



ST. JAMES' HOSPITAL PORTSMOUTH

DESIGN & ACCESS STATEMENT
JAN 2020
REVISION A

REVISION A

Following extensive consultation and dialogue with Portsmouth District Council and Statutory consultees, we have have created this first issue of the Design and Access Statement for Planning.

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01



INTRODUCTION

01 INTRODUCTION

This Design and Access Statement forms part of the Full Planning and Listed Building Consent Application submitted on behalf of the Applicant, PJ Livesey Group.

This document includes details of appearance, scale, form, and access for the proposed residential development at St James’ Hospital, Portsmouth.

The local planning authority is Portsmouth City Council.

The site is approximately 9.8 ha (25.3 acres) and comprises of the former Portsmouth Lunatic Asylum; St James Hospital, former asylum chapel and cricket pitch.

Site Location

The application site is located within the Milton district of the City of Portsmouth on the eastern part of Portsea Island. Portsmouth city centre is located approximately two miles West of the application site.

The site is directly surrounded on its north, west and south sides by residential housing which forms part of the suburban sprawl of the city. Playing fields are located immediately to the east of the Hospital site.

The University of Portsmouth’s Langstone Campus is half a mile to the east of the application site, with Langstone Harbour in close proximity.



Image 1. Map of Portsmouth, Highlighting Milton District

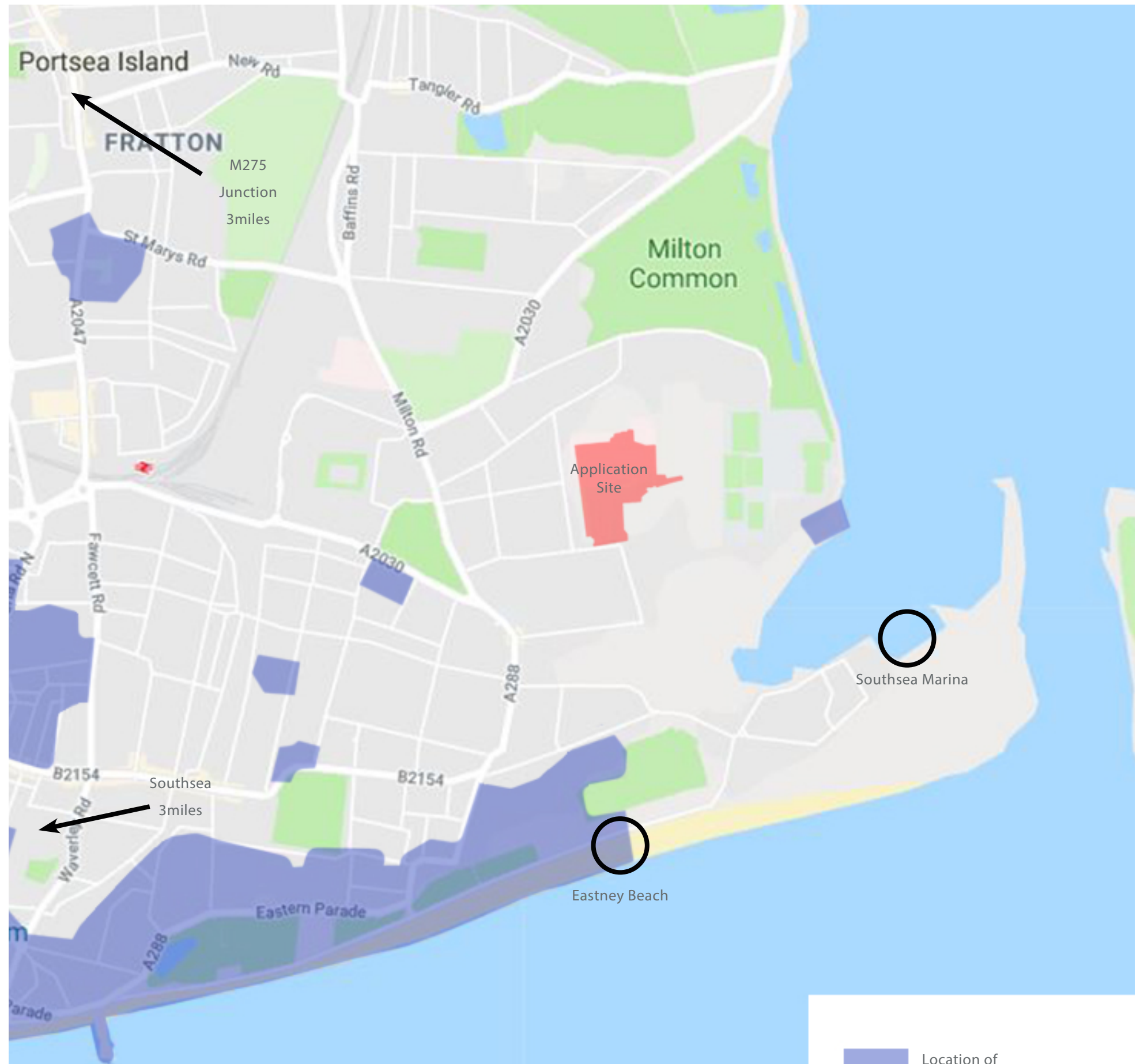


Image 2. Map of Milton District highlighting the application site

02



SITE CONTEXT

02 SITE CONTEXT

Site Connectivity

The site has two main access points. One is via a tree lined drive accessed from the south off Locksway Road, the other access is through a residential estate from the north off Longfield Road.

Its semi-urban location offers good links to community facilities, shops and a railway station within a 30 minute walk.

Fratton railway station provides a regular train services and direct links to London Waterloo, Brighton, Cardiff Central and wider national rail connections.

Frequent bus services operate between Portsmouth College and Portsmouth & Southsea Station via Locksway Road to the South of the Site. The nearest stop is located approximately 5 minutes walk from the site.

In terms of vehicular connections, the M275 is approximately 15 minutes drive away, with travel time to Brighton approximately 1h 20 minutes and Southampton and Winchester approximately 40 minutes.

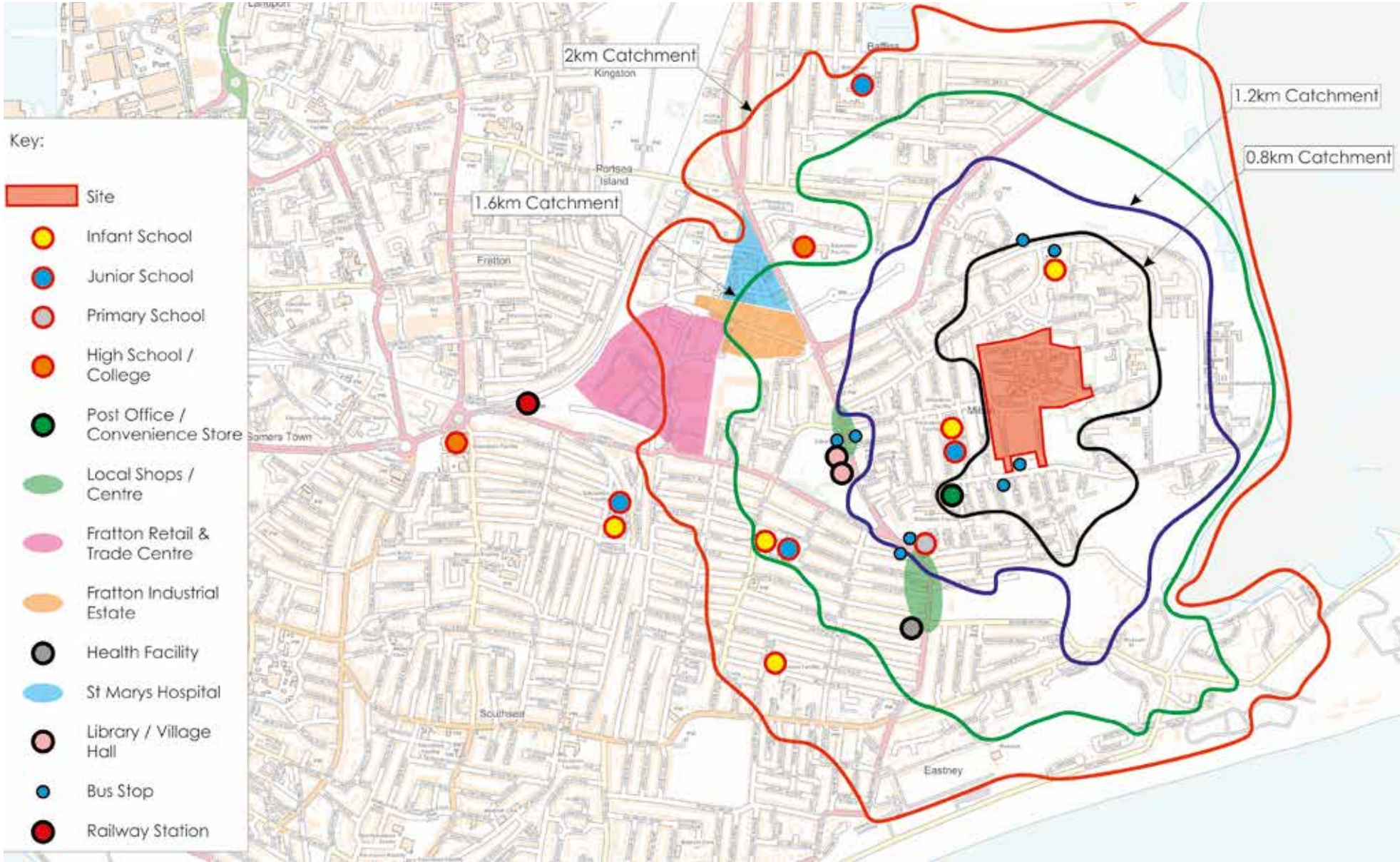


Image 3. Walking Catchments from the application site



Image 4. Cycling Catchment from the application site

02 SITE CONTEXT

Planning Context

The Development Plan comprises The Portsmouth Plan: Portsmouth’s Core Strategy (2012), saved policies in the Portsmouth City Council Local Plan (2006) and the Hampshire Minerals & Waste Plan (2013).

Portsmouth’s Core Strategy (2012) designates the southern part of the site (the cricket pitch) as Open Space. The northern part of the site which comprises St James’ Hospital building is allocated for development by policy.

MT4 in the Portsmouth City Council Local Plan 2006 sets out that:

Proposals that retain and re-use the main building at St. James’ Hospital will be permitted, provided that:

(i) they preserve the integrity and appearance of the listed main building and its setting; and

(ii) the surrounding highway network can satisfactorily accommodate the additional traffic generation.

The supporting text goes on to state that:

The main hospital building is a Grade II listed building of high architectural merit. The city council will support proposals which retain and enhance this building and its setting although the site that is the subject of this policy contains structures that may be suitable for redevelopment, provided proposals preserve the setting of the main building or any features of architectural or historic interest which it possesses. A range of uses may be suitable, including continued health authority or private hospital use, residential training centre, residential conversion or educational use.

It is noted that a small part of the site, to the east which includes the chapel, is covered by Policy MT3 in the Portsmouth City Council Local Plan 2006. This allocation covers a much wider area than that included within the application.

An assessment of the proposals against the relevant planning considerations is detailed within the Planning Statement.



Image 5. PJ Livesey Group Architect talking with local residence at the July public consultation

Public Consultation

Two public consultation events were held to offer local people an opportunity to comment and inform the proposals for the site as the design team worked towards a planning submission.

Following the first public exhibition on 17th July 2019, comments received noted the following:

- General support to replace recent extensions to the hospital;
- Some support to locating new housing around existing hospital building but not around cricket pitch;
- Would like to see play space/recreation and GP/health practice on the site;
- The chapel could be used as community space;
- General support for traditional style housing;
- Need for family homes and start up / affordable homes;
- Traffic problems highlighted on the local road network;
- Lack of local resources such as schools and GPs; and
- There is need to keep as much green as possible.

A further public exhibition was held on 11 November 2019 to show how the proposal had evolved following the first round of public consultation. The comments received during the initial public consultation helped shape the final scheme in the following ways:

- More recent extensions to the hospital building removed;
- New housing not sited around the cricket pitch;
- Play space and walking routes incorporated in scheme development;
- Traditional style new housing proposed;
- A mix of family houses, smaller homes and affordable housing;
- Generous on-site parking to help discourage parking on the surrounding roads;
- Retaining as many trees as possible, retaining cricket pitch and providing new areas of amenity space within the development.

The main comments made in respect of the development are detailed as follows:

- Majority support new build homes locate to the north of the site;
- Majority supportive of natural landscaping and recreation space proposed;
- Majority would walk or cycle through the site when completed;
- Majority consider the style of housing is appropriate for the area;
- Majority consider there is sufficient car parking proposed;
- Concerns regarding traffic congestion.

The comments received through the consultation has helped inform the scheme development. Further details of the consultation is provided in the Statement of Community Involvement.

02 SITE CONTEXT

Site History

The earliest map to show the East of Portsea Island was De La Fabvolliere’s map of 1665 (not shown). This map does not show the site in any detail, but names the entire area to the east of Milton village as Milton Common Pasture.

The 1773 Ordnance Office Plan shows the application site as a series of regular field enclosures on the edge of common grassland. Ordnance Survey mapping from the 1860s and 1870s showed little change to the application site suggesting a possible farming or pasture use.

St James Hospital was designed by George Rake in 1875/6. A foundation stone was laid in 1876 and the original construction was finished in 1878. The Hospital formally opened in 1879 and was called; The Portsmouth Lunatic Asylum.

The building was designed in the middle of the 1850s-1900s asylum period which shows a more regimented prison-influenced layout.

It was created to be fully self-sufficient and operated a home farm located to the North. The original grounds comprised of 30.5ha and as the asylum expanded, a further 5.6ha of land was bought.

During the First World War the hospital was requisitioned for military use. Then, in 1948, St James’ Hospital ownership changed to the National Health Service which was formed in the same year.

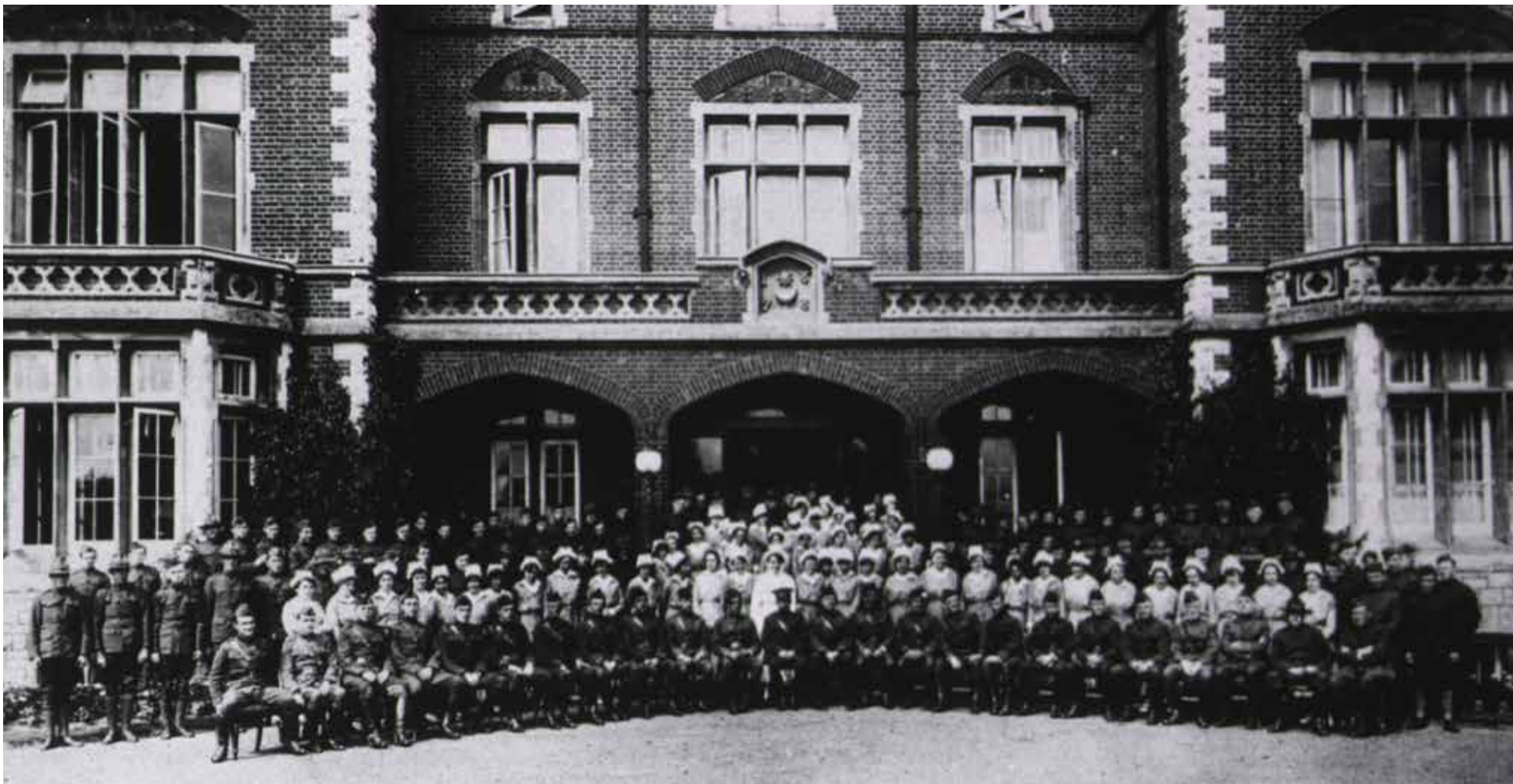
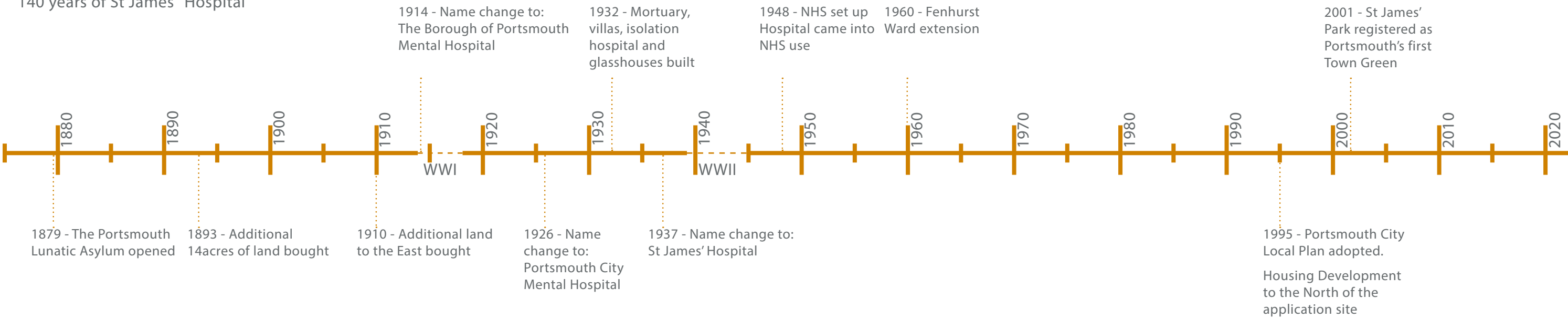


Image 6. Historic Image of Military Medical Staff outside the main entrance c.1918

Historic image taken from: WILSON, R., ‘Port Towns & Urban Cultures’ [online]
Accessed 17.04.19. Available at: [http://porttowns.port.ac.uk/americans-in-portsmouth
ww US Army Base Hospital, Portsmouth, England: Medical and nursing staff (US Library of Medicine.)]

140 years of St James’ Hospital



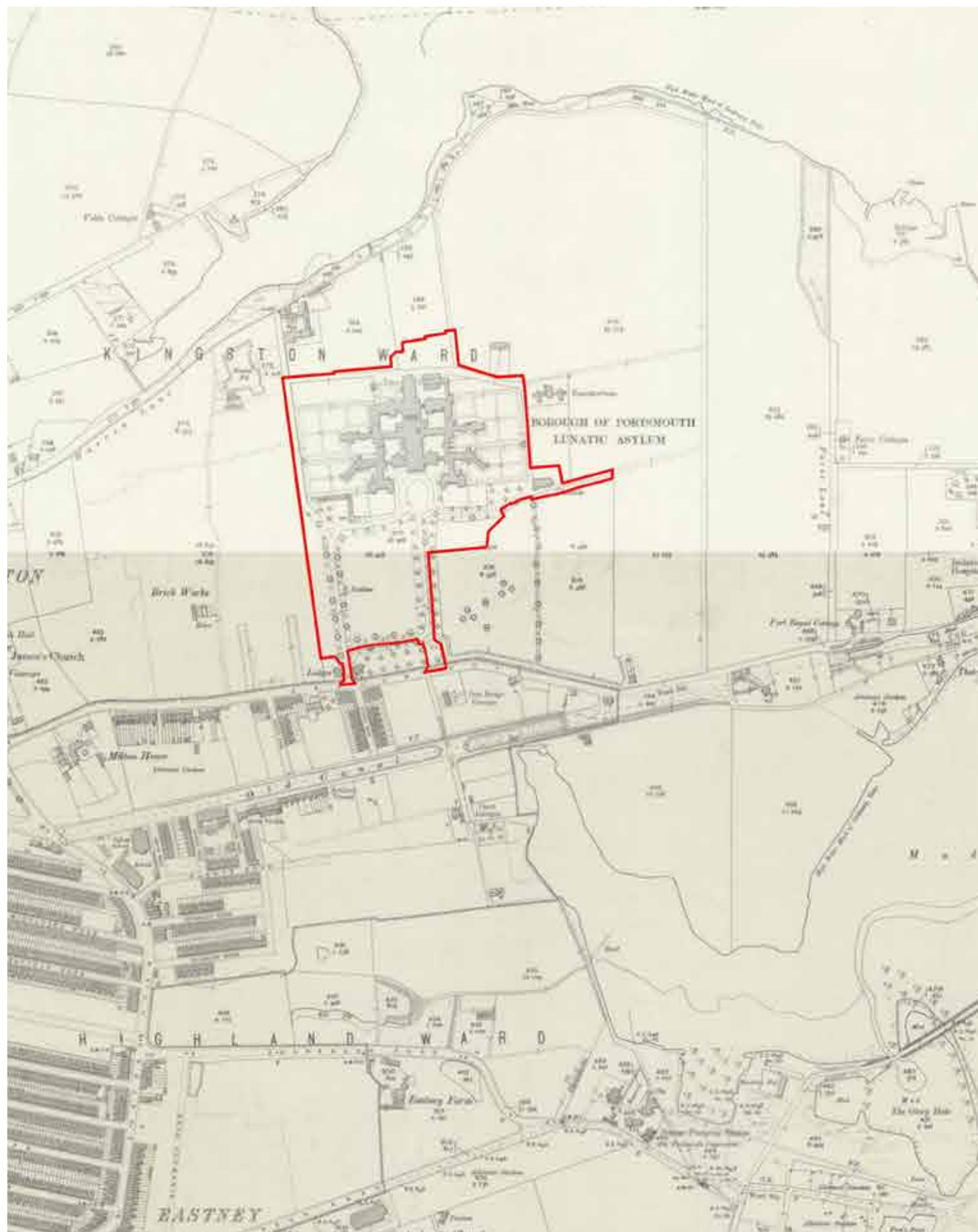


Image 7. 1910 Ordnance Survey map of the application site
<https://maps.nls.uk/view/105989482>

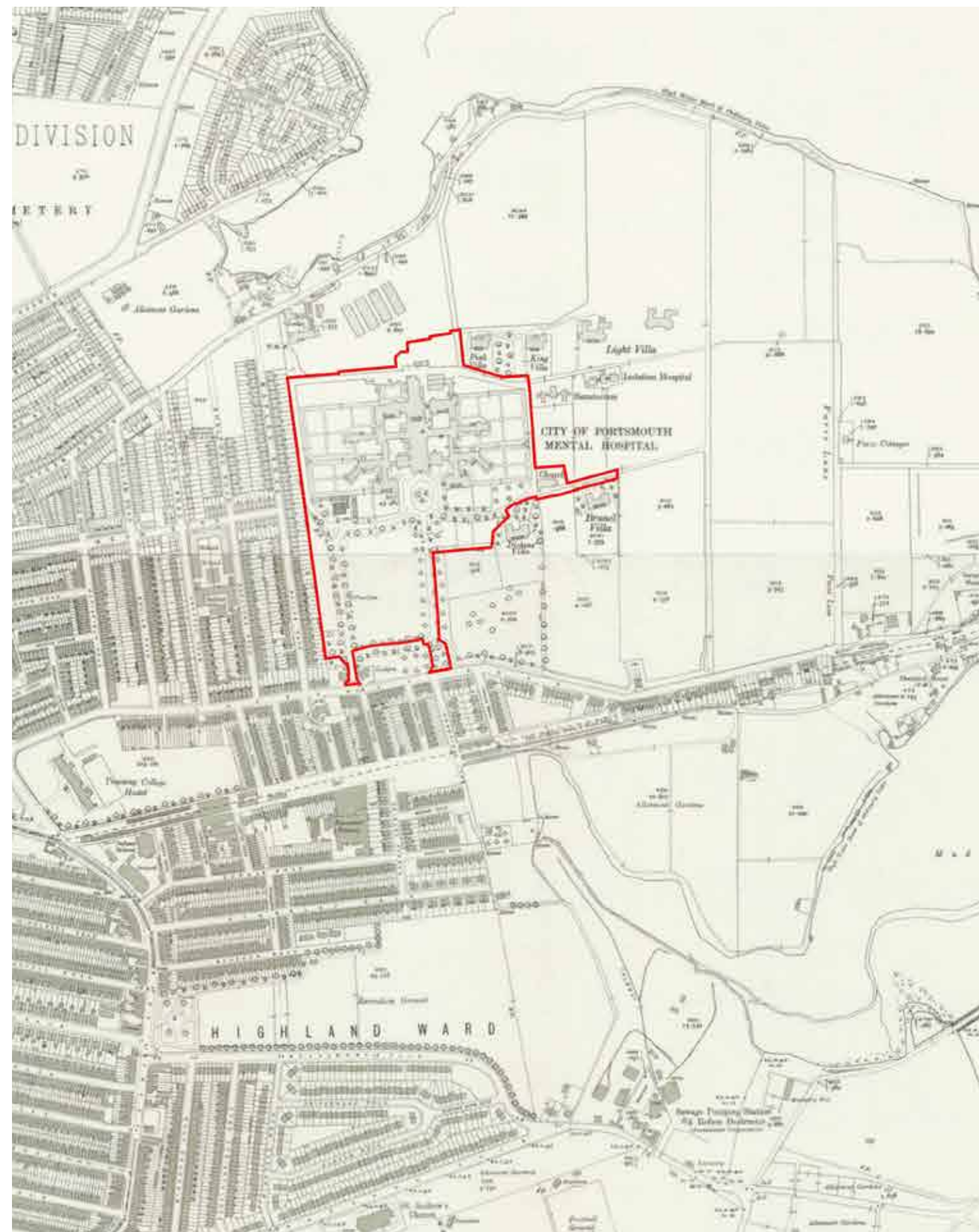


Image 8. 1933 Ordnance Survey map of the application site
<https://maps.nls.uk/view/105989482>

02 SITE CONTEXT

Listed Buildings - St James Hospital Building

The St James’ Hospital building was listed at Grade II in December 1998. Architecturally it is of great significance. The building has a footprint of circa 16,000m², and its height varies from 2 to 3 storeys.

