



Views

High Street Views

4.6 It is important to consider the proposed design as it will be viewed from street level. Though elevations are helpful to understand the general proportions of the scheme, they are not the best way to understand the experience of the view.

4.7 The following views illustrate how the building is viewed from either end the High Street and of Paynes Park.

4.8 As is visible on views 01 and 02, the building aligns well and proportionally to its surrounding context. The set back over the residential entrance allows the bay of the neighbouring listed public house to be read more prominently, highlighting its heritage value and historical significance. It also has the effect of making the whole elevation to read partly subdivided and hence reducing its apparent mass. The horizontal banding across the floor plate emphasises the horizontality of the building and how it aligns well with the rest of the High Street.



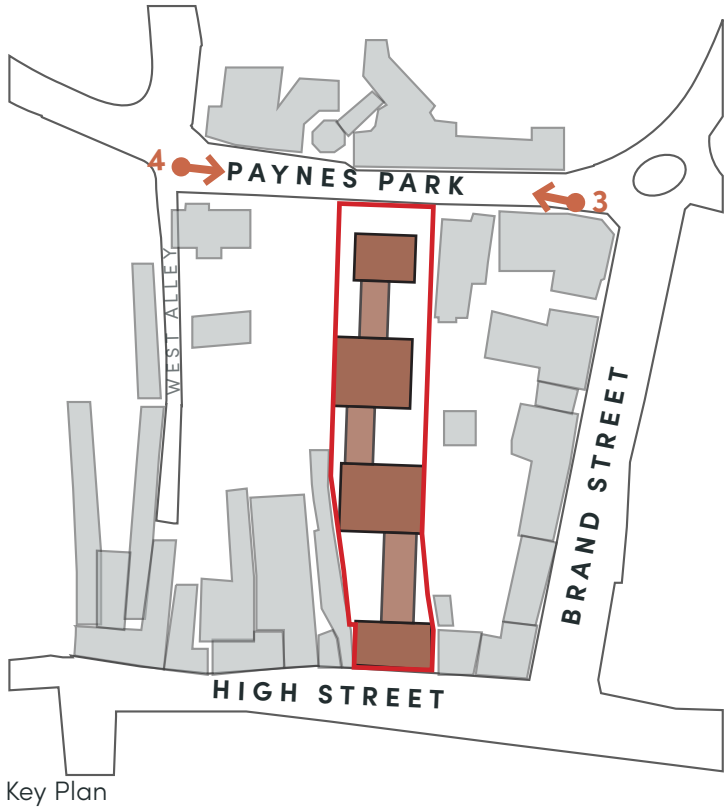
1. View from High Street taken facing south on High Street, Similar view to Conservation Area 2a, Key View 4



2. View from High Street taken facing north on High Street.

Paynes Park Views

4.9 Views 03 and 04 show how the building sits within the varied roof pattern of the surrounding site. Though set back, the front planter maintains the line of the neighbouring building (Poppy House) and provides a well-designed end point to the row of buildings before the car park. The small set back provides a space for cars to wait to access the scheme's ramp without jeopardising the public access across the pavement and nearby-pedestrian crossing.



3. View From Paynes Park



4. View From Paynes Park

Courtyard Views

4.10 View 05 illustrates the first courtyard along the pedestrian route through the site. This ‘community’ courtyard provides the residents with a sociable space to come together through a series of communal micro-allotment planter beds and seating spaces. A large raised planter central to the space gives a central focus similar to the feel of a village green and provides a green buffer for the apartment entrances.

