

6.0 DESIGN DEVELOPMENT

6.4 ELEVATION CONCEPT

The tannery past of the site has inspired the proposed elevations of the building. The external façade grid references to the inside of the tannery warehouse where the animal hides have been processed to create leather. The final product then inspired the folded cladding panels between the windows that resemble the strips of leather processed between the grids and finally hanged from the ceiling as a finish product.



The inside of the tannery with a strong grid of the production line that influenced the elevation.



FCH Strips of leather that inspired the randomly folded aluminium cladding panels.



Facade grid



Folded aluminium cladding material precedents



Aluminium panels are folded randomly to resemble hanged leather and add movement to the elevation.

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6.5 VISUAL IMPACT

The following Visual Impact Studies show how our proposal would look on its own, as well as its appearance alongside a neighbouring scheme, the Pre-Application of which has already been submitted.

Key Plan:



Design intelligence, commercial flair.



Existing View



Proposed View

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7.0 DESIGN CRITERIA

7.1 BUILD-TO-RENT: BEST PRACTISE

With increased institutional investment in residential schemes, many funders are looking to the Urban Land Institute's Build to Rent: A Best Practice Guide as a measure of quality.

FCH broadly follow this guidance when designing schemes which covers the following topics:

- Site Layout
- Scale
- Place Making
- Public Realm
- Form and Layout
- Density
- Front of House Areas
- Back of House Areas
- Building Envelope
- Sustainability
- Construction
- Fit-out Specifications
- Management

The guide summarises that there is not a one size fits all solution and place-making is at the heart of good communities.

Great emphasis is put on the quality of public space and communal areas, which makes good business sense when considering long term investment, where voids should be minimised in an increasingly competitive market.



“It is proven that where a resident knows at least one of their neighbours, they are 75% more likely to remain in their home.”

8.0 DESIGN PROPOSAL

8.1 PROPOSED SITE PLAN

Proposed Underground Car Park

The basement level contains 52 Car Parking spaces, including 4 disabled. The Car Park is accessed via the Car Lift located on the Gardner’s Row elevation.

KEY
- - - Existing Site Boundary

