

KENYON LANE, MOSTON

SITE OPPORTUNITIES

The adjacent diagram illustrates the typology of buildings surrounding the site. As indicated, the site sits amongst residential properties with religious and education buildings sitting alongside.

A corridor of residential buildings with ground floor commercial units runs along Lightbowne Road to the south east of the site.

In response to the surrounding building typologies, the proposal presented in this document is residential with associated resident's facilities such as car and cycle parking and a landscaped residents garden. The residents entrance and lobby has been strategically positioned along Kenyon Lane as a means to enhancing the existing streetscape.

KEY

- Approximate site boundary
- Residential
- Residential with ground floor commercial
- Industrial / Commercial
- Religious
- Education



Building uses

KENYON LANE, MOSTON

SITE OPPORTUNITIES

The adjacent diagram illustrates the building heights surrounding the site.

These hights have been used to inform the scale and mass of the proposal.

KEY

Approximate site boundary

1 to 2 storeys

3 to 4 storeys



Building heights

KENYON LANE, MOSTON

SITE OPPORTUNITIES

The adjacent diagram explores the opportunities presented by the site's features and context.

Frontages

The site's primary frontage is Kenyon Lane. This has informed the building's orientation and position on the site as well as the internal layout.

Vehicular movement

Vehicular movement runs along Kenyon Lane to the north of the site. This has informed the access into the site for resident's parking as well as the servicing and refuse collection strategies.

Pedestrian movement

The pedestrian movement surrounding the site runs along Kenyon Lane with Deanway, Chinley Avenue and Bacup Street connecting into this primary route. This has informed the location of the pedestrian entrance into the site as well as the position of the resident's entrance lobby.

Interface

Neighbouring buildings to the east and west are close to the site boundary. This has informed the orientation of the proposal as well as the internal layout and treatment of the elevations.

