



Findon Road Housing Scheme

Architect – Sara De Marco



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1. Introduction

The proposed scheme is located in the east of the city on the former library site at Findon Road, Whitehawk. 58 new homes are proposed; 15 x 1 bed; 31 x 2 bed (seven wheelchair accessible) and 12 x 3 bed (three wheelchair accessible) flats. The homes are split across two blocks on the site; the larger western block on Whitehawk Road holds 30 units while the smaller eastern block on Findon Road has 28 units.

All flats meet Code Level 4 sustainability requirements, Lifetime Homes standards and national minimum space standards introduced March 2015. In line with the council's Affordable Housing Brief, at least 10% of the units are wheelchair accessible.



Bird eye view

2. The Existing Site



Proposed planning application boundary



Google Image



*View from the North of Findon Road
(Eastern Block Location)*



View from the South of Whitehawk Road



*View from the North of Whitehawk Road
(Western Block location)*

3. The Proposed Scheme

Block plan, parking and landscaping

The site is located at the junction of Whitehawk Road and Findon Road, Whitehawk and is surrounded by a mix of private and social rented homes.

The site itself has considerable east/west and north/south level changes. For example, the existing car park on Findon Road is 3.7 metres higher than the southern end of the site and at the northern boundary of the site Findon Road is approximately 8.5 metres higher than Whitehawk Road.

Each ground floor flat will have a private garden. Flats on the upper storeys will have private balconies in line with current planning requirements. Where possible balconies have been orientated towards the central courtyard.

The western block lays on the lower side of the site and is set back from Whitehawk Road. 28 parking spaces will be available on the site.

The eastern block sits on the higher edge of the site adjacent Findon Road. A re-styled car park of 20 spaces will be included on the eastern edge of the site. In addition to this 3 spaces will be available on the southern edge of the site and 5 more spaces will be available in the new car park at the north end of the western block.

A City Club space is being investigated for the scheme



Block Plan

Block plan showing both eastern and western block location within the scheme.



Parking Plan

The scheme is to have three parking areas, for a total of 28 parking spaces.



Landscape Plan

The scheme will feature semi mature trees, and low maintenance green planting. Some existing mature trees will be retained.

4. Massing

3D massing



North Eastern View
Looking along Whitehawk Road and up Findon Road



North Western View
Looking down Wadhurst Rise



North Western View
Looking directly at both blocks



South Western View
Looking into car park of the eastern block

4. Massing

3D massing



North Eastern Aerial View
Looking at overall scheme



South Western View
Looking at overall scheme



Southern View
Looking at gable wall between the two blocks



North Western View
Looking directly at both blocks



4. Massing

Site section



Section through site – East to West
3D section through site

















5. Site Plan and Typical Floor Plans

Site plan

Site Plan

Showing ground floor layouts and proposed external works



-  Existing Buildings
-  Site Boundary (0.46 hectares)
-  Parking Spaces (23no+5no disabled) (Tarmac)
-  Substation
-  Private Outdoor Spaces - All surface to be Paved (including planters area)
-  Private Outdoor Spaces - FGL garden
-  Private Outdoor Spaces - raised planters
-  Paths (2 m wide)
-  Hard Landscaping
-  Soft Landscaping not higher than 1m
-  Tree - to be removed
-  Tree - new tree canopies no lower than 2 m
-  Tree - existing
-  Private Gardens walls (900 mm high) topped with horizontal wood slat fence (up to a total height of 1800 mm)
-  Retaining Wall - Gabion wall (300 mm higher of FGL)
-  Retaining Wall - Green Concrete Dry Build Wall (Betoatlas or similar)



5. Site Plan and Typical Floor Plans

Western block

The western block is four storeys high. In total there are 38 flats. Eight wheelchair accessible units are located on the ground floor; (6 x 2 bed and 2 x 3 bed). The higher levels each contain 10 units; (6 x 1 bed, 18 x 2 bed and 6 x 3 bed). The block contains two stair cores and lifts which connect the levels via a central corridor. The entrances face the internal courtyard.





