

Manor Place - Housing Study

Introduction

The proposed scheme is a 17 unit scheme with a mix of 1 & 2 bed units.

These are accommodated in 2 new buildings at the North and Southern end of the Robert Lodge neighbourhood garden. The building at the Southern end of Robert Lodge is on the site of the former Manor Place housing office.

This size of the unit and the layout and amenity, such as balconies meets the affordable housing policy. The long term adaptability of the scheme is satisfied through the standards for lifetime homes. The new building to the South has a lift. The provision of accessible housing is met with 2 accessible units.

The mass of the proposed brick buildings relates to the existing context with scales of openings which express the staircase and lift and the inset individual balconies. Any shared circulation the building is designed to code level 4, and aspires to the one planet living standards.



Existing site



view to South site



view from Rugby Place



view from Whitehawk Road along Manor Way

Manor Place - Housing Study

Massing in context

Building A

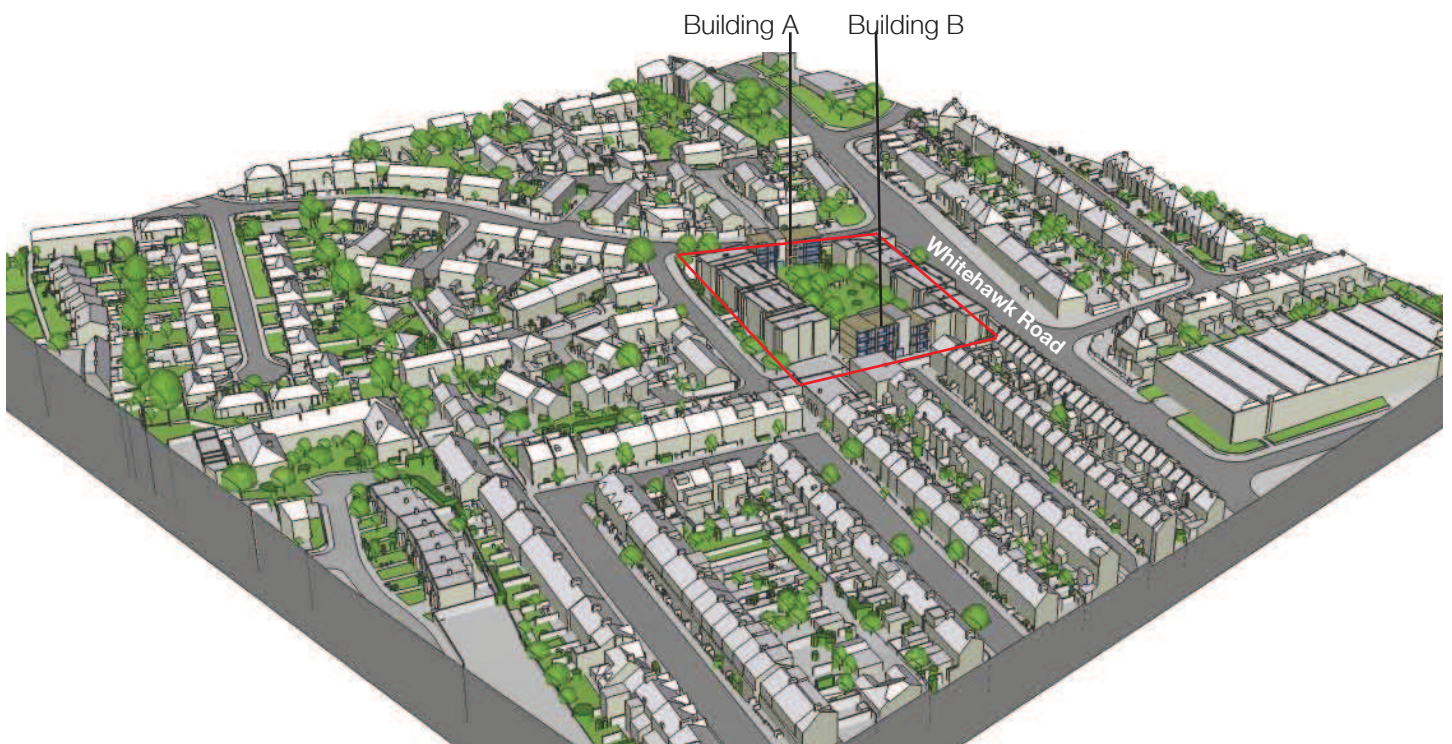
The building is 3 storeys high with 2 x 1 bed units either side of a central staircase on each floor.

