

12.0

ARCHITECTURE & MATERIALITY

12.1 LOCAL ARCHITECTURE

The existing buildings in the conservation area and along Fitzgerald Avenue provide inspiration for the volumes and forms of the proposal. Typical building forms, details and materials in the surrounding context have been identified, which help give the site its scale and character.

The proposal looks to draw inspiration from these vernacular details as well as the guidelines set in the design code, to ultimately enhance the site character.

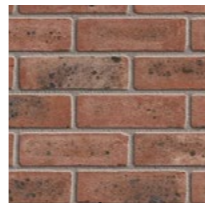
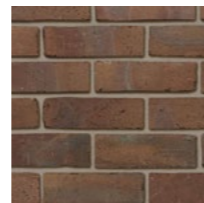
Gables - Mono Pitch



12.2 EXISTING SITE MATERIALITY

The existing buildings on site has a palette of red bricks various shades.

The proposals take precedent from the existing building palette as well as retained BTM's for contextual material response.



12.3 FACADE STRATEGY

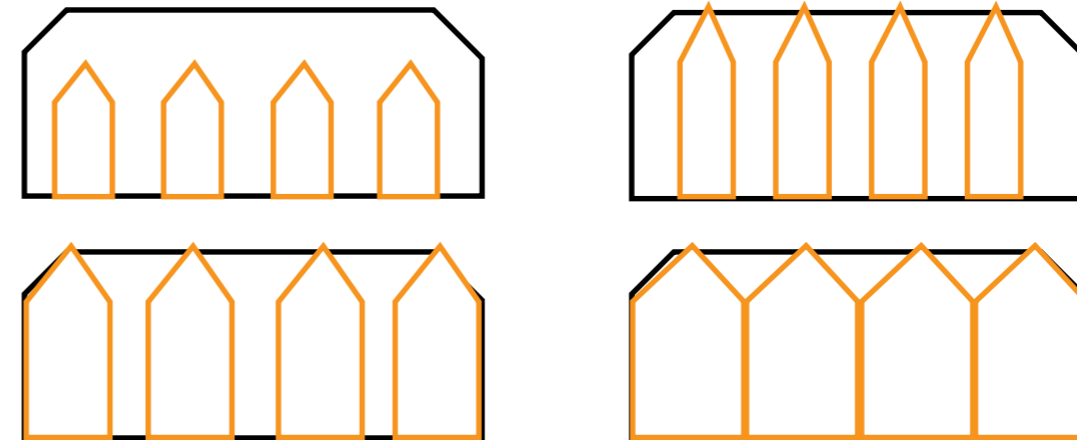
The facade strategy seeks to break down the massing of the blocks through high quality design, detailing and use of materials. An array of architectural features will be used to create a layered facade impact and avoid excessive standardisation.

3 typical bay conditions are identified to help divide the building mass and relate its scale and features to the surrounding residential terrace houses.

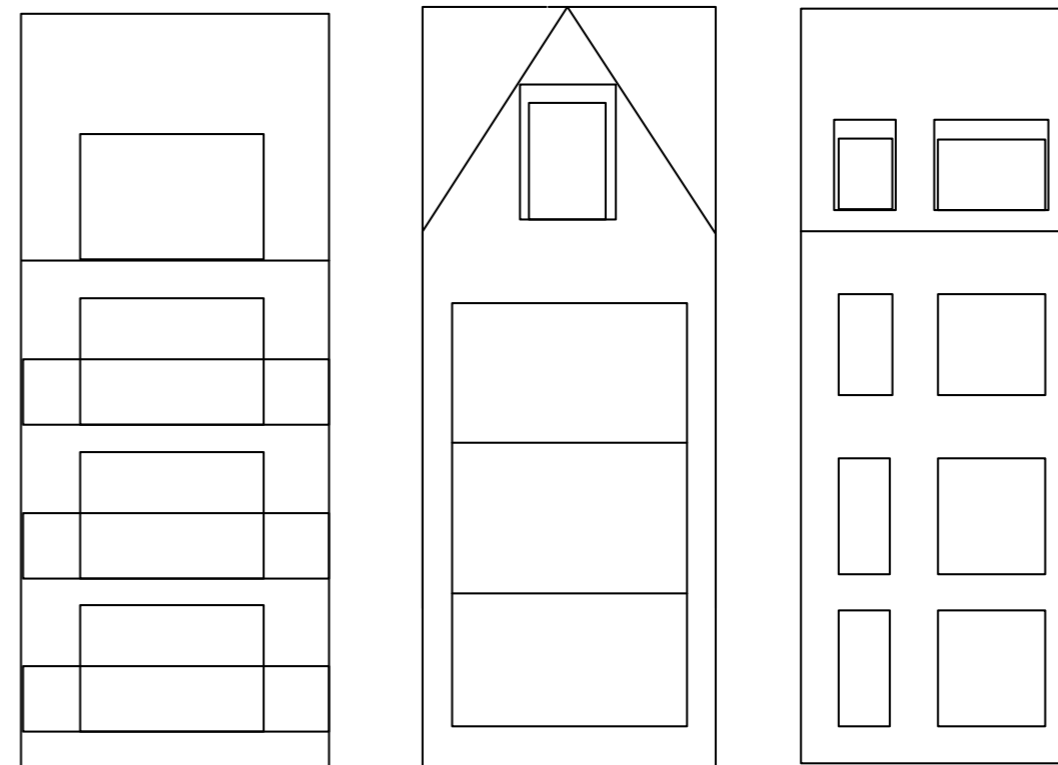
Various typologies have been tested to determine a suitable scