

# INTRODUCTION

## Vision statement

Settle's purpose is to help people who are struggling to find a place to live. We help our customers to stay in their homes comfortably, so that they can live the life they choose.

We have committed significant investment to the Westmill area with an aim to revitalise the existing community and secure a bright future for our residents and the wider neighbourhood.

## Progress update

The purpose of this exhibition event is to keep Settle residents and wider neighbours fully informed of the current progress and future plans for the regeneration of the Westmill area.

2020 saw the grant of detailed permission (REF 18/01250/PRE) for **Phase 1 & 2** (83 homes) and outline permission for **Phase 3** (49 homes) as part of the John Barker Place & Freemans Close redevelopment. This regeneration also included the replacement of the shop and takeaway.

The soon to be completed **Phase 1** will provide new homes to residents currently living on the adjacent Westmill Lawns site to the East. It should be noted that construction of Phase 2 is now underway.

Properties sitting within the site of **Westmill Lawns (Phase 4)** and **2-136 John Barker Place (even numbers), 53-75 (odd numbers) Westmill Road (Phase 5)** require continued maintenance and are in need of extensive modernisation. We have therefore taken the opportunity to prepare initial design proposals to address the redevelopment of both sites to provide better quality homes in a thriving neighbourhood.

## the westmill area



OVERVIEW OF THE WESTMILL AREA

- potential for regeneration
- retail opportunity
- westmill community centre
- public realm improvement opportunity

- education facilities
- scope for improved green network
- main road network

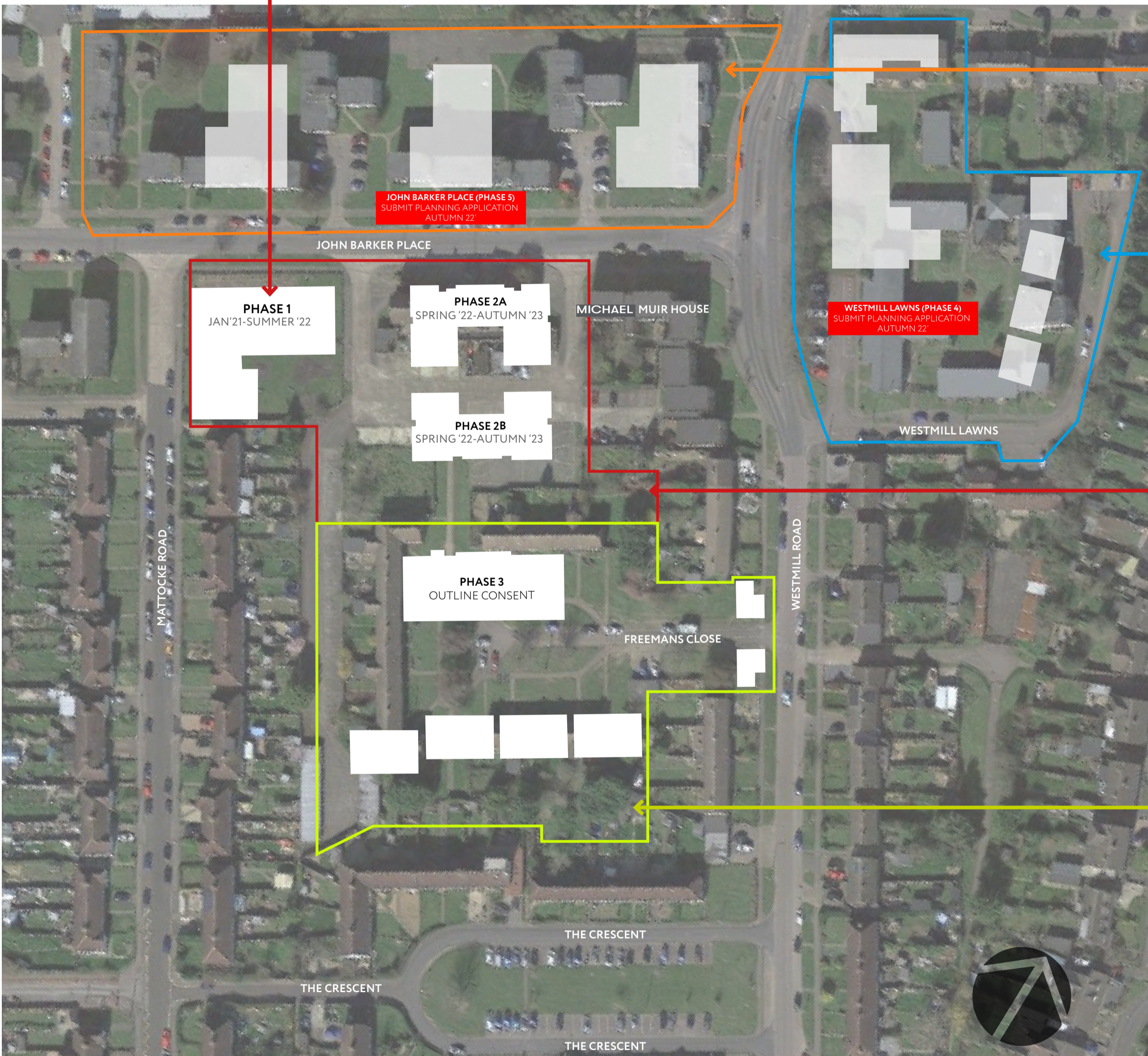
## phase 1



PHOTOS OF CURRENT SITE PROGRESS AT PHASE 1



## all phases



Properties sitting within the site of 2-136 John Barker Place and 53-75 (odd numbers) Westmill Road. (Phase 5)

Westmill Lawns (Phase 4) Design Development of Phase 4 & 5 has been initiated.

Phases 1 and 2 on site between JAN '21 until AUTUMN '23. Phase 1 is near completion and construction of Phase 2 has now started.

Outline permission has been granted for Phase 3 (49 homes).

Application **REF 18/01250/PRE**. Detailed planning consent will be sought via a detailed planning application in Summer '22.

## key

PHASE 1&2  
(under construction)

PHASE 3  
(outline consent)

PHASE 4  
Westmill Lawns

PHASE 5  
2-136 John Barker Place (even numbers) and 53-75 (odd numbers) Westmill Road

