

3.0 DESIGN PROPOSAL

3.3 PROPOSED ELEVATIONS

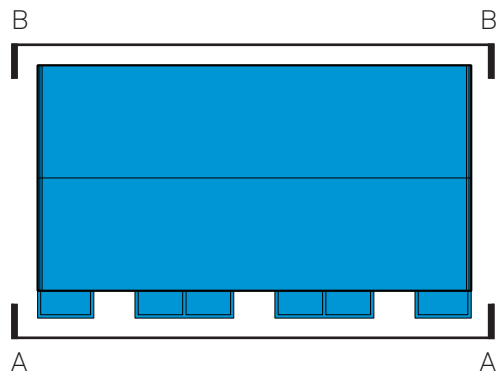
3.3.2 BLOCK B - MAISONNETTES ELEVATIONS

- Material Key:
- 1. Brickwork - Red-Multi with Natural Mortar
 - 2. Slate Concrete Inter-Locking Tile
 - 3. PPC Aluminium Windows
 - 4. Aluminium RWP & Gutters
 - 5. Oak effect Front Door with brushed s/s Pull Handle



Maisonettes Front Elevation A.A

Apartments Key Plan



Maisonettes Rear Elevation B.B



3.0

DESIGN PROPOSAL

3.3

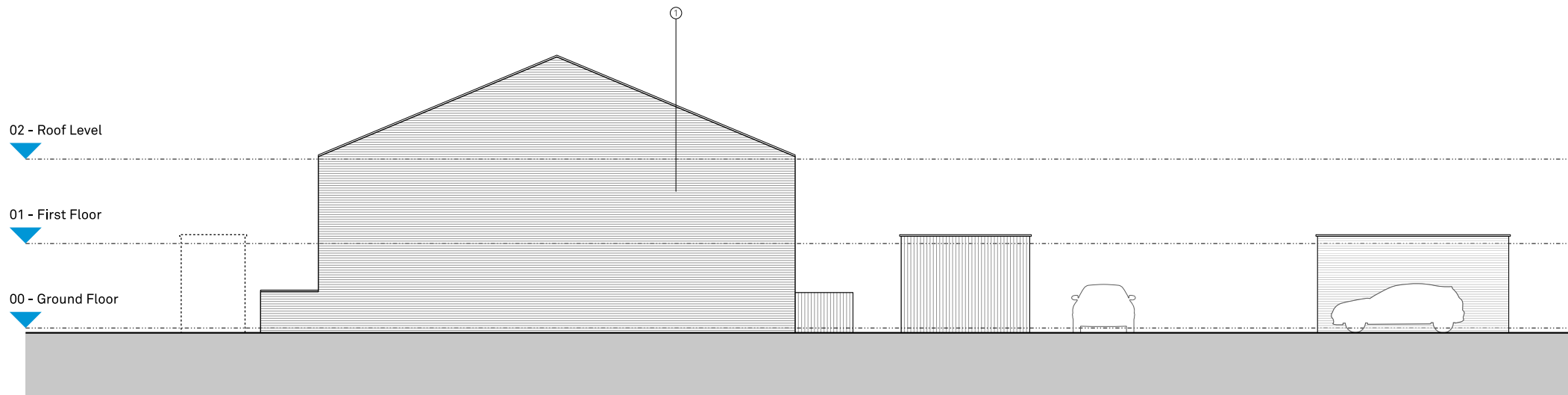
PROPOSED ELEVATIONS

3.3.2

BLOCK B - MAISONNETTES ELEVATIONS

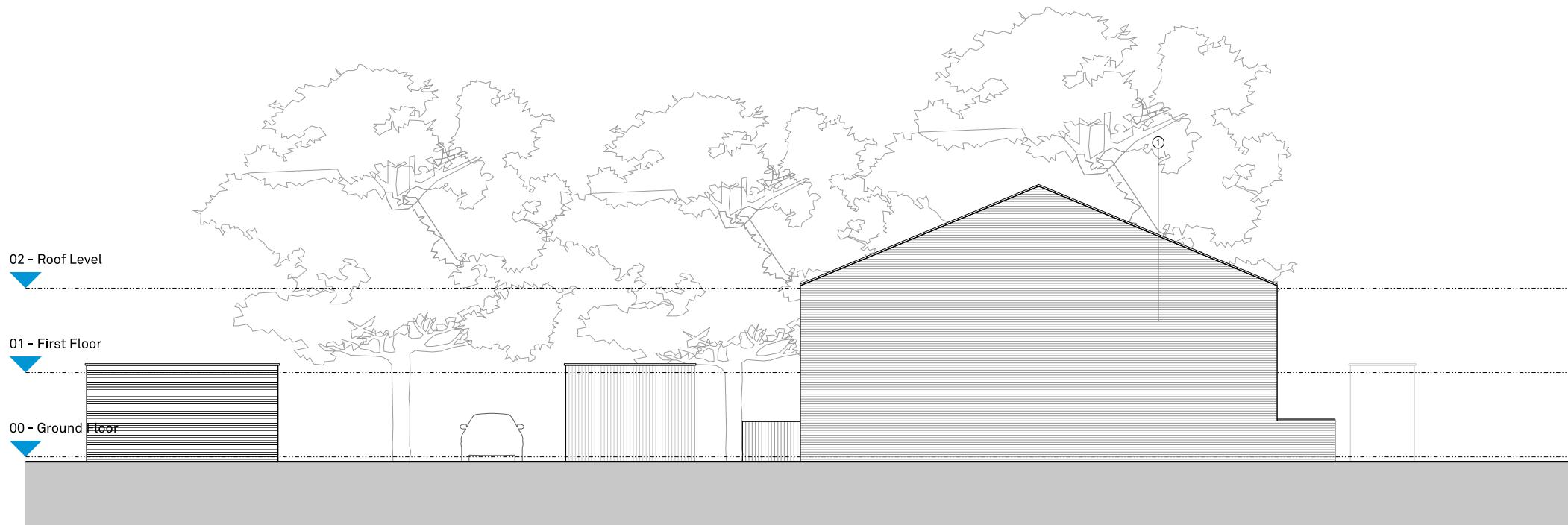
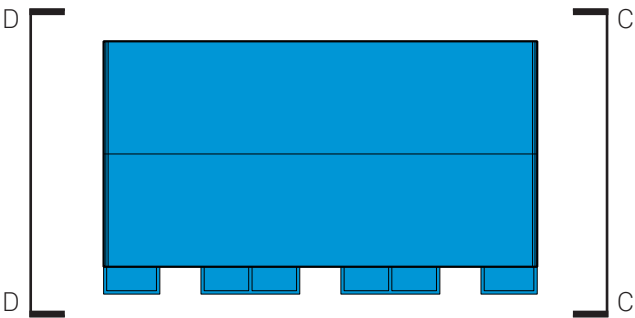
Material Key:

