

- KEY
- VEHICULAR MOVEMENT
 - CAR PARKING AREA
 - RESTRICTED VEHICULAR MOVEMENT
 - PEDESTRIAN FOCUSED PUBLIC REALM
 - RETAINED SERVICE ROUTE FOR HIGH ST
 - NEW PEDESTRIAN ROUTES TO STATION
 - FUTURE EXPANSION ROUTES

PUBLIC REALM AND AMENITY

KEY

- PROPOSED PUBLIC REALM AND OPEN SPACE WITHIN THE SITE
- PUBLIC REALM ADJACENT TO THE SITE
- INTERACTIVE AND ACTIVE FRONTAGES



USES AT STREET LEVEL

KEY

- COMMERCIAL USE
- COMMUNITY USE
- RESIDENTIAL USE
- RESIDENTIAL LOBBIES
- BACK OF HOUSE
- ACTIVE FRONTAGE



CHARACTER AREAS

KEY

- 1 INDUSTRIAL FRINGES
- 2 CENTRAL BOULEVARD
- 3 NORTHERN GATEWAY
- 4 MANOR HOUSE APPROACH
- 5 DOMINION ROAD APPROACH
- 6 ST ANSELM'S AND TUDOR ROSE



1. INDUSTRIAL FRINGES



2. CENTRAL BOULEVARD