# PHASE 3 PROGRESS

## design constraints

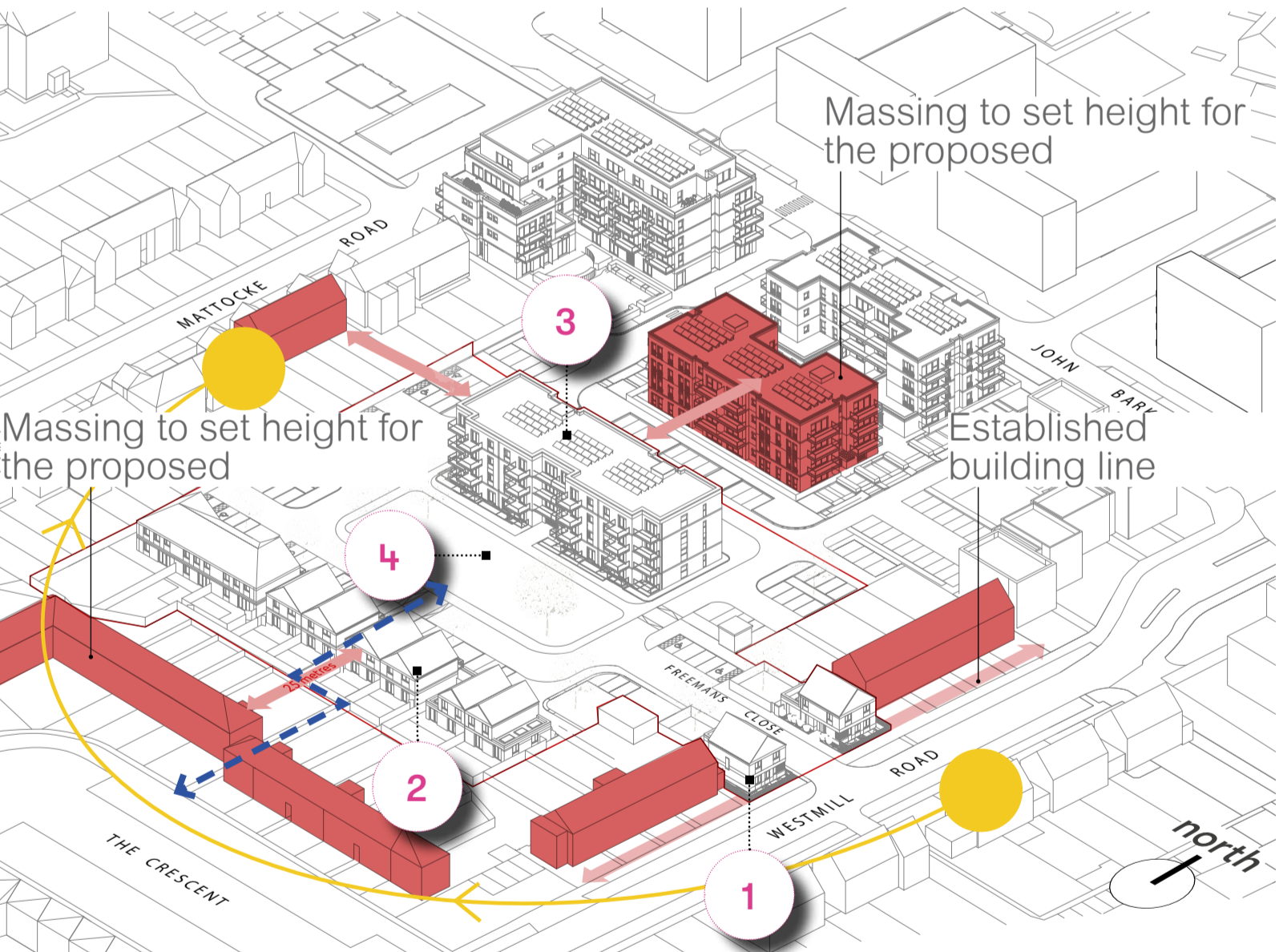
Phase 3 has already received outline planning consent, therefore the purpose of the detail planning application is to develop already established principles and ensure the mix of housing fits the needs of the residents.

Having analysed the opportunities and constraints within the site at Phase 3 we have established the following constraints which affect the scale and orientation of the massing:

- The proposal will need to address the existing building line at Westmill Road whilst also offering a marker into Freemans Close.
- The proposal will need to address the taller buildings at Phases 1 & 2. However the space around the taller buildings must be large enough to ensure the extra height is respectful of the surrounding local context.
- The proposal must reflect the scale and massing of existing homes on The Crescent.
- The proposal will maintain the existing footpath connecting Freemans Close and The Crescent.
- The proposal will provide adequate parking in line with The Council's policies.
- The proposal will provide private as well as public amenity space (in the form of balconies and green open space) in line with The Council's policies.

This has led to the creation of three house types around a public central garden.

