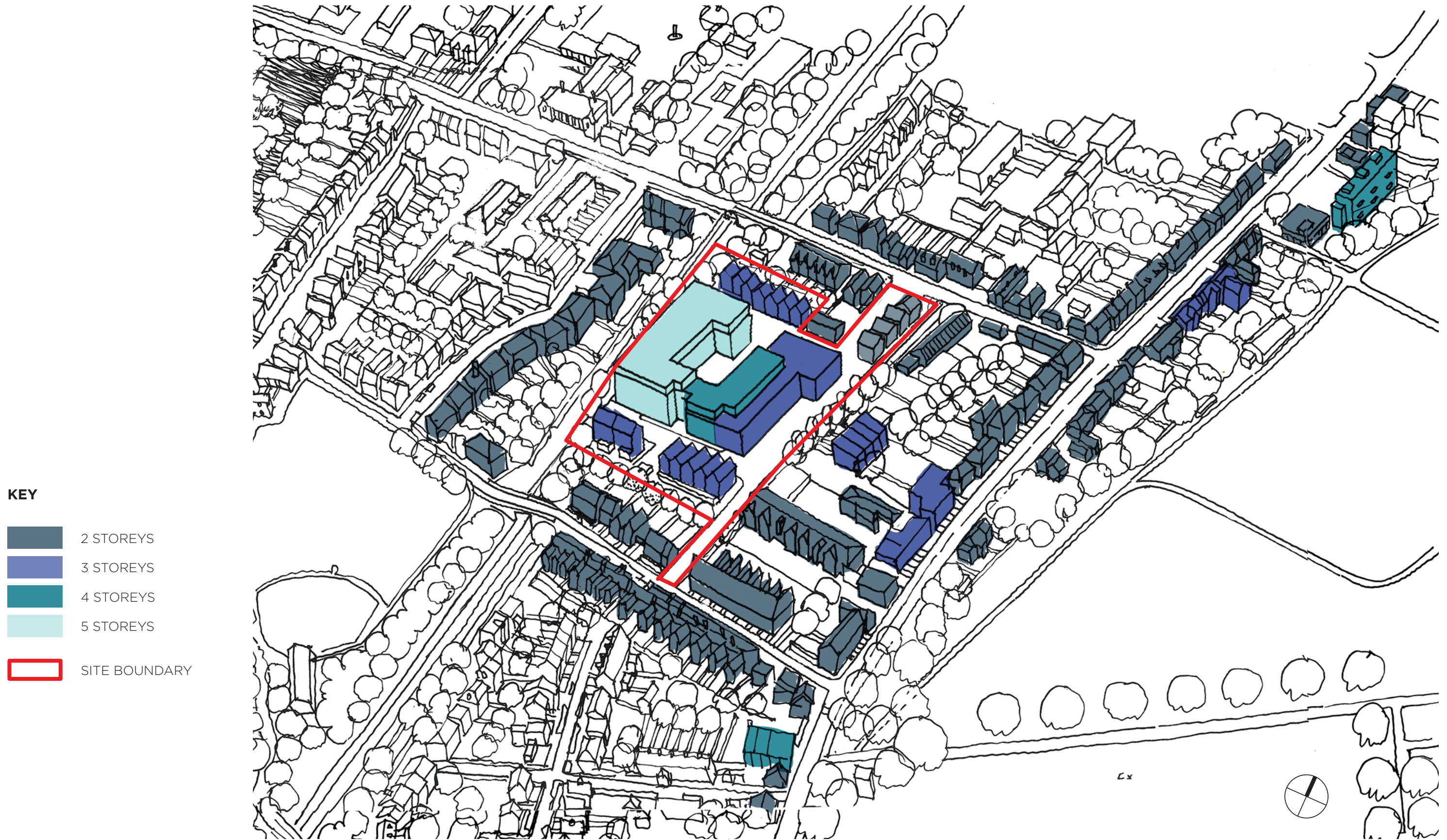
