

# 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.

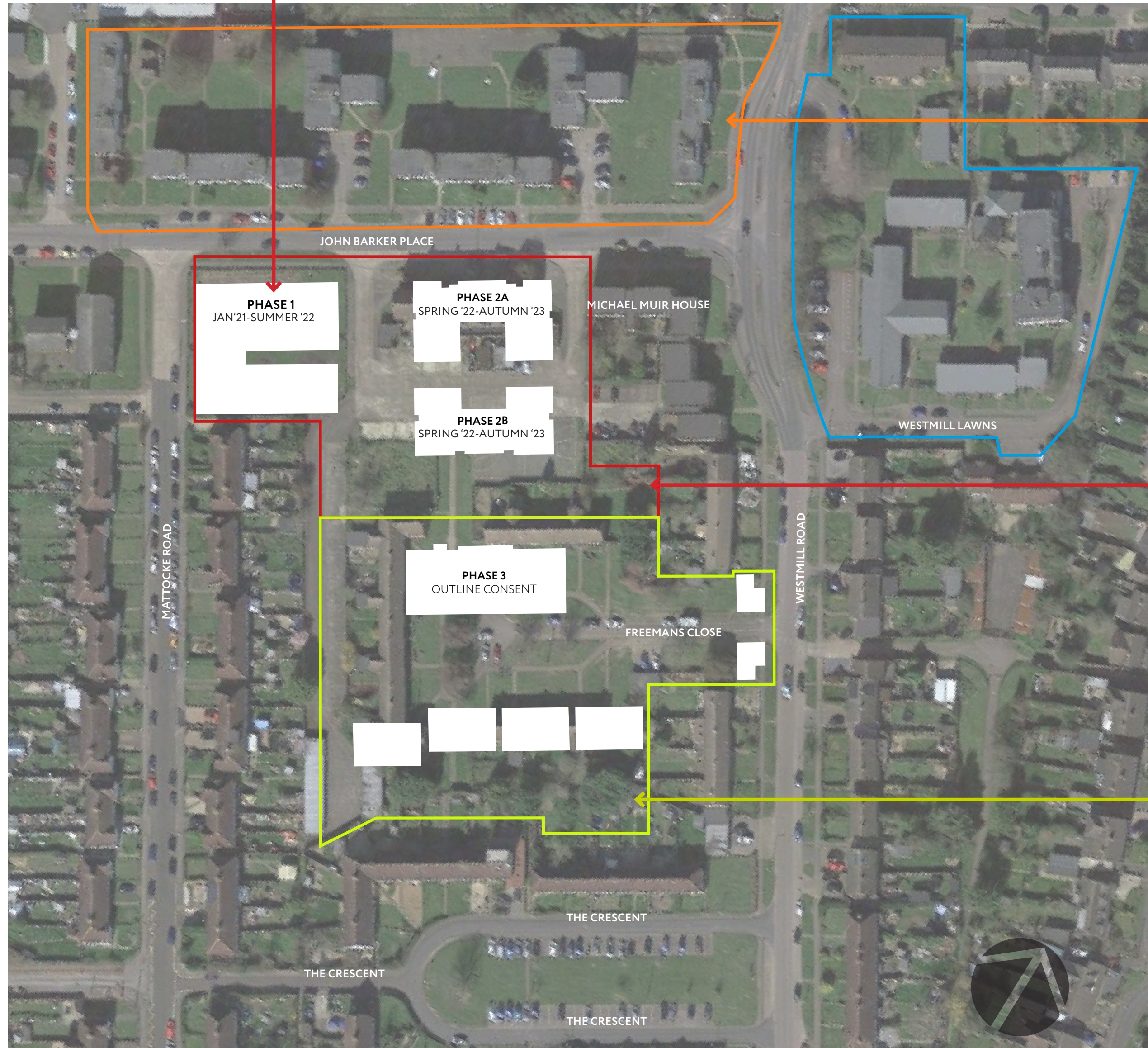
Properties sitting within the site of **2-136 John Barker Place, 53-75 (odd numbers) Westmill Road** and **Westmill Lawns** require significant investment. So it is an opportunity to look at the option of redevelopment.