Most of the building is a red brick in English bond with stone dressing features including stone window surrounds and rusticated rock face quoins. The steep pitched roofs are finished in Welsh slate.

The building is a Byzantine Gothic style. The floor plan is a symmetrical box with projecting wings. The plans to the ward blocks are set out along an east-west line, to allow maximum sunlight through the windows of the one-sided gallery spaces and day-rooms where patients would spend most of their time.

Sunlight into the rooms was a priority, along with views out. The private grounds to the south of the ward blocks were landscaped and included sports & recreation grounds and gardens. ‘Airing courts’ were featured on the original site layout and followed the symmetry of the building plan .

The main frontage of the building is to the south. This was seen to be a private side for patients and staff. Visitors would access the building from the northern frontage which can be described as a “drab collection of disparate small-scale elements, such as waiting rooms, offices and workshops”. TAYLOR, J., (1892) *The Architectural Image of the Asylum*.

The main hospital building has undergone substantial alteration through the addition of linked modern extensions and additional development to the north.

Further information on the history of the St James Hospital and site is available within the Cotswold Archaeology Heritage Assessment submitted as part of this application.



Image 9. Historic Image of English and American troops playing croquet on the South East wing

Historic image taken from: WILSON, R., ‘Port Towns & Urban Cultures’ [online]
Accessed 17.04.19. Available at: [http://porttowns.port.ac.uk/americans-in-portsmouth-ww] US Army Base Hospital, Portsmouth, England: Medical and nursing staff (US Library of Medicine.)



Image 10. Historic Image of Military troops outside the main entrance c.1918
St James Hospital, in 1918
FORD, J. H., (1927) *The Medical Department of the United States of America in the World War*. Volume II. p670



Image 11. Site Plan of the original airing court layout
Cotswold Archaeology Heritage Assessment, Page 23



Image 12. Photo of the South West Wing. Taken Aug 2018



Image 13. Photo of the main entrance, East Tower. Taken Aug 2018

02 SITE CONTEXT

Listed Buildings - Chapel

A detached chapel is located on the East of the site. It is Grade II Listed and designed by George Rake. This knapped flint with stone dressing structure has a Welsh slated roof.



Image 14. Photo of the Entrance to the Chapel. Taken Jan 2019



Image 15. Photo of the East elevation of the Chapel. Taken Jan 2019



Image 16. Photo of the Chapel. Taken July 2018

02 SITE CONTEXT

Present Day Site

Today, the application site is still owned by the NHS, and was occupied as a hospital until it was vacated by the Solent NHS Trust. The cricket pitch and Western cricket pavillion are in use by a local team.

Remnants of the original 1879 landscape remain including the two bandstands, however, the bandstand structure and the overall site landscape are currently in a poor condition.

A large number of mature trees can be seen throughout the site. The South of the site has a high density of trees, particularly around the Cricket pitch. This offers a picturesque tree-lined approach for visitors and they approach St James' Hospital from the South.



17. Eastern Wing, Overton Ward



18. Western Wing, the Fenhurst Ward



19. Eastern Tower



20. Southern Admin Building



21. North Lancashire House



22. East Wing, Fenhurst Ward



Image 23. Current satellite view of the Site.

03



MASTERPLAN DRIVERS

03 MASTERPLAN DRIVERS

Overview

The following section identifies the key opportunities and constraints of the application site forming the drivers for the emerging masterplan and its development potential.

Key drivers have been identified based on the character and location of the site and are explored in further detail. These are as follows:

- Historical landscape setting & existing mature trees
- Building Heritage
- Demolition and sensitive replacement of buildings
- Public access
- Arboriculture & Ecology
- Visual Amenity

Key principles and opportunities are identified for each driver and act as a prompt for consideration in conjunction with the site’s constraints and assets. These key principles ensure that the proposals support the established vision for the site and respond to the constraints and opportunities identified, delivering a high quality, sensitive and exemplary development.

A series of assessments and reports have been prepared by the wider design team to provide an accurate and detailed study of the site constraints. This information has provided a detailed understanding of the site and its unique assets. This information is provided within the supporting documents that accompany this application.

Historical landscape setting

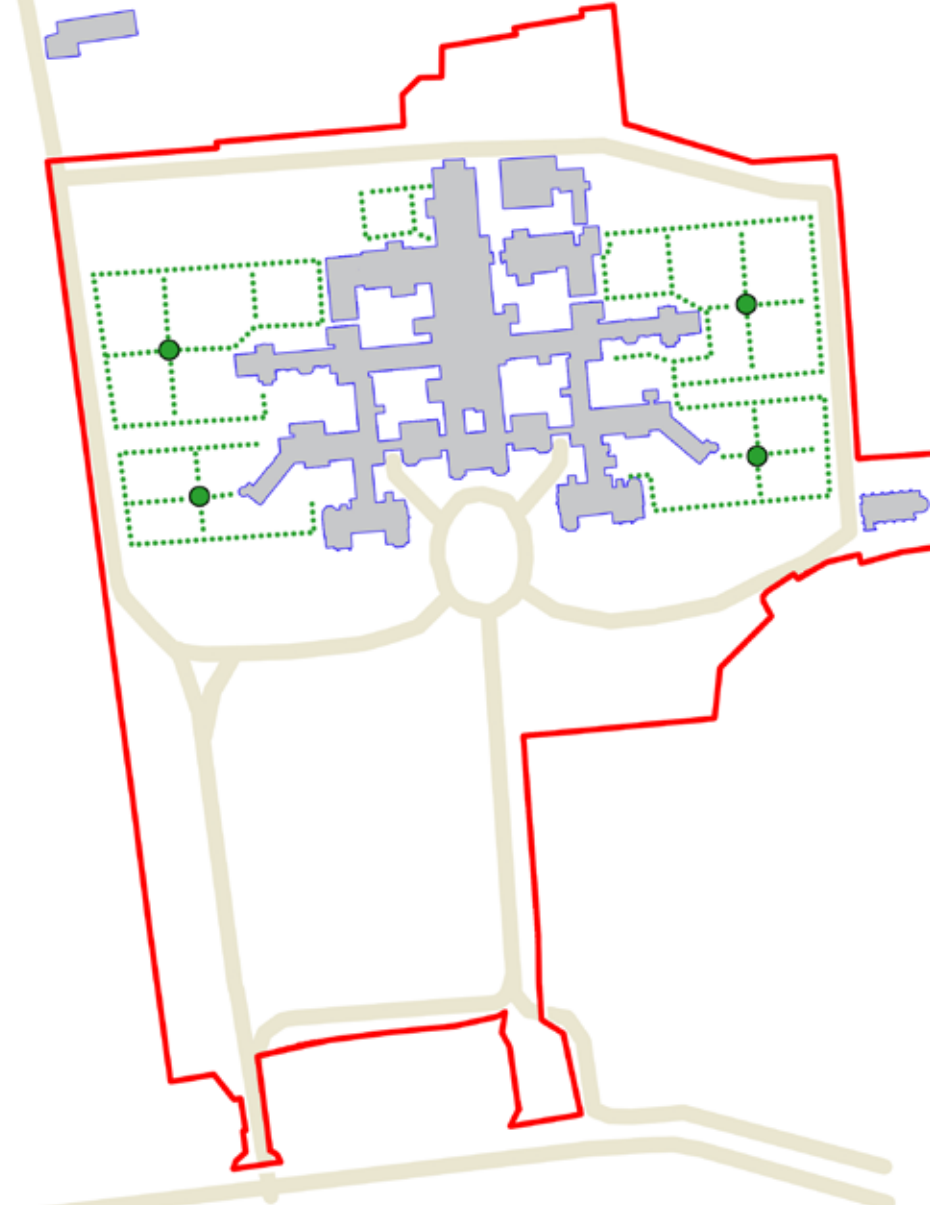


Image 24. Sketch Plan showing the former Airing Courts

Building Heritage

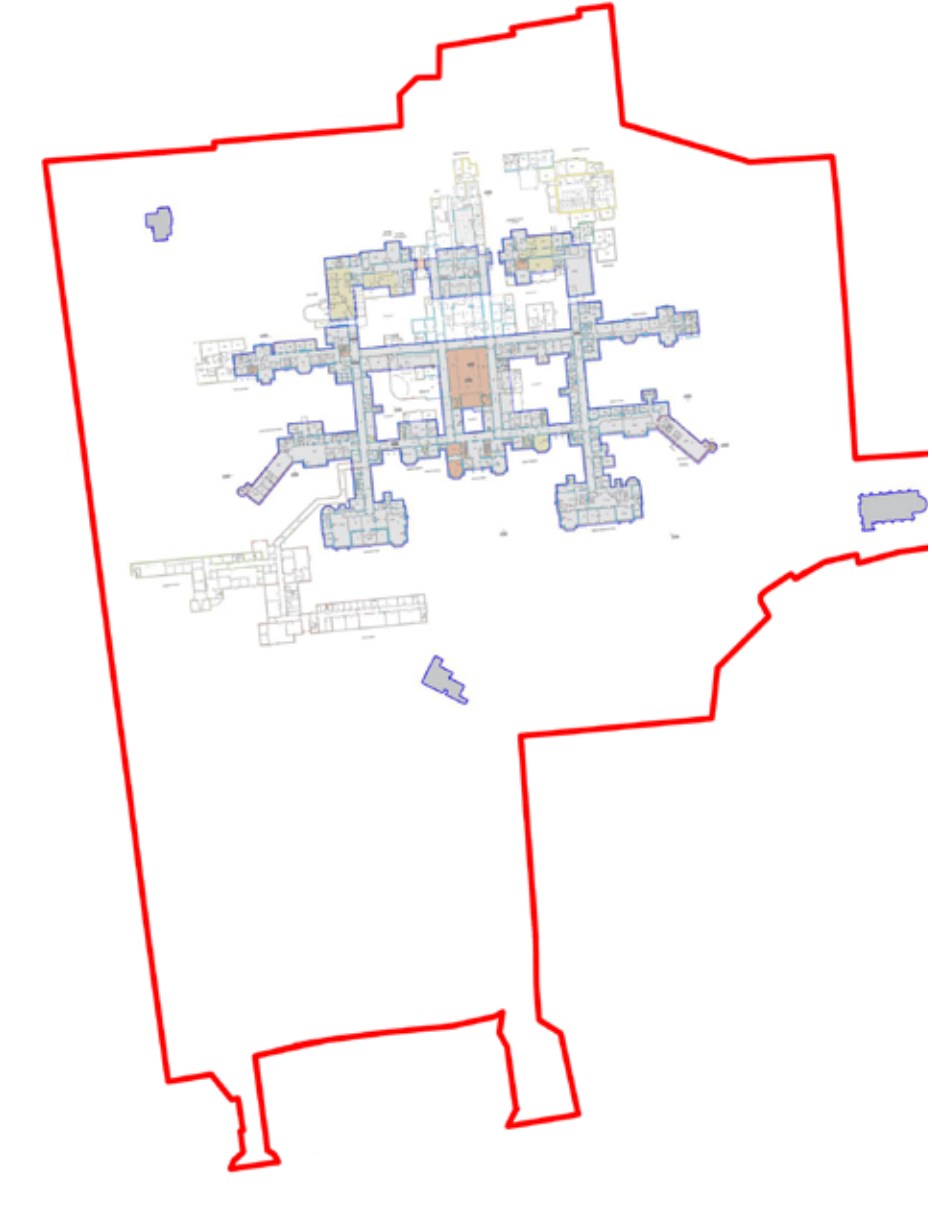


Image 25. Sketch Plan showing the Building Heritage Hierarchy

Demolition

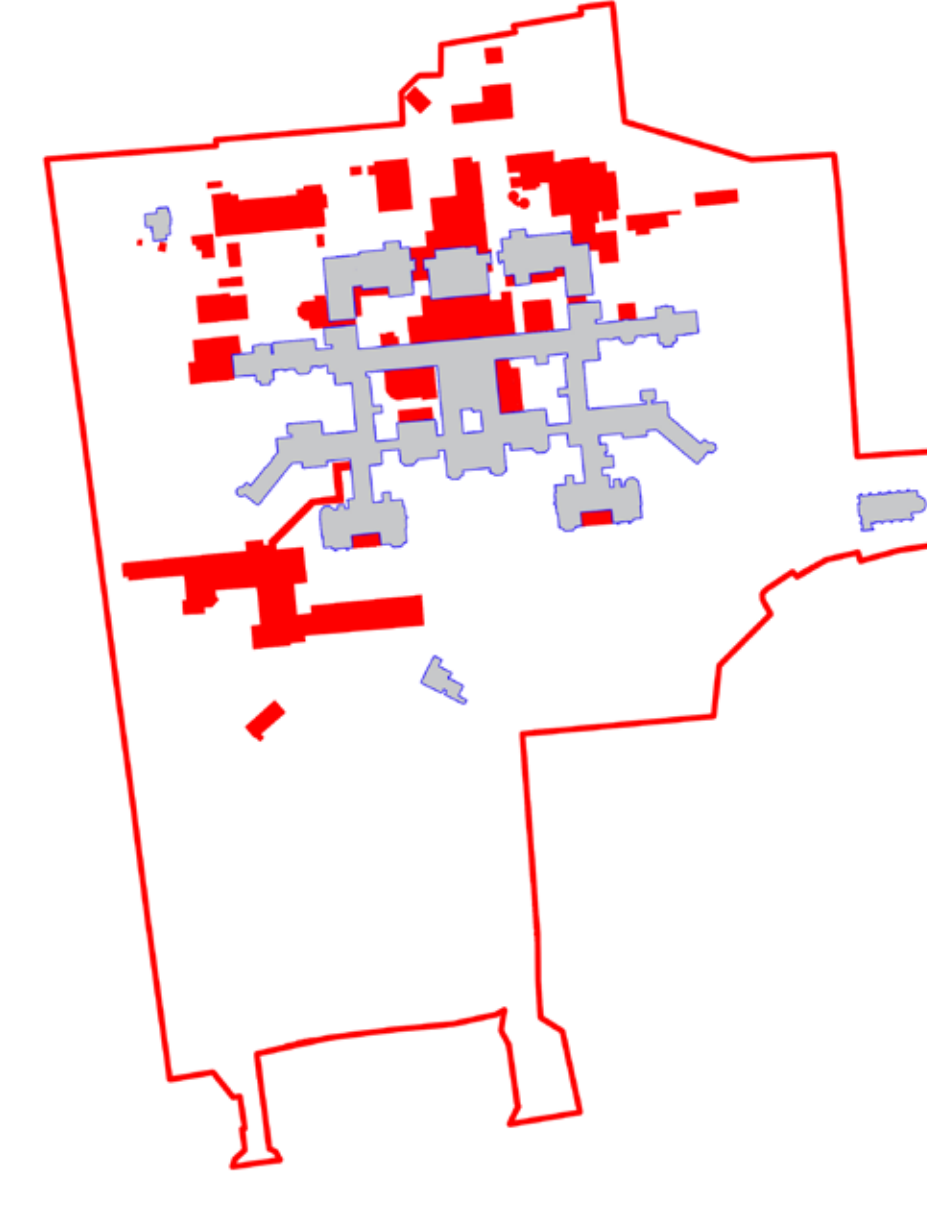


Image 26. Sketch Plan showing the Proposed Demolition

Access

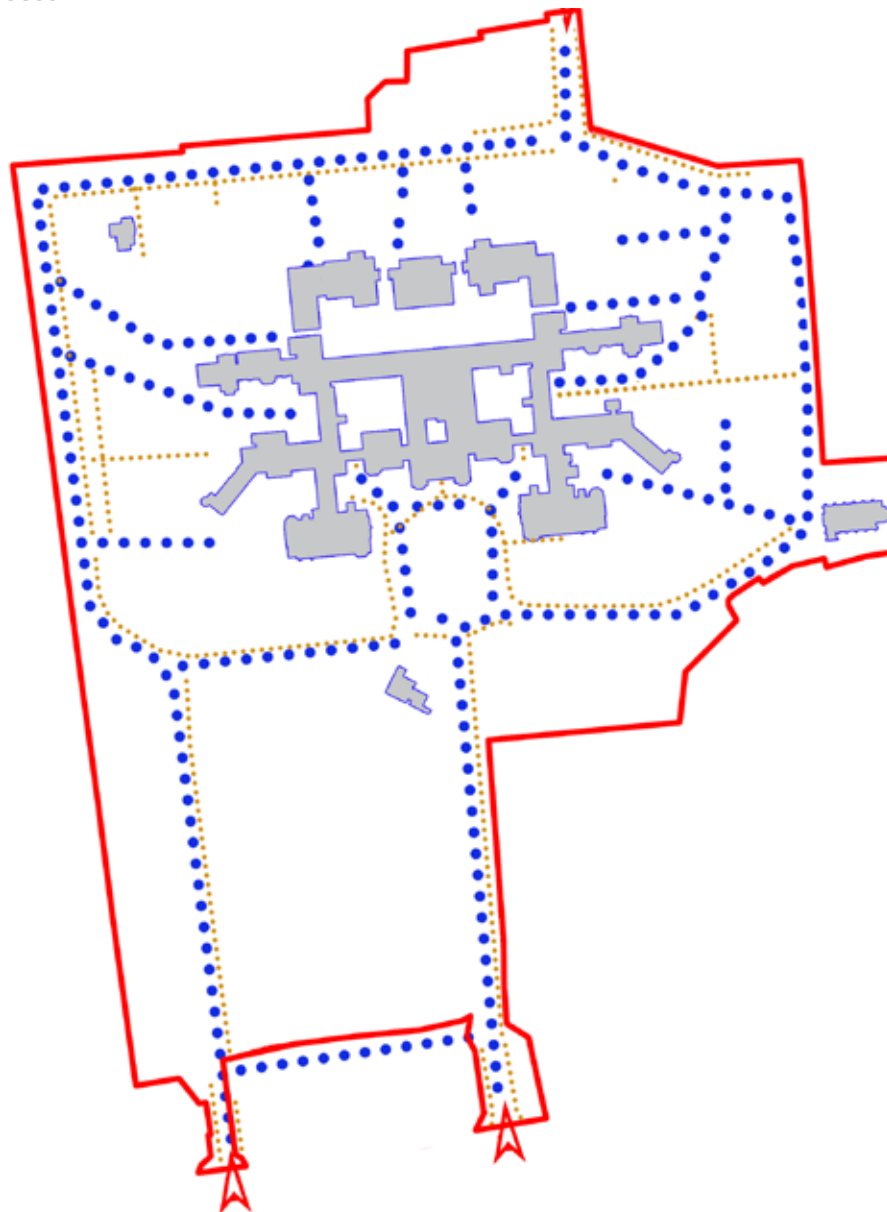


Image 27. Sketch Plan showing the existing access within the site

Arboriculture & Ecology

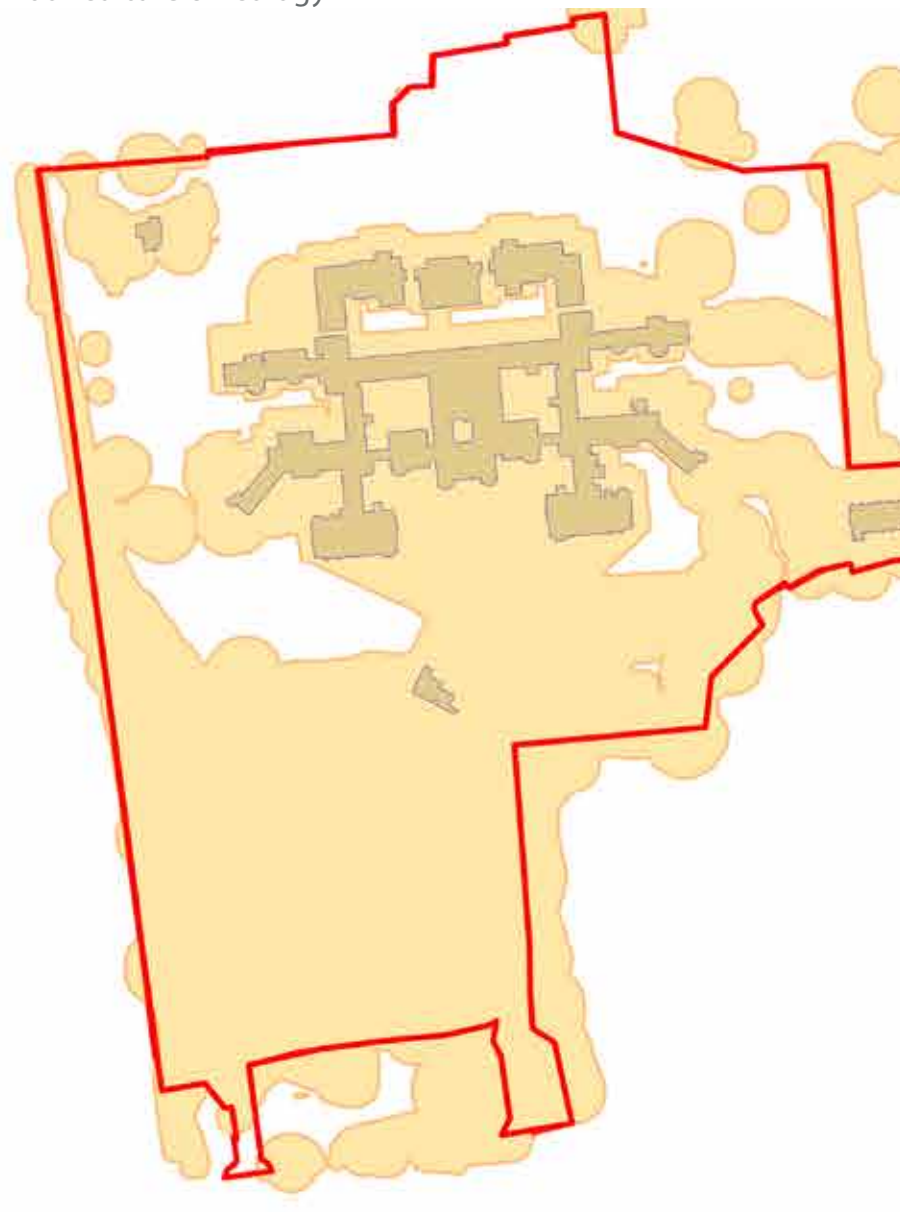


Image 28. Sketch Plan showing the existing constraints within the site

Visual Amenity

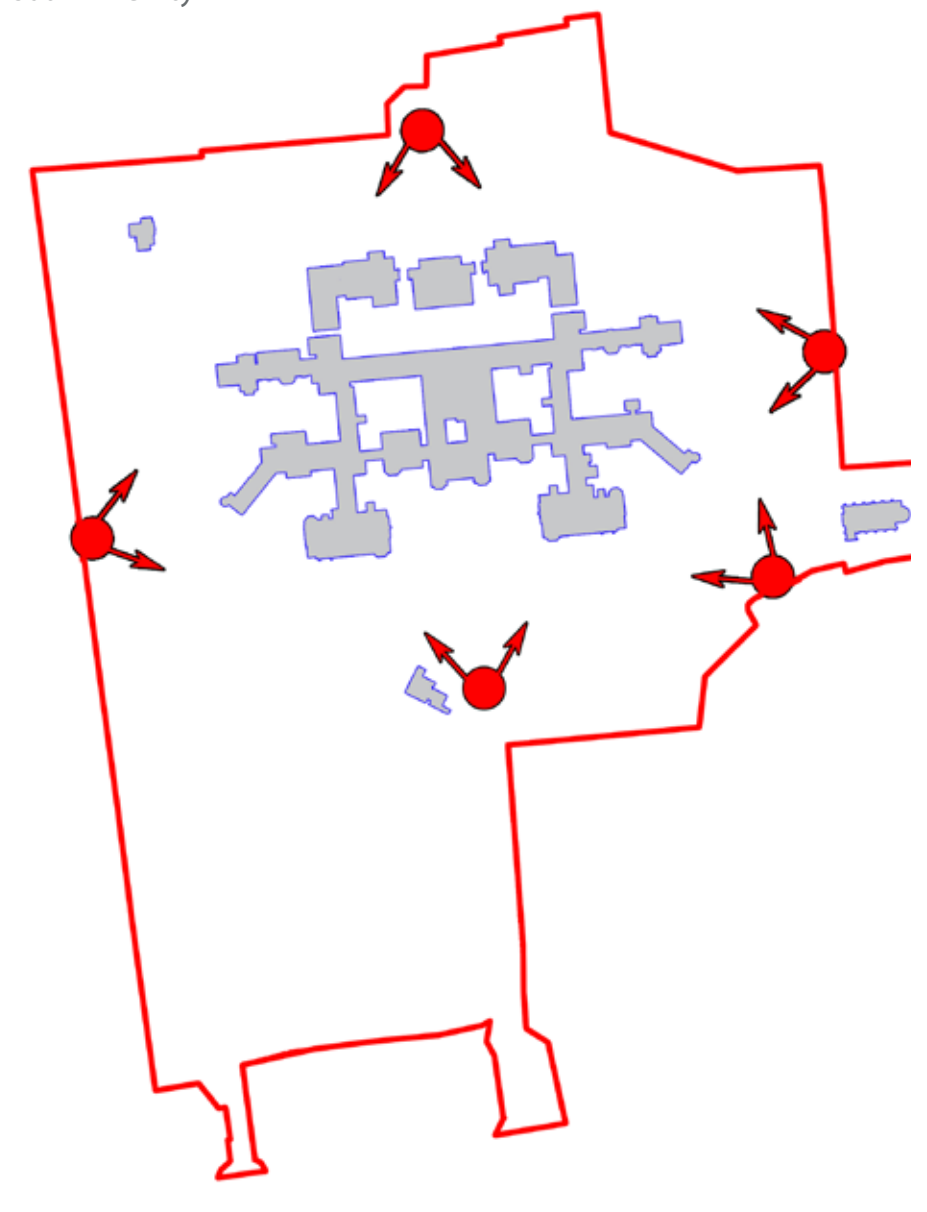


Image 29. Sketch Plan showing the key views within the site

03 MASTERPLAN DRIVERS

Historical Landscape Setting & Existing Mature Trees

The new development proposals should respect the existing landscape character and features of the site. The proposals should seek to sensitively integrate the new buildings within its landscape and provide for the long term management and maintenance of historic gardens and woodland.

