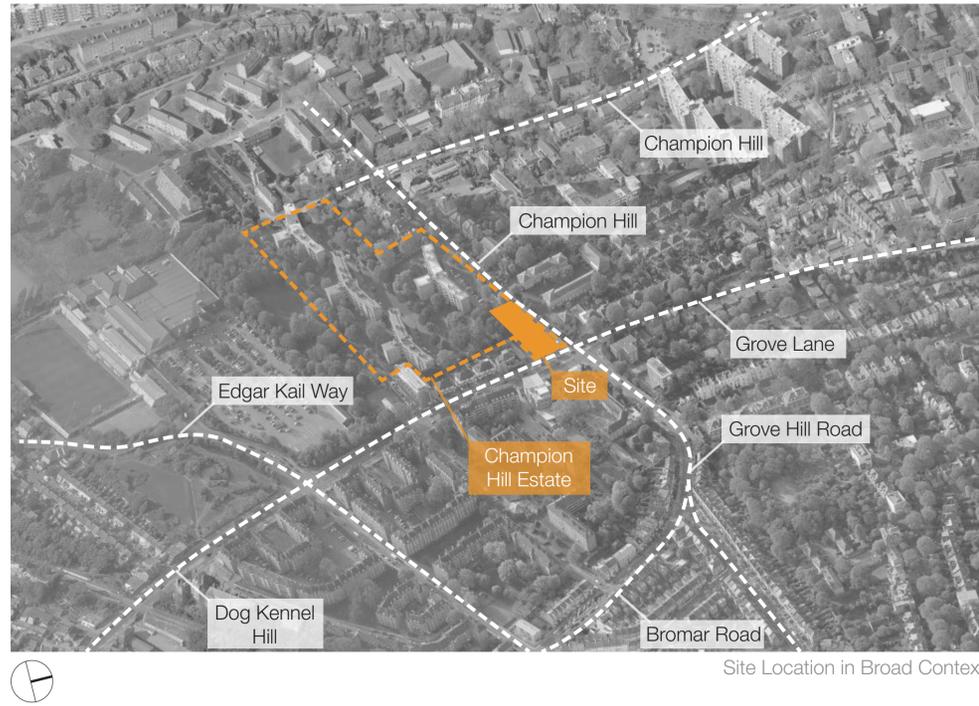
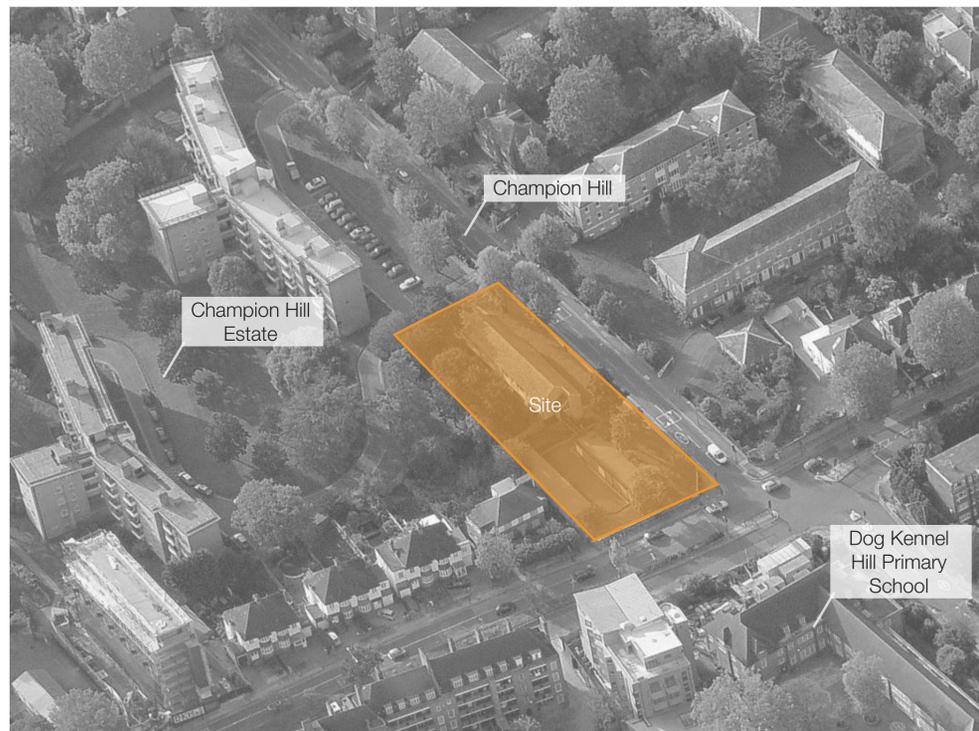


