

4.0 THE PROPOSAL

4.5 RETAIL FRONTAGE: REVIVE AND PRESERVE

Retail Frontage upgrade

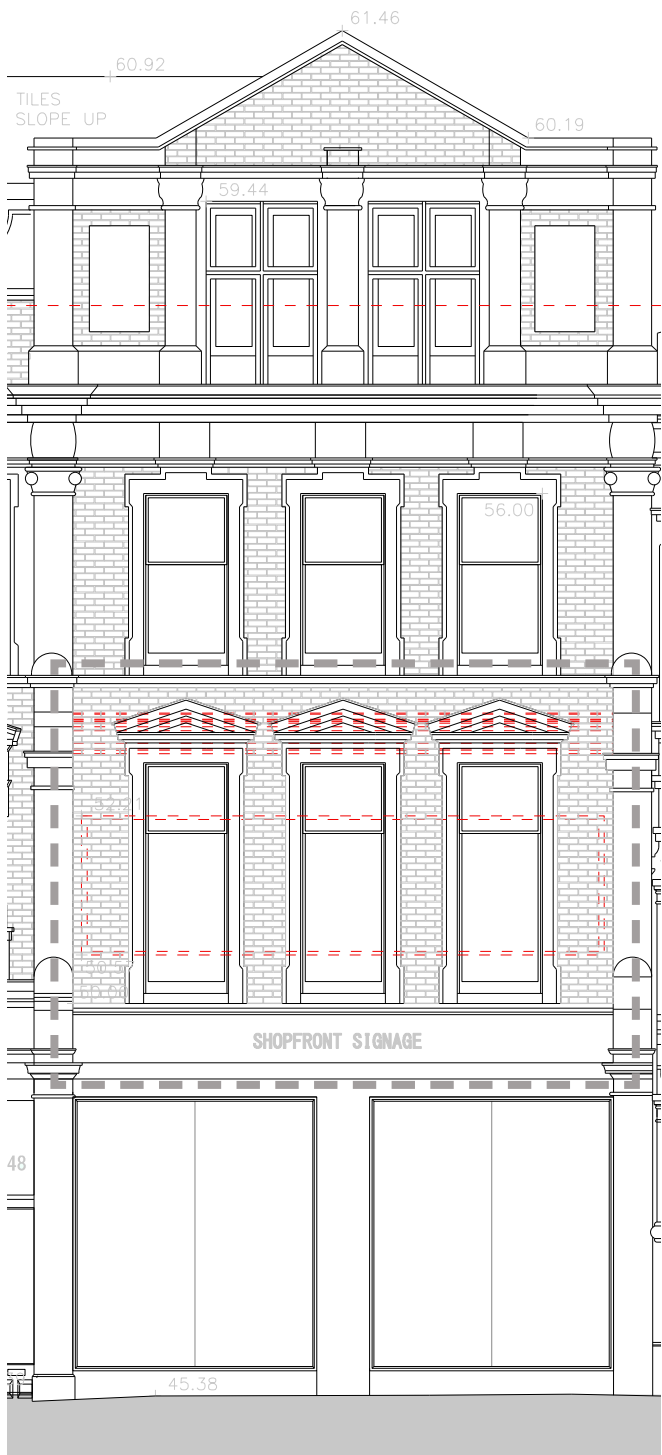
The retail frontage to Queen Victoria Street and 148 Friar Street are as the approved scheme 221232/ 221233. As per the approved scheme, the proposed intention is to create a uniform appearance across the site and provide a template for the wider Queen Victoria terrace.

Alteration as consented

The 1st-floor window arrangement to 148 Friar Street would be altered as consented. The approved design is fitting and reflective of the building's character. The materials and details are to match the existing building.



Existing elevation no.148 Friar Street



Proposed elevation no.148 Friar Street



Excerpt of proposed Queen Victoria Street

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4.5 RETAIL FRONTAGE: RETAIN AND REVISE

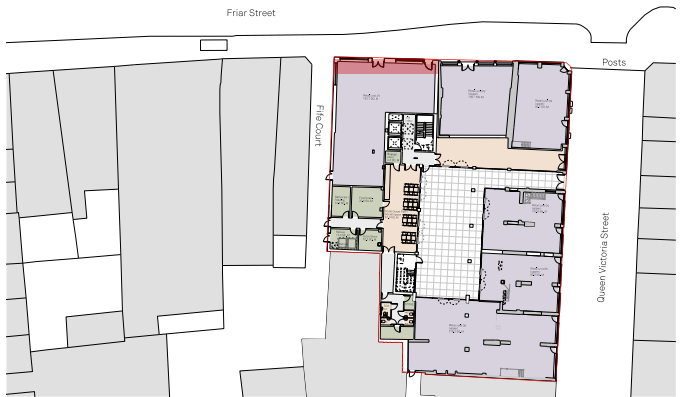
Friar Street Intervention
Both Nos. 146 and 145 were originally built in the mid 19th Century. However, both these buildings have since undergone several alterations including new front façades, roofs, shop fronts and windows.

The proposal seeks to unify the appearance of Friar street by developing these two buildings through sympathetic and considered design.

As such, the proposal will not result in any harm to heritage assets but rather reinstate appropriate shop fronts, revive currently underused buildings and promote an active street frontage.



Heritage style inspired retail image



Proposed ground floor plan



Proposed Friar Street Elevation



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4.5 RETAIL FRONTAGE: RETAIN AND REVISE

