

Raglan Gatehouse

Design Update
December 2019

Proposed Scheme

Area Schedule

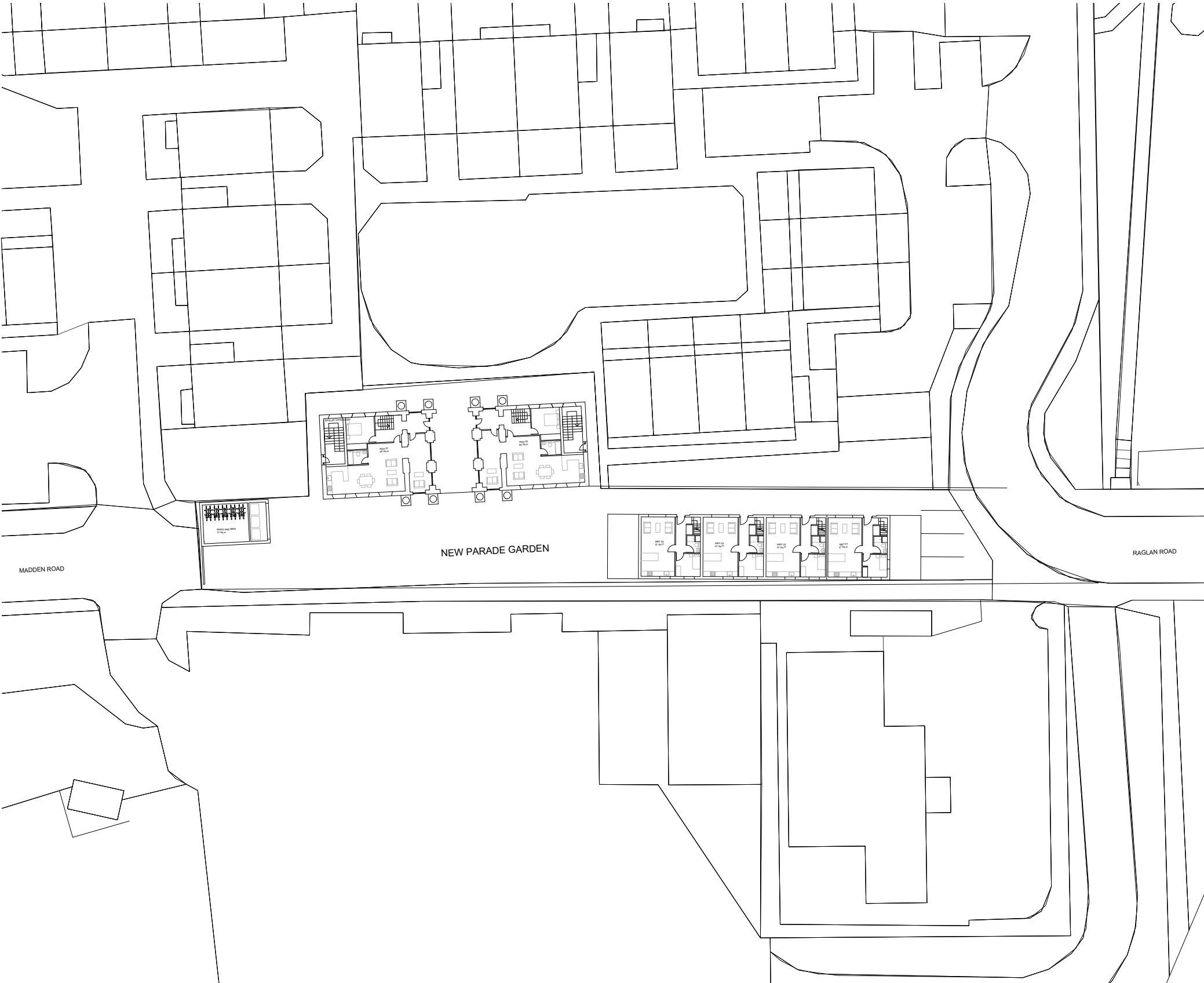
The scheme proposes a mix of new residential units with a **total of 8 units**:

- 2 x 4 bedrooms, 6 people duplex units within Raglan Gatehouse
- 2 x 3 bedrooms, 5 people duplex units within Raglan Gatehouse
- 4 x 3 bedrooms, 5 people new terraced units along Madden Road

The size of flats 3 and 4 in the Gatehouse have been reduced from 4 bed units to 3 bed units. As it stood the flats did not meet the minimum area per the technical housing standard and are more suitable as three bedroom units.

