

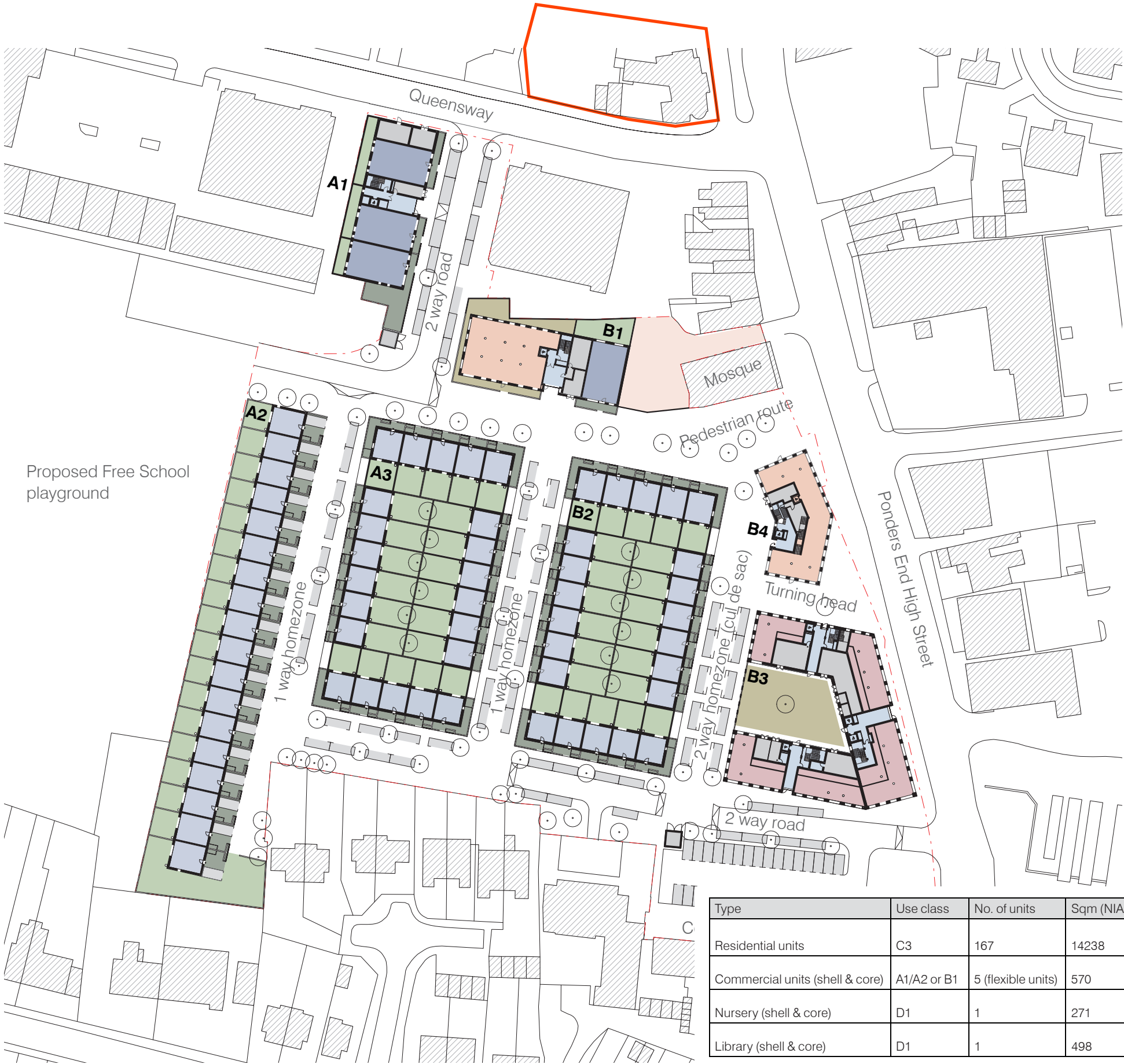
SECTION 4

SURROUNDING PERMITTED PRECEDENT

Planning Application Reference: P12-02677PLA

Redevelopment of site to provide 167 residential units and 1379 sqm of commercial and community floorspace, involving:

- 4-storey block of 21 self contained flats (9 x 1-bed, 6 x 2-bed and 6 x 3-bed) with communal rooftop play area,
- 3-storey block of 18 terraced houses (2 x 3-bed and 16 x 4-bed) • 22 x 3-storey terraced houses in 4 blocks (17 x 3-bed and 5 x 4-bed) (PHASE A)
- 4-storey block of 19 self contained flats (9 x 1-bed, 6 x 2-bed and 4 x 3-bed) with community space/nursery on ground floor and communal rooftop play area,
- 7-storey block of 25 x 1-bed self contained flats with Library at ground and first floor
- part 4 - part 6-storey block of 40 self contained flats (21 x 1-bed and 19 x 2-bed) with 5 commercial units at ground floor
- 22 x 3-storey terraced houses in 4 blocks (17 x 3-bed and 5 x 4-bed) (PHASE B) with cycle and bin stores to ground floor of each block, new access and access roads, parking and associated landscaping
- demolition of 14,212 sqm of existing floorspace (residential, education, shops, community, commercial and car park).



The Site



Public realm & Social Infrastructure

This summarises the key public realm components of the masterplan including amenity and playspace.

- Roof top Playspace.
- Replacement Nursery (271 m2).
- Child friendly residential neighbourhood streets.
- Active streetfronts throughout created by regular building entrances and generous windows.
- Generous pedestrian entrance to site providing safe and well integrated route to school for children.
- Replacement Library (498m2).
- Civic space accommodating spill out space for Library, Mosque and Nursery.
- Generous private gardens.
- High street commercial units (570m2).
- Generous courtyard gardens.
- Southern boundary treatment upgraded.
- Landscaped College Court.

The Electric Quarter

The current proposals use a number of similar masterplanning devices to those employed in the OPA whilst at the same time responding to the various changes that have occurred around the site. The main aim of the brief was to retain the same degree of permeability across the site by adopting a robust new network of neighbourhood streets & promoting activity across the site.



