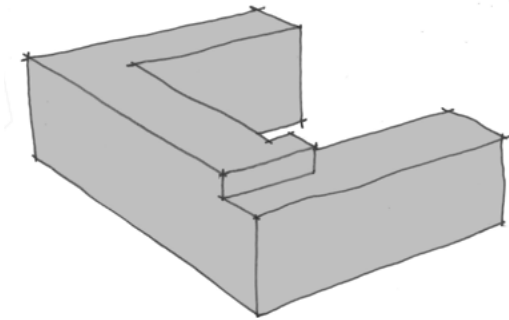
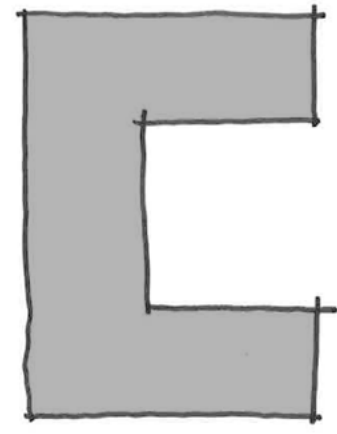


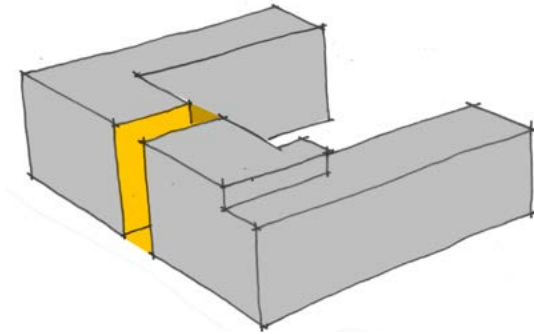
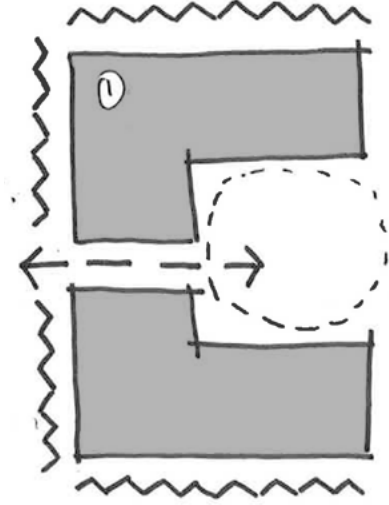
4.4 The Gateway

Character development



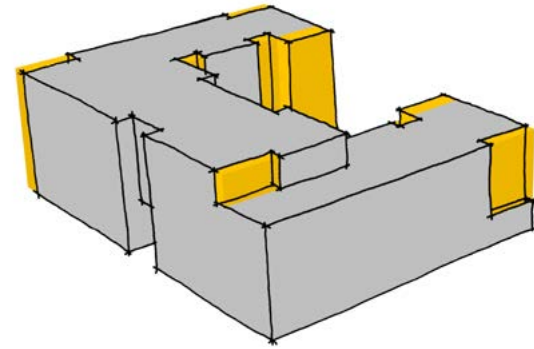
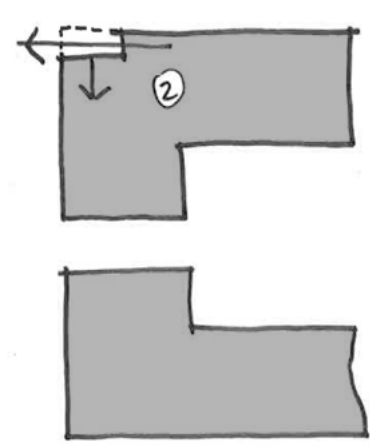
Original

- > Shape from the outline planning;
- > Fits within the outline parameters.



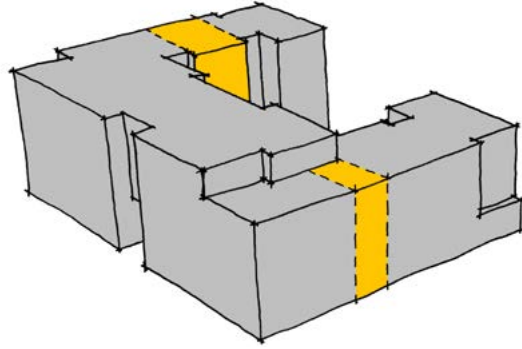
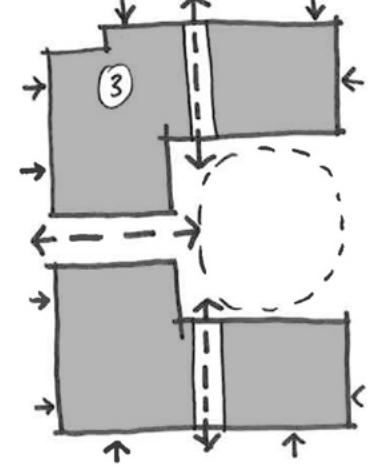
01 - Activation

- > Splitting the two elements to create permeability and elevation activation;
- > Establishing active frontages onto the main roads; and
- > Establishing secondary active frontages onto the amenity and courtyard.



02 - Asymmetry and dual aspect

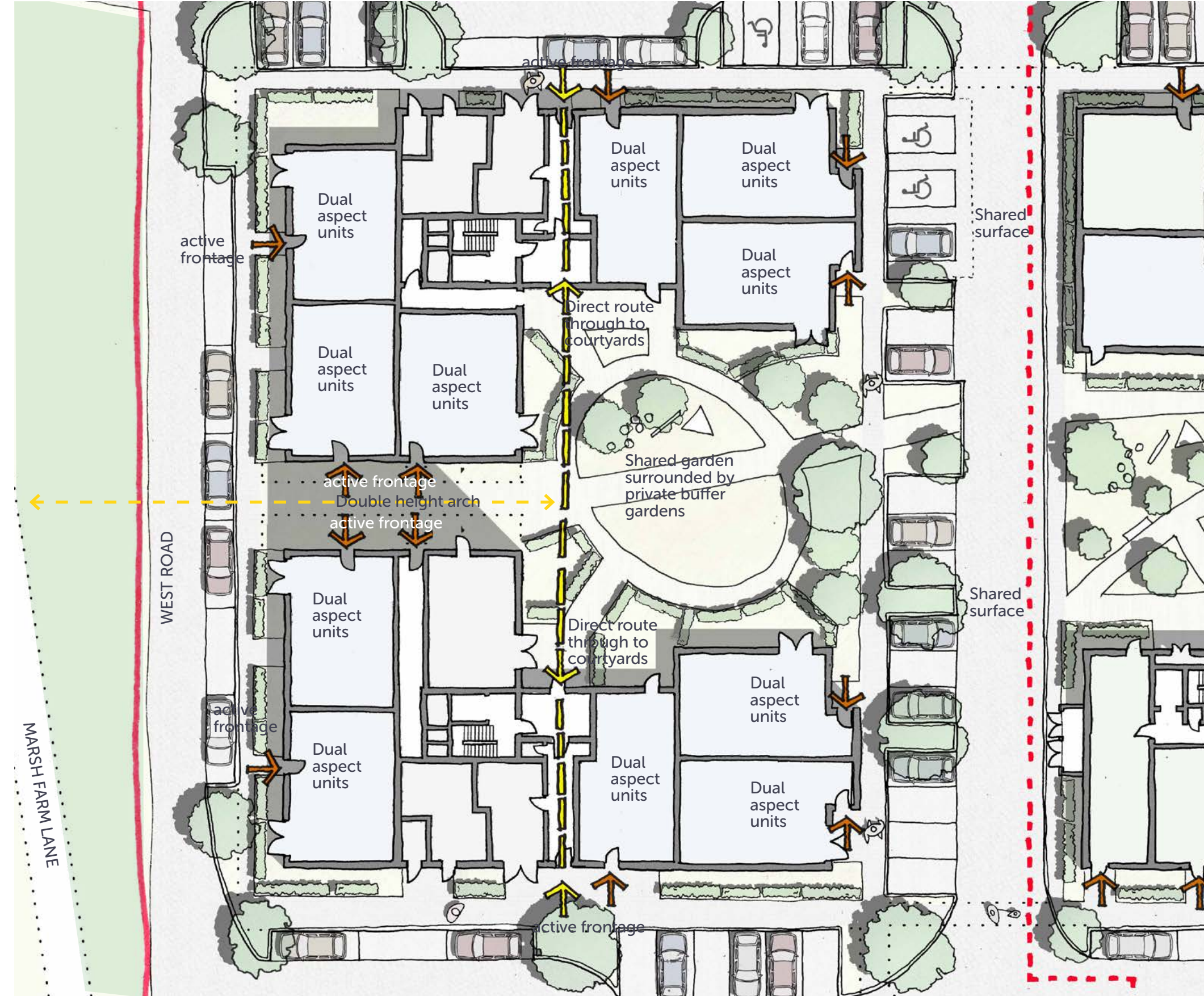
- > Creating elevational hierarchy between the two elements through variations; and
- > Creating a secondary view for flats.
- > Introduction of an archway between arms of the building



