

DESIGN RESPONSE - NEW BUILDING TYPOLOGIES

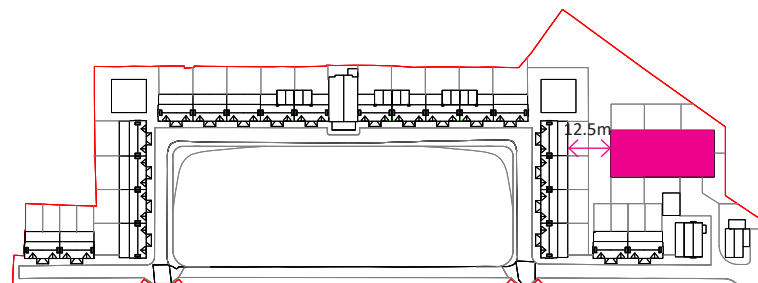
APARTMENT BUILDING

There is a great opportunity to add additional modern housing in an underutilised part of the site which positively responds to the setting.

This new building provides a modest architectural form with an efficient layout of accommodation. Balconies are inset to create more articulation and to help prevent overheating.

The building is positioned to be further away from the almshouses and with opaque glazing to the bathrooms at each end for privacy.

The building steps down in height from three to two storeys towards the almshouse and is not visible from any part of the main quadrangle. The entrance is visible from Bruce Grove to improve wayfinding.



APARTMENT BUILDING

PAVILIONS

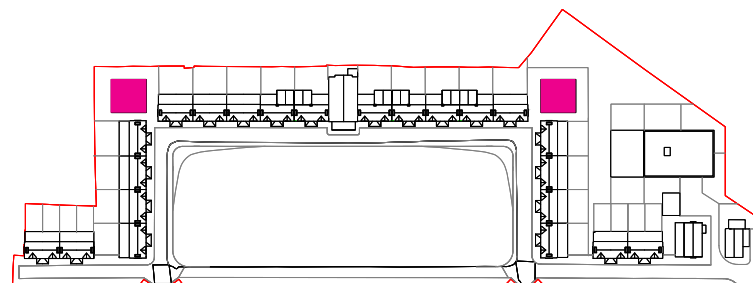
These two new buildings are located in the underused corners formed by the terraces and are modest in size, simple in design and subservient to the ornate almshouses.

Proportions of windows match those of the almshouses and again a simple head jointed brick banding takes precedent from the brick banding of the almshouses.

The buildings have been designed to embrace the landscape and provide good sized accommodation within an unused dead space.

There will be exciting glimpses of the buildings from around the site.

The architecture is modest and will be built in brick to match the historic buildings with generous inset balconies placed to get the best views of the surrounding landscape.



PAVILIONS

NEW ALMSHOUSE

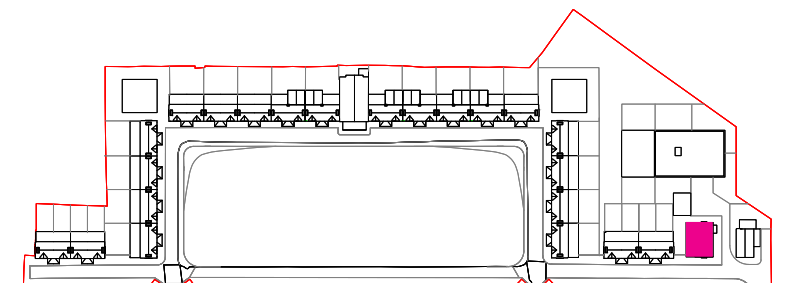
The 70's infill is to be replaced by a new almshouse which will complement the existing almshouses in form and materials albeit with contemporary detailing.

The new almshouse is detached from the historic buildings either side and forms a subservient and understated design.

The proportions and rhythm of the new building ties in with the neighbouring historic buildings.

It provides a turning point into the new access to the apartment building and ends the 'range' of almshouses along this side.

Chimney stacks are the same proportion as the almshouses with banding to complement that of the more decorative existing almshouse banding.



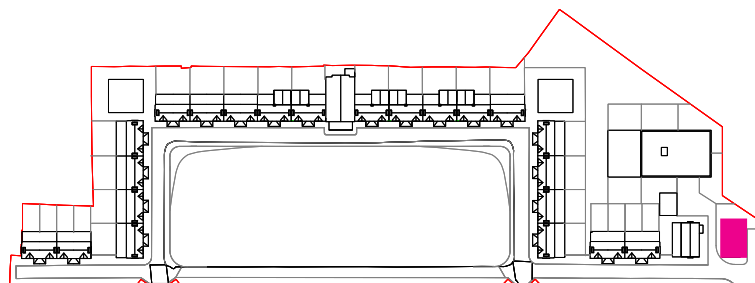
NEW ALMSHOUSE

DESIGN RESPONSE - NEW BUILDING TYPOLOGIES

GATEHOUSE

This is unchanged externally again apart from new French doors to the rear.

Originally a single house the building was divided into two studio flats. The original arrangement is restored as a detached house by removing the 1970's infill block.

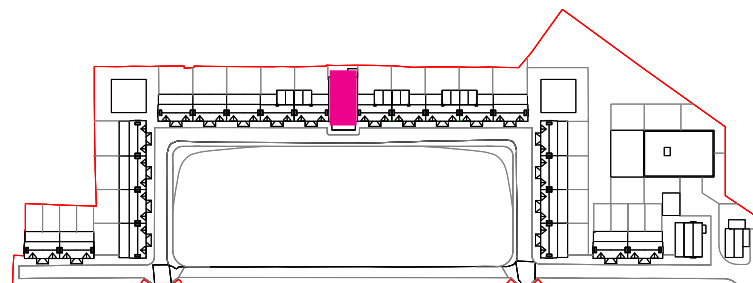


GATEHOUSE

CHAPEL

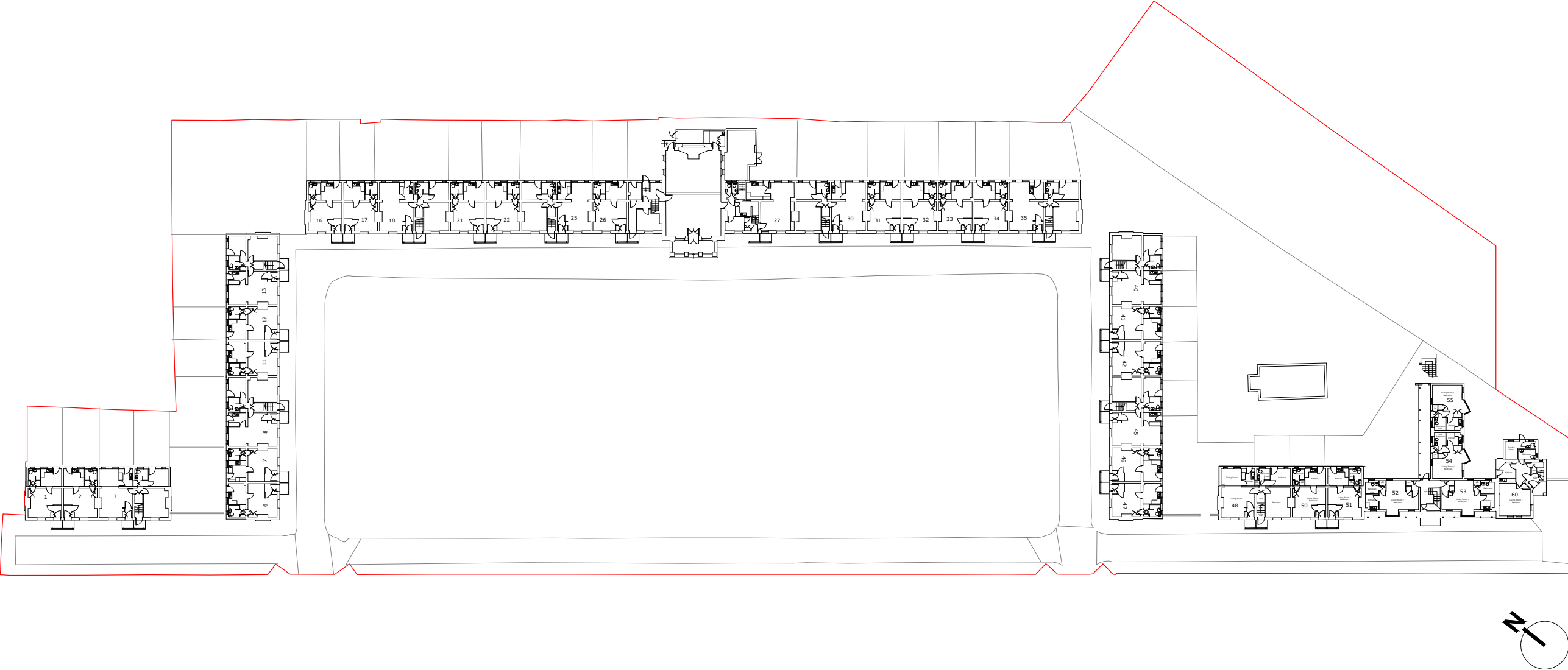
This building will be improved from its current layout with the removal of the previous access stair and toilets in the adjoining almshouse and a new internal stair added.

The unsightly later boiler room will be removed and a small disabled WC added.