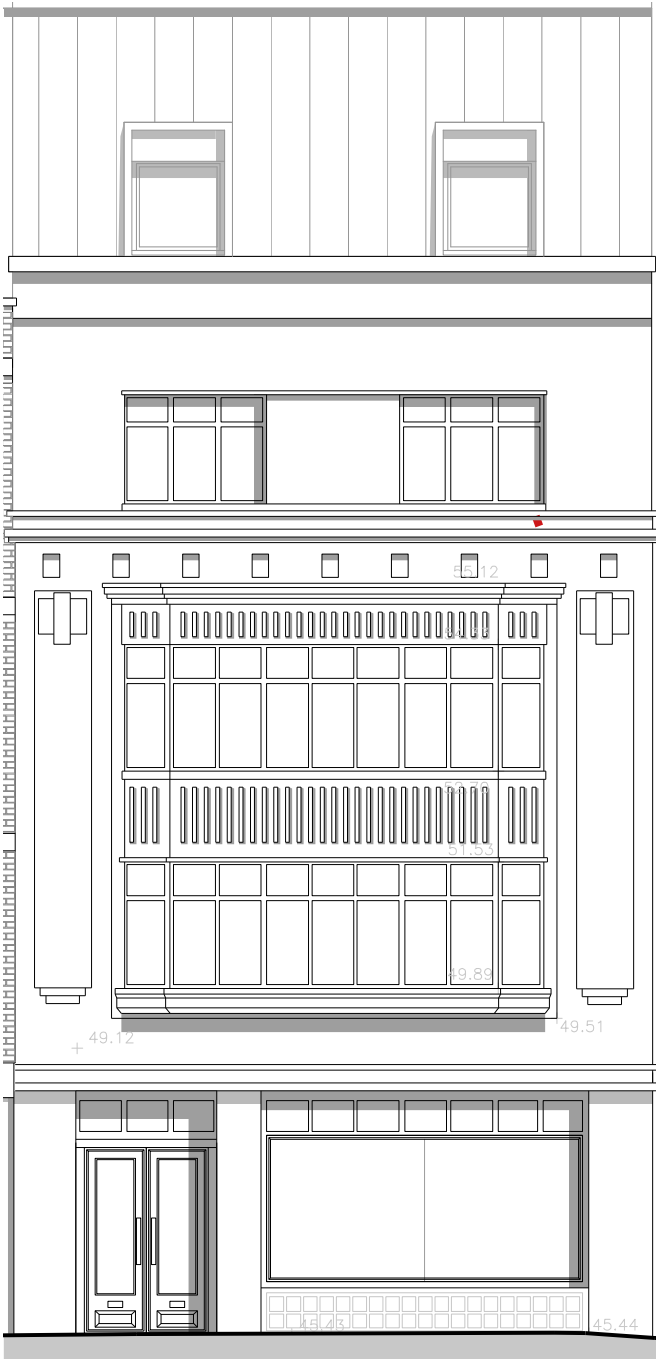
Retention
The proposed scheme aims to maintain a considerable amount of the existing buildings on site. Building no 145 Friar Street has been identified as possessing desirable architectural features which enhance the current street-scape.

As such, the proposal seeks to retain the existing facade identified below alongside the main building structure. To the upper floors, a new lightweight facade is intended to compliment the existing frontage where new steel frames and structure will be implemented.

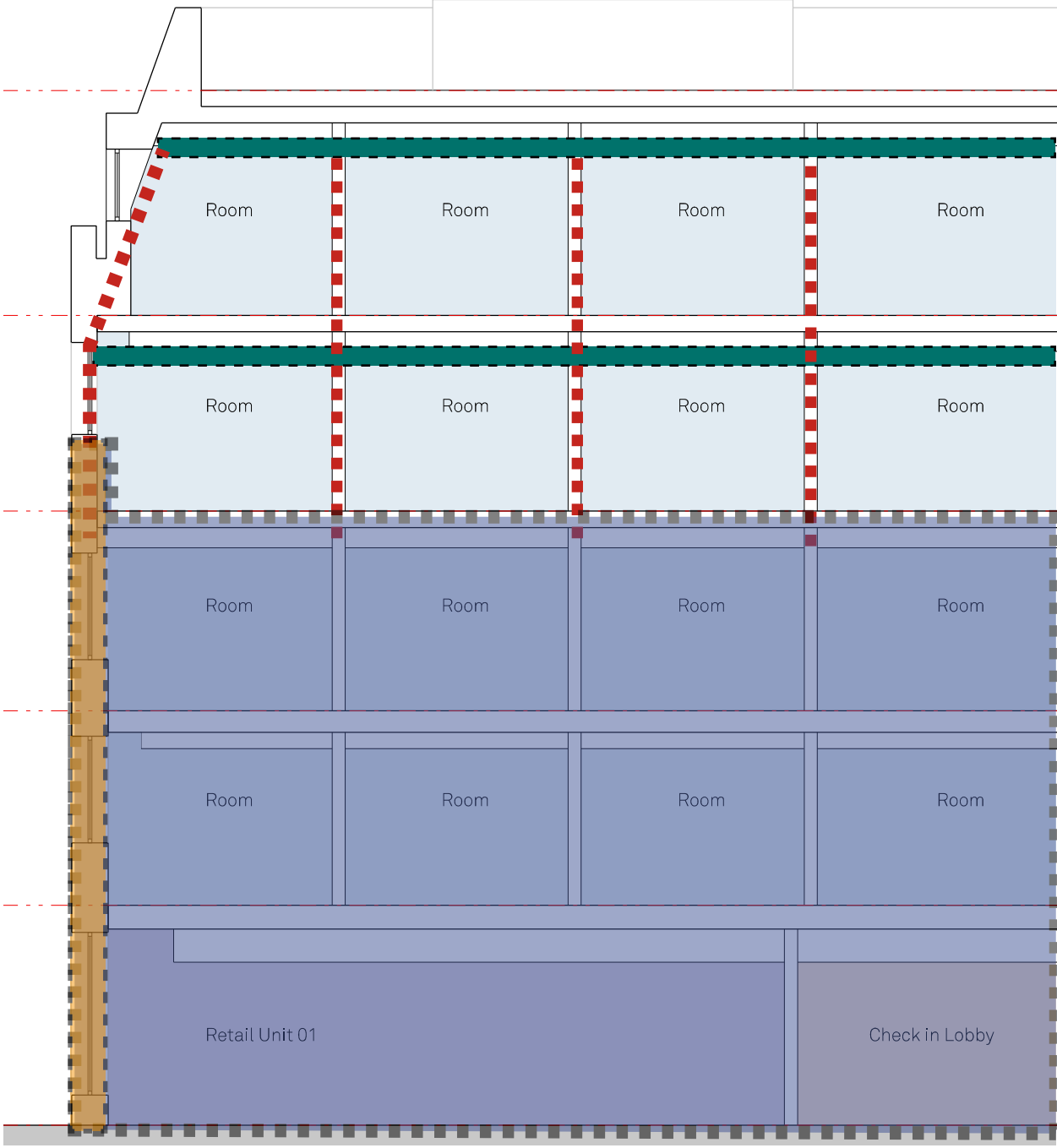
- Key
- Existing structure to remain
 - New lightweight floor system to new steel frame structure.
 - New steel frame to following existing building column grid
 - Existing façade to be retained with main building structure



Existing Friar Street elevation. Extent of retention to no.145 highlighted in red.



