

# WESTWOOD HOTEL

## DESIGN STATEMENT REDEVELOPMENT OF HOTEL TO PROVIDE 5 DWELLINGS

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# CONTENTS

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**1.0** Introduction

**2.0** Site Analysis & Constraints

**3.0** Concept Development

**4.0** Design Development

**5.0** Design Proposal

**6.0** Conclusion



# 1.0 INTRODUCTION

This design statement is written in support of a planning application for the demolition of the existing buildings and the erection of five dwellings at the Westwood Hotel Site in Hinksey Hill.

This design tool has been used to help guide the design process to providing a form of development that responds to the unique landscape setting of the hotel site.

The following paragraphs provide a robust site analysis that define the site constraints and potential opportunities for development. This analysis and concept design process provides a scheme with a landscape led approach to development. The aim of which is to successfully improve on the visual impact of the existing hotel and to promote and enhance views of the surrounding woodland.





## 2.0 SITE ANALYSIS & CONSTRAINTS

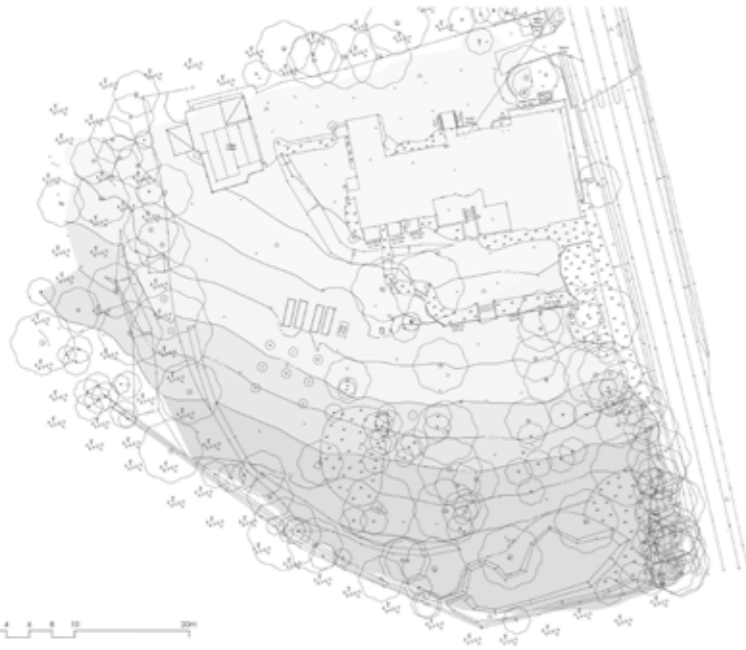


FIG 1. SITE TOPOGRAPHY

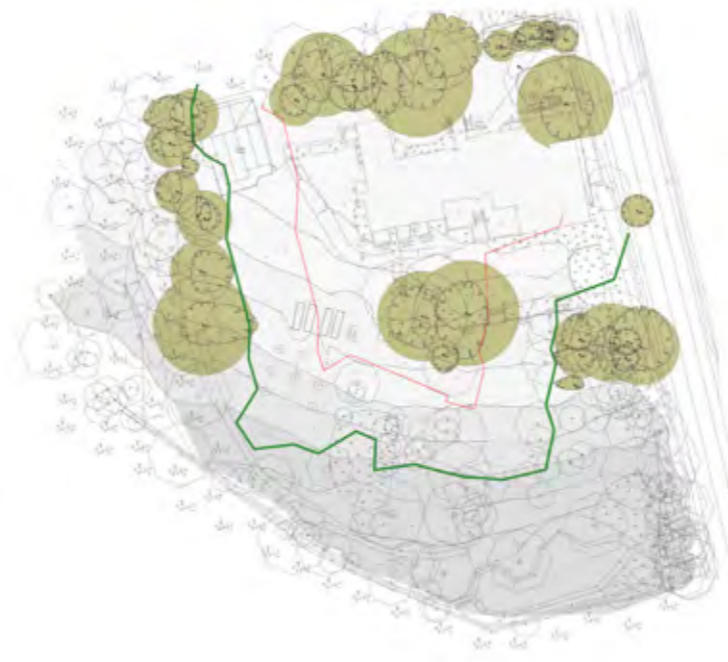


FIG 2. TREE SURVEY - RPA SHOWN IN GREEN. EDGE OF WOODLAND SHOWN AS GREEN LINE AND 15M BUFFER ZONE SHOWN IN RED



FIG 3. EXTENT OF EXISTING BUILDING LOCATIONS SHADED IN GREY

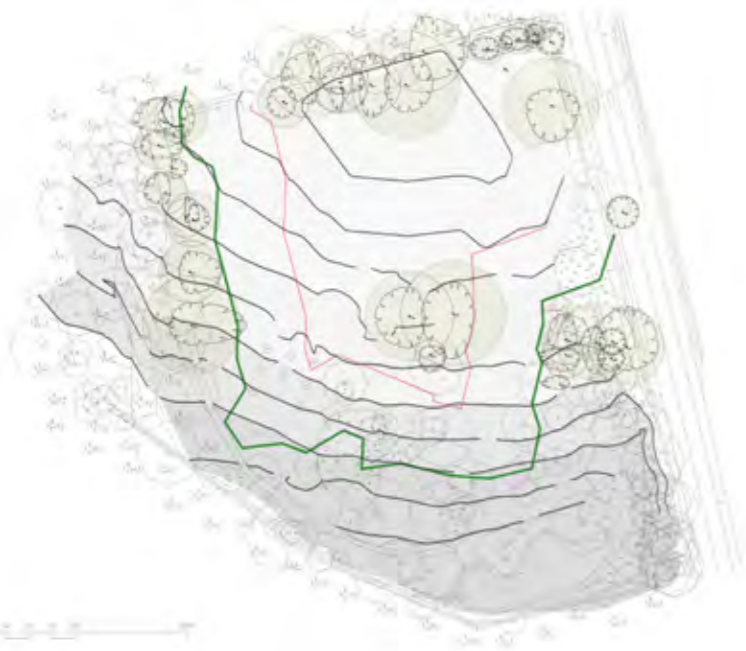


FIG 4. REINSTATING NATURAL SITE TOPOGRAPHY



FIG 5. INTRODUCING ADDITIONAL 0.5M CONTOURS



FIG 6. INITIAL DESIGN IDEA - CREATING A VIEWING ARC. BUILDINGS TO BE LOCATED WITHIN OPEN SPACE AREAS AND USING THE SITE TOPOGRAPHY TO ENHANCE AND PROTECT VIEWS OF THE WOODLAND



## 2.0 SITE ANALYSIS & CONSTRAINTS

The application site is located at the top of Hinksey Hill with Oxford Road running directly adjacent to the east boundary of the site. Dense woodland surrounds the site to the north west and south, with the site sloping steeply downward in a southerly direction with a variance of 8 metres over an approximate 100m distance.

The hotel buildings are 3 storey in height, located to the north of the site, and covering the majority of the width of the site with a gap between the main hotel building and cottage. The hotel building has been extended over time with a number of single storey and two storey additions. The main bulk of the buildings are located to the north and east, which is also directly adjacent to Oxford Road resulting in a strong visual presence in the street scene. The original hotel building is of early 1900's construction which has limited architectural merit, particularly given the modern extensions and alterations, and is not considered worthy of retention.

The major constraints of this site quite clearly are the greenbelt location and surrounding woodland. As required by Natural England, a 15m buffer zone is imposed from the woodland edge. The site topography and existing location of built form also to some extent dictates the location of any new development.

The opportunity here is the landscape setting to ensure that any new development enhances this. The opportunity also extends to replacing the existing built form with something that responds positively to the attributes of the site, reinstating and improving views of the surrounding woodland, particularly from the public realm