KEY

-  Interface
-  Frontage
-  Sun path
-  Pedestrian route
-  Vehicular route



KENYON LANE, MOSTON

DESIGN PROCESS

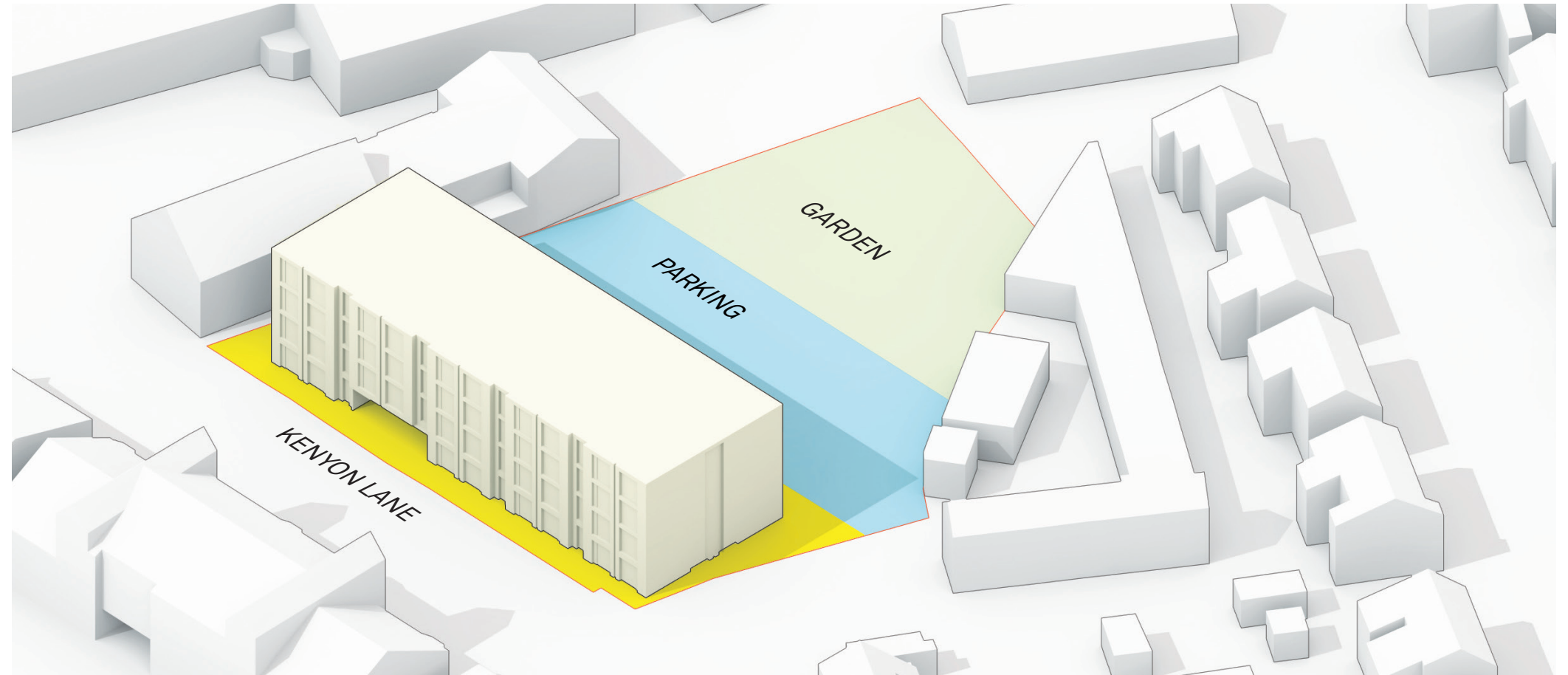
Zoning

The site has been zoned in response to the surrounding context and to provide clarity to the different uses.

The building is positioned alongside Kenyon Lane as a means of responding to this primary frontage and enhancing the existing streetscape along this road.

Resident's parking is located directly behind the building. This facilitates access from Kenyon Lane and utilises the passive surveillance offered by the building's residents.

A landscaped resident's garden is located to the rear of the resident's parking. This space benefits from being south facing and offers all residents a semi-private outside space.