03 - Routes through the building

- > Creating a slot within the plan providing direct access to the central amenity for residents and visual intrigue in the street scene;
- > Establishing front doors onto the streets to activate the street scape.

Character



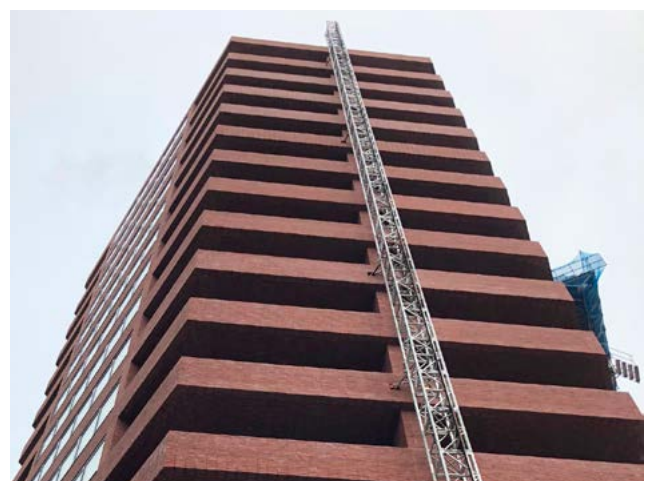
Character diagram



Modern mansion blocks - Stefan Forster



Feature brickwork, Horizontality, windows - Morris & company

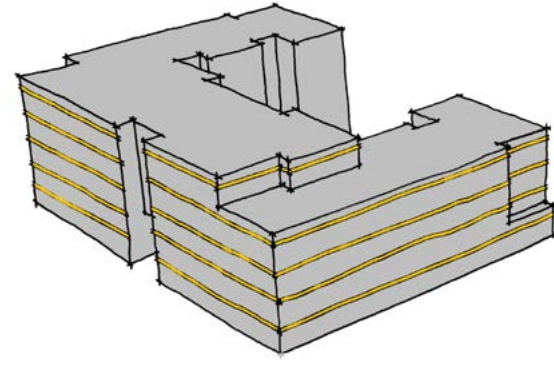


Brickwork balconies - Anthology Hoxton Press - Karakusevic Carson Architects and David Chipperfield Architects

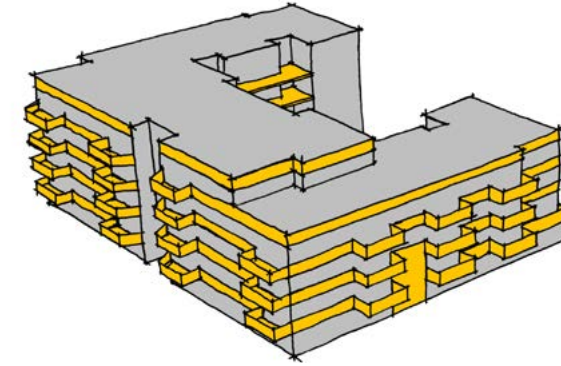
Elevational character

The approach for the Gateway blocks will lead people into the site with their architectural approach and pull details from mansion block architecture and the 30's features in the area

- > Horizontal emphasis
- > Ground floor emphasis of entrances
- > Inset balconies into the courtyard
- > Protruding balconies onto the street
- > Brick detailing for emphasis



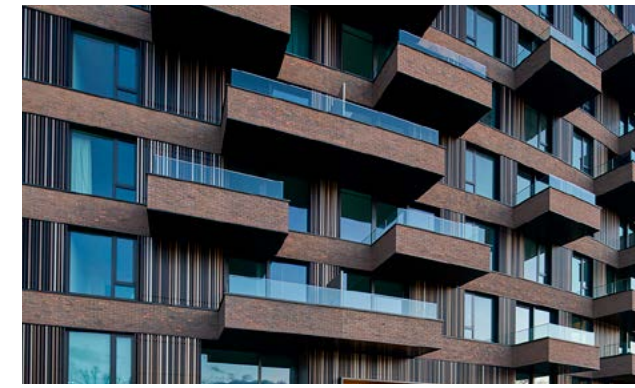
Horizontal emphasis and key features in balconies



Elevational precedent 01 - Cholmeley Lodge



Elevational precedent 02 - The Reach - Pitman Tozer



Elevational precedent 03 - The crescent TV centre

Elevational development

Access through the block into amenity space beyond to increase permeability within the site

- > Gateway
- > Access to flats



Archway precedents



Indicative bay study

Elevational approach

The South facing elevations will have recessed balconies and brickwork to emulate the bay features in the area. And provide natural shading to reduce overheating to the flats.

Feature detailing in the brickwork will add character to the design and provide a Horizontality which is associated with the current buildings on the site.

Vertical inset entrance will punctuate the Horizontality and provide wayfinding in the streetscape.

Modern windows with characteristics similar to 1930's windows will provide a rigour to the elevations.



Horizontal emphasis



Local bay vernacular - Balconies emulate this.



