The introduction provides a brief description of the site and includes a synopsis regarding PDP London's design approach to the site - a layered approach.

Using the layered approach, it assesses the physical conditions of the site in relation to its immediate and wider context. The aim is to provide an in-depth understanding of the factors that would inform the spatial design of the site.

Concluding from the analysis this section establishes the key design constraints or issues that need to be addressed together with the key design opportunities and design directives that the site offers. It also outlines RBKC feedback and illustrates how it has informed the design directives.

Using the key design directives, this section outlines the key design strategies to address each of the issues identified together with RBKC feedback received as part of the pre-applications. It illustrates the essential elements of the design concept, explaining how they interact to create a contextually sympathetic development for an extra care home facility.

The proposal being a C2 use extra care facility, this section focuses on the design principles adopted to foster accessibility in compliance with the local policy.

The Design and Access Statement is further supported by an appendix (a separate document). It compiles the existing and demolition drawings together with the plans, elevation, sections of the proposed scheme. The area schedule is also included with the proposed C2 use mix.
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DOVERHOUSE STREET · EXTRA CARE FACILITY · DESIGN AND ACCESS STATEMENT
Executive summary

PDP London has prepared this report on behalf of our client Auriens, in support of a planning application for the demolition and construction of an extra-care development in place of 2 Dovehouse Street, an existing and abandoned nursing home.

The application scheme proposes the demolition of all existing buildings at 2 Dovehouse Street, London, SW3 6LA and redevelopment of the site to provide a high quality extra care facility (planning use class C2) providing nursing and personal recuperative care services. The proposal seeks to provide a genuine and state of the art extra care facility within the Royal Borough of Kensington and Chelsea which will cater for elderly residents with care needs.

55 residential care units conceived for self contained independent living are proposed with on site care support provided by the operator management 24x7. The units comprise of 19 one bedroom units (35%), 3 one bedroom plus units (5%), 25 two bedroom units (45%) and 8 two bedroom plus study units (15%). The proposal complies with the minimum internal space standards outlined in the Council’s ‘Older People’s Housing Design Guidance,’ with units ranging from 62sqm to 194sqm. Each unit is self-contained but is supported by private health care communal facilities and a garden space. A significant improvement to the relationship of the extra care facility with the local context has been a key considerations for design.

The submission has been developed with a full design team in place and a programme of pre-application discussions agreed through a PPA, with the Royal Borough of Kensington and Chelsea. The design has been presented to RBKC’s Architectural Appraisal Panel. A public exhibition has been held to present, explain and consult on the proposals with the local community and interest groups such as the Kings Road Association of Chelsea Residents.

The aim of this report is to show how these various elements come together through a contextually sensitive approach to design to deliver a high quality extra care facility within the borough. The narrative of our vision for the site represents a shared understanding formulated with the wider team.
1. Introduction

- Site analysis

- Design directives

- Design response

- Access Statement

- Proposals
1.1 Overview of the site

The site lies within the Royal Borough of Kensington and Chelsea.

Within its close proximity is the major shopping area of the King's Road. To its west is Dovehouse Street, along which the site primarily fronts. To the north is Britten Street, a short street connecting Dovehouse Street with Sydney Street, leading to St. Luke's church.

In terms of the built context, the site to its north has the Royal Brompton Hospital buildings, namely the Britten Wing opposite Britten Street, and to its east lies the Chelsea Farmers Market fronting onto Sydney Street. To the south, it primarily fronts Dovehouse Green, a well-used public open space also accessible from the King's Road. Along Dovehouse Street, the site is fronted by new built residential terraces, however there are also larger institutional and civic buildings in close vicinity such as the Chelsea Fire Station, Royal Brompton Hospital and the grade I listed St. Luke's church.
1. INTRODUCTION

THIS PAGE
A. VIEWS FROM DOVEHOUSE GREEN
B. VIEWS ALONG BRITTEN AND DOVEHOUSE STREET
C. VIEWS TO AND FROM THE ADJOINING CHELSEA FARMERS MARKET SITE

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1. KING'S ROAD
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1.2 Development brief

The site has a C2 use restriction and the development brief focuses on the provision of a brand new state of the art extra care facility to replace the exiting outdated building.

