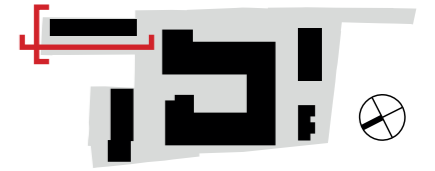


5.7.2 CHARACTER AREA 1 COMMERCIAL ZONE - ELEVATIONS



Material palette for Block 2



Red brick to match Old Library brick



Roof cover Standing seam metal

5.7.3 CHARACTER AREA 1 COMMERCIAL ZONE - USES AND STRATEGY

Industrial and commercial floorspace in St Clare Business Park

The proposed scheme offers 2,064.8 m² (GIA) of commercial floorspace (B1).

Most of the existing industrial buildings on site date back to the 1970's and 1980's and are not fit for purpose in their current condition.

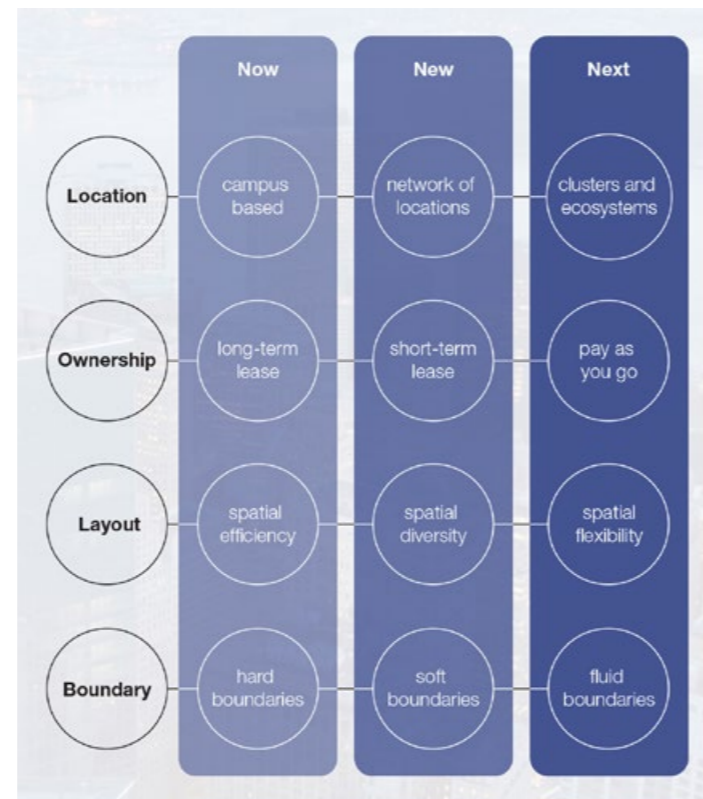
The proposal would bring forward smaller workshop units and flexible office workspace, targeting small businesses.

The scheme aims to provide higher quality spaces and respond to the increasing demand for smaller and cost-effective units in which functionality will be of paramount importance.

The proposal gives all commercial units generous floor-to-ceiling heights (3.2m - 3.45m for the ground level units and 2.85m for upper level units on Block 2).

Compared to the previously refused scheme, the commercial space within Block 1 has been increased from 600.1 m² to 1172.2 m².

TRANSFORMING QUALITIES OF BUSINESS SPACE



* Arup publications: Living Workplace, 2017

TYPES OF BUSINESS SPACE

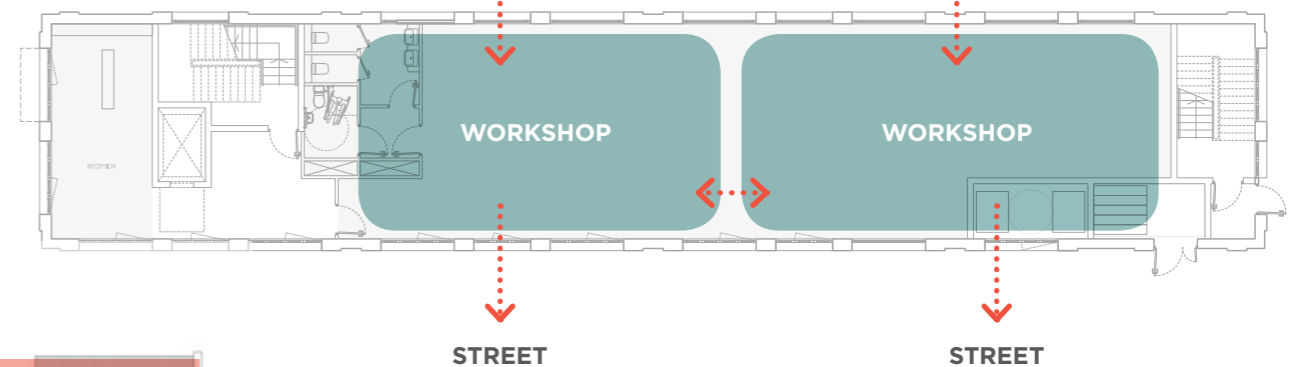
OFFICE SPACE
2nd FLOOR



CO-WORKING / STUDIO SPACE
1st FLOOR



WORKSHOP - STUDIO
GROUND FLOOR

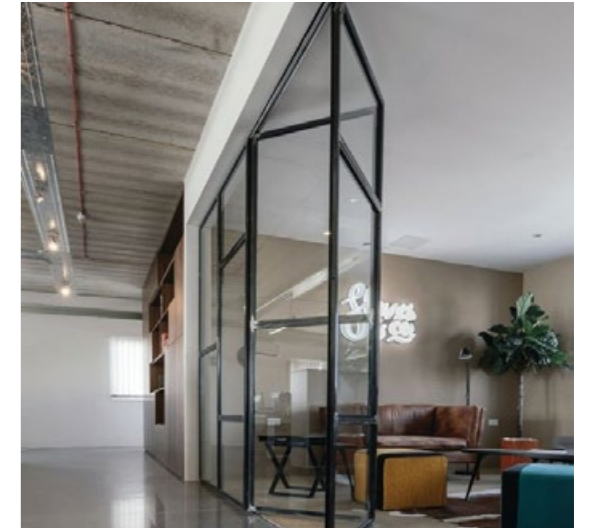


5.7.3 CHARACTER AREA 1 COMMERCIAL ZONE - USES AND STRATEGY

OFFICE SPACE

- Variety of office sizes
- Flexible workspace arrangement
- Accessibility & diversity of tenancies
- Sustainable and environmentally friendly working spaces
- Visual and acoustic privacy