Inset top floor towards the new houses

Brick banding

Banding continues into the balconies

Contrasting brickwork to ground floors

Front doors to ground floor flats activate street level

Defensible spaces

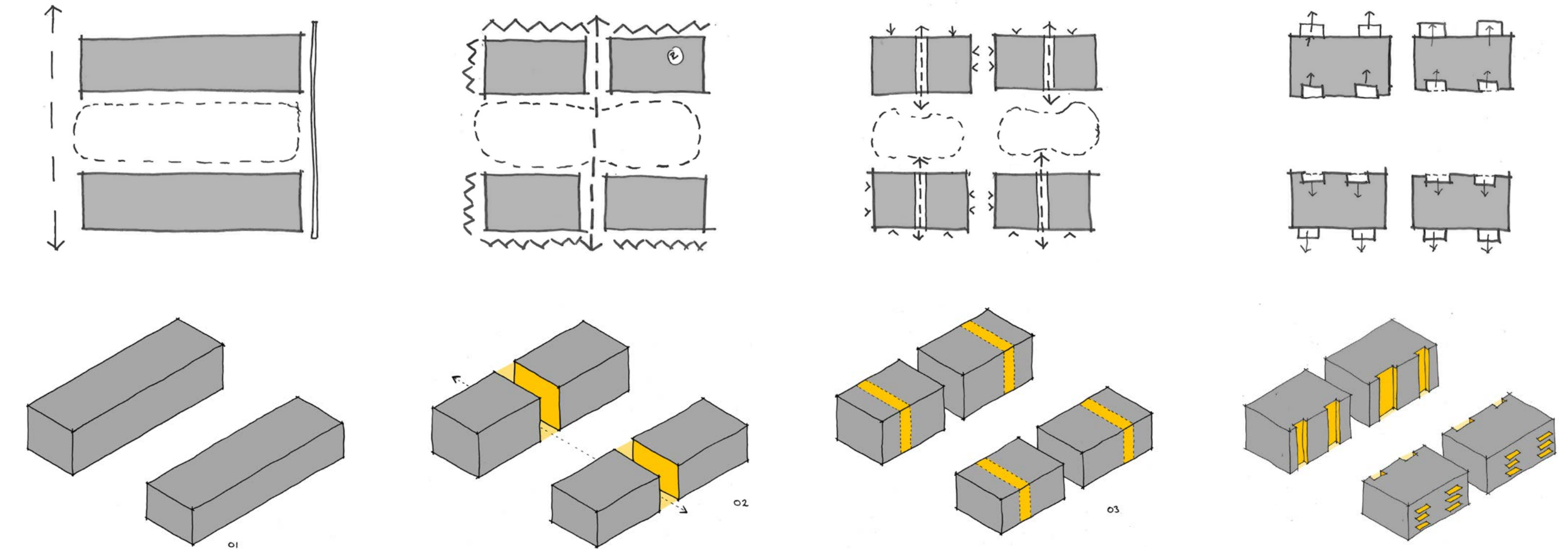
Indicative bay study - Contrast brickwork



Indicative view looking south-east from vehicular entrance to site

4.5 The Courtyard

Character development



Original

- > Shape from the outline planning;
- > Fits within the outline parameters; and
- > Sets up clear boundaries with houses and street.

01 - Increasing permeability & Activation

- > Splitting the linear blocks to create more activation and to be more in keeping with the surrounding context; and
- > Establishing the primary and secondary frontages.

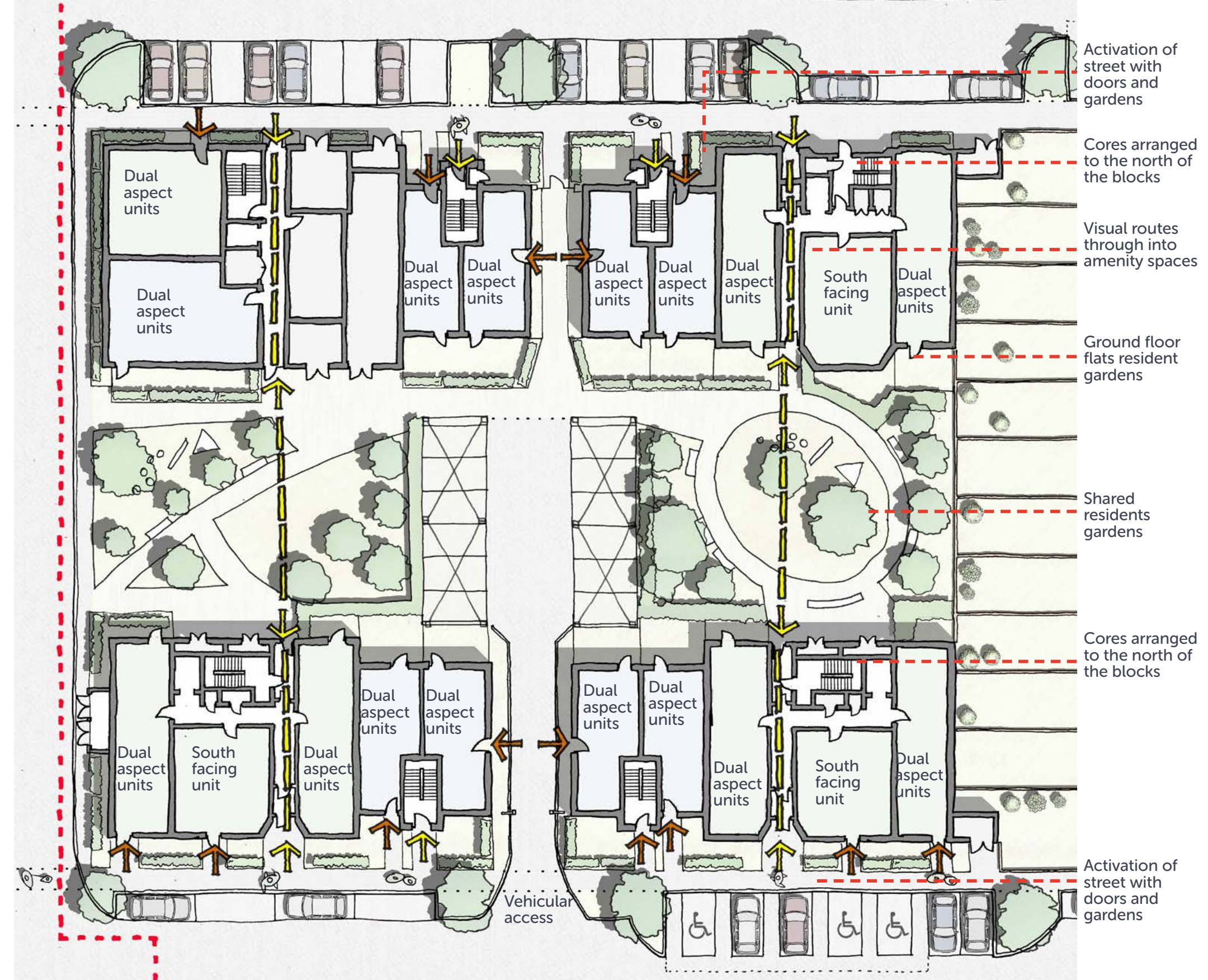
02 - Routes Through The Building

- > Creating a slot within the plan providing direct access to the central amenity for residents and visual intrigue in the street scene; and
- > Establishing front doors onto the streets to activate the street scape.

03 - Elevational Activation & Context

- > Creating hierarchy of balconies;
- > Protruding balconies responding to the street; and
- > Inset balconies responding to the amenity spaces.

