

# 1 COMO STREET CAR PARK

Public Consultation  
December 2023

RM\_A

outerspace 

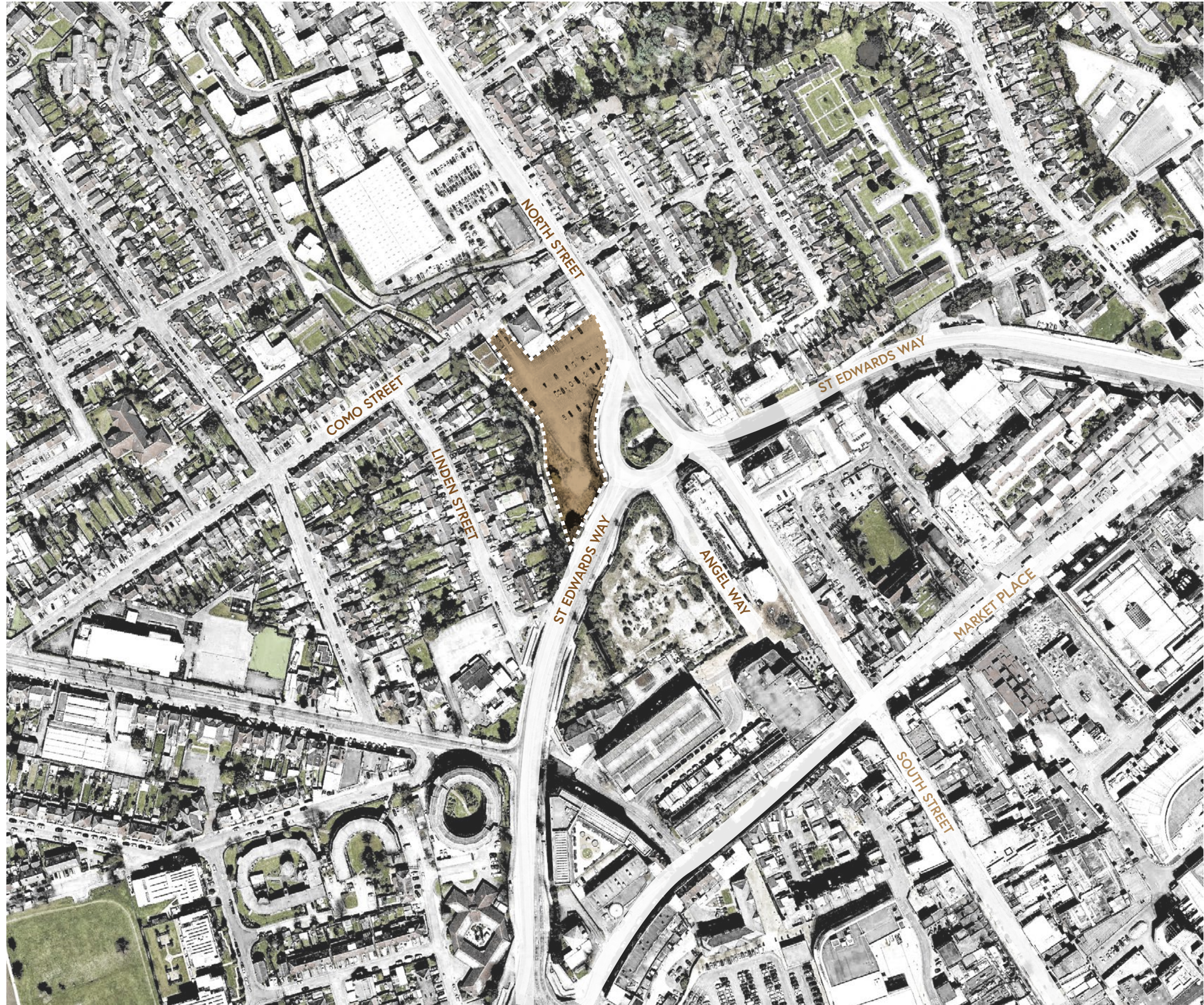
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# 2

