

4.2 Medium Rise Development: Phase B5

Location

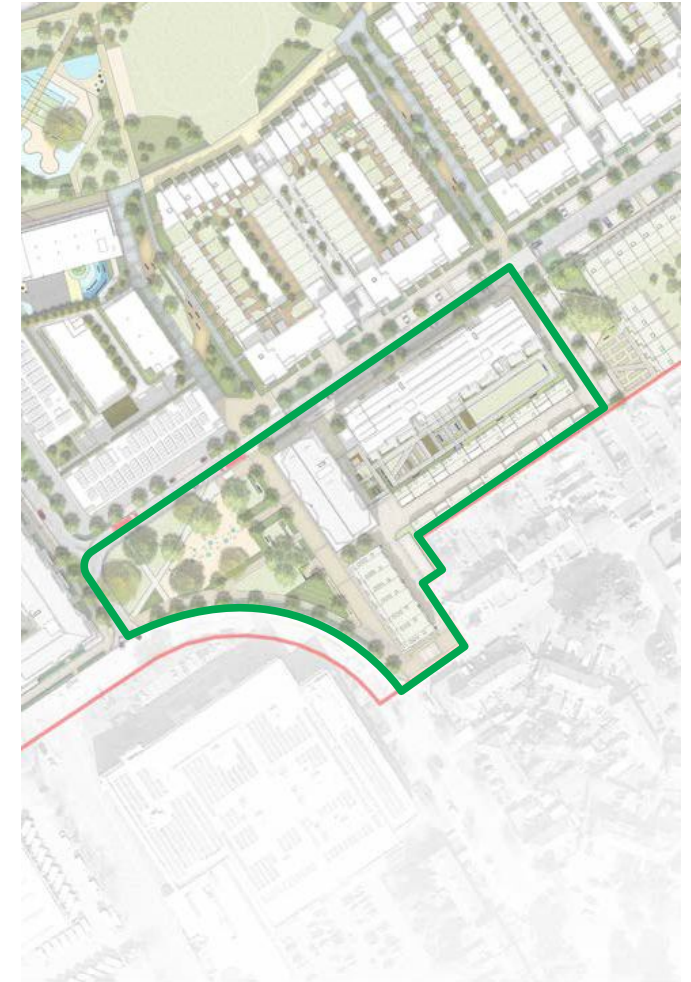
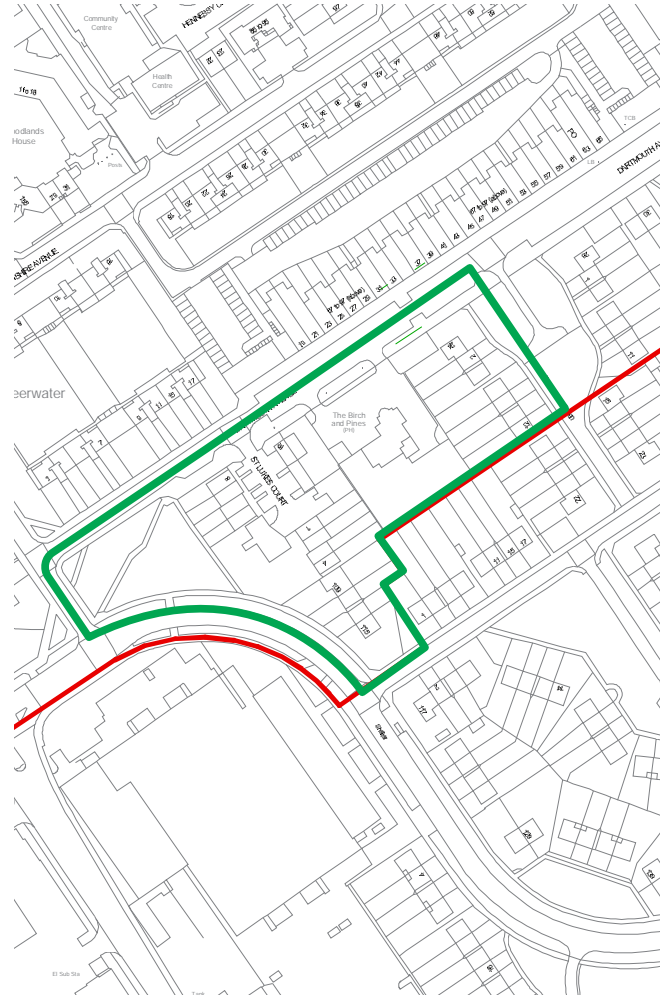
Phase B5 is located on land currently occupied by a central green, the derelict Birch and Pines Pub, St Lukes Crescent and 21 two-storey dwellings.

