

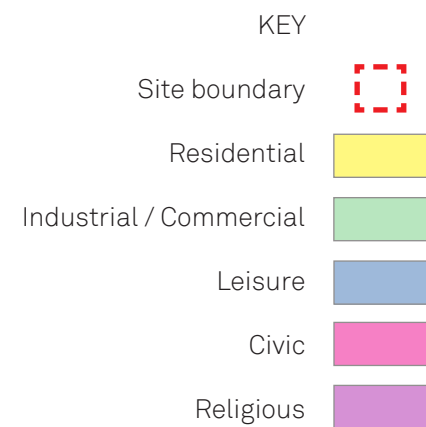
## 2.0 SITE CONTEXT

### 2.5 SURROUNDING BUILDING USES

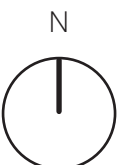
The adjacent diagram illustrates the typology of buildings surrounding the site. As indicated, the site sits amongst residential properties with occasional civic and industrial buildings.

The site is in the immediate location of St Luke C of E Church and St Dunstan's RC Primary School.

The existing building currently on site is the St Luke's Social Club, a currently not in use leisure building.



Building uses

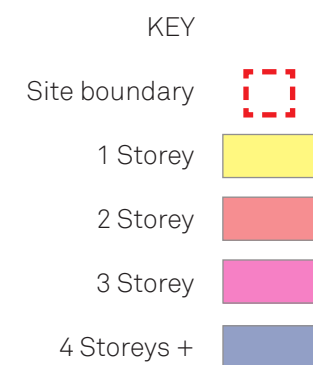


## 2.0 SITE CONTEXT

### 2.6 SURROUNDING BUILDING HEIGHTS

The adjacent diagram shows the height of the buildings surrounding the site.

The taller buildings located in the area are religious in nature with the occasional 3/4 storey residential/care home building.



Building Heights

## 2.0 SITE CONTEXT

### 2.7 EXISTING SITE PLAN

#### Site Location

The site is brownfield and currently houses St Luke's Social Club, a one storey building situated on the northeast of the site. The site is also used as a car park for the club.

The site is C. 2967.1m<sup>2</sup> in size.  
(0.29671 Hectares)