The gardens and landscape setting of St James' Hospital have a high historical importance and should be enhanced where possible.

The original grounds comprised 30.5 hectares, and as the asylum expanded, a further 5.6 hectares of land was bought in 1893. Today, the site is approximately 9.8 hectares. The space immediate surrounding St. James' Hospital was divided into exercise 'airing' courts featuring central band stands.

The foundation stone was laid in 1876 and the entrance block and stair towers have date stones of 1878. The hospital was opened in 1879.

The hospital was designed to be fully self-sufficient and operated a 'home farm'.

There is an opportunity to use the historic site plans as a basic framework for a proposed site plan. The 'airing courts' can be reinstated to provide semi-public gardens with a new pedestrian access linking them.

New build houses can be used to create boundaries which sub-divide the new 'courts' and create unique zones across the site.

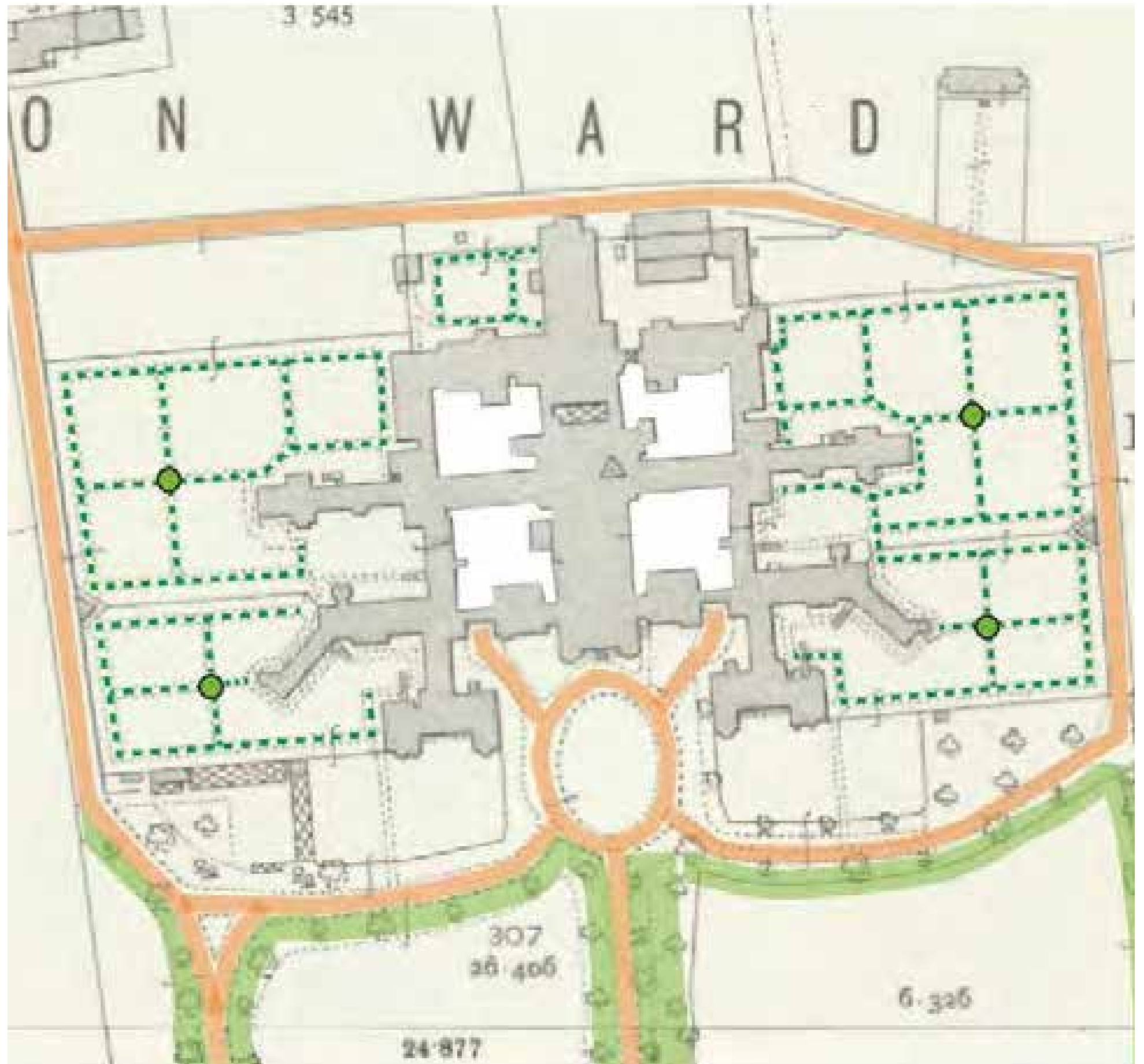


Image 30. Site Plan of the original Airing Courts
Cotswold Archaeology Heritage Assessment, Page 23

03 MASTERPLAN DRIVERS

Building Heritage

The following extracts are from the Cotswold Archaeology Heritage Assessment. The in-depth research informs many of the design decisions adopted on the Main Hospital building and the masterplan as a whole.

“The main Grade II Listed hospital building was designed by George Rake, in a style based on a mix of 13th-century French Gothic and, for want of suitable models, 16th and 17th century grand houses/palaces. George Rake was a successful local architect (1829-1885) who also supplied the design for Kingham Gaol, the buildings in Kingham Cemetery and, according to his epitaph, “many of [the town’s] most important buildings”. The listing description notes a “Byzantine Gothic” influence; this may be referring to medieval Venetian examples, based on the infilled tympani over the windows. Beyond that, the term, nowadays, is not greatly used.”

“George Rake was an eclectic designer of his age, trying to design new types of buildings in styles from periods where such structures did not exist. The building has a pavilion and corridor plan, usual for asylums at this period. The corridor plan involves a series of blocks and ranges around courtyards and linked by corridor wings. Substantial chimneys enliven the skyline of the central pavilion, but have been removed from other blocks.”

“The building covers such a large area that it is impossible to experience the building as a single unit.”

“The main south-facing elevation, which continues to serve as the main entrance, provides the best place to view and understand the composition. The three blocks, loosely and picturesquely connected by lower linking ranges, and punctuated by towers, form a lively composition, but do not hint at the four closed and two open courtyards beyond. These are experienced in isolation as the hospital is circumnavigated or travelled through and again, from each one, no other is really tangible. Indeed, each pavilion could easily stand alone as a quite a substantial building in its own right.”

“ The building then, while held together notionally in plan by symmetry, is really a collection of individual sections, linked by style and function. Except for the main front, the building is aesthetically a collection or series of picturesque views, each block, elevation or courtyard providing a visual experience independent of the others.

“This is reinforced by the almost complete lack of hierarchy in the design, the long lateral rear wings being only very slightly less ornate than the entrance block and of similar scale.”

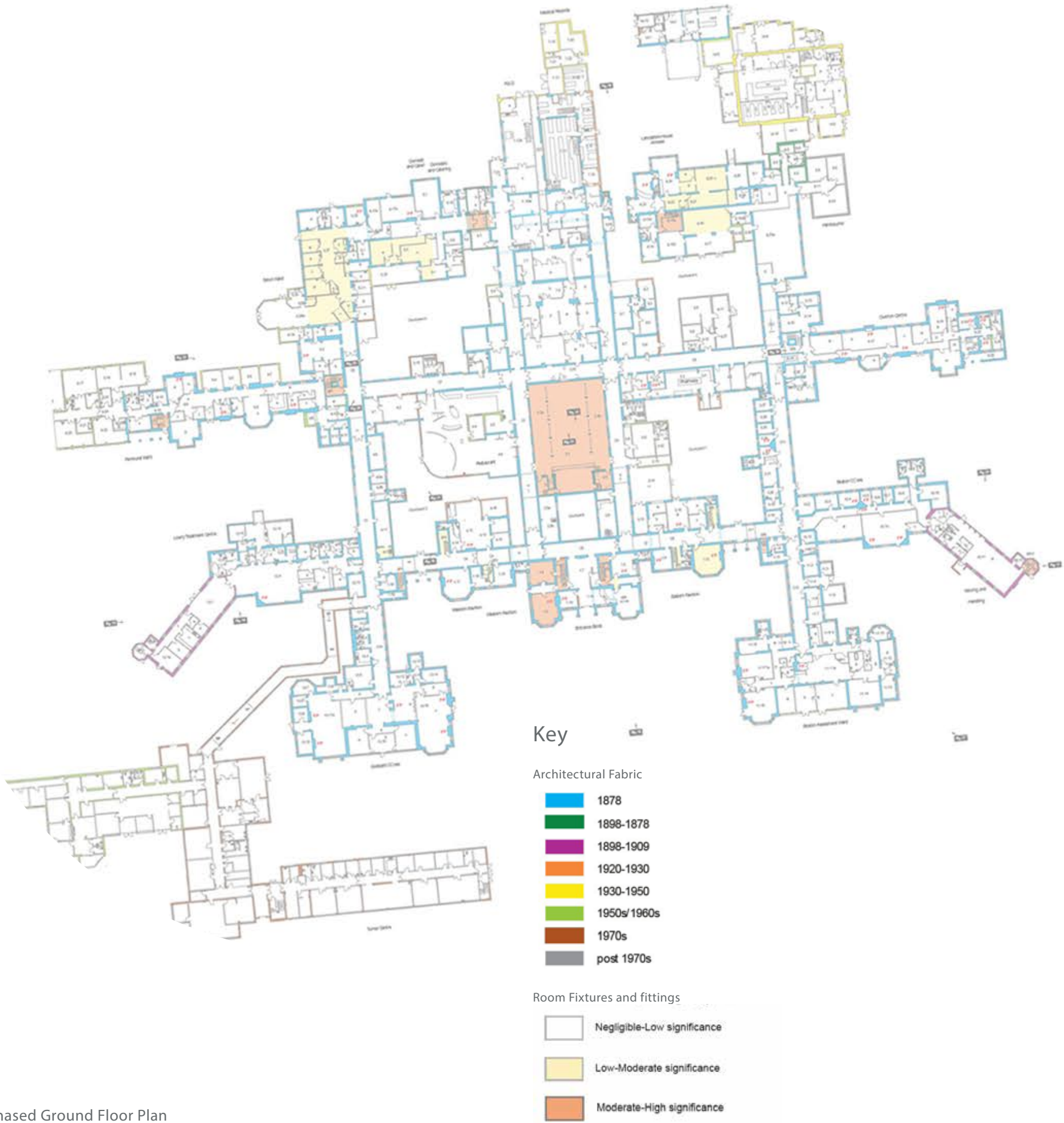


Image 31. Phased Ground Floor Plan
Cotswold Archaeology Heritage Assessment, Page 40-43

03 MASTERPLAN DRIVERS

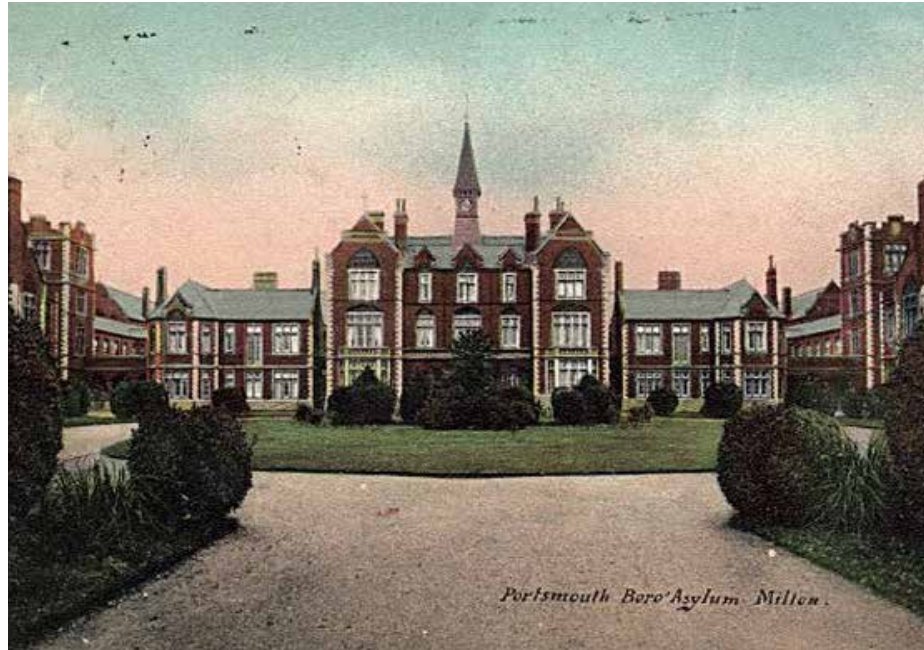


Image 32. Historic Photo of the South Elevation of St James' Hospital



Image 33. Photo of the South Elevation of St James' Hospital

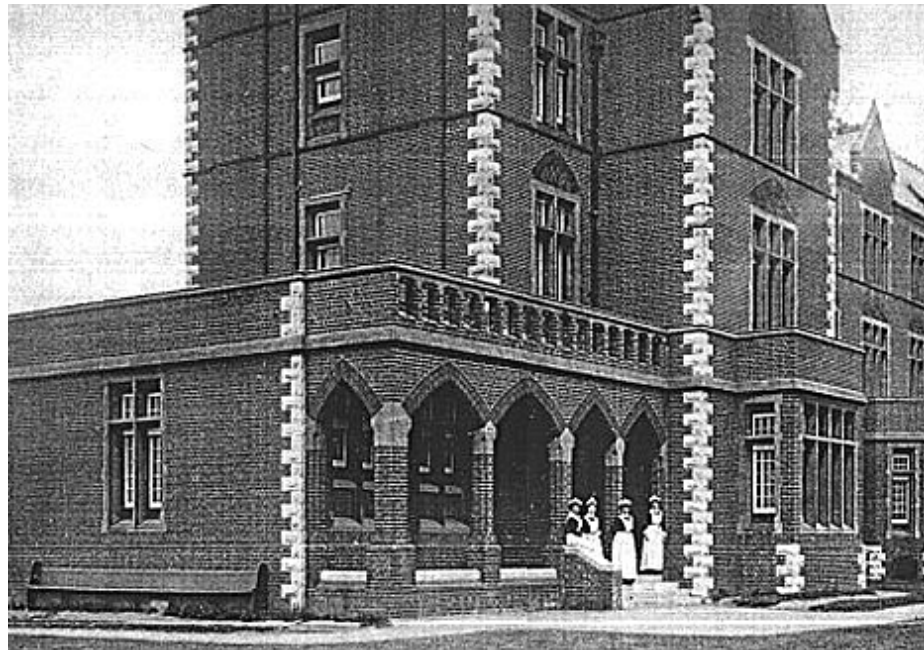


Image 34. Historic Photo of the West Wing of St James' Hospital



Image 35. Photo of the West Wing of St James' Hospital (Fenhurst Wing)



Image 36. Historic Photo of the West band stand



Image 37. Photo of the West band stand

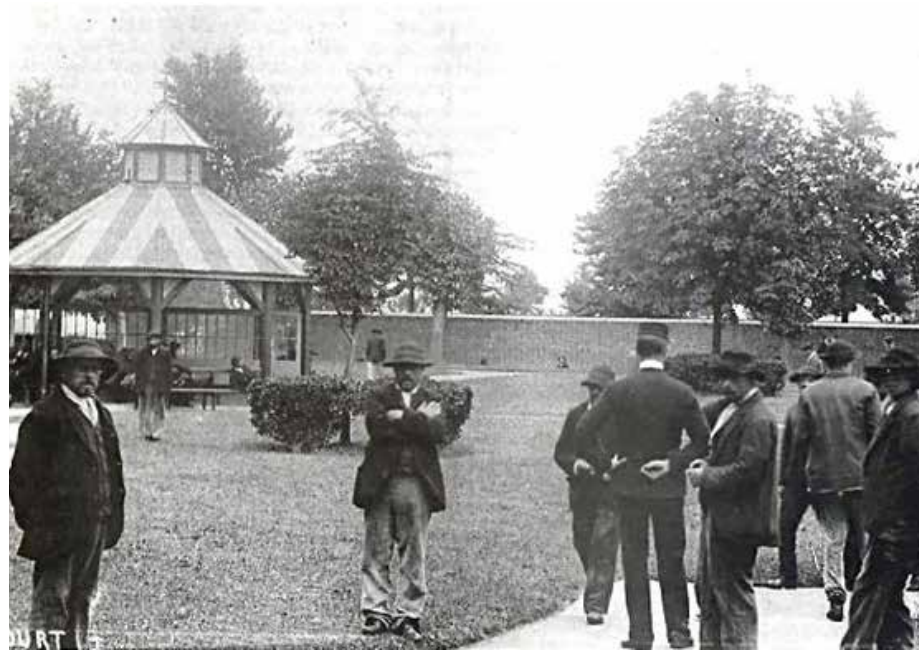


Image 38. Historic Photo of the East band stand



Image 39. Photo of the East band stand

03 MASTERPLAN DRIVERS

Demolition

The demolition plan below shows the extent of the demolitions. The retained structure would be a symmetrical footprint, sympathetic to the original 1878 construction. The planning proposal seeks to remove modern extensions and additions which are currently harmful to the significance of the Listed Building.

The Heritage Statement identifies that the majority of proposed demolitions relate to the modern extensions that are not considered to form part of the original historic fabric of the building.

However, in order to accommodate residential development within the former hospital building, some alterations to the original 1878 building would be necessary. Most notably, the demolition of the Kitchen to provide suitable access and natural light into the proposed dwellings located to the north of the Hall.

Other key demolitions include the removal of internal walls, changing existing windows and adding new door openings. As identified within the Heritage Statements, the proposed alterations are not seen to cause substantial harm to the Listed Building and have the benefit of securing a viable, long term use for the heritage asset.

The existing hardscape offers potential locations for new hardscaping, parking courtyards and new build houses. The majority of the existing hardscaping is to the North of the site, near the Former Hospital Kitchen and services. The proposed scheme will utilise this pre-developed area for a higher density of residential development, with a lower density for the rest of the site, thus, protecting the existing trees and key views.



Image 40. Existing Site Plan showing the extent of Demolition proposed

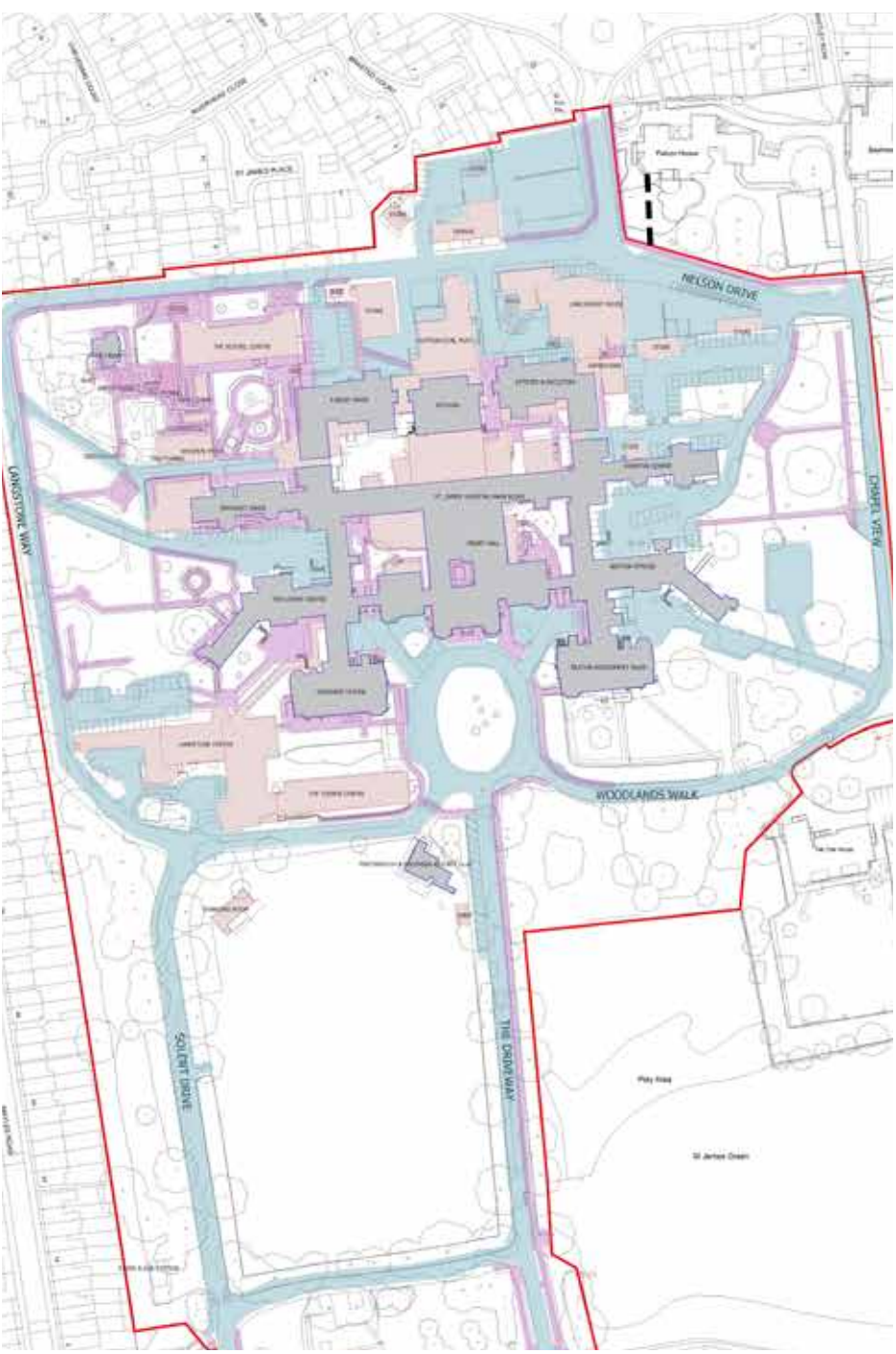


Image 41. Existing Site Plan showing the hardscape and building footprint

Sensitive replacement of buildings

The existing building footprint across the site: 1.6 hectares
16% of the site

The existing hardscape across the site: 3.5 hectares
34.6% of the site

Demolition - Windows

The existing windows are a variety of styles, materials and condition. We propose to be replace all existing windows with new double glazed units. This allows the creation of a uniform style and appearance across the entire building which complies with insulative performance (Building Regulations, Part L).

New transoms, mullions and beading would be designed to match existing.

Where possible, the existing stone mullions would be retained and enhanced.

Demolition - Doors

Where window openings are made into new door openings, the doors will be designed and specified to compliment the existing windows, while meeting the Building Regulations for insulative performance (Part L) and security (Part Q).

Further information and justification on the proposed demolitions is detailed within the Existing Elevations and the Conservation Architect’s Statement.



Image 42. Existing Site Photo showing the extent of Demolition proposed

03 MASTERPLAN DRIVERS

Public Access

Access to the development is available from the south of the site, via two entrances off Locksway Road. There is also an access point from the north of the site, via Longfield Road. The proposals will continue to use these access points, and seeks to enhance the existing tree-lined approach via The Driveway. The Solent Drive access from Locksway Road will be provided for use by the cricket club.

