

One bedroom unit layout



Studio apartment layout



Accommodation

The proposals would provide a total of 30 apartment units, comprising 20 studio apartments and 10 one bedroom apartments. The development offers compact living accommodation and will provide an affordable housing solution to those persons looking to acquire their very own property.

The accommodation provided by the proposals reflects the new modern apartment building that has taken place in the area whilst presenting an visually interesting and innovative design. The development would appeal to young single persons and couples desiring to join the "property ladder."

Stockton Borough Council currently consider new build residential being sold at prices below £82,000 to constitute affordable housing. All studio apartments on this development will be marketed at prices below £80,000, thus the scheme provides for over 66% affordable housing provision.

Each of the dwellings would have at least 1 allocated parking spaces with on-site parking provided at a ratio of 1.33 per unit (including visitor car parking facilities). On site cycle storage facilities would also be provided.

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Illustrative Photomontages

The photomontages seen opposite demonstrate the impact of the building from Millbank Lane. This frontage as been designed to be two-storey in height to reflect the scale of existing properties fronting the Lane. The retention of existing railings and landscaping further reduces the impact of the scheme.



Existing view from Millbank Lane



Proposed development viewed from Millbank Lane

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Existing view from Martinet Road



Proposed view from Martinet Road

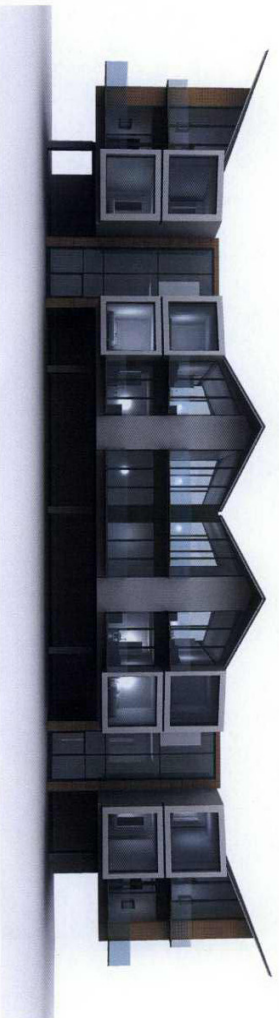
The photomontages seen opposite demonstrate the impact of the building from Martinet Road. The building height has been raised to three storeys on this elevation. Whilst the design of this elevation has been given careful attention, given the nature of its mixed use surroundings and the absence of immediate residential development to the south of the site, it was considered that there was more scope to increase the height of the building on this frontage. This reflects the height of recent apartment developments in the vicinity.

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Front Elevation 2-D Model



Rear Elevation 2-D Model



Appearance

The key objective of the scheme was to provide compact urban living through a modern, contemporary and innovative design. The site is constrained in terms of developable area and, therefore, to achieve the key design aims and make the most efficient use of the available space the "Micro Flat" concept is considered to present the optimum solution. The main principles of this type of development relate to providing a small affordable dwelling unit, with all necessary facilities, within a compact environment. This in turn results in an efficient and sustainable layout.

The units are targeted at young local people who desire to own their own home but are being priced out of the housing market. As such, this type of development is particularly applicable to providing an affordable housing solution.

Other examples of compact urban living or "Micro Flat" developments can be seen in the photographs on page 20.

08 / 1228 / - -