



Englishcombe Lane Supported Living

Housing for people with Learning Disabilities & Autism



Housing LIN – HAPPI Hour

14th May 2024

About us



At Arcadis, our purpose is improving quality of life. We do this by creating livable places where people and communities can thrive. We enhance mobility, so that we can sustainably move in and between our cities. And we work to protect the environment and natural resources for future generations. We focus on finding innovative and lasting solutions to the world's biggest challenges.

We deliver sustainable design, engineering, and consultancy services for natural and built assets.

Our 36,000 architects, data analysts, designers, engineers, project planners, water management and sustainability experts help create and manage places where people can live, work, and thrive. We work across every phase of asset creation and management for projects all around the world.

Brief and Client Statement

Bath & North East
Somerset Council

The Council owns a greenfield site in Bath which has a Local Plan allocation for housing but despite previous attempts has so far not come forward for development due to the complexity of the site. Due to it having been left unused for such a long period, the ecology on the site had developed and this added to the challenge represented by the steep contours of the site and its ground conditions.

In appraising options, the Council analysed various client groups to assess unmet need against what the site constraints could deliver and concluded that a specialist supported housing scheme consisting of 16 homes aimed at meeting the needs of adults with learning disabilities and or Autism, was the best fit. This was mainly because there is such a shortage of suitable accommodation that many clients have to be placed out of District but in addition, a client group who often benefit from a calm and peaceful environment was seen as a good match to a site which requires a light-touch nature-rich development.

The central aspiration of the development is to improve people's lives by providing homes which are carefully designed for neurodiverse people, therefore aiming to eliminate as many adverse situational stimuli as possible and enable people to reach their potential.

The Council appointed Arcadis to progress scheme design and prepare a planning application and worked together to draw in the experience and advice of teams who work closely with the intended client group to ensure that lived experience was included as a factor influencing design as well as professional design expertise and national guidance.

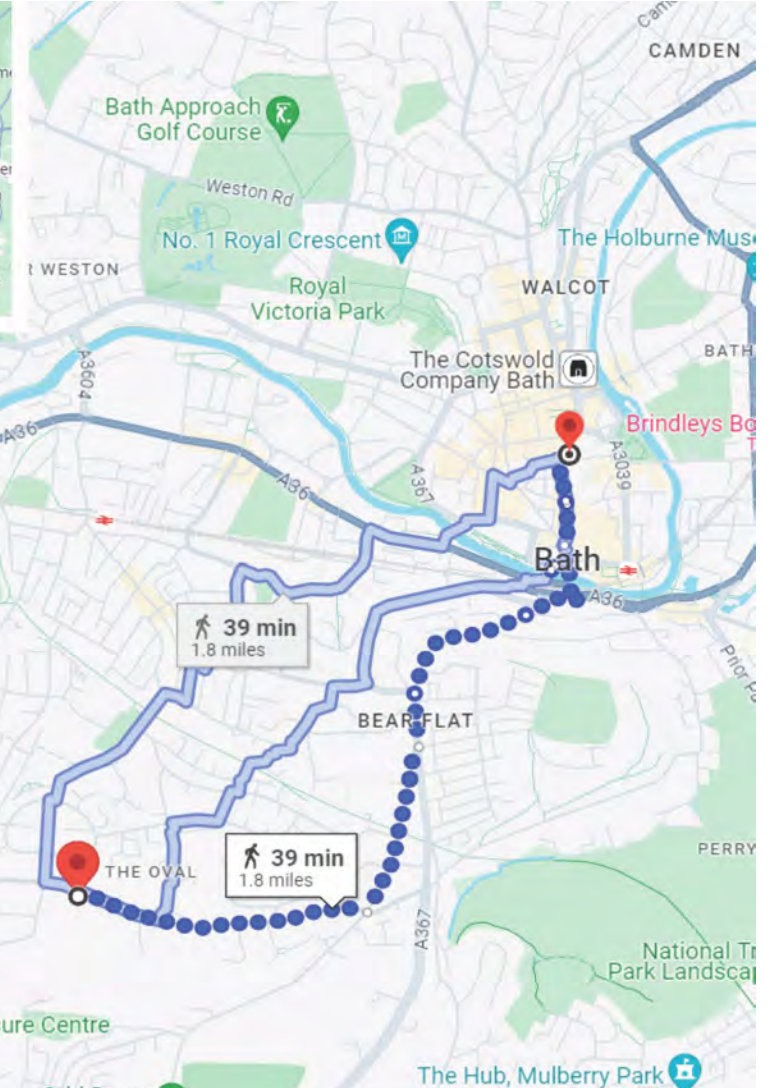
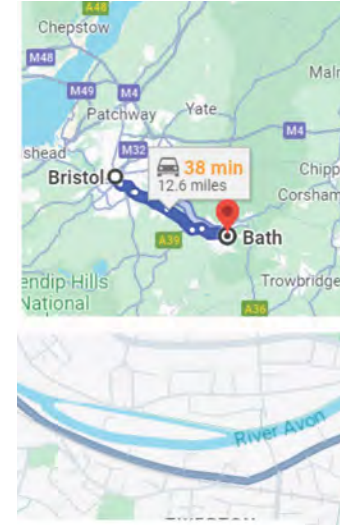
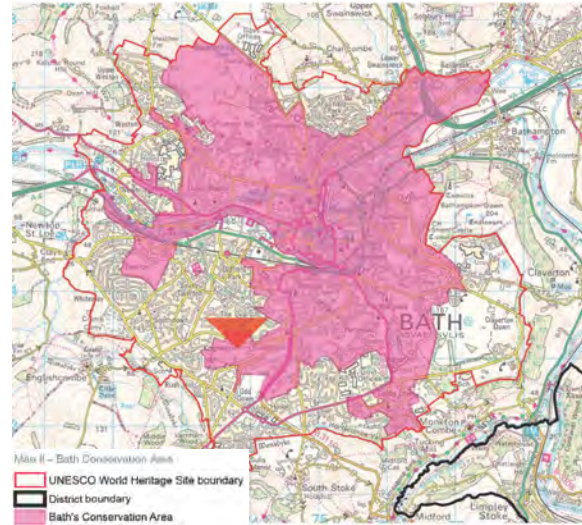
The homes will be 100% affordable tenure and will be net zero in use.