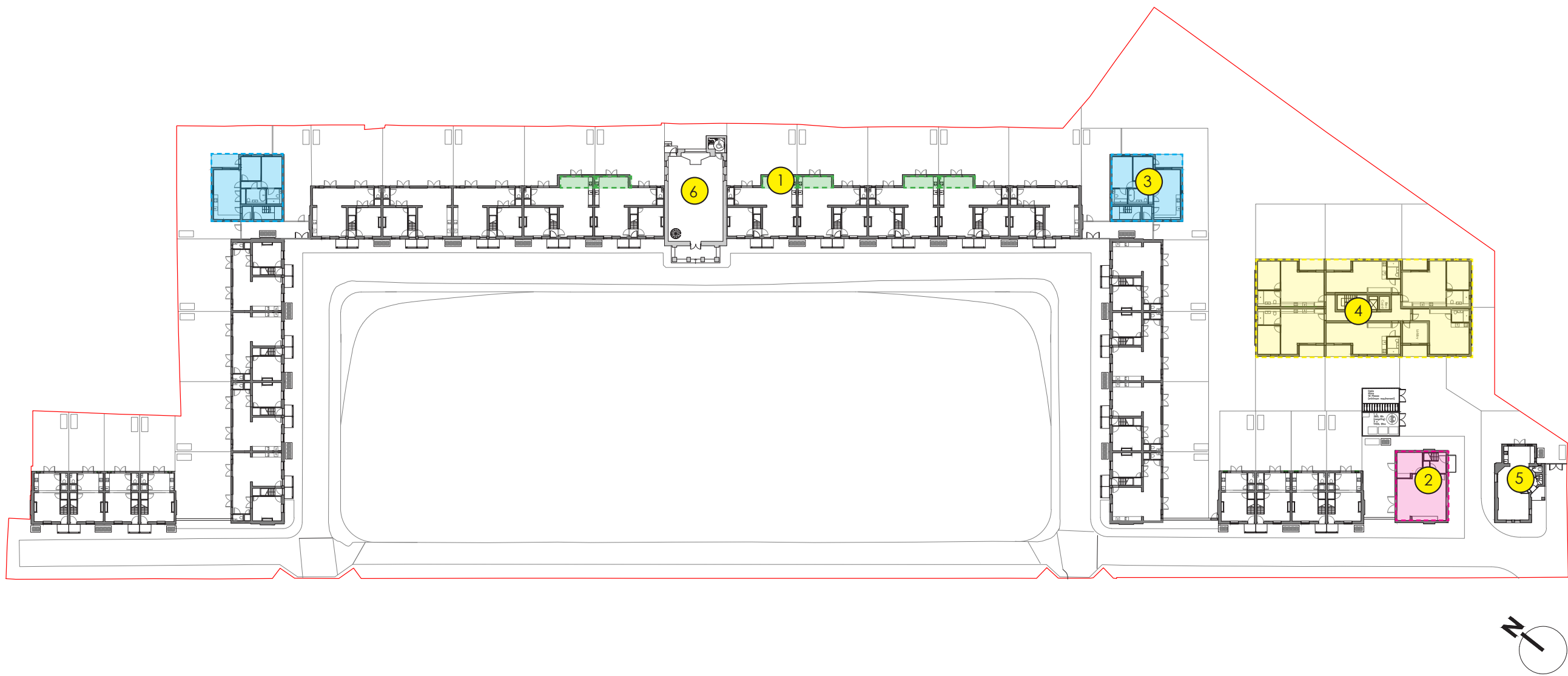


CHAPEL

SITE LAYOUT - EXISTING



SITE LAYOUT - PROPOSED

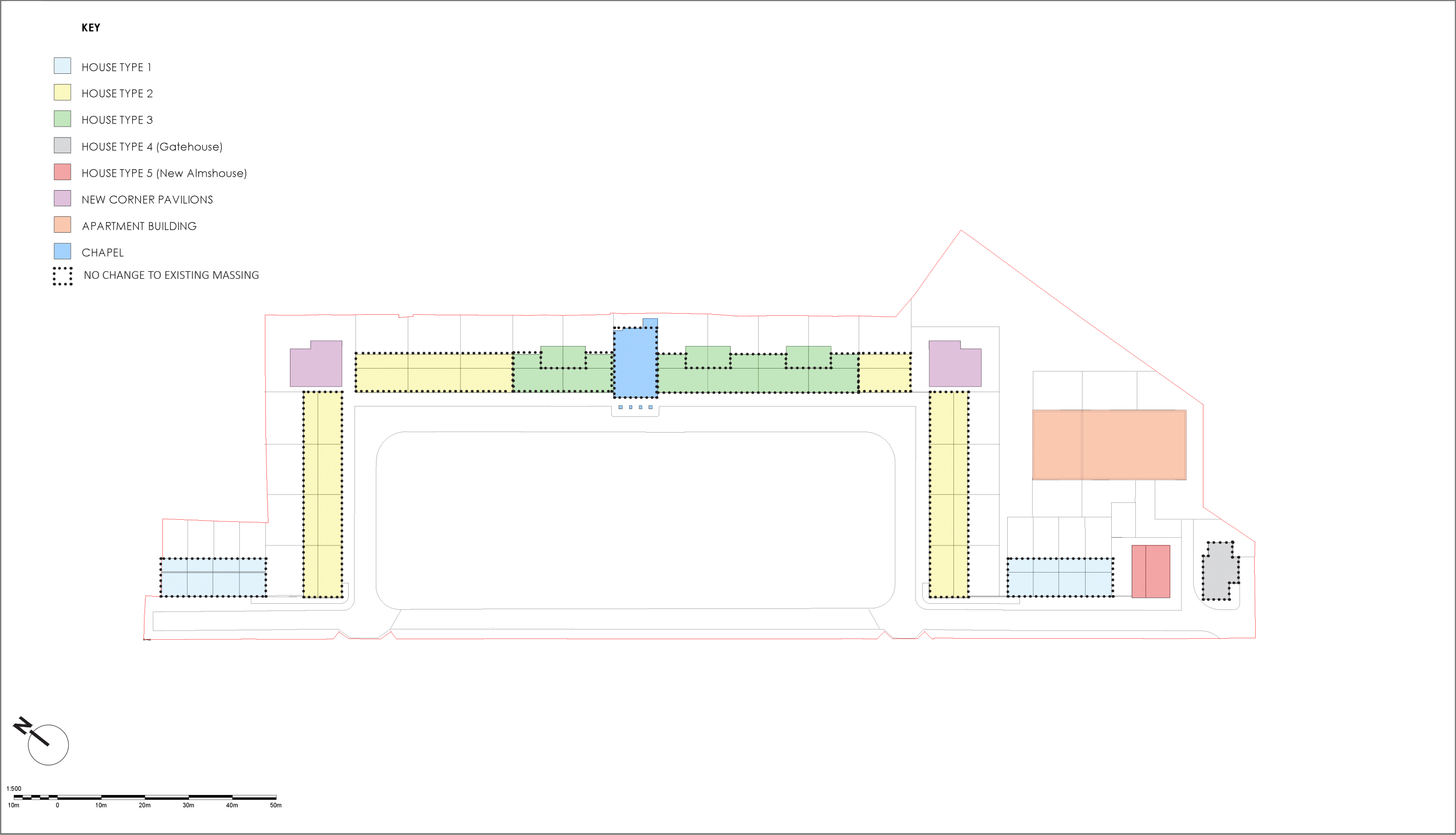


KEY - NEW DEVELOPMENT

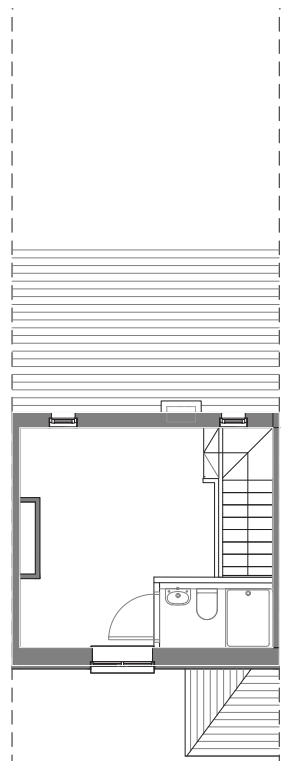
- REAR EXTENSIONS
- NEW DETACHED MEWS HOUSE
- 2 BED APARTMENTS
- STUDIOS AND 1 BED APARTMENTS

- ① Extended almshouses
- ② New build family house
- ③ New build apartments in corner pavilions
- ④ New build apartments
- ⑤ Family house within the gatehouse
- ⑥ Chapel

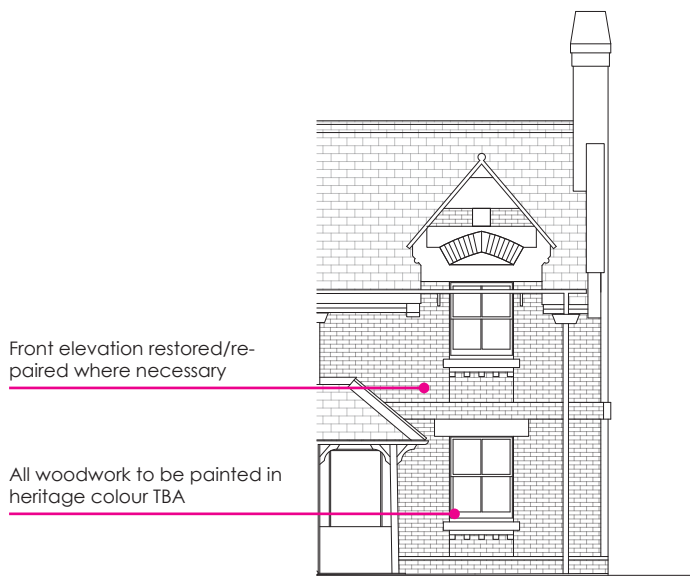
SITE LAYOUT - KEY PLAN OF PROPOSALS



HOUSE TYPE 1



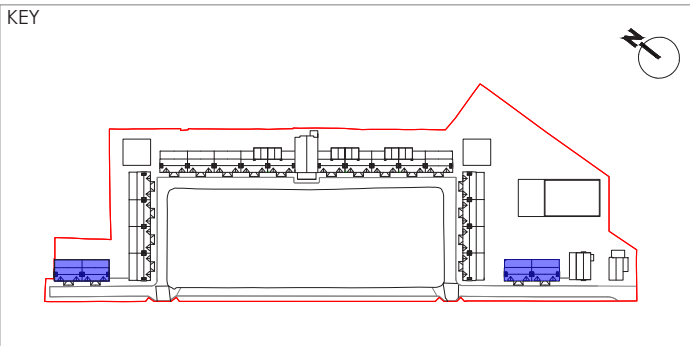
PROPOSED FIRST FLOOR PLAN



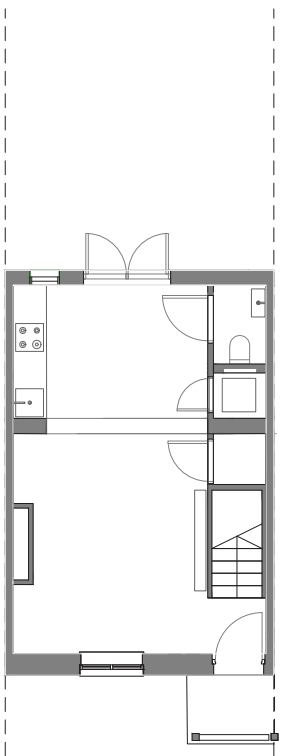
Front elevation restored/repaired where necessary

All woodwork to be painted in heritage colour TBA

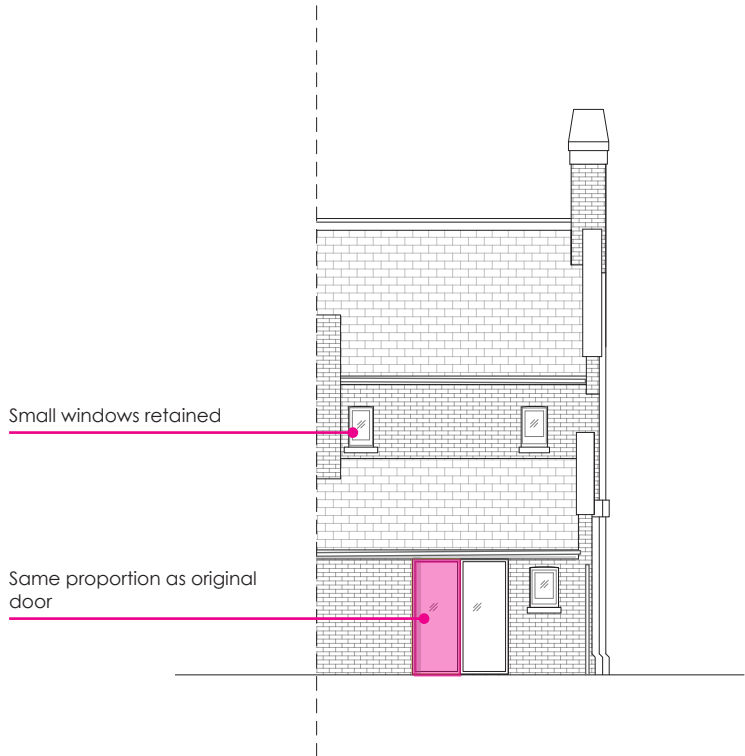
FRONT ELEVATION PROPOSED



- Single almshouse - reinstated
- 1 bed
- 8 no.
- 47.7 sqm GIA
- No changes to massing
- New french doors to rear



