

11.2

DEVELOPMENT PROPOSAL 2
CONVERSION TO APARTMENTS + NEW BUILT NURSERY AT REAR

Construction a dedicated nursery building at the rear and conversion of the existing building to apartments.

Pros:

- Brand new facilities for the nursery;
- Gain of up to 8 spacious dwellings within the period building of Winkworth Hall;
- Low extension profile is less noticeable on Salisbury Road street front;
- Site is divided into two distinct zones which will enable the nursery to continue working while the construction takes place*

Cons:

- Loss of a significant area and character of the existing play space;
- Proximity to Chevening Road 213 house might require additional design measures to manage potential overlooking issues;
- The construction process will likely cause a loss of a number of trees;
- Nursery adjacent to railway tracks, noise pollution

*Keeping nursery open during construction
Per client's brief, development options also take in account scenarios which will allow continuous functioning of the nursery while the potential development is taking place. The size of the site allows for a 2-step construction scenario.

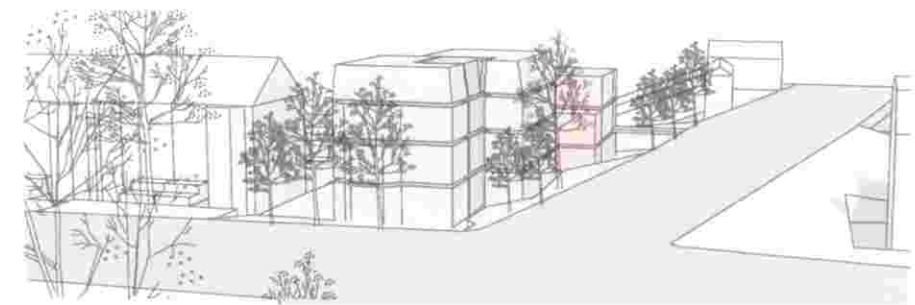
Gross Internal Area (GIA)	RESIDENTIAL			NURSERY	GIA per floor
	2BAP	3BAP	circulatory/ ancillary		
GROUND FLOOR	73	00	70	217	460
FIRST FLOOR	73	00	00	217	410
SECOND FLOOR	70	00	00	00	254
THIRD FLOOR	00	00	00	00	199
TOTAL UNIT NO. APARTS		TOTAL NURSERY GFA		TOTAL DEVELOPMENT GFA	
2		128		1260	
0		In comparison: CURRENT NURSERY GFA: 412		REQUIRED NURSERY GFA AFTER 60% CAPACITY INCREASE: 616	



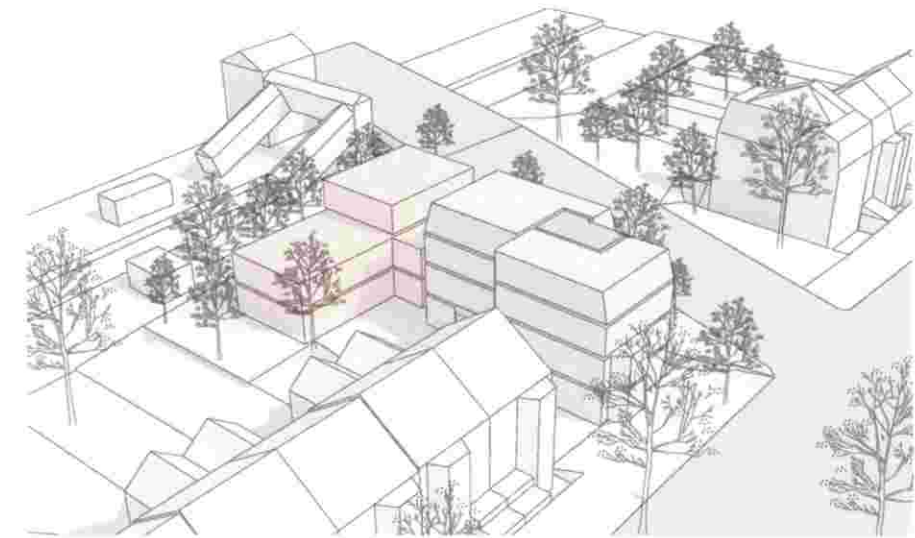
Ground floor plan



Section



View from the corner of Salisbury Road and Winchester Avenue



View from Chevening Road

DEVELOPMENT PROPOSAL 4
NEW BUILT NURSERY AND APARTMENT BLOCK

Demolition of Winkworth Hall and a complete site redevelopment.