# 3.0 CONCEPT DEVELOPMENT

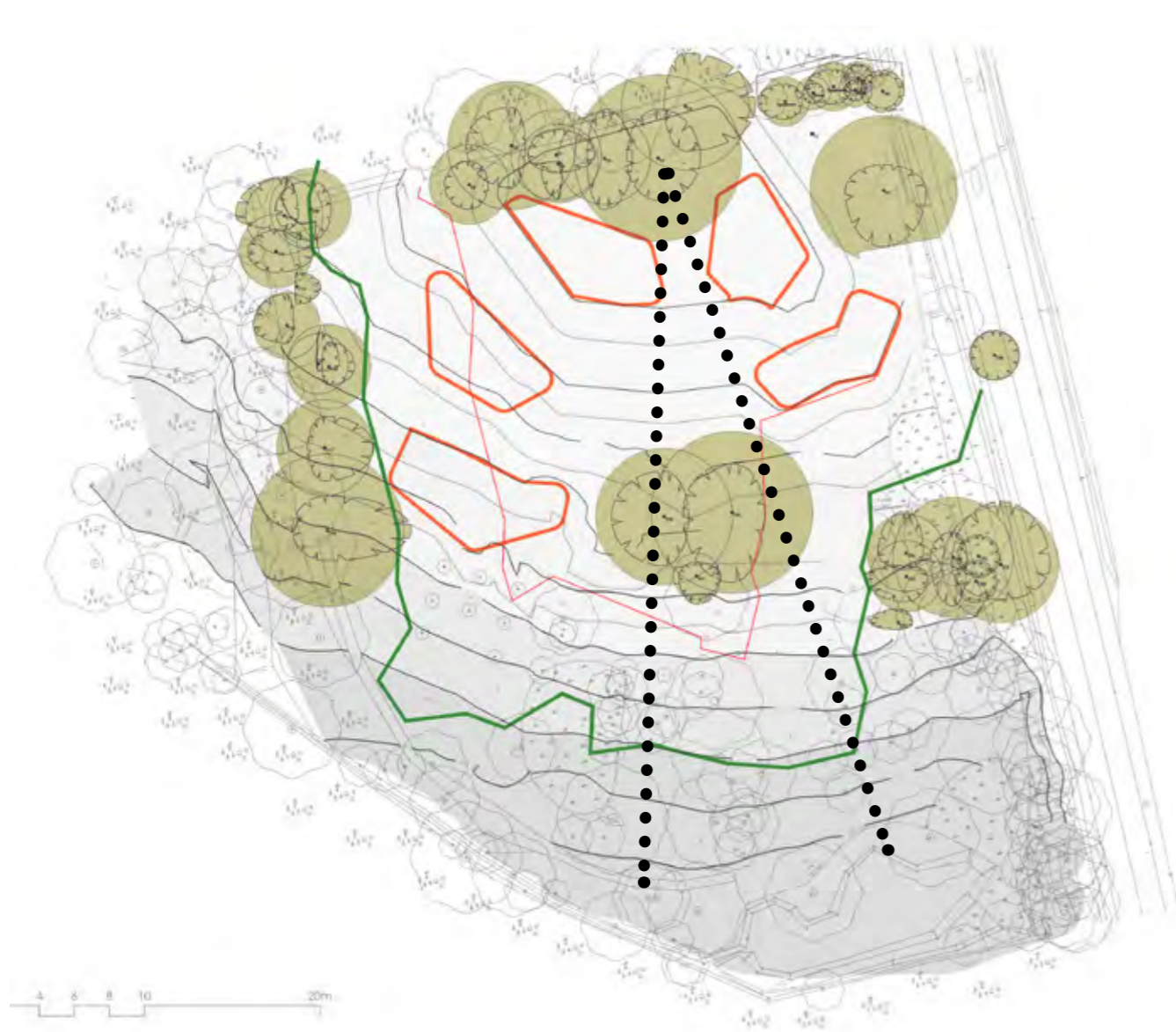


FIG 7. CONTOUR DEVELOPMENT PLATEAUS and REINSTATING NATURAL TOPOGRAPHY. DEVELOPMENT PLATEAUS ARE FORMED CREATING INDIVIDUAL PLOT LOCATIONS THAT GENERATE UNIQUE VIEWS OF THE WOODLAND. THE PLATEAUS ARE ALSO SPACED AND LOCATED TO ENSURE IMPORTANT WOODLAND VIEWS ARE MAINTAINED WHEN ENTERING THE SITE.