Proposed elevation no.145 Friar Street



Proposed section of no.145 Friar Street illustrating Retention strategy

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4.5 RETAIL FRONTAGE: REPLACE AND RESTORE

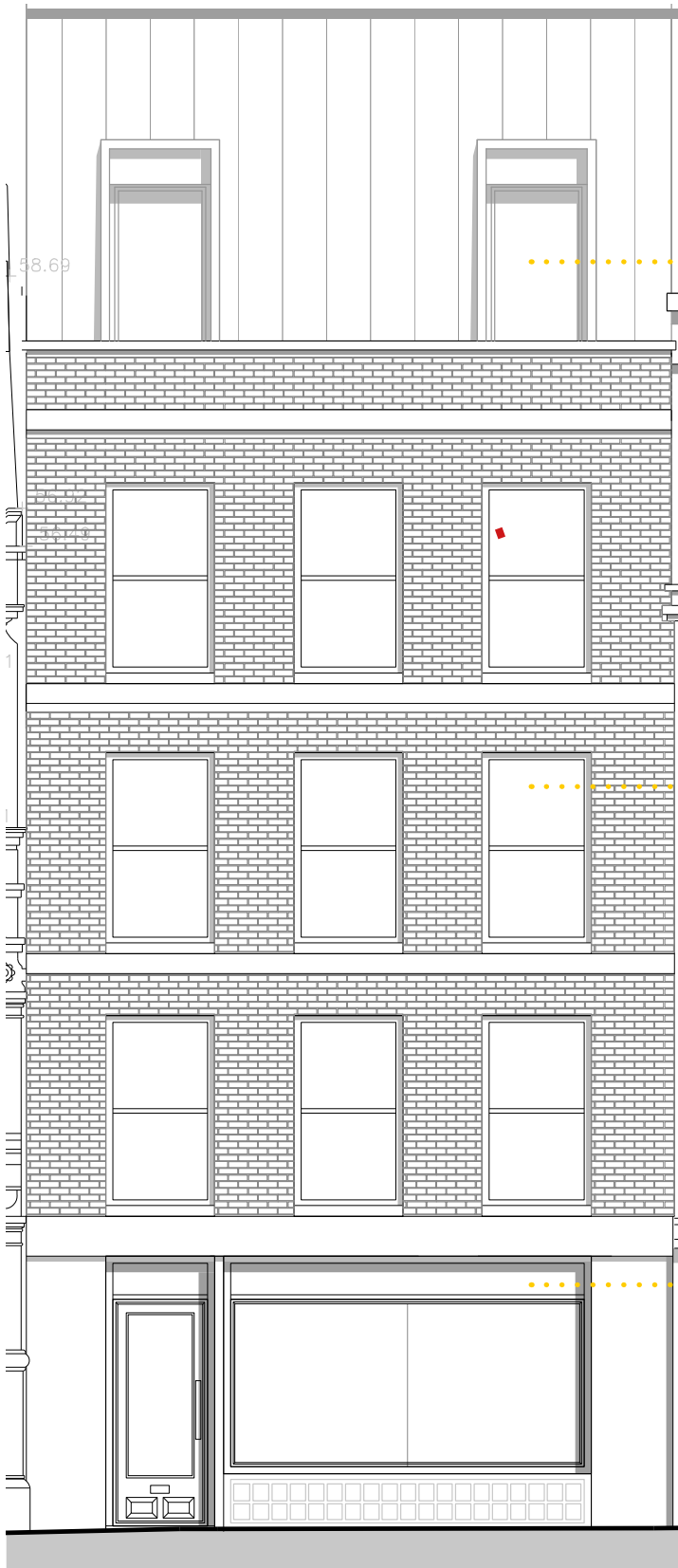
146 Friar Street

Building no 146 Friar Street has been altered beyond recognition and has no assumed architectural value. In regards to scale, the building appears to be disproportionately smaller than it's neighbouring buildings. The modern shop front further detracts from the contribution to the setting of the listed buildings and wider the town-scape of the area. The proposal to rebuild it to a more appropriate scale whilst adhering to the modesty in architectural detailing would ensure that the character and appearance of the listed buildings continues to be distinctive.

No 146 is to be rebuilt with two additional storeys. The third floor will be designed to replicate the more traditional design of the main building, in brick. The fourth floor extension is designed to appear as a minimalist roof clad in zinc, the use of mansards is in keeping with the existing rooftop treatment on site.



Existing Friar Street elevation. Extent of re-construction to no.146 highlighted in red.



Zinc Mansard



Brick facade



Timber framed shop fronts

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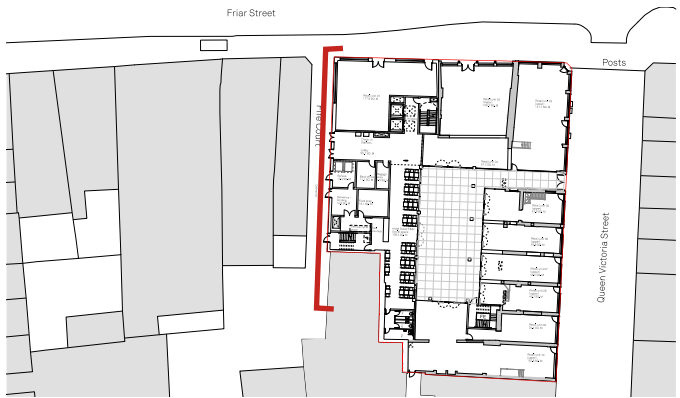
4.5 RETAIL FRONTAGE: REPLACE AND RESTORE

