



Ambion Court

Market Bosworth, Warwickshire

The brief

A new sheltered housing scheme to replace an existing dated scheme which was beyond refurbishment.

The new design required the following;

- Higher standard of specification using the best energy measures
- Additional shared spaces for the residents that allowed for multiple uses
- Larger flats and three bungalows
- A light and airy design
- Car parking and landscaping
- Flats to be designed to achieve Building Regulations Part M4(2) Accessible and Adaptable Standard.

Client:

Hinckley and Bosworth
Borough Council

Tenure:

Rental homes

Total homes:

27

3 x one-bed bungalows 46m²

24 x one-bed flats 45.5m²

Car parking spaces:

19

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Key things about the site

The site and planning principles

The site lies in a residential area. From a planning perspective, the proposed new development had exactly the same use as the previous building and fitted well with the residential nature of the area around the site.

Site description

The existing sheltered complex dated back to the 70's and took the form of a "T" shaped red brick building two storeys high. The roof was low pitched and the windows took the 60's form of large panels. There was a limited amount of parking which was to the eastern portion of the site.

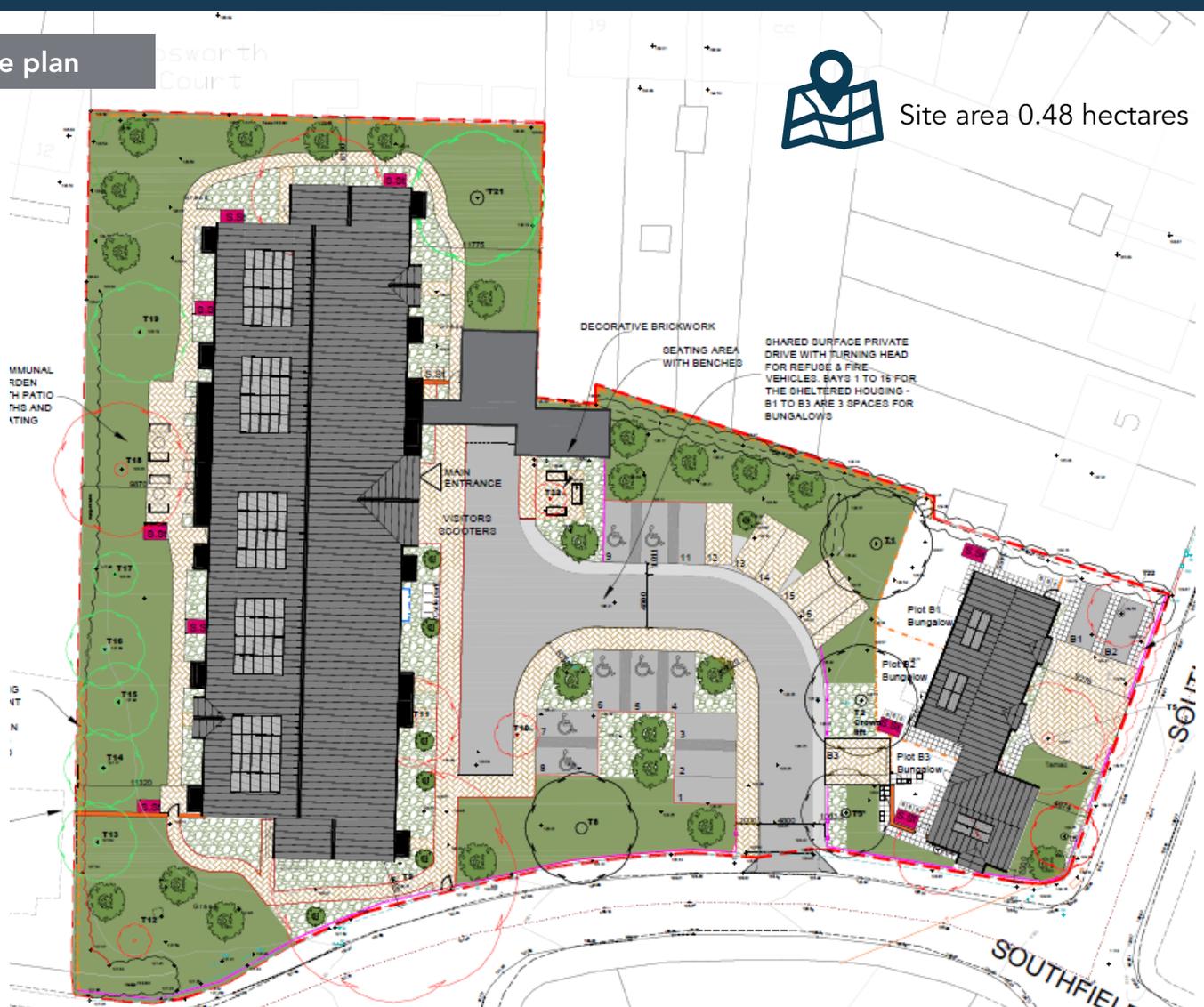
Location

The site was located perfectly for residential development with great local facilities in Market Bosworth including: supermarkets, village hall, medical practices, churches etc. All of which are in walking distance, which would reduce the reliance on car use and suit the older residents who will be living in the proposed flats and bungalows.

Facilities

The building had become outdated with shared bathrooms and steps on the ground floor. The flats had become increasingly difficult to let.