297.5 m² (GIA) in total
located on 2nd floor of Block 2



CO-WORKING / STUDIO SPACE

- Shared facilities and services (meeting rooms, kitchenettes, reception...)
- Potential to be linked to the workshop studios on the lower level
- Diversity in working spaces
- Modern / Industrial office decor
- Private working rooms

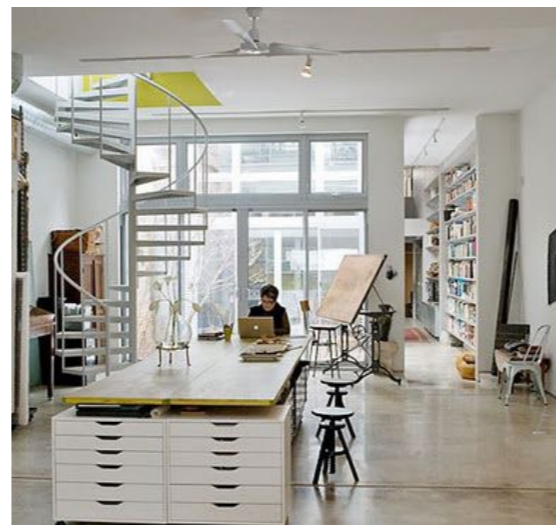
297.5 m² (GIA) in total
located on 1st floor of Block 2



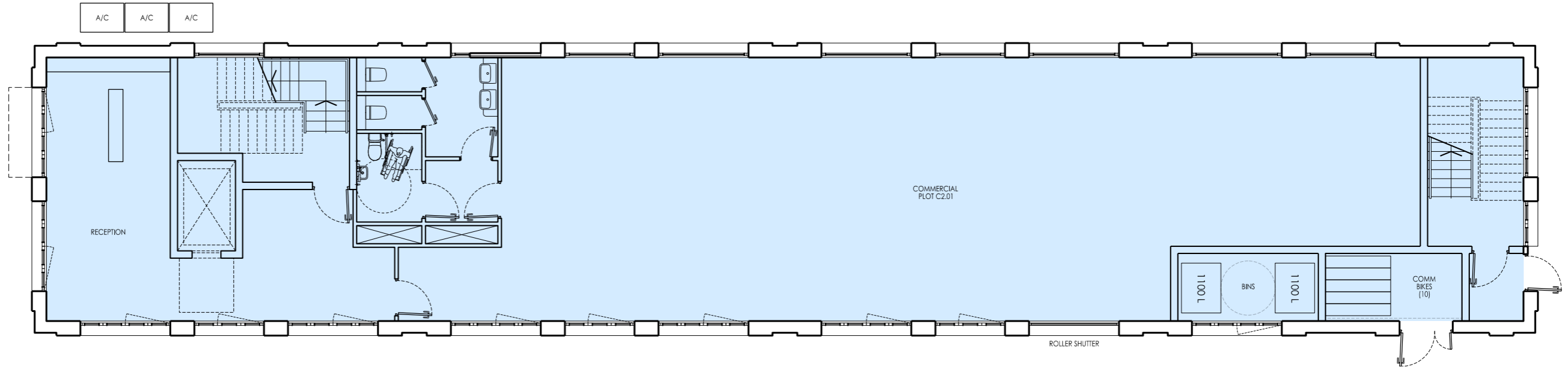
WORKSHOP - STUDIO

- Multi-functional spaces
- High floor to ceiling space
- Large floor area
- Flexible workspace arrangement
- Shared facilities and services
- Storage spaces provided
- Open street frontages

1469.7 m² (GIA) in total
located on ground floor
of Blocks 1 and 2

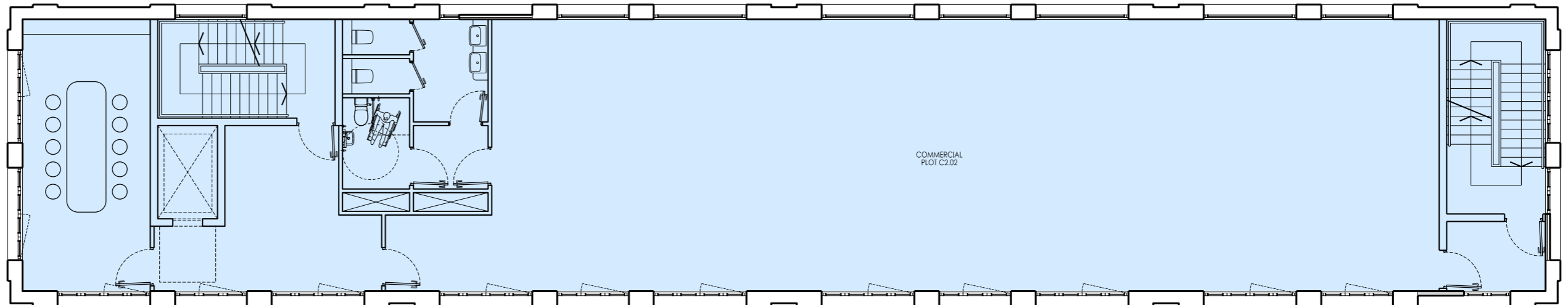


5.7.4 CHARACTER AREA 1 COMMERCIAL ZONE - COMMERCIAL BLOCK PLANS



GROUND FLOOR PLAN INDICATIVE LAYOUT

BLOCK 2 COMMERCIAL UNITS
TOTAL FLOORSPACE (GIA) = 892.6 m²



TYPICAL UPPER FLOOR PLAN INDICATIVE LAYOUT

5.7.5 CHARACTER AREA 1 COMMERCIAL ZONE - PERSPECTIVE VIEW



Perspective view from Windmill Road entrance, showing the commercial block and The Old Library. Residential block is visible in the background.



5.8.1 CHARACTER AREA 2 RESIDENTIAL BLOCK - ARCHITECTURE

DESIGN APPROACH

Block 1 will consist of 98 apartments with a mix of one, two and three bedrooms. On the eastern edge of the ground floor additional commercial units have been located, to extend the Windmill Road commercial zone deeper into the site and provide vibrant, active frontage for the new pedestrian link with Holly Road.

