

Botley Road, Chesham Public Consultation

‘A new development of 42 no. high quality private assisted living apartments (C2), with 100% parking, shared communal spaces and delightful garden areas’

Ash Mill

Ash Mill Developments was incorporated in 1997 and have since realised their vision in creating a property company placing value on honesty and integrity.

Ash Mill have developed an impressive portfolio of properties. Ash Mill pushes for excellence in every aspect of their projects.

Ash Mill's goal is to ensure that when you buy an Ash Mill home, you are buying something that will enhance the quality of your life for many years to come.



PRP

PRP Architects has a dedicated team of around 40 architects and designers who specialise in the design and procurement of housing and care accommodation for older people.

The team is largely based in our Surrey offices at Thames Ditton, but we handle projects throughout the UK from this location. Our work in the care sector has developed initially from extensive experience in supported housing and has grown to include all types of 'special needs' projects.



Planning Summary

Introduction

Due to the changing demographics and the pressing need to deliver high quality, purpose built accommodation for older people, Ash Mill took the decision in 2015 to explore the option of delivering an older persons' accommodation scheme on the Site. Since this time, we have been working hard to devise a proposal that meets the needs of local residents, which is designed to sit comfortably within its surrounding context.

Our proposals are still in progress, and this exhibition provides us with an invaluable opportunity to hear your views, which we aim to address as the scheme evolves. Your views are important to us, and all feedback is welcomed.

Principle of Development

CDC is an extremely constrained area, with 88% of the district designated as Green Belt, 72% falling within an Area of Outstanding Natural Beauty (AONB), coupled with large swaths of Ancient Woodlands and Designated Local Green Spaces.

The Site is located within the identified built up area boundary of Chesham, outside all the sensitive areas listed above. Optimising the Site for residential development is therefore considered critical if CDC are to protect their more sensitive areas within the District, whilst also delivering sufficient housing to meet their local housing needs.

The site has recently been identified in the CDC's Housing Economic Land Availability Assessment (HELAA) as being able to older persons' accommodation. Whilst the HELAA is not a policy document, it does represent CDC's 'direction of travel' and is a material consideration in the assessment of any planning application for the Site. Based on the existing residential use on the Site, and its HELAA designation, we consider the optimisation of the site to deliver a greater number of residential units is entirely acceptable.

The Need for Older Persons' Accommodation

Britain's population is ageing, and people can expect to live longer healthier lives than previous generations. The scale of this issue is set out below:

- Nationally, the older population is forecast to grow to 17.6m by 2035 for the over 60s, and to 3.6m by for the over 85s.
- Between 2016-2036 CDC will witness an increase in the population aged 65 or over of 15,400, whilst comparatively those under 65 only increase by 5,000.
- Of the 15,400 growth in CDC, over two thirds are projected to be 75+ (11,000 persons).
- Locally, there is a need for 2,818 additional older person's housing units over the period 2016-36 (141 units per year)

- The 2,818 additional units amounts to nearly 20% of the local housing need for Chiltern and South Bucks.

Given the predicted increase of the older population nationally and at a local level, and the corresponding increase in dependency, there is a clear and identified need for suitable Older Person's Accommodation in the District(s) which cannot currently be met by a corresponding level of supply. Redeveloping this sustainably located site, which falls within the identified settlement boundary of Chesham, provides an excellent opportunity to deliver much needed purpose built accommodation for this ever growing demographic.

