

5.7.3 CHARACTER AREA 1 COMMERCIAL ZONE - USES AND STRATEGY

Industrial and commercial floorspace in St Clare Business Park

The proposed scheme offers 1,885 sq m (GIA) of commercial floorspace (Class E).

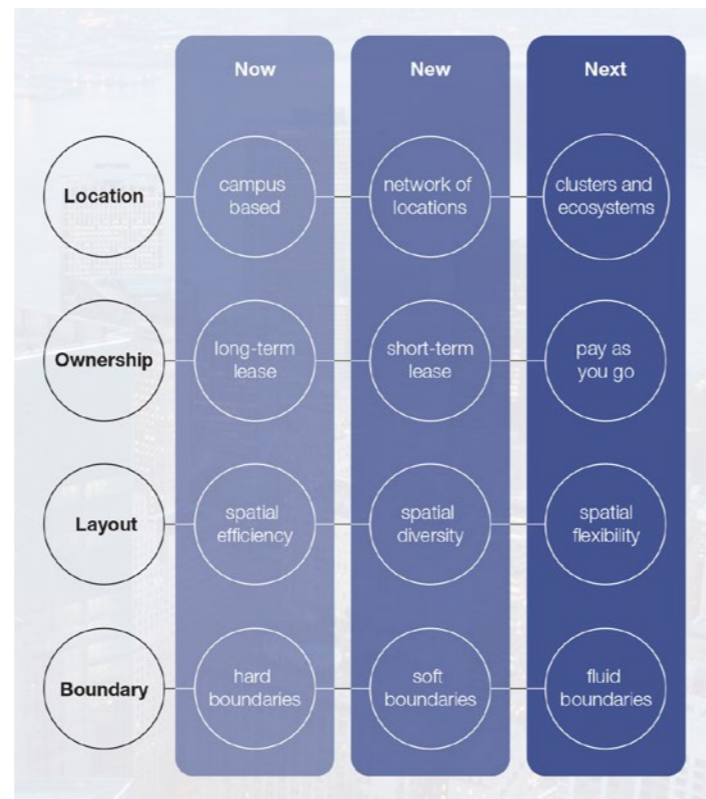
Most of the existing industrial buildings on site date back to the 1970's and 1980's and are not fit for purpose in their current condition.

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 first floor units in Block 2).

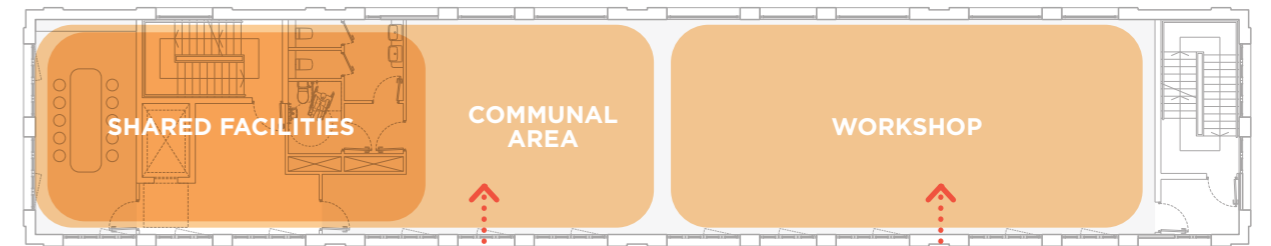
TRANSFORMING QUALITIES OF BUSINESS SPACE



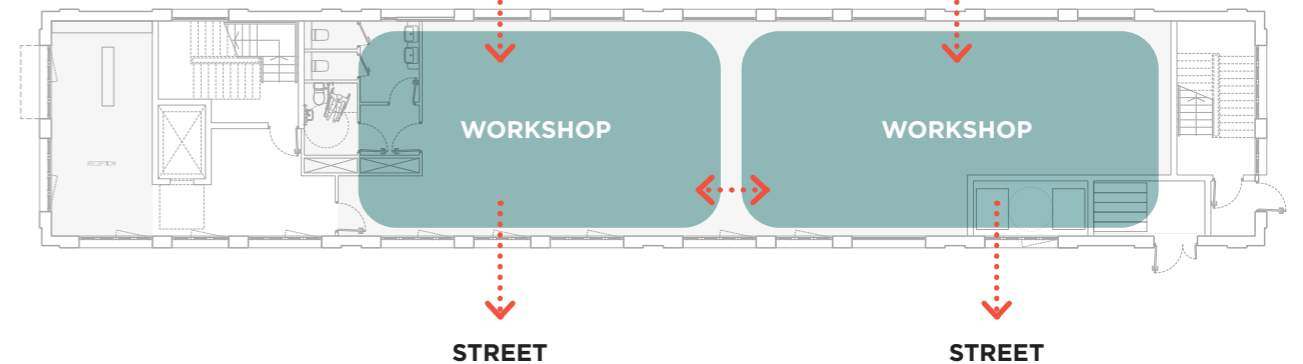
* Arup publications: Living Workplace, 2017