OPTION A

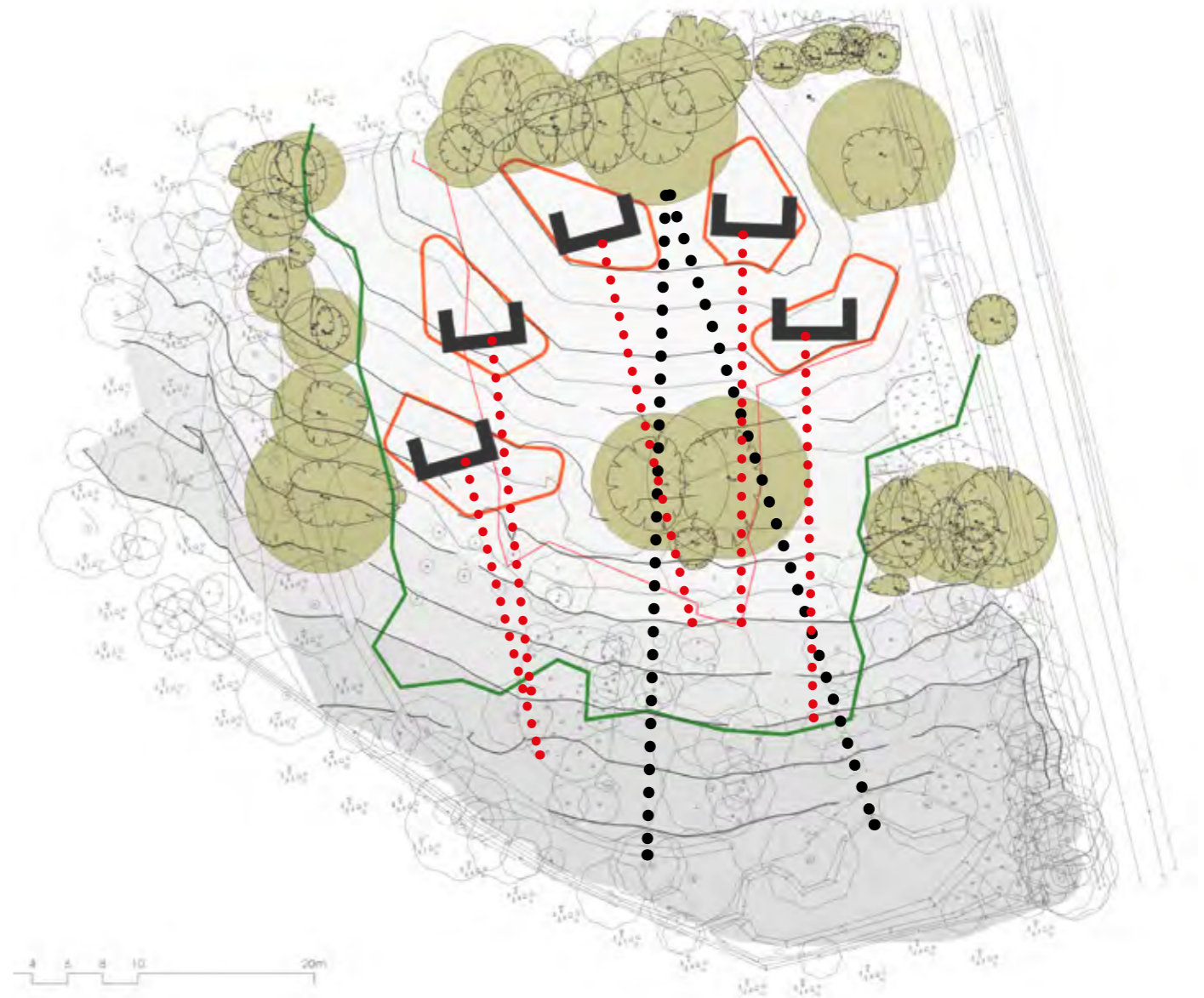


FIG 8. DEVELOPMENT PLATEAUS, FACADE AND INDIVIDUAL PLOT VIEW DIRECTIONS ARE SHOWN



# 3.0 CONCEPT DEVELOPMENT



FIG 9. PLATEAU LOCATIONS FOR 6 HOUSES OPTION B



FIG 11. PLATEAU LOCATIONS SHOWN IN VIEWING ARC FORMATION. OPTION C



FIG 13. SHARED PLATEAU LOCATIONS WITHIN EXISTING BUILT FORM LOCATION RESULTING IN DENSER FORM OF DEVELOPMENT WITH LESS OPPORTUNITY FOR WOODLAND VIEWS. OPTION D



FIG 10. OPTION B : PLATEAU, FACADE AND VIEW DIRECTIONS SHOWN



FIG 12. OPTION C: PLATEAU, FACADE AND VIEW DIRECTIONS SHOWN



FIG 14. OPTION D : PLATEAU, FACADE AND VIEW DIRECTIONS SHOWN



# 4.0 DESIGN DEVELOPMENT



FIG 15. TAKING A COMBINATION OF THE CREATION OF A VIEWING ARC AND THE MAPPING OF THE EXISTING BUILT FORM THE DESIGN PROGRESSES TO SHOW VARIATIONS ON PROPERTY NUMBERS AND POSITION. OPTION A.



FIG 16. OPTION B - 5 UNITS LINEAR FORMATION



FIG 17. OPTION C - 4 UNITS LINEAR FORMATION. CREATING GAPS TO OBTAIN VIEWS.



# 4.0 DESIGN DEVELOPMENT



FIG 18. OPTION D - 4 UNITS ARC FORMATION.



FIG 19. OPTION E - 4 UNITS SPACED ARC FORMATION



# 5.0 DESIGN PROPOSAL - SITE LAYOUT FINAL DESIGN OPTIONS



OPTION A:

INDIVIDUAL BUILDING DESIGN TO BOTH END PROPERTIES HELPS FRAME THE DEVELOPMENT STYLE. VIEWS THROUGH ARE RETAINED WITH ALTERNATING BUILDING ORIENTATIONS.