Axonometric sketch of the current proposal

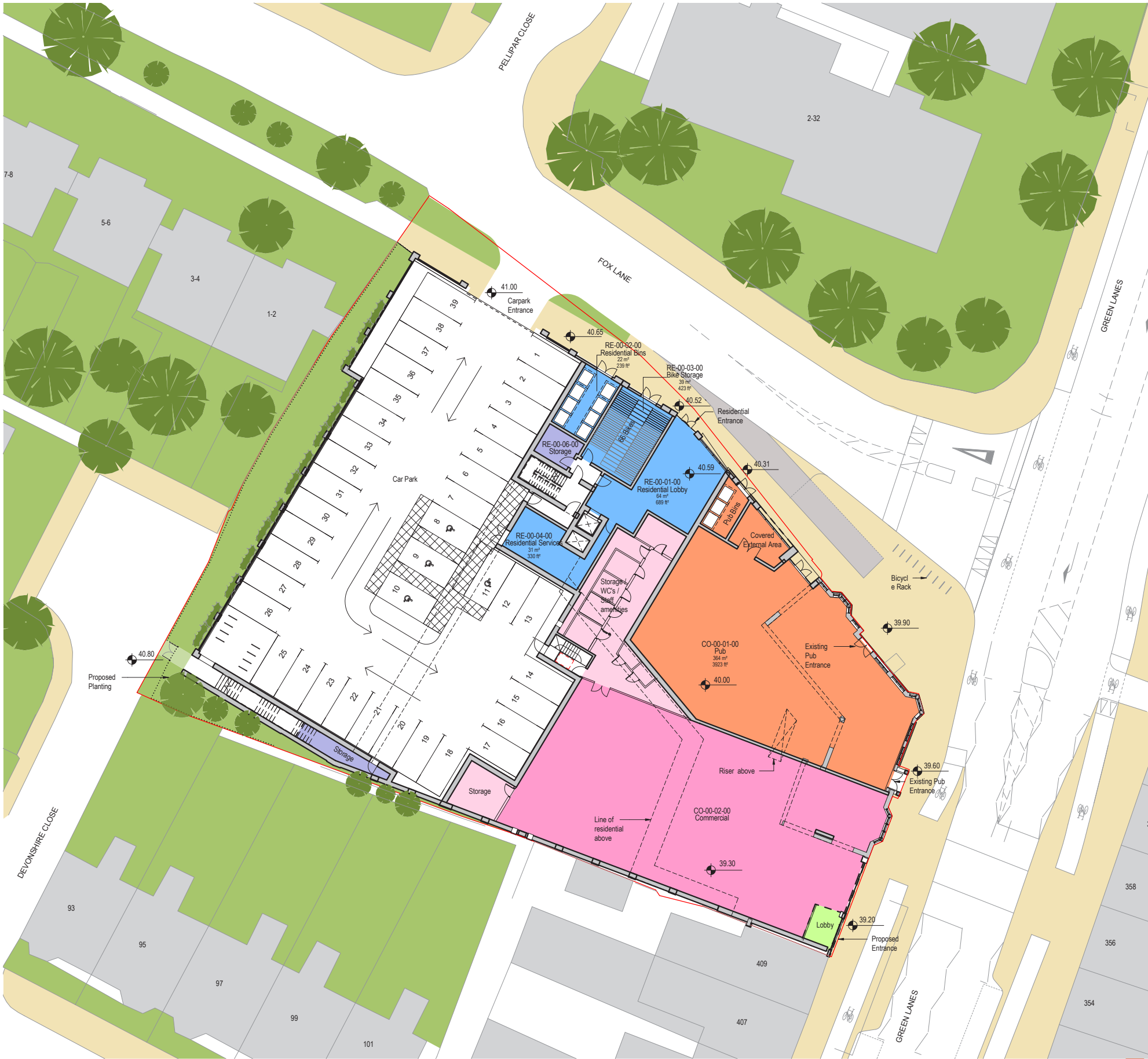
Planning Application Reference: 17/03634/FUL

Redevelopment of site involving partial demolition of existing buildings to provide refurbished public house (A4) and commercial unit (A1-A5, D2) on the ground floor together with erection of 54 residential units comprising (31 x 1 bed, 22 x 2 bed and 1 x studio) and Part 3, Part 4 and Part 5 storey side and rear extensions with associated car parking, cycle parking, plant, hard/soft landscaping and amenity space at first floor (as amended by revised plans received).

Key Point

The new-build massing is significantly larger proportionately to the original pub. There is no attempt to provide a townscape gap between the old and new or for the new build to be subordinate to the existing.

The 'new' Fox Pub		606SQM (total area)		
Commercial Unit		493SQM (total area inc Plant / Back of House)		
RESIDENTIAL UNITS	Studio	1B / 2P	2B / 4P	3B / 6P
First Floor	-	6	5	4
Second Floor	1	15	5	-
Third Floor	-	4	4	-
TOTAL No	1	25	14	4
TOTAL Percentage	2%	57%	32%	9%
Residential Car Parking		39 Spaces inc 4 Accessible		



413 Green Lanes - Pub & Residential

Vine/
Architecture
Studio

The Fox pub seeks to retain the historic portion of The Fox Pub and extend the pub footprint to include a new function room accessed via the primary existing entrance off Green Lanes. A commercial unit of similar size footprint to the pub ground floor is proposed with access off Green Lanes, and the residential lobby including vertical circulation, bin store and bicycle storage is located off Fox Lane.