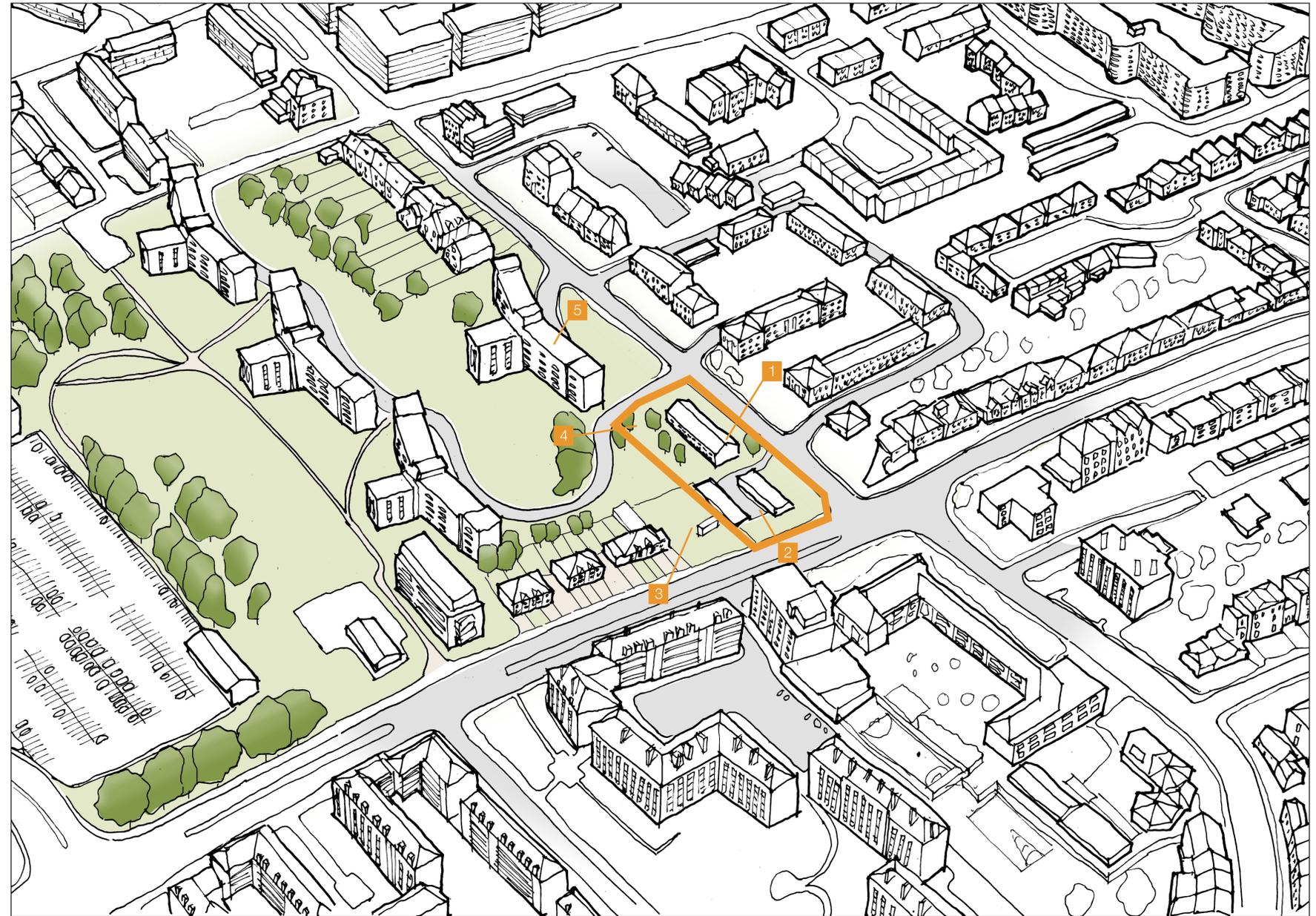
Location



Site Location in Broad Context



Site Location in Immediate Context



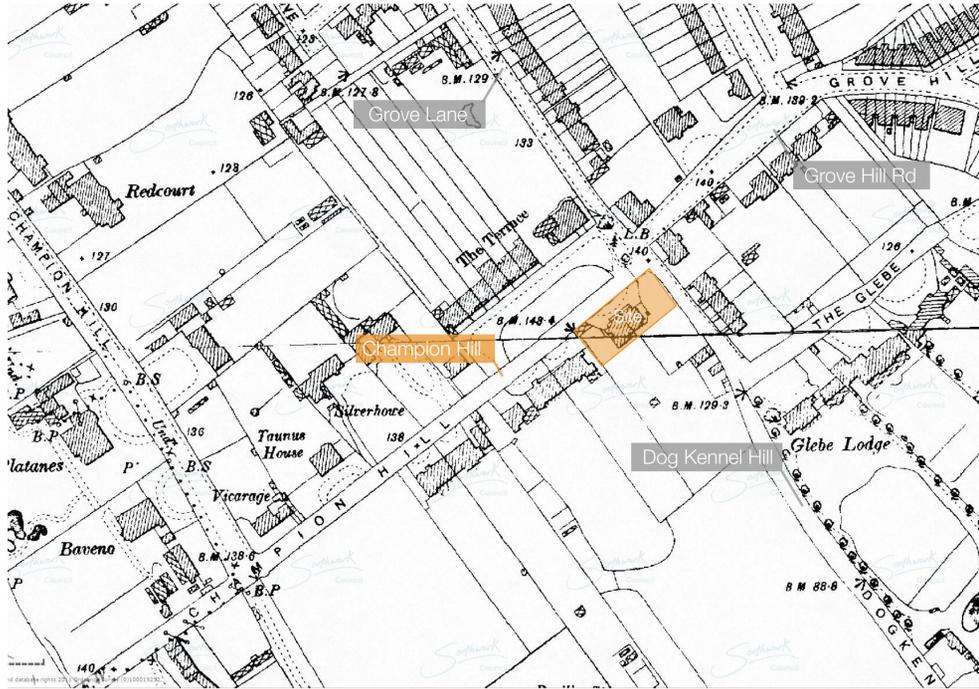
Aerial view of the site and immediate context

1. Existing accommodation within 2-storey building
2. Sunken level with access to garages
3. Adjacent site with planning permission to build new residential units - 5 storey scheme of 9 houses
4. Steep change in level to south-east side of the site - open space has significant number of mature trees
5. Neighbouring properties to be respected

