

Cheap Street.

The Newbury Society said...

*"We do retain concerns about some of the external elements... ...In particular, we would need to see the thin six-storey building in Cheap Street (between the former 'Save the Children' and the cinema) reduced in height."*

Our justification...

The Vue Cinema and adjoining red/brown brick buildings are defined in the NTCAAMP as 'Negative Contributors' to the Conservation Area and Town Centre character.

Screening views of the Vue Cinema, especially the functional Northern and Western Elevations of the building along with the visible roof top plant housing is a key consideration and design objective.

The design team have work incredibly hard to find a way to protect and enhance near and distant views from well populated vantage points, such as Market Place.

Unfortunately, the more distant views from Market Place towards Cheap Street are terminated by the Kennet Centre's 'negative' façade and Vue Cinema.

The Application seeks to enhance the Conservation Area and character experienced from Market Place (and Cheap Street) by demolishing the Kennet Centre façade and replacing it with something more sympathetic while also seeking to screen/obscure the unsightly Northern elevation, bulk and mass of the Vue Cinema.

Figure 5.6 is a photograph taken from the approximate view point. From this vantage point, one can see the Vue Cinema, which would clearly become more prevalent once the Kennet Centre is demolished.

Corner of Landbrooks.

Corner of 33 & 34 Cheap Street.

The Vue Cinema.  
The Kennet Centre  
façade.



Figure 5.6: Photograph of the view from market Place towards Cheap Street.

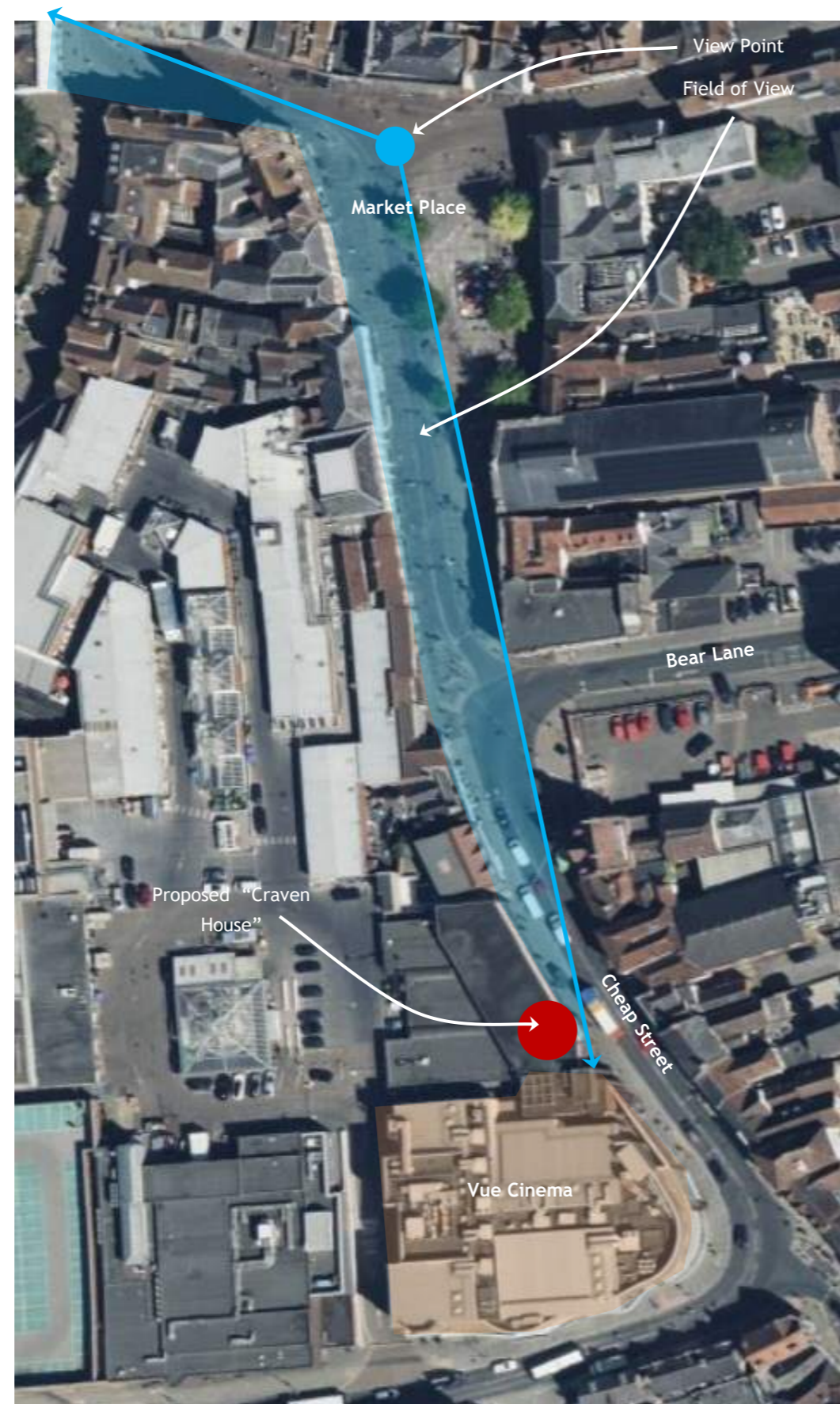


Figure 5.7: Aerial View illustrating field of view being addressed.

Figure 5.7 illustrates the view point in an aerial image. What any proposed building at the end of the vista - located by way of the red dot - must achieve is two-fold.

- 1 Obscure but ideally screen the Northern façade of the Vue Cinema and the plant housing on the roof-top.
- 2 Offer a definitive vista to the view corridor which would act as a landmark for those navigating the site.

While the Exhibition, and Application, illustrates proposed elevations and street-scenes in the 'traditional' manner, i.e. as flat linear elevations, one must keep in mind that elevations and street-scenes, such as figure 5.11 overleaf, are rarely experienced in this way. This is why the design team used 3D modelling and created Artist Views, as these offer a more accurate appreciation of the scale, mass and sense of place as views will be seen oblique and with perspective.



Figure 5.7: Artist View from Market Place Northwards towards Cheap Street.

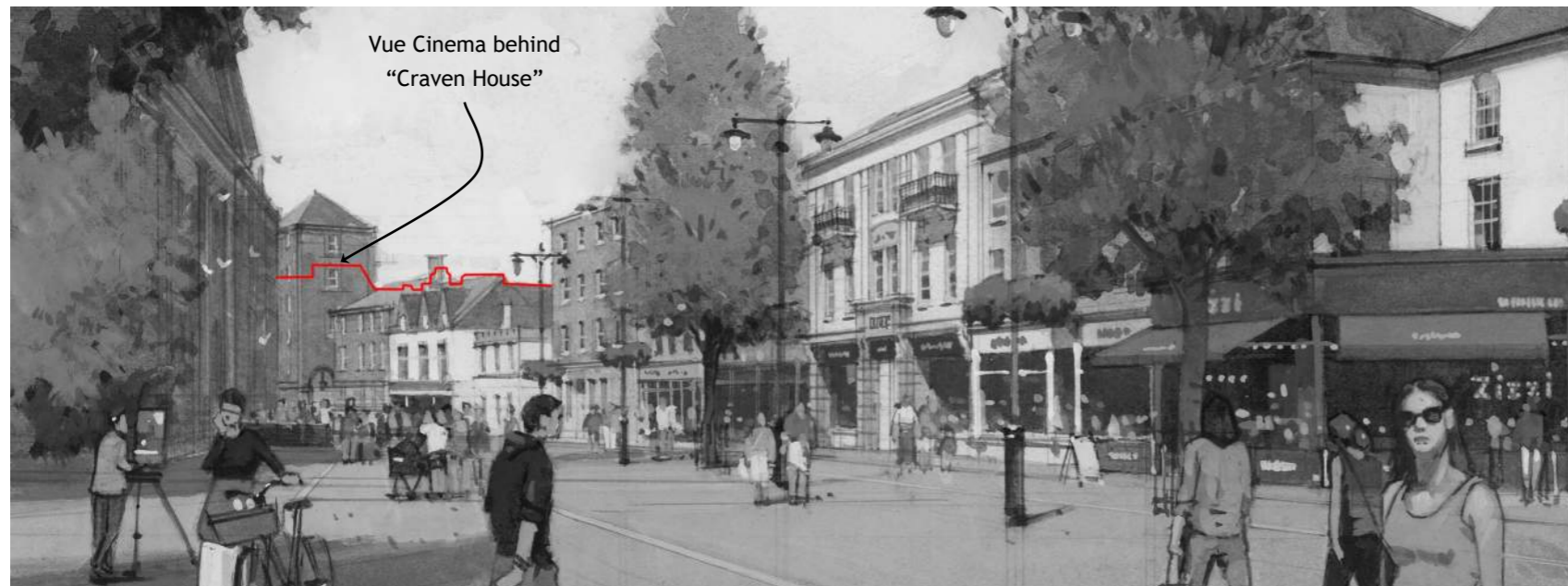


Figure 5.8: Artist View with the Vue Cinema outlined in red.

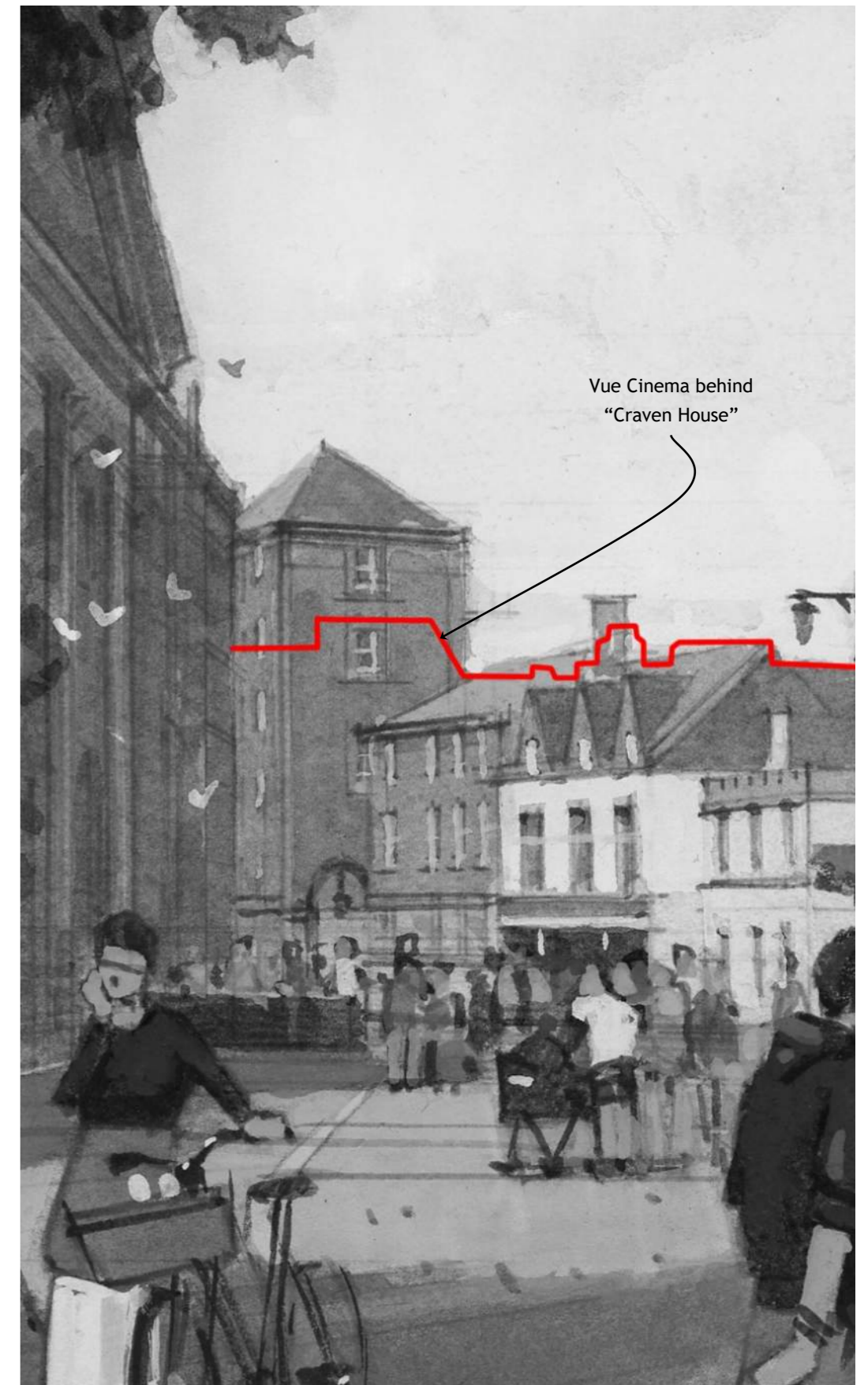


Figure 5.10: Enlarged extract of Figure 5.8.

In order to prepare the Artist View, figure 5.8, 5.9 and 5.10, a detailed Model was constructed to inform the artist but also sense check the objectives cited above.

We can superimpose the outline of the Vue Cinema upon the Artist View (figures 5.8 & 5.9) to illustrate that the objective; *to obscure but ideally screen the Northern façade of the Cinema and the roof-top plant housing*; has been achieved.

