

EXISTING SITE

- The site is owned by Test Valley Borough Council and is leased to the owners of the Salto Centre. The land is currently a car park serving the Salto Centre.
- Surfacing is a mix of compacted hardstanding and tarmac. Parking is not formally laid out.
- There is scrub vegetation to the majority of the perimeter and scattered trees across the site.
- The vehicular access into the car park is to the South. Salto Centre is also to the South, Charlton Lakes to the West and Tesco Express to the East. Pedestrian routes into the site are via the Tesco Express car park and at the South West.



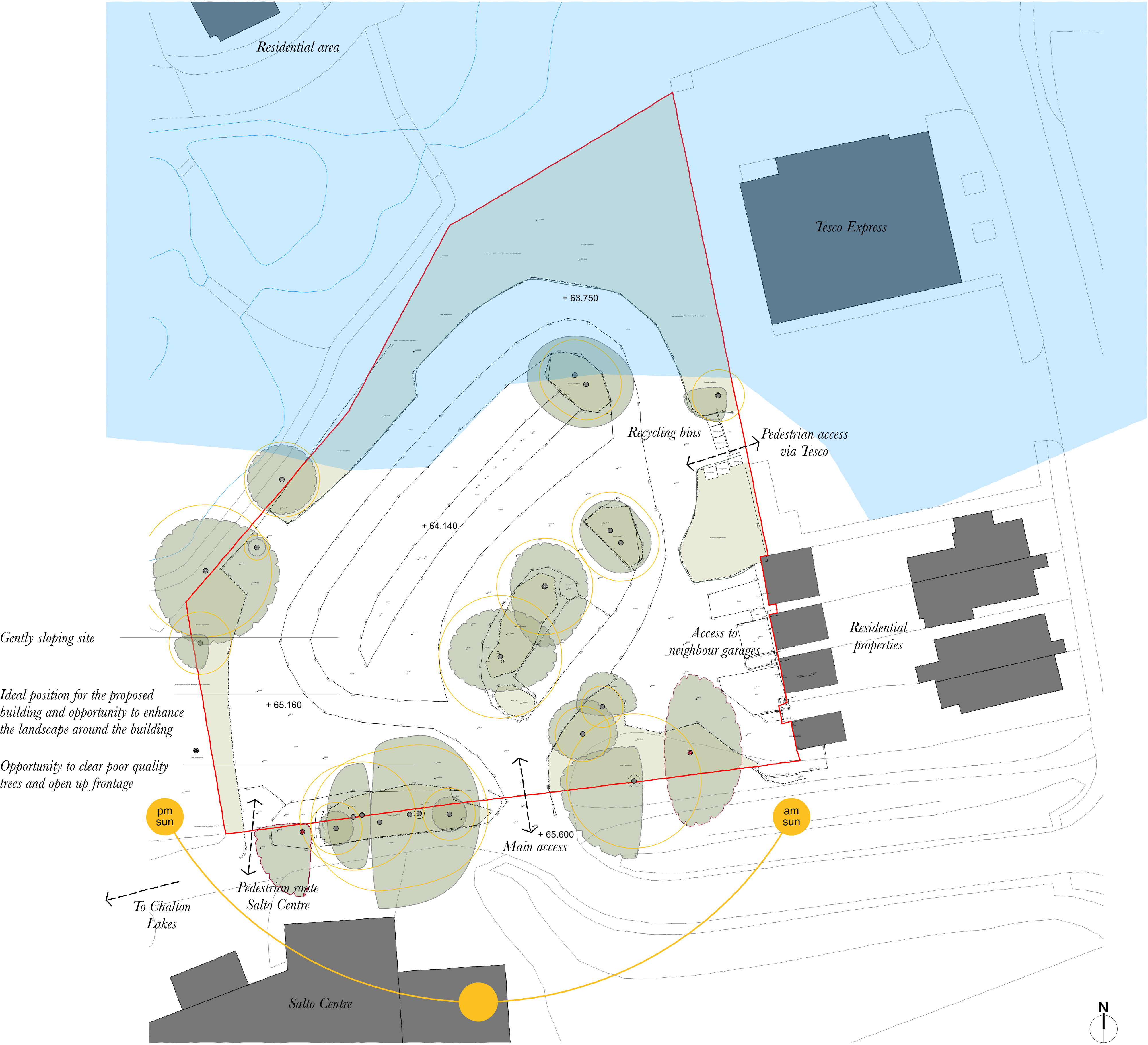
CHARLTON COMMUNITY HUB

CONCEPT DESIGN



SITE CONSTRAINTS AND OPPORTUNITIES

- The site gradually slopes from South to North. The North part of the site falls within an area of flood risk. Proposed building to be sited outside of the flood risk area.
- Residential area to the North and East. Siting of the proposed building to be furthest possible from the residential area and minimise impacts from noise.
- Opportunity to clear poor quality trees/ vegetation and enhance the landscape and biodiversity where feasible. Siting of the proposed building to minimise impact to biodiversity.
- Shared use of car park with the Salto Centre.



