



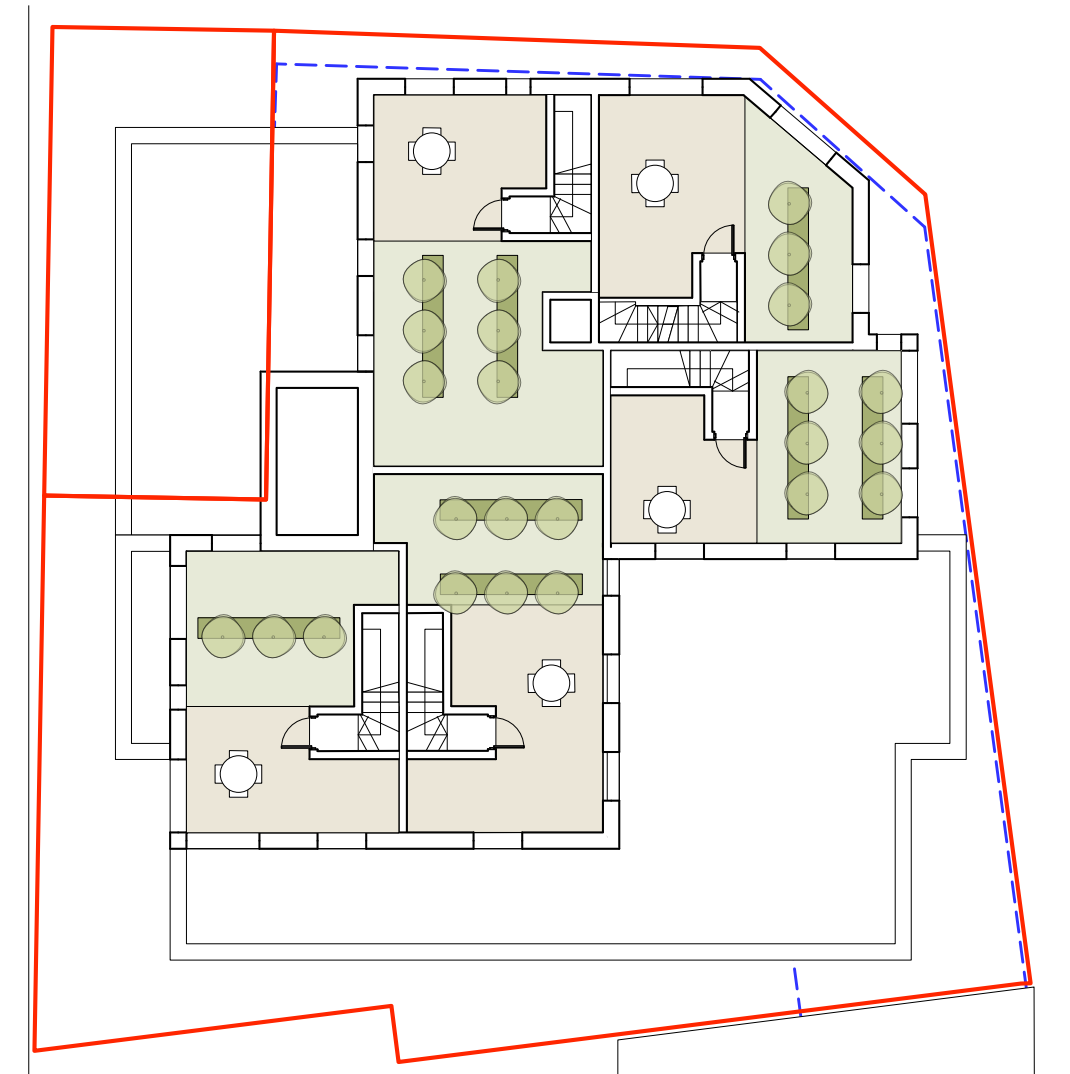
SITE LOCATION PLAN  
1:500



TYPICAL FLOOR PLAN  
1:200



LOWER TERRACE PLAN  
1:200



ROOF TERRACE PLAN  
1:200

### THE FORMER GEORGE PUB, STOCKPORT

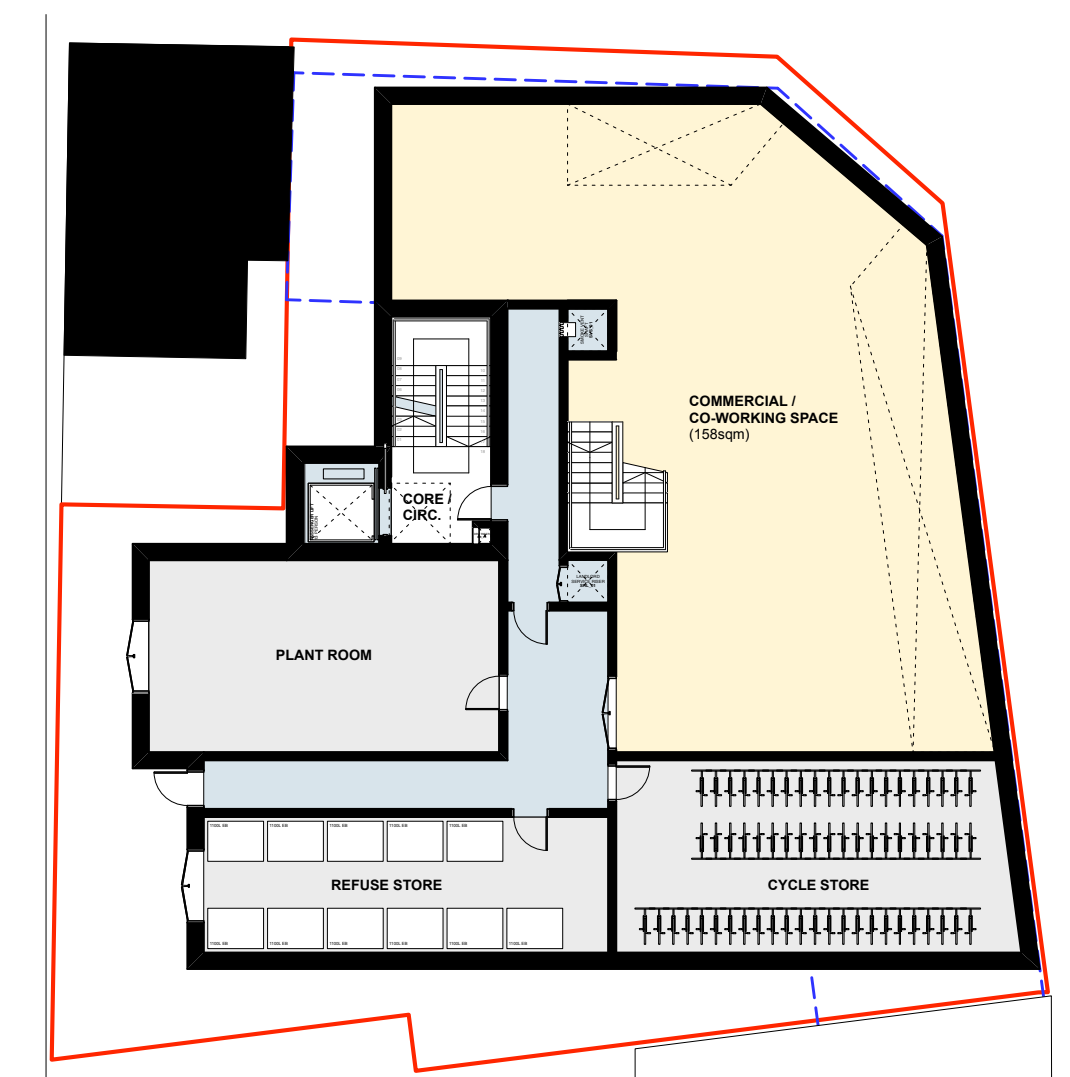
BASEMENT + 10-15 STOREYS  
78no. APARTMENTS WITH GROUND FLOOR  
COMMERCIAL/CO-WORKING SPACE