The perimeter vehicular routes around the site provide access to the wings of St James' Hospital. The proposal seeks to retaining perimeter roads providing suitable access across the site. Retaining the majority of the road layout is seen to be the most sustainable method for access, rather than providing a new route and potentially damaging Root Protection Areas of the existing, high-value trees to provide a new road layout.

There is an opportunity to enhance the existing pedestrian routes within the site, using landscaped "airing courts" as access junctions across the site. This moves the pedestrians away from the vehicular routes and provides a safer, more visually attractive and direct route through the site.

The site has the potential to connect Milton Common to Eastney and the Beaches beyond. Therefore, the proposal seeks to re-locate pedestrtain route from the North to the South of the site, providing meandering walks through the mature parkland landscape.

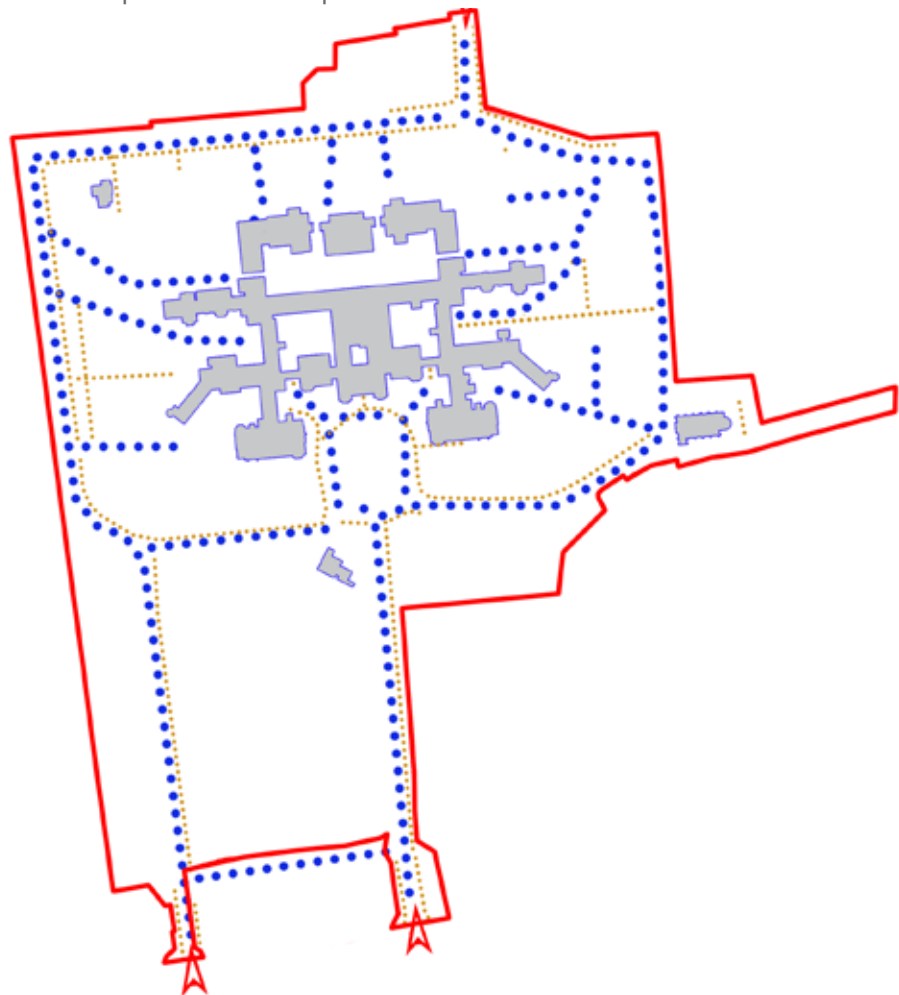


Image 43. Site Sketch showing the vehicle and pedestrian access



Image 44. Photo of the Southern access - Solent Drive



Image 45. Photo of the Northern access - Longfield Road



Image 46. Photo of the Southern access - The Driveway



Image 47. Photo Western wings with a high category tree near SJH



Image 48. Photo Eastern wings with high category trees near SJH

03 MASTERPLAN DRIVERS

Arboriculture & Ecology

An arboricultural survey has been undertaken by Barrell Tree Consultancy to identify the existing tree conditions and constraints on site. The proposed design layout minimises the impact on trees. Root protection zones have been identified and layout ensure retained trees are protected for future growth.

There are a large number of trees within the boundary of the site with TPO designations. The existing, mature trees within the parkland setting provide a strong framework for the proposed layout. The new tree planting is required to ensure a healthy succession to this framework.

Existing key trees have been identified within the site for selective thinning as part of a proactive management strategy. This reduces the damage to the listed building, reduces shading and improves the longevity of the existing trees.

A landscape management plan will ensure management and maintenance is undertaken of the landscape and protected trees.

Selective poor quality trees and shrubs will be removed to open up views of the historic features across the site.










Image 49. Tree Protection Plan. Produced by Barrell Tree Consultancy.

03 MASTERPLAN DRIVERS

Summary of Opportunities

- 1. Protect The Driveway tree-lined approach
- 2. Retain existing trees of a high ecological value & visual amenity
- 3. Opportunity for residential properties to be built on previously developed land
- 4. Potential for woodland walking area - connecting Locksway Road to Milton Common
- 5. Potential for landscape improvement and new tree planting
- 6. Retain & enhance the historic ‘airing’ courts surrounding the main hospital
- 7. Potential to create new development focussed around the historic ‘airing’ courts
- 8. Improving views to and from The Driveway and further south
- 9. Retain and enhance the existing landscape. Improving the existing internal courtyards
- 10. Potential for new housing along side new green spaces. Enclosing the green spaces and generating formality reflecting back to the historic hospital layout
- 11. Provide focal points across the site, reflecting back to the ‘band stands’ previously created
- 12 Potential car parking & shared surfaces tucked into the wings of the existing hospital
- 13. Existing St James’ Hospital retained

- Key
-  Potential areas of development
 -  Landscape of significant importance
 -  Opportunity for central square
 -  Potential New Tree Planting Area
 -  Retained Buildings
 -  Pedestrian Movement
 -  Views

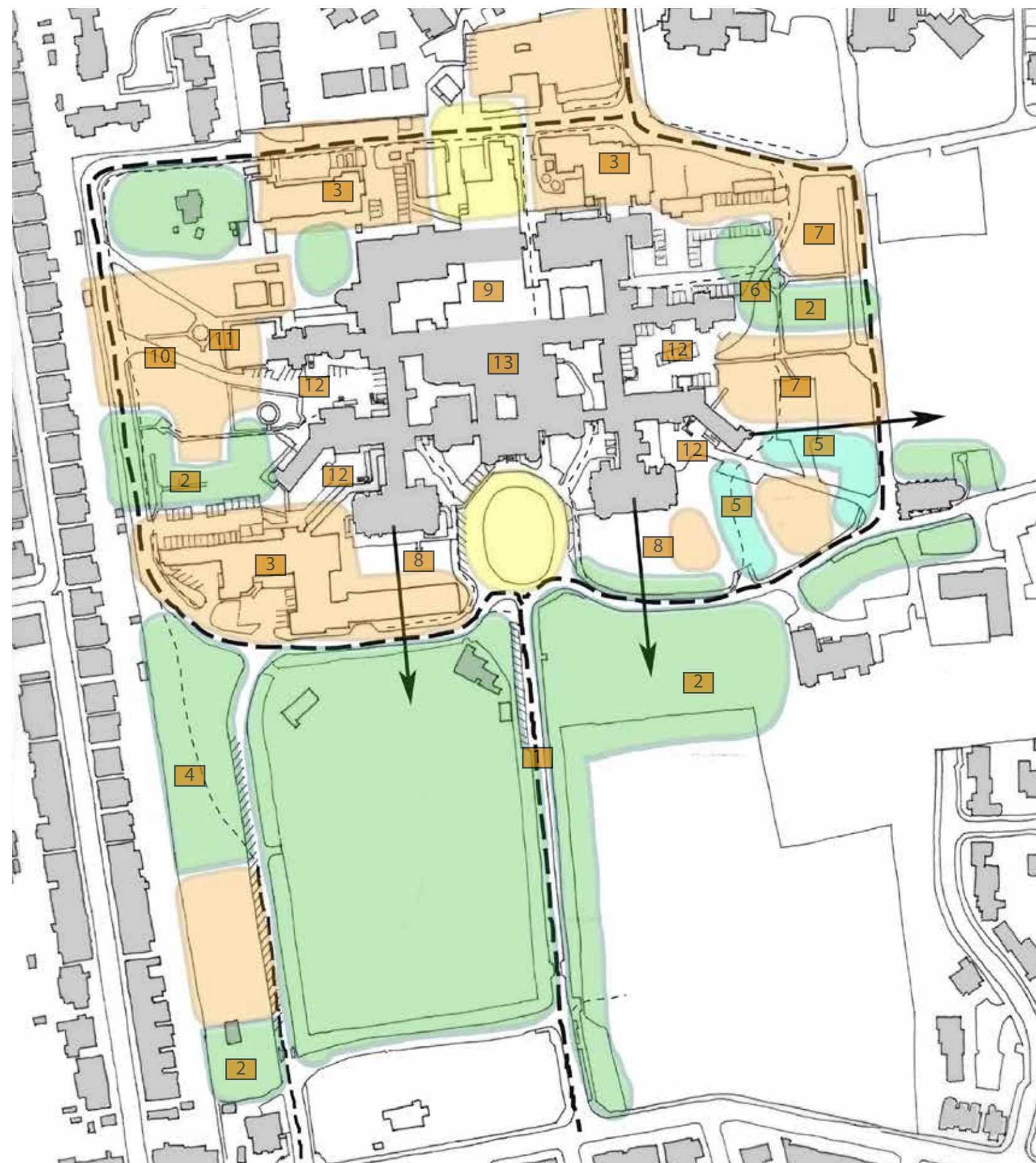


Image 50. Existing site plan showing a summary of opportunities for the Application Site

04



DEVELOPING THE SCHEME

04 DEVELOPING THE SCHEME

Key Design Drivers

The landscape vision shows the creation of a series of spaces created around a refocused and refurbished St James’ Hosptial.

The retention of the existing building respects and acknowledges the past significant uses of the site whilst providing a framework within which development can be accommodated.

The proposal recognises the importance of maintanining the parkland aesthetic of the site, establishing an appropriate heritage setting for the refurbished hospital and retaining the existing high quality trees.

The new builds are situated away from the areas of high visual impact, where the site’s existing landscaping can be maximised to ensure that new building sits seamlessly within the setting.

Much of the car parking is provided in discrete courtyards, thus reducing the visual impact on the landscape setting.

The landscape-focussed central arrival space to the front of St James’ Hospital is to be retained and enhanced. This aims to establish a space of scale and quality that reflect the heritage status of the former hospital.

The western boundary will be enhanced with hedgerows. The planting will develop a strong, green edge and effectively integrate the boundary into the wider landscape character of the site.

The whole of the site will be connected via a series of formal and informal footpaths connecting amenity spaces to the wider footpath network. The provision of such routes, together with a well maintained, visually attractive and diverse public landscape will encourage the development of a new St James’ community.

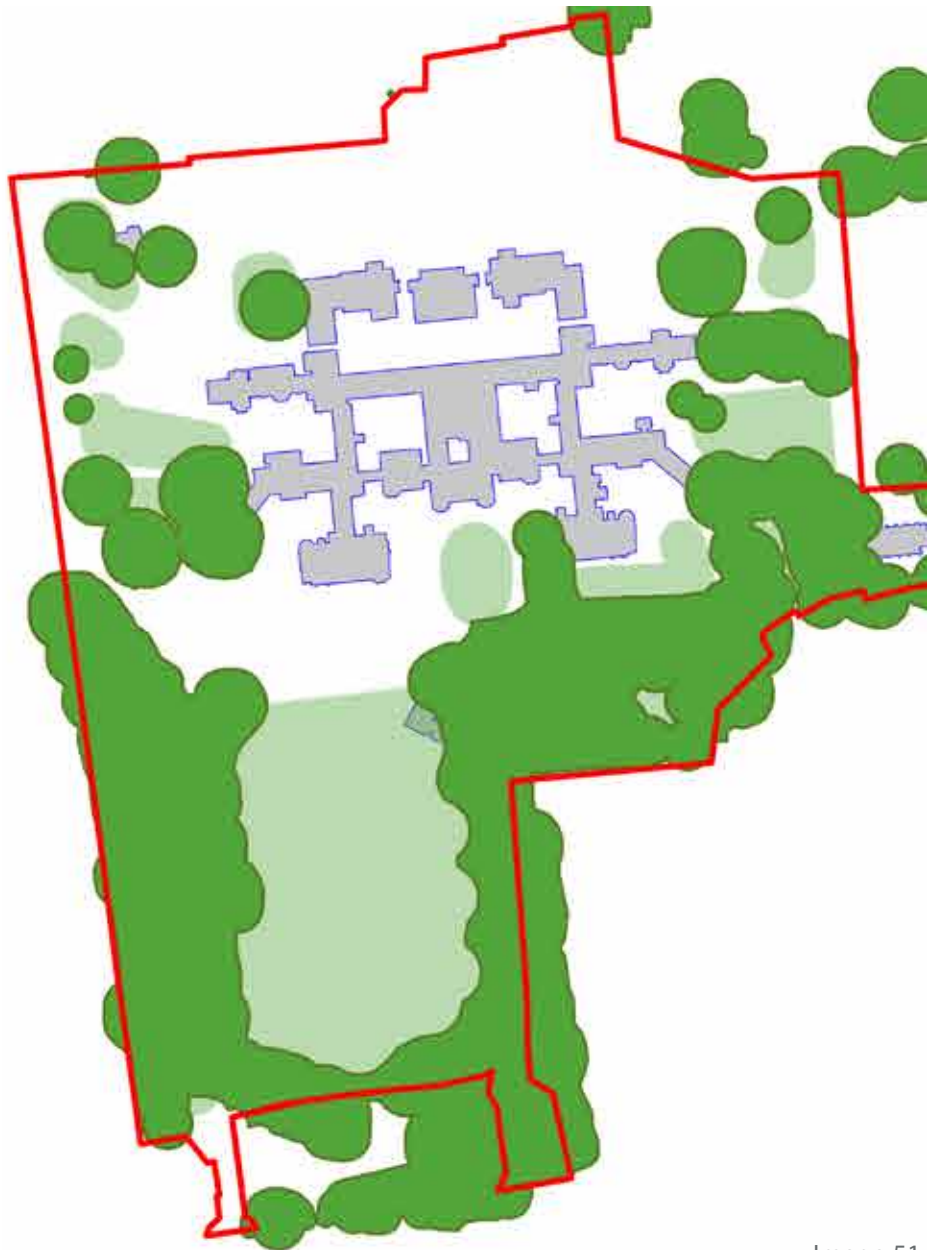


Image 51.

Landscape & Immediacy with Nature

- Retain and enhance the historical landscape features
- Integrate with the existing high quality landscape
- The layout creates and opportunity to design a series of landscpe gardens which reflect the former “airing courts”
- Remove existing hard standing from existing Root Protection Areas (RPA)
- New footpaths within RPA constructed with a non-dig technique
- Hedge lines help to loosely enclose the gardens
- Trim trail and exercise loop created to encourage activation of the landscape

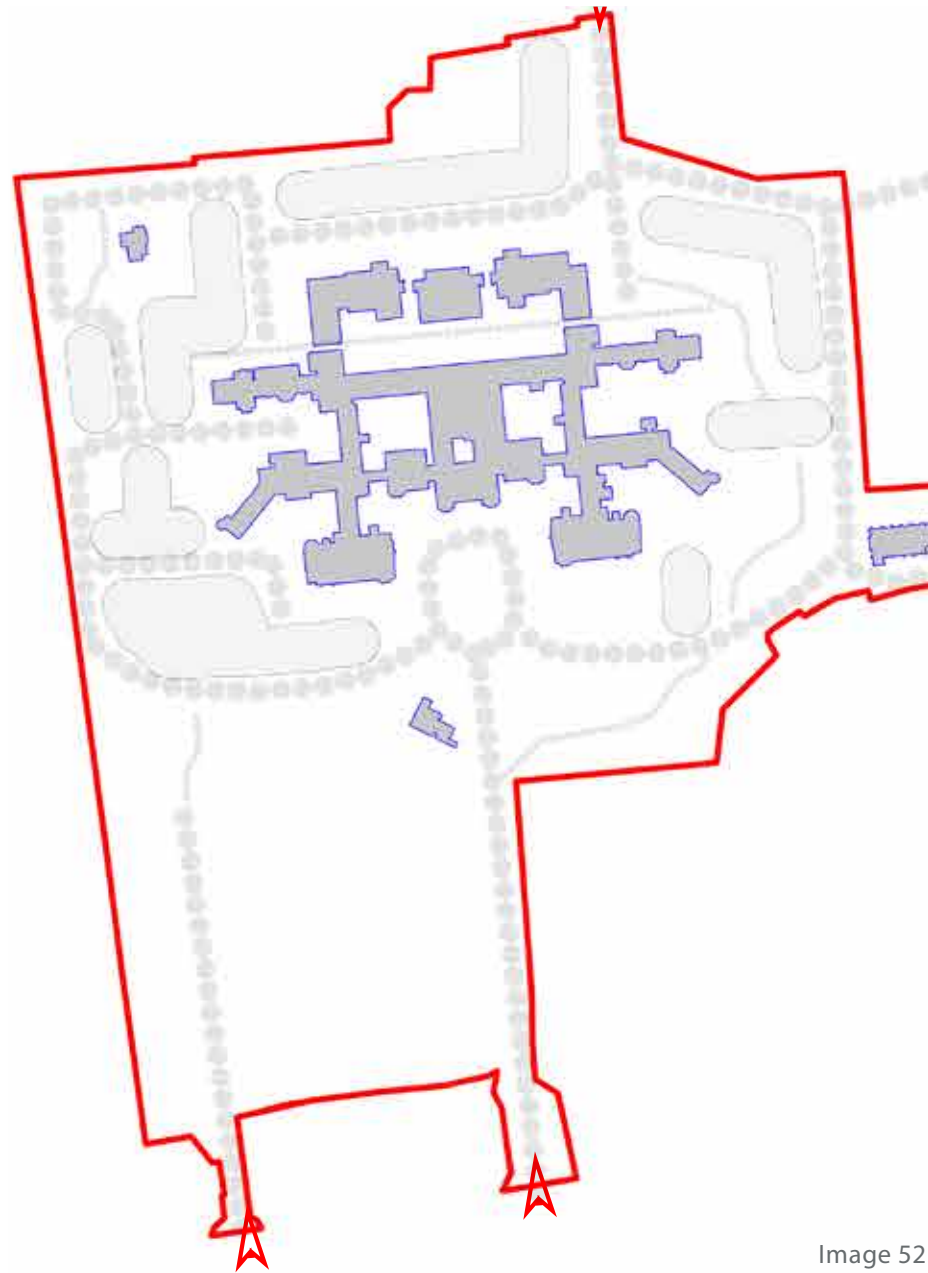


Image 52.

Spatial Organisation, Movement & Clarity

- Perimeter access roads around the edge of the site
- A new footpath network reflects the historic movement patterns
- Retaining and enhancing the landscape-focussed central arrival space
- Creating spaces which are big enough to allow activities to happen without detracting from the residential setting
- Creating a hierarchy of spaces which are linked via a legible series of footpaths
- The use of soft features like trees, hedging and longer grasses to informally divide the spaces, providing clarity on private, semi-private and public areas

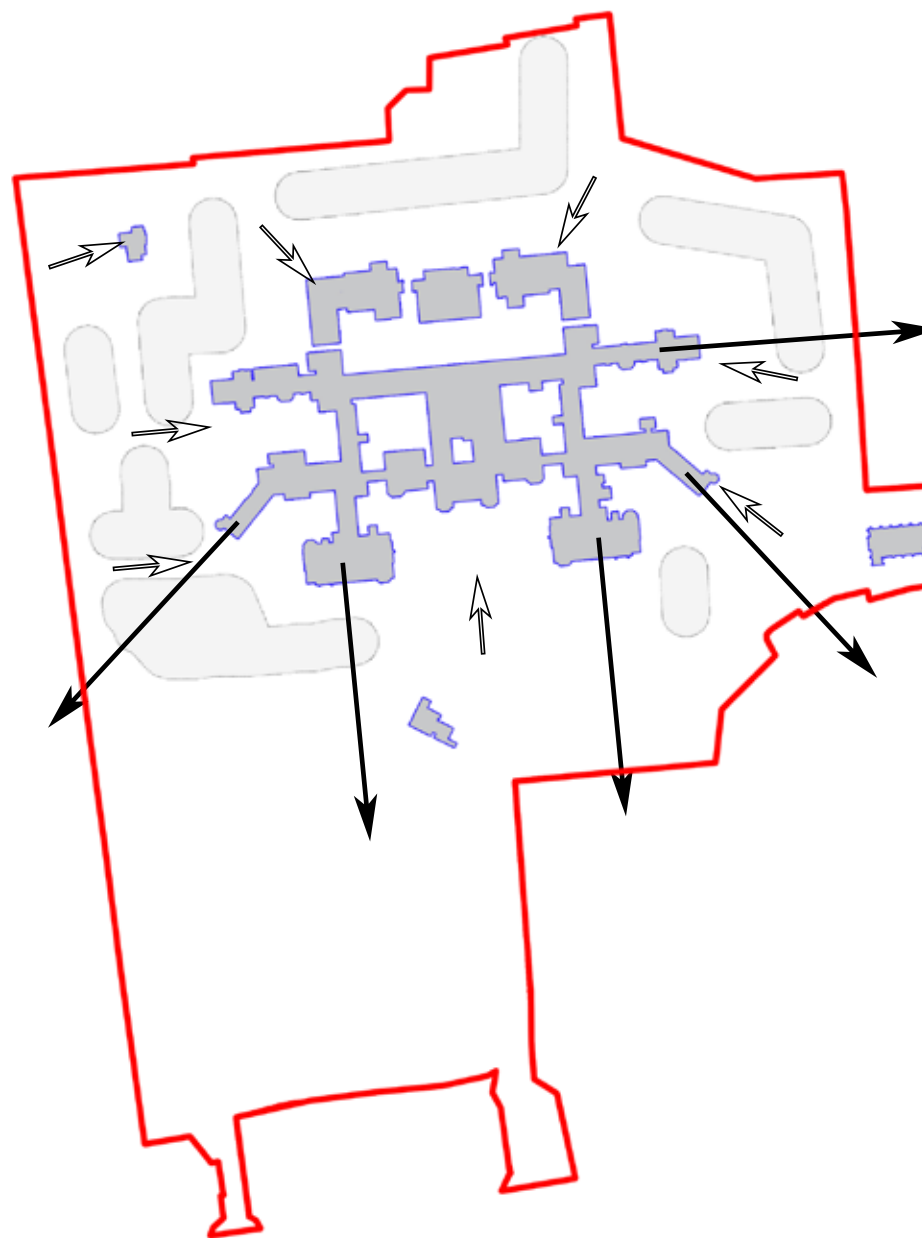


Image 53.

Views, Vistas & Delight

- Landscape design maximises the views of the former St James' Hospital
- An enhanced Western boundary improves the surrounding views
- Views to the South are enhanced by the removal of The Turner Centre
- The Driveway approach to the former St James' Hospital is enhanced with new surfacing and tree planting
- Green spaces are adjacent to housing & overlooked to ensure they feel safe



Image 54.

