

Residential accommodation

Every effort should be made to minimise single-aspect dwellings.

As the elevation design progresses windows should be positioned where they are workable for the dwelling layouts, especially if they are full height.

Chair considers the single aspect, north facing dwelling in Building A to not be adequately resolved; quality of this space needs to be explored.

Technical assessments to be undertaken on ground floor apartments to ensure they perform well in terms of daylight and overheating.



Residential accommodation

Reviewed Building A layout to minimise north facing dwellings (created large bay window in remaining single aspect)

- Internal view of single-aspect north-facing unit explored to demonstrate internal day lighting levels.

Reduced size of basement (which now only accommodates the cold-water tanks)

Reviewed ground floor layout to accommodate bin and bike stores at ground floor level.

Bins and bike stores located in unsuitable residential positions.



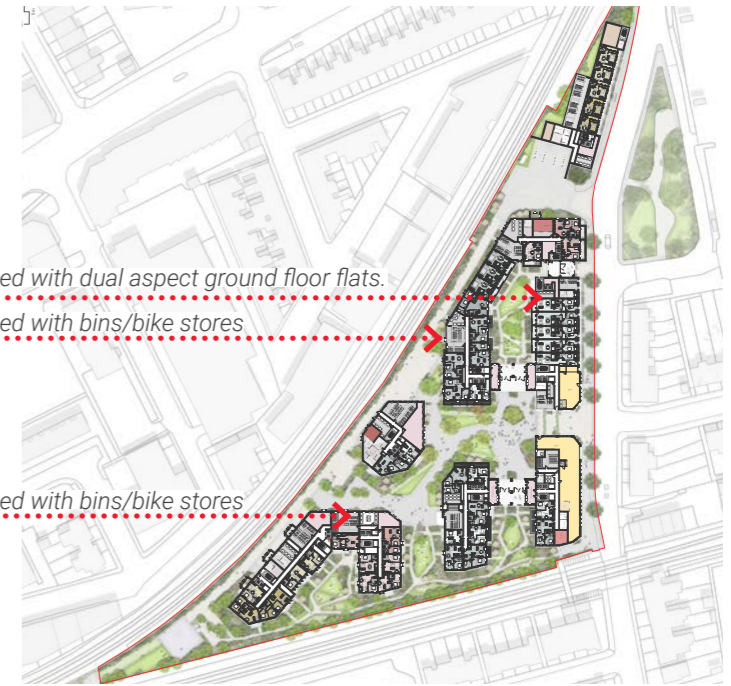
Reduction in single aspect north facing units to maximise dual aspect units. Remaining units to have projecting living/dining rooms to benefit from triple aspect views.



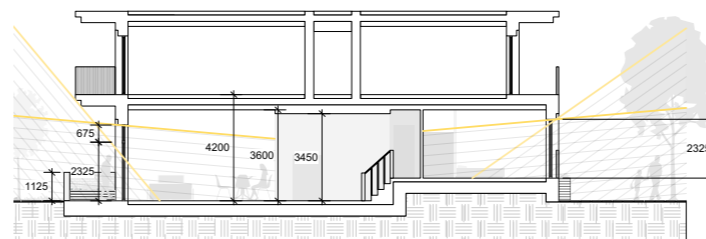
Replaced with dual aspect ground floor flats.

Replaced with bins/bike stores

Replaced with bins/bike stores



Ground floor apartments on Manor Road (in Buildings A and E) redesigned to be dual aspect. In Building A these apartments are accessed via the courtyard.



Revised section through ground floor apartment on Manor Road



Previous proposal

Revised proposal