Another commercial zone has been created on the western edge of the ground floor, overlooking the railway line and accessed from a dedicated entrance on the northern elevation.

The building volume has been shaped to make the most of available space, while respecting neighbouring buildings' rights of light and view of sky. There are only 2 residential storeys above the commercial ground floor on the eastern side, which gradually steps up to 5 storeys overall on the western side.

Internal car parks are located in the basement and in a ground floor podium, accessible from the southern side and northern side respectively.

Use of two tones of local yellow brick is proposed for the external elevations, with decorative stone effect and detailing. The design follows similar principles to neighbouring homes on Holly Road and Windmill Road. Entrances to all residential cores have been marked by white stone effect frames and are clearly legible.

All metal elements, including top floor standing seam cladding, balconies, soffits and fittings have the same warm brown colour treatment, complementing the yellow brick. Additionally, balconies are fitted with integrated vertical metal fins with delicate laser-cut pattern, to control views and enhance privacy.



5.8.2 CHARACTER AREA 2 RESIDENTIAL BLOCK - ELEVATIONS



For material descriptions see section 5.8.4

BLOCK 1 - SOUTH ELEVATION



For material descriptions see section 5.8.4

BLOCK 1 - NORTH ELEVATION

5.8.2 CHARACTER AREA 2 RESIDENTIAL BLOCK - ELEVATIONS



BLOCK 1 - EAST ELEVATION



For material descriptions see section 5.8.4

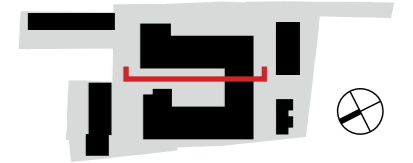


BLOCK 1 - WEST ELEVATION

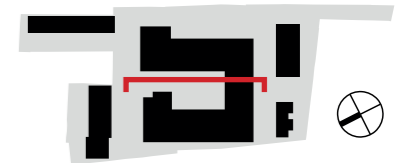
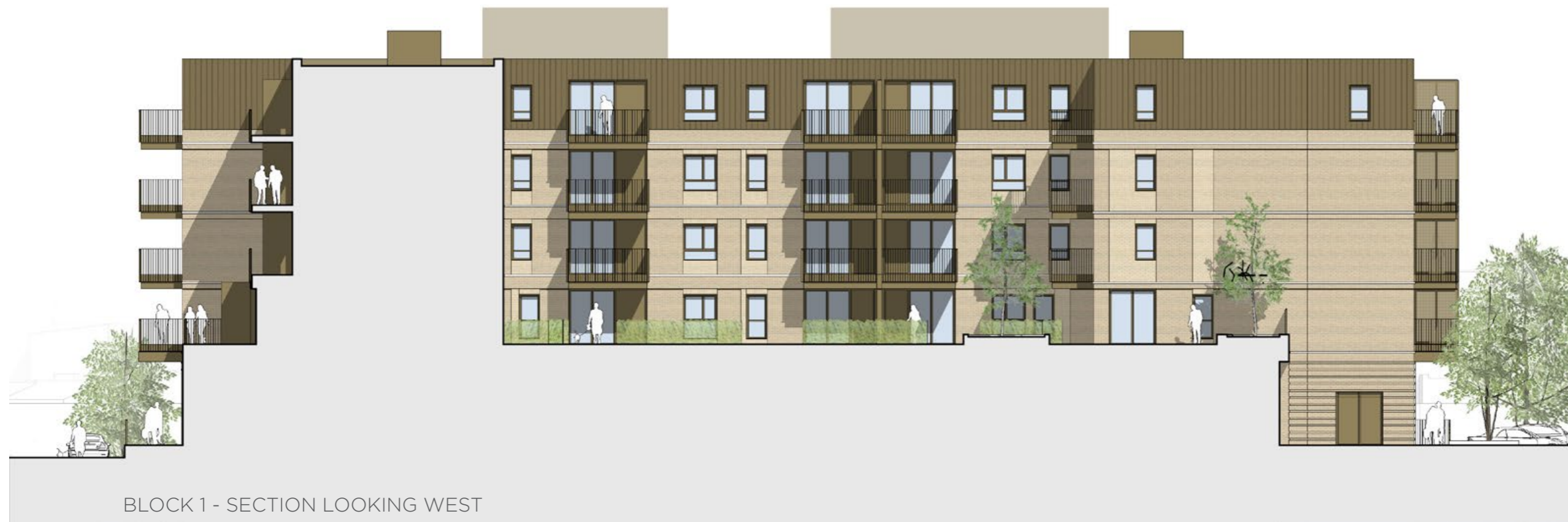


For material descriptions see section 5.8.4

5.8.2 CHARACTER AREA 2 RESIDENTIAL BLOCK - ELEVATIONS



For material descriptions see section 5.8.4



For material descriptions see section 5.8.4

5.8.3 CHARACTER AREA 2 RESIDENTIAL BLOCK - PERSPECTIVE VIEWS

Perspective view of Block 1 from Holly Road entrance. Commercial units are located on the ground floor and benefit from increased floor-to-ceiling heights as well as generous glazing.



5.8.3 CHARACTER AREA 2 RESIDENTIAL BLOCK - PERSPECTIVE VIEWS

Perspective view of Block 1 looking south. To protect privacy to the neighbouring properties, balconies on the eastern elevation are fitted with metal mesh balustrades and tree buffer is provided within the parking zone.



5.8.4 CHARACTER AREA 2 RESIDENTIAL BLOCK - DESIGN CHARACTERISTICS

Distinctive ground and top floor treatment has been influenced by traditional residential architecture of the area.

Standing seam cladding to the top floor resembles a mansard roof and provides a visual capping to the building volume.

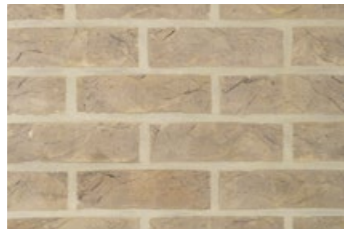
Brick corbeling on the ground floor creates a solid base for the block.

