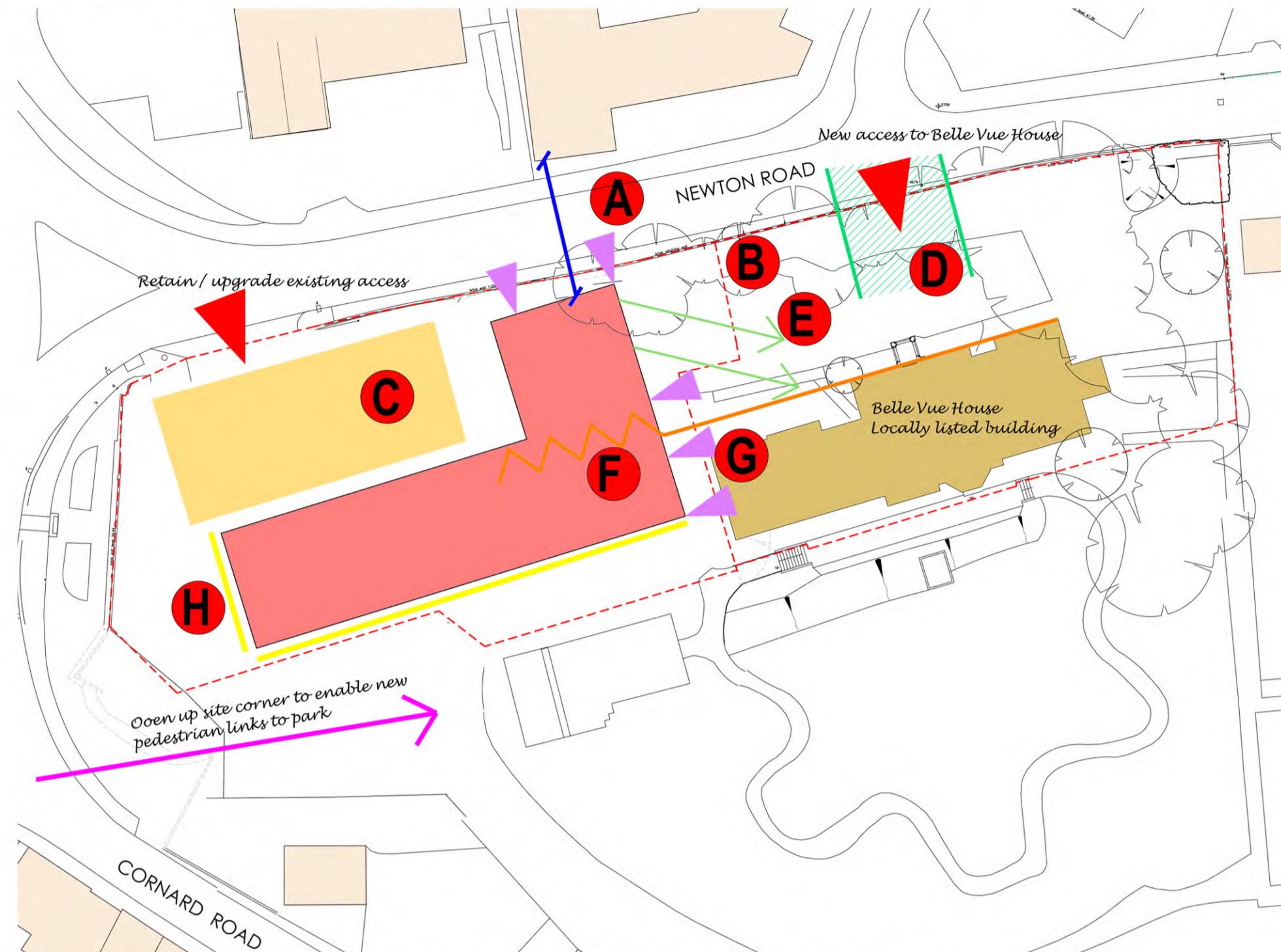
