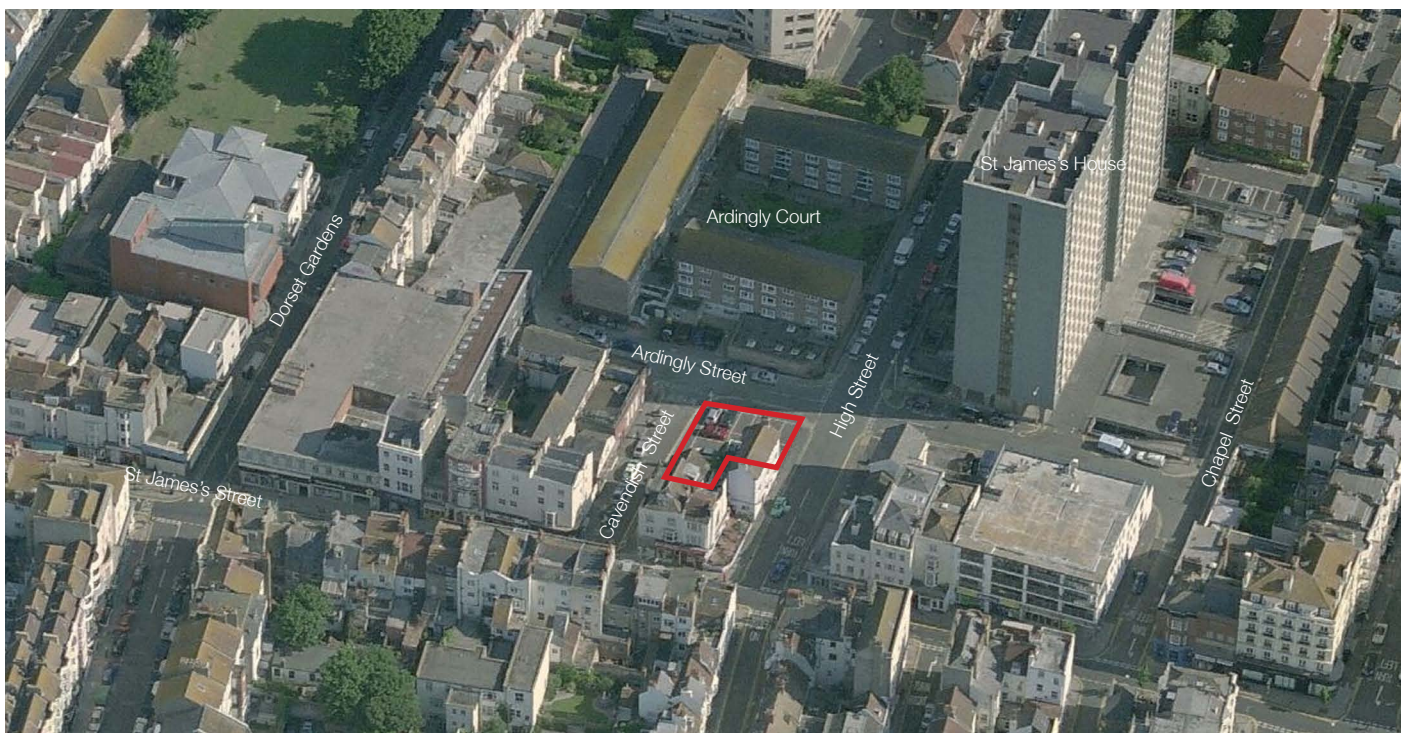
Introduction

The proposed scheme comprises of 5 residential apartments on an existing car park site on Ardingly Street. The mix consists of one wheelchair accessible flat at street level, two 2 bed 4 person maisonettes with their own entrance at street level, a two bed 3 person flat on the first floor and a 3 bed 6 person flat with a large terrace on the third storey. The proposed L-shaped building faces onto three streets, Ardingly Street, Cavendish Street and High Street and abuts existing buildings to its south.