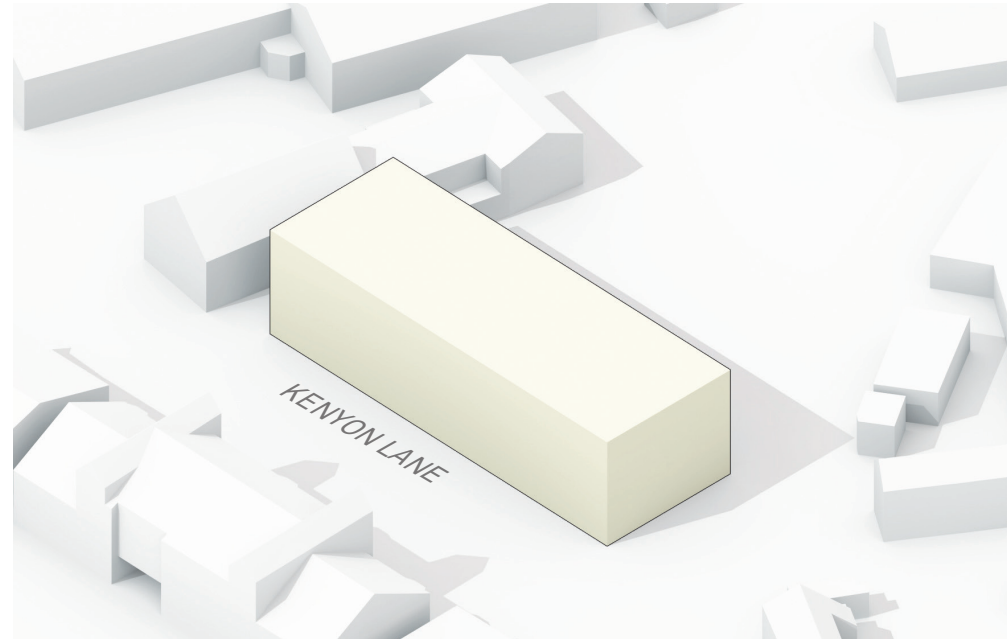


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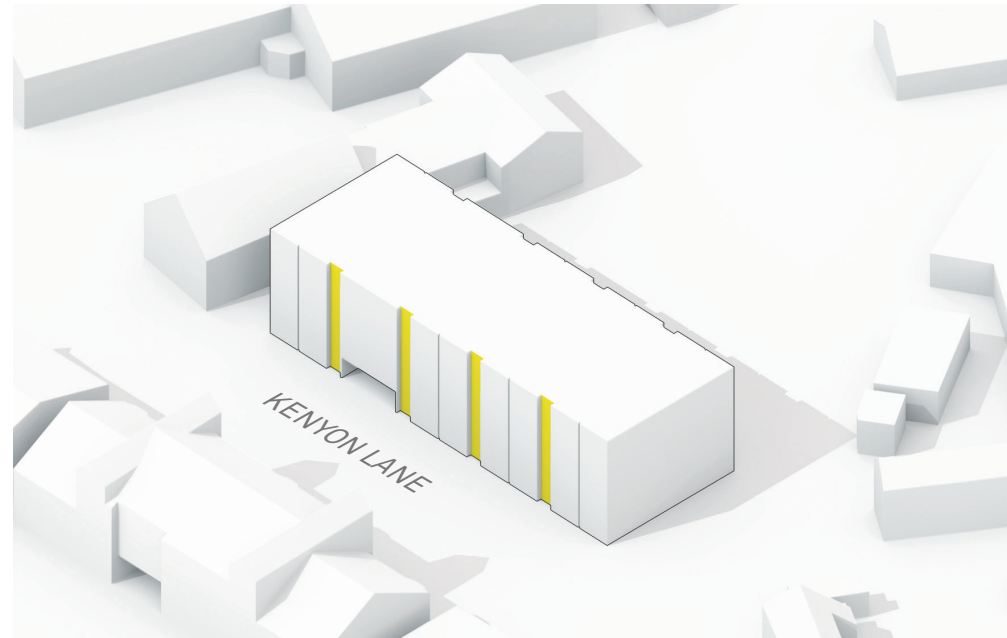
DESIGN PROCESS

Mass

The mass of the proposal is in keeping with the site's surroundings. The building is four storeys with articulation achieved through the introduction of vertical slots and recessed channels.