3. GATEWAY INTO DEVELOPMENT



4. POTENTIAL MARKET AREA



5. DOMINION ROAD APPROACH

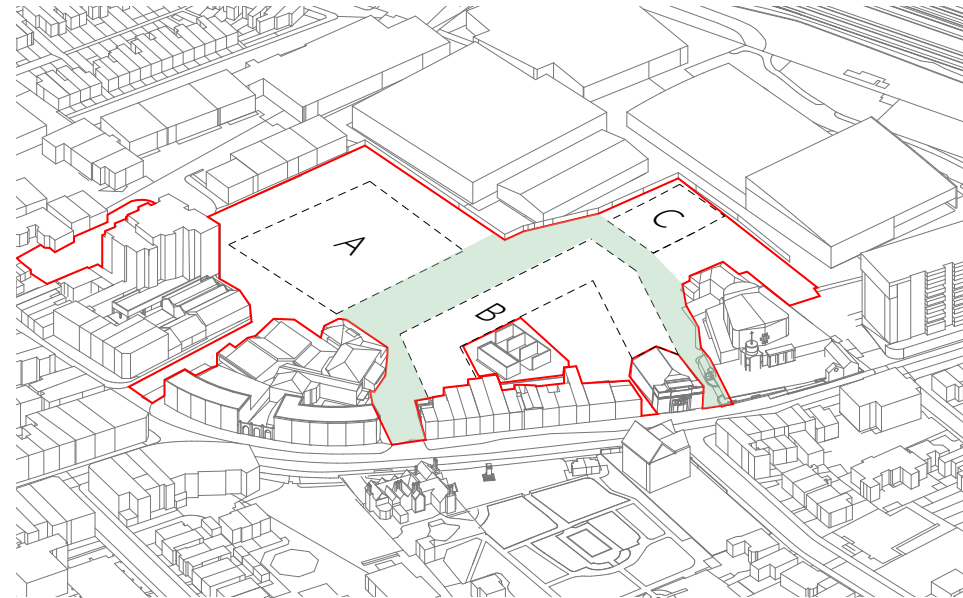


6. ST ANSELM'S APPROACH

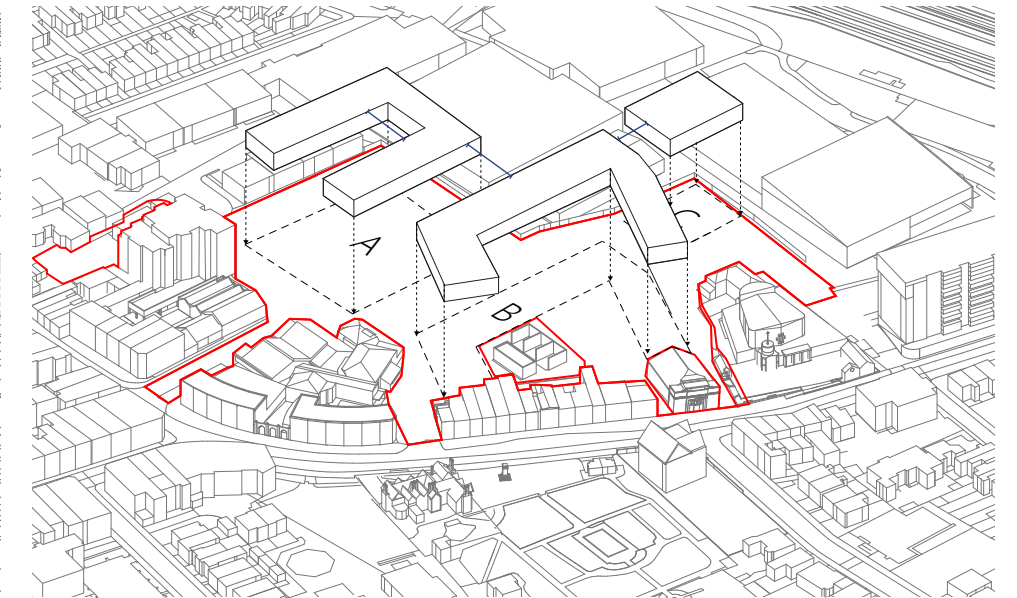
MASSING DEVELOPMENT

KEY

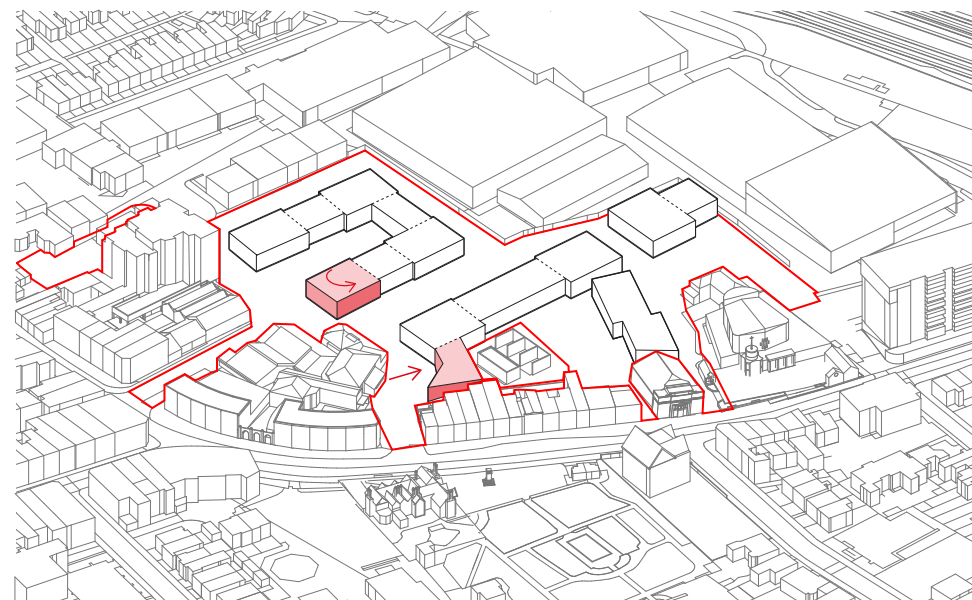
- OPPORTUNITY FOR A NEW PUBLIC REALM
- COMPLIANT OVERLOOKING DISTANCE DICTATES THE FOOTPRINT OF THE MASSING
- OPPORTUNITY FOR HEIGHT



SITE DIVISION

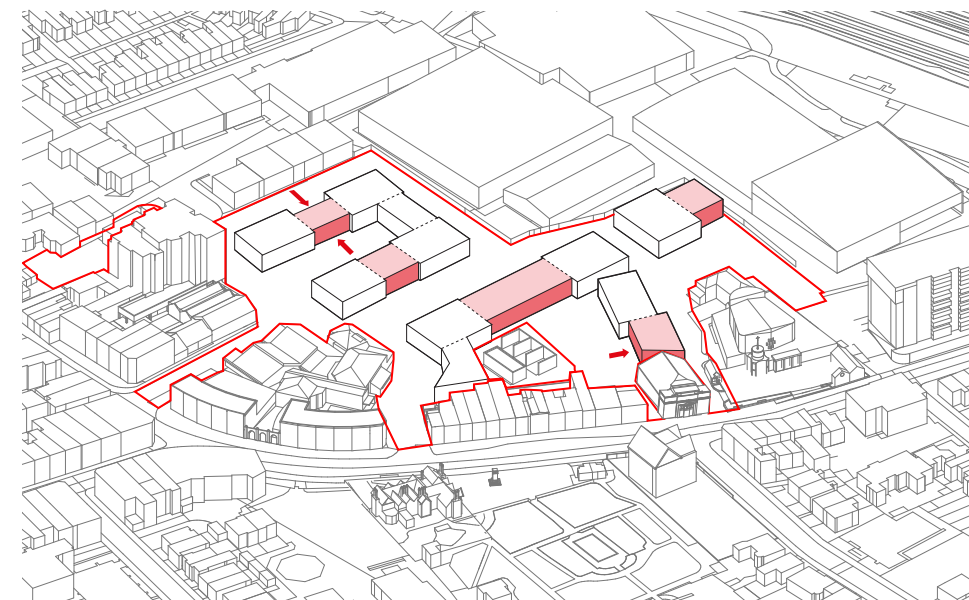


LOCATION FOR MASSING

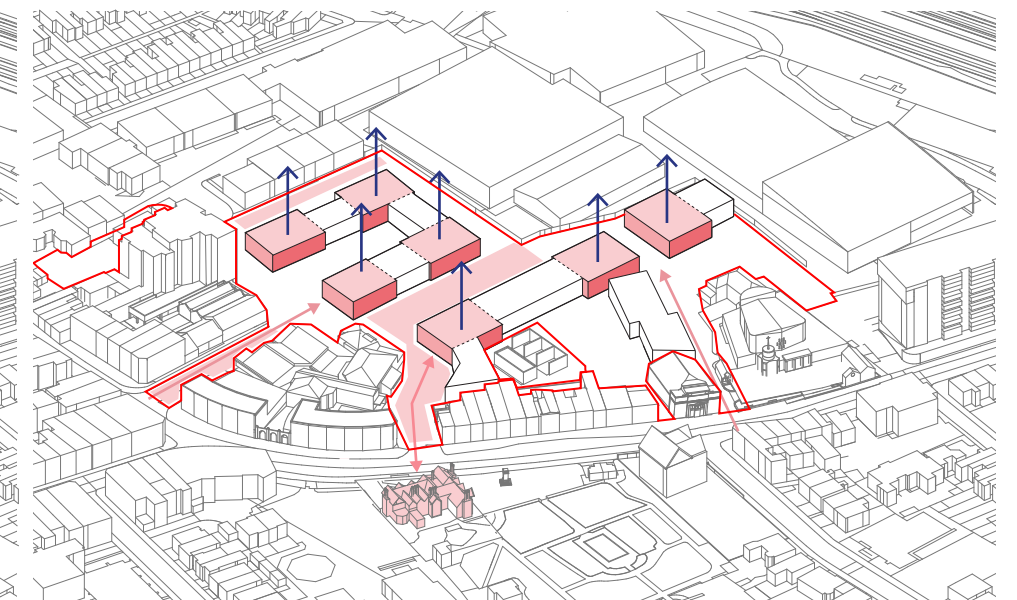


ROTATION AND PINCHING - ROTATION TO CREATE A TERMINATION AT DOMINION ROAD BY ORIENTATING THE MASSING TO BE PERPENDICULAR TO THE ACCESS ROAD.

PINCHING, TO PROVIDE A VISUAL CONNECTION AND PEDESTRIAN ACCESS FROM THE GRADE II* LISTED MANOR HOUSE.

