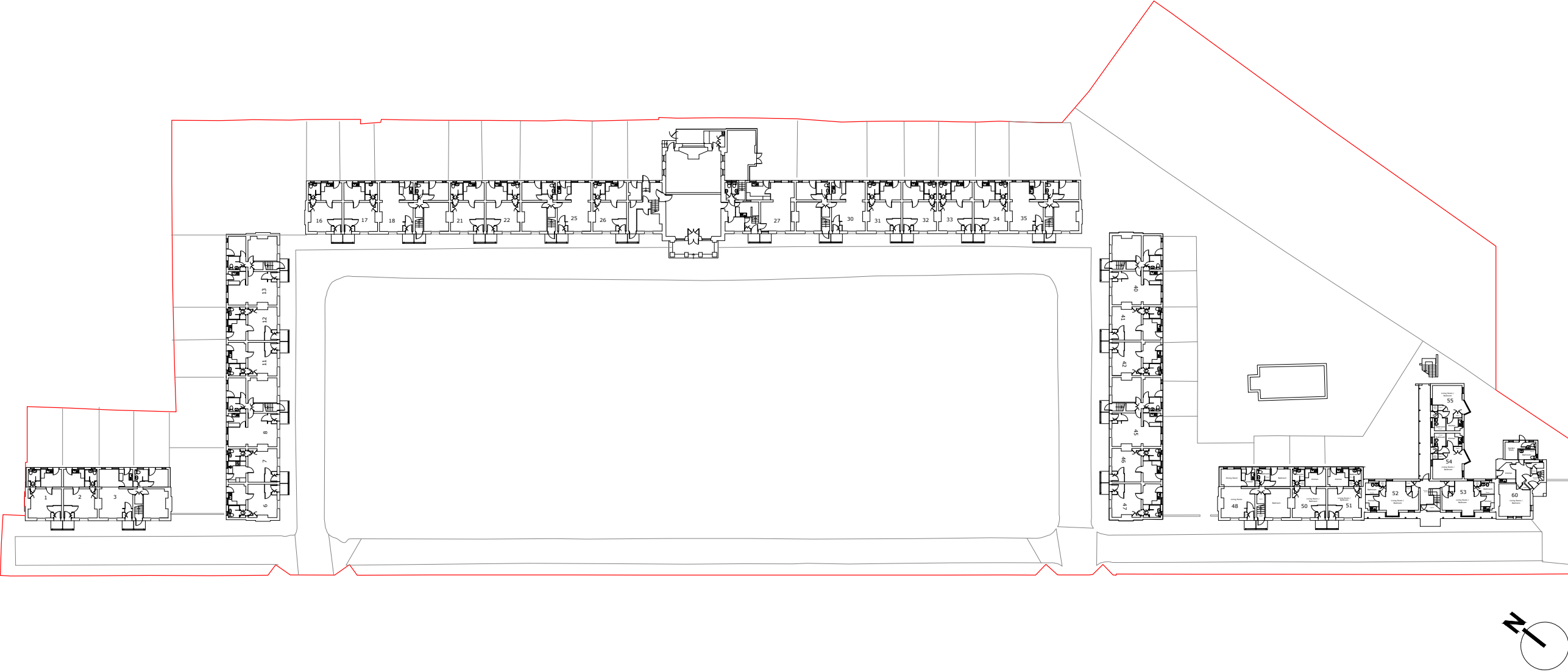
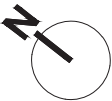
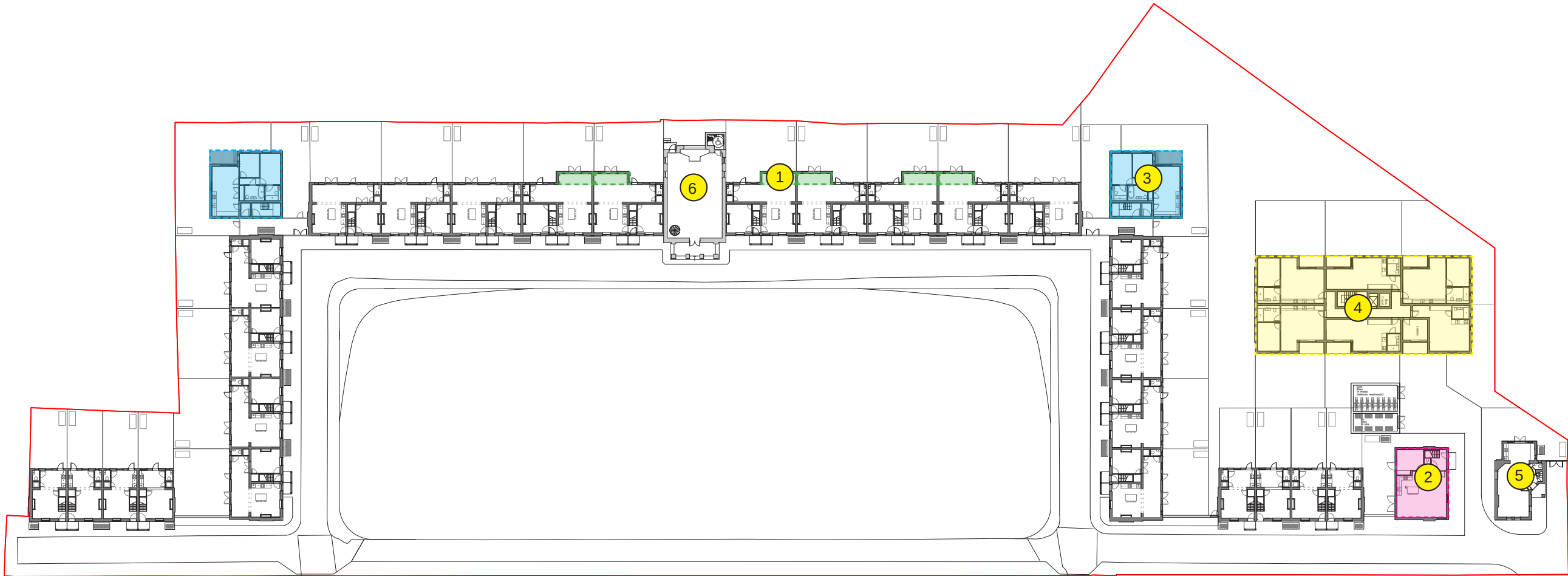


SITE LAYOUT - EXISTING



SITE LAYOUT - PROPOSED

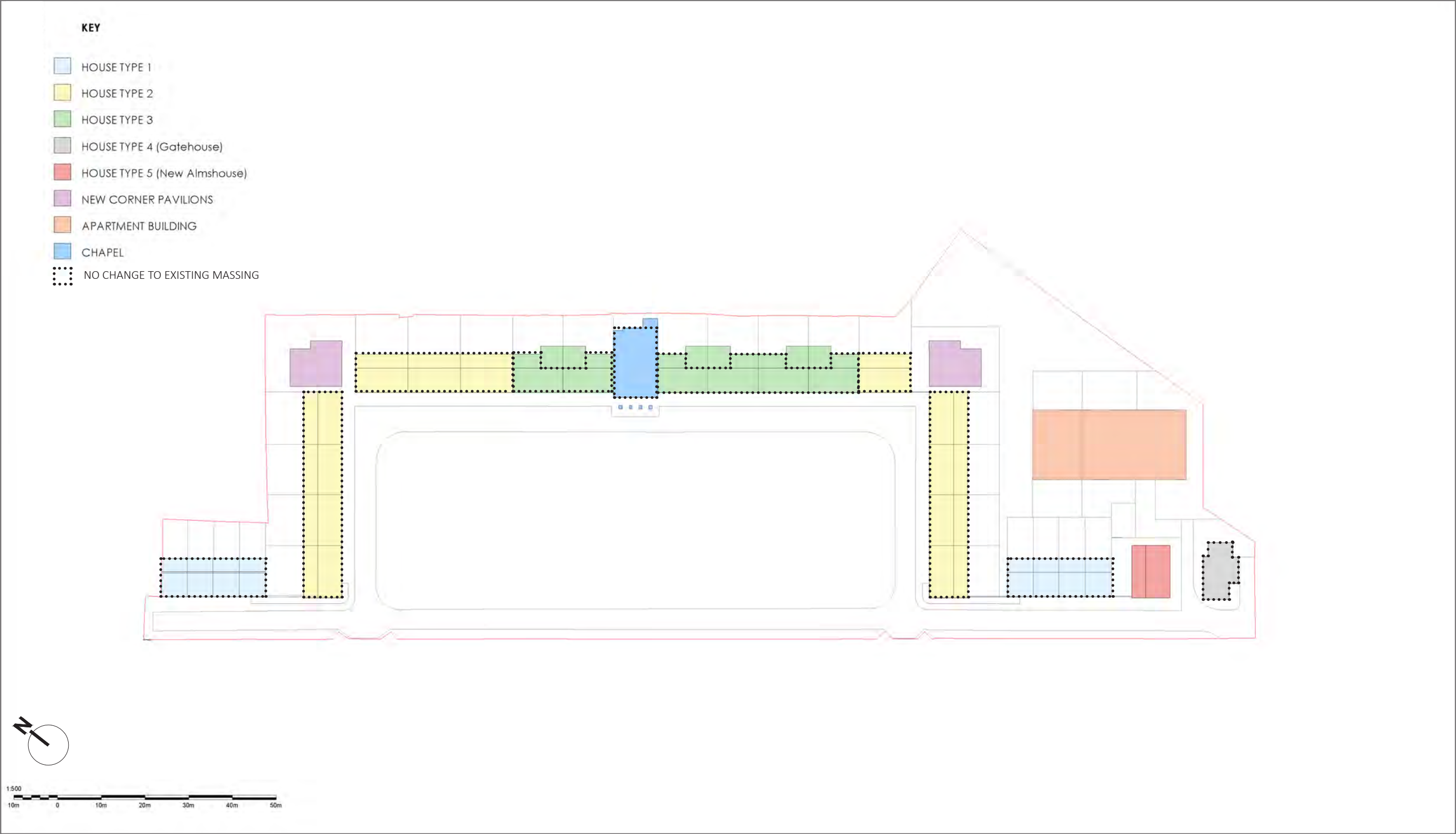


KEY - NEW DEVELOPMENT

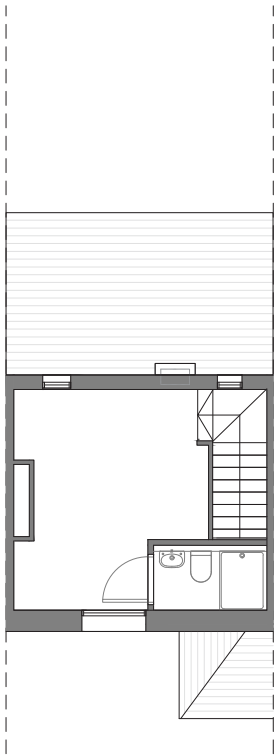
- REAR EXTENSIONS
- NEW DETACHED MEWS HOUSE
- 2 BED APARTMENTS
- STUDIOS AND 1 BED APARTMENTS