1. Four storey mass creating defined frontage along Kenyon Lane.



2 Articulation achieved through vertical slots and channels.

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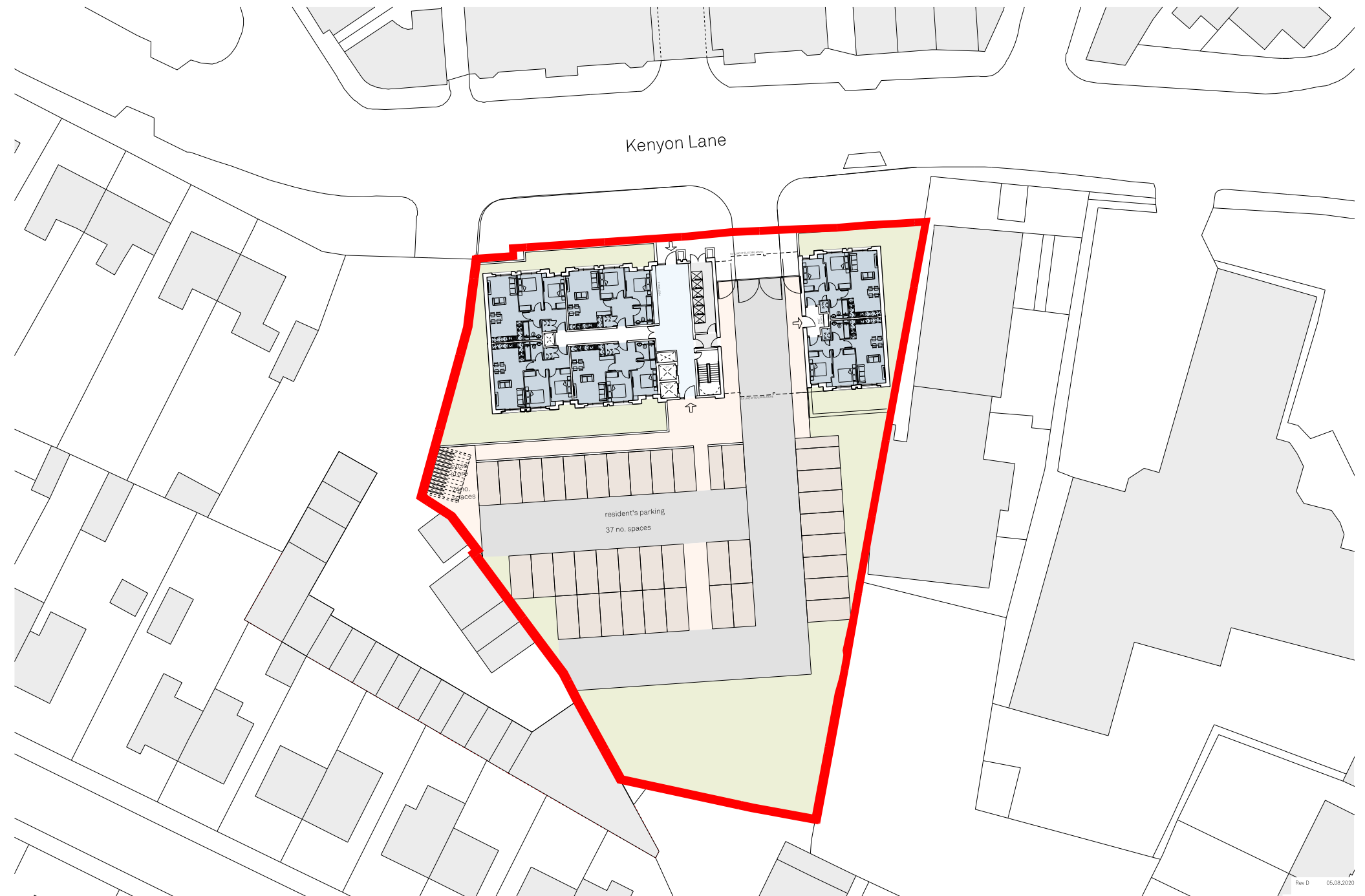
PROPOSED SITE PLAN

Site Plan

As mentioned previously, the building is positioned along the northern edge of the site, alongside Kenyon Lane. This design approach enhances the existing street scape and gives the building entrance prominence.

A break in the building form provides vehicular access into the site to the resident's parking. Cycle storage is also located to rear of the building and accessed via to the undercroft.

A resident's garden is located towards the south of the site. This open space provides all resident's with outside space that benefits from being south facing.

