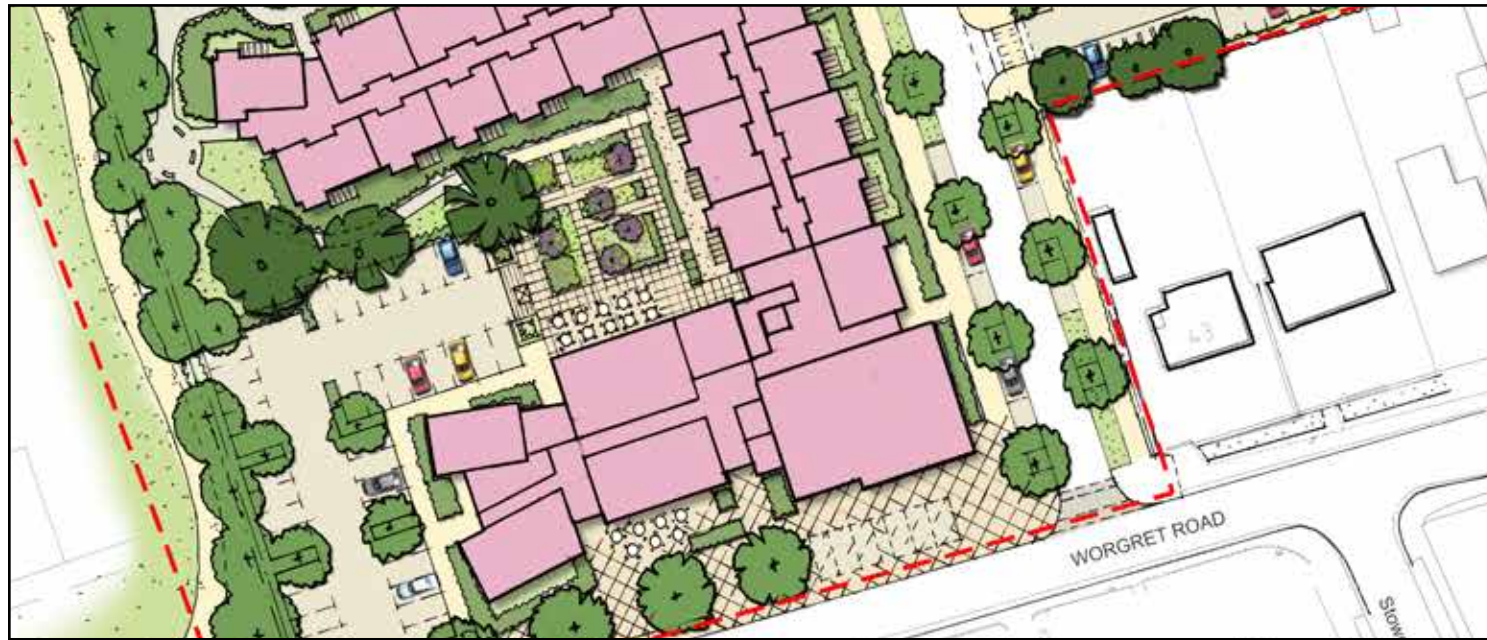


DRAFT



Former Middle School site

Purbeck Gateway
Wareham

August 2021

Introduction

This sketchbook is provided in draft and in confidence to inform the development review discussions regarding the Wareham Gateway project.

