

# Welcome - Land off Weston Road

## Welcome to this exhibition on potential new housing and Starter Homes developments for Portland.

The Homes and Communities Agency (HCA), with architects LHC and planning consultants PBA are holding exhibitions today at Girt Hall, Easton and St Andrews Church Hall, Southwell on exciting proposals for new homes on the former Royal Manor Arts College and former Southwell Primary. We want to share our ideas and also listen to yours to ensure we provide the right type of homes the community needs. Your comments will be used to inform the design of the proposed scheme.

**Please speak to one of the advisors if you would like any further information. If you are interested in purchasing a Starter Home please complete a consultation questionnaire, or speak to one of our advisors.**

### Starter Homes

We are proposing that 50% of the homes on the site would be affordable Starter Homes. Starter Homes is a new initiative to help meet the Government's commitment to help over 200,000 people become homeowners by the end of the Parliament through a variety of affordable housing schemes. Starter Homes are for young aspiring homeowners who are unable to obtain a mortgage for the full market price of a home and are offered exclusively to first time buyers under the age of 40. We expect Starter Homes will be sold at a 20% discount however further Government guidance on Starter Homes is awaited and may mean that traditional shared-ownership housing ("part-rent, part-buy") also meets the Starter Home criteria.

The National Starter Homes Household Registration List provided by the DCLG indicates that there are a total of 49 households that are seeking Starter Homes on Portland (published 6/12/16) confirming an interest in Starter Homes. In addition Help-to-Buy South West have advised that 430 households are registered for Help-to-Buy Shared Ownership in the Portland area.

If you are interested in purchasing a Starter Home, please register online at: [www.new-homes.co.uk/starter-homes](http://www.new-homes.co.uk/starter-homes).

### Starter Homes Design Guidance

HCA's Starter Homes Design Guidance states that 'good design should be the default approach to deliver good quality Starter Homes', alongside local flexibility which recognises different design issues and requirements. All proposed dwellings must meet the nationally described space standards.

Key requirements include:

- New dwellings should be part of a walkable neighbourhood with well connected streets;
- Schemes should provide high quality streetscapes, landscaping and shared open spaces within developments;
- Starter Homes should be based on local traditional buildings, in this case demonstrating a mix of traditional and contemporary Portland architecture;
- Adopt Building for Life 12 for well-designed homes and neighbourhoods and achieve the Built for Life™ quality mark.



Site location plan

# Context Appraisal

## Connectivity

The 1.25 Hectare site is located in the southern part of the former school site, in a sustainable location within easy walking distance of existing local facilities.

The site also has good access to the transport network, with a number of bus stops on Reforne and Weston Road - all close to the site. The site provides easy access to Wide Street (via Weston Road) and Easton Street (via Reforne) providing access to the wider area.