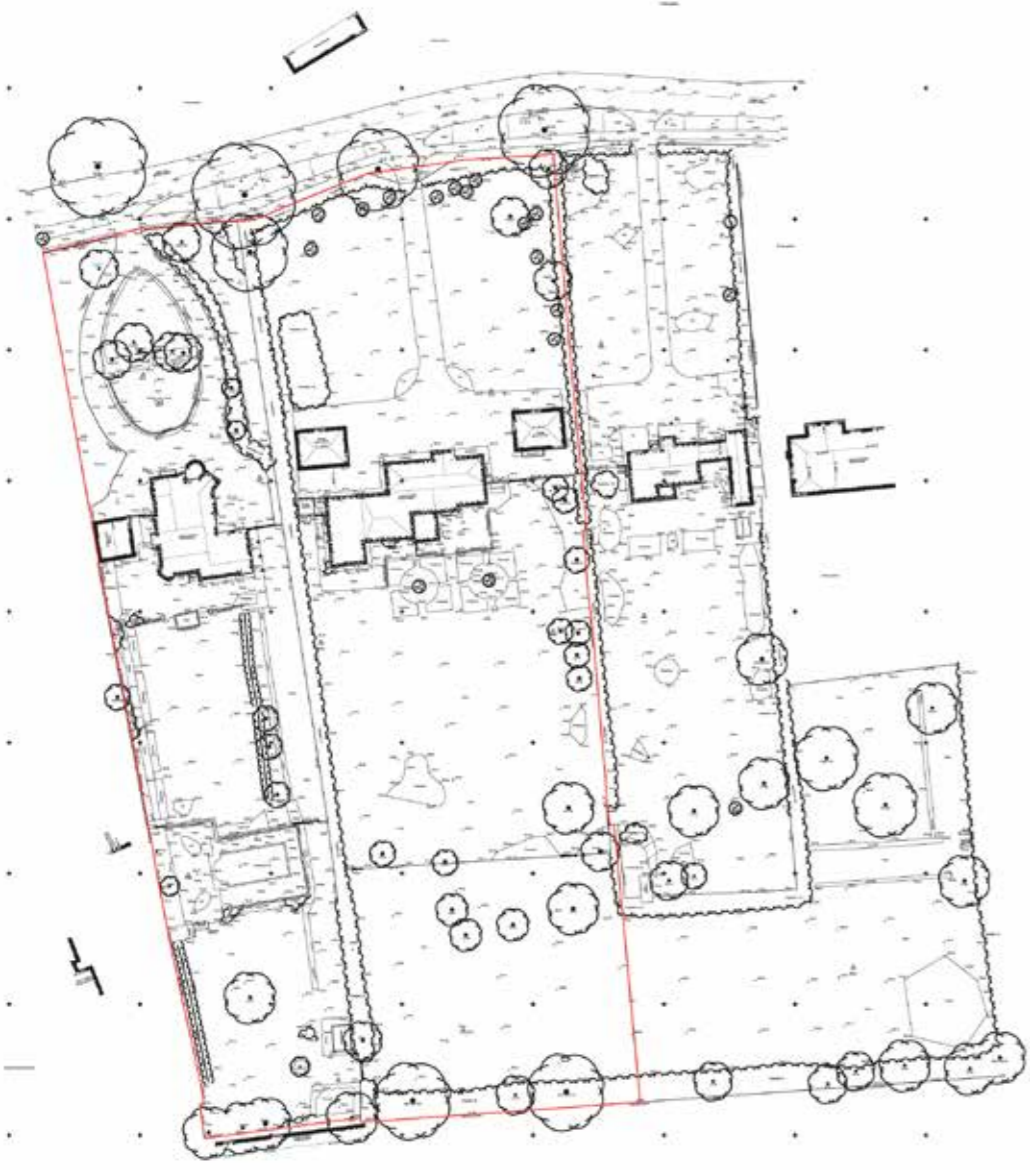
Next Steps

CDC have voiced their broad support for the type of older persons' accommodation proposed, in the broad form, scale and massing as set out within these public consultation boards. Upon conclusion of these public engagement exercises, we intend on formulating and finalising the proposed plans, submitting a planning application to CDC during Spring 2020.