To make the scheme viable, the Council intends to draw together its own capital subsidy, seek affordable homes funding from Homes England and capitalise savings to the social care budget derived by accommodating people in low cost housing and by commissioning care directly.

The planning application is currently under consideration and the Council feels very positive about the schemes potential.

Nick Plumley, Housing Enabling & Development Manager, Bath & North East Somerset

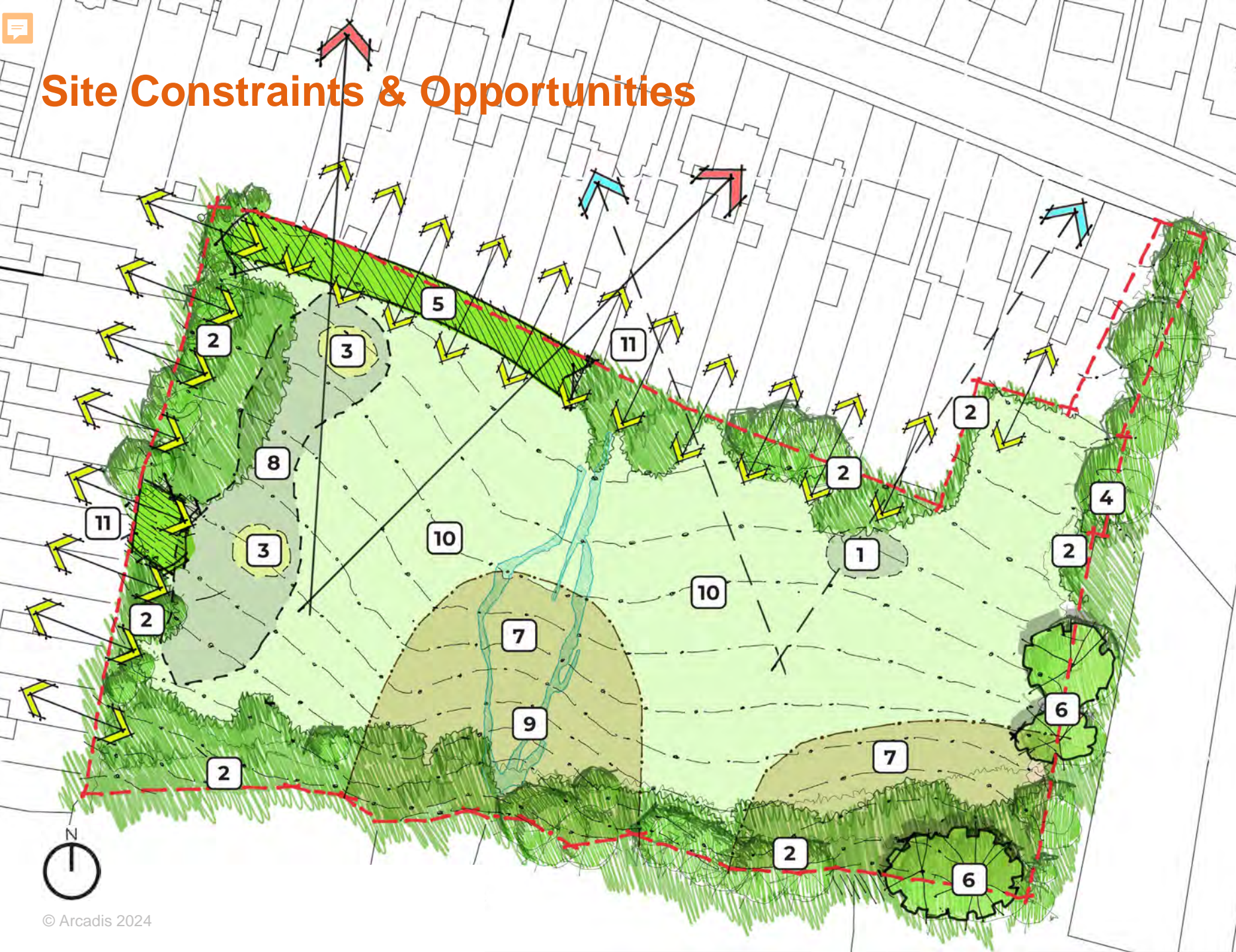
Site Location



Local Context



Site Constraints & Opportunities



SITE OPPORTUNITIES

- 1** Neutral grassland improvements
- 2** Existing boundary planting - enhance and improve
- 3** Affinities with calcareous grassland
- 4** Potential to improve species poor hedgerow/bat lines
- 5** Introduce screen planting Plant boundary to soften views into site whilst retaining/framing extensive views out
- 6** Veteran Trees Assess/Protect/Management plan