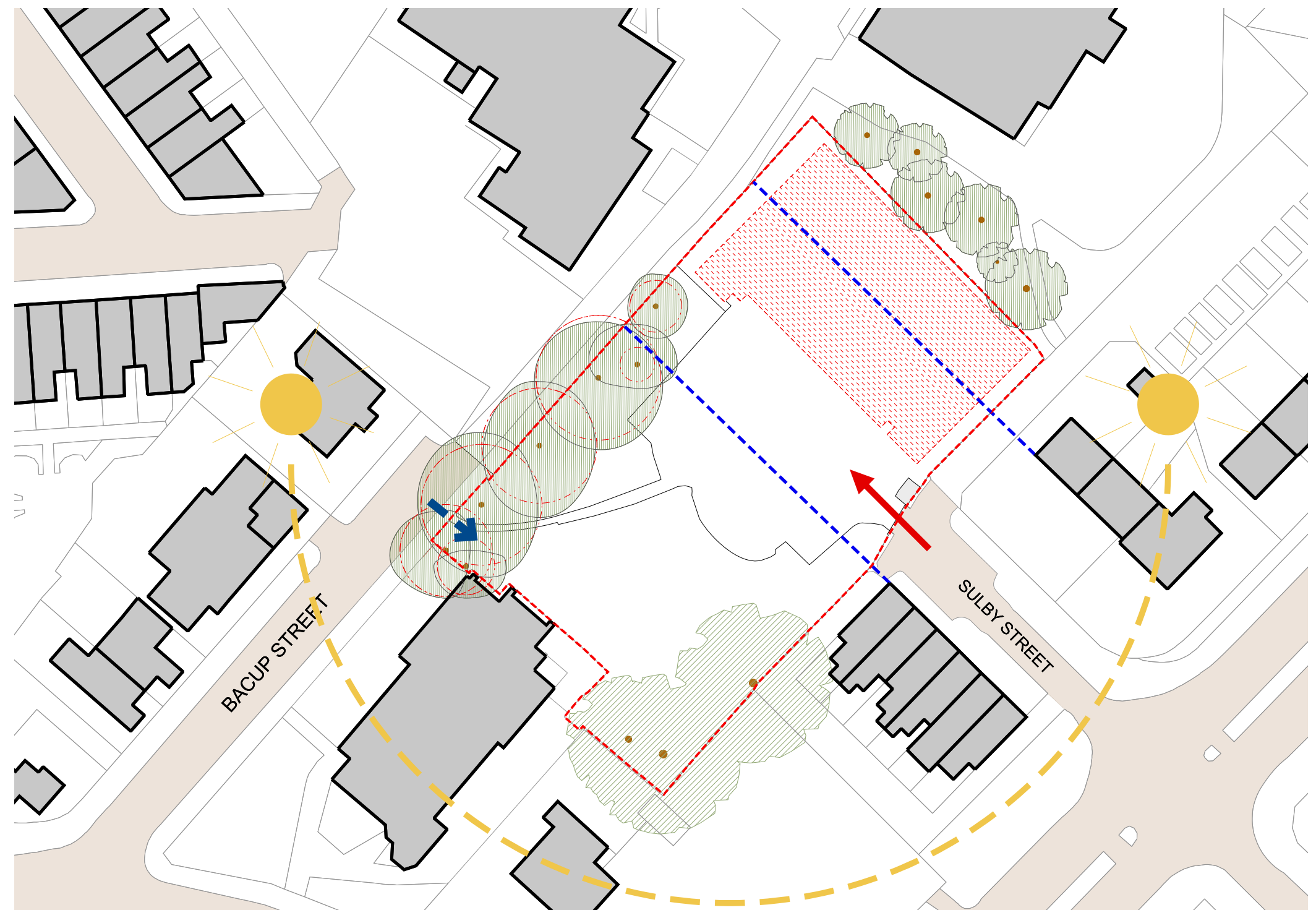


## 2.0 SITE CONTEXT

### 2.8 SITE OPPORTUNITIES

Key

-  Site Boundary
-  Roads
-  Site Entrance
-  Surrounding Building Influences
-  Existing Trees
-  Sun Path
-  Building on Site to be Demolished
-  Pedestrian Access to Site



## 3.0 DESIGN PROPOSAL

### 3.1 DESIGN APPROACH

#### 3.1.1 KEY DESIGN PRINCIPLES

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The design intention is to provide high quality residential accommodation on a key site in Moston. The proposed development will add to the character and quality of the area and also add to the vitality and viability of future developments.

The proposal will maintain the visual link to the existing terraces, picking up on the existing rhythm and proportions of the surrounding site.

The scale of the proposal is appropriate for the context in which it is situated and takes visual cues from the existing church in terms of scale and massing.

The resulting building will be refreshing and modern, designed to be thermally efficient and will take advantage of pioneering techniques to deliver a high quality finished product.

Security will be increased on and around the site, by providing passive surveillance and avoiding the creation of concealed or hidden recesses within the building

The proposal maintains the high quality trees on site, which in part will act as a screening between the site and the neighbouring school.

New high quality hard and soft landscaped areas will be designed and incorporated into the scheme, picking up on the local vernacular with the new material palette.

Both private and shared external amenity space will be provided for all residents.

The development will include both 1 Beds Maisonettes with individual entrances, and 3 bed Terraced Houses.

