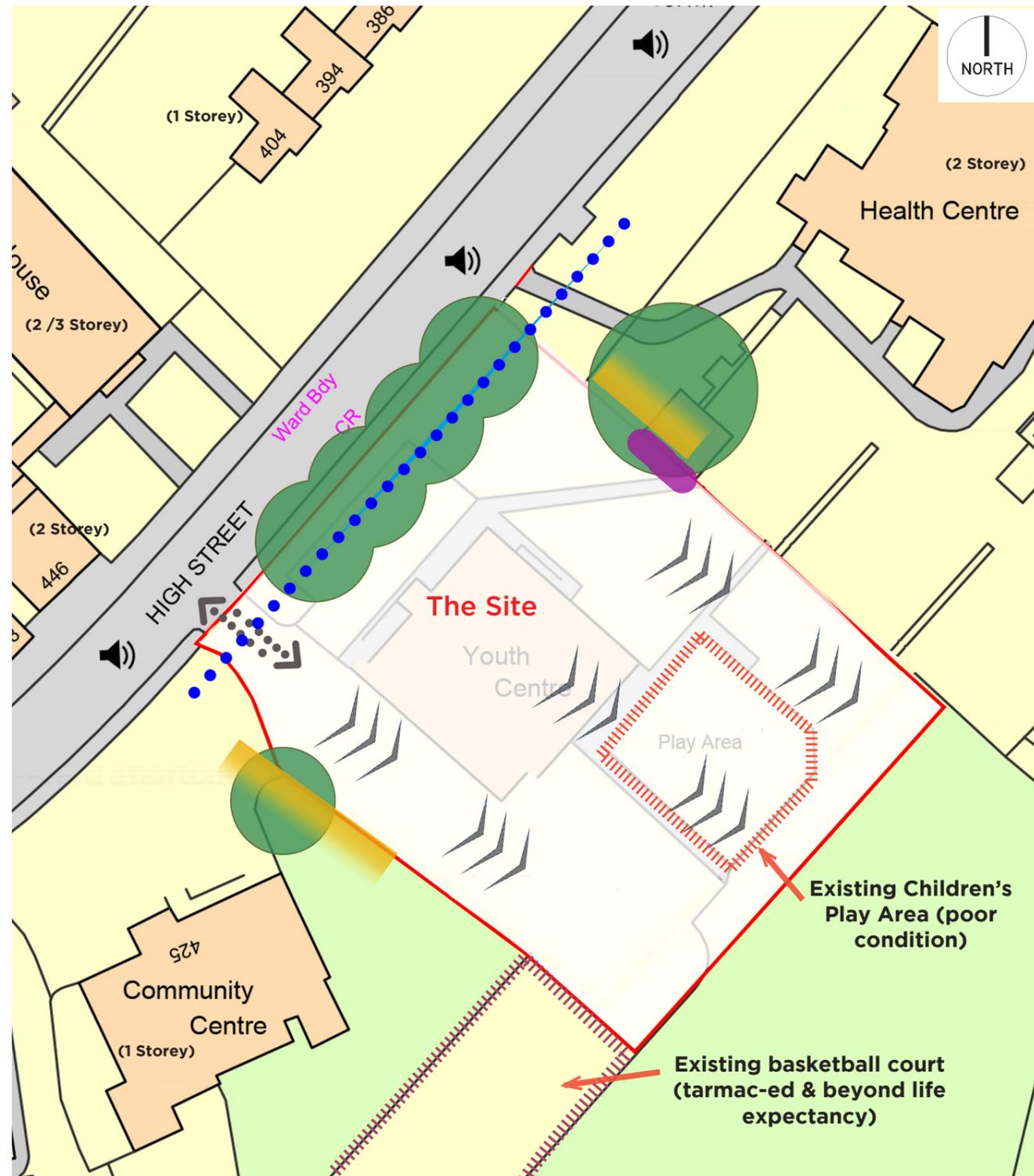


# SITE CONSTRAINTS

The urban location of the development site brings constraints that must be considered when developing the design proposals.



The proposed site, the existing play area and the recreation ground, n.t.s.



