

MELTON HILL WOODBRIDGE

**ADDENDUM DESIGN AND ACCESS
STATEMENT**

**IN SUPPORT OF A NEW PLANNING
APPLICATION JUNE 2019**



INTRODUCTION

This Design and Access Statement is to support a new planning application for the site of the Former Council office at Melton Hill Woodbridge.

The application is essentially the same as the two previous applications for the same site. The first was withdrawn after a resolution to grant consent was passed by The Council and the second was refused. The detail of these are covered in the associated Planning Statement which forms part of the application.

This Statement is in the form of an addendum to the previous D&A Statement by Hoopers Architects and serves to set out and explain the minor amendments made to the scheme.

Also note that this scheme now rationalises the Block lettering unit numbering meaning some blocks a re-lettered.

The key points to note are that:

1. The number of units is the same i.e. 100 with a slightly different mix
2. The positioning, heights, massing and materials of the buildings are the same with two exceptions detailed below.
3. The site access and car parking is essentially the same.
4. The community facility has been brought down to ground level to avoid sharing a lift with residential units and making it more visible and accessible
5. There are minor amendments to the site layout to increase the soft landscaping.
6. The units have been planned to provide better planned and more useable accommodation which has led to minor changes to the elevations

UNIT MIX

Dwelling mix

	New Application	Previous Application
1 Bed :	24	23
2 Bed:	41	64
3 Bed:	32	13
4 Bed:	3	

Note that in the previous application there were a number of 2 bed units which had a third bedroom/study

BUILDING CHANGES

Former Block K is now proposed as two houses with the same footprint as before with reduced massing. The position has been slightly altered to be further from the site boundary and there are associated modest changes to the site layout to reflect the access arrangement to the houses.

Block E (Formerly Block B) has been revised so that the community room is sited at ground level and the upper floors are all residential. This also means that the first floor can be lower and this results in the eaves and roof level to the block being reduced in height by 750mm. The ground floor of the block is also slightly larger (under the overhang) and has been re-planned to reflect the revised use.

CAR PARKING

The previous scheme did not take account of the lift pits of the Blocks at podium level which will protrude down into the car park level below and block parking spaces. The car park layouts have been revised to accommodate the lift pits and in the case of Block G the core has had to be revised with the lift re-positioned to take it out of the access road. The 'lost' spaces at the upper car park level have been made up by making the lower car park level extend slightly further under the upper level car park.

SITE LAYOUT CHANGES

These are set out on drawing 453 and consist of:

Increase in soft landscaping and tree planting to the site frontage on Melton Hill

Revisions to private terraces at ground level.

Access over stair and lift up from car park to ground level now planned to work with layouts

Set back to deck over upper level car park to east of Block G revised to reflect structural and car park layout.

Block J now 2 houses as above

Access to house revised with bin stores added

Revised paving between Blocks G and H to reflect access and bin collections and to incorporate covered cycle parking

Public cycle parking racks added in front of Block E by the community room and adjacent to the commercial unit in Block D.

ARCHITECTURAL INFORMATION PROVIDED AS PART OF THE APPLICATION

New information:

- 1) New plans of all blocks and houses
- 2) New elevations of all blocks and houses
- 3) Revised site and context plans
- 4) New car park plans
- 5) Site plan with previous scheme overlaid with revisions noted
- 6) Revised drawings for site layout and landscape strategies
- 7) Addendum D&A Statement with revised schedule of accommodation

Hoopers Information to be re-submitted from previous applications

- 1) Site survey
- 2) Existing site elevations
- 3) Demolition plans
- 4) Site sections and elevations with context
- 5) D&A Statement