Material choices are contemporary interpretations of traditional architectural features.

Material palette for Block 1 and houses



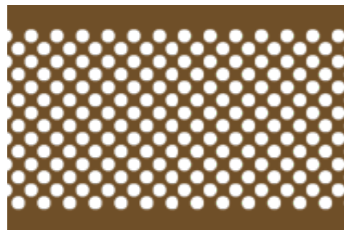
Darker brick
Weathered Gault Blend



Lighter brick
Anglesey Weathered Buff



Frames, balconies, balustrades
Painted metal
RAL 8008 - Olive brown



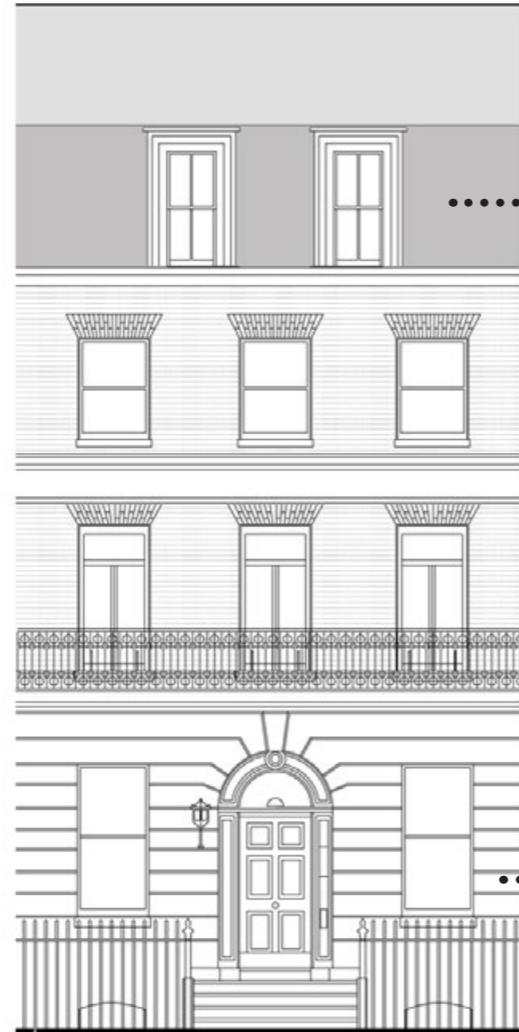
Privacy screens
Painted metal, laser cut
RAL 8008 - Olive brown



Top floor wall finish
Standing seam metal cladding
RAL 8008 - Olive brown



White accents
Contrasting stone effect material



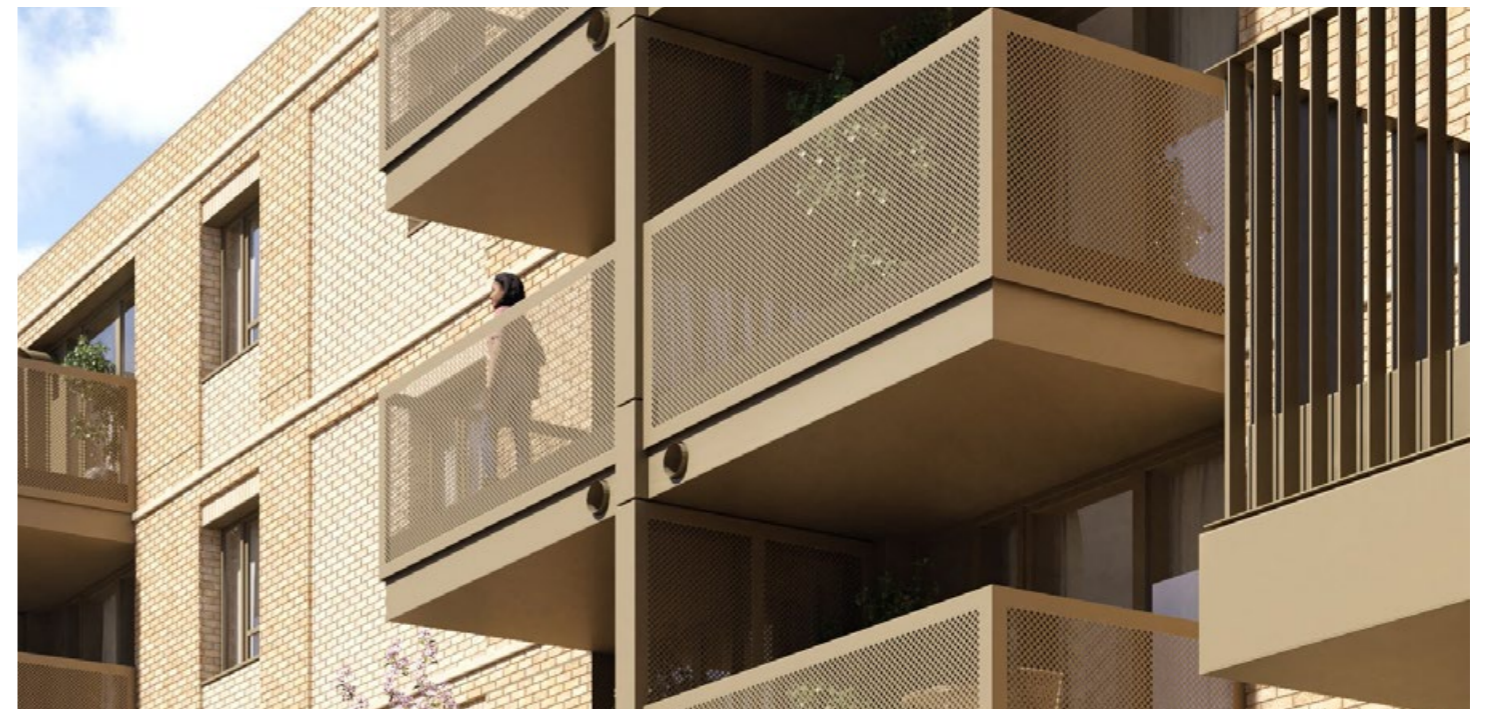
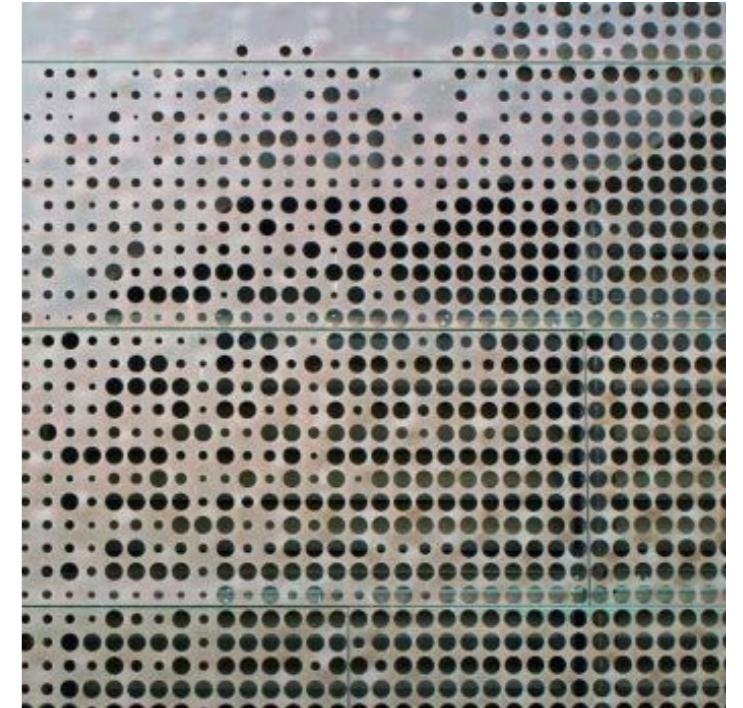
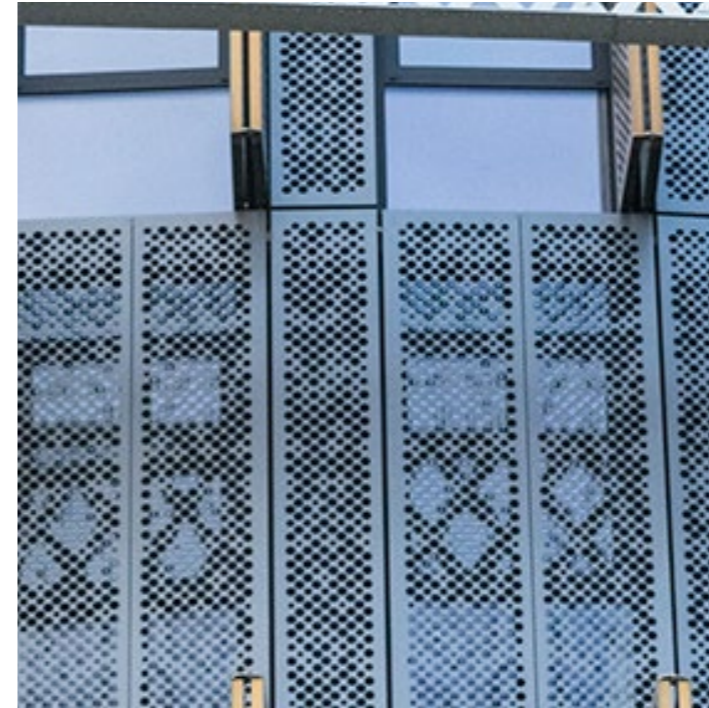
5.8.4 CHARACTER AREA 2 RESIDENTIAL BLOCK - DESIGN CHARACTERISTICS