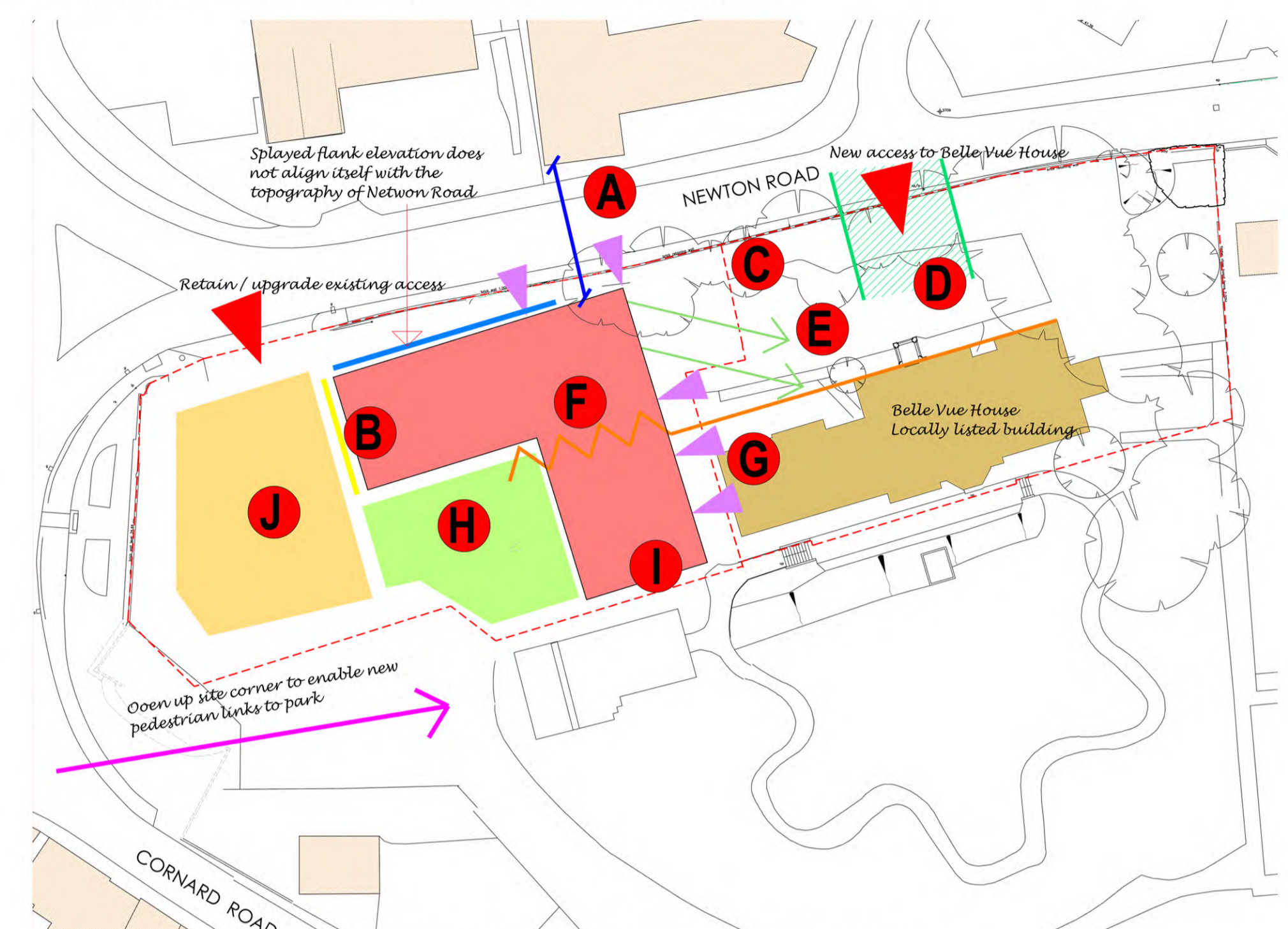