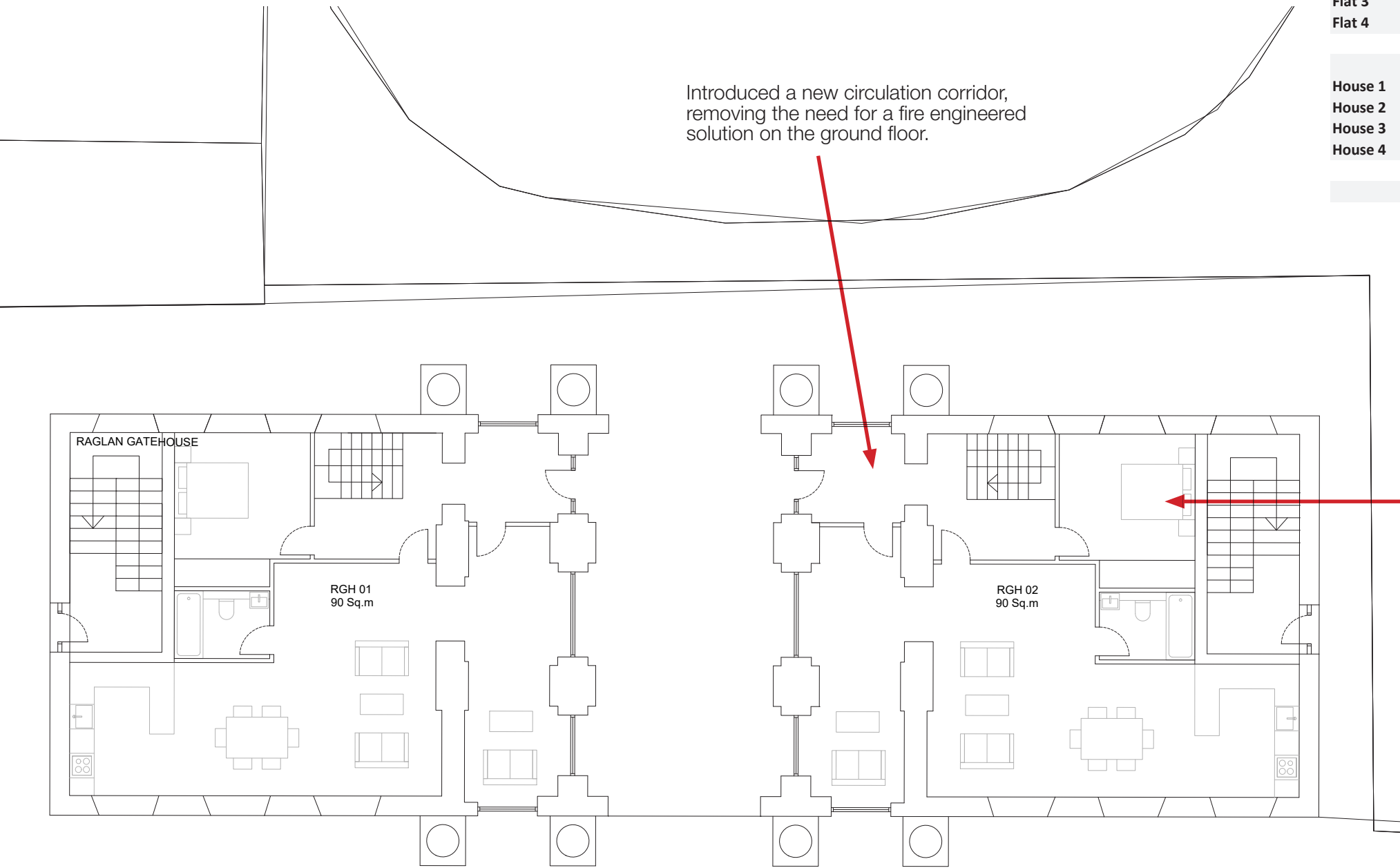
		GIA per unit (SQM)		Built-in Storage (SQM)		Outdoor ammenity (SQM)
CODE		Proposal	minimum per technical housing standard	Proposal	minimum per technical housing standard	
Flat 1 Flat 2 Flat 3 Flat 4	Raglan Gatehouse					
	Bikes/Bins	31				
	4b 6p duplex	135	106	4.9	3.0	11
	4b 6p duplex	135	106	4.9	3.0	11
	3b 5p duplex	98	93	3.8	2.5	14
Flat 4	3b 5p duplex	98	93	3.8	2.5	14
House 1 House 2 House 3 House 4	Madden Road Terrace					
	3b 5p House	95	93	3.9	2.5	27
	3b 5p House	95	93	3.9	2.5	-
	3b 5p House	95	93	3.9	2.5	-
	3b 5p House	95	93	3.9	2.5	27
Total		877				