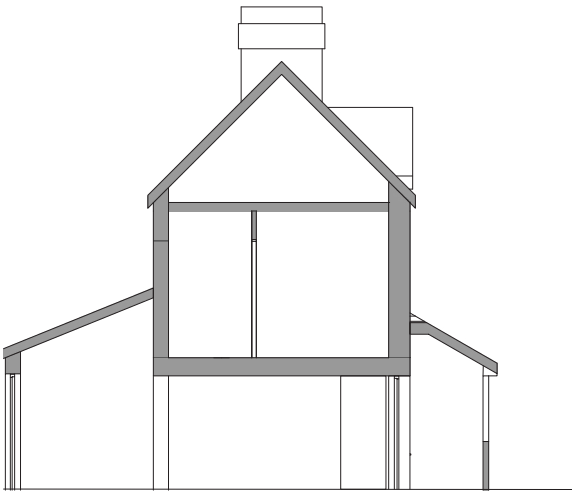
PROPOSED GROUND FLOOR PLAN



Small windows retained

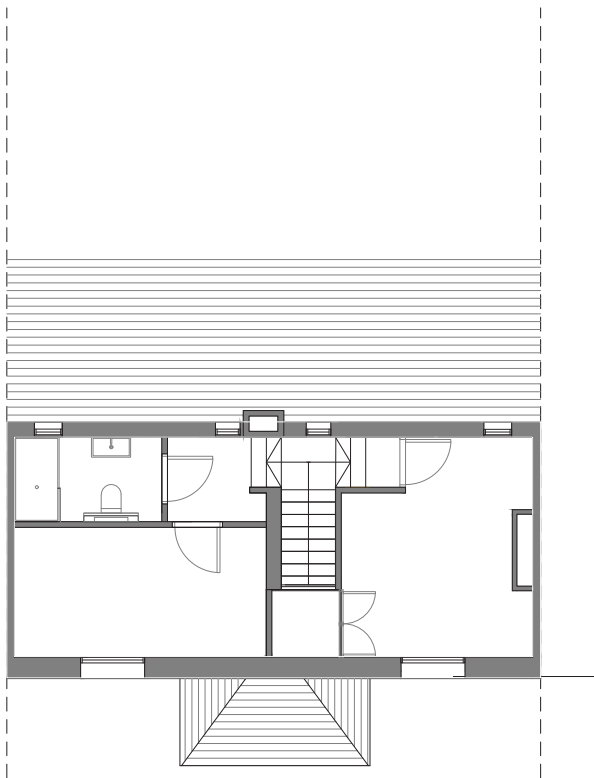
Same proportion as original door

REAR ELEVATION PROPOSED



SECTION PROPOSED

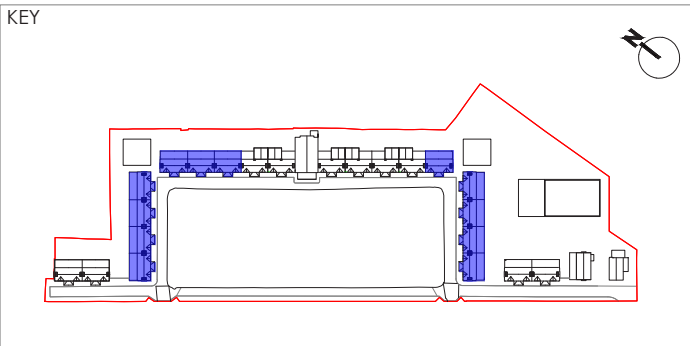
HOUSE TYPE 2



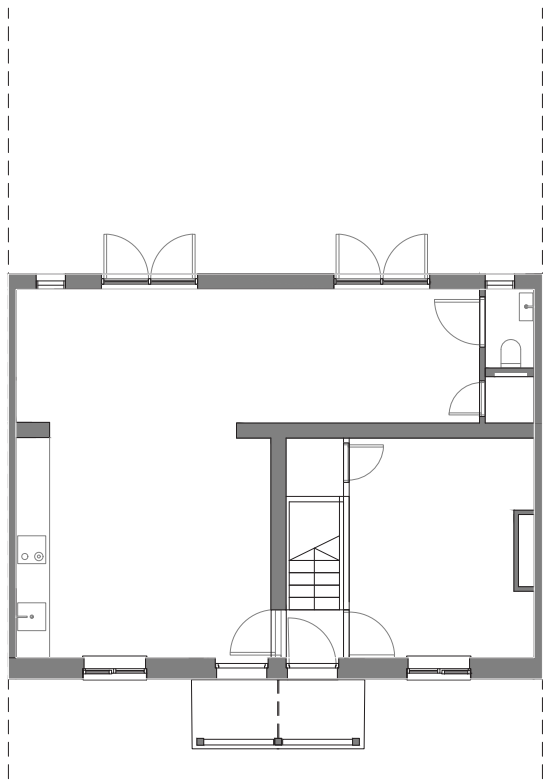
PROPOSED FIRST FLOOR PLAN



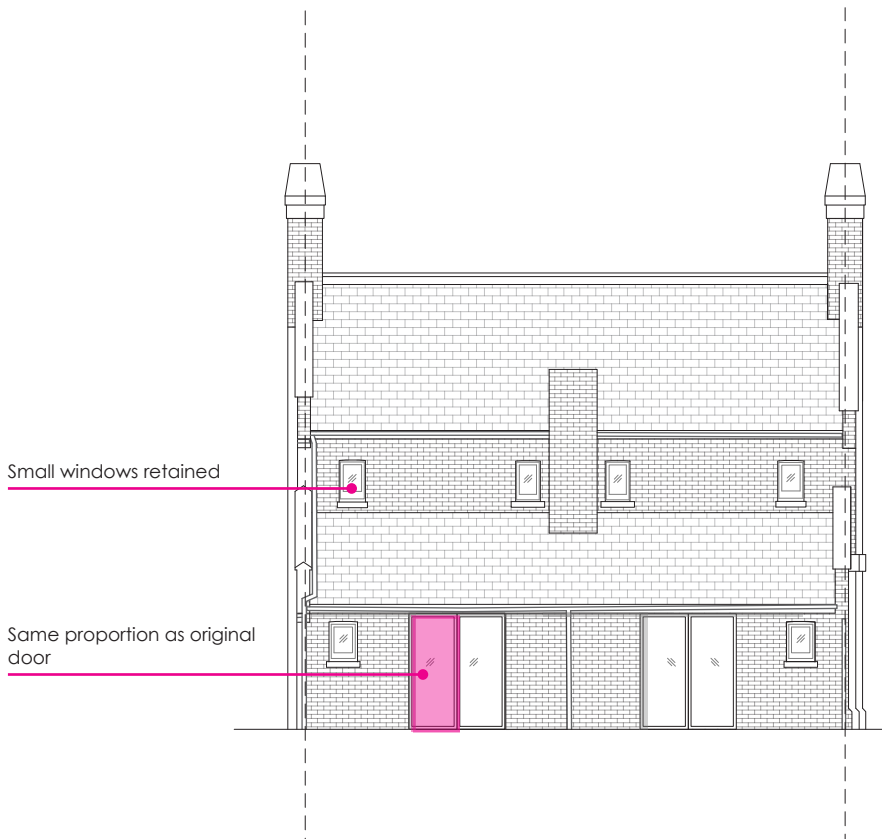
FRONT ELEVATION PROPOSED



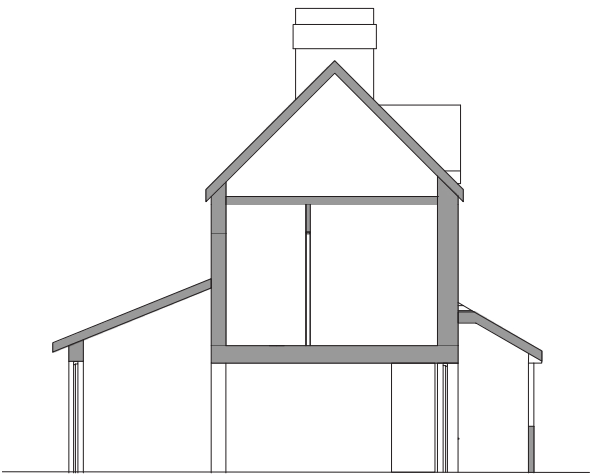
- Two amalgamated almshouses - no extension
- 2 bed
- Second reception room, study or additional bedroom on ground floor
- 12 no.
- 97.4 sqm GIA
- No changes to massing
- New french doors to rear
- Scullery retained



