

Comparative Elevations



Previously Submitted North East Elevation



Revised North East Elevation

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The Proposed Scheme

The proposed scheme is for a new block of 25 apartments 14 of which are 1 bed and 8 no are 2 bed and 3 no are 3 bed apartments. There are 31 car parking spaces including 4 disabled spaces in a partial basement. There is extensive ancillary landscaped amenity area.

The proposed building is part 2, part 3 storey with further accommodation in the roof space of each of the 3 linked blocks. It is designed to read a 3 large dwelling houses from the street.

The design utilises the topography of the site creating a parking area under a landscaped rear podium. In essence the building sits into the slope reading as 3 storey to the front and 2 storey to the rear.

There is extensive new landscaping proposed knitting together the complex levels, existing mature trees and 3 different sites. The site is served by a single access serving the 37 spaces.

There is also a turning space created to enable refuse and delivery vehicles to leave the site in a forward gear. This is fully explained in the associated transport statement.



Design Approach

The building evolution has been explained in the previous pages. The proposed scheme has been designed and reads as a series of connected separate buildings, which although they share certain common details are in fact not one single mass. The proposed building has steps both in plan and elevations which create a strong sense of articulation. There are projecting gable elements which create deliberate verticality and balanced fenestration.

The overall design approach takes reference from Queen Anne details. There is a strong eaves detail which is subtly simplified on the lower elements of the building. The yellow brickwork is broken up by corbelling and quoining emphasising elements of the façade. There is a simple stone dressing around the window openings. All these features work to break up the facade and create interest which softens the mass.

The windows and doors and white are white joinery and read in conjunction with other elements, such as the eaves detail. The main central gable has an increased proportion of window in its façade to create the main feature in the front façade. Tiled roofs and lead detailed dormers complete the design approach to this high quality scheme. All these Queen Anne elements allow the deliberately articulated facade and complex sectional relationship to hang together as a composition.

The Landscape complements and completes the design. It flows from the key lines on the building facade whilst also creating varying levels of private and semi-public amenity with in the considerable space around the building.

