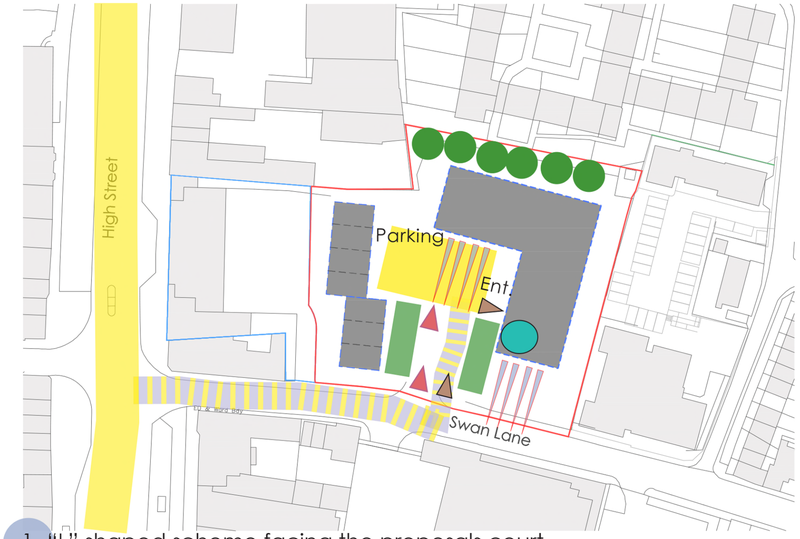
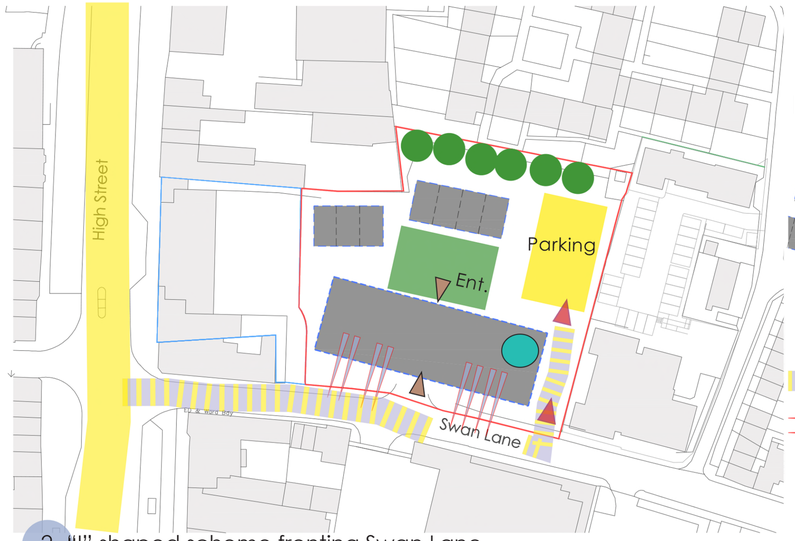
Design Evolution



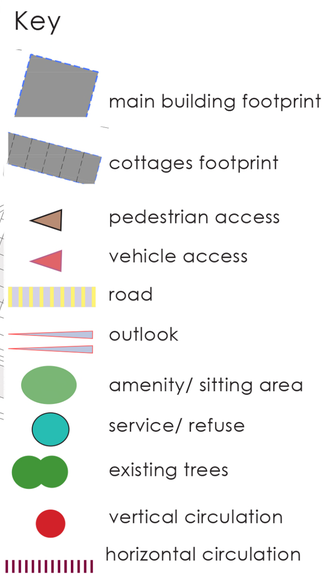
1- "L" shaped scheme facing the proposals court,

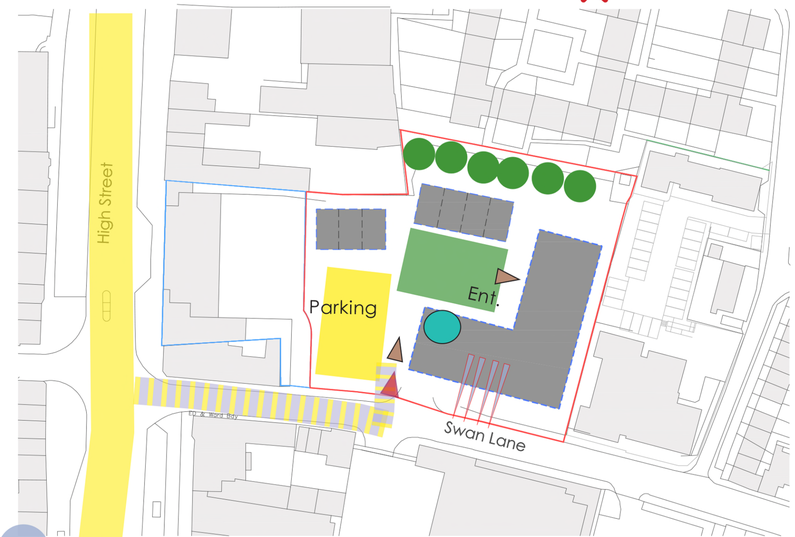
- Best use of land – commercially viable option ✓
- Utilise existing vehicle access ✓
- Overlooking issues to the north and east properties ✗
- Lack of amenity, no privacy from public realm ✗



2- "I" shaped scheme fronting Swan Lane

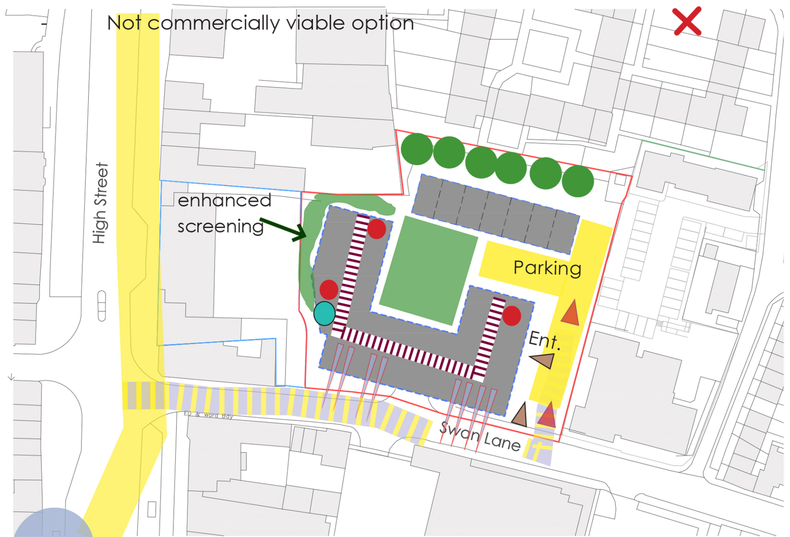
- Good street frontage, good outlook (only for main building) ✓
- No overlooking issues ✓
- Lack of amenity to some cottages ✗
- Unsuitable car parking for cottages ✗
- Not commercially viable option ✗





3- "L" shaped scheme facing Swan Lane

- Private and good amenity ✓
- Utilise existing vehicle access ✓
- Overlooking issues & poor design impact to the adjacent property - the east ✗
- Poor design impact on Swan Lane- fails to enhance the street enclosure ✗



4- "L" shaped scheme fronting Swan Lane

- Efficient use of land – commercially viable option ✓
- Good street frontage, good outlook ✓
- No overlooking issues ✓
- Provides balance with sufficient landscaping and private amenity space ✓
- Suitable access and parking layout ✓