

4.0 Development Options

Option 5 - New Build 'Move-on' Scheme / Layouts B (1 Bedroom Single Occupancy)



Preliminary Layouts

The proposed plans for Option 5 are very similar to those for Option 2, however a separate bedroom space has been defined within the area of 37m² defined for each dwelling. This efficient repetitive layout achieves a total of 13 studio flats for 'move-on' accommodation @ 37m² each across three storeys on the site.

As previous options, this option proposes to locate possible plant areas at lower ground floor level. The building form is split into two masses, one of which addresses Carden Hill, the other addresses County Oak Avenue. This works to break down the overall scale of the development in line with neighbouring structures and ensures that the proposal does not dominate the street scene in either direction. Access is from County Oak Avenue into a central circulation core which links the two masses. Internal access to the studios is via a corridor along the rear of the building.

All flats face outwards towards the street, (Carden Hill or County Oak Avenue) minimising any loss of privacy / overlooking of the rear gardens of 137 Carden Hill and any habitable accommodation above the pub. (Any side aspect windows could be obscured, prohibiting views but allowing natural light) There are no north facing flats.

The rear circulation corridor could be a highly glazed structure allowing views of a shared garden beyond, or even an open corridor reducing costs for building fabric and services, whilst providing natural light into the flats from the rear.