1.
- Brickwork - Red-Multi with Natural Mortar
2.
- Slate Concrete Inter-Locking Tile
3.
- PPC Aluminium Windows
4.
- Aluminium RWP & Gutters
5.
- Oak effect Front Door with brushed s/s Pull Handle



Maisonettes Side Elevation C.C

Apartments Key Plan

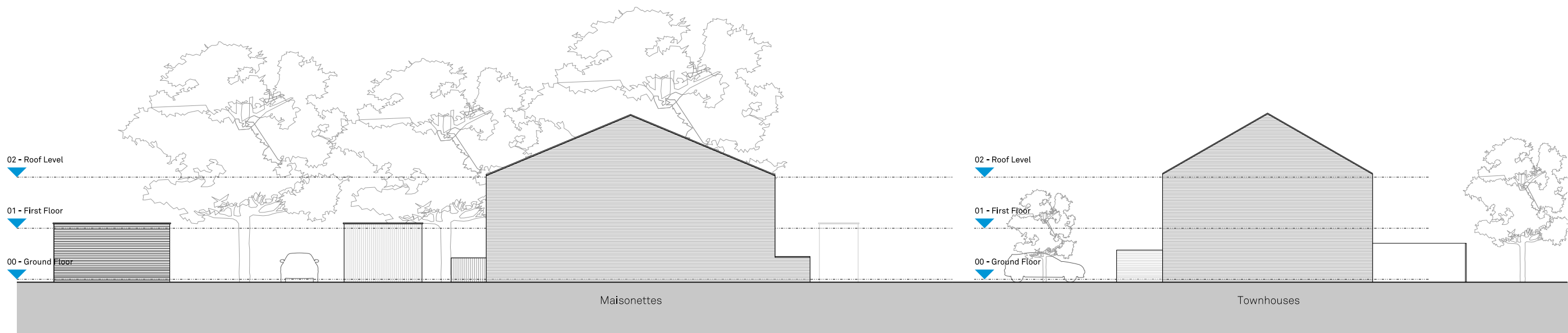


Maisonettes Side Elevation D.D

3.0 DESIGN PROPOSAL

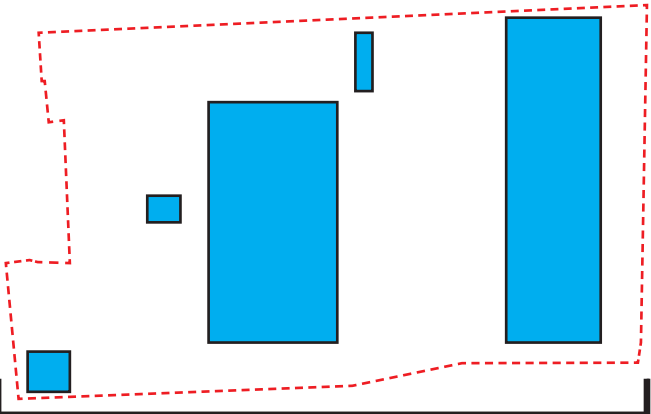
3.3 PROPOSED ELEVATIONS

3.3.3 SITE ELEVATIONS



Site Elevation

Key Plan



Site Section

3.0 DESIGN PROPOSAL

3.4 LANDSCAPE DESIGN



DEP LANDSCAPE ARCHITECTURE LTD

3.4.1 LANDSCAPE LAYOUT

LANDSCAPING - SOFT LANDSCAPE

- Existing Trees to be Retained**
Existing trees to be retained and protected inline with BS5837:2012. Please refer to the Arboricultural Impacts Assessment for further information.
- Existing Trees to be Removed**
Existing trees to be removed as a result of their condition. Please refer to the Arboricultural Impacts Assessment for further information.
- Existing Trees to be Removed**
Existing trees to be removed as a result of the development. Please refer to the Arboricultural Impacts Assessment for further information.
- Proposed Ornamental Trees**
Trees within the parking courts to be ornamental species and planted as 14-16cm Extra Heavy Standards to include fruiting and flowering species for the benefit of wildlife and visual amenity.
- Proposed Fatsigate Trees**
Trees with a compact form to be planted along the site boundary to mitigate for the loss of existing trees and planted as 18-20cm Semi-Mature trees.
- Proposed Ornamental Planting**
Shrubs to be planted as 3L pots at 3-5 per sq.m within the residents front gardens to provide seasonal interest and will include flower and berry producing species for the benefit of wildlife.
- Proposed Screen Planting**
Shrubs to be planted as 3L pots at 3-5 per sq.m in the communal areas to provide screening and a landscape buffer around the development.
- Proposed Evergreen Hedge**
Hedge to be planted as 100-120cm high RB at 4 per lin.m as a single species row to provide screening to the adjacent school.
- Proposed General Amenity Grass**
Areas to be laid with a general amenity turf sward.

LANDSCAPING - HARD LANDSCAPE

- Proposed Block Paving**
Parking court to be surfaced in a block paving product in a traditional colour.
- Proposed Block Paving**
Parking bays to be surfaced in a block paving product in a charcoal colour.
- Proposed Paths and Patios**
Paving units in a textured natural buff colour to be laid for pedestrian access paths around the development.
- Proposed Paths and Patios**
Paving units in a textured warm grey colour to be laid for private patios.
- Proposed pedestrian link**
Path to be surfaced in a compacted Breendon gravel with a timber edge to provide an informal pedestrian link through the site.
- Proposed tarmac**
Site entrance to be surfaced in black tarmacadam to tie into the existing highways.