Building B

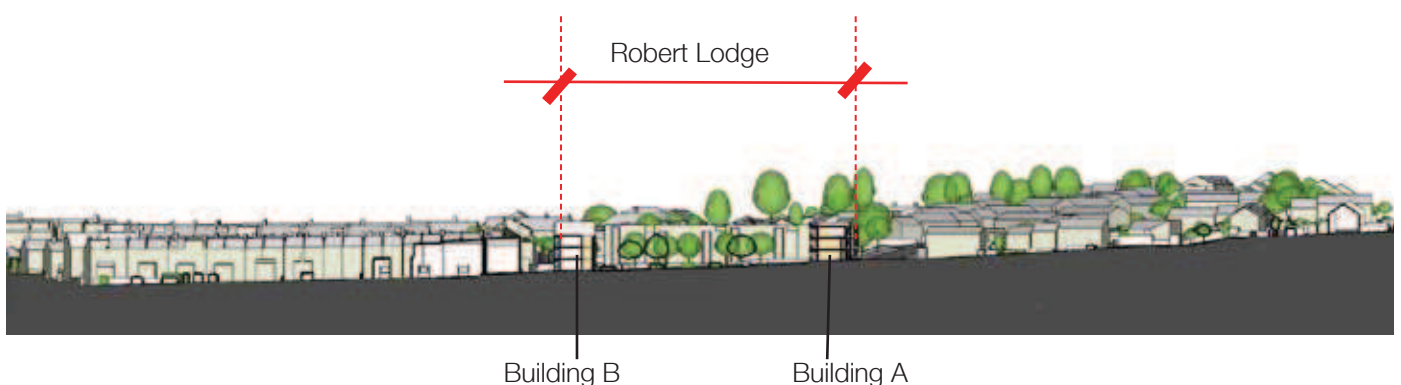
The building is 3-4 floor storeys high, with three units on each floor around a lift and stair core. An existing blank cable wall to the eastern wing of Robert lodge means that the additional accommodation can join that wall, matching the three storeys of the existing building. The building can then step up to the four storey height of the western wing of Robert lodge.

Various massing options have been evaluated during the design process, but Planners thought that the current proposal was preferable to following the exact profile of the existing Manor Place housing office.

The southern building stops short of the existing car park area to the west. The building footprint of the existing temporary accommodation to the south goes over the route of the sewer. Permission to divert the sewer will need to be agreed with Southern Water.