SITE CONSTRAINTS

- 7** Mud slip area
- 8** Potential for creation/restoration of species rich grassland
- 9** Ridge with surface water Opportunity to celebrate water onsite
- 10** Challenging levels Opportunity to work with existing contours to minimise cut and fill
- 11** Views in and out from neighbouring dwellings

Key

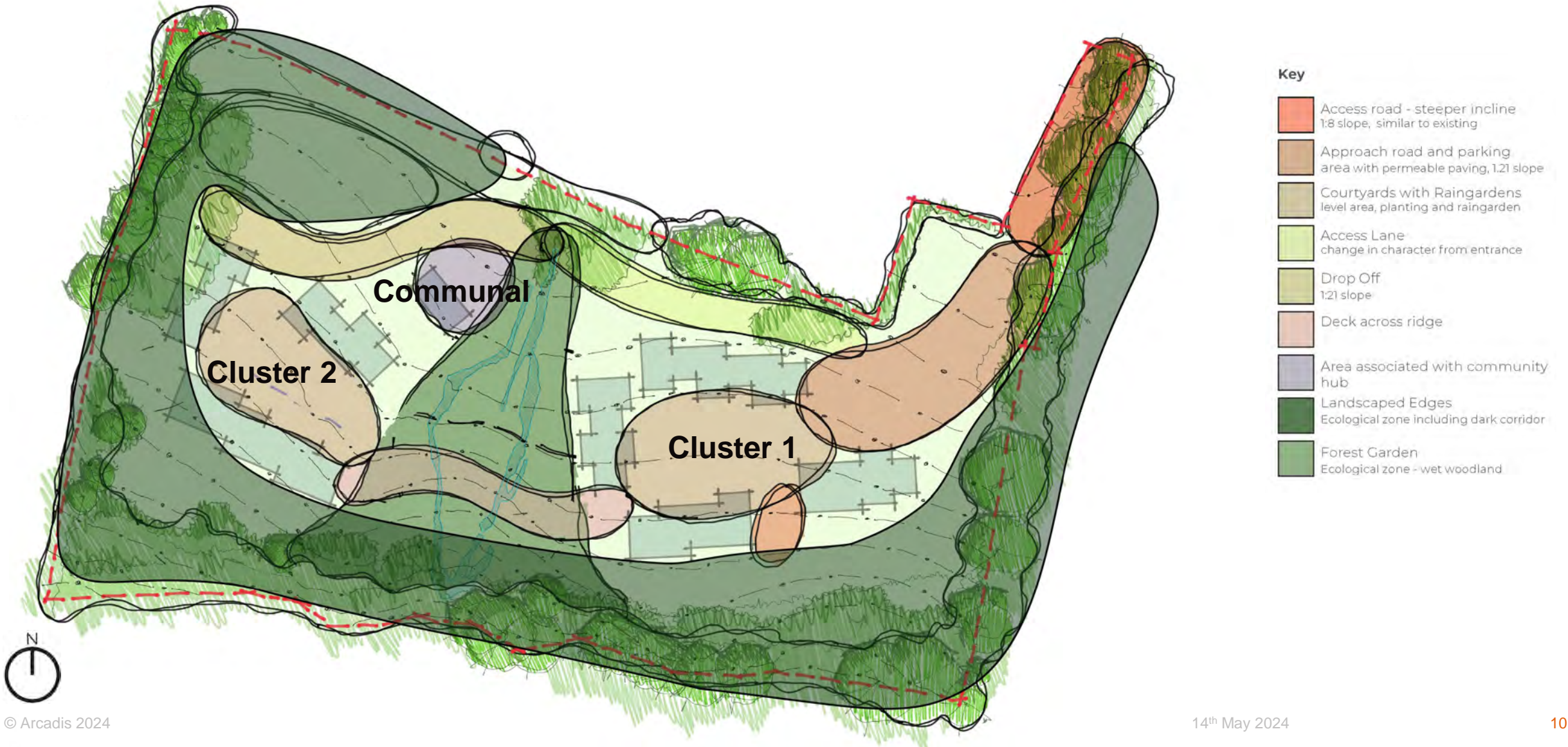
-  Extensive views out
-  Filtered views out
-  Views in and out to neighbouring dwellings