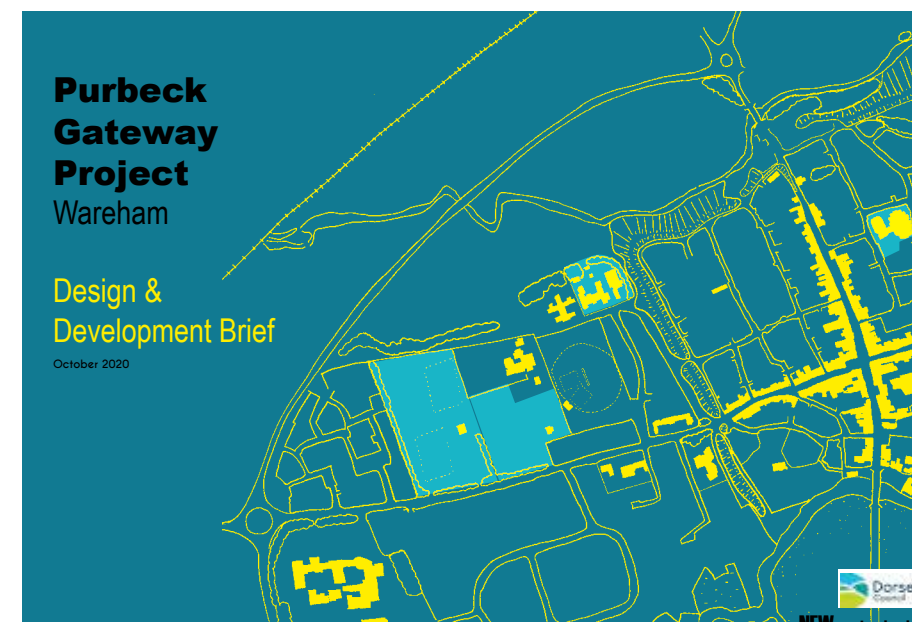
The sketchbook should be read in conjunction with the Design & Development Brief document (draft Oct 2020) which sets out the site context and technical understanding unpinning the design approaches shown in this sketchbook. This includes site analysis, key principles and parameters for the former Middle School site.

Following briefing sessions during July 2021 with Dorset Council, and an initial capacity test review presented on the 22nd July, it was agreed that NEW masterplanning would explore the potential of the site to deliver:

- **Extra-care building:** Minimum 80 dwellings within a plot area closer to a 'typical' plot of approximately 1 hectare / 2.5 acres.
- **GP surgery:** Following Dorset CCG guidance for 800 sqm total (min) amount of floor space with flexibility to be provided over two floors.
- **Pharmacy:** Following Dorset CCG guidance for 90 sqm total (min) amount of floor space with flexibility to incorporate with other buildings, including extra care and GP surgery with separate entrance arrangements.
- **Commercial space:** To include potential for a local shop / café / hairdressers to support the extra care residents given the proximity of the site to the town centre.
- **Residential dwellings:** Supported housing to replace the existing relocatable housing on the site (amount of housing to be confirmed).

An Illustrative masterplan has been prepared to explore potential development arrangements for the site, reflecting the land use requirements of the brief. A schedule of accommodation is provided. This sets out an estimate of the quantum of development, including number of dwellings and total gross floor areas by proposed use.

It should be noted that the figures presented are Gross External Area (GEA) and Gross Internal Area (GIA). 90% GIA to GEA is assumed to allow for perimeter wall and cavity thickness in the figures provided. This keeps a consistency in approach with previous appraisal work undertaken by Red Loft on behalf of Dorset Council.



Draft Design & Development Brief (Oct 2020) should be read in-conjunction with this sketchbook.

Former Middle School site: Illustrative layout

This approach highlights the potential to deliver an 83 dwelling extra care building with a pharmacy/retail unit, a GP surgery and 8 residential dwellings.

- 1 83 dwelling extra care building predominantly over 2 storeys
- 2 Pharmacy / convenience retail frontage to Worgret Road
- 3 Focal arrival space at the entrance with 'drop in' parking
- 4 Communal areas for residents with links to outside space
- 5 Parking and service access for extra care use
- 6 Tranquil internal courtyard space for residents
- 7 Existing good quality trees retained within gardens
- 8 Garden space directly accessible from dwellings
- 9 Tree lined primary access street with on-street parking
- 10 GP surgery over 2 storeys with defined parking area
- 11 2 storey residential apartment block
- 12 'Green corridor' connection
- 13 Potential future link to the primary school
- 14 Flexible use parking adjoining the school and playing fields