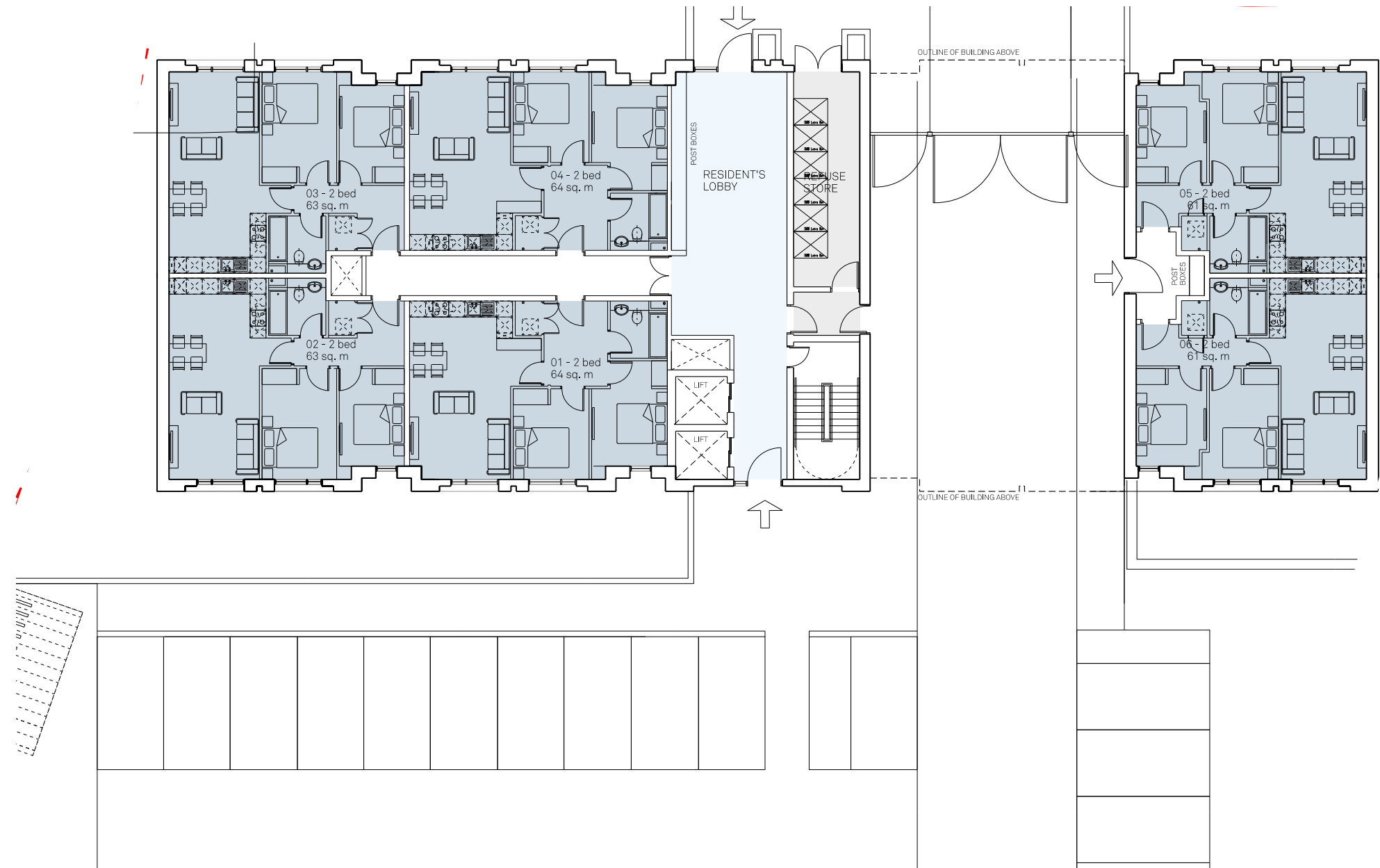


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PROPOSED GROUND FLOOR PLAN

Ground Floor

The ground floor comprises 6no. two bed apartments, a resident's lobby and a refuse store. An access road dissects the building and offers vehicular and pedestrian access in the resident's parking and garden to the rear.

