

BACKGROUND AND CONTEXT

Below is a diagram illustrating the wider context of Westmill.

2020 saw the grant of detailed permission (REF 18/01250/PRE) for **Phase 1 & 2** (83 homes) and outline permission for **Phase 3** (46 homes) as part of the John Barker Place/ Freemans Close redevelopment. This also includes the replacement of the shop and takeaway.

The development of **Phase 1 & 2** will provide new homes to customers currently living on the Westmill Lawns site. We therefore need to consider the onward use for the vacant Westmill Lawns site.

Properties sitting within the site of **2-136 John Barker Place, 53-75 (odd numbers) Westmill Road** and **Westmill Lawns** require significant investment. So it is an opportunity to look at the option of redevelopment.

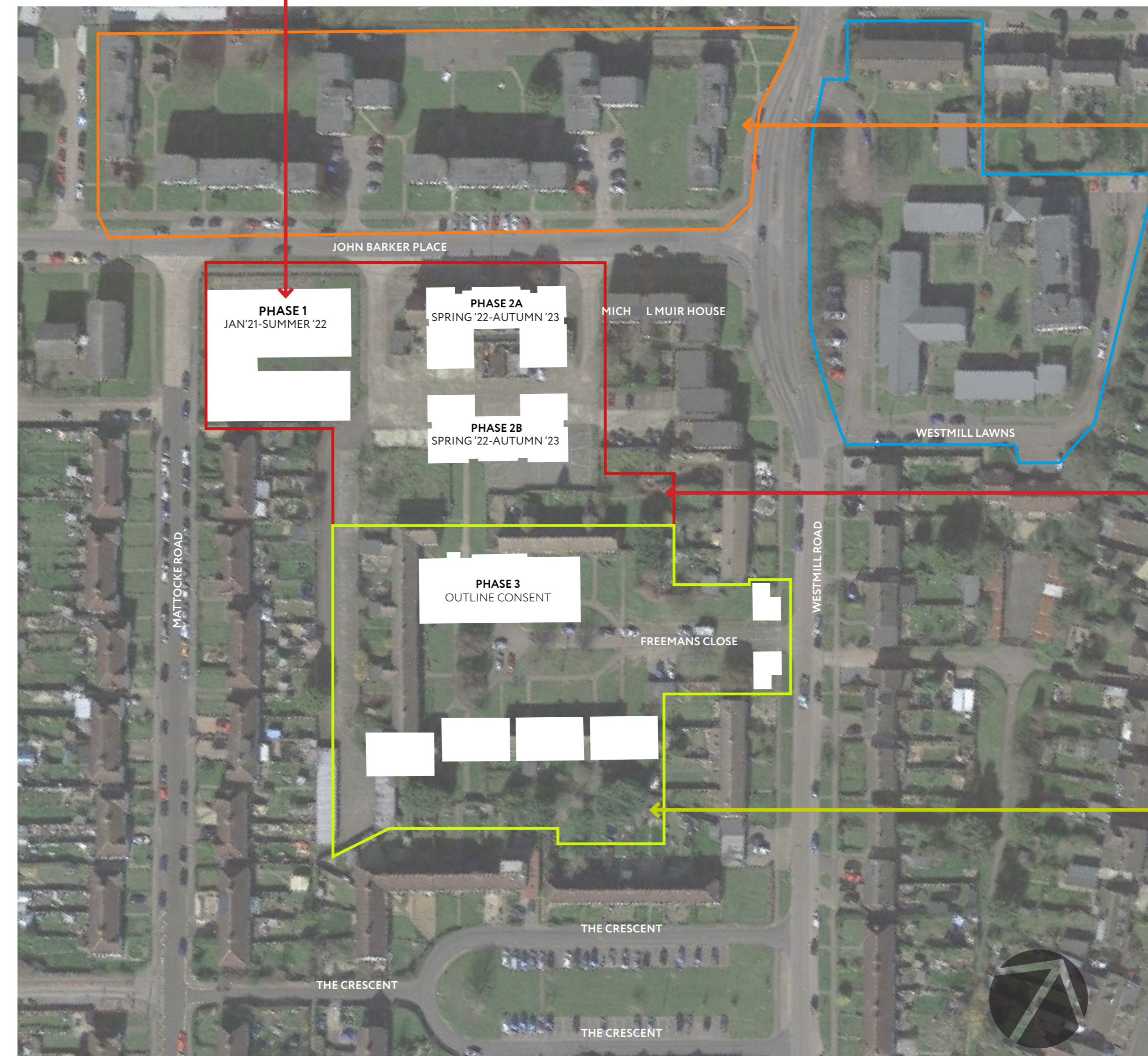


Photo of current site progress at Phase 1



Overview

- potential
- retail
- community facility
- enhanced open space
- education
- scope for improved green network
- main road network



KEY

- PHASE 1&2 (under construction)
- PHASE 3 (outline consent)
- 2-136 John Barker Place and 53-75 (odd numbers) Westmill Rd
- Westmill Lawns

Properties sitting within the site of 2-136 John Barker Place, 53-75 (odd numbers) Westmill Road and Westmill Lawns require significant investment. So it is an opportunity to look at the option of redevelopment.

