

Highfield Court

Notes:
 All dimensions are to be checked on site before the commencement of work.
 Any discrepancies are to be reported to the Architect for verification.
 Figured dimensions only are to be taken from this drawing.
 This drawing is to be read in conjunction with all other relevant design documentation.

design principals

1. respond to the scale rhythm and proportions of surrounding buildings. provide a visual cut off.
2. architecturally express the front corners with the roof scape and format of the fenestration.
3. clearly distinguish the front and backs.
4. quality materials.
5. layering of the facades.
6. prevent overlooking.
7. improve and visually extend the nature of highfield court.
8. clearly define residential entrances.
9. ensure quality outlook from all habitable rooms.
10. enhance the continuity of the street scene.
11. cohesive and visually interesting architecture which is an enhancement to the character of the conservation area
12. provide quality private and communal amenity which is secure and self monitored by overlooking.
13. quality internally planned layouts



1:100 ground floor plan

House Areas								
House no.	Total area (sqm)	Kitchen	Living Room	Kitchen / Dining	Living / Dining	BR1	BR2	BR3
Unit 1	74.4	8.0	-	14.2	14.2	14.1	3.5	-
Unit 2	89.1	-	14.2	14.2	-	10.3	11.5	11.3
Unit 3	89.4	-	14.2	14.2	-	10.6	11.5	11.3

Floor Areas			
Ground Floor	Unit 1	Unit 2	Unit 3
Unit 1	34.8	38.2	38.0
Unit 2	-	33.2	33.4

Density	313.1 HADSHA
NET (basic amenity)	225m ²
Private	152m ²
Communal	34.1m ²

Total commercial	181 m ²
Commercial unit A	111 m ²
Commercial unit B	70 m ²

Planning Set

client:
major link limited

project:
residential development
former kwik fit
360-364 london road
london cr4 3nd

DESCRIPTION:
ground floor

1+dw
ARCHITECTS

head office:
the old stone mansion, 10 st james at
abergavenny, monmouthshire, np23 5rt
tel: 01873 851125 fax: 01873 851127

available offices:
newport
first floor, 128 castle street
newport, south wales, np23 5ps
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SCALE:
1:100 @A1

DATE:
july '08

PROJECT NO:
jw357 - 104

REV:
d

Appeal floor plan

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