- 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

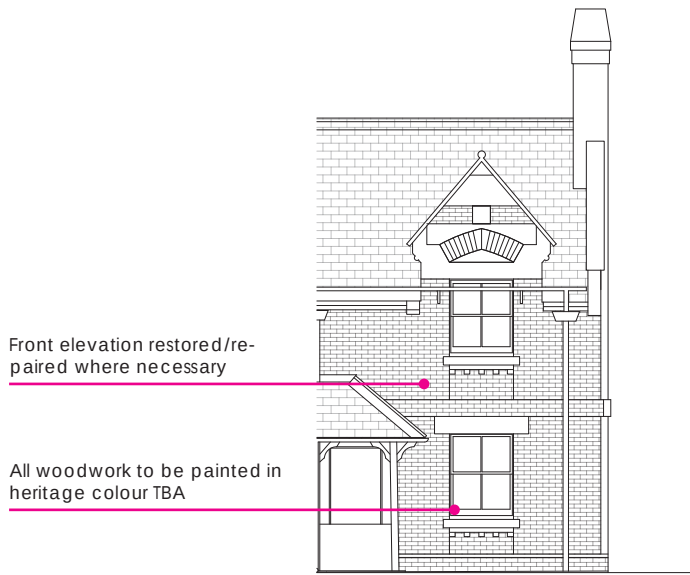
SITE LAYOUT - KEY PLAN OF PROPOSALS



HOUSE TYPE 1



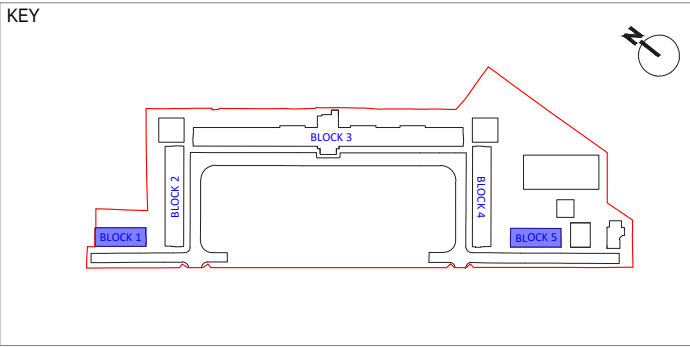
PROPOSED FIRST FLOOR PLAN



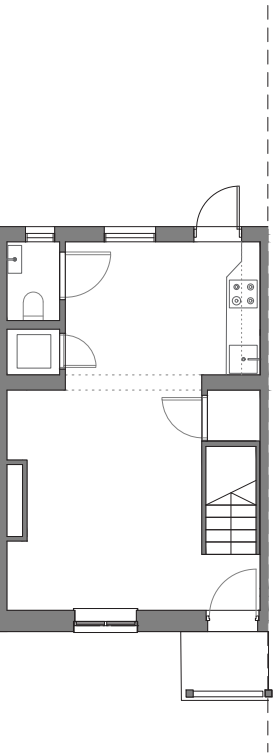
Front elevation restored/repaired where necessary

All woodwork to be painted in heritage colour TBA

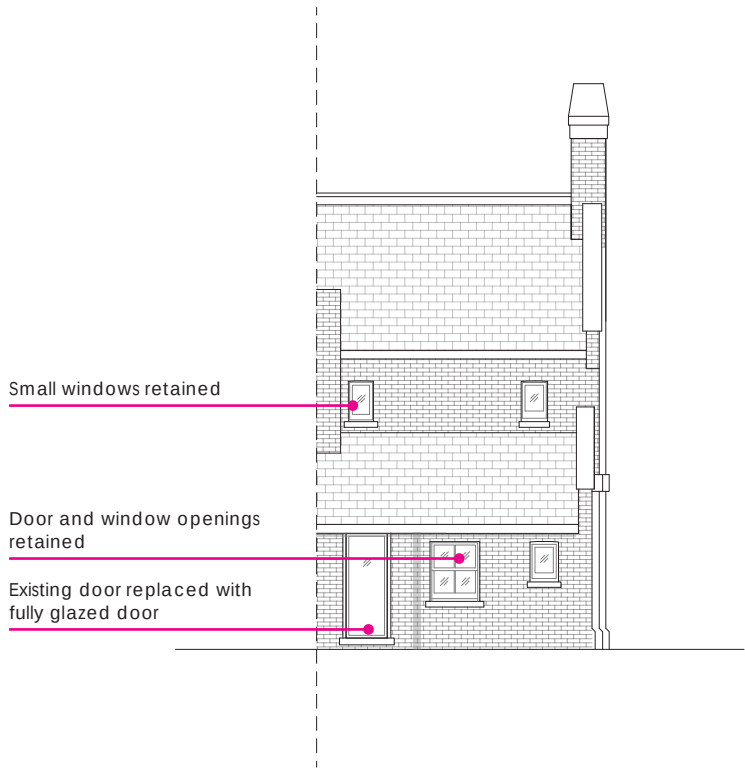
FRONT ELEVATION PROPOSED



- Single almshouse - reinstated
- 1 bed
- 8 no.
- 47.7 sqm GIA
- No changes to massing
- No changes to rear elevation openings



PROPOSED GROUND FLOOR PLAN

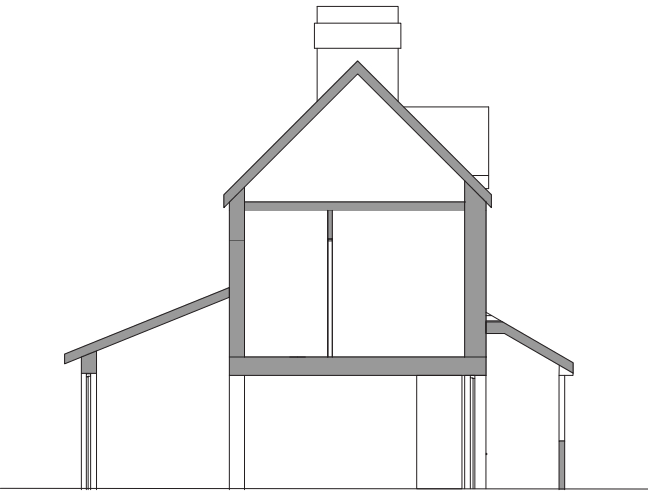


Small windows retained

Door and window openings retained

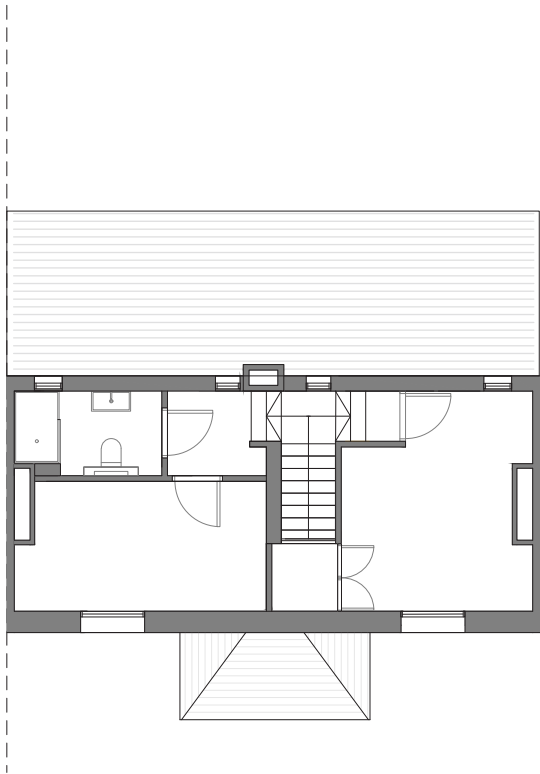
Existing door replaced with fully glazed door

REAR ELEVATION PROPOSED



SECTION PROPOSED

HOUSE TYPE 2



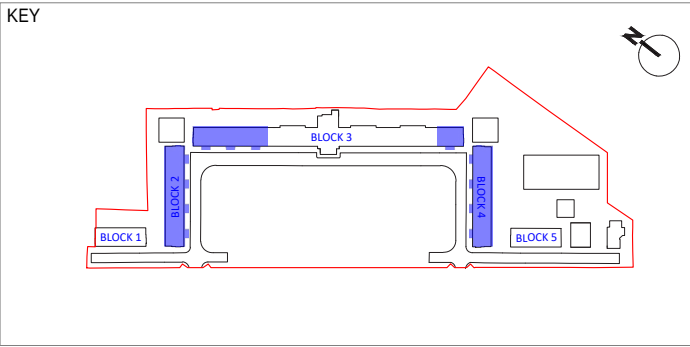
PROPOSED FIRST FLOOR PLAN



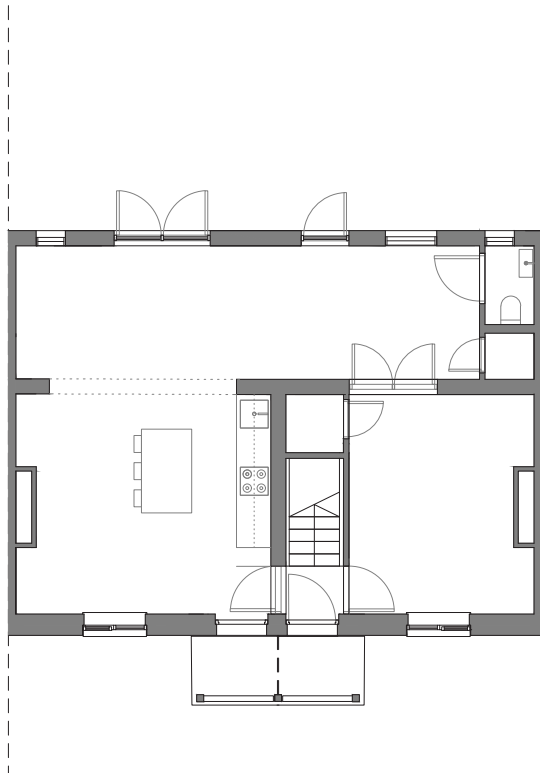
Front elevation restored/repaired where necessary

All woodwork to be painted in heritage colour TBA

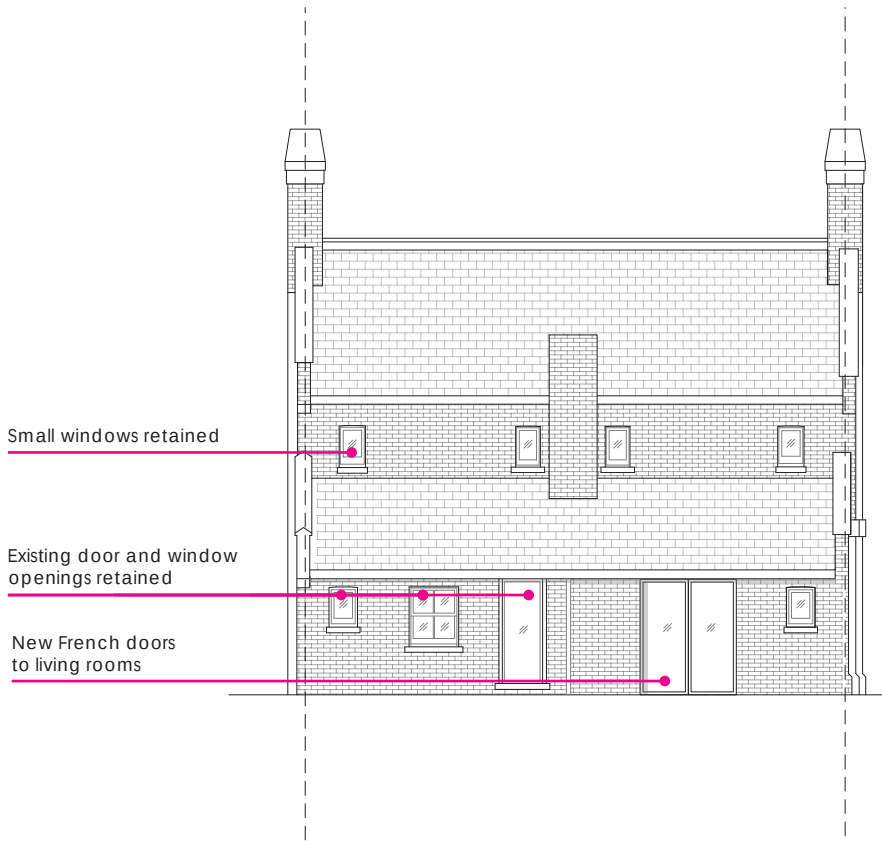
FRONT ELEVATION PROPOSED



- 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
- Door and window openings to rear retained on one side
- New french doors to rear on one side only
- Scullery retained



