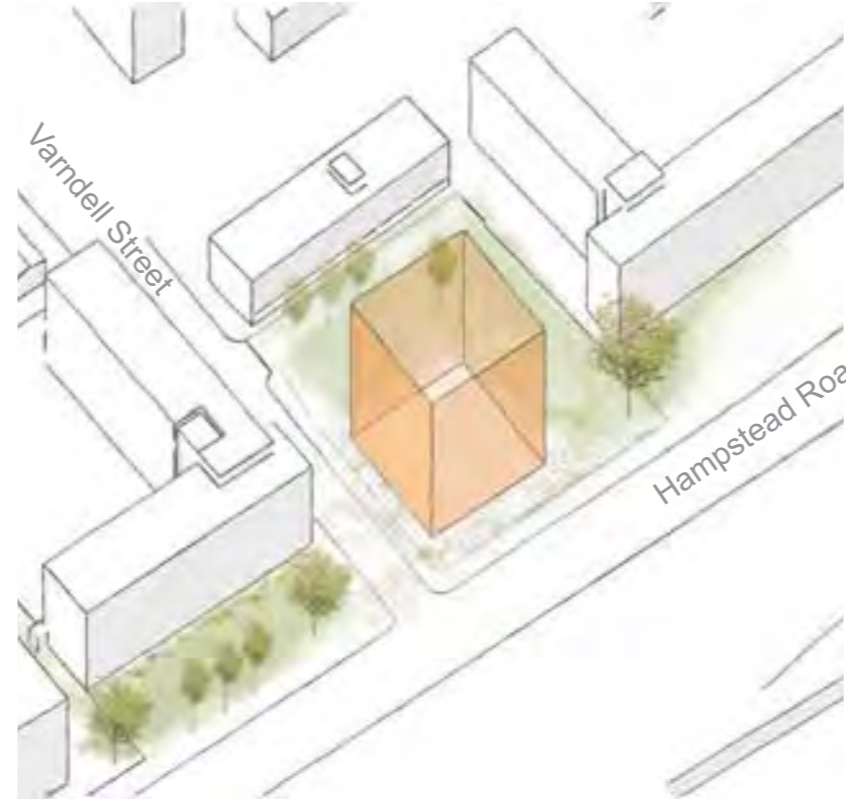


Newlands Plot

Key Facts:

Up to 25 replacement homes are proposed at the corner of Hampstead Road and Varndell Street. The new building will be 11 storeys high, with a shop or cafe at ground floor, and will provide a mixture of flats and family homes within new landscaping and playspaces.



Aerial view showing position of proposed building in context



Aerial view of the existing site, with proposal footprint highlighted

You said:

- You like the corner balconies
- You'd prefer to have kitchens separated from the living room space if possible
- You were concerned the new flats might be smaller than your current flats
- You prefer the entrance to be off a main street, and maybe an entrance on the garden side would be safer for children
- Commercial use at ground floor would be good

We did:

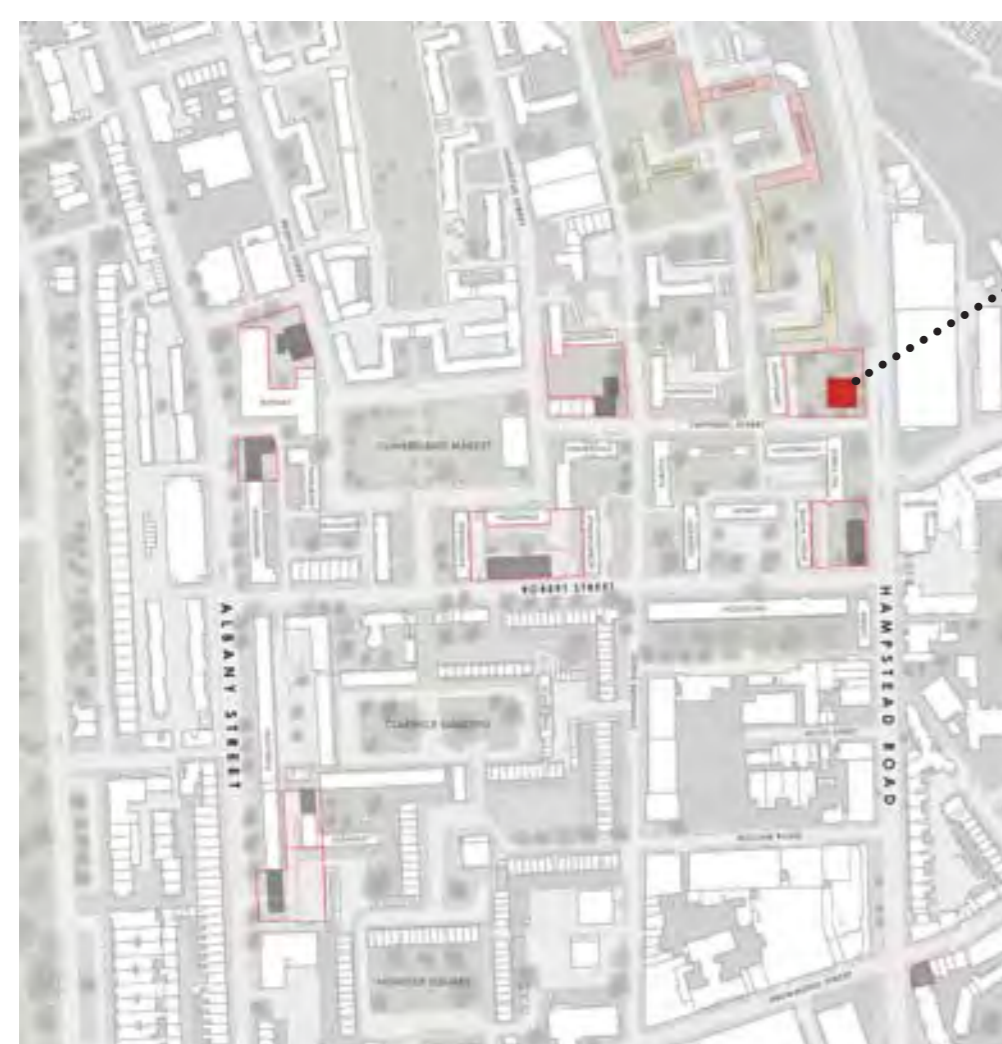
- We have included maisonettes (2-storey flats) for 3 & 4 bedroom units
- We have shown the cafe/shop & flats overlooking the play spaces in the garden to make them feel safer
- We have put the main entrance to the flats on Varndell Street
- Flats have been designed to meet and exceed the current space standards, which are larger than the flats in the red blocks (eg. Silverdale, etc.)



Street view of the proposal, showing inset corner balconies for each flat and Cartmel in the foreground on the right