#### ACCOMMODATION SCHEDULE

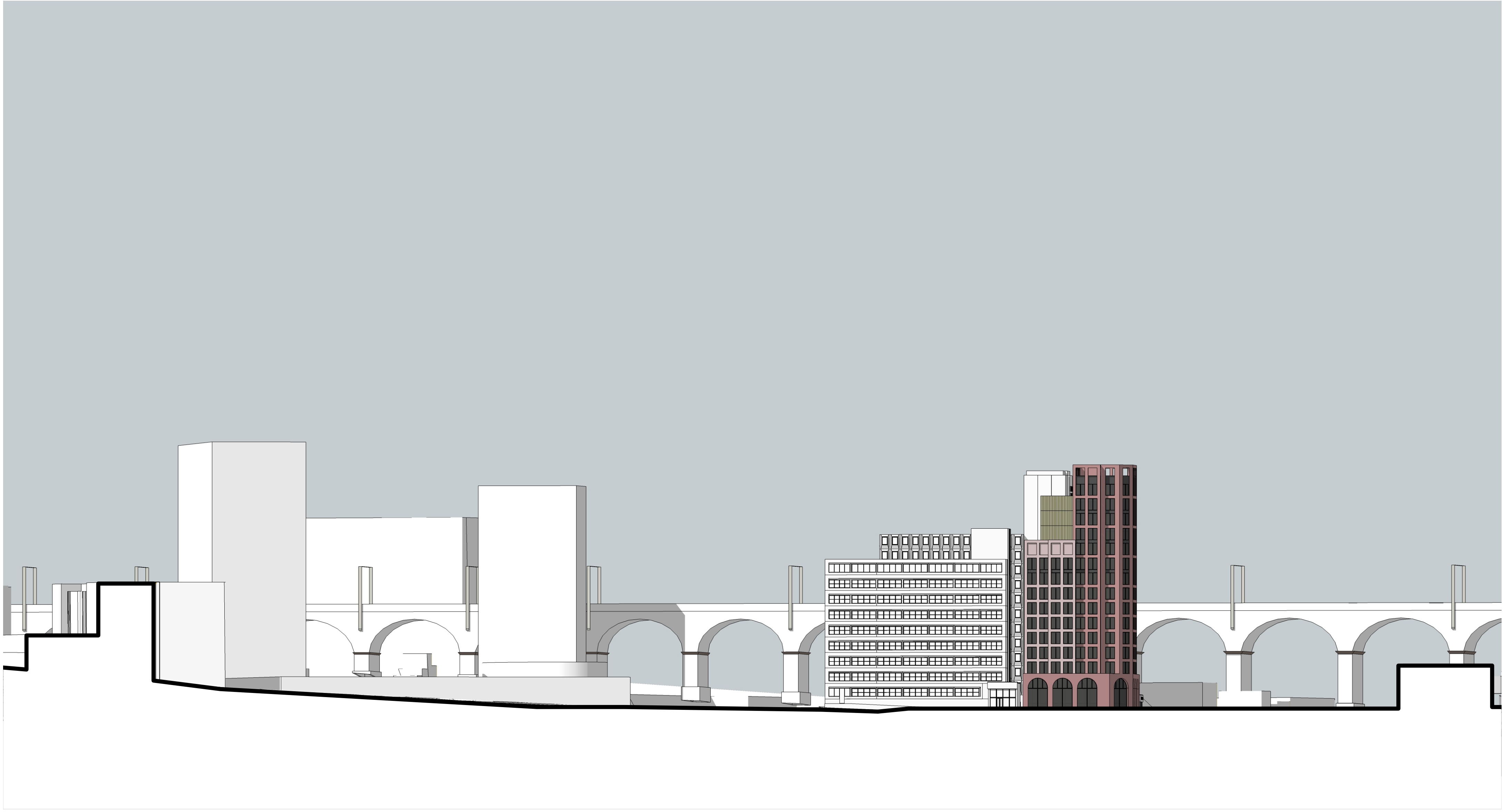
<span style="color: #4CAF50;">■</span> Residential	
58no. 1 BED APARTMENTS (440sqft ave.)	25,520sqft
15no. 2 BED APARTMENTS (660sqft ave.)	9,900sqft
5no. 2 BED DUPLEX (775sqft ave.)	3,875sqft
<span style="color: #FFC107;">■</span> Commercial / Co-working	5,371sqft



