



ARCHITECTURAL DESIGN STATEMENT IN SUPPORT OF PLANNING APPLICATION:

ISSUE DATE: **30 SEPTEMBER 2015**

# BOB PELIZA MEWS - AFFORDABLE HOUSING

## **BOB PELIZA MEWS – ARCHITECTURAL DESIGN STATEMENT**

### **GENERAL**

Bob Peliza Mews has been designed to create family dwellings of a high standard and quality, with strong emphasis on communal facilities, with public service and commercial facilities at podium and road level.

The residential buildings are arranged within the development site to encourage enjoyment of leisure and play areas at podium level and beyond. Apartments will have storage, balconies and ventilated utility rooms. Car parking is situated under the podium and is fully covered. These parking facilities are serviced by lifts to all floors.

### **PUBLIC SPACES**

The podium level is envisaged as a sustainable park with minimalistic planting beds, pathways, shade structures and seating areas within in a modern setting. The multi-functional, landscaped areas will create opportunities for informal gathering as well as spaces in which to relax at any time of the day, improving connectivity within the various spaces and residential blocks.

### **MIXED USE FACILITIES**

The re-provisioned facilities to replace many of the existing site users [such as the Parcel Post, HWA, HM Customs, Varyll Begg Social Club, etc], will be fully fitted out to meet the bespoke requirements of the individual tenants in accordance with agreed specifications and design criteria.

There are also over 2,000m<sup>2</sup> of speculative commercial area mainly arranged along North Mole Road.

### **ACCESSIBILITY**

A sensitive intervention and integrated pedestrian circulation / access zone [including large DDA lifts] has been created around the historic mole head at Devil's Tongue Battery. This will form the principal pedestrian route to and from the town area. There is also provision for a leisure orientated unit within the Mole Head structure with associated external space.

### **CONNECTIVITY**

The development links well with the established public transport nodes and routes, and is designed to promote cycling and walking to achieve connectivity and promote health and well-being. The main pedestrian route from town or North Mole will create an important visual link connecting the surrounding areas to the new development.

### **ENERGY EFFICIENT FEATURES**

The overall design has been developed to maximise energy efficiency, and is intended to exemplify the best in sustainable design. Some of the features are as follows:

#### **PHOTOVOLTAIC PANELS**

Electric power can be supplied across the development, or potentially integrated back into the GEA grid system.

#### **RAINWATER HARVESTING**

Rainwater harvesting possibly coupled with grey water recycling will be introduced and the harvested/treated water used to meet the irrigation needs of the planters at podium level.

#### **BATHROOMS**

The majority of bathrooms and kitchens have windows to provide natural ventilation. Reduced capacity WC cisterns and low-flow faucets will also be installed.

#### **BICYCLE RACKS**

These will be provided to promote health and well-being.

#### **EXTERNAL WALLS**

High levels of wall insulation, as well as plasterboard dry lining internally.

#### **WINDOWS**

Double glazed with integral insulated roller shutters for maximum heat retention and ambient sound reduction – solar control glazing to south & west facing.

#### **DOMESTIC WATER HEATERS**

Energy efficient water heaters will be installed with floor drains below to prevent flooding. *FloodCheck* [or similar], to be installed for every apartment to cut supply should there be a sudden loss of pressure.

#### **LIGHTING**

Natural lighting is maximized throughout the development. LED lighting shall be provided to the communal areas, parking zones and staircases.

#### **MAINTENANCE**

Low maintenance, self-coloured external render systems to be used throughout. Integrated roof + facade permanent access system, including tracks and anchorages to be fitted as required.



BOB PELIZANEWS

VIEW OF MAIN ENTRANCE - EASTERN APPROACH

wm  
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VIEW OF PODIUM AREA

VIEW OF TYPICAL BLOCK



VIEW FROM NORTH MOLE RD



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