1. The Gateway Homes
2. 2-storey flats with their own front door
3. The Flat Block
4. The Central Garden

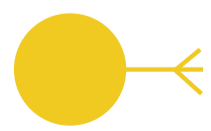


PHASE 3 DESIGN CONSTRAINTS

## key

← - - - - -> footpath retained

← - - - - -> constraints



sun path

site boundary

site context

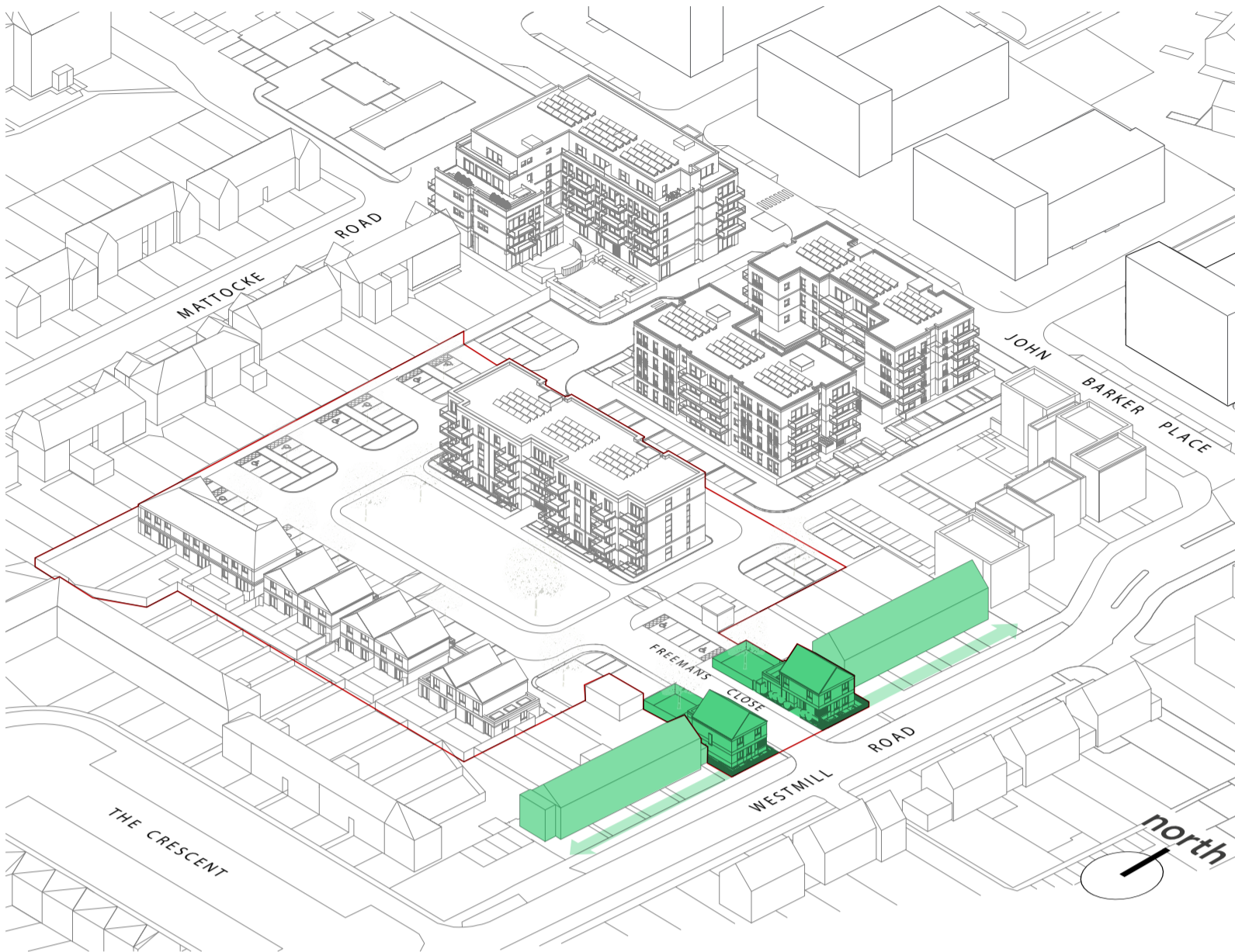


the gateway homes

2 storey flats with their own front door

the flat block

## the gateway homes



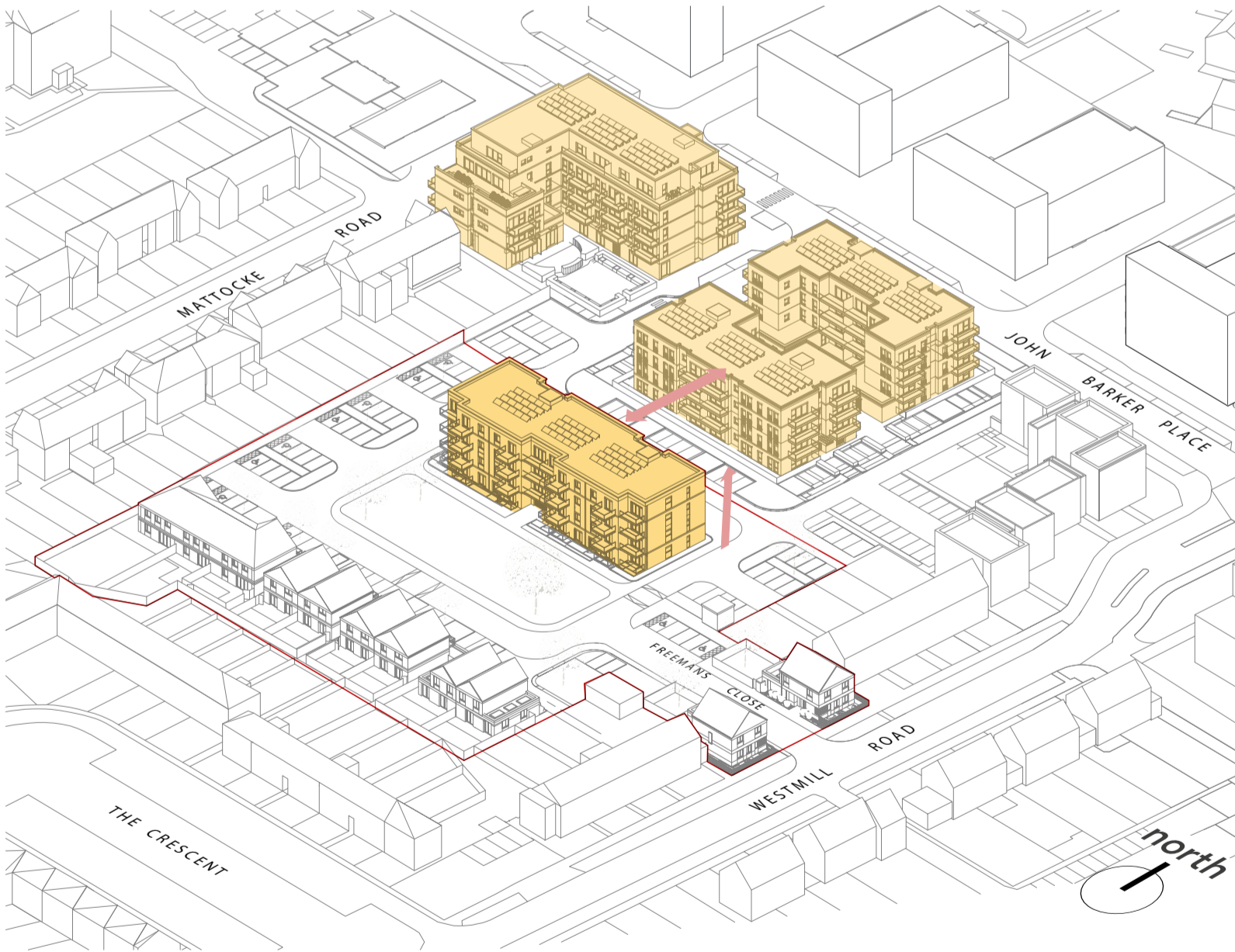
PHASE 3 GATEWAY HOMES

By introducing the Gateway Homes, we have created a visual marker at the site entrance from Westmill Road on to Freemans Close.

The building line has been slightly stepped forward from neighbouring properties on Westmill Road in order to differentiate between existing and proposed housing.

To visually and physically draw people into the heart of the site the entrances to the gateway houses have been placed on Freemans Close instead of Westmill Road. Having the entrances here also allows for passive surveillance at the entrance of the scheme.

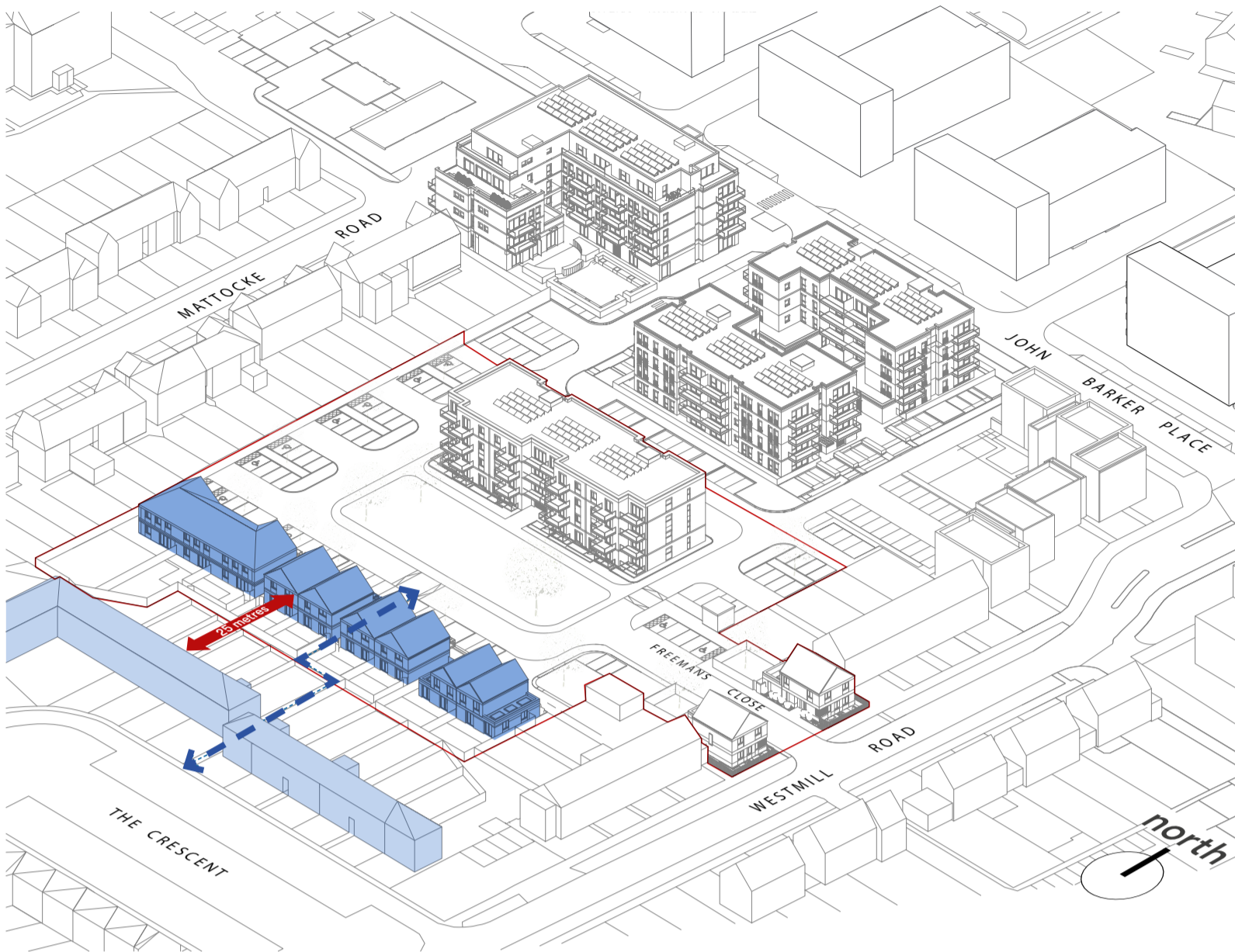
## the flat block



PHASE 3 FLAT BLOCK

The heart of the scheme provides the opportunity to match the height and massing of consented Phases 1 & 2 as established in the outline consent. We have used the sun path to organise the flat layouts and amenity spaces so that all homes are either dual aspect or South facing single aspect homes with a south facing private amenity space. Additionally, the balconies overlook the public landscape. This provides increased passive surveillance to the parking area and the creation of an animated facade in this location.