The design of the residential apartments meets the client brief for housing which meets the Affordable Housing Policy, HQI Standards, Lifetime Homes Standards and Wheelchair Accessible Home. This relates specifically to the size of the Apartments and the layout and amenity, such as balconies.

Terraces and balconies are provided on the upper floors. The upper floor apartments are accessed by a communal entrance on High Street while the ground floor maisonettes and accessible flat have direct entrances on High Street and Cavendish Street.

The mass of the proposed buildings relates to the immediate and wider context. The building is designed to Code for Sustainable Homes Level 4 since it is on a brownfield site, and aspires to the One Planet Living Standards.



Aerial view of the site from the South



View looking East into the site from Ardingly Street



Looking South along High Street on the East site boundary



Looking South/West into the Site from High Street

Ardingly Car Park Site - Housing Study

Massing in context

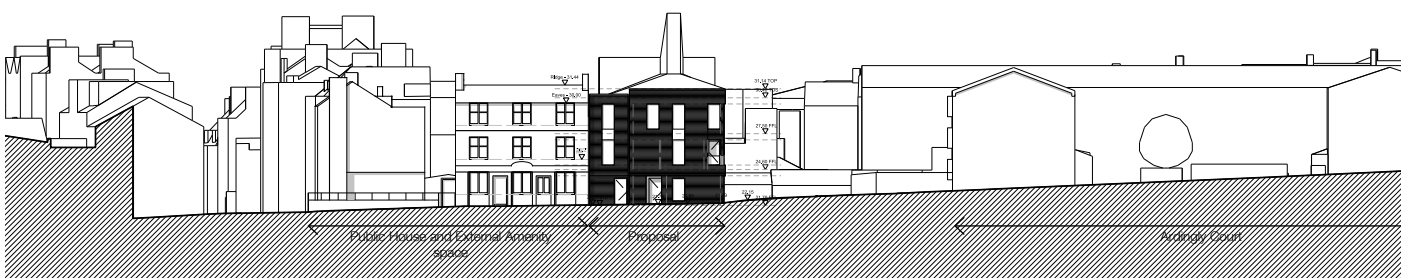
At design concept stage the proposal is for a building which is 3 storeys high on the High Street end and 2 storeys high on Cavendish Street in response to the scale of the adjoining buildings. The 3 storey height of the building is considered an optimum height relating to the wider context and the development design satisfies all of the requirements for daylight/sunlight and overshadowing of existing gardens and open spaces. A roof terrace has been included where the building drops to 2 storeys along Cavendish Street, which allows the potential for food growing to be implemented into the design.

The building comes into view as you walk along St James Street which is a busy shopping street on the east and west sides of the building. The adjacent views show that the building scale relates well to its surrounding context.

The proposal for the language of the building in either brick or render is to relate in scale to the existing neighbouring buildings



Aerial View of the scheme in context with Ardingly Court and St James's House behind



East Elevation of High Street in context with Public House on the left and Ardingly Court on the right