PROPOSED GROUND FLOOR PLAN

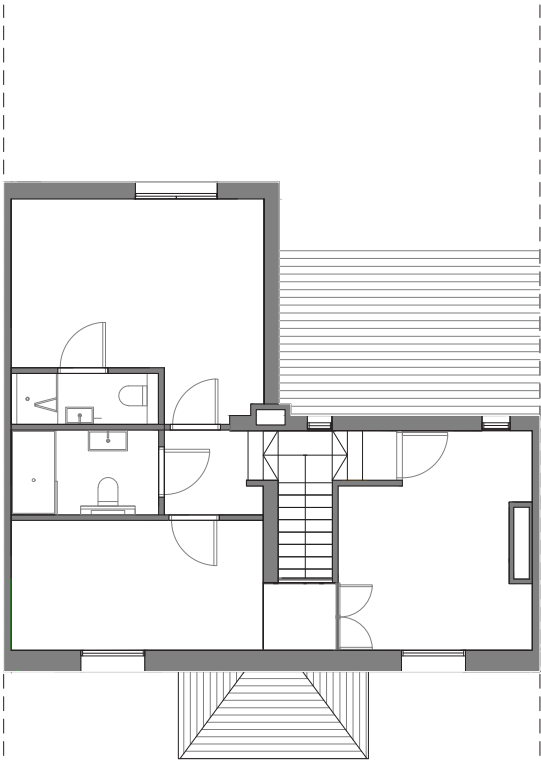


REAR ELEVATION PROPOSED



SECTION PROPOSED

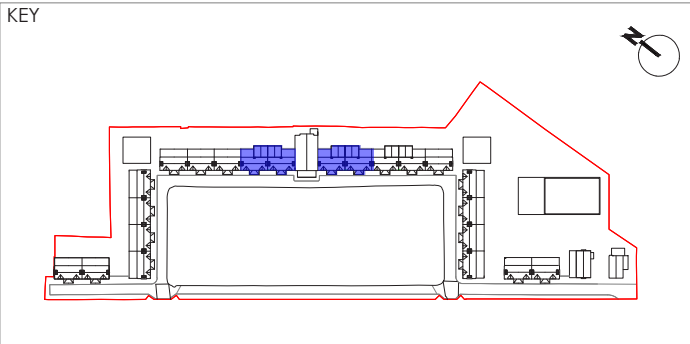
HOUSE TYPE 3



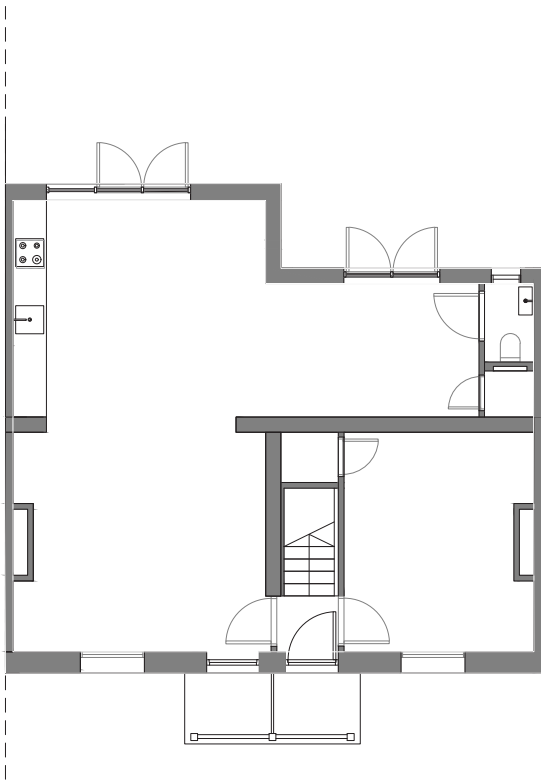
PROPOSED FIRST FLOOR PLAN



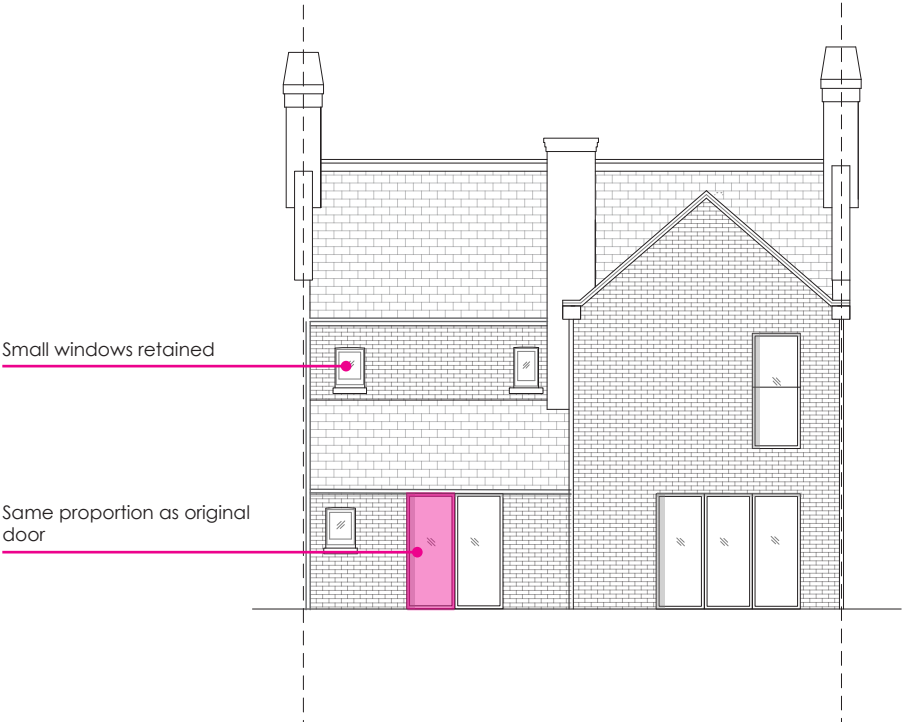
FRONT ELEVATION PROPOSED



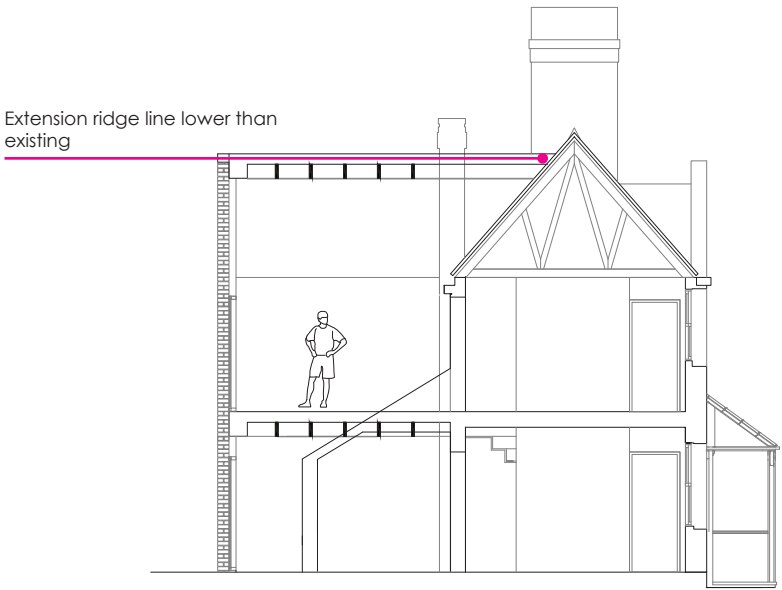
- Two amalgamated almshouses - part extension
- 3 bed
- Second reception room, study or additional bedroom on ground floor
- 6 no.
- 123.3 sqm GIA
- Scullery retained on one side
- New french doors to rear
- Rear extension roof ridge line below main roof ridge line



PROPOSED GROUND FLOOR PLAN

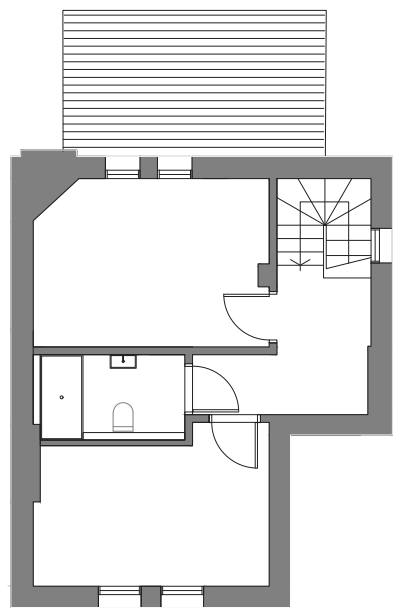


REAR ELEVATION PROPOSED

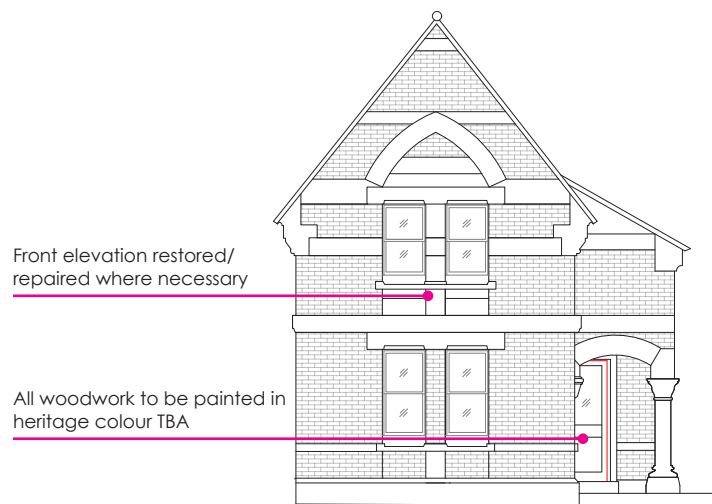


SECTION PROPOSED

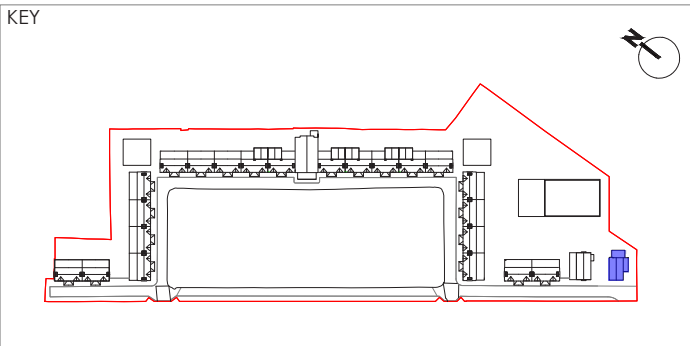
HOUSE TYPE 4 - GATEHOUSE



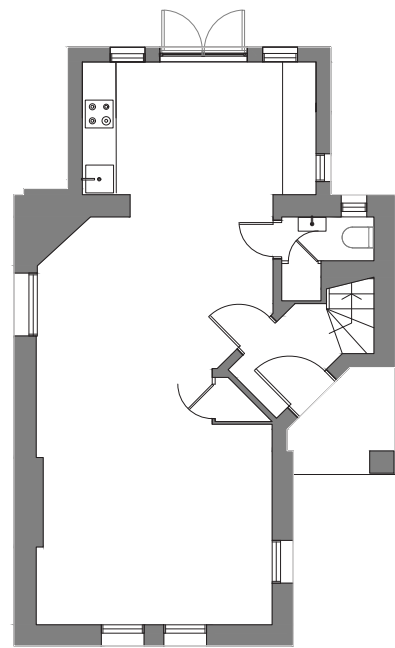
PROPOSED FIRST FLOOR PLAN



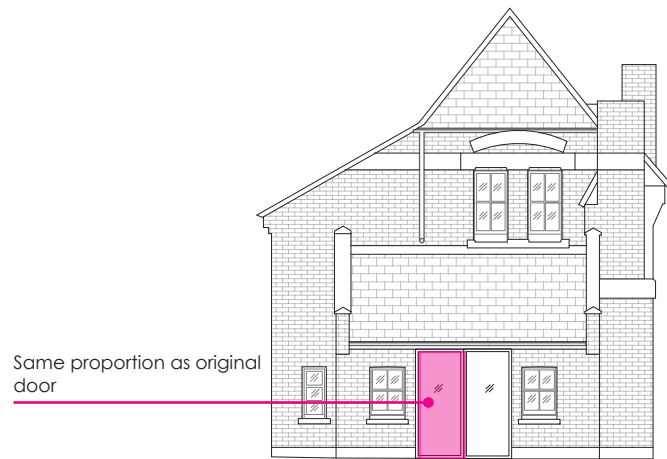
FRONT ELEVATION PROPOSED



- Gatehouse
- 2 bed
- 1 no.
- 84.8 sqm GIA
- No changes to massing
- New french doors to rear