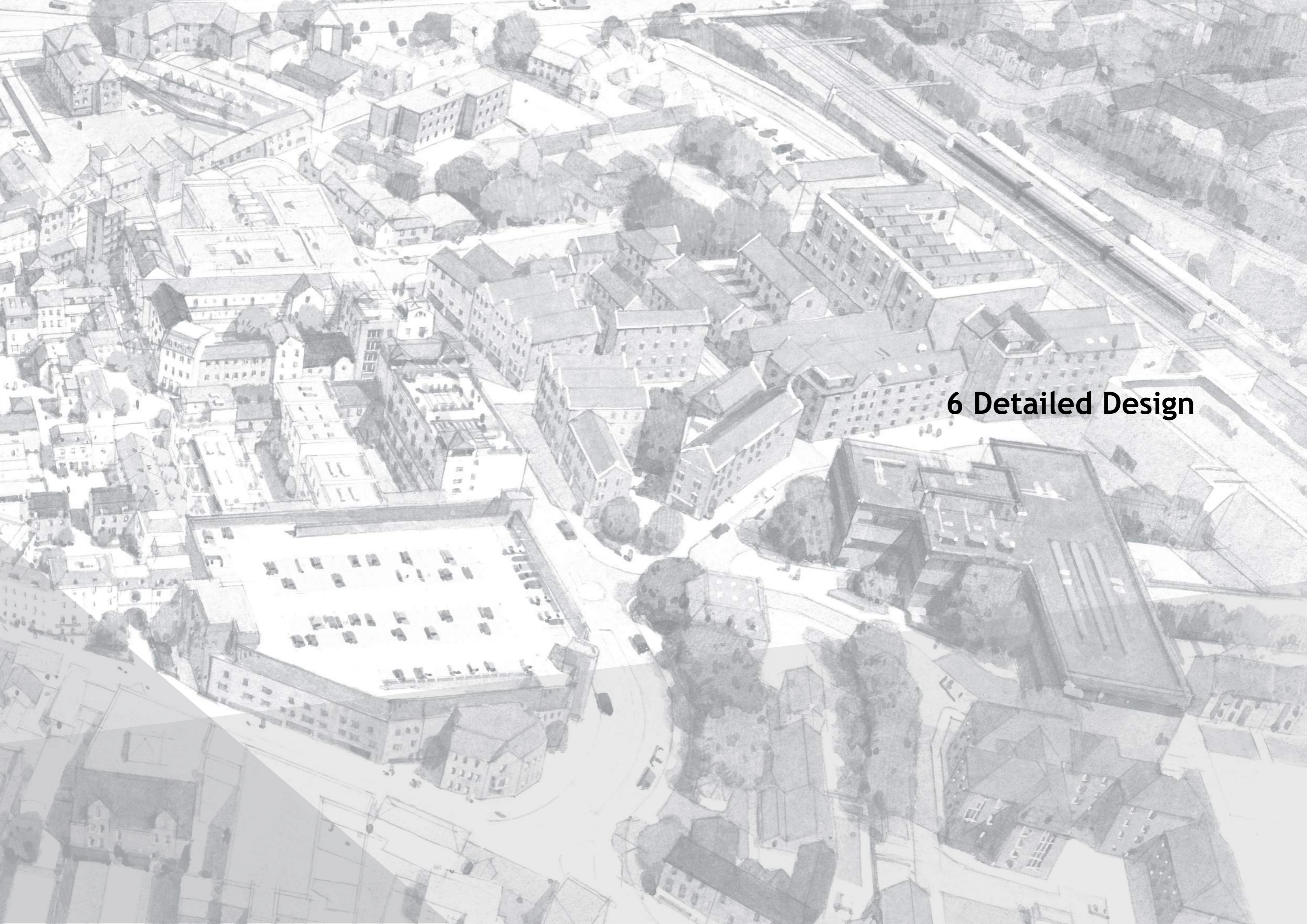
The Artist View itself, illustrates that the second objective; *to create a definitive vista to the view corridor which would act as a landmark for those navigating the site*; is also achieved. To achieve a dominant vista and landmark, we felt it necessary to create a building that is slightly taller than the Vue Cinema. The Cinema would overbore a smaller building, resulting in the proposed “Craven House” failing in it’s objectives.

In meeting these objectives, it was also important to ensure that the proposed built form and scale cascaded down Northwards towards 33 & 34 Cheap Street, which further enhances the role of “Craven House” as a vista and landmark.



Figure 5.11: Proposed and Existing Street-scene comparison.





**6 Detailed Design**



Figure 6.1: Proposed Site Plan.

## 6.1 Detailed Design - High-level Overview

Layout, Form, Movement, Scale, Appearance & Landscape are described at a high-level before zooming into the detail of each area. The purpose here is to offer the reader an overview of the scheme design principles before articulating the detailed design response for each area of the development.

### Mix & Quantum.

The proposal is for a mixed-use development comprising:

- 317 Build to Rent and/or Private Sale Dwellings. 2 Bed Houses x 48;
- 9 Retail/Commercial Units (5 new units, in addition to 2 refurbished and 2 existing units located in the Vue Cinema).
- Retention of the Vue Cinema.
- 1 Community Hub (Concierge Suite inclusive, Parcel Storage & Community Meeting Rooms).

### Dwelling Typology.

A mix of dwellings are proposed, comprising;

- 1 Bed Apartments x 114;
- 1 Bed Duplex Apartments x 6;
- 2 Bed Apartments x 6;
- 3 Bed Apartments x 2
- 2 Bed Duplex Apartments x 20;
- 3 Bed Duplex Apartments x 2;
- 1 Bed Maisonettes x 19;
- 2 Bed Maisonettes x 23;
- 3 Bed Maisonettes x 18;
- 2 Bed Coach-house x 3;
- 2 Bed Houses x 44;
- 3 Bed House x 47, and;
- 4 Bed Houses x 13.

### Retail/ Commercial Units.

The scheme proposes 5 separate retail units as follows;

- Retail Unit 1: 69sq.m
- Retail Unit 2: 104sq.m
- Retail Unit 3: 75sq.m
- Retail Unit 4: 47sq.m
- Retail Unit 5: 47sq.m

In addition, the scheme proposes to refurbish and retain the following, within and alongside the Vue Cinema complex;

- Existing Refurbished V1.
- Existing Refurbished V2.
- Existing Retained V3.
- Existing Retained V4.

### Community Hub.

The site is proposed to be serviced by a Concierge that is situated in the Community Hub. The Hub will also accommodate a Parcel Storage Room - for the delivery and collection of parcels, a Community Meeting Room and a modest Gym.

The Concierge Suite is 170sq.m (inclusive of Reception, Meeting Room/Gym, Parcel Storage Room, Street Vacuum Store Room.



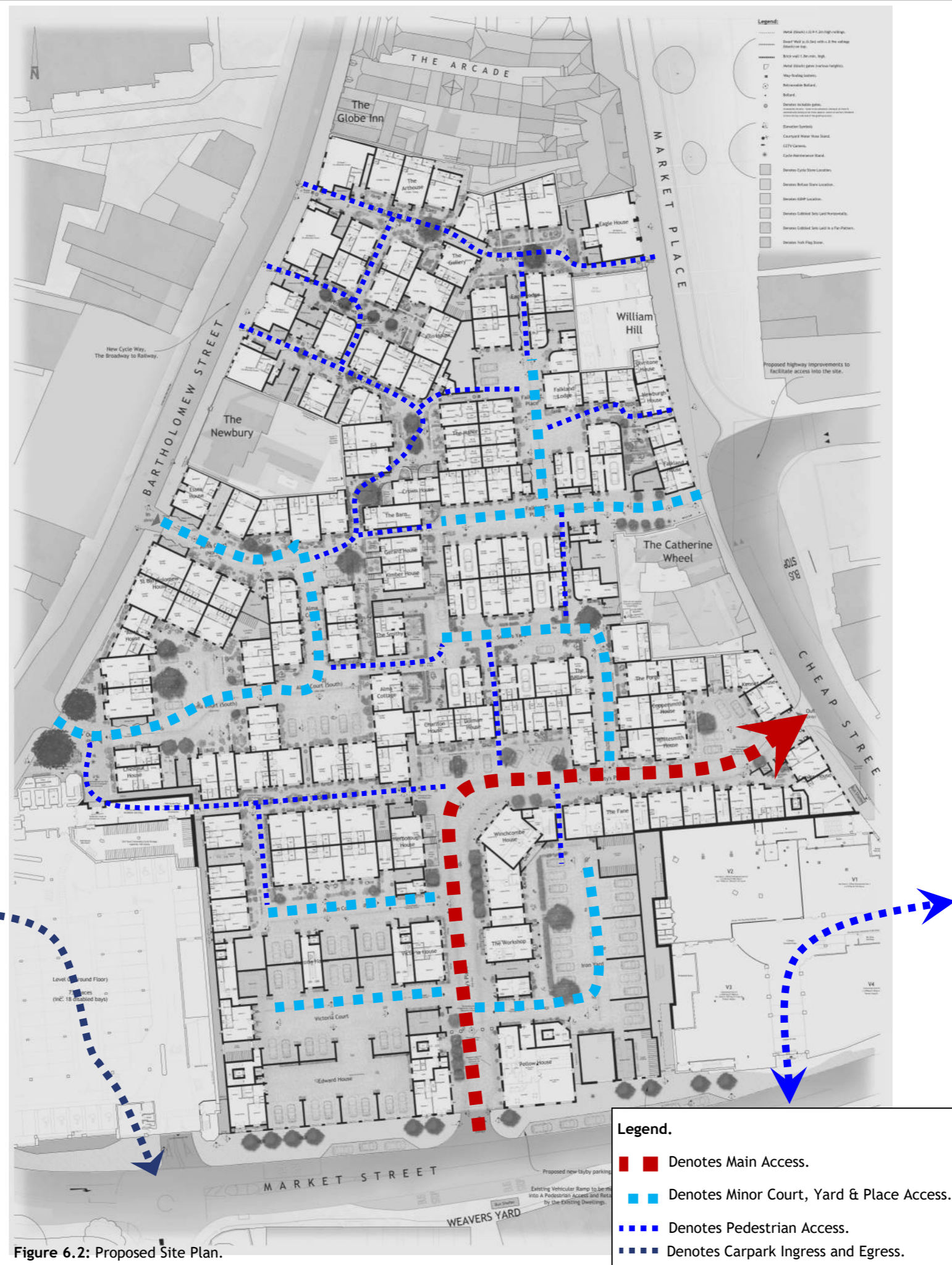


Figure 6.2: Proposed Site Plan.

**Layout, Form, Movement, Scale, Footprint Mass/Density, Appearance & Landscape.**

As described in the preceding Concept section, the Vision for the site requires a creative approach to the general layout form, dwelling design (both scale and layout), authenticity of appearance and a creative approach to landscape and amenity.

While the Concept has evolved and refined, the objectives that underpin it and the Vision have remained.

The sub-sections below describe the scheme in detail.

### Layout & Form.

- Reflective of the historic East-West axis.
- Depth of the site predominately accessed via carriage arches, modest gaps between buildings, passageways and ginnels.
- Layout comprises numerous interconnected courts, yards and places.
- Massing dissipates from North to South.
- The Main (Route) Access provides the main servicing access linking Market Street to Cheap Street.
- Characterful juxtaposition of built form, spaces and roofscape.
- Each court, yard and place has it's own sense of place, identity and belonging assisting in the creation of a strong sense of community and neighbourliness.
- Predominance of on-site parking located in the Southern sector of the site, reflective of the more space about buildings (lesser mass) evidenced in the historic photographs and maps.

### Movement.

The site is surrounded by the major movement routes. Historically, movement beyond the perimeter would have been via passageways, carriage arches and gaps between buildings.

The proposal reflects this by including;

- Strong building lines to the perimeter of the site.
- The majority of the site is served via passageways off Bartholomew Street, akin to the historic development pattern.
- As the linear massing dissipates further South—reflective of the historic context—the scheme proposes a Main Access off Market Street through to Cheap Street.
- Off this Main Access are other vehicular access via Carriage Arches into small courtyards along with other pedestrian access connecting to the wider permeability of the site.

- There are two other vehicular connections, one from Bartholomew Street and one from Cheap Street, both will require off-site highway works to facilitate them.
- Pedestrian permeability is a key consideration and influence upon the design of the scheme. This provides for a strong sense of neighbourliness and community.



Figure 6.3: Concept/Proposed Figure-Ground Plan.

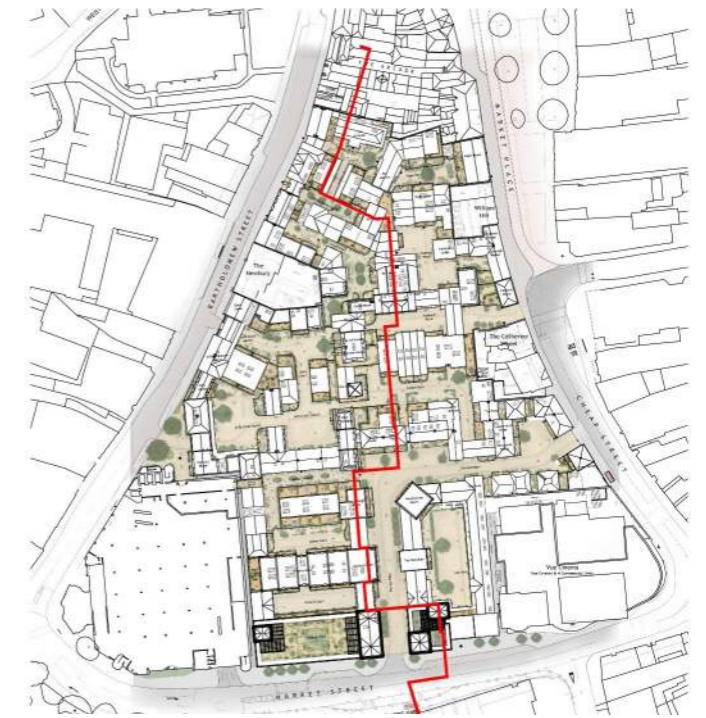
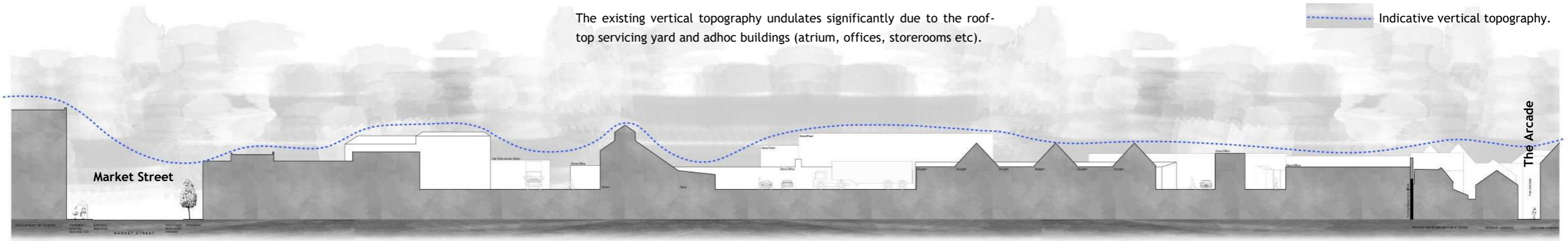


Figure 6.4: Site Section Location..

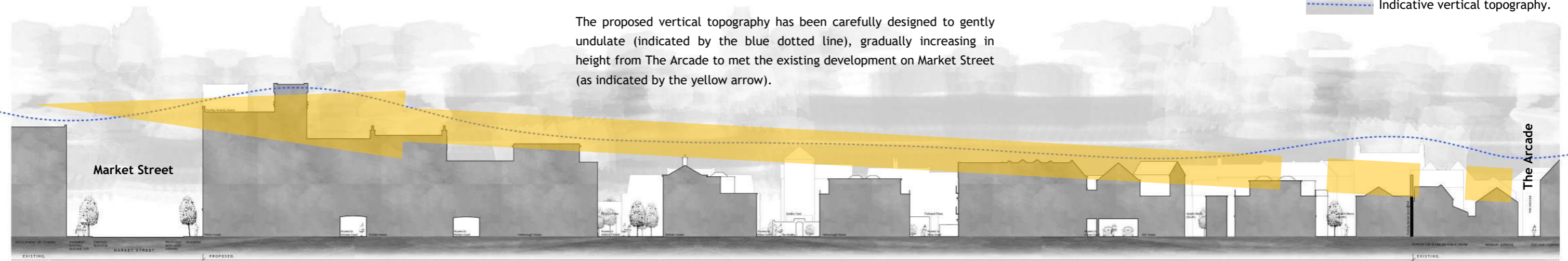
Indicative vertical topography.