LANDSCAPING - FEATURES

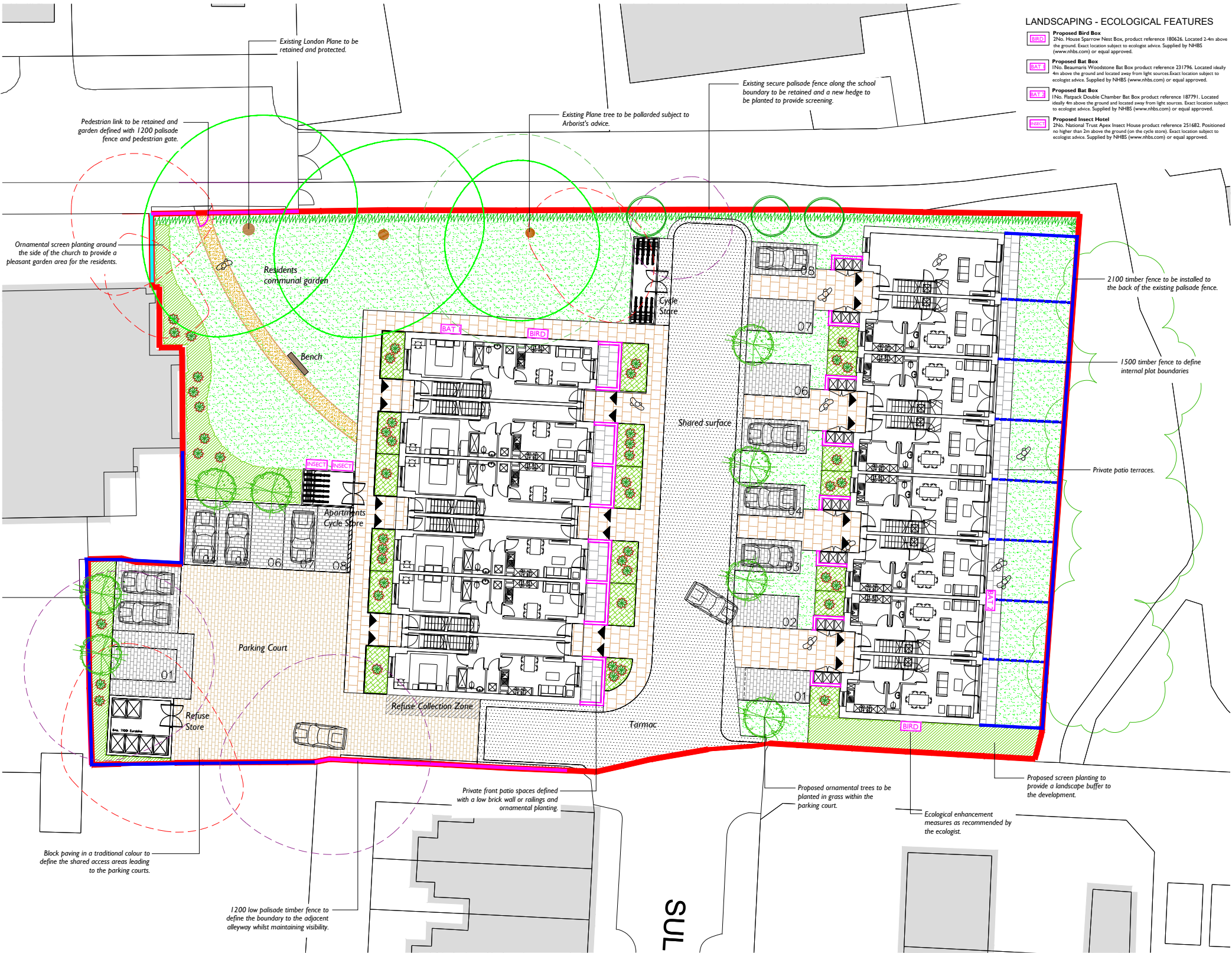
- Proposed bench**
Timber bench to be installed in the residents communal garden.

LANDSCAPING - BOUNDARIES

- Existing Wall to be retained**
Brick wall along the church boundary to be retained.
- Existing Palisade Fence**
Palisade fencing along the school site boundary to be retained.
- Proposed 2100 Closed Boarded Fence with trellis**
1800mm high closed boarded fence panels with 300mm trellis on top to secure the site, to be installed in front of the existing palisade fence.
- Proposed 1500 Closed Boarded Fence with trellis**
1200mm high closed boarded fence with 300mm trellis on top to be installed between the private gardens.
- Proposed 1200 Boundary**
1200mm low brick wall or railings to the private patio terraces.

LANDSCAPING - ECOLOGICAL FEATURES

- Proposed Bird Box**
2No. House Sparrow Nest Box, product reference 180626. Located 2-4m above the ground. Exact location subject to ecologist advice. Supplied by NHBS (www.nhbs.com) or equal approved.
- Proposed Bat Box**
1No. Beaumaris Woodstone Bat Box product reference 231796. Located ideally 4m above the ground and located away from light sources. Exact location subject to ecologist advice. Supplied by NHBS (www.nhbs.com) or equal approved.
- Proposed Bat Box**
1No. Flapjack Double Chamber Bat Box product reference 187791. Located ideally 4m above the ground and located away from light sources. Exact location subject to ecologist advice. Supplied by NHBS (www.nhbs.com) or equal approved.
- Proposed Insect Hotel**
2No. National Trust Apex Insect House product reference 251683. Positioned no higher than 2m above the ground (on the cycle score). Exact location subject to ecologist advice. Supplied by NHBS (www.nhbs.com) or equal approved.



3.0 DESIGN PROPOSAL

3.5 MATERIALITY

3.5.1 MATERIAL PRECEDENTS



Design intelligence, commercial flair.

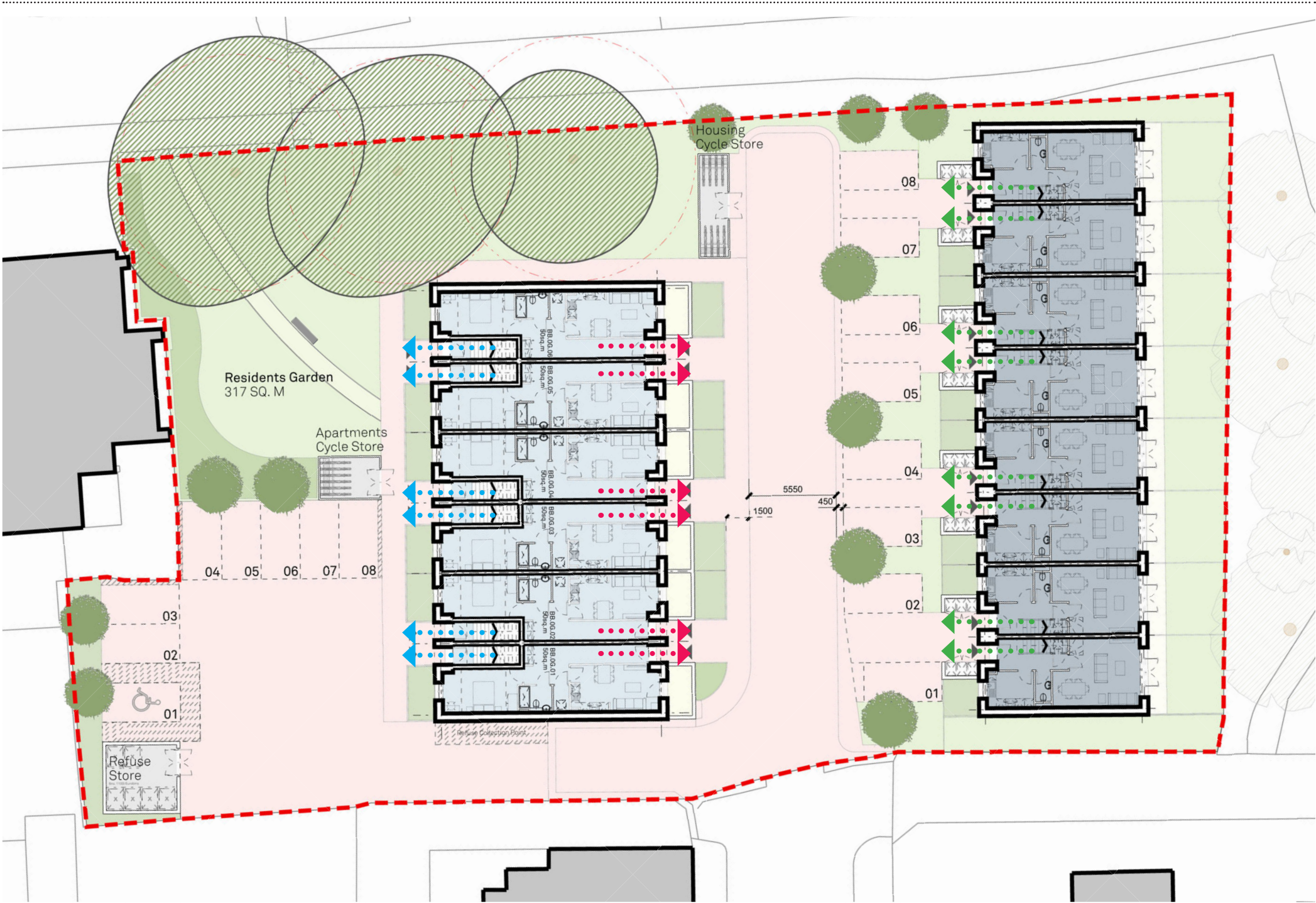
4.0 BUILDING ACCESS STRATEGY

4.1 PROPOSED FIRE STRATEGY

Ground Floor Fire Strategy

All dwellings will have direct access to street level. The townhouses will escape via their front doors onto the new access road off Sulby Street. The ground floor apartments will similarly escape directly from their front doors onto the access road off Sulby Street. The upper floor maisonettes in Block B will escape via private stairs to the south west of the site onto the resident's garden.

- Escape Route Ground Floor Maisonettes
- Escape Route First Floor Maisonettes
- Escape Route Townhouses



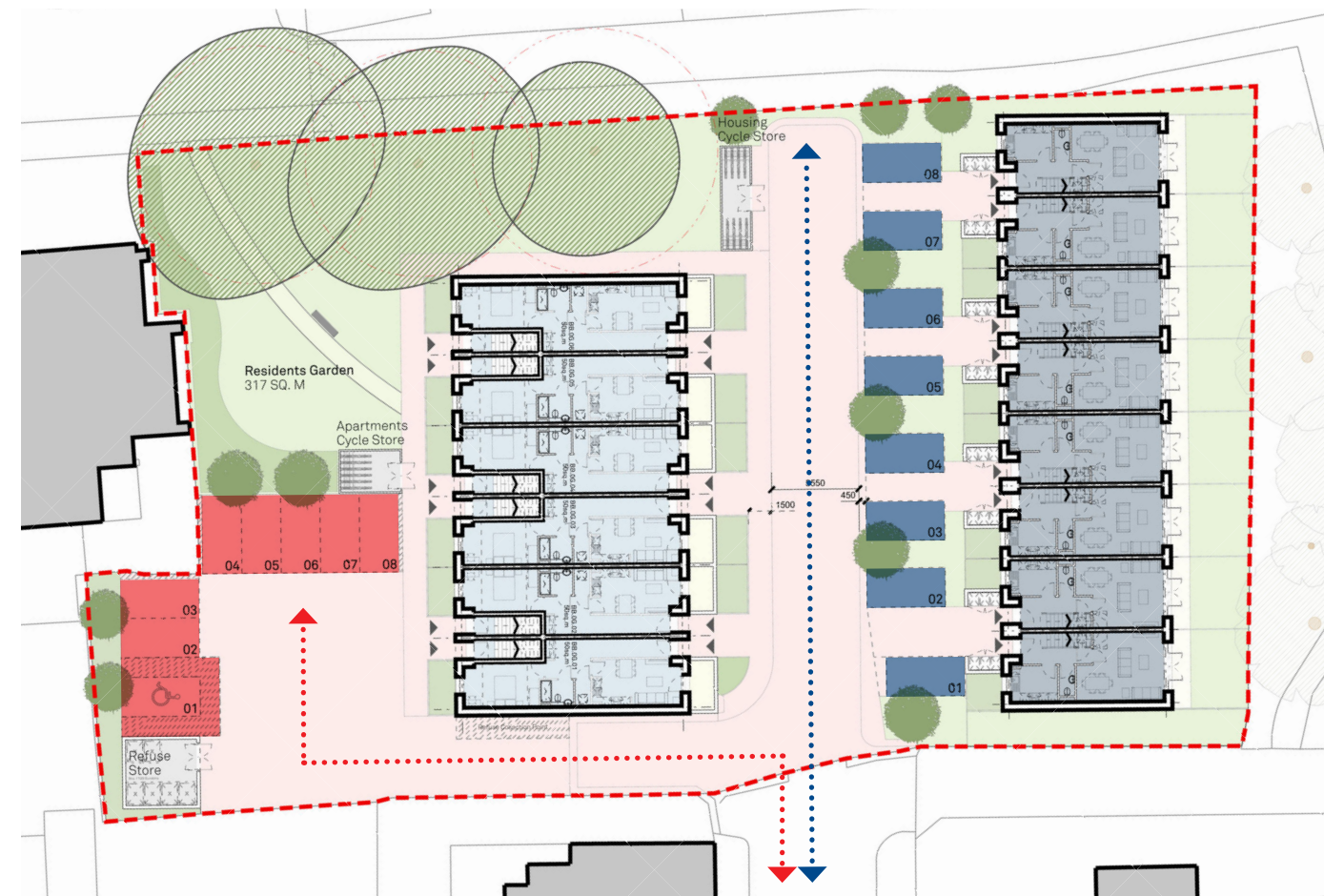
4.0 BUILDING ACCESS STRATEGY

4.2 PROPOSED ACCESS STRATEGY

Vehicular Access

Vehicular access into the development is via Sulby Street. Provision for one parking space per terraced dwelling is provided in front of the townhouses on the new access road off Sulby Street. For the apartments, a residents car park is located south east of the resident's garden, access off the Sulby Street extension providing a total of 8 parking spaces at 67% provision.

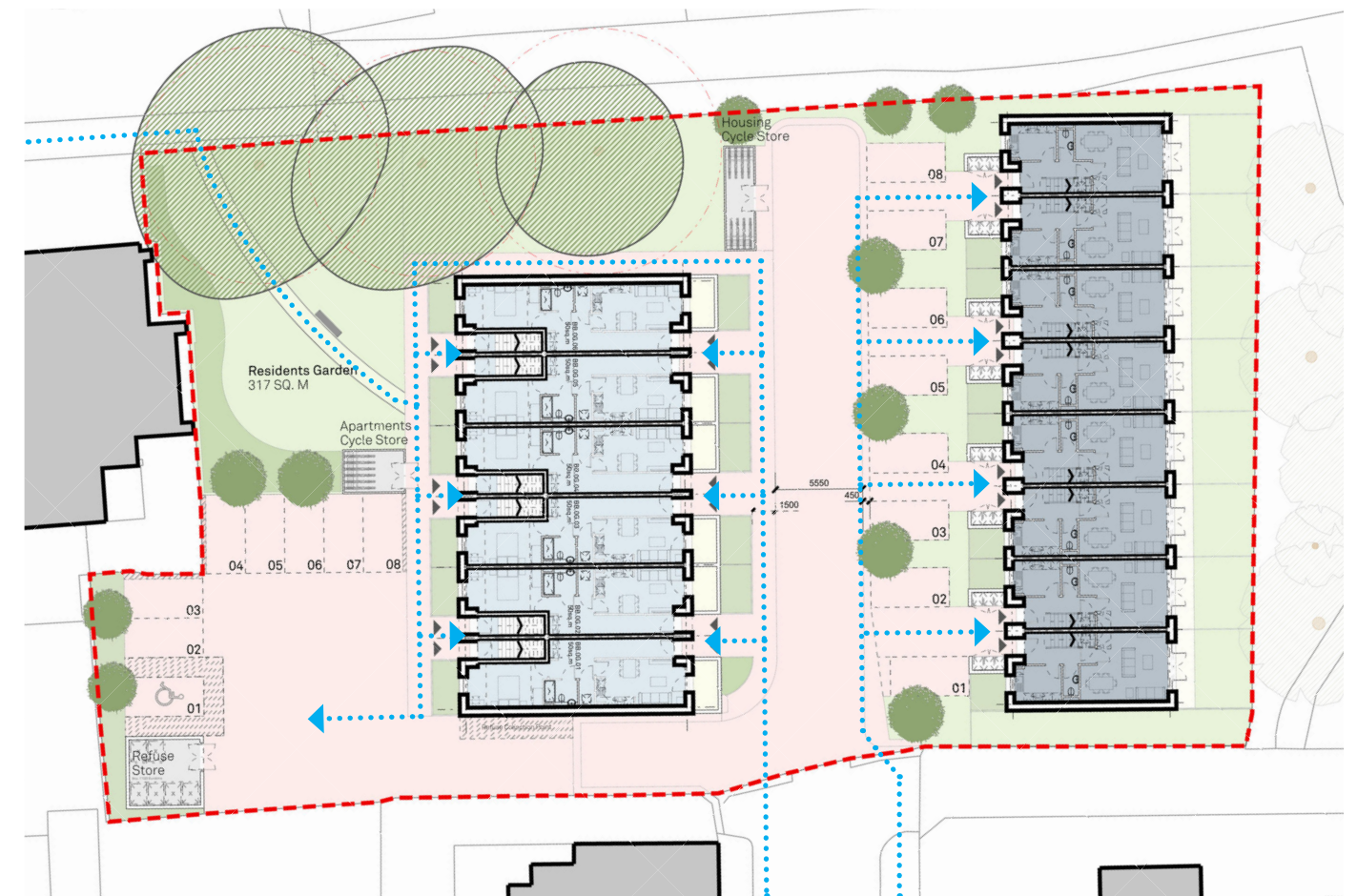
Locating the surface car park off to the south of the site enables the car park to be hidden from the neighbouring area and also ensures that the site is not dominated by vehicular activity.



Pedestrian Access

The main pedestrian access to the site is via Bacup Street and Sulby Street. The entrance from Bacup Street emerges into the Resident's Garden located to the south west of the site behind the apartment block and the access from Sulby Street is via the new access road.

Pedestrian access continues to the South of the site to the apartments car park.