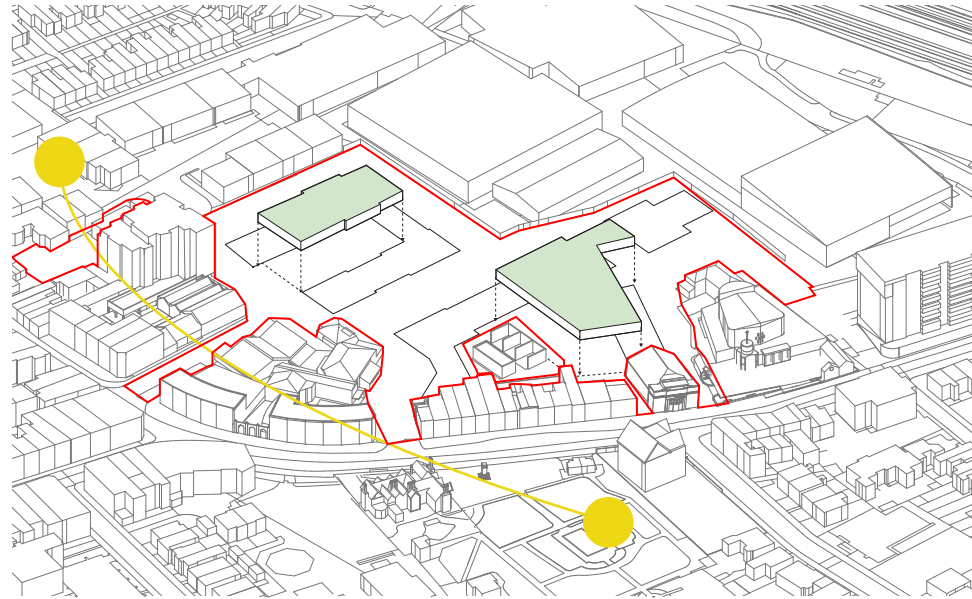


MASSING PINCHED TO BREAK THE SCALE TO HELP THE PROPOSAL ASSIMILATE INTO THE LOCAL SURROUNDINGS.

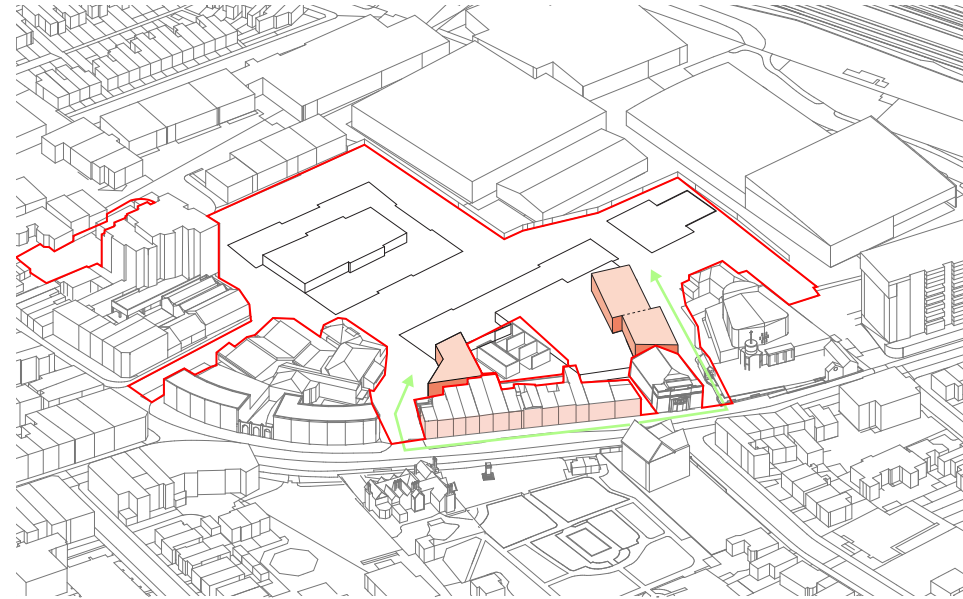


OPPORTUNITY FOR OPTIMISING HEIGHT AT NODES OF THE SITE WHICH CREATES ANCHOR POINTS. THE POINTS RESPOND TO THE IMMEDIATE SITE CONTEXT