Site Location



Site Surveys



Site Location Plan / Topographical Survey



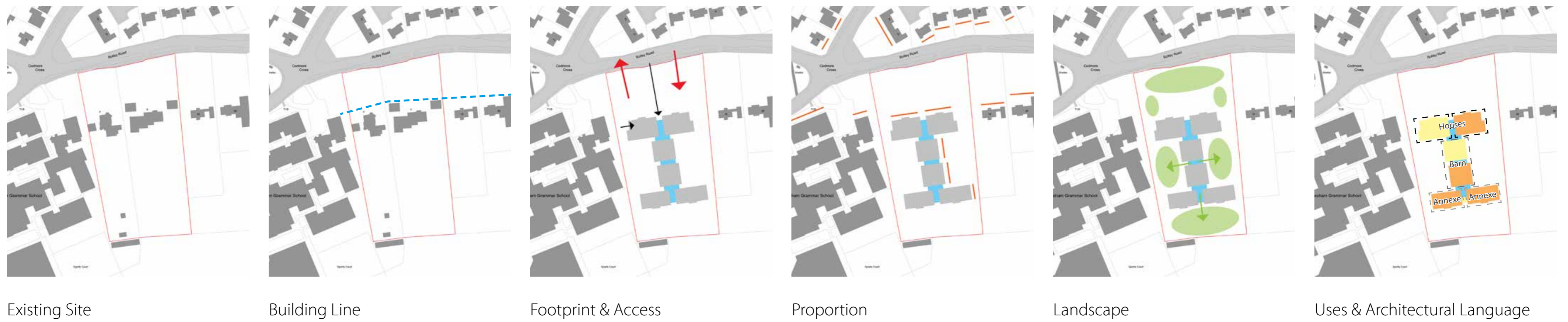
Tree Survey

KEY
Tree canopy spread
BS 5837 category key
● Category U tree
● Category A tree
● Category B tree
● Category C tree



Tree Constraints Plan

Design Principles



Existing Site

Building Line

Footprint & Access

Proportion

Landscape

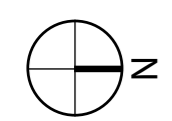
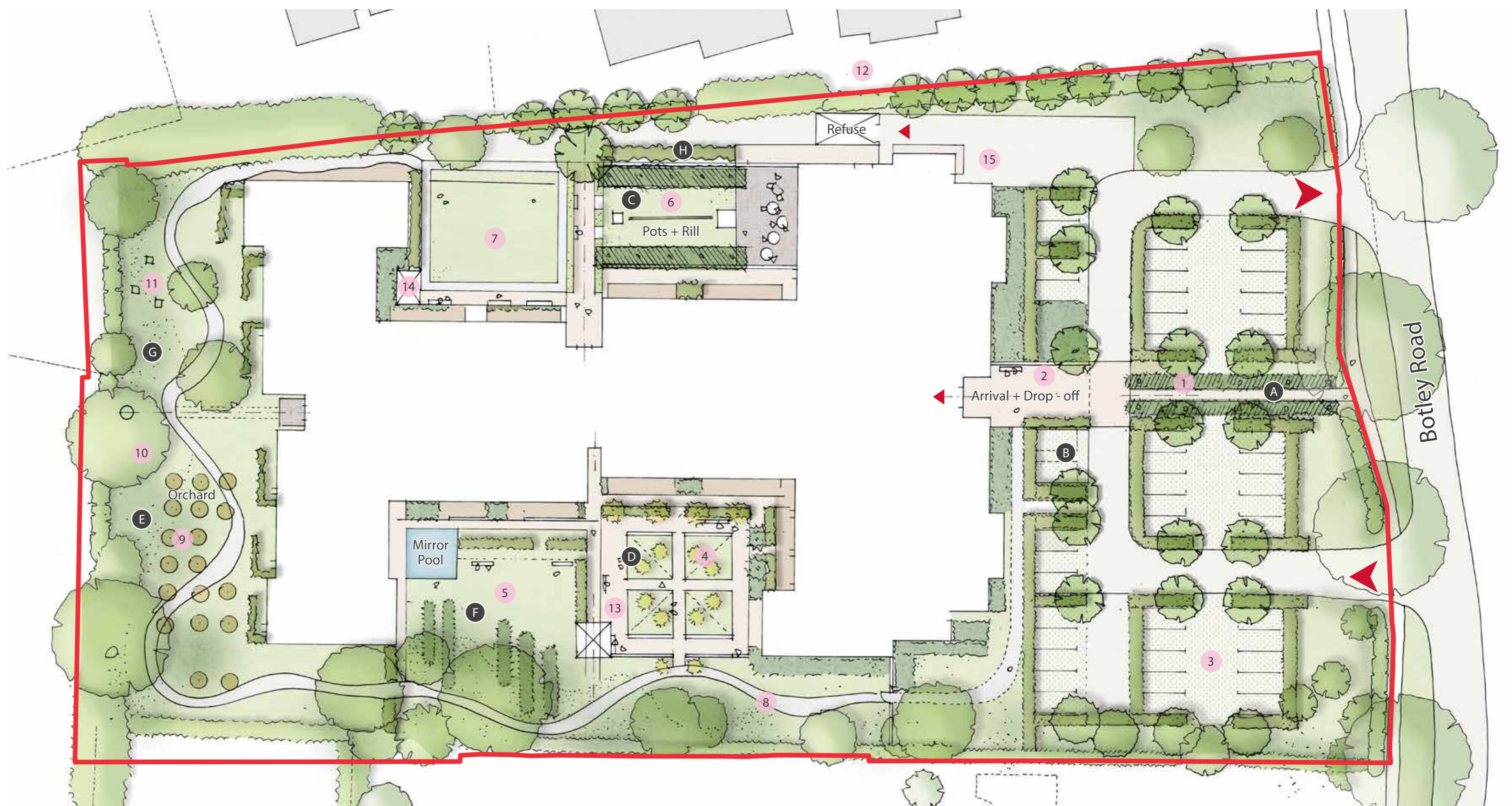
Uses & Architectural Language