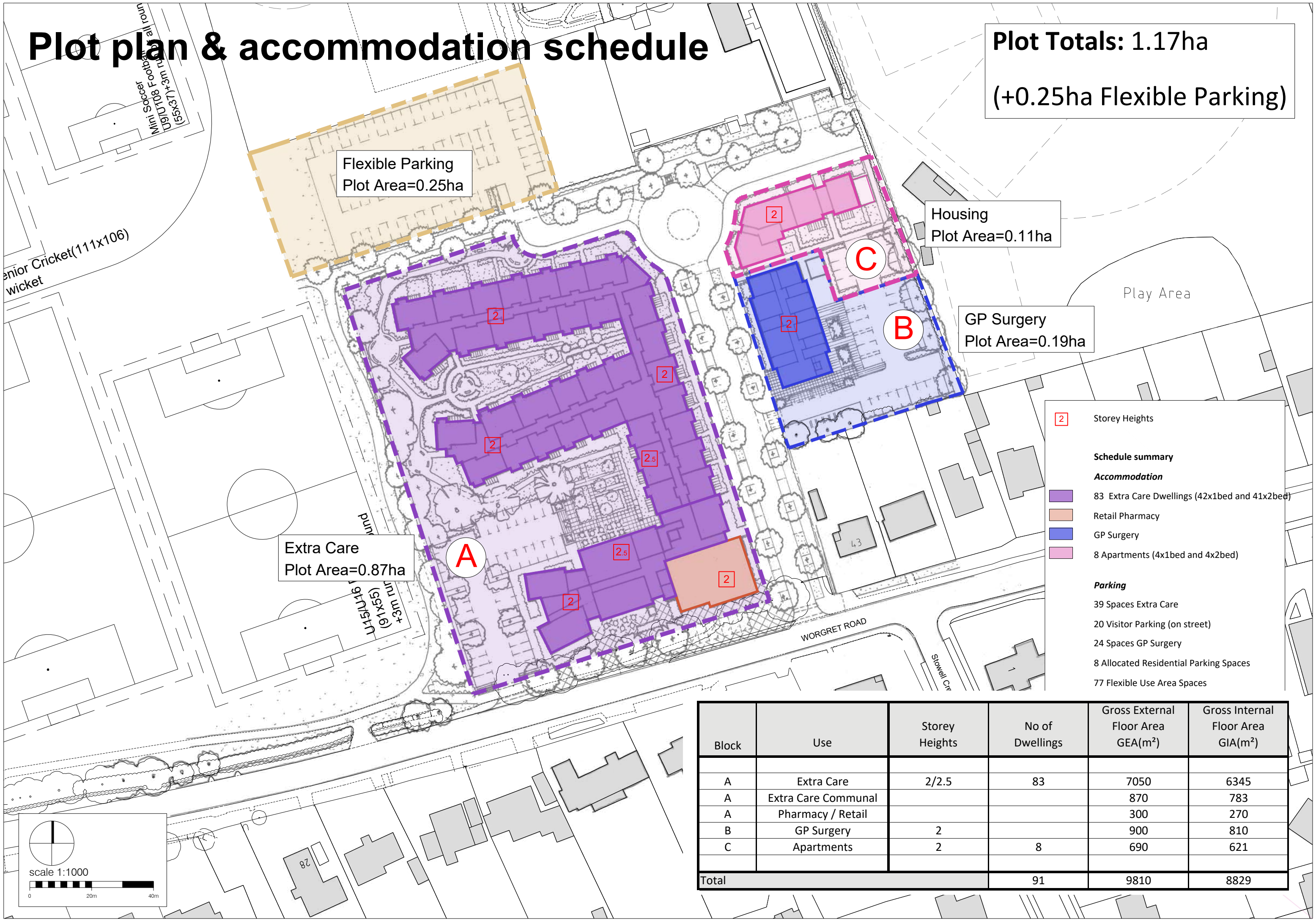


Former Middle School site: Extra care character references



Plot plan & accommodation schedule

Plot Totals: 1.17ha
 (+0.25ha Flexible Parking)