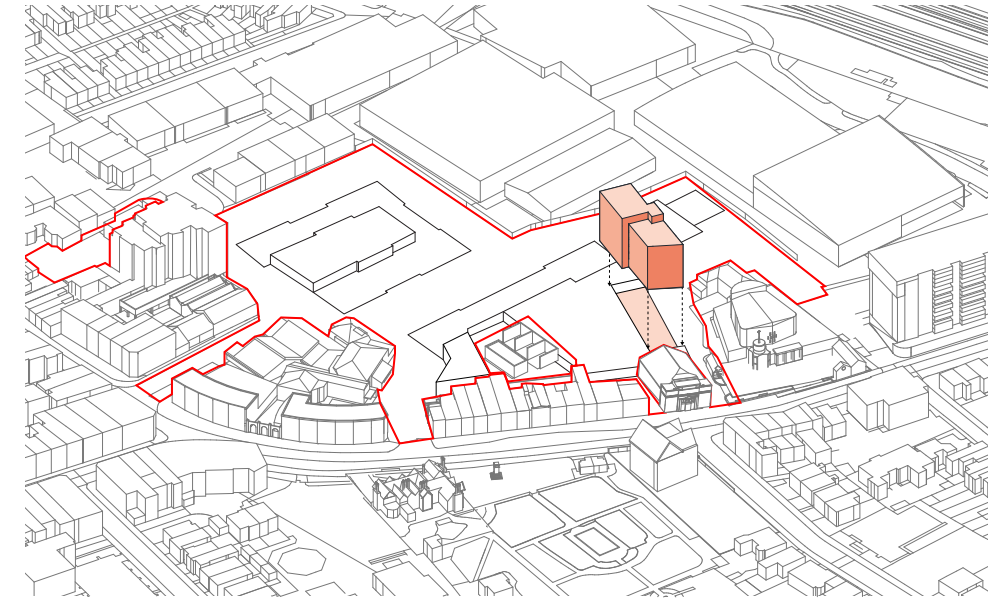
MASSING DEVELOPMENT



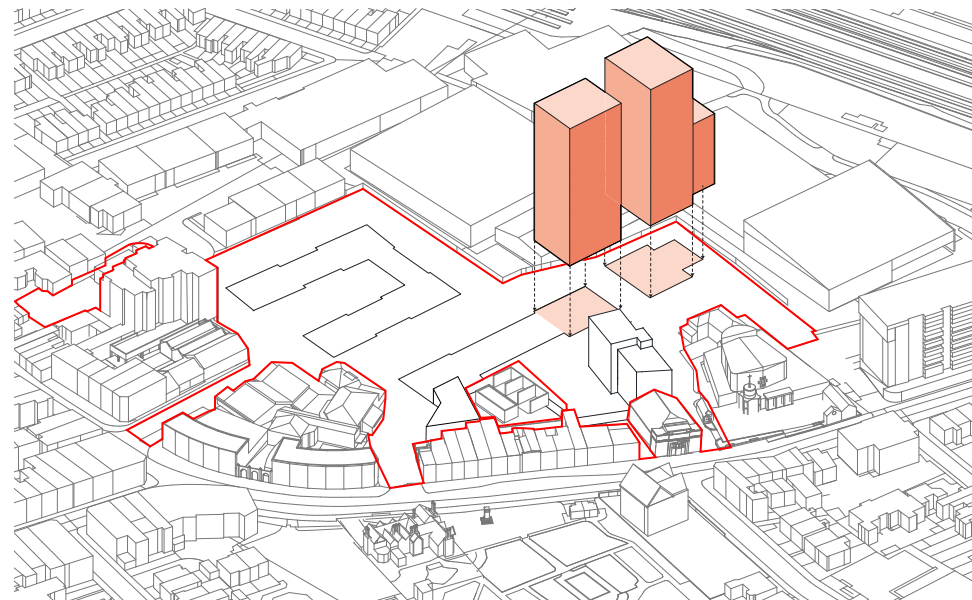
OUTH FACING SHARED PUBLIC REALM



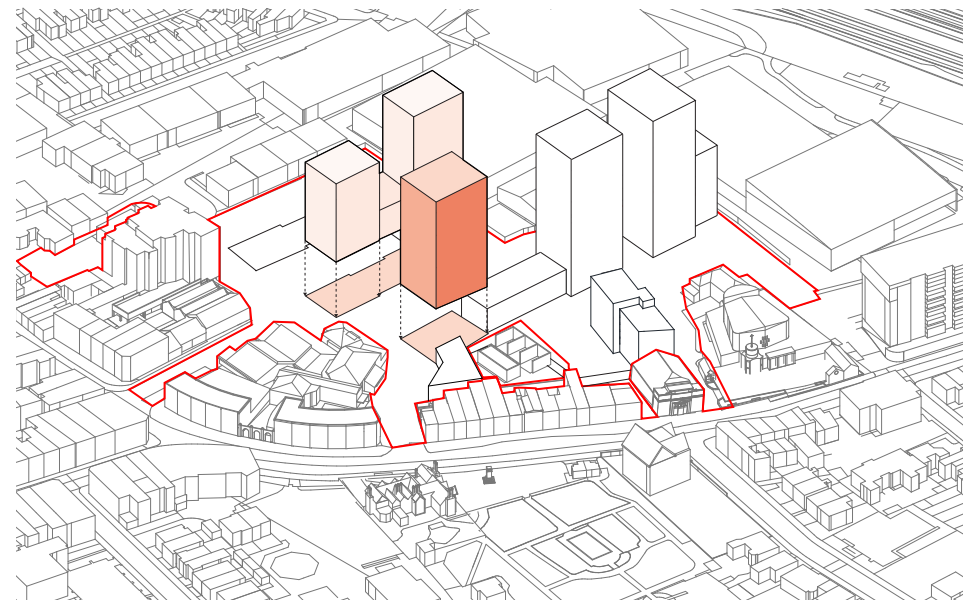
LOW RISE MASSING BOOKENDS EXISTING MANOR HOUSE PARADE ATTRACTING PEDESTRIAN MOVEMENT TO THE HEART OF THE PROPOSAL



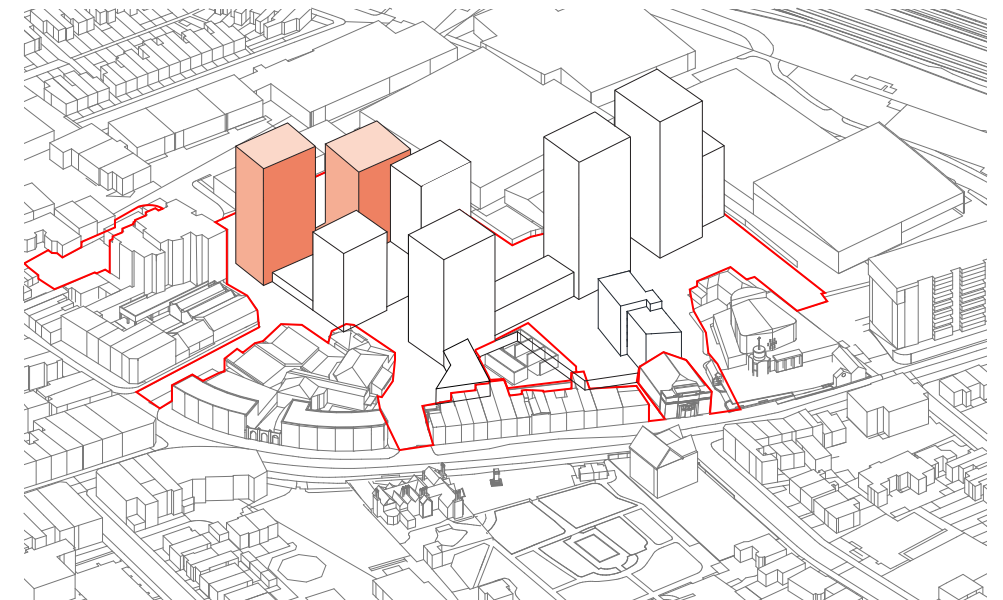
LOW TO MID-RISE BLOCK ADJACENT TO ST ANSELM'S PROVIDES TRANSITION FROM HEIGHT ALONG THE GREEN TO HIGH RISE WITHIN THE SITE