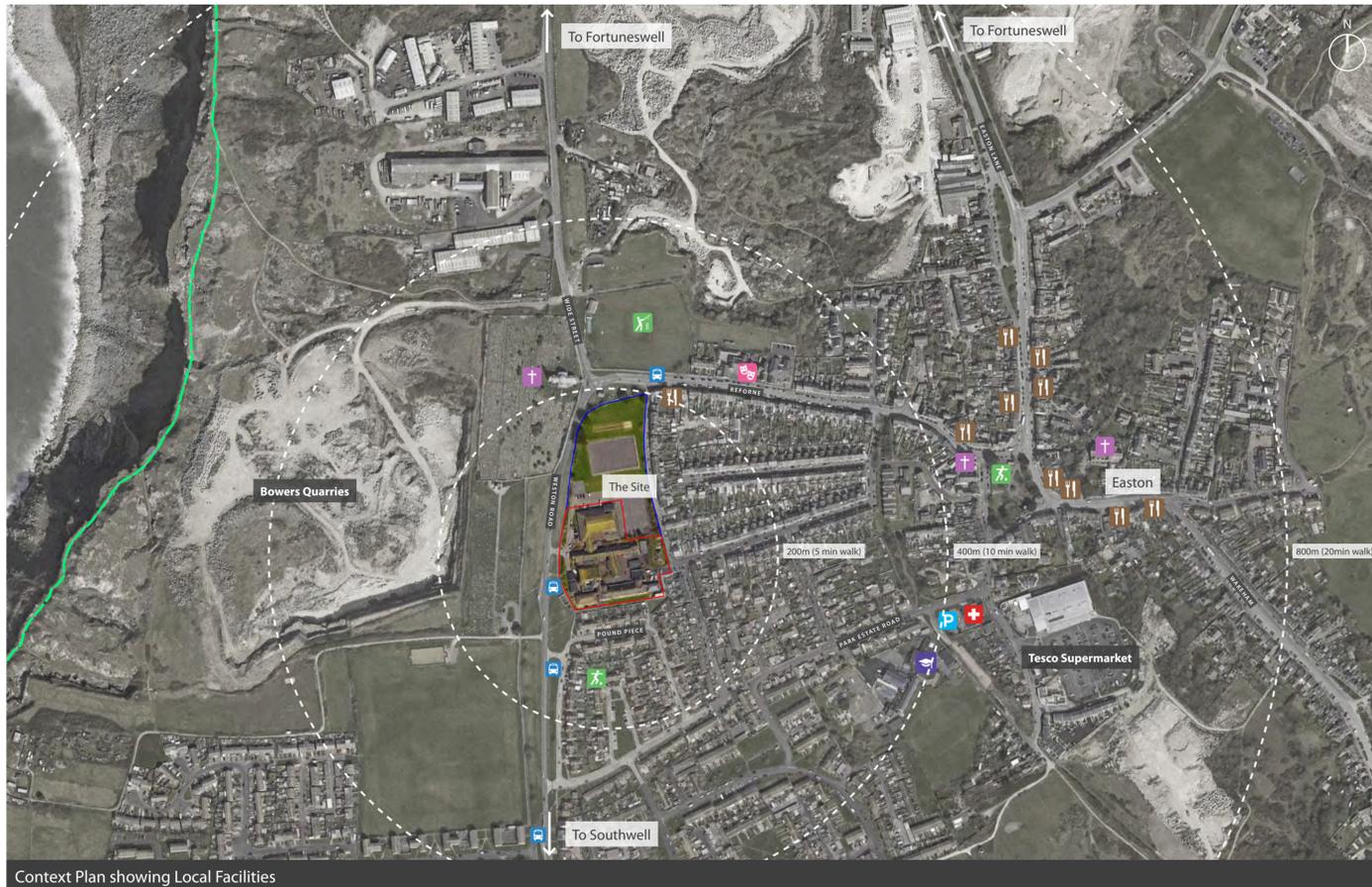
The site is within easy walking distance of the South West Coast Path which lies to the west of the site.

## Surrounding Area

The previously developed site is bordered by existing dwellings to the east and south and Grade I listed St George's Church and its adjoining cemetery to the north west. To the north of the site lies the Portland Red Triangle Cricket Club.

The site adjoins the Easton and Reforne Conservation Area, here buildings are generally set close to the back edge of the pavement with narrow frontages. Buildings are generally 2 - 2.5 storeys in height, made of Portland stone with porches and dormer windows.

The area to the south of the site comprises mostly post-war residential development.



### Key

- Site Area
- P Parking
- Bus Stops
- Library
- ✝ Place of Worship
- Pubs/Cafes/Restaurants
- Play Area
- Cricket Pitch
- St George's Centre
- + Royal Manor Health Centre
- St George's Primary School
- South West Coast Path

Context Plan showing Local Facilities



St George's Church, Reforne



Portland Stone dwellings on Easton Street



Easton Square and Methodist Church



St Georges Road looking north



Pound Piece, south of the site

# Site Appraisal - Opportunities & Constraints



## Key

- - - Site Application Area
- Existing Trees
- Existing Vehicular Access
- - - Public Footpath
- Views to Coast
- ▨ Closed Mature School & Sports Facilities
- ▨ Conservation Area
- Grade 2 Listed Chapel
- ✱ Key Focal Point
- Listed Public House
- Recently-Built House
- Substation
- Substation Right of Way
- Bungalow
- 2 Storey Building
- 3 Storey Building
- - - Extent of Mining Extraction

## Flood Risk & Drainage

- The site lies within Flood Zone 1 of the EA Flood Map.
- The site is in a zone with low probability of flooding - Classified as 'Land having a less than 1 in 1,000 annual probability of river or sea flooding'.
- SuDS will be incorporated to manage surface water runoff.

