KENYON LANE, MOSTON

SITE OPPORTUNITIES

BUILDING USES

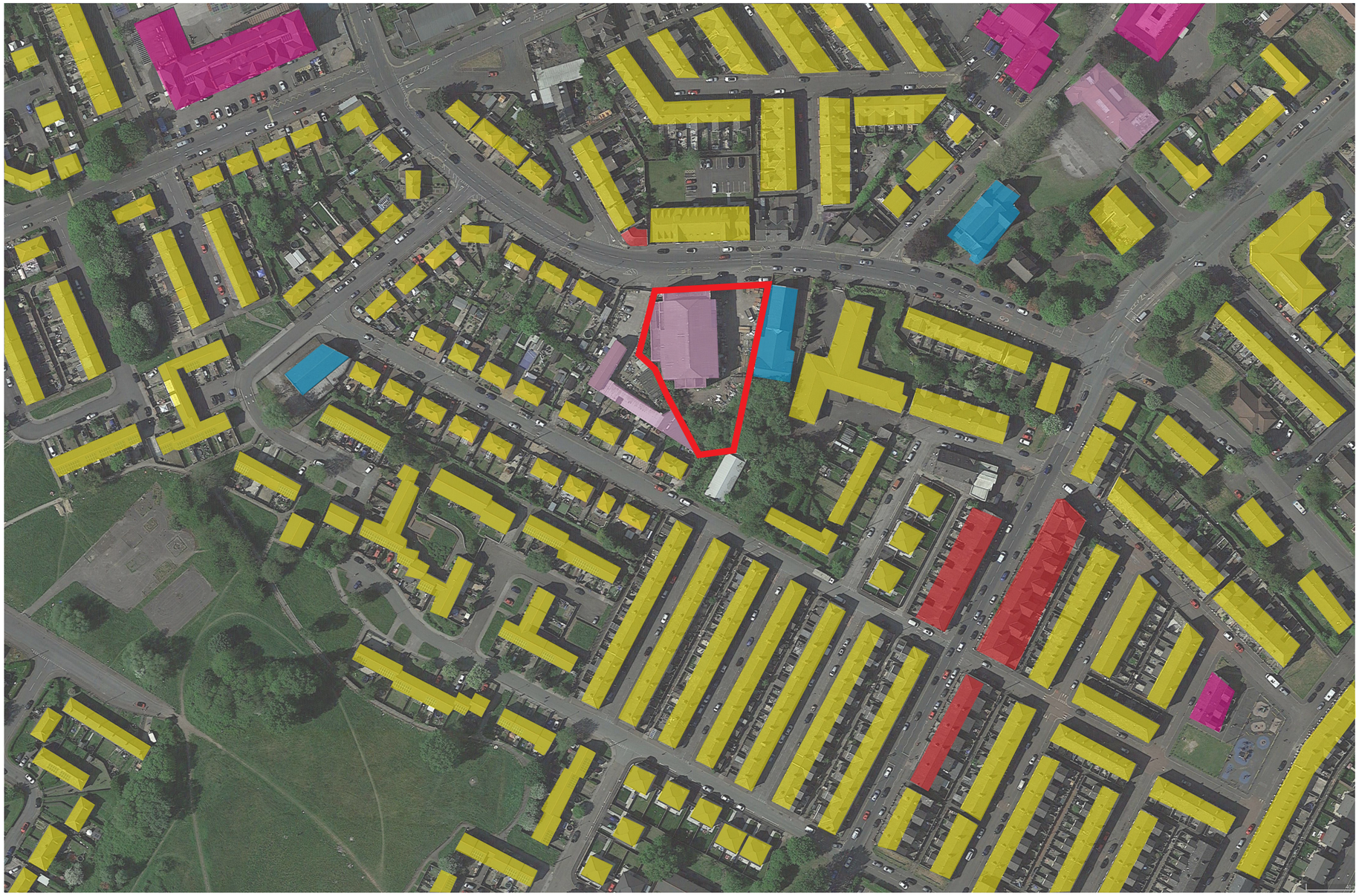
The adjacent diagram illustrates the typology of buildings surrounding the site. As indicated, the site sits amongst residential properties with religious and education buildings sitting alongside.