5. Site Plan and Typical Floor Plans

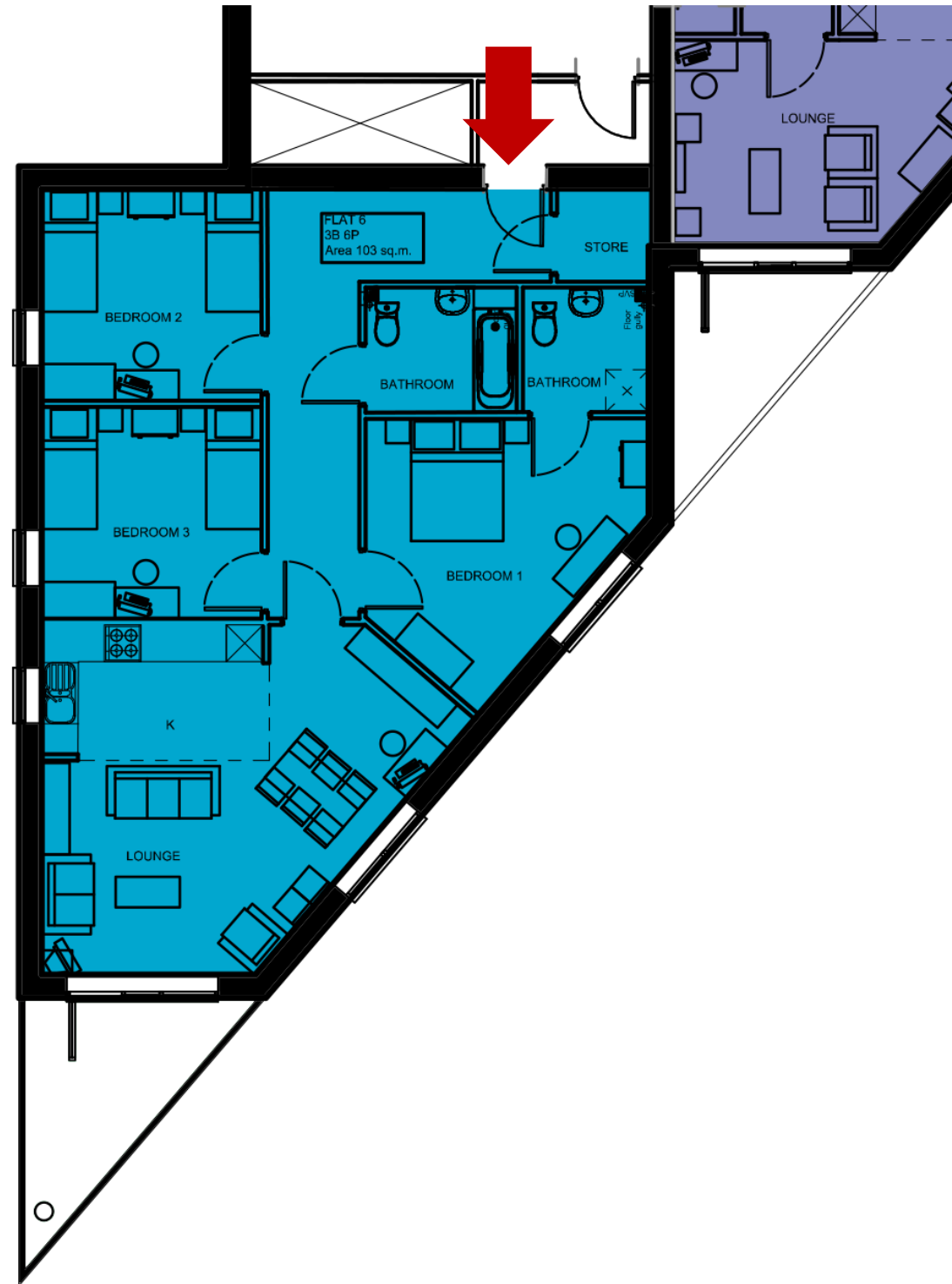
Eastern Block

The block is four storeys high. In total there are 20 flats. Two wheelchair accessible units are located on the ground floor (1 x 2 bed and 1 x 3 bed). The higher levels each contain 6 units; (9 x 1 bed, 6 x 2 bed and 3 x 3 bed). The block contains the central stair core and lift which connects the levels via a central corridor. The entrance faces the internal courtyard.



5. Site Plan and Typical Floor Plans

Accessible Units



Three bed flat Accessible (3 bed 6 person – 103 m²)

This is a dual aspect, wheelchair accessible unit accessed from the communal corridor on the ground floor.

The flat also has a private garden adjacent the living space.

5. Site Plan and Typical Floor Plans

Accessible Units



Two bed flat Accessible (2 bed 4 person – 79 m²)

This is a dual aspect, wheelchair accessible unit accessed from the communal corridor on the ground floor.