Schedule of information			
Drawing	Current application	Previous Application	Notes
Location plan	3760-01	3760-01	Same drawing
Existing Survey	3760-50	3760-50	Same drawing
Existing site sections	3760-55	3760-55	Same drawing
Existing site elevations	3760-56	3760-56	Same drawing
Site plan demolitions	3760-60	3760-60	Same drawing
Site plan overall	0250/P/451	3760-103	
Site plan masterplan	0250/P/450	3760-100	
Site plan overlaid	0250/P/453	-	New drawing
Car park layout lower	0250/P/455	3760-1000	
Car park layout upper	0250/P/456	3760-1000	
Block A plans	0250/P/170	3760-580/581	Formerly Block J
Block B plans	0250/P/171	3760-560/561	Formerly Block I
Block C plans 1	0250/P/172	3760-480/481	Formerly Block E
Block C plans 2	0250/P/173	3760-481/482	Formerly Block E
Block D plans	0250/P/175	3760-440	Formerly Block C
Block E plans	0250/P/175	3760-420	Formerly Block B
Block F plans 1	0250/P/176	3760-500/501	
Block F plans 2	0250/P/177	3760-501/502	
Block G plans	0250/P/178	3760-520/521	
Block H plans	0250/P/179	3760-540/541	
House plan type 1	0250/P/180	3760/620/640//680	Formerly Blocks K, L M, O & P
House plan type 2	0250/P/181	3760-660	Formerly Block N

Block A Elevations	0250/P/150	3760-584	
Block B Elevations	0250/P/151	3760-562	
Block C Elevations	0250/P/152	3760-483	
Block D Elevations	0250/P/153	3760-441	
Block E Elevations	0250/P/154	3760-421	
Block F Elevations	0250/P/155	3760-503	
Block G Elevations	0250/P/156	3760-522	
Block H Elevations	0250/P/157	3760-542	
House Elevations 1	0250/P/158	3760- 601, 621, 641, 661, 681, 701	House elevations now combined
House Elevations 1=2	0250/P/159		
Site plan with pedestrian routes	0250/P/480	3760-120	
Site plan with cycle routes	0250/P/481	3760-121	
Site plan with refuse	0250/P/482	3760-129	
Site plan with vehicle routes	0250/P/483	3760-122	
Site plan with surfacing	0250/P/485	3760-130	
Site plan with landscaping	0250/P/486	3760-127	
Site plan with trees	0250/P/487	3760-127	
Site Boundary section	3760-61		Same drawing
Site section-elevation 1	3760-106		Same drawing
Site section-elevation 2	3760-107		Same drawing
Site section-elevation 3	3760-108		Same drawing
Site section-elevation 4	3760-109		Same drawing
Site cross section-elevation 1	3760-115		Same drawing
Site cross section-elevation 2	3760-116		Same drawing
Site cross section-elevation 3	3760-117		Same drawing
Site cross section-elevation 4	3760-118		Same drawing
Site cross section-elevation 5	3760-119		Same drawing
Site cross section-elevation 6	3760-120		Same drawing
Site cross section-elevation 7	3760-121		Same drawing