Site plan



Design ideas and appearance

Local inspiration - we took inspiration from the simple red brick houses adjacent to the site to produce a "clean" modern design for the site. The facades are red brick with stack bond details and balconies which soften the building.

Energy saving measures - we maximised insulation levels and included an electric heating system which was supplemented by the solar PV panels to reduce the carbon in use.

Building orientation - we orientated the building to make sure all the flats had sunlight within them at some point in the day.

Maximised living space - we minimised the communal corridor lengths and incorporated glazed seating areas at the end of corridors to encourage social interaction.

Mobility scooters - a generous store was included in the design to allow for the increased number of users. We also included a dedicated patio area with power for many of the ground floor flats to allow for future mobility stores to be built by the resident as required.



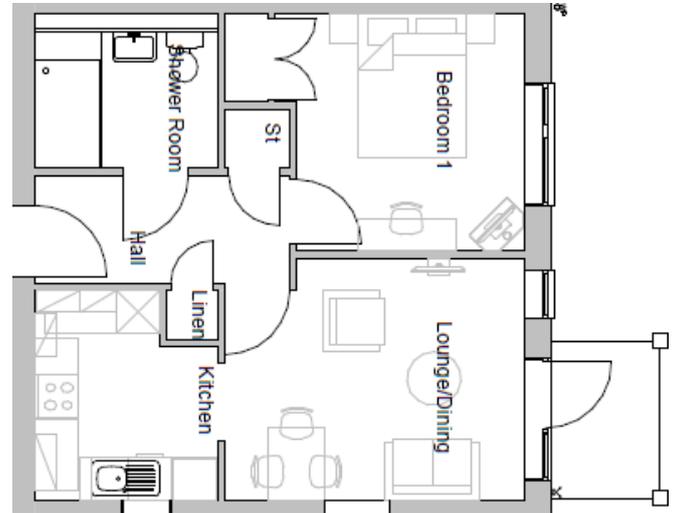
Floor design and layout

Communal spaces - the main building included a suite of facilities to encourage the residents to interact. The design of the communal spaces is intended to give each area a character of its own. There is a library area with shelving, a tv lounge and sun room area and a dining room. The design of these spaces were developed to allow for multiple use, but still clearly well-defined rooms.

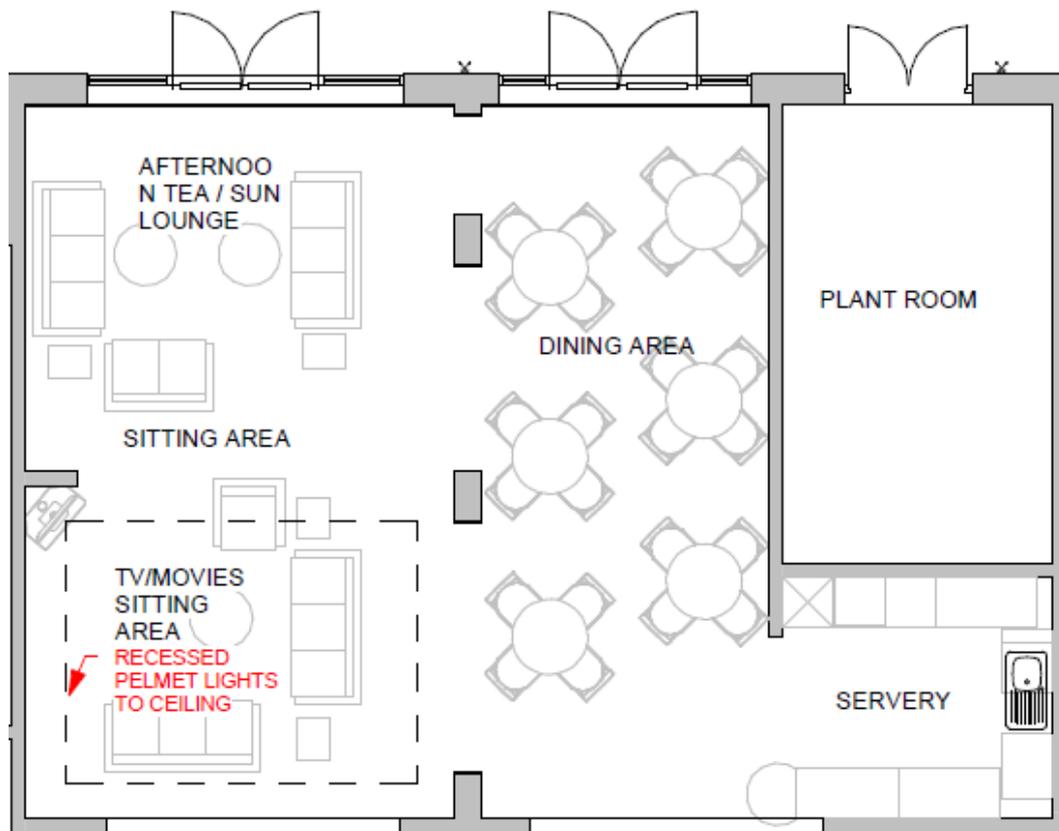
'Happi' principles - all the flats have either balconies or patios to provide private open space in line with "Happi" principles.

Floor space - the flats have generous internal floor areas to create a light and airy design and includes level access shower rooms.

Accessibility - the flats are designed to achieve Building Regulations Part M4(2) Accessible and Adaptable Standard. This will allow for adaptation in the future should the resident require further support.



Floor plan apartment



Communal space/facilities