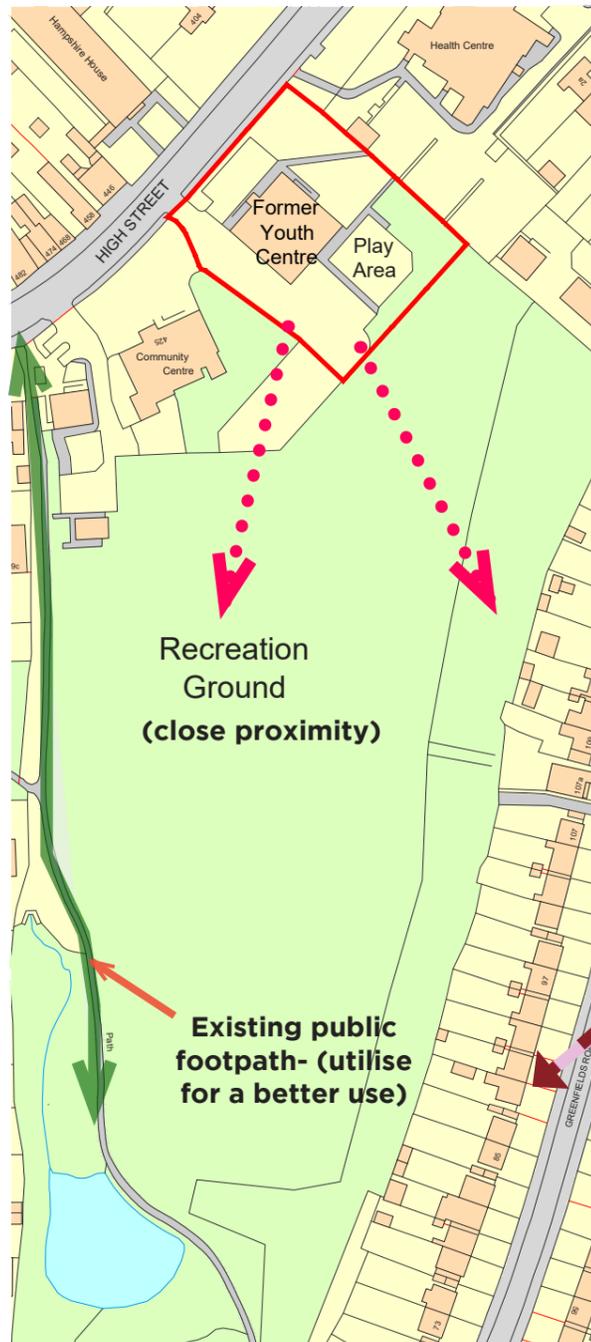
## The Site constraints:

-  Site boundary
-  Notable existing trees on/ off the Site to be retained
-  Existing SW sewer crossing the site by the fronting trees
-  Level change/ drop from the south toward the north
-  Party wall with the adjacent existing substation
-  Proximity to existing neighbouring- constraints
-  Noise- busy traffic and noise
-  Shared vehicular and pedestrian access to utilise
-  Storey heights- 1-3 within immediate context

The proposed site and the existing play area, n.t.s.

# SITE OPPORTUNITIES

The urban location of the site brings with it the existing opportunities that helps developing the site



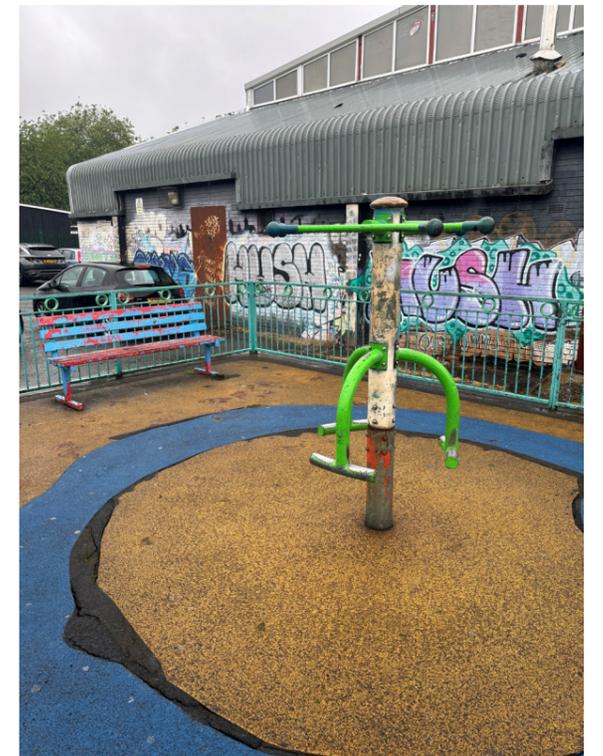
The proposed site, attached to the recreation ground, n.t.s.



- The Site constraints:**
- Site boundary
  - Notable existing trees on & off the Site- retained
  - Primary frontage- unrestricted views into & out of site
  - Secondary frontage- glimpses into & out of site
  - Views & outlook- into & out of site
  - Good separation from boundaries with green buffer
  - Shared vehicular and pedestrian access- utilised
  - Short walking distance- proximity to shops
  - Existing public footpath- utilised for a better use

The proposed site opportunities, n.t.s.