PROPOSED GROUND FLOOR PLAN

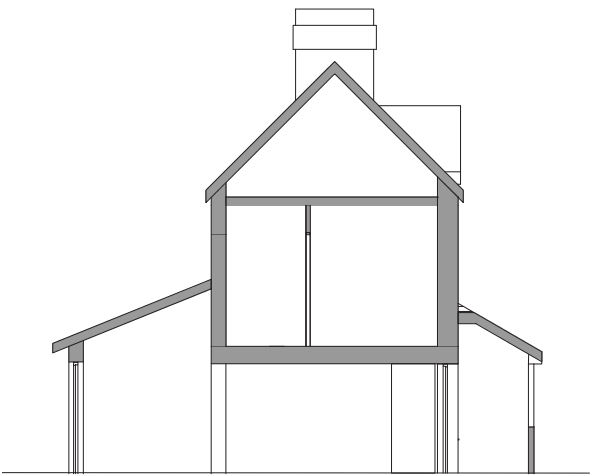


Small windows retained

Existing door and window openings retained

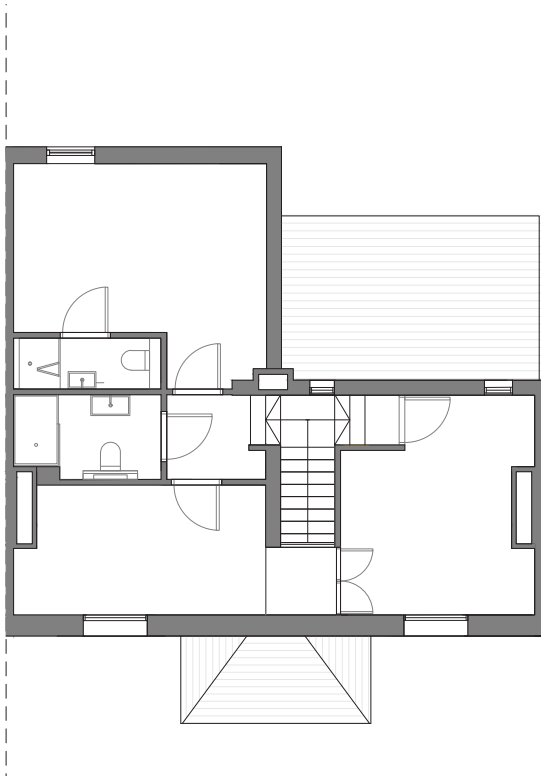
New French doors to living rooms

REAR ELEVATION PROPOSED



SECTION PROPOSED

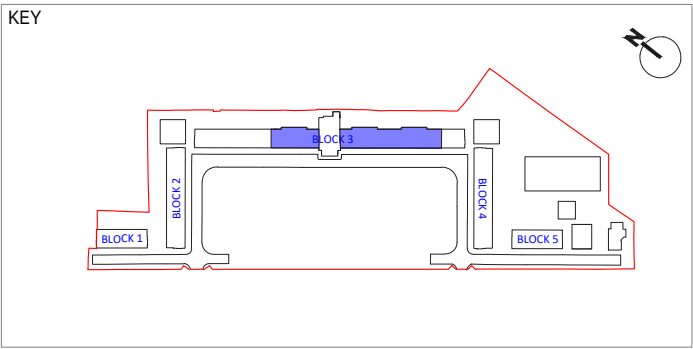
HOUSE TYPE 3



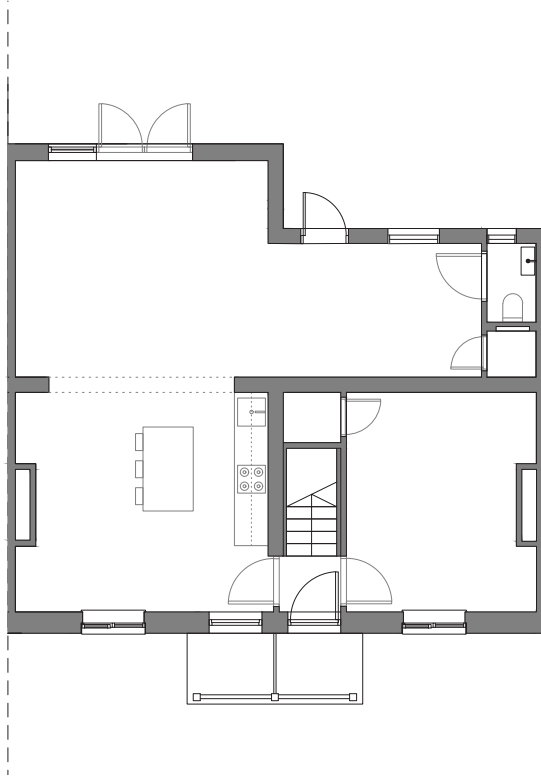
PROPOSED FIRST FLOOR PLAN



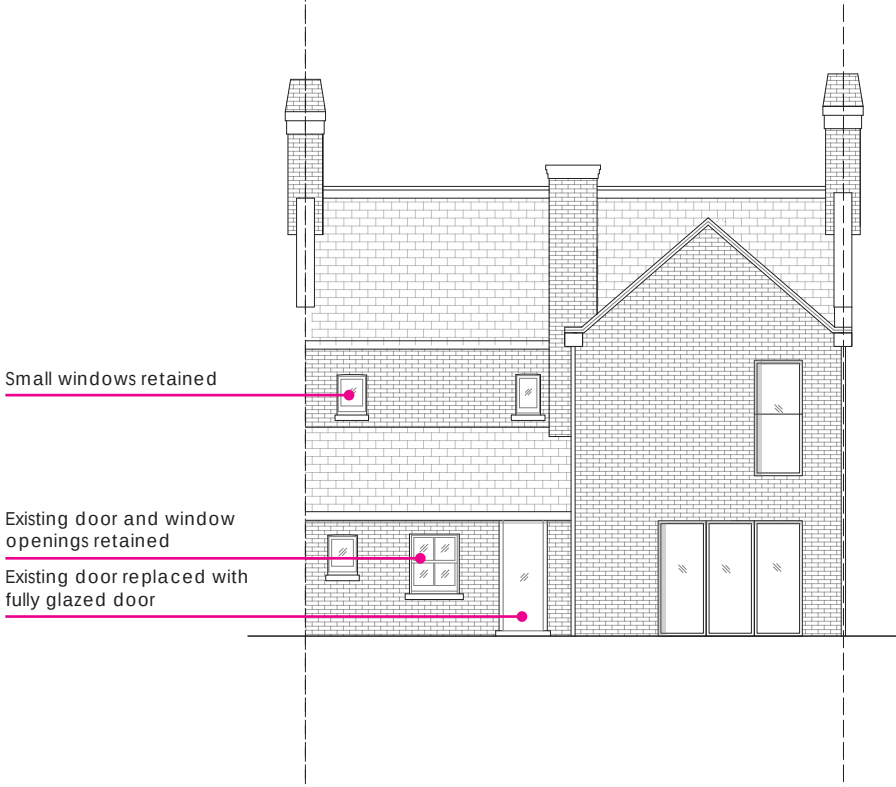
FRONT ELEVATION PROPOSED



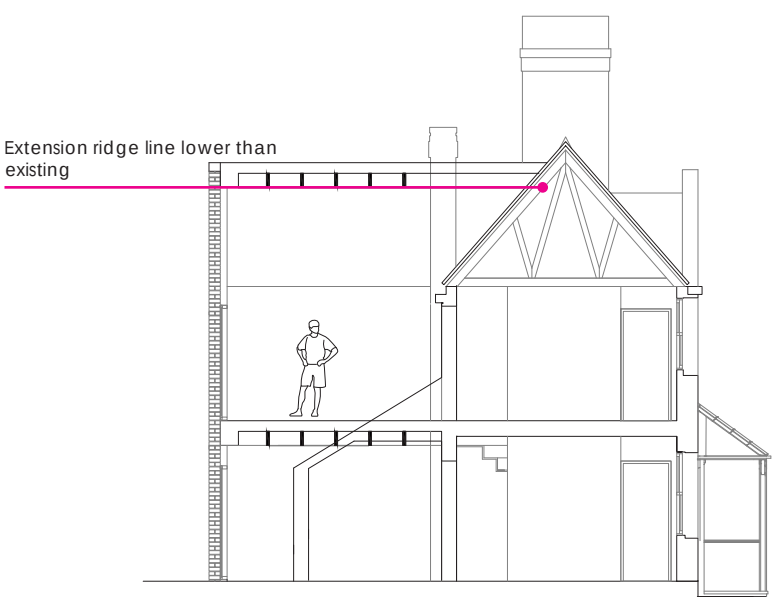
- Two amalgamated almshouses - part extension
- 3 bed
- Second reception room, study or additional bedroom on ground floor
- 6 no.
- 123.3 sqm GIA
- Scullery retained on one side
- New french doors to rear
- Rear extension roof ridge line below main roof ridge line