Site Photo



Place-Making Concept



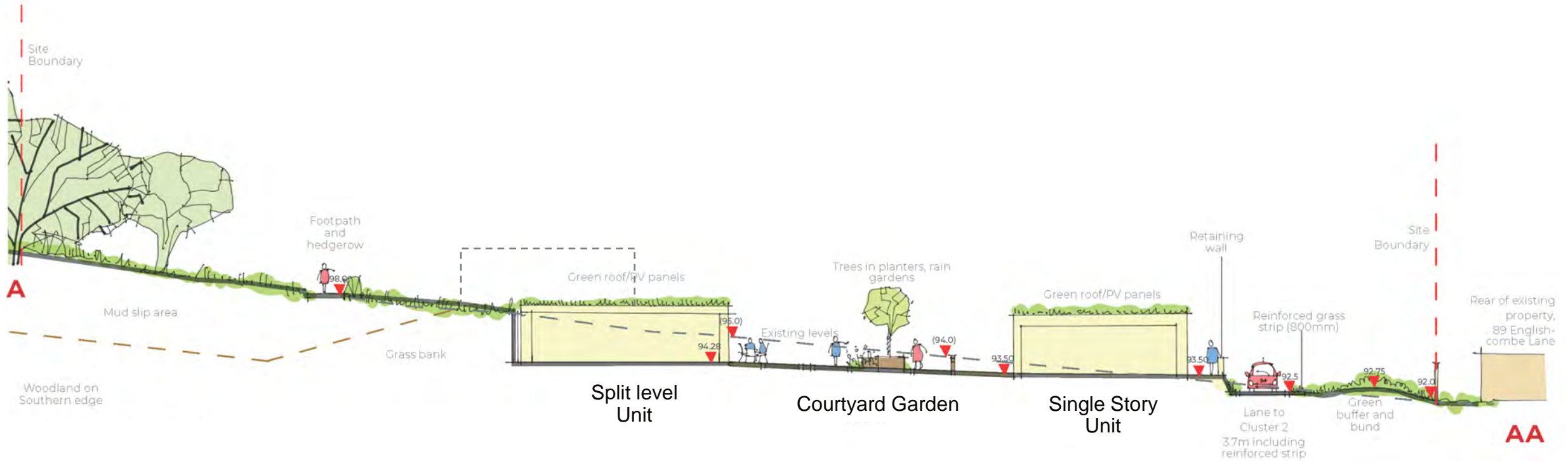
Landscape Masterplan



- 1 The Approach and Car Park
- 2 The Green Lane and Drop-off
- 3 The Community Hub
- 4 The Forest Garden
- 5 Cluster 1 Courtyard Gardens
- 6 Cluster 2 Courtyard Gardens
- 7 The Accessible Walkway
- 8 The Recreation Walkway
- 9 The Meadow

- Key**
- All Access Walkway (Max gradient 1:21)
 - Recreational Walkway (includes ramps/steps)
 - / • Active / Passive EV charging point
 - Species rich grassland (Managed for biodiversity)
 - Existing and proposed trees (Refer to Landscape General Arrangement Drawing for details)
 - Understorey shrub/herbaceous planting (Native species managed for biodiversity)
 - Resin bound gravel walkways (Built to lower level access paths, light grey to higher/keeper paths)
 - Permeable paving (Permeable paving allowing for surface water drainage)
 - Green roof & defensible space offset (Residential and Commercial Facility Service areas)
 - Reinforced grass (18m slip to lane and turning space in reinforced grass to enable emergency vehicle access and movement)
 - Courtyard area paving (High quality paving and kerbs)
 - Existing contours
 - Proposed contours
 - SuDS features (Suggested scrapes, swales and peened sands within wet woodland area)

Site Strategy



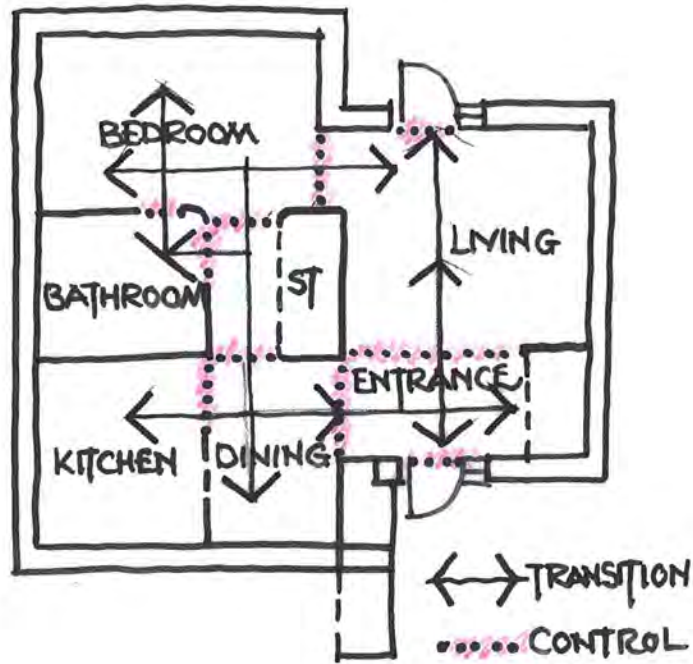
Design items to Consider (PAS 6463)

- Layout
- Wayfinding
- Familiarity
- Clarity
- Safety
- Lighting
- Décor
- Flooring
- Acoustics
- Odour
- Outlook
- And other sensory design considerations

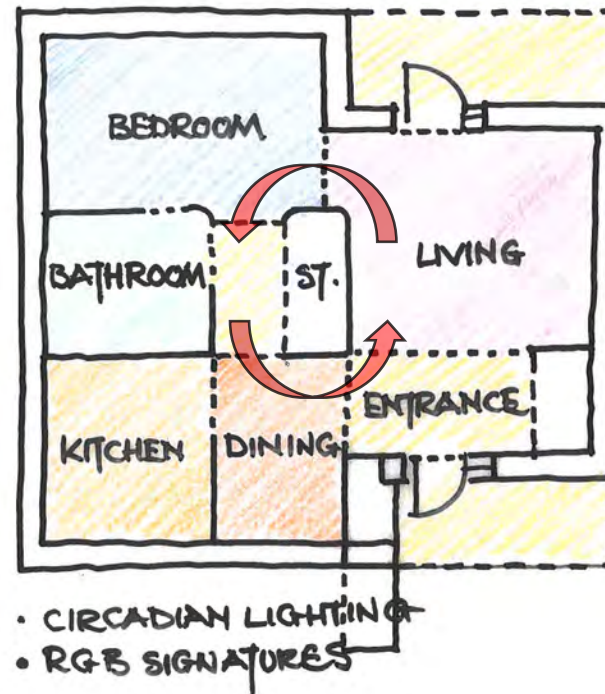


Design Approach: Accommodation Layout

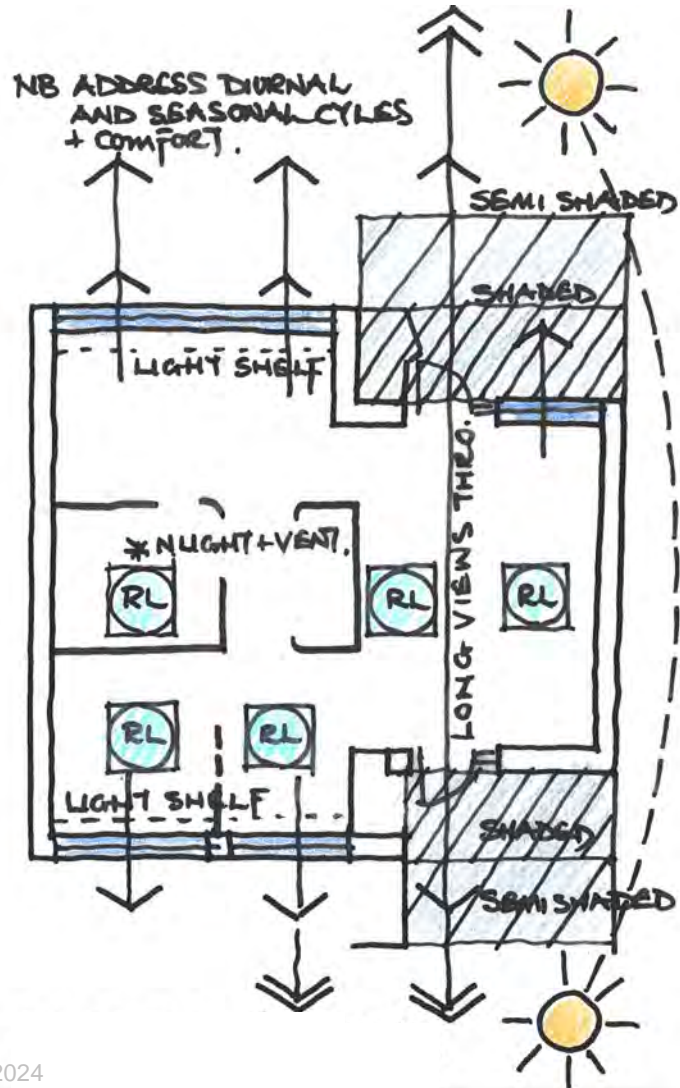
SPACE DEFINITION
PERMIABILITY + CONTROL
FLEXIBILITY + ADAPTABILITY