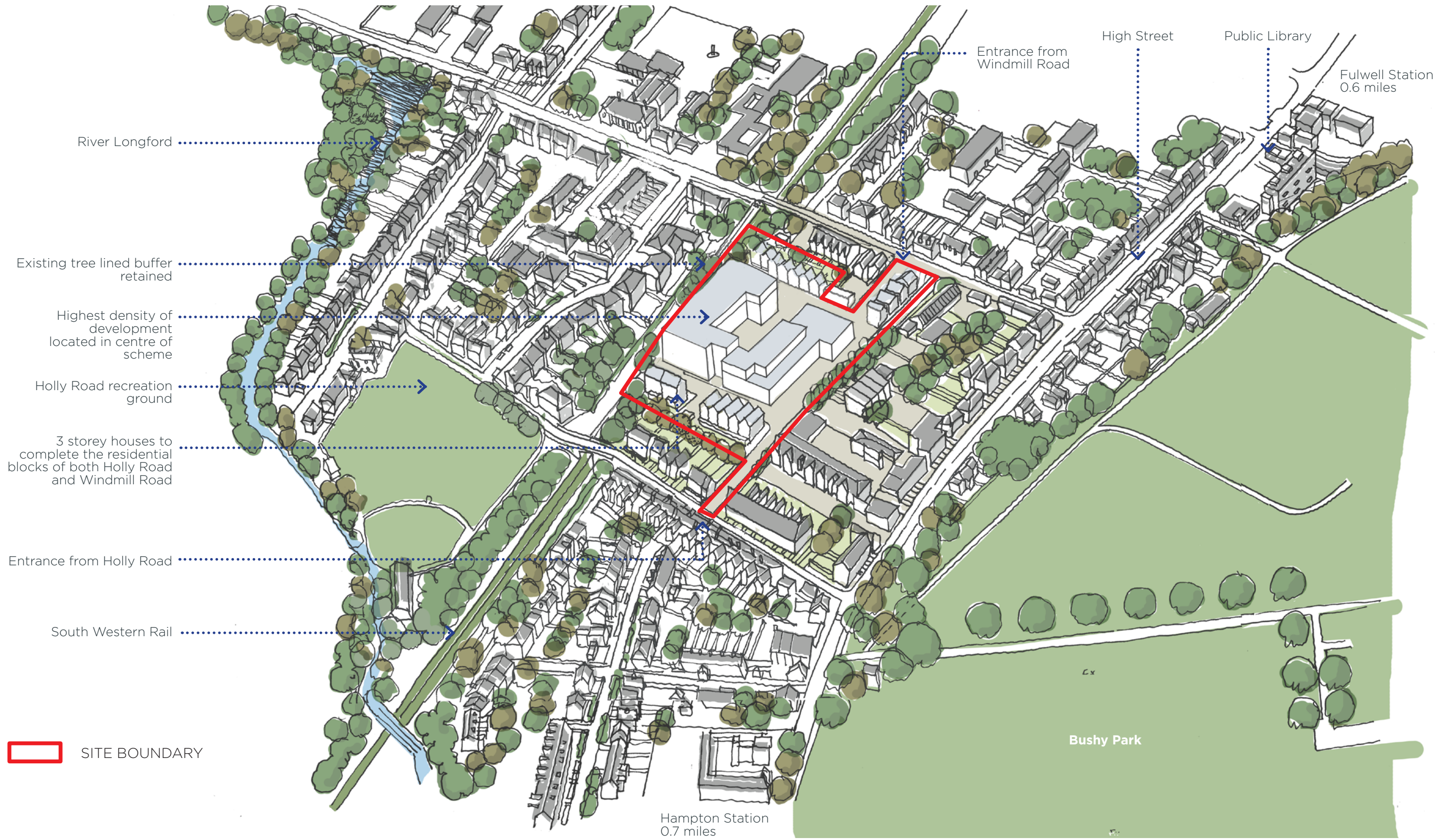