PROPOSED GROUND FLOOR PLAN

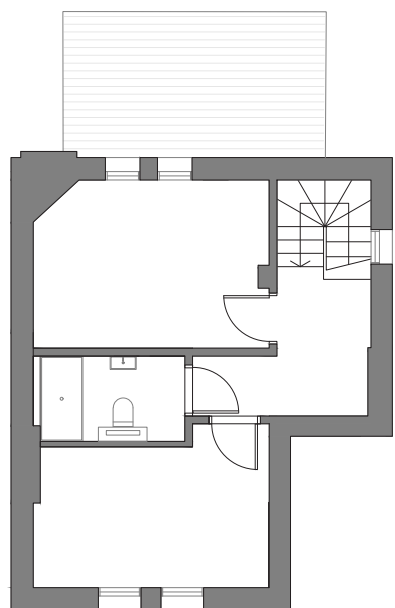


REAR ELEVATION PROPOSED

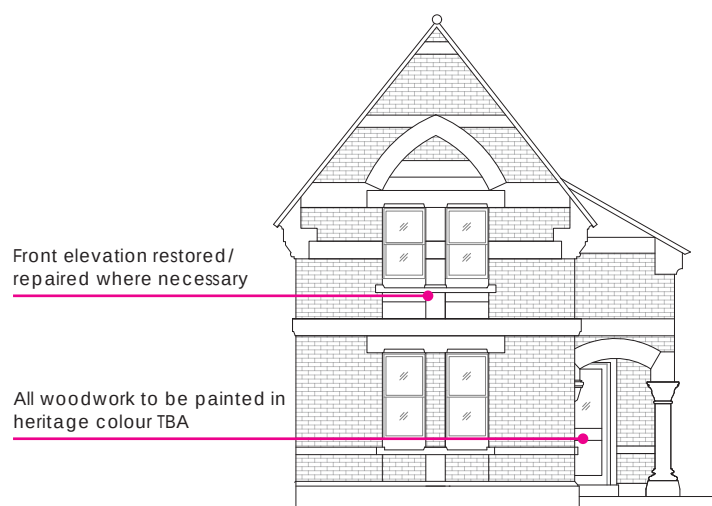


SECTION PROPOSED

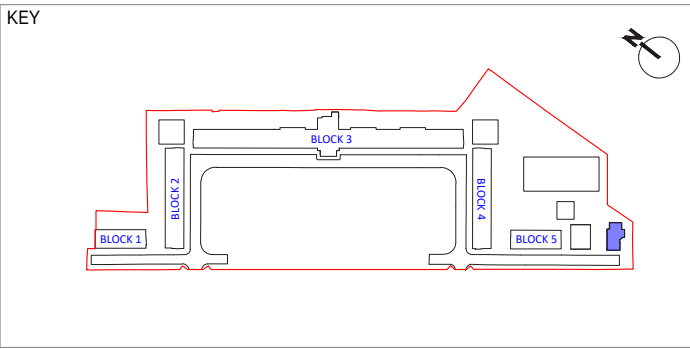
HOUSE TYPE 4 - GATEHOUSE



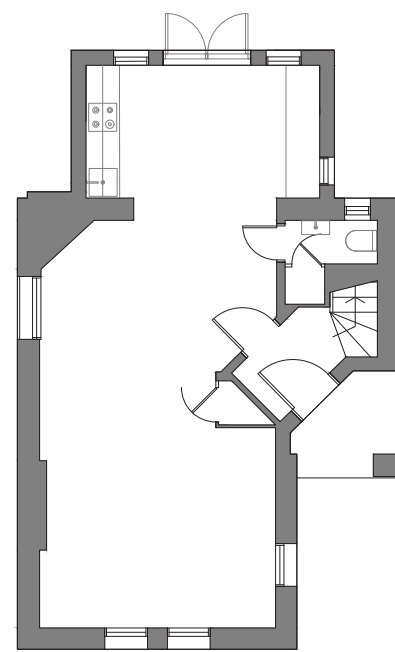
PROPOSED FIRST FLOOR PLAN



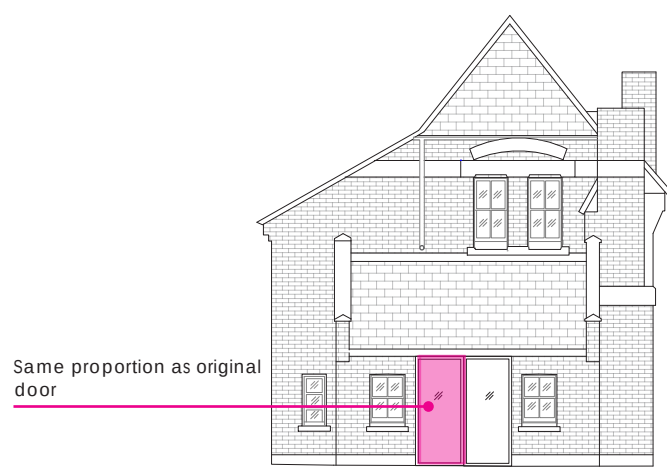
FRONT ELEVATION PROPOSED



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



PROPOSED GROUND FLOOR PLAN

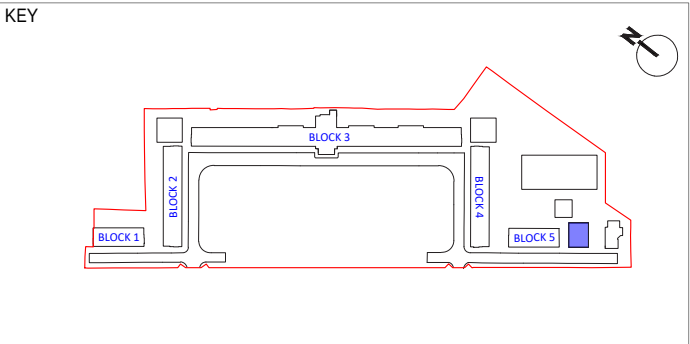
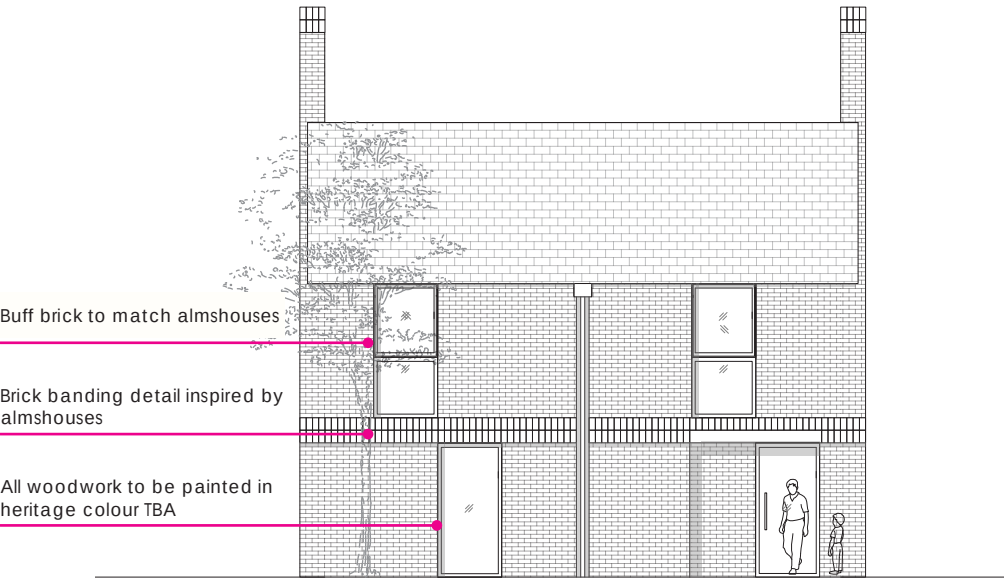
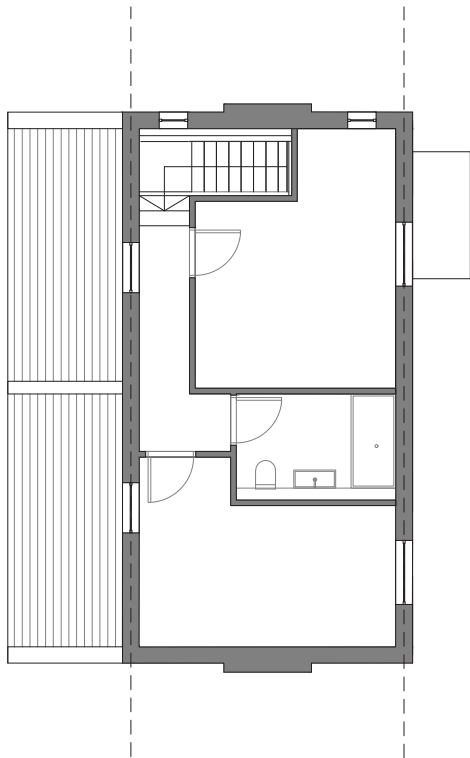


REAR ELEVATION PROPOSED



SIDE ELEVATION PROPOSED

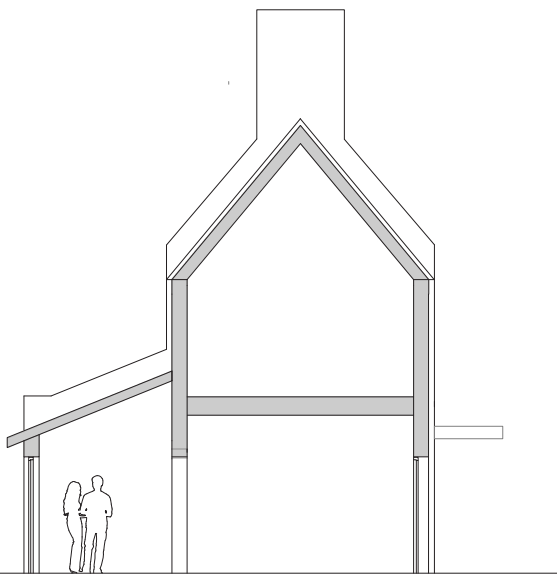
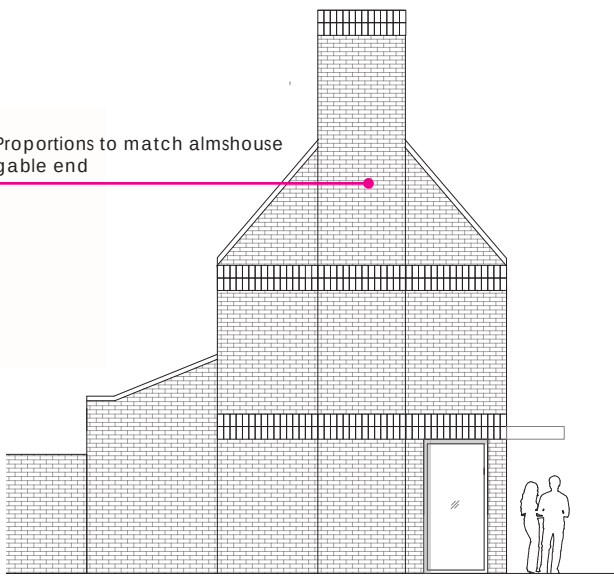
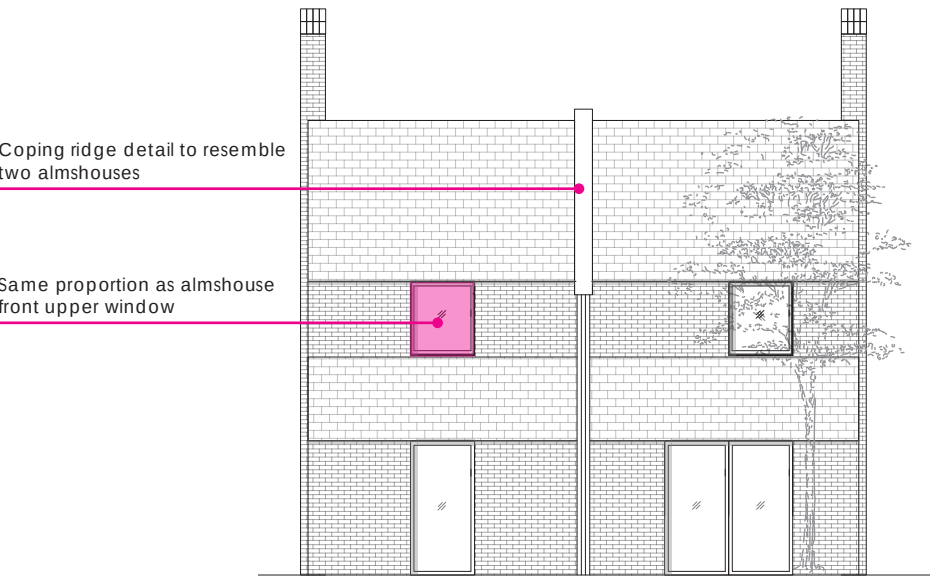
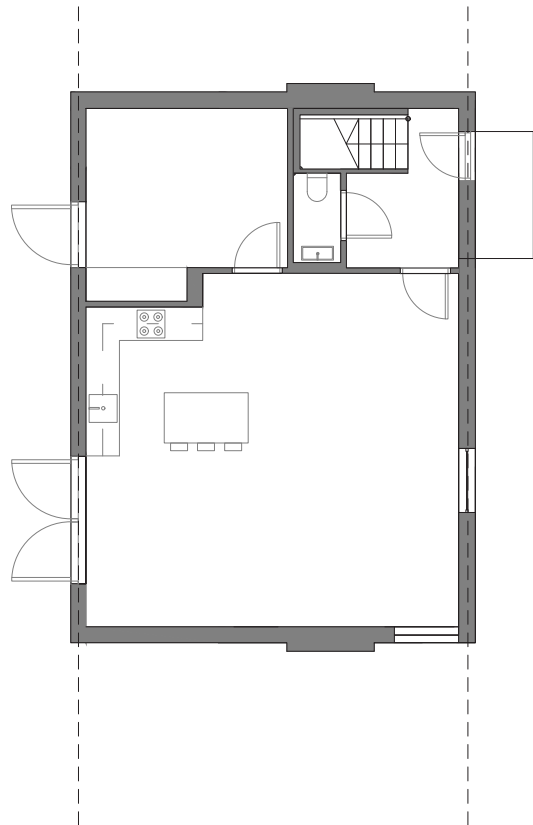
HOUSE TYPE 5 - NEW ALMSHOUSE