Phases 1 and 2 on site between JAN '21 until AUTUMN '23. 2020 saw the grant of detailed permission for Phase 1 and 2 (83 homes). Application REF 18/01250/PRE




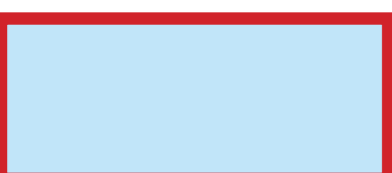


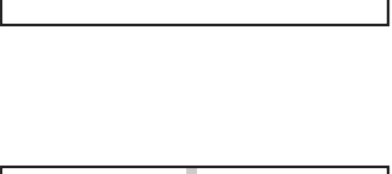
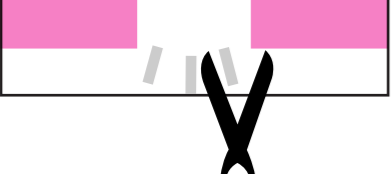


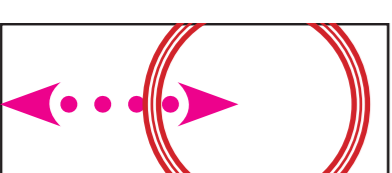

Outline permission was also granted for Phase 3 (46 homes). Application REF 18/01250/PRE. Detailed planning consent will be sought via an additional reserved matters application.

OPPORTUNITIES AND CONSTRAINTS

Design Principles

- Create and maintain modern and sustainable homes with good aspects and attractive outlooks
- Provide good quality and safe public amenity and social spaces for the community
- Create valued public realm along John Barker Place and Westmill Road

KEY

-  Phase 1+2 currently on site
-  Phase 3 outline approval received 2020
-  2-136 John Barker Place & 53-75 (odd numbers) Westmill Rd
-  Westmill Lawns
-  Indicative building line to create strong street frontage
-  Homes arranged to maximise natural daylight/ sunlight with potentials for balconies
-  Street frontage broken up to introduce permeability
-  Vehicular routes + parking opportunities
-  Pedestrian routes
-  Street focal point
-  Green/ open space + tree planting
-  Sun Path