Flood Risk

- A Flood Risk Assessment will be required to support a planning application.
- Proposed development to be outside the flood risk zone.
- Development to incorporate sustainable drainage systems.

Flood Zone 2 & 3

Ecology

- An ecology survey has been carried out at the site.
- Scrub vegetation and trees, particularly around the perimeter of the site is suitable for newts, reptiles, bats and birds.
- Proposed development to avoid or minimise impact to the perimeter vegetation.
- Opportunity for biodiversity enhancements.

Scrub vegetation

Trees

- A tree survey has been carried out which identifies the type and quality of the trees, tree canopy and tree root area.
- The trees have been categorised as either C or U which are lower end of quality. Many of the trees are Ash.
- Some trees are proposed to be removed to facilitate the parking requirements. New trees and planting will be proposed to mitigate the loss of some trees.

Tree root area

SITE STRATEGY

- Proposed Community Hub building sited at the higher part of the site on existing hardstanding to minimise impact to trees and vegetation.
- The proposed position will provide good presence upon arrival to the site and good link with the Salto Centre.
- The car park is formerly laid out to provide 72no. parking spaces and will be resurfaced with a permeable surface. Emergency access and waste collection has been considered.
- Landscape and biodiversity enhancements will improve the appearance of the site.



VIEW ON APPROACH

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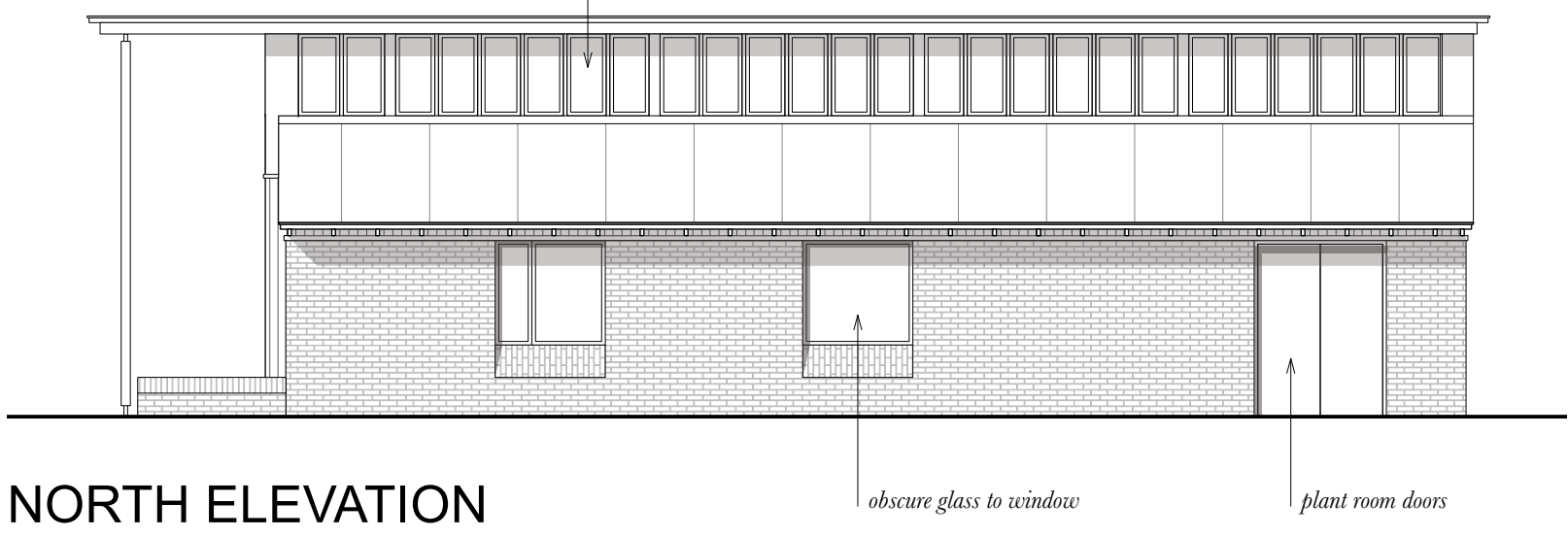
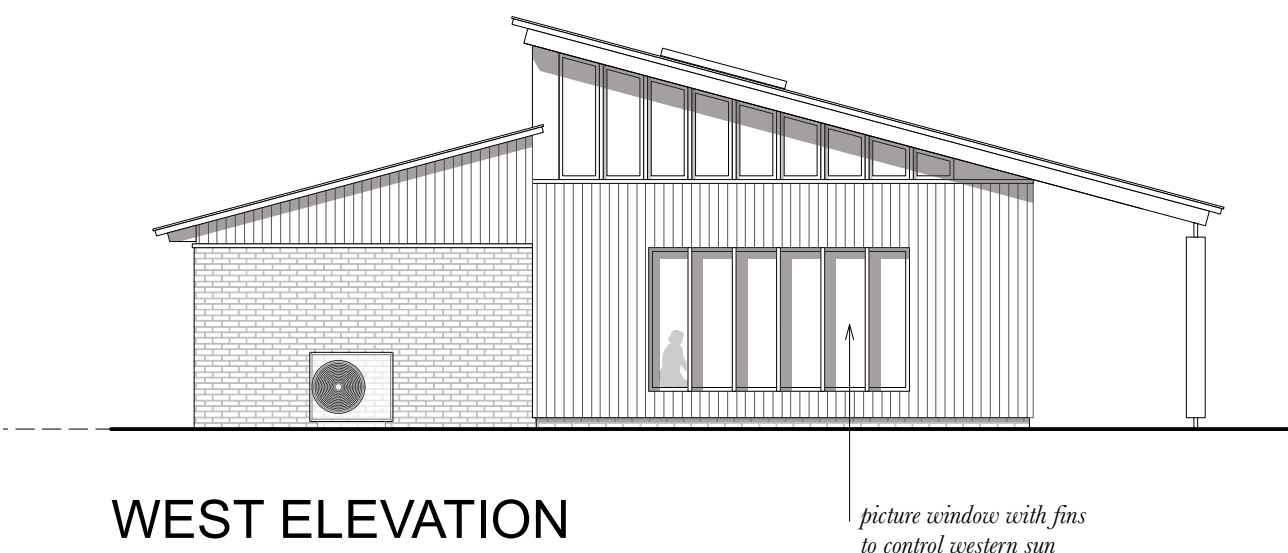
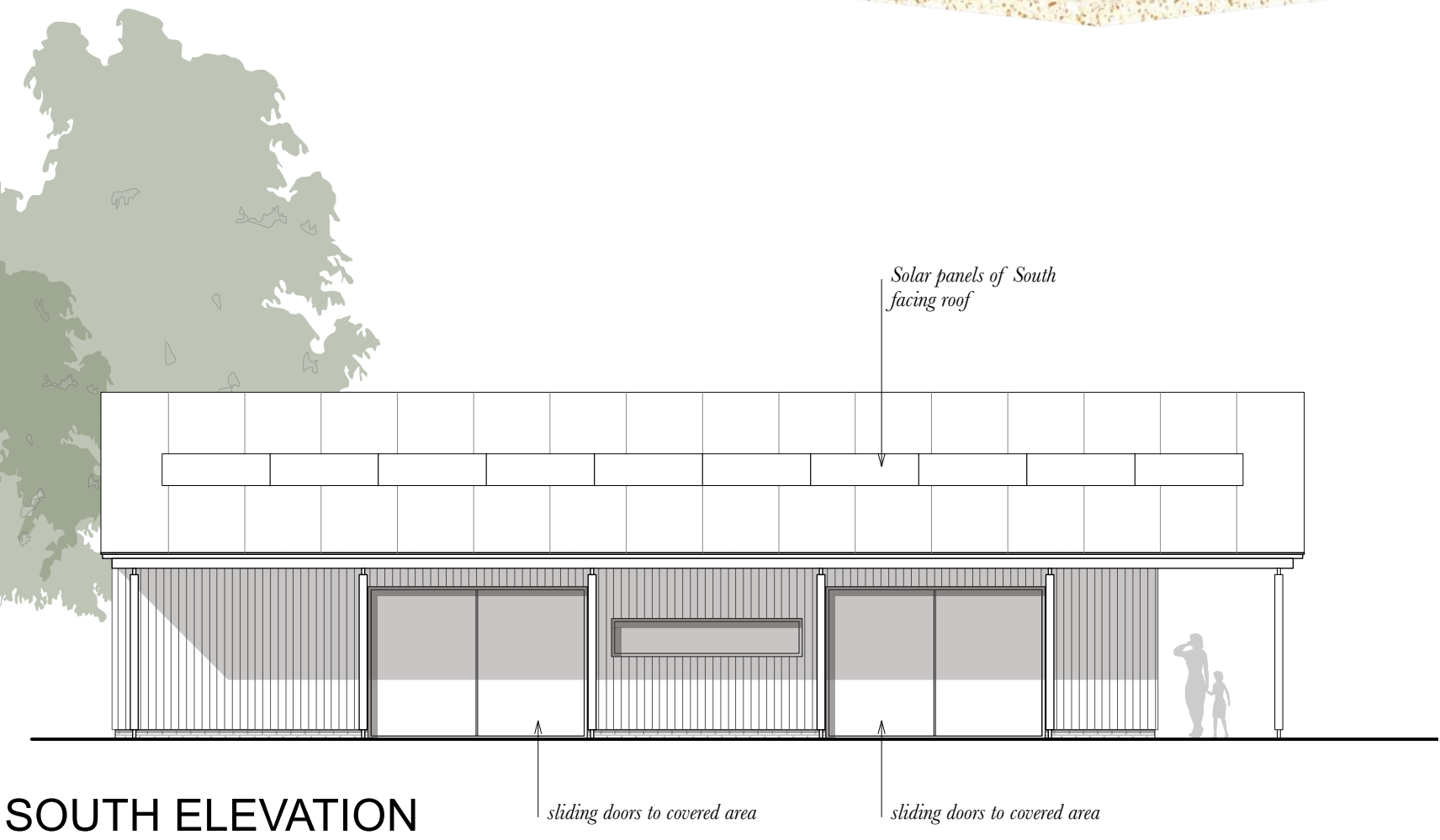
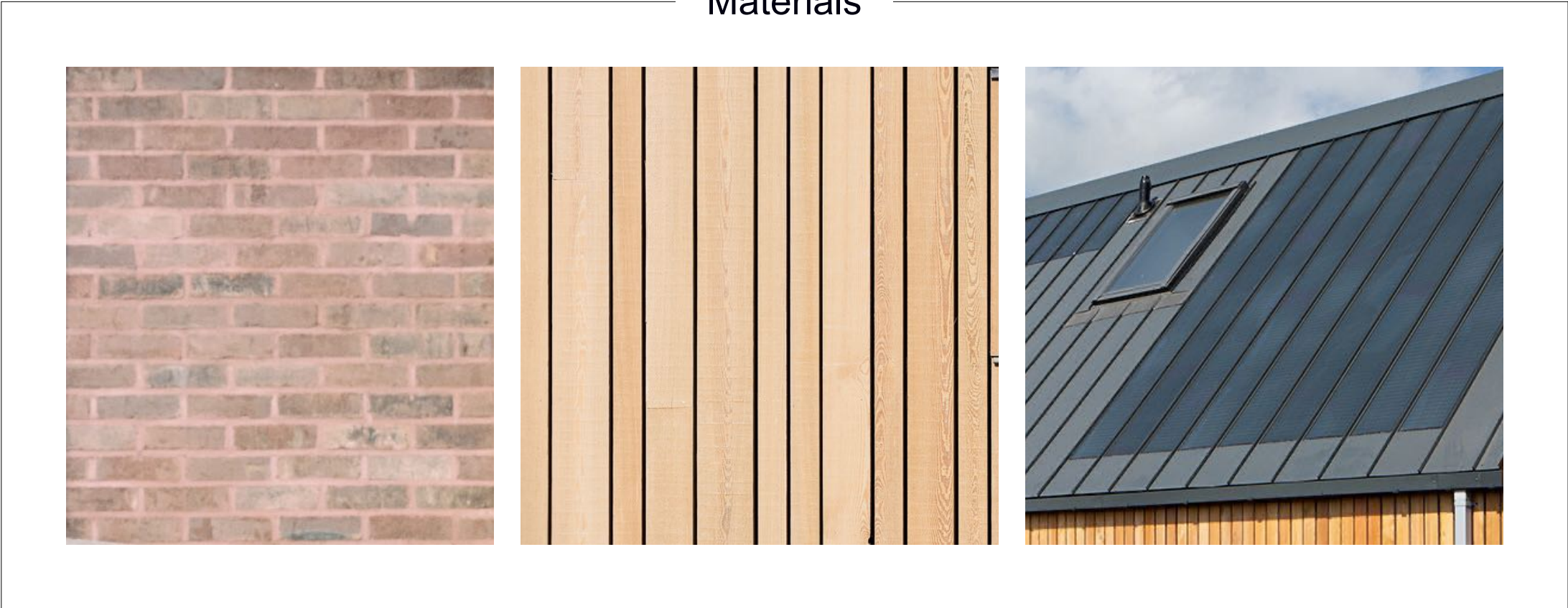
CONCEPT DESIGN