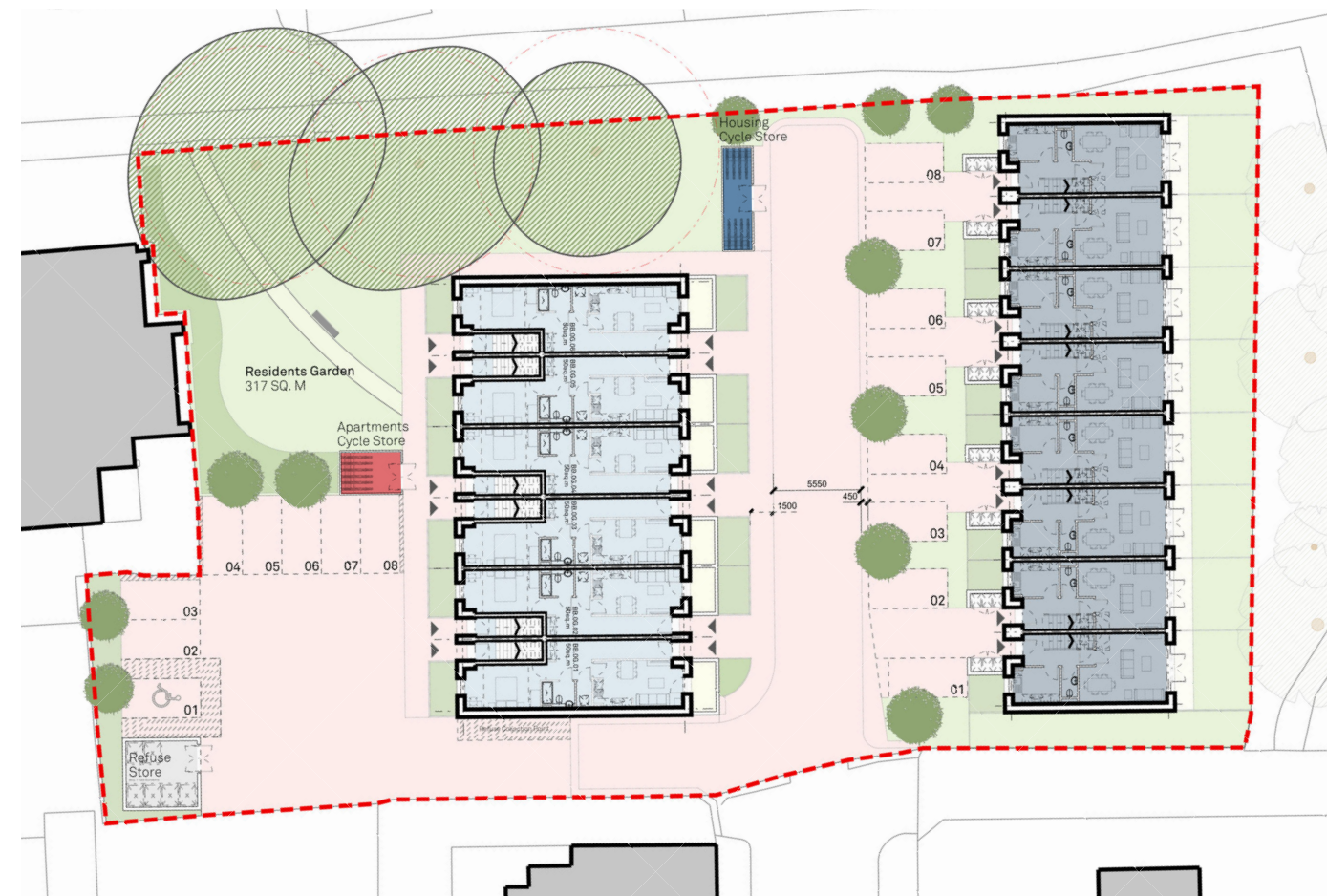
4.0 BUILDING ACCESS STRATEGY

4.2 PROPOSED ACCESS STRATEGY

Cycle Storage

As indicated by the below diagram, an external cycle store is located on the west side of the apartment block. This cycle store will serve the apartments and is positioned to benefit from the pedestrian access from Bacup Street. This cycle store will house 6no. two tier cycle stands, accommodating 12 cycles for the 12 Maisonettes.