Proposed Plans



Proposed site plan

Proposed Plans
Raglan Gatehouse

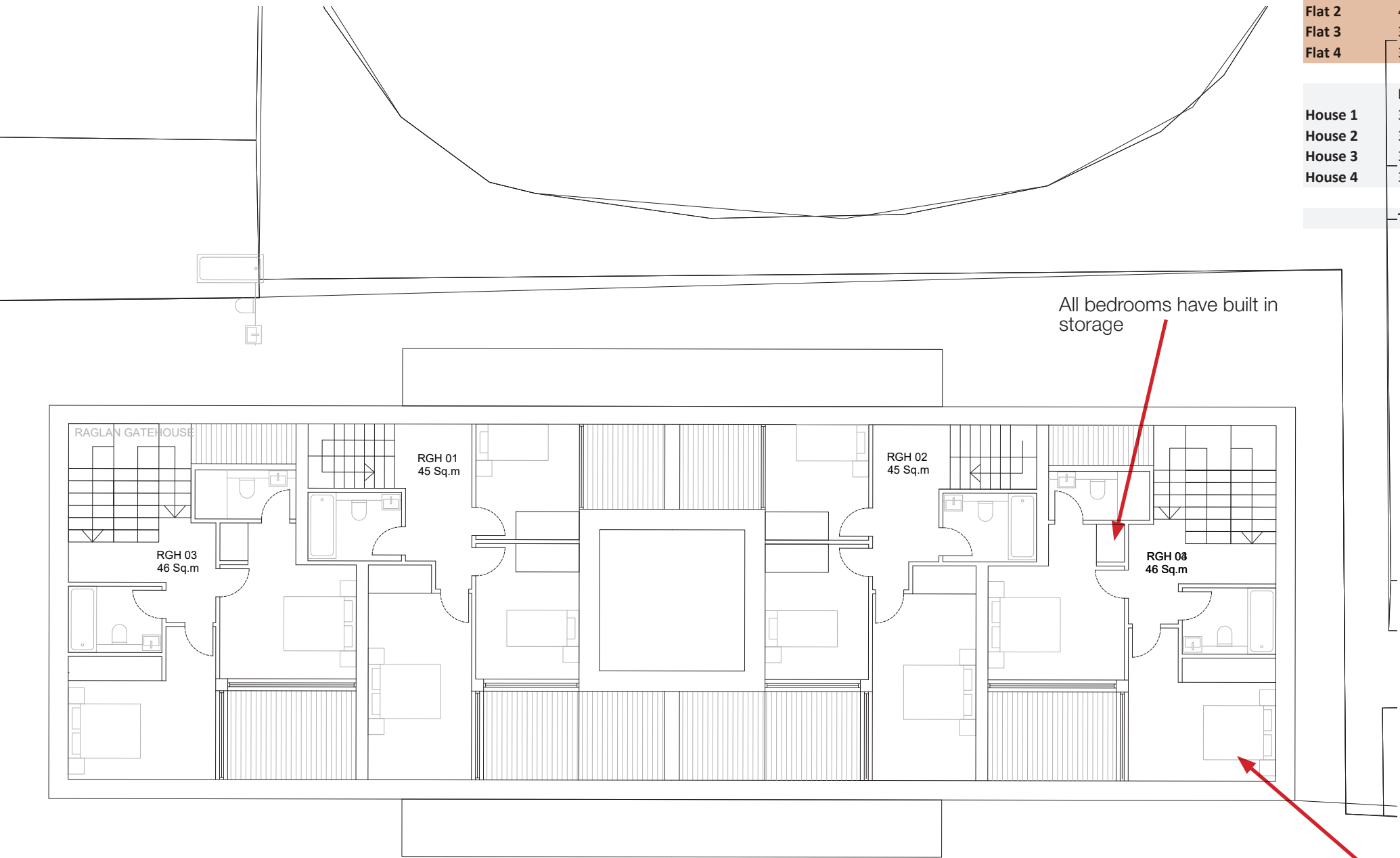


CODE		GIA per unit (SQM)		Built-in Storage (SQM)	
		Proposal	minimum per technical housing standard	Proposal	minimum per technical housing standard
	Raglan Gatehouse				
	Bikes/Bins	31			
Flat 1	4b 6p duplex	135	106	4.9	3.0
Flat 2	4b 6p duplex	135	106	4.9	3.0
Flat 3	3b 5p duplex	98	93	3.8	2.5
Flat 4	3b 5p duplex	98	93	3.8	2.5
	Madden Road Terrace				
House 1	3b 5p House	95	93	3.9	2.5
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House 3	3b 5p House	95	93	3.9	2.5
House 4	3b 5p House	95	93	3.9	2.5
Total		877			