The existing vertical topography undulates significantly due to the roof-top servicing yard and adhoc buildings (atrium, offices, storerooms etc).

Figure 6.5: Existing South to North Site Section.

Indicative vertical topography.



The proposed vertical topography has been carefully designed to gently undulate (indicated by the blue dotted line), gradually increasing in height from The Arcade to meet the existing development on Market Street (as indicated by the yellow arrow).

Figure 6.6: Proposed South to North Site Section.



Figure 6.7: Proposed Layout showing direction of increase in scale.

Scale.

An appropriate response to scale is an intrinsic consideration for the proposal.

Existing Context.

The scale and appearance of the Kennet Centre detracts from the surrounding built environment, most notably the Kennet Centre itself, the Kennet Multi-storey and the Cinema.

While the Kennet Centre is proposed to be demolished, the Car Park and Cinema will remain. The potential impact of the scale of these existing buildings needs to be considered upon the proposed low-rise residential development.

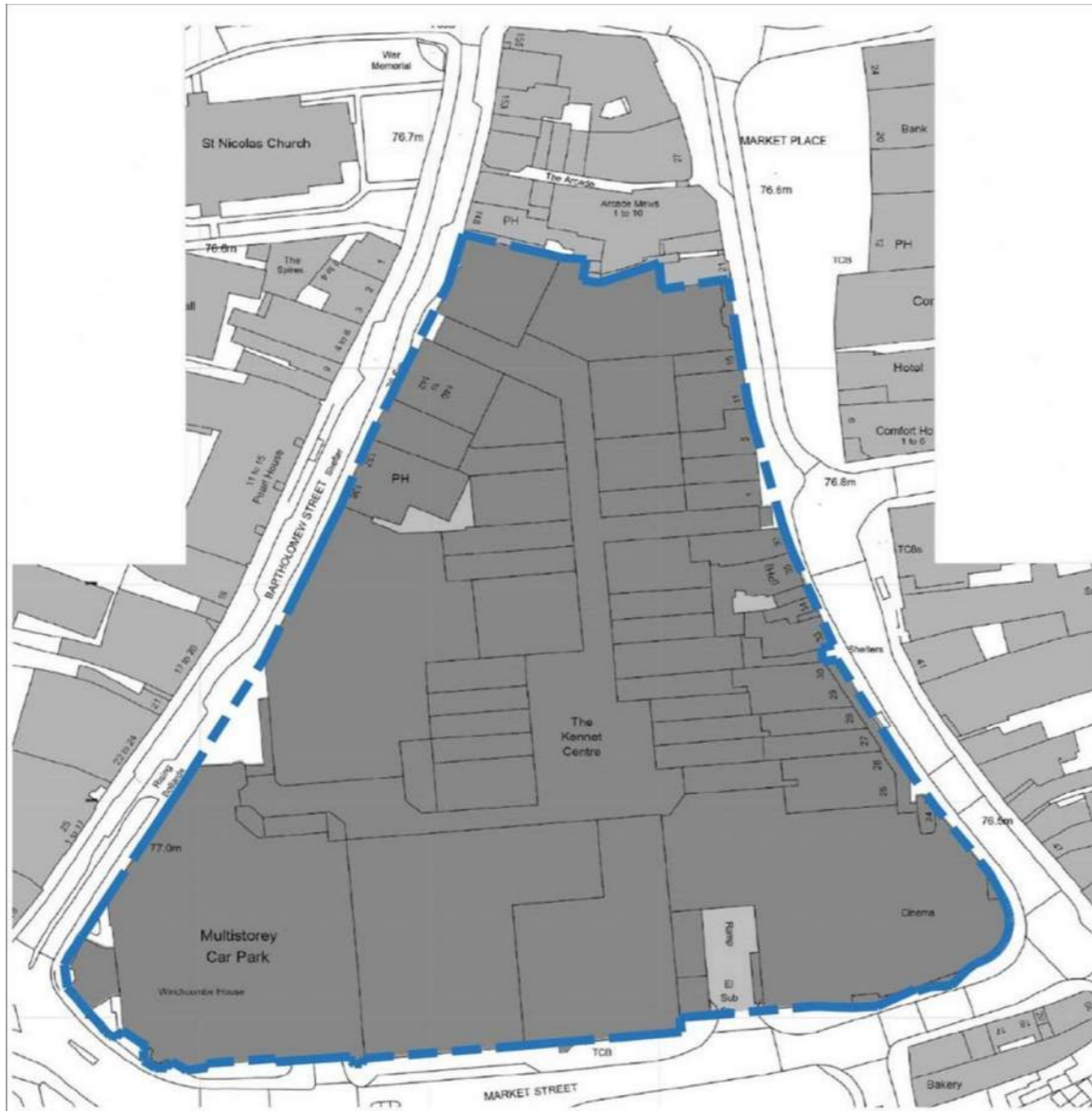
Away from the Car Park and Cinema, the scale of the surrounding built form varies between one and four storeys.

The modern development to the South presents up to 6 storeys building form that needs to be responded to.

Proposal.

The development proposes the following.

- Use greater scale around the existing Car Park and Cinema to screen the blank, bland and unremarkable facades from the development as best as possible.
- Scale increases steadily from lower rise at the North to higher rise to the South, bringing the scale up as the scheme interfaces with the modern development.
- Lower rise buildings have also been proposed where the Kennet Centre wall was lower to ensure that existing amenity of neighbouring buildings is not unduly affected.
- The predominate scale within the heart of the site is two storey with a third storey 'added' in the form of a roof terrace and access.
- The proposed building forms around the perimeter of the site have been carefully designed to blend in and reflect the existing built form of the retained buildings.



**Current OS**  
 Built area - 2.25 ha (98%)



**1880's Historic Map**  
 Built area - 1.1 ha (61%)

Figure 6.8.1: Figure-ground Density/Massing Study.



### Proposed Site

Built area - 1.05 ha (61%)

#### Footprint Mass & Density.

The design works hard to deliver a historic look and feel which is evidenced, in part, by the resulting figure-ground plans opposite.

As previously mentioned, the historic environment delivered built form across 61% of the site.

The Kennet Centre is alien to that context, occupying 98% of the site with built form.

The proposed scheme, by way of echoing the historic settlement pattern of linear yards, courts and passageways, occupies 61% of the site, the same as the historic pattern.

#### Proposed Context Plan.

The purpose of figure 5.8.2 is to illustrate how the development integrates into the surrounding built form.

The Application Site is deliberately unidentified by a coloured outline as this would detract from the purpose of the illustration. Save for the obvious location of the Vue Cinema and Kennet Centre Multi-Storey Car Park, the site blends in well with the surrounding context, a testament to the overall vision.

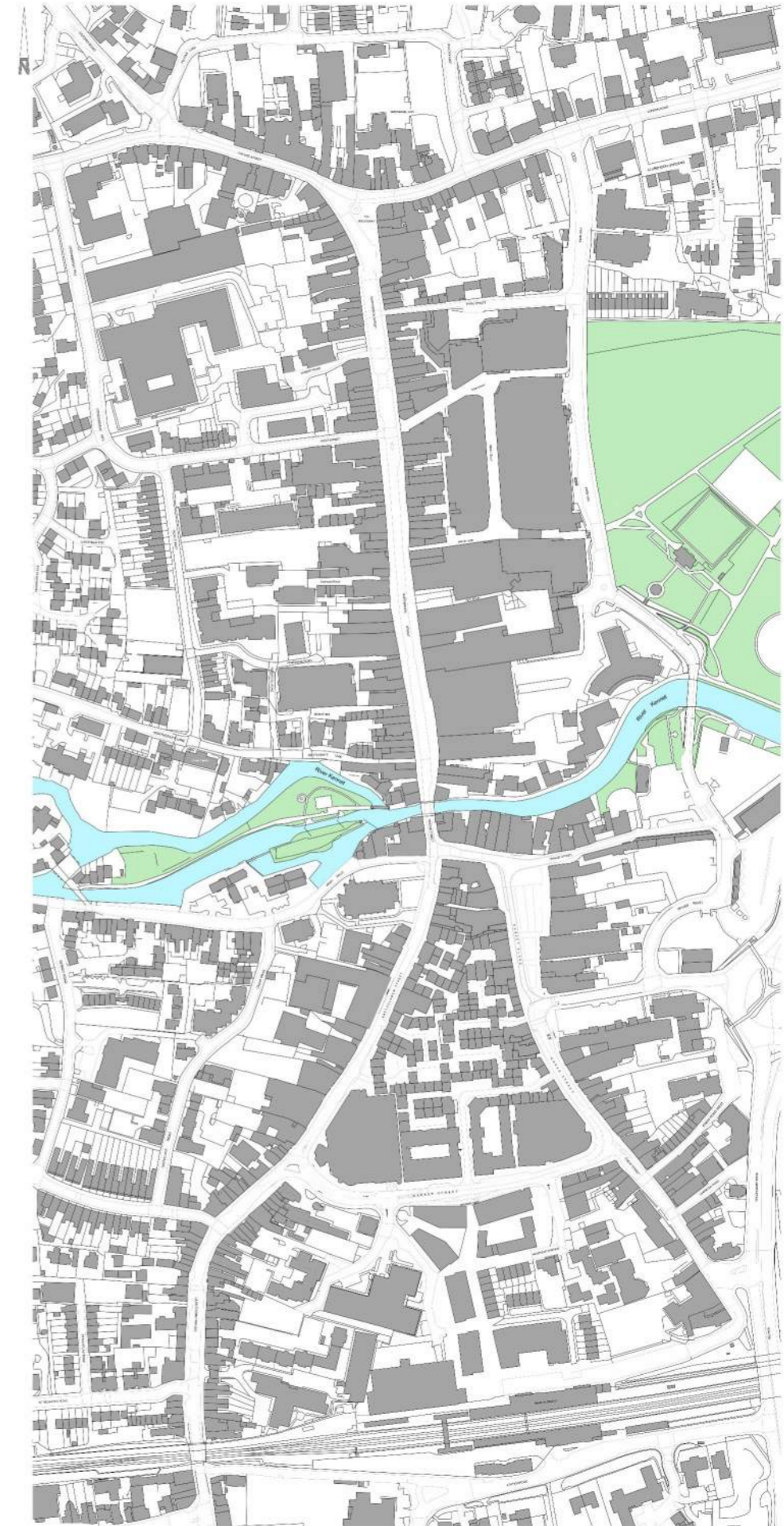


Figure 6.8.2: Proposed Context Plan.

Footprint Mass & Density (cont.).

As identified in the earlier sections of this document, the NTCAAMP can be used to draw out the areas of the Town Centre that still reflect and retain the character of the historic core of the Town.

The objective of this Application, as set out earlier, is to provide a development that blends into, complements and enhances the Conservation Area and offers a place to live that is full of character blended with modern living expectations.

Therefore, it is important that the density of the scheme, along with the scale and form, is reflective of the surround areas of merit and note.

Broadly, the areas of note, which for the purposes of this explanation, include the site, are enveloped with a dashed yellow line.

One can observe that the proposed scheme blends in well with the eclectic jumble of built form with small 'gaps' between them. This can be witnessed more to the North (Bridge Street, Mansion Street & Northcroft Street) where the historic character remains in greater quantity.

**Legend:**

■ ■ ■ Denotes Historic Core.

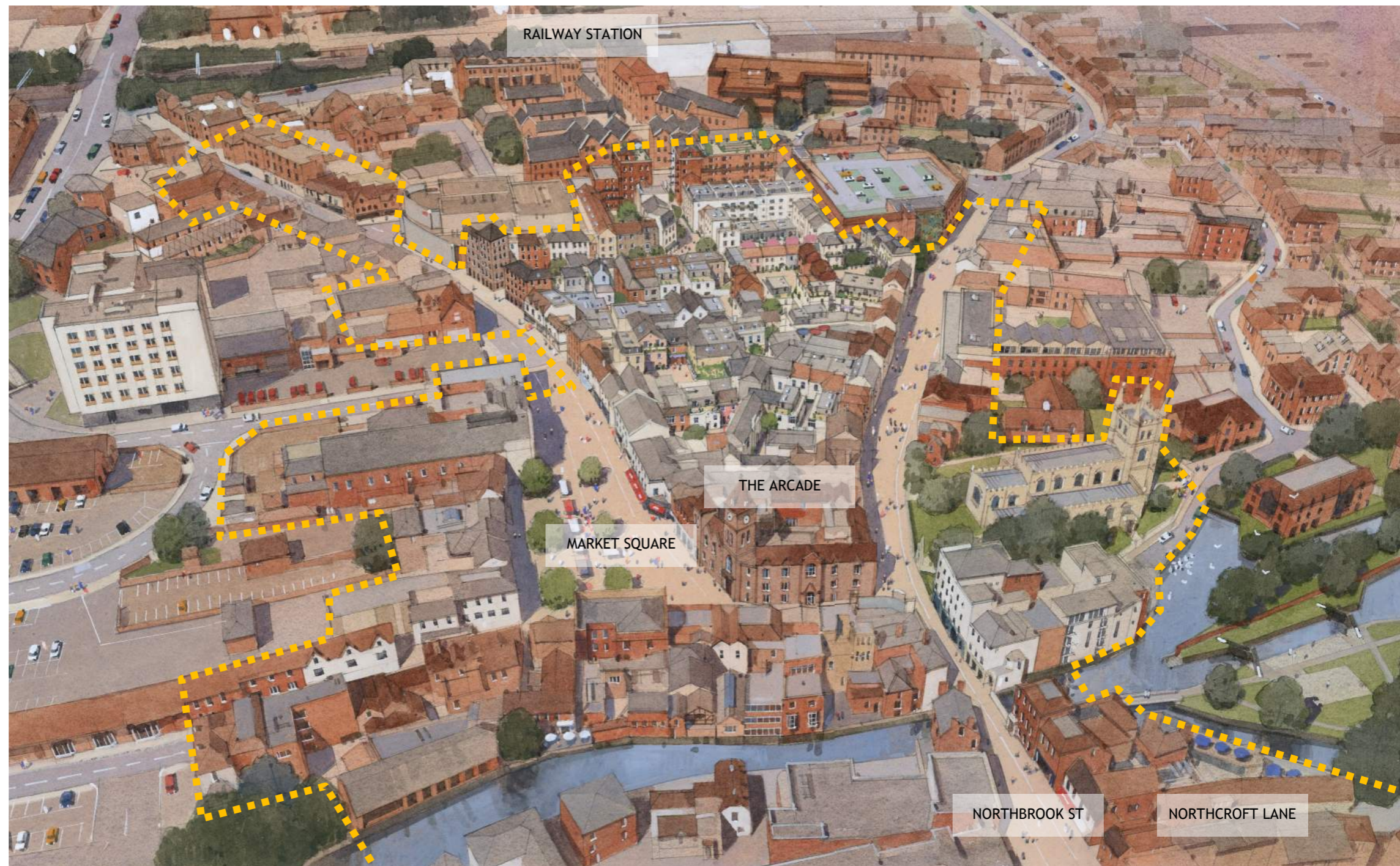


Figure 6.8.3: Proposed aerial view from the North looking Southwards.

