





## 6.0 DESIGN PROPOSALS

### 6.01 PROPOSED WORKS DESCRIPTION

- The applicant wants to create a mixed-use development consistent with the character of the local area.
- Pub floorspace would be re-provided on the ground floor, facing the pavement, to create an active street frontage.
- High quality residential accommodation is proposed on the upper floors, benefitting from private amenity space, with large window openings allowing daylight into the rooms.
- An additional floor is proposed to mimic the building forms in the immediate area of the site. This is set back from the facade to appear hidden at street level but to still benefit the housing mix.
- The existing facade features a painted blue ground floor and white render above, which is considered to be of poor quality following unsympathetic works in the 20th Century. The client intends to propose a high quality building of architectural merit. The materials have been carefully chosen to reflect the existing condition, whilst bringing more value to the prominent corner public house condition, with key details taken from historical and local references.

1 Bed	2 Bed	3 Bed	Total
1	5	1	7
14%	71%	14%	100.0%

### 6.02 PROPOSED AREA SCHEDULE

Existing Public House	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft
Existing Basement					107	1152		
Existing Ground Floor					157	1690		
Existing Commercial Sub Total					264	2842		
Existing Hotel	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft
Existing Ground Floor					25	269		
Existing First Floor					113	1216		
Existing Second Floor					114	1227		
Existing Hotel Sub Total					252	2713		
Existing Total					516	5554		
Proposed Basement	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft
	Public House				107	1152	208.00	2239
Public House Basement Sub Total					107	1152	208.00	2239
Proposed Ground Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft
	Public House		137	1475	139	1496	157	1690
	Residential		40	431	57	614	64	689
Ground Floor Sub Total			177	1905	196	2110	221	2379
Proposed First Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft
	Residential 1.01	1B/1P	40	431				
	Residential 1.02	3B/5P	88	947				
Public House First Floor Sub Total			0	0	0	0	0	0
Residential First Floor Sub Total			2	128	1378	154	1658	184
Public House First Floor Sub Total					154	1658	184	1981
Proposed Second Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft
	Residential 2.01	2B/3P	61	657				
	Residential 2.02	2B/3P	63	678				
Public House Second Floor Sub Total			0	0	0	0	0	0
Residential Second Floor Sub Total			2	124	1335	154	1658	184
Public House Second Floor Sub Total					154	1658	184	1981
Proposed Third Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft
	Residential 3.01	2B/3P	61	657				
	Residential 3.02	2B/3P	63	678				
Public House Third Floor Sub Total			0	0	0	0	0	0
Residential Third Floor Sub Total			2	124	1335	154	1658	184
Public House Third Floor Sub Total					154	1658	184	1981
Proposed Fourth Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft
	Residential 4.01	2B/3P	66	710				
Public House Fourth Floor Sub Total			0	0	0	0	0	0
Residential Fourth Floor Sub Total			1	66	710	100	1076	121
Public House Fourth Floor Sub Total					100	1076	121	1302
Public House (Sui generis) Total			2	137	246	2648	365	3929
Residential (C3) Total			7	482	5188	6663	737	7933
TOTAL (Sui generis & C3)				619	6663	865	9311	1102