TYPES OF BUSINESS SPACE

CO-WORKING / STUDIO SPACE
1st FLOOR



WORKSHOP - STUDIO
GROUND FLOOR



5.7.3 CHARACTER AREA 1 COMMERCIAL ZONE - USES AND STRATEGY

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 sq m (GIA) in total located on 1st floor of Block 2



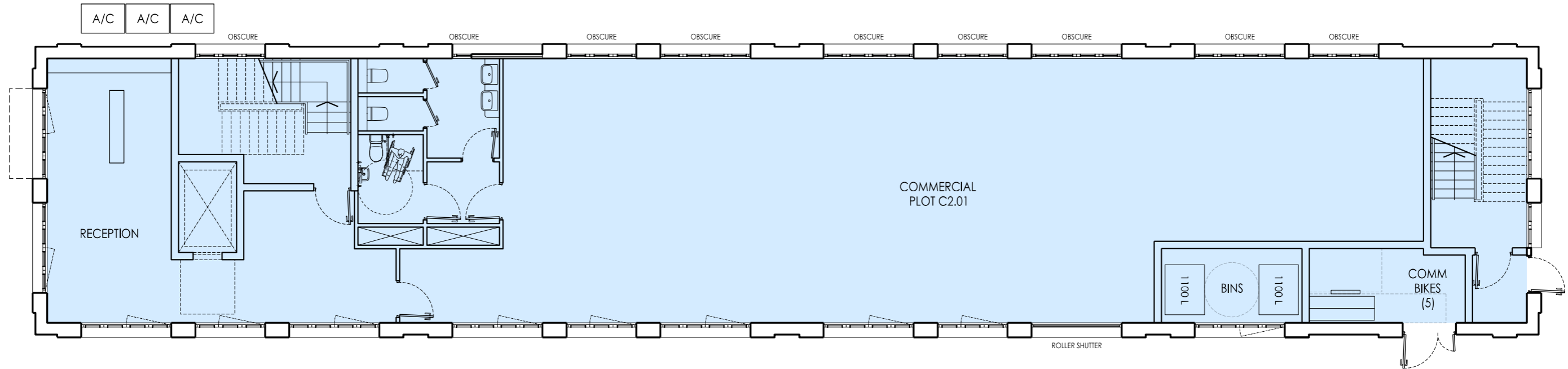
WORKSHOP - STUDIO

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

1470.1 sq m (GIA) in total located on ground floor of Blocks 1 and 2

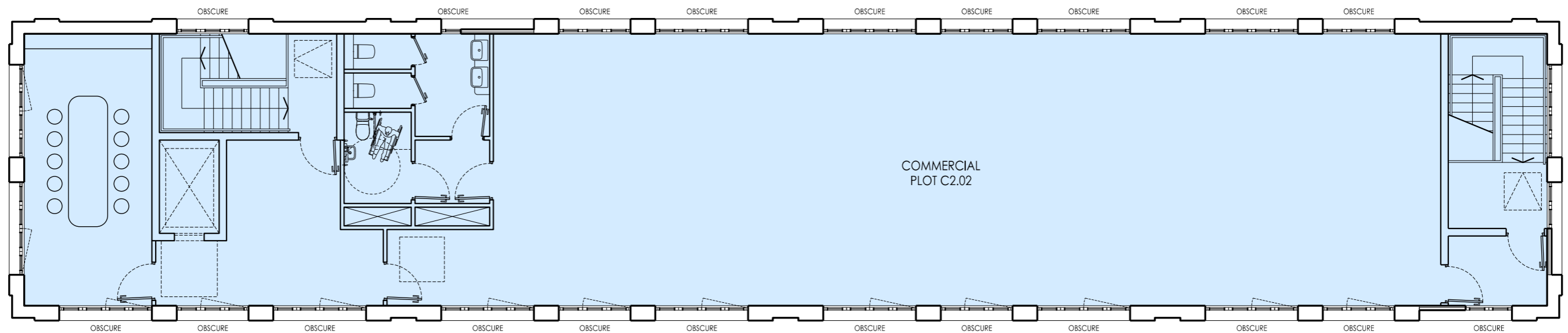


5.7.4 CHARACTER AREA 1 COMMERCIAL ZONE - COMMERCIAL BLOCK PLANS



GROUND FLOOR PLAN INDICATIVE LAYOUT

BLOCK 2 COMMERCIAL UNITS
TOTAL FLOORSPACE (GIA) = 595.1 sq m



FIRST FLOOR PLAN INDICATIVE LAYOUT

5.7.5 CHARACTER AREA 1 COMMERCIAL ZONE - PERSPECTIVE VIEW



5.8.1 CHARACTER AREA 2 RESIDENTIAL BLOCK - ARCHITECTURE

DESIGN APPROACH

Block 1 will consist of 86 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.