APPEARANCE

- The design concept is to create a high quality, well connected community facility that also makes a positive contribution to the site.
- The aspiration to achieve an energy efficient building has largely dictated the form of the building.
- The palette of high quality materials will be robust, low maintenance and appropriate for the setting.
- The design concept aims to create a clear identity and clarity on approach to the building as a public-use facility.

Materials



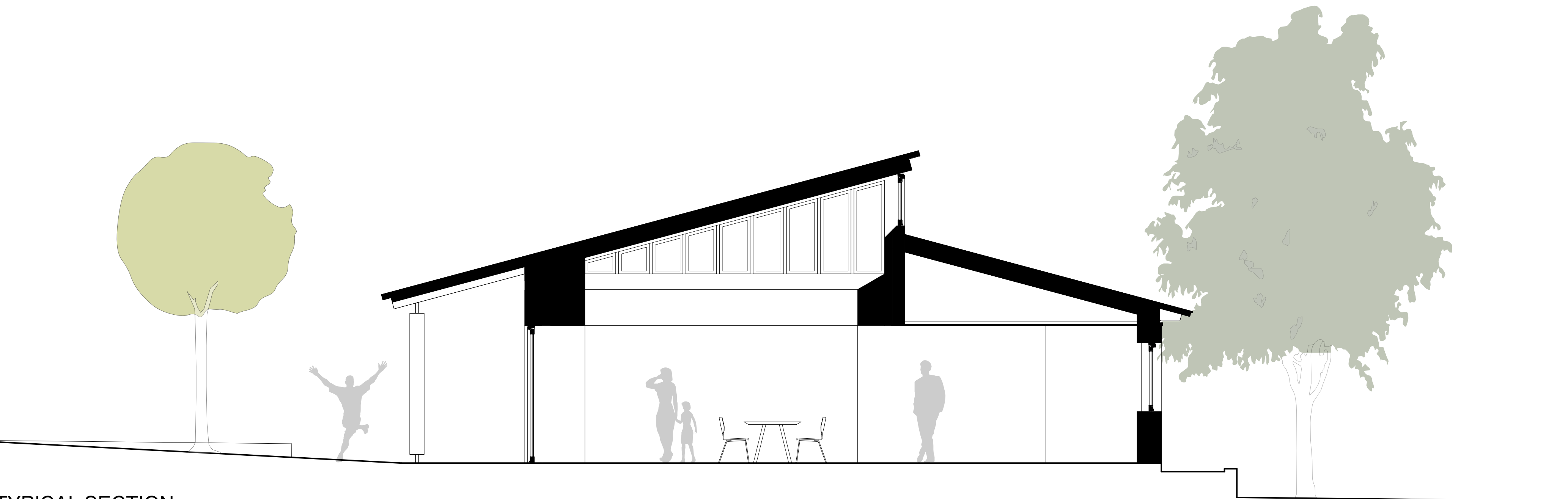
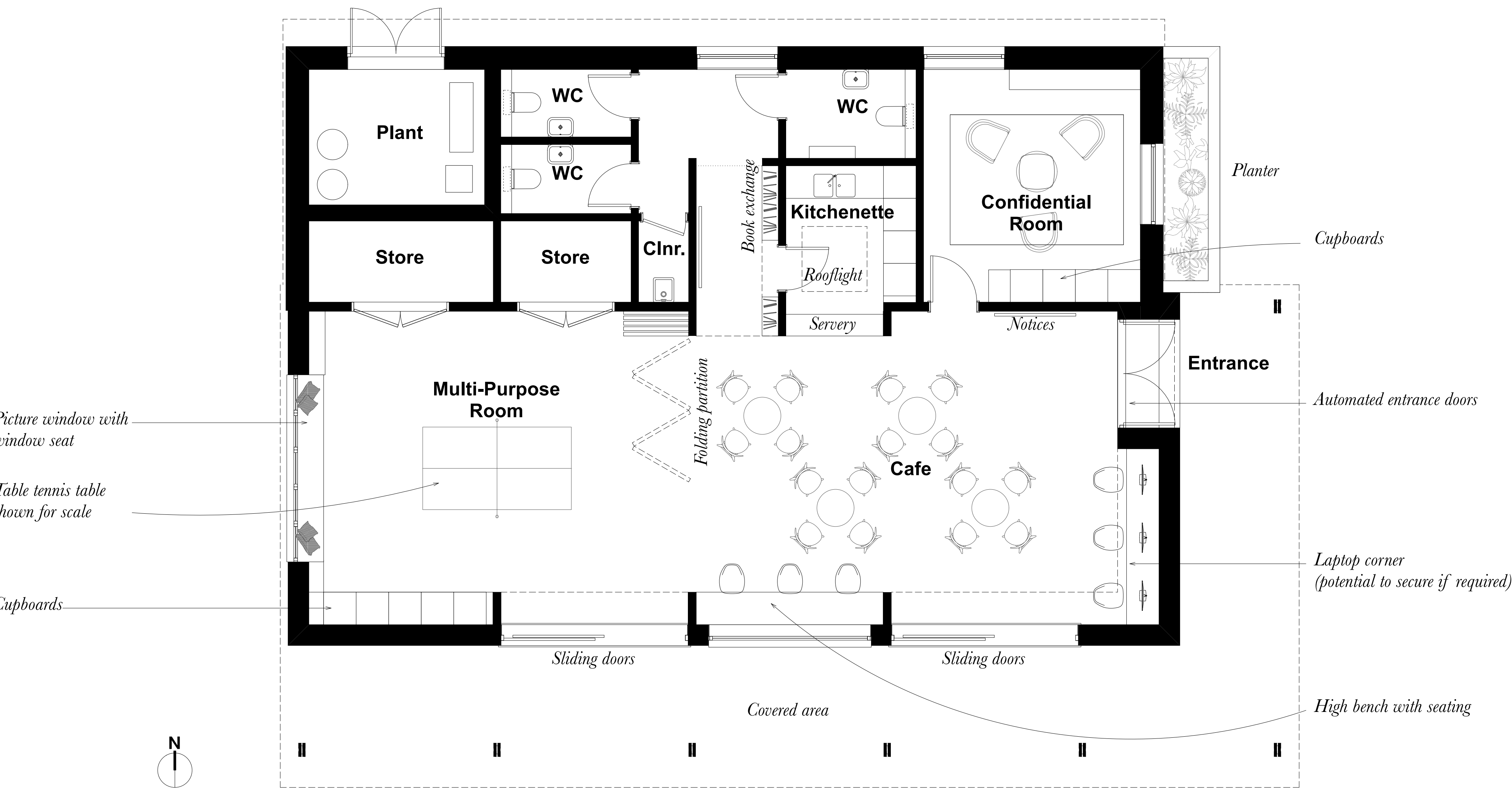
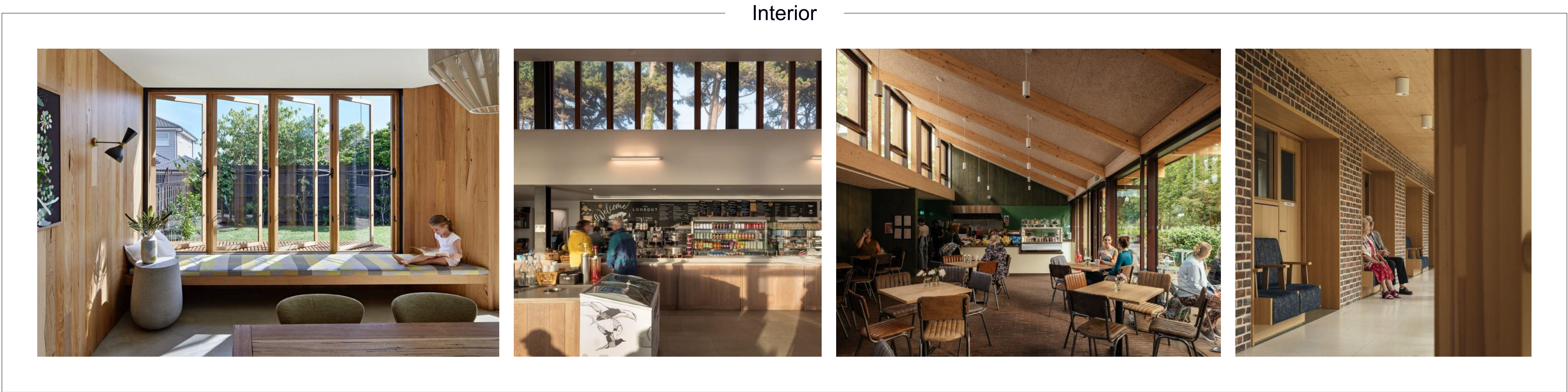
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LAYOUT