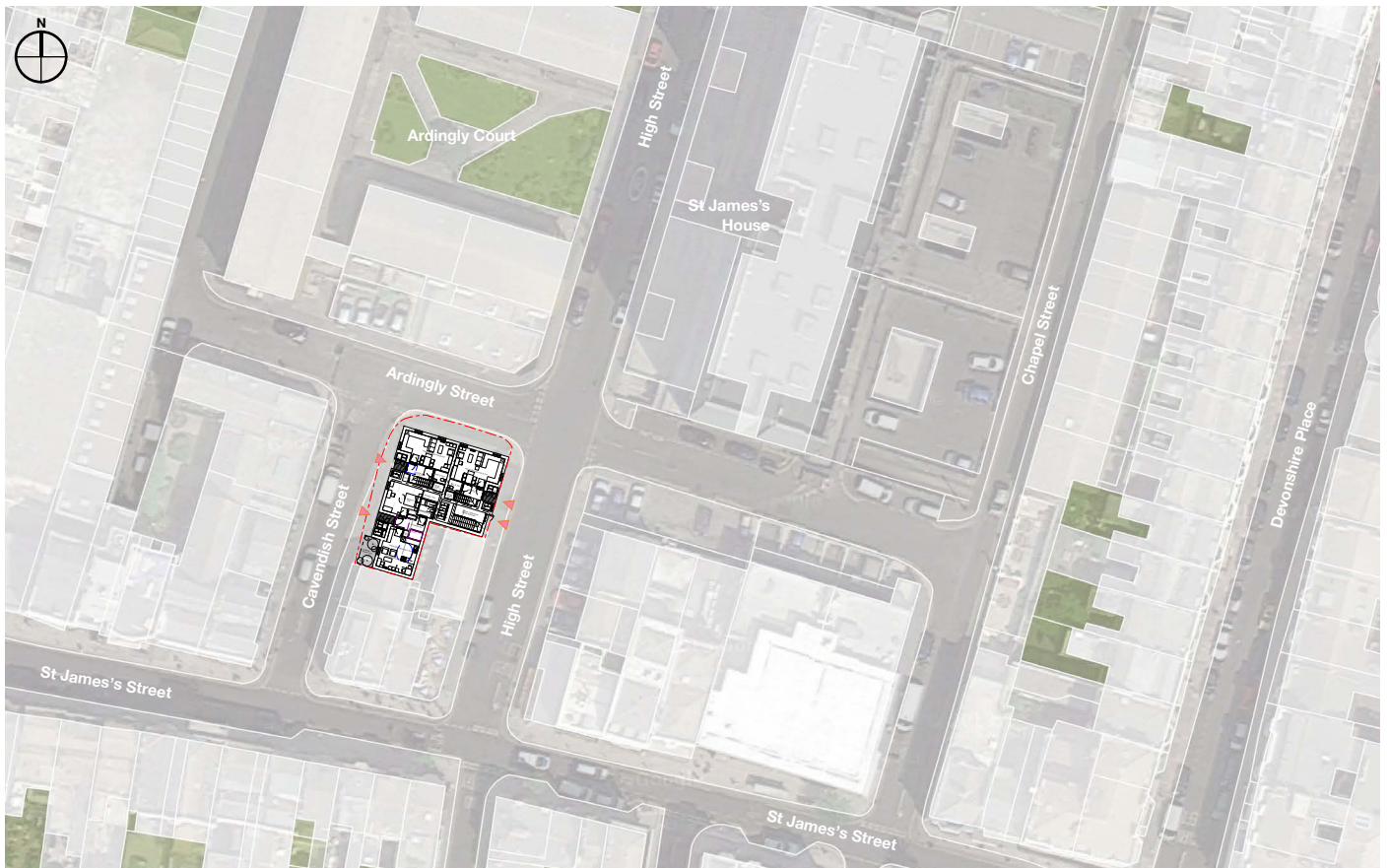
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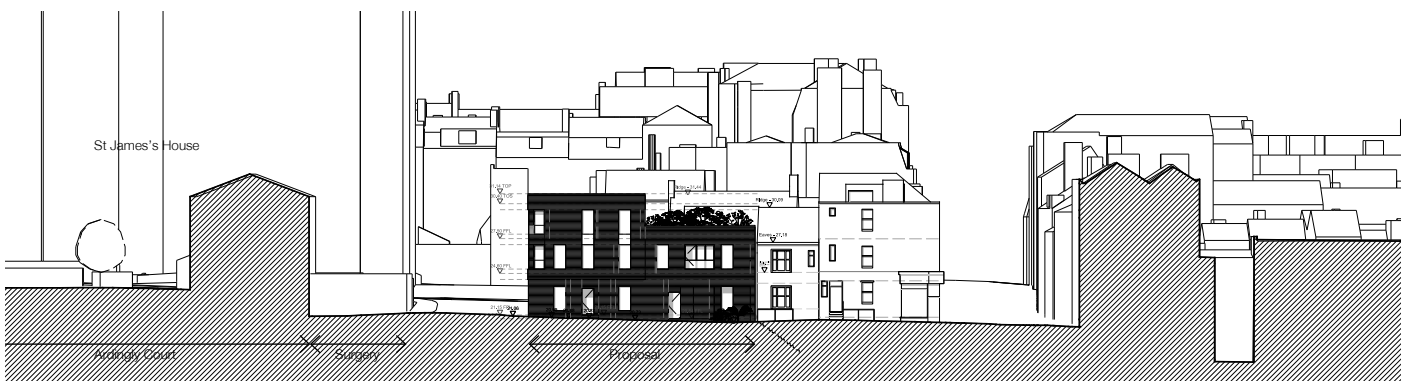
View from the North/West



