



6.5 Our New Homes

3 Bedroom / 5 Person House

To negotiate the steep slope between Mitchell Crescent at the top of our site and the new internal road within the site we have employed a 3 storey house type to provide an entrance floor, where the front door is, at the upper ground floor level and kitchen dining space at the lower ground floor level which will have access to a small 'yard' overlooking the public realm within the site. To keep the overall floor area as close to the WG DQR standard floor area as possible, the lower ground floor level does not occupy the full footprint of the upper floors.

This arrangement ensures we have active 'frontage' to both sides of the property with parking and a small external terrace, which enjoys far reaching views across the valley, between each home.



6.5 Our New Homes

2 Bedroom / 4 Person House & 1 Bedroom Apartment

To negotiate the steep slope between Mitchell Crescent at the top of our site and the new internal road within the site we have employed a 3 storey arrangement where a 2B4P house sits over the top of a 1B2P apartment.

The house, entered from Mitchell Crescent, has a large front garden and parking to the front elevation and a further 'sun' terrace to the side elevation with southerly views across the valley, bike and MVHR storage. At ground floor level, functional spaces are located to the street side

which allows the dining and living spaces to enjoy the south facing aspect and the view across the valley.

Sitting beneath the house is a 1B2P apartment which provides active frontage onto our public realm. With a wide frontage, living spaces, entrance hall and bedroom all enjoy a view across the valley with service spaces located within the depth of the plan.



6.5 Our New Homes

1 Bedroom / 2 Person Walk-Up Apartments

To negotiate the level change between the two ‘legs’ of our internal loop road (a 3m level difference) within the site we are employing a 3 storey block of apartments where 2 levels (the upper ground floor and first floor) are accessed from the higher level and a further level accessed from the lower level. Again, this ensures both streets have activity and inhabitation on them.

All of the apartments then benefit from having their living and bedroom spaces looking south across the valley and more utilitarian spaces located on the north side.



6.5 Our New Homes

2 Bedroom / 3 Person House

These houses have been designed to fit a particular need for housing for small families identified by MTHA - with just a double and a single bedroom. They are being utilised as they still provide the resident with a 'house' - own front door, small garden, individual bins and bike storage. They also retain a healthy balance between house and apartment living on the site to ensure we build a strong community.



6.5 Our New Homes

2 Bedroom / 4 Person House

Our most frequently used house type on site these are utilised where there is less significant level difference to negotiate. These still adopt the approach of having the entrance, kitchen and utility spaces to the fronts and living and dining spaces enjoying views and sunny aspects to their rear elevations.



6.7 Appearance

In terms of the appearance of the proposed development, a contemporary approach is proposed which reflects the existing simplicity and pragmatism of the architecture that is seen in the neighbouring post-war context and the more historic parts of the town. Both of these employ simple, relatively flat elevations with simple pitched roof forms arranged in semi-detached or terraced forms. Furthermore, the composition of buildings, routes and open spaces have been arranged to sensitively respond to the site's surrounding context, drawing substantial landscape elements into the heart of the scheme.

6.8 Form & Massing

The way in which the development sits in the landscape draws upon the historic patterns of development with groups of homes typically running with the contours. The orientation of our new streets allows our new homes to continue the grain across the valley side from Hillcrest to Marshall Crescent. This also provides the opportunity for the majority of our homes to have east(ish) -

The image, right, shows our top row of new homes overlooking the new public green space and street within the development. These broken forms (at upper level, connected at lower ground level) respond to the more suburban semi-detached typology seen along Mitchell Crescent.



6.9 Character & Materiality – Lessons from the Local

To ensure our new development feels 'of its place' we have looked to how the traditional streets of residential development within the town sit comfortably in the landscape whilst providing a sense of individuality and community.

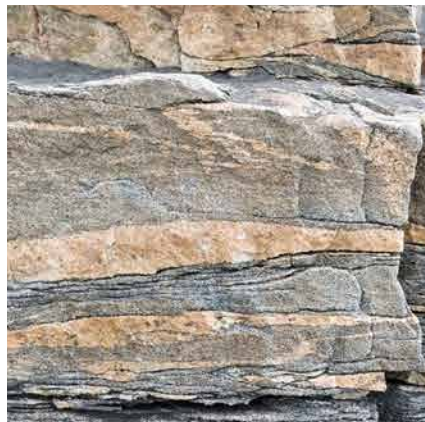
The examples, right, provide a number of key lessons;

A strong, unifying, ridgeline unifies the street (top left image) with repeating proportions, form and order to their elevations. The strong horizontal forms of building pick up on the layering of tones within the landscape.

The image, bottom right, shows how, the rendered semi-detached forms of the neighbouring post war housing which surrounds the site stands out within the landscape - our site a rare break in the pattern of development - whereas the more historic housing of the Victorian era, with the browns, grey and buff tones in the stonework sits more subtly in the landscape. It is this palette which our new homes draw upon to ensure that, rather than adding another series of 'bright' white punctuations in the landscape were we to follow the surrounding material palette.

Although the elevations of the Victorian housing are simple, there is generosity to the amount of openings allowing plenty of light and air in to the internal spaces.

The image, below, is a sample of the stonework used to build the Victorian era housing. Its ability to sit in the landscape stems from the fact that it is 'of the landscape', quarried in the local area. It offers a range of tones for us to draw upon to ensure our new homes sit comfortably. The horizontal beds in the stone also provide us with a helpful suggestion as to how to ensure our terraces, stacked on top of one another (due to the steeply sloping site) don't merge into one homogeneous mass by banding our material choices.



A common detail seen in the Victorian terraced housing is the decorative stonework around the openings of the otherwise very simple elevations. This provides an opportunity for residents to personalise their home and brings subtle variation within the pattern of development.

6.10 Character – Proposal

As illustrated in the image, bottom right, our new homes adopt a consistent ridgeline, running with the landscape which sits behind - referencing the Victorian precedent. This continues the theme of rows of houses tumbling down the valley side. The break between the rows provides a clear visual link across the valley and down through our series of public / SuDS amenity spaces.

Our elevations are simple. Windows are carefully sized and positioned to provide views out and connection to communal spaces, good levels of natural light, positive thermal gain, and natural ventilation into the dwellings. The windows to the gable ends overlooking the SuDs amenity spaces (see image right - window framed out in yellow pressed metal surround) which runs through the site with cascading level changes, ensure a sense of overlooking and natural surveillance. These decorative surrounds pick up on the painted stonework wraps around the opening seen in our Victorian precedents.

Further variation and character will be introduced through the colour of the windows and doors - see example of colourful doors in the award winning Goldsmith Street scheme (below), The projecting porches offers an opportunity to provide depth and shadow.





The image, left, illustrates a number of the key characteristics of the proposed scheme. Large windows, framed with brightly coloured pressed metal frames overlook our public realm, accentuating the sense of overlooking and natural surveillance. Simple elevations with generous areas of glazing provide views out across the landscape.

Our new rows of houses layer one upon another - all with views across the valley and beneficial solar gain afforded by the steeply sloping site.