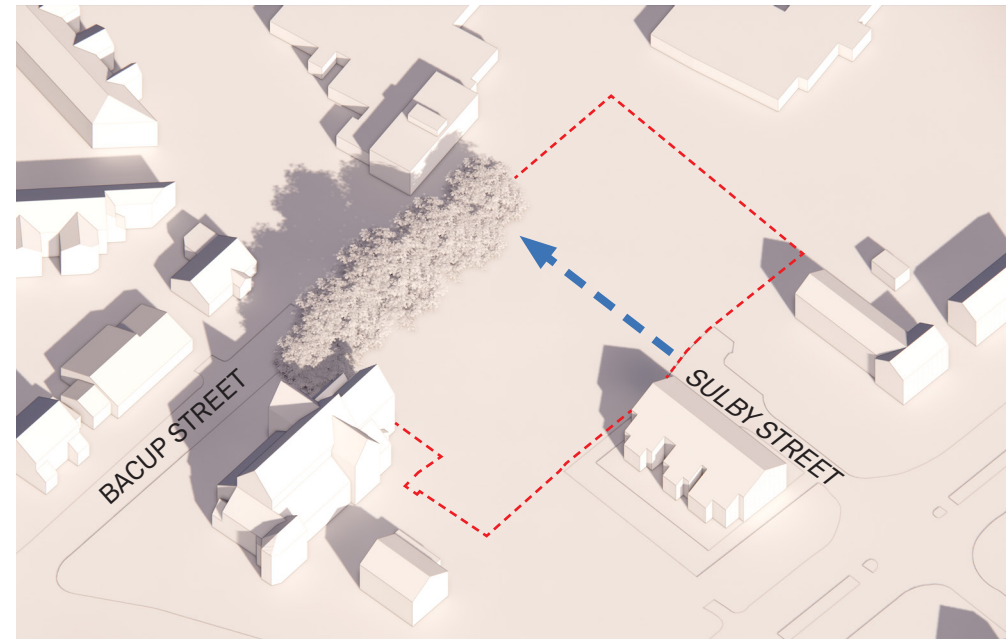
# 3.0 DESIGN PROPOSAL

## 3.1 DESIGN APPROACH

### 3.1.2 DESIGN PROCESS

The proposal is inkeeping with the surrounding site, being two storeys in height and flowing from the existing massing influences along Sulby Street.

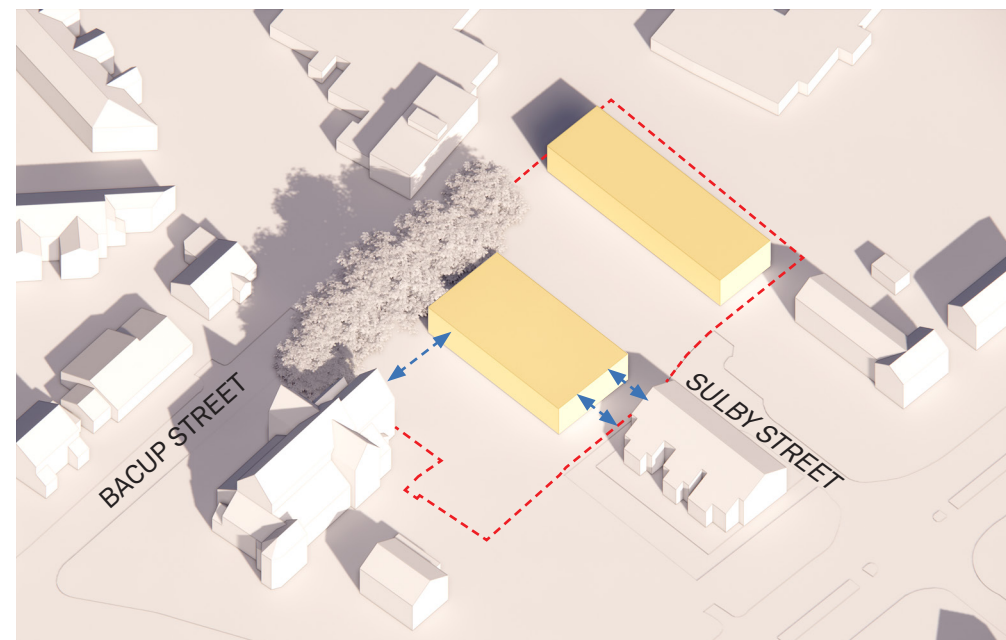
The massing has also been pulled back from St Luke's Church to the southwest of the site.