5.2 SCALE DIAGRAM



5.3 THE PROPOSAL IN CONTEXT



5.4 SITE LAYOUT DIAGRAM



Commercial front serves as a visual marker terminating entrance view.

New commercial quarter created from Windmill Road serving as a natural extension of the surrounding uses.

Existing boundary conditions improved through landscaping.

Terrace houses added to complete residential block with existing dwellings on Windmill Road


Existing green edge retained

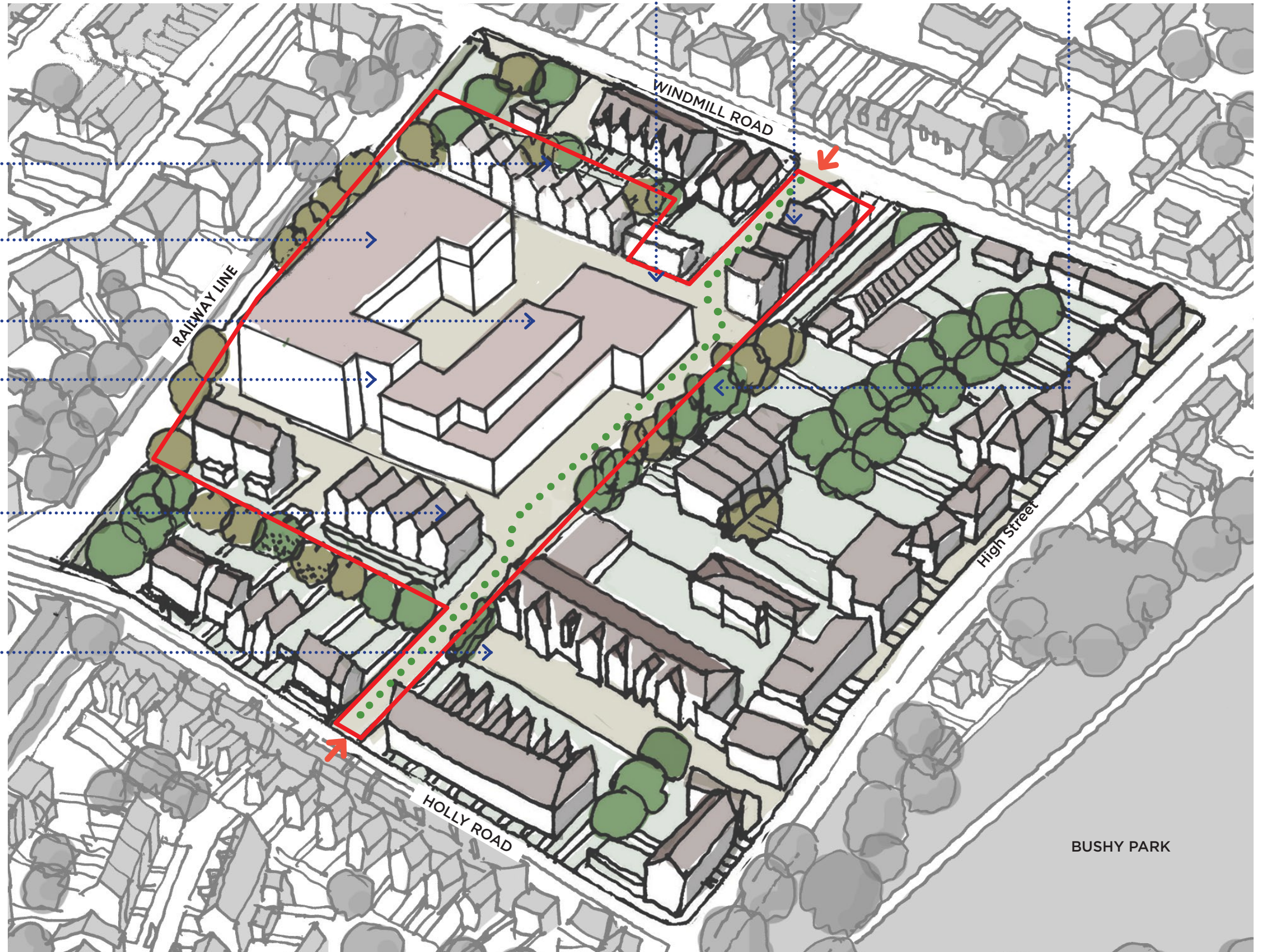
Communal amenity space created over covered car park

Apartment block created in centre of development stepping up from 3,4 to 5 storey using the sloping topography of the site to minimise any potential visual impact on existing dwellings

Mews Houses added to edge to complete residential block with existing dwellings

Green pedestrian route created to improve permeability

-  SITE ENTRANCES
-  SITE BOUNDARY



5.5 SITE SECTIONS

The proposed buildings were reconfigured in order to better respond to site constraints, neighbouring properties and also daylight and sunlight requirements.