MASSING CREATES A GATEWAY TO THE NORTH OF THE SITE

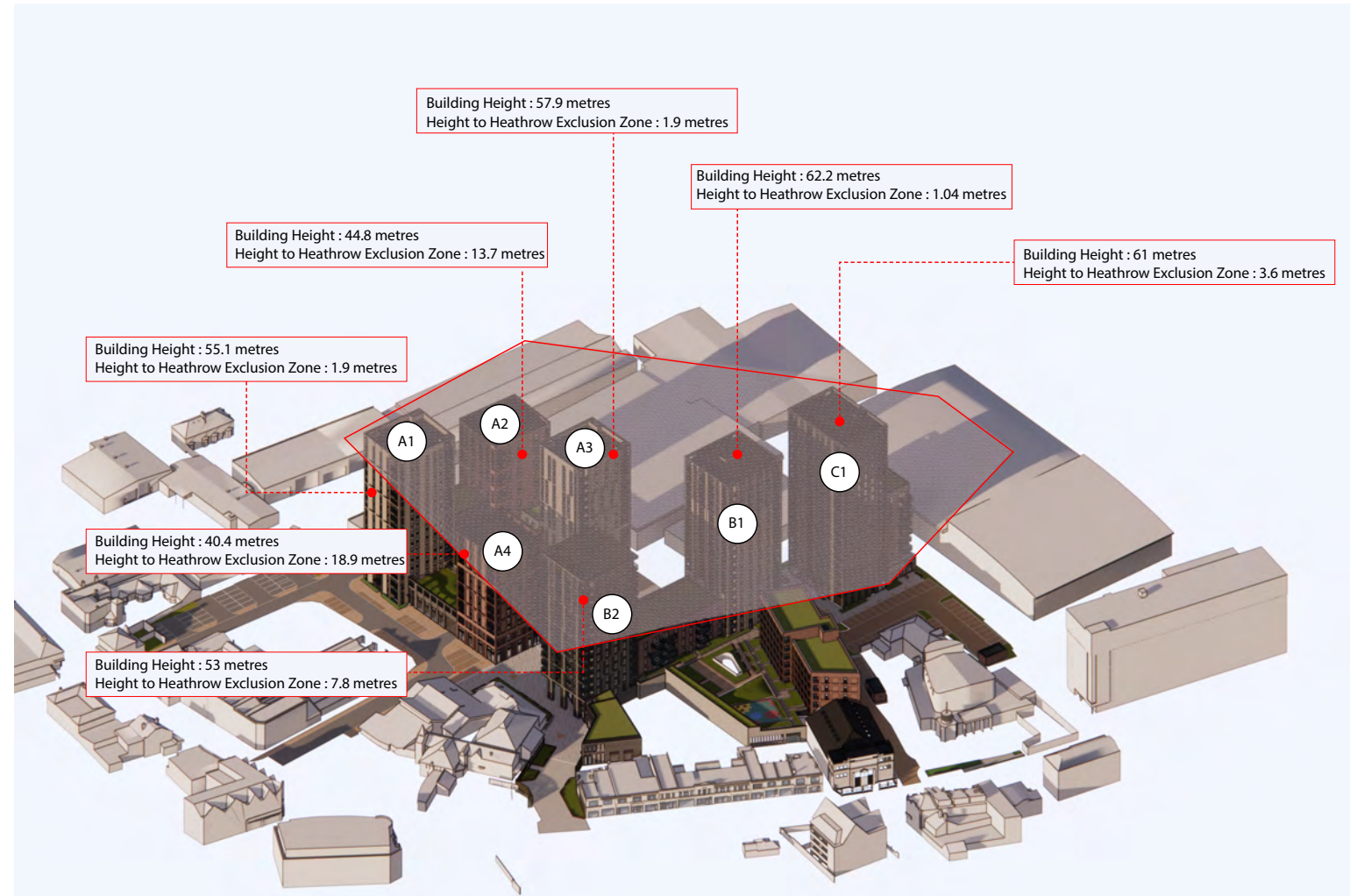
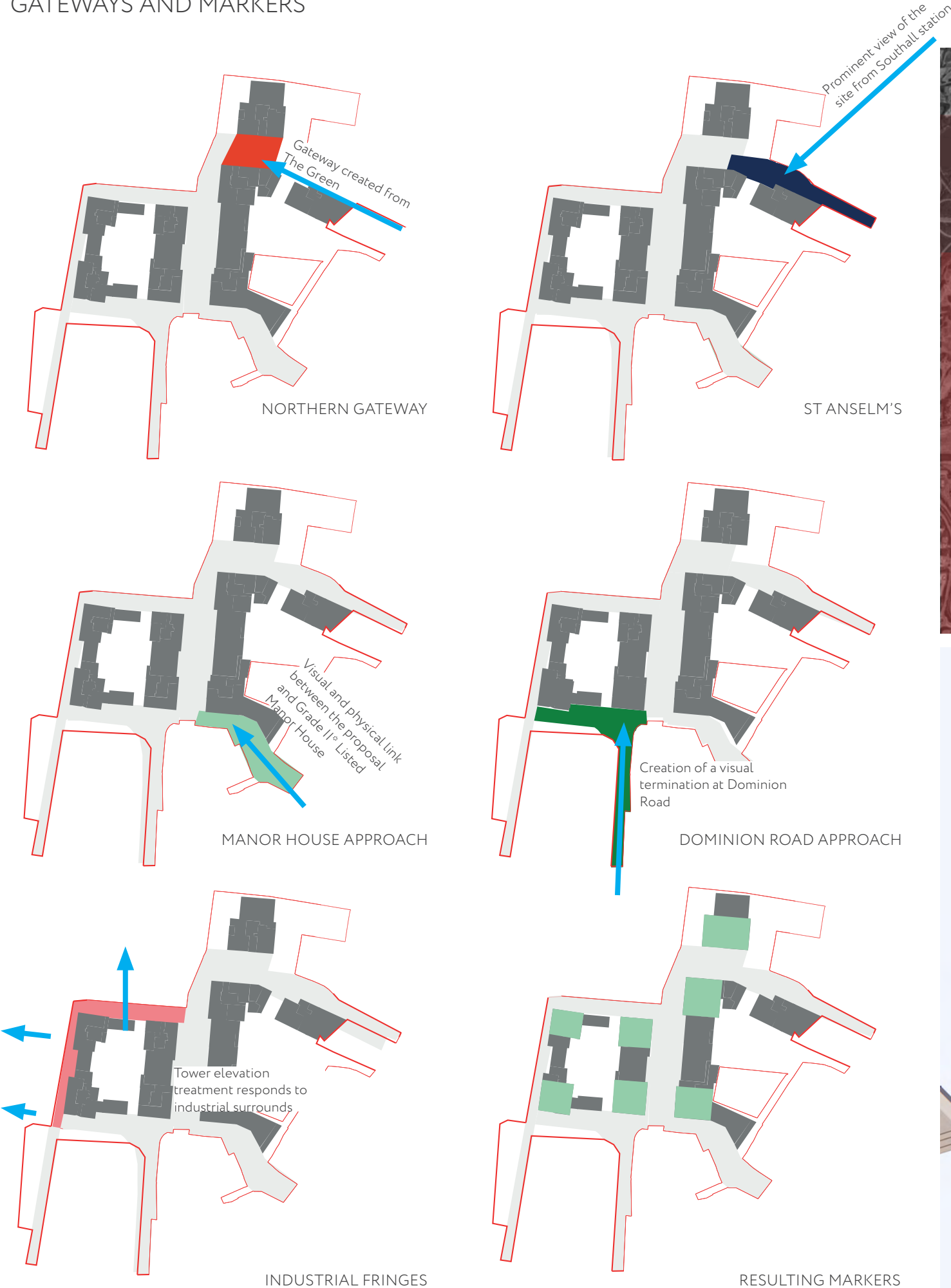


