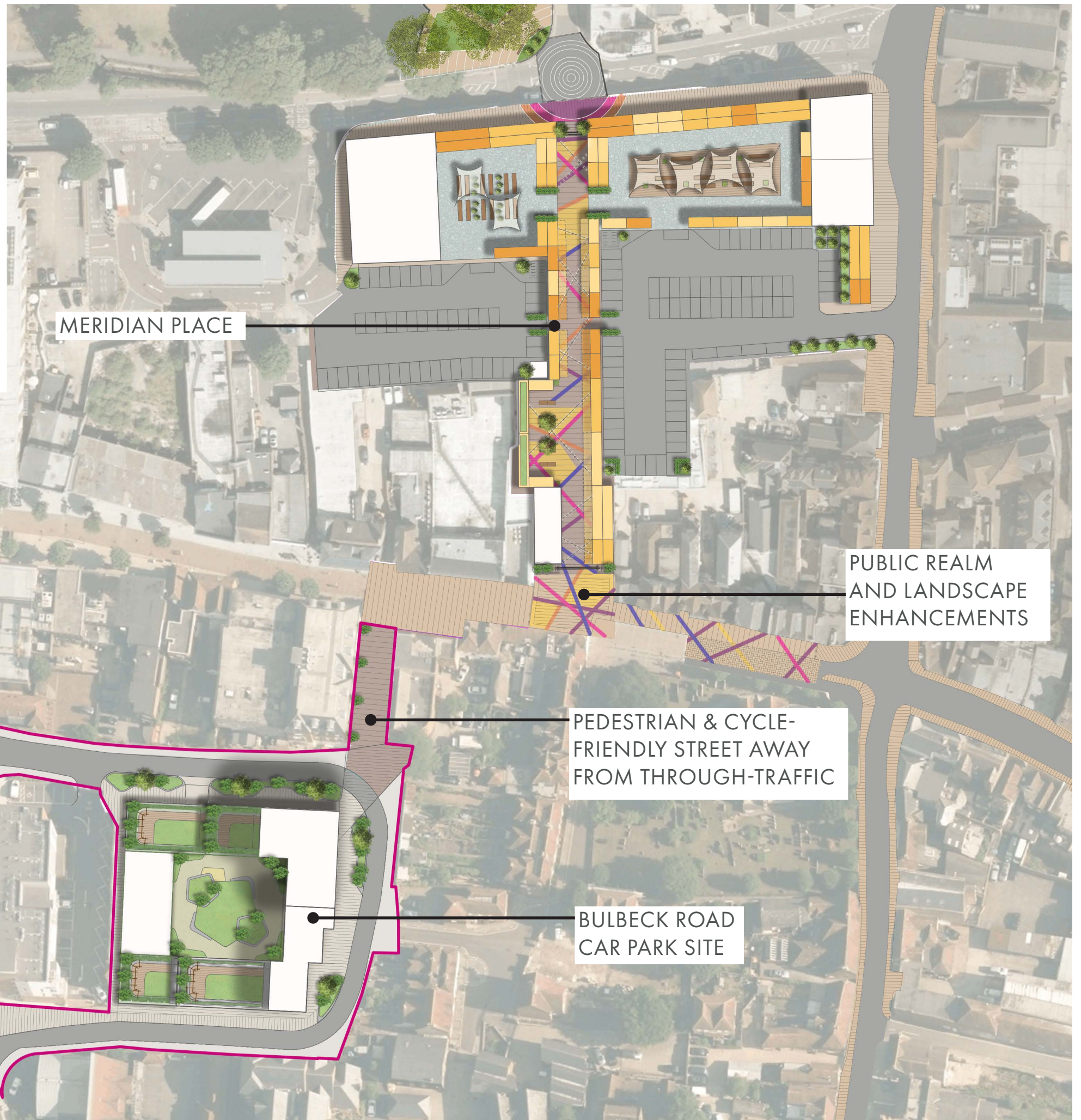




BULBECK ROAD, HAVANT

SKETCHBOOK
DECEMBER 2021

INTERIM- ILLUSTRATIVE TOWN CENTRE MASTERPLAN



MERIDIAN PLACE

PUBLIC REALM
AND LANDSCAPE
ENHANCEMENTS

PEDESTRIAN & CYCLE-
FRIENDLY STREET AWAY
FROM THROUGH-TRAFFIC

BULBECK ROAD
CAR PARK SITE



HAVANT TOWN CENTRE VISION



BULBECK ROAD - TESTING LAYOUT



0 20m

GROUND FLOOR



APPROX AREAS

- BLOCK A - 158 M²
- BLOCK B - 510 M²
- BLOCK C - 354 M²
- BLOCK D - 210 M²
- CAR PARKING AREA - 1,060 M²
- BIN / CYCLE STORES - 200 M²

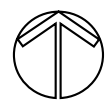
BIN / CYCLE STORES

GROUND FLOOR APARTMENTS
WITH STREET ACCESS

CAR PARKING -
18 SPACES
6 DISABLED ACCESS SPACES

BUILDING CORE /
CIRCULATION

NOTE - PARKING AREA COULD BE
REDUCED TO ALLOCATE MORE AREA
FOR CYCLE PARKING OR DEDICATED
ELECTRIC PARKING



TYPICAL FLOOR

APPROX AREAS

- BLOCK A - 451 M² PER FLOOR
- BLOCK B - 575 M² PER FLOOR
- BLOCK C - 385 M² PER FLOOR
- BLOCK D - 430 M² PER FLOOR

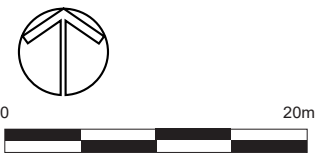
NOTE - THE TYPICAL FLOOR REPRESENTS THE FIRST, SECOND FLOOR AND OCCASIONAL THIRD FLOOR FOOTPRINTS. GROUND AND ROOFTOP FLOOR PLATES ARE SMALLER WHERE SETBACKS FOR TERRACES OR PARKING IS SHOWN.