PROPOSED GROUND FLOOR PLAN

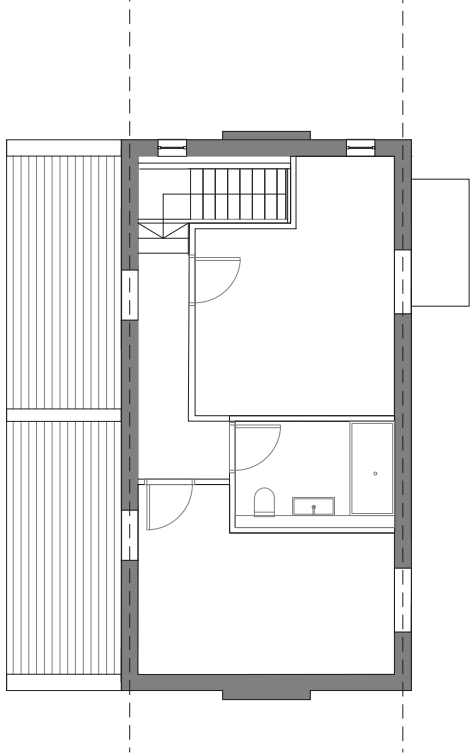


REAR ELEVATION PROPOSED

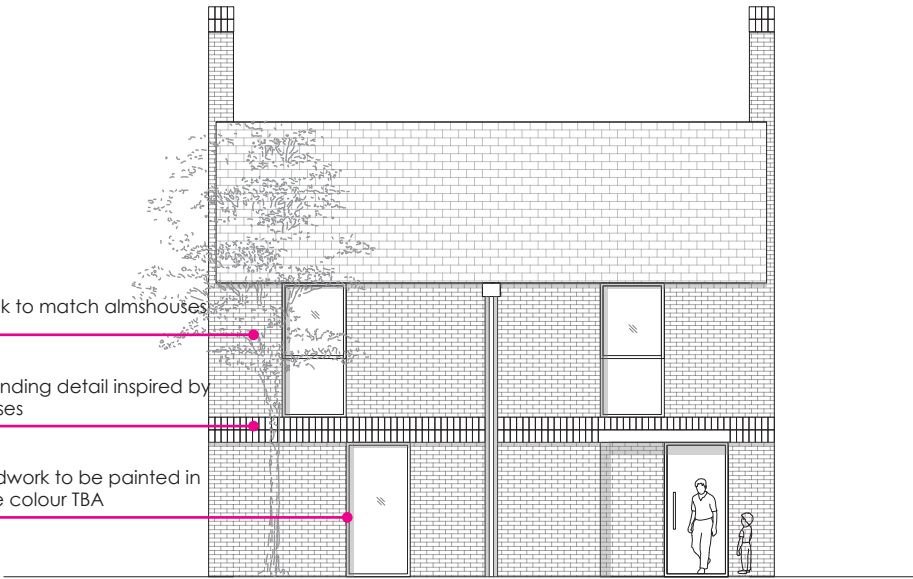


SIDE ELEVATION PROPOSED

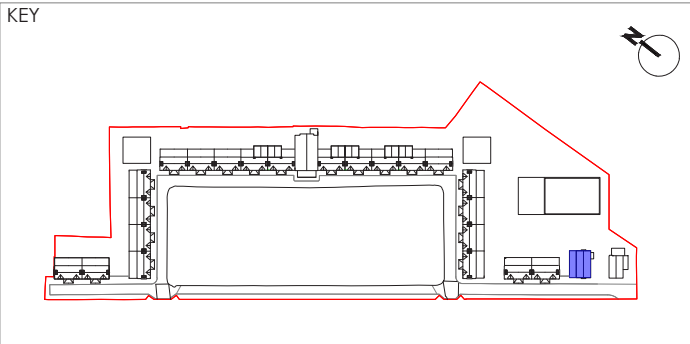
HOUSE TYPE 5 - NEW ALMSHOUSE



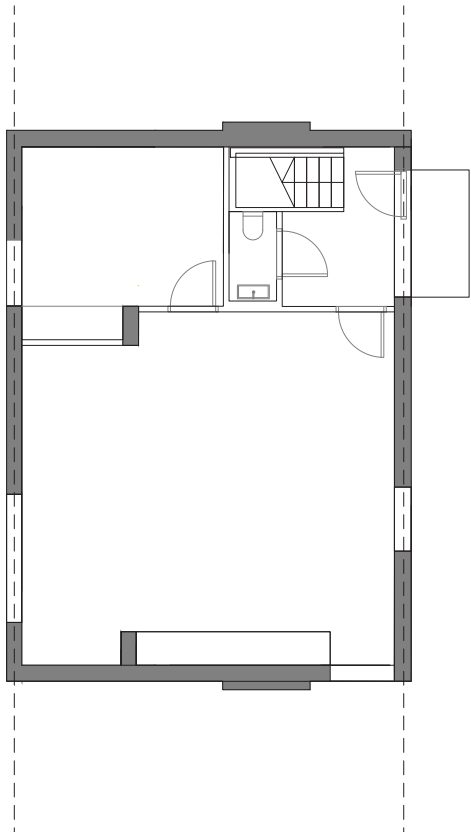
PROPOSED FIRST FLOOR PLAN



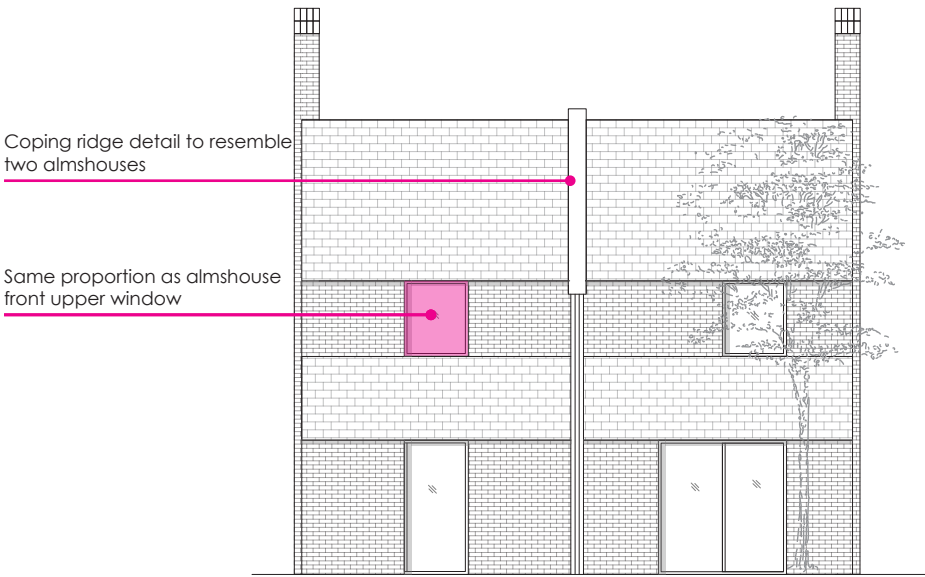
FRONT ELEVATION PROPOSED



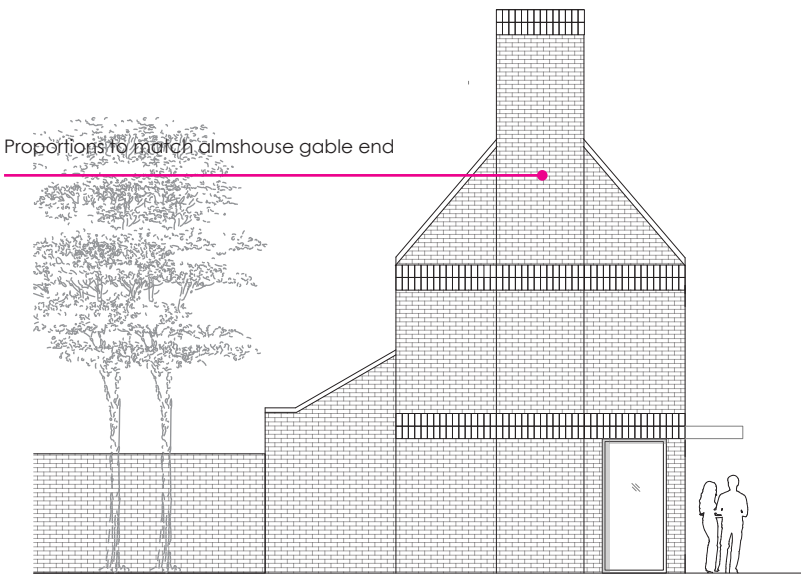
- New almshouse
- Based on existing massing (house type 2)
- 2 bed
- Second reception room, study or additional bedroom on ground floor
- 1 no.
- 103.5 sqm GIA



PROPOSED GROUND FLOOR PLAN



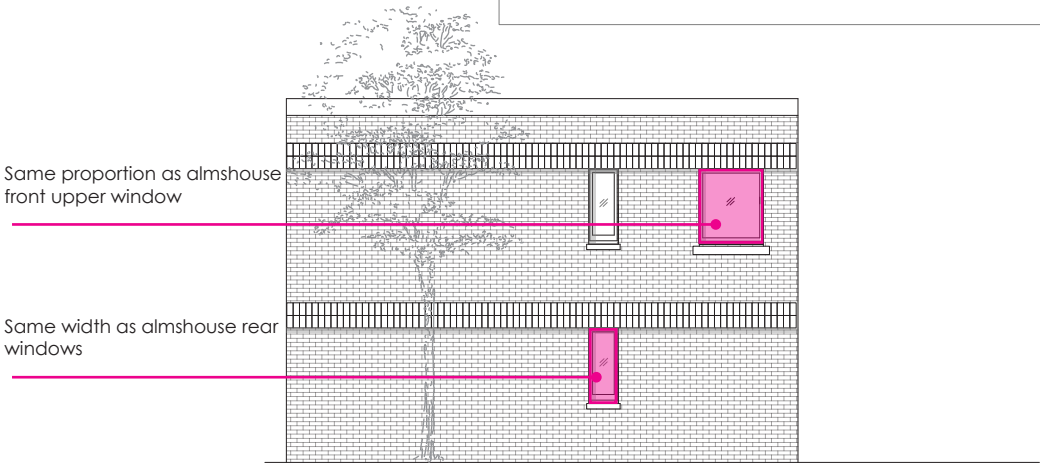
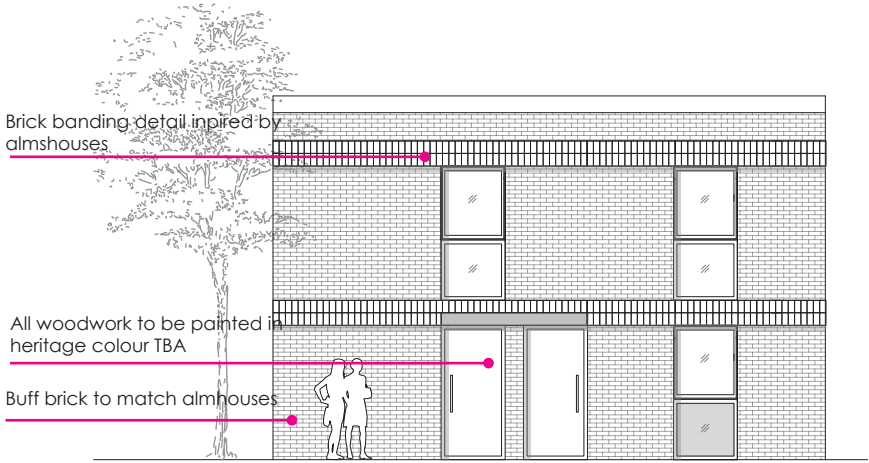
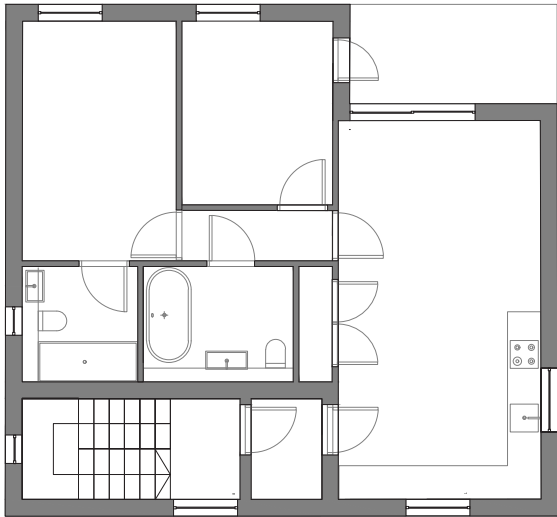
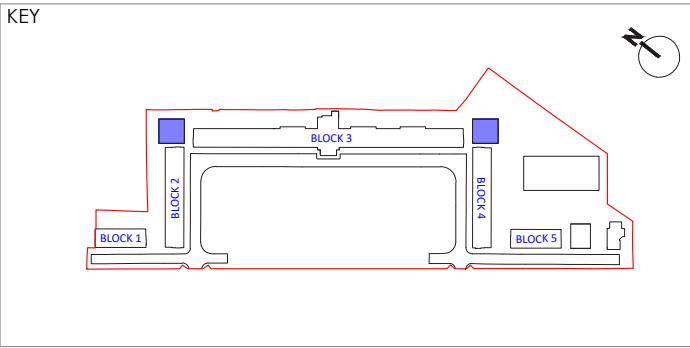
REAR ELEVATION PROPOSED



