

4.0 Design

4.4 Scale & Massing

4.4.1 Storey Heights - BLOCKS F-G

Blocks F and G were previously designed as 3-5 storey blocks, and have been reduced in scale by a storey to 2-4 storeys.

Fitting in with the idea of layering, the 4 storey element is located on the wing fronting in to the site, as well as wrapping around the corner to front part of Calthorpe Street. The wing inside the site is more contemporary in design, with flat roof used for water storage, whereas the 4 storey element to Calthorpe Street is shallower in depth with a pitched roof, to reference the more traditional scale and type of buildings to the nearby high street. A parapet edge to the pitched roof again references local typical details.

The wing fronting Calthorpe Street has also now been broken down in length, unlike the previous iteration of our pre-application scheme. This allows us to step the height down to 3 storeys and form a more appropriate transition to the High Street fronting properties no.s 29 and 30. It also allows us to step down with the sloping street level better, responding more to existing topography.

To Marlborough Road, we have kept the previously-proposed pitched roofs, but dropped everything by a storey to ensure that the Library opposite and adjacent Methodist Church remain dominant in hierarchy, and that the scale also responds appropriately to the more traditional, domestic scale of the buildings opposite.

The predominantly 3 storey elevation has been broken down in length, with a setback nearest to the church to keep an open view towards it from the High Street, and a triple pitched gable, that references the form of the now demolished church hall that used to occupy that part of the site.

The middle section is treated as a series of townhouses, with direct front door access, and each unit stepping down with the street level.

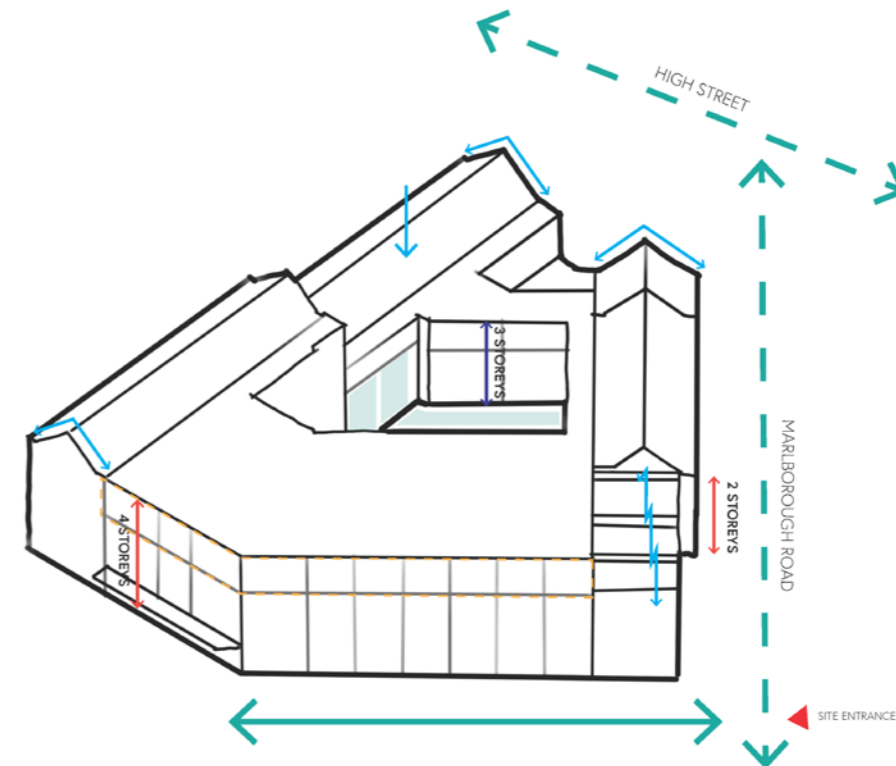
To improve the transition to the High Street properties, no.s 29 and 30 and to respect the listed building opposite, the end section of the elevation drops to 2 storeys. To transition between the proposed 2 and 3 storey elements, a 3 storey, flat roof section defines the main entrance to Block G for good legibility.