MASSING HERE CREATES A DESTINATION AT THE HEART OF THE SCHEME

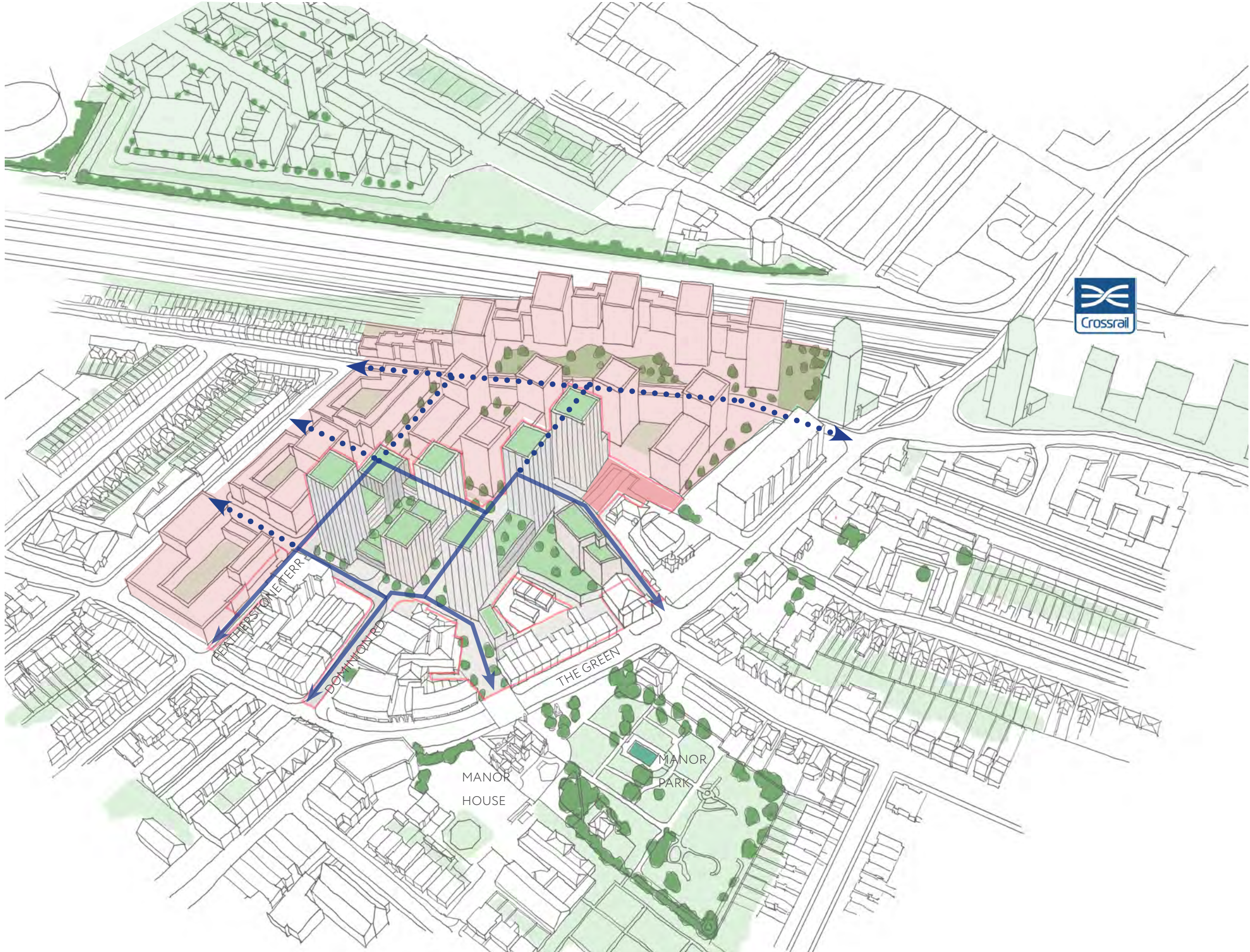







MASSING AT FEATHERSTONE TERRACE CREATES A TRADITIONAL STREET

GATEWAYS AND MARKERS

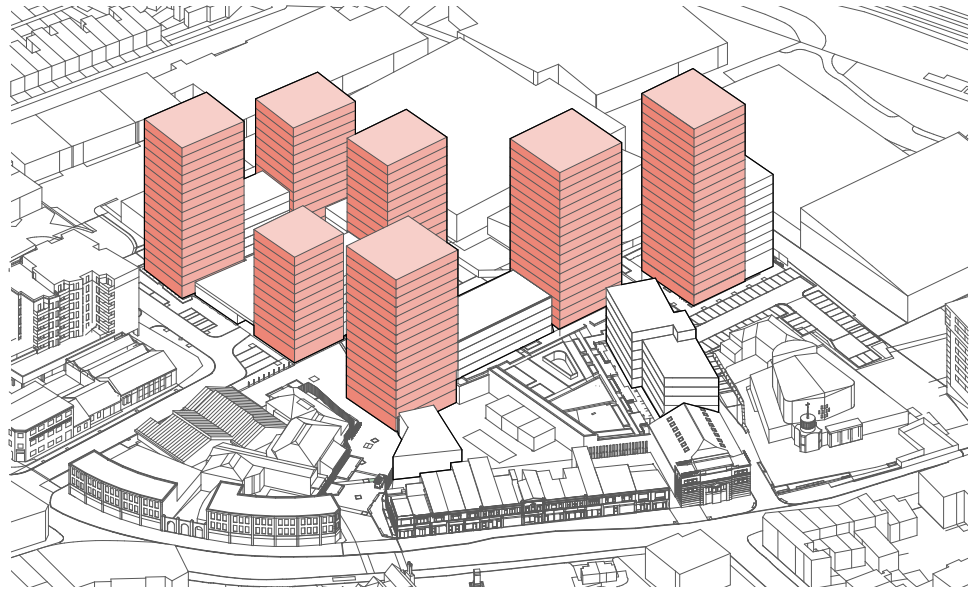


ASPIRATIONS FOR THE WIDER AREA

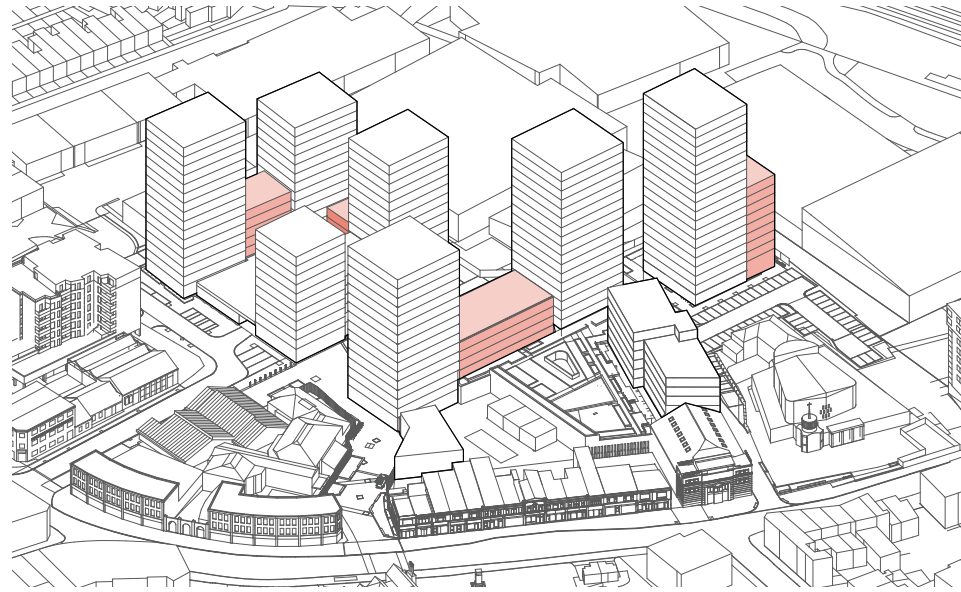


- KEY
-  INTERNAL ROUTES
 -  POTENTIAL EXPANSION NETWORK
 -  PUBLIC CAR PARK
 -  CONSENTED SCHEMES IN THE AREA
 -  POTENTIAL FOR FUTURE DEVELOPMENT