## 2-storey flats with their own front door

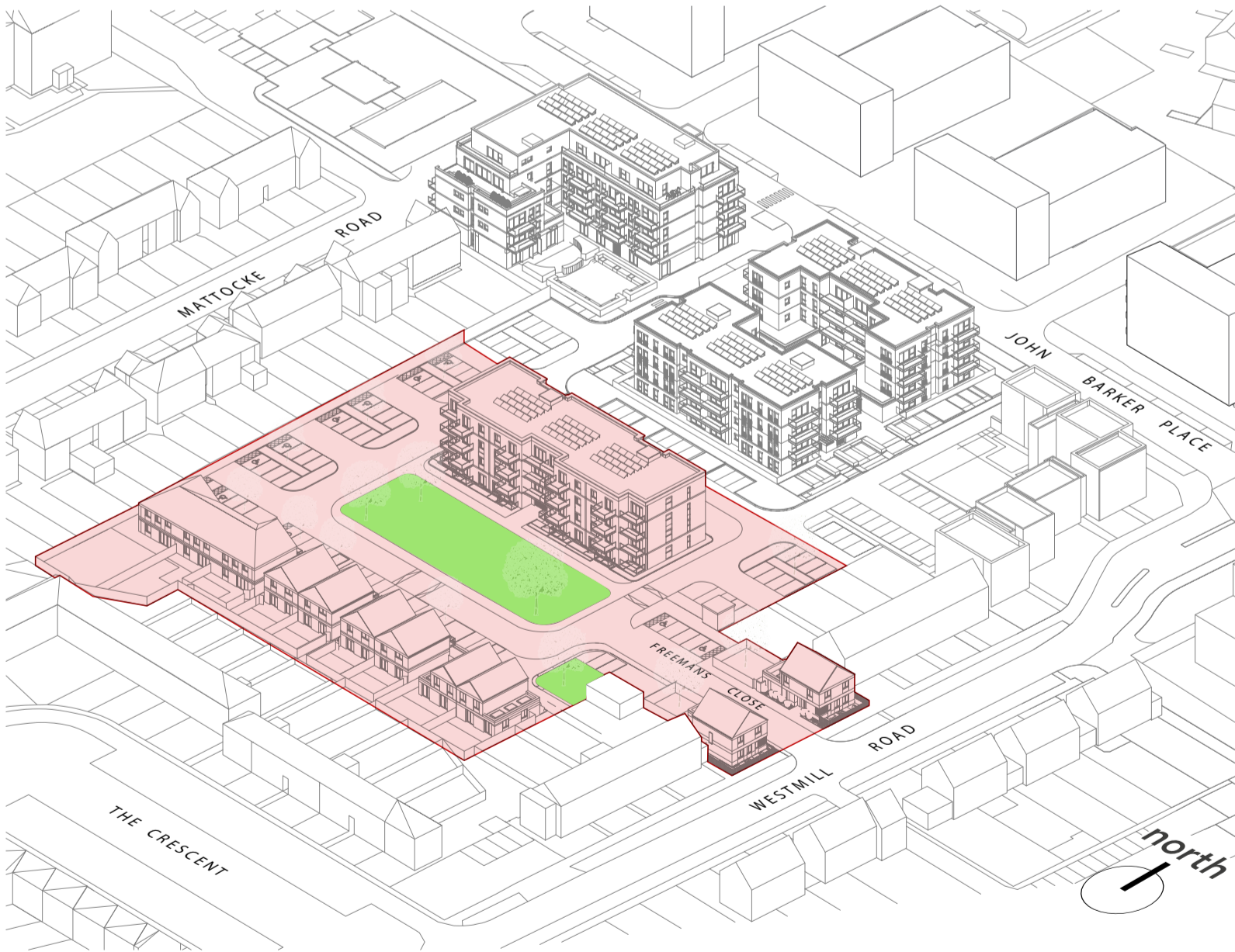


PHASE 3 - 2 STOREY FLATS WITH THEIR OWN FRONT DOOR

We have proposed 2-storey flats with their own front door to reflect the height of the 2-storey houses on The Crescent. These homes have been sited 25 metres away from existing homes to protect the privacy of the existing properties. This also creates generous private gardens for the ground floor homes. We have positioned the private balconies for the first floor homes on the North side. This again allows for an animated facade and passive surveillance of the car parking areas.

We have increased the width of the existing cut-through from The Crescent into Freemans Close to provide an improved visual link into Freemans Close.