Character



Character diagram



Brick colour/type change in courtyards - Barrier Park



Wrapping balcony forms in mansion blocks

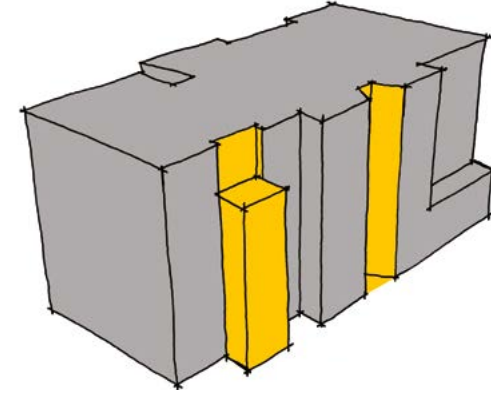


Amenity between two smaller blocks - Pages Walk, BPTW

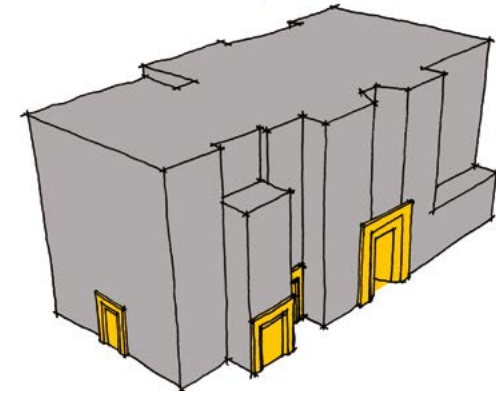
Elevational character

The approach for the Courtyard flat blocks will respond to the existing College building and some of the 1930's features in the area.

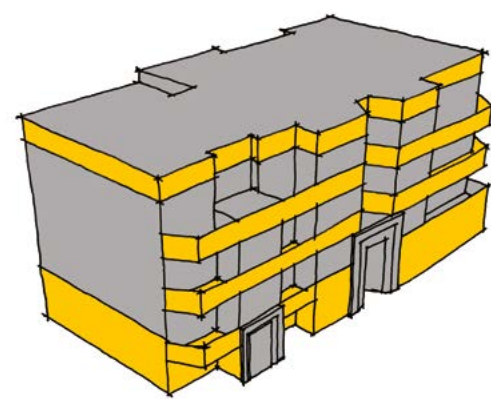
- > Horizontal emphasis
- > Vertical emphasis to entrances
- > Balconies punctuating facade
- > Horizontal brick detailing
- > Defined cores



Horizontality



Verticality to entrance



Protruding balconies & horizontal banding



Precedents - Stefan Forster; Hawkins Brown; Maccreanor Lavington



Maisonette layouts

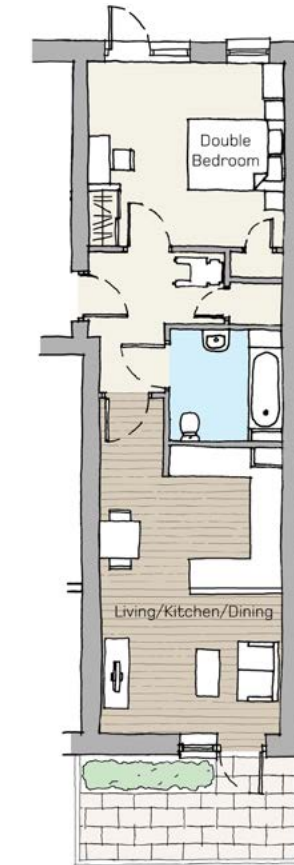
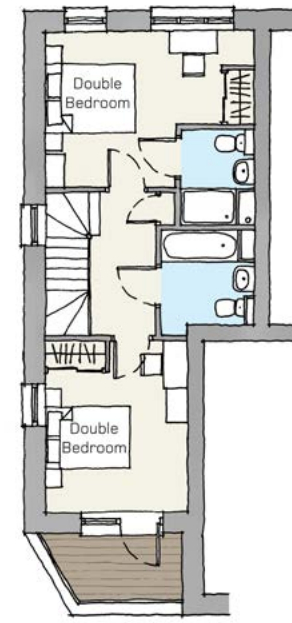
- > Maisonettes are arranged at the ends of the blocks and have front doors or shared access with only one other unit.
- > Depending on where the unit is it will either have a private terrace or a balcony

Typical flat layouts

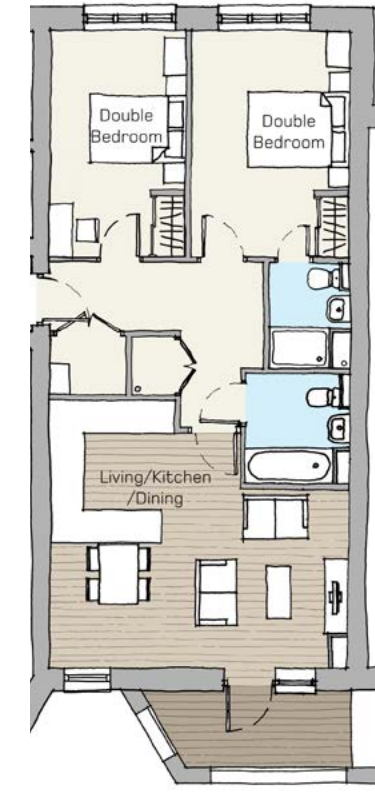
- > The majority of the flats within the scheme have been designed to be dual aspect.
- > All units have a private balcony or terrace depending on their location within the site.



2 bed maisonette



1 bed wheelchair; 1 bed flat; 2 bed flat



Indicative bay study

Primary southern elevational approach

The South facing elevations will have recessed balconies and brickwork to emulate the bay features in the area. And provide natural shading to reduce overheating to the flats.

Feature detailing in the brickwork will add character to the design and provide a horizontality which is associated with the current buildings on the site.

Vertical inset entrance will punctuate the horizontality and provide wayfinding in the streetscape.

Modern windows with characteristics similar to 1930's windows will provide a rigour to the elevations.



Bay Precedents - Maccreanor Lavington - South Gardens

Primary northern elevational approach

These elevations will have a harder feel to them with less protrusions allowing as much light as possible to enter the flats.

Detailing in the brickwork to add character to the design and provide a horizontality which is associated with the current buildings on the site.

Vertical protruding entrance will punctuate the streetscape.

Modern windows with characteristics similar to 1930's windows will provide a rigour to the elevations.



Banding Precedent - Haworth Tompkins - Meeting House Lane



Courtyard blocks - Blocks 1 & 2_South Road bay study

Contrasting brickwork to coping

Inset balconies provide privacy and natural shading

Regular windows create a rhythm in the facade

Bay feature within elevation

Inset Entrance with vertical emphasis

Defensible spaces



Courtyard blocks - Blocks 3 & 4 _North Road bay study

Balconies create a bay feature giving relief to the elevation

Brick banding - providing horizontality

Contrasting base - creating a grounding for all of the blocks

Protruding entrances with brick corbelling detail



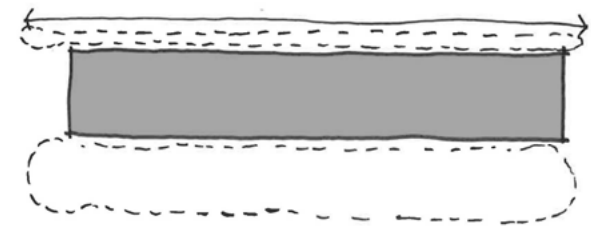
Indicative view looking west on North Road

4.6 Domestic Streets

Character development

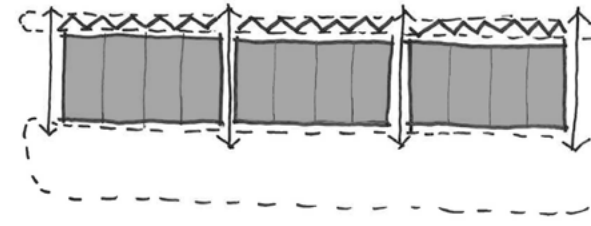
Original

- > Shape from the outline planning;
- > Fits within the outline parameters;
- > Gardens, buffers and routes established.