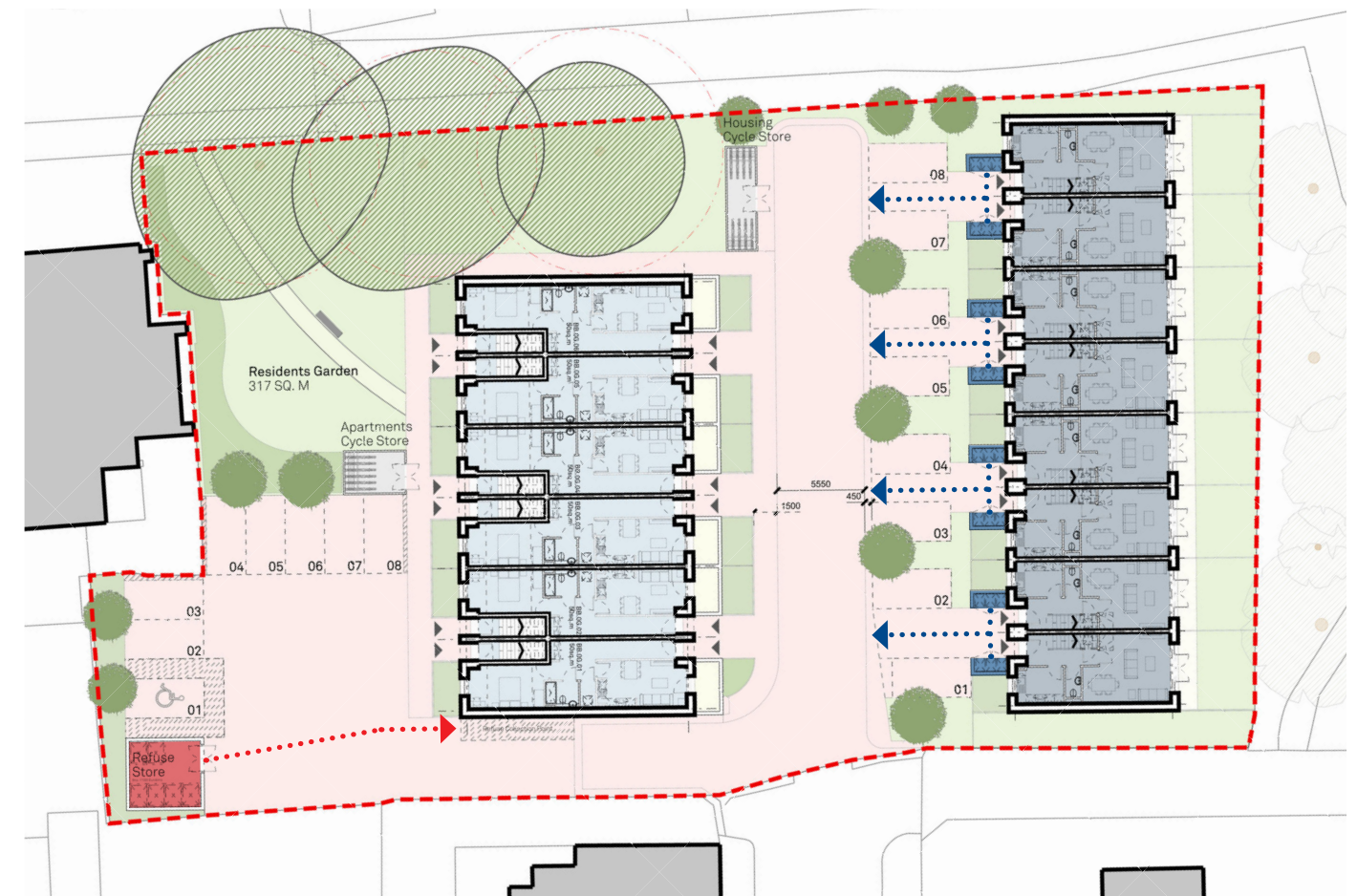
An external cycle store is also located off the proposed access road for the Townhouses, and in addition to the cycle spaces, will also house a repair kit and pump attached to the wall. This cycle store will house 8 no. two tier cycle stands, providing 16 cycle spaces for the 8 Townhouses.



Refuse Storage

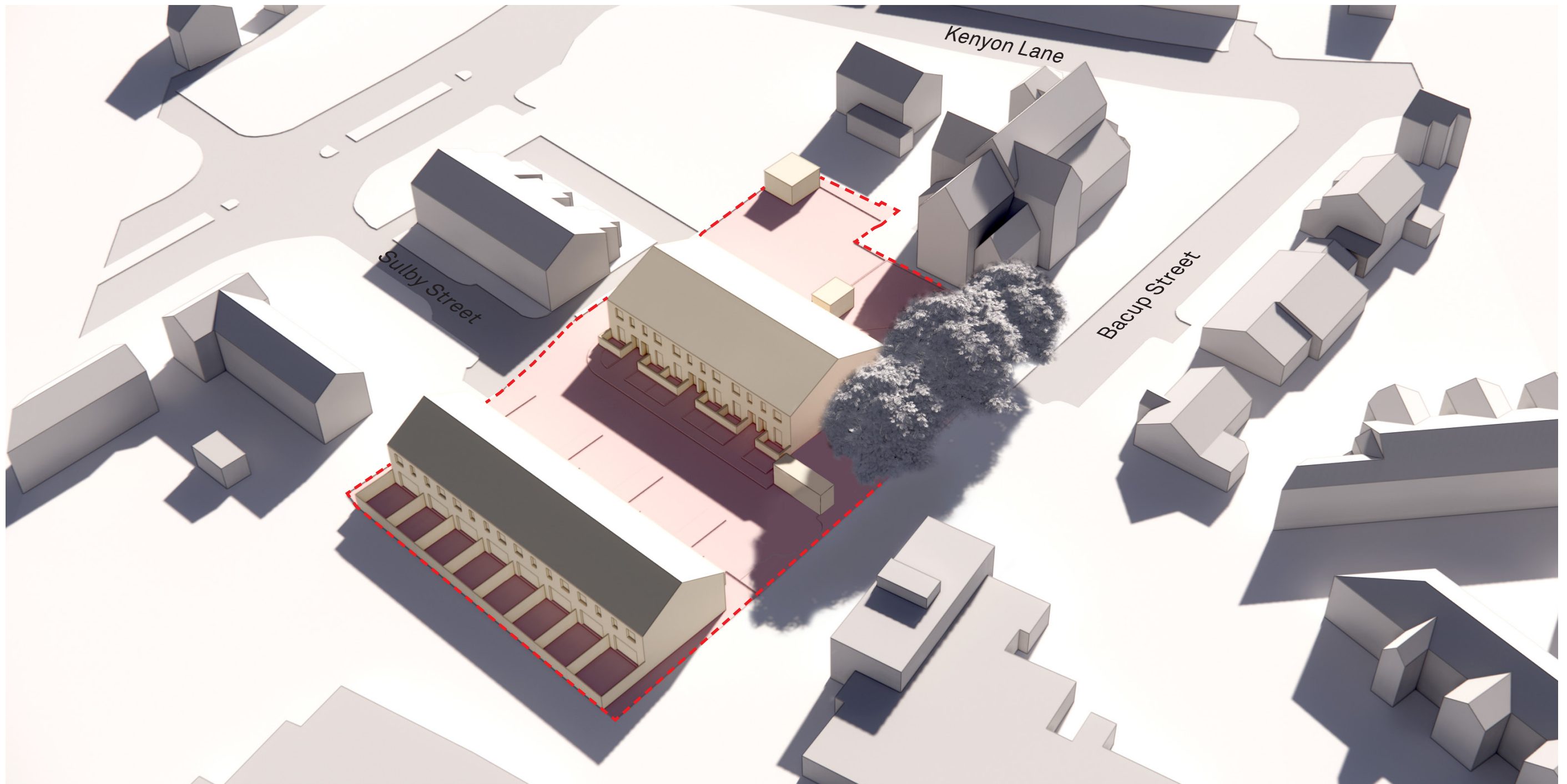
A refuse store is located between the car parking area and the resident's garden to the south of the site. This refuse store will serve the apartment block.