- The layout is organised with main multi-functional flexible spaces with efficiently laid out ancillary and supporting spaces.
- The Cafe and Multi-purpose room can be opened-up as a larger space. Storage is maximised around the perimeter.
- The Cafe has the opportunity to function as a socialising space, gatherings, small group activities, with a variety of seating, laptop corner and book exchange. A kitchenette will provide for coffee and low key catering.
- The Confidential Room will facilitate 1:1 type meetings.



TYPICAL SECTION

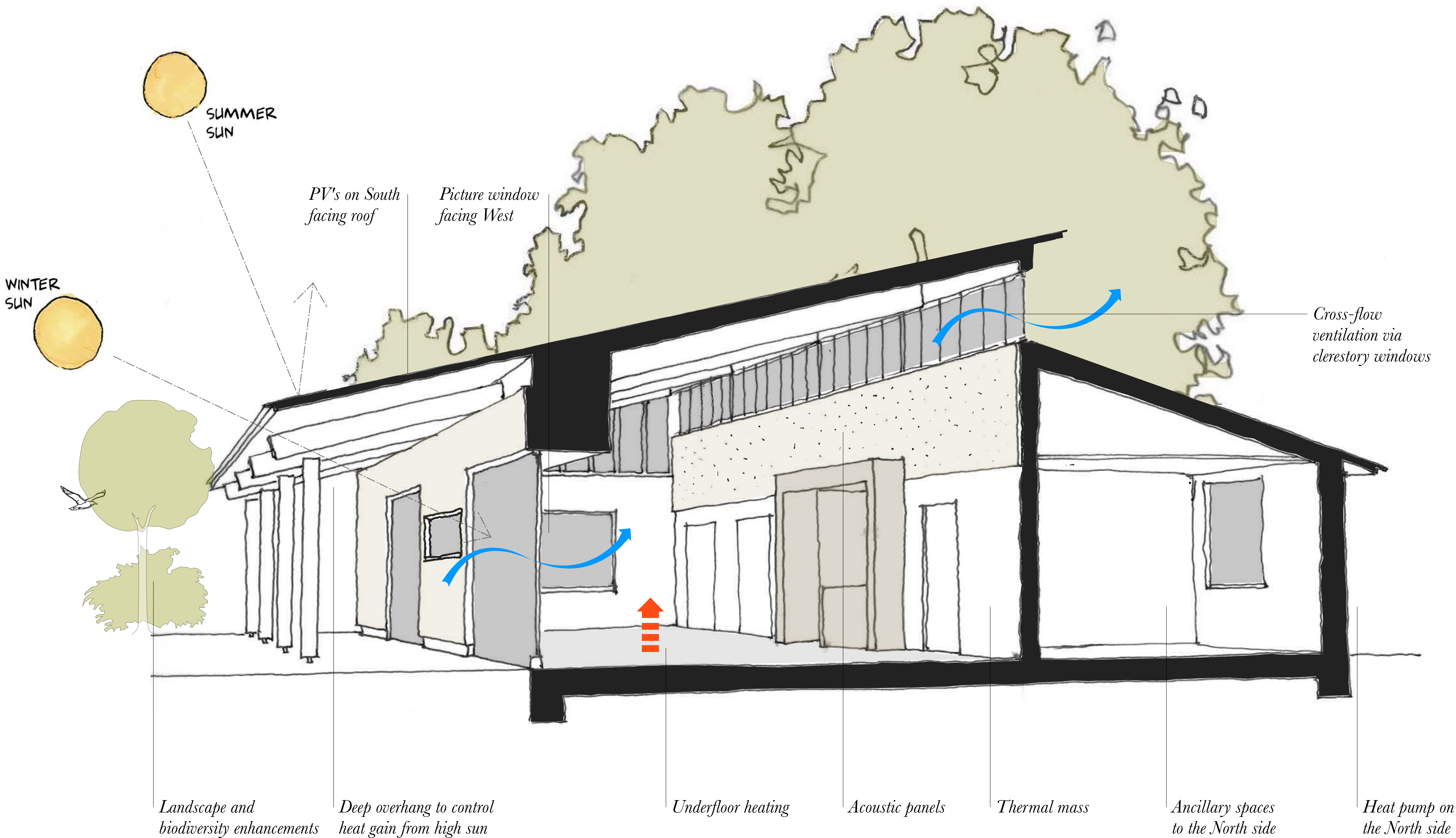
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CONCEPT DESIGN