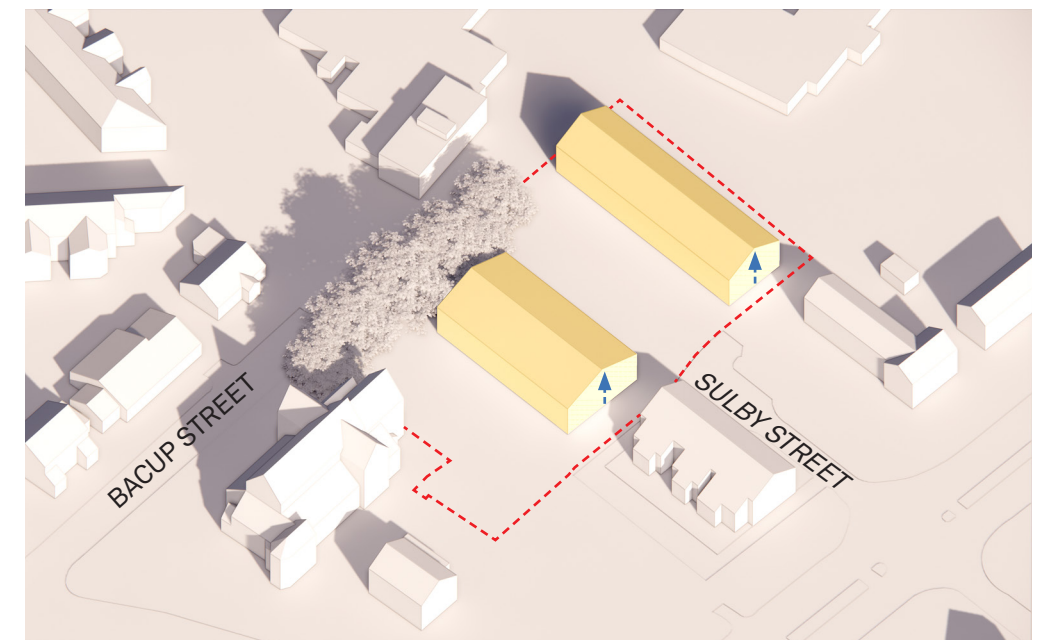
1. Continue Sulby Street to create access road for the proposal.