SIDE ELEVATION PROPOSED

CORNER PAVILIONS

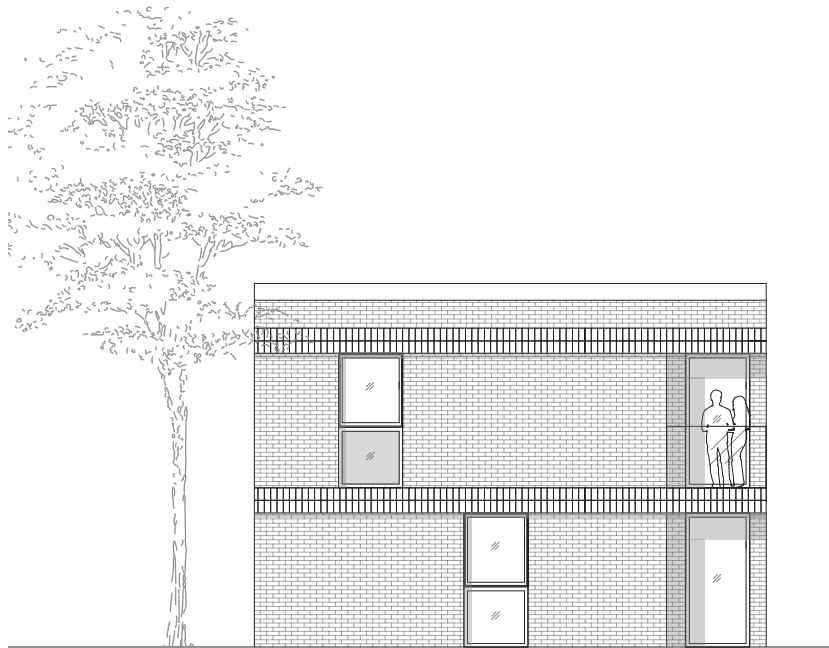
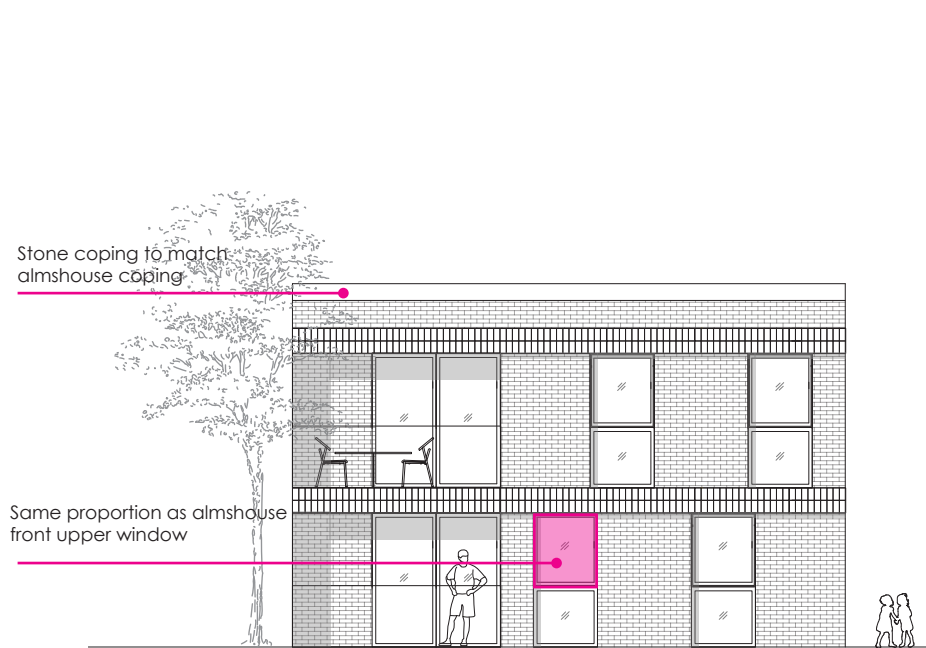
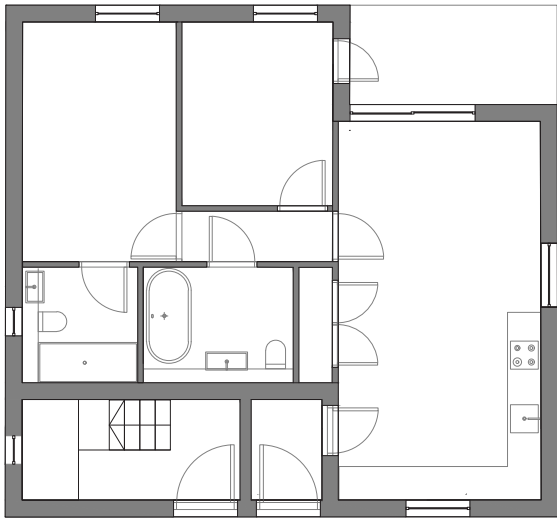
- New build
- 2 bed
- 2 no. apartments in each pavilion ie 4 no. in total
- 64 sqm each
- Bio-diverse flat roof



PROPOSED FIRST FLOOR PLAN

SOUTH ELEVATION PROPOSED

EAST OR WEST ELEVATION PROPOSED

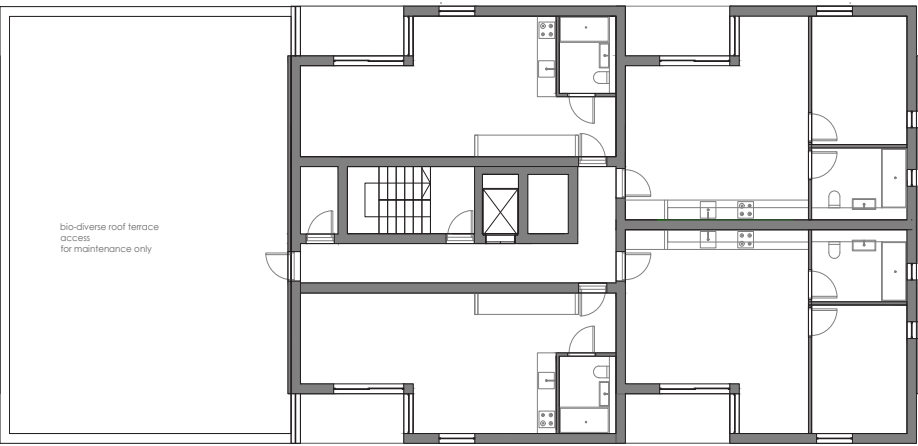


PROPOSED GROUND FLOOR PLAN

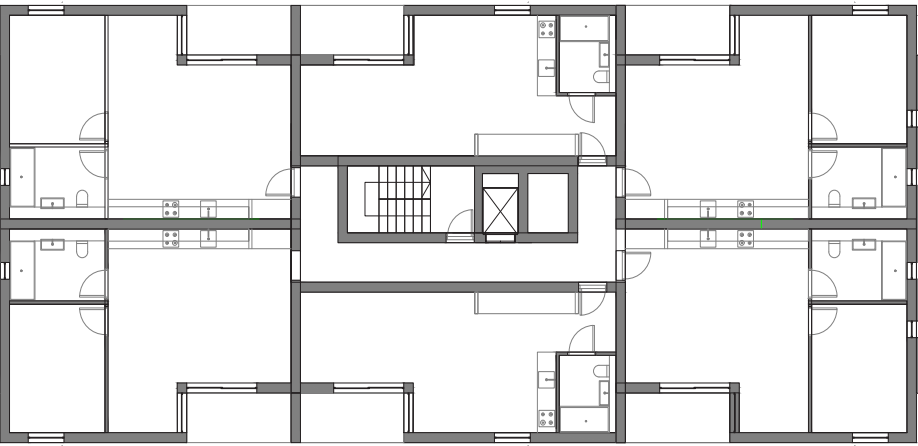
NORTH ELEVATION PROPOSED

EAST OR WEST ELEVATION PROPOSED

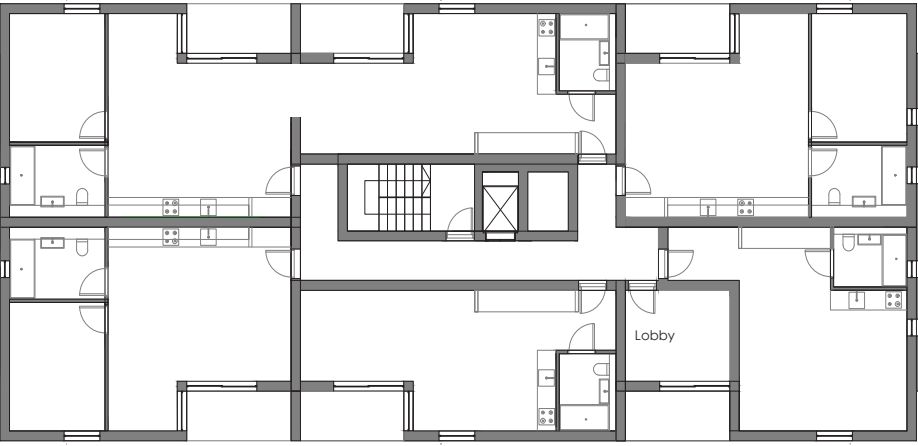
APARTMENT BUILDING



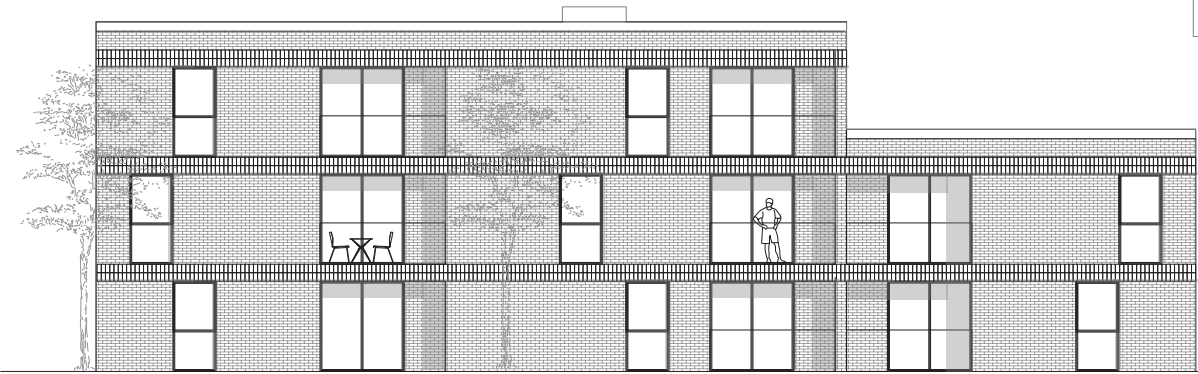
SECOND FLOOR PLAN



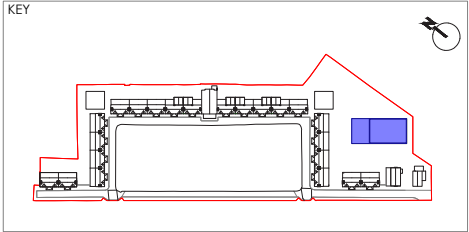
FIRST FLOOR PLAN



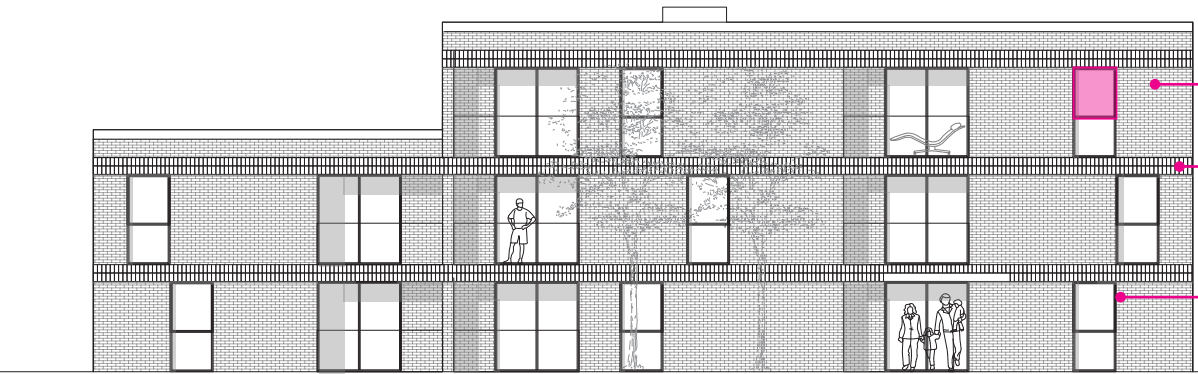
GROUND FLOOR PLAN



NORTH ELEVATION



- New build
- 7 no. studios and 9 no. one beds
- All dual aspect
- 878 sqm GIA - smaller footprint
- Bio-diverse flat roof
- Entrance visible from Bruce Grove
- Inset balconies break up massing
- Greater level of articulation
- Moved away from almshouses a further 7.7m (was 4.8m now 12.5m)

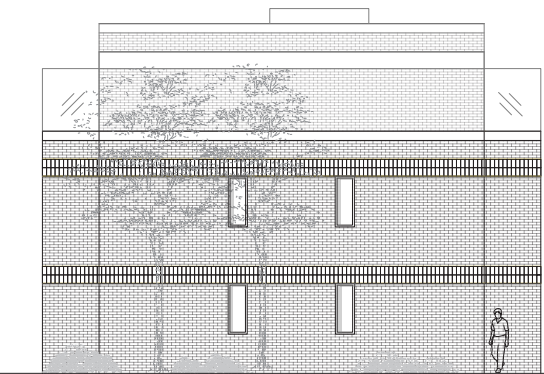


SOUTH ELEVATION

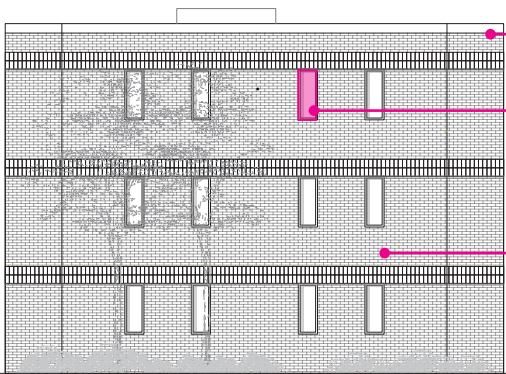
Same proportion as almshouse front upper window

