

5.12.3 Violet



Extract from 641-KS-04-XX-DR-A-12350 Proposed GA Elevations: Sports Hall Houses: Edwin & Violet, showing the west elevation of Violet.

Refer to

- 641-KS-03-XX-DR-A-10350 Proposed GA Plans: Sports Hall Housing: Level B4
- 641-KS-03-XX-DR-A-10351 Proposed GA Plans: Sports Hall Housing: Level B3
- 641-KS-03-XX-DR-A-10352 Proposed GA Plans: Sports Hall Housing: Level B2
- 641-KS-03-XX-DR-A-10353 Proposed GA Plans: Sports Hall Housing: Roof

- 641-KS-04-XX-DR-A-12350 Proposed GA Elevations: Sports Hall Housing: Edwin, Violet & Ithel
- 641-KS-04-XX-DR-A-12351 Proposed GA Elevations: Sports Hall Housing: Sadlier & Violet

- 641-KS-06-VO-DR-A-12490 Proposed Layouts: House 49 Violet

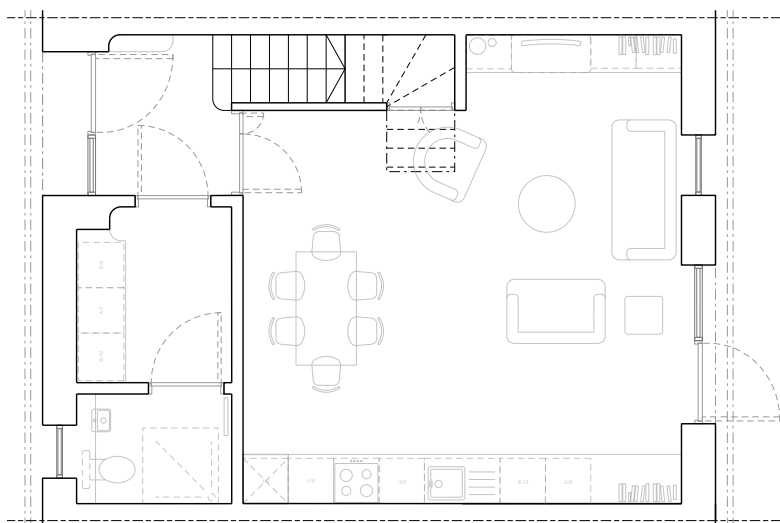


Left
Slates, e.g. Cwt-y-Bugail, Pnrhyn, or similar.

Centre
Handmade bricks, e.g. Imperial Bricks Reclamation Weathered Soft Red, or similar.

Bottom
PV slates, e.g. GB Sol, or similar.

Right
Glass dormer



(A) Form

Medium range 3-storey building with asymmetrical 50° roof: 4 houses (128 sqm, 4B6P). The range steps so that the ridge of the most southerly house is approx. 1.0m below Edwin's ridge, and that the remaining ridge is approx. 1.0m below this. At first-floor level, Violet measures 27.000m (l) x 8.900m (w).

(B) Materials

Brick faced lightweight timber frames below a roof of slate. Dark-grey aluminium-clad-timber triple-glazed windows and doors. Dark-grey aluminium-clad-timber triple-glazed roof windows and glass formed dormers, also triple glazed. Metal rainwater goods and natural, breathable insulation.

(C) Accommodation

All four houses share the same plan:
Each house has level access from the west via a private front garden leading to a covered entrance porch.

The principal entrance gives on to the entrance hall and stair, with access to utility and connected shared WC.