The main entrance to Block F from the centre of the site is defined by a canopy for improved legibility.

The articulation of this central 4 storey wing to Block F, uses simple vertical brick detailing to express the structural modules of the apartments behind, as well as horizontal soldier brick coursing to provide the building with a clear 'base', which also ties into the expression of the entrance canopy. A defined 'top' has also been created with use of a different material, more lightweight in appearance than the traditional brickwork and divided into smaller modules to enhance the sense of vertical hierarchy created.

The more traditional wings to both Calthorpe Street and Marlborough Road express typical townhouse modules with vertical brickwork detailing as well as the regular rhythm of aluminium downpipes with traditional hoppers. The proposed fenestration proportions and string course details also provide vertical hierarchy in reference to local styles.

Concept



Site Section



Section through Block E showing 3/4 storeys F/G to centre of site - comparable with Calthorpe House and reduced scale to Library

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4.4.1 Storey Heights - THE GATEHOUSE

The proposed gatehouse is a new addition since our pre-application scheme. It was created in response to the recommendation for greater frontage to Calthorpe Street to repair the gaps created by previous developments, including the NCP car park and access points.

The Gatehouse defines the entrance to the lower ground floor car park and also forms a transition between the larger footprint, contemporary development of the 4 storey Calthorpe House to the north, and the traditional 2 storey, domestic scale, pitched roof forms of the Calthorpe Manor Gatehouses. The proposed building is shallow in depth with a pitched roof, responding to the traditional form of the existing Gatehouses. The shallow depth also responds to the adjacent apartments, to allow daylight to their existing side windows.

The height of the building drops from 3 storeys next to the 4 storey existing apartments, down to 2 storeys next to the existing Gatehouses, thereby forming a suitable transition.

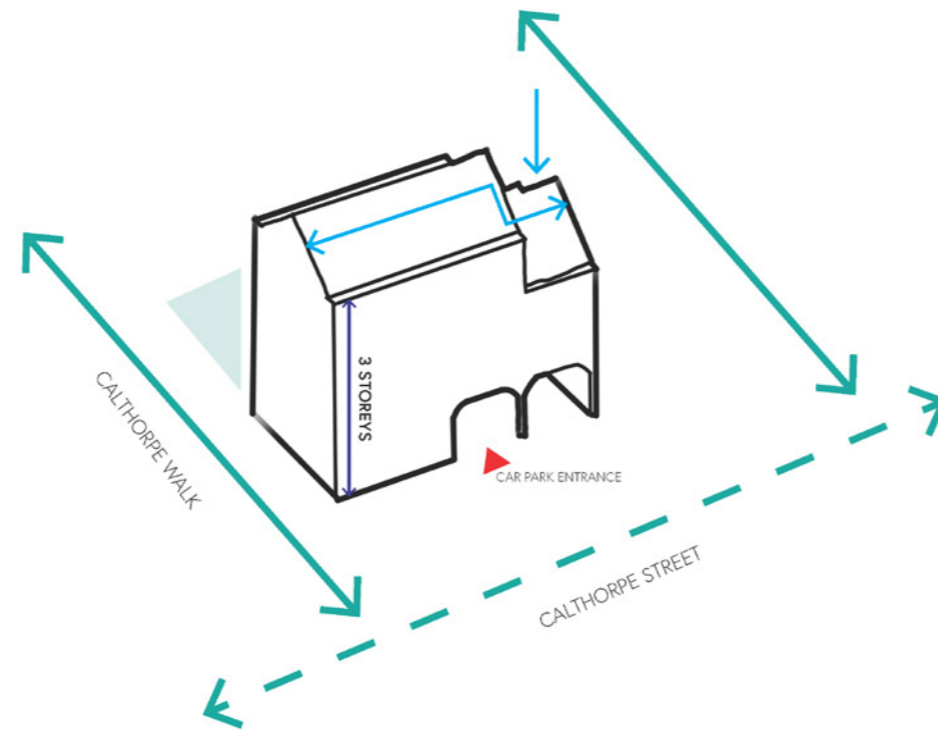
The building provides a layering effect to the taller, more contemporary development behind, and the drop in height also provides variation to the roof line. It also breaks up the apparent length of the gatehouse and the 3 storey element references the proportions of the listed Globe Inn opposite, as does the vertical hierarchy of the proposed fenestration.

