Site Analysis

## Proposed Street Scenes

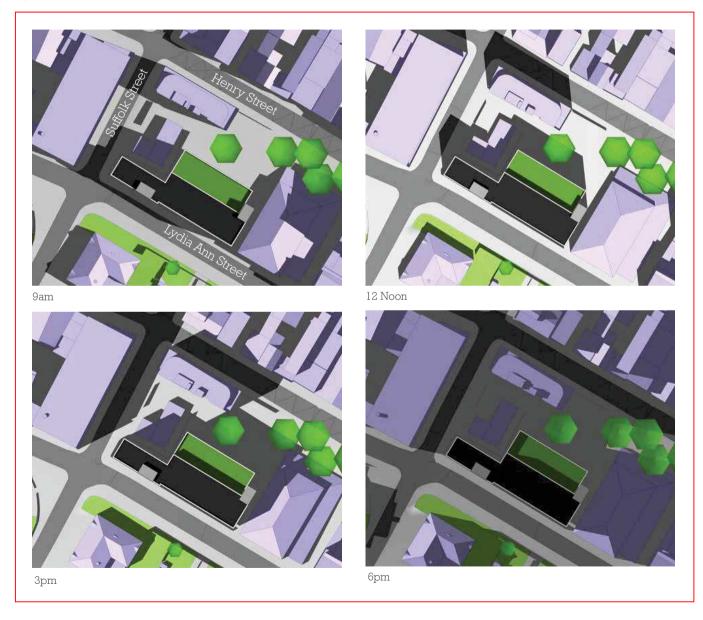
Surrounding massing



#### Design Development

## Overshadowing

June 20th 2016







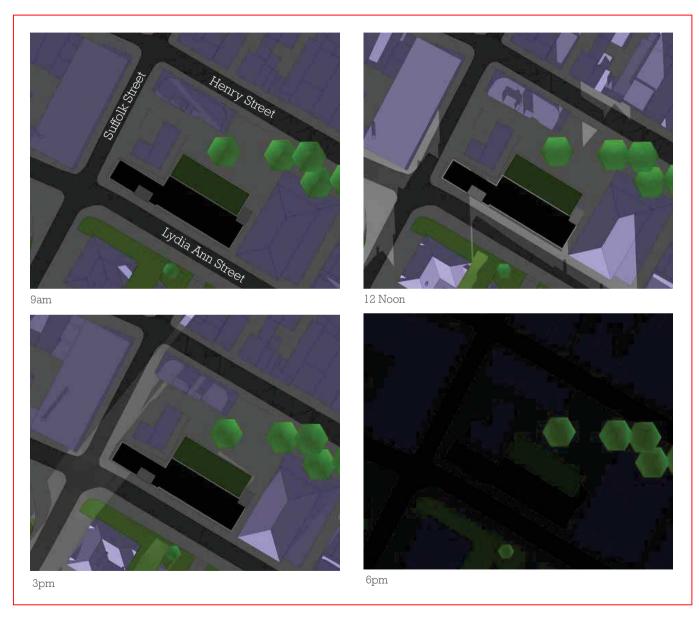


3pm 3D

## Design Development

## Overshadowing

December 20th 2016





12 Noon 3D



3pm 3D







## Response from Formal Pre-Application Advice



ARCHITECTURE : DESIGN



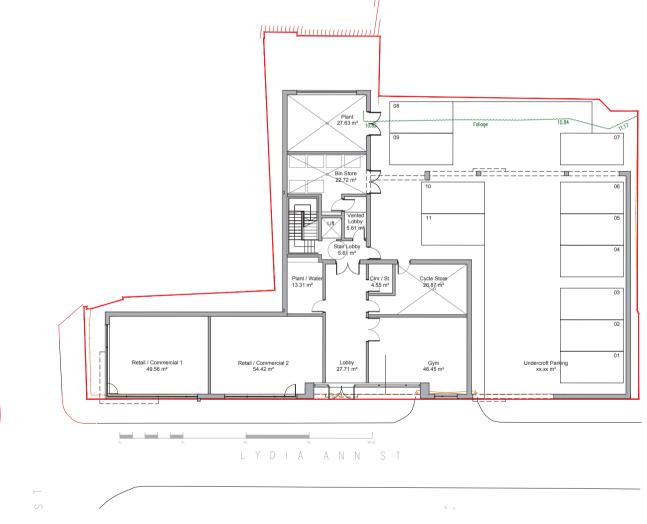
- The service and plant areas have been relocated to the rear of the the service and plant areas have oven resocated to the rear of the development, opening in the street frontages at ground floor to Lydia Annual Suffall. Street Two comparated with a service and suffall. eevelopment, oreguing in the street frontages at ground floor to Lydia Ann and Suffolk Street. Two commercial units are proposed together with a and Sulfour Street. I'vo commercial units are proposed together with a resident's gym. These will provide animation to the street frontages. The resident's gym. these will provide animation to the street ironiages. The commercial units may also promote a synergy with the existing commercial. commercial units may also promote a synergy with the existing commercial units to the ground floor of the Cinnamon Building and will offer units to the ground moor of the cumumon bunding as employment opportunities and amenities to the local residents.
- Three residential unit types are proposed, micro apartments (20 no. Three resumental unit types are proposed, micro apartments (20 no., minimum 34.3sqm), I bed apartments (18 no., minimum 49.26sqm) and 2 minimum 34.3sqm), 1 bed apariments (18 no., minimum 49.26sqm) and 2 bed apartments (9 no., 73.05sqm). There is a great proportion of units bec apartments (9 no., 73.03sqm). There is a great proportion or units allocated within the one and two bed categories than micro apartments
- The proposed elevations have been developed to respect and express the The proposed elevations have been developed to respect and express the historical context of the site and to respond positively to contemporary historical context of the site and to respond positively to contemporary architecture within the local environment. The elevations complete the wider architecture within the focal environment. The elevations complete the water street scene along Lydia Ann Street, predominant in brickwork but with a street scene along Lydia Ann Street, predominant in brickwork but with a street scene along Lyota Ann Street, predominant in prickwork but with a rhythm and proportions introduced through the expression of brick detailing. mytum and proportions introduced unrough the expression of orice deciming, balcony treatments and a limited palette of high quality, responsive materials.