1. 'L' shaped footprint fronting Newton Road to the north



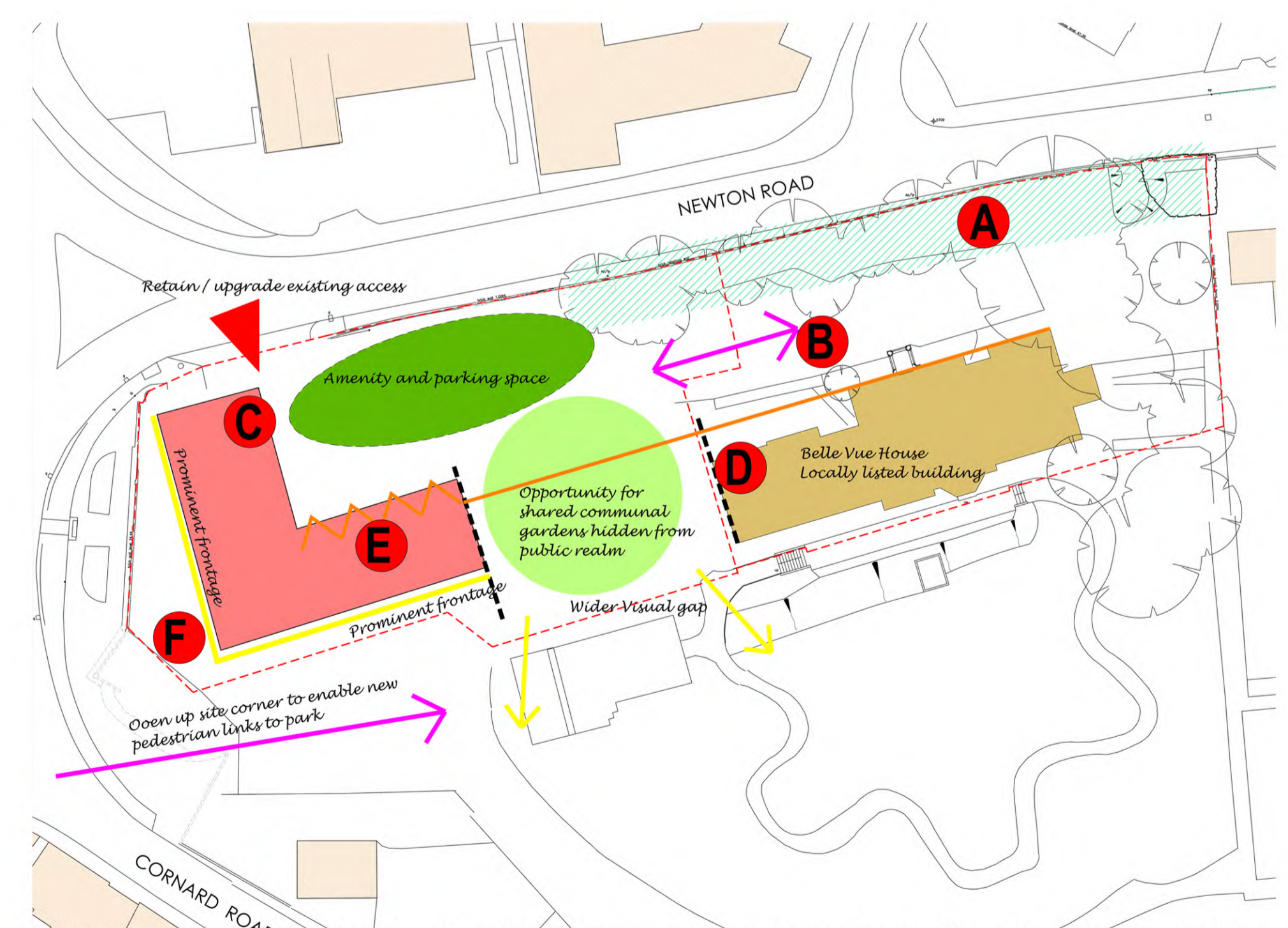
- A - Side to front neighbouring privacy distance is less than 17 metres / close proximity
- B - Position of building provides no vehicular through route to Belle Vue House
- C - Small / poor quality amenity / car parking provision
- D - Additional new entrance to Belle Vue House requires cutting back of existing trees
- E - Overlooks adjacent locally listed building / impedes daylight and existing outlook views
- G - Building sits far forward of adjacent building Belle Vue House causing potential daylighting concerns
- H - Side to side relationship with Belle Vue House is less than 5m / restricted visual gap
- I - Prominent facade to front lacks visual dominance to nodal frontage corner along Newton Road