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



Photo of current site progress at Phase 1



- 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



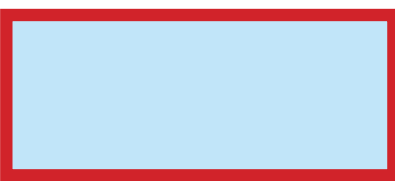
Phase 1+2 currently on site



Phase 3 outline approval received 2020



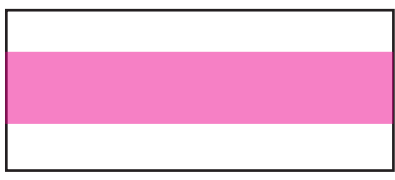
2-136 John Barker Place &  
53-75 (odd numbers) Westmill Rd



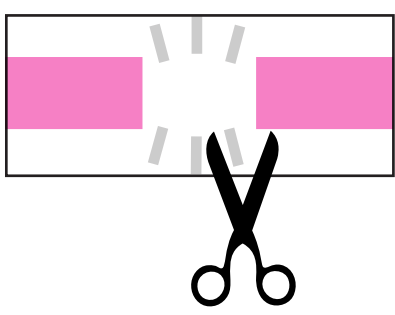
Westmill Lawns



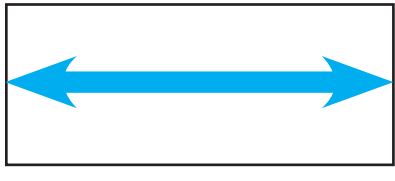
Indicative building line to create strong  
street frontage



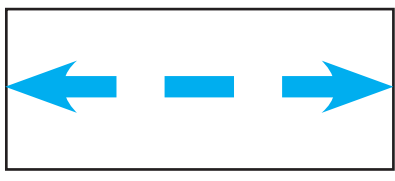
Homes arranged to maximise natural  
daylight/ sunlight with potentials for  
balconies



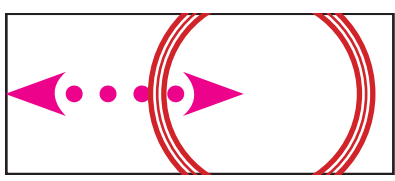
Street frontage broken up to introduce  
permeability



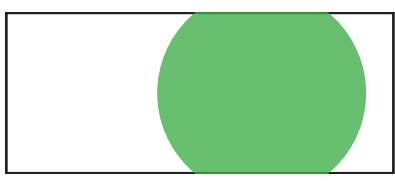
Vehicular routes + parking opportunities