Extra care schemes offer the benefits of independent living with discreet and personalised care and support. The Royal Borough of Kensington and Chelsea’s Core Strategy also identifies a need for Extra Care facilities and draft Policy CH2 specifically states that the Council will encourage its provision.

The context has an eclectic character, close to shopping and public transport while being a short distance from London’s main hospitals. The local amenities will appeal to residents and carers alike and can provide services replacing an abandoned care facilities at 2 Dovehouse Street.

The brief was therefore to create independent living units well equipped and generously sized to cater for the needs of couples or single people and with space to accommodate carers, as required through older age, combined with a comprehensive range of communal facilities. The accommodation and operational requirements were established with Draycott Nursing and Care who are experts in the field of nursing care and are the proposed service provider for the completed development.

The building form and external design, developed by PDP London, had previously been refined and agreed through the PPA process and a series of pre-application meetings with RBKC.
1.3 Extra care facility guidance

There are several documents which provide guidance for class C2 developments within the Borough. The HAPPI (Housing our Ageing Population: Panel for Innovation) guidelines together with the Council’s publication regarding Older People’s Housing Design Guidance are key texts that have been referred to understand the particular requirements of this land use class.

In addition to the above key texts, the following standards and guidance have also been taken into account in developing the design and space standards for the proposed development:

- Design Principles for Extra Care – CSIP
- Extra Care Housing Toolkit – Housing LIN
- Building for Life
- Care Homes for Older People – National Minimum Standards
- Lifetime Homes - Design Guide
- Wheelchair Accessible Housing - Best Practice Guidance
- Wheelchair Housing Design Guide
- Building Regulations Part M
- BS 8300 and BS9286
- Secured by Design

The design is to be developed in detail, after planning, to incorporate the further recommendations contained within the above guidance.
A layered approach to design

Our design approach is underpinned by a thorough understanding of the site and its wider context to identify the opportunities and constraints it offers. This evidence-based approach to design and place-making is based on the understanding that any spatial fabric is made up of morphological layers.

We can identify these layers by the fact that their relative autonomy enables them to change at different rates over time. The urban structure comprised of the surrounding street network, associated transport infrastructure and public open spaces usually last longest. Land-ownership plots that are fundamental to the urban grain change faster through subdivision and amalgamation, but still typically last for hundreds of years. The townscape and especially the individual buildings that contribute to it, by comparison, are increasingly ephemeral: today they are often redeveloped after only a few decades. Throughout history, urban areas have always had this complex character, arising from these same key types of subsystems or layers with their differing cycles of change.

An in-depth analysis of these layers and the relationship they have with one another is key to unlocking the design opportunities and potential that the site and its context may offer. It is this context-driven, analysis-led approach that we term a ‘layered approach’.
2.1 Urban grain

Urban grain relates fundamentally to local place identity. Its understanding therefore is a key aspect that needs to inform the layout of the proposed development.

The borough in general is characterised by its fine grain perimeter block typology with active frontages to the street. This character has been eroded over time for the Thamesbrook site. A brief historic evolution of the local area’s urban grain suggests the following:

Irregular shape of the site apparent since 1860. Previously occupied by St. Luke’s workhouse building until the 1970s when the current care home was built.

Buildings previously lined the site boundary to Dovehouse Green contributing to a strong street edge until the 1970s.

Modernist developments over time coarsened this grain creating a fracture in the historic urban fabric.

A similar impact occurred along Britten street as the hospital related program expanded over time. This completely broke the grain along Britten Street from a fine grain urban fabric with a strong presence to the street, to a coarse grain urban fabric with limited street presence.