- Block 1 - setback has been introduced to the eastern elevation; height on the eastern side has been reduced to 3 storeys, gradually increasing to 5 storeys on the western side;

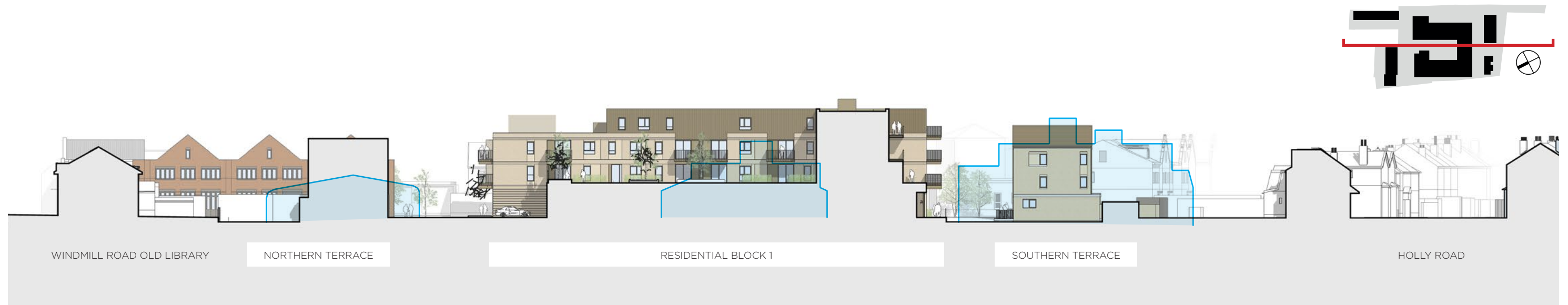
- Commercial element in Block 1 has been moved entirely to the ground floor to create an active edge along the new pedestrian link;
- Northern and Southern house terraces have been pushed back to maintain min. 20m back-to-back separation distances between the existing and the proposed house terraces.

 EXISTING BUILDINGS SILHOUETTES

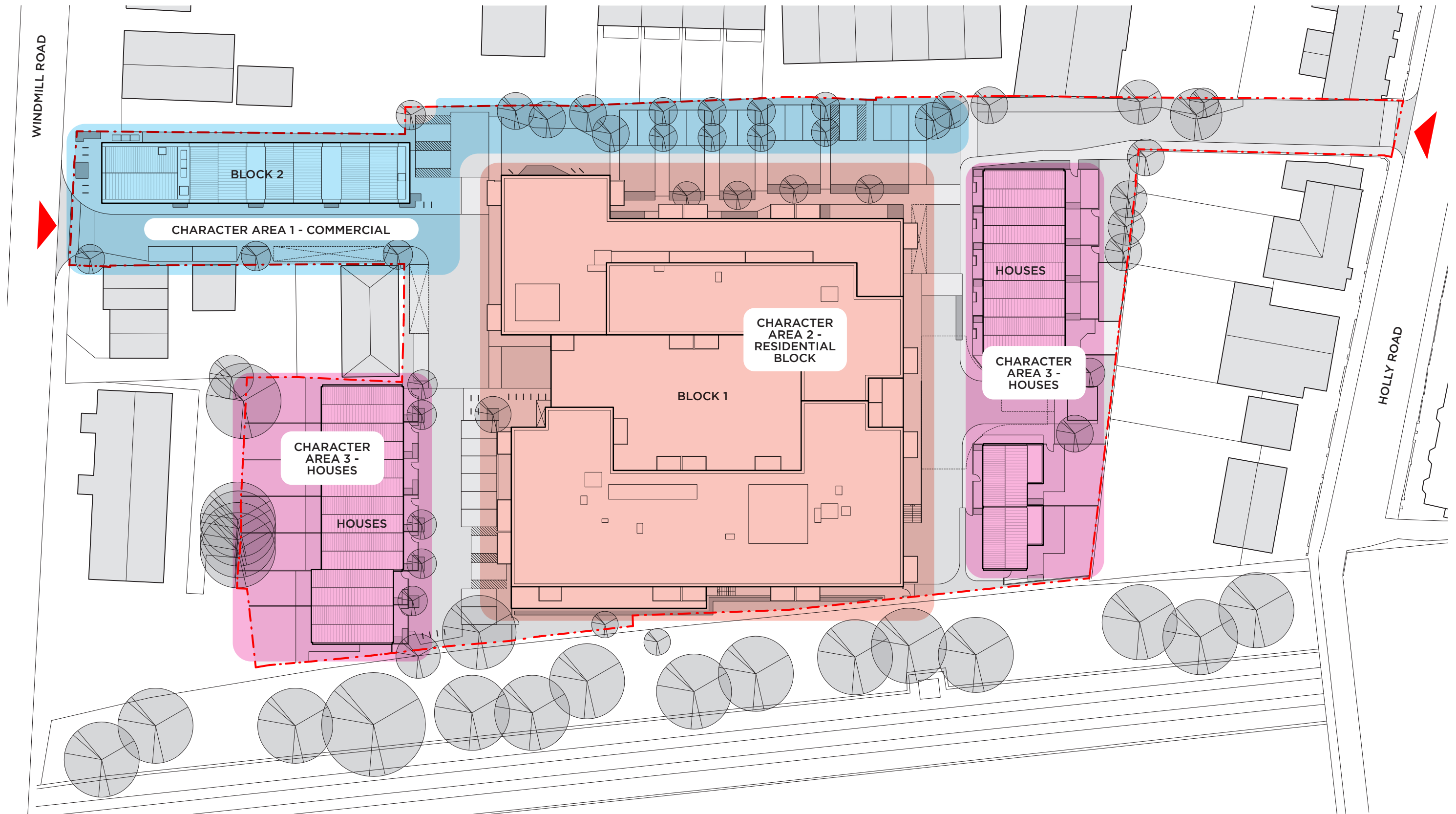
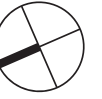