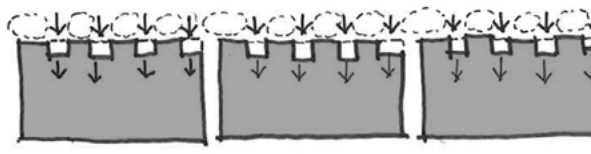
01 Increasing permeability & activating

- > Short Terraces of 4 houses to mirror the Heatham Estate;
- > Creating routes between the blocks increasing permeability;
- > Runs of activation, protected by planted buffers.



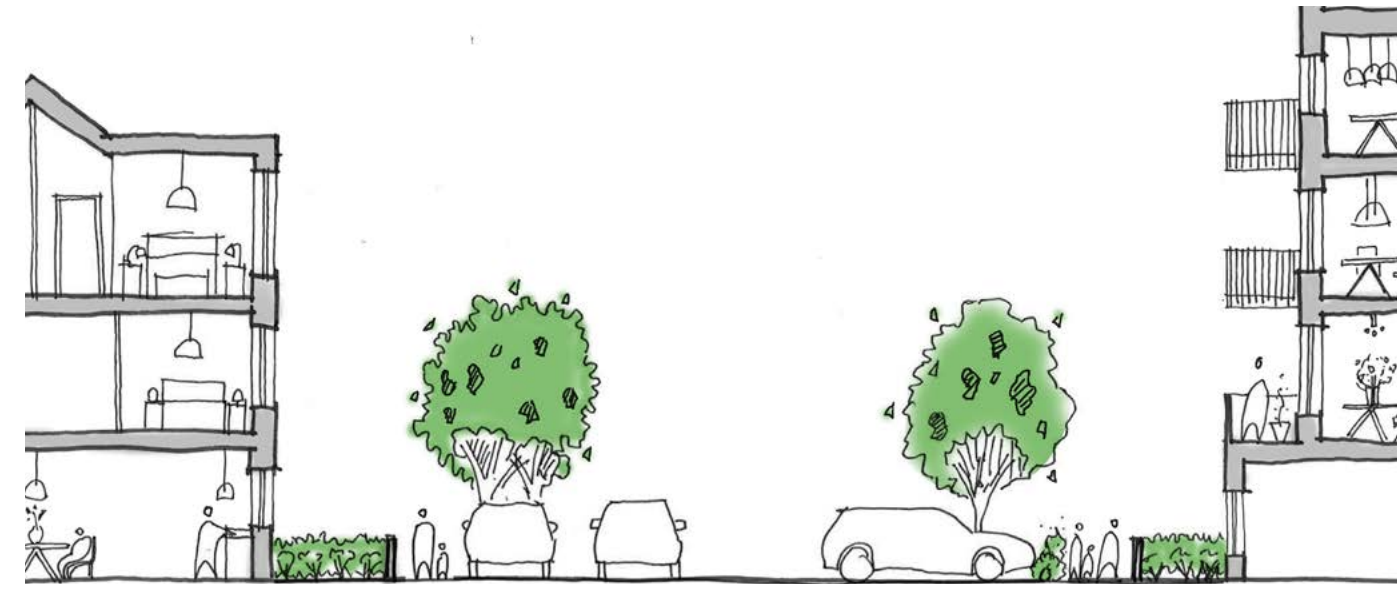
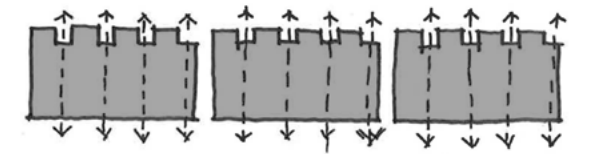
02 - Rhythm and elevation

- > Introducing bays or indents within the elevation to activate the frontages. Drawing from Heatham Estate and surrounding context;
- > Amenity and entrances punctuate the street.

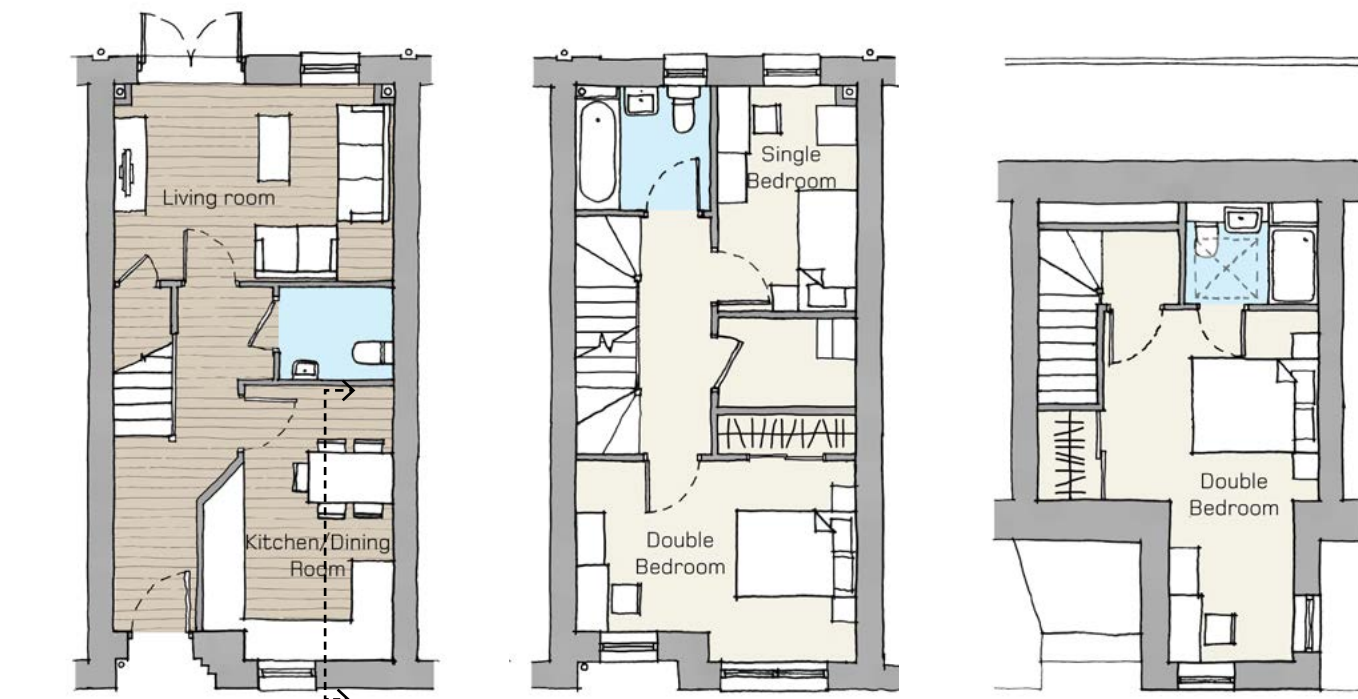


03 - Visual route

- > Providing a distinct connection between the fronts and the gardens of the houses - direct line of site as you enter the property.