View from the East



Site plan in context



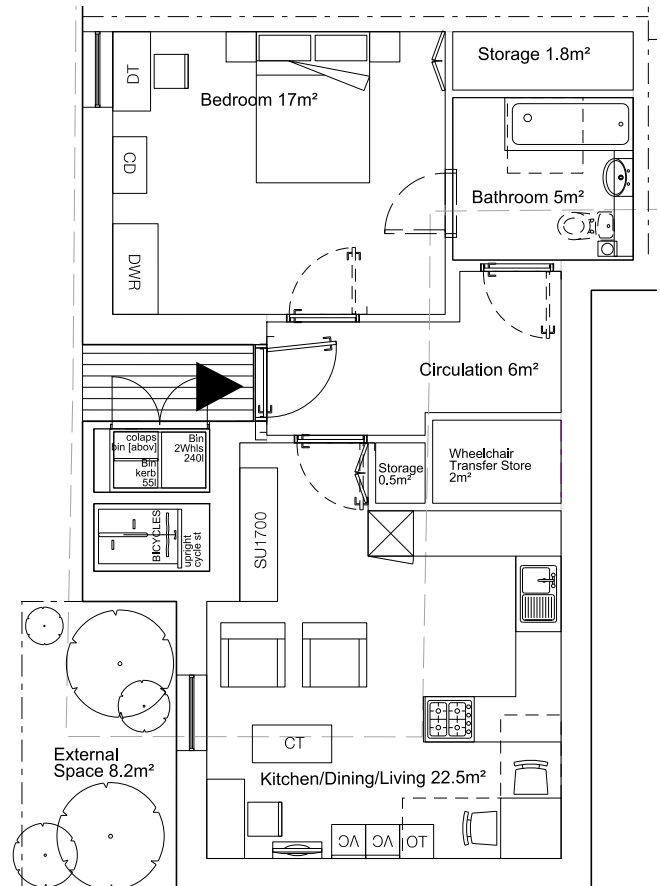
West Elevation of Cavendish Street in context with Ardingly Court to the left and St James's House behind


4th April 2013

Internal design of Apartments

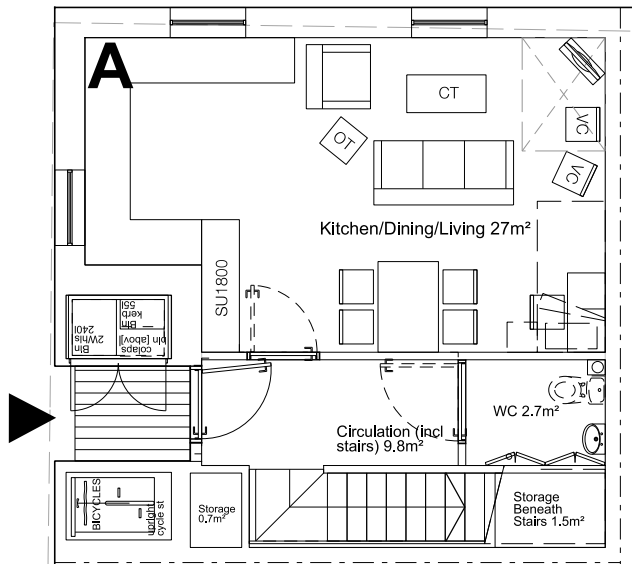
1 Bed 2 person wheelchair accessible flat

