

4.6 Apartment layouts

Our proposals provide 14 new residential dwellings. These are composed of two unit types.

Type 1...2 bed 3 person apartments - 9 in total
Type 2...1 bed 2 person apartments - 1 in total
Type 3...3 bed 5 person maisonettes - 4 in total

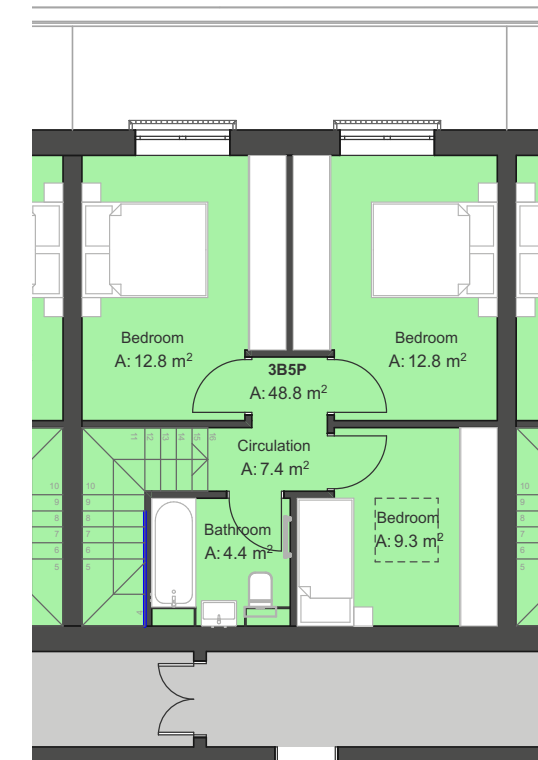
All unit types are illustrated on this page.



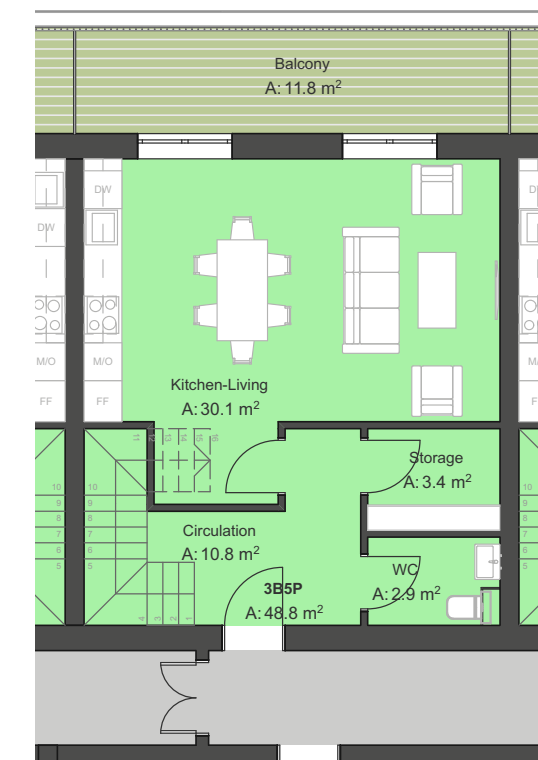
Type 1 - 2 bed 3 person flat



Type 2 - 1 bed 2 person flat - M4(3)



upper floor



lower floor

Type 3 - 3 bed 5 person maisonette



4.7 Areas & residential mix

existing area schedule

Floor	Residential		Commercial		
	GIA	NIA	GIA	NIA	NIA
m2					BOH
G	0	0	791.15	676.5	113.5
1	372	365	0	0	
Total	372	365	791.15	676.5	

proposed area schedule

Floor	Residential		Commercial		
	GIA	NIA	GIA	NIA	NIA
m2					BOH
G	90	0	702.85	614	87.74
1	717	608	0	0	
2	625	527	0	0	
Total	1432	1135	702.85	614	

proposed residential mix

Floor		1 Bed 2p	2 Bed-3p	3 Bed-5p M	Total No
m2		66	65	97	
G		0	0		0
1		1	4	4	9
2		0	5	0	5
Unit Total		1	9	4	14
% Total		7	64	29	

existing residential mix

5 x 3 bed apartments at approximately 69 -70m2 each

existing area schedule by unit

Commercial areas by unit							
Unit No		Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	total
GIA		80.5	123.75	182.8	62.5	341.6	791.15
NIA		62.5	123.5	170.5	62.5	257.5	676.5

proposed area schedule by unit

Commercial areas by unit							
Unit No		Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	total
GIA		80.5	123.75	182.8	0	315.8	702.85
NIA		62.5	123.5	170.5	0	257.5	614

commercial units identification numbers



4.8 Appearance - mass & form

The design takes several of its urban cues from the neighbouring context in terms of form, scale, and materiality.

The active frontages of the retail parade are maintained and improved to acknowledge the character and importance of the amenity they represent to the local area.

The additional floor of the proposal sits relatively well within its context when the wider urban scale of the street is considered, especially in relation to the height of buildings at the corner of Yeading Lane and Willow Tree Lane.

Those buildings include expressed gables to their frontages which we have incorporated as a facade motif into the proposed elevation to break up the

horizontal proportions of the overall composition.

In addition, we propose to use red brickwork on the elevations as this is the dominant material and colour of the parade buildings as well as the surrounding area.

Recessed balconies are proposed to provide more privacy to the street below.

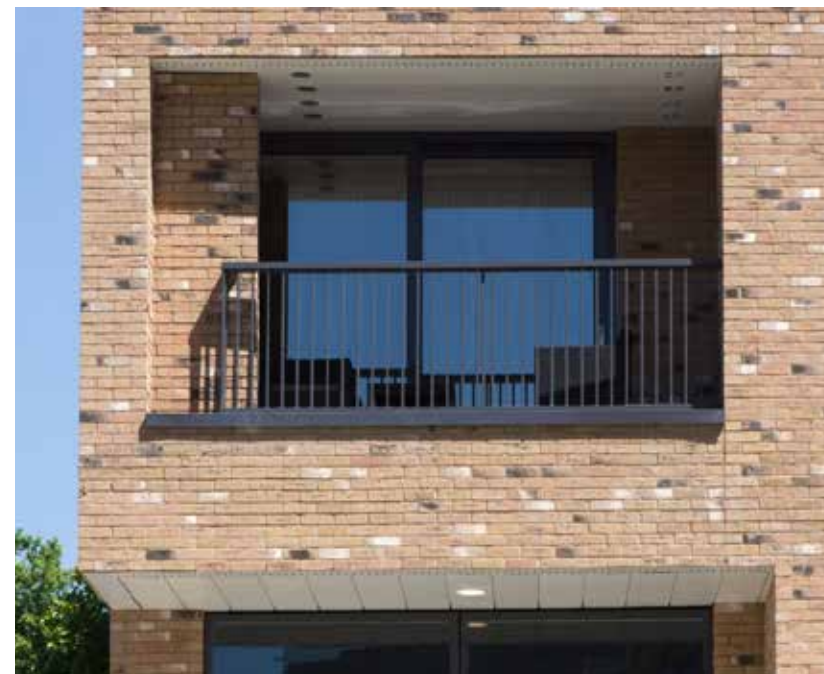
New shop fronts will provide an opportunity for new and consistent tenant signage which can work in conjunction with awnings to further animate the pavement environment.



Early sketch of Yeading Lane street elevation. The current scale of the building is represented by the dashed green line.



Expressed brick gables



Recessed balconies



Integration of awnings



Better/ consistent tenant signage