## central garden



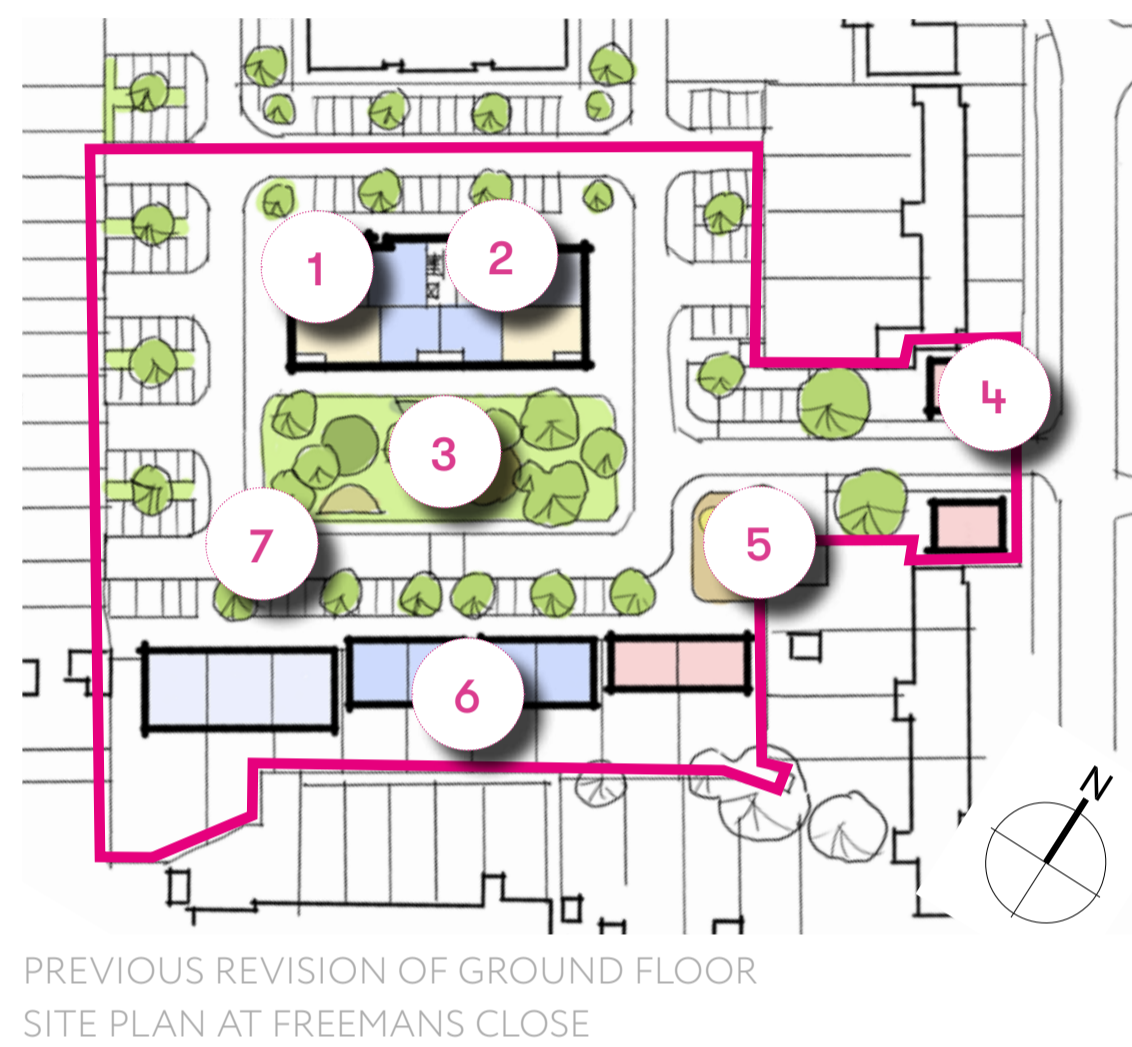
SHARED AMENITY

The arrangement of the proposed massing allows for the creation of a meaningful central garden at the heart of the proposal with a small children's play area adjacent.

# PHASE 3 PROGRESS

Following public and planning consultation we have developed a proposed site layout which responds positively to the comments received. The design development to the feedback received has been itemised below.

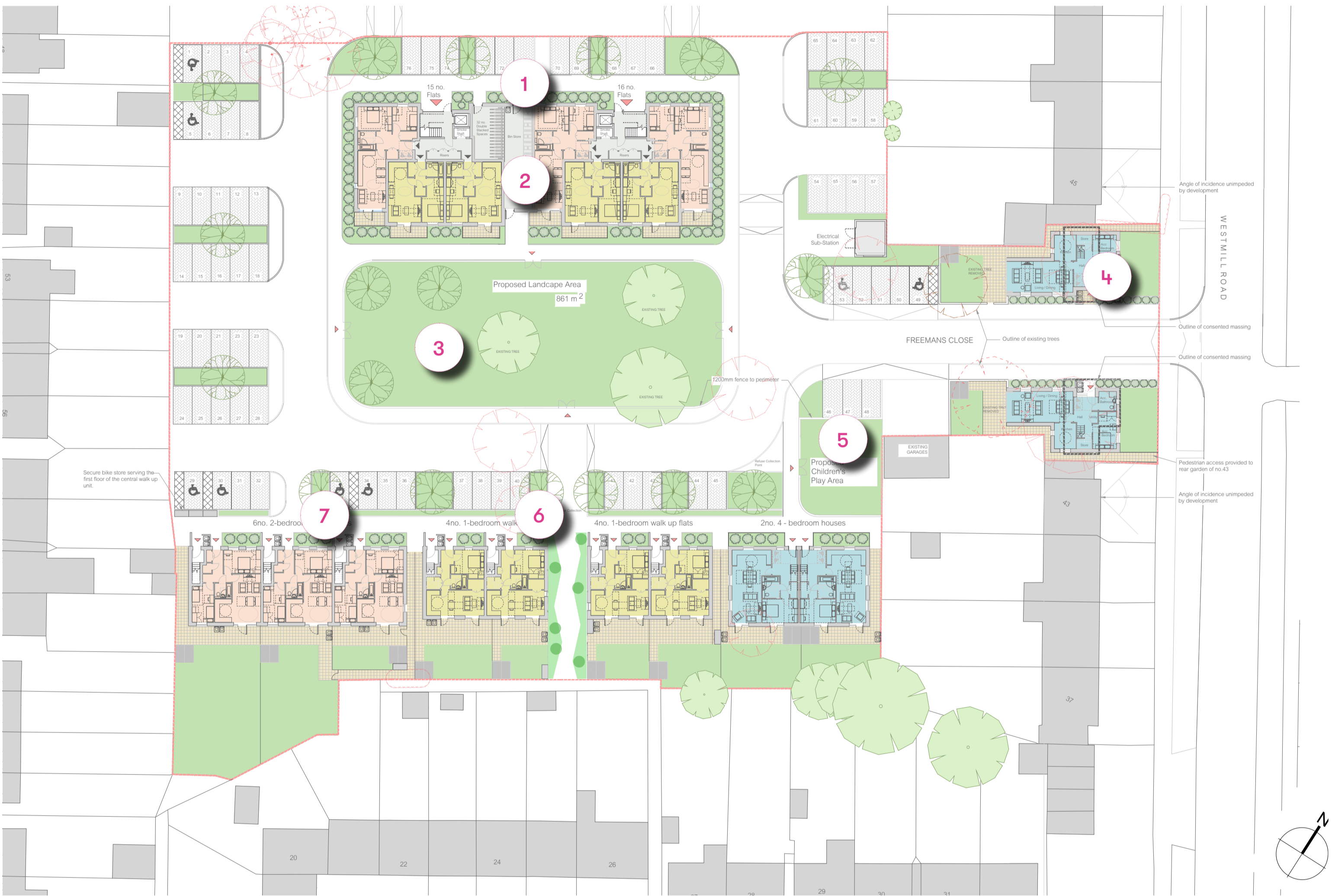
## prior to consultation



## design development

1. The internal layouts of the flat block have been optimised to eliminate north facing, single aspect homes.
2. Bin and bike stores have been reconfigured to improve accessibility for residents.
3. Railings have been introduced around the shared public amenity area to prevent animal fouling and safeguard small children.
4. Gateway homes have been stepped back to minimise impact on the existing Westmill Road street scene.
5. Small children's play area has been introduced.
6. Existing footpath is retained connecting Freemans Close to The Crescent. However, the path has been widened and landscaped to improve the quality and provide a visual link through to Freemans Close.
7. A landscaped buffer has been introduced to screen parking from the 2 storey flats and introduce the feeling of a typical street scene around the Westmill area.

## post consultation









## phase 3 schedule of accommodation

The table below illustrates the consented and proposed schedules of accommodation for Phase 3 of the development.

Following ongoing research and consultation, Settle have established the housing need. This has led to a change in the mix from the outline consent, which has resulted in an uplift in the proposed number of homes from 46 to 49. This is achieved by swapping 3 bed homes for 1 and 2 bed homes, allowing us to meet the housing demand.