2. 'L' shaped footprint fronting Newton Road to the north

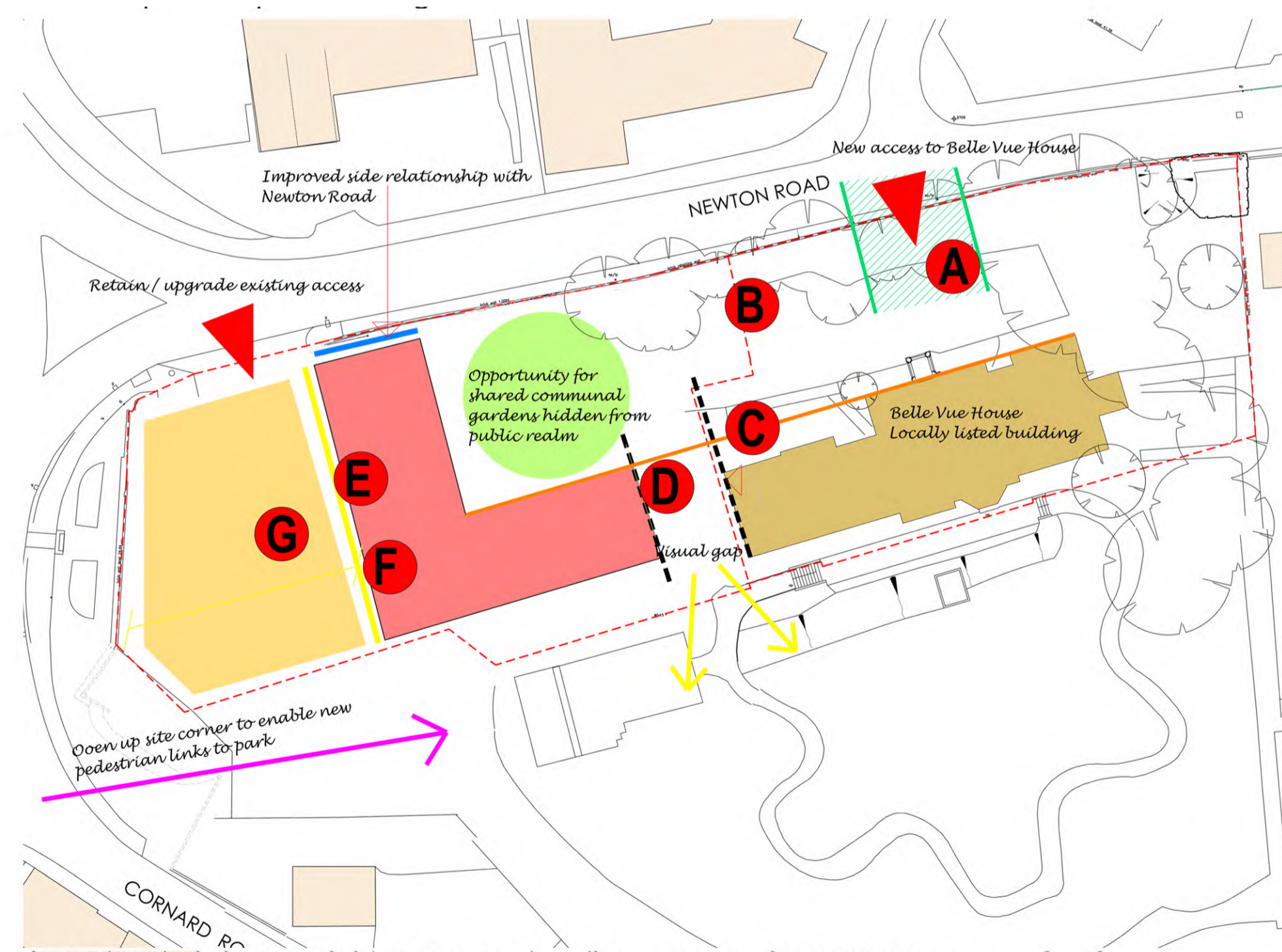


- A - Side to front neighbouring privacy distance is less than 17 metres / close proximity
- B - Facade facing Newton Road roundabout lacks visual dominance and connection to nodal corner frontage
- C - Position of building provides no vehicular through route to Belle Vue House
- D - Additional new entrance to Belle Vue House requiring cutting back of existing trees
- E - Overlooks adjacent locally listed building / impedes existing daylight and outlook views
- F - Building sits far forward of adjacent building Belle Vue House, causing potential daylighting concerns
- G - Side to side relationship with Belle Vue House is less than 5m, creating restricted visual gap
- H - Scope for green amenity / communal courtyard space provision
- I - Proximity distance to rear boundary is restricted
- J - Improved parking amenity