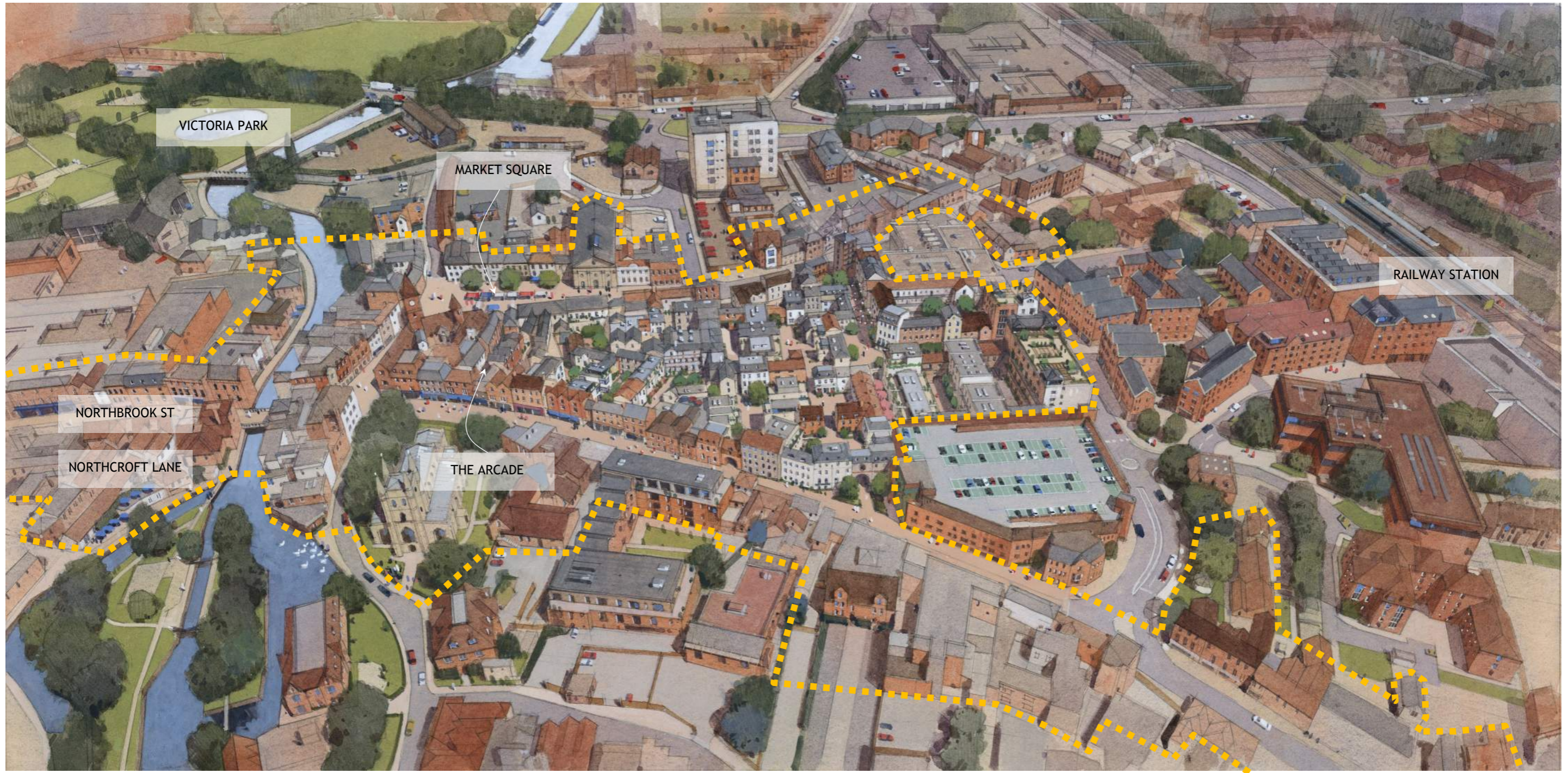


Figure 6.8.4: Proposed aerial view from the West looking Eastwards.





**Appearance.**

A significant amount of work has gone into understanding what makes Newbury look and feel - in the more successful areas - the way it does.

The design team held numerous site visits and recorded a vast amount of information and precedents comprising scale, form, detailing, material, fenestration, door sets and landscape (hard and soft) that would all be used to inform the appearance, quality and success of the proposed buildings and private/public realms.

The images opposite help to illustrate the significant undertaking invested by the design team and the illustrate just some of the appearance elements of note.

The overriding objective of this exercise was to absorb all the criteria of what makes a tight-knit residential development successful and illustrate examples of that within Newbury and further afield where necessary.



**Figure 6.9:** Design Team Office illustrating a workshop character study of Newbury.



Windows.

A collection of windows around Newbury Town Centre illustrate a strong Georgian theme of predominately sliding sash and all-bar casements.

Also prevalent on the grander buildings is ornamentation around the windows, such as contrasting brickwork and/or arches.

Smaller, less grand buildings, have a more understated fenestration style, reflective of their hierarchical standing.



Figure 6.11: Examples of windows and surrounding detailing found within the Conservation Area of Newbury Town Centre.



**Doors.**

Doors, not only within Newbury Town Centre itself but further afield, are all very similar, serving the same purpose, but are all very much individual - unless they belong to a collection of Almshouses, for example. What does appear to be a common theme is that the most successful doors, i.e. those that accentuate the threshold into the dwelling, have either grander frames/sets and/or have fanlights.

Doorways that serve grander dwellings also have the benefit of ornamental door surrounds or canopies.



Figure 6.11: Examples of doors and surrounding detailing found within the Conservation Area of Newbury Town Centre.



Passageways & Openings.

A collection of history, modern and altered Passageway and Carriage openings along with gateway ironwork in lieu of an build-over. The Passageways are signposted where as the Carriage Arches are demarcated with contrasting finish around the opening and - most often - are arched.

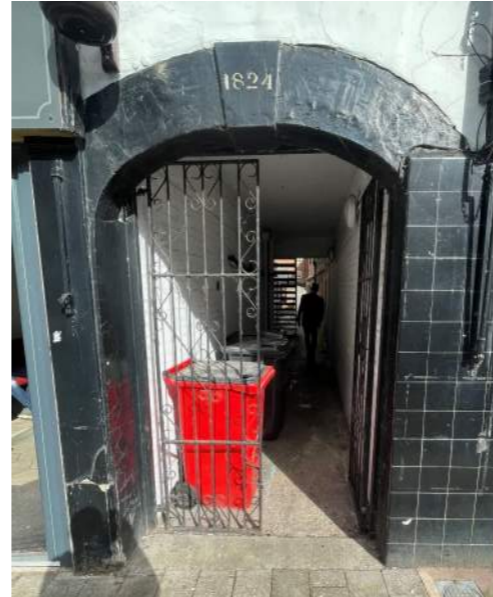


Figure 6.12: Examples of passageways & openings and surrounding detailing found within the Conservation Area of Newbury Town Centre.





Brickwork Detailing & Render.

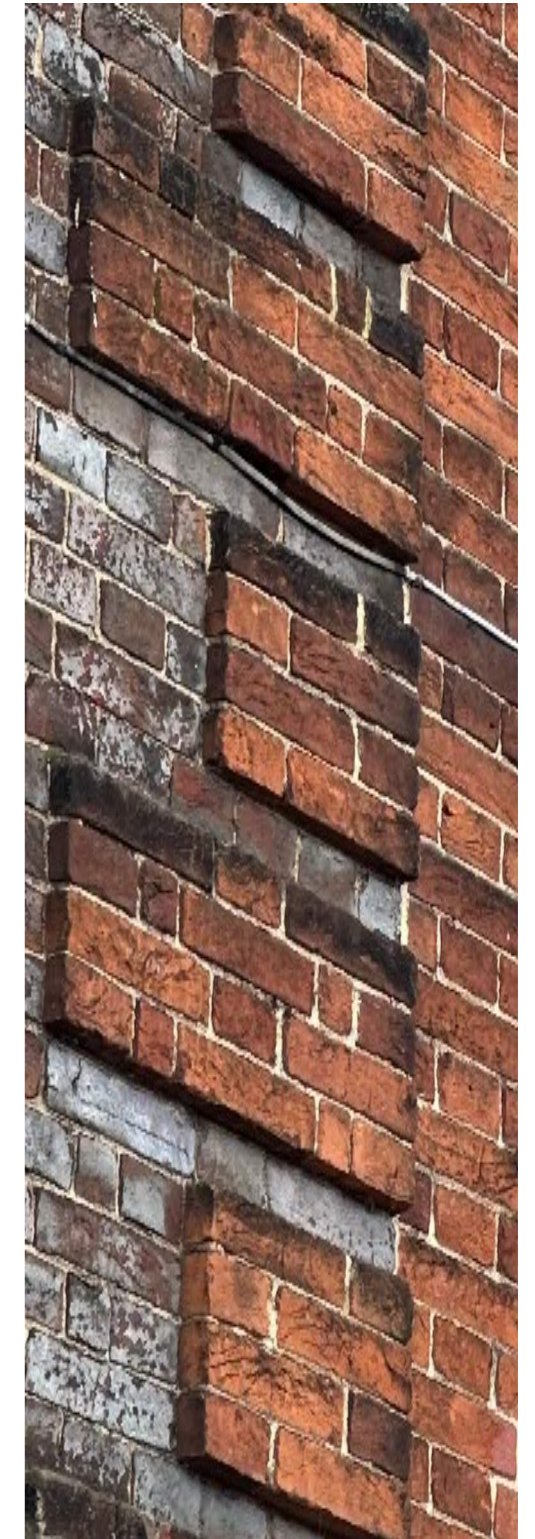
The majority of the more remarkable buildings along the main routes usually present in brick and contain decorative brick, and sometimes stone, detailing by way of string courses, quoining and dental courses.

Whereas the buildings set behind the main routes and along secondary routes offer very simple detailing. One can see occasional banding contrasting with the brickwork. Some of these dwellings have been rendered or painted, which creates a charming character.

Also of note, there are numerous examples of painted mural on exposed gables which provides a contrasting impression to the materiality in the local.



Figure 6.13: Examples of Brickwork Detailing & Render found within the Conservation Area of Newbury Town Centre.



Eaves & Roof-tops.

A variety of eave and roof- detailing is evident in Newbury Town Centre. These vary from gables with decorative bargeboards, decorative Georgian kneelers, simple mansard roofs, parapets with hidden gutters, traditional eaves with gutter hangers, ornamental brick detailing and even Dutch gables.



Figure 6.14: Examples of Eaves & Roof-tops found within the Conservation Area of Newbury Town Centre.



Shop Fronts.

While there are a variety of different shop fronts in the locale, some are far more successful - aesthetically - than others. The images below are of the more picturesque and sensitively executed shop fronts.



Figure 6.15: Examples of shop fronts found within the Conservation Area of Newbury Town Centre.



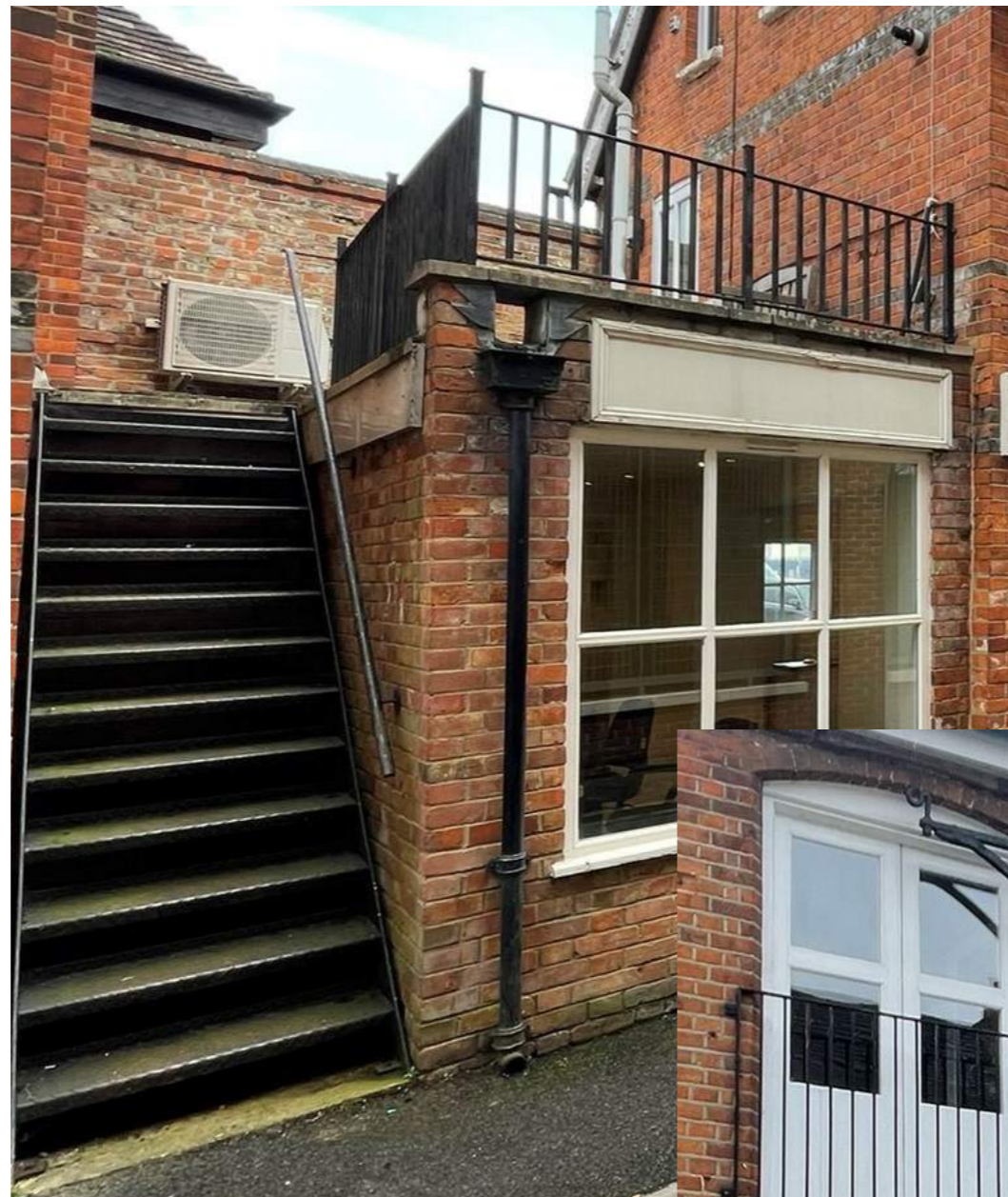
Ironwork.