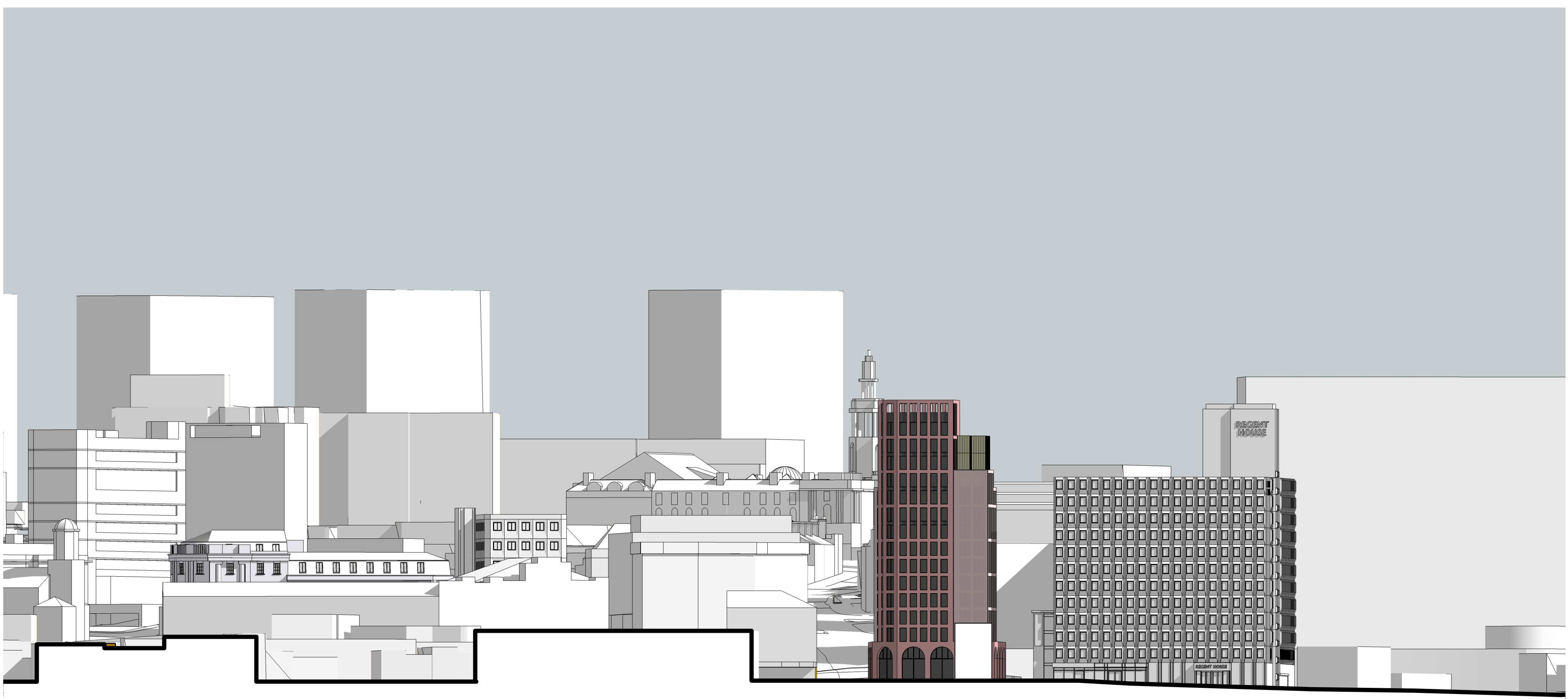
GROUND FLOOR PLAN  
1:200



LOWER GROUND FLOOR PLAN  
1:200



EAST CONTEXT ELEVATION ALONG THE A6 (WELLINGTON ROAD NORTH)  
1:500



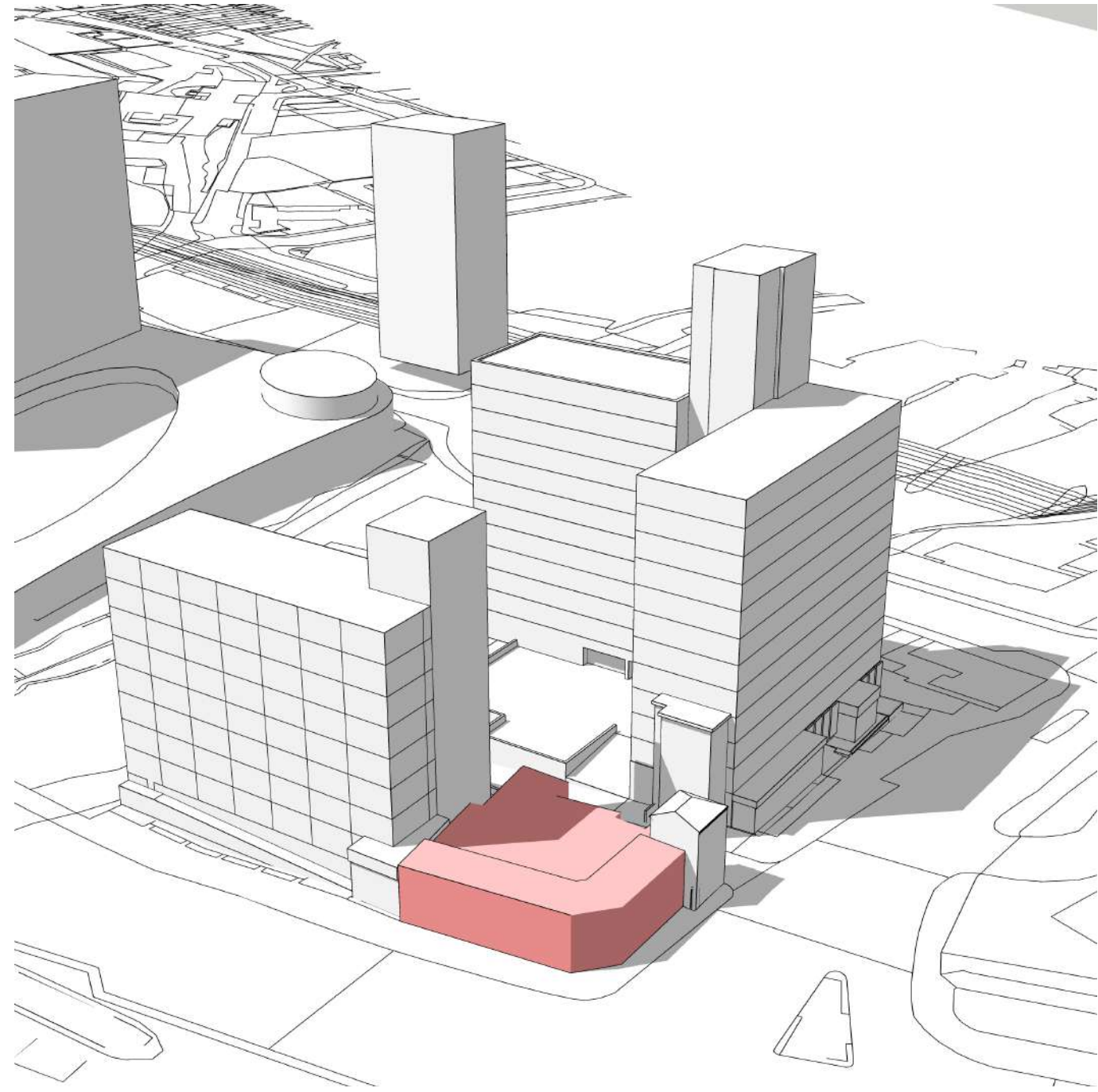
NORTH CONTEXT ELEVATION ALONG HEATON LANE  
1:500



# DESIGN STRATEGY

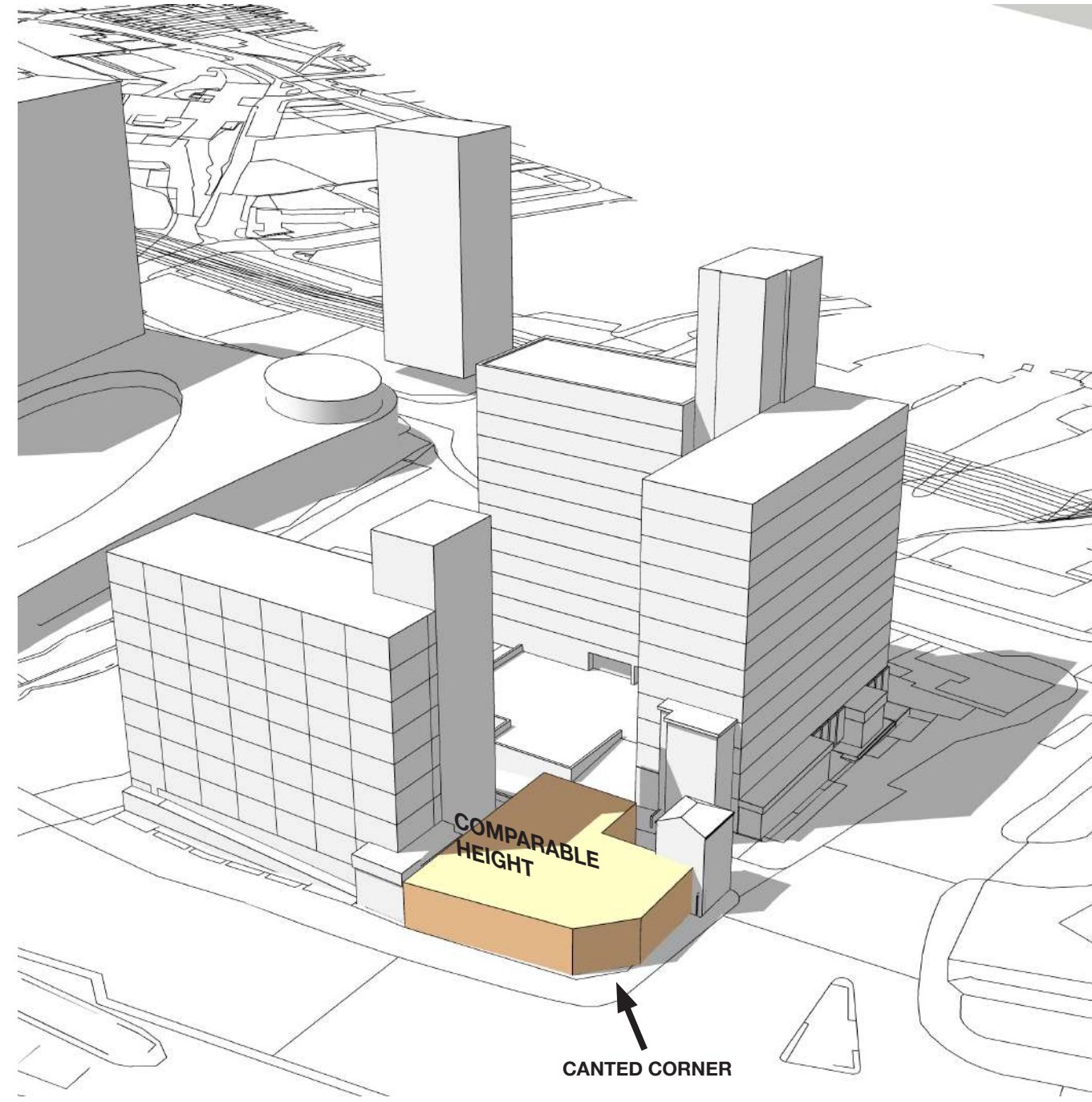
## DEMOLITIONS

The existing buildings and structures on the site are proposed to be demolished.