Balconies feature painted metal soffits and balustrades.

The majority of balcony and terrace balustrades have a form of vertical railings. In more sensitive locations on the eastern elevation metal mesh has been used for the balustrades, to increase privacy.

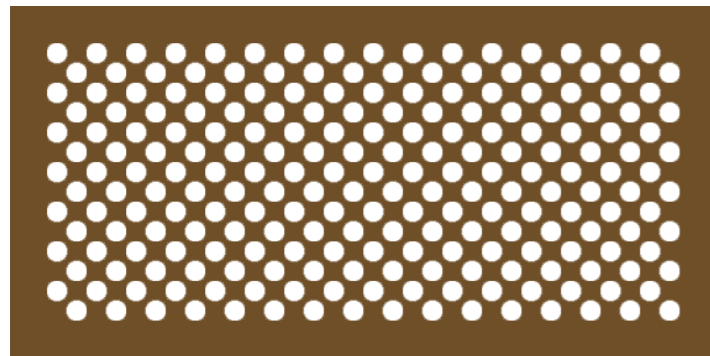
Similar etched metal sheets are used for vertical privacy screens adjacent to most balconies. The width of the fins varies, depending on the sensitivity of a particular location.

Etching pattern is introduced to create visual interest and a distinctive feature of the block.



Privacy screens

Painted metal, laser cut
RAL 8008 - Olive brown