Fife Court

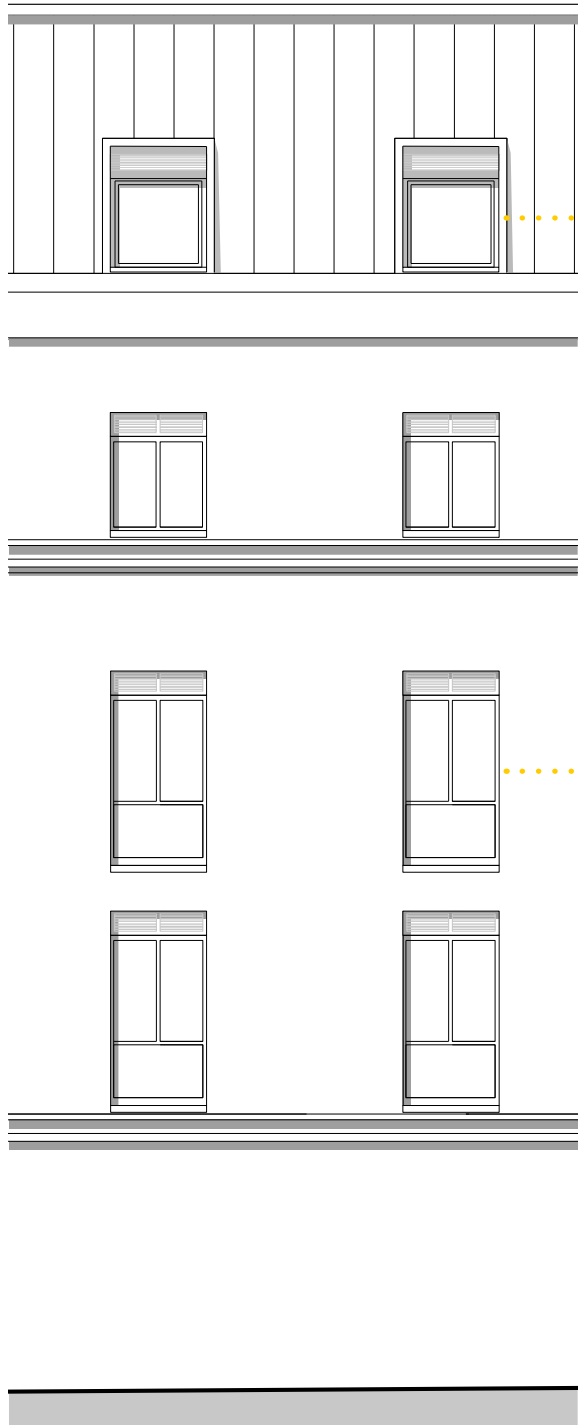
A conscious effort has been made to continue the material palette from Friar street over to Fife Court.

As part of the revised scheme, the shopfront and signage for No 145 and 146 will follow the same principles as the approved scheme. This will bring a unified design approach, enhancing the street frontage which is currently marred by ad hoc and modern shopfronts that detract from the significance of the listed buildings. This would not involve any loss historic fabric or significance and as such would be considered as an enhancement.

The proposed shopfronts have been heavily informed by traditional shopfront design and surviving historic photographs which show Queen Victoria Street. The shopfronts would feature fascia panels, stallrisers, a single side entrance door, street numbering and traditionally detailed door with plinth and glazing. The shopfront colour and signage is proposed to be consistent across the terrace. These works would represent a considerable enhancement to the architectural integrity and authenticity of the street and will enhance the setting of the listed buildings.



Proposed ground floor plan



Zinc Mansard



Render Finish



Timber framed shop fronts

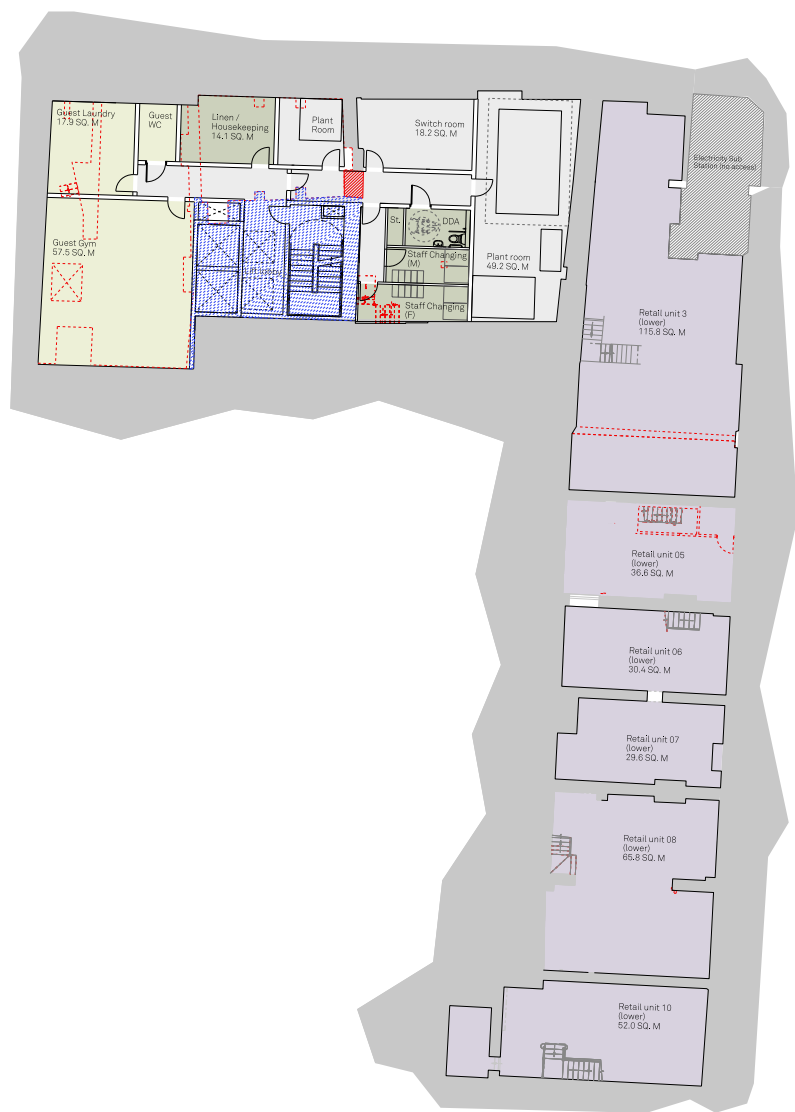
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4.6 LAYOUTS

