

4.1 LAYOUT AND SCALE

4.1.1 Site-wide

Building layout, location and aspect

The site is organised following the principles set out in chapter 3 and incorporate feedback from pre-application consultation. It is the result of extensive Design team coordination to integrate the Client's Brief, CCG requirements, statutory requirements and planning guidance into a consolidated and coherent proposal for the whole site.

Both residential blocks are laid out with the main, taller part of the buildings on a north-south axis with lower east or west wings enclosing the resident's shared amenity gardens. Their location within the plots was chosen to minimise the impact on the Cottage Hospital building and existing properties on adjacent sites.

The separation between block A and Health centre building has been considered to bring privacy to both uses – Healthcare and residential - and to give the opportunity for the uses to operate independently.

The layout of the buildings was designed to maximise and improve the provision of open spaces for shared amenity. The landscape design is an essential part of the proposals and unifies the scheme across both plots integrating access routes, parking and servicing requirements.



Fig 47 Ground Floor Plan - Planning Application