The use of ironwork in various guises is very noticeable within Newbury Town Centre. Of particular note are the decorative brackets, haylofts, straps, balconies, lanterns, gates and arches.

Also, the use of metal external staircases to access upper levels is very visible within the locale.



Figure 6.16: Examples of Ironwork detailing found within the Conservation Area of Newbury Town Centre.





**Appearance (cont.).**

The Vernacular Study, plus Concept Vision, have informed the design of each Passage, Yard & Place as well as the individually design dwellings.

This criteria ensures that the scheme would knit within the existing urban grain and character of the historic core by offering variation and interest within each Passage, Yard & Place . This would assist in creating the appearance that the proposal would present a narrative that the development would have been built over a period of time by differing developers and/or land owners to suit varying needs over time.

To that end, the Design Team explored and prepared a large number of sketch designs for each and every building within the site to ensure that any repetition was kept to an absolute minimum save where repetition was explicitly planned.

The images opposite are a small insight into the exploratory sketches that were prepared, explored, discussed and chosen.

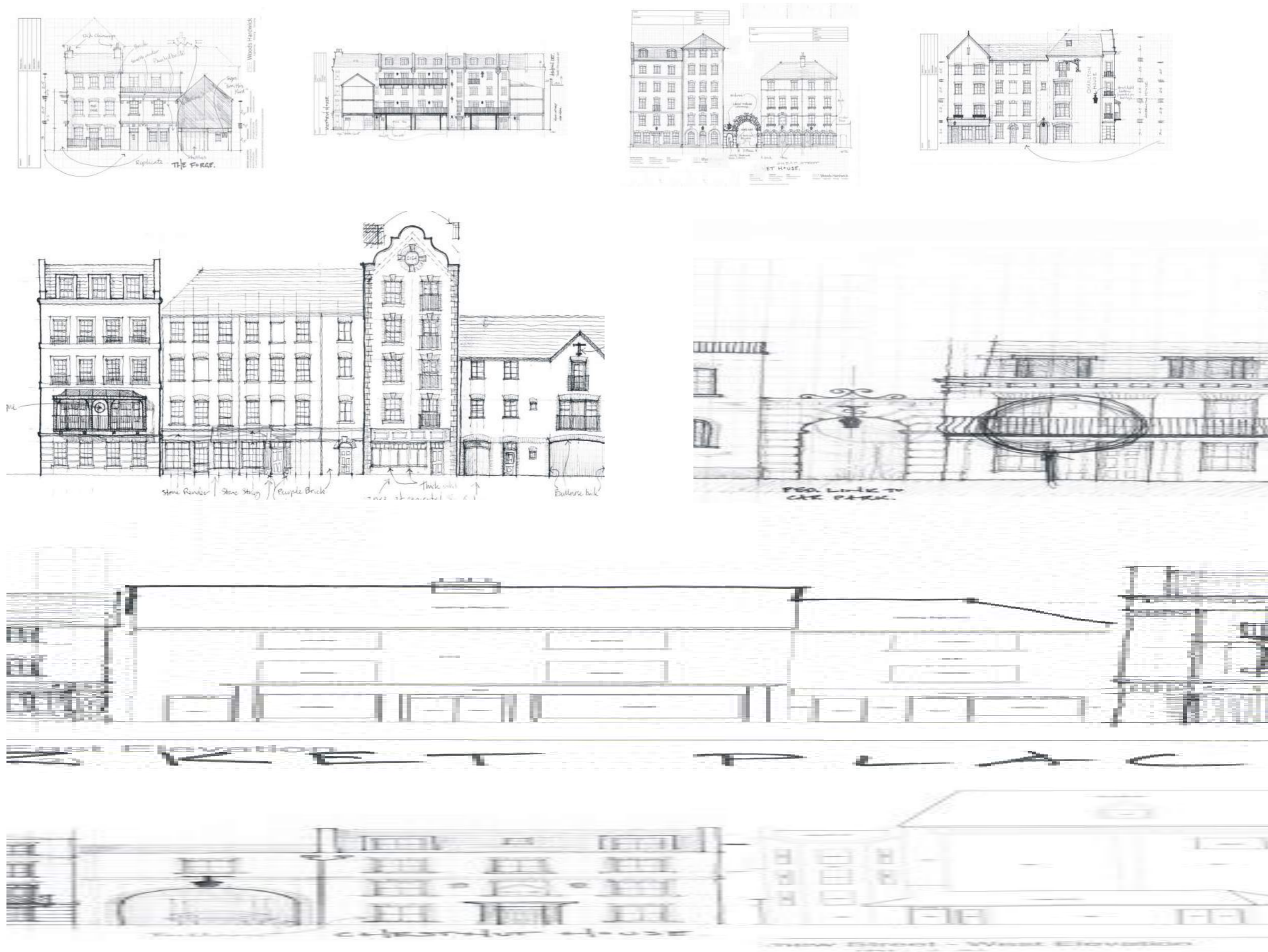
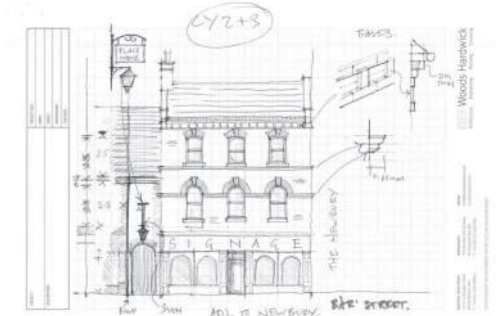
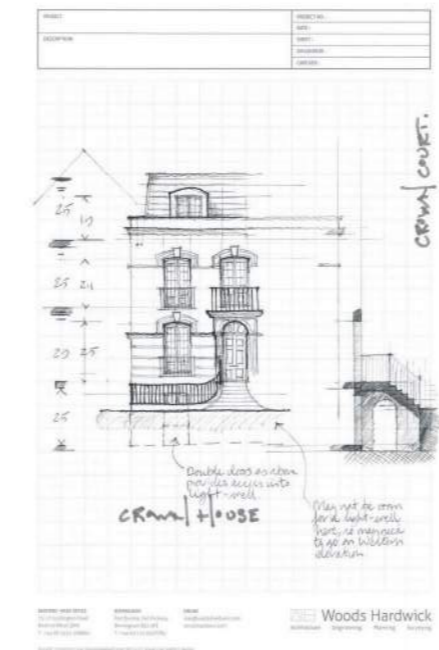
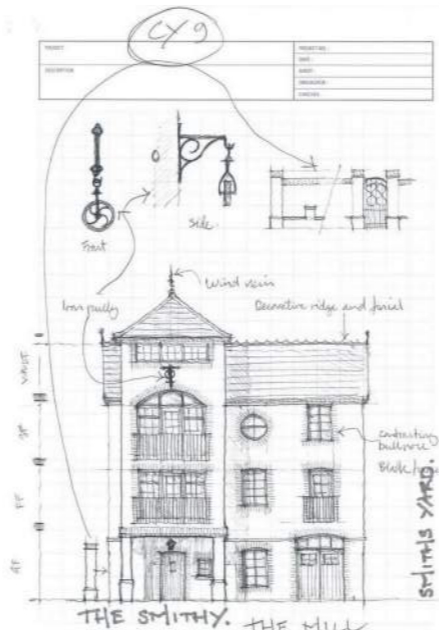
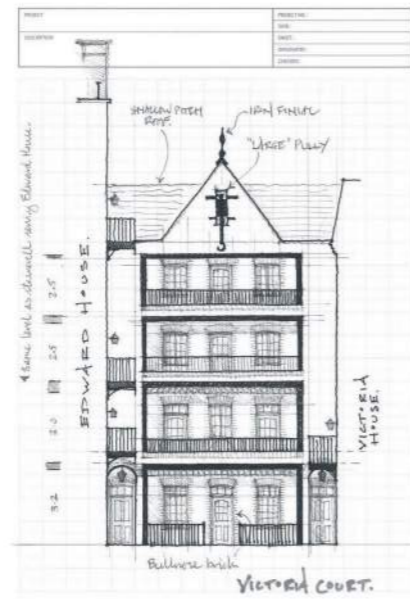
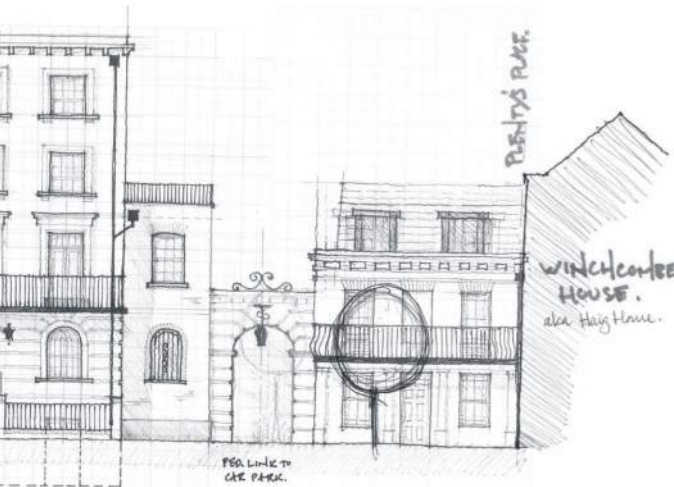
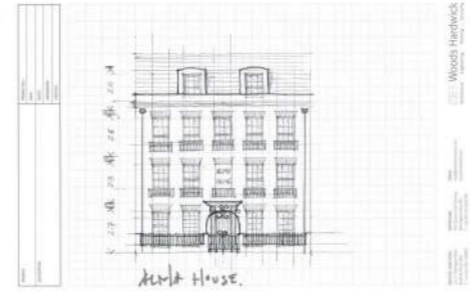


Figure 6.17: Collection of Images - A small number of the Sketch Elevations explored during the Detailed Design Process.



East Elevation  
MARKET PLACE



### Landscape.

As explored within the preceding sections, landscaping within the Yards, Courts and Places in Newbury is poor. Based on the Vision for this development, a more creative approach to landscaping, along with the creation of amenity and the protection of privacy needs to be considered.

For a tight-knit intimate urban environment to succeed, landscape, both hard and soft, need to be of the highest quality.

In order to ensure the quality proposed will succeed, the Design Team researched successful, award-winning, urban environments for key principles, which are articulated below.

#### Key Landscape Principles:

- A high quality , traditional, surface treatment.
- Robust tree planting irrigated to ensure longevity and to thrive.
- Opportunity for defensible landscaping to dwelling threshold.
- Opportunity for railings.
- Opportunity for ‘green verticality’ to offer solar shading, opportunities to gather and to break up the built form massing (i.e. trees, climbers and/or raised planting beds).
- Opportunity for sensory planting.

Examples of such high quality landscape are offered opposite.



**Figure 6.18:** Collection of Images - All are award winning or nominated for their quality in terms of amenity creation and value, vibrancy and tranquility along with a sense of place, community and ownership.



## 6.2 Detailed Design - Area-by-Area

### Detailed Design - Area by Area.

The above offers a high-level overview of the proposals. The following details each part of the site in turn.

#### Bartholomew Street Street-scene.

The proposed street-scene has been designed to reflect the juxtaposition of roofscape, scale and materiality found within this locale of Newbury.

The proposed buildings furthest North offer ground floor retail opportunity which then disperses to residential after The Newbury. This in recognition of the migration of retail shopping further North (Bridge Street & Northbrook Street) described in earlier sections of this document.

The street-scene contains Passageways and Carriage Arches recognisable to Newbury that service the buildings to the rear.

The design of the buildings reflect the traditional Georgian proportions found within Newbury along with the detailing and materiality.

The street-scene knits extremely well with the existing surrounding buildings and townscape. This will enhance the Conservation area and character of the Town.



Figure 6.19: Bartholomew Street Proposed Street Scene.





Figure 6.20: Bartholomew Street Proposed View from North.



Figure 6.21: Bartholomew Street Proposed View from South.



Market Place & Cheap Street Street-scene.

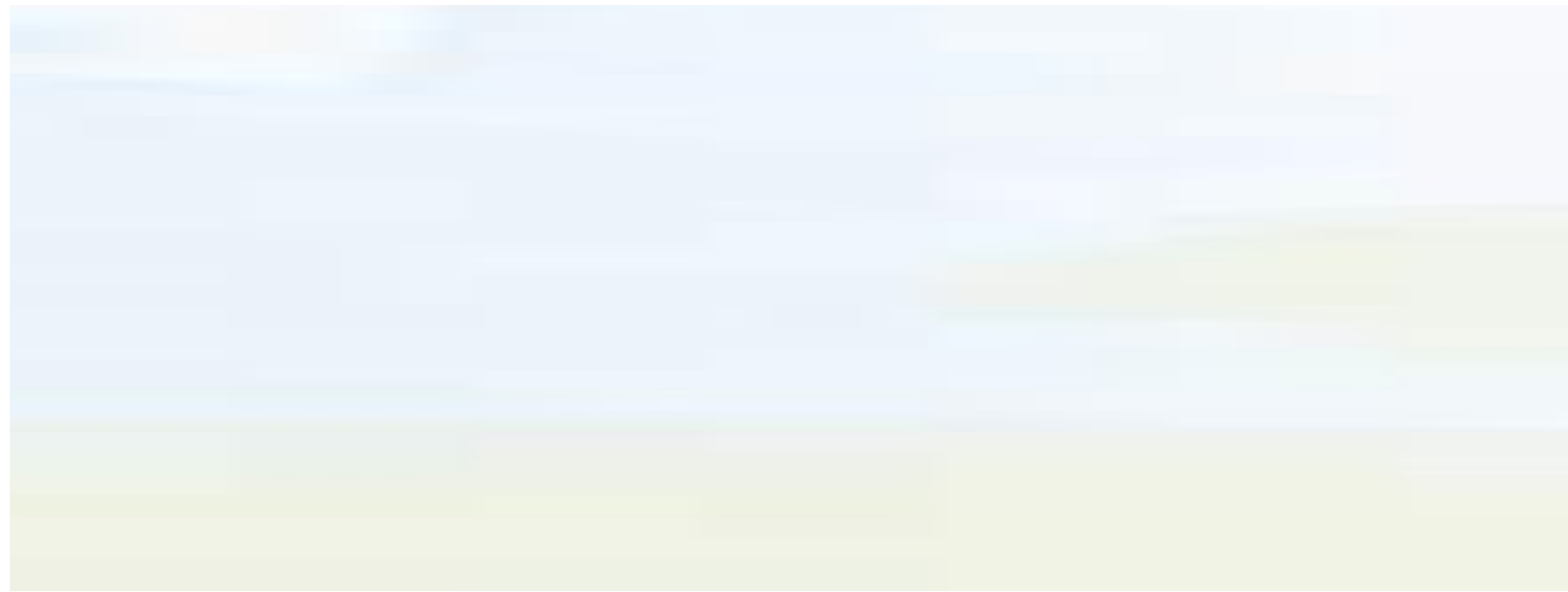
Similar to Bartholomew Street, the proposed street-scene has been designed to reflect the juxtaposition of roofscape, scale and materiality found within this locale of Newbury.