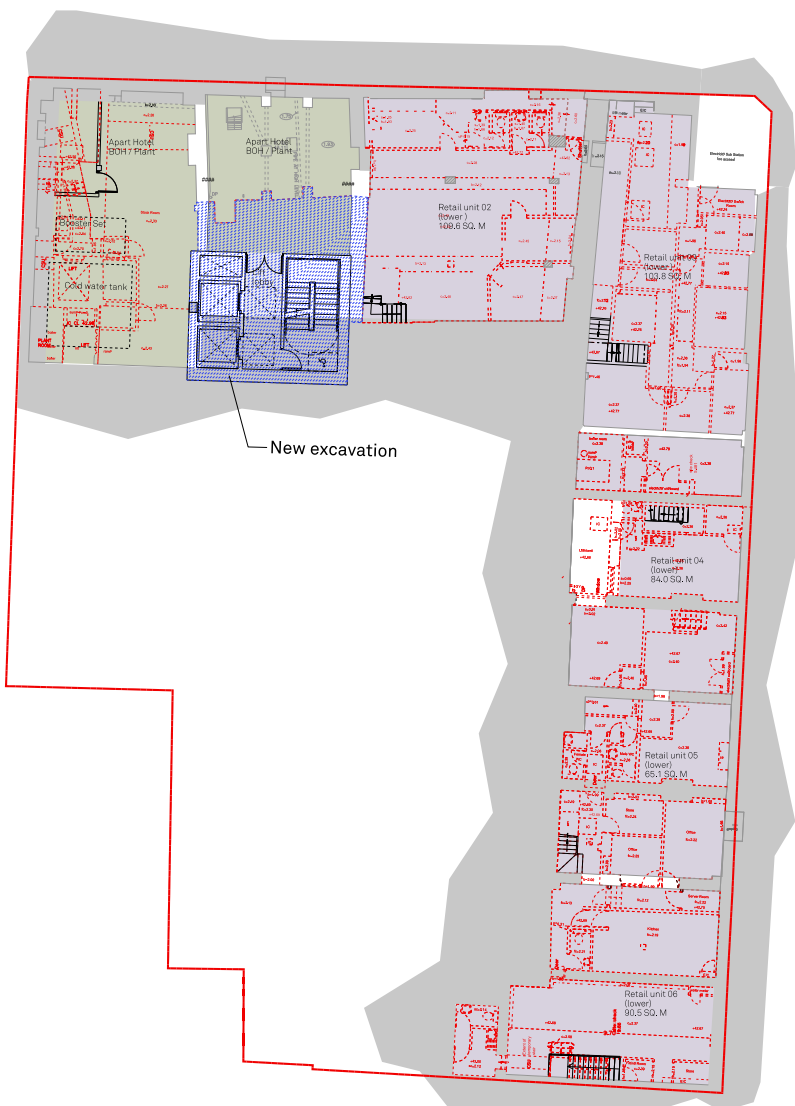
Basement Floor Plan

The new development will be provided with dedicated areas of plant.

In summary, a ground floor plant room will be provided to contain the primary domestic hot water and cold-water storage together with its ancillary equipment. In addition, a basement switch room will house the building's min LV switch panel.



