

# KYTES DRIVE

Anchor

PRP













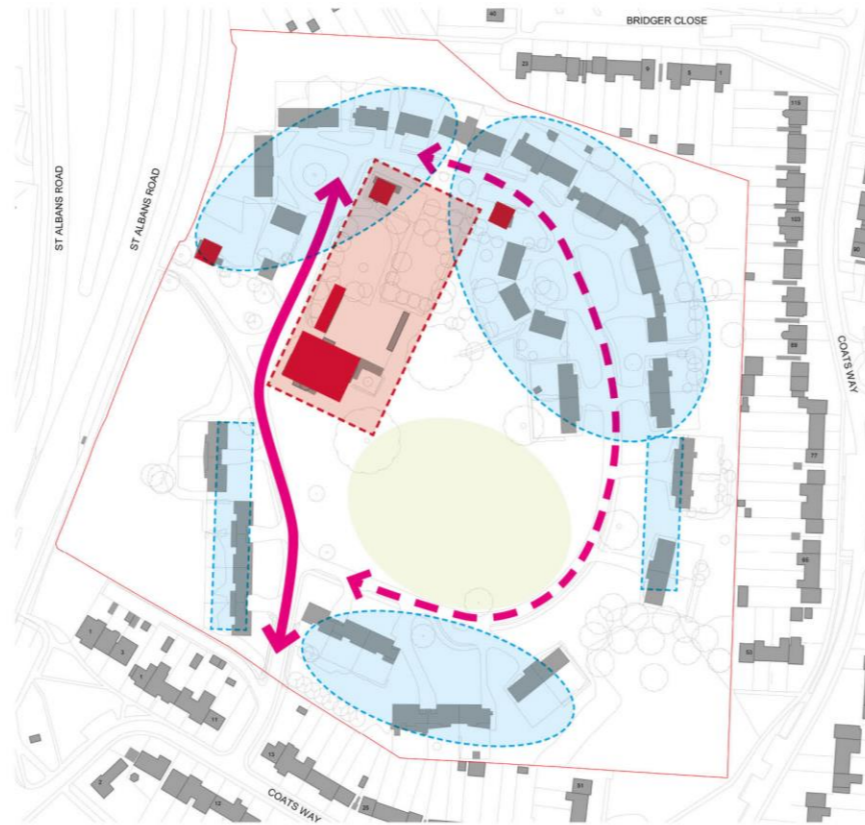
# CONCEPT DIAGRAMS

## Site Strategy



### Arrival, Movement & Connections

- Fixed arrival from Coats Way with impressive view of Kytes House
- Existing circular access through the site, circumscribing the central parkland area
- Views of Kytes House possible from less than 180 degrees
- View from south contained by foreground tree planting
- Resulting area to the north provides an opportunity for larger development to be positioned with out impacting the setting of Kytes House



### Defining Spatial Hierarchy & Development Zones

- Primary arrival views of Kytes House enabled by the open landscape to the south from the designated open space which must be retained
- Established routes through the site: a) south and east defines the designated open space and b) 'direct' route approaches Kytes House and anchors to the west elevation
- Opportunity to re-establish the built form to the north of Kytes House, taking form from the previous ancillary nature of the historic buildings



### Indicative Built Form

- Arrangement of massing to maintain open spaces and views to boundary screen planting
- Development largely constrained to previously developed areas of the site
- Higher density set behind Kytes House and the foreground screen

# Proposed Site Massing

## Building Key

- 1 Kytes House (refurbished)
- 2 Stable (converted)
- 3 The Lodge
- 4 Retirement Apartments
- 5 Reprovided Accessible Cottages
- 6 Reprovided Accessible Bungalows
- 7 3 Bed General Needs Cottage
- 8 3 Bed General Needs House
- 9 4 Bed General Needs House

## Landscape Key

- 1 Arrival Gateway
- 2 Central Open Space
- 3 Kytes House Courtyard
- 4 Communal Courtyard
- 5 Nature Play Space
- 6 Orchard
- 7 Suds Basin
- 8 Feature Planting





# ENGAGEMENT



# CONCEPT DIAGRAMS

## Site Approach



### Built Form, Orientation & Outlook

- Kytes House remains focus and open space is respected
- Gateways in to the site are strengthened with building lines
- Primary massing is moved to the rear of the site, behind the foreground line noted
- Open Space is enhanced
- Notional views out of the site towards Garston Park are maintained



### Permeable Massing

- Maintaining views between buildings towards green screens around the perimeter of the site
- Non continuous roof lines, with changes in building height and roof treatment
- Legible building elements with a domestic scale



### Landscape Character Areas

- 1 Arrival Gateway
- 2 Central Open Space
- 3 Formal Garden to Kytes House
- 4 Communal Orchard
- 5 Nature Play Space
- 6 Kytes House



# APPLICATION PROPOSALS

## Proposed Site Plan

The adjacent site plan shows the site arrangement to remove the 55 occupied dwellings on the site and the provide a total of 146 dwellings when complete, comprising:

- 43 Reprovided Accessible Dwellings (Socially Rented) comprising 16 bungalows and 27 cottages
- 10 Refurbished Dwellings in the Grade II Listed Kytes House
- 2 Dwellings in the converted Stable Barn Outbuilding
- 71 new Retirement Apartments (Affordable)
- 20 new General Needs Dwellings

The existing TPO's are preserved and the open space is to be enhanced by moving built form away from the views of Kytes House and increasing accessibility and biodiversity.