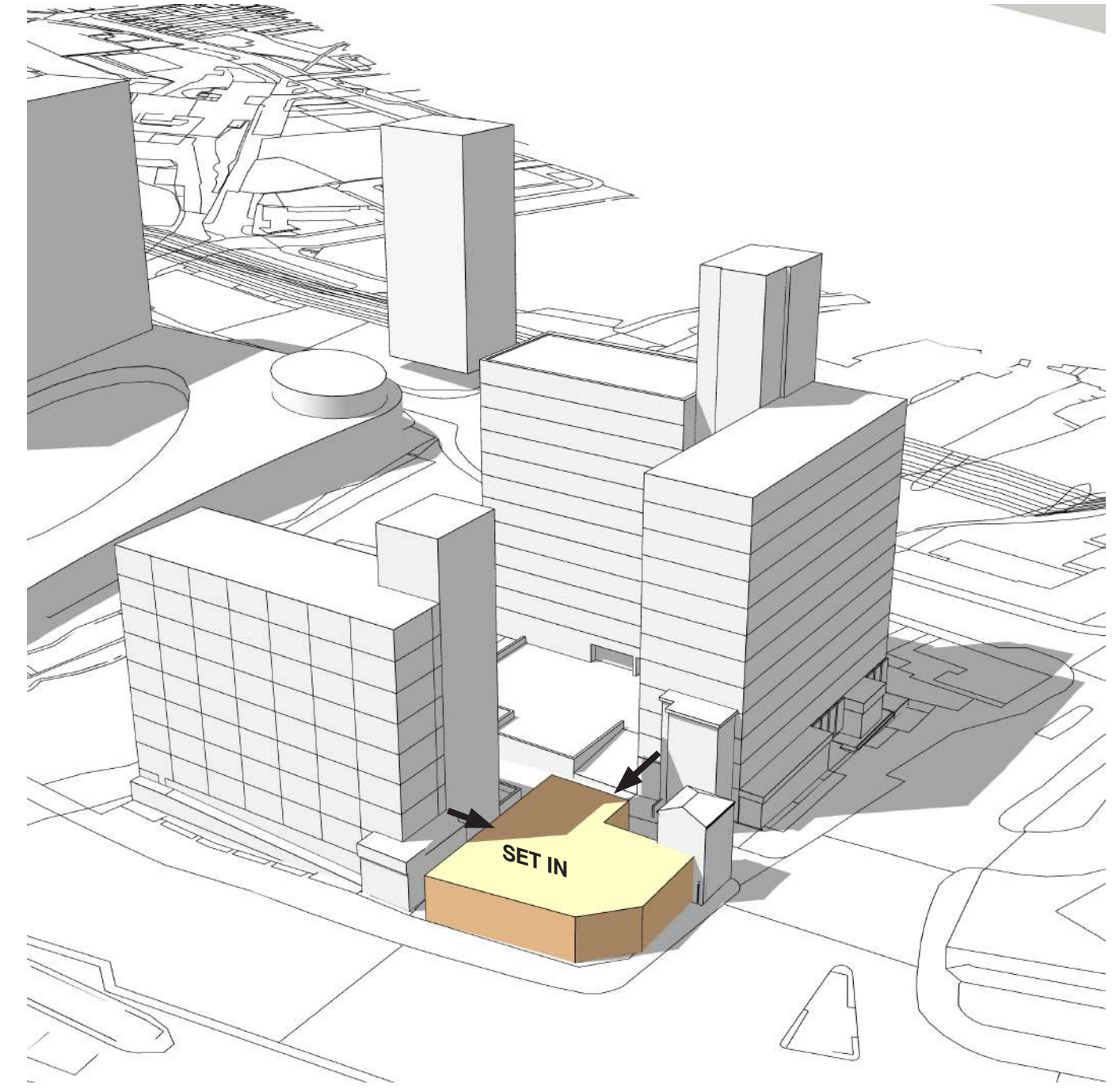
## FOOTPRINT

The new footprint follows the former frontage onto Wellington Road North and Heaton Lane with the canted corner between the two. The height of this element is also kept comparable to the former building.



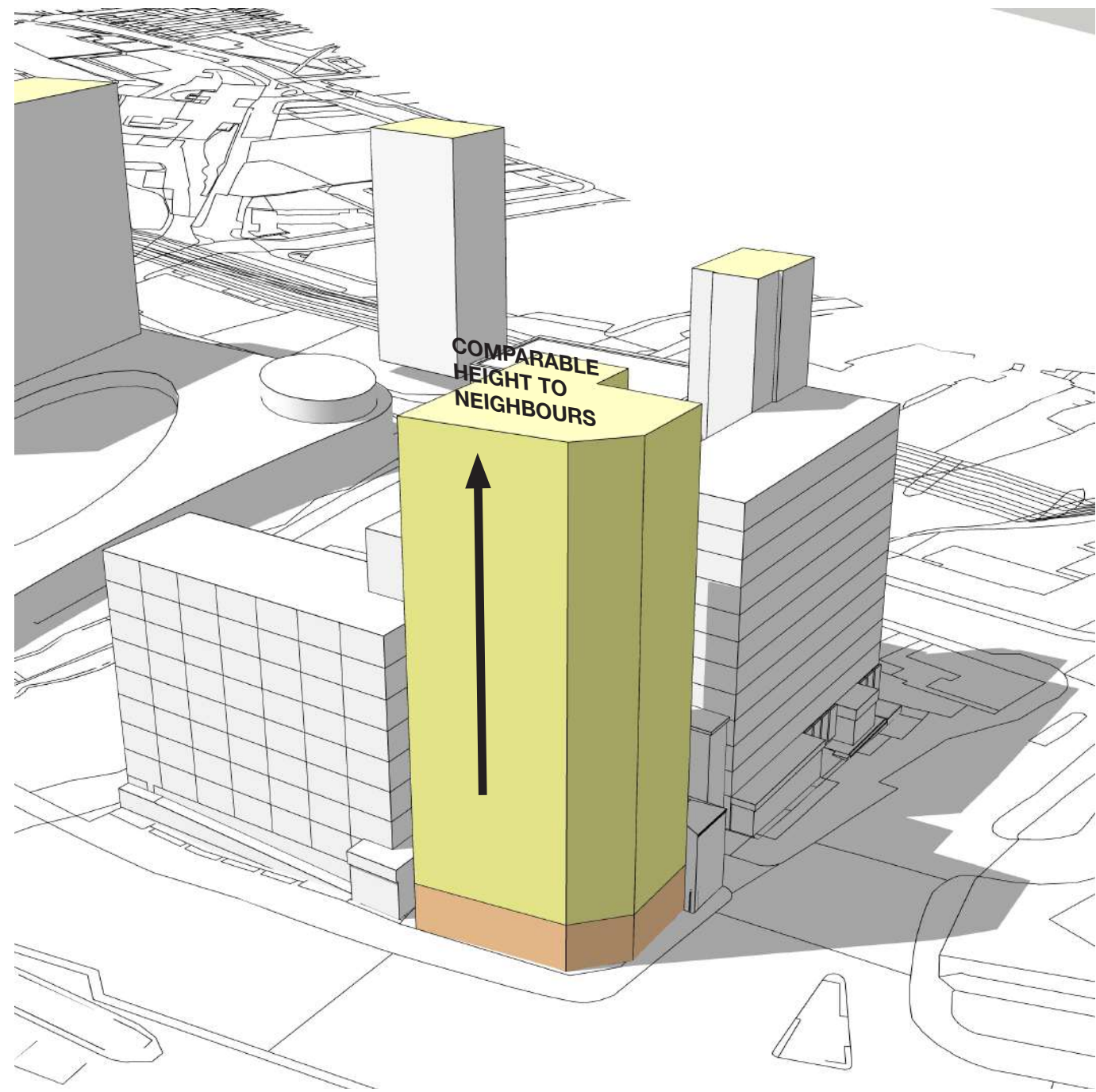
## SET BACK

The extent of development is set in from boundaries to ease the buildability.