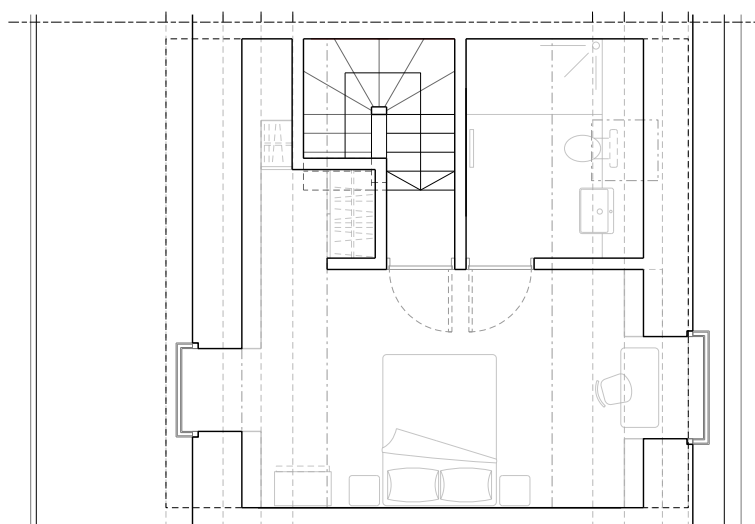
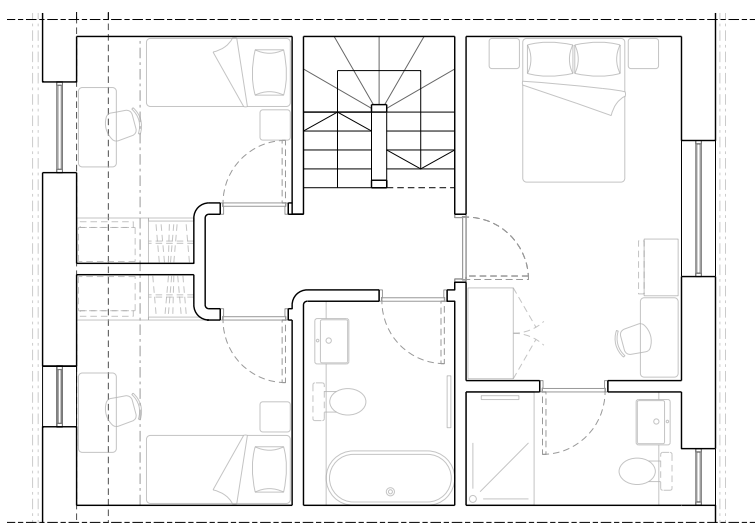
The open-plan kitchen-dining-living area (33m²) is also accessed from the entrance hall, with level access to the rear private garden.

Natural light is provided through windows and glazed doors on east and west elevations. At first-floor there are two single bedrooms (west facing: 7.7m² and 7.9m²), a double bedroom with en-suite (east facing: 13m², ex. en-suite) and a family bathroom, all accessed direct from the stair hall.

All bedrooms are naturally lit through windows on east and west elevations.

The second floor comprises a principal double bedroom (25m²) and en-suite WC and shower room.

Natural light is provided through a combination of glazed dormers and roof windows.



(E) Means of escape

Vertical and horizontal escape is achieved through provision of a Protected Stair and fire doors (FD30), supported by escape windows at ground and first floors.

(F) Access

Houses and apartments benefit from level access to the wider site, including the main East Car Park; all benefit from level access to private gardens. Occasional vehicle access is provided within ~4.000m of the Principal Entrance of both houses and the upper apartment (duplex), and to within ~7.000m of the ground floor apartment.

5.12.4 Ithel

Refer to

- 641-KS-03-XX-DR-A-10350 Proposed GA Plans: Sports Hall Housing: Level B4
- 641-KS-03-XX-DR-A-10351 Proposed GA Plans: Sports Hall Housing: Level B3

- 641-KS-03-XX-DR-A-10352 Proposed GA Plans: Sports Hall Housing: Level B2
- 641-KS-03-XX-DR-A-10353 Proposed GA Plans: Sports Hall Housing: Roof
- 641-KS-04-XX-DR-A-12352 Proposed GA Elevations: Sports Hall Housing: Ithel

- 641-KS-06-IT-DR-A-12550 Proposed Layouts: House 55 Ithel

(A) Form

Wide range 3-storey building with symmetrical 50° roof: 6 houses (4 of 128 sqm, 3B6P; 2 of 169 sqm, 4B6P). The range steps so that the ridge of the most southerly house is approx. 1.0m below Edwin's ridge, and that the remaining ridge is approx. 1.0m below this.



Extract from 641-KS-04-XX-DR-A-12352 Proposed GA Elevations: Sports Hall Houses: Ithel, showing the south elevation of Ithel.



Extract from 641-KS-04-XX-DR-A-10351 Proposed GA Plans: Sports Hall Houses: Access level.

(B) Materials

Brick faced lightweight timber frames below a clay tile roof. Dark-grey aluminium-clad-timber triple-glazed windows and doors. Dark-grey aluminium-clad-timber triple-glazed roof windows and glass formed dormers, also triple glazed. The face and cheeks of the two south facing midstreys are clad in corten steel. Metal rainwater goods.