Flexible Parking
 Plot Area=0.25ha

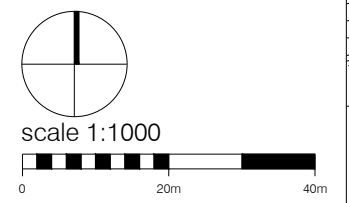
Housing
 Plot Area=0.11ha

GP Surgery
 Plot Area=0.19ha

Extra Care
 Plot Area=0.87ha

- 2 Storey Heights
- Schedule summary**
- Accommodation**
- 83 Extra Care Dwellings (42x1bed and 41x2bed)
- Retail Pharmacy
- GP Surgery
- 8 Apartments (4x1bed and 4x2bed)
- Parking**
- 39 Spaces Extra Care
- 20 Visitor Parking (on street)
- 24 Spaces GP Surgery
- 8 Allocated Residential Parking Spaces
- 77 Flexible Use Area Spaces

Block	Use	Storey Heights	No of Dwellings	Gross External Floor Area GEA(m ²)	Gross Internal Floor Area GIA(m ²)
A	Extra Care	2/2.5	83	7050	6345
A	Extra Care Communal			870	783
A	Pharmacy / Retail			300	270
B	GP Surgery	2		900	810
C	Apartments	2	8	690	621
Total			91	9810	8829



Ground floor plan

Extra care

- 20 x 1-bed apartment
- 14 x 2-bed apartment
- Communal / service area



Residential

- 2 x 1-bed apartment
- 2 x 2-bed apartment

GP surgery

- 405 sqm (GIA)

Pharmacy / retail

- 270 sqm (GIA)