## The Existing Site



# 3 The Existing Site

1



2



3



4



# 4 The Existing Site

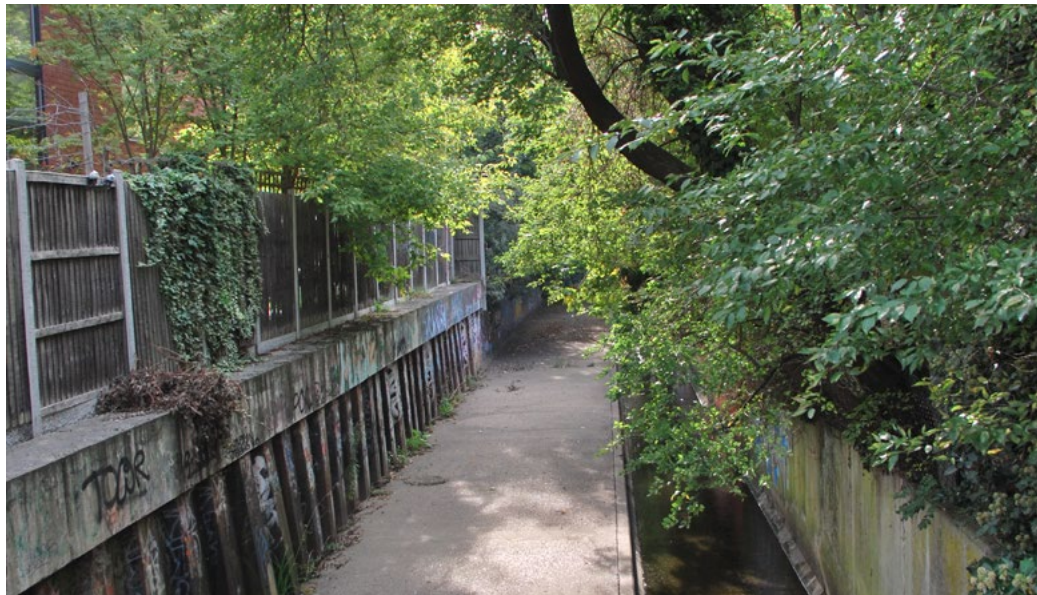
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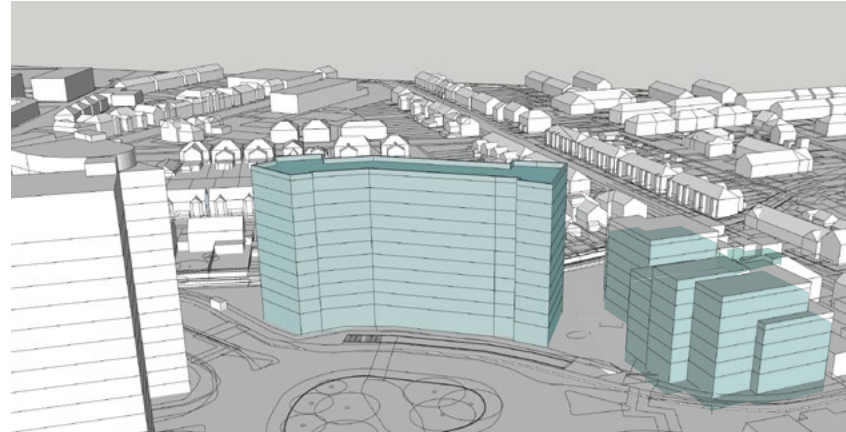
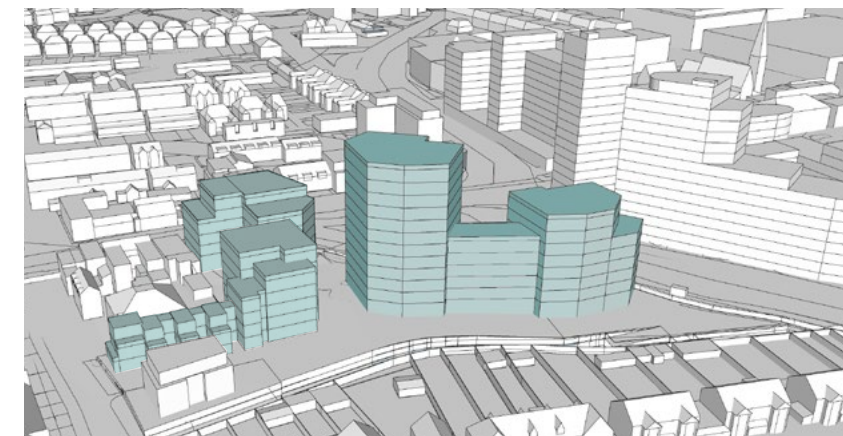
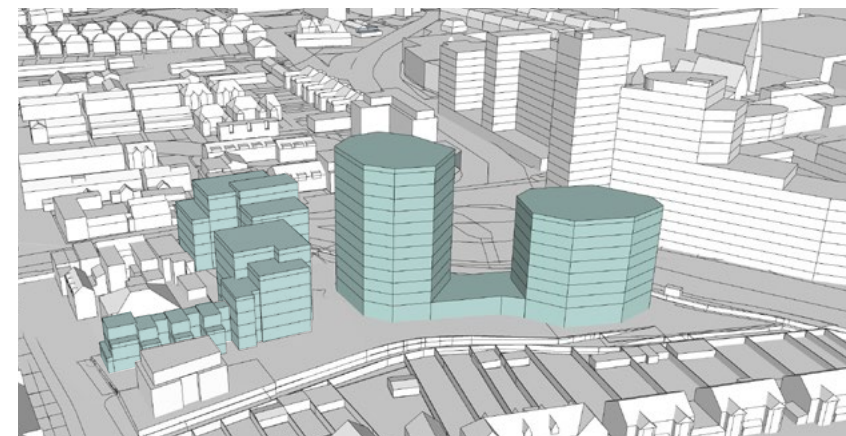
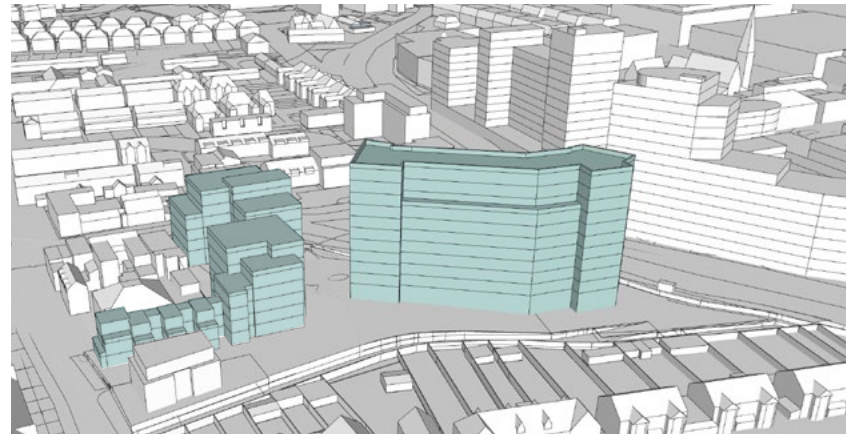
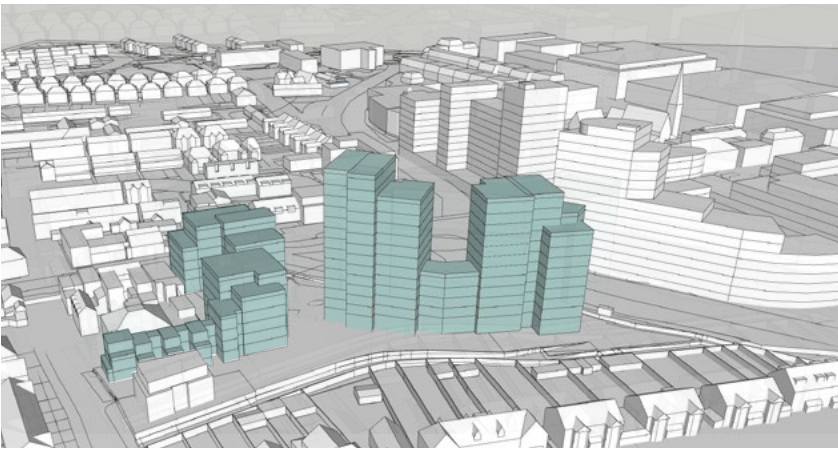
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# 6