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

PROPOSED FIRST FLOOR PLAN

FRONT ELEVATION PROPOSED



PROPOSED GROUND FLOOR PLAN

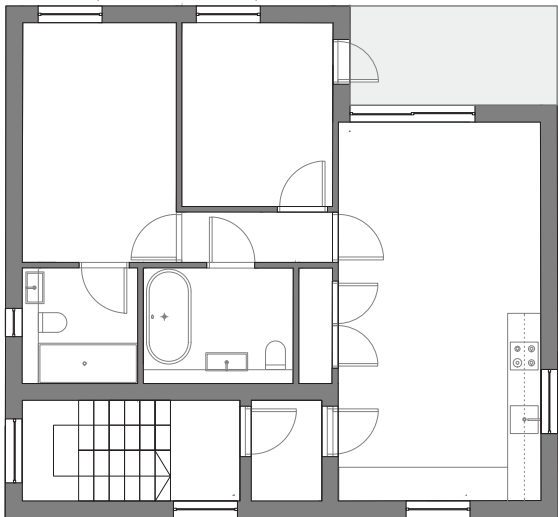
REAR ELEVATION PROPOSED

SIDE ELEVATION PROPOSED

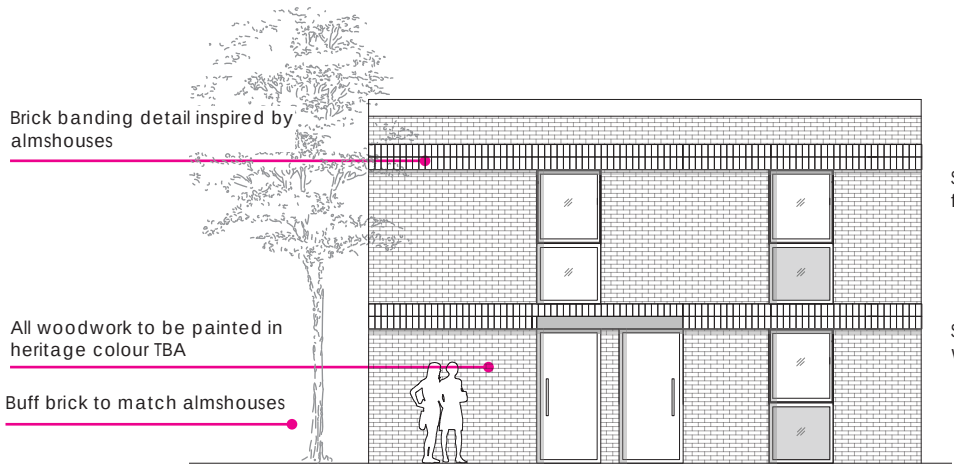
SECTION PROPOSED

CORNER PAVILIONS

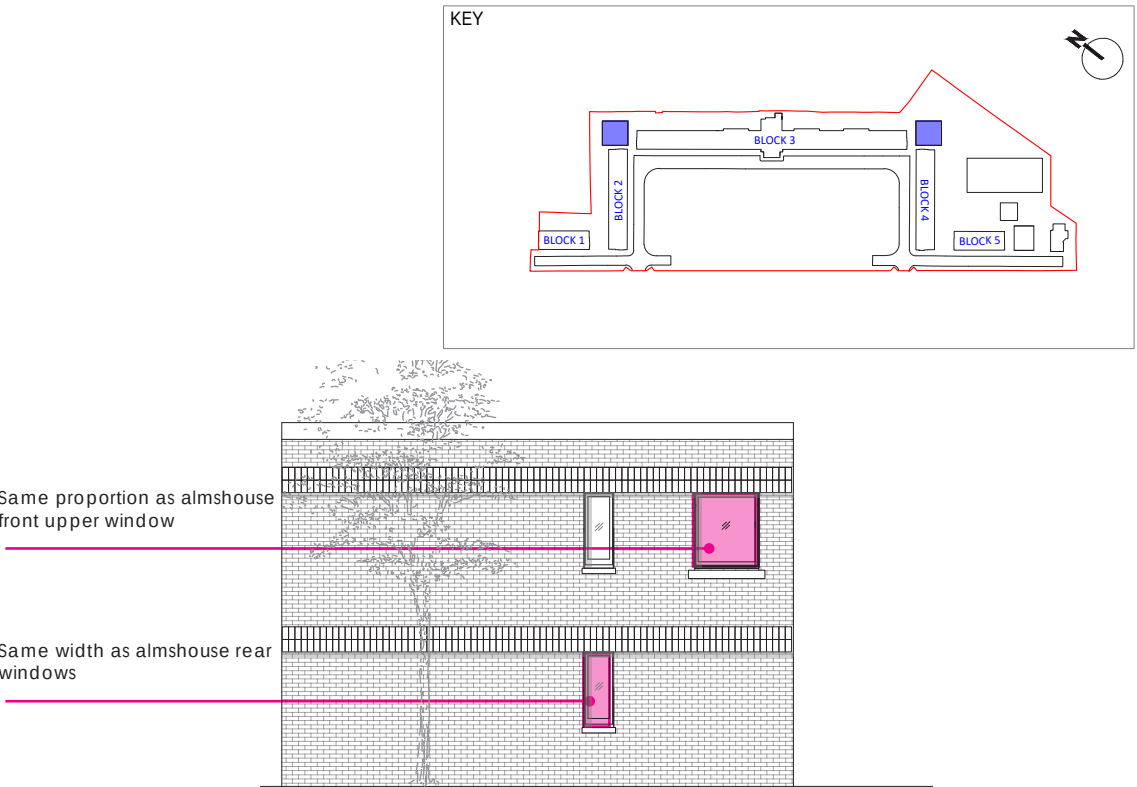
- New build
- 2 bed
- 2 no. apartments in each pavilion ie 4 no. in total
- 67 & 69 sqm each
- Bio-diverse flat roof