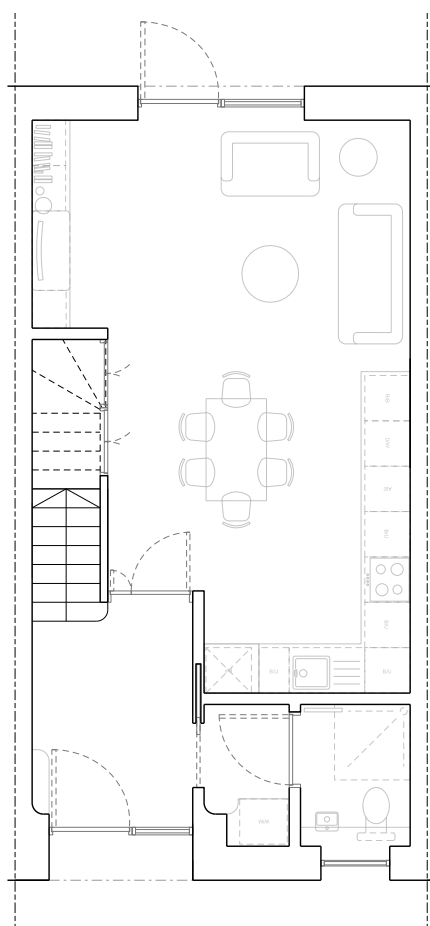
Left
Slate tiles



Centre
Handmade bricks, e.g.
Imperial Bricks Reclamation
Weathered Soft Red, or similar.



Right
Glass dormer



A Ground Floor

47.2sqm GIA,
1sqm Built-in storage

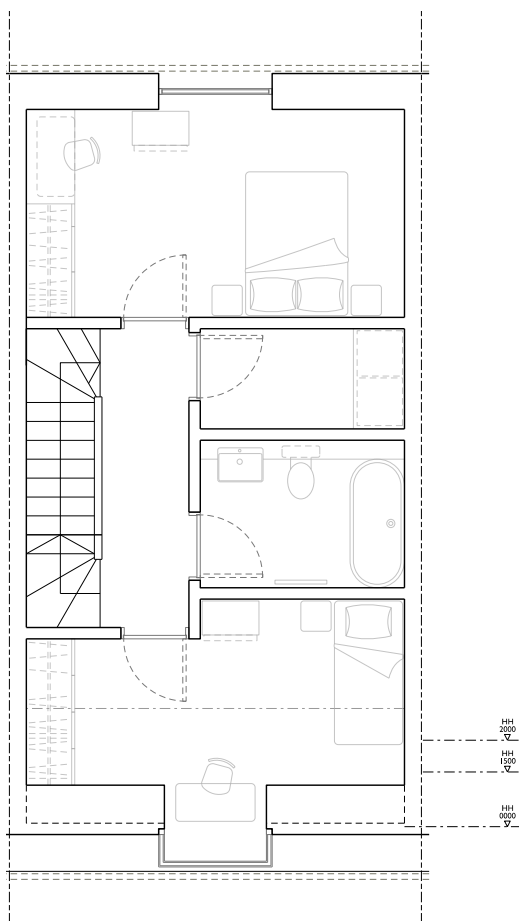
(C) Accommodation

Four of the six houses have level access from the south via a private front garden leading to a covered entrance porch. The remaining two houses have level access through the principal entrance but have short flights of steps leading to the front gardens.

The principal entrance gives on to the entrance hall and stair, with access to utility and connected shared WC.

The open-plan kitchen-dining-living area (31.3m²) is also accessed from the entrance hall, with level access to the rear private garden.

Natural light is provided through windows and glazed doors on east and west elevations.