Brick banding detail inspired by almshouses

All windows and doors in heritage colour TBA



WEST ELEVATION



EAST ELEVATION

Stone coping to match almshouses

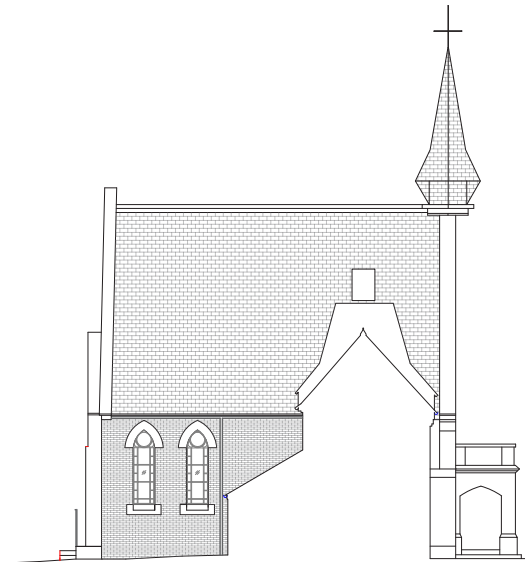
Same width as almshouse rear windows

Buff brick to match almshouses

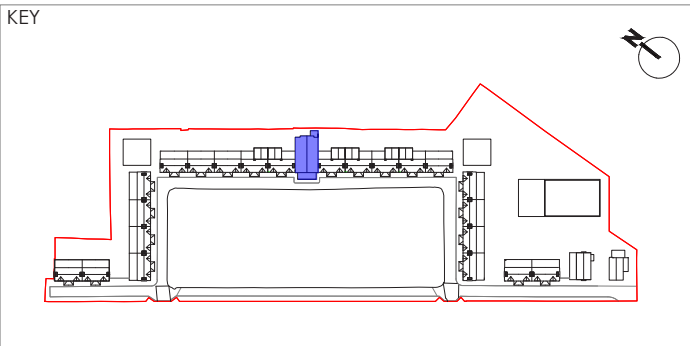
CHAPEL



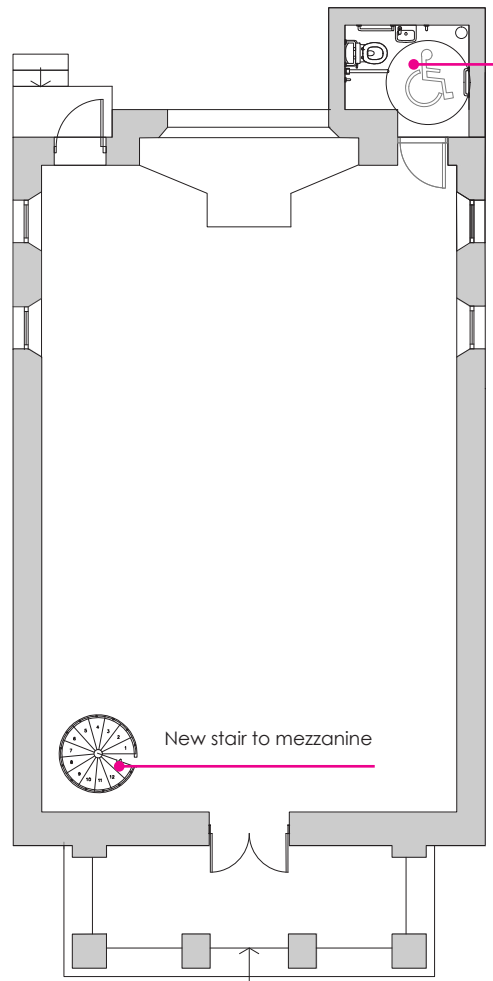
WEST ELEVATION



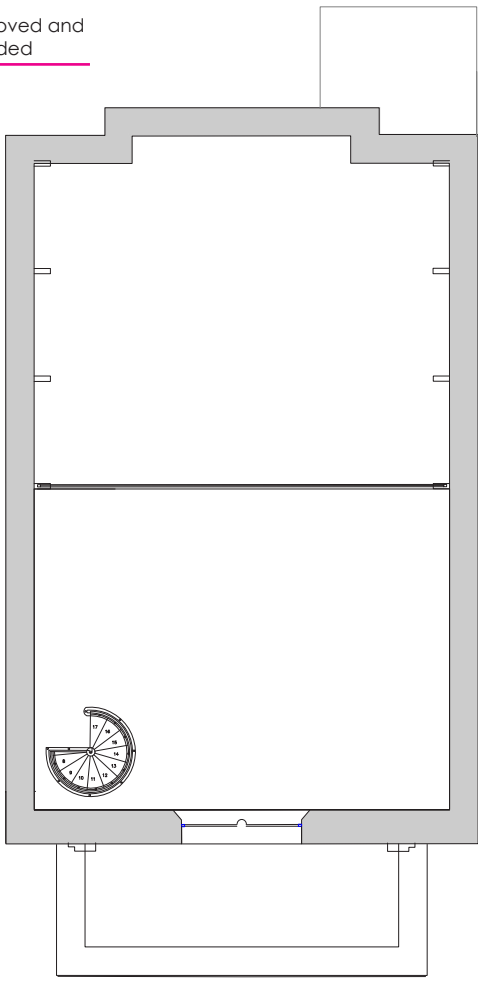
EAST ELEVATION



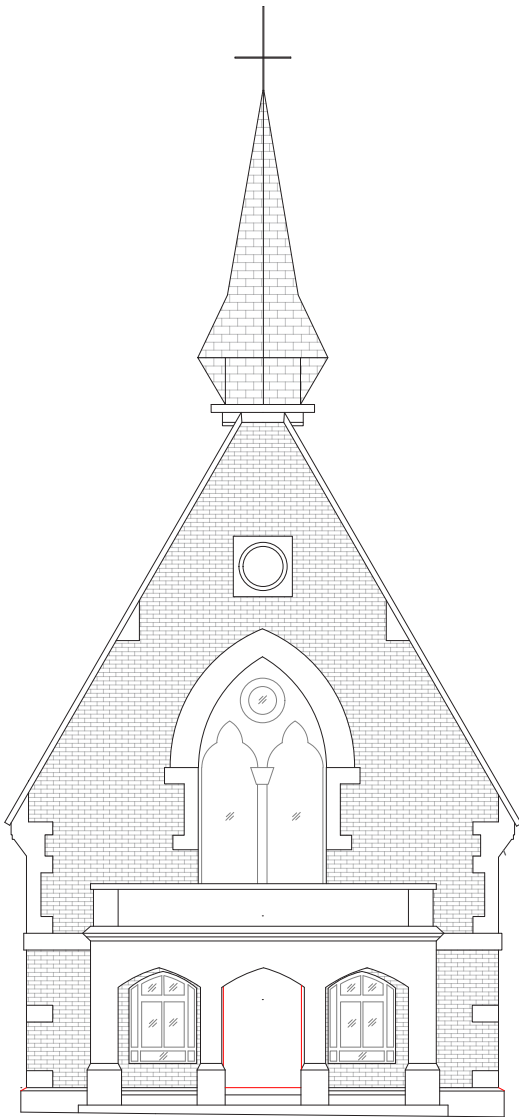
- Existing massing - later outbuildings removed
- Existing use retained
- 134.9 sqm
- New disabled WC



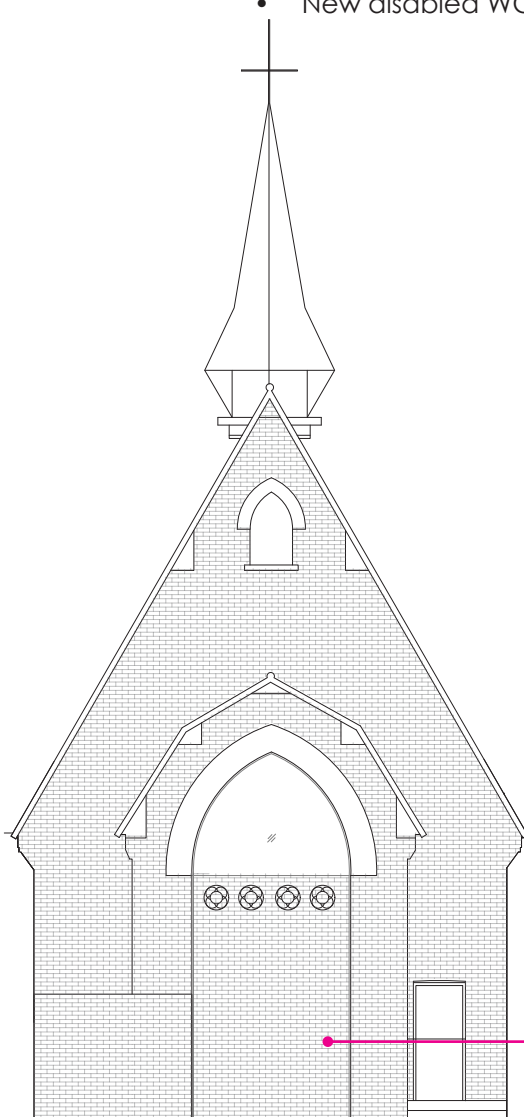
GROUND FLOOR PLAN



FIRST FLOOR (MEZZANINE)



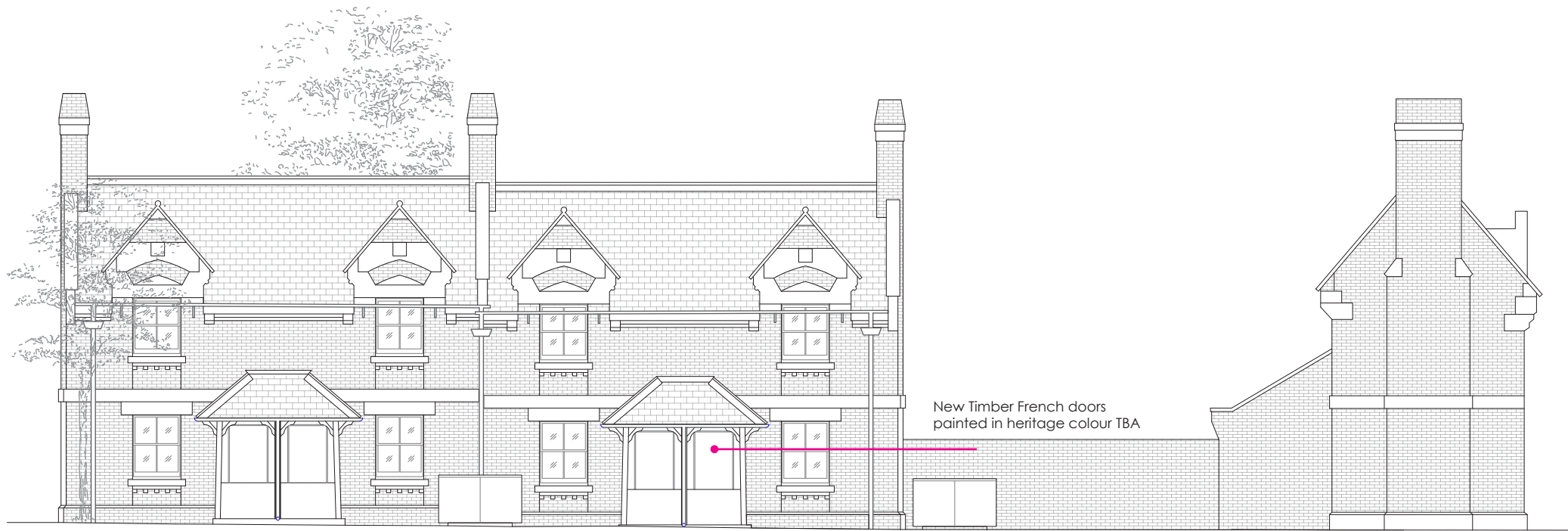
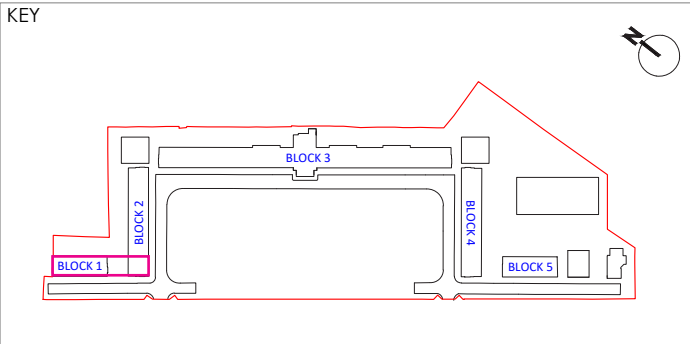
FRONT ELEVATION