Consented plan

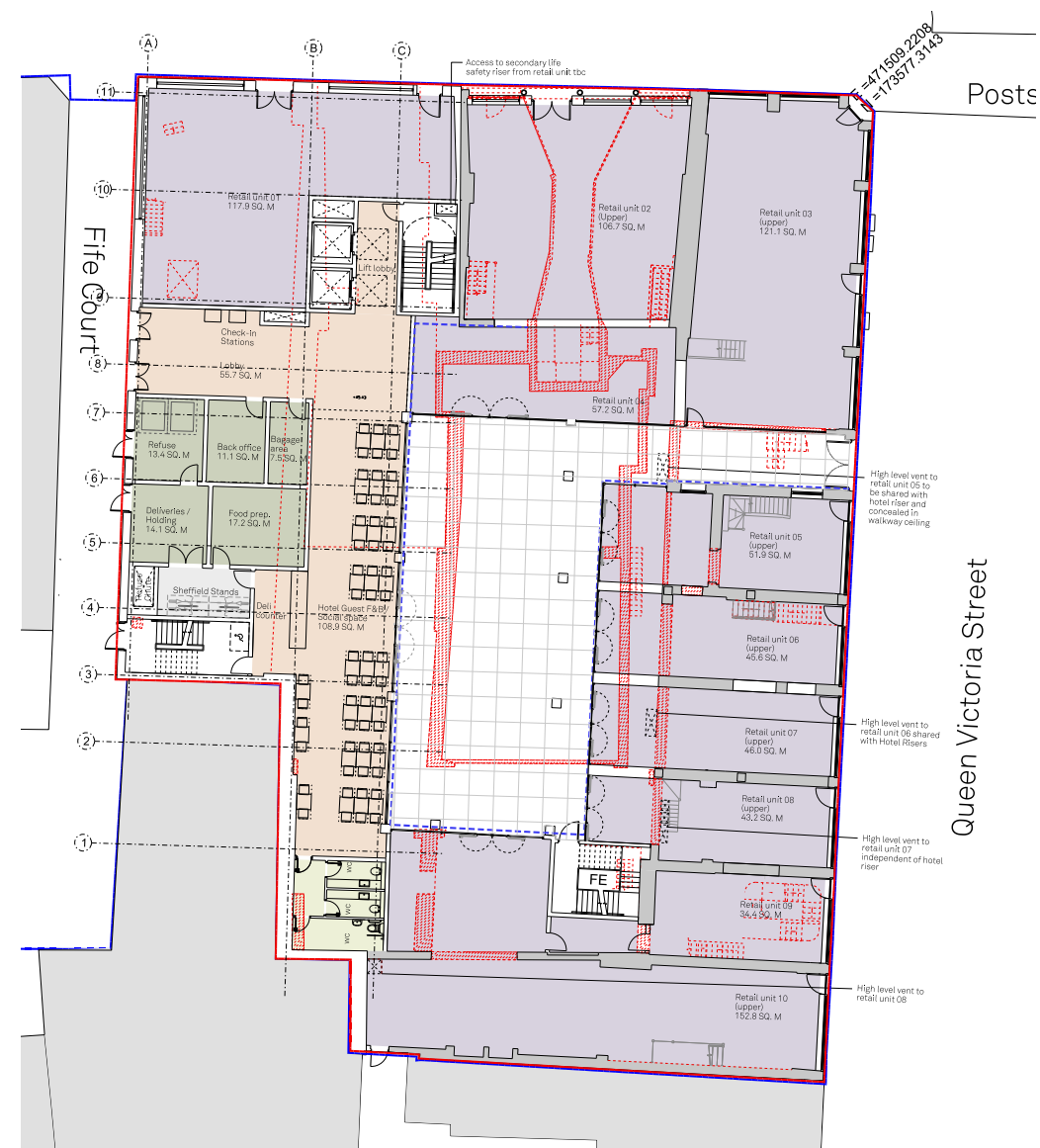


Proposed plan

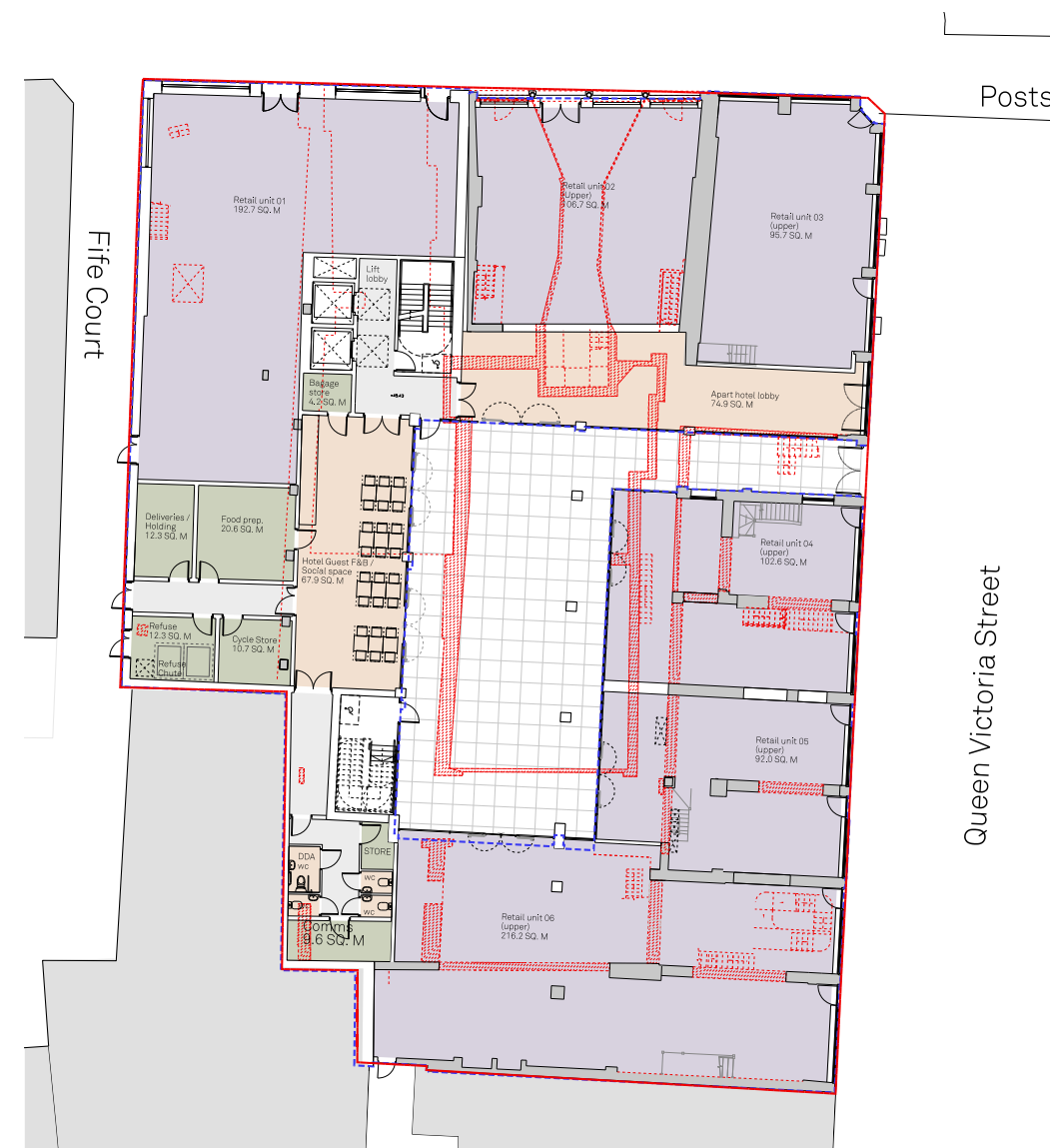


4.6 LAYOUTS

- Access to market square via. Queen Victoria Street and accessible from apart-hotel;
- Various retail units ranging from 92 - 216 sqm;
- Dual aspect to Queen Victoria's retail units.
- High heritage significance walls retained.