The site is bounded to the south west by Albert Drive, to the south east by the rear gardens of St Michaels Road properties and to the north west by Devonshire Avenue and the medium rise residential and retail properties and by Dartmouth Green to the north east.

The proposals comprise 124 properties that will be available for social rent, affordable rent and open market sale, an energy centre providing heat and power to the medium rise development area and around 1000m² of non residential floor space for A1-A5 use.

The property mix includes 68 elderly apartments, 41 one to three-bed apartments, 7 three-bed maisonettes, and 10 two-storey mews houses.

The development proposals provide the transition from existing two storey dwellings and with Phase B4 forms the southern gateway to the redevelopment.



Phase B5 Existing and masterplan locations

Layout

1. Site constraints and opportunities

Key considerations for the development include:

- Key civic frontages along the central square and Neighbourhood Spine
- Proximity of existing low rise residential
- Road noise and ASDA from Albert Drive
- 'Gateway' views in from Albert Drive
- Views out to central square and Dartmouth Green
- Good orientation with long southern boundary

2. Low rise development

The low rise development is focused along the southern boundary providing the transition between existing two-storey dwellings to the proposed medium rise development.

A two-storey mews street, located on the northern boundary of properties from St Michaels Road screens the podium parking for the medium rise development and diversifies the housing variety within the development.

A mixed use three-storey 'transition building' located on the junction of Albert Drive and St Michaels Road provides a suitably scaled landmark for the development.

Overshadowing of existing properties has been carefully considered to ensure there is no adverse impact on their daylighting levels.

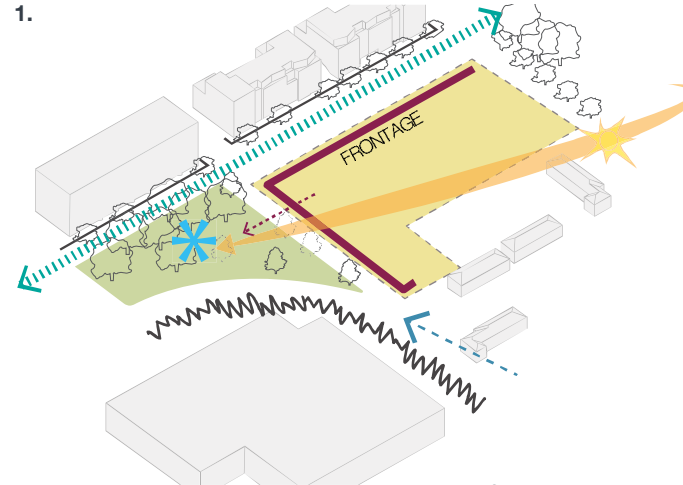
3. Medium rise development

A mixed use six-storey apartment building forms one of the three hard edges forming the central square.