4. 'L' shaped footprint fronting Newton Road to the west

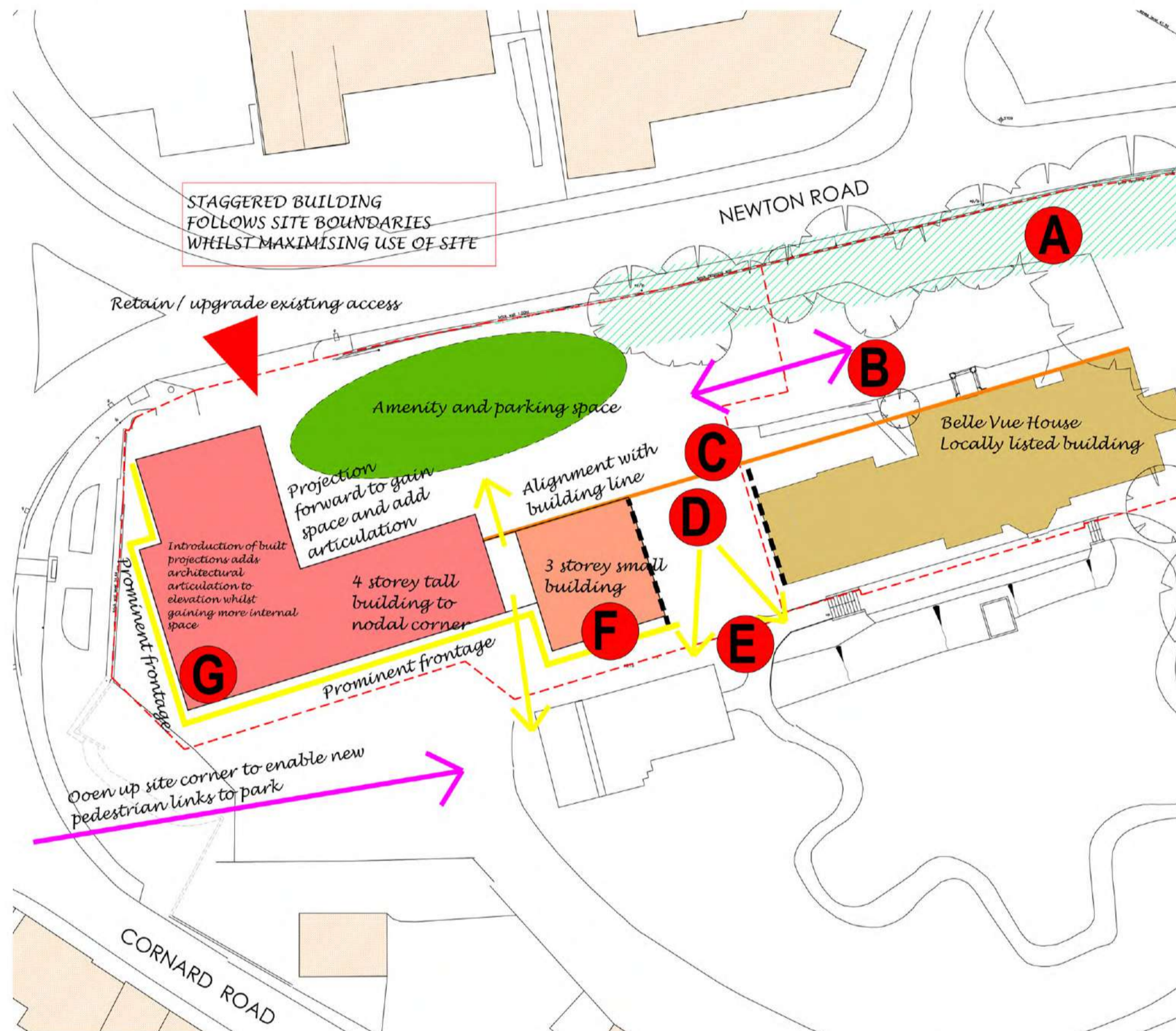


- A - Retention of existing tree belt along boundary helps to screen development from public realm as existing condition
- B - Retains vehicular access through route to Belle Vue House negating need for secondary access
- C - Size of building does not maximise potential of site for residential built footprint due to size of large communal garden amenity
- D - Wide visual gap between buildings enables large communal garden but restricts length of building flanking south boundary
- E - Break in alignment with adjacent building line but creates better setback relief from south boundary
- F - Better relationship to nodal frontage corner whilst providing prominent flank / front elevation