Proposed street section showing the relationship between houses and flat blocks



Proposed plan

Character



Character diagram



Inset entrances - St Andrews Maccreanor Lavington Architects

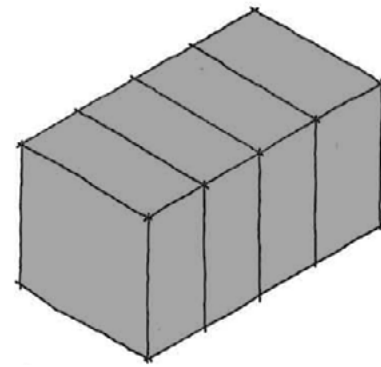


Flats & houses street relationship - London Road, PTE

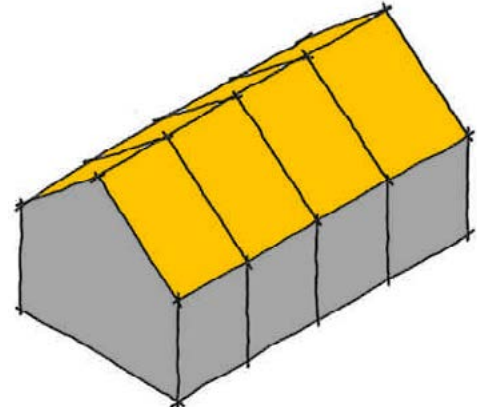


Modern bays - Reynard Mill, BPTW

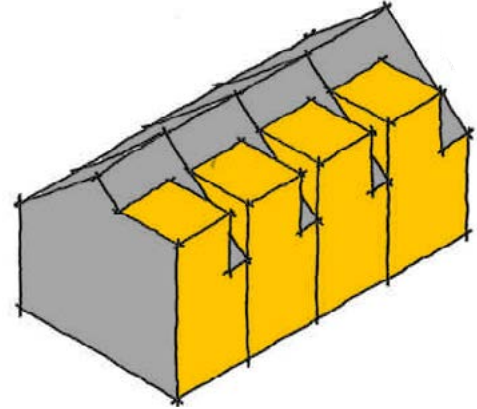
Elevational development



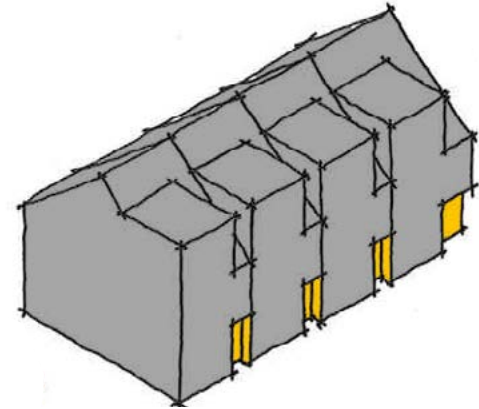
Groups of 4, 3 storeys



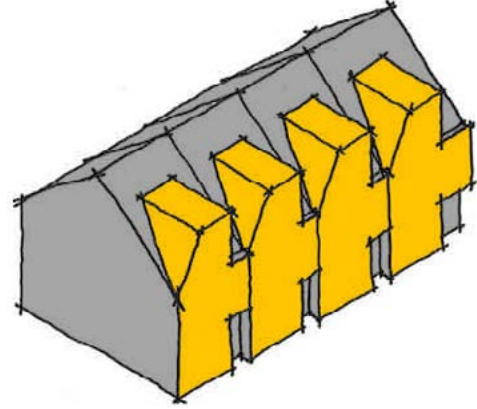
Room in the roof - design code



Bays - surrounding context



Inset entrances - surrounding context



Modern Interpretation - bays



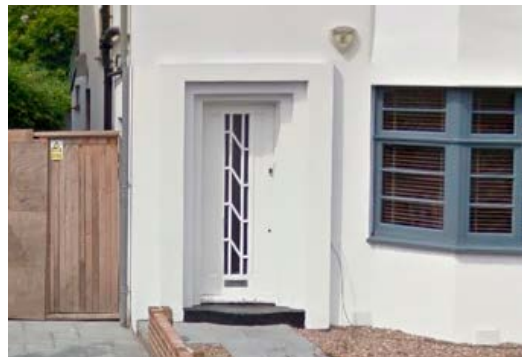
Existing house bays in the area - Heathfield Estate to the east of the site



Modern precedent; Reynard Mills - BPTW



Modern precedent; London Road - PTE



Existing house entrances in the area - Heatham Estate to the east of the site



Indicative bay studies

The approach for the house elevations is to respond to the surrounding context and the distinctive elevations of the local housing.

Primary Elevations:

- > Clear definition of entrances
- > Horizontality associated with 1930's buildings
- > Bays
- > Hipped/Pitched Roof styles

Entrances

- > Set back from main Facade
- > Defined Portal
- > 30's angular arch

Dormers

- > Single pitch to break up the form and respond to the duality of pitches in the area
- > Part of the roof form as opposed to an extension of it.

Horizontality

- > Found in the existing College building and surrounding architecture of the area
- > Modern interpretation of this
- > Reflected in the flat blocks.

Tile roof in keeping with surrounding area

Modern bay - Pitch

Horizontal emphasis

Inset entrance - brickwork feature



Indicative bay study - modern bay



Indicative view down the south road towards Egerton Road.

4.7 Mews Streets

Character development

Original

- > Shape from the outline planning;
- > Fits within the outline parameters;
- > Gardens, buffers and routes established.

01 Activating Frontage

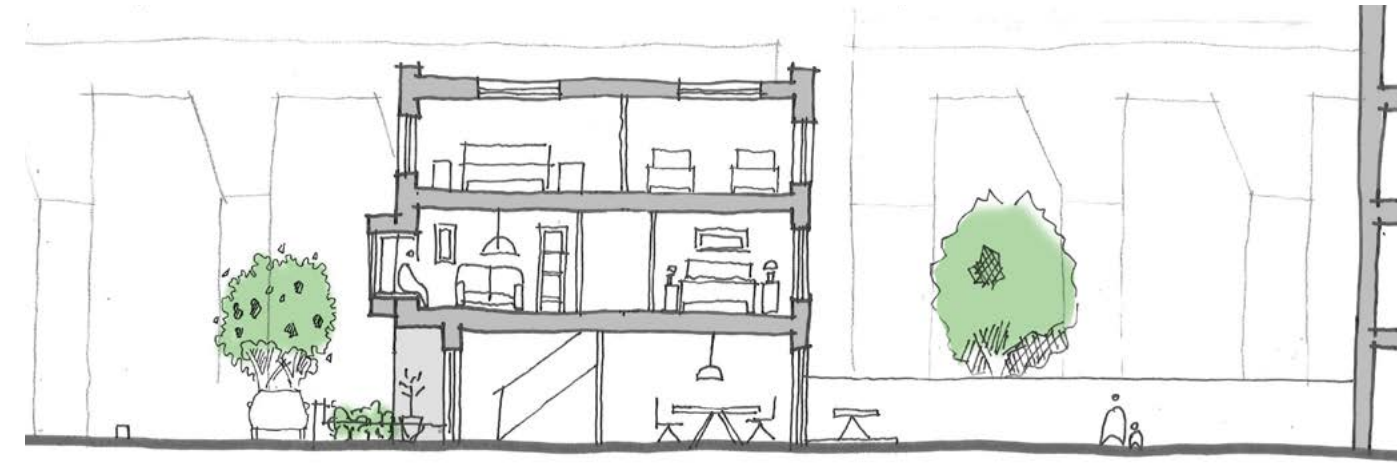
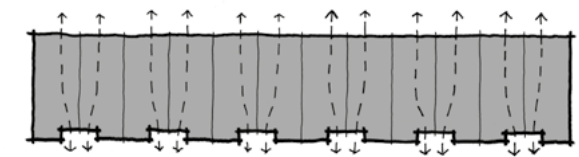
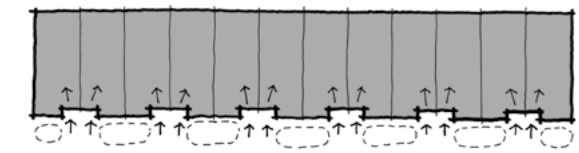
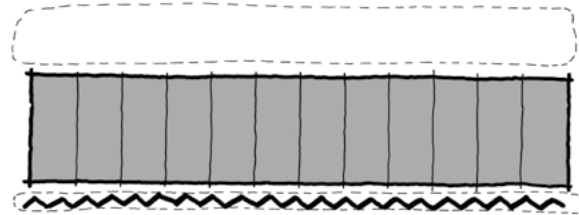
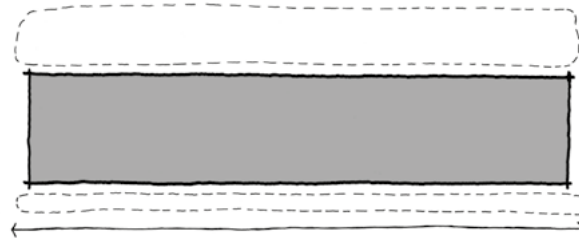
- > Runs of activation, protected by planted buffers.