NEW PARADE GARDEN

Proposed Ground floor plan

Proposed Plans
Raglan Gatehouse



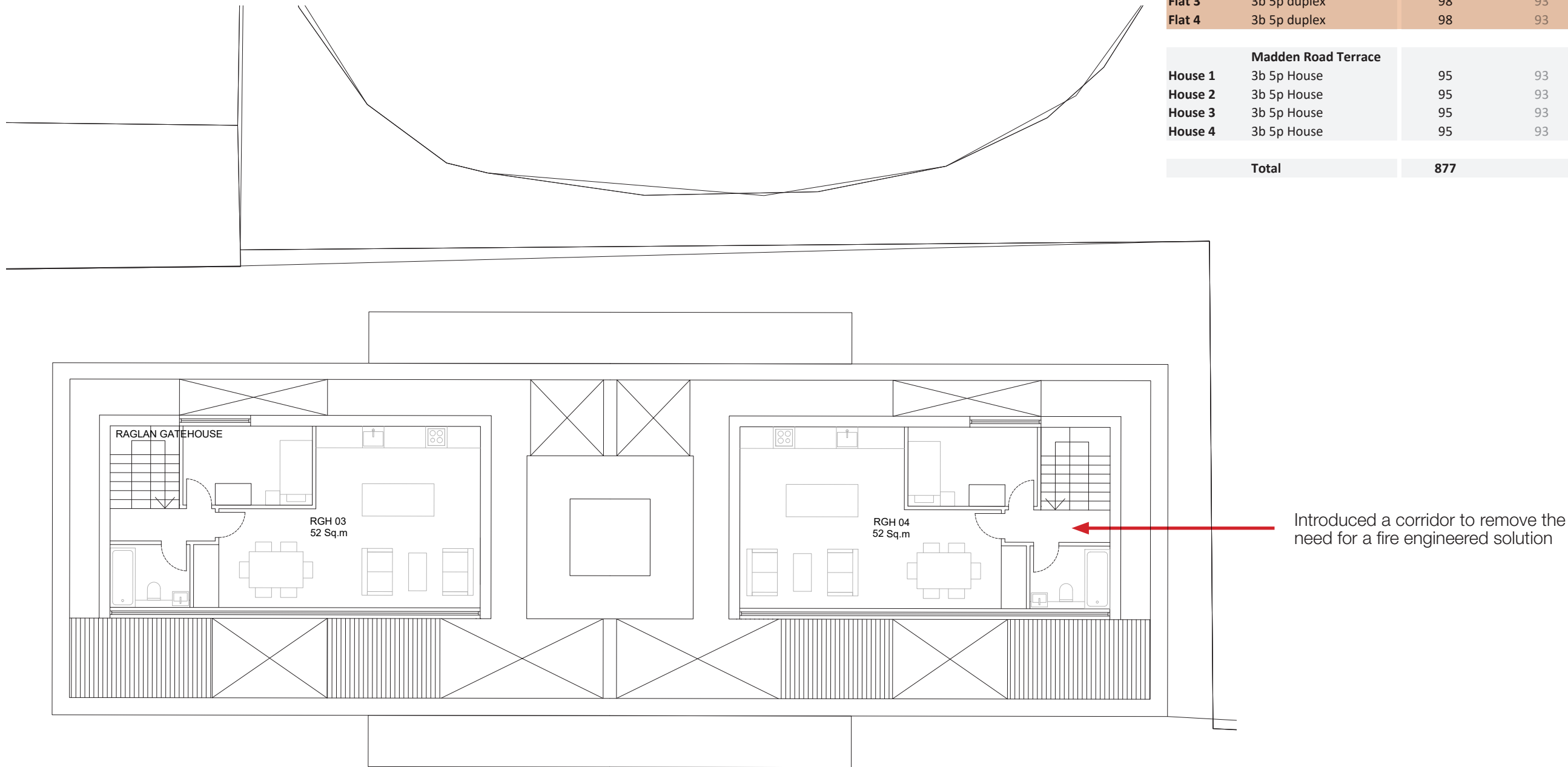
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NEW PARADE GARDEN