SUSTAINABILITY & WELLBEING

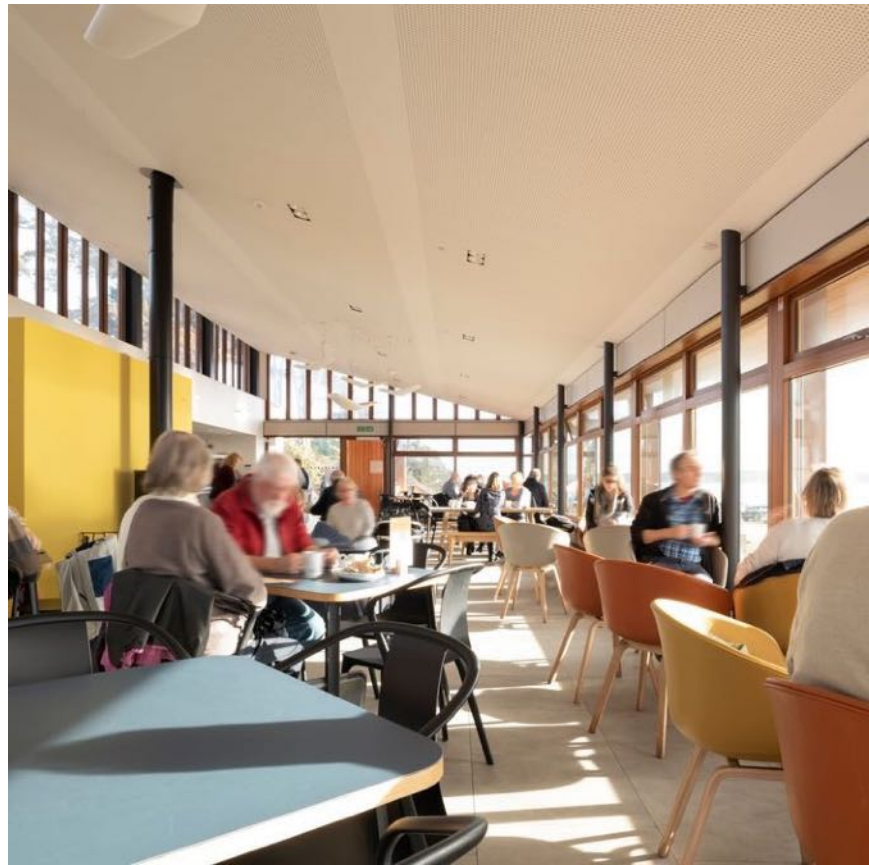
- The aspiration is to create an energy efficient facility that has minimal running costs and low maintenance.
- Orientation, building form and layout of spaces are passive measures contributing towards the energy efficiency. A high performance timber frame system will be used for positive fabric performance.
- By adopting fabric first principles, the design carefully considers measures that will contribute to the occupants health and wellbeing such as the quality of the internal environment and close connection with nature.
- Cafe and the Multi-Purpose Room face South to benefit from solar gain, good daylighting and connection with outside. Ancillary spaces are positioned facing North.
- The external fabric will be highly insulated, with good airtightness and good performing windows.
- An air source heat pump with an underfloor heating system, alongwith PV's on the roof, will support energy efficient servicing.



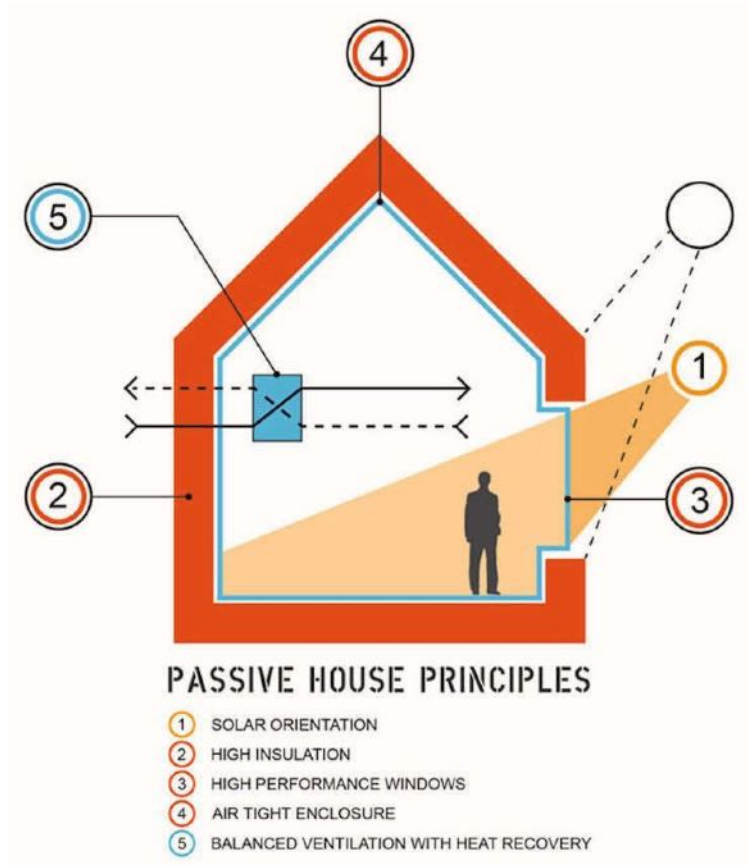
Biodiversity enhancements



Roof overhang to control solar gain



Good natural light and ventilation



'Fabric First' principles



Efficient servicing

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