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 resident's garden. The resident's 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



FCH

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KENYON LANE, MOSTON

SITE OPPORTUNITIES

BUILDING HEIGHTS

The adjacent diagram illustrates the building heights surrounding the site.

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

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.

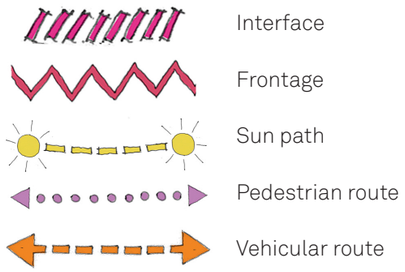
Pedestrian movement

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



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CONSENTED SCHEME

KENYON LANE, MOSTON

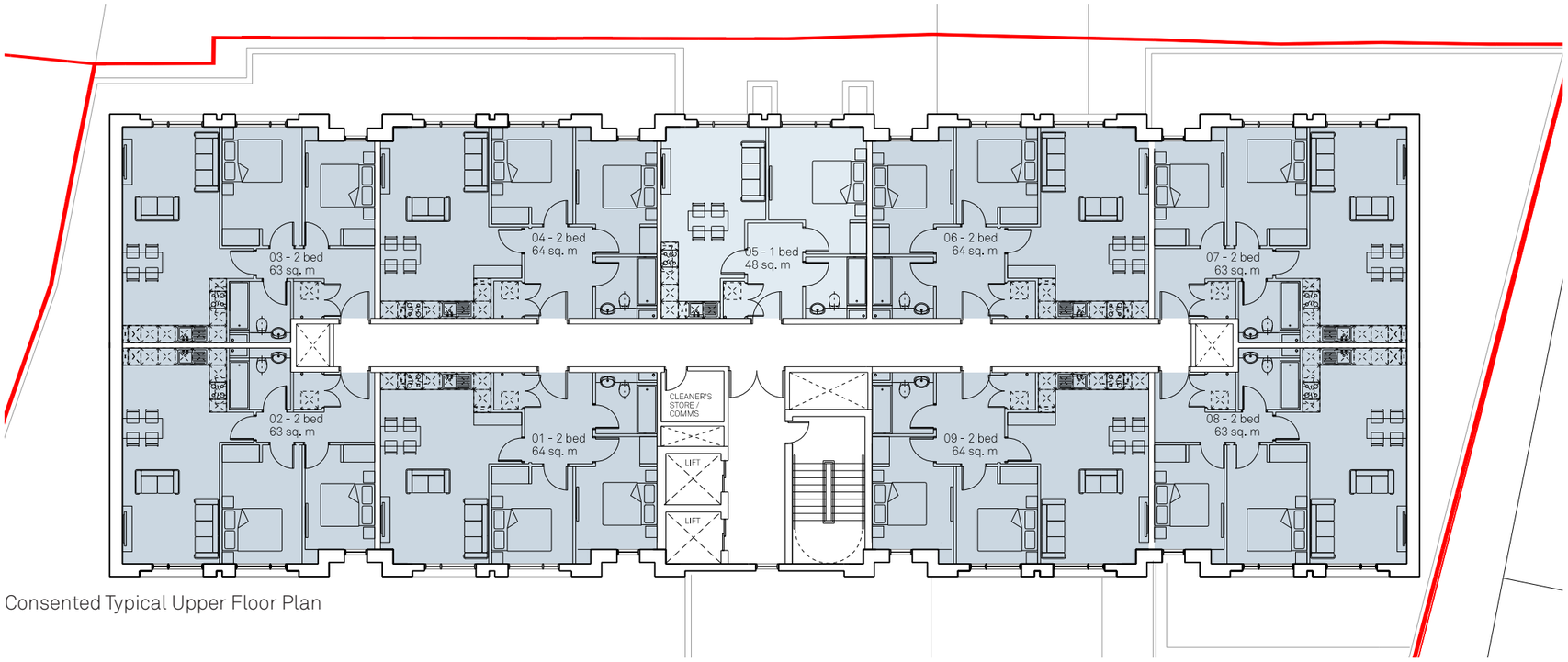
PREVIOUS CONSENTED SCHEME

Application no: 127669/FO/2020

The site currently has planning approval for a 4 storey general-use residential development which was granted approval by MCC in November 2021.