The flat also has a private garden adjacent the living space

5. Site Plan and Typical Floor Plans

Western block



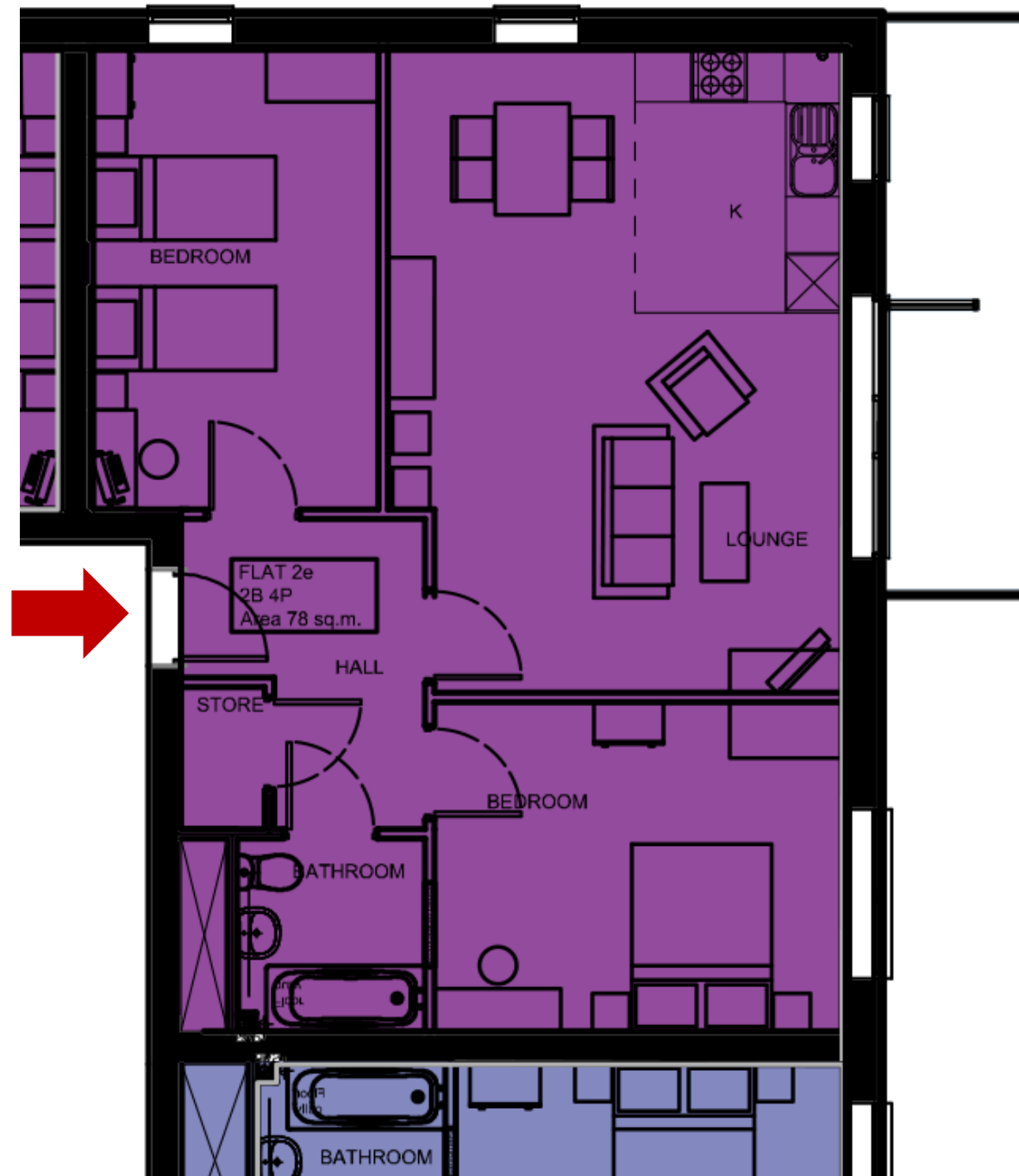
One bed flat (1bed 2person – 50m²)

This is an upper storey single aspect flat accessed from the staircase/lift from the communal corridor.

The flat has a private balcony and meets Life Time Homes standards.