Careful attention has been given to Eagle House (the proposed building opposite the Corn Exchange) to ensure it is of a high quality architectural language to compliment the Square.

A tall feature building has been proposed adjacent to the Cinema to terminate the view from Market Place with a strong built vista and also to help screen the modern architecture of the Cinema that might otherwise be detrimental to the view.

The street-scene contains recognisable Passageways along with wider gaps for vehicular movements. The large gap, which serves as the 'Out' route from the Main Route, is enhanced and demarcated with a stone arch adorned with feature Ironwork, an architectural feature that is recognisable to the locality.

The street-scene knits extremely well with the existing surrounding buildings and townscape. This will enhance the Conservation area and character of the Town.



**Figure 6.22:** Market Place & Cheap Street Proposed Street-scene.

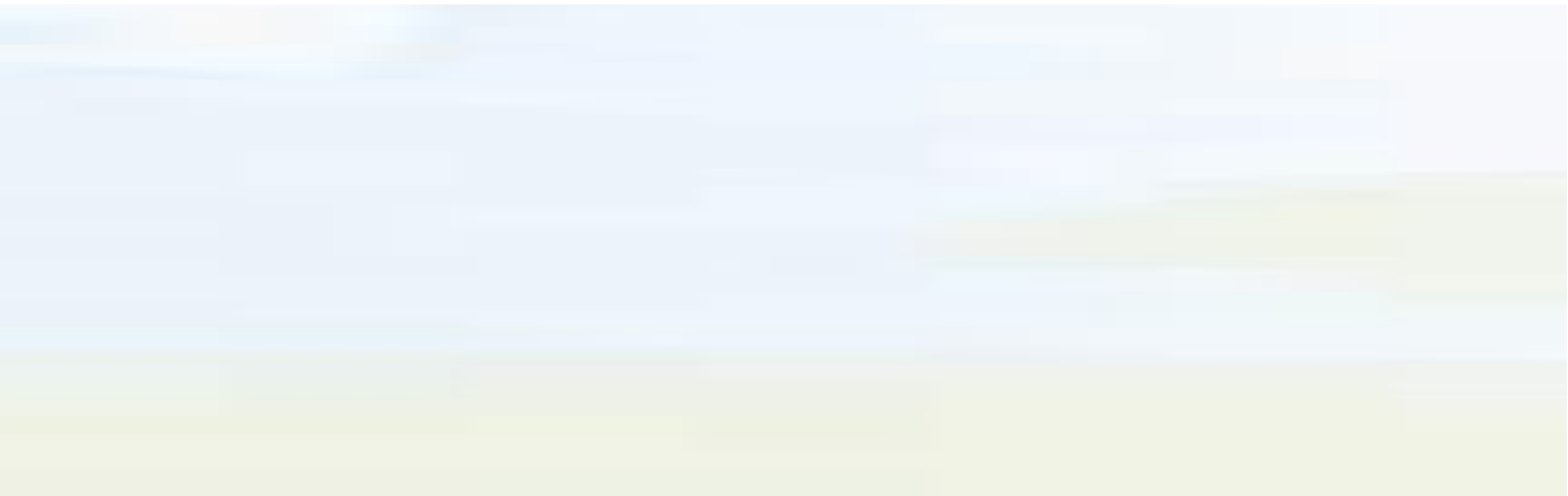




Figure 6.23: Market Square Proposed View from North.



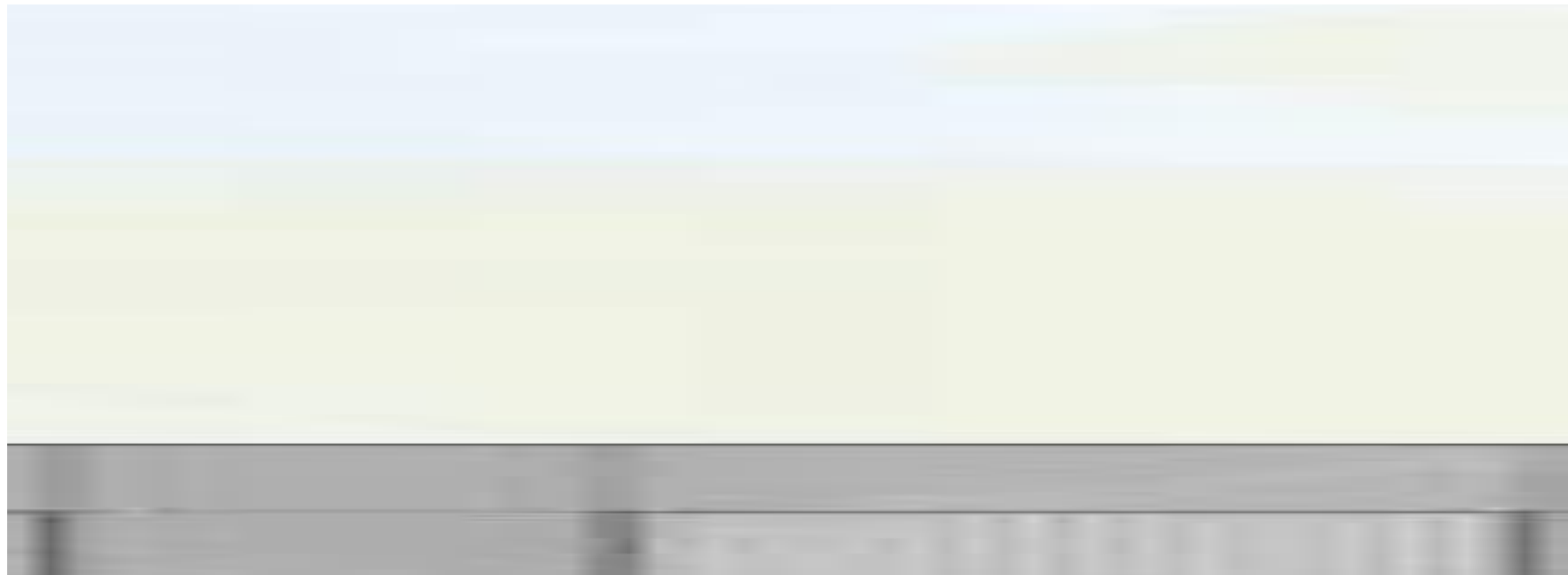
### Market Street Street-scene.

The character of Market Street is completely different to Bartholomew Street, Market Square and Cheap Street. The locality has been subject to 20th Century development, namely the - somewhat brutal - red brick multi-storey car park, the tarmac access to the rooftop service yard of the Kennet Centre, the more contemporary clad Cinema and the very recently completed red brick Apartment-led development opposite the site.

The proposal seeks to demolish part of the car park, the Kennet Centre and the ramp to the roof-top. The design Team then considered what the appropriate architectural response should be in the 'gap' created, a modern language or something more traditional.

The design Team considered that a more traditional language would be most appropriate given the Vision of the site and the criteria that Vision requires.

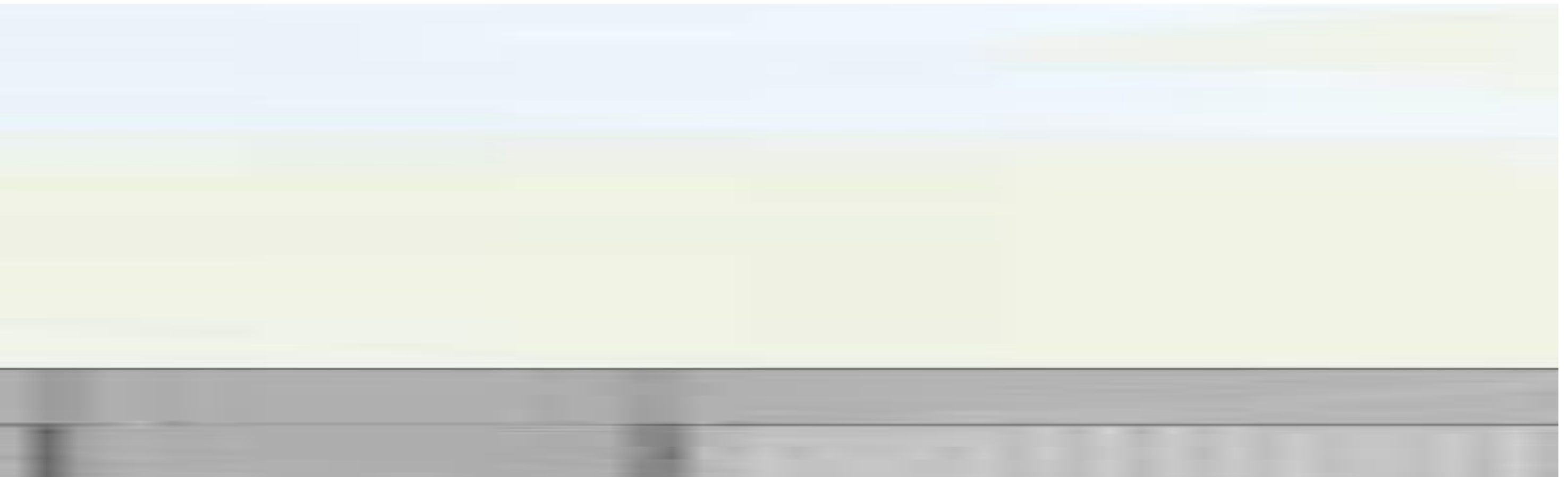
Therefore. The proposed street-scene contains a large building that relates to the proposed works to the car park before cascading down to the Cinema.



**Figure 6.24:** Market Place & Cheap Street Proposed Street-scene.

The proposed building line is broken only by the 'In' access to the Main Route within the site. This access is accentuated with an uplift in detailing and fenestration to the corners of the buildings, creating a gateway into the site. Furthermore, the access is demarcated with a stone arch adorned with feature Ironwork offering a synergy with the 'Out' on Cheap Street.

The building is deliberately designed to be bold in the street-scene, drawing attention away from the car park and cinema the proposed language is reflective of a Georgian/Victorian workhouse and/or manufacturing character.



Plenty's Place.

Key Characteristics are:

Access.

- Pedestrian & Vehicular access.
- Vehicular ingress from the South off Market Street, Vehicular egress only onto Cheap Street to the East.

Architectural Narrative.

- The perimeter buildings are the largest buildings on the site. The Main Route (*Plenty's Place*) through the site also plays an important role within the scheme as it is perhaps the most publicly accessible space, beyond which are the intimate courts, yards and places.
- *Plenty's Place* is therefore of a grander scale and architecture than the Yards and Courts, lending itself to take the guise of a collection of large houses and/or converted municipal buildings, large workshops and utilitarian buildings.
- The space contains built form vistas and pinch-points with well executed detailing to ensure that the space has interest and animation from any viewpoint.

Material.

- One will find more brick buildings in this space that the subservient Yards and Courts. The material along *Plenty's Place* will be a combination of stock brick, render and some painted brick. The Roofs will be a combination of slate and some plain tile.

Amenity.

- Dwellings have amenity in the form of roof terraces, and/or balconies and/or private (dwarf) walled and railed front courts and/or rear gardens.
- Furthermore, the scheme benefits from a large roof-top community hub (amenity) located on top of *Edward House* and *Pellow House* for all residents to enjoy.

Landscape.

- It is important to provide good quality (in terms of design and quantum) landscaping to break up the space and supplement the built form.
- The space has been afforded linear areas of raised planting beds and ornamental tree planting to soften the space and also provide further interest as one passes through.
- Facades and thresholds will be defined with a mixture of pots, urns and troughs complete with a mix of flowers, perennials, herbs, shrubs and climbers.
- The surface treatment is to be cobble - laid in a fan pattern between the two channels - with a linear dish channels down subliminally guiding a driver through the space
- *Plenty's Place* will be furnished with a communal outdoor water supply to assist with the upkeep of the plants.
- A Management Company will manage and maintain the hard and soft landscaping, inclusive of the pots and plants.



Figure 6.25: Ground Floor Layout of Plenty's Place.

Security.

- *Plenty's Place* will be 'open' at all times to pedestrians. However, vehicles entering the site will stop due to an automated bollard beneath the entrance arch. Residents with car parking within the site will be able to continue along *Plenty's Place* via a keycode or fob that will retract the bollard.
- Visitors (such as deliveries) that enter *Plenty's Place* will pull over to the right (a visitor/delivery bay) and contact the Concierge who will manage the entry into the site.
- Please see the Security section for more information.

General.

- The Refuse Strategy, Cycle Parking Provision, Car Parking Provision and Servicing are detailed in the latter section(s) of this document.

Figure 6.26: Plenty's Place Elevation (Westwards) - Edward House, Victoria House, Herborough House & Charlton House.



Figure 6.27: Plenty's Place Elevation (Northwards) - Charlton House, Dolman House & Whitesmith House.





Figure 6.28: Plenty's Place Elevation (Westwards) - Whitesmith House & Coppersmith House.



Figure 6.29: Plenty's Place Elevation (Northwards) - Kennet House & Craven House.



Figure 6.30: Plenty's Place Elevation (Southwards) - Craven House.

Figure 6.31: Plenty's Place Elevation (Southwards & Eastwards) - The Fane, Winchcombe House, The Workshop & Pellow House.