The consented scheme included the demolition of the existing buildings on site to make way for a 4 storey residential build consisting of 33no. apartments (3 x 1 Beds and 30 x 2 Beds) with associated parking and resident's garden to the south of the site,

Consented Kenyon Lane Elevation



Consented Typical Upper Floor Plan

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DESIGN PROCESS

KENYON LANE, MOSTON

DESIGN PROCESS

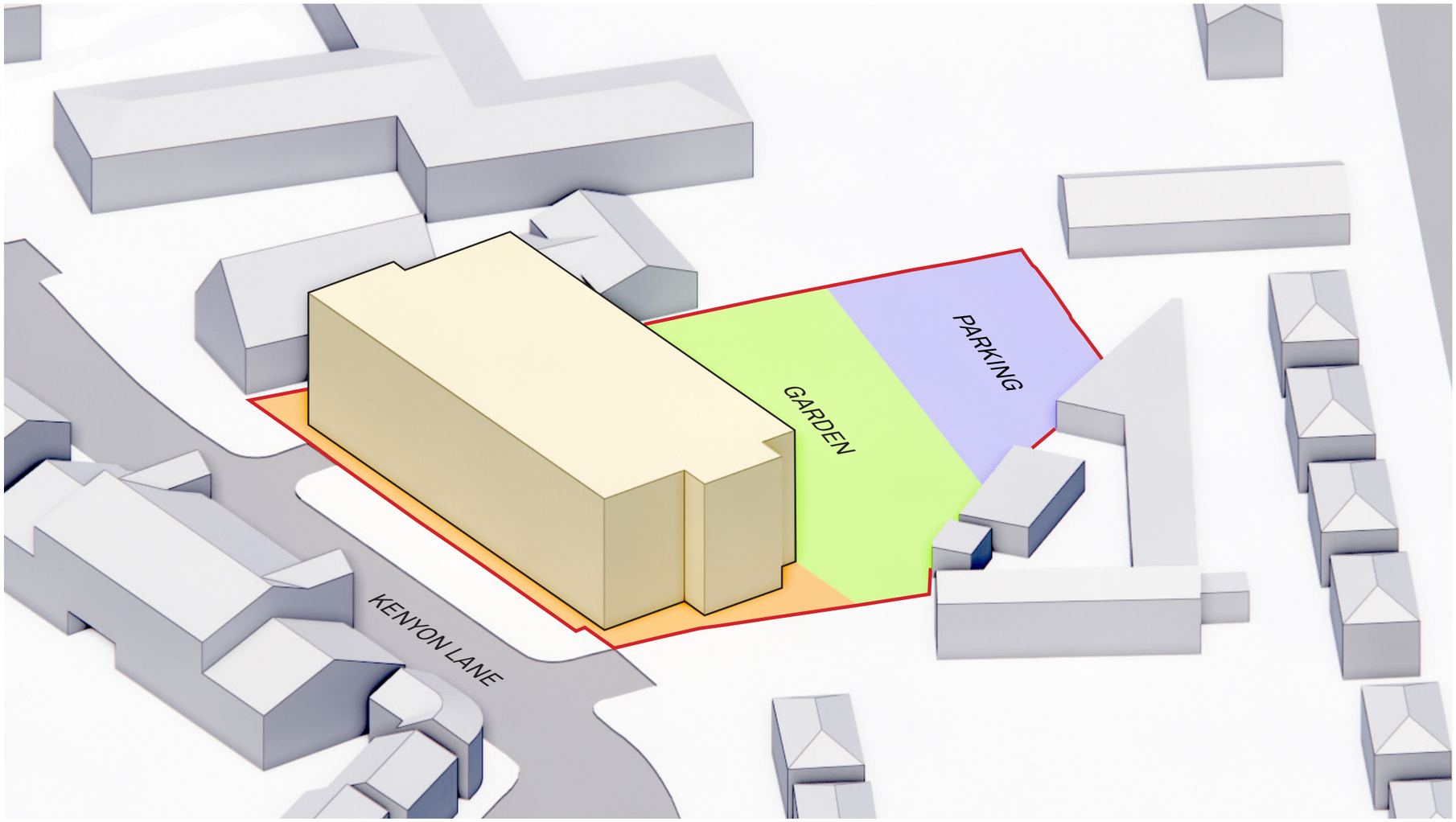
Zoning

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.