02 - Rhythm and Elevation

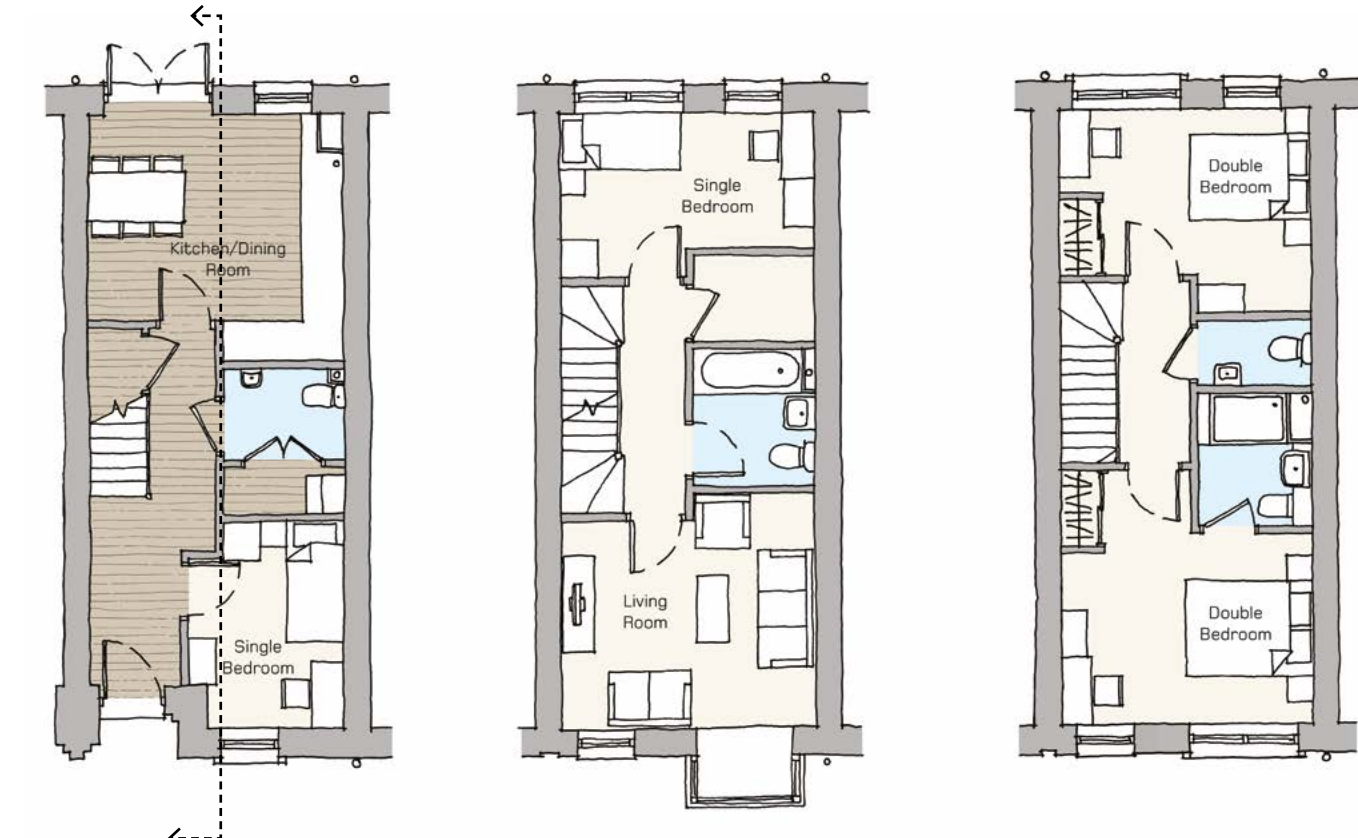
- > Introducing indents within the elevation to activate the frontages. Drawing from Heatham estate and surrounding context;
- > Paired entrances punctuate the street.

03 - Visual Route

- > Providing a distinct connection between the fronts and the gardens of the houses - direct line of sight as you enter the property.