Existing Photos



View 1 - Bingen Rd looking east



View 2 - Westmill Centre



View 3 - John Barker Pl looking east



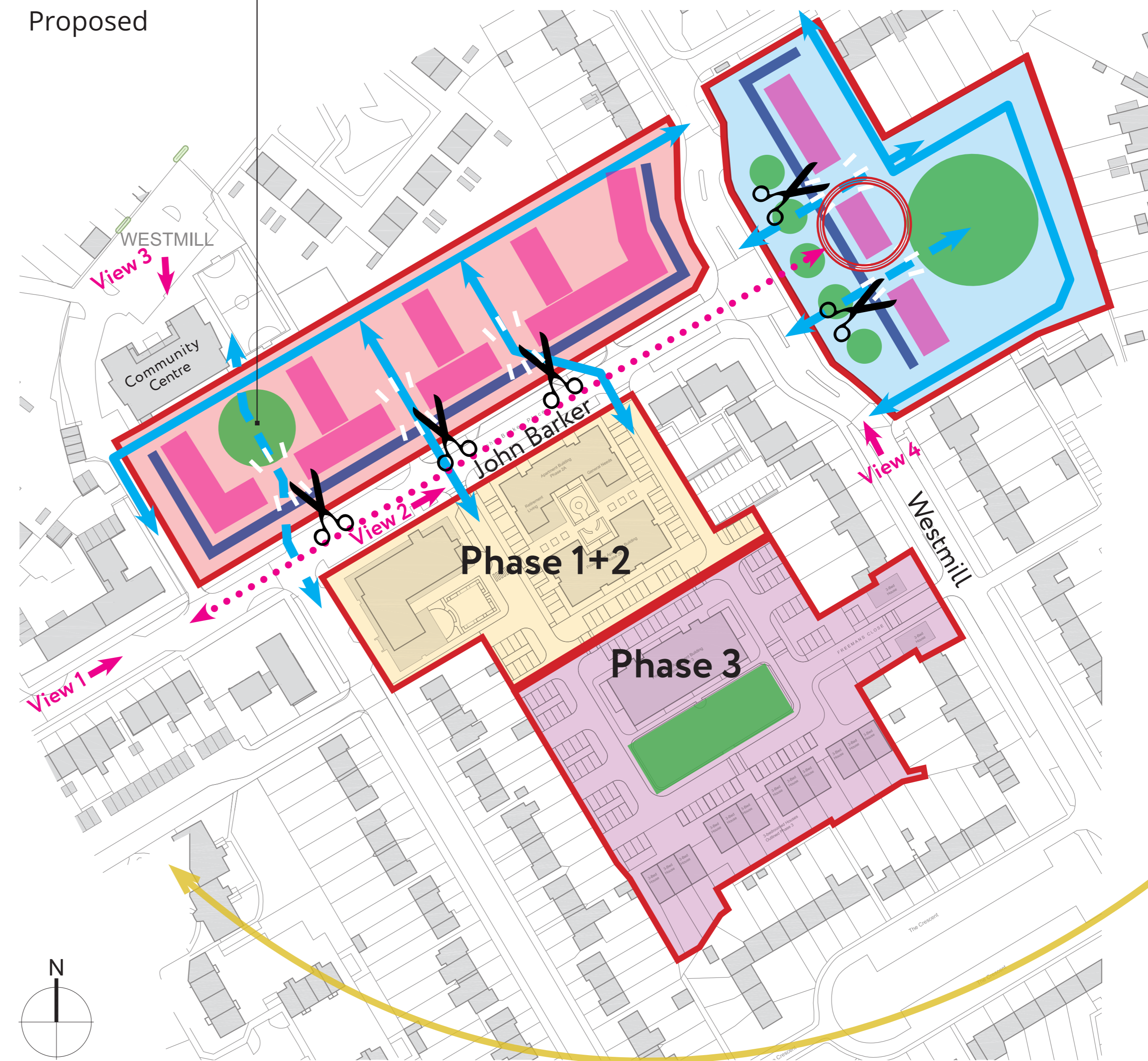
View 4 - Westmill Rd looking north

Existing



Opportunity to enhance the connection with Westmill Community Centre

Proposed

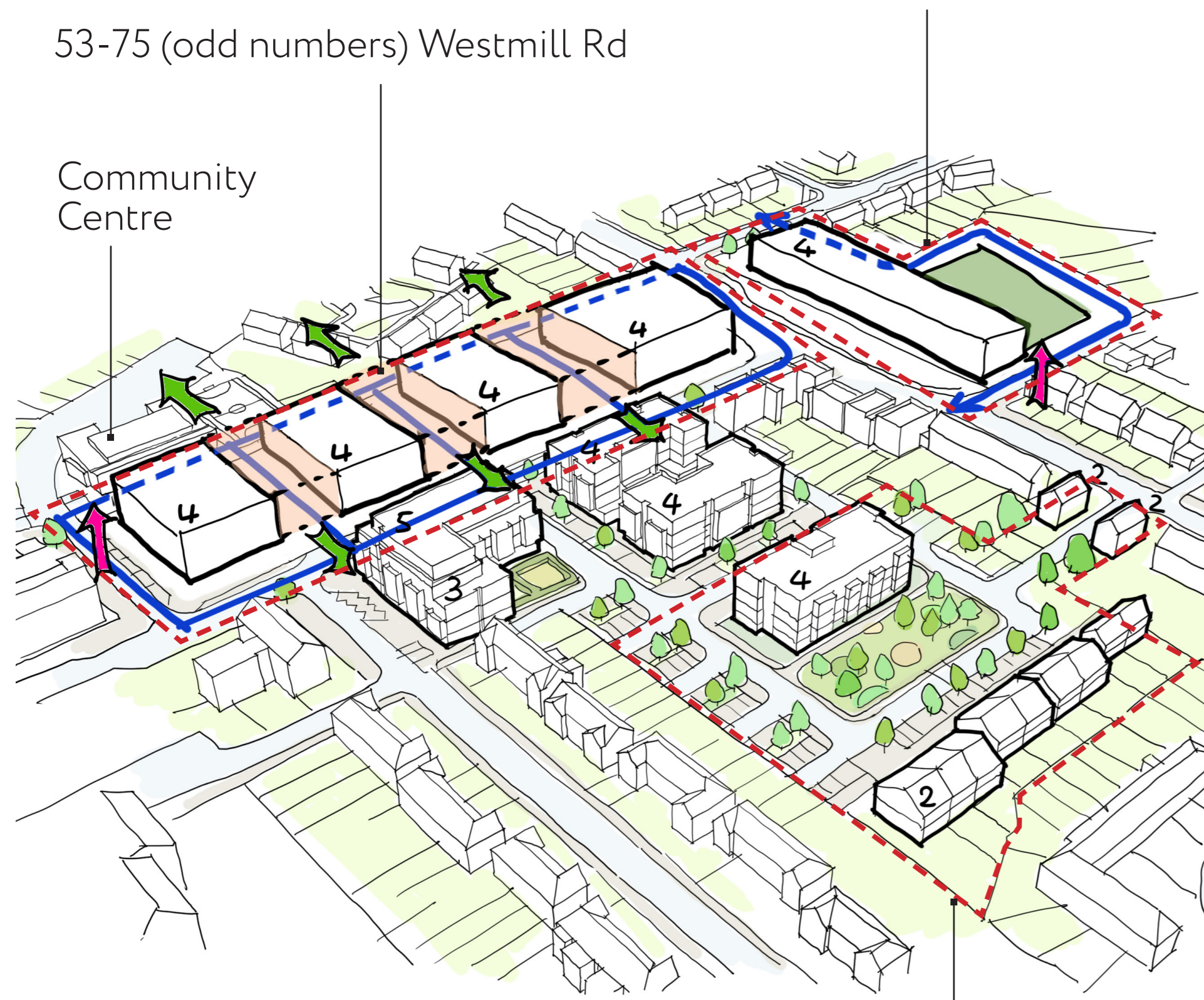


Sun Path

CONCEPT DEVELOPMENT

2-136 John Barker Place and
53-75 (odd numbers) Westmill Rd

Westmill Lawns



Phase 3

2-136 John Barker Place and
53-75 (odd numbers) Westmill Rd

Westmill Lawns



Phase 3





2-136 John Barker Place and
53-75 (odd numbers) Westmill Rd

Westmill Lawns







Phase 3

Design Development

-  • Seeks to match the existing building heights.
-  • Breaks inserted.
-  • Circulation routes established.
- Parking opportunities to be maximised along the vehicular routes.
-  • North-south connectivity introduced.
- Phase 3: massing as per the outline approval. Internal details to be refined.