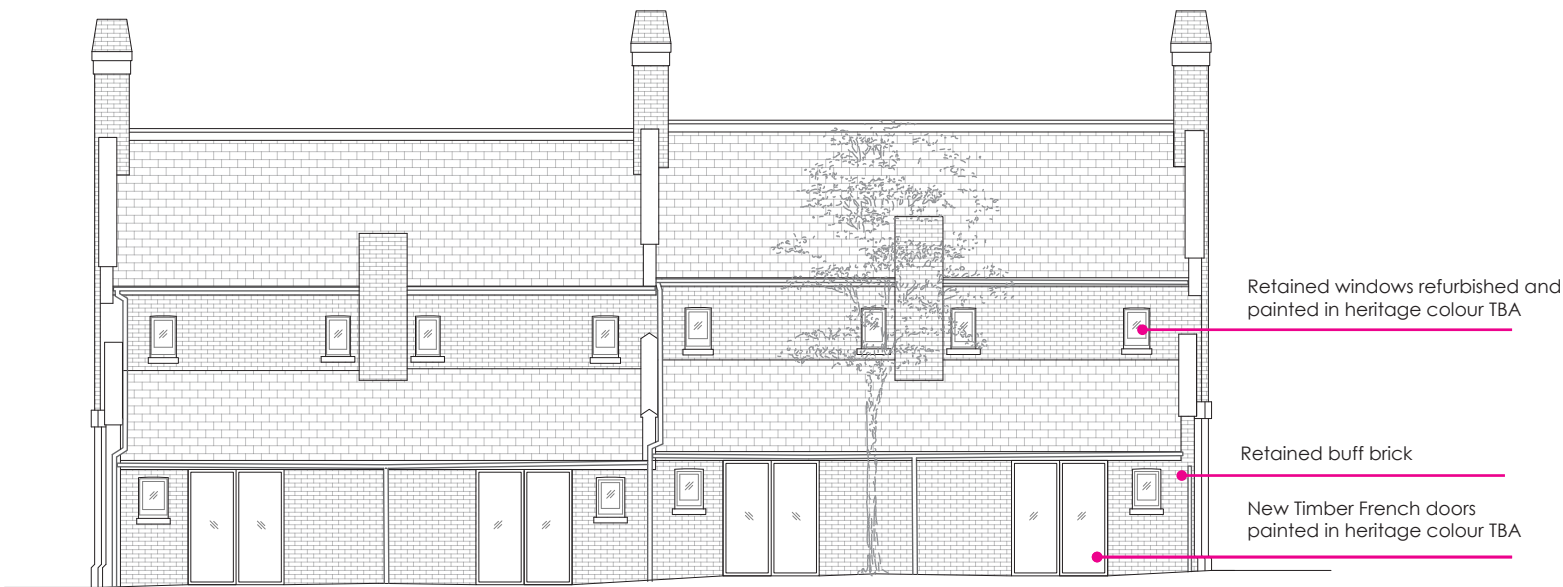
REAR ELEVATION

PROPOSED ELEVATIONS - BLOCK 1

- Front elevations repaired and restored
- Windows and doors painted in heritage colour TBA
- French doors added to rear lean to



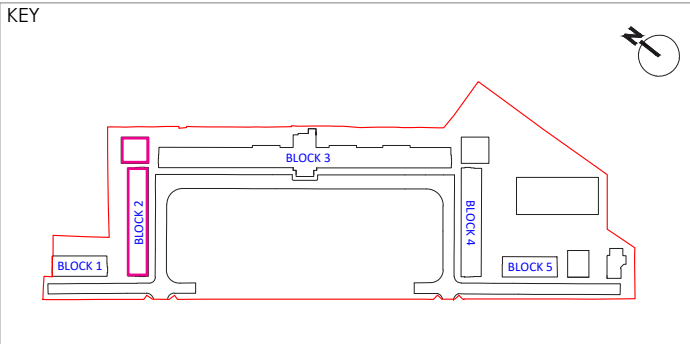
FRONT ELEVATION



REAR ELEVATION

PROPOSED ELEVATIONS - BLOCK 2

- Front elevations repaired and restored
- Windows and doors painted in heritage colour TBA
- French doors added to rear lean tos
- New corner pavilion 'knuckle' in matching brick



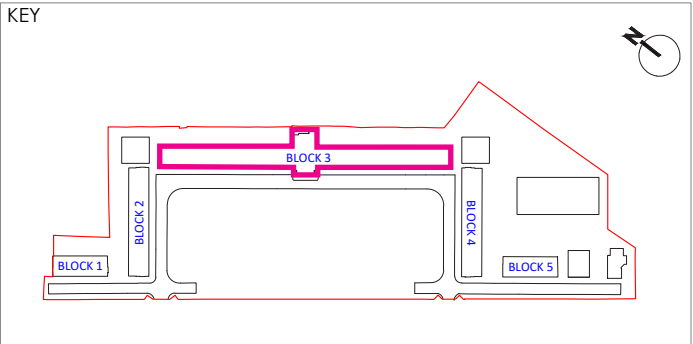
FRONT ELEVATION



REAR ELEVATION

PROPOSED ELEVATIONS - BLOCK 3

- Front elevations repaired and restored
- Windows and doors painted in heritage colour TBA
- French doors added to rear lean to's
- Double height extensions to six houses



FRONT ELEVATION



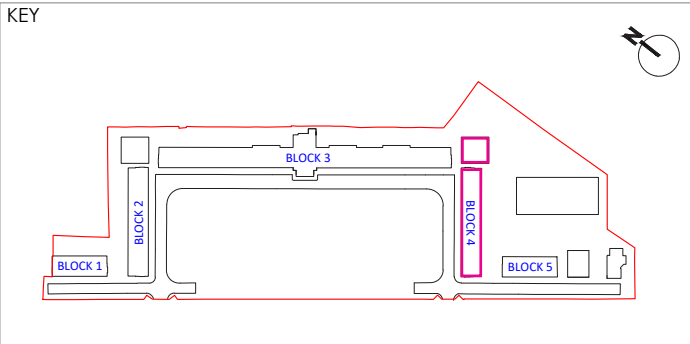
REAR ELEVATION

PROPOSED ELEVATIONS - BLOCK 4

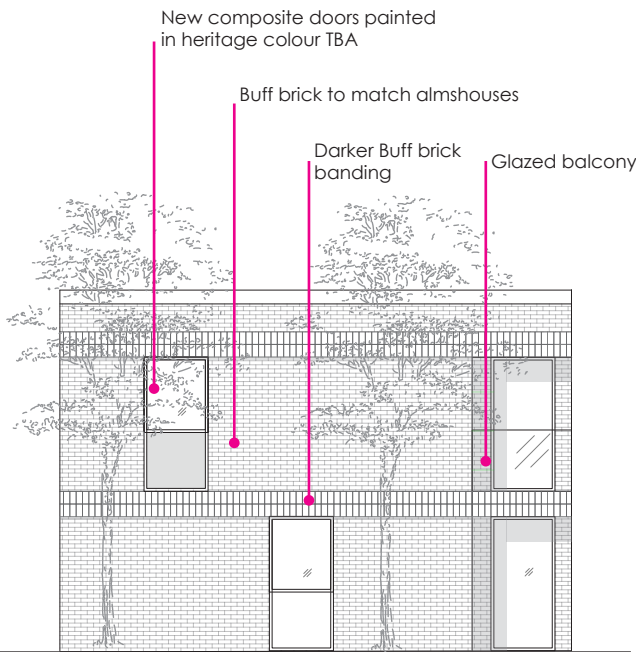
- Front elevations repaired and restored
- Windows and doors painted in heritage colour TBA
- French doors added to rear lean tos
- New corner pavilion 'knuckle' in matching brick



FRONT ELEVATION

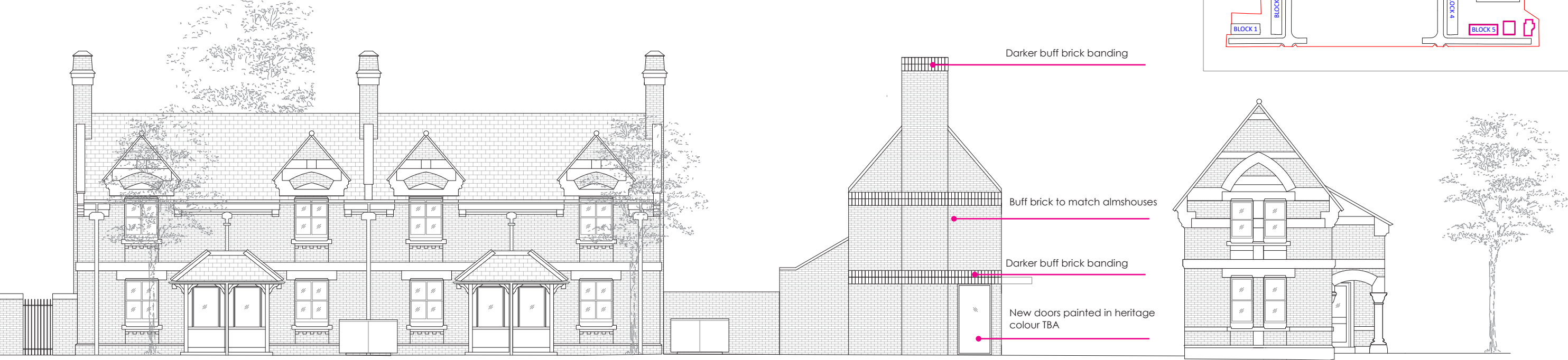
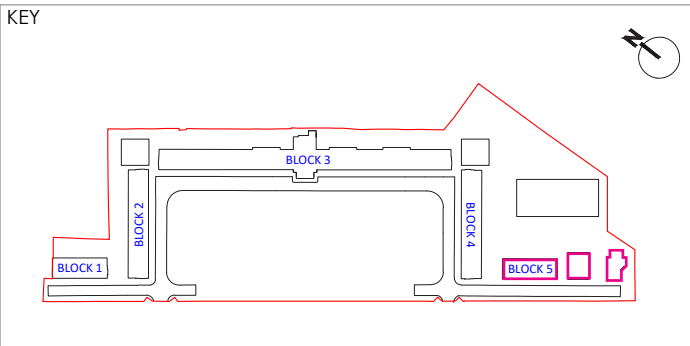


REAR ELEVATION



PROPOSED ELEVATIONS - BLOCK 5

- Front elevations repaired and restored
- Windows and doors painted in heritage colour TBA
- French doors added to rear lean tos and gatehouse
- New almshouse to turn corner and end the range



FRONT ELEVATION



REAR ELEVATION