Consented plan



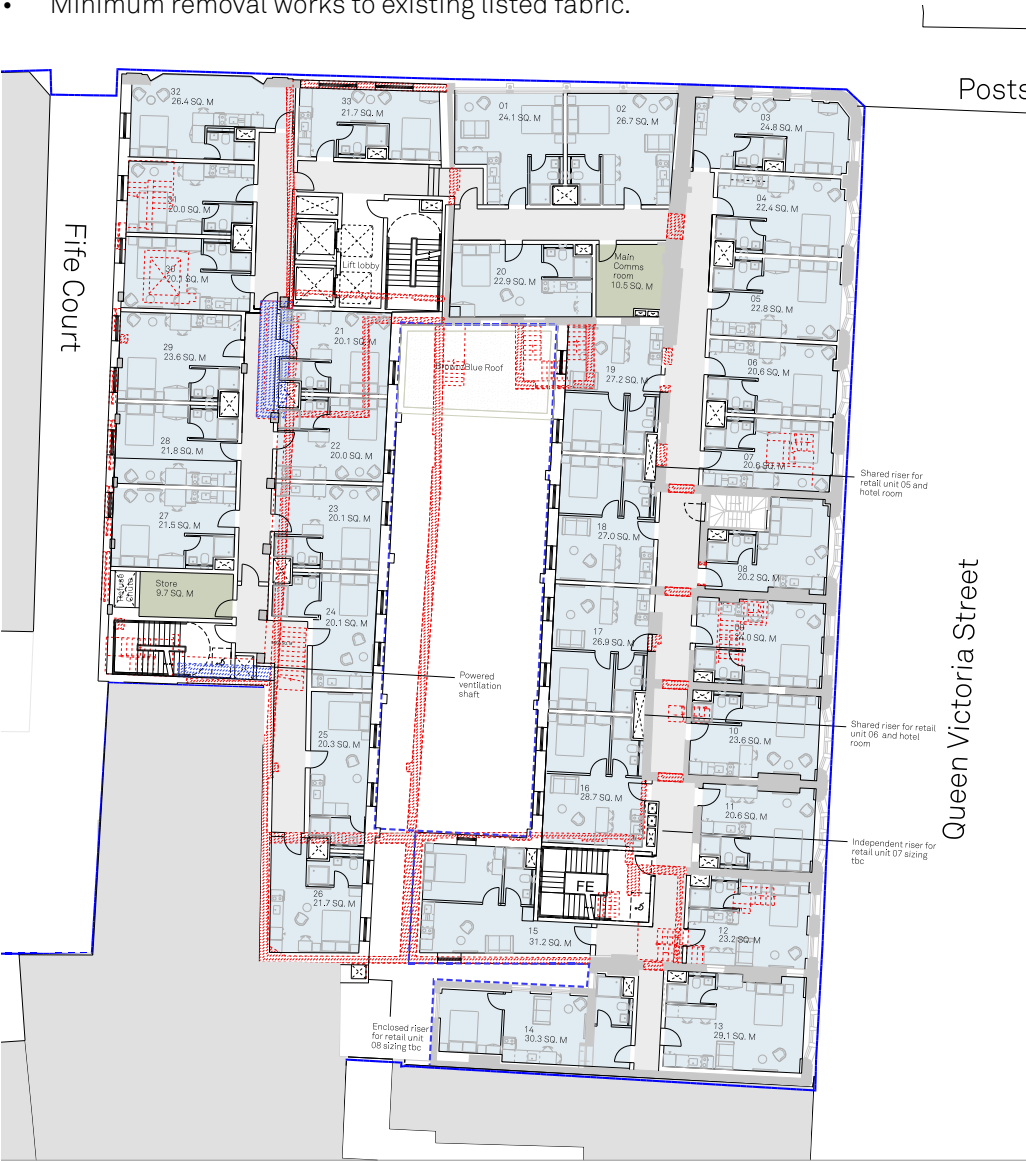
Proposed plan

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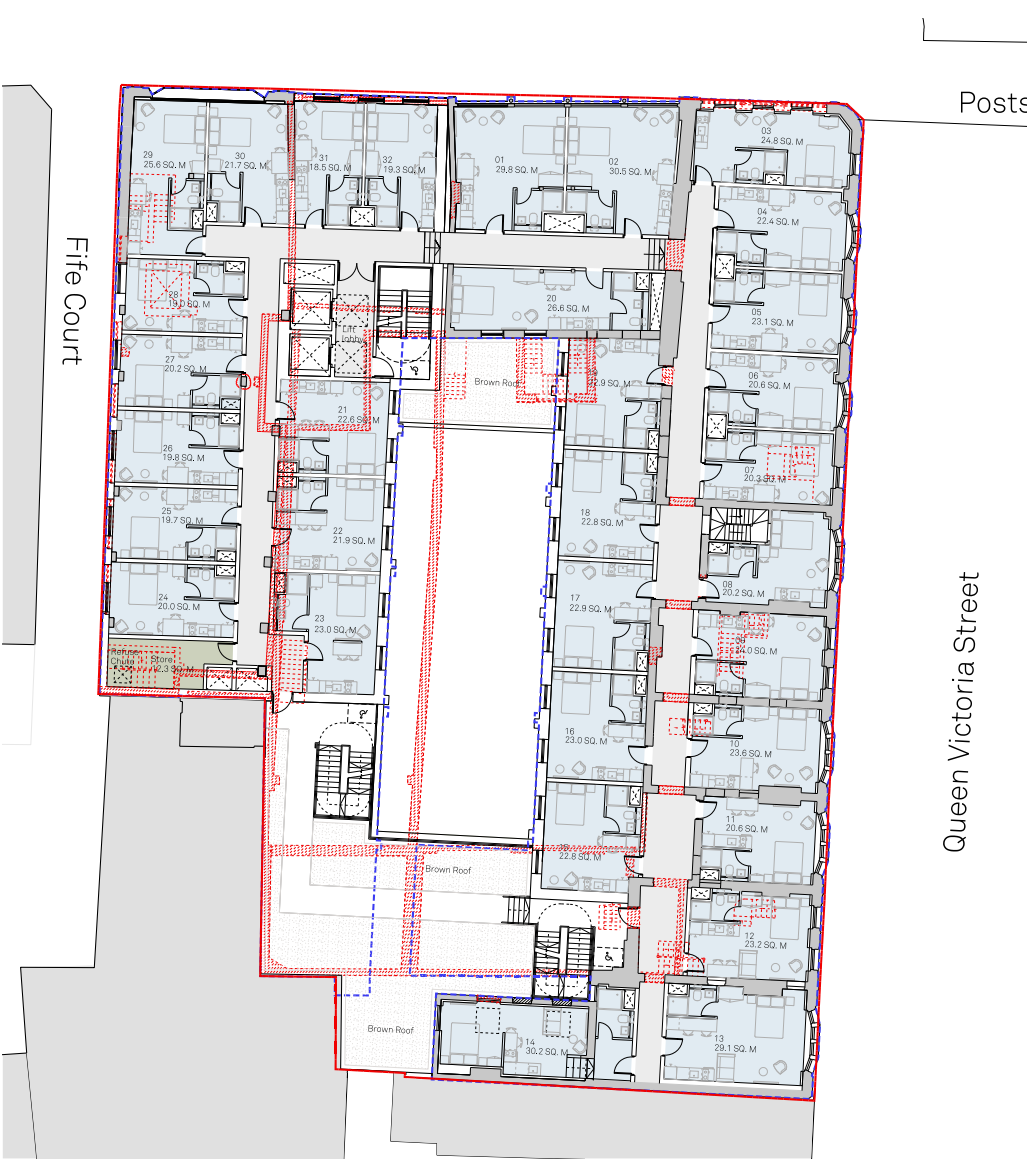
4.6 LAYOUTS

First Floor Plan

- 32 rooms ranging from 20 - 30 sqm;
- 1 main core with 2 no. secondary escape cores;
- Rear of 146 Friar Street removed and rebuild;
- Rear extension to no 3, 5, 7, 9, 11 & 13 Queen Victoria Street;
- High significance stair to no.5 Queen Victoria Street retained;
- Minimum removal works to existing listed fabric.