First floor plan

Residential

- 2 x 1-bed apartment
- 2 x 2-bed apartment

GP surgery

- 405 sqm (GIA)
- Waiting area / clinical space at 1st floor for privacy

Extra care

- 21 x 1-bed apartment
- 23 x 2-bed apartment

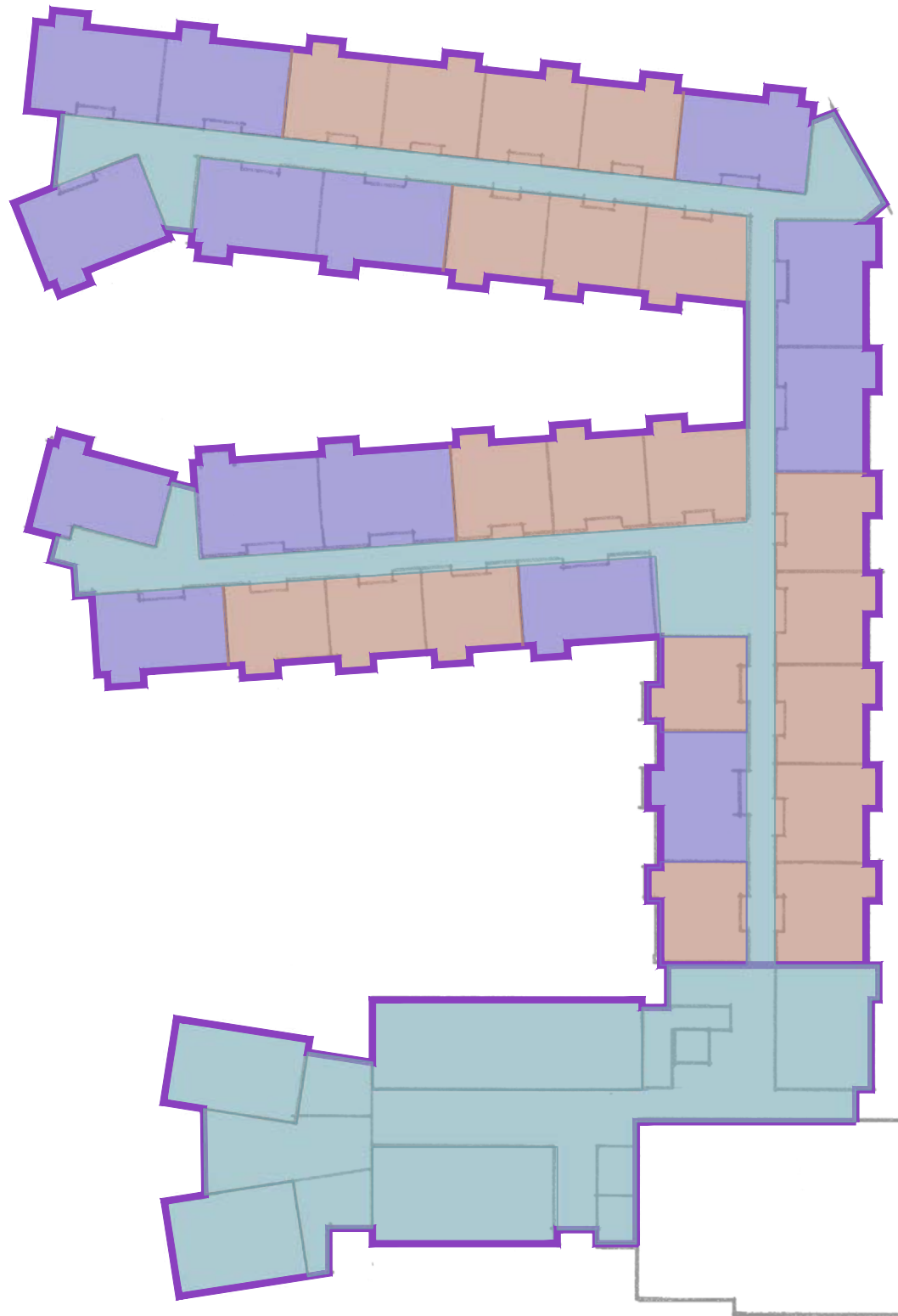
Extra care

- 1 x 1-bed
- 4 x 2-bed