- External Refuse and Bike Storage located within covered, private entrance off Cavendish street
- The flat has a private garden which can be accessed directly from the combined living/kitchen/dining spaces.
- The flat has been designed to comply with guidance specified in the Wheelchair Accessible Housing and guidance specified by Lifetime Homes
- External building line parallel to existing terraces and follows line of the existing carpark. Pavement may need to be extended (as shown on site plan) at the corners to enable pedestrian circulation meets requirement guidelines

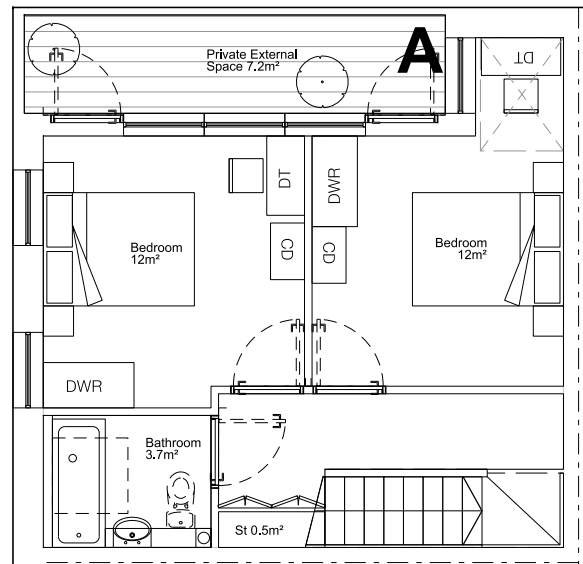


 1 Bed 2 Person Apartment - Wheelchair Accessible
Ground Floor Plan 1:100

Internal design of Apartments



2 Bed 4 Person Maisonette
Ground Floor Plan 1:100



2 Bed 4 Person Maisonette
First Floor Plan 1:100

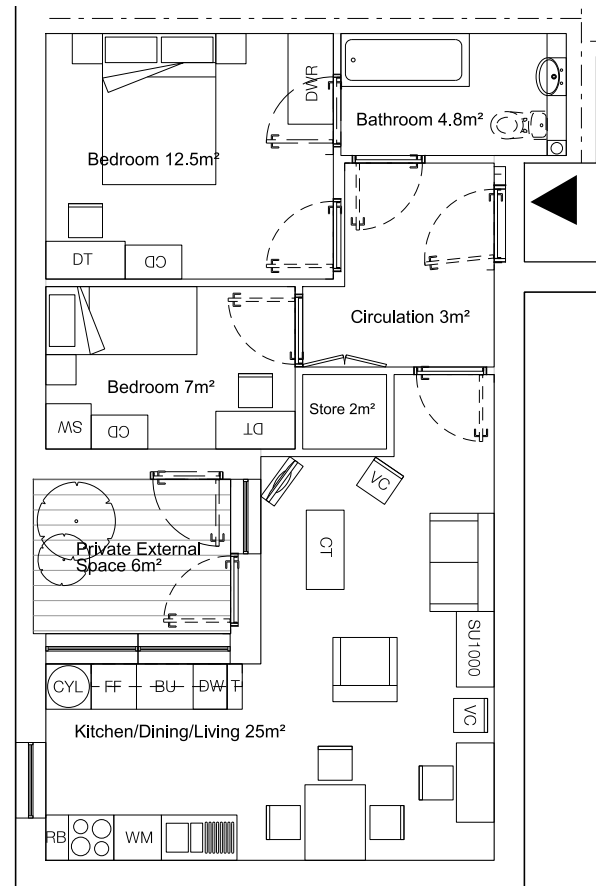
2 Bed 4 Person Maisonette


- 2 Bed Maisonette over Ground Floor and First Floor with private internal staircase
- External Space is accessed via both double bedrooms (North / West facing balcony overlooking Ardingly/ Cavendish street)
- The flat is accessed via independent, covered entrance off Cavendish Street
- External Refuse and Bike Storage located within covered entrance
- Floor to Ceiling heights of 2400mm
- The flat has been designed to comply with guidance specified by Lifetime Homes