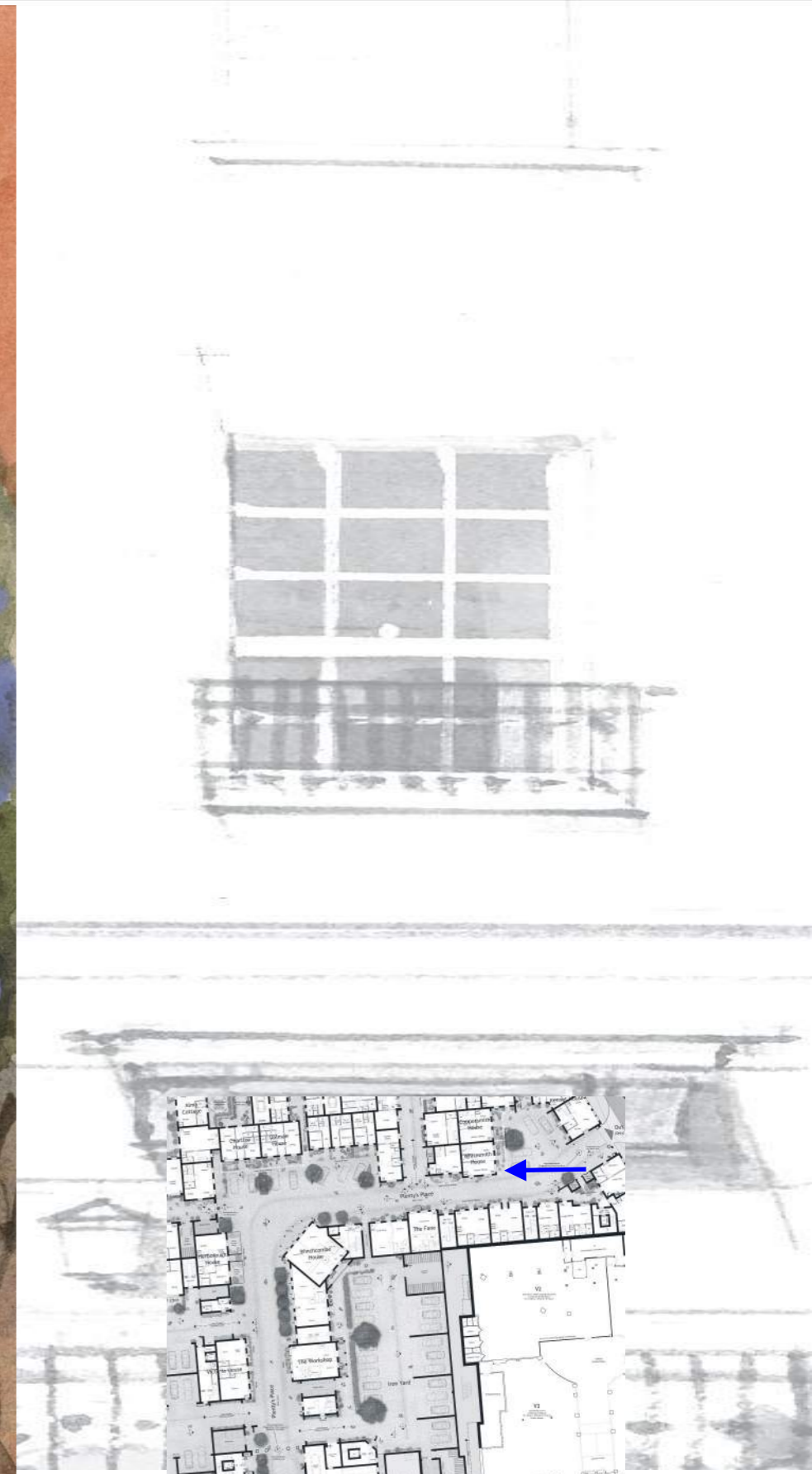
Figure 6.32: Plenty's Place - View from Market Street Entrance Northwards.



Figure 6.33: Plenty's Place - View from Plenty's Place Westwards towards Ashton Thicket Entrance.



Figure 6.34: Plenty's Place - View from Plenty's Place Exit Northwards towards Ashton Thicket Entrance.



Artist's Mews (North).

Key Characteristics are:

Access.

- Pedestrian access only.
- May be accessed via a Passageway from Bartholomew Street to the West, Market Square - via *Eagle Yard* - to the East and through the wider development - via Artist's Mews (South).

Architectural Narrative.

- A collection of similar architectural style buildings representative of a community of arthouses and workshops.
- Plots 4 & 15 have been design with a feature gable to enhance the vista from the South and West respectively.

Material.

- The predominate facing material is white painted brick.

Amenity.

- Dwellings have amenity in the form of spill-out space to the front and/or roof terraces.
- The spill-out space can then be furnished with benches and tables.
- In addition, the mews area itself offers communal amenity space to gather within and enjoy.
- Furthermore, the scheme benefits from a large roof-top community hub (amenity) located on top of *Edward House* and *Pellow House* for all residents to enjoy.

Landscape.

- Spill-out space and thresholds will be defined with a mixture of pots, urns and troughs complete with a mix of flowers, perennials, herbs, shrubs and climbers.
- A feature tree is proposed at the Eastern end of the Mews to enhance the vista and provide green verticality in the space.
- The surface treatment is to be cobbles with a linear dish channel down the middle.
- The space will be furnished with a communal outdoor water supply to assist with the upkeep of the plants.
- A Management Company will manage and maintain the hard and soft landscaping, inclusive of the pots and plants.

Security.

- The space will have a lockable gate at the entrance to Bartholomew Street. This along with the wider security strategy, will secure the space from unwanted visitors between the hours of 9pm to 7am.
- Please see the Security section for more information.

General.

The Refuse Strategy, Cycle Parking Provision, Car Parking Provision and Servicing are detailed in the latter section (s) of this document.

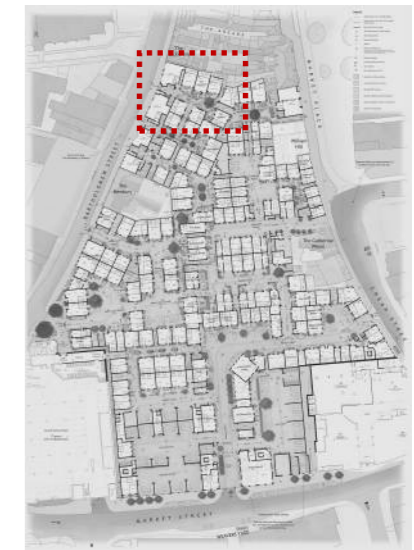


Figure 6.35: Ground Floor Layout of Artist's Mews (North).



Figure 6.36: Bartholomew Street Elevation.



Figure 6.37: Artist's Mews (North) Elevation (Northwards).



Figure 6.38: Artist's Mews (North) Elevation (Southwards).



Figure 6.39: Artist's Mews (North) Elevation (Eastwards).



Artist's Mews (South).

Key Characteristics are:

Access.

- Pedestrian access only.
- May be accessed via a Passageway from Bartholomew Street to the West, Artist's Mews (North) to the North, Crown Court and the wider development to the South.

Architectural Narrative.

- A continuation of the Artist's Mews (North) language enters the space from the North.
- Kiln House is the dominant building in the space, ornamented and of a scale that successfully terminates the vista and overlooks the whole area.
- Tucked in the North-East corner is a traditional cottage, set back from the building line with a bay window overlooking a courtyard.
- The Southern building line contains a varied arrangement of cottages, that either back onto or front onto the space. The rear of the dwellings are still well design to compliment the space.

Material.

- The predominate facing material is painted brick, white, cream and/or ivory.
- However, *Kiln House* is envisaged in the locally familiar grey brick with red feature brick.

Amenity.

- Dwellings have amenity in the form of spill-out space to the front and/or roof terraces, and/or private (dwarf) walled and railed front courts..
- The spill-out space can then be furnished with benches and tables.
- In addition, the mews area itself offers communal amenity space to gather within and enjoy.

- Furthermore, the scheme benefits from a large roof-top community hub (amenity) located on top of *Edward House* and *Pellow House* for all residents to enjoy.

Landscape.

- Spill-out space and thresholds will be defined with a mixture of pots, urns and troughs complete with a mix of flowers, perennials, herbs, shrubs and climbers.
- A parade of ornamental trees are proposed in a linear arrangement down the centre of the mews. This will enhance the vista and provide green verticality in the space.
- The surface treatment is to be cobbles with a linear dish channel down either side which may be used to help define the extent of the spill-out space.
- The space will be furnished with a communal outdoor water supply to assist with the upkeep of the plants.
- A Management Company will manage and maintain the hard and soft landscaping, inclusive of the pots and plants.

Security.

- The space will have a lockable gate at the entrance to Bartholomew Street. This along with the wider security strategy, will secure the space from unwanted visitors between the hours of 9pm to 7am.
- Please see the Security section for more information.

General.

The Refuse Strategy, Cycle Parking Provision, Car Parking Provision and Servicing are detailed in the latter section (s) of this document.

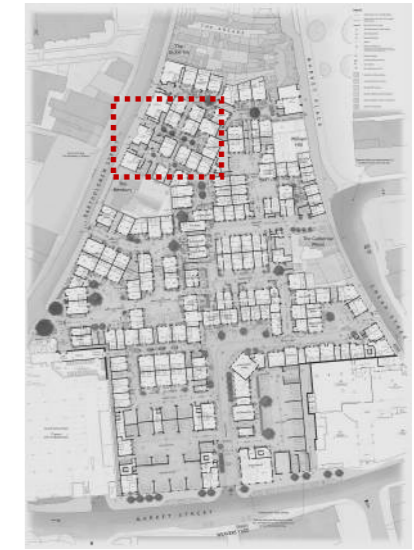


Figure 6.40: Ground Floor Layout of Artist's Mews (South).



Figure 6.41: Artist's Mews (South) Elevation (Northwards).

Figure 6.42: Artist's Mews (South) Elevation (Eastwards).

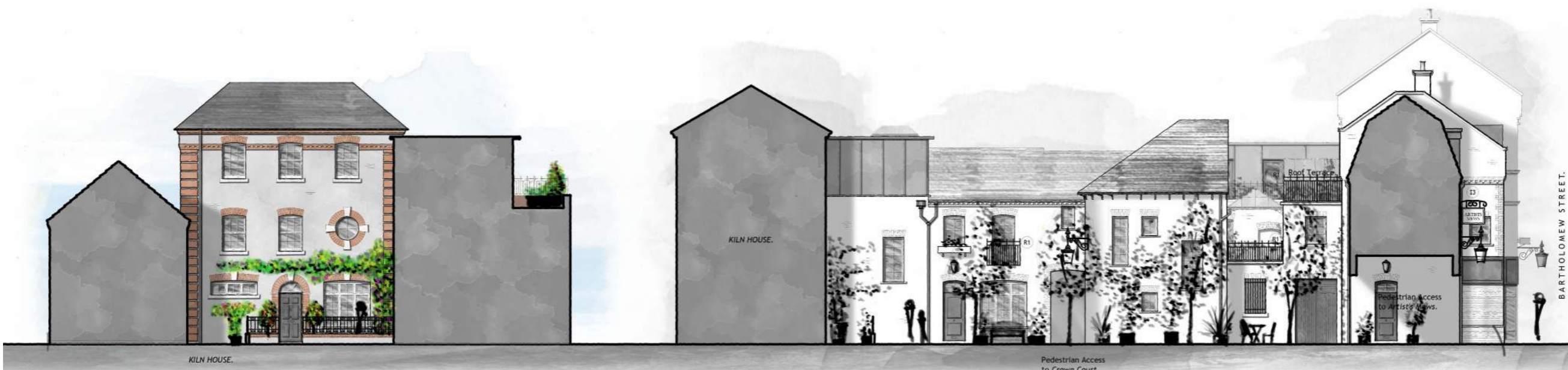


Figure 6.43: Artist's Mews (North) Elevation (Kiln House).

Figure 6.44: Artist's Mews (North) Elevation (Southwards).



Figure 6.46: Artist's Mews (South) - View from Artist's Mews (South) Northwards towards Artist's Mews (North).



Eagle Yard.

Key Characteristics are:

Access.

- Pedestrian access only.
- May be accessed via a Passageway from Market Square to the East, Bartholomew Street - via *Artist's Mews (North)* to the West and *Falkland Place* to the South through ginnels.

Architectural Narrative.

- A collection of modest courtyard houses that vary in appearance and are carefully designed to compliment one another.
- Navigation through the space is via ginnels that are identified architecturally by the gable to the West, *The Gallery*, and the large mews dwelling to the South, *Eagle Lodge*, complete with hayloft ironwork.
- Eagle House has been carefully designed to be of the grandeur needed to address and enhance Market Place.

Material.

- The predominate facing material is light coloured painted brick, comprising white, cream, ivory etc. However, special interest may be introduced, such as rose, to add further interest and joy to the space.

Amenity.

- Dwellings have amenity in the form of spill-out space to the front and/or roof terraces, and/or private (dwarf) walled and railed front courts..

- The spill-out space can then be furnished with benches and tables.
- In addition, the Yard itself offers communal amenity space to gather within and enjoy.
- Furthermore, the scheme benefits form a large roof-top community hub (amenity) located on top of *Edward House* and *Pellow House* for all residents to enjoy.

Landscape.

- Spill-out space and thresholds will be defined with a mixture of pots, urns and troughs complete with a mix of flowers, perennials, herbs, shrubs and climbers.
- A large feature tree is proposed at the in the middle of the space, offering green verticality, solar shading and a gathering space (with a bench etc).
- The Eastern side of the Yard has a small cluster of trees that will help to define the space and obscure the *back of house* fenestration to the ground floor of *Eagle House*.
- The surface treatment is to be cobbles with a linear dish channel down either side which may be used to help define the extent of the spill-out space.
- The space will be furnished with a communal outdoor water supply to assist with the upkeep of the plants.
- A Management Company will manage and maintain the hard and soft landscaping, inclusive of the pots and plants.

.Security.

- The space will have a lockable gate at the entrance to Market Place. This along with the wider security strategy, will secure the space from unwanted visitors between the hours of 9pm to 7am.

- Please see the Security section for more information.

General.

- The Refuse Strategy, Cycle Parking Provision, Car Parking Provision and Servicing are detailed in the latter section(s) of this document.



Figure 6.47: Ground Floor Layout of Eagle Yard.



Figure 6.48: Market Place Elevation (Eagle House).



Figure 6.49: Eagle Yard Elevation (Southwards).



Figure 6.50: Eagle Yard Elevation (Westwards).



Figure 6.51: Eagle Yard Elevation (Northwards).

Crown Court.

Key Characteristics are:

Access.

- Pedestrian access only.
- May be accessed via a Passageway from Bartholomew Street to the West, *Artist's Mews (South)* to the North, *Falkland Place* to the East through ginnels and *Alma Court* (North) to the South through a communal garden.

Architectural Narrative.

- A collection of modest courtyard houses that vary in appearance and are carefully designed to compliment one another.
- The Eastern vista is terminated by a grander buildings, *The Manor*, that is designed to appear and the focal building overlooking the majority of the space.
- The Southern vista, that is centered on the landscape feature, is terminated by a pretty Villa, *Crown House*, that overlooks the Court and the Communal Garden.

Material.

- The courtyard houses are envisaged to be light coloured painted brick, white, cream, ivory etc.
- The vistas, *The Manor* & *Crown House*, will be locally distinctive grey brick with red feature brick and white render and stone respectively.