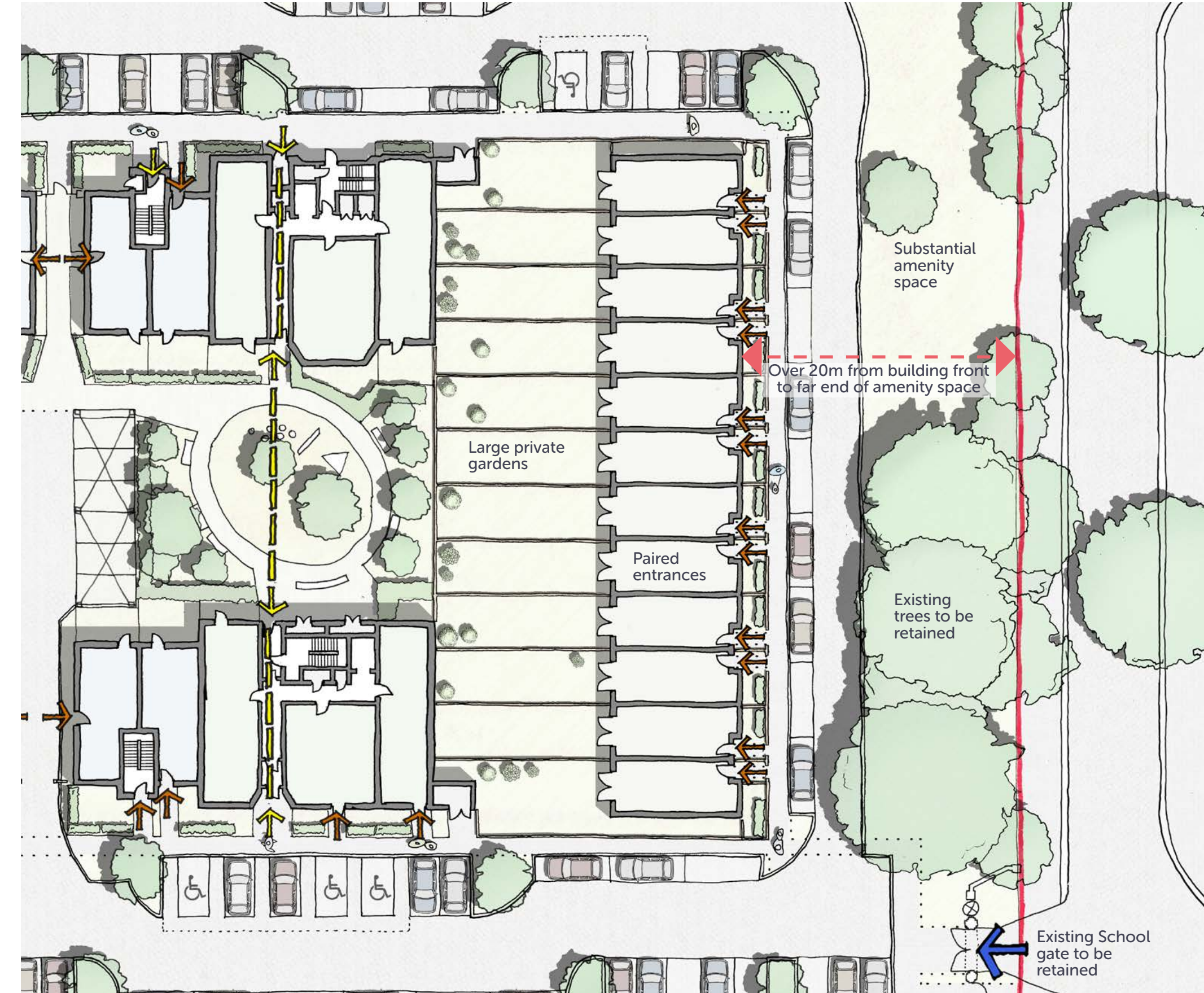


Proposed street section



Proposed plan

Character



Character diagram



Inset entrances - St Andrews Maccreanor Lavington Architects

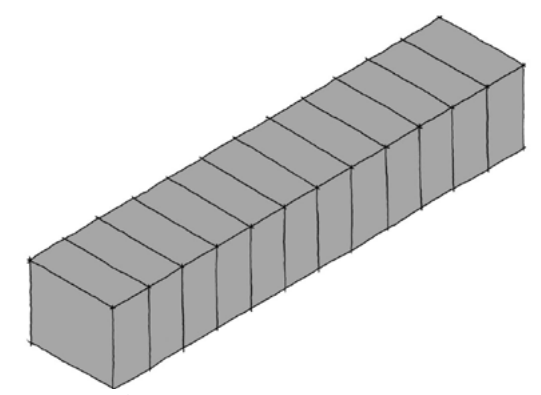


Kidbrook Houses - Paired entrances with flat roofs

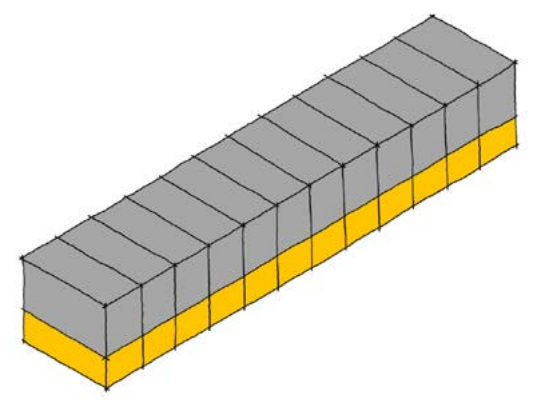


Modern oriel- Hafer Road - Peter Barber

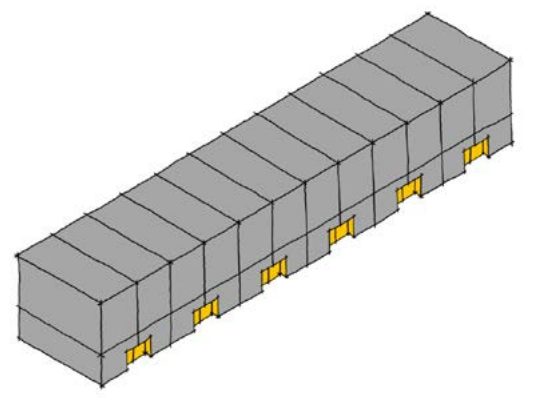
Elevational development



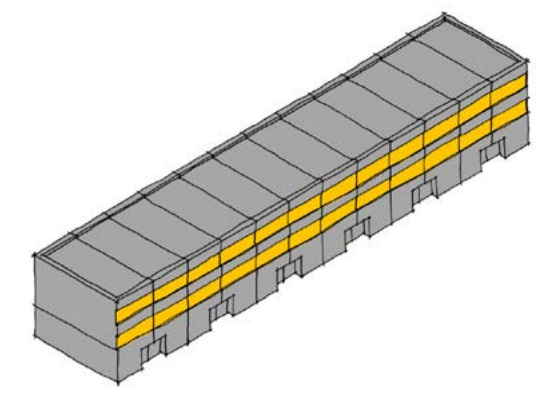
Terrace of 3 storeys



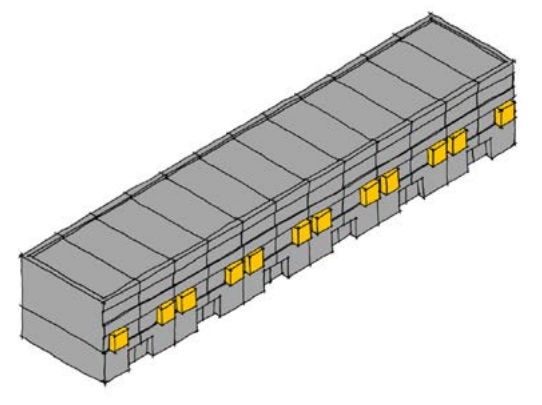
Ground floor linking with courtyard



Inset entrances (paired)



Banding



Modern oriel



Modern precedent; Magna Cambridge - BPTW



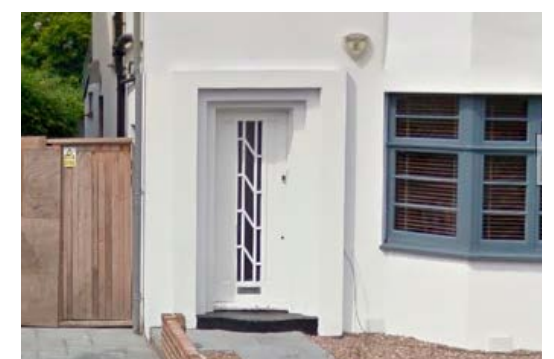
Modern precedent; Hafer Road - Peter Barber



Existing oriel features in surrounding area



Banding in College - 3 storeys & flat roof



Existing house entrances in the area - Heatham Estate to the east of the site



Indicative bay study

The approach for these house elevations is to respond to the surrounding context and developing context within the site.

Primary Elevations:

- > Paired entrances
- > Horizontality associated with 1930's buildings
- > Flat roofs - existing College building vernacular

Entrances

- > Set back from main facade
- > Defined portal entrances
- > Developing style from surrounding house entrances

Windows

- > Modern oriel responding to surrounding examples in existing houses.
- > Framing to windows - example from College and surrounding area.

Horizontality

- > Apparent in the existing College building and surrounding architecture of the area
- > Reflected in the flat blocks.
- > Contrasting base brick colour tying into other areas of the site.

Large windows to all rooms with surrounds detail in key locations

Modern oriel

Contrasting brickwork to ground floor

Inset and grouped entrances with corbelled detail



Indicative bay study - Detail windows



Indicative view along East Road and South Road