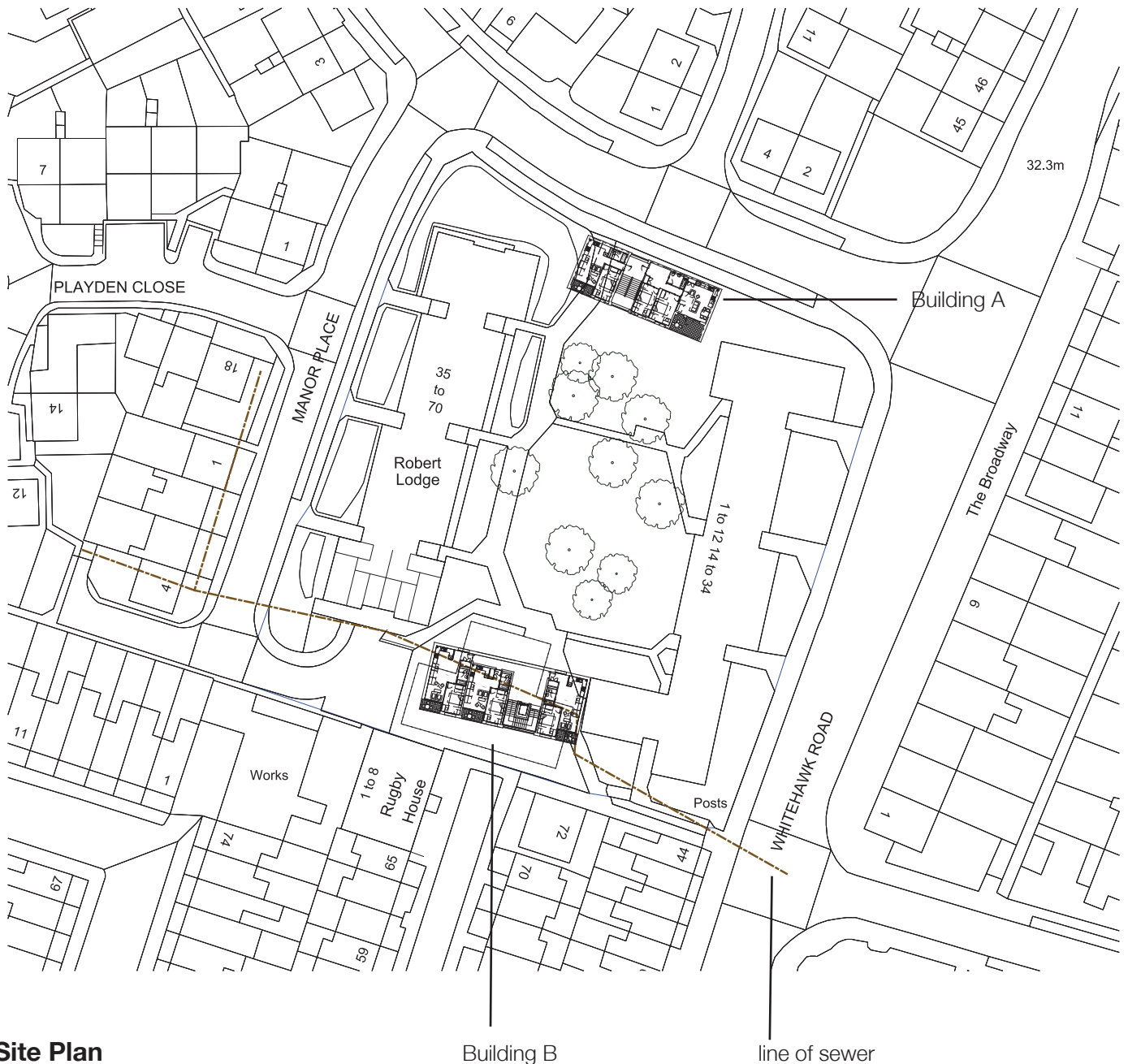
view of the scheme in context





View from the South

View from the North



Site Plan

Building B

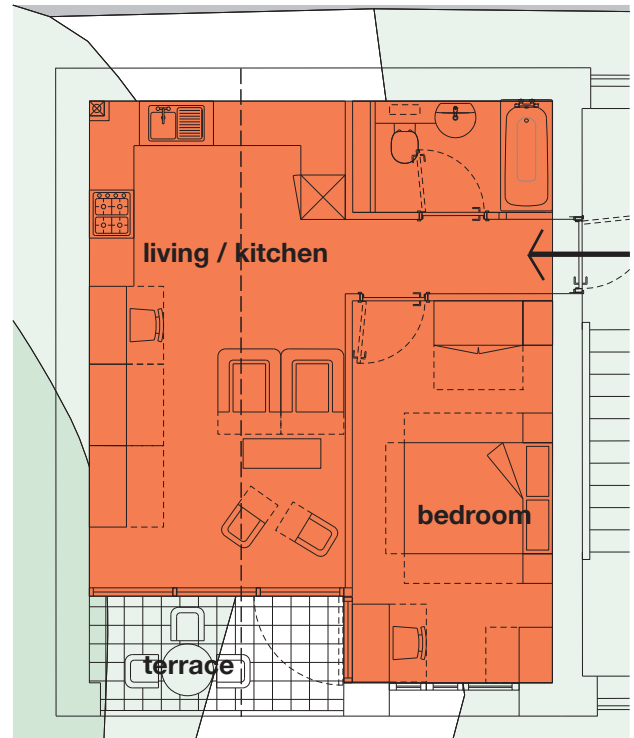
line of sewer

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Internal design of typical apartments

1 bed apartment

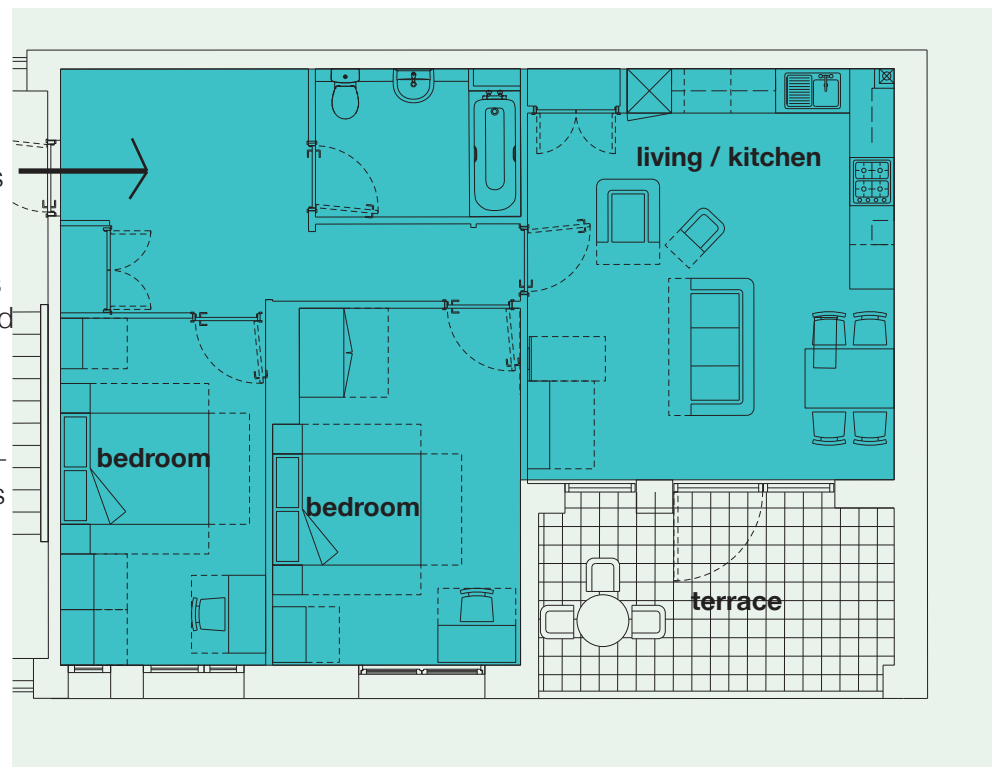
- The 1 bed flat plan is accessed from the main staircase.
- The flat is dual aspect.
- A recessed balcony sits at one end of the kitchen / living space.



1 bed apartment

2 bed apartment

- The entrance to the 2bed flat is from the central staircase.
- There are 2 double bedrooms with the associated storage and desk space as defined in the Housing Quality Indicators.
- There is one main kitchen / dining and living area which opens out to the south to a generous terrace.



2 bed apartment

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