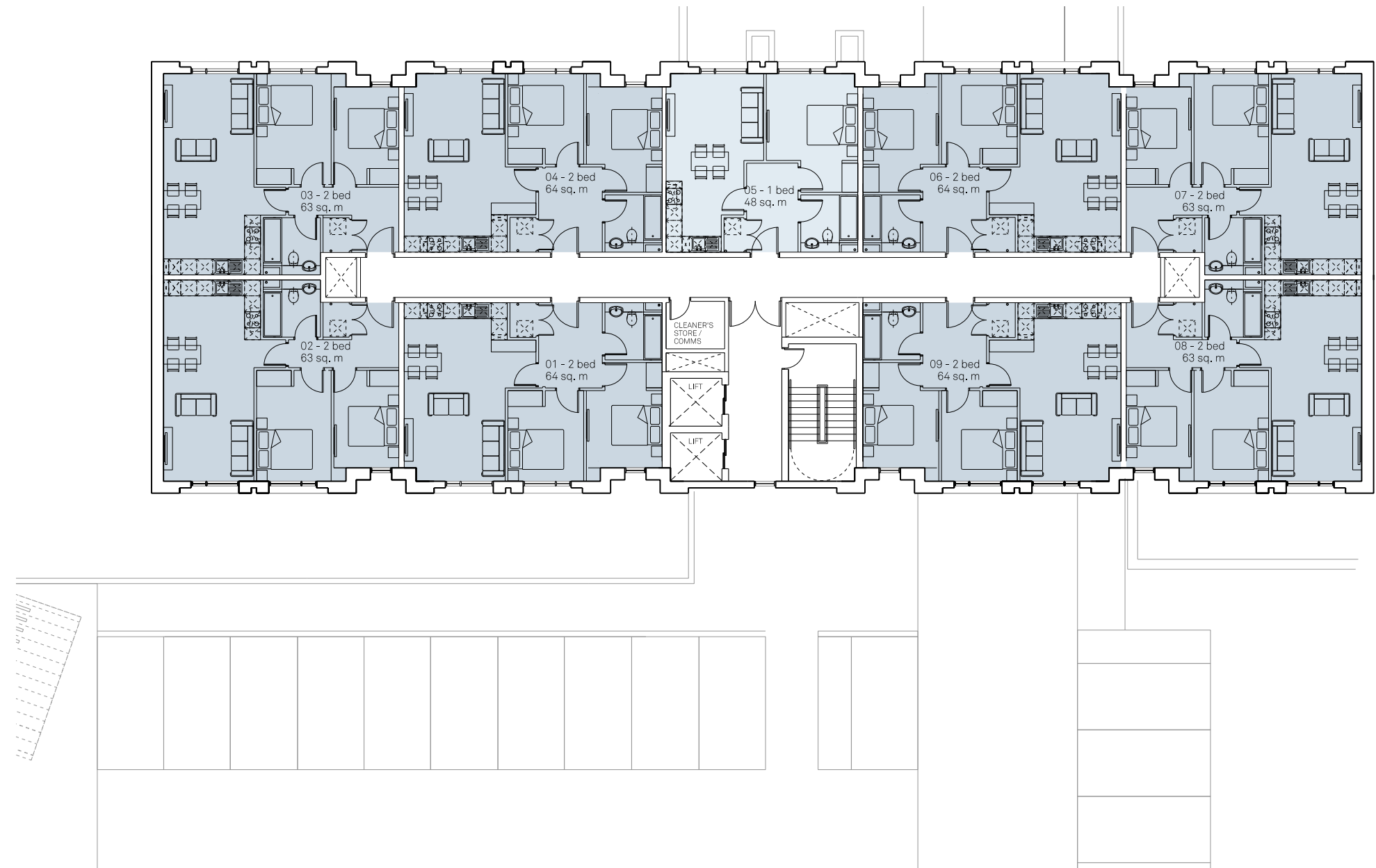


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FIRST, SECOND AND THIRD FLOOR PLAN

First, Second and Third Floor Plan

The upper floor each contain 9no. apartments comprising 8no. two bed apartments and 1no. one bed apartment. Access to these floors from the ground floor resident's lobby is via the central circulation core containing 2no. lifts and a stair.



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EXISTING FORM AND PROPORTIONS

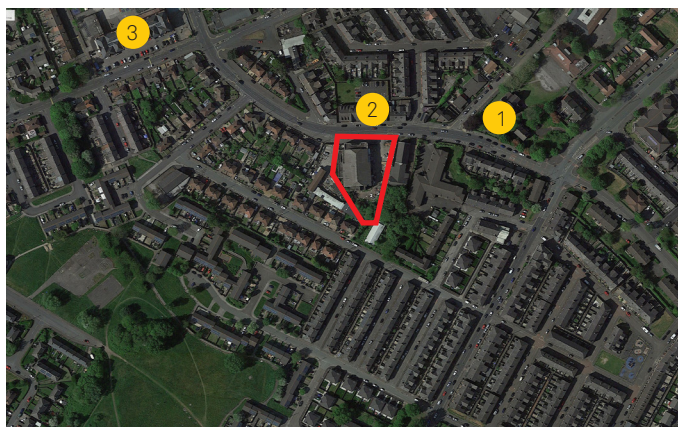
The context surrounding the site has been referenced when developing form, proportion and material pallet of the proposal's facades. The adjacent images illustrate the principles that have informed the proposal.



1. St Lukes Lightbowne - red brick facade with grey slate roof



2. Undercroft providing access into the development.



Location



3. Lily Lane Primary School - red brick with expressed vertical elements

FCH

Design intelligence, commercial flair.