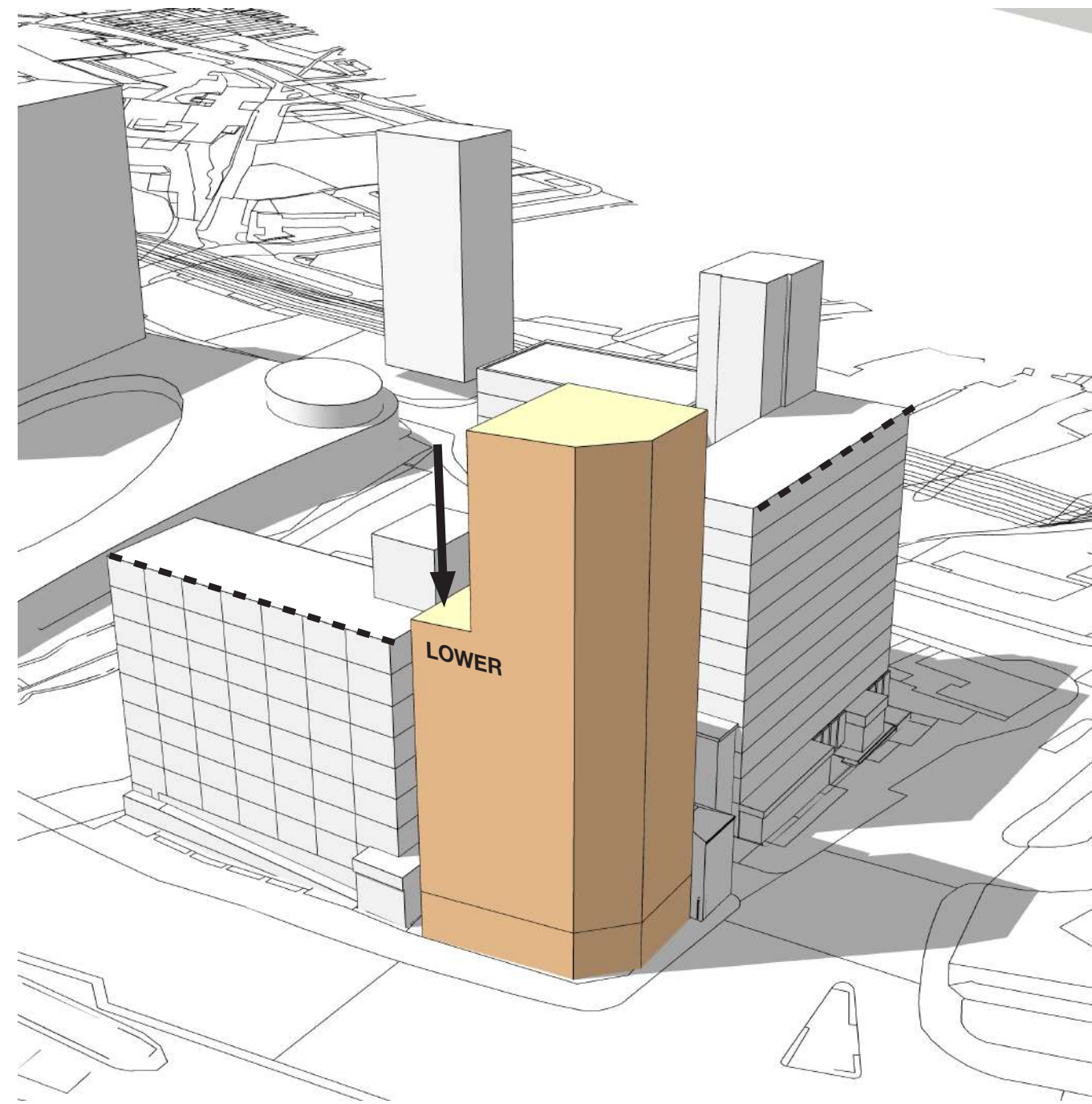
## SCALE

Height proposed at 15 storeys to create a gateway building on the corner of Wellington Road North and Heaton Lane. The height is kept comparable to Regent House, the future new build elements of Weir Mill and the future transport interchange.



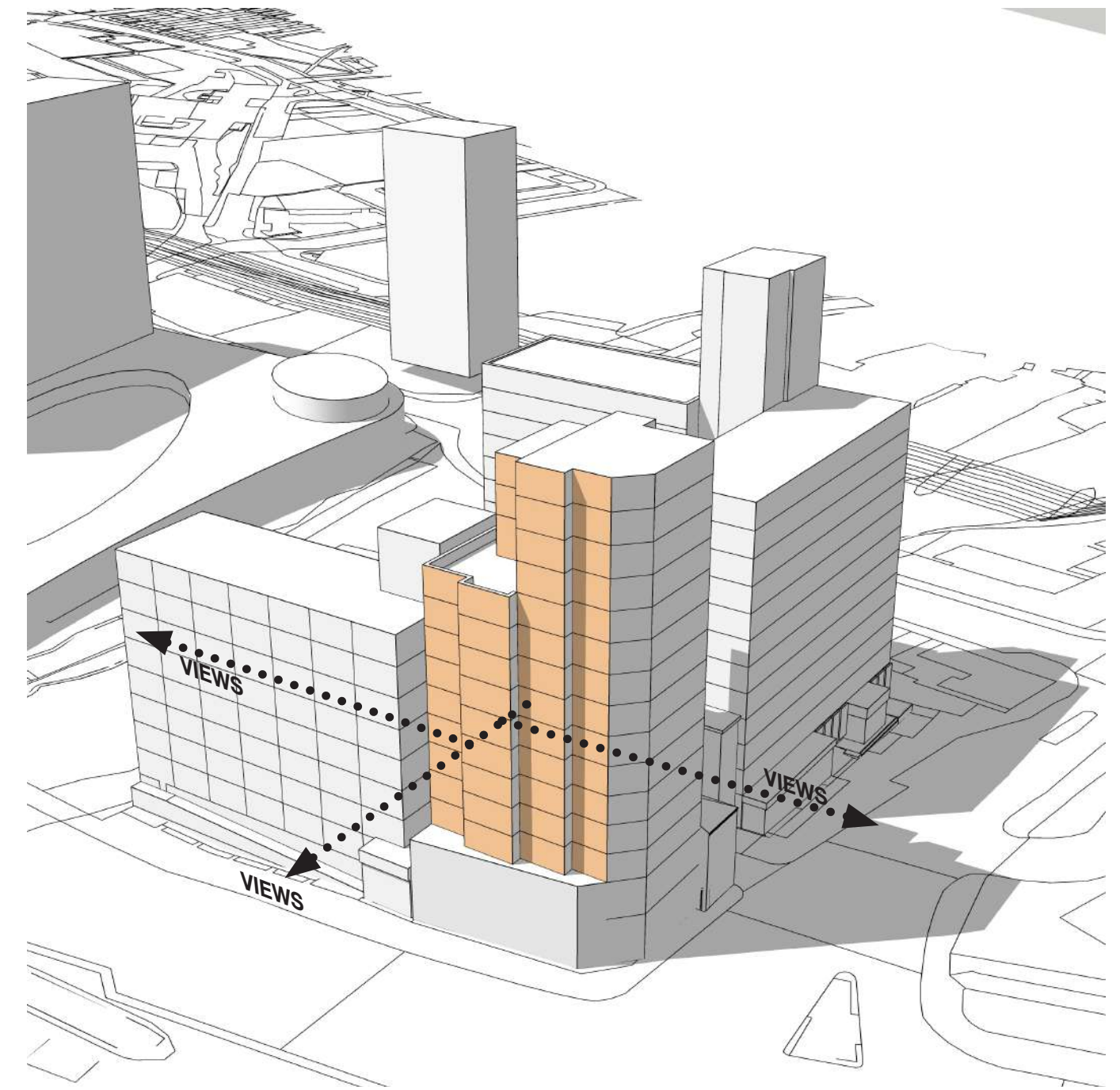
## MASSING

The heights of each end of the building are stepped to respond to the adjacent context.