UNIT TYPE	Phase 3 (Outline Consented)	Phase 3 (Proposed)
1 bed 2 person flats	8	24
2 bed 3 person flats	24	3
2 bed 4 person flats	-	18
3 bed 5 person houses	14	-
4 bed 7 person houses (with wheelchair adapions)	-	4
TOTAL	46	49

## key

- |   |   |
|---|---|
|  1 bed apartment |  ancillary     |
|  2 bed apartment |  Existing tree |
|  4 bed house     |  proposed tree |

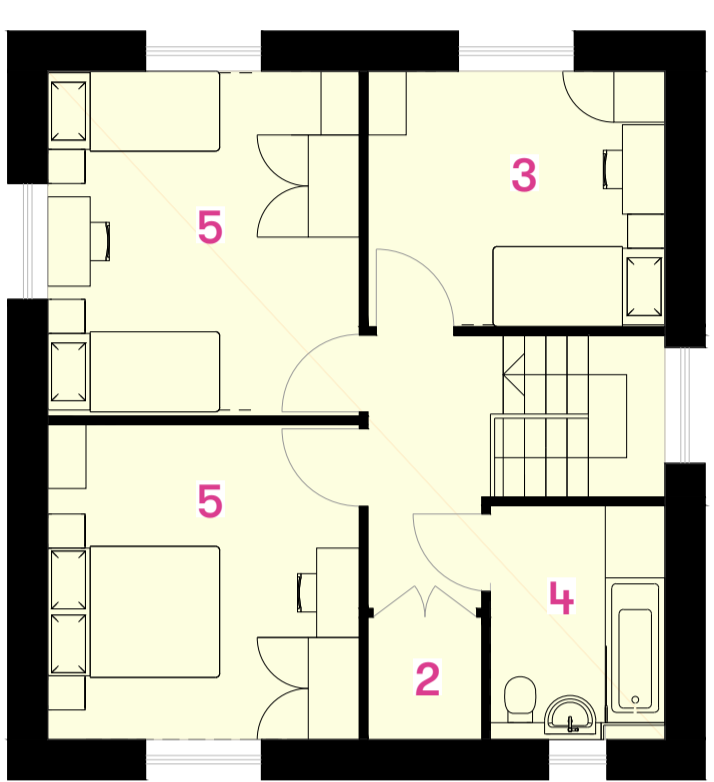
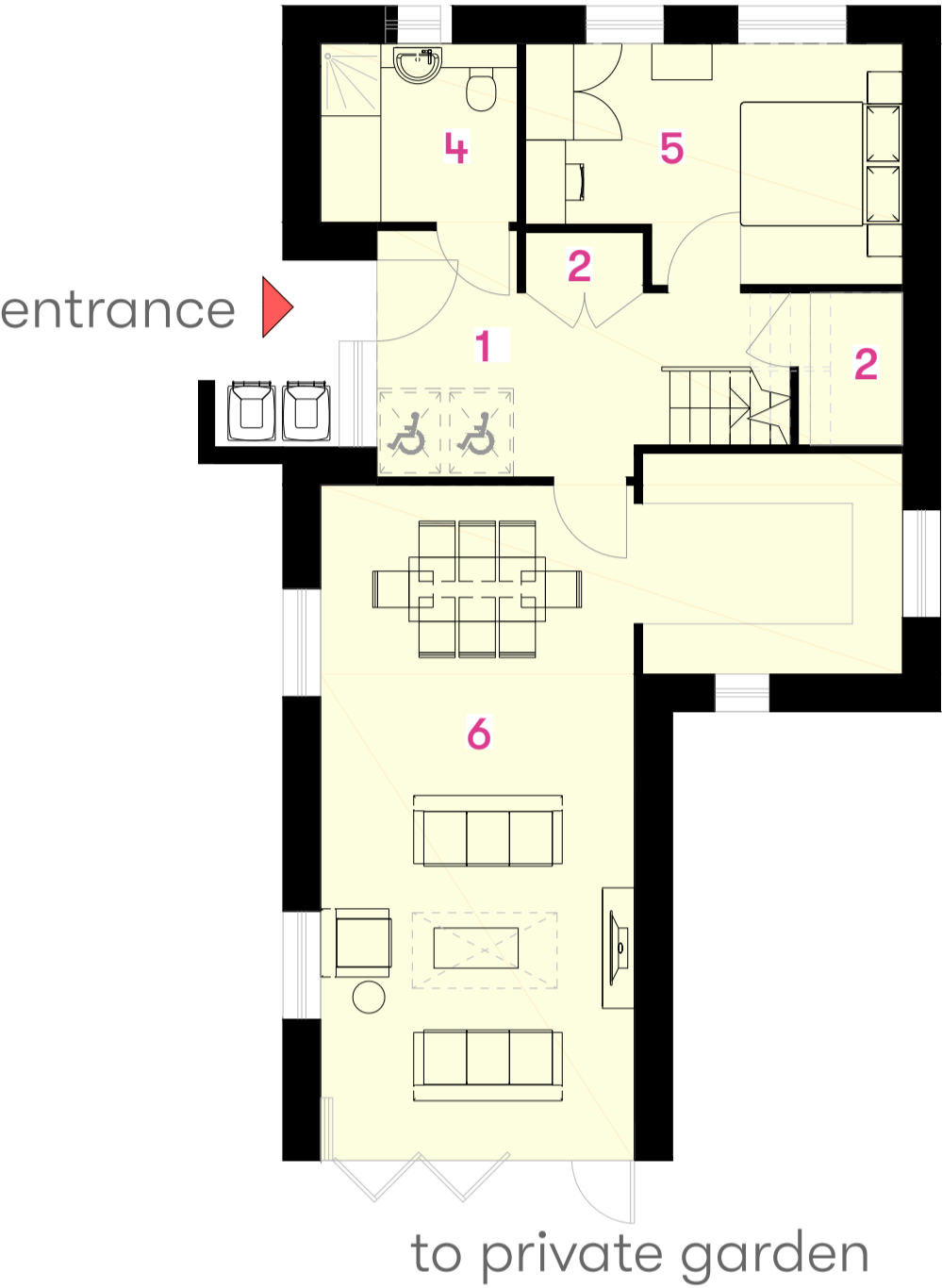
# PHASE 3 PROGRESS