LOWER GROUND PRIVATE SPACE FOR APARTMENTS

PODIUM GARDEN FOR APARTMENTS AT FIRST FLOOR

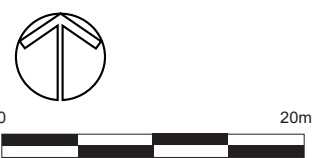
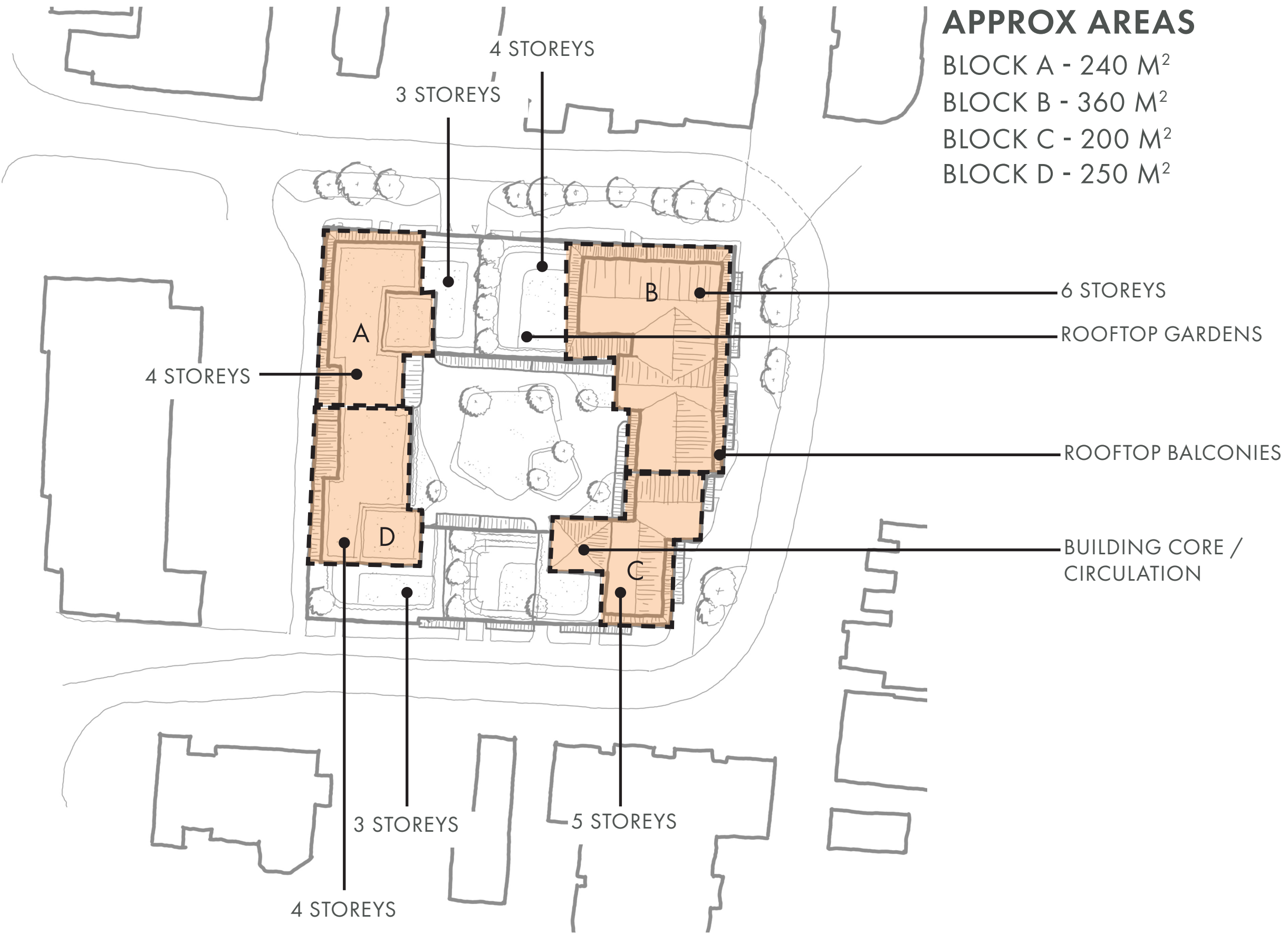
BUILDING CORE / CIRCULATION