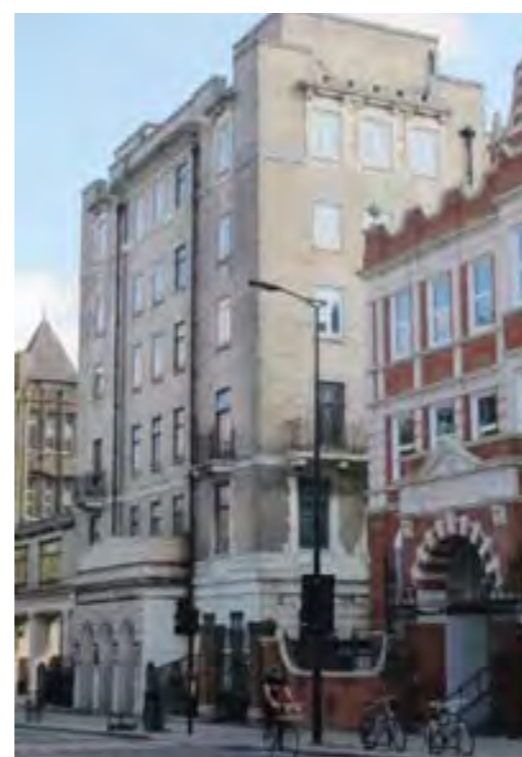


Proposed view from Hampstead Road; showing corner balconies for each flat

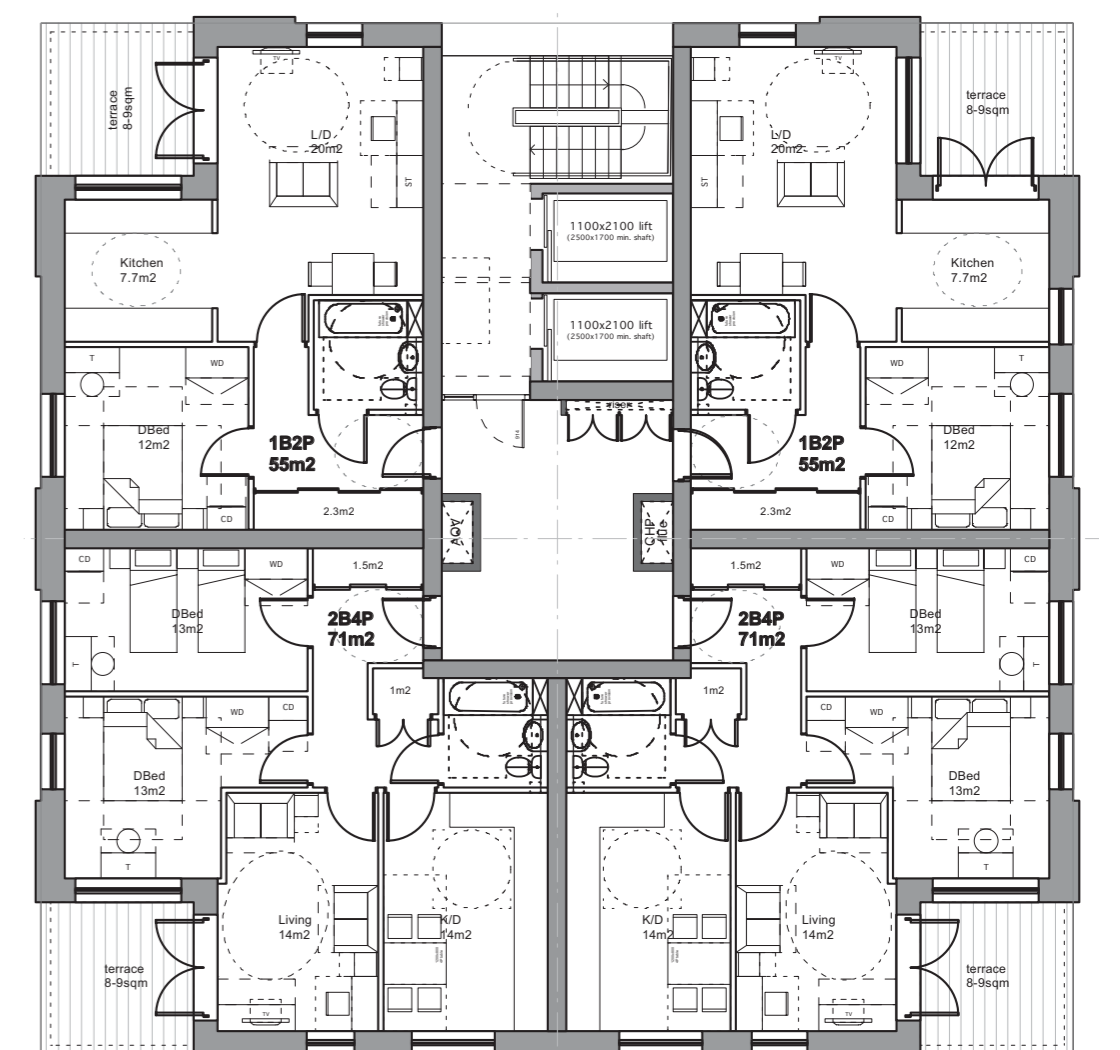


Key Plan

Newlands plot



The new brickwork takes inspiration from nearby buildings



Typical upper floor plan, showing 1 & 2 bed flats

Newlands Plot Landscape

You Said:

- That woodland play is a very good idea. Opportunities for climbing trees is uncommon.
- It's good to spread playspaces out so they are close to people's homes.