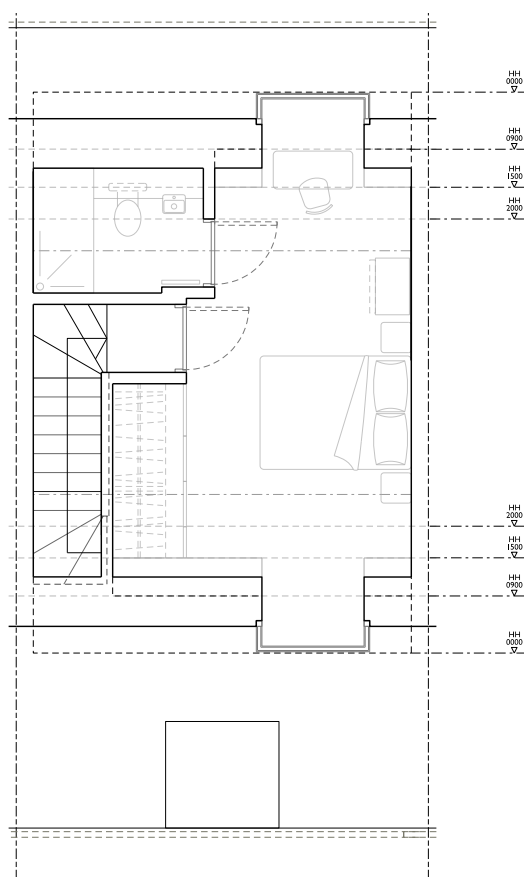


B First Floor

44.7sqm GIA,
2.0sqm Built-in storage

At first-floor there is a single bedroom (south facing, 11.1m²) a double bedroom (north facing, 13.7m²), a family bathroom, and a utility, all accessed direct from the stair hall.

Both bedrooms are naturally lit: the north facing bedroom via a window, the south facing bedroom via glazed dormer.



C Second Floor

27sqm GIA,
2.4sqm Built-in storage

The second floor comprises a principal double bedroom (17.9m²) and en-suite WC and shower room.

Natural light is provided through glazed dormers on both the south and north elevation.

(D) Means of escape

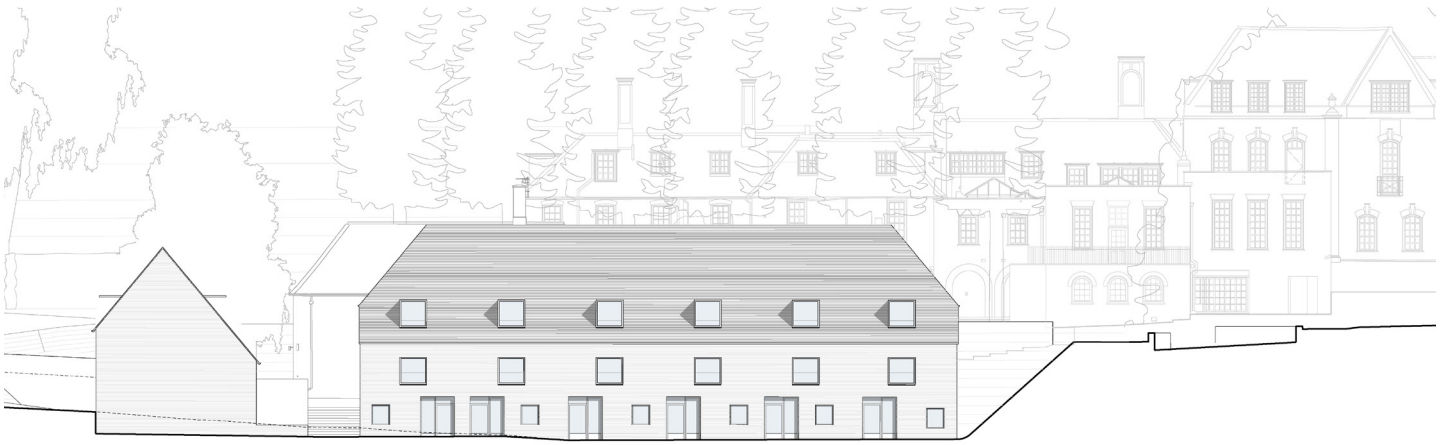
Vertical and horizontal escape is achieved through provision of a Protected Stair and fire doors (FD30), supported by escape windows at ground and first floors.

(E) Access

Four houses benefit from level access to the wider site, including the main East Car Park, with two houses being accessed via steps; all benefit from level access to private gardens. Occasional vehicle access is provided within ~7.000m of the Principal Entrance of four houses, and within ~12.000m and ~17.000m of the remaining two, respectively.

All six houses benefit from level access to the wider site, including the main East Car Park; all benefit from level access to private gardens. For each house, occasional vehicle access is provided within 5.000m of the Principal Entrance.