ROOF PLAN

APPROX AREAS

- BLOCK A - 240 M²
- BLOCK B - 360 M²
- BLOCK C - 200 M²
- BLOCK D - 250 M²

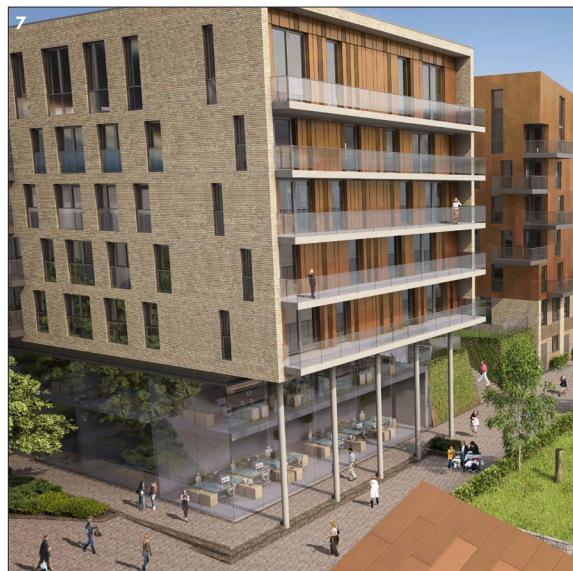


BUILT FORM

PRECEDENT IMAGERY

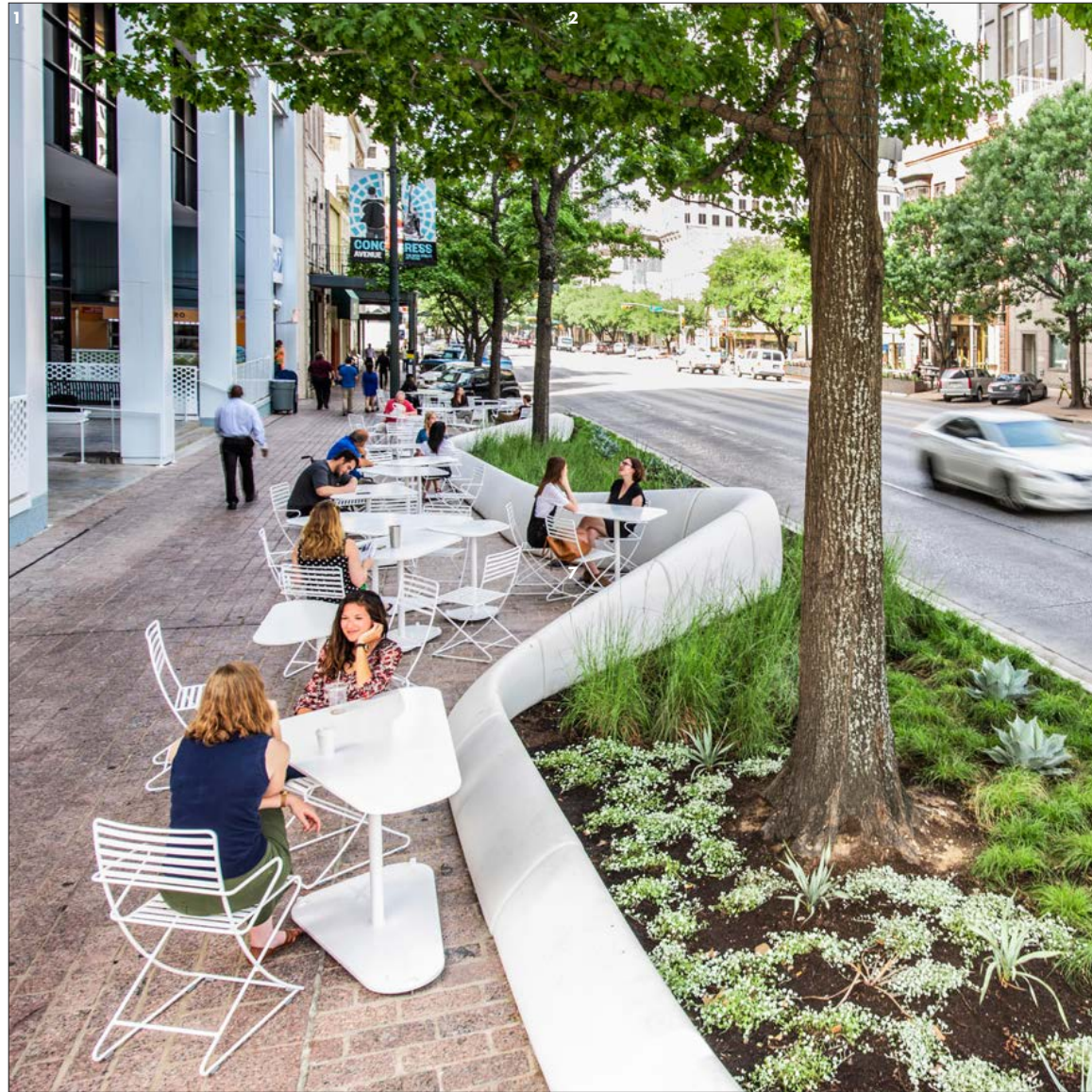


- 1 RESIDENTIAL/OFFICE SPACE ABOVE GROUND FLOOR RETAIL/LEISURE
- 2 A STRONG FRONTAGE TO OVERLOOK PUBLIC REALM
- 3 CORNER BUILDINGS ARE ACTIVE ON BOTH SIDES
- 4 PASSIVE SURVEILLANCE OF PUBLIC SPACES
- 5 VARIED MATERIALS PALETTE IN LOCALITY
- 6 VARIED MATERIALS REFLECTING LOCAL VERNACULAR
- 7 MIXED USES MAY EXTEND INTO THE SECOND FLOOR IF REQUIRED
- 8 APARTMENT BLOCK MASS BROKEN DOWN BY ARCHITECTURAL INTERVENTIONS
- 9 STEPPED BUILDING FORM PROVIDING VISUAL INTEREST AND OPPORTUNITIES FOR ROOFTOP GARDENS