THE TOWNHOUSES

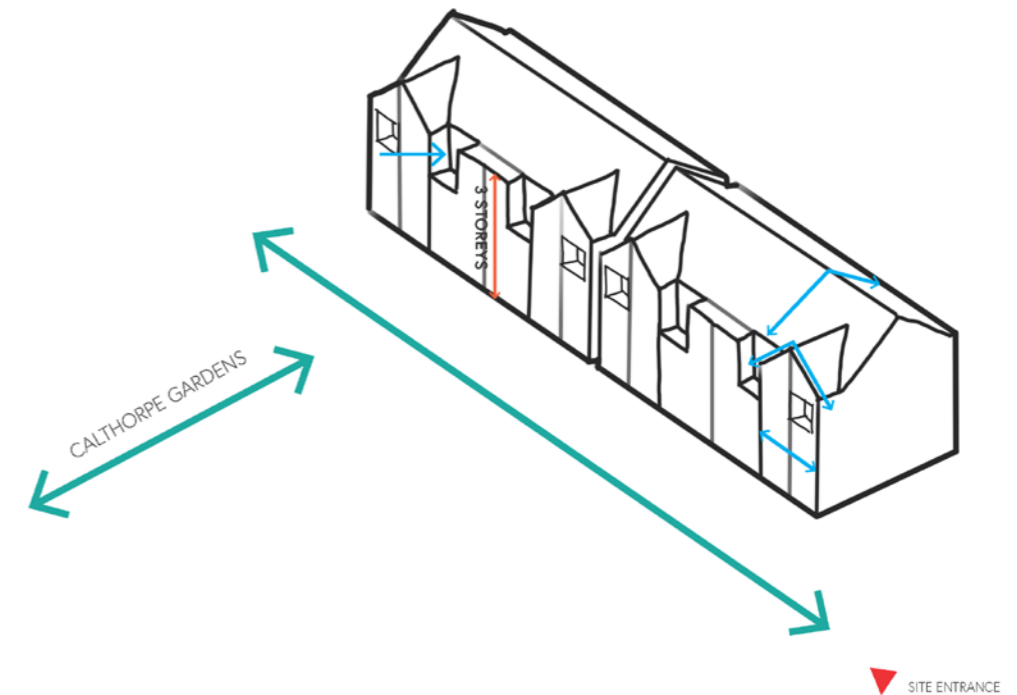
The townhouses are 3 storey with a traditional pitched roof and parapet detail to reflect local style. The width of each house responds to the typical terrace module of surrounding streets and is expressed with brick detailing and the gable treatment to each house, which also references the Calthorpe Manor repeating gables.

To the front elevation, an inset balcony at second floor level provides relief and interest and helps to break up the overall scale of the buildings.

Concept



Concept



Site Section



Section through Townhouses showing comparable height with Dashwood Road properties