Consented plan



Proposed plan

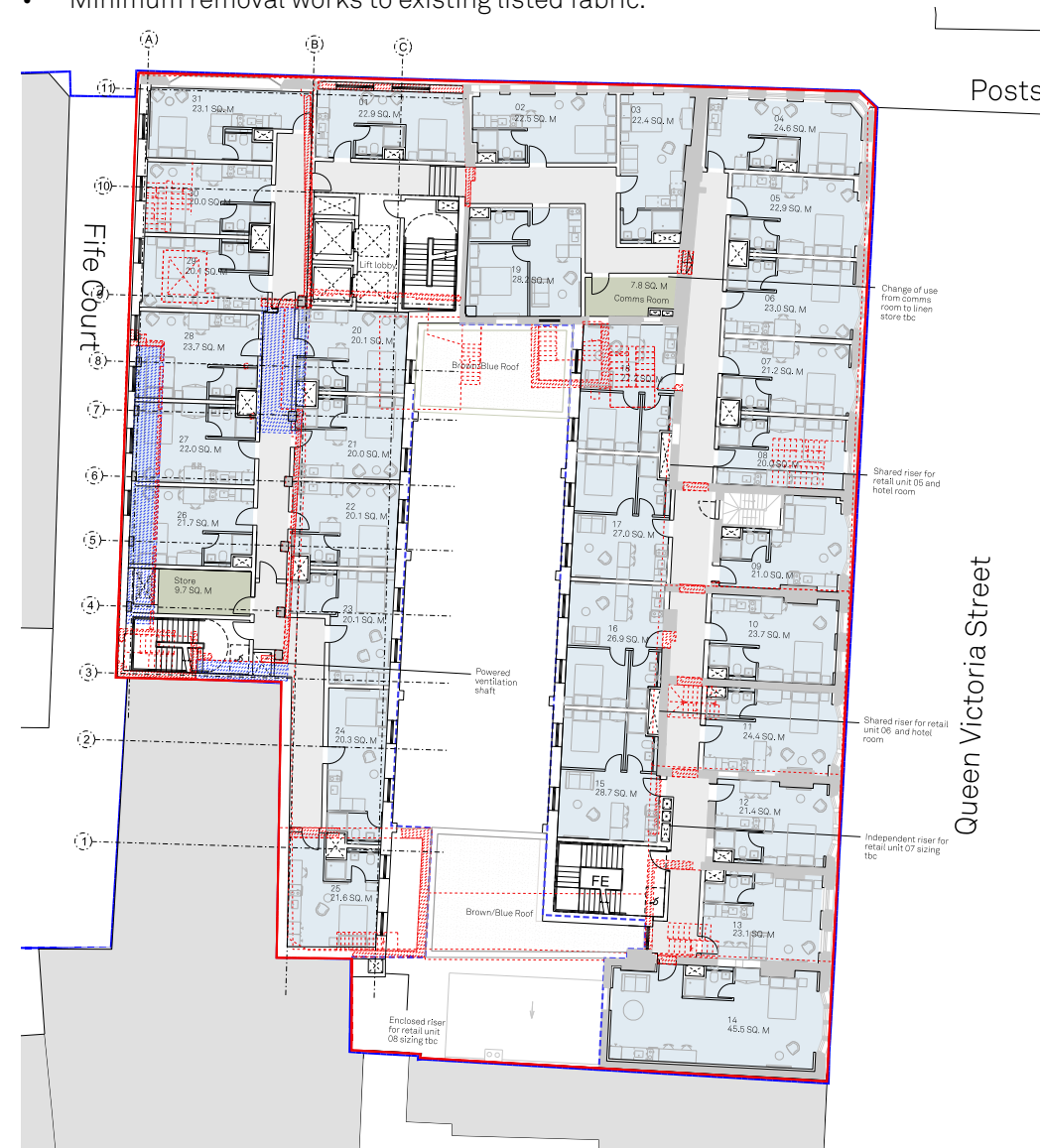


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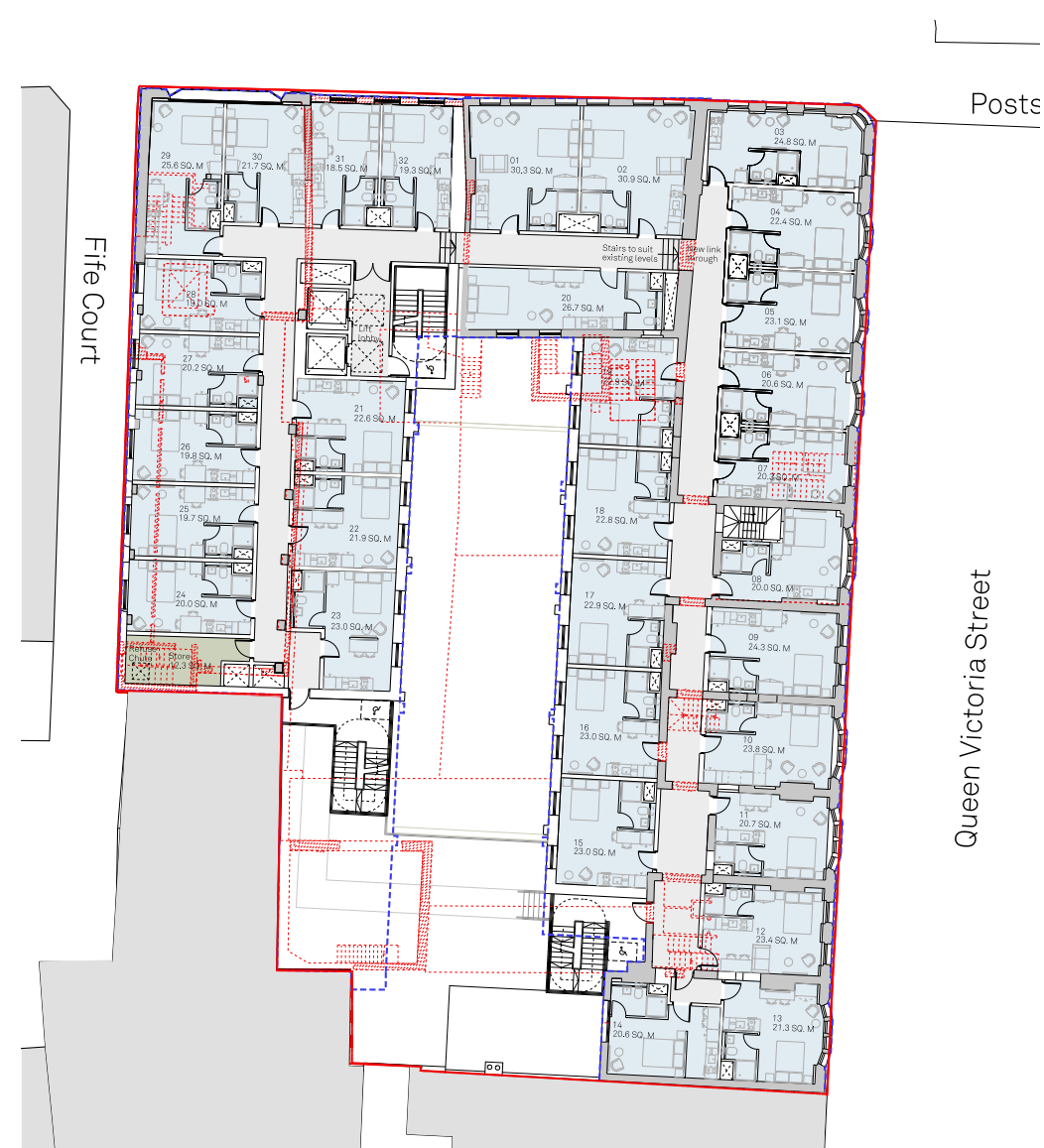
4.6 LAYOUTS

Second Floor Plan

- 32 rooms ranging from 20 - 30 sqm;
- 1 main core with 2 no. secondary escape cores;
- Rear extension to 146 Friar Street;
- Rear extension to no 3, 5, 7, 9, 11 & 13 Queen Victoria Street;
- 13's extension to step back;
- High significance staircase to no.5 Queen Victoria Street retained;
- Minimum removal works to existing listed fabric.



Consented plan



Proposed plan