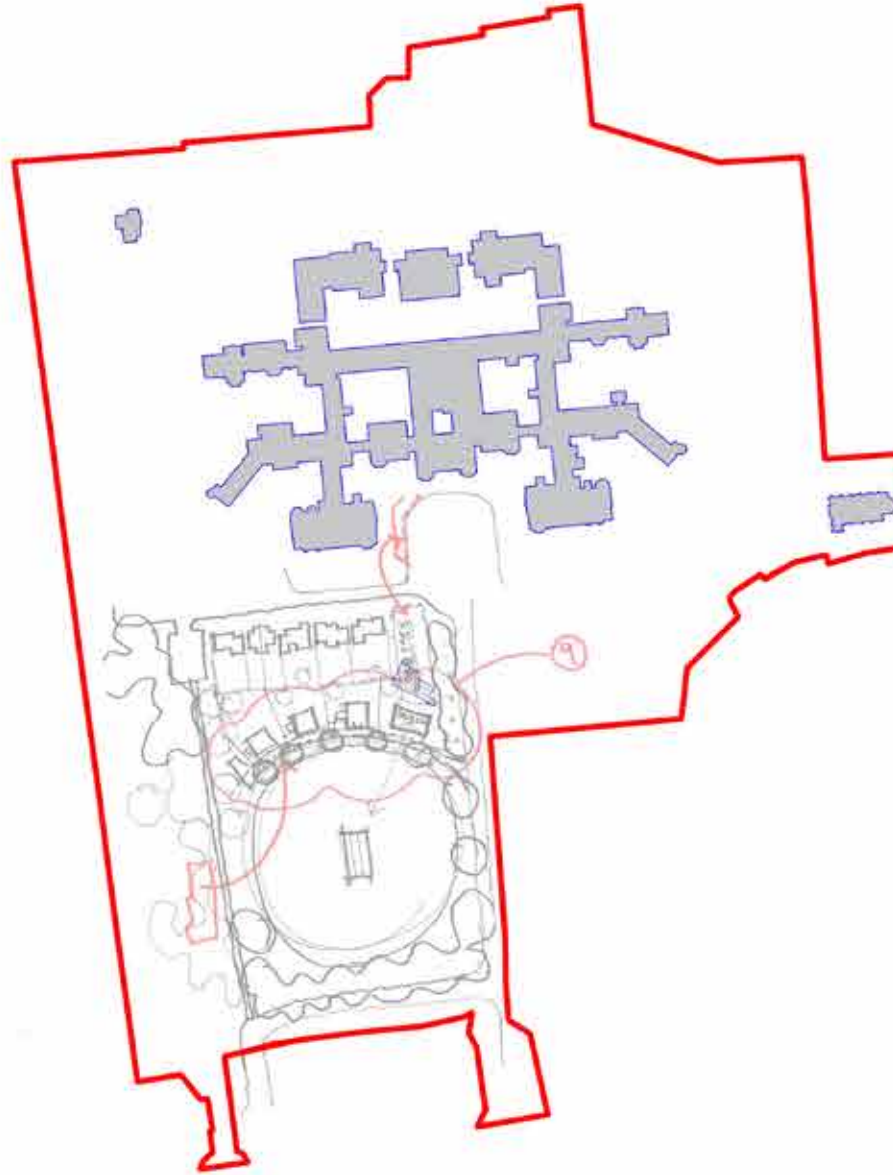
Form and Scale & Heritage

- St James' Hospital forms the centre of the new development both in scale and footprint
- New builds are sensitively located within the mature landscape
- Public footpaths meander through and around the site
- New builds are no greater than two-three storeys, to ensure St James' Hospital retains the hierarchy of scale across the site
- Principle routes connect the site to the existing urban grain and are located in convenient and logical positions

04 DEVELOPING THE SCHEME

Early Concept Sketches

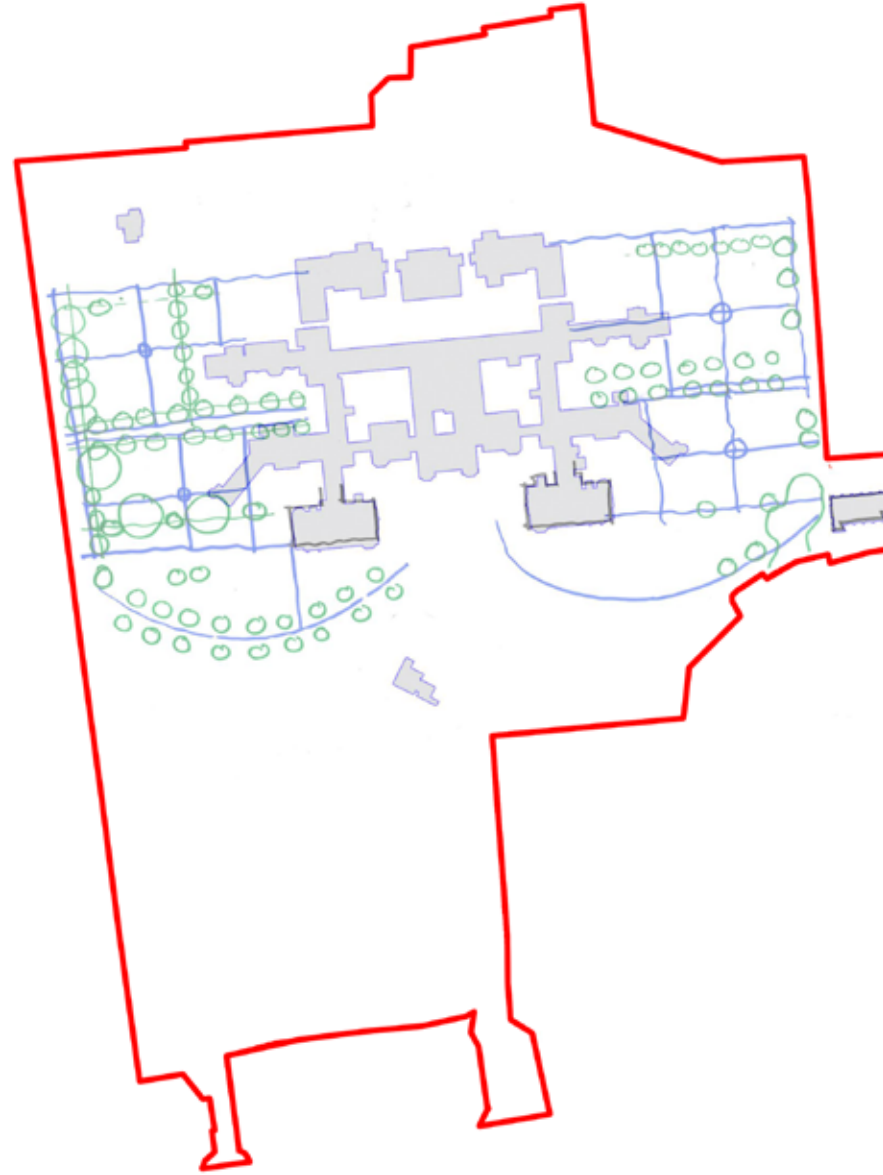
The following development sketches shows how the landscape vision and Masterplan scheme have developed. A number of options were developed in mid 2019 which influenced the developed Masterplan.



Cricket Pitch Concept

- Exploring the idea to create a small number of south-facing houses in the Northern edge of the cricket pitch
- Potential to visually improve the setting of the Listed Hospital and the Cricket pitch

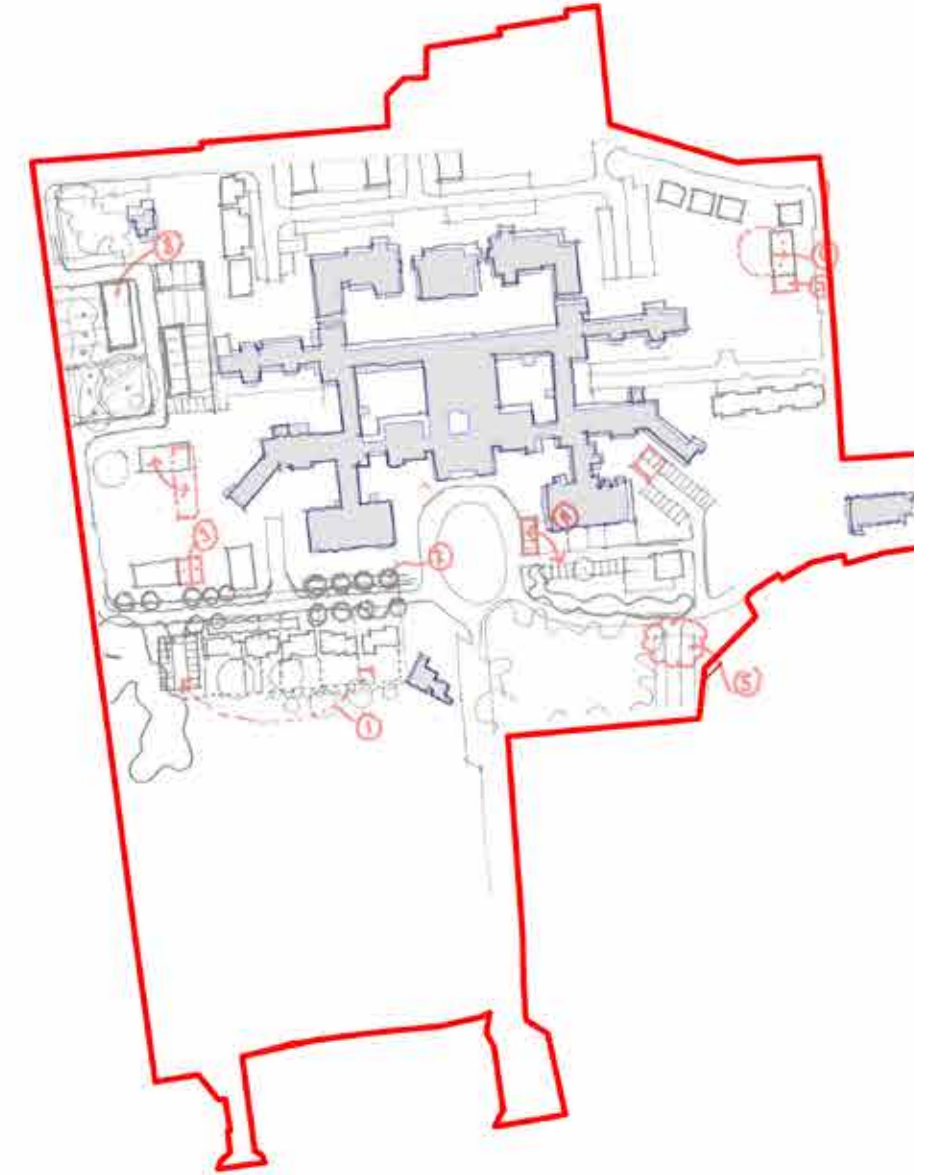
Image 55.



Green Infrastructure Sketch

- Exploring a landscape design which could re-instate the garden grid of the old hospital grounds.
- Potential to plant trees along the routes of the historic lines to create a visual emphasis on this re-instated design

Image 56.



Developed Concept Layout

- Exploring alternative locations for the proposed New Builds
- Exploring the option to move the existing perimeter road to enhance the existing trees

Image 57.

04 DEVELOPING THE SCHEME

Masterplan Development



Initial Masterplan by LDA

Image 58.

270 - 360 dwellings

Early Development Principles and Framework identified by LDA Design on behalf of the NHS Property Services

04 DEVELOPING THE SCHEME

Masterplan Development



Initial Design Proposals

Image 59.

277 dwellings

Refurbishment of St James' Hospital

Car parking is provided in discrete courtyards within former hospital wings

Existing trees will be retained where appropriate



Bid Proposals

Image 60.

237 dwellings

Reduced number of proposed new builds to the South to minimise the impact of existing trees

Western perimeter boundary retained

Connections through the site via a series of formal and informal footpaths



Developed Design

Image 61.

231 dwellings

Review of proposed new build locations, higher density to the North, lower to the South

Semi-Public "gardens" proposed to the East, where the former "airing courts" were located

Private courtyards located within the enclosed spaces of St James' Hospital



Developed Design

Image 62.

241 dwellings

Road layouts redesigned to reflect the historic hard landscaping

All proposed new builds removed from Solent Drive, to preserve existing trees

A number of dwellings proposed to address the existing cricket pitch

05



PROPOSED MASTERPLAN

05 PROPOSED MASTERPLAN

Overview


From the outset the landscape proposals have been carefully designed to be respectful of the sites historic and environmental context. This approach has been at the very core of how the scheme has evolved and the following pages look to demonstrate how this has been achieved.

The landscape vision is to create a new neighbourhood which people respect and love. We believe that this will happen by creating a series of high quality, engaging and delightful gardens which are reflective of the sites historic and environmental context whilst at the same time bring new opportunities for community engagement, ecological enhancement and health benefits.

The architect, master planner and landscape architect have worked closely with the other key consultants to achieve this vision, looking to bring forward a development that is sensitive to the setting whilst bringing new life and excitement at every opportunity.

Main features across the scheme include:

- 1. Retained cricket pitch
- 2. New 1km circular walk
- 3. Enhanced formal drive
- 4. Children's play (5-11yrs)
- 5. Enhanced arrival court
- 6. Kitchen Gardens
- 7. Chapel gardens
- 8. Existing Chapel
- 9. Private Gardens
- 10. Parking courts
- 11. Neighbourhood Gardens
- 12. Retained significant trees
- 13. Courtyard gardens
- 14. New footpaths

 Existing Trees


 Proposed Trees



Image 63. Proposed site plan showing an overview of the key design principles for the Application Site

05 PROPOSED MASTERPLAN

Character Areas & Concepts

The following pages go into detail on the various gardens, courtyards and amenity features proposed within the development. The gardens have been developed alongside the architect to ensure they are appropriately sized, well activated, welcoming and safe.

The specification of materials and planting is consistent throughout the application site to create a sense of place. The landscape layouts and arrangements differ depending on the nearby functions and residential adjacencies. For each Character Area we provide narrative on how the spaces are used, accessed, overlooked and divided.

The five main areas are:

1. Neighbourhood Gardens
2. Courtyard Gardens
3. Chapel Gardens
4. Arrival Courtyard
5. Parkland & Cricket Ground

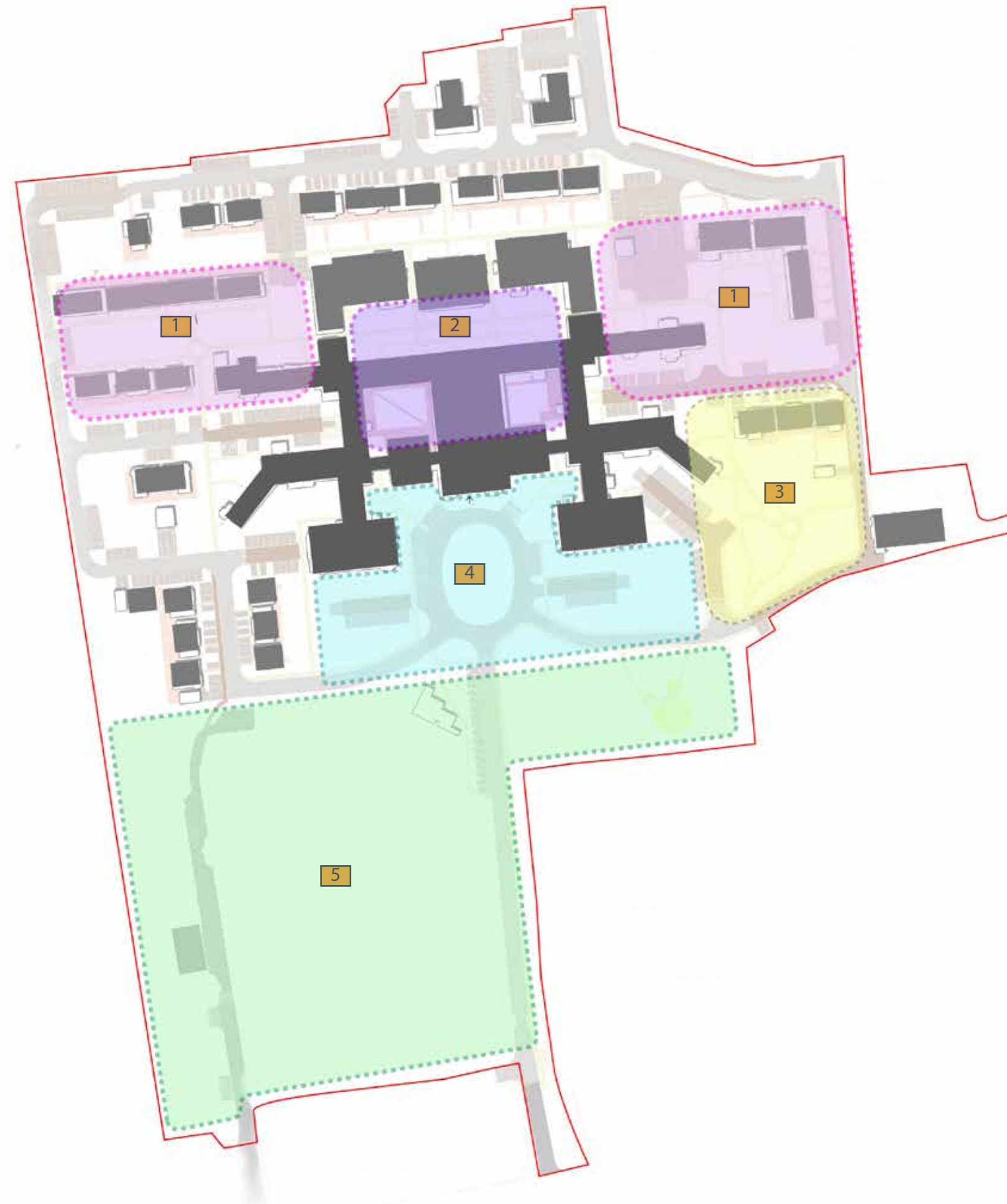


Image 64. Proposed Character Areas

05 PROPOSED MASTERPLAN

Neighbourhood Gardens

These generous spaces provide an excellent opportunity to create smaller more intimate neighborhood gardens. Keeping them very green, with trees, hedges and wildflower grasses, the spaces provide a calming environment for the adjacent homes.

Small elements of incidental play for the youngest children are included within these spaces. The inclusion of natural play elements for the youngest children will help activate the gardens and add further delight.

Within the western garden, as shown on the adjacent plan, the existing band stand will be relocated to create a focal point for the garden and provide an area for residents to sit and rest and come together as a community.

The layout of the footpaths have been designed to reflect principle desire lines, whilst also reflecting the historic cross shaped design within the old airing gardens.

The main features include:

1. Community gardens
2. Door step informal play
3. Private gardens
4. Wildflower grasses
5. Existing trees
6. Communal Parking
7. Key pedestrian footpaths
8. Bandstand

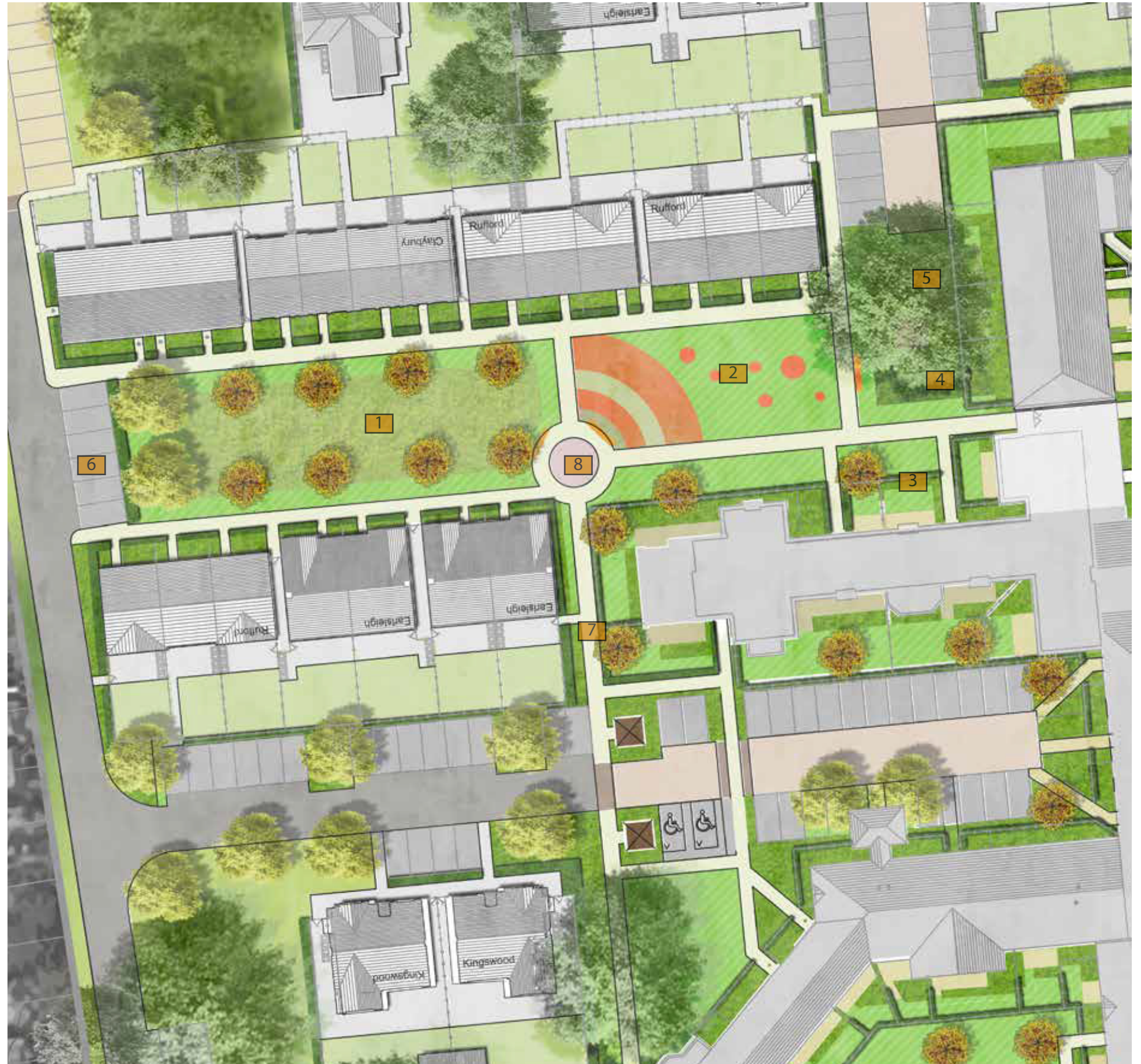
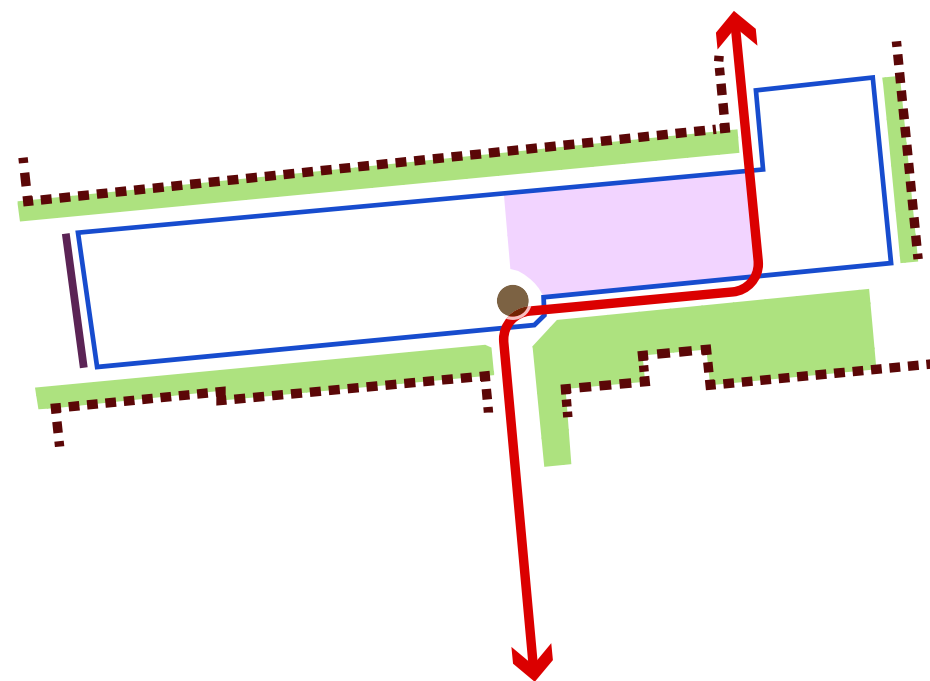


Image 65. Proposed Neighbourhood Gardens Character Area

05 PROPOSED MASTERPLAN

Courtyard Gardens

At the heart of the development, located within the centre of the heritage buildings are a series of courtyard spaces which include lawns, shrub beds and tree planting. Around the edges of the buildings planting help soften the building and provide a degree of privacy for the ground floor apartments.

The centre of the Northern Courtyard contains a series of raised beds within a Kitchen Garden. These beds will be maintained by the residents and will provide opportunities to grow vegetables, herbs and flowers. The Kitchen Gardens are located on the footprint of the old kitchens and will be partially enclosed using low brick feature walls to provide an element of screening.

The footpaths and courtyards have been arranged on a simple symmetrical layout, responding to entrances and desire lines.

The design and layout will be formal, with clipped low hedges, small ornamental trees and mown raised lawns.

The main features include:

1. Formal Lawns
2. Paved Courtyard with trees
3. Shrub beds
4. New ornamental trees - 2m clear stem
5. New footpaths
6. New seating
7. Kitchen Gardens

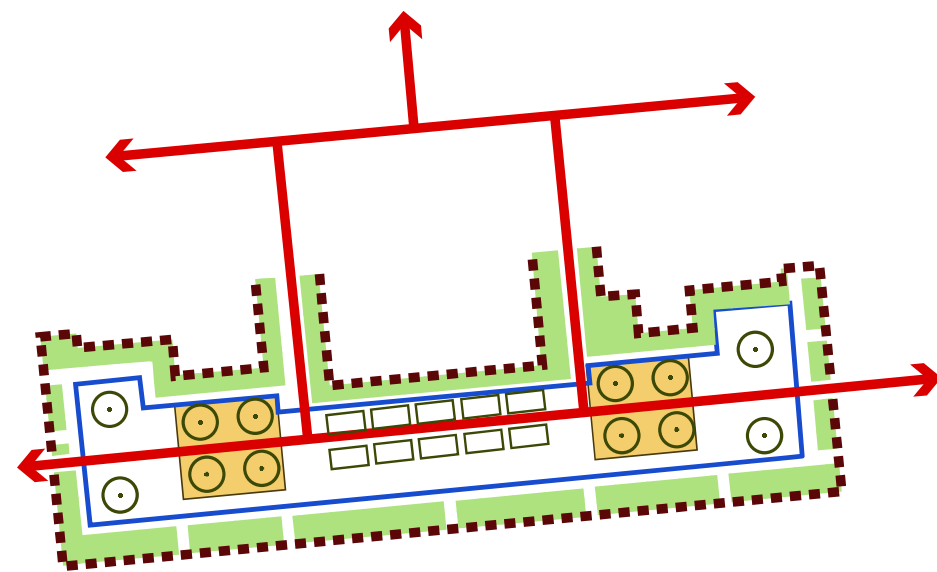


Image 66. Proposed Courtyard Gardens Character Area

05 PROPOSED MASTERPLAN

Chapel Gardens

The Chapel Gardens will be at the centre community life. The gardens have been designed to allow for community spill out and activation.

The mature trees will be protected and enhanced with areas of wildflower grasses under and around their canopies.

A series of sweeping footpaths traverse the gardens and meet in the centre where there will be formal seating for residents.

The road in front of the Chapel will be surfaced in an enhanced concreted block, making the road more pedestrian friendly and helping to tie the Chapel to the gardens.