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



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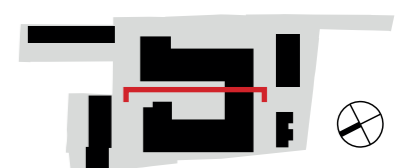
BLOCK 1 - SECTION LOOKING EAST



For material descriptions see section 5.8.4



BLOCK 1 - SECTION LOOKING WEST



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.



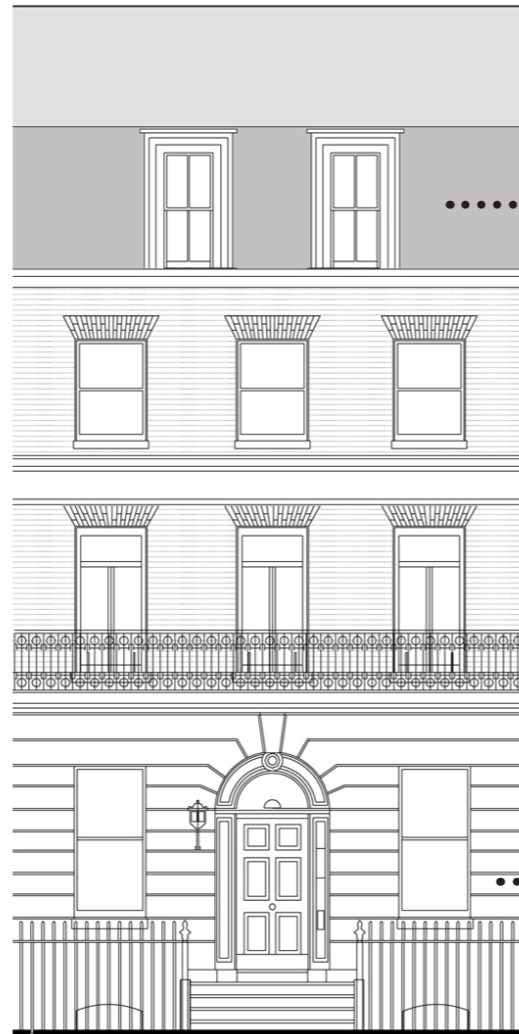
5.8.4 CHARACTER AREA 2 RESIDENTIAL BLOCK - DESIGN CHARACTERISTICS

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

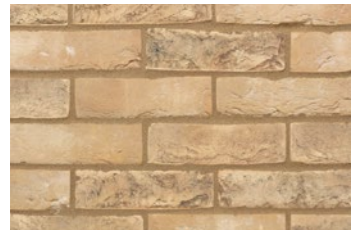
Standing seam cladding to the top floor resembles a mansard roof and provides a visual capping to the building volume.

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

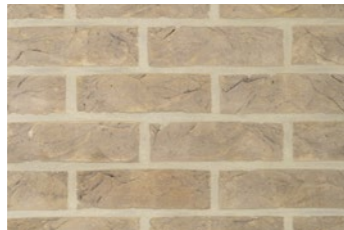
Material choices are contemporary interpretations of traditional architectural features.