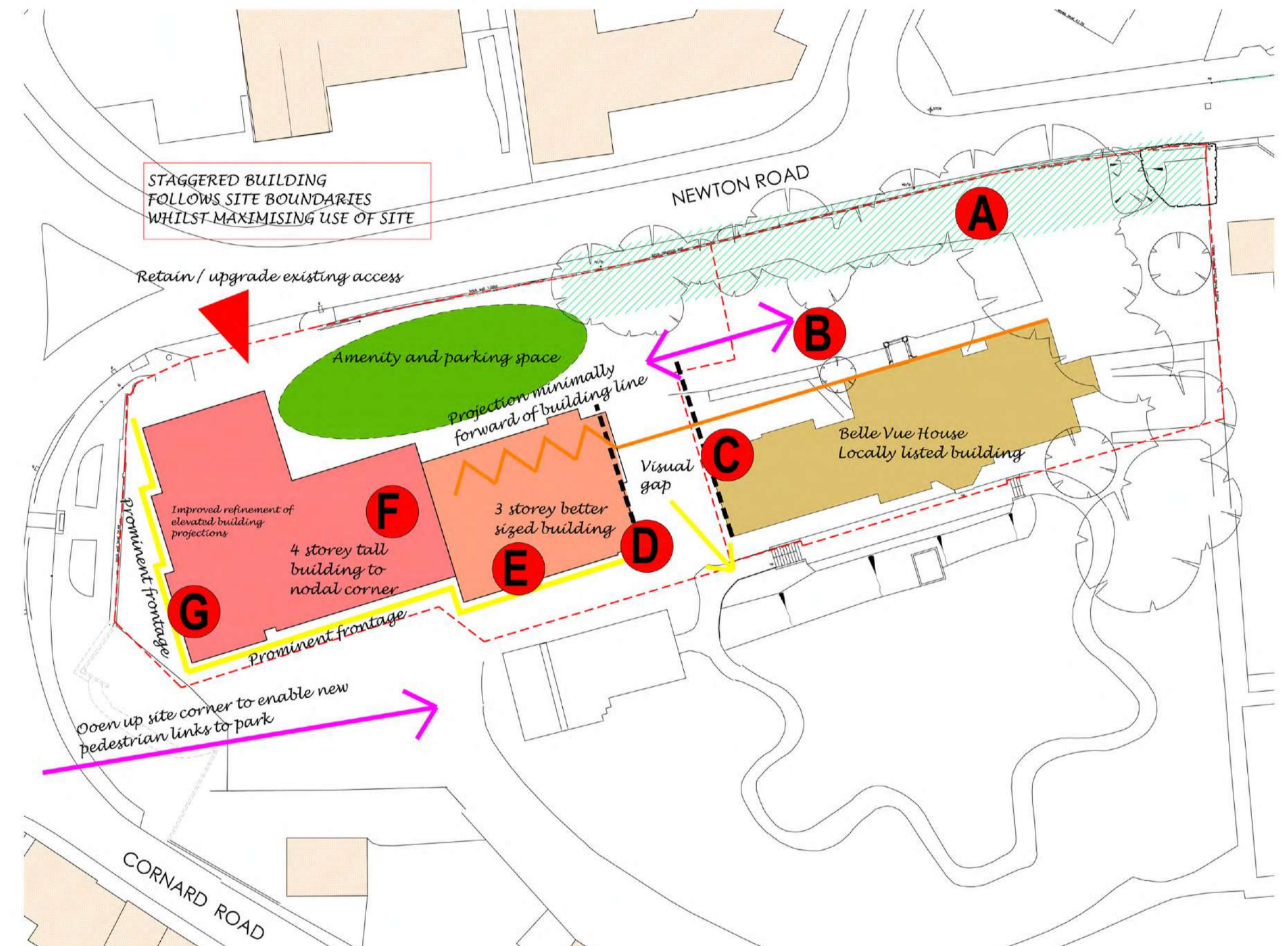
- A - Additional new entrance to Belle Vue House requiring cutting back of existing trees
- B - Position of building cuts off existing access to Belle Vue House, requiring alternative entrance
- C - Positive relationship with adjacent building line
- D - Improved visual gap between Belle Vue House
- E - Prominent facade is improved
- F - Setback of prominent facade is too far set back from nodal frontage corner / lacks visual connection to street
- G - Improved parking and turning head provision allowing direct main entrance access from prominent facade