## Testing Layouts & Massing



**1.** Taller, slender buildings facing the roundabout

**2.** Continuous deck access block, following the shape of the roundabout edge

**3.** Lower, wider, chamfered pavilion style blocks

**4.** Sculpted form buildings with stepped heights to the south

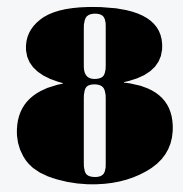




Aerial view looking west over the River Rom and adjacent properties on Como Street and Linden Street



Aerial view looking east over the roundabout connecting North Street and St Edwards Way



# Design Proposal

The proposed buildings respond and adapt to the surrounding context ranging in scale.

A terrace of 3 storey houses completes the front onto Como street and grants access to the site.

From north to south, the buildings rise from 4 to 6 Storeys at the end of North Street.

The taller buildings mark the new public route through the site with a 12 storey building that steps down to 8 storeys with a 6 storey shoulder at the southern end of the site

This way the scheme bridges the gap between the lower-scale houses to the north and the high-rise buildings on the opposite side of the Ring Road.





# 9 Site Layout

- Up to 170 new homes, (1, 2 and 3 bedrooms)
- Private sale and affordable homes to be provided.
- Approx 350 sq.m of new commercial space at the end of North Stret and St Edwards way
- High quality new homes, that have high level of dual aspect across the scheme
- A car free and permit free development with a small number of accessible spaces provided on site



# 10

## Landscape Design & Public Amenity

1. Plaza
2. River Rom enhancement
3. Play & Amenity
4. Roundabout Frontage
5. New connections



# 11

## Typical Floor Plan

- Buildings are carefully orientated to manage overlooking.
- The tallest building is located furthest from the lower scale residential buildings.
- The scheme will create a buffer against the busy roundabout.
- All new homes are arranged in small groups, with 5-6 flats per floor in each building.
- All homes exceed minimum standards and have private amenity space as a balcony or terrace.



# 12 Views from Como Street



A view of the new houses facing onto Como Street



Looking towards the tallest building which mark the new connection to the town centre.

# 13

## Views from the Town Centre



A vibrant new  
connection from the  
town centre through  
a public space and  
play area

# 14

## Scheme Benefits



- Up to 170 new homes (1 2 and 3 bedrooms)
- Set across 4 blocks ranging in height from 4 – 12 storeys
- 4 new three storey town houses
- Affordable homes to be provided
- Approx 350sq.m of new commercial spaces set across 5 units on North Street and St Edwards Way
- New public playspace and improvements to the River Rom
- New public open space with pedestrian connections to the town centre
- A car free and permit free development