2. Continue the massing from the surrounding site.



3. Provide relief from existing massing and church.



4. Roofs pitched to integrate with surrounding site.

3.0 DESIGN PROPOSAL

3.2 PROPOSED FLOOR PLANS

3.2.1 PROPOSED SITE PLAN

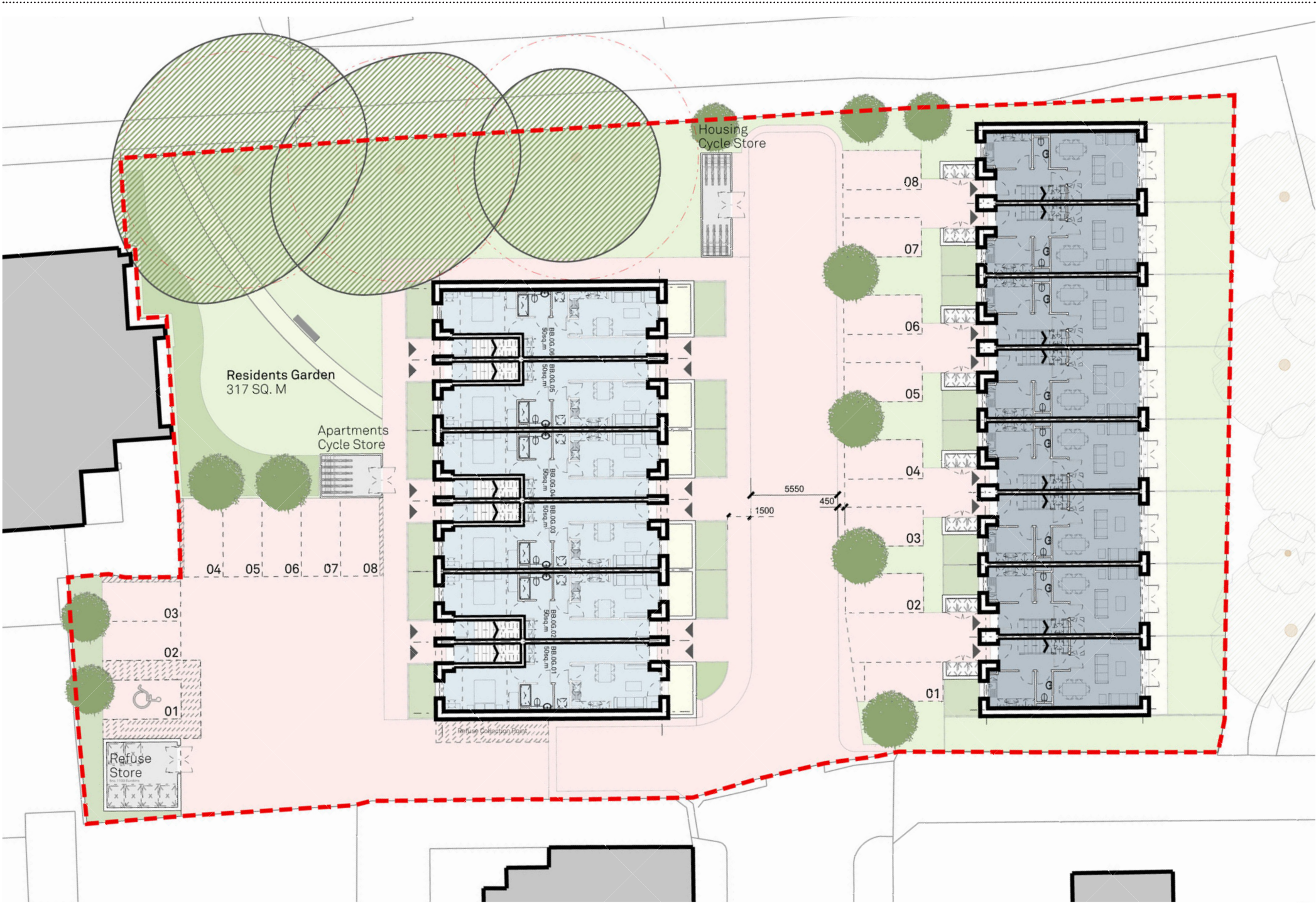


3.0 DESIGN PROPOSAL