# EXISTING FACILITIES PHOTOS



AERIAL VIEW WITH THE EXISTING PLAY AREA

The attached photos, showing the poor condition of the existing Children's Play Area.



# THE NEW PLAY AREA AND MULTI-USE GAMES AREA - LOCATION

NEW PLAY AREA AND MULTI-USE GAMES AREA MAP- N.T.S.



The site currently comprises an existing children's play area and a basketball court, both of which are either wholly or partly within the proposed redevelopment area. Both facilities are no longer fit for purpose and are in a very poor condition, especially the children's play area to the rear of the current vacant youth centre. To overcome the loss of these facilities as a result of the redevelopment proposal, Churchill Living have been working closely with the Council to propose suitable relocation and replacement with modern and fit for purpose facilities. These replacement facilities comprise of a Multi-Use Games Area and a children's play area.

The proposed location of these facilities has been shown to be located on the recreation ground, adjacent to the existing Kingswinford Community Hall, thereby affording easy access via the existing pathway.

As part of Churchill Living's involvement, a secondary public footpath has been proposed which will provide direct access to both the children play facilities and the Multi-Use Games Area. This new footpath will therefore enable level access available for use in all weather conditions.

To facilitate this delivery, Churchill Living have teamed up with Playdale Playgrounds Ltd, who specialise in delivering these types of facilities. Extensive works have gone in to ensure state of the art equipment is being supplied, which includes:

- Play equipment for children between the ages of 2-14 years
- Inclusive access and play opportunities, providing a full range of equipment including catering for those with limited mobility.
- Equipment to encourage learning, creative and imaginative play.

Similarly, the proposed Multi-Use Games Area facility, which has been proposed as a replacement and betterment facility for the degraded basketball courts, is a modern and adaptable facility which can be utilised for a host of ball-game sports, including basketball, football and cricket.

An indicative layout which has been produced by Playdale Playgrounds Ltd has been shown on page 17.

Both the proposed Multi-Use Games Area and children's play area would be a welcome replacement and overall betterment to the existing facilities which are currently present on this site, both of which have been considered unfit for purpose and at the end of their functional life.

Churchill Living, in funding these replacement facilities, hope they will be of a benefit to the wider local community and will be actively used by younger people.

THE NEW SPORT FACILITIES- ACTIVITIES

# Churchill Living

## Greenfields Relocated New Playground



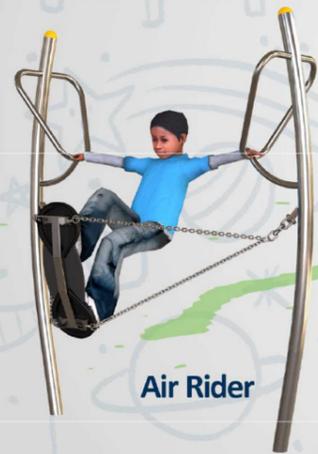
**City 2 Bay Junior Swing**  
(1 x Green Team, 1 x flat & 1 x cradle)



**Gravity Rider**



**Antwerp Plus**



**Air Rider**



**Loudspeaker**



**Inclusive Orbit**



**AE 250 Classic TM**



**Noughts & Crosses Panel**



**City Bench**



**Entrance Sign**



**Pinball Panel**



**Little City Seoul**



**Musical Panel**



Our steel in the ground fixing system offers superior guarantees. Ask your Area Manager for more information.