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4.4.2 3D Views

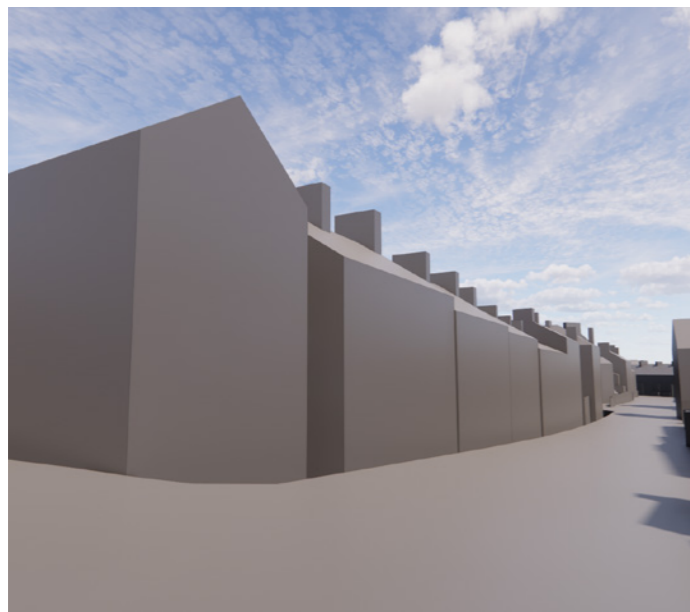
The accompanying verified views demonstrate that the proposed scheme fits well into the surrounding context in terms of scale and massing.

Building lines and roof lines are generally reduced or at most equal to adjacent context with important heritage assets retaining their hierarchical importance. The proposed roof lines do not intrude into the existing skyline and are not visible at all in many of the more distant views.

Massing has been articulated to retain space between buildings, particularly to important heritage buildings, so that they can be clearly picked out in views and their forms and detail fully appreciated.

Whilst some views across the currently open large surface car park are lost, the proposals offset these few losses with improved active frontage and repairing of street enclosure and urban grain, and can be considered to improve views, which would otherwise have been across a large number of cars and railings etc.

3D views are also useful because they reflect the effects of distance and perspectives that more accurately portray the real impact of proposals, whereby true sections and elevations show views that are never experienced in reality.



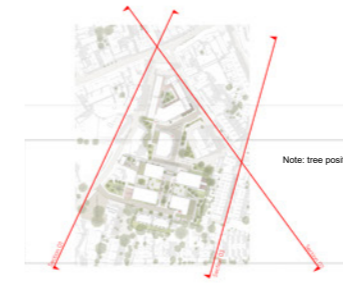
3D model down Marlborough Place towards High Street, demonstrating that the development that can be seen in proposed sections behind the existing dwellings, in reality is well screened due to set-back distances.



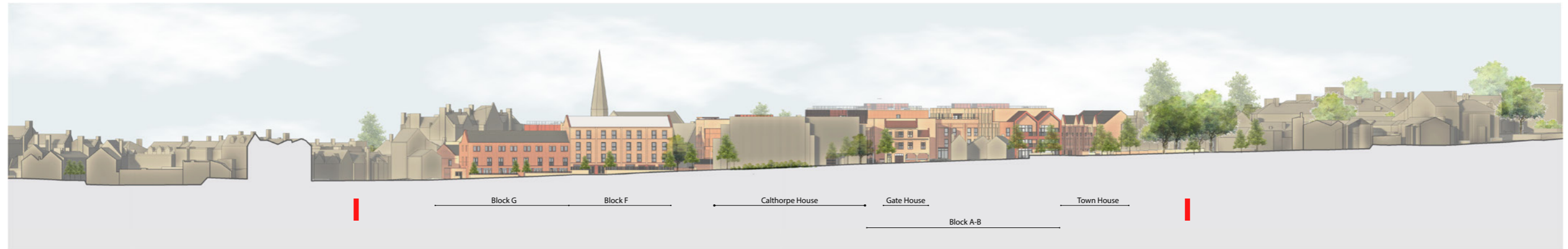
Verified View by PB Imaging, showing the proposed development fitting well into existing context and retaining important views of the Methodist Church and retaining the importance of the listed library.

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4.4.3 Site Sections



1 Site Section 01 - Calthorpe Street
1:500



2 Site Section 02 - Marlborough Road
1:500



3 Site Section 03 - Marlborough Place
1:500

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4.4.3 Site Sections



1 Site Section D4
1:200



2 Site Section D5
1:200

