# BAILEYFIELD SOUTH, PORTOBELLO

## DESIGN UPDATES FOLLOWING SUBMISSION OF PLANNING

BARRATT HOMES

### DESIGN CONCEPT

- Regeneration of Brownfield Site
- Provide a contemporary design response to compliment the character and form of Portobello
- Central neighbourhood park
- A broad mix of family housing
- High quality building and public realm materials
- Creation of shared streets and lanes to reflect local character

### ACCOMMODATION

293 Apartments

66 Colonies

76 Houses

435 Total

- 27% of total are 3 bedroom properties
- 25% Affordable Housing*

*Confirmation of support for affordable housing mix received from Places for People.

### MAIN DESIGN UPDATES

1 Buildings reduced in height from 6 to 4 storey.

2 Buildings reduced in height from 6 to 5 storey.

3 Terrace types replaced with Townhouses and Colony types.

4 Buildings moved further away from boundary with Adelphi Place.

5 Junction arrangement to remain as per proposal at planning submission stage following advice from transport specialist

6 All bedrooms to building 1 and 2 located to east side of buildings.

7 Element of building 2 adjusted to ensure all habitable rooms face east. Adjustment made in accordance with requirements identified within noise report.

8 Total number of dwellings proposed reduced from 483 to 435.

9 Overall parking provision for development provided at 68%.

VIEW OF INTERNAL STREET

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