★★★★★  
**4.60** out of 5  
151 reviews  
REVIEWS

BUSINESS CREDIT SCORE  
**100**  
Very Low Risk  
experian



Scheme No: 26199rev2/WMD Date: 29/05/24 Drawn by: CC/MH

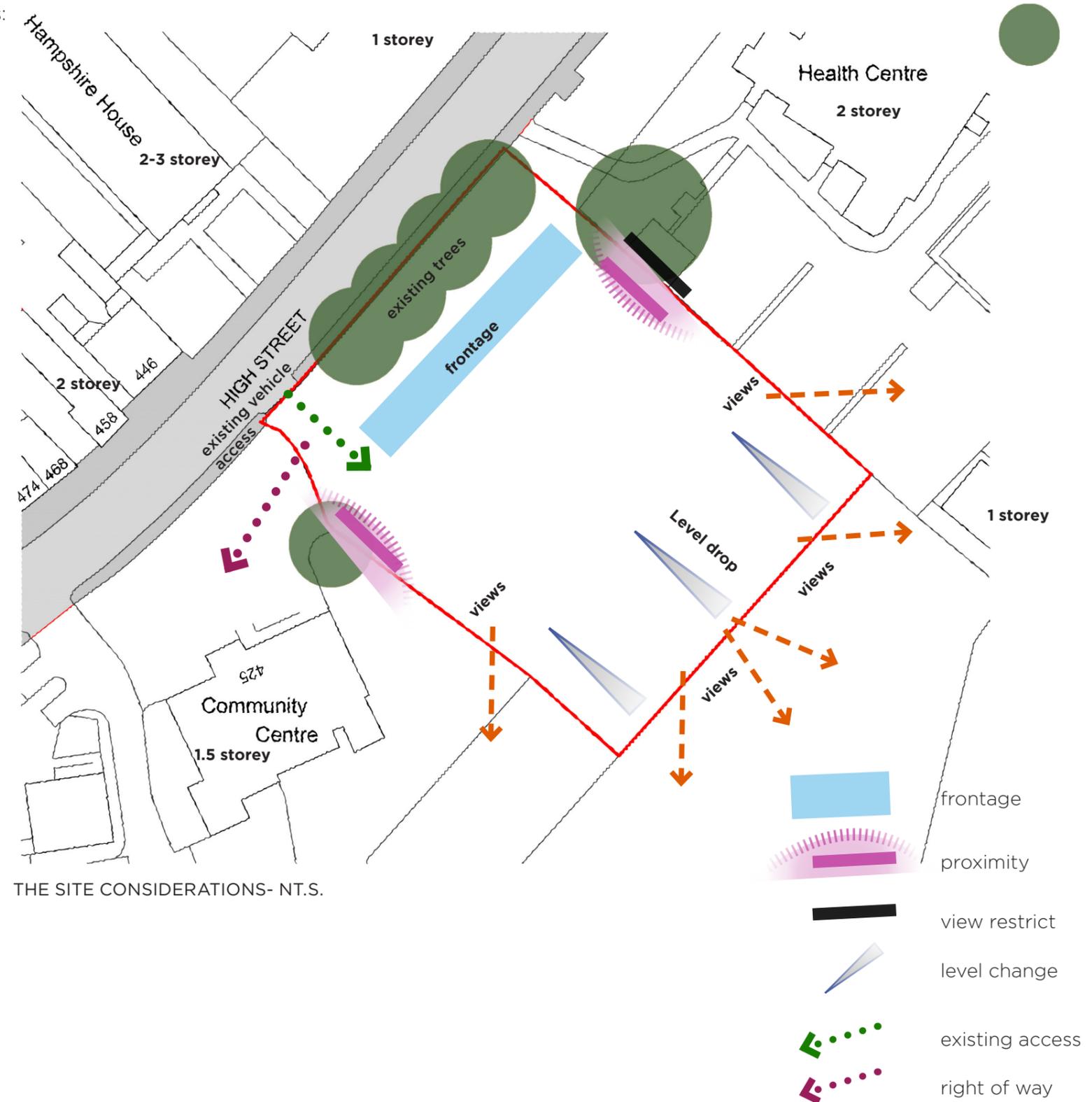
www.playdale.co.uk



# THE CONCEPT

The design concept has taken into account the following considerations:

- the retirement living accommodation requirements,
- the site constraints,
- the existing trees on site and on neighbouring properties,
- the level fall from south towards the north and north east,
- the mass and height of the surroundings,
- the green open spaces and views opportunities,
- the site accessibility and visibility,
- the right of way to the adjacent Community Centre,
- the separation between the private amenity and public realm,



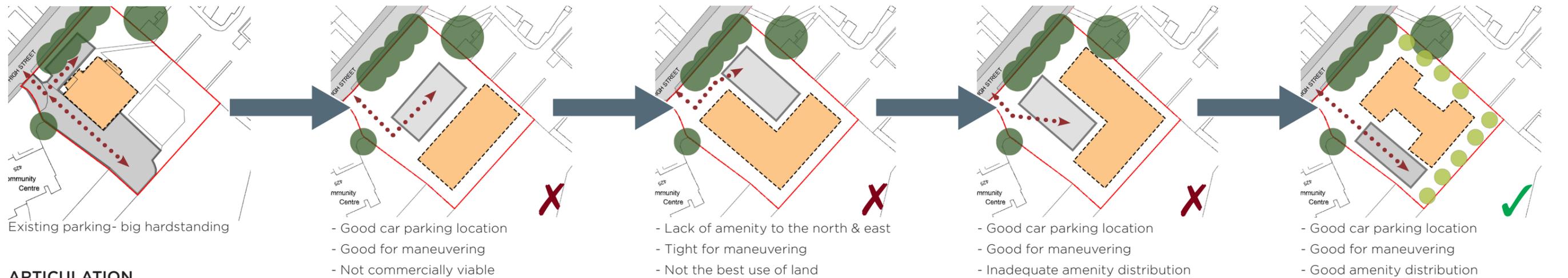
# DESIGN EVOLUTION

The images below illustrate the methodology of best placement of the footprint of the building, the shape of the building, the disposition of car parking, landscaping, and building articulation.