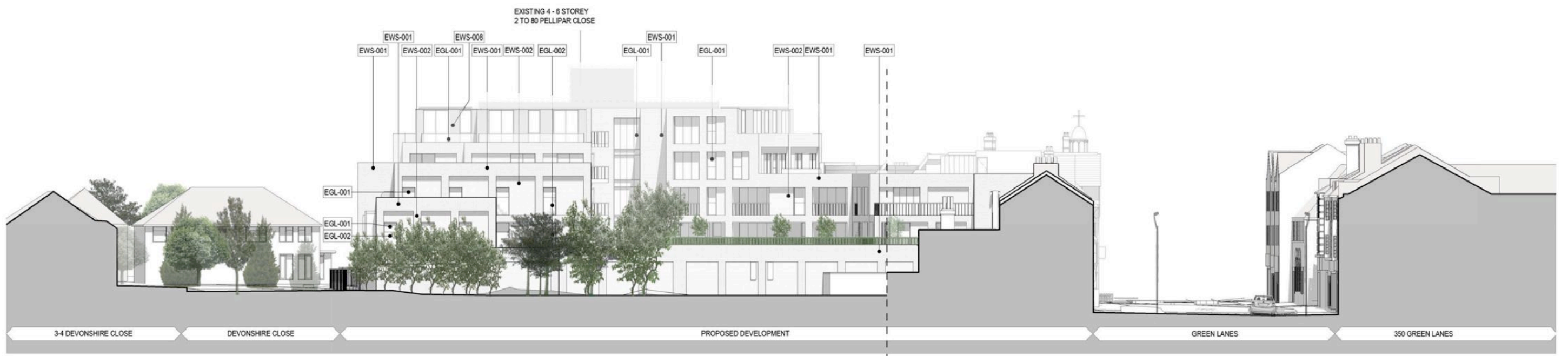
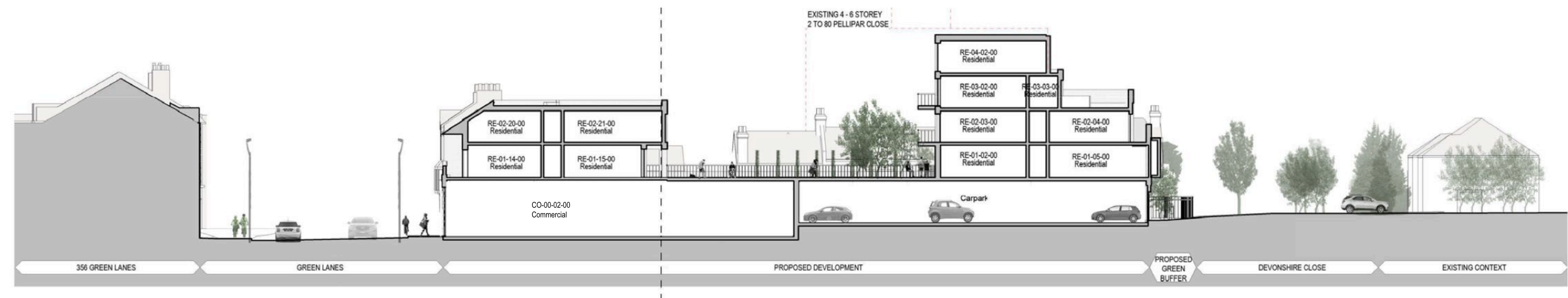
The upper levels of the development include four storeys of residential accommodation including a mix of one and two bedroom units. In general the building mass steps back with each additional storey. A south facing communal amenity space is proposed at first floor level with a mixture of soft and hard landscaping. Green roofs are proposed externally to some areas at third floor level.

The 'new' Fox Pub	606SQM (total area)			
Commercial Unit	493SQM (total area inc Plant / Back of House)			
RESIDENTIAL UNITS	Studio	1B / 2P	2B / 4P	3B / 6P
First Floor	-	6	5	4
Second Floor	1	15	5	-
Third Floor	-	4	4	-
TOTAL No	1	25	14	4
TOTAL Percentage	2%	57%	32%	9%
Residential Car Parking	39 Spaces inc 4 Accessible			



413 Green Lanes - Pub & Residential

Vine/
Architecture
Studio



413 Green Lanes - Pub And Residential

Vine/
Architecture
Studio