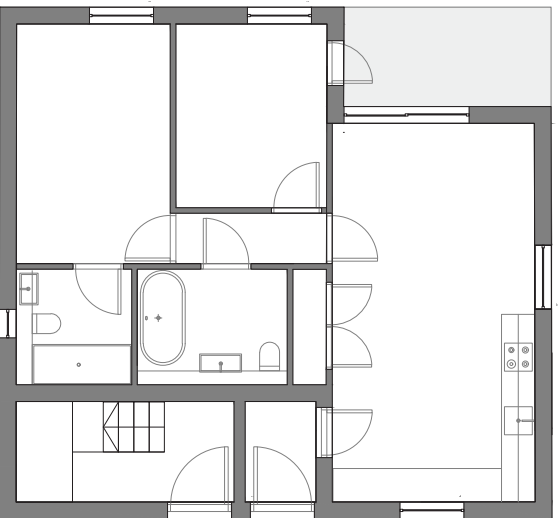
PROPOSED FIRST FLOOR PLAN



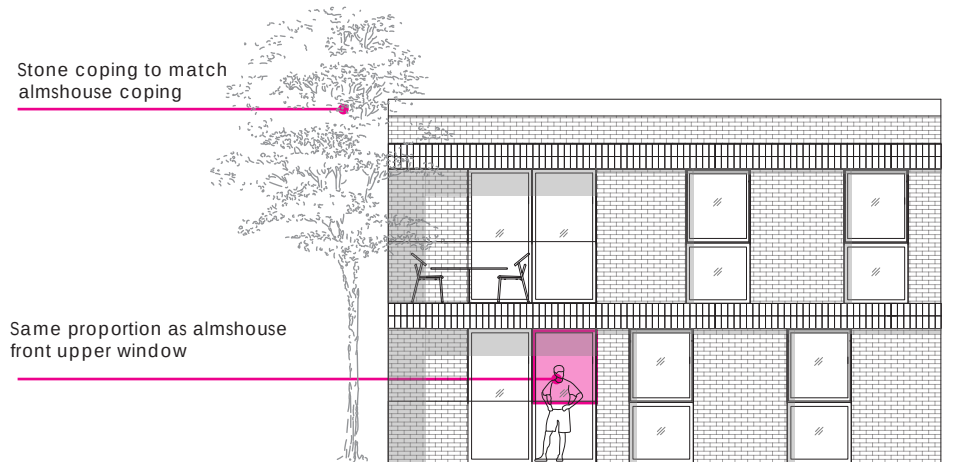
SOUTH ELEVATION PROPOSED



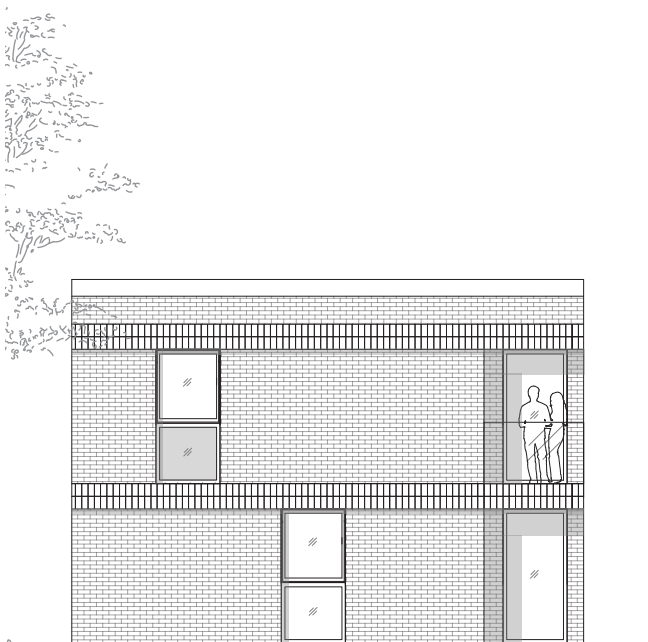
EAST OR WEST ELEVATION PROPOSED



PROPOSED GROUND FLOOR PLAN

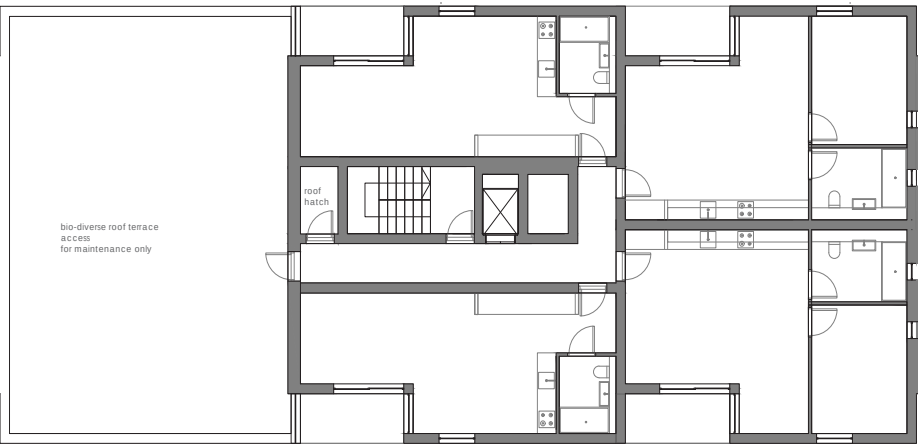


NORTH ELEVATION PROPOSED

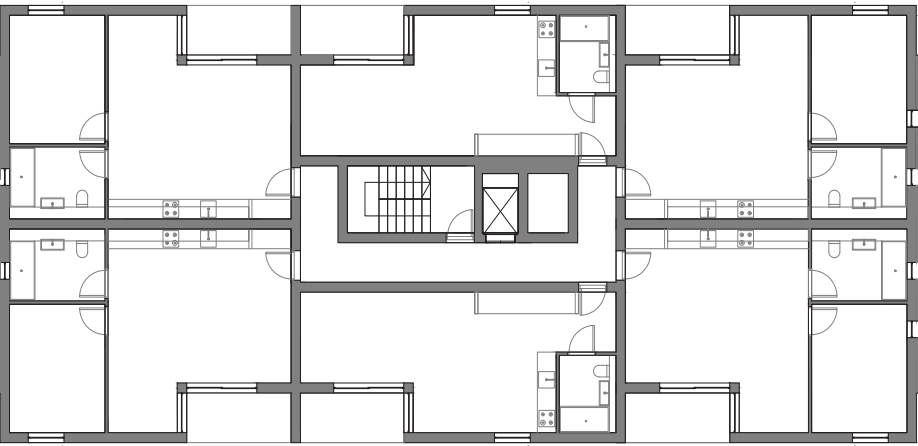


EAST OR WEST ELEVATION PROPOSED

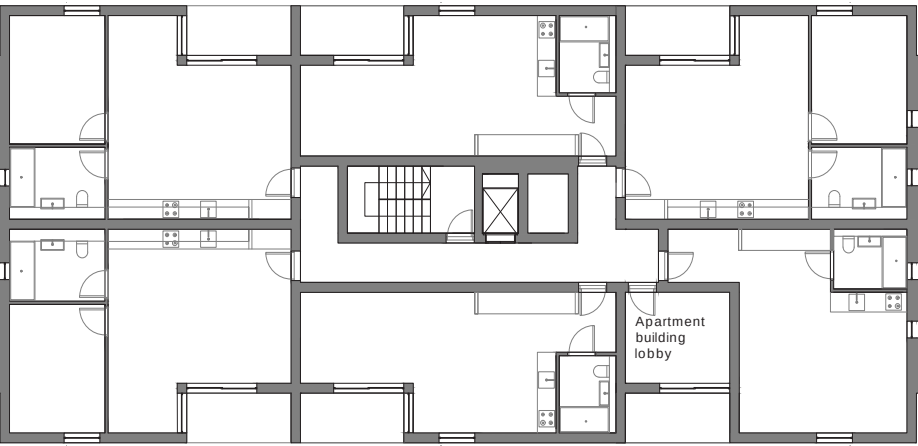
APARTMENT BUILDING



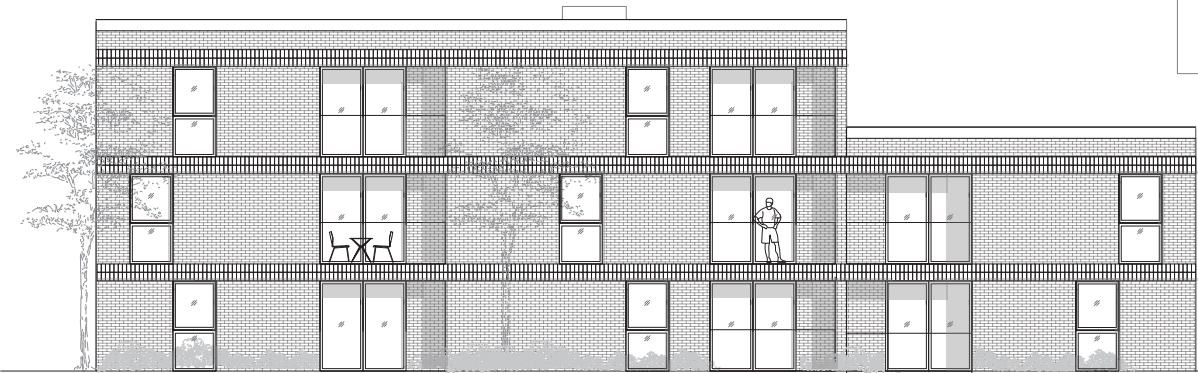
SECOND FLOOR PLAN



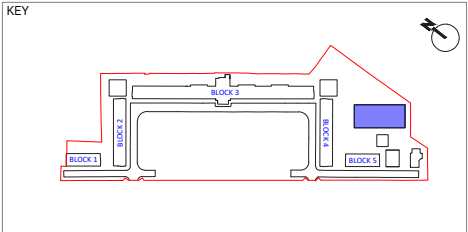
FIRST FLOOR PLAN



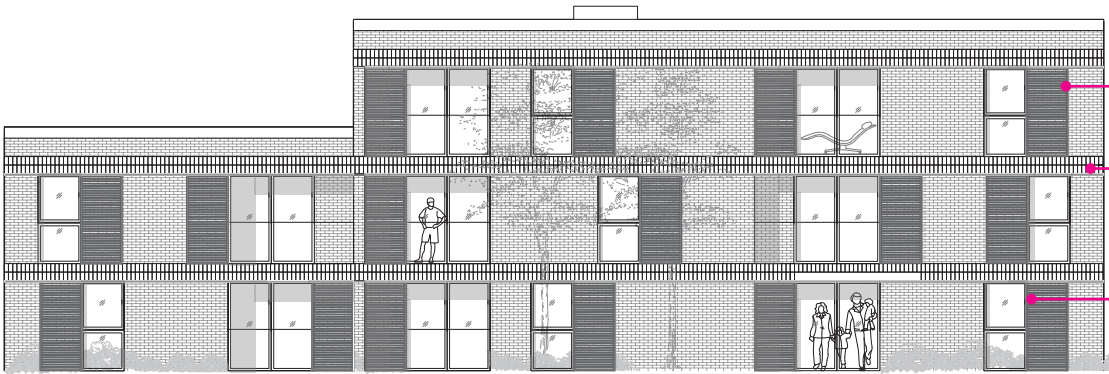
GROUND FLOOR PLAN



NORTH ELEVATION



- New build
- 7 no. studios and 9 no. one beds
- All dual aspect
- 879 sqm GIA - smaller footprint
- Bio-diverse flat roof
- Entrance visible from Bruce Grove
- Inset balconies break up massing
- Greater level of articulation