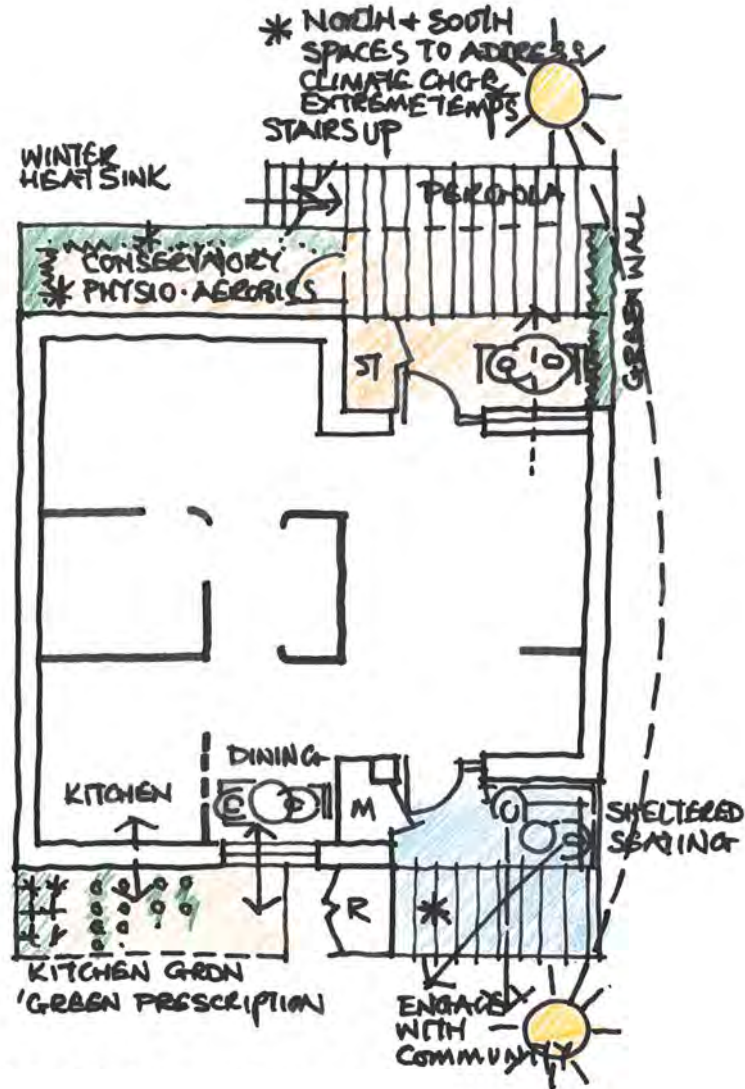
NIGHT-TIME DEFINITION



N. LIGHT / VIEWS PERMIABILITY



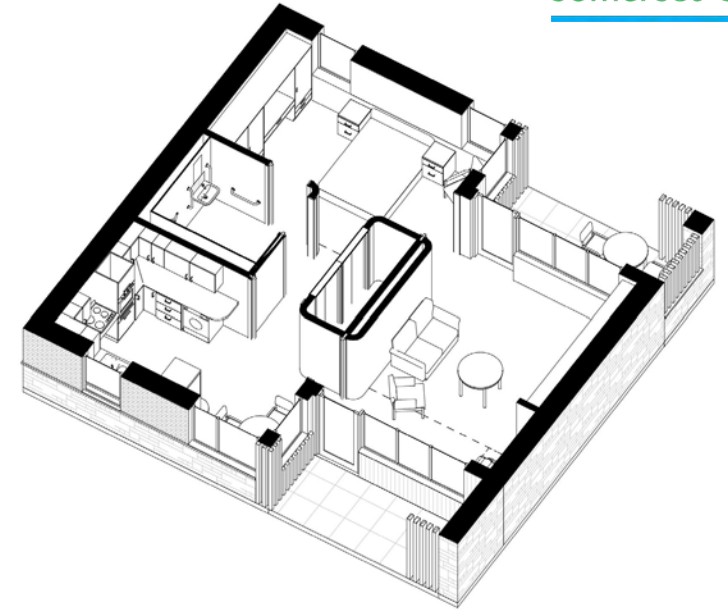
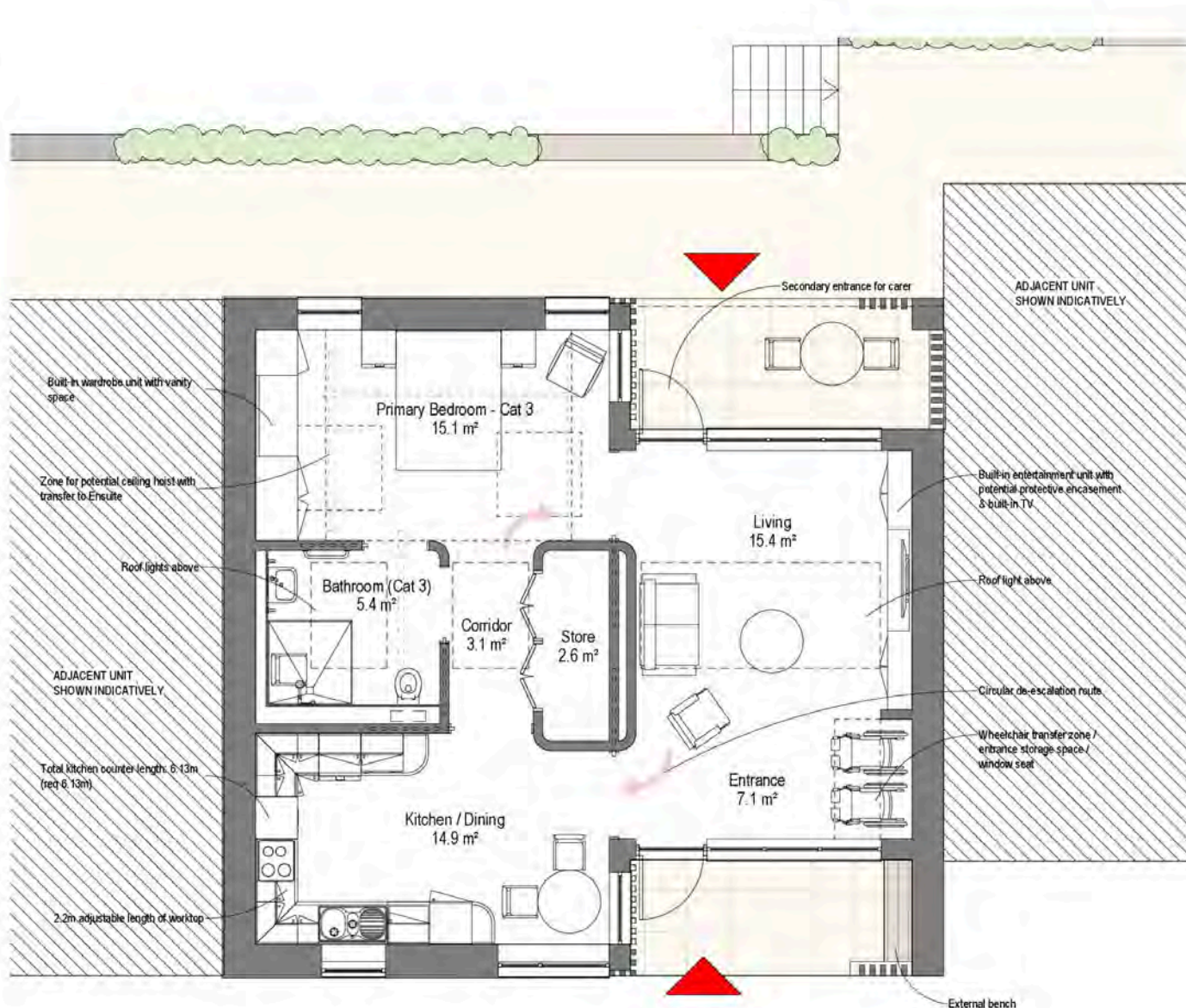
LIMINAL SPACES