5. Staggered 'L' shaped footprint fronting Newton Road to the west



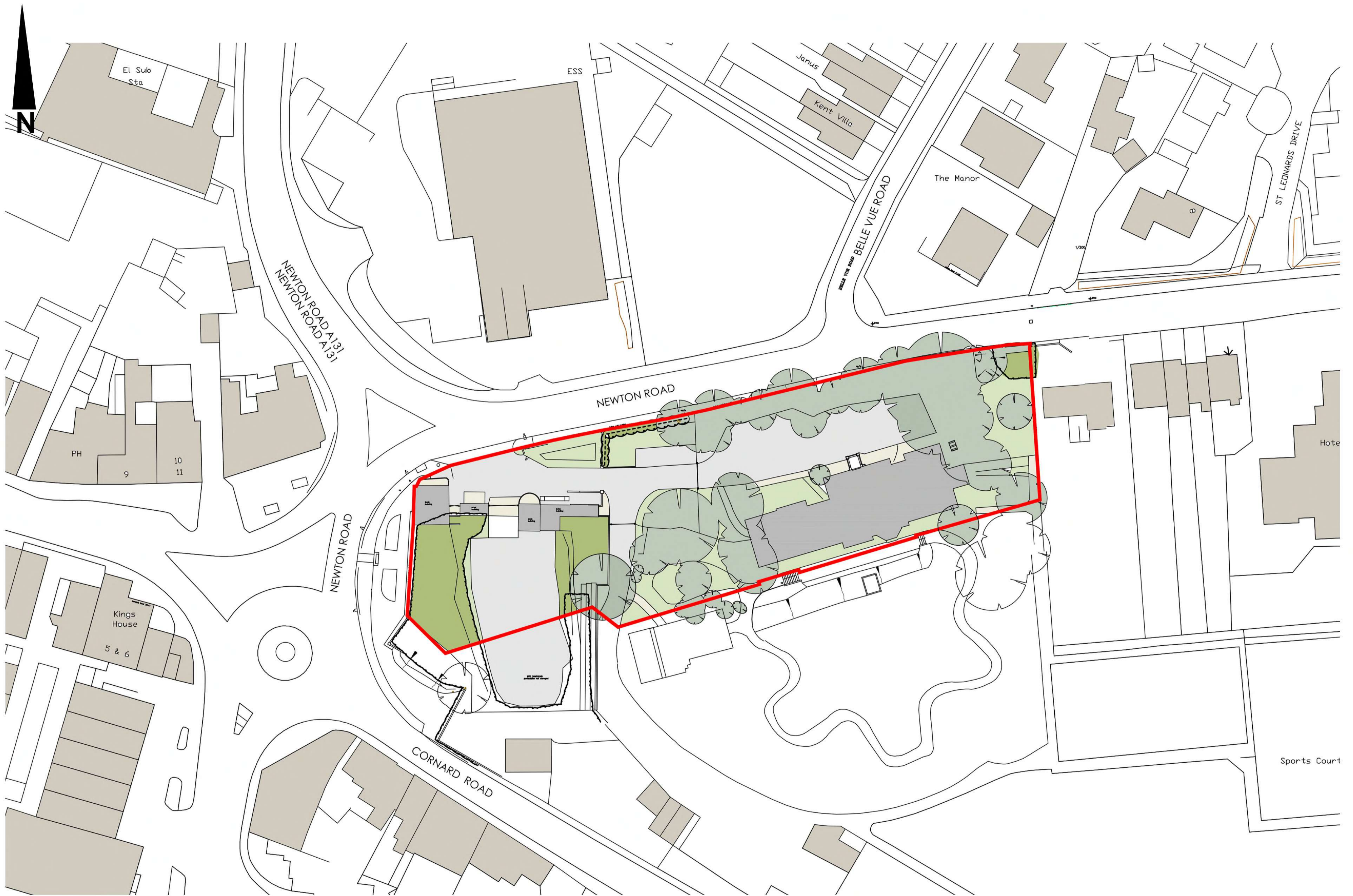
- A - Retention of existing tree belt along boundary helps to screen development from public realm as existing condition
- B - Retains vehicular access route through to Belle Vue House negating need for secondary access
- C - Staggered setback enables alignment with adjacent building line
- D - Reduced visual gap permits more development
- E - Reduced visual gap enables enlarged footprint
- F - 'Spitting and staggering the building into different storey heights: Smaller 3 storey building with glazed link with a staggered setback aligns itself better to site boundary making better use of the site. However, size of building accommodation is compromised by glazed link addition.
- G - Better relationship to nodal frontage corner whilst providing prominent flank / front elevation