Amenity.

- Dwellings have amenity in the form of spill-out space to the front and/or roof terraces, and/or balconies and/or private (dwarf) walled and railed front courts.
- Crown Court also benefits from a Communal Garden (adjacent to *Crown House*).

- The spill-out space can then be furnished with benches and tables.
- In addition, the Court itself offers communal amenity space to gather within and enjoy.
- Furthermore, the scheme benefits from a large roof-top community hub (amenity) located on top of *Edward House* and *Pellow House* for all residents to enjoy.

Landscape.

- Spill-out space and thresholds will be defined with a mixture of pots, urns and troughs complete with a mix of flowers, perennials, herbs, shrubs and climbers.
- A feature tree is proposed, centred on the access from Bartholomew Street, to offer a landscape vista from the East (looking West) and from the North (looking South from *Artists' Mews*).
- A larger landscape feature, including trees, is proposed opposite *The Manor* & *Crown House* offering green verticality, solar shading and a gathering space (with seating etc).
- The surface treatment is to be cobbles with a linear dish channel down the centre of the East-West route.
- The Court will be furnished with a communal outdoor water supply to assist with the upkeep of the plants.
- A Management Company will manage and maintain the hard and soft landscaping, inclusive of the pots and plants.

Security.

- The space will have a lockable gate at the entrance to Bartholomew Street, the ginnel to Falkland Place and the Communal Garden. This along with the wider security strategy, will secure the space from unwanted visitors between the hours of 9pm to 7am.

- Please see the Security section for more information.

General.

- The Refuse Strategy, Cycle Parking Provision, Car Parking Provision and Servicing are detailed in the latter section(s) of this document.

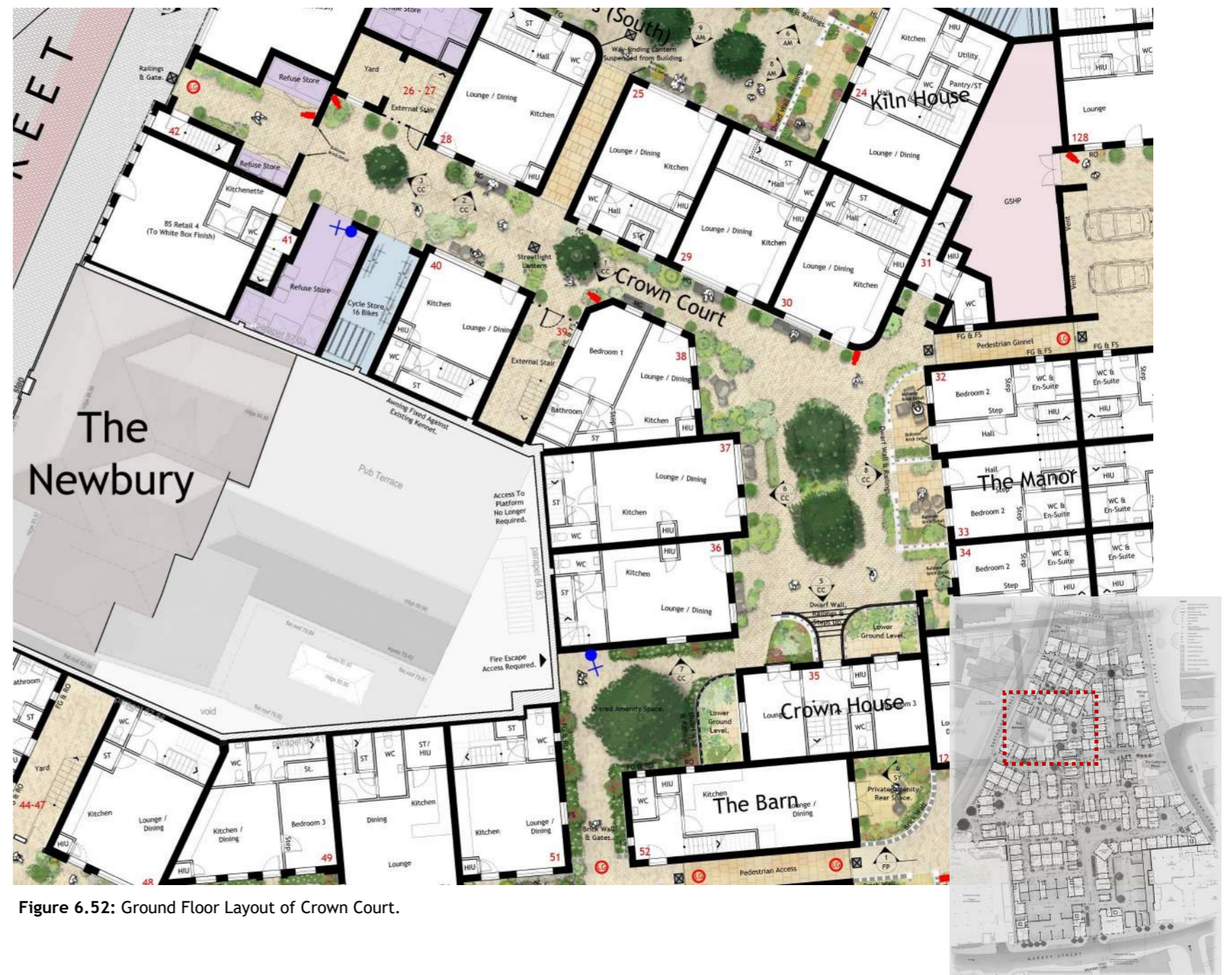


Figure 6.52: Ground Floor Layout of Crown Court.



Figure 6.53: Bartholomew Street Elevation.



Figure 6.54: Crown Court Elevation (Northwards).



Figure 6.56: Crown Court Elevation (Eastwards) - The Manor

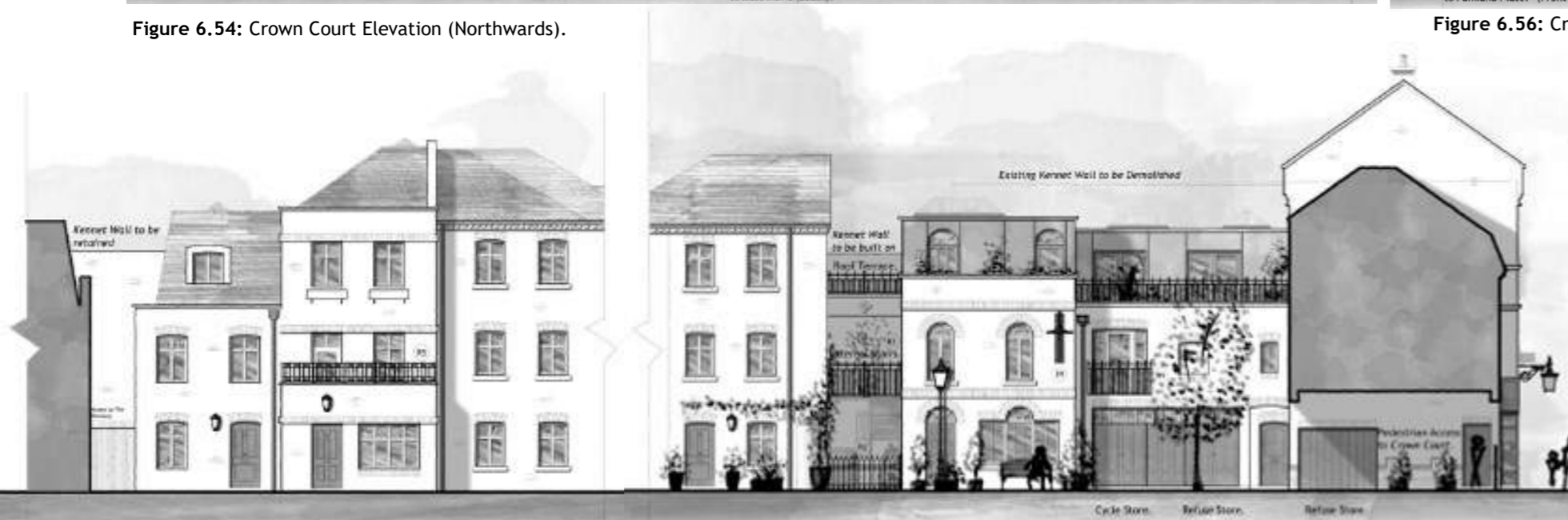


Figure 6.57: Crown Court Elevation (Eastwards & Southwards).



Figure 6.58: Crown Court Elevation (Southwards) - Crown House.



Falkland Place.

Key Characteristics are:

Access.

- Pedestrian & Vehicular access.
- May be accessed by vehicle from the East off Cheap Street or by pedestrian only access from the East off Cheap Street/Market Place, from the North via *Eagle Court*, the West via *Crown Court* and *Alma Court*, and the South via *Smith's Yard*.

Architectural Narrative.

- A collection of modest courtyard houses and townhouses that vary in appearance and are carefully designed to compliment one another.
- *Falkland Place* is split into 3 sections, The Catherine Wheel (yellow), The Western Section (green) and The Northern Section (blue).
- The Catherine Wheel Section contains the vehicular access off Cheap Street, sited adjacent to the Northern boundary of The Catherine Wheel. The view from Cheap Street is terminated by a Coach-house with a drive through Carriage Arch.
- The Western Section is a court/Place framed on all sides by built form and offers a glimpsed view through a Passageway/ginnel to *Alma Court* to the West.
- The Northern Section is access by a further Carriage Arch into an irregular courtyard that is well overlooked with active frontage and offer glimpsed views through passageways/ginnels to *Eagle Yard* & *Crown Court*.

Material.

- The built form that fronts onto Cheap Street/Market Place are designed to be of a locally distinctive brick with a faux shop front at ground floor level.

- *Falkland House*, which terminates the vista from Bear Street, is proposed to appear a little more municipal, with lighter materials, render and painted brick.
- *Falkland Place* itself will contain a varied palette of materials, red/orange brick and light coloured painted brick with either slate roofs or brown plain tile.

Amenity.

- Dwellings have amenity in the form of spill-out space to the front and/or roof terraces, and/or balconies and/or private (dwarf) walled and railed front courts.
- The spill-out space can then be furnished with benches and tables.
- In addition, the Place itself offers communal amenity space to gather within and enjoy.
- Furthermore, the scheme benefits from a large roof-top community hub (amenity) located on top of *Edward House* and *Pellow House* for all residents to enjoy.

Landscape.

- Spill-out space and thresholds will be defined with a mixture of pots, urns and troughs complete with a mix of flowers, perennials, herbs, shrubs and climbers.
- The surface treatment is to be cobbles with a linear dish channel down the centre of the East-West route.
- The Court will be furnished with a communal outdoor water supply to assist with the upkeep of the plants.
- A Management Company will manage and maintain the hard and soft landscaping, inclusive of the pots and plants.

Security.

- Falkland Place will be 'open' at all times. However, the passageways/ginnels that provide pedestrian access to neighbouring courts will have a lockable gates that will only restrict non-resident access between the hours of 9pm to 7am.

- Please see the Security section for more information.

General.

- The Refuse Strategy, Cycle Parking Provision, Car Parking Provision and Servicing are detailed in the latter section(s) of this document.



Figure 6.59: Ground Floor Layout of Falkland Place.



Figure 6.60: Cheap Street & Market Place Elevation (Westwards).



Figure 6.61: Falkland Place (Western & The Catherine Wheel Section) Elevation (Southwards).



Figure 6.62: Falkland Place (Northern Section) Elevation (Westwards).



Figure 6.63: Falkland Place (Northern Section) Elevation (Northwards).

Smith's Yard.

Key Characteristics are:

Access.

- Pedestrian & Vehicular access.
- May be accessed by vehicle from the South off *Plenty's Place*, via a Carriage Arch, or by pedestrian only access from the North via *Falkland Place*, the South via *Plenty's Place*, the West via *Alma Court*.

Architectural Narrative.

- A collection of modest courtyard houses and townhouses that vary in appearance and are carefully designed to compliment one another.
- The majority of visitors will enter Smith's Yard via a Carriage Arch off *Plenty's Place*.
- The architectural language to the West of the above entrance (such as *The Bellows*) is proposed to be utilitarian in character, subservient to *The Forge* opposite, which is a 3 storey townhouse.
- The dwellings to the South of the yard are of a courtyard house character, as are the dwellings to the North save for a couple of gable fronted town houses, which help to punctuate the yard.
- The western vista, *The Smithy*, is deliberately designed to dominate the space. Along with it's high frontage boundary wall, the building is designed to be a little more industrial in appearance and grander in scale.

Material.

- The courtyard houses are to be light coloured painted brick. The townhouses may also be painted brick but of a different (light) shade.
- *The Smithy* is proposed to be a recognisable red/orange brick with a dark red feature brick.

- *The Forge* will be similar save for the solider courses and cills, which may be painted white.
- *The Bellows* is envisaged to be of a buff London stock brick.

Amenity.

- Dwellings have amenity in the form of spill-out space to the front and/or roof terraces, and/or balconies and/or private (dwarf) walled and railed front courts and/or rear gardens.
- The spill-out space can then be furnished with benches and tables.
- In addition, the Yard itself offers communal amenity space to gather within and enjoy.
- Furthermore, the scheme benefits form a large roof-top community hub (amenity) located on top of *Edward House* and *Pellow House* for all residents to enjoy.

Landscape.

- A large feature tree is proposed in the North-Eastern corner of the Yard, that will offer a landscaped vista from the South and West as well as assisting to break up the space with green verticality.
- Spill-out space and thresholds will be defined with a mixture of pots, urns and troughs complete with a mix of flowers, perennials, herbs, shrubs and climbers.
- The surface treatment is to be cobbles with a linear dish channel down the centre of the space.
- The Court will be furnished with a communal outdoor water supply to assist with the upkeep of the plants.
- A Management Company will manage and maintain the hard and soft landscaping, inclusive of the pots and plants.

Security.

- *Smith's Yard* will be 'open' at all times. However, the passageways/ginnels that provide pedestrian access to neighbouring courts will have a lockable gates that will only restrict non-resident access between the hours of 9pm to 7am.

General.

- Please see the Security section for more information.
- The Refuse Strategy, Cycle Parking Provision, Car Parking Provision and Servicing are detailed in the latter section(s) of this document.



Figure 6.64: Ground Floor Layout of Smith's Yard.



Figure 6.65: Smith's Yard Elevation (Westwards) - The Smithy.



Figure 6.66: Smith's Yard Elevation (Westwards) - The Bellows.



Figure 6.67: Smith's Yard Elevation (Eastwards) - The Forge.



Figure 6.68: Smith's Yard Elevation (Northwards).



Figure 6.69: Smith's Yard - View from Smith's Yard towards The Smithy.