Material palette for Block 1 and houses



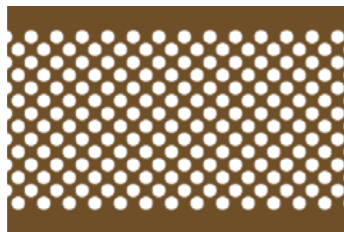
Darker brick
Weathered Gault Blend



Lighter brick
Anglesey Weathered Buff



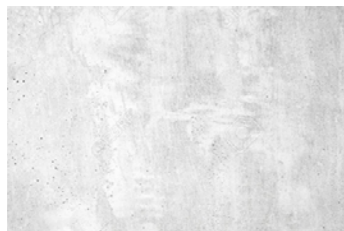
Frames, balconies, balustrades
Painted metal
RAL 8008 - Olive brown



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



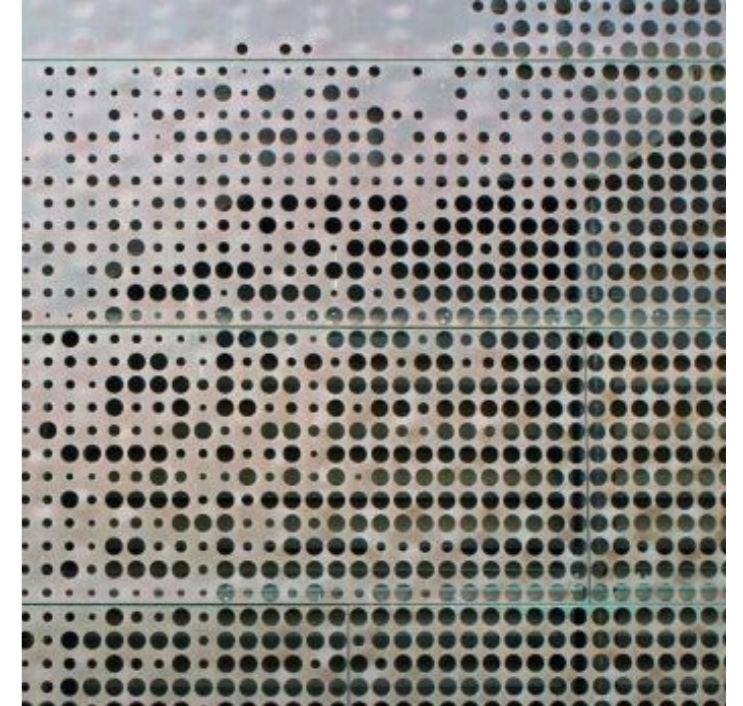
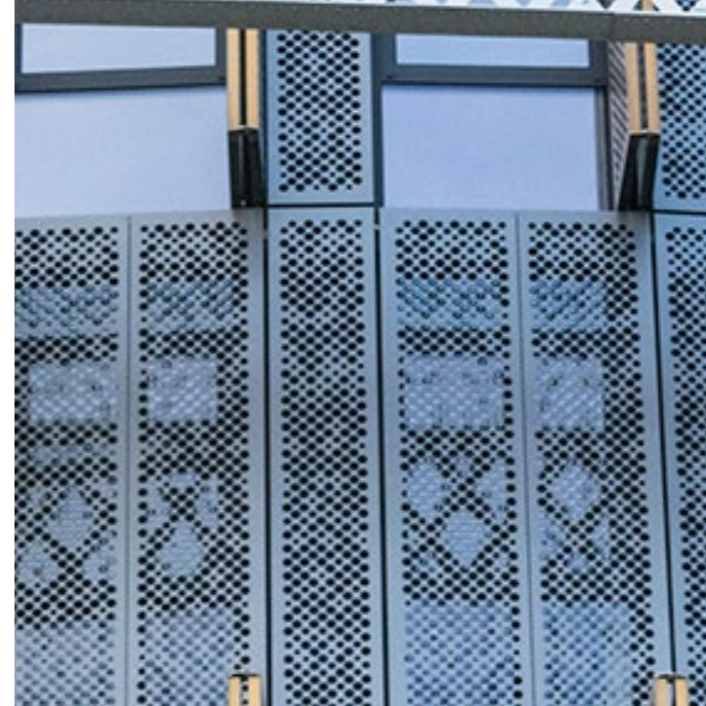
5.8.4 CHARACTER AREA 2 RESIDENTIAL BLOCK - DESIGN CHARACTERISTICS

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.

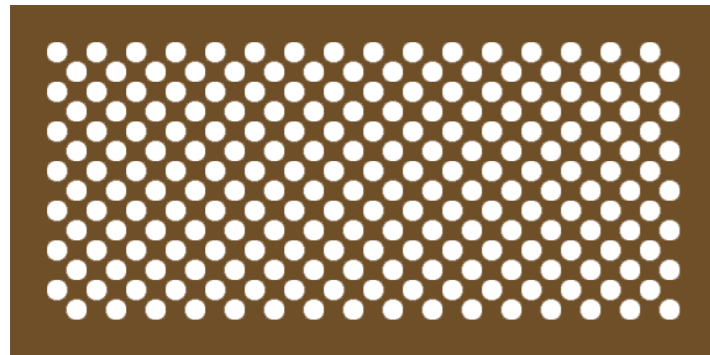
Similar etched metal sheets are used for vertical privacy screens adjacent to most balconies. The width of the fins varies, depending on the sensitivity of a particular location.