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

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

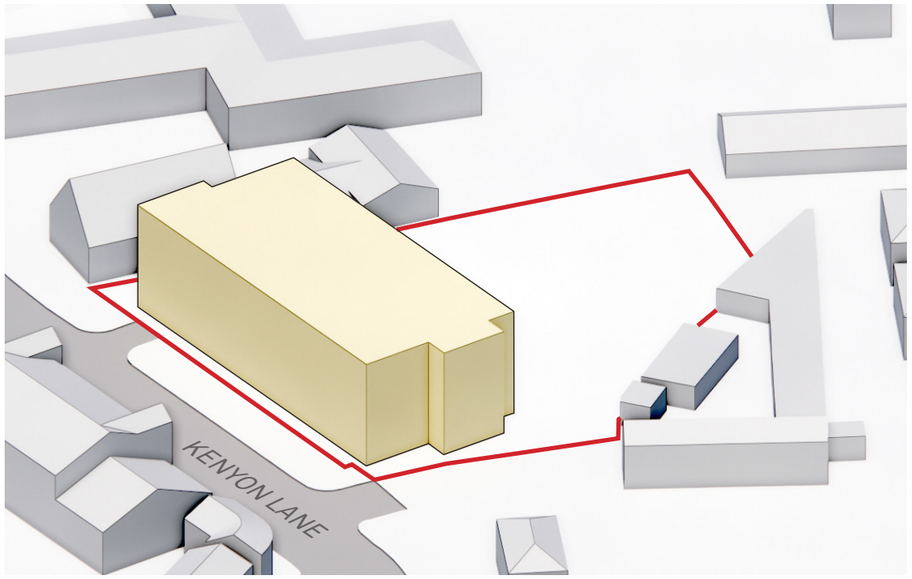


KENYON LANE, MOSTON

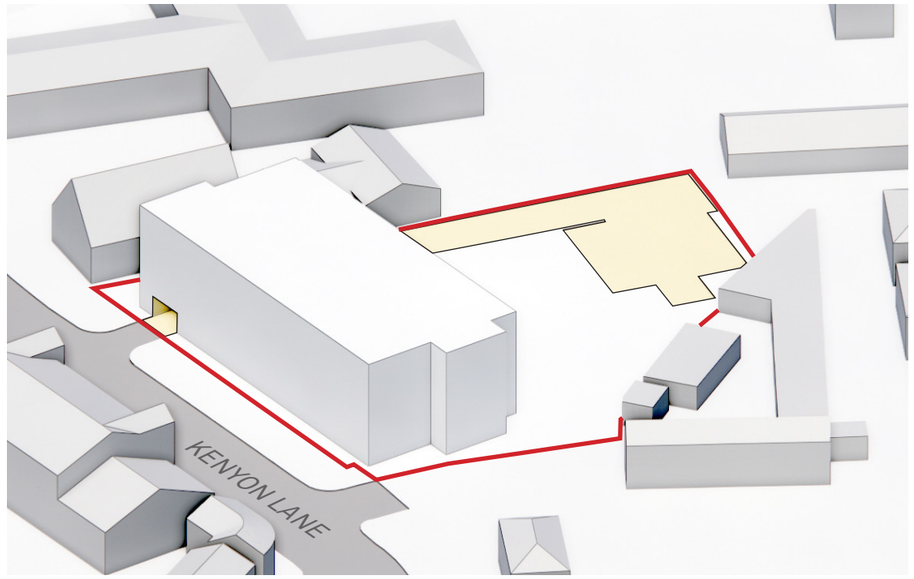
DESIGN PROCESS

Mass

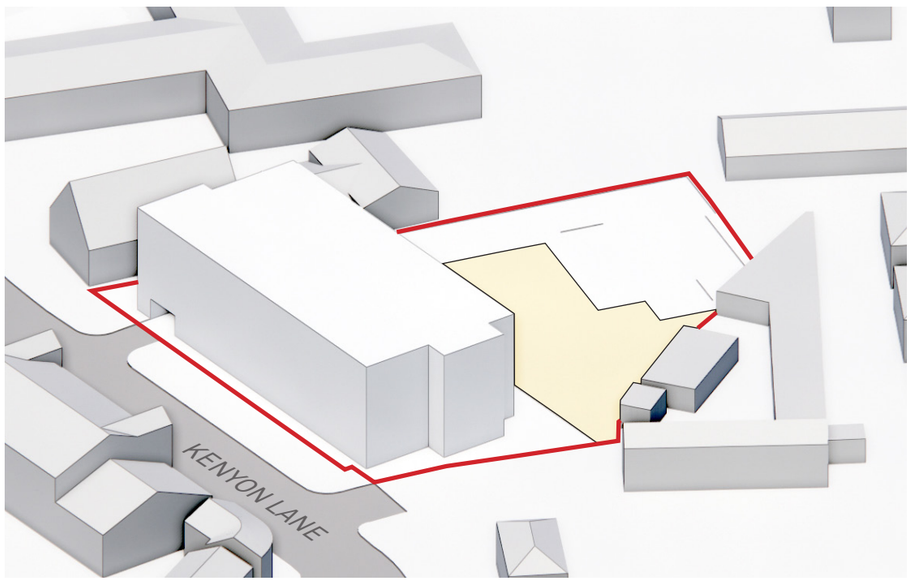
The mass of the proposal is in keeping with the site's surroundings. The building is four storeys with articulation achieved