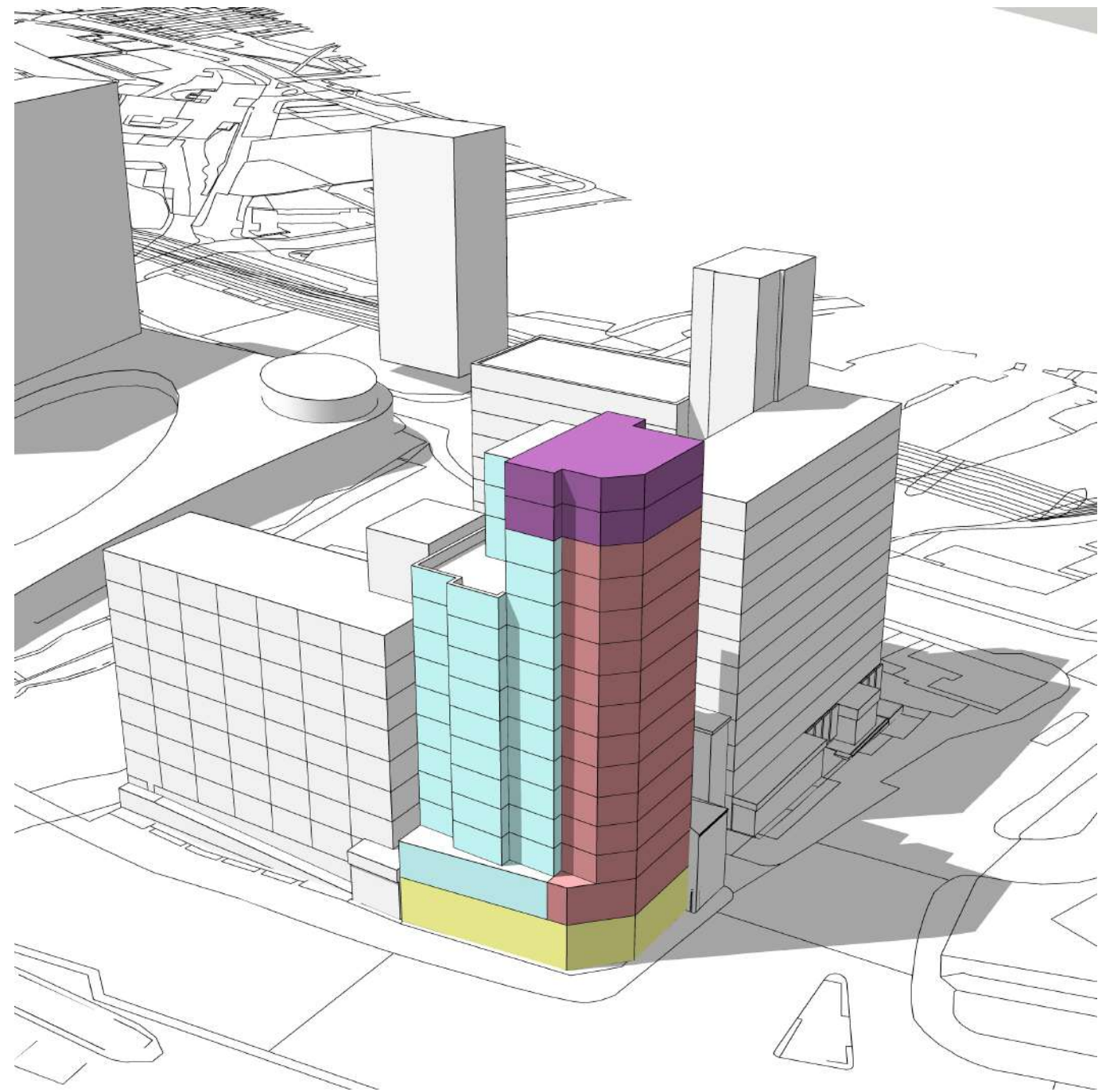
## FORM

The building is stepped in plan to offer dual and triple aspect views to each dwelling and to reduce the overall massing of the envelope.