CONCEPT CURVED GARDEN WALLS ALSO BEGIN TO FRAME VIEWS WITHIN THE DEVELOPMENT LEADING TO THE COMMUNAL GARDENS.



# 5.0 DESIGN PROPOSAL - SITE LAYOUT FINAL DESIGN OPTIONS



OPTION A:

SKETCH MODELLING SHOWING SPACING AND VIEWS  
CREATED BETWEEN BUILDINGS





# 5.0 DESIGN PROPOSAL - SITE LAYOUT FINAL DESIGN OPTIONS



## OPTION B:

INDIVIDUAL BUILDING DESIGN TO BOTH END PROPERTIES HELPS FRAME THE DEVELOPMENT STYLE. THIS LAYOUT ADOPTS CONVEX LAYOUT ORIGINALLY ADOPTED AS A VIEWING ARC. VIEWS THROUGH ARE RETAINED USING THE CURVED LAYOUT PROVIDING SPACING BETWEEN THE PROPERTIES.

CONCEPT CURVED GARDEN WALLS ALSO FRAME VIEWS WITHIN THE DEVELOPMENT AND LEAD TO THE COMMUNAL GARDENS.



## 5.0 DESIGN PROPOSAL - SITE LAYOUT FINAL DESIGN OPTIONS



OPTION B:

SKETCH MODELLING SHOWING SPACING AND VIEWS CREATED BETWEEN BUILDINGS WITH VARIED ORIENTATION, SCALE AND PROPORTIONS





# 5.0 DESIGN PROPOSAL - SITE LAYOUT



The site analysis and design process has resulted in a final scheme that proposes new built form, largely, in the location of existing buildings. This initial parameter has been set to prevent any impact to the surrounding individual trees and landscape setting. The various concept ideas including creating viewing arcs and setting the buildings in an arc like formation to enhance views of the woodland, has also been utilised. The subtle arc or fan like positioning allows views to be created and wider gaps between the buildings.

The houses are different sizes to create a sense of individuality and interest in the development. Staggered positioning of the new dwellings also allows a key view from the public realm, from Oxford Road, being opened up. The larger building form has been moved away from public view and located on the site of the existing cottage to further improve views of the natural landscape setting. The positioning of the larger house also occupies a larger opening in the woodland to the west. Three similar designed houses occupy the centre of the and a single smaller house, acts as a gatehouse providing a relationship with the entrance, road views and boundary treatments. The access road and parking areas are all located at the north end of the site making use of the existing vehicle access and hard standing already located in this area.



# 5.0 DESIGN PROPOSAL - QUANTUM

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An assessment and comparison of the volume and area of this development is provided in the accompanying planning statement.

Accommodation Schedule:

EXISTING FOOTPRINT AREA:	1596 m2 (GEA)
PROPOSED FOOTPRINT AREA:	1450 m2 (GEA)
EXISTING VOLUME:	4782 m3 (GE)
PROPOSED VOLUME:	5270 m3 (GE)
TOTAL NUMBER OF UNITS:	5

The scheme proposes 5 detached dwellings, each over three storeys but using room in the roof space at second floor to reflect the scale of the existing hotel building. The ridgeline of the proposed dwellings is a maximum 10.6 meters.

Each dwelling is made of three, two and single storey elements that have designed a series of components combined in such a way that reduces the perceived visual impact. Traditional proportions have been used in conjunction with contemporary forms and styles to ensure the development is both innovative and appropriate whilst blending successfully with the woodland setting.



## 5.0 DESIGN PROPOSAL - FORM, SCALE AND VIEWS IN A WOODLAND SETTING



Views from within the site demonstrate how the built form has been designed to respond to the landscape setting, retaining gaps and views through.



## 5.0 DESIGN PROPOSAL - FORM AND MATERIALITY IN A WOODLAND SETTING



These sample images provide a glimpse of successful design within a landscape setting. The detailed design stage will include an emphasis on natural materials, potentially utilising exposed structural timber to relate back to the woodland setting. The materials palette will include a mixture of stone walls, timber, natural slate tiled roofing with the potential of limited areas of zinc finished in a natural colour. Areas of greenwalling will also be used to help blend with the surroundings,



## 6.0 CONCLUSION

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This design statement sets out a detailed design concept using the site constraints as key component to help guide the scheme to a conclusion that benefits the site, the surroundings and future potential occupants.

The following reserved matters stages will complement this outline design proposal, which has been formulated using a detailed contextual and design analysis process.

Overall, the proposal results in a scheme that responds positively to the woodland setting, preserving and enhancing longer views with a genuine intention to blend with the natural surroundings.