Proposed First floor plan

Proposed Plans
Raglan Gatehouse

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NEW PARADE GARDEN

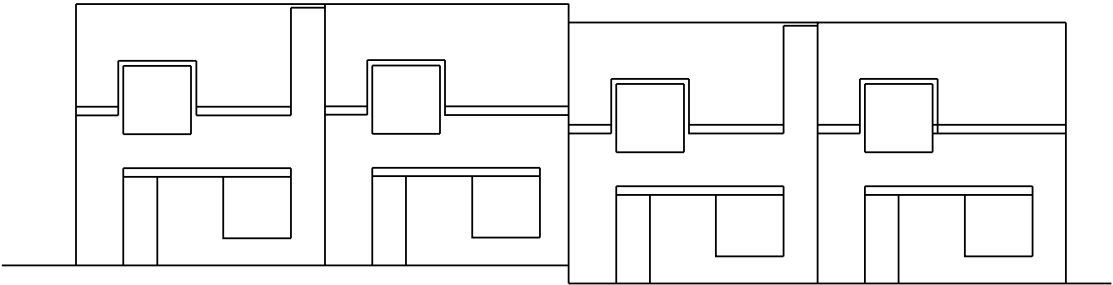
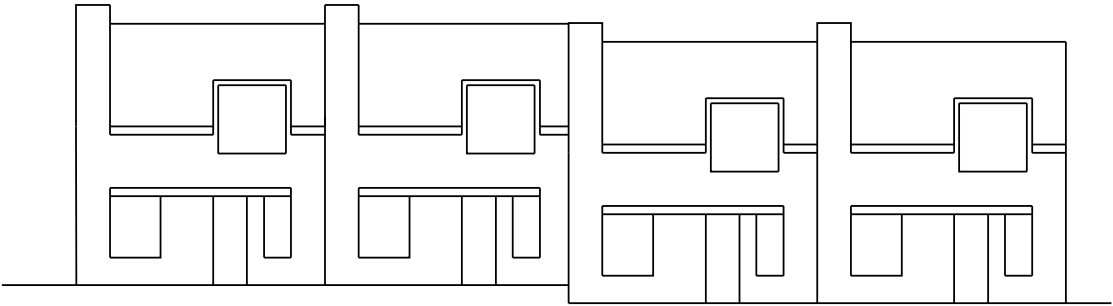
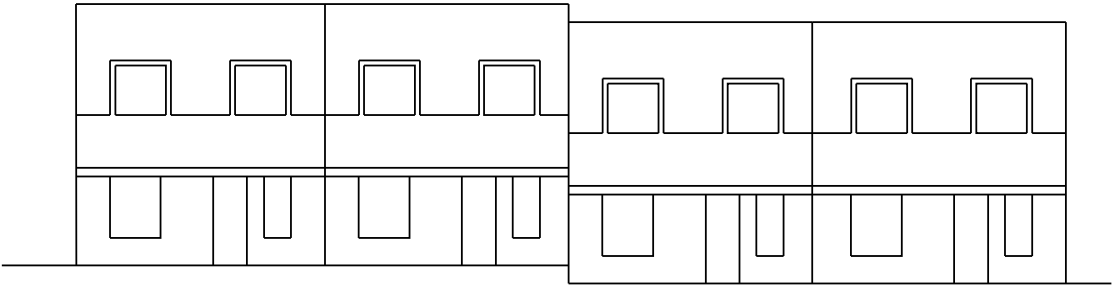
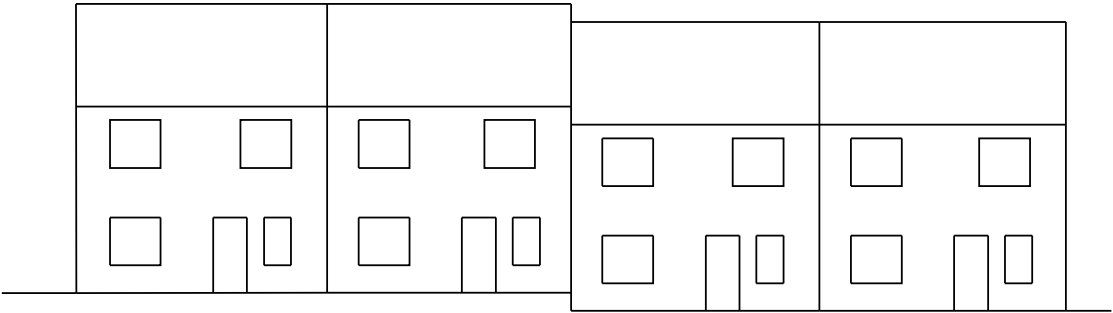
Proposed Second floor plan

Proposed Plans

Madden Road Terrace

The new terrace on Madden road will have a total of four houses, each with 3 bedrooms. The first unit and the fourth unit will benefit from a small garden to the side of the property which can be accessed from the living area.

The terrace was developed as per these diagrams, starting with a basic facade then gradually adding more detail.



Proposed Plans
Madden Road Terrace



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Proposed Ground floor plan

[illegible]

The architectural floor plan illustrates a four-unit residential building, labeled MRT 01, MRT 02, MRT 03, and MRT 04. Each unit is 47 Sq.m. The plan shows a symmetrical layout with two units on each side of a central corridor. Each unit includes a living area, kitchen, bathroom, and bedroom. Staircases are located at the ends of the units. The building is situated on a plot with a road to the left and a parking area to the right.

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Design Precedents



Design Precedents