Access from these gardens into the play area to the south will be logical and intuitive, linking these two community assets. The rear gardens to the north of the gardens will be screened and protected with a native hedge.

The main features include:

1. Chapel
2. Enhanced road surface
3. New native hedging
4. Seating
5. Communal parking
6. Key pedestrian footpath
7. Fruit trees

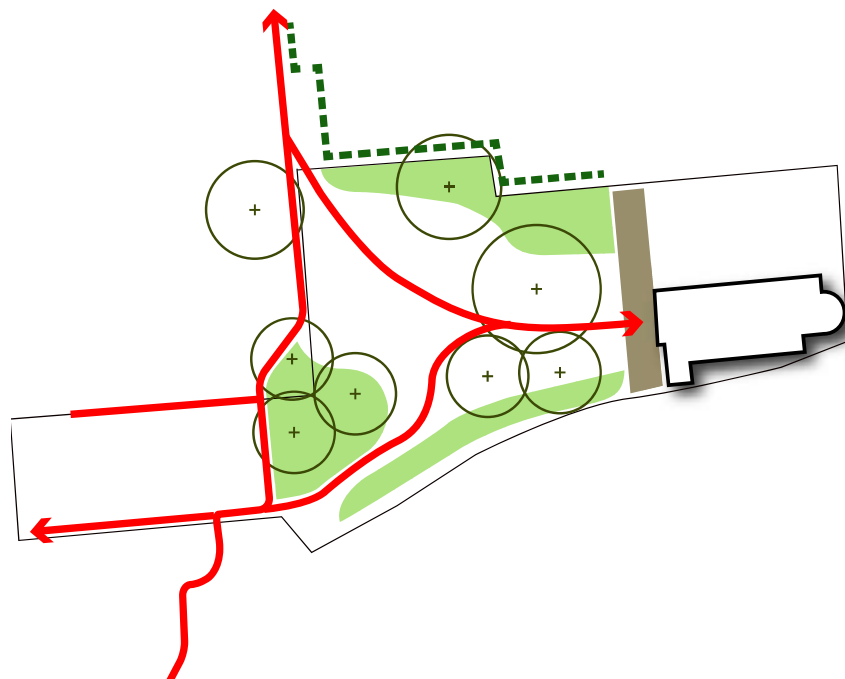


Image 67. Proposed Chapel Gardens Character Area

05 PROPOSED MASTERPLAN

Arrival Courtyard

This space sits in front of the principle facade, so the landscape proposals ensure that any views are not interrupted and any changes in materials remain sympathetic to the buildings heritage.

New shrub planting is proposed around the building edges helping to soften the building, making it feel more domestic whilst also providing more privacy for the ground floor apartments.

The existing tarmac drive is to be replaced with a buff resin bonded surface. This road course will help soften the frontage further and will be in keeping with its heritage status.

The main features include:

1. Principle entrances to main building
2. Entrance Courts
3. Private Gardens
4. Communal Parking
5. Low Hedge
6. Key Pedestrian Footpaths

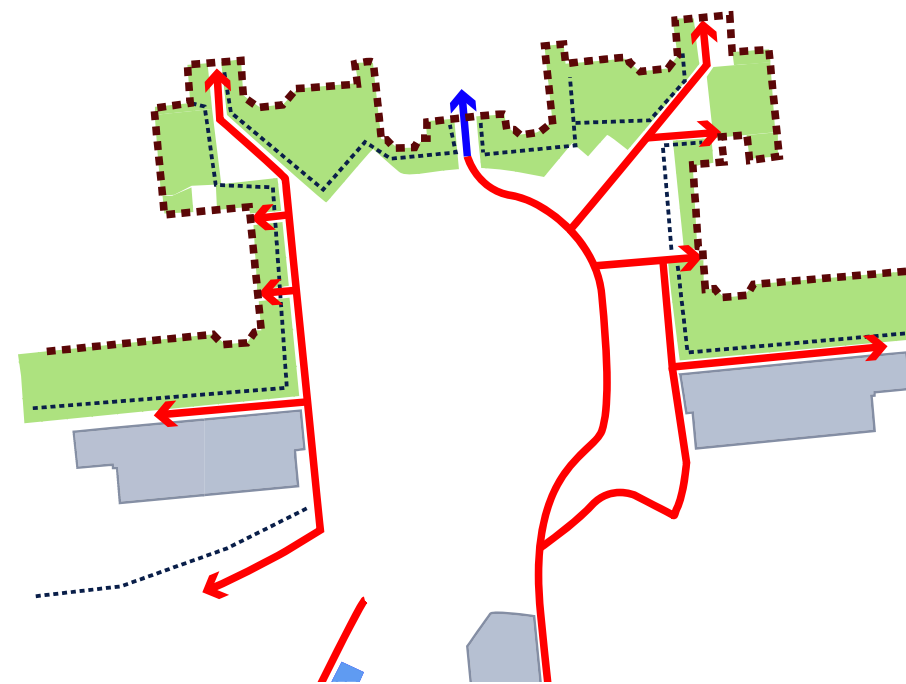


Image 68. Proposed Arrival Space Character Area

05 PROPOSED MASTERPLAN

Parkland & Cricket Ground

A new circular footpath will run around the edge of the parkland, providing an attractive walking route. Along its length its proposed to provide a series of trim tail equipment for the local residents to use.

The new circular footpath provides circa 1km loop, which can be used by walkers and joggers. The footpath will be surfaced using a resin bound gravel, so the porous material can be laid with care within tree root protection areas.

The cricket ground will continue being used by the local club. It is anticipated that the cricket pavilion will be refurbished under a separate planning application.

The main features include:

- 1. Cricket pavilion
- 2. Cricket square
- 3. Circular route
- 4. Controlled cricket parking
- 5. Pedestrian route only
- 6. Mown grass informal route
- 7. Wildflower grasses

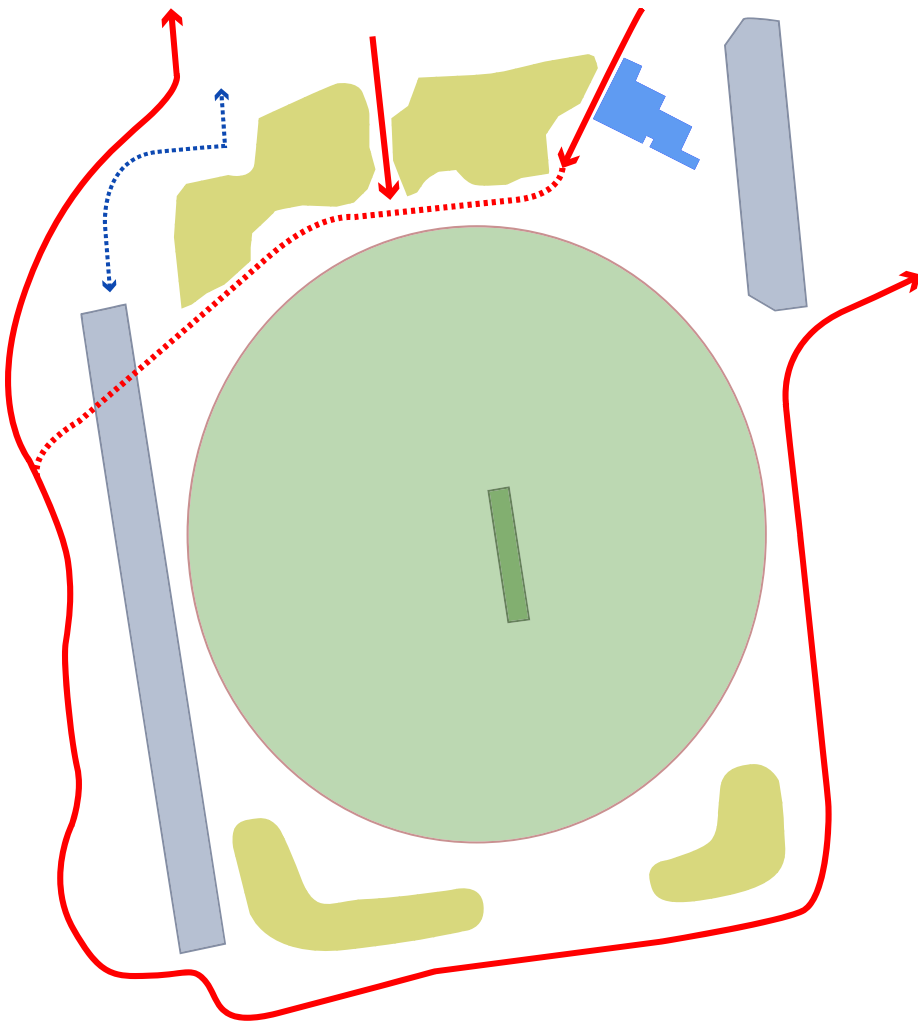


Image 69. Proposed Parkland & Cricket Ground Character Area

05 PROPOSED MASTERPLAN

Ecology Strategy

Across the development there is a series of opportunities to improve the sites biodiversity, and provision of native wildlife habitat.

The proposals look to create a series of green corridors which bridge the gap between the existing tree canopies. This is done through proposing additional native hedgerows as well as areas of wildflower grassland.

Hedging will be used to enclose front gardens providing defensible space. It will also be used to screen rear and side garden fencing and walls, helping to soften and green the development and create a more secure boundary for rear gardens.

The planting will be a mix of native wildlife friendly shrubs which will include evergreen varieties.

The wildflower grasses will be a mix of standard and shade tolerant varieties depending on their location. The location of the grasses have been proposed in areas to protect existing root protection areas, around and under existing trees as well as providing added interest within the communal gardens.



Ecology Strategy Key

Wildflower Meadows

Existing Trees

Native Hedgerows

Image 70. Proposed Ecology Strategy

05 PROPOSED MASTERPLAN

Tree Planting Strategy

The existing mature trees within the parkland setting provides a strong framework for the proposed tree planting strategy. The new tree planting is required to ensure a healthy succession to this framework.

A landscape management plan will be undertaken to maintain the longevity of the landscape and protected trees. A number of key trees have been identified within the site for selective thinning as part of a proactive management strategy. This reduces the damage to the listed building, reduces shading and improves the longevity of the existing trees.

The landscape proposals include the planting of 152 new trees. The selection of new trees are all native and have been selected with advice from the appointed arborculturist.

Across the site the tree selection can be split up into 4 groups. The groups have been created to ensure that the right trees are specified for their location.

Tree group characteristics

- Parkland trees - Large, spreading feature trees
 - Oak, Scots Pine, Beech and Lime
- Street trees - Medium Trees, more upright habit, tolerates urban conditions
 - Hornbeam, Maple, Acer and Whitebeam
- Garden Trees - Small trees , ornamental features, seasonal interest
 - Cherry, Hazel, Hawthorn, Rowan.
- Ornamental trees - Small and multi-stem trees and large shrubs
 - Birch, Cherry, magnolia and Amelanchier

Within key locations, a selection of the trees will be planted at a semi mature age thus ensuring they provide immediate impact during the first season and act as a immediate replacement for the trees which have had to be removed to facilitate development.

The table (right) provides the typical planted size for the different types of trees. Street and Parkland trees are proposed to be larger in size as its important that they are make an impact and their lower branches are high enough to not be damaged. Garden and ornamental trees are planted smaller as its less important for them to make immediate impact and are more protected.

Tree Planting Strategy Key

- Parkland Trees (Large)
- Street Trees (Large)
- Garden Trees (Medium)
- Ornamental Trees (Small)
- Existing Trees



Image 71. Proposed Tree Planting Strategy

05 PROPOSED MASTERPLAN

Tree Planting Strategy

Parkland Trees (Large)



Quercus robur



Pinus sylvestris



Fagus sylvatica



Tilia cordata

Street Trees (Large)



Carpinus betulus



Acer campestre



Sorbus aria

Garden Trees (Medium)



Betula pendula



Prunus avium



Sorbus acuparia



Corylus avellana



Crataegus monogyna

Ornamental Trees (Small)



Betula pendula



Prunus avium



Magnolia grandiflora



Amelanchier lamarckii

Image 72. Proposed Tree Planting Concept Photos

05 PROPOSED MASTERPLAN

Hard Landscape Strategy

The proposals use a simple, refined selection of hard materials in keeping with the Listed Building and parkland character.

To assist with legibility there is a range of materials across the development. The strategy has a clear hierarchy to ensure the right type of material in appropriate situations.

Parking courts, in and around the development will use a conservation concrete block, providing a softer finish and, where necessary, allowing sustainable drainage to be incorporated.

The primary drive and turning circle will be finished in a resin bonded gravel. This semi loose surface will enhance the character of the principle facade of St James Hospital, it will also improve the outlook from the new apartments.

The remaining secondary roads will be finished in tarmac but will include an ornamental rolled chip. This will soften the look of the road and will help them feel more pedestrian friendly.

Within key spaces, for example adjacent to the Chapel and mortuary building, a conservation concrete block will be used to reflect the character of these areas and provide an enhanced environment.

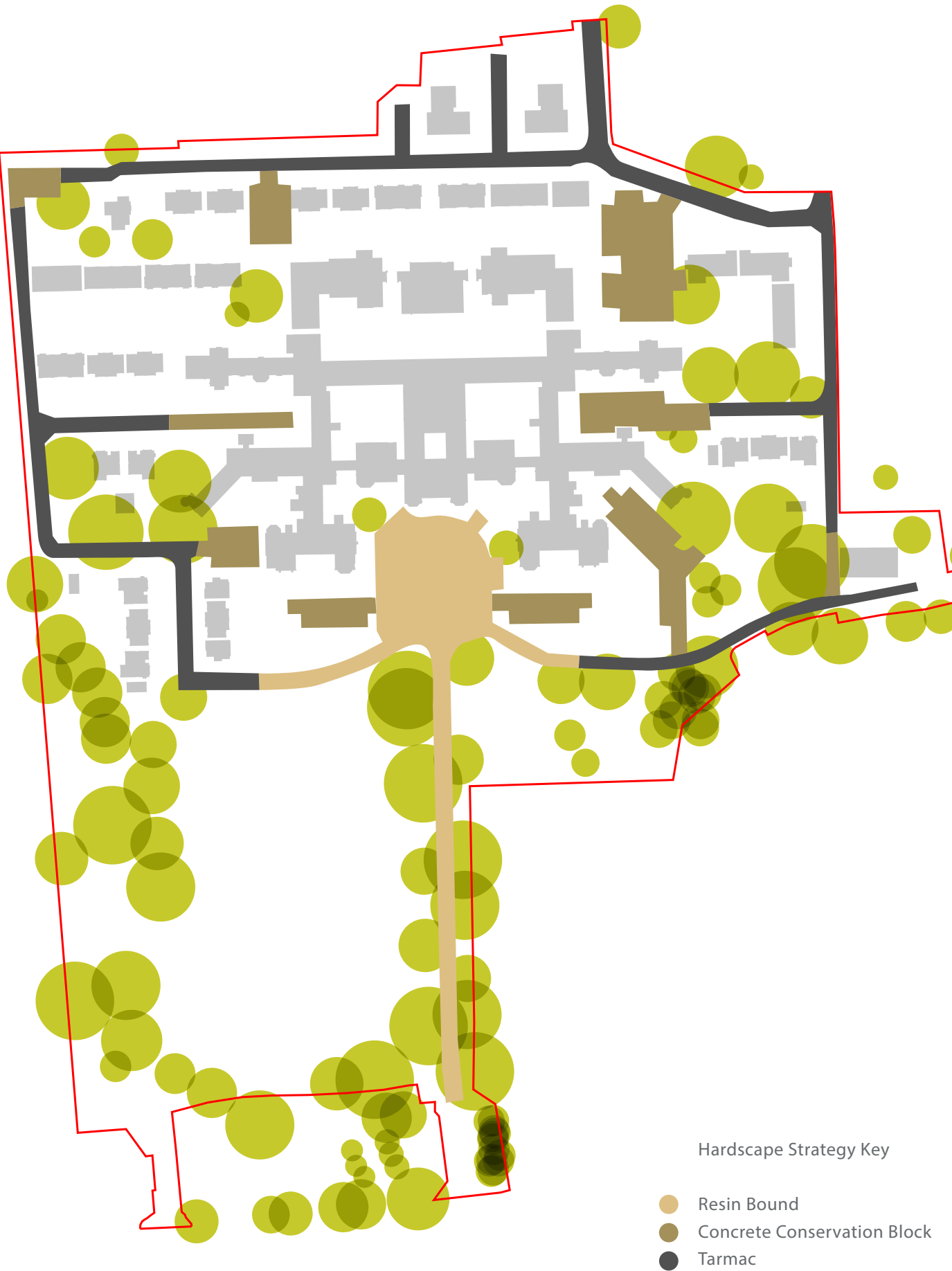
Distant views of resident’s parked vehicles are designed to be restricted as the proposed parking courtyards are located between the existing wings of St. James’ Hospital building. This provides adjacent parking without compromising the long views of the hospital.

Private gardens and shared amenity space offer a landscaping buffer between St James Hospital and the parking courtyards, enhancing the close aspect views and immediate surroundings of the historic building.

The material and layout to Solent Drive to the South West of the site, will remain as existing.

The proposed roads are mostly 4.8m wide. This is a reduced width designed to slow the movement of vehicular traffic. Road widths increase to 6m wide within the parking courtyards and opposite parking bays. This ensures suitable turning space for resident’s and visitor’s vehicles.

Temporary parking spaces for deliveries is available in front of most new build dwellings. Small postal and delivery vehicles would be able to access the parking courtyards and temporarily park within the 6m space before turning around. Larger (11m long) delivery vehicles would not be able to turn around within the 6m turning space. They would be restricted to the perimeter road, and need to temporarily park near the courtyard entrance before making a delivery.



Surfacing



Conservation block paving



Tarmac



Resin bonded gravel



Textured conservation kerbs

Image 73. Proposed Hard Landscaping Strategy

05 PROPOSED MASTERPLAN

Pedestrian

A new network of footpaths has been designed to connect the development to its surrounding area. The layout ensures that key desire lines are responded to and access to front doors are logical and intuitive.

Within the site there is a 1km loop which is designed to encourage residents and the wider community to explore their neighborhood and gain benefit from the high-quality parkland environment.

The Movement Diagram (right) shows the heirarchy of Pedestrain circulation throughout the site. The existing three access points will be maintained for Pedestrians, however, vehicles will have some reduced access on Solent Drive (refer to page 56)

The primary pedestrian routes start on the existing access points then move away from the roads, creating a safe and enjoyable environment for walkers and cyclists without contenting with vehicles. Tertiary routes break off from the Primary access to follow desire lines and link access to the proposed houses.

Disabled & Wheelchair Access

The minimal levels changes across the site would be maintained. Drop kerbs are proposed at points where the primary pedestrian routes cross the road layout. All dwellings will be Part M compliant and make reasonable access provision. The dwellings have been designed with an allowance to adapt to meet the changing needs of occupants over time.

54% of the proposed dwellings are designed to be adaptable dwellings [M4(2)], and following minor adaptation would become a wheelchair user dwelling [M4(3)]. With some relatively minor adjustments, 41 apartments and 84 houses could become fully accessible to wheelchair users if the following works are undertaken:

- Step threshold changed to a ramp with handrails
- Two storey houses are provided with internal stairlifts
- Internal layout reconfigured to provide wheelchair accessible bathrooms and bedrooms with suitable turning spaces

At present, 10% of the proposed dwellings do not require access via steps. These 23 ground floor apartments are accessed via a minimal ramp externally and do not have any internal stairs.

An additional 18 apartments within the conversion of St James Hospital are located on the ground floor and are accessible via 3-6 steps depending on the difference between the external ground level and the internal floor level.

Cycle

Cyclists and pedestrians are encouraged nearer the Listed Building than vehicles. This allows user to enjoy views of the Listed Building and the woodland setting without vehicular traffic. The primary and secondary routes have mostly been designed as long straight paths as opposed to tight bends and hidden corners. This gives cyclists distant views of their route, and creates a safer environment for pedestrians.

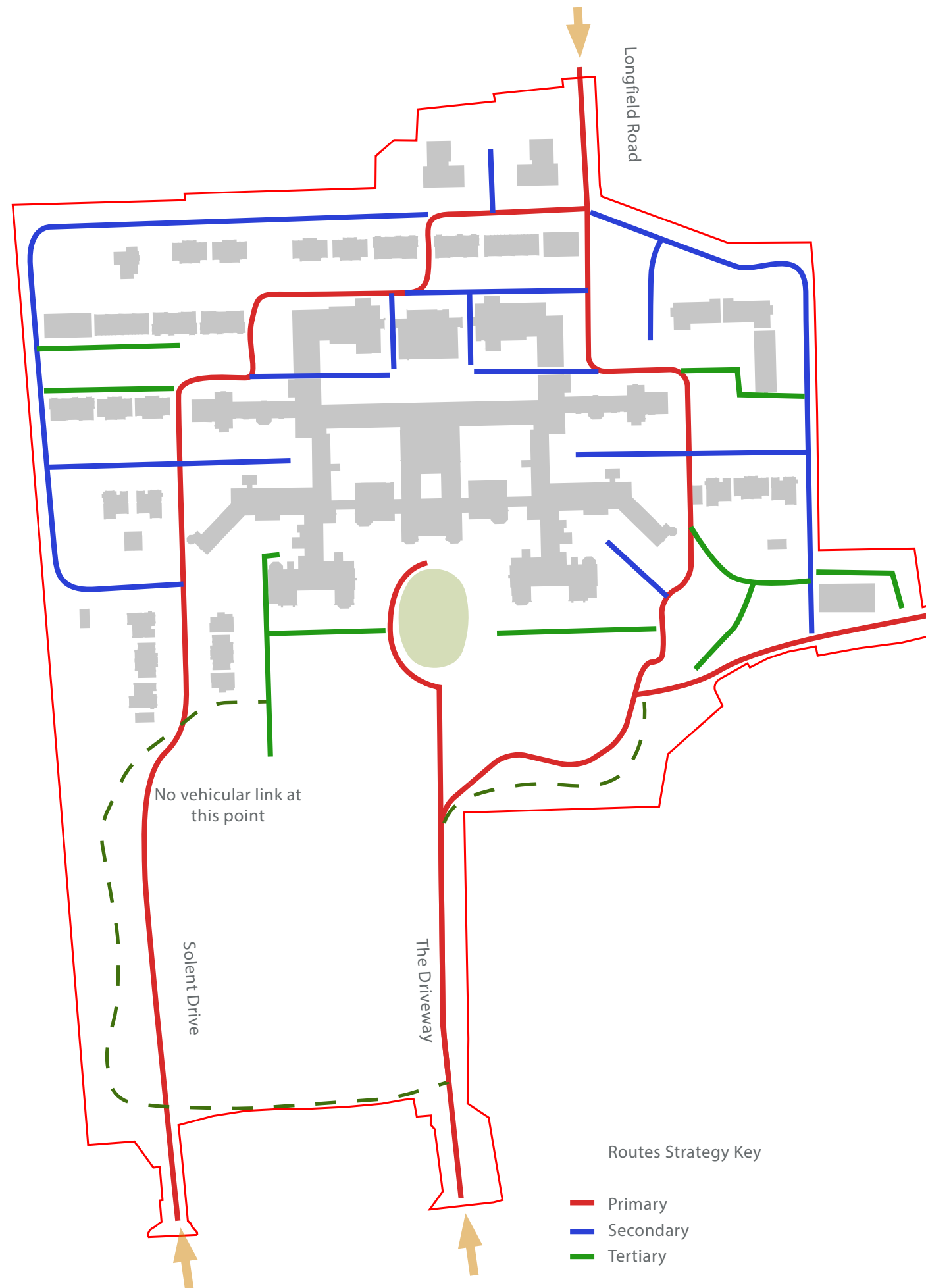


Image 74. Pedestrian Movement Diagram

Signage and Way-Finding



Conservation block paving



Signage



Clipped hedge boundary



Mitred timber bollards

05 PROPOSED MASTERPLAN

Community Strategy

The proposals offer a variety of landscape features which enhance the experience of the local residents and encourage community ownership and engagement.

The design seeks to encourage residents to explore and make maximum use of their surrounding environment.