## Proposed Plans

Ground Floor Plan



	1B	2B	MA		
0	0	0	0		
1	4	2	4		
2	4	2	4		
3	4	2	4		
4	4	2	4		
5	2	1	4		
Total	18	9	20		
47					



Ground Floor Plan inc. 11 Car Parking Spaces

# Proposed Plans

First - Fourth Floor Plan



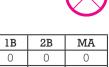


	1B	2B	MA	
0	0	0	0	
1	4	2	4	
2	4	2	4	
3	4	2	4	
4	4	2	4	
5	2	1	4	
Total	18	9	20	
47				

First - Fourth Floor Plan

## Proposed Plans

Fifth Floor Plan





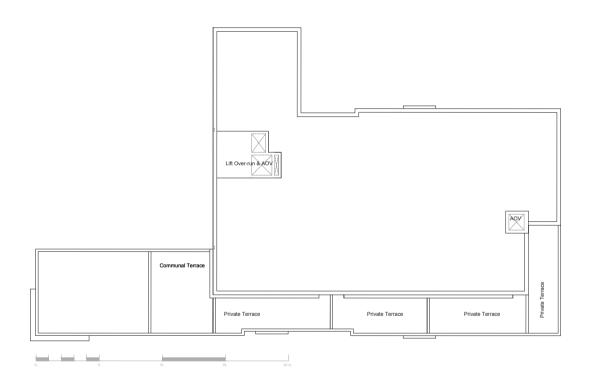
Total 

Fifth Floor Plan

# Proposed Plans

Roof Plan





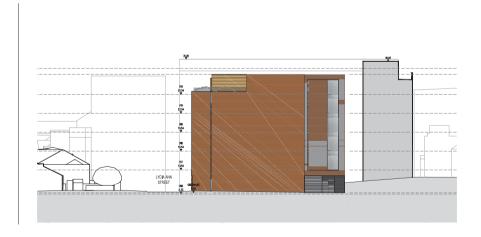
Roof Plan

## Proposed Elevations





Lydia Ann Street Elevation



Suffolk Street Elevation



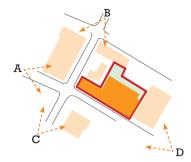
Side (East) Elevation

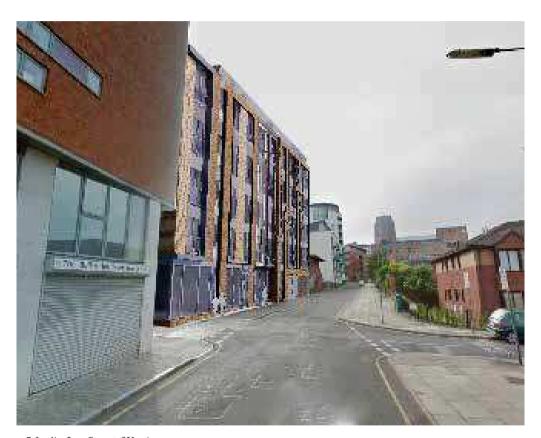
Rear North Elevation

## Design Proposal Proposed Massing in Context



# Design Proposal Serial Vision



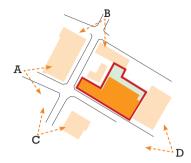




A Lydia Ann Street (West)

**B** Suffolk Street (North)

# Design Proposal Serial Vision







C Suffold Street (South)

**D** Lydia Ann Street (East)





STUDIO 5 STUDIO 4 STUDIO 1
UNDERLEY BUSINESS CENTRE TOFFEE FACTORY 61 BURLINGTON STREET
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LANCASHIRE LAG 2DY OUSEBURN, NEWCASTLE UPON TYNE,
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