

4.0 Design

4.5 Appearance

4.5.6 Gatehouse

The Gatehouse has been introduced to the scheme following pre-application advice to provide greater continuity of active frontage to Calthorpe Street. It also defines the access to the lower ground floor car park, with an arch way over, that creates a smaller, more domestic feel to the entrance.

As a street fronting building, the Gatehouse provides important layering to the new development beyond, and as such provides a more traditional transition to Calthorpe Street, with use of plain clay tile, pitched roof with local parapet detail, and local red facing brickwork.

The building steps from 3 to 2 storeys to provide variation in roofline and transition between 4 storey Calthorpe House to the north and the 2 storey existing Manor Gatehouses to the south. The step also creates a 3 storey element that reflects the proportions of the listed Globe Inn opposite, which the proposed sash-style window proportions also reference. The arched head details meanwhile reference the adjacent Gatehouses and the openings to the car park entrance, which use an arch to soften the appearance of the entrance, with central post also helping to reduce the scale of it.

Projecting brick courses add relief and texture, whilst also defining the top storey and transition from 3 to 2 storeys.

Sketch Development Views



Repairing the streetscape to Calthorpe Street



Calthorpe Walk - landscaping overlooked by communal garden room, with views out to existing Gatehouses, Calthorpe Manor and St. John's

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4.5.7 Townhouse

The proposed townhouses also contribute to the layering effect of the site, providing a more traditional building type to the southern edge of the site. The proposed three storeys and narrow proportions reflect typical properties for example to Marlborough Road, Marlborough Place and Dashwood Road, whilst still being in keeping with proposed new development in the centre of the site.

The terrace is broken in the centre to create smaller footprints more reflective of those of the larger detached and semi-detached properties to Dashwood Road behind, and also to provide easier external access to rear gardens for all properties.

The end of each small terrace is defined with feature gable, that reference the gables of nearby Calthorpe Manor, and also define the module of the townhouses behind the façade, as does the use of brick detailing.

Use of traditional materials, red facing brick and Welsh Slate roof tiles also create a more traditional feeling suited to the edge condition of the site and windows use traditional sash proportions.

An inset balcony to the top storeys provides additional private amenity space for the units and animation to the main route into the site from Calthorpe Street, as well as looking down the proposed Calthorpe Gardens north-south route. It also further serves to define each townhouse and provides relief to the façade.

Elevational treatment has been kept simple to the rear elevation, with larger windows to ground floor providing connection with the rear private gardens and reduced glazing to upper storeys in line with a vertical hierarchy and to reduce apparent overlooking to the properties behind.

The townhouse scheme that was presented at public consultation has been reduced slightly in height, with the eaves level brought down a little in response to comments from Dashwood Road residents about the height of the buildings. The proposed site sections show however, that even at 3 storeys, the townhouses are comparable to the properties on Dashwood Road and not overbearing. They do of course present a different outlook to that currently experienced, but as they are to the north of the adjacent properties, will not create overshadowing and will also help to improve the security along the rear boundary.

The Townhouses overlooking Manor Gardens



Indicative 3D Visualisation

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