## indicative layouts

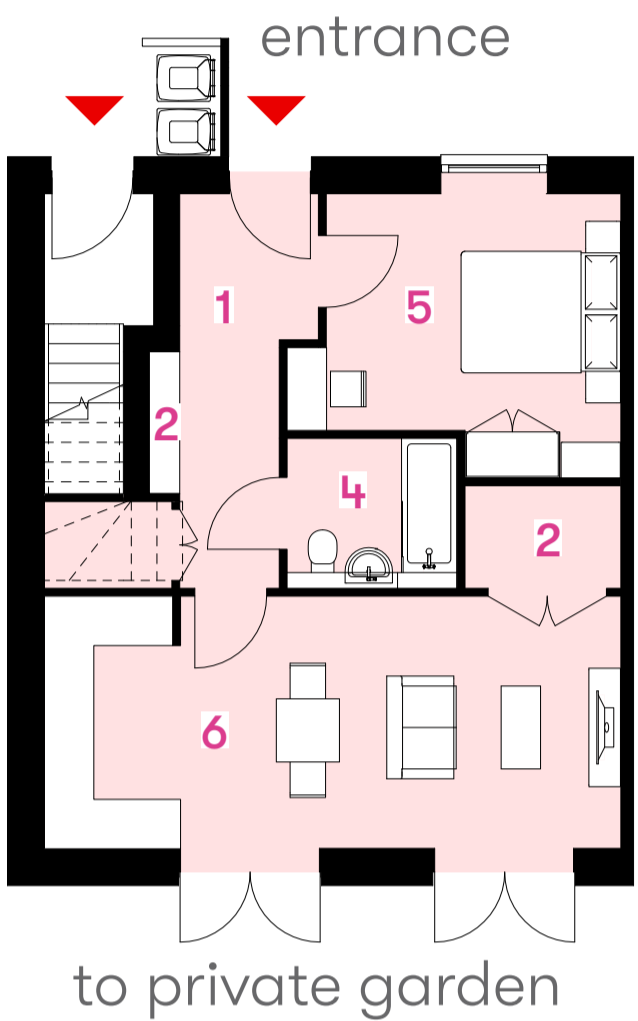
A the gateway house

ground floor

first floor



C 2 Storey flats with their own front door

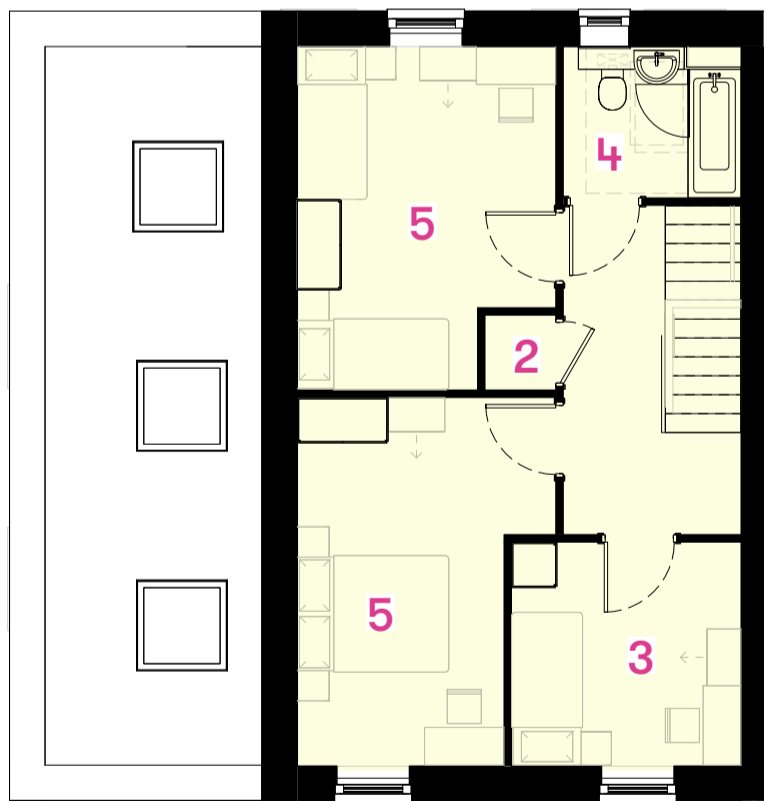
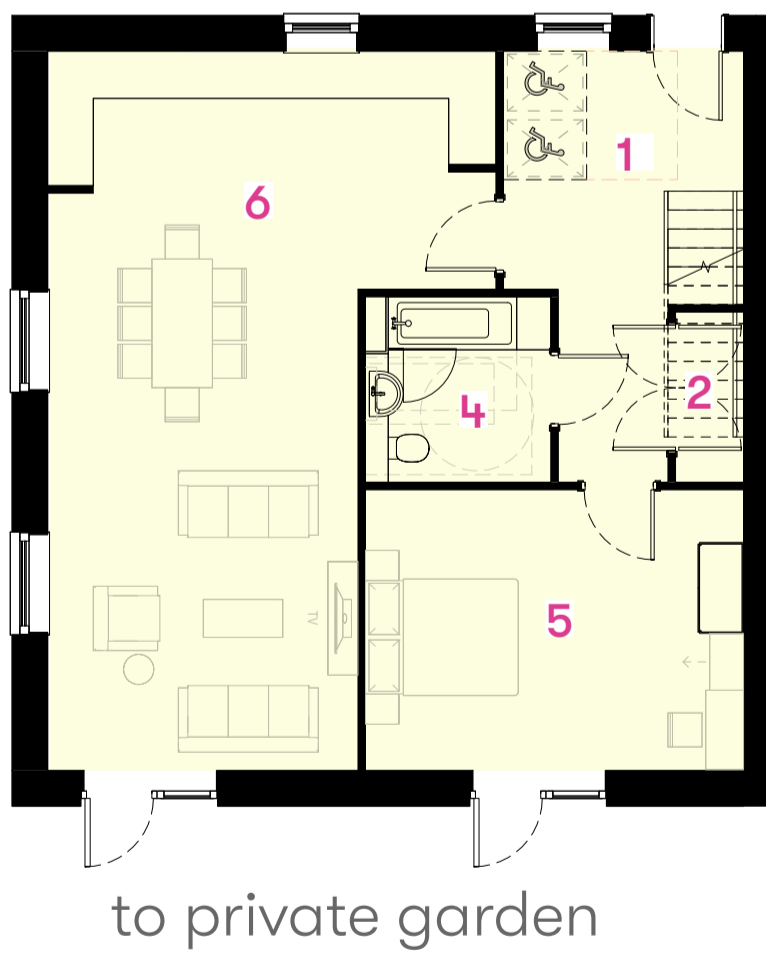


