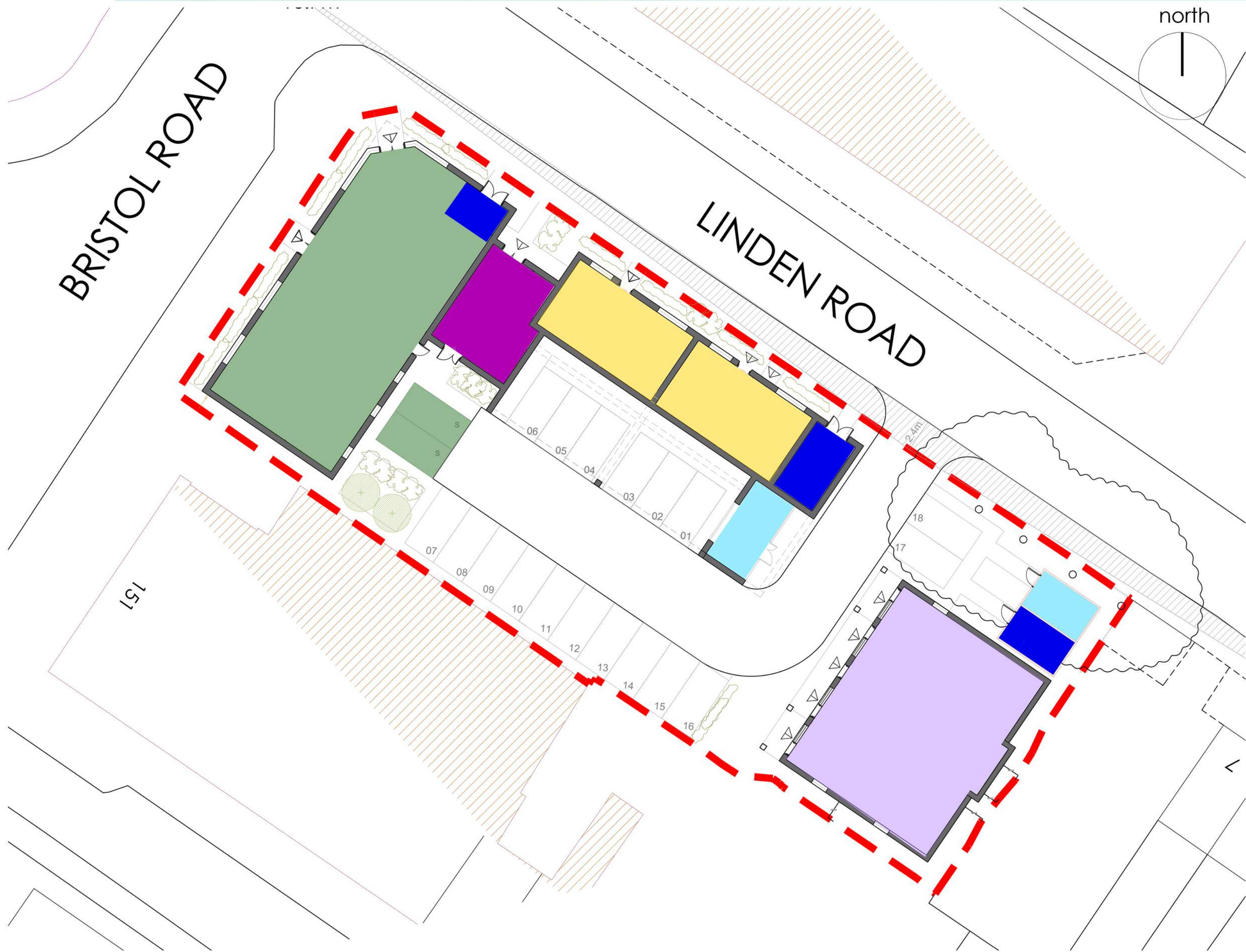




CONCEPT DESIGN

Rooftop Housing Group have instructed BM3 Architects to support with the design of the proposed development, and taking forward the aims and objectives, BM3 worked closely with Rooftop housing Group to develop a concept design for initial consultation with Gloucester City Council’s Planning Department.



SITE LOCATION

Schedule of Accommodation		
2 B, 3 P, FLAT	65.0m2(average)	08
1 B, 2 P, FLAT	50.0 m2(average)	12
Studios	30.0m2(average)	08
Total Residential Units		28
Allocated Residential Parking		18
Staff Parking		02
Site Area	-----	1593 m2 0.386 Acres 0.159 Ha

- COMMUNITY HUB
- APARTMENTS
- STUDIOS
- BINS
- CYCLE STORE
- STAIRCORE



OPPORTUNITIES & CONSTRAINTS

In identifying site constraints and opportunities the following were considered:

- Opportunities & Constraints
- Retention of the existing building (including Bristol Road façade, discounted on viability grounds)
- Demolition of the existing Church (due to viability and current state of disrepair)
- Surrounding building heights - Bristol Road 1 to 3½ storeys mixed use, Linden Road 2 storey dwellings
- Surrounding residential, industrial and commercial uses
- Existing architecture
- Trees to Linden Road
- Reinstatement of building line to Bristol Road
- New vehicular access from Linden Road
- Scale and Massing
- Retention/provision of community use to site frontage



CONCEPT DESIGN

- The resulting concept design proposed:
- A 4 storey building to Bristol Road reducing to 3 storey on Linden Road
 - Vehicular access from Linden Road
 - Recessed 4th floor to reduce visual impact
 - Courtyard layout accommodating vehicular access and car parking
 - Buildings fronting Bristol Road and Linden Road, creating an “L” shape to provide a visual connection between the two roads and a strong streetscene
 - Prominent corner building
 - Flexible ground floor community hub with cafe, meeting rooms, offices, focussed to the Bristol Road frontage
 - Prominent corner entrance to the community hub
 - Two types of residential accommodation: affordable and move-on accommodation within separate buildings
 - 28 dwellings (12x 1 bed, 8x 2 bed affordable dwellings and 8x move-on studios)
 - Contemporary design, with clean simple volume
 - Appropriate level of car parking and cycle storage
 - Retention of existing trees
 - Provision of private amenity space for the affordable flats via balconies and terraces