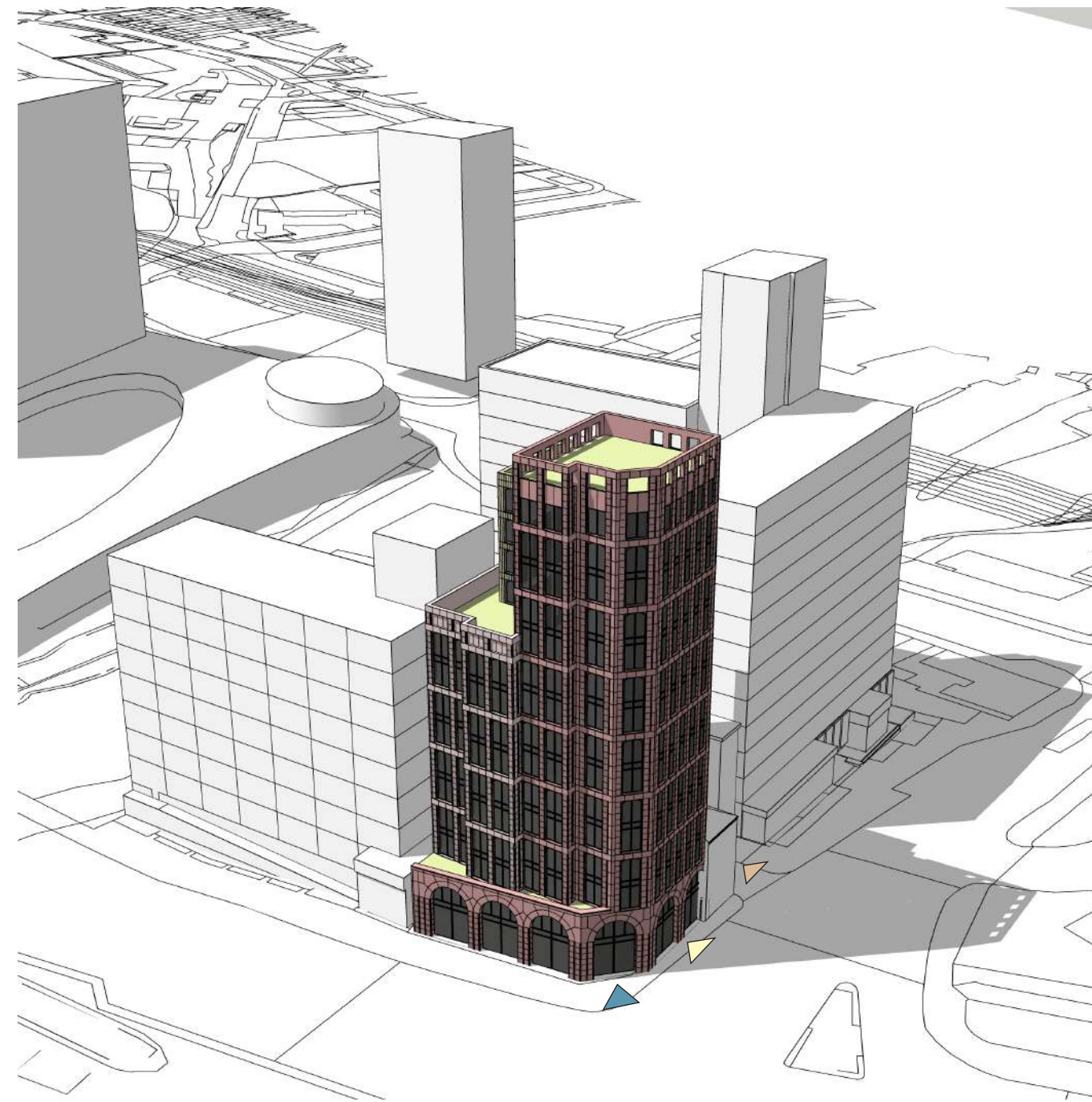
## USE

A mix of one and two bed apartments are proposed over a commercial/co-working space to the ground and basement floors. The upper two floors of the development are proposed as two bed duplex apartments with roof access.



## ACCESS

Servicing  
Residential  
Commercial

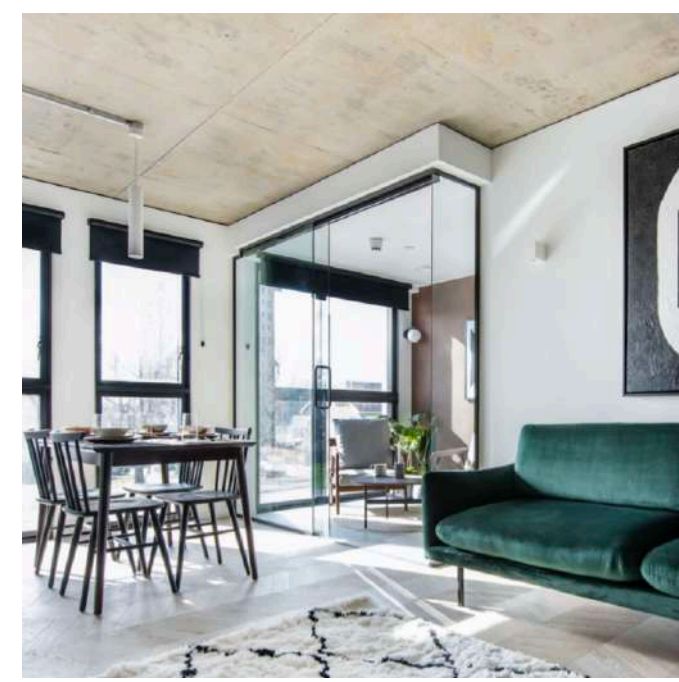


## LANDSCAPING / AMENITY

Balconies, winter gardens and communal roof terraces with outdoor cooking, dining and kitchen gardens are proposed for the benefit of all residents







## ROOF TERRACES

The rooftops of the proposal give the opportunity to introduce communal green space into the scheme to create social spaces for residents to meet. Allotments, kitchen gardens and dining areas designed into the landscaping will provide the backbone for this.

## WINTER GARDENS

Each apartment has been laid out to benefit from a corner winter garden that gives flexibility to the plans, doubling up as both an external amenity space / terrace or internal home office, depending on how the owner prefers to occupy the space.

## KEY PASSIVHAUS FEATURES

### SUPER INSULATION & AIR TIGHTNESS

Insulation can impact on how well the building performs during its lifespan. However, some insulation contains a lot of petrochemicals and plastics, contributing to a higher environmental impact. Alternative natural insulation can minimise environmental impacts. Additionally, through careful and robust detailing and the use of intelligent air membranes, heat losses through the building fabric can be significantly reduced.



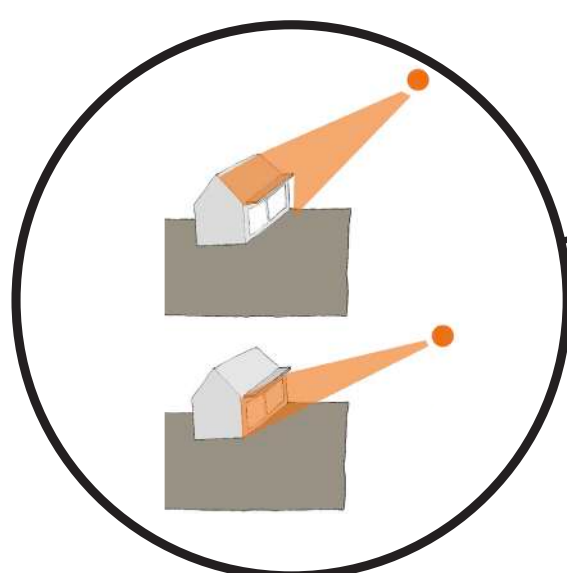
### TRIPLE GLAZED WINDOWS

Windows are typically the worst performing elements of the building fabric. However, technological advancements, such as argon filled triple glazing and thermally broken composite frames mean that windows can now perform well both thermally and acoustically. Careful positioning of the windows in the external wall build-up can also minimise thermal bridging and associated heat losses.



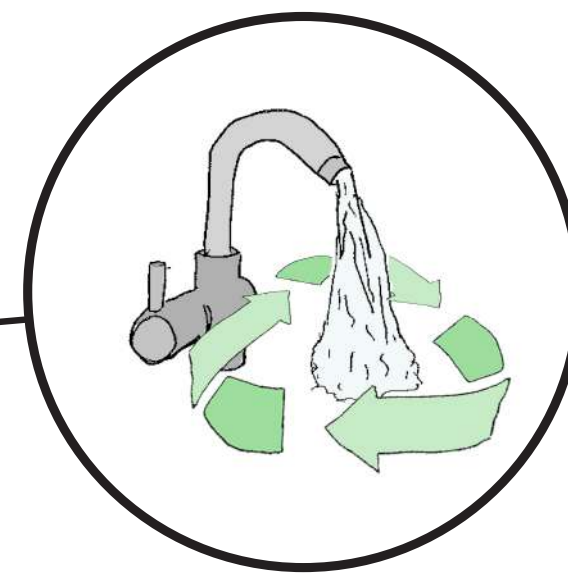
### PASSIVE SOLAR DESIGN

Adjustments to the fenestration design can ensure that the apartments will interact well with the seasonal sun. Glazing quantities have been carefully controlled to maximise the energy gains from the sun in the winter without overheating in the summer.



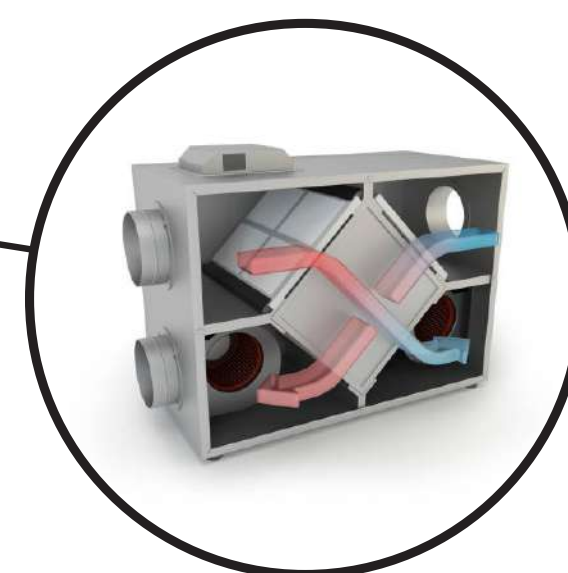
### EFFICIENT SERVICING

Rooms that require either the supply of hot water or the removal of waste water are grouped and generally stacked in plan. This minimises the heat losses in the hot water system and ensures an economical and simple to build solution.