Therefore, dealing with a fractured urban grain is a key issue to be dealt with through the design of the new extra care facility.
2.2 Land use

Land use is a dynamic entity. Therefore, having an urban grain that supports this temporal quality ensures that the proposed development would be resilient over time. The key policies in relation to the land use on the Thamesbrook site are as below:

- The existing use of the site is a care facility (class C2). This is considered to be a ‘Social and Community use’.
- The site is subject to a covenant which restricts the future use of the site to class C2 use.
- The key component of class C2 uses is the provision of care. Communal facilities and service functions are also integral to class C2 schemes.
- There are several documents which provide guidance for class C2 developments within the Borough. The HAPPI (Housing our Ageing Population: Panel for Innovation) guidelines together with the Council publication regarding Older People’s Housing Design Guidance are key texts that have been referred to understand the particular requirements of this land use class.

For further details please refer to Savills report.
2.3 Public space network

The larger urban structure and public space network within which the site is set is key to understanding how the new needs respond to the context.

Street network and transport infrastructure

Connectivity and access is a key feature to any design and fundamental to shaping the urban form. Understanding the character of the adjoining streets and transport infrastructure is essential to inform design decisions.

- Dovehouse Street is one turn away from Kings Road, a primary artery of the borough. Dovehouse Street comprises both residential uses, including new built residential terraces opposite, and larger institutional uses including hospital buildings and the Chelsea Fire Station. This close proximity to a main street offers the best opportunity to locate the entrance to the new extra care facility.
- Britten Street to the northern edge of the site connects Dovehouse Street to Sydney Street. Britten Street is identified as a viable location to provide entrances related to services, parking and ambulance access.
- Transport infrastructure related to Crossrail 2 will have constraints on the proposed development. The depth of basement would be limited to 9.5m below ground with appropriate implication on the foundation structure. There would also be a need for acoustic mounts between basement and ground to mitigate the noise and vibration and isolate the structure of the habitable spaces. For further detail please refer to Waterman’s report.

These are key issues that need to be addressed through design.
Open spaces

The local area is quite rich in landscape ranging from public greens to intimate private gardens. Of key importance to the Thamesbrook site is Dovehouse Green:

- Dovehouse Green, a sizeable green open space was transformed from a graveyard to a recreational ground and opened for public use in 2003.
- From sun path analysis it can be seen that it is to the south of the site, enjoying a much desirable aspect. It is bordered by a diverse built context and any new development must recognise its presence and interact suitably with it.
- An active interface of the proposed development with Dovehouse Green could potentially be mutually beneficial. However, the current landscape conditions of (planting and fencing) along the site boundary renders any visual or physical access infeasible from the site onto the green space. This therefore needs to be negotiated to foster an active interface.
- Also it is key to consider the impact of the development proposals of the Chelsea Farmers’ Market and the new urban square connecting Dovehouse Green to Sydney Street on the design of the extra care facility.

Therefore, a key issue that the proposed design of the extra care facility needs to address is to provide a suitable interface that benefits the public aspect of the site and contributes positively to this rich collage.
2.4 Massing and townscape

Current massing critique

Although the site is in a focal location fronting Dovehouse Green, the existing massing does not justify this potential. There is potential here to create a local landmark. The existing building furthermore does not create a strong edge to the street, leaving undefined and underused spaces between the street and building edge.

The existing building height is relatively low specially along Dovehouse Green and its modernist style is a misfit within the local townscape character and architectural vernacular. This makes the site in its current condition unsympathetic to the massing and townscape of the immediate context and the wider borough, and provides a unique opportunity to repair the townscape to enhance the sense of place.