Key
Communal Residential

Landscape Plan

Key

1. Entrance footpath (pleached tree avenue)
2. Arrival space + drop off
3. Parking
4. Kitchen garden
5. Residents garden
6. Main terrace + formal garden
7. Bowls green
8. Wildlife walk / trim trail
9. Orchard
10. Garden sculpture
11. Nature garden / bee hives
12. Landscape buffer
13. Summer house / activities room
14. Club house / store (bowls)
15. Service Access



Proposed Floor Plans



First Floor Plan



Ground Floor Plan

Apartment Plans



1 Bed Type A @ 65 m²



2 Bed Type A @ 85 m²



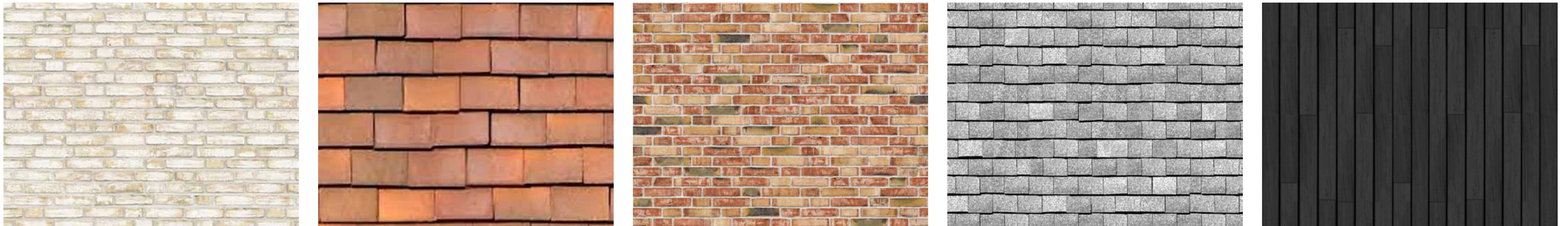
Site Elevations



Botley Road Street Elevation

Note: Boundary planting not shown for clarity

Materials Palette



Illustrative View from Botley Road



Sustainable Design is a key principle of the proposed scheme and the design will significantly exceed the requirements of Part L of the Building Regulations.