Sadler north elevation

5.12.5 Sadler

Refer to

- 641-KS-03-XX-DR-A-10350 Proposed GA Plans: Sports Hall Housing: Level B4
- 641-KS-03-XX-DR-A-10351 Proposed GA Plans: Sports Hall Housing: Level B3
- 641-KS-03-XX-DR-A-10352 Proposed GA Plans: Sports Hall Housing: Level B2
- 641-KS-03-XX-DR-A-10353 Proposed GA Plans: Sports Hall Housing: Roof
- 641-KS-04-XX-DR-A-12352 Proposed GA Elevations: Sports Hall Housing: Sadler & Violet
- 641-KS-06-SD-DR-A-12610 Proposed Layouts: House 61 Sadler L
- 641-KS-06-SD-DR-A-12620 Proposed Layouts: House 62 Sadler S

(A) Form

Wide range 3-storey building with asymmetrical 50° roof: 6 houses (116 sqm, 3B5P). Two of the six houses offer three storey midstreys which extend 1 metre from the facade, with tripled glazed windows to the south elevation.

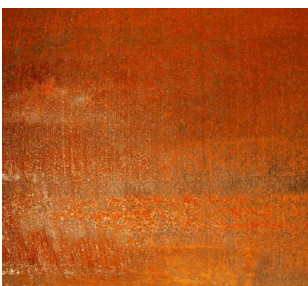
(B) Materials

Brick faced lightweight timber frames below a slate roof. Dark-grey aluminium-clad-timber triple-glazed windows and doors. Dark-grey aluminium-clad-timber triple-glazed roof windows and glass formed dormers, also triple glazed. Metal rainwater goods.



Left top
Handmade clay peg tiles, e.g.
Lifestyles Woburn Reclamation
mix, or similar.

Right top
Handmade bricks, e.g.
Imperial Bricks Reclamation
Weathered Soft Red, or similar.



Left bottom
Corten steel sheets

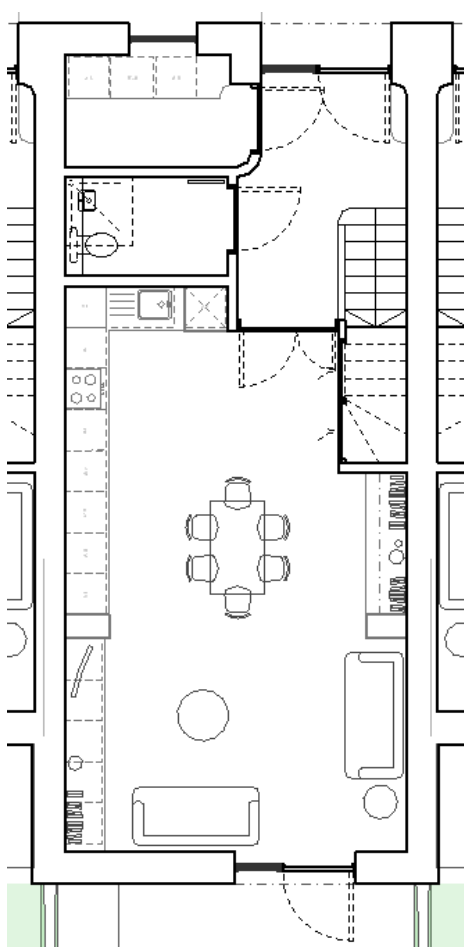
Right bottom
Glass dormer



(C1) Accommodation

There are two house types in the Sadlier block - those with triple-storey midstreys (type A) and those without (type B).

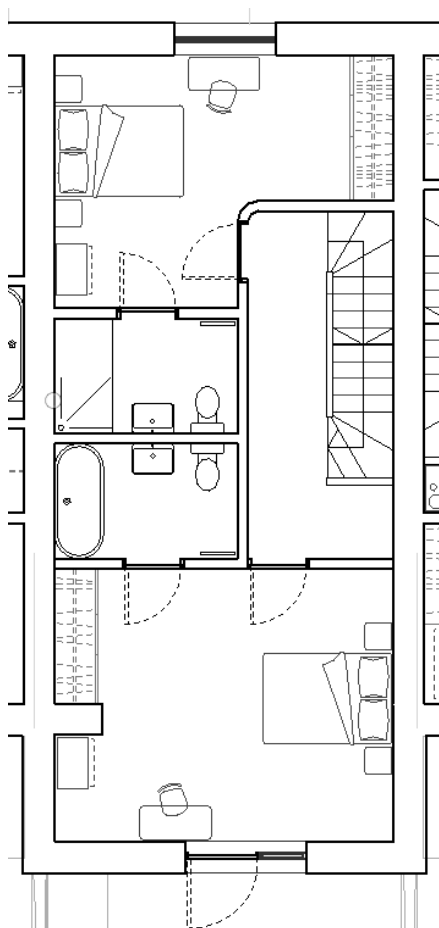
The ground floor to the type A houses (left) offers a boot room (4sqm), an open plan kitchen, living, dining to M4(2) standard (38sqm GIA), and a fully M4(2) accessible bathroom (3sqm), all accessed from a generous lobby with a recessed main entrance. The open plan main space has a south facing, glass door which leads onto a private garden.