5. Site Plan and Typical Floor Plans

Eastern block



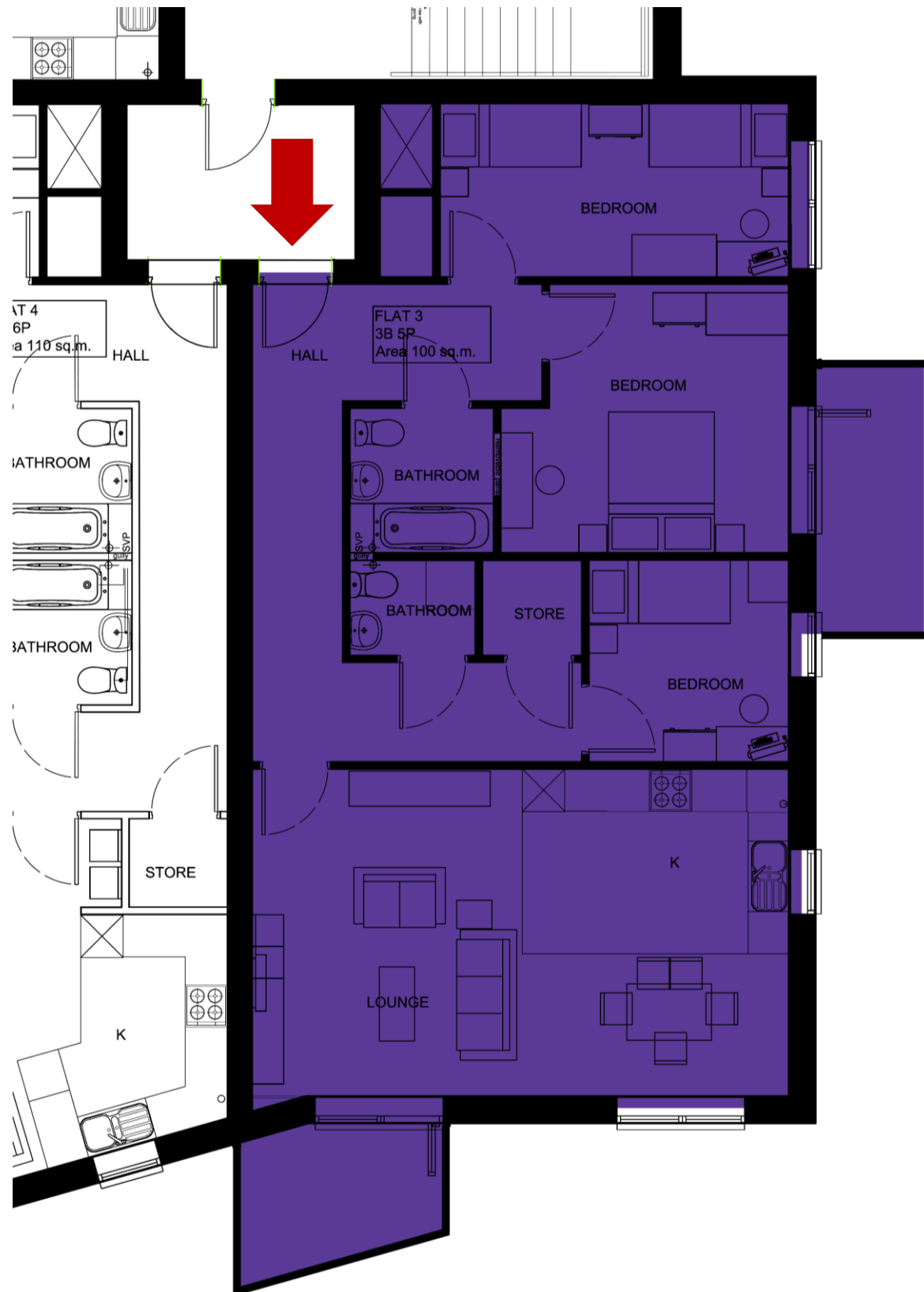
Three bed flat Accessible (3 bed 6 person – 103 m²)

This is a dual aspect wheelchair accessible flat accessed from the communal corridor on the ground floor.

The flat also has a private garden adjacent the living space.

5. Site Plan and Typical Floor Plans

Western block



Three bed flat (3 bed 5 person – 100 m²)

This is an upper storey dual aspect flat accessed from the staircase/lift from the communal corridor.

The flat has two private balconies and meets Life Time Homes standards.

6. Consultation

A 'Planning for Real' consultation event was held using a 3D model of the proposed buildings and local area. Residents were able to comment on the design and other issues in the area. Around 80 local residents attended and over 250 comments were received.