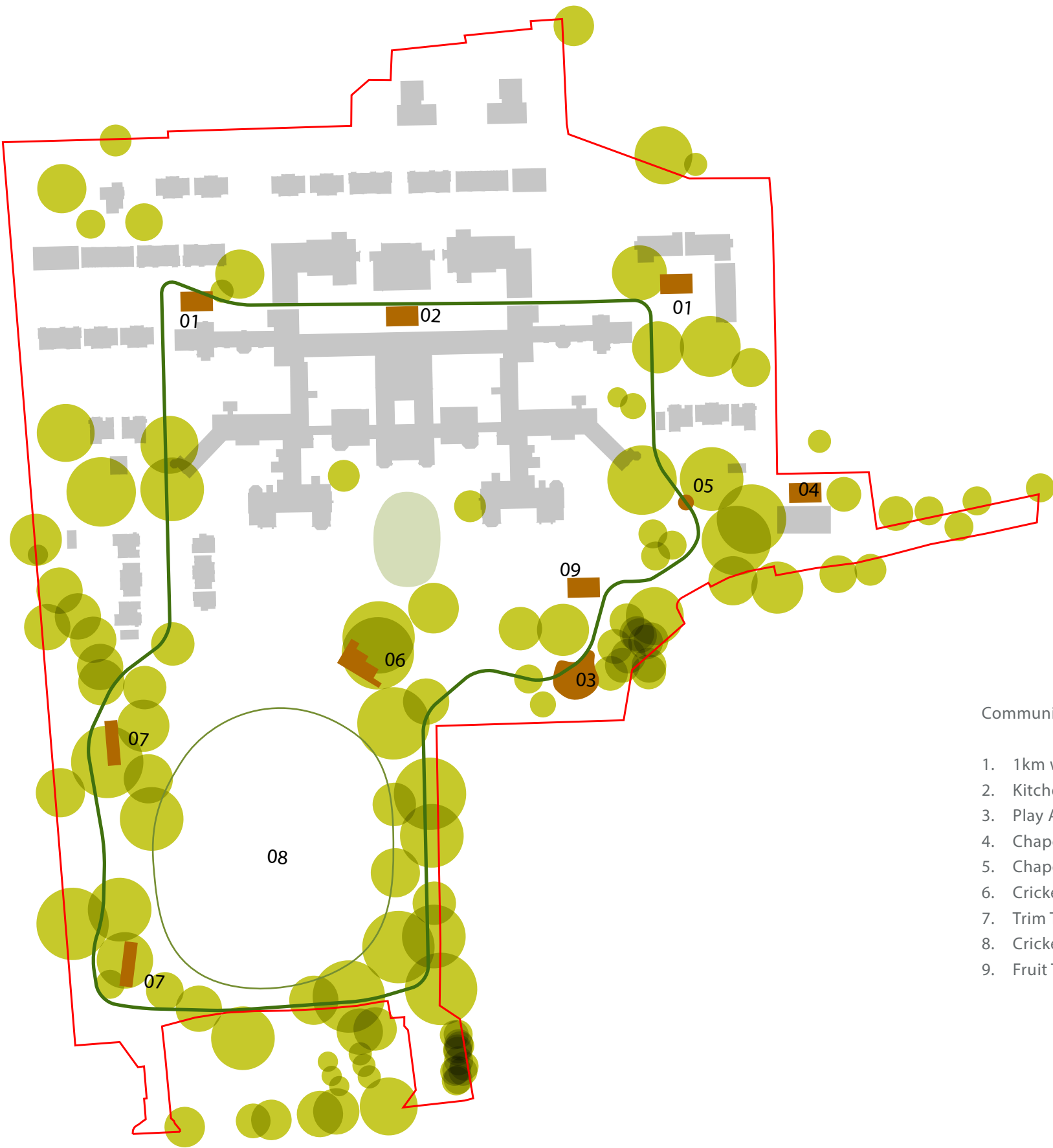
A circular 1km footpath runs around the site, encouraging residents and the wider community to walk and stay active. Along this path there are a number of community facilities which make this route enjoyable and engaging. This includes two small local areas of play, a band stand, a community garden, a woodland play area and areas for fitness training.



Concept Photo of Kitchen Gardens



Concept Photo of Trim Trail



Community Strategy Key

- 1. 1km walk
- 2. Kitchen Garden
- 3. Play Area
- 4. Chapel
- 5. Chapel Garden
- 6. Cricket Club
- 7. Trim Trail
- 8. Cricket Pitch
- 9. Fruit Trees

Image 75. Proposed Community Strategy

05 PROPOSED MASTERPLAN

Community Strategy

Within the development it is proposed to provide areas for more traditional play activities. The design provides areas for the youngest children (0-5yrs) whilst there is one larger, more equipped space for older children (5-11yrs).

The smaller spaces provide doorstep play and will include elements of informal and natural play. These will not require any surfacing or enclosure and will feel part of the wider gardens.

The larger equipped play area is located away from the main residential areas, and will be designed taking reference from the woodland character, with timber being the predominant construction material. The selection of equipment will be chosen to ensure it offers play for different ages and abilities and develops a range of motor skills.



Concept Photo of Play Area (0-5yrs)



Concept Photo of Play Area (5-11yrs)



Image 76. Proposed Areas of Play (0-5yrs)



Image 77. Proposed Areas of Play (5-11yrs)

05 PROPOSED MASTERPLAN

Vehicular Access

The three existing access points will be retained for vehicles, however, vehicular access to St James Hospital residential scheme will only be available via The Driveway and Longfield Road.

Vehicular access from Solent Drive will be maintained for the cricket club and proposed care home which is outside of the application site. Pedestrians and cyclists can access St James Hospital residential scheme from this route, however, vehicles will not be able join Langstone Way from Solent Drive. This keeps traffic to the cricket club separate from the proposed residence.

The road layout to the west of St James Hospital has been adjusted to improve orientation for housing, while providing additional turns to reduce vehicle speed in efforts to reduce other vehicles using the site as a short cut. Notwithstanding this, the proposed road is located on the existing road so far as possible, in efforts to reduce the amount of damage to the existing landscape.

Emergency vehicles will be able to access all the proposed new builds via the perimeter road. The Listed Building will be accessible via the six parking courtyards as well as the southern roundabout off The Driveway. Dry risers will be installed to distribute water to the apartments furthest away from the parking courtyards, including those within the towers and the hall.

Parking

A total of 500 parking spaces are proposed across the site. This gives one space for 1 bed dwellings, two spaces for 2-4 bed dwellings, and four spaces for 5 bed dwellings.

1.4% of the spaces are suitable for disabled access.

5.2% of the spaces are for visitors.

31 parking spaces on Solent Drive will be offered to the Cricket Club.

Parking has been strategically designed to minimise visual impact, while providing minimal travel distances for residents and visitors.

Refuse Strategy

The proposed new build houses would use individual waste bins separated into general waste, recycling, food and garden waste. These would be stored within the rear gardens and moved to the kerbside on bin collection days.

The dwellings within St James Hospital building, and the new build apartment blocks would use one of the bins stores located across the site.

The bin stores are suitably positioned, close enough for resident's to access, but far enough from the Listed Building to minimise visual impact. A management company would be employed to maintain the grounds of the site, including moving the bins to refuse collection points on bin collection days. The bins would be moved by the management company from the bin store to the perimeter road.

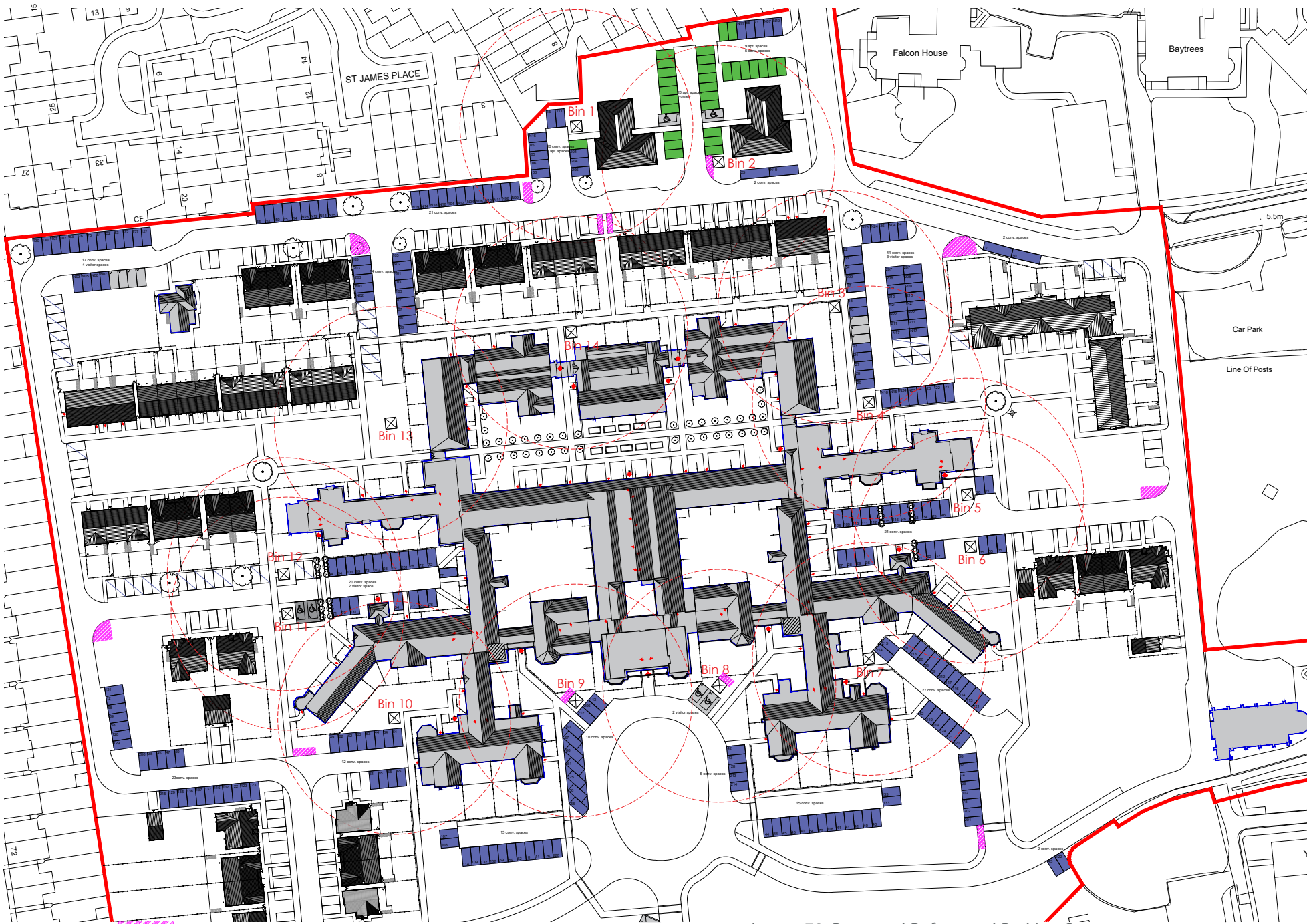


Image 78. Proposed Refuse and Parking Strategy

INDICATES COLLECTION POINT FOR APARTMENT BLOCK BINS

PARKING SPACES FOR THE NEW BUILD NORTHERN APARTMENT BUILDINGS

PARKING SPACES FOR THE CONVERSION DWELLINGS

BIN STORE WITH REFERENCE AND 30m ACCESS PERIMETER



Concept image of bin store

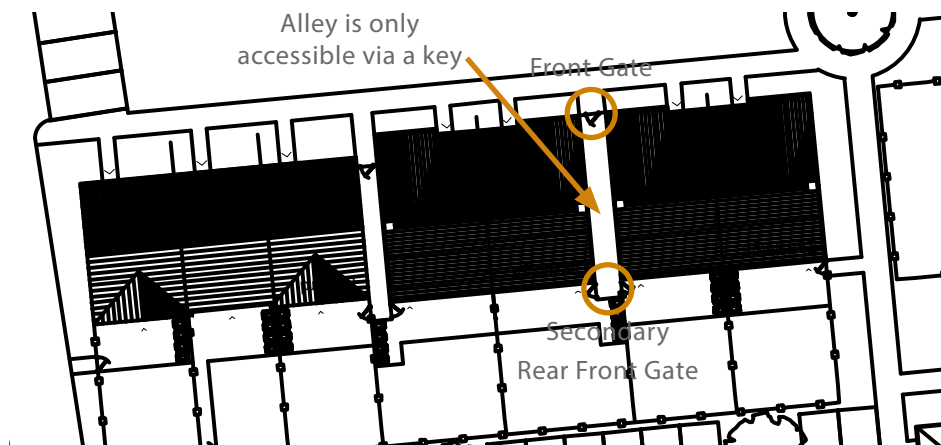
05 PROPOSED MASTERPLAN

Secure by Design

The site has been designed with Secure by Design philosophies and will comply with Building Regulations Part Q: Security

Pedestrian routes have been designed close to the Listed Buildings and proposed new build dwellings. This creates an active street and encourages natural surveillance of the site from residents and passers-by.

Where required, a front gate is proposed to access the new build gardens. These are positioned in-line with building elevations to remove dark, hidden alleys from semi-public access. In some instances, an occupant would require a secondary gates to access their own rear garden.



Lighting Strategy

The proposed development would include adequate lighting for vehicular and pedestrian safety without compromising habitats for light sensitive species. External lighting has been carefully positioned to avoid dark alleys on public footpaths.

The scheme includes 6m tall streetlights throughout the vehicular hardscaping. These streetlights are approximately 30m apart with a 40watt output to provide an average of 10.84 lux levels throughout the site.

The pedestrian footpaths would be lit by a 4m tall streetlight with a lower, 15watt output. This is designed to minimise unwanted light spilling into residence's properties, while providing a sufficiently lit pavement. On average, the streetlights would provide 11.74 lux levels on the footpaths.

Further information is available within the Lighting Impact Assessment produced by BWB Consulting Limited.



Image 79. Proposed Lux Plot Layout. Produced by BWB Consultancy.

06



ARCHITECTURAL APPEARANCE

06 ARCHITECTURAL APPEARANCE

Conversion Summary

The conversion of St James' Hospital is integral to the success of the proposed scheme. The PJ Livesey Group have a track record of restoring significant heritage assets across the country including Grade I, II* and II Buildings as well as Scheduled Ancient Monuments.

The proposed scheme will provide 146 new apartments and houses within the former Hospital building. This will consist of the following mix:

- 26no. 1 bed apartments
- 75no. 2 bed apartments
- 13no. 3 bed apartments
- 13no. 2 bed houses
- 14no. 3 bed houses
- 5no. 4 bed houses

Most of the proposed conversion houses are located to the south and north of St James Hospital (Lowry, Goddard, Beaton and Langstone), with apartments located towards the centre of the building.

Four semi-private courtyards are located within St James Hospital building and provide amenity space for the residence within the conversion properties.

Many of the houses are designed within the south facing wings of St James' Hospital; including the Lowry, Goddard, Beaton and Langstone. These locations benefit from south facing reception rooms, large external gardens.

The existing building can be divided vertically within these wings. This enables the accommodation for proposed houses to stack on top of their own accommodation e.g. bedrooms located above living room and kitchen of the same dwelling. Therefore, sensitive restoration of the Listed Building can be achieved without the need for large compartment floors which protect different dwellings, but would compromise room volume. Further information is available within the Conservation Architect's Statement.

The proposed apartments are located towards the centre and joining nodes of the building. Often these are more compromised locations which would be unsuitable for a larger house, but ideal for a 1-3 bed apartments depending on the window to wall ratio. The apartments on the end of the Fenhurst and Overton wings are the largest, and the apartments approaching the Hall reduce in size.

The long east-west corridor of the Hall has been designed as a series of single storey dwellings with their own access, a small private patio within the shared courtyard.

Dwellings within the Hall are a mix of single storey and duplex apartments. The 4no. duplex apartments utilise the full height of the existing Hall.

The north-south corridor of the Lowry and Langstone wings provide a row of two storey houses.

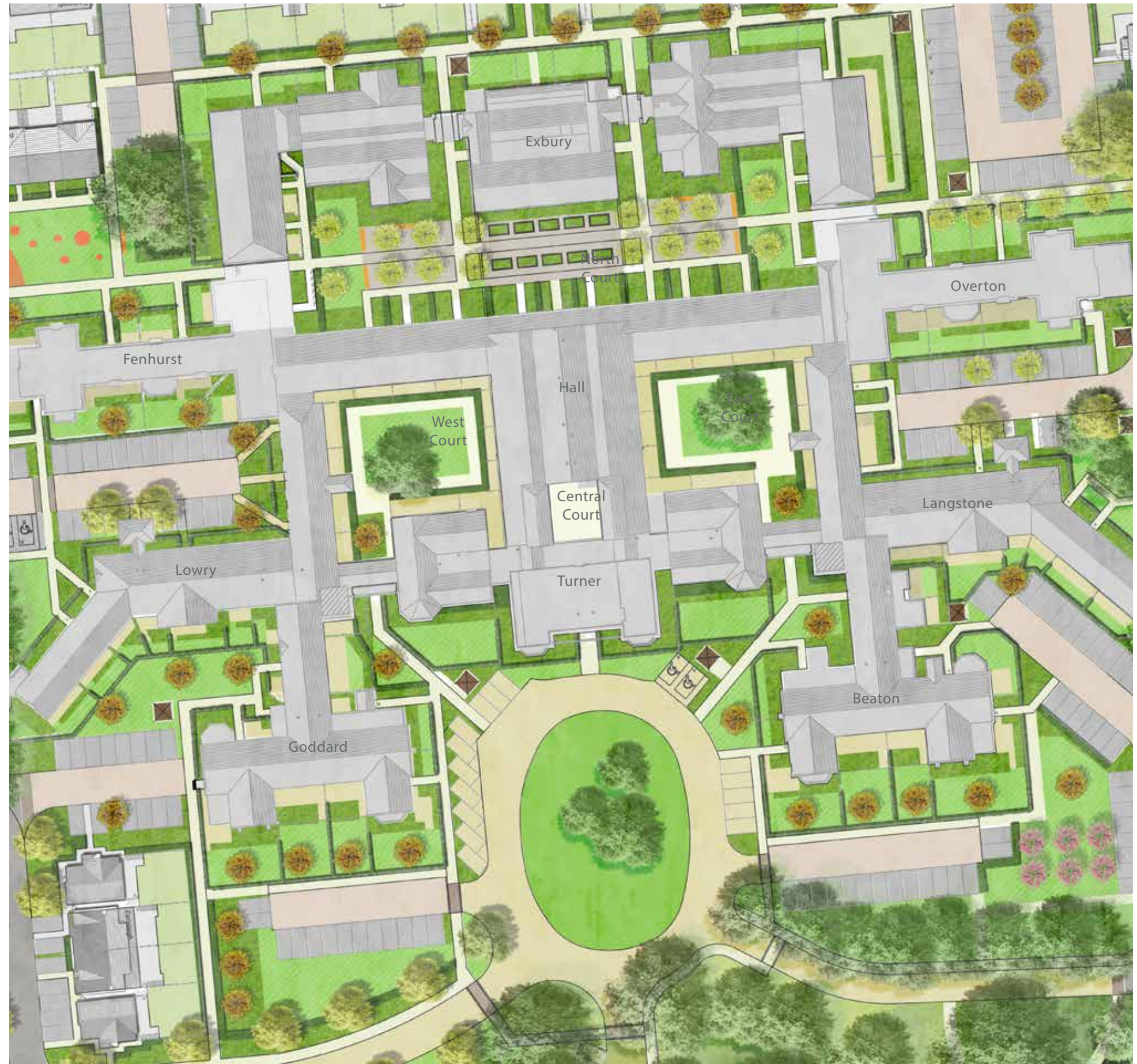


Image 80. Proposed Site Plan for St James Hospital

Kitchen Gardens & Courtyards

The original 1878 Kitchen is proposed to be removed.

This enables the continued use of the Exbury Ward, the former Ballroom Hall and improves the Northern courtyards.

The proposed design has undergone a series of critiques including discussions with the Local Planning Authority. The Conservation Architect at the PJ Livesey Group has explored a number of alternative uses and layout which could retain the Kitchen, however, due to a compromised window locations, a loss of natural light and poor access, the Kitchen cannot be retained.

Any proposals which retained the Kitchen would significantly compromise the Hall and Exbury Ward to a point where these areas could not be used as residential space. This would be detrimental to the viability of the residential scheme and could harm the ongoing use of the Hall. Further information is available within the Conservation Architect's Statement.

By removing the Kitchen, this allows new entrances into the Hall and East-West corridor to be created, as well as a Kitchen Garden.

Image 81 shows a proposed appearance for the North Courtyard. It shows how former windows have been removed and replaced with new entrance doors. The resin footpath is a shared approach to a number of properties, with the pavers leading to the individual entrance. Low level evergreen planting offers subdivision of the private and semi-private space, giving a perceived front garden while keeping the courtyard open and unobstructed. The door glazing and lowest window pane shows opaque glass for privacy.

Image 81 is a photo taken from a PJLivesey Group project in Manchester.

Image 82 gives an example of a Kitchen Garden. With the removal of the kitchen, it is proposed that a Kitchen Garden would be created. Low level brick walls would outline the former Kitchen location. Raised beds would be created within the formed external space. These would be planted with herbs and flowers, creating a functional and visually attractive courtyard and approach to the Hall.

Image 83 shows a number of conservation roof lights. Eighty roof lights are proposed within the St James Hospital conversion. These have been strategically located on hidden roofs, typically face North. The use of a black or dark grey conservation roof lights provides an elegant detail which complements the existing slate roof.



Image 81.



Image 82.



Image 83.

06 ARCHITECTURAL APPEARANCE

Proposed Elevations - Turner Wing, South Elevation

The following pages show proposed elevations of the St James' Hospital building.

The visuals focus on south elevations of the building. It shows how the change in use effects the building, with a number of new doors and roof lights added to strategic locations. Some existing windows are proposed to be converted to doors to provide suitable access into the proposed houses.

The image below shows the south elevation of the Turner Wing. Generally the new, proposed access doors are on side elevations, and hidden from immediate view with the exception of the doors from the ground floor tower apartments.



Image 84. Proposed Turner Wing, South Elevation



06 ARCHITECTURAL APPEARANCE

Proposed Elevations - Goddard Wing. South Elevation

The image below shows the south elevation of the Goddard Wing.

The 20th Century extension to the south will be removed, and the single storey glazed extension will be demolished to improve the setting and character of the Listed Building.

New doors are proposed to the Ground and First floors. These provide access from the reception rooms to the new balcony and patio proposed. The balcony is proposed to be a lightweight metal and glass structure which is a minimal addition to the existing building, both visually and structurally while providing suitable private external spaces for the proposed dwellings.

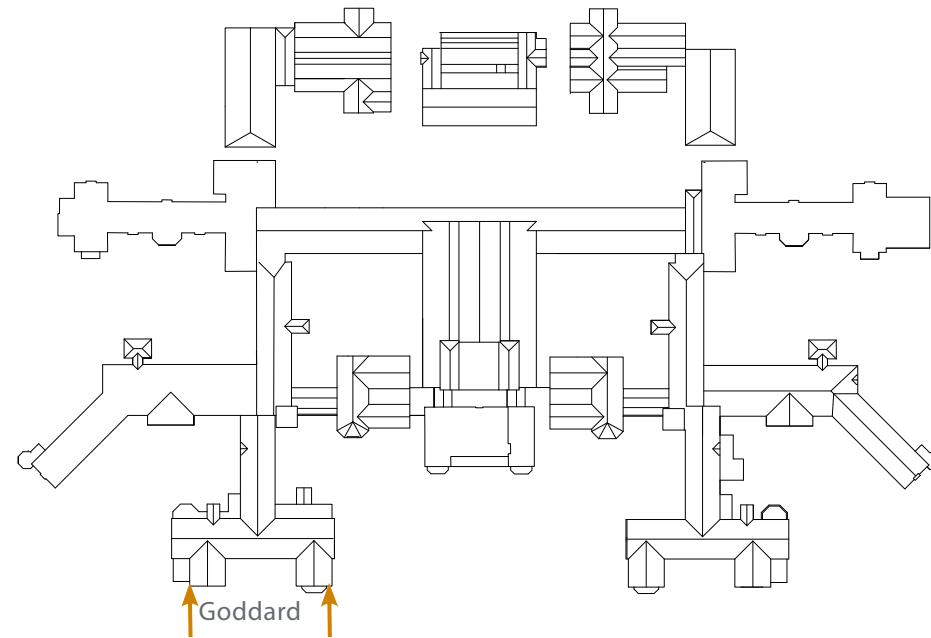


Image 85. Proposed Goddard Wing. South Elevation

Proposed Elevations - Goddard Wing. East Elevation

The image below shows the east elevation of the Goddard Wing.

This shows new patio doors proposed to the existing ground floors windows. The glazing and transom of the proposed patio doors are designed to match the existing windows in profile and colour. The concept photo of the patio doors gives an example of the proposed doors designed to match the existing windows.

The stone plinth would be carefully removed to make way for the new patio door, and any salvaged stone can be used in alternative locations where replacements are required.

The rhythm of proposed windows and doors are designed to be sympathetic to the existing elevation while providing access to the new dwellings.

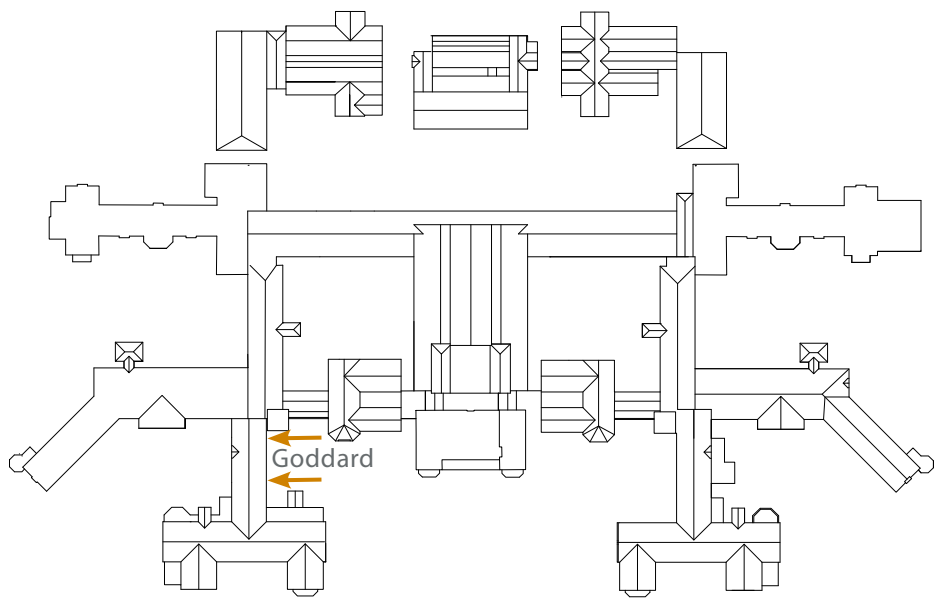


Image 86. Proposed Goddard Wing. East Elevation



Concept photos of the patio doors

06 ARCHITECTURAL APPEARANCE

Proposed Elevations - Beaton Wing. South Elevation

The image below shows the South elevation of the Beaton Wing.