KINGS VIEW MELTON Hill WOODBRIDGE SCHEDULE OF AREAS												
ISSUE 7	22/06/2019											
				Private	Affordable			Private		Affordable	OTHER	
	PLOT	TYPE	BEDS	BEDS	LEVEL	sq.m	SQ FT	sq.m	SQ FT	sq.m	SQ FT	
	1	House	3		N/A	129.6	1,395					deck
	2	House	3		N/A	129.6	1,395					deck
	3	House	3		N/A	129.6	1,395					deck
	4	House	3		N/A	129.6	1,395					deck
	5	House	3		N/A	129.6	1,395					Garden
	6	House	3		N/A	117.9	1,269					deck
	7	House	3		N/A	129.6	1,395					Garden
	8	House	3		N/A	117.9	1,269					deck
	9	House	3		N/A	129.6	1,395					Garden
	10	House	3		N/A	117.9	1,269					deck
	11	House	3		N/A	129.6	1,395					Garden
	12	House	3		N/A	129.6	1,395					deck
	14	House	3		N/A	129.6	1,395					deck
Block A	15	Apartment	2		Ground Floor	91.1	981					
Block A	16	Apartment	2		Ground Floor	85.4	919					
Block A	17	Apartment	1		1st Floor	63.8	687					
Block A	18	Apartment	2		1st Floor	85.4	919					
Block A	19	Duplex	2		1st Floor	73.2	788					
Block A	20	Apartment	3		2nd Floor	120.8	1,300					
Block A	21	Duplex	2		2nd Floor	91.2	982					
Block A	22	Duplex	3		3rd & 4rd Floor	169.4	1,823					Penthouse
Block B	23	Apartment	2		Ground Floor	94.6	1,018					
Block B	24	Apartment	2		Ground Floor	86.4	930					
Block B	25	Apartment	3		1st Floor	108.9	1,172					
Block B	26	Apartment	3		1st Floor	117.7	1,267					
Block B	27	Apartment	3		2nd Floor	108.9	1,172					
Block B	28	Apartment	2		2nd Floor	102.3	1,101					
Block B	29	Duplex	3		3rd & 4rd Floor	167.8	1,806					Penthouse
Block C	30	Apartment	2		Ground Floor	74.1	798					
Block C	31	Apartment	2		Ground Floor	93.1	1,002					
Block C	32	Apartment	2		Ground Floor	93.1	1,002					
Block C	33	Apartment	2		Ground Floor	63.1	679					
Block C	34	Apartment	2		1st Floor	83.5	899					
Block C	35	Apartment	2		1st Floor	93.1	1,002					
Block C	36	Apartment	2		1st Floor	93.1	1,002					
Block C	37	Apartment	2		1st Floor	83.5	899					
Block C	38	Apartment	3		2nd Floor	120.7	1,299					
Block C	39	Apartment	3		2nd Floor	124.3	1,338					
Block C	40	Apartment	3		2nd Floor	120.9	1,301					
Block C	41	Apartment	3		3rd Floor	120.7	1,299					
Block C	42	Apartment	3		3rd Floor	124.3	1,338					
Block C	43	Apartment	3		3rd Floor	120.9	1,301					
Block C	44	Apartment	4		4th floor	302	3246					Penthouse
	Commercial Unt									157.7	1,697	
Block D	45	House	3		G,1st & 2nd Floor	157.7	1,697					Garden
Block D	46	House	4		G,1st & 2nd Floor	168.9	1,818					Garden
Block D	47	Duplex	2		1st & 2nd Floor	94.2	1,014					
Block D	48	Duplex	2		1st & 2nd Floor	94.2	1,014					
	Community Room									91.0	980	
	Concierge									33.5	361	
Block E	49	Apartment	2		1st Floor	104.8	1,128					
Block E	50	Apartment	2		1st Floor	112.8	1,214					
Block E	51	Apartment	2		2nd Floor	104.8	1,128					
Block E	52	Apartment	2		2nd Floor	112.7	1,213					
Block E	53	Apartment	2		3rd Floor	101.0	1,087					
Block E	54	Apartment	1		3rd Floor	53.8	579					
Block F	55	Apartment	2		Ground Floor	63.1	679					
Block F	56	Apartment	2		Ground Floor	74.1	798					
Block F	57	Apartment	2		Ground Floor	93.1	1,002					
Block F	58	Apartment	2		Ground Floor	93.1	1,002					
Block F	59	Apartment	2		1st Floor	83.5	899					
Block F	60	Apartment	2		1st Floor	83.5	899					
Block F	61	Apartment	2		1st Floor	93.1	1,002					
Block F	62	Apartment	2		1st Floor	93.1	1,002					
Block F	63	Apartment	3		2nd Floor	120.9	1,301					
Block F	64	Apartment	3		2nd Floor	124.3	1,338					
Block F	65	Apartment	3		2nd Floor	120.7	1,299					
Block F	66	Apartment	3		3rd Floor	120.9	1,301					
Block F	67	Apartment	3		3rd Floor	120.7	1,299					
Block F	68	Apartment	3		3rd Floor	124.3	1,338					
Block F	69	Apartment	4		4th floor	306.0	3,294					Penthouse

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