

# 1 - Aerial views

## 2.3 Existing Buildings on site

The site currently comprises a former  
pre-war school together with three  
attached shops, all vacant, having a  
total site area of circa 0.26ha (2.611  
ha).

The pre-war school comprises a large  
workshop together with a 2-storey late  
Victorian building which has been locally  
listed.

The remaining three shops being locally  
listed, has little architectural value. A  
full Heritage Report has been prepared by  
AN Heritage that analyses the significance  
of the building. This document has been  
submitted with this application, and  
concludes that the buildings, within  
the site, are listed as follows:

Two shops, Vicarage Road, are of no  
particular architectural or historical  
interest, and of negligible historical  
interest. They have been locally altered.

North View on the right shows the poor  
relationship that the site currently  
has to both Vicarage Road and to the  
neighbouring properties to the east.

View 1 - North View

View 2 - East View



# 2 - Ground floor plan



# 3 - First floor plan



#### 4 - Front elevation

Proposed Front Facade



#### 5 - Street view 1



#### 6 - Street view 2



## 7 - View from Clifton Road gardens



## 8 - Distances to Clifton Road properties

### 7.12 Rear Landscaping - Distances

The closest wall to the boundary at upper levels is at 12m from the boundary and this therefore results in a minimum distance of 20m from the rear of the neighbouring properties to the south, therefore 6m of an improvement of our desired 26m required distance.

The stepping of the façades has not only been designed for aesthetic reasoning but the bricklog square also provides the opportunity for windows to be placed to the east and west side walls of these, rather than only on the south facade. This allows us to place large amounts of glazing, yet the rear facade does not imply this, as the windows here have been avoided and made smaller in order to respect the neighbouring properties.