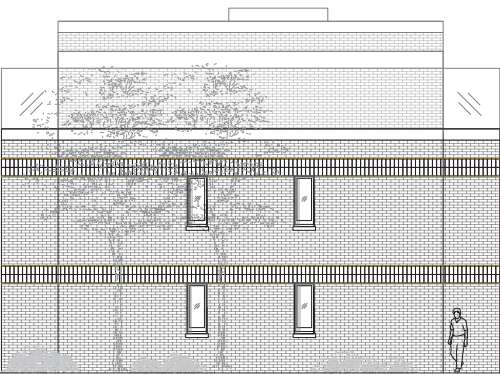


Sliding screens to south elevation only for solar shading

Brick banding detail inspired by almshouses

All windows and doors and screens in heritage colour TBA

SOUTH ELEVATION



WEST ELEVATION



Stone coping to match almshouses

Same width as almshouse rear windows

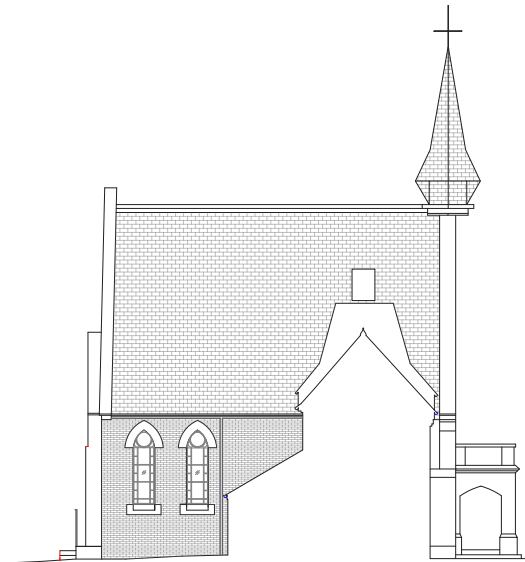
Buff brick to match almshouses

EAST ELEVATION

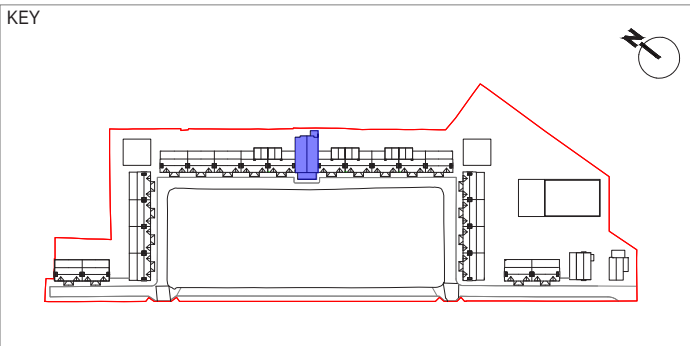
CHAPEL



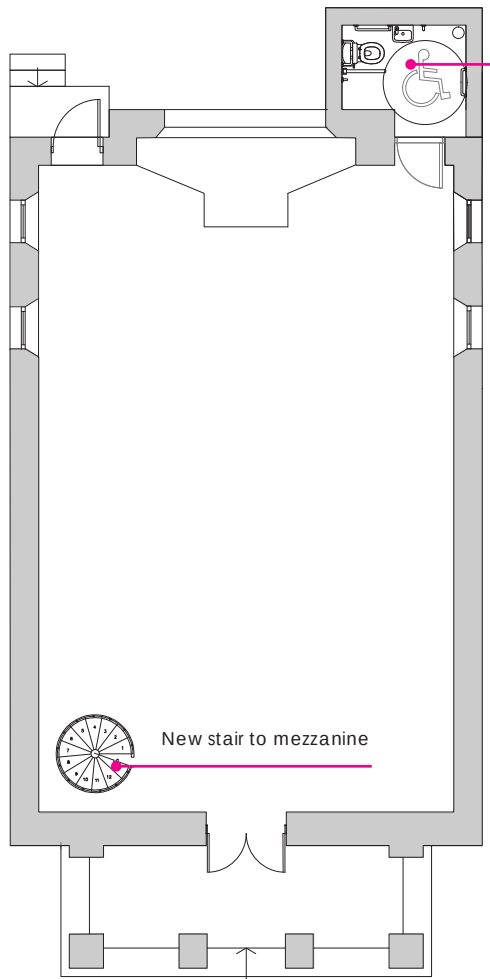
WEST ELEVATION



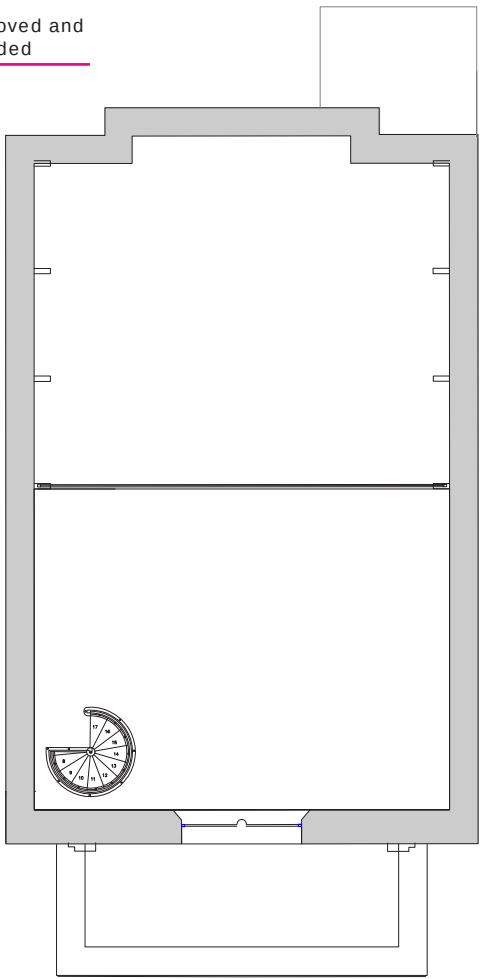
EAST ELEVATION



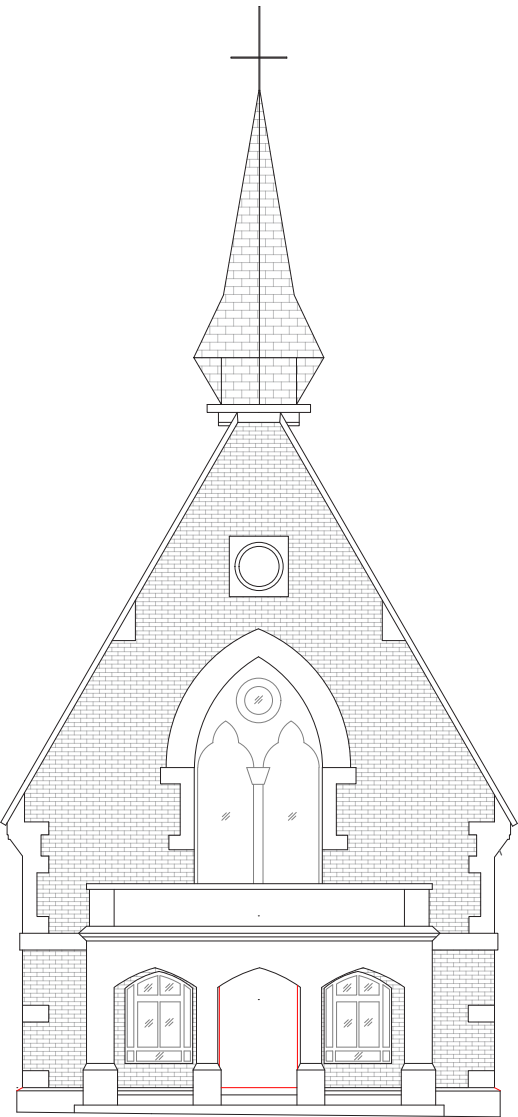
- Existing massing - later outbuildings removed
- Existing use retained
- 135 sqm
- New disabled WC



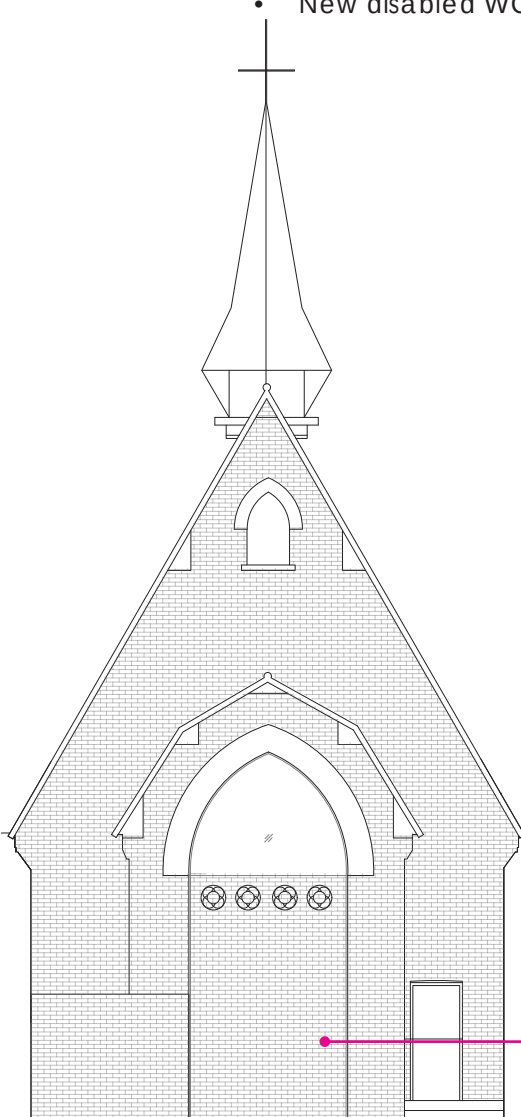
GROUND FLOOR PLAN



FIRST FLOOR (MEZZANINE)



FRONT ELEVATION

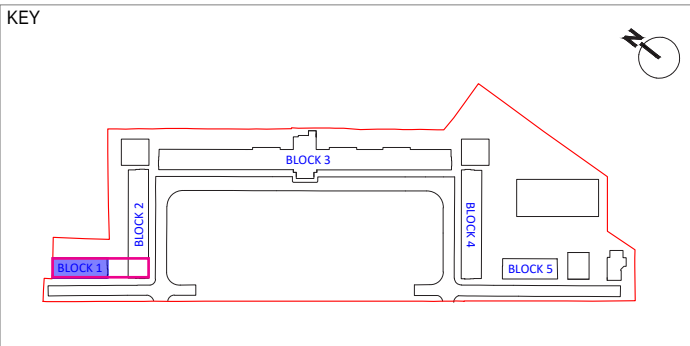


REAR ELEVATION

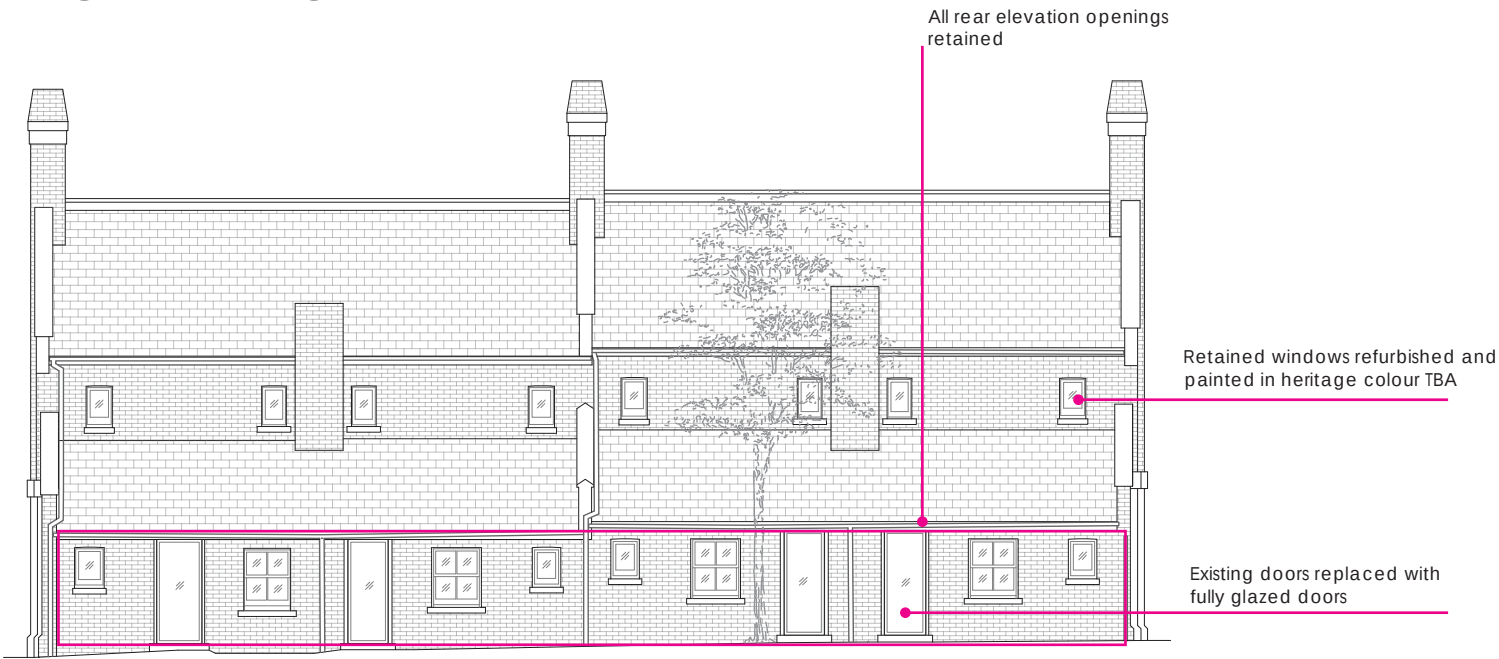
Boiler room removed and facade restored to original elevation

PROPOSED ELEVATIONS - BLOCK 1

- Front elevations repaired and restored
- Windows and doors painted in heritage colour TBA
- Rear elevations retain existing openings