This is done through first rationalising the context to which the proposed building would need to respond.
Understanding local character

The borough is defined by its varied yet distinct townscape. The townscape in general is characterised by its well-defined built edges close to the street with active frontages. In specific relation to the current use of the site and the proposed brief of retaining C2 class use, it is essential to understand how such similar institutional buildings impact the borough’s local townscape. From a brief study it can be summarised that they are:

Usually pepper-potted amongst the residential massing (generally 2-4 storeys) and within the local area such public amenities or civic buildings are of greater height and stature, up to the equivalent of 4-5 storeys. Generally located on focal sites close to the main streets or key open spaces, these public or civic institution buildings are intended to serve as local landmarks, whilst complementing the overall townscape character through further articulation of its massing and consequently architecture.
Rationalising the context

The site is surrounded by an eclectic mix of building typologies, massing and scale and it is essential to acknowledge and understand this diverse mix as the proposals would need to sensitively address and respect fully integrate with it.

1. The domestic scale of Dovehouse Street (west)

Opportunity to relate to the domestic scale that is inherent along Dovehouse Street especially the Henry Moore Court development, that sits directly opposite to the western edge of the site.

2. The institutional scale of Dovehouse Street (east)

Opportunity to integrate the institutional scale along the eastern edge of Dovehouse Street, where there is a significant presence of institutional buildings related to the hospital, for the continuity of townscape, from mid range views.

3. The commercial scale of Dovehouse Green and King's Road

Opportunity to relate to the commercial scale and provide a significant improvement to the sense of enclosure of Dovehouse Green, a public space fronting Kings Road, improving the spatial experience.

4. The emerging scale of site 2

Opportunity to respond to the emerging context of the proposed developments on Chelsea Farmers Market Site. This specifically focuses on integration with the massing proposed along Britten Street and Dovehouse Green to ensure a consistent roofscape.
1. The domestic scale of Dovehouse Street

The character of Dovehouse Street is predominantly a domestic scale, with detached terraced or semi-detached houses lining its western edge from Fulham Road down to Kings Road. The proposals need to be sensitive and respond appropriately to this domestic scale. Spatial parameters such as maintaining or relating the proposed massing to the existing shoulder heights of the edge along the western edge of Dovehouse Street and using setbacks for the upper levels of the proposed massing such that the scale and proportion of the street is maintained can be deployed as part of the proposed massing evolution to respond appropriately to this domestic scale.

2. The institutional scale of Dovehouse Street

Despite the predominant domestic nature of Dovehouse Street, it does house a few institutional buildings as part of the Royal Brompton Hospital to the eastern edge of the street and north of the site. The scale, massing and appearance of these non-residential buildings is distinctly different to that of the terraced houses sitting opposite it along the street. The site poses a challenge regarding how to successfully mediate between these contrasting scales of its immediate context.

Whilst the domestic scale is prevalent walking down from Kings Road, the institutional scale is dominant if one is to walk down from Fulham Road. Picking up the shoulder heights and setbacks of the institutional buildings along Britten Street that ultimately drop down to relate directly with the domestic scale at the western edge of the site would help in sensitively mediating between these scales.
3. The commercial scale of Dovehouse Green and King’s Road

Opportunity to relate to the commercial scale and provide a significant improvement to the sense of enclosure of Dovehouse Green, a public space fronting Kings Road, improving the spatial experience.

**Sense of enclosure**

Many urban design and town planning authors theorise that several physical design characteristics contribute to the townscape and character of urban environment. **Sense of enclosure is a key attribute.**

- A positive relationship between the enclosure of the built form and public spaces is vital for human experience of the urban landscape, relating it more specifically to the walkability of the area and its visual appeal.
- It is widely accepted that enclosure is defined by the ratio between the horizontal dimension and the vertical dimension of a space. **With the implication that the massing and architectural facade features are considered to be important enclosing elements.**
- Generally, the closer the horizontal dimension is to the vertical dimension (i.e. 1:1) the greater the sense of enclosure and the stronger the spatial experience. Whilst in the case of squares or open spaces desirable ratios fall within the range of 4:1 and 6:1. The larger this ratio the bigger the loss of a sense of enclosure and spatial experience.

Therefore, to determine conducive massing heights from the sense of enclosure point of view, analytical studies relating to the existing sense of enclosure conditions on Dovehouse Green are investigated.