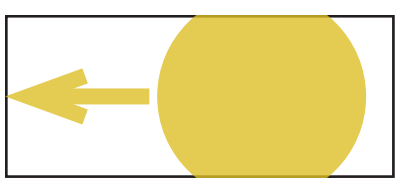
Pedestrian routes



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



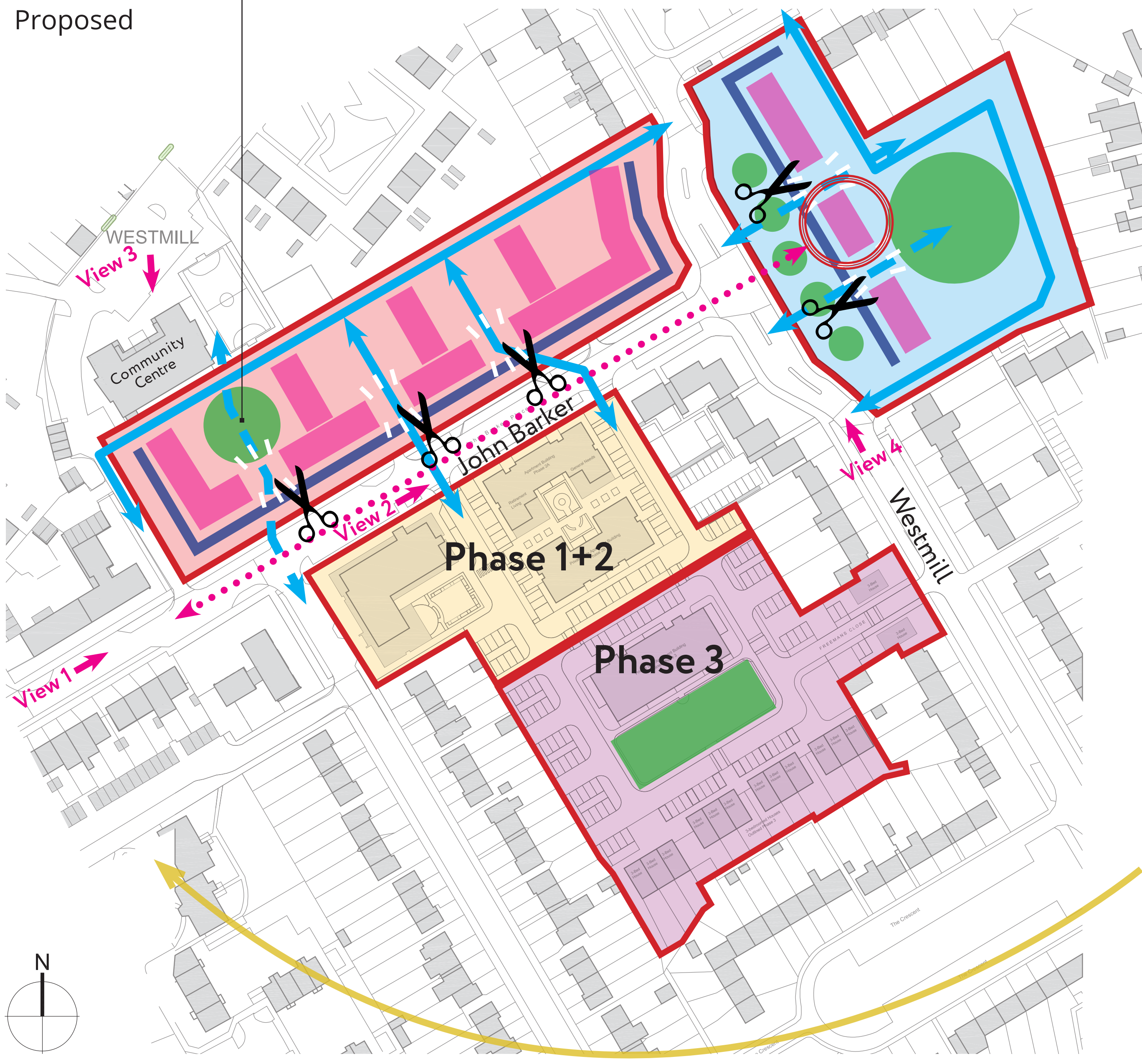
View 4 - Westmill Rd looking north

### Existing



Opportunity to enhance the  
connection with Westmill  
Community Centre

### Proposed



### Sun Path



# CONCEPT DEVELOPMENT



## 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



## 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.



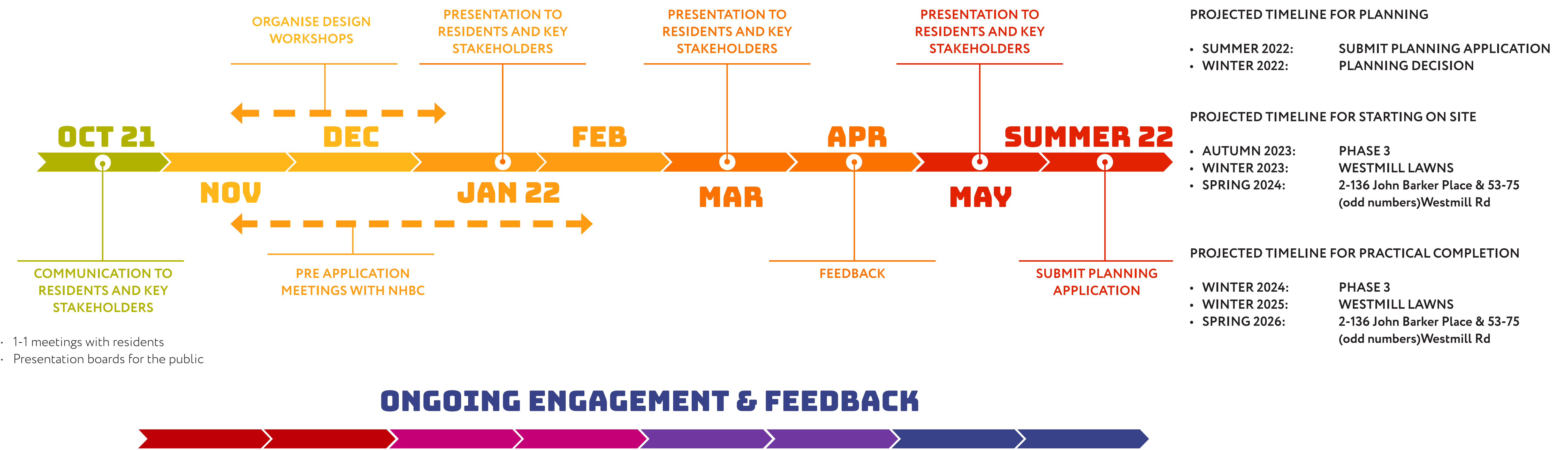
Proposed view 1: Looking east on John Barker Place



# 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