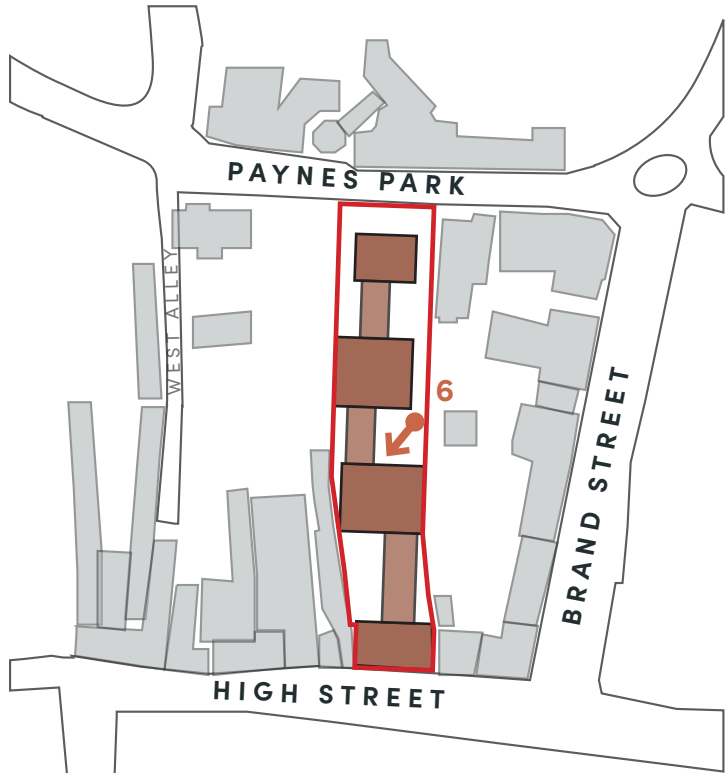


Key Plan



5. View of Western Courtyard

4.11 View 06 illustrates the central 'open' courtyard. The hardscaped area doubles as a central meeting point and social space for residents, reminiscent of a market square, with the practical necessity for service and emergency vehicles to turn around. The pedestrian route continues through the undercroft entrance, referencing the carriageway courtyard entrances prevalent in the area.

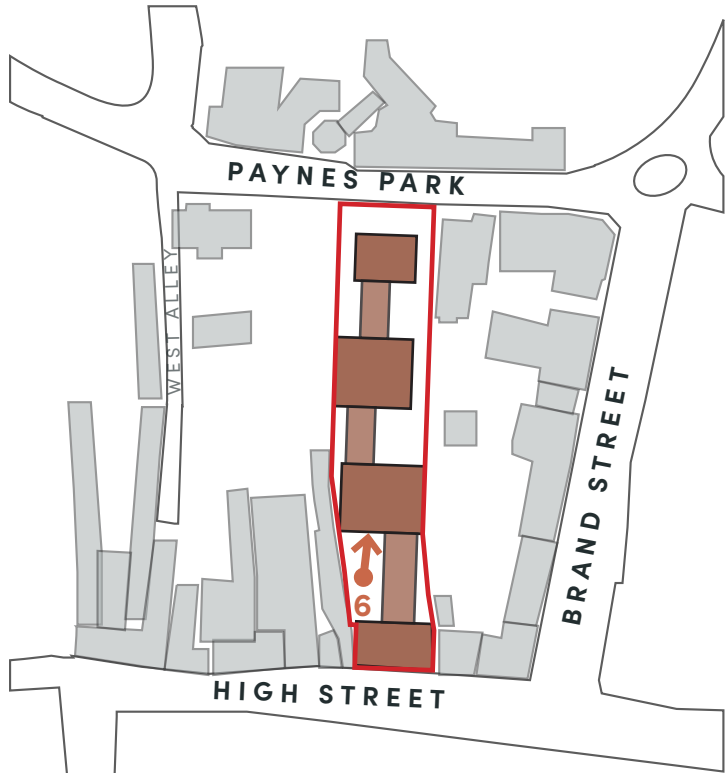


Key Plan



6. View of Central Courtyard

4.12 The carriageway undercroft leads through to the 'secret' garden. This provides a more private and secluded south facing space for residents to enjoy.