Pros:

- Brand new nursery facility on only one level;
- Gain of up to 14 new dwellings;
- Preservation of more than half of the existing play space
- Messing of the newbuild nursery is fully within site constraints, away from adjacent residential
- The development responds positively to all site constraints;
- Streamlined construction process as there is no phasing.
- Controlled loss of trees;

Cons:

- Loss of Winkworth Hall, a building that forms a part of the urban group of purpose built education buildings
- Ceasement of all nursery operations on site during the construction process;
- Community implications of such decision
- Missed opportunity to create apartments in a period building

Gross Internal Area (GIA)	RESIDENTIAL						NURSERY	GIA per floor
	100P	200P	200P	200P	200P	circulation/voids		
GROUND FLOOR							440	440
FIRST FLOOR		66	66	66	66	124		411
SECOND FLOOR		66	66	66	66	66		411
THIRD FLOOR		66	66	66	66	66		411

TOTAL NEW DWELLINGS		
100P	200P	200P
2	0	14

TOTAL NURSERY GIA	TOTAL DEVELOPMENT GIA
440	1676

for comparison
CURRENT NURSERY GIA
412

REQUIRED NURSERY GIA AFTER 65% CAPACITY INCREASE
618

Note:

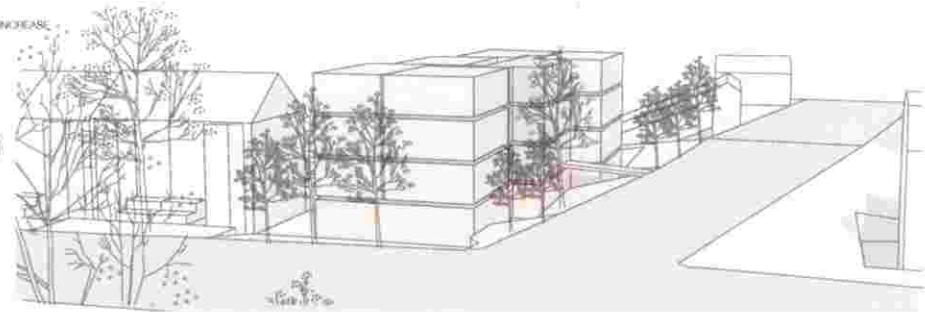
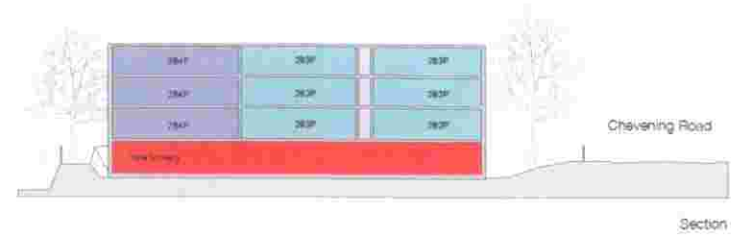
Although the overall number of dwellings is greater, they are generally smaller when compared to options 2 and 3. A study of the market/housing needs could inform the size of apartments that would suit the location best.



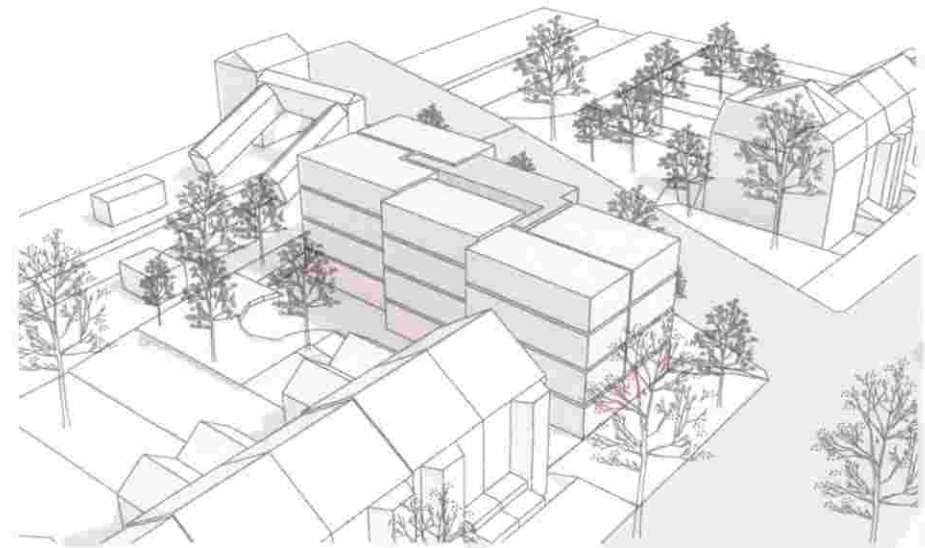
Typical floor plan



Ground floor plan



View from the corner of Salisbury Road and Winchester Avenue



View from Chevening Road