STREETSCAPE

PRECEDENT IMAGERY



1 WIDENED PEDESTRIAN PATH ALLOWS SPACE FOR TREE PLANTING, SUSTAINABLE DRAINAGE AND SEATING

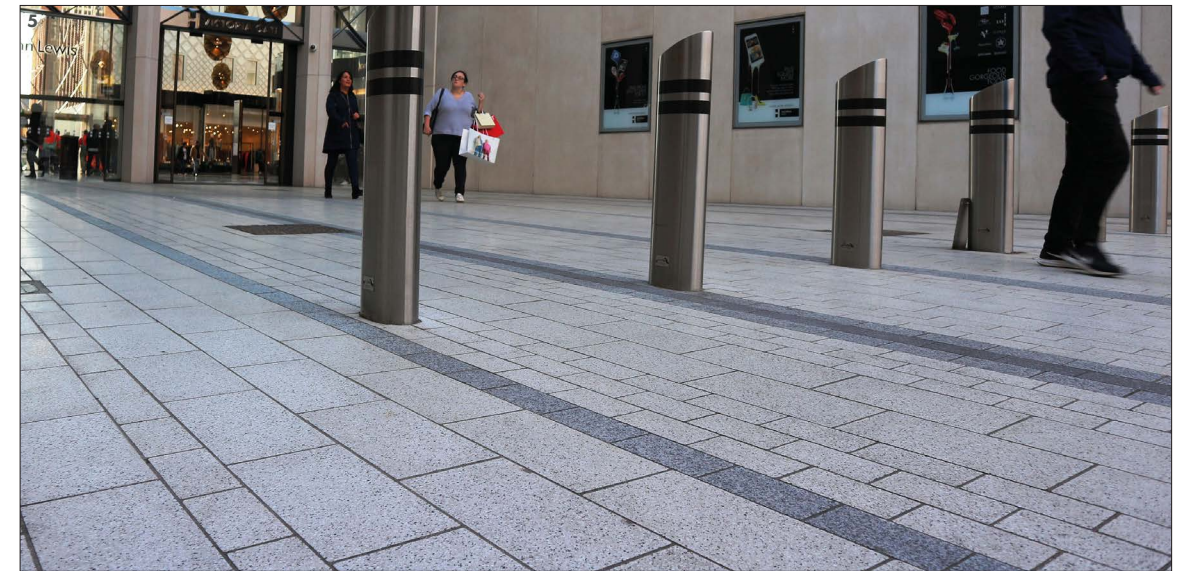
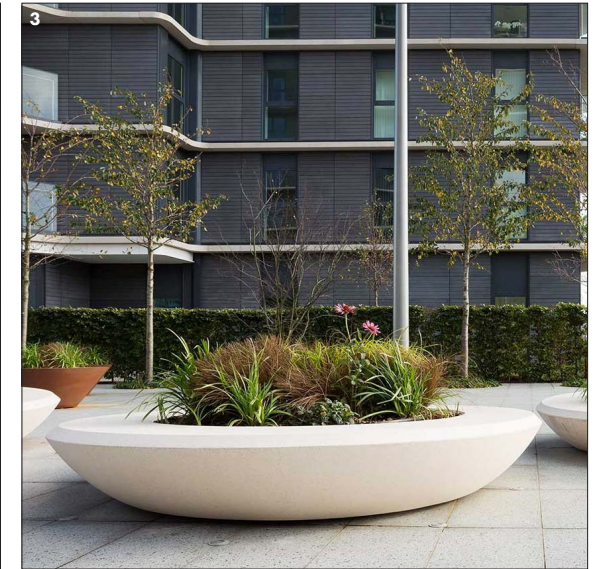
2 LOW MAINTENANCE PLANTING PROVIDES BIODIVERSITY TO THE URBAN ENVIRONMENT