5.8.5 CHARACTER AREA 2 RESIDENTIAL BLOCK - PLANS

BASEMENT PLAN

KEY

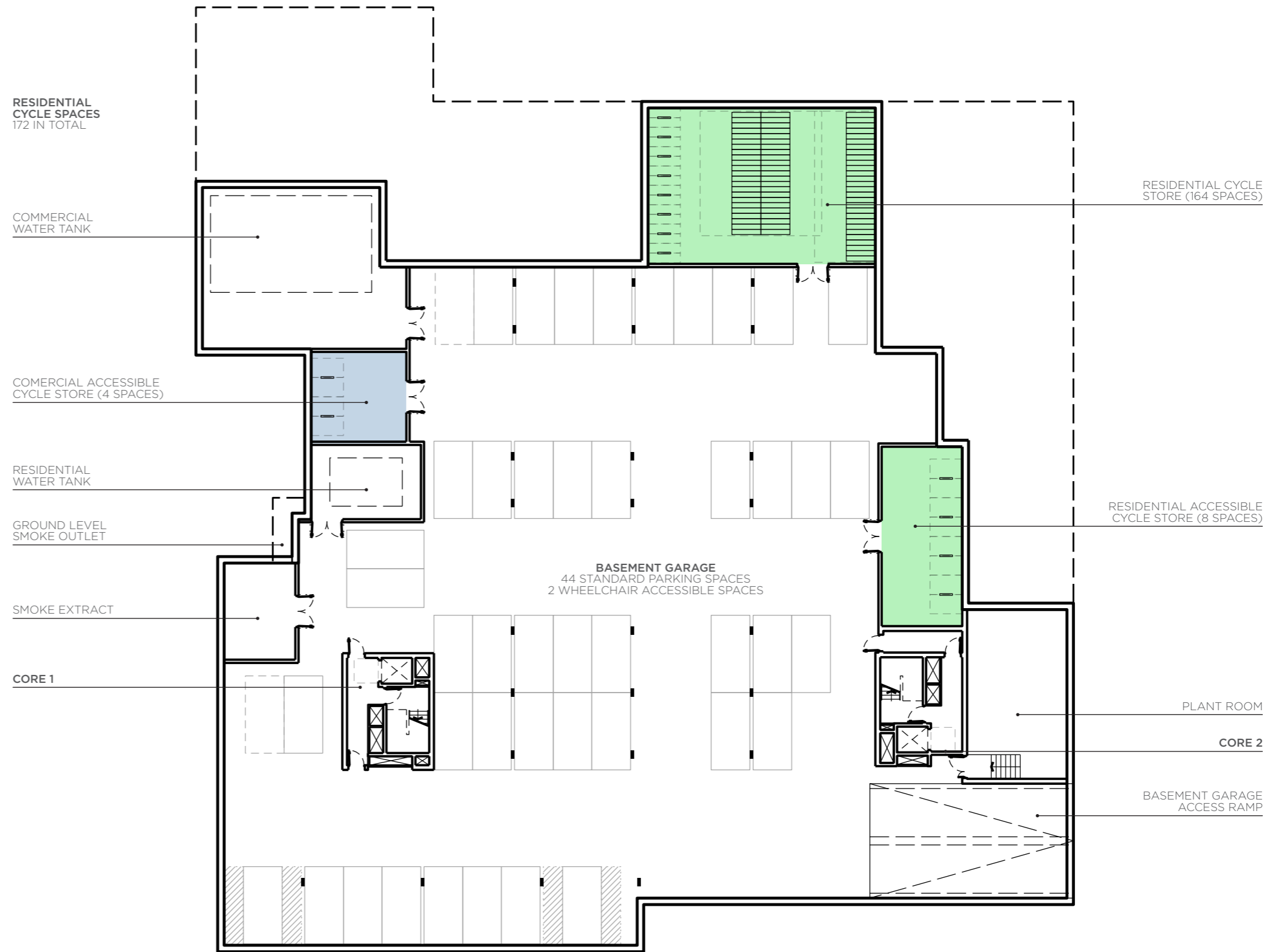
- RESIDENTIAL CYCLE STORES
- COMMERCIAL CYCLE STORES



Single sided bicycle rack model FalcoLevel. Provision for two-point locking.



Efficient, internally located double stack bike system providing secure storage.



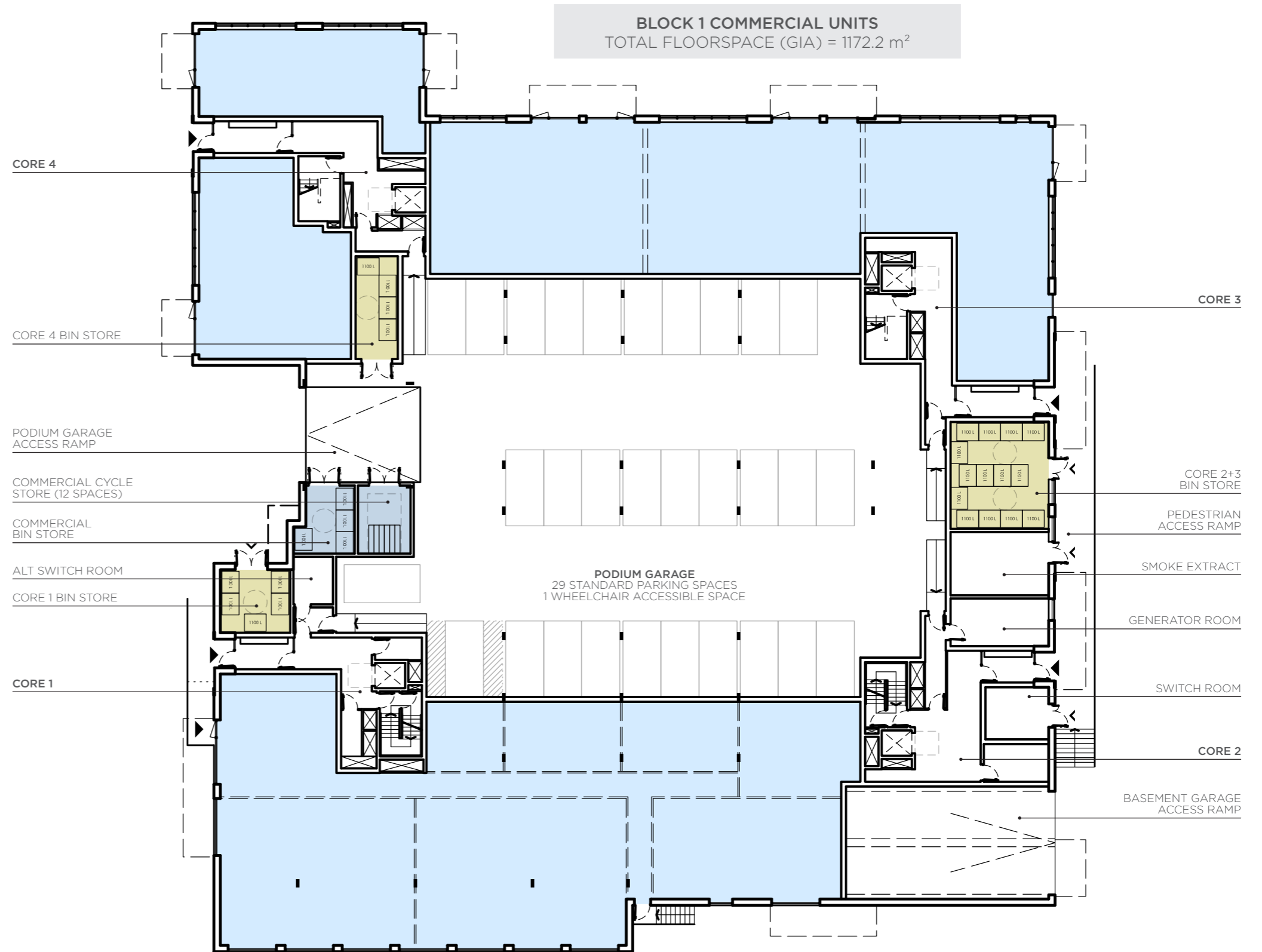
5.8.5 CHARACTER AREA 2 RESIDENTIAL BLOCK - PLANS

GROUND FLOOR PLAN

KEY

- COMMERCIAL UNITS
- COMMERCIAL BIN AND CYCLE STORE
- RESIDENTIAL BIN STORES





Compared to the previously refused scheme, the commercial space within Block 1 has been increased from 600.1 m² to 1172.2 m².