Site Plan



1 Bed Unit - Single Level - Cat 3 / 2 - 65-70m²



1 Bed - Single Story Bungalow





Contextual Inspiration



The natural tree backdrop

Stone

- Coping/Caping
- Cills

Timber

- Windows
- Solar shading
- Landscape furniture

Brick

- Bungalow elevations

Stone / Reconstituted Stone

- Landscape walls
- Bungalow elevation features

Use the existing contours and retaining as much of the natural landscape as possible.

2 Bed Unit - Split Level



Materials Key

- 1. Buff bricks
- 2. Weathered reconstituted stone
- 3. Cast Stone capping / detailing
- 4. Timber cladding
- 5. Vertical timber screening / louvres
- 6. Horizontal timber louvres / solar shading
- 7. Aluminium-faced windows / doors
- 8. Aluminium window header details
- 9. Railings
- 10. Extensive green roof
- 11. Aluminium-faced rooflights



01 - Buff bricks



02 - Weathered reconstituted stone



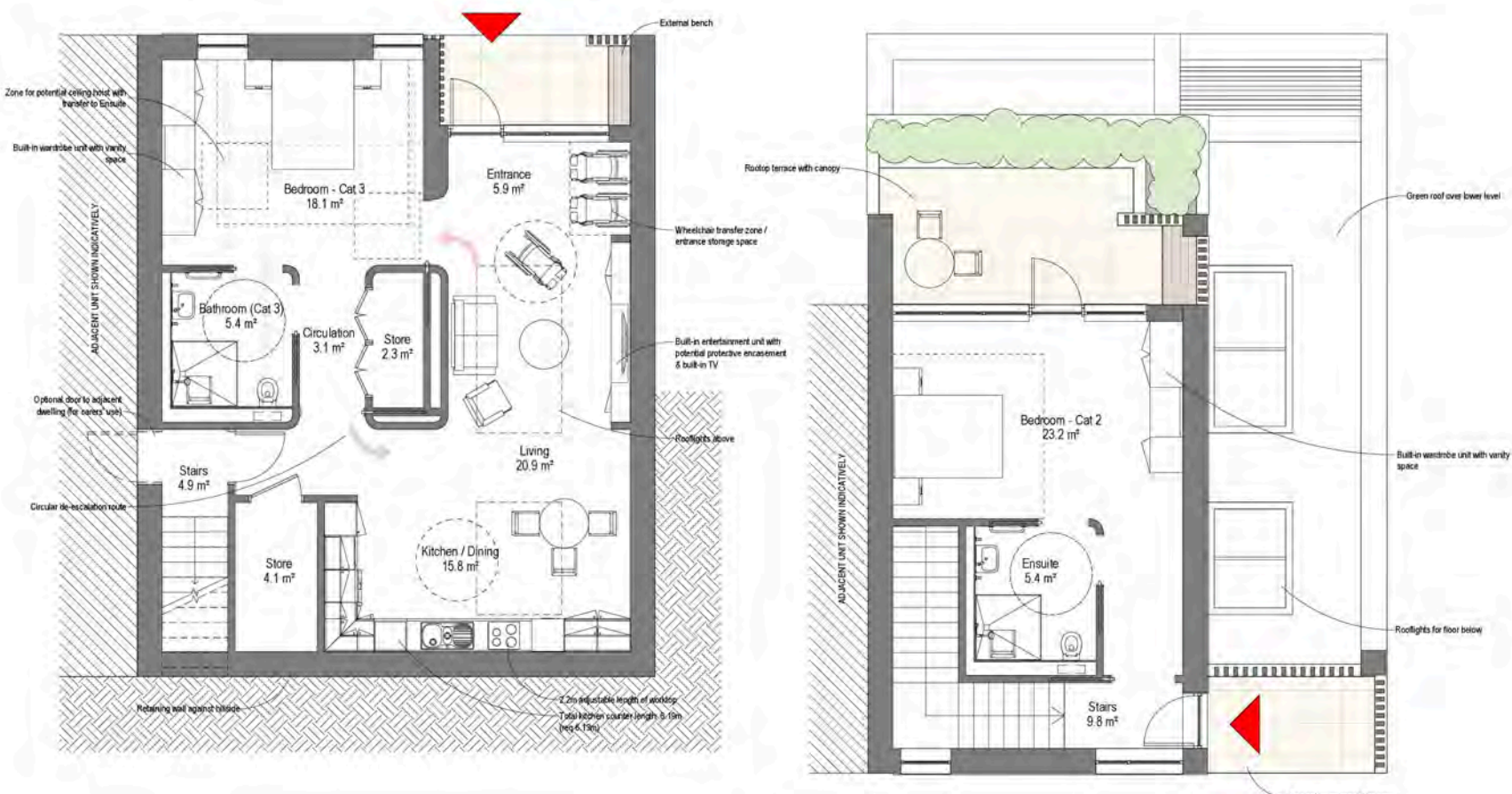
03 - Cast Stone capping / detailing



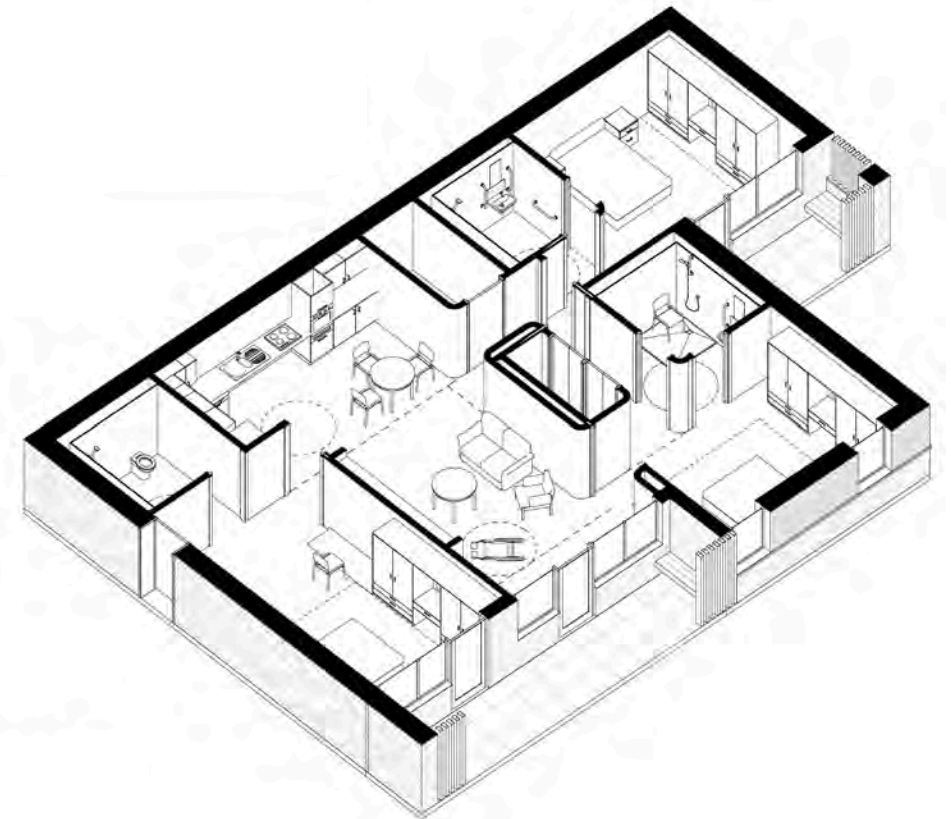
04 - Timber cladding



2 Bed Unit - Split Level - Cat 3 / 2 - 95-100m²



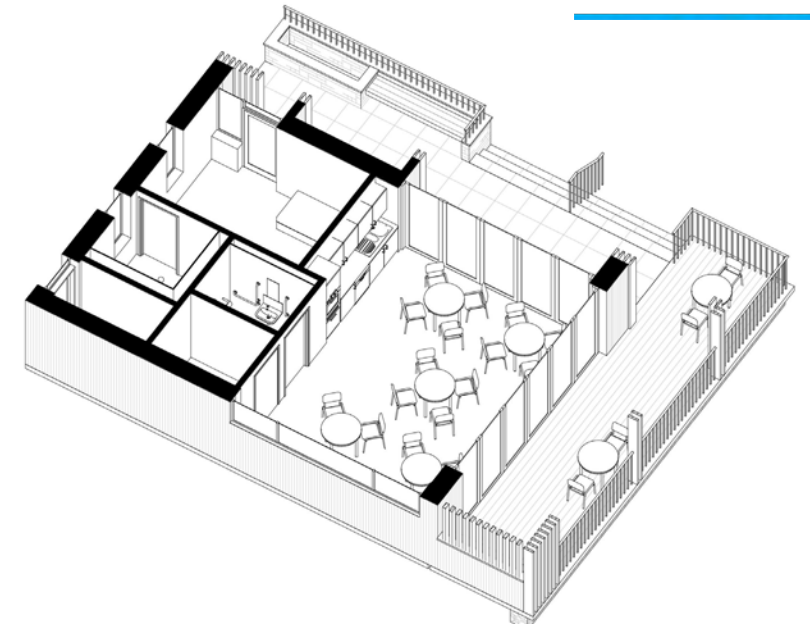
3 Bed Unit - Single Level - Cat 3 / 2 - 140-145m²



2 Bed – Split Level Bungalow



Communal Hub



Community Hub



Bath & North East
Somerset Council



Arcadis Services for Project

- Project Management
- Architecture
- Landscape
- Visual Impact
- Ecology
- MEP
- Structural
- Civil Engineering & Drainage
- Transport
- Planning
- Transport
- Refuse
- Social Engagement



Thank you!

Any question please contact us:

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14th May 2024