Seavington House Champion Hill

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Site History

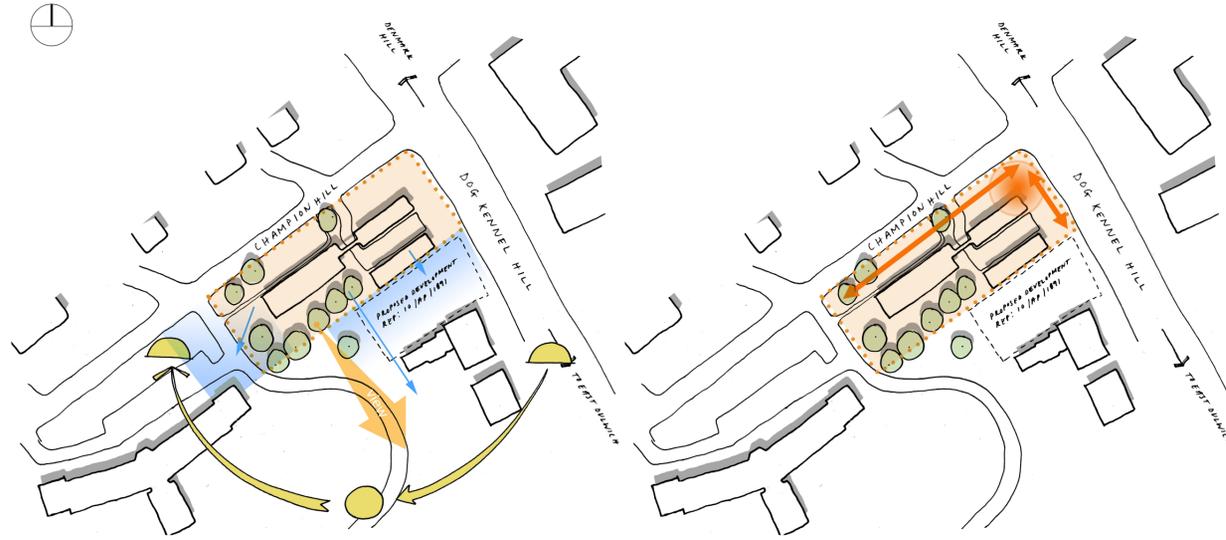


Map from 1896 shows large houses and gardens occupying the site



Map from between 1936-54 some large houses consolidated into hotels

Existing Site



01. Light & Views

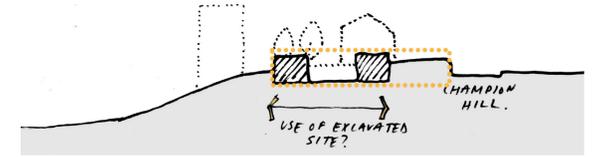
The green outlook to the south of the site should be embraced. Any development must be sensitive to the views of adjacent buildings, including the proposed development to the south east. The design must ensure that each unit has sufficient access to daylight and sunlight, whilst not blocking light from surrounding buildings.

02. Site Organisation

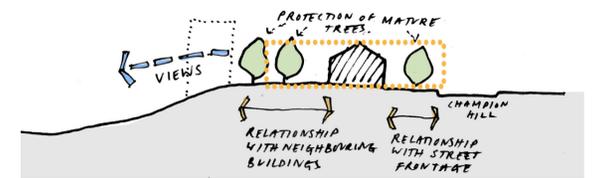
The proposal should respond positively to street frontages, and the prominent junction of Dog Kennel Hill and Champion Hill, whilst creating well defined and usable public and private open space.

03. Topography

The proposal should provide a positive response to the level changes across the site. Views to the south should be embraced and mature trees protected. Height relationship to the surrounding buildings should be considered. Re-use of the existing excavated land for the garages should be considered.



Section through garages



Section through Seavington House



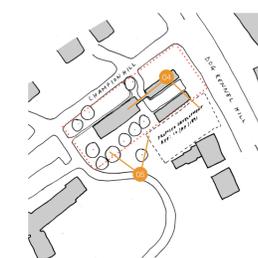
04. Existing Garages

The site has two garage buildings sunken into the ground - partly due to the change in level from Champion Hill towards the south, and partly because the land has been built up around the buildings to shield them from view from the surrounding streets. The garages are accessed from a road leading off Champion Hill, which runs between the garages and residential building. There is a bridge link that connects the roof of the garages to the residential development, however this appears to be inaccessible.



05. Existing Residential Development

The existing two storey building is set back from Champion Hill to the north, with a footpath running along the front of the building next to a grassed area that sets it back from the road. The level drops dramatically to the south-east of the building, where there is generous open space.



Seavington House
Champion Hill

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