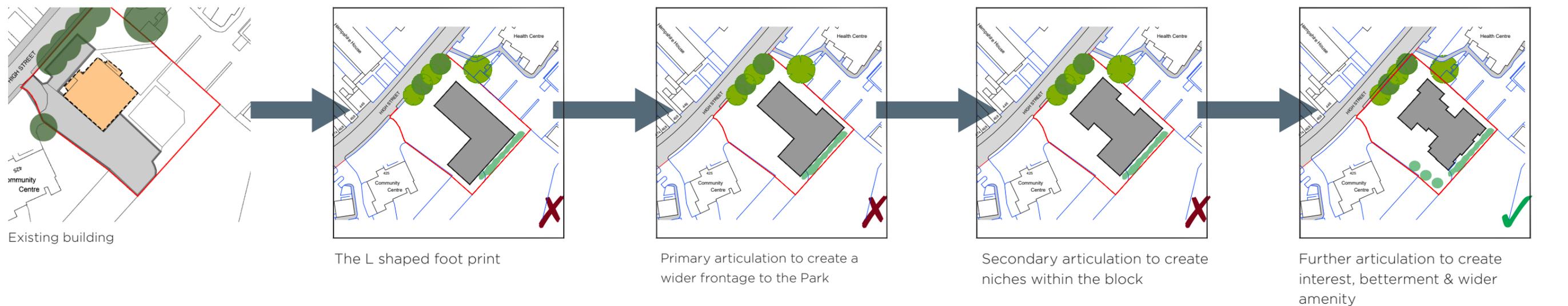
## BUILDING DISPOSITION



## PARKING LOCATION



## ARTICULATION



## DESIGN PRECEDENTS

As discussed in previous sections, there are a wide variety of design styles within the vicinity of the site; the flat-roofed, modernist style buildings could be found in Hampshire House, E.ON offices, Larch House, the existing building on site and Kingswinford Shopping Village. Low rise gabled roof post-war dwellings would be found across High Street, Water Street, Standhills Road, Windermere Drive and Penzer Street. A traditional pitched and hipped roof appearance of the commercial properties is evident on High Street.

A varied material palette can be observed throughout the town. In the vicinity of the subject site alone, there are examples of two storey red brick detached, 20th century dwellings and retail buildings. Red brick has been used widely in the area with sections of concert cladding, stone covering, hanging tiles and coloured rendering enriching the appearance and creating interest within traditional façades. Both of the Community Centre and the Health Centre are constructed of traditional pitched roofs, red brick and sections of cladding.

### Examples of Varied Design Styles and Palette of Materials- Kingswinford



LARCH HOUSE APARTMENTS, HIGH



E.ON offices, Standhills Road



HAMPSHIRE HOUSE, WATER STREET



HOUSING, HIGH STREET



KINGSWINFORD SHOPPING VILLAGE, HIGH



LARCH HOUSE AND E.ON, STANDHILLS ROAD



COMMUNITY CENTRE, HIGH STREET



HAMPSHIRE HOUSE, HIGH STREET



DWELLINGS, HIGH STREET



KINGSWINFORD SHOPPING VILLAGE, HIGH



HEALTH CENTRE, HIGH STREET



DWELLINGS, PENZER STREET



DWELLINGS, WATER STREET



DWELLINGS, HIGH STREET TO WATER



DWELLINGS AND COMMERCIAL, HIGH

# PROPOSED SITE LAYOUT



Site Layout

# PROPOSED ELEVATIONS

Following extensive site analysis and design work, below is the proposed elevations of the scheme.



High Street Aspect - North West Elevation



Community Centre Aspect - South West Elevation

# PROPOSED ELEVATIONS

Following extensive site analysis and design work, below is the proposed elevations of the scheme.



Greenfield Aspect - South East Elevation



Health Centre Aspect - North East Elevation

## NEXT STEPS

Thank you for taking the time to review our initial proposal for the redevelopment of the former Youth Centre Site in Kingswinford.

We would be most grateful if you could take the time to put any comments or questions you may have into the feedback form on the website.

Feedback received online will be considered by Churchill Living and where feasible inform further development of, or changes to the design and layout of the proposed development.

Once again, thanks for your time.



3D study - access to the development, main entrance and communal sitting area, n.t.s.