Existing service road to be enhanced by creating a garden space for residents.



Natural play equipment in a planted area



We propose:

CARTMEL

Natural play equipment in a planted area

This area will have a public path which connects Cartmel to Vardell Street during the HS2 construction period

NEWLANDS

The existing service road to be changed from tarmac to small communal garden spaces

Part of existing road to be retained for service vehicle access

New trees to be planted along the boundary between existing trees to keep the parkland character of the existing space and increase variety

HAMPSTEAD ROAD

Proposed ground floor with landscape plan



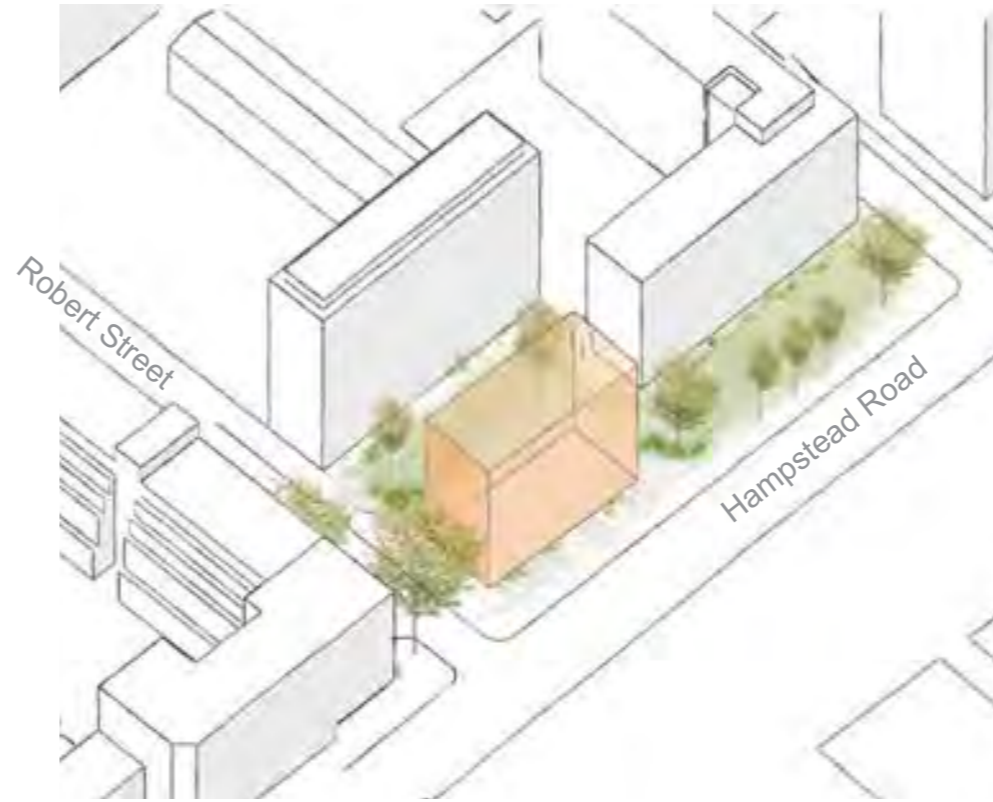
0 1 2.5 5 10

East

Former One Stop Shop

Key Facts:

Up to 24 replacement homes are proposed at the corner of Hampstead Road and Robert Street. The new building will be seven storeys in height, with shop spaces at ground floor, and will provide a mixture of flats and family homes. A communal garden will be created between the new and existing buildings, sheltered from Hampstead Road. All flats will be designed to Lifetime Homes Standard.



Aerial view showing position of proposed building in context



Aerial view of the existing site, with proposal footprint highlighted

You said:

- You like the corner balconies
- You'd prefer to have kitchens separated from the living room space if possible
- You were concerned the new flats might be smaller than your current flats
- You prefer the entrance to be off a main street, and maybe an entrance on the garden side would be safer for children.