- The existing Thamesbrook building edge along Dovehouse Green being very low, contributes to a very weak sense of enclosure. The ratio is much greater than the desired threshold of 4:1. Although the existing trees within the green space contribute to mitigating the diminished sense of enclosure, there is an opportunity for the built mass in itself to contribute to improving it significantly. There is an opportunity to increase massing along the northern edge of Dovehouse Green for the proposed development in relation to the adjacent buildings around the green to significantly enhance the sense of enclosure and enhance the spatial experience.
4. The emerging scale of the Chelsea Farmers’ Market developments

Opportunity to respond to the emerging context of the proposed developments on Chelsea Farmers Market Site. This specifically focuses on integration with the massing proposed along Britten Street and Dovehouse Green to ensure a consistent roofscape.

Draft SPD

To further guide the massing development of the proposed development from the perspective of the emerging context, recommendation and massing guidance referenced in the draft SPD for the Chelsea Farmers’ Market site, outline spatial cues to inform the proposed massing. These spatial qualities of the townscape that characterise the local area also referenced in the SPD document (dated 2014).
2.5 Building and architecture

Although the site is not itself in a conservation area, it is surrounded by four key conservation areas. These are the Chelsea Park/Carlyle conservation area, the Chelsea conservation area, the Cheyne conservation area and the Royal Hospital conservation area.

Being surrounded by four conservation areas, the proposed architecture for the new extra care facility needs to be sensitive to the prevalent character and building typologies whilst relating to the functionality of the building itself. In contrast the current architecture of the existing Thamesbrook care home is obsolete and incongruous with the surrounding context.

This is a key issue and it is therefore required that the architecture of the new proposed extra care facility needs to promote a forward-looking sense of historic continuity. So, the prevalent Georgian architectural style is analysed to distil massing and architectural articulation principles that can then be applied to the proposed development. This is explored in further detail on the following page.
The site is located in a very varied architectural context and provides an opportunity to align the Chelsea vernacular with the context.

The Georgian Style is the most prevalent in the local area and within the overall borough. So, to further understand the architectural character and to sympathetically respond to conservation area adjacencies; principles regarding architectural articulation for the Georgian style are decoded. Also the material and colour palette of the local area are analysed.

- Georgian architectural articulation: The buildings in the local context are generally articulated on the principle of Base - Middle - Top. From a townscape point of view, the base establishes the relationship of the building with the adjoining street, the middle is the main body of the building and the top defines the skyline. This principle of articulation is key to developing the proposed massing.
- Material palette: The buildings in the adjacent conservation areas are predominantly faced in brick. On Dovehouse Street the only exceptions are the fire station (concrete) and an extension to the Britten Wing to the north of the site. Although brick is the predominantly used material, a wide variety and selection of bricks are found in the local area. Use of the same material but in different colours and textures contributes to the local place identity, establishing unity in diversity. The established presence of brick in the street suggests the use of bricks as a main cladding material.
3. Design directives

- Introduction
- Site analysis
- Design directives
- Design response
- Access Statement
- Proposals
Key constraints and issues

Learning from site analysis, the key constraints and issues that need to be addressed through design are listed as below:

1. Fractured urban grain
2. Unsympathetic massing and townscape
3. Obsolete existing extra care facility (C2 class land use)
4. Impact of contextual transport (Crossrail)
5. Interface with contextual public realm
6. Obsolete and outdated architecture
Key opportunities and design directives

Based on site analysis, the key design opportunities that the site offers are illustrated alongside. This understanding of design opportunities also appreciates and takes into consideration the proposed development on the Chelsea Farmers Market Site.

The six key design directives that result from the understanding of the design opportunities that the site offers are listed below.

1. Sensitive building footprint to repair the fractured urban grain
2. Need to develop a contextually responsive massing
3. A brand new state of the art extra care facility (C2 class land use)
4. Basement and parking strategy that takes into account the Crossrail 2 constraints
5. Enabling a positive and appropriate interface with the adjoining public realm
6. Developing principles for enhanced and contextually appropriate architectural articulation of the proposed development

Together they inform the concept design for the proposed development illustrated in the following section.
Planning History Summary

Pre-application 1
First proposal presented to RBKC on April 2016 as an initial massing study.