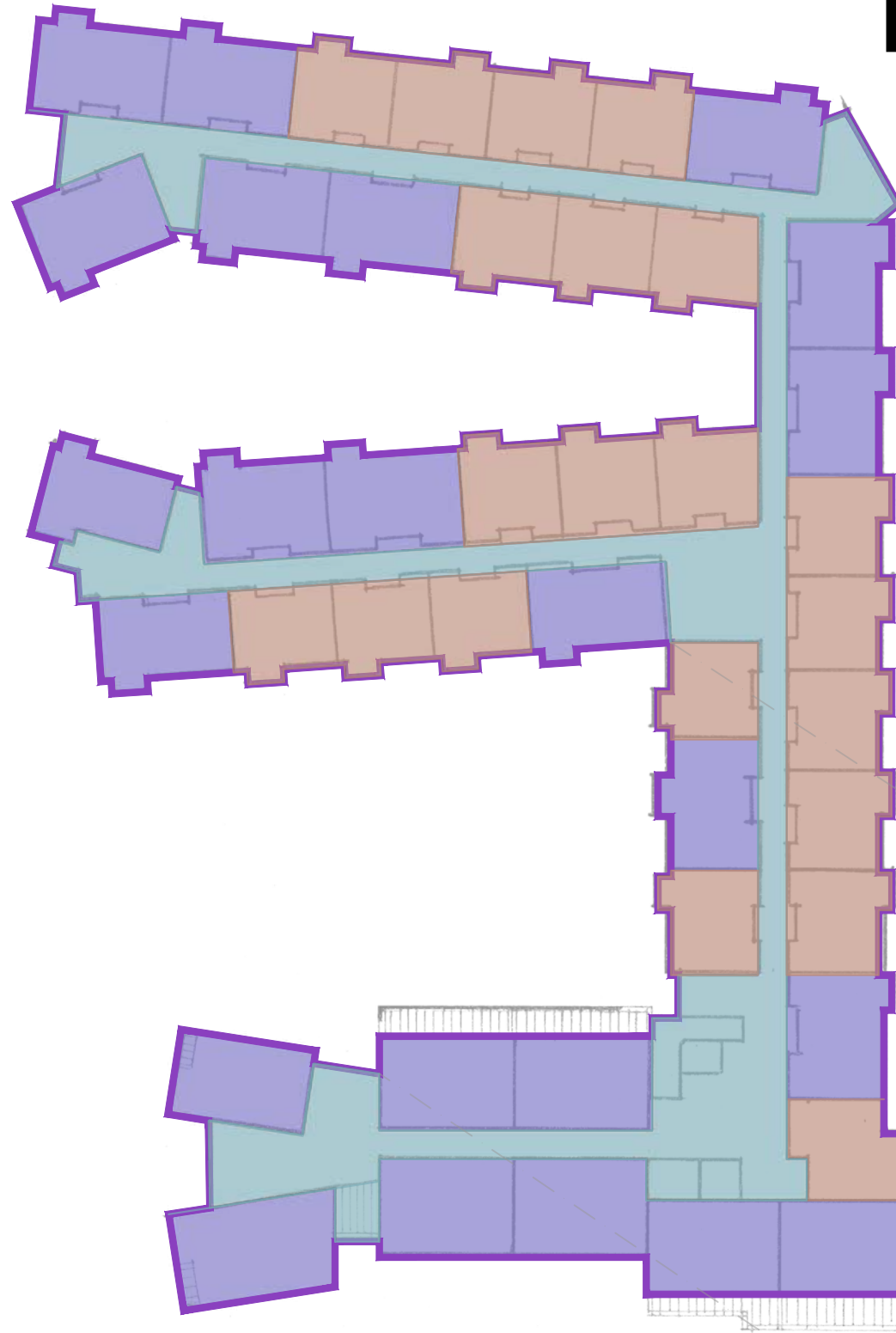
Second floor plan



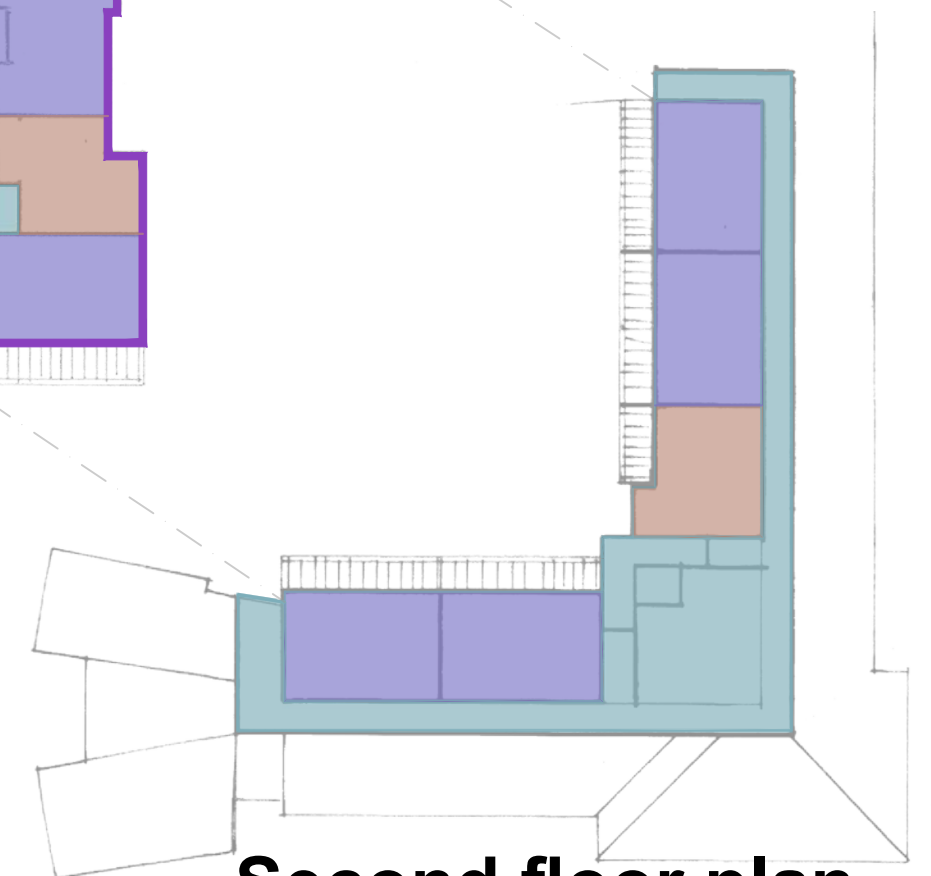
Extra Care building



Ground floor plan



First floor plan



Second floor plan

- Communal / Ancillary / Service
- 1-bed flat (average size 56 sqm)
- 2-bed flat (average size 75 sqm)