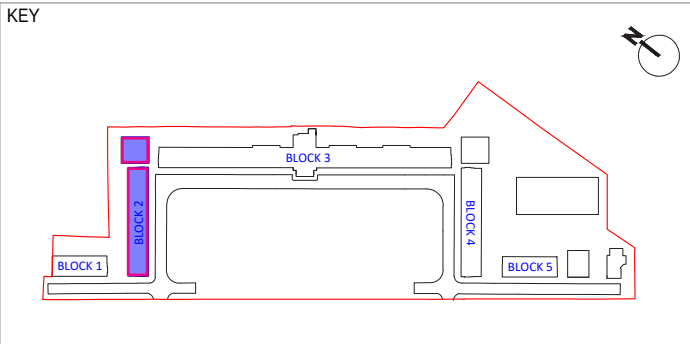
FRONT ELEVATION



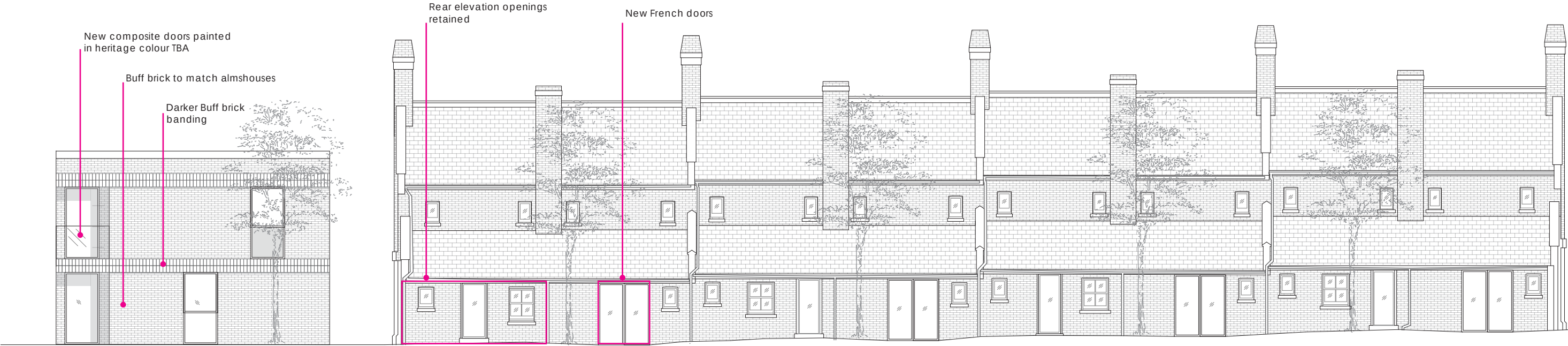
REAR ELEVATION

PROPOSED ELEVATIONS - BLOCK 2

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



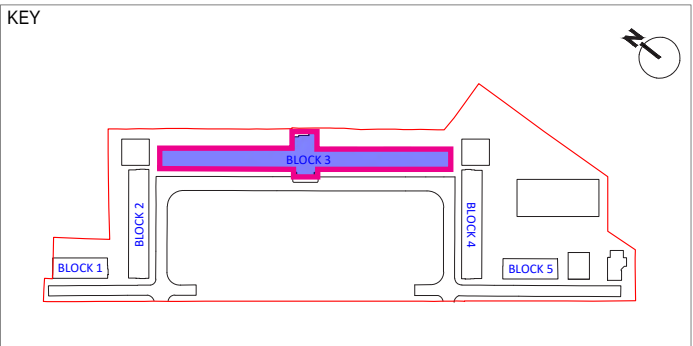
FRONT ELEVATION



REAR ELEVATION

PROPOSED ELEVATIONS - BLOCK 3

- Front elevations repaired and restored
- Windows and doors painted in heritage colour TBA
- Part rear elevations retained to half of unit
- French doors added to some rear elevations
- Double height extensions to six houses



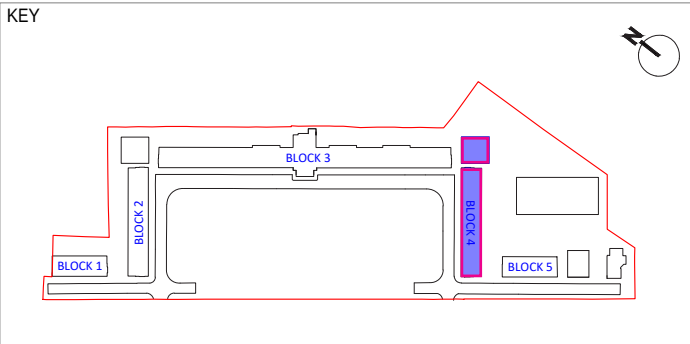
FRONT ELEVATION



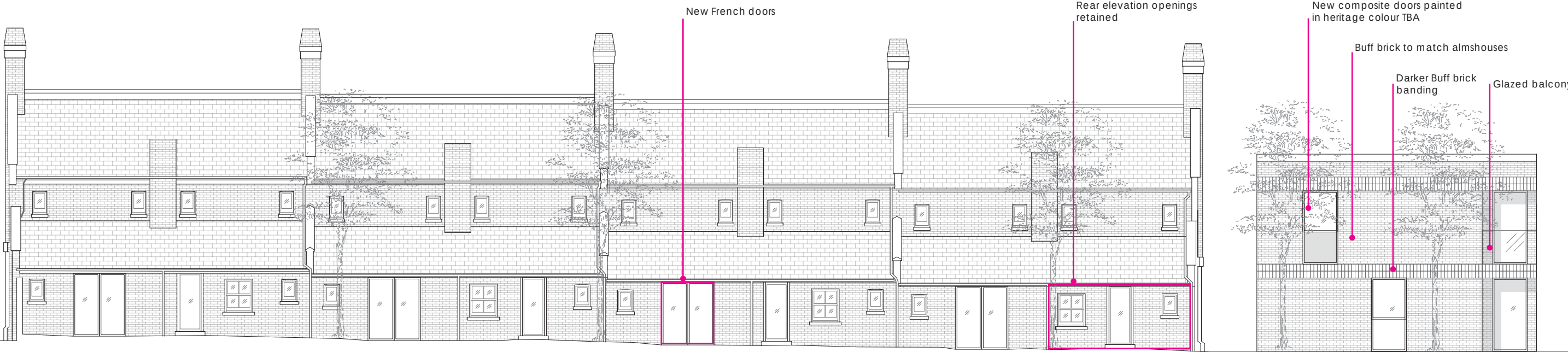
REAR ELEVATION

PROPOSED ELEVATIONS - BLOCK 4

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



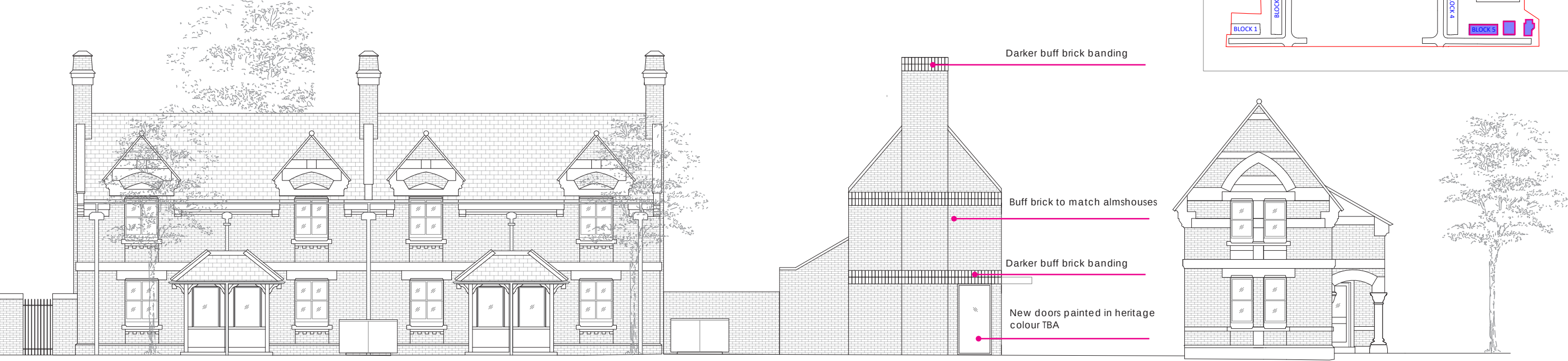
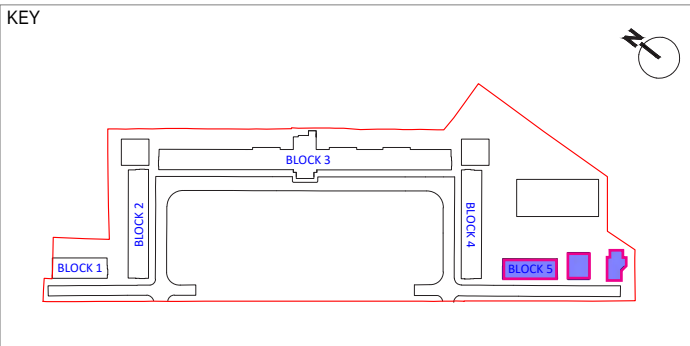
FRONT ELEVATION



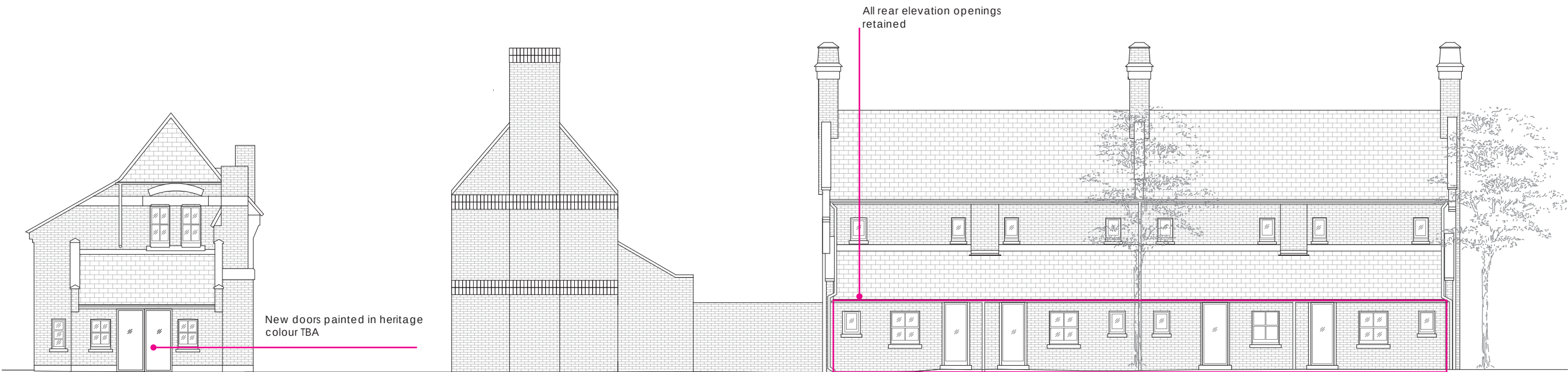
REAR ELEVATION

PROPOSED ELEVATIONS - BLOCK 5

- Front elevations repaired and restored
- Windows and doors painted in heritage colour TBA
- All rear openings retained
- New almshouse to turn corner and end the range



FRONT ELEVATION



REAR ELEVATION