25.04.2016

Pre-application 2
In response to RBKC’s comments the massing was adjusted to further articulate with the immediate context. Active frontage created on the corner of Dovehouse Street and Dovehouse Green.


Pre-application 3
Further massing was adjusted on Britten Street. and enlargement of drop-off area explored in response to RBKC comments. Also, relocation of the cafe based on RBKC’s response.

22.11.2016

Considerations taken into architectural articulation. Further studies of materiality. RBKC comments focused on considering stepping back the drop-off.

11.01.2017

Stepped back drop-off options were proposed. Potential improvements to the relationship with Dovehouse Green was also explored. Minor massing adjustments were made on Britten Street in line with RBKS’s comments.

27.01.2017

Following on RBKC’s feedback minor adjustments were made to the massing and materiality to result in the final proposals of the extra care facility.
3. DESIGN DIRECTIVES
4. Design response

- Introduction
- Site analysis
- Design directives
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### 4. Design Response

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**Note:** Underlying the layers of the site:

- Massing and Townscape
- Public Space Network
- Landuse
- Buildings and Architecture

**General Notes:**

- All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings. Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.
- Sizes of and dimensions of any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
- This drawing to be read in conjunction with all relevant Architect’s drawings, specifications and other Consultants’ information.
Summary

The layered approach to design directly guides the design response. Each of the layers and its associated issue and opportunities are tackled through design strategies to enable a state of art extra care facility.

The principles for the proposed extra care facility are to provide a ‘home for life’ which adapts to the needs of the users, and to provide a mix of tenures and a range of care needs tailored to individual requirements. The key principles derived from the varied guidance documents such as HAPPI and RBKC’s Older People Housing Guidance that have guided the design are listed as below:

- The focus is on providing as much independence as possible for the users and creating an environment which encourages privacy, comfort, support and companionship.
- The HAPPI and Older People’s Housing Guidance standards require that the resident’s units are accessible, safe and well-maintained and meet individual and collective needs in a comfortable and homely way, being designed taking into account the relevant guidance.
- The care home provides sitting, recreational and dining space (referred to collectively as communal space) in addition to the resident’s private accommodation.
- These communal areas are incorporated within the current design and include additional functions to provide a comprehensive level of support and amenities on site.
- The design to enable staff to run and manage the building efficiently with good access provided to all functions, and to meet the care and support needs of the users.

The design principles as listed above have been key to the process of design and the layout of the building itself. The following pages deals with each of the key strategies to illustrate how these principles have been applied in spatial design.
4.1 Urban grain strategy

In response to the issue of the existing site conditions contributing to a fractured urban grain, the proposed footprint reinstates a stronger built edge to the street, repairing the fracture. This is achieved through the following:

- The new building footprint reinstates the historic building line giving a strong edge to the adjoining streets.
- The urban footprint setbacks along Dovehouse Street to provide a drop off that is legible, clear and welcoming in line with the Older People’s Housing Guidance (OPHD) as the main public entrance into the facility. The transport and circulation strategy is discussed in further detail on pg. 52.
- The setback also helps to further break the urban grain of the proposed footprint in relation to the Dovehouse Street context which has a fine grain with ‘house plots’ as modules. This is further discussed in the massing strategy on pg. 39.
- The sensitive building footprint closer to the street offers a balance between the privacy of the inhabitants and the social interface with the public realm. The footprint hugging the street makes it obvious which spaces are public, semi-private or private (OPHD pg.27).
- With adequate landscaped buffer and design of defensible space, it provides views of ongoing activity on Dovehouse Green and the quiet residential street life along Dovehouse Street. Whilst internally the private garden space becomes a focal point for the elderly community.
- The opportunity of a large spacious garden space that the new building footprint presents is considered as an asset for the extra care facility, illustrated in further detail alongside.