6. Staggered 'L' shaped footprint fronting Newton Road to the west



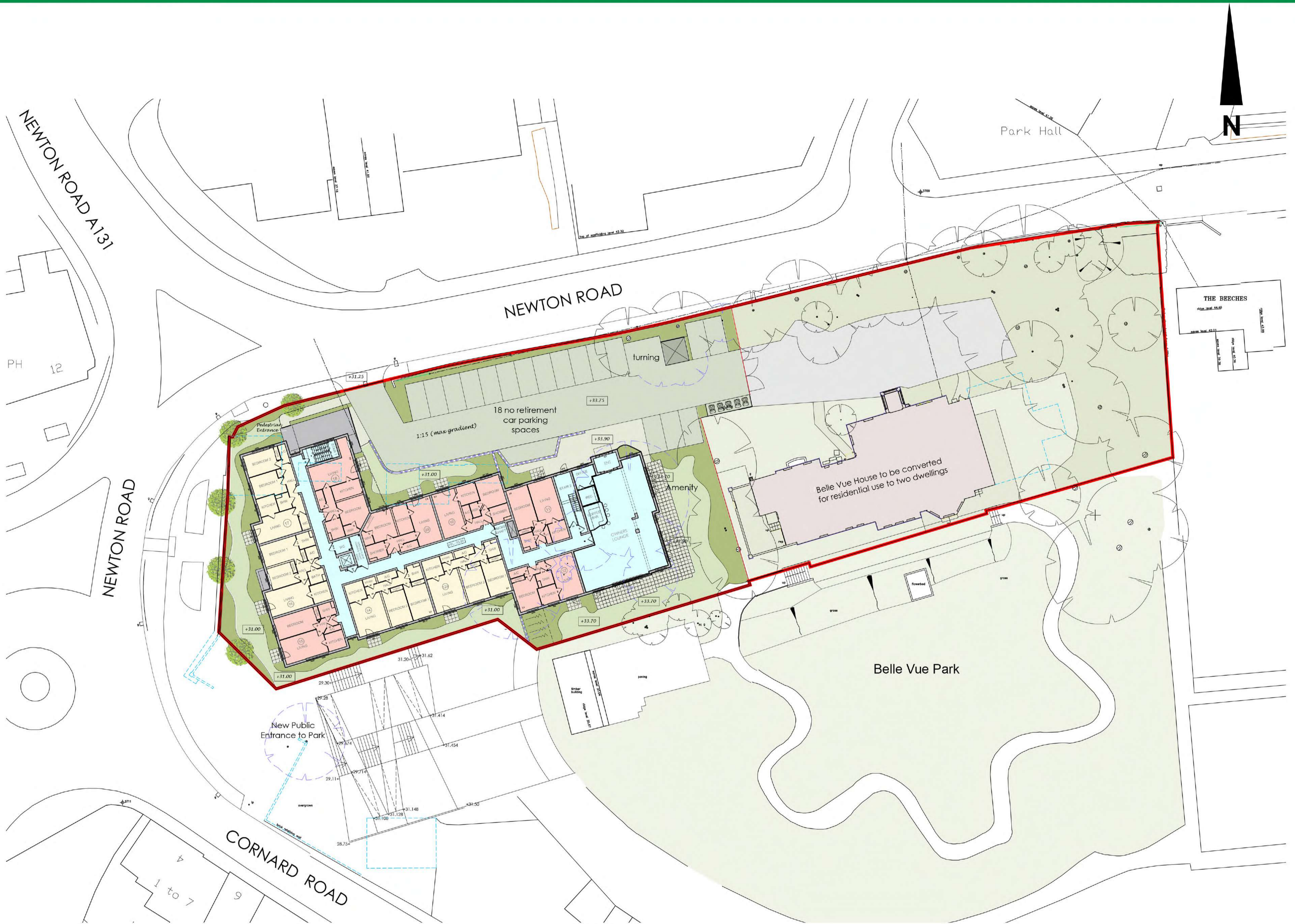
- A - Retention of existing tree belt along boundary helps to screen development from public realm as existing condition
- B - Retains vehicular access route through to Belle Vue House negating need for secondary access
- C - Visual gap reduced even further enabling more built footprint whilst maintaining adequate separation distance between buildings
- D - Improved relationship to boundary by creation of staggered footprint whilst enabling articulation to elevation treatment
- E - Enlarged 3 storey block maximises better use of the site and enables better sized internal accommodation to be provided whilst maintaining visual gap between
- F - 'Joining together of building: Creates more internal footprint and improved articulation to elevation
- G - Better relationship to nodal frontage corner whilst providing prominent flank / front elevation

Existing Site Plan



Existing Site Plan

Proposed Site Plan



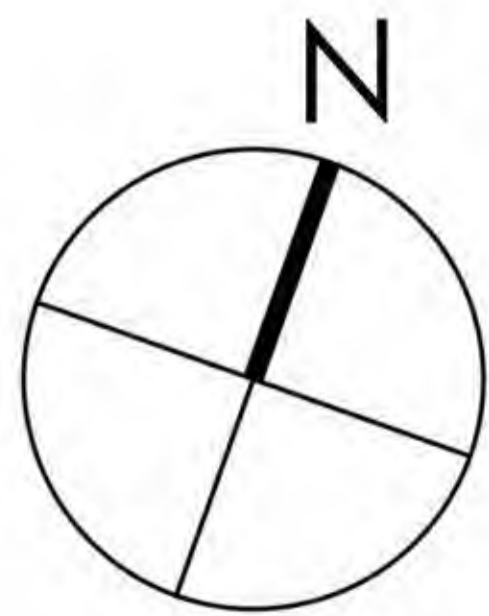
Proposed Site Plan

Typical Floor Plan



Proposed Upper Ground Floor Plan

- 1 BED APARTMENT
- 2 BED APARTMENT
- COMMUNAL AREA



Proposed Contextual Elevations



Proposed Northern elevation- Through Site Access Road



Proposed Southern Elevation- Through New Public Stepped Access



View from Newton Road roundabout



View from the top of Kings Street towards the application site



View of rear elevation from external garden amenity

Next Steps

Thank you for taking the time to review our initial proposal for the land adjacent Belle Vue House, your time is much appreciated.

We would be grateful if you could take the time to provide your view on the proposals but clicking on the "Your Views" tab and completing the consultations Feedback form.

Feedback received online will be considered by Churchill Retirement Living and where feasible inform further development of, or changes to the design and layout of the proposed scheme.

The next step is continued consultation and ongoing discussions with the Local Planning Authority, with the potential submission of a planning application in September / October 2021

Once again, thank you for your time.