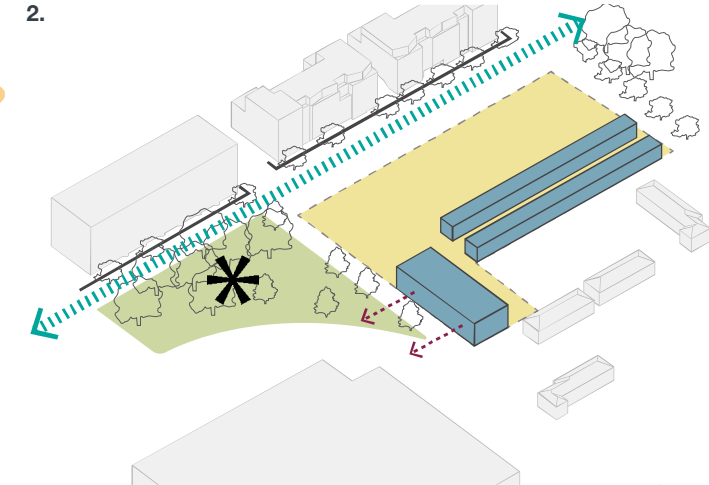
The five-storey elderly care apartments line the Neighbourhood Spine. In contrast to the Central Square apartments, massing is broken down vertically to reduce the scale of the development.

4. Podium garden

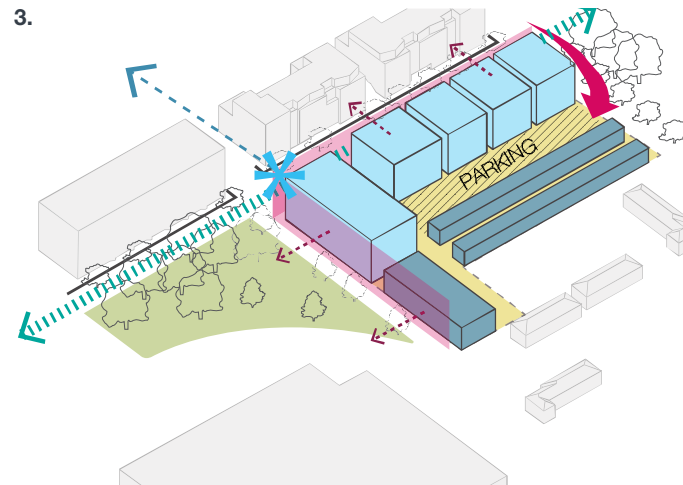
A podium garden conceals parking for the apartment and elderly care building, providing visual and accessible private amenity space for residents.



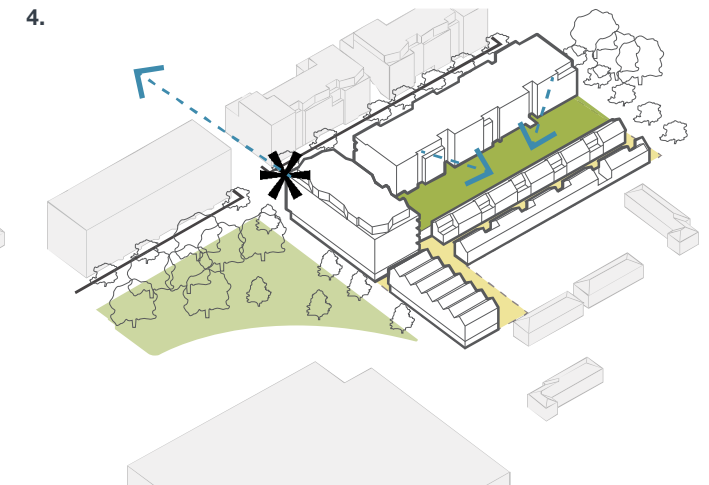
Phase B5 1. Site constraints and opportunities