It is symmetrical to the Goddard Wing, and with the Goddard wing, it frames the first view of St James Hospital, as seen from The Driveway approach.

Additions to the South elevations have been carefully designed to respect the Listed Building, while bringing the structure into a new use. The proposal maintains the symmetry of the Goddard Wing and provides new doors, patios and balconies

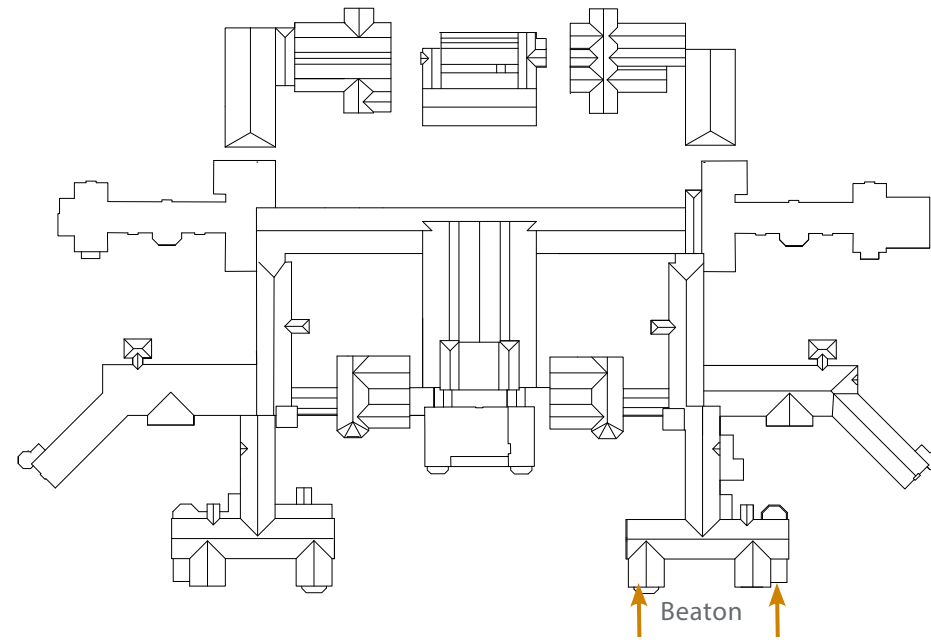


Image 87. Proposed Beaton Wing. South Elevation

Proposed Elevations - Beaton Wing. West Elevation

The image below shows the west elevation of the Beaton Wing. This is a symmetrical elevation to the eastern Goddard Wing, and the proposed door positions have been located to reflect this.

Combining this elevation with the previous elevations seen on pages 62-66, creates a formal arrival space first seen from The Driveway. These elevations are of a high significance and have been designed with care and respect.

The terraces, much like the roof lights, are positioned in strategic locations to minimise visual harm to the Listed Building, while still providing some private external space to the upper apartments. Typically the terraces face north so they cannot be seen from The Driveway approach.

The proposed roof terraces would be set within the existing roofspace, with a new dormer added to provide suitable height access from the accommodation to the external space.

As seen by the Beaton Wing west elevation below, a section of the existing wall and would be retained to form part of the handrail and to hide the roof terrace from street level. An example of this can also be seen from the roof terrace concept photo which shows how the roof can be adapted to form a roof terrace.

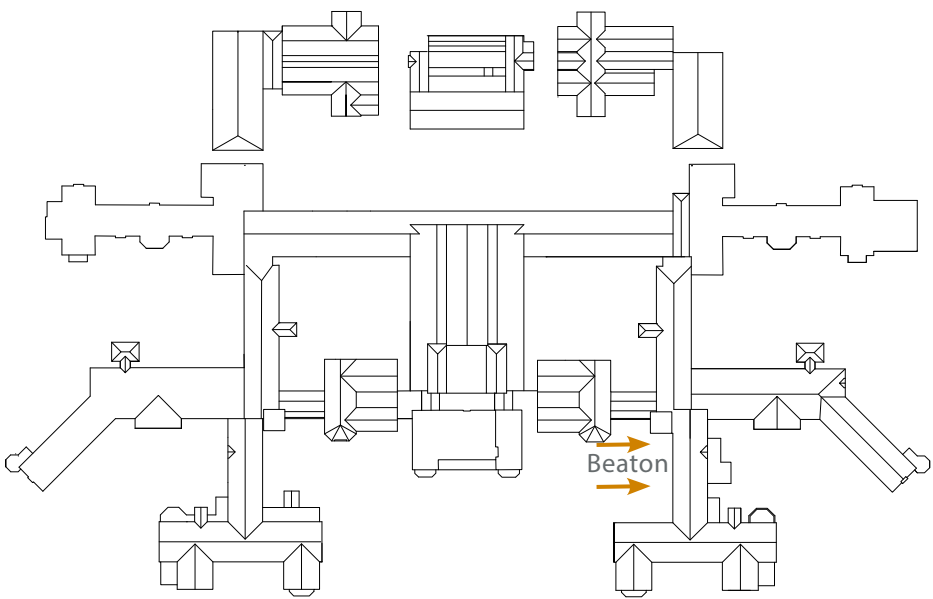


Image 88. Proposed Beaton Wing. West Elevation



Concept photos of the roof terraces

06 ARCHITECTURAL APPEARANCE

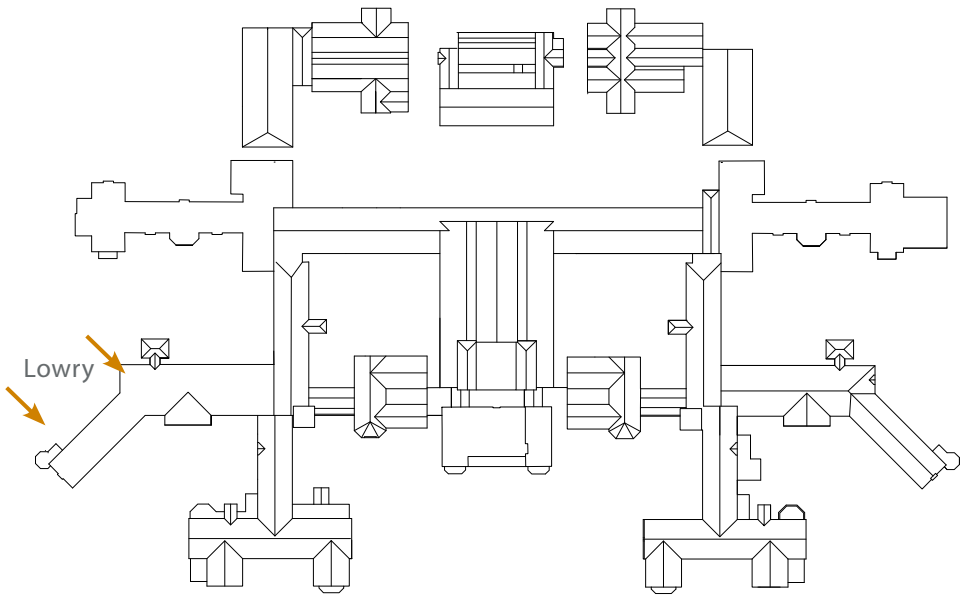
Proposed Elevations - Lowry Wing. North-West Elevation

The image below shows the north-west elevation of the Lowry Wing.

This shows new front doors to individual houses proposed to the existing ground floors windows.

The front doors are proposed to be a dark timber to contrast the existing hospital building and add a visual reference to visitors who may be unfamiliar with the new access arrangement across the site.

The front doors to houses would use the existion mullions to provide a fan light above, adding light into the entrance hallway behind.



Key elevations of the Turner, Lowry, Goddard and Beaton wings have been shown as visuals to provide justification for their development (pages 62-68). All other wings and proposed elevations follow the design principles outlined within these Proposed Elevations pages. Further information is shown within the proposed elevation drawings and the Conservation Architect’s Statement.



Image 89. Photo of the Lowry. North-West Elevation

06 ARCHITECTURAL APPEARANCE

Chapel

At present, the Chapel is proposed to be retained as existing, and therefore, the external appearance would remain the same.



Image 90. Photo of the Chapel. Taken July 2018

06 ARCHITECTURAL APPEARANCE

New Build Housing

The proposed locations for New Builds can be defined into three key areas;

Area 1:

Towards the south of the developable site. This area features lower density, larger sized detached and semi detached dwellings.

Area 2:

The centre of the site features medium density, medium sized mews courtyards and semi detached dwellings.

Area 3:

The north of the site features higher density, smaller sized semi detached and terraced houses.

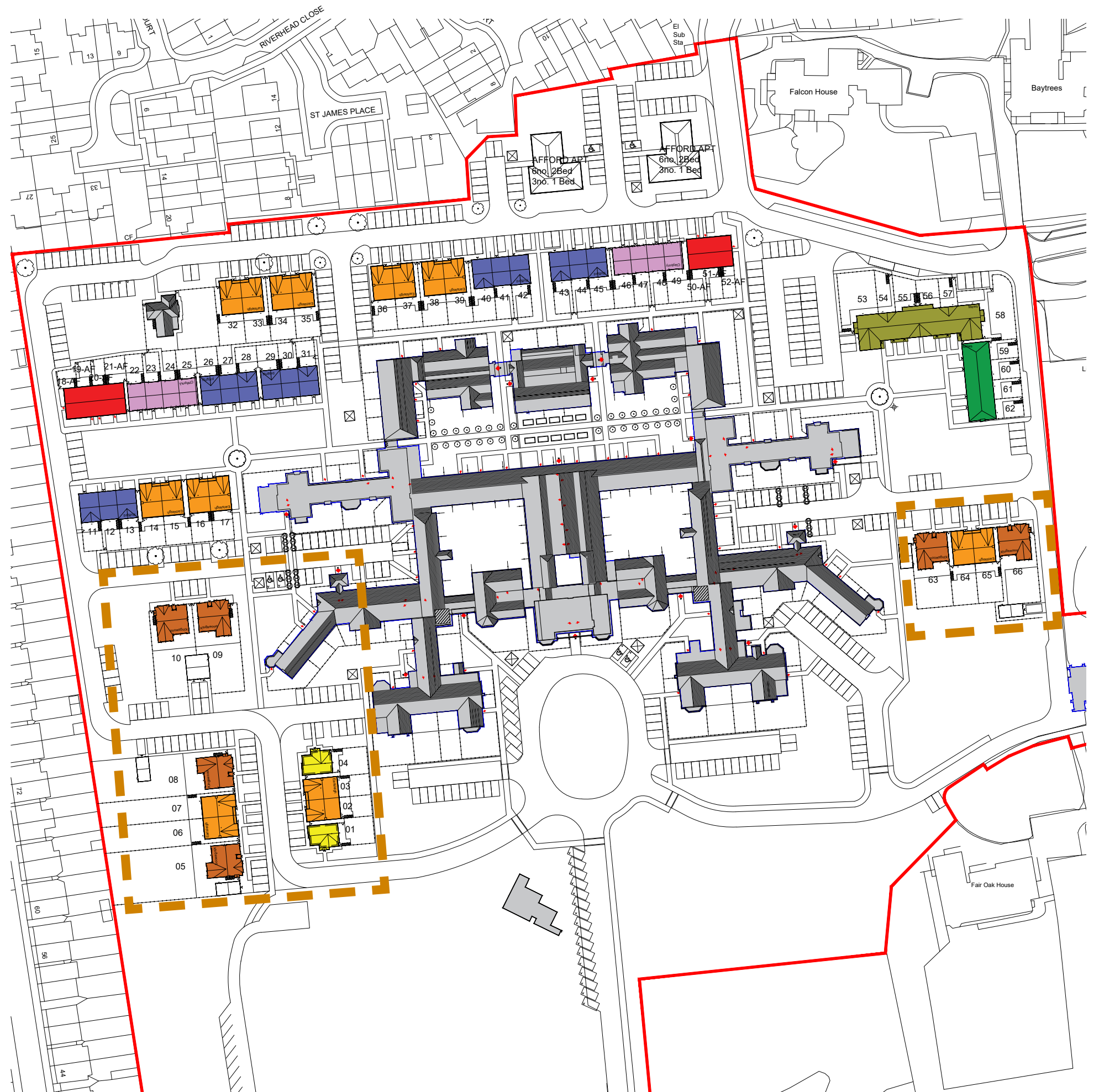
Area 1:

Area 1 is located within the existing Langstone Centre and landscaped car parks to the south-east and south-west of St James Hospital.

This area has a lower density of proposed new build housing, allowing uninterrupted views of St James Hospital's south facade, which would particularly be seen from The Driveway approach. The proposed layout also allows the existing, high quality, trees to be retained and protected in this location.

The facade of St James hospital and the existing trees create a high value, visual amenity. This is reflected by the size of the proposed new builds.

Most of the the dwellings within Area 1 have a large south or west facing garden, with the windows of primary reception rooms orientated south.



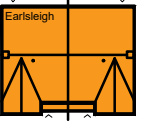
Earlsleigh - Front Elevation



Earlsleigh - Rear Elevation



Earlsleigh



The Earlsleigh house is a semi detached dwelling.

This house design is featured in various location throughout the site. It has been positioned to create a desirable setting and principle rooms are typically positioned with South facing windows.

The front elevation of the house features a symmetrical front facing gable end. The windows feature a stone sill and lintel making reference to many of the windows featured on St James Hospital.

Bowden - Front Elevation



Bowden - Side Elevation



Bowden



The Bowden house has been designed to turn the corner.

It is situated on the first row of houses as a resident approaches from the South. The projecting gable ends on the front and side elevation have been designed to add interest to the street elevation.

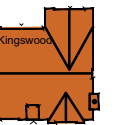
Kingswood - Front Elevation



Kingswood - Rear Elevation



Kingswood



The Kingswood is a large detached dwelling.

These houses have been located in attractive locations within Area 1. The properties feature a large South or West facing open plan reception room which leads out into the back garden. These properties feature a detached garage.

The house is designed with contemporary details making reference to the elevations of St James Hospital including; the stone surrounds, string courses and brick arches. Meanwhile the modern window and door details bring the design into the 21st century.

06 ARCHITECTURAL APPEARANCE

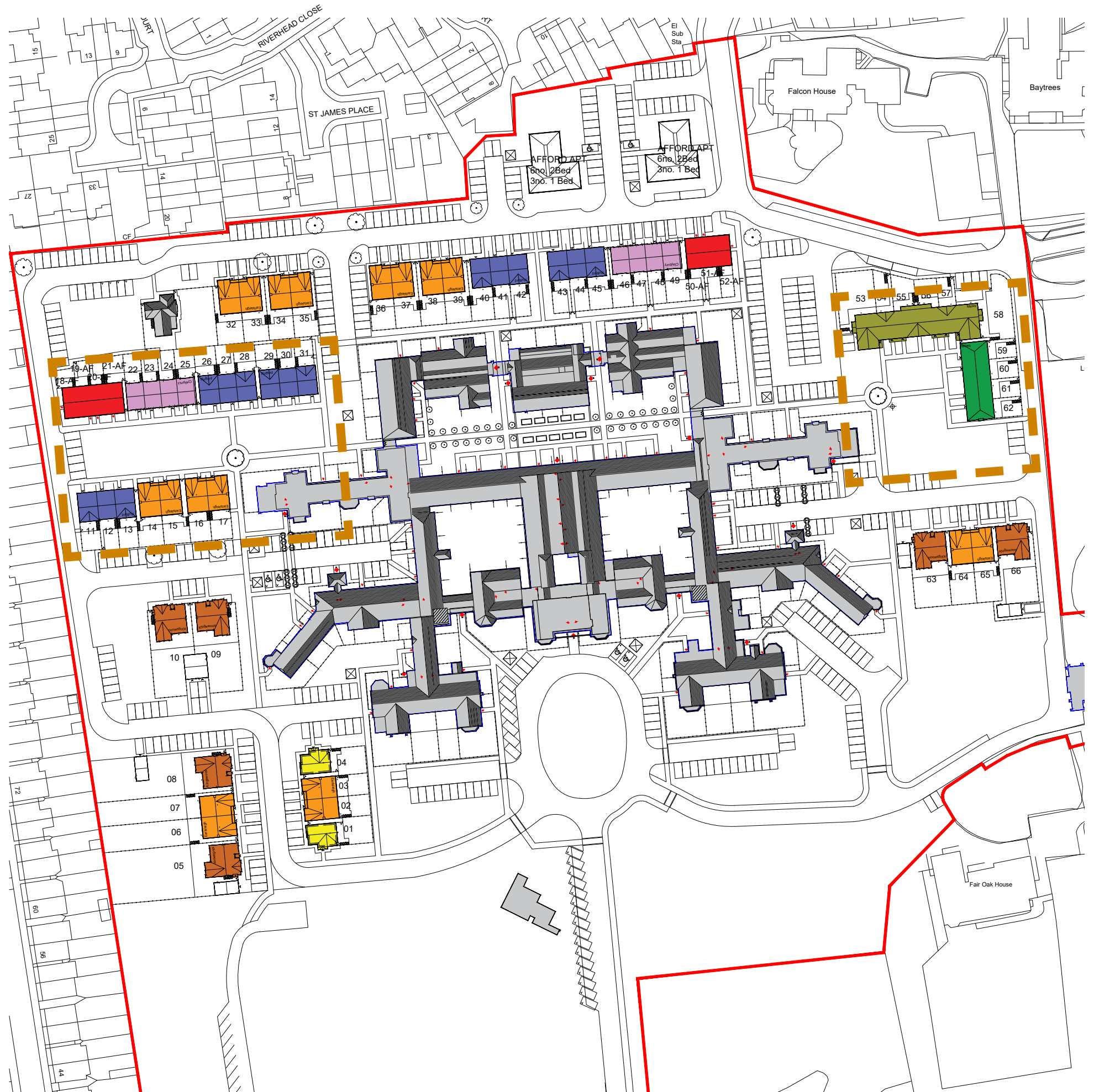
New Build Housing

Area 2:

The proposed dwellings within Area 2 have been arranged to maintain the existing higher value trees, and to provide substantial areas of semi-public open space.

The dwellings have been arranged to enclose the open spaces which provides both a visual and functional amenity. The band stands are proposed to be retained and restored to provide a focal point.

Any houses with north facing gardens gain the use of a south facing front garden and shared open space. All properties feature at least one south or west facing reception room.



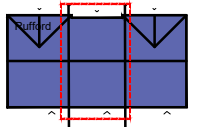
Rufford - Front Elevation



Rufford - Rear Elevation



Rufford



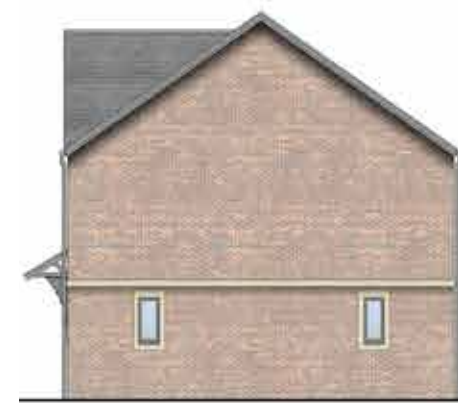
The Rufford is a modest sized terraced row of three houses.

The elevations of the house feature stone sills, lintels and a string course making reference to the featured on St James Hospital.

Otley. 4 Row - Front Elevation



Otley. 4 Row - Side Elevation



Otley. 4 Row



The Otley houses forms an L-shaped mews courtyard

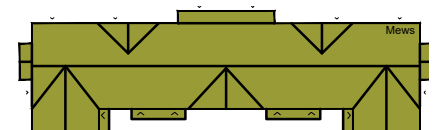
The smaller terrace row of four houses is accessed from the West, with private gardens to the East.

The elevations feature a window surround to be built with stone, and stone transoms between narrow width windows paying homage to the existing windows to St James Hospital.

Otley. 6 Row - Front Elevation



Otley . 6 Row



The six row terrace of Otley houses are entered from the South

These properties enclose the semi-public green space surrounding the Eastern band stand.

This row features larger properties on the ends with suitably sized gardens turning the corner.

A ground floor alleyway offers access to the back gardens of the centre dwellings.

06 ARCHITECTURAL APPEARANCE

New Build Housing

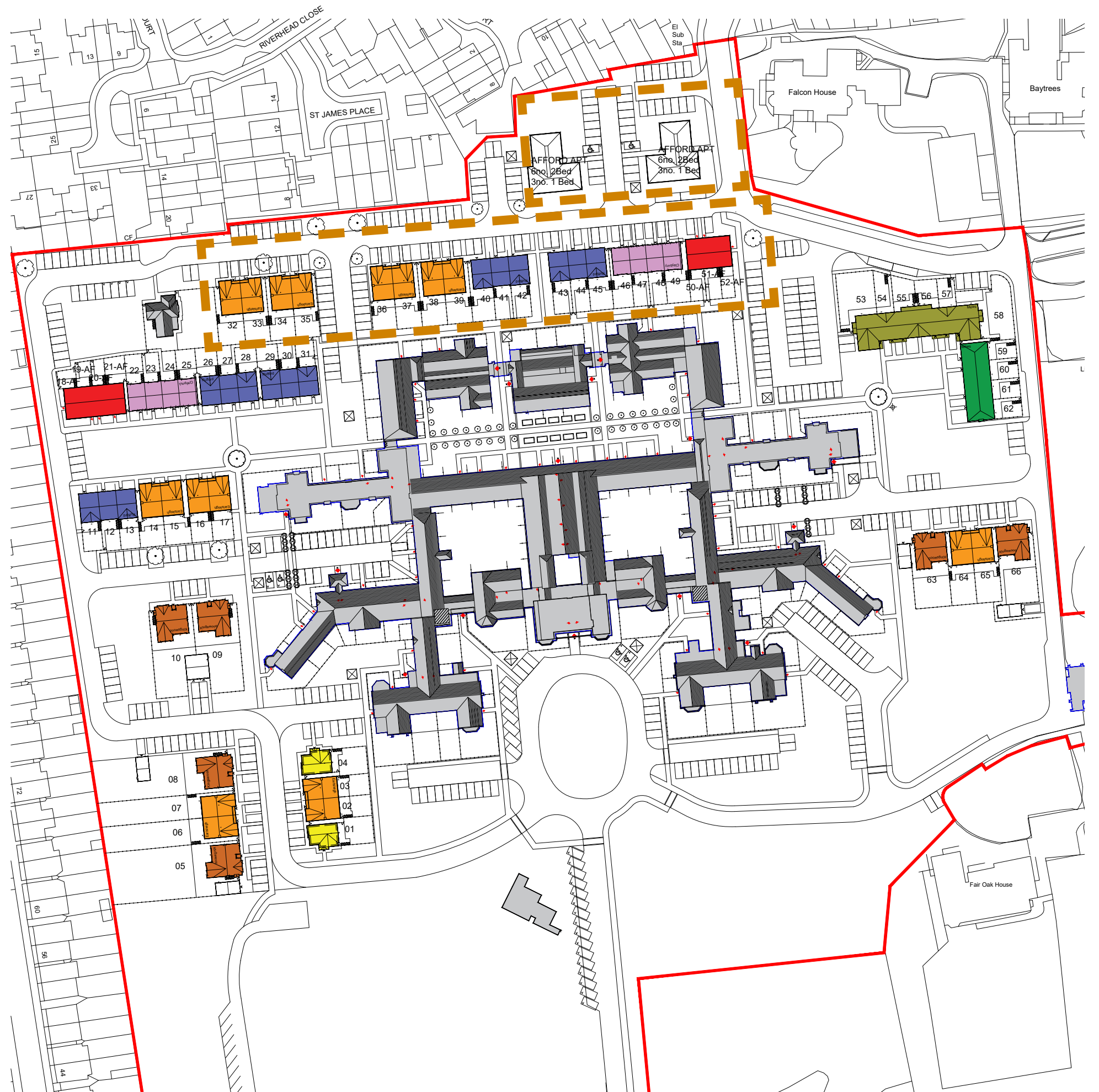
Area 3:

The dwellings within Area 3 makes the most of the existing hardstanding on site. Over the years there have been several developments to the North of St James Hospital including The Kestrel Centre and Lancashire House. The demolition of these provides an ideal location for new build houses with minimal visual impact to the existing St James Hospital building.

A single row of houses is proposed. This reflects the long sprawling East-West link corridor on the main hospital.

A present, views of the Listed Building are significantly obstructed within this location. By demolishing the Northern extensions, providing a parking courtyard and series of pedestrian routes, the views of the Listed Building would be improved and enhanced.

Two affordable apartment buildings are also proposed within this area.



Apartment - Front Elevation



Apartment - Side Elevation



Apartment

The apartments are designed to compliment the scale and form of the adjacent Falcon House building. The apartment structures are both three storeys and contain nine apartments; three of them are one bed apartments and six of them are two bed apartments.

Fairfield - Front Elevation



Fairfield - Rear Elevation



Fairfield



The Fairfield dwellings are a modest terrace row of two and three bed houses.

The properties are entered via the front elevation, with the exception of a three bed, end-of-terrace house which is accessed from the site elevation. The ownership of the front elevation is easily read as a single window and door per dwelling. This is repeated on the rear elevation.

The Fairfield house style is the smallest new build house proposed on the site, however, the contemporary details remain focal to the character of this house. Stone lintels, a stone string course and contemporary window details are featured on throughout properties.

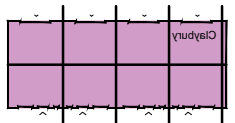
Claybury - Front Elevation



Claybury - Rear Elevation



Claybury



The Fairfield dwellings are a modest terrace row of houses.

The dwellings are entered via the front elevation.