3.2 PROPOSED FLOOR PLANS

3.2.2 GROUND FLOOR PLAN

- 1 Bed
- 3 Bed Townhouse

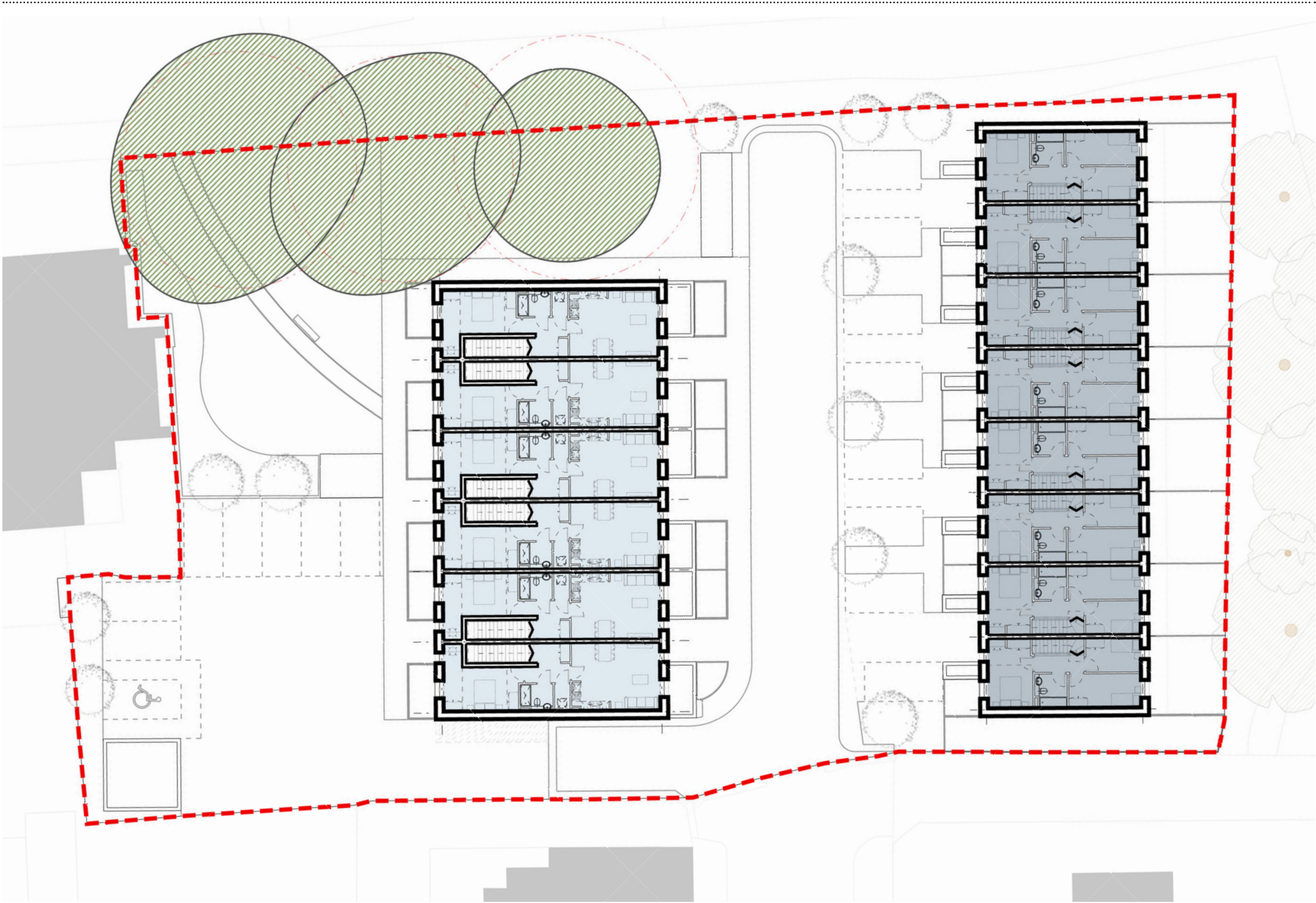


3.0 DESIGN PROPOSAL

3.2 PROPOSED FLOOR PLANS

3.2.3 FIRST FLOOR PLAN

- 1 Bed
- 3 Bed Townhouse

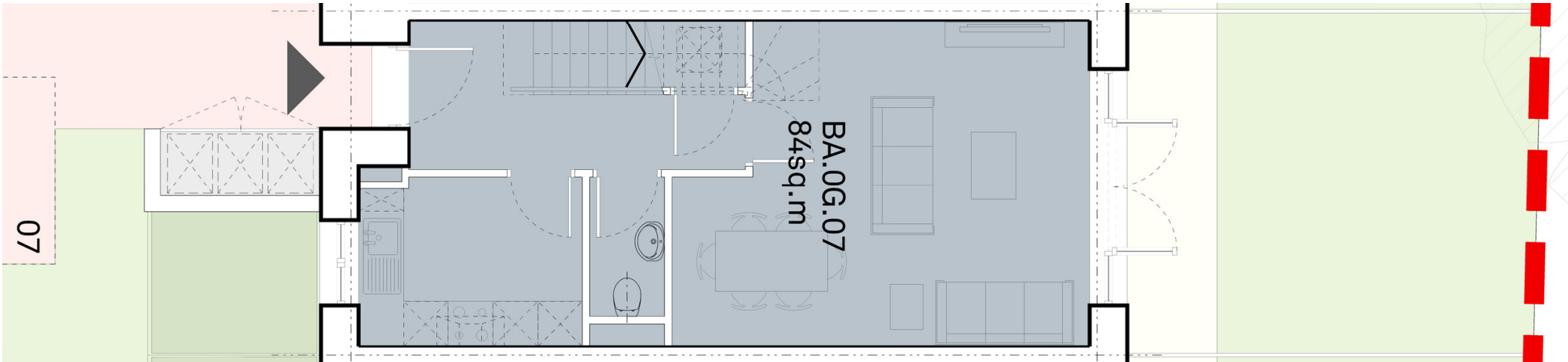


3.0 DESIGN PROPOSAL

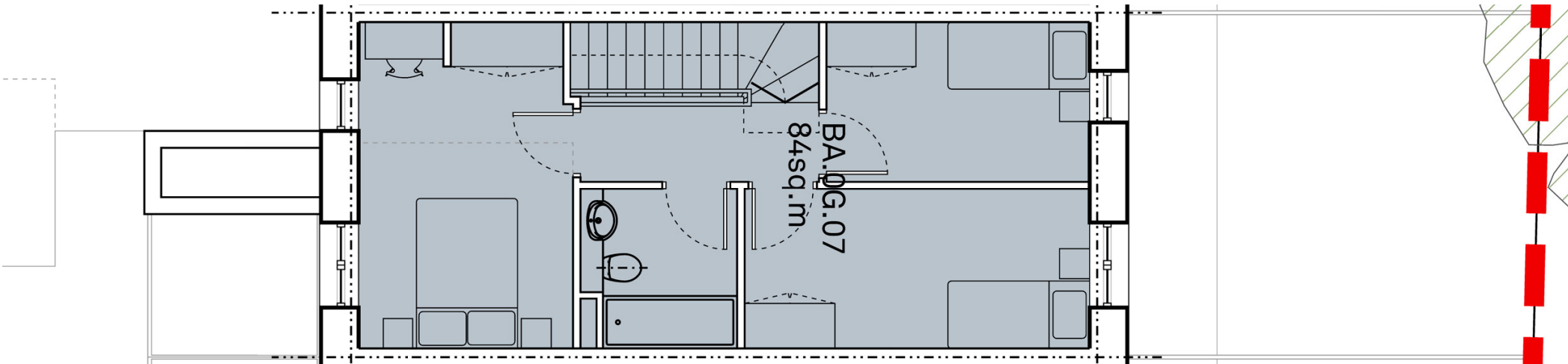