key

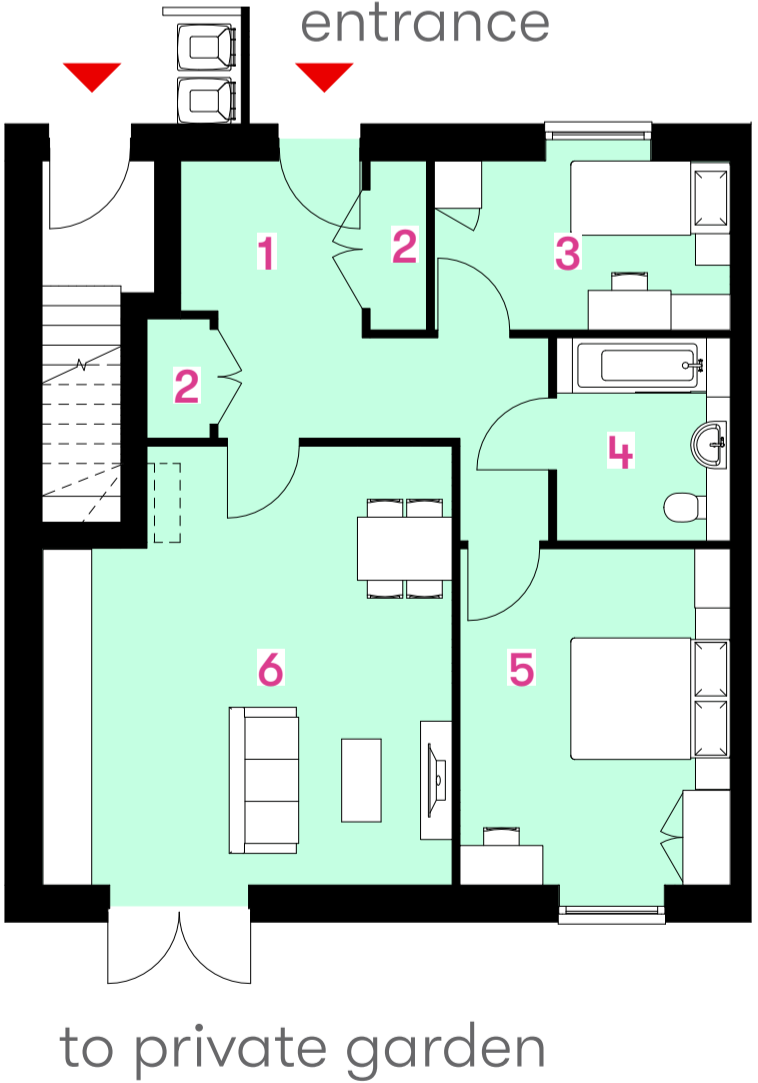
B the 4 bed house

ground floor

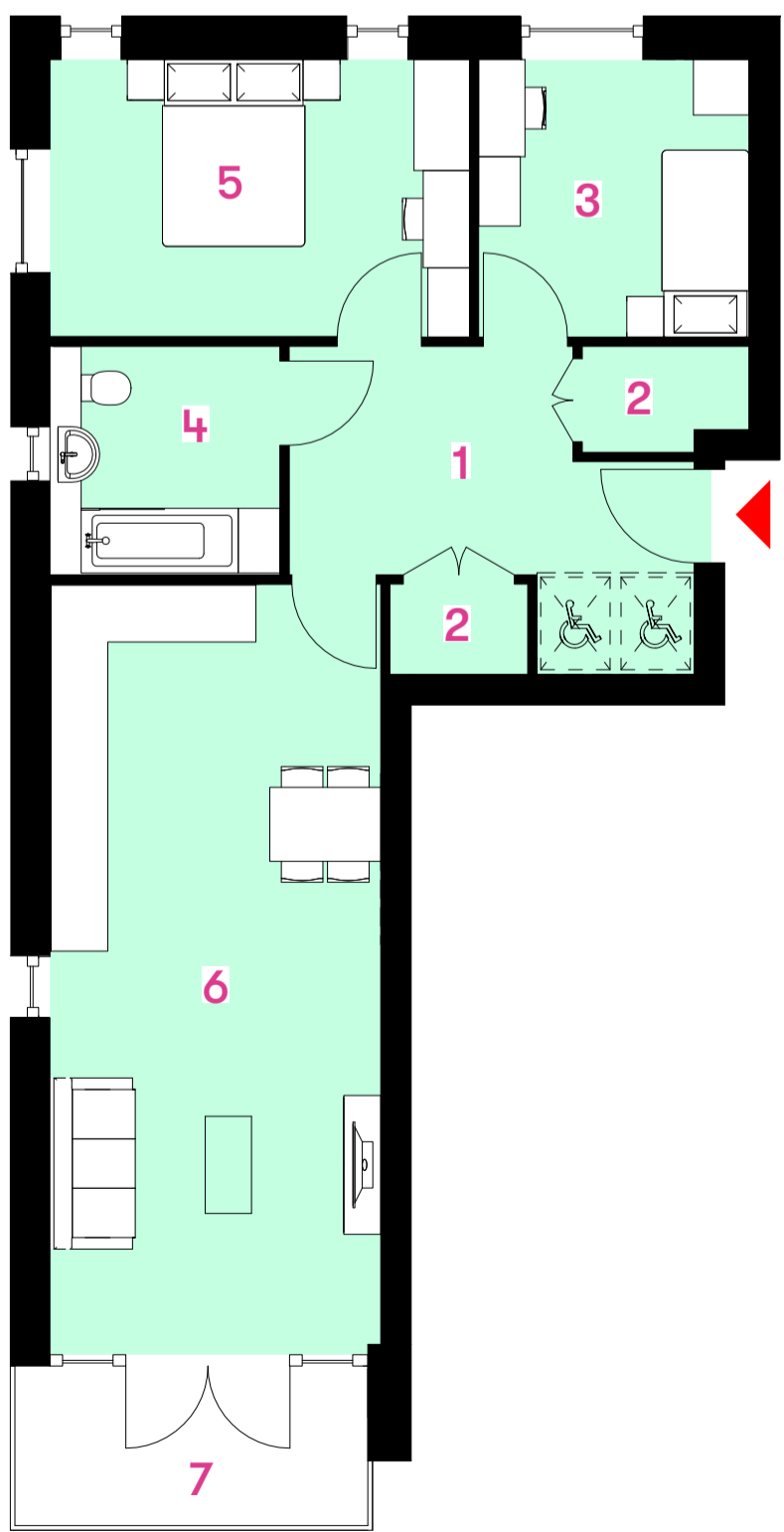
first floor



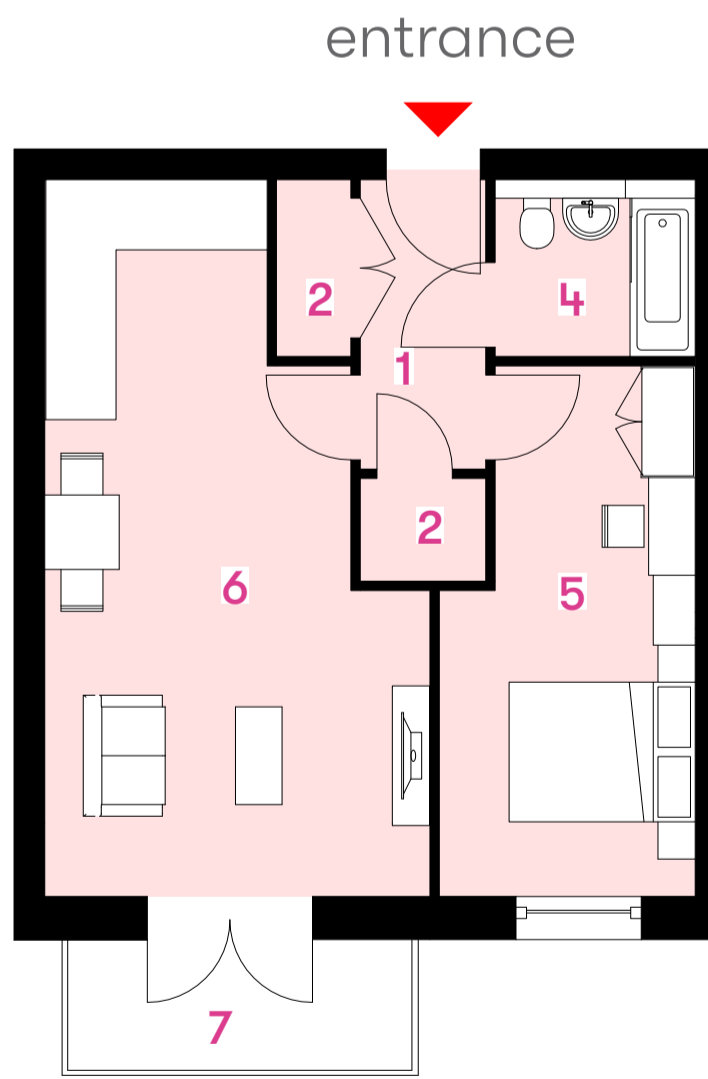
D 2 Storey flats with their own front door



E the flat block



E the flat block



## key

1 bed apartment	1 entrance hall	4 bathroom	7 terrace / garden
2 bed apartment	2 store	5 double bedroom	
4 bed house	3 single bedroom	6 kitchen / living / dining	

# PHASE 3 PROGRESS

## the flat block

The flat block uses the brick types from phases 1 & 2.

To demarcate the entrance cores we have recessed the massing and used a contrasting brick colour. This technique also helps to break down the scale of the massing visually.

All gardens/ balconies are South facing providing direct sun lighting, this arrangement also adds animation and passive surveillance at the heart of the site.

## 2 Storey flats with their own front door

These flats have been articulated to separate the ground and first floor homes using a different brick colour.

Integral bin stores divide individual front doors giving residents privacy.

The ground floor homes have gardens to the rear of the property. The first floor homes have north facing balconies in order to give the ground floor units privacy and animate the north facade whilst providing passive surveillance. There is a landscape buffer used to screen the parking court.

Soft landscaping has been used to provide an attractive buffer between the parking spaces, the footpath and ground floor homes.

## the gateway homes

The gateway homes have been designed as bespoke dwellings which act as a marker to the site entrance. Brick detailing at the corner aims to draw the eye and attract people into the scheme from Westmill Road. The entrance to the houses is sited on Freemans Close away from a busy street, providing animation and passive surveillance to the site entrance.

Aesthetically the houses borrow elements from Phases 1 and 2 such as metal windows and brick banding header courses (tying it together with the overall master plan). There is a low level fence and shrub planting to the Westmill Road frontage that creates defensible space and follows the treatment to the existing front gardens along Westmill Road. Soft planting beds provide defensible space on Freemans Close.

The rear of the gateway homes step down to have a single storey element to the rear which is contemporary in appearance providing a juxtaposition to the traditional gable end treatment to the two storey element facing Westmill Road.



PROPOSED VIEW LOOKING NORTH FROM WITHIN FREEMANS CLOSE



PROPOSED VIEW LOOKING WEST FROM WITHIN FREEMANS CLOSE



PROPOSED VIEW FROM WESTMILL ROAD