A Ground Floor



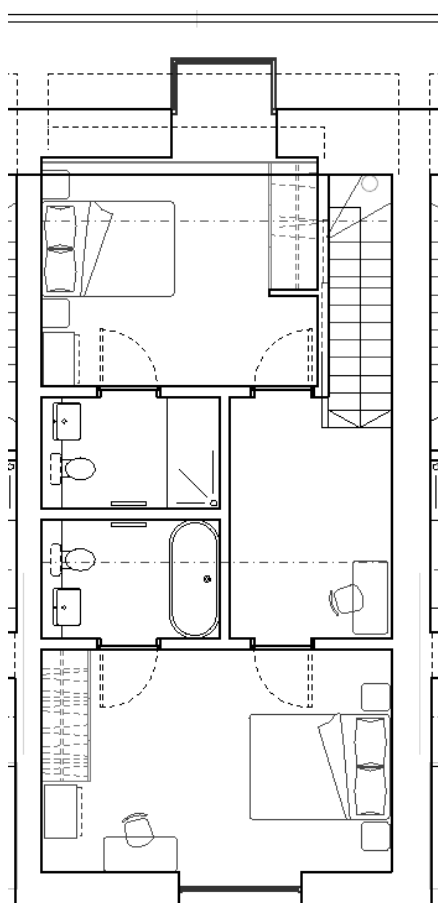
Sadlier south elevation



B First Floor

44.7sqm GIA,
2.0sqm Built-in storage

To the first floor are two double bedrooms. The larger, south facing bedroom (20sqm) has an en-suite bathroom (5sqm) with bath, the north facing bedroom (15sqm) has an en-suite WC (5sqm) with shower. Both are accessed off a shared landing.

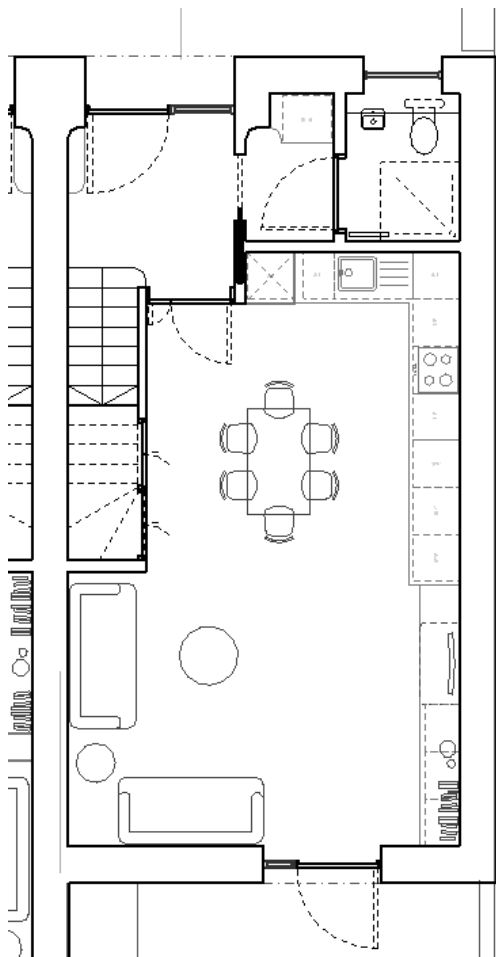


C Second Floor

27sqm GIA,
2.4sqm Built-in storage

To the second floor are two double bedrooms. The larger, south facing bedroom (16sqm) has an en-suite bathroom (4sqm) with bath, the north facing bedroom (13sqm) has an en-suite WC (4sqm) with shower. Both are accessed off a shared landing.