5.5 SITE SECTIONS

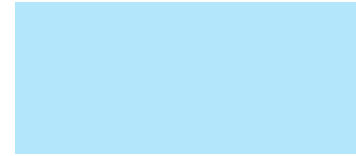
 EXISTING BUILDINGS SILHOUETTES



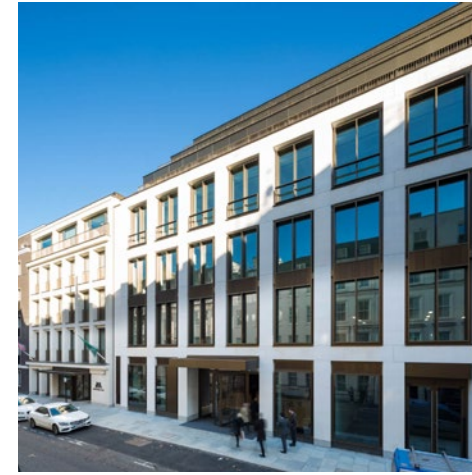
5.6 CHARACTER AREAS



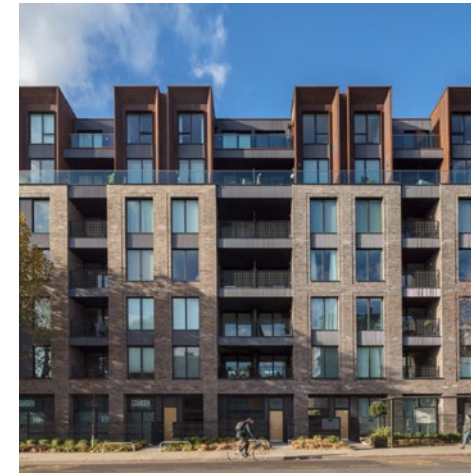
5.6 CHARACTER AREAS



CHARACTER AREA 1
COMMERCIAL ZONE



CHARACTER AREA 2
RESIDENTIAL BLOCK



CHARACTER AREA 3
HOUSES



5.7.1 CHARACTER AREA 1 COMMERCIAL ZONE - ARCHITECTURE

DESIGN APPROACH

The proposed design for the commercial zone takes its reference and inspiration from the surrounding local context and buildings within the conservation area, which is close to the site.

For the commercial block, we are proposing 595 sqm of flexible commercial space for office, research and workshop Class E uses.

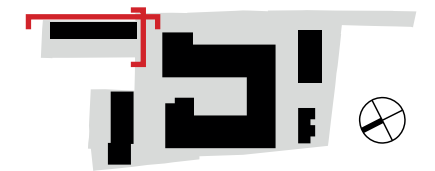
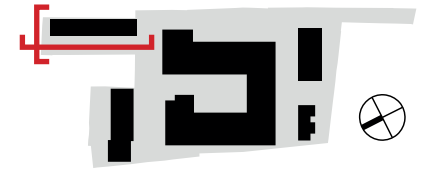
The new commercial space on Windmill Road takes its inspiration and complements the adjacent Old Library frontage. Brick colour, detailing and fenestration patterns have been developed to provide continuity with the streetscape, referencing the locally listed building in a modern language. Its characteristic ornate verge detail has also been cited in a simple contemporary form.

Slot windows have been introduced at high level to allow for passive cooling and cross-ventilation to the commercial units.

Potential overlooking issues have been designed out by careful fenestration arrangement and locating obscure windows in sensitive locations on east and west elevations.



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