

Public Consultation

Windmill Court Redevelopment














- This site is a complex of 35 flats for over 55s and one family home.
- The current property is under occupied. There is little demand for older persons accommodation in this location.
- The property is owned and managed by Sovereign Housing.
- The existing buildings on site are outdated. They also perform poorly in terms of energy performance.
- The grounds consist of car parking along the southern and western boundaries.

The consultation material is viewable on the Sovereign website www.sovereign.org.uk
Comments can be submitted by email to windmillcourt@sovereign.org.uk before 4th May 2022

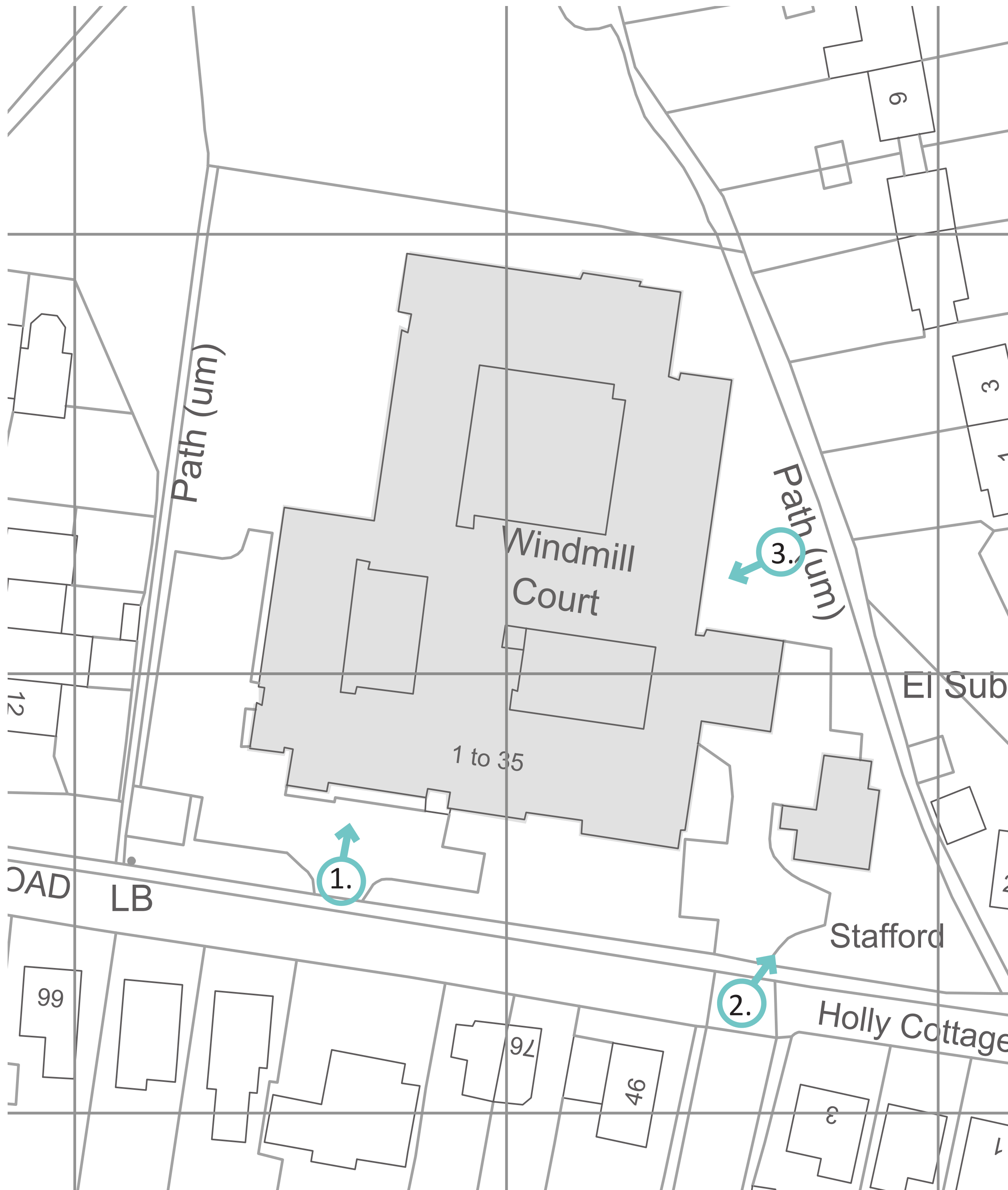


Key to existing constraints

- | | | |
|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|  Existing buildings on site |  Existing public access route |  Existing substation |
|  Site boundary |  Existing public footpath |  Existing tree canopy |
|  Root protection zones |  Existing site access |  Existing building lines |
|  Existing kissing gate |  Existing vehicle movement | |

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1. Front of Windmill Court.



2. One family dwelling on the site.



3. East elevation of Windmill Court



The surrounding residential properties immediately south of the site and facing Windmill House are a mixture of detached and



semi-detached brick houses with well established gardens and on-plot car parking



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The proposed scheme will demolish Windmill Court and provide new family homes;

- 10 homes for rent
- 5 shared ownership homes
- 9 open-market sales homes
- The proposal contains private garden space for each home that meets or exceeds the local authority standard.

The scheme includes detached, semi-detached and terraced houses with;

- 7 two-bedroom homes
- 12 three-bedroom homes
- 5 four-bedroom homes
- The site entrances from Windmill Road will be retained.
- A home-zone is included to ensure a pedestrian friendly environment.

- Each home has two parking spaces.
- Visitor parking is included in bays parallel to the footpath and the carriageway - this will deter cars from parking on the road, pavement or in the home-zone.
- The site includes a natural play area, open to the public, and a direct link to the public footpath.

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Proposed Elevation AA - facing Windmill Road



Proposed Elevation BB - facing the new internal street



Proposed Elevation CC - facing towards Mortimer Common



Local Victorian and Edwardian architecture has influenced the proposed design. This example is taken from the Stratfield & Mortimer Village Design Statement

- The scale and height of the scheme respects the existing characteristics of the area, which are mainly two and 2.5 storeys high.
- The houses will be built using red Berkshire / North Hampshire blend brick.
- Windows will have a slim frame profile, coloured on the exterior to compliment the brickwork and provide a modern feel.
- Roofs will be a slate roof covering, to match the pitched roofs of the existing properties along Windmill Road.
- Generally the homes will be designed to be contemporary and energy efficient modern housing.

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Trees are proposed along the new street, to integrate with local character and help achieve positive place-making



A view from Windmill Road



A view into the home-zone



A view into the new street