5.8.5 CHARACTER AREA 2 RESIDENTIAL BLOCK - PLANS

FIRST FLOOR PLAN

KEY

	1 BED UNIT	12
	2 BED UNIT	2
	3 BED UNIT	2
	1 BED ACCESSIBLE UNIT	11



5.8.5 CHARACTER AREA 2 RESIDENTIAL BLOCK - PLANS

SECOND FLOOR PLAN

KEY

	1 BED UNIT	10
	2 BED UNIT	15
	3 BED UNIT	2



5.8.5 CHARACTER AREA 2 RESIDENTIAL BLOCK - PLANS

THIRD FLOOR PLAN

KEY

	1 BED UNIT	9
	2 BED UNIT	14
	3 BED UNIT	2



5.8.5 CHARACTER AREA 2 RESIDENTIAL BLOCK - PLANS

FOURTH FLOOR PLAN

KEY

	1 BED UNIT	6
	2 BED UNIT	13
	3 BED UNIT	-



5.9.1 CHARACTER AREA 3 HOUSES - ARCHITECTURE

DESIGN APPROACH

Three storey terraced houses are located on the northern and southern edges of the site. Their design aims to visually break the elevations down to a series of individual elements and create a more granular site on the edges of the development, with roof forms taking references from local residential architectural vernacular of Holly Road and Windmill Road.

The elevation finishes, mainly two tones of yellow brick, corbelling to the plinth and warm brown metal elements create synergy with the residential block opposite.

Other details, such as stone effect cills and horizontal banding, are a modern interpretation of Georgian detailing. Soldier coursing is used to define key features of the elevation, such as windows and entrances.

On the rear elevations, which back onto Holly Road and Windmill Road properties, smaller windows have been used to enhance privacy and prevent overlooking.



5.9.2 CHARACTER AREA 3 HOUSES - ELEVATIONS

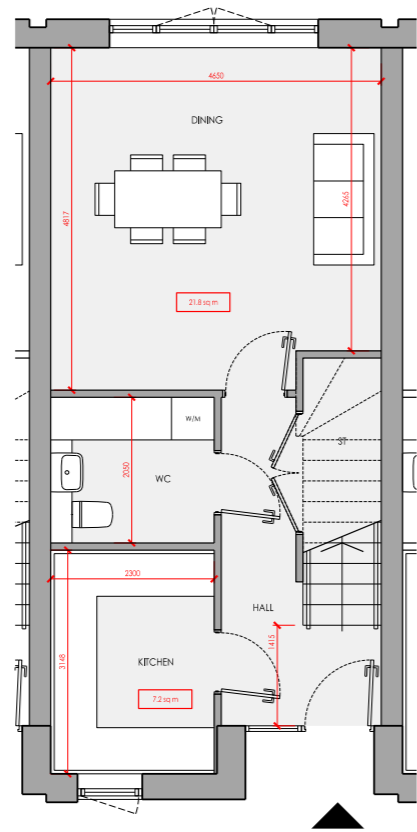


5.9.3 CHARACTER AREA 3 HOUSES - PLANS

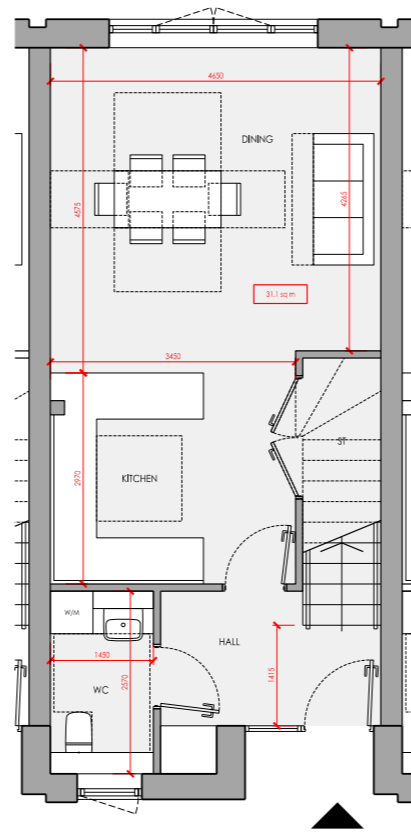
H1 NARROW FRONTAGE HOUSE 3B/5P

area 130.4 m²

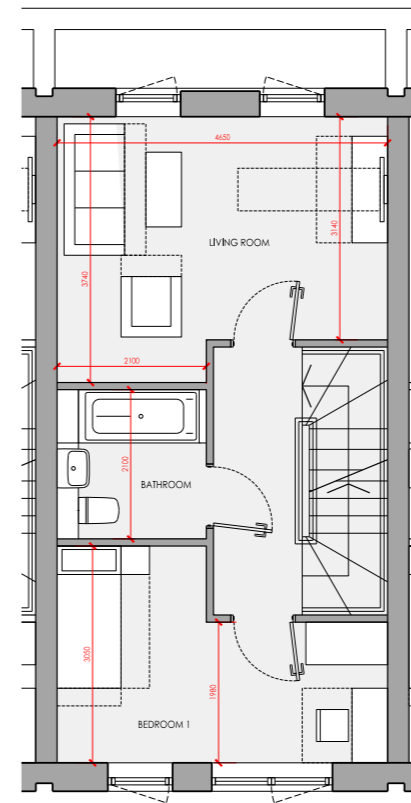
Narrow frontage houses have been laid out to take full advantage of the north-south orientation. A large number of bedrooms will enjoy morning sun, whilst large glass doors to the dining room will allow the most amount of light as possible into the ground floor, making it an inviting and airy family space. A separate living room has been located on the first floor. The design of the ground floor differs between the northern and southern terrace, to maximise the amount of southern light in the kitchen.