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

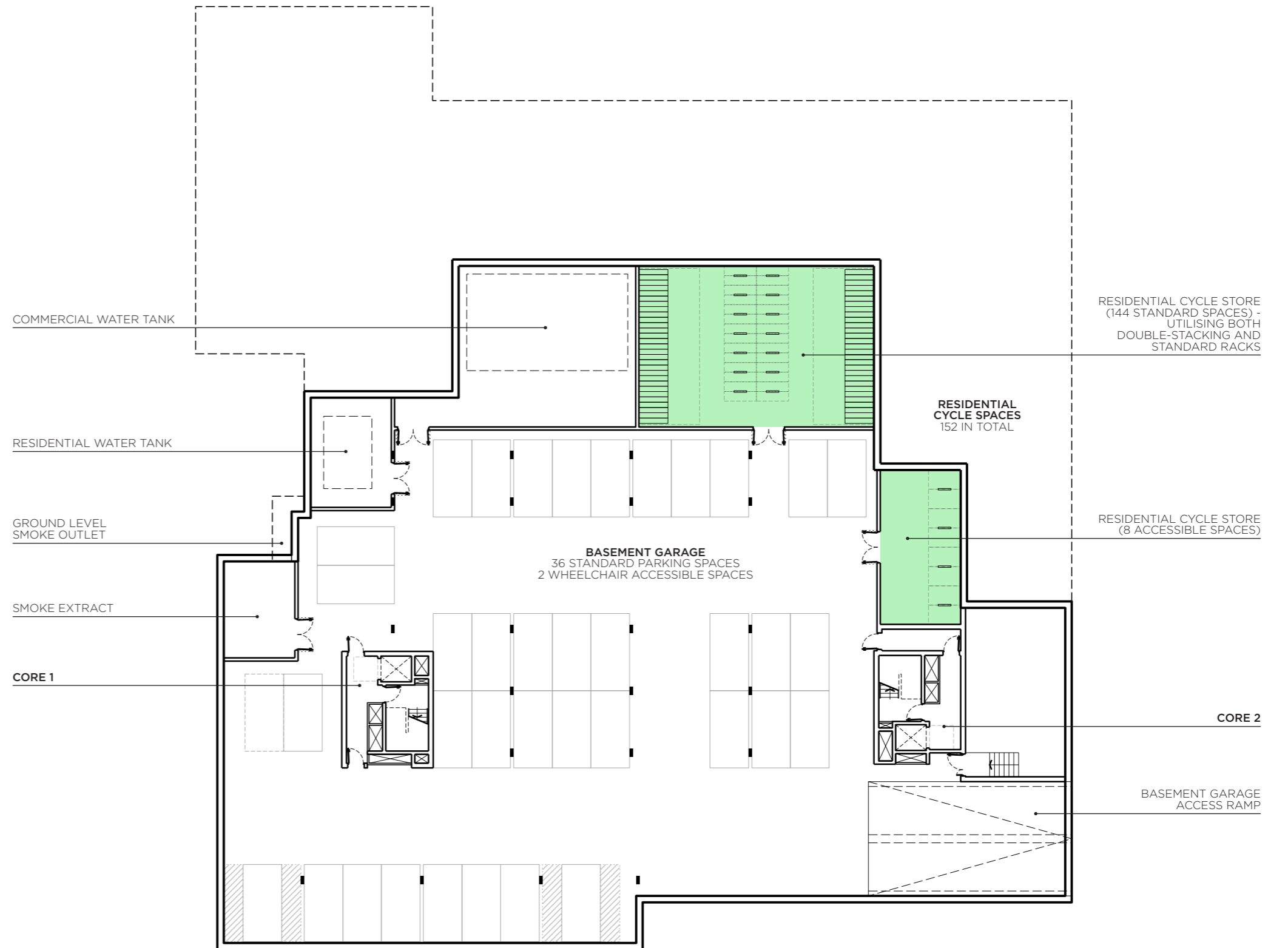
 RESIDENTIAL CYCLE SPACES



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



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



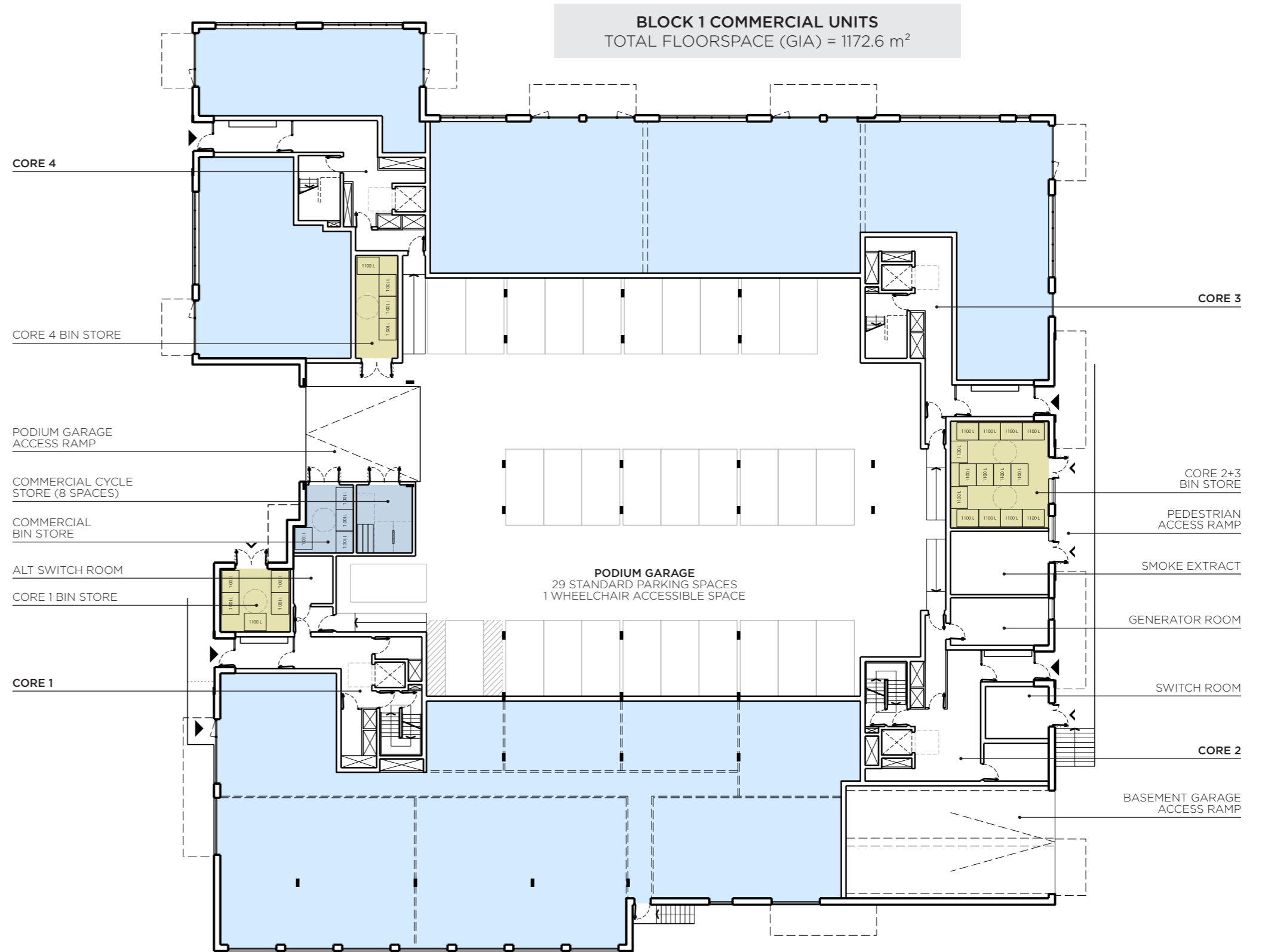
5.8.5 CHARACTER AREA 2 RESIDENTIAL BLOCK - PLANS

GROUND FLOOR PLAN

KEY

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

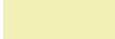



Compared to the previously refused scheme, the commercial space within Block 1 ground floor has been increased from 600.1 m² to 1172.6 m².



5.8.5 CHARACTER AREA 2 RESIDENTIAL BLOCK - PLANS

FIRST FLOOR PLAN

KEY

	1 BED UNIT	13
	2 BED UNIT	2
	3 BED UNIT	2
	1 BED ACCESSIBLE UNIT	10