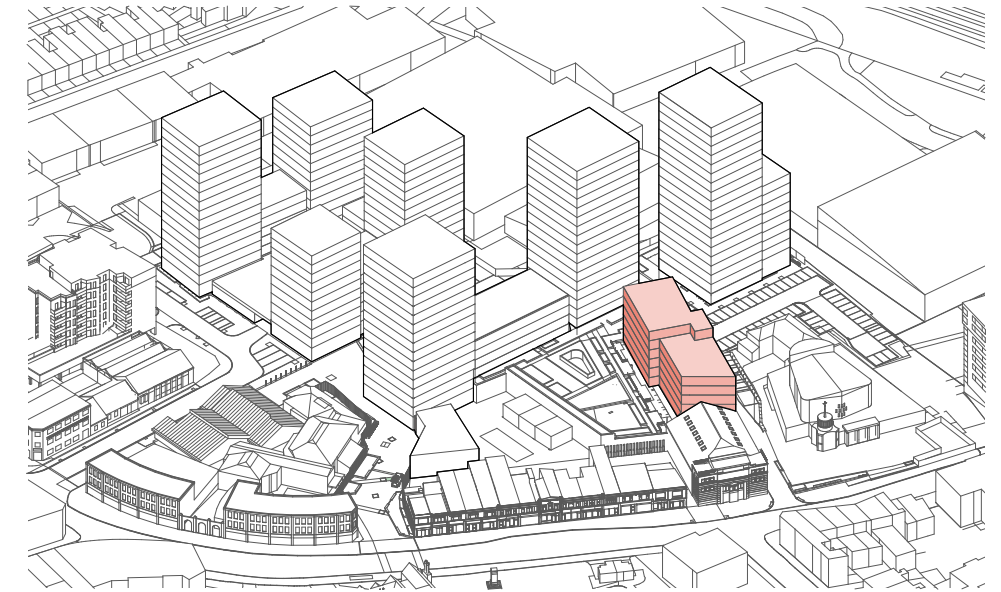
BUILDING TYPOLOGIES



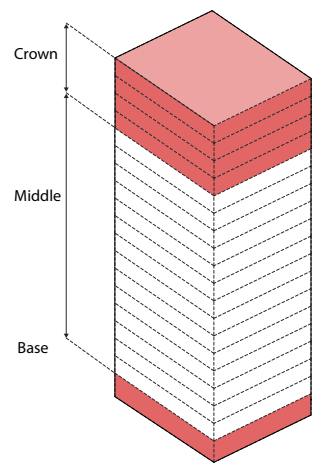
THE TOWERS



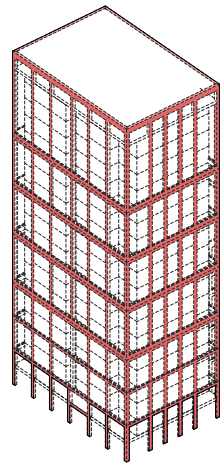
THE LINK BUILDINGS



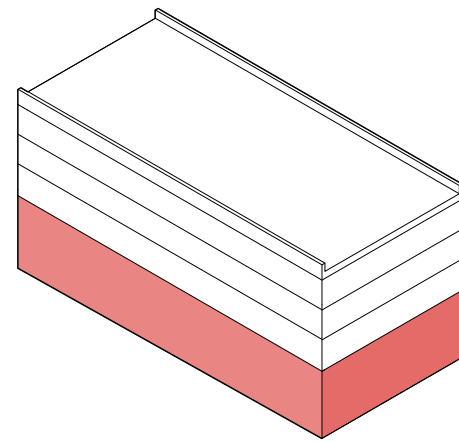
THE TRANSITION BUILDING



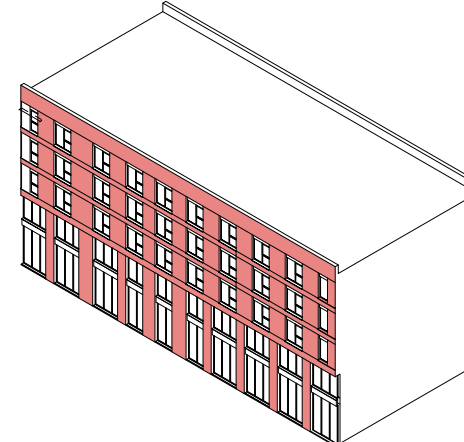
ESTABLISHING A CROWN



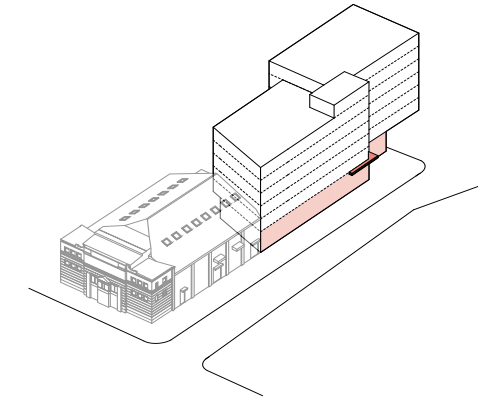
APPLYING A GRID



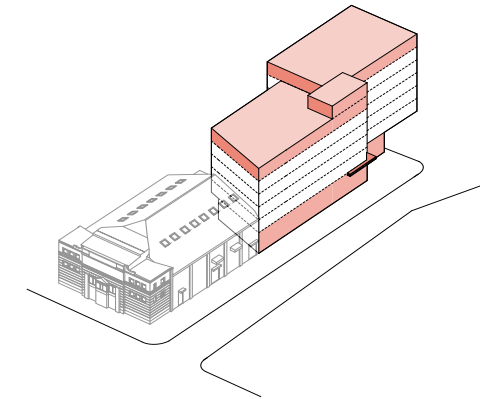
DEFINING THE BASE



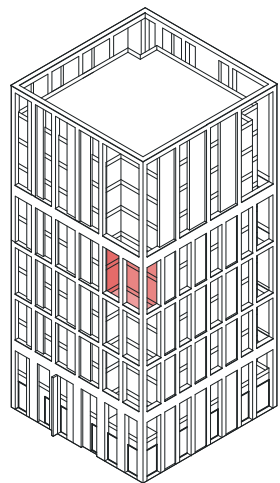
SIMPLE FACADE



INCREASE IN HEIGHT AT BASE TO ACCOMMODATE COMMERCIAL OFFERING



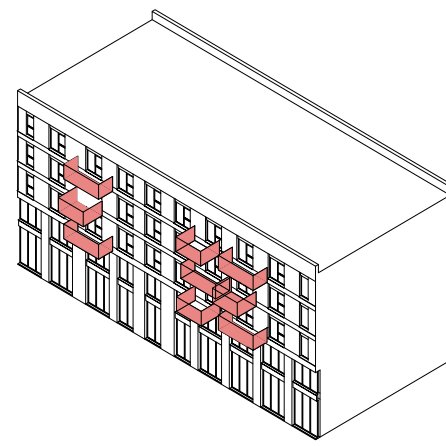
CREATE VERTICAL HIERARCHY BY DEFINING A BASE AND CROWN