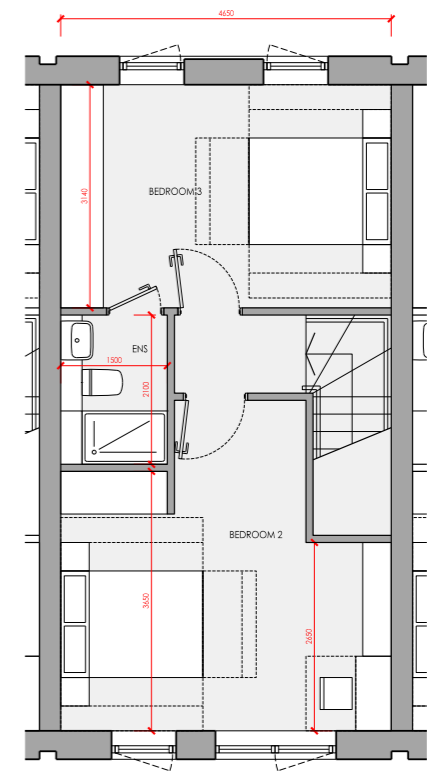
GROUND FLOOR (NORTHERN TERRACE)



GROUND FLOOR (SOUTHERN TERRACE)



FIRST FLOOR

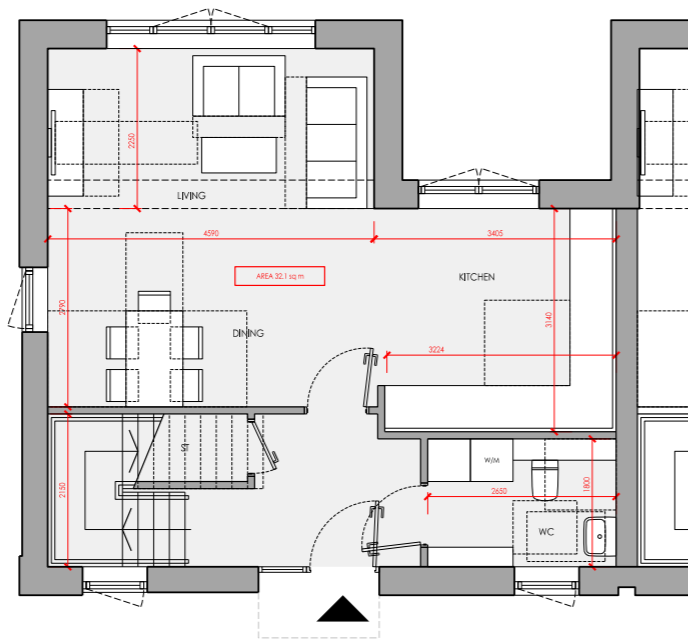


SECOND FLOOR

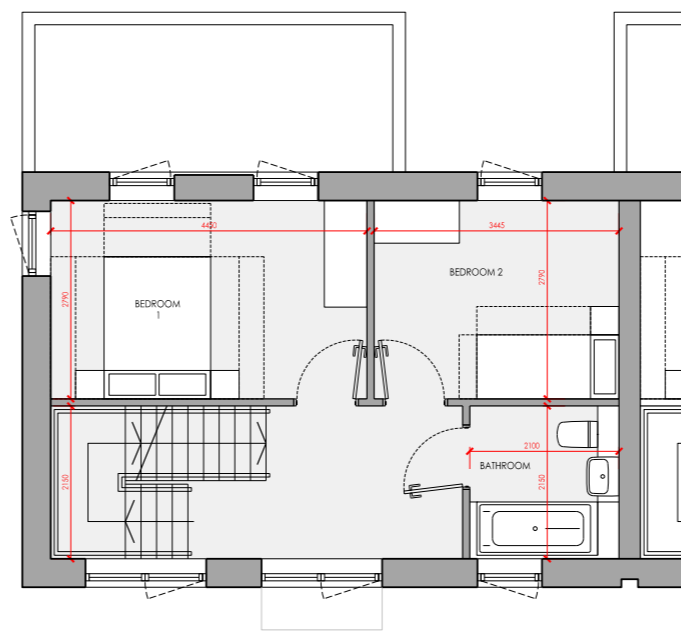
H2 WIDE FRONTAGE HOUSE 3B/5P

area 131.2 m²

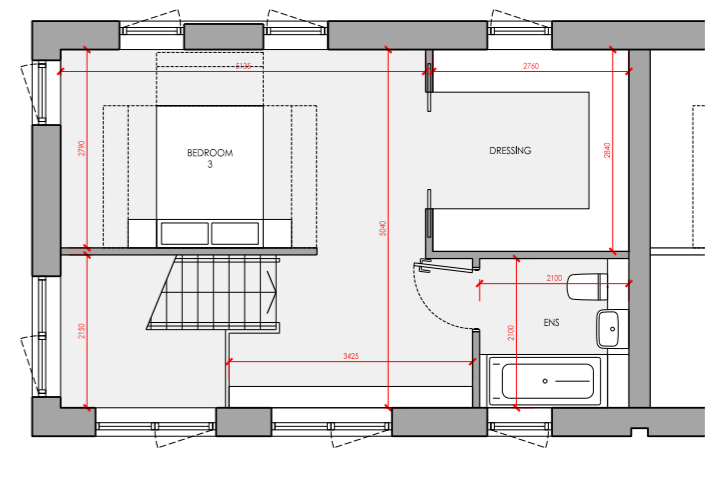
Wide frontage house layouts take full advantage of the geometry to introduce efficient, compact circulation zone in the corner of the plan and thus dedicating maximum space to living/dining/kitchen zone and bedrooms. Large glass doors to the living room and kitchen will create a generous and bright family space on the ground floor.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

For information regarding front amenity, bins and bikes, refer to sections 9.5 and 9.6.

5.9.4 CHARACTER AREA 3 HOUSES - PERSPECTIVE VIEW

Perspective view of the southern house terrace from within the site. Rich defensible space is provided to the front to clearly distinguish the private front gardens.