3 SCULPTURAL PLANTERS

4 RAISED CONCRETE EDGES

5 BANDED PAVING



ROOF TERRACES & GARDENS

PRECEDENT IMAGERY



1 INTEGRATED PLANTER BOX BALUSTRADE AND VISTAS

2 PERGOLA AND DECKING

3 RAISED PLANTERS WITH SEATING AND FIREPIT

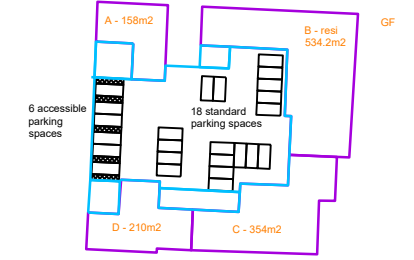
4 OUTDOOR SEATING AND DINING

SUMMARY

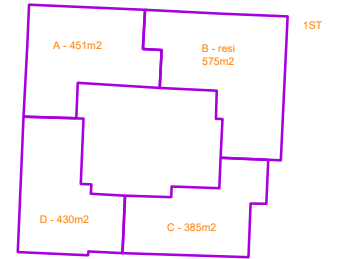


TYPICAL APARTMENT SIZES & MIX

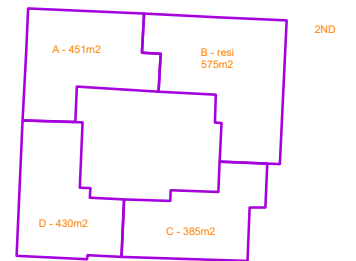
APARTMENT BLOCK		
1BED	20%	55 sqm
2BED	80%	65 sqm
3BED	0%	85 sqm



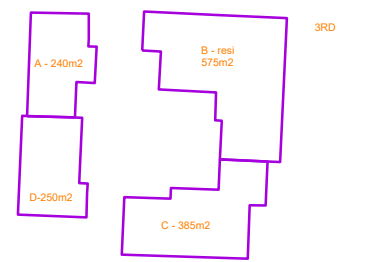
GROUND



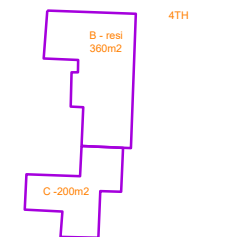
FIRST



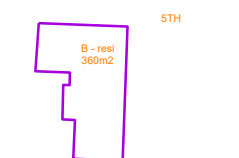
SECOND



THIRD



FOURTH



FIFTH

DEVELOPMENT SCHEDULE

Block	No. storeys	Floor	Use	Floor Area (M2 GEA)	TOTAL GEA M2	TOTAL GIA M2	TOTAL GIA SQFT	TOTAL NIA M2	TOTAL NIA SQFT	Unit Split	No. units
BULBECK ROAD CAR PARK											
A	4	GF	RESI FLAT	158	1,300	1,235	13,293	988	10,635	1 bed	4
		1		451						2 bed	12
		2		451							
		3		240						Ap Total	16
B	6	GF	RESI FLAT	510	3,170	3,012	32,415	2,409	25,932	1 bed	9
		1		575						2 bed	30
		2		575							
		3		575						Ap Total	38
		4		575							
		5		360							
C	5	GF	RESI FLAT	354	1,709	1,624	17,476	1,299	13,981	1 bed	5
		1		385						2 bed	16
		2		385							
		3		385						Ap Total	21
		4		200							
D	4	GF	RESI FLAT	210	1,320	1,254	13,498	1,003	10,798	1 bed	4
		1		430						2 bed	12
		2		430							
		3		250						Ap Total	16
TOTALS				7,499	7,124	76,683	5,699	61,346		91	

91 NEW APARTMENTS