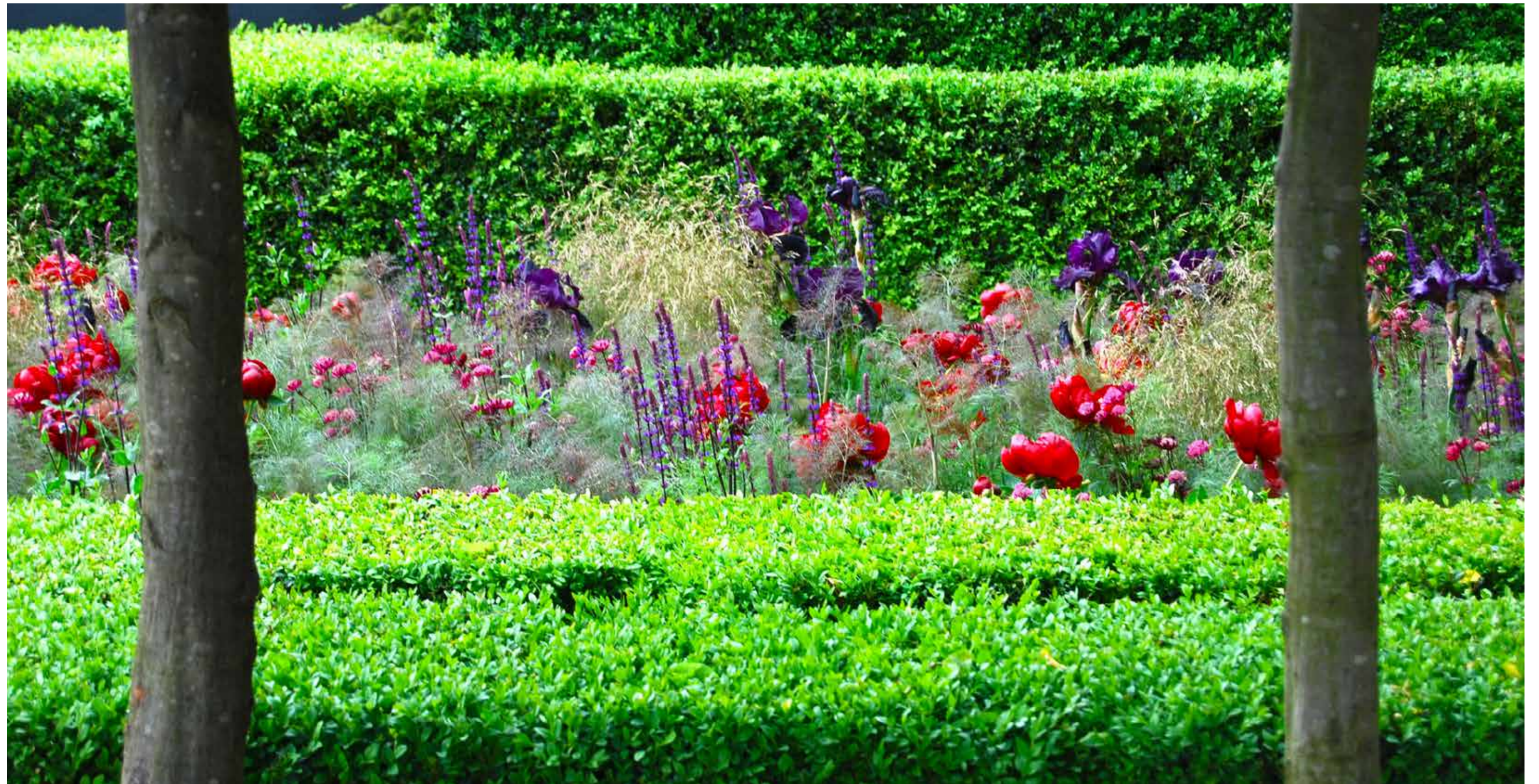
Sustainable Design

It is proposed that the design of the new development follow a 'fabric first' approach to sustainability. 'Fabric first' promotes passive design principles over technology.

This approach will reduce energy consumption by improving thermal performance, reducing thermal bridging, improving air-tightness and installing energy efficient ventilation and heating services.

These passive sustainable credentials are prioritised before deciding to create energy using renewable technologies alone.

A detailed Sustainable Energy Strategy will be prepared and submitted in support of the planning Application.



Buildings of distinction, Ash Mill and PRP



Ash Mill – St Mary's Place, Boxmoor



Ash Mill – St Mary's Place, Boxmoor



PRP – St Bedes, Bedford



PRP – Longcross Barns, Ottershaw

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Please feel free to indicate where you live in relation to the proposed site – Stickers are provided.