3.2 PROPOSED FLOOR PLANS

3.2.4 TOWNHOUSE PLANS

3 Bed Townhouse



Ground Floor Townhouse Plan



First Floor Townhouse Plan



3.0

DESIGN PROPOSAL

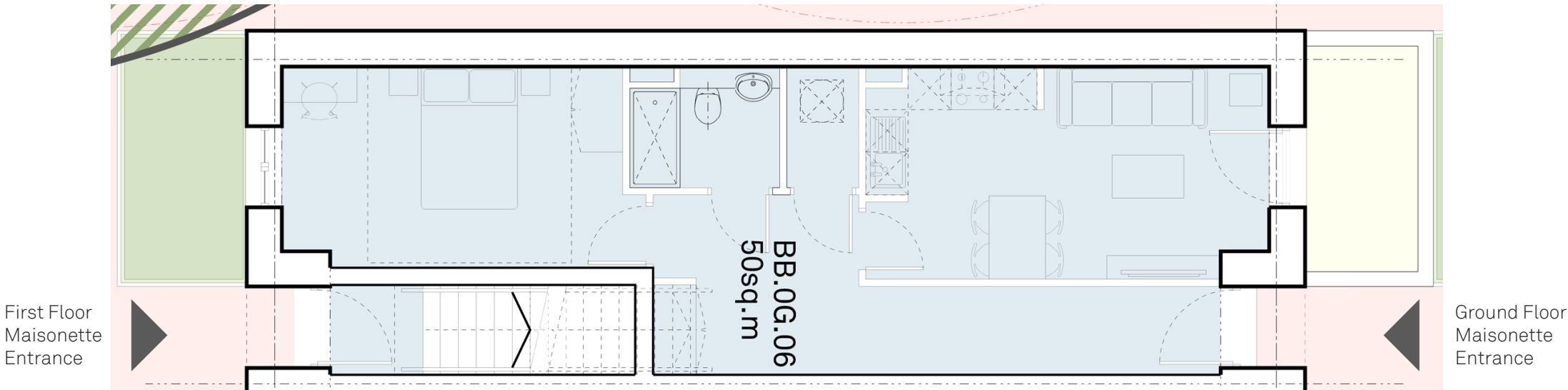
3.2

PROPOSED FLOOR PLANS

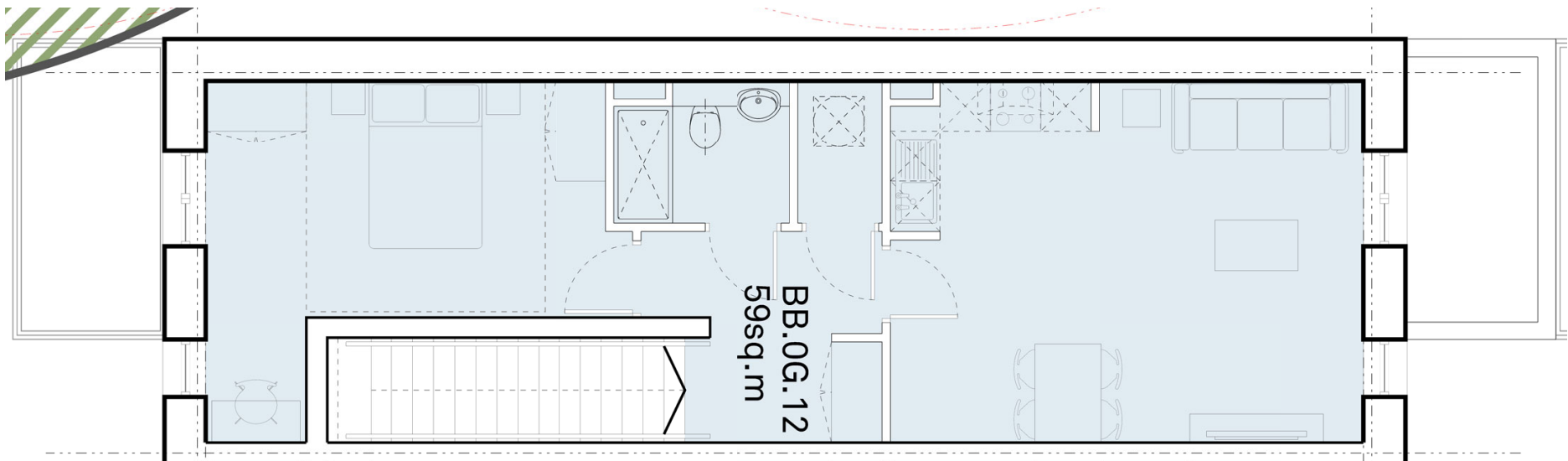
3.2.5

MAISONETTE PLANS

1 Bed Maisonette



Ground Floor Maisonette Plan



First Floor Maisonette Plan

3.0 DESIGN PROPOSAL

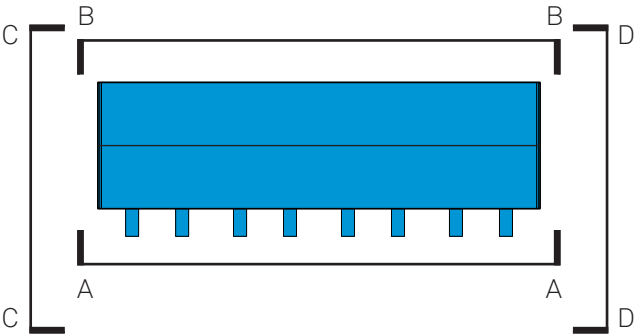
3.3 PROPOSED ELEVATIONS

3.3.1 BLOCK A - TOWNHOUSES 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



Townhouses Key Plan



Design intelligence, commercial flair.