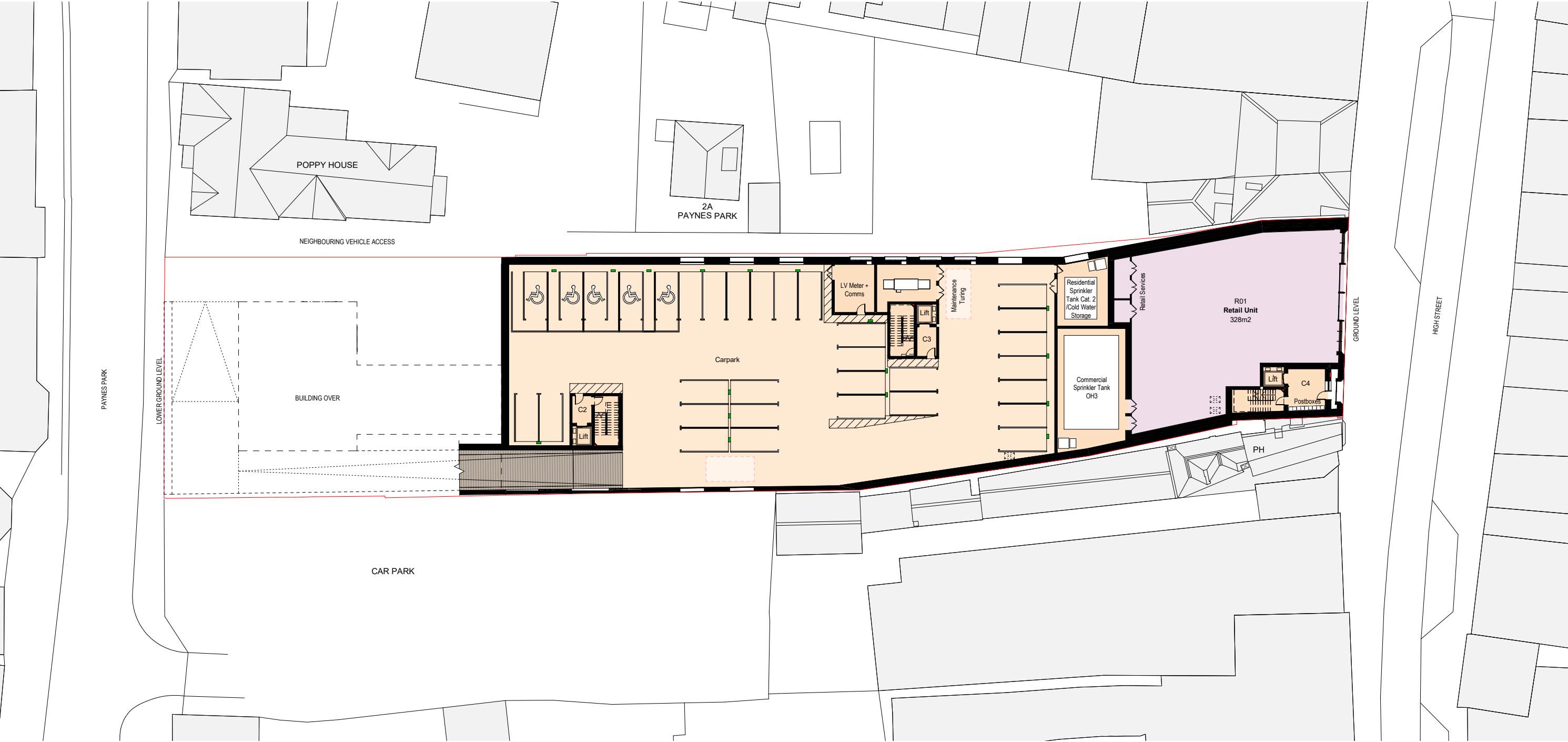
Key Plan



7. View of Eastern Courtyard

Proposed Plans & Elevations

Lower Ground Floor Plan (High Street Level)



Ground Floor Plan (Paynes Park Level)



First Floor Plan



Second Floor Plan



Third Floor Plan



Roof Plan



External Surfaces

- | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |
| Permeable Paving,
Primarily Pedestrian,
with vehicle access | Permeable Paving,
Vehicle Access | Balcony/Terrace
Hardscaping | Raised planter bed | Surface level green
space/grass | Low maintenance
sedum roof | Clay tile roof | Standing Seam
Zinc Roof | Concrete Flat Roof |