We did:

- We have designed kitchens separated from the living spaces
- We have included shops at ground floor
- We have put the main entrance on Hampstead Road, and a secondary entrance on the garden side
- We have provided a 2-bedroom wheelchair accessible flat on the 1st floor
- Flats have been designed to meet and exceed the current space standards, which are larger than the flats in the red blocks (eg. Silverdale, etc.)



Street view of the proposal, showing inset corner balconies for each flat, and the Newlands proposal in the distance with a shared architecture



Front view of the new building; the materials used should compliment the existing buildings. This will create a protective edge to the estate and the enhanced green spaces

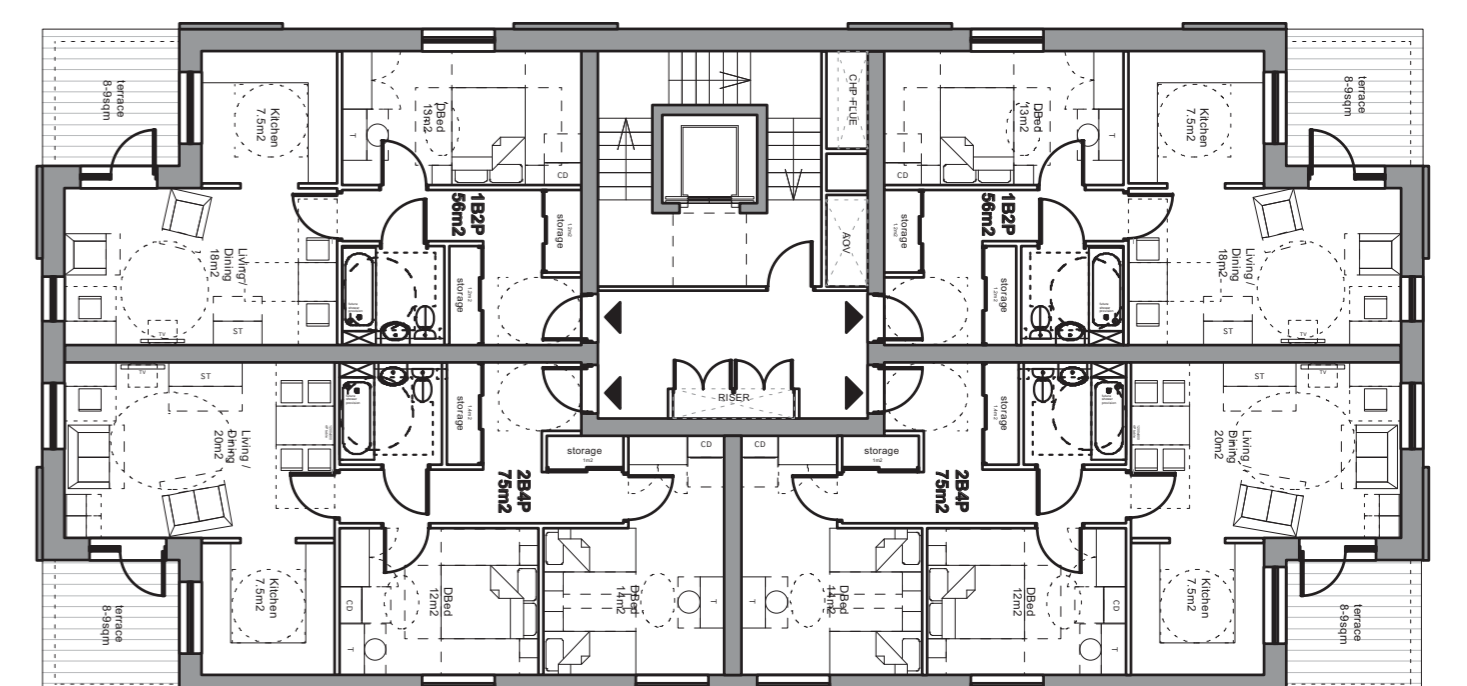


Key Plan

Former One Stop Shop site



Ground floor plan, showing the main entrance to the flats on Hampstead Road, with two shop units either side



Typical upper floor plan; showing 1 & 2 bed flats