

Chair's Review: Specific comments to address

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.



Chair's Review: Our response

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 dwelling 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
- Bins and bike stores positioned in locations that are unsuitable for residential accommodation



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

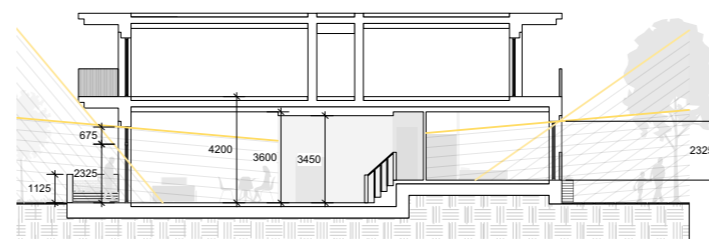


Replaced with dual-aspect ground floor flats.

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