

INTRODUCTION AND BACKGROUND

You will all know Hearnden Court on Henshaw Road, and some of you may have been in the building.

The existing accommodation is no longer best practice for older people – the flats are too small and not designed to allow long term independent living, the building has limited access to outside spaces, the energy efficiency and sustainability of the building is not suitable for now or the future.

Greatwell Homes has been working with a team of consultants to develop plans for a redeveloped building specifically for the over 55 age group, for local people in need of extra care accommodation. The 57 flats will be a mixture of 1 and 2 bedroom, with some for shared ownership and others for affordable rental.

They will be supported by communal spaces – lounges, dining areas, a catering kitchen, assisted bath/spa room, guest room, storage for motorised mobility scooters together with staff space for care teams and building management.

The Greatwell Homes team and consultants have met with residents over several months to discuss the developing ideas and get feedback from those who live there, and who will have the opportunity to return after the building is complete. Those residents will move to other Greatwell Homes accommodation for the duration of the build.



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DEVELOPING PROPOSALS - THE SITE

This plan shows the 'red line' boundary of the site that is being looked at for redevelopment.

The boundary will be upto the neighbouring 151 Henshaw Road to the east, to the Greatwell Homes bungalows and flats to the west and bounded by the footpath to Henshaw Road to the north and Croyland Park to the south.



Site plan as existing



Site photographs

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DEVELOPING PROPOSALS - THE SITE

This plan shows the footprint of the proposed building within the 'red line' boundary of the site.

The trees have been surveyed and the best category specimens will be retained and additional landscaping provided also.

The route through to the park via the carpark to the east will be retained for pedestrians and emergency vehicles.

As you will know the site is on quite a slope, falling from Henshaw Road in the north and also a fall from east to west and so the proposed building steps down from three storeys on Henshaw Road to four storeys addressing the park to the south.

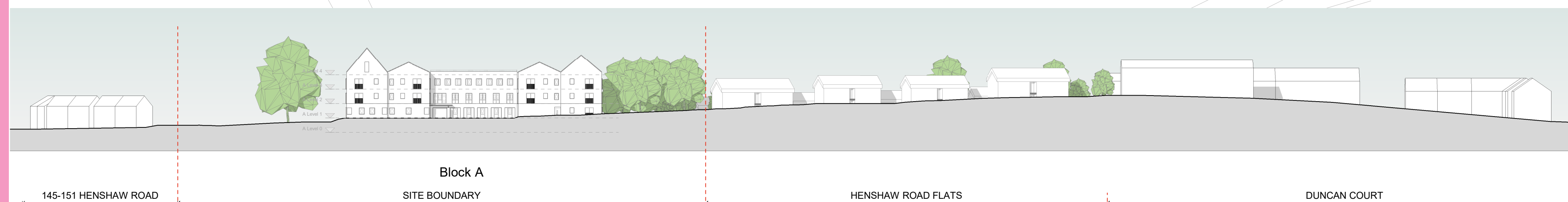
The building form comprises of two pitched roof wings with a linking entrance building, and provides 57 flats for the over 55s, with supporting communal and ancillary spaces.

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BOARD 3 OF 8



Site plan as proposed

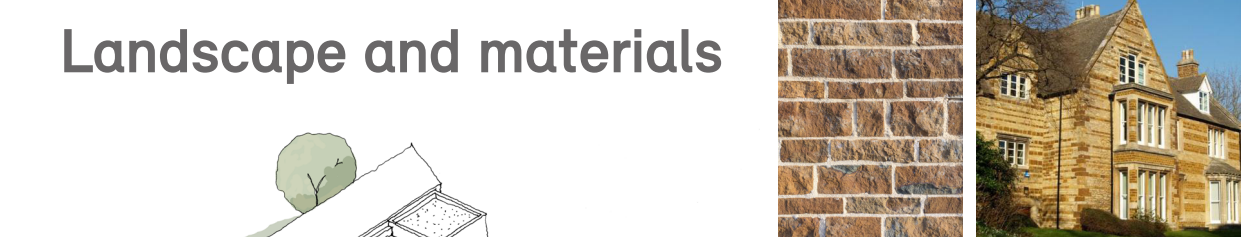
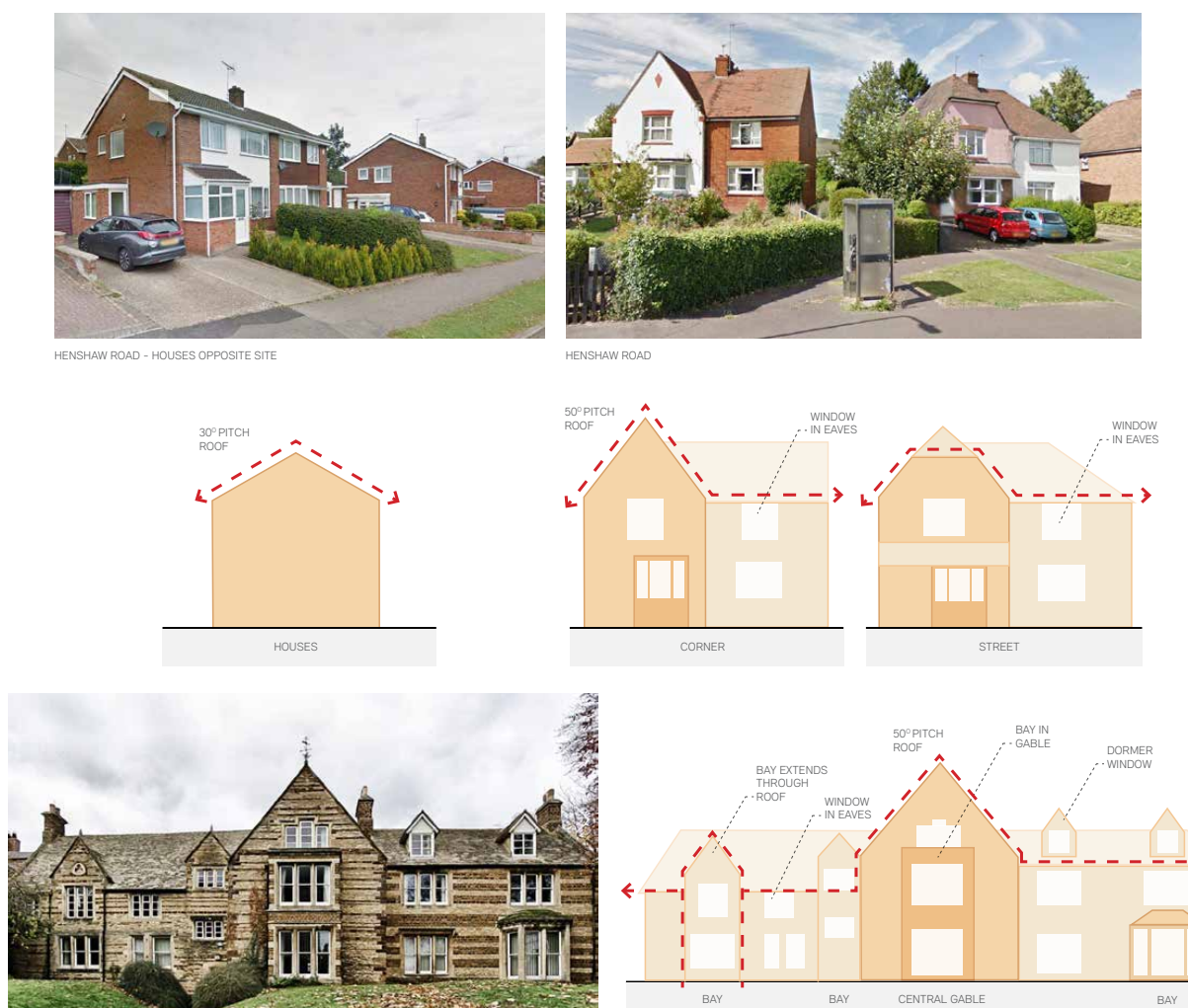


Developing view along Henshaw Road

Below are a number of developing studies, materials we have been looking at and references to the Wellingborough historic buildings and local roof forms.



Looking at roof forms



DEVELOPING PROPOSALS - THE LANDSCAPE

The landscape approach seeks to retain the mature trees and to enhance the landscape to provide accessible routes, sheltered seating and seasonal changes for the residents to enjoy.

Access to the parking will remain in the same place as existing and be extended to the east to increase the numbers of spaces. This will be shared by staff, some residents who may still have cars, and some public parking spaces for park users.

The main drop off and pedestrian entrance is from Henshaw Road into the landscaped front courtyard, where there will also be three disabled parking spaces.

To the west, between Greatwell Homes's owned flats and bungalows will be a landscaped garden which will be shared by the Greatwell residents in those flats and bungalows and the residents of the proposed building. The landscape architect has considered all the levels, and addressed how accessible routes and paths can be achieved.

Landscape, nature and seasonal changes are so important as we get older, and the interaction with the outside spaces has been carefully considered.

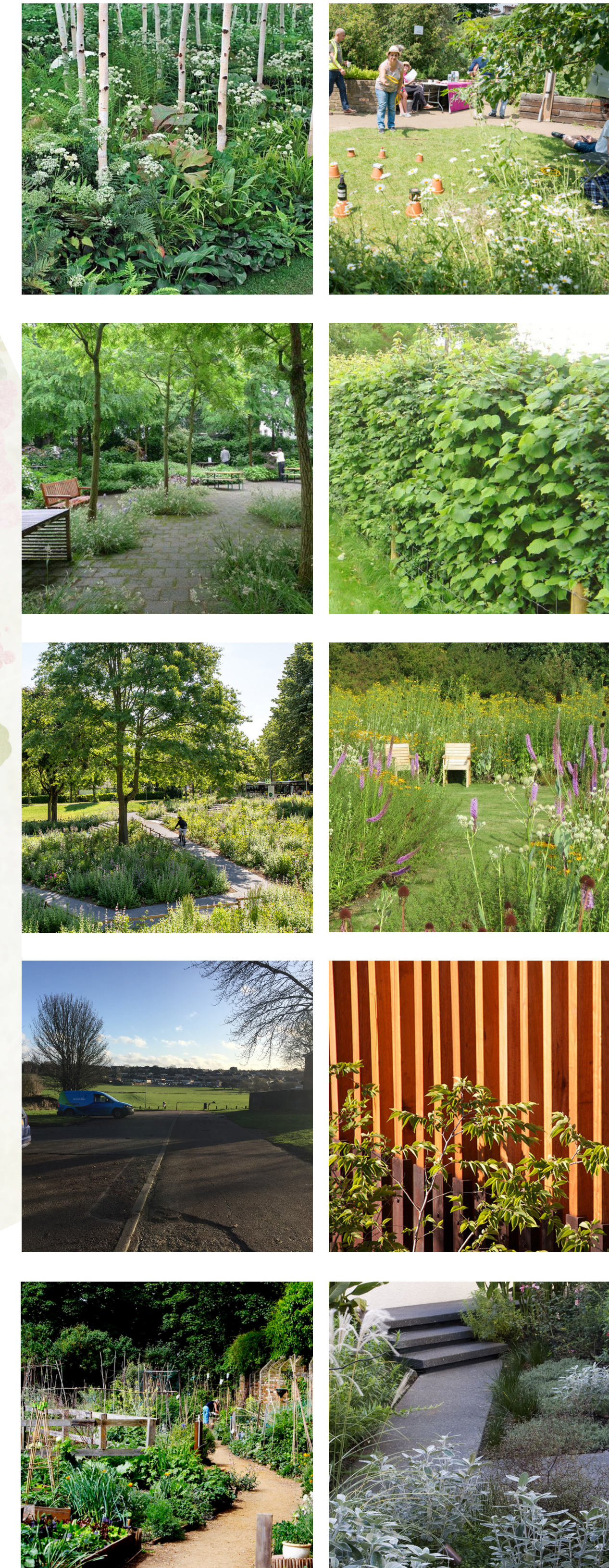
By retaining the main mature trees and enhancing the landscape it will improve the street setting along Henshaw Road, whilst maintaining the existing views through to the south.



Shared Greatwell Homes garden: seating/social interaction /growing gardens for resident growing/ retaining existing mature trees

Resident garden: Seatings/sensory planting / water features/ growing gardens for resident gardening / secure landscaped boundary to park

Woodland Garden: Shade tolerant planting/ dense tree groves to boundary/ retaining existing mature trees



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Developing Landscape Plan

HENSHAW ROAD AND PARK LEVELS

Henshaw Road site has changes of levels in both directions across the site. To use these levels efficiently the existing landscape levels will be adjusted to create level access from Henshaw Road to the main entrance of the building.

The building is set back from Henshaw Road and will step down towards the park providing level access into the resident gardens.

The adjacent plans show the street level plan and the park level plan below it.

Henshaw Road level

The main access to the building is from Henshaw Road - by foot or drop off. The entrance is overlooked by the staff offices. On entering the building there is a foyer lounge and terrace overlooking the park and landscape. From the foyer residents can walk to their flats, using the lifts or well-lit staircase.

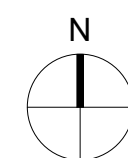
Park level

The park level plan has resident flats, a communal dining/flexible space and supporting and ancillary uses. The communal spaces overlook the secure resident gardens.

KEY

- 1B2P
- 2B3P
- Communal
- Entrance
- Service
- Circulation
- Staff

2 0 2 4 10 m
Metres 1:250



FIRST AND SECOND FLOOR LEVELS

The first and second residential floors repeat, with flats on each floor in two wings and south facing along the connecting link building.



First and Second floor levels

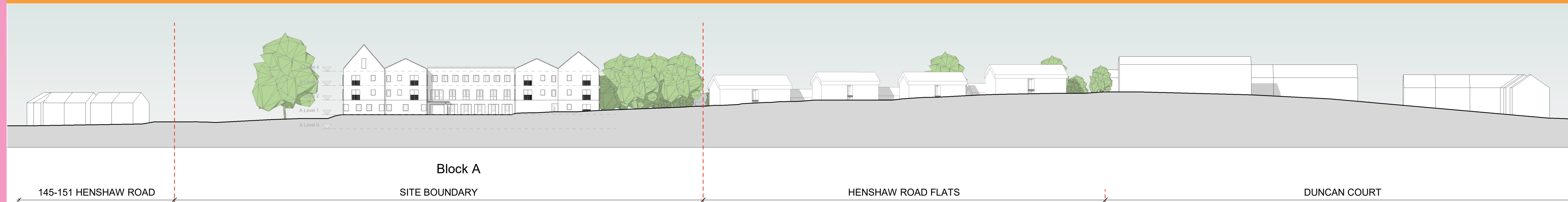
The first and second floor levels provide a range of 1 and 2 bedroom flats, plus a guest and a staff overnight room close to the main circulation.

THE DEVELOPING APPEARANCE

The building materials will be brick, and to reflect the textured banding seen on some of historic buildings in Wellingborough, there will be two colours to create interesting brick detailing to the base of the building.

The two wings will be pitched, reflecting the local pitches of the area, and a connecting flat roof will link these two wings.

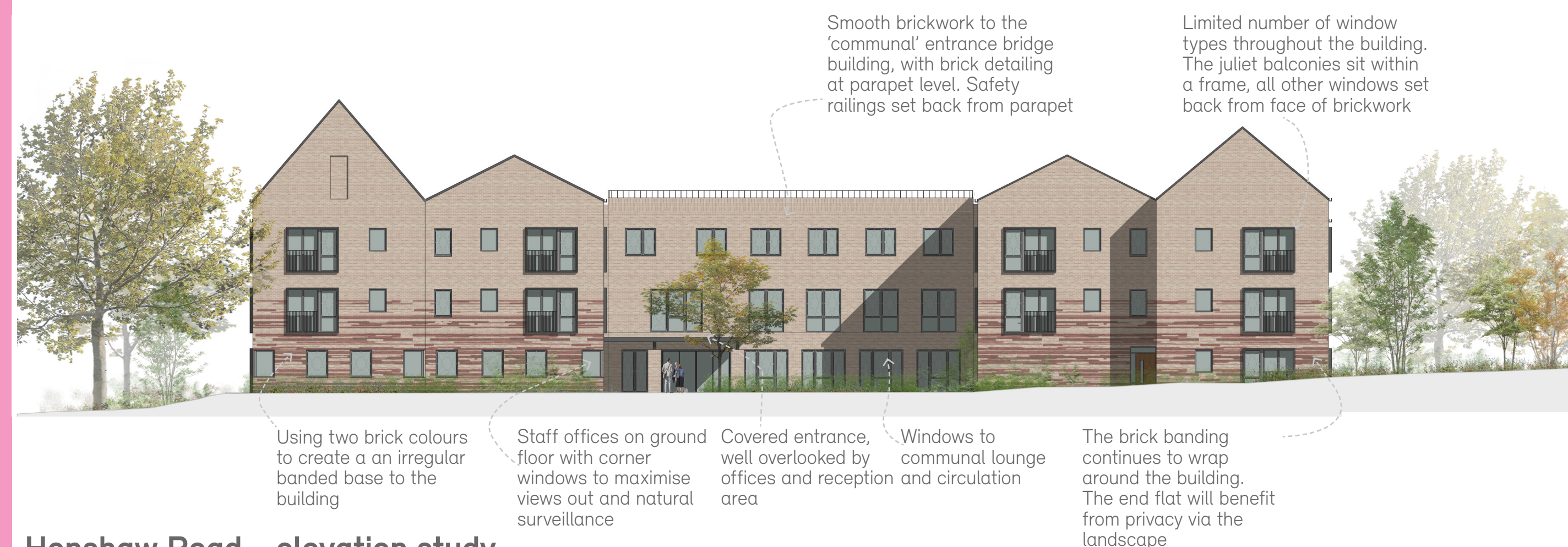
Adjacent are the developing studies of the appearance of the building.



Developing view along Henshaw Road (without landscaped boundary indicated)



Developing view from park (without landscaped boundary indicated)



Henshaw Road - elevation study



Sketch aerial view towards south



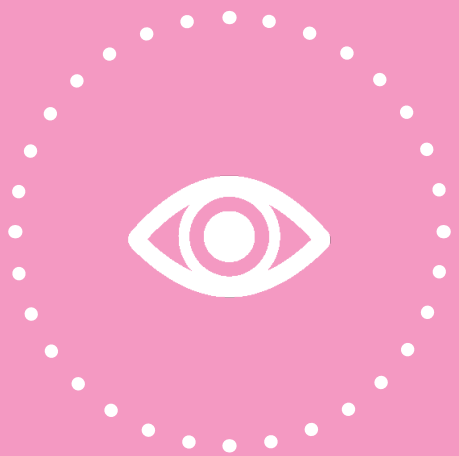
Study of side elevation facing carpark, stepping down to park



Park elevation study (behind landscaped boundary)

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Thank you for visiting the Greatwell Homes website to look at these emerging designs for Henshaw Road.



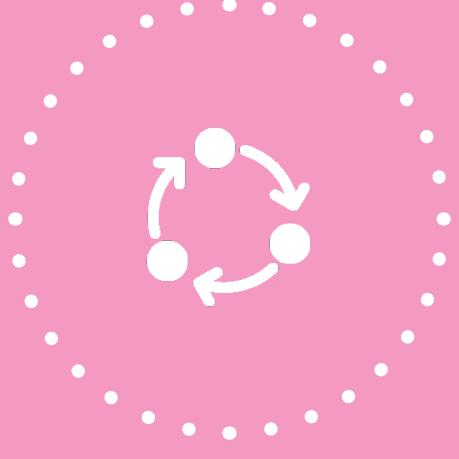
We hope you have found it informative



Please fill in the feedback box on the website with any questions or comments



We value your thoughts, and they will help shape the planning suubission later this summer



You will have a further statutory consultation period and Wellingborough Council will inform you of this once the final scheme is submitted

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Photograph of Hearnden Court as existing