A Ground Floor

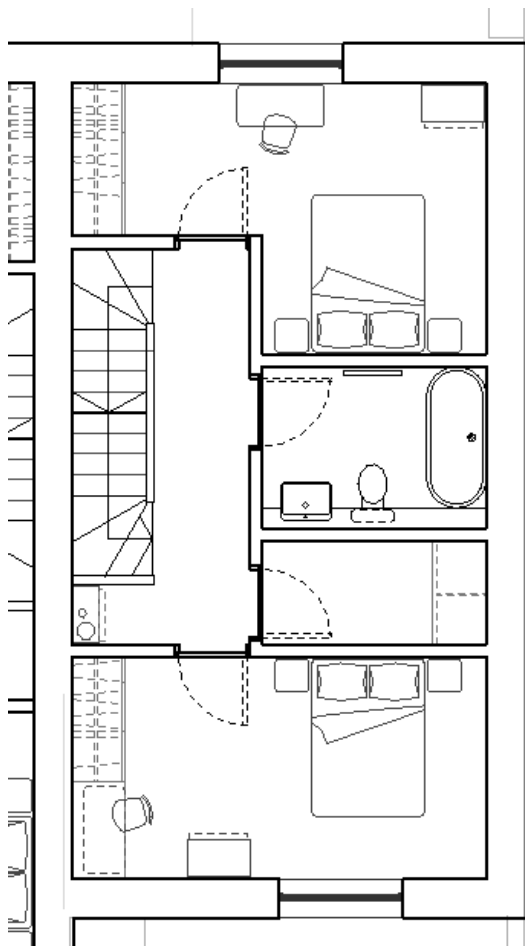


(C2) Accommodation

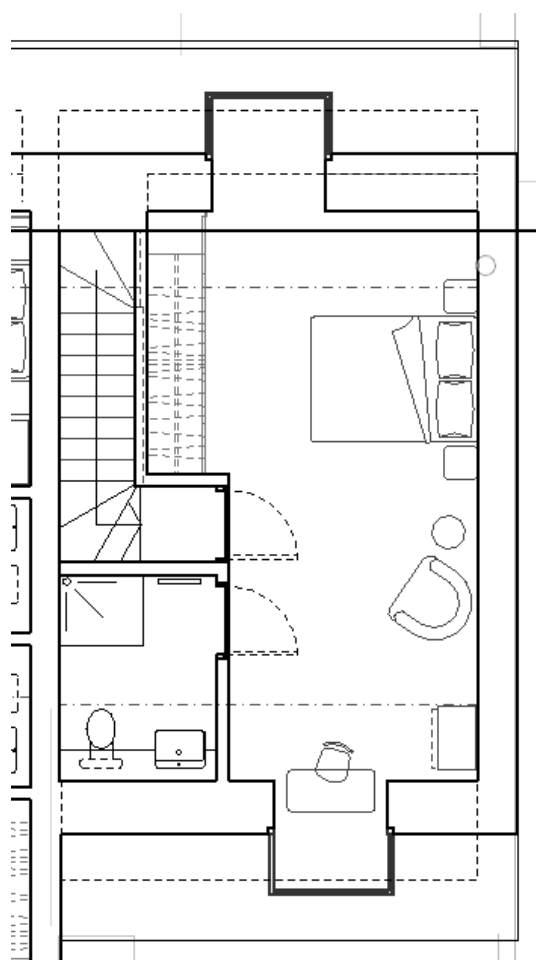
Type B houses do not have a midstrey and are generous in proportion.. Like Type A houses, they have a recessed entrance which leads onto a lobby from where a boot room (3sqm), full WC (3sqm), and open plan kitchen, living, dining room, built to M4(2) standards. The open plan area, measuring 33sqm, has a glass door from which its private garden can be accessed.

B First Floor

44.7sqm GIA,
2.0sqm Built-in storage



To the first floor are two double bedrooms, a shared bathroom (5sqm), and a store room (3sqm). The south facing bedroom measures 13sqm, the north facing bedroom, 15sqm. Both are accessed off a shared landing.



C Second Floor

27sqm GIA,
2.4sqm Built-in storage

To the second floor is the largest bedroom which, along with its en-suite bathroom area takes up the entire floor. The bedroom measures 25sqm, with the en-suite bathroom measuring 5sqm.

(D) Means of escape

Vertical and horizontal escape is achieved through provision of a Protected Stair and fire doors (FD30), supported by escape windows at ground and first floors.

(E) Access

All six houses benefit from level access to the north and south elevations. Each have recessed main entrances to the north. Their entrances to the south have private gardens which open onto the wider site.