Internal design of Apartments

2 Bed 3 person flat

- External Space provided as a west facing balcony overlooking Cavendish street. Location of this allows potential access from the single bedroom
- The flat is accessed via communal circulation core (entrance along High Street)
- External Refuse and Bike Storage located in the communal circulation core at ground floor
- The kitchen/dining/living spaces are combined and share access onto the external space
- The flat has been designed to comply with guidance specified by Lifetime Homes
- Floor to Ceiling heights of 2400mm

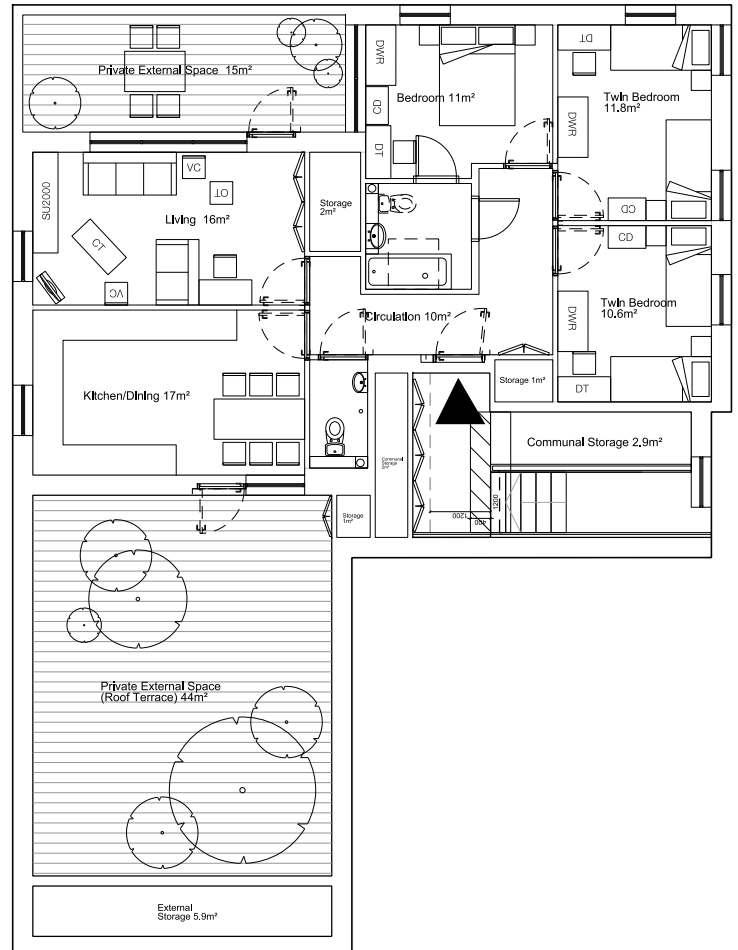


 2 Bed 3 Person Apartment
First Floor Plan 1:100

Internal design of Apartments

3 Bed 6 Person Family Flat

- External Space is provided as a private south facing roof terrace and a north/west facing balcony overlooking Ardingly/Cavendish street
- The private access to roof top terrace could be either private or communal - external Storage is also provided here
- The flat is accessed via the communal circulation core (entrance along High Street)
- External Refuse and Bike Storage located in the communal circulation core at ground level
- The flat has been designed to comply with guidance specified by Lifetime Homes
- Floor to Ceiling heights of 2400mm
- The external building line is parallel to existing terraces and follows line of the existing carpark. The pavement may need to be extended at the corners to enable pedestrian circulation meets requirement guidelines



 3 Bed 6 Person Family Flat with Private Roof Terrace
Second Floor Plan 1:100

Twenty
Tottenham Street
London W1T 4RFT
+44 (0)20 7323 5737
London@fcbstudios.com

Job ref: 1725 Brighton and Hove

4th April 2013

