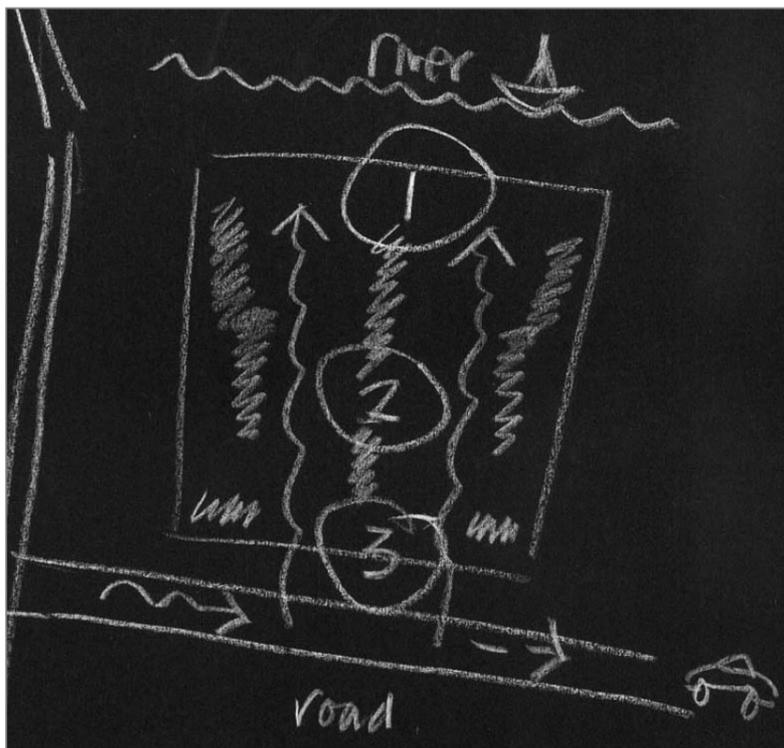


The limited palette of nearby Quay West compared to the less disciplined palette of other contemporary interventions was also considered and a collective decision made to reflect a wharf like riverside ambience, of strong rigour, limited palette of high quality materials characterised by a soft buff mellow brick of distinctive quality. North-South axes to the main buildings would ensure sunlit routes through the development adding permeability and legibility. Soft curved headed larger lintol aperture soldier courses were seen as a contemporary reflection of this wharf like association, as was the appropriate treatment of apartment balconies. Such treatments would flank the western and eastern fringe, while a more pavilion like form and aesthetic would be introduced into the two central buildings and be set between the two main public boulevards.

Low rise Town Houses onto Broom Road could feature, as the only east-west linearity, as these would instate greater streetscape (the now lost ribbon villa developments of the 1850s had ensured there had never been a strong streetscape, unlike for example, in High Street itself), while the predominantly north south running apartment buildings would ensure good sunlight penetration into the site. In addition an underground secure car park would ensure a strong sense of landscape setting, another key component of successful character enhancement.



Three variations on this concept were considered in detail, and illustrated graphically below (bottom left).

These were whether the main public/residential open space should be at the water edge (1) or at the site entrance in the form of a pocket "green" (3), or centrally as a pocket piazza (2). There were merits in each.

- **Providing public access along two new avenue boulevards to the river promenade which was seen as a key reinforcement of local character should not end in anti climax.**
- **Providing a small "village green" frontispiece would mean the apartment building behind would not break the streetscape linearity of the three storey Broom Road townhouses and affordable apartments would help further 'invite' pedestrian movement into the site**
- **A pocket piazza at the centre would provide a natural fulcrum off which the development would set.**

It is not surprising that given the townscape, and amenity benefits these would provide that the design evolved to provide all three by shortening the middle built form and breaking it into two separate forms (pragmatically termed 'B' and 'D', but originally part of an **alpha, beta, gamma, delta, epsilon and zeta** nomenclature).



Above and below: Early imagery exploring the sense of added value and wider community benefit. The sense of a local destination and a green, almost civic, parkland like ambience.