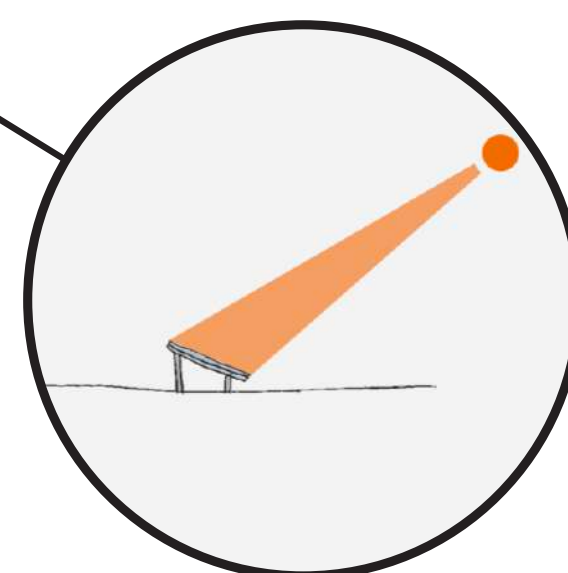
### MVHR

A Mechanical Ventilation and Heat Recovery System (MVHR) which makes use of the heat from extracted air to preheat the incoming air has been incorporated into the scheme. Specialised filters in this system will also reduce pollutants and allergens present in the air, creating healthy living environments.

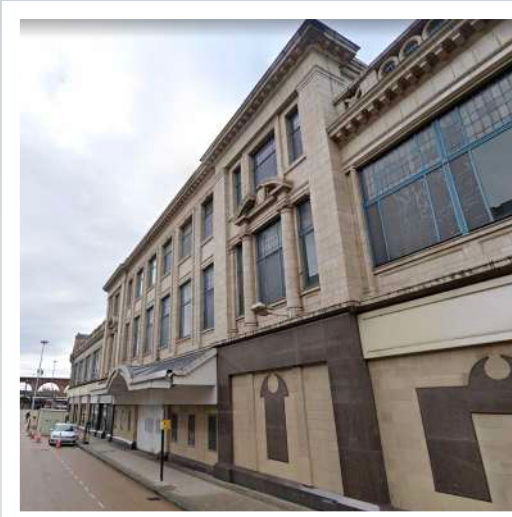


### RENEWABLE ENERGY

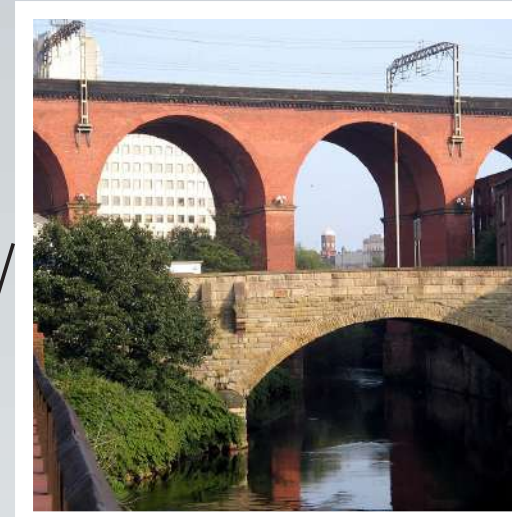
In addition to minimising the energy demands of the houses, the project has the potential to offset the remaining energy demands via sustainable sources. The flat roof can be utilised for the installation of photovoltaic panels, meaning much of the energy demand for the buildings will be generated on site.



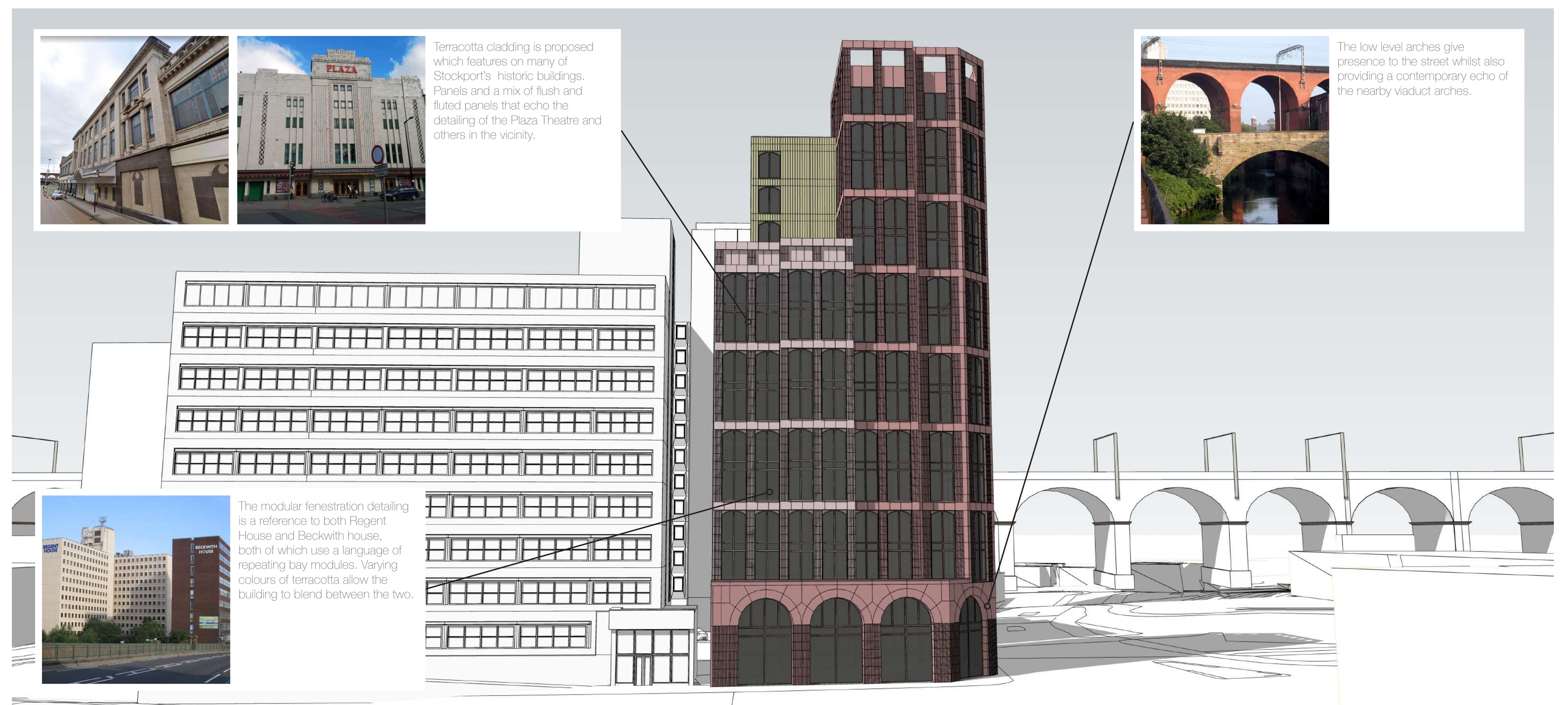
## ELEVATION DETAILING



Terracotta cladding is proposed which features on many of Stockport's historic buildings. Panels and a mix of flush and fluted panels that echo the detailing of the Plaza Theatre and others in the vicinity.



The low level arches give presence to the street whilst also providing a contemporary echo of the nearby viaduct arches.



The modular fenestration detailing is a reference to both Regent House and Beckwith house, both of which use a language of repeating bay modules. Varying colours of terracotta allow the building to blend between the two.