## Ground Conditions & Contamination

- Underground mining is currently ongoing under part of the Royal Manor Campus and forms an extension to the existing Jordan's Quarry. The mine will be progressively worked and backfilled in a phased manner for the next 12 – 18 months.

## Ecology

- There are limited existing ecological features at the site. A number of mature trees are important site features.
- There is scope for biodiversity enhancement across the site, including native planting and bird/bat boxes.

## Highways

- Site accessibility is very good with existing vehicular accesses onto Weston Road
- The access onto Weston Road will continue to provide the primary entrance and exit to the site, as it is wide with good visibility onto the public road
- Footpath links are proposed onto Weston Road and Channel View Road.

Land off Weston Road

# Proposed Site Layout

## Layout Design

The masterplan illustrates a potential development layout, which will be used to accompany an outline planning application. The outline masterplan sets important parameters against which a final layout will be assessed.

52 new houses and apartments are proposed, providing a mix of dwellings from 2 bed apartments to 4 bed houses. The illustrative layout has taken account of scale, alignment of streets, relationships to the existing development edge, key views, access and routes to the surrounding areas. The relationship with existing dwellings has been carefully considered with the new buildings orientated to maintain provide good sunlight to garden spaces and active frontages to the public areas.

## Access & Parking

Vehicular access is proposed from Weston Road, with 2 dwellings accessed from St George's Road.

A narrow street width is proposed to create a pedestrian friendly street that encourages walking and cycling. The development proposes positive pedestrian and cycle links onto St George's Road and the existing footpath to the southern boundary of the site, enhancing connectivity to the wider area.

Two parking spaces are proposed for each house, and 1 parking space for apartments, with additional visitor parking spaces on street. Parking will be provided on plot and on-street.



# House Design

HCA has high aspirations for the site. We want to avoid an 'identikit' estate that could be anywhere and built by anyone. Portland has a strong historic identity and award winning housing design, such as the Officers Field development at Osprey Quay. We want this development to create a similar unique sense of place.

The new dwellings will be of a similar scale to adjacent houses. It is proposed that the new houses will be of a contemporary design, and will reflect Easton's character and sense of place through the use of locally distinctive materials including slate, stone and render, and include local details such as ornate doorways and porches.

The current layout shows homes which provide more floor area than most volume housebuilders would provide (they meet the new "Nationally Described Minimum Space Standards")

The buildings will be designed to minimise energy use in accordance with building regulations, and allow for the future installation of renewable energy systems where possible. The buildings will also allow for the possibility for residents to convert their lofts into another room to reflect changing family requirements in the future

## Sketch Street Elevations



Section AA



Section BB



Section CC



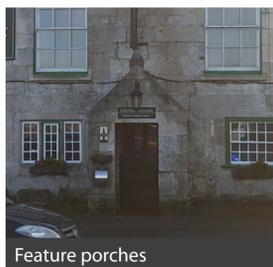
## Building & Material Precedents



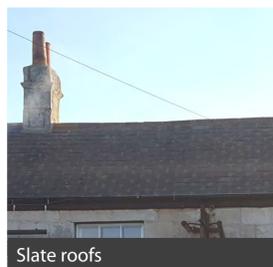
Low boundary walls & railings



Stone Buildings



Feature porches



Slate roofs



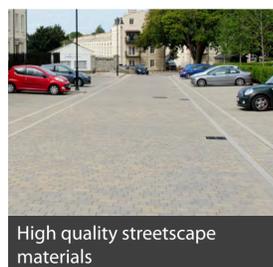
Street Planting



High quality housing



Painted render



High quality streetscape materials



Bird and Bat Boxes

# Feedback & Next Steps



## Have Your Say

**Thank you for taking time to attend this exhibition.**

We hope you found it useful and would be grateful if you could take time to submit a feedback form to tell us what you think. The purpose of this is to give information and receive feedback to help shape the planning application which will be subject to statutory consultation once it is submitted.

You can record your views by:

1. Completing one of the feedback forms and depositing it in the box before you leave.
2. Completing an on-line feedback form which can be found at: [www.lhc.net/news](http://www.lhc.net/news)

**Please return completed forms by 14<sup>th</sup> July 2017**

**If you are interested in purchasing a Starter Home please complete a consultation questionnaire, or speak to one of our advisors.**

## Proposed Project Timeline