Phase B5 placement of low rise



Phase B5 Medium rise placement

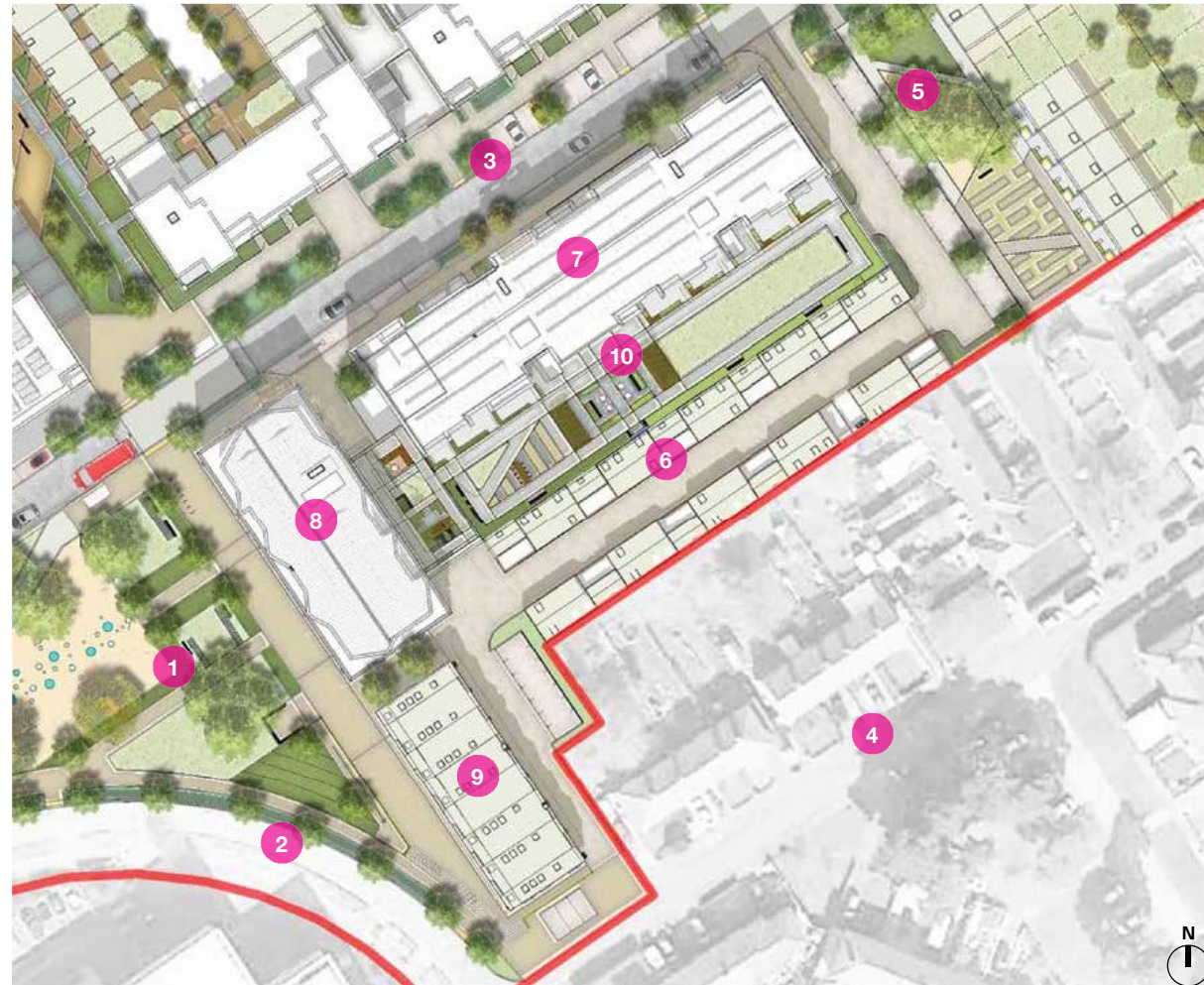


Phase B5 Podium garden

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Site plan

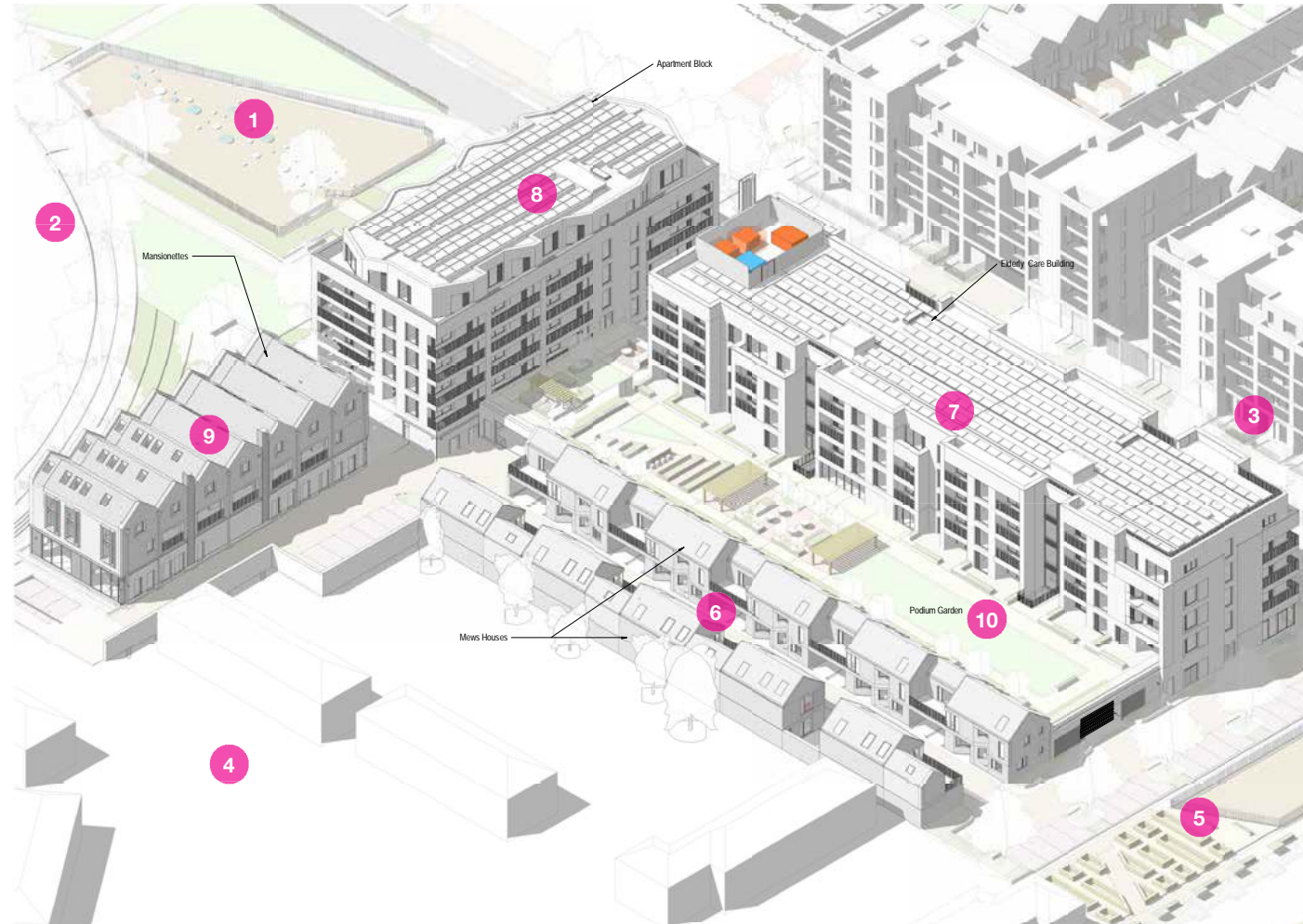
- 1 Central Square
- 2 Albert Drive
- 3 Dartmouth Avenue
- 4 St Michaels Road
- 5 Dartmouth Green
- 6 Mews street
- 7 Elderly care apartments
- 8 Mixed use apartment block
- 9 Mixed use maisonette block
- 10 Podium garden



Phase B5 site layout

Site isometric

- 1 Central Square
- 2 Albert Drive
- 3 Dartmouth Avenue
- 4 St Michaels Road
- 5 Dartmouth Green
- 6 Mews street
- 7 Elderly care apartments
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Phase B5 site isometric