Refinement

-  • Refined to optimise integration with the surrounding context whilst creating a legible streetscape within the development.
-  • Building envelope optimised to maximise daylight/sunlight
-  • Opportunities for public amenity spaces identified.
-  • Opportunity for enhancing the visual and pedestrian link to the new Westmill Community Centre

Articulation

- A simple palette of durable and high quality materials - mainly consisting of brickwork is proposed for the new development, reflecting the proposals within Phase 1 and 2.
- Well proportioned elevations articulated with projecting balconies and punctuation of windows/ doors.
- To help with orientation and legibility, the buildings will be given different characters, using subtle design differences, such as different shade of brickwork, balustrade pattern etc.

SKETCH PROPOSALS

2-136 John Barker Place &
53-75 (odd numbers) Westmill Rd

Westmill Lawns

Proposed Ground Floor Plan



Proposed Typical Upper Floor Plan



Accommodation Schedule (approved)

- Phase 1: 37 homes
1 bed 2 person flats: 37
- Phase 2: 46 homes
1 bed 2 person flats: 30
2 bed 3 person flats: 8
2 bed 4 person flats: 8
- Phase 3 (outline approval): 46 homes
1 bed 2 person flats: 8
2 bed 3 person flats: 24
3 bed 5 person houses: 14

Proposed Accommodation

- Phase 3 (current proposal): 49 homes
- 2-136 John Barker Place & 53-75 (odd numbers) Westmill Rd: 139 homes
- Westmill Lawns: 76 homes
- Total: 264 homes

Precedents (indicative only)



Well proportioned elevations using high quality and durable materials.



Simple, elegant and sustainable houses



Amenity spaces for residents to share



Attractive and well overlooked public amenity and social spaces created for the local community.

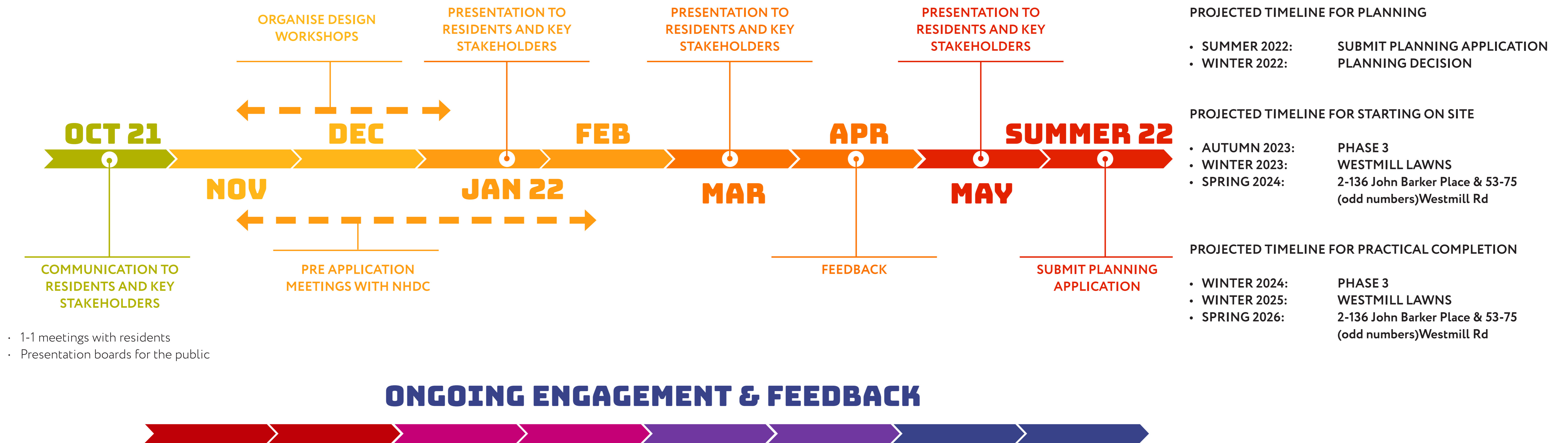


Proposed view 1: Looking east on John Barker Place

PROGRAMME AND DELIVERY

Project Timeline

The next steps centre around delivering the reserved matters application for Phase 3 (currently Freemans Close) and preliminary engagement on 2-136 John Barker Place & 53-75 (odd numbers) Westmill Rd and Westmill Lawns development sites.



- 1-1 meetings with residents
- Presentation boards for the public