The reprovided dwellings are positioned to celebrate the site entrance gateway and respect existing protected vegetation/ tree groups along boundaries and in corners. The reprovided dwellings are provided with private patio areas and access to shared social edible gardens.

General needs houses are arranged to the rear of Kytes House acknowledging the enclosure of the former ancillary buildings associated with the main house and around a mews square preserving a mature tree and central nature play space.

The Retirement Apartments are arranged as a series of linked buildings with landscaped courtyards.

### Buildings Key

1. Kytes House (existing retained)
2. Retirement apartments Building
3. Reprovided Dwellings
4. General Needs 3 Bedroom
5. General Needs 4 Bedroom

### Landscape Key

- 1 Arrival Gateway
- 2 Central Open Space
- 3 Formal Garden to Kytes House
- 4 Communal Courtyard
- 5 Nature Play Space
- 6 Orchard
- 7 Suds Basin
- 8 Private Gardens







# DWELLING TYPOLOGY

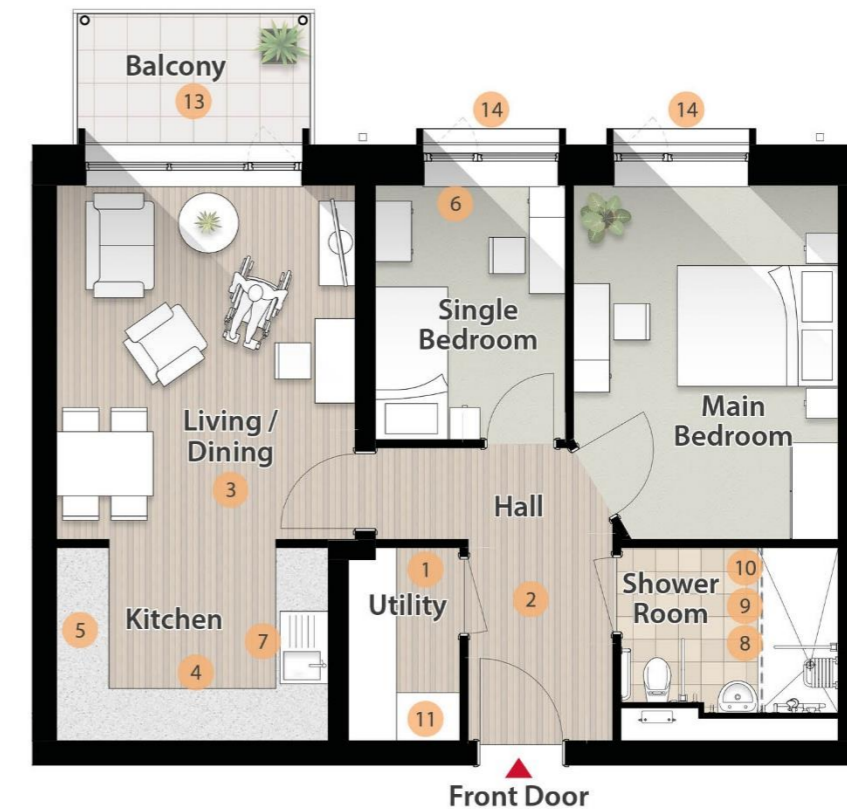
## Retirement Apartments

### Dwelling key

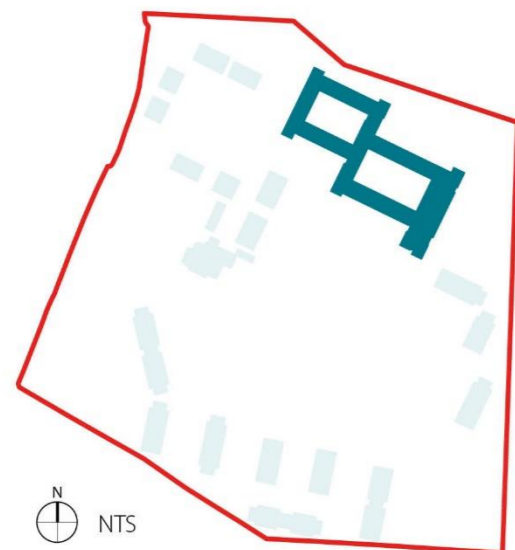
1. Generous purpose built storage
2. Space for a 1500mm diameter wheelchair turning circle.
3. Generous Living Area with open plan living for easy access.
4. Electric hob with controls at the front for easy access.
5. High level oven to avoid the need to bend down.
6. MHVR vent incorporated into window fanlight panel.
7. Knee space under basin.
8. Glazed shower screen with folding panel.
9. Level access shower, floor to shower room to fall gently to shower area.
10. Shower Room adaptable to accommodate future installation of grab rails and shower seats.
11. M+E equipment and meters contained within Utility cupboard.
12. Level access to amenity space
13. Generous balcony or terrace with wheelchair turning circle.
14. Large windows to provide ample daylight.



1 Bed Apartment  
(56.7m<sup>2</sup>/610ft<sup>2</sup>)



2 Bed Apartment  
(67.2m<sup>2</sup>/723ft<sup>2</sup>)



### HAPPI Principles include:-

- Generous space standards within dwellings.
- Natural daylight maximised with generous full height windows
- Balconies or patios to all apartments with sufficient space for table and chairs.
- 'Care ready' apartments designed to flexibly adapt to changing needs.
- Generous storage within each apartment .
- Dual aspect dwellings at corner locations.

Note: layouts indicated are subject to Fire Engineering review.