The terrace houses will all have their own allocated bin stores with a capacity of 3 wheeliebins per dwelling. These bin stores will be built into the massing of the terrace houses.



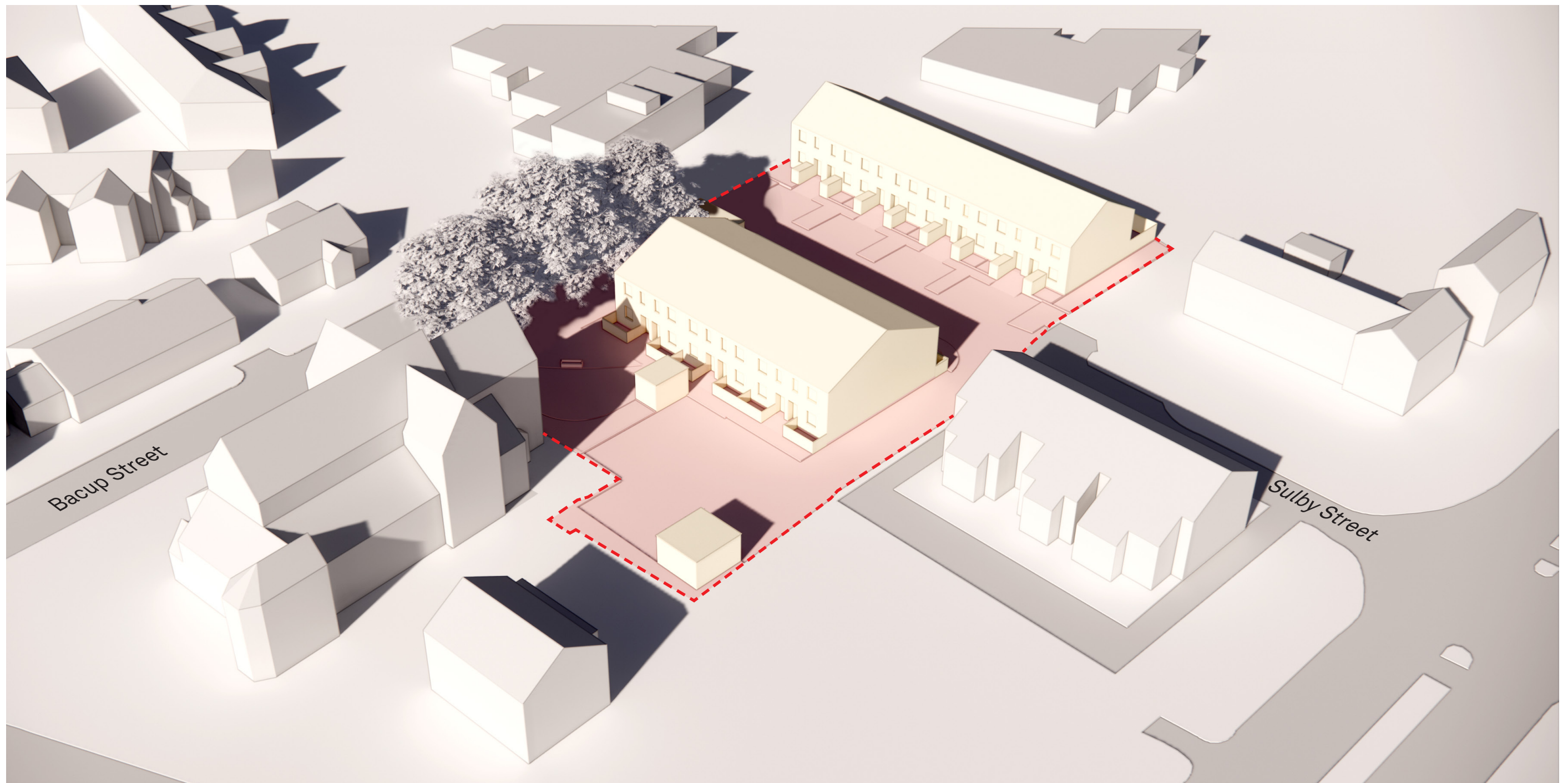
5.0 VISUALISATION

5.1 MASSING IMAGES



5.0 VISUALISATION

5.1 MASSING IMAGES



6.0

SCHEDULE SUMMARY

6.1

SCHEDULE

SULBY STREET SCHEDULE:			
LEVEL	1 Bed	3 Bed	TOTAL
G Floor	6	8	14
1st Floor	6	-	6
TOTAL	12	8	20
Mix (%)	60%	40%	

NOTE:
All figures/areas are:

- Approximate
- Subject to detailed site survey
- Subject to detailed planning consent
- Subject to building regulations approval
- Subject to detailed design development



7.0 APPENDICES

7.1 DRAWING SCHEDULE

Existing Site Plans

P20064-FCH-XX-XX-DR-A-1102	Existing Site Plan
P20064-FCH-XX-XX-DR-A-1103	Existing Site Location Plan

Proposed Site Plans

P20064-FCH-XX-00-DR-A-1200	Proposed Ground Floor Site Plan
P20064-FCH-XX-01-DR-A-1201	Proposed First Floor Site Plan

Proposed Plan Plans

P20064-FCH-BA-00-DR-A-1310	Proposed Townhouses - Ground Floor Plan
P20064-FCH-BA-01-DR-A-1311	Proposed Townhouses - First Floor Plan
P20064-FCH-BB-00-DR-A-1315	Proposed Maisonettes - Ground Floor Plan
P20064-FCH-BB-01-DR-A-1316	Proposed Maisonettes - First Floor Plan

Proposed Elevations

P20064-FCH-BA-XX-DR-A-1400	Proposed Townhouse Elevations
P20064-FCH-BB-XX-DR-A-1410	Proposed Maisonette Elevations A.A & B.B
P20064-FCH-BB-XX-DR-A-1411	Proposed Maisonette Elevations C.C & D.D
P20064-FCH-XX-XX-DR-A-1420	Proposed Site Elevation



CONTACT

Falconer Chester Hall

Office 2.03, Jactin House, 24 Hood Street, Ancoats Urban Village
Manchester M4 6WX

Telephone +44 (0)161 711 0960

www.fcharchitects.com



Design intelligence, commercial flair.