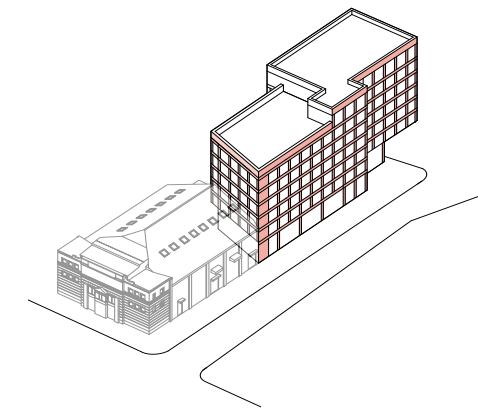
INSET BALCONY



DEFINED ENTRANCE



PROJECTING BALCONIES









APPLY A GRID TO UNIFY HIERARCHY











DEFINE THE ENTRANCES

PEDESTRIAN ROUTES

-  PRIMARY ROUTES
-  STATION LINKS
-  EXISTING LINKAGES
-  FUTURE LINKS
-  ACCESS TO 1ST FLOOR CYCLE STORE FROM BLOCK C
-  RESIDENT CORE TO 1ST FLOOR PODIUM AT BLOCK B



VEHICLE ROUTES

-  ACCESS CONTROLLED PARKING
-  PRIMARY ROUTES (CARS)
-  SECONDARY ROUTES
-  EMERGENCY VEHICLES
-  SERVICING VEHICLE ROUTE FOR MANOR PARADE
-  TWO WAY VEHICULAR MOVEMENT
-  ONE WAY VEHICULAR MOVEMENT
-  SERVICING ROUTES (ONE WAY)