through the introduction of vertical slots and recessed channels.



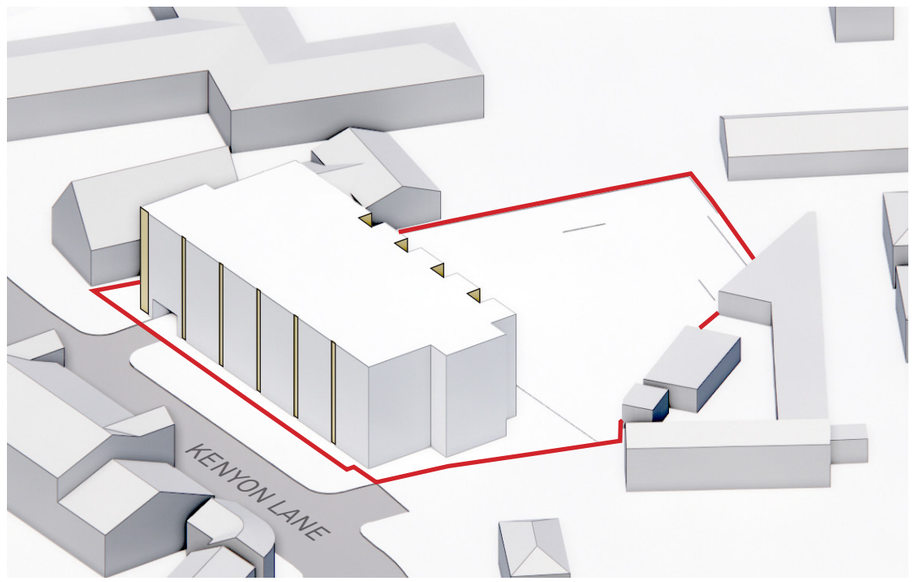
1. Four storey mass creating defined frontage along Kenyon Lane.



2. Undercroft removes parking along street, allocates it to rear of the site.



3. Massing and parking creates boundary for south facing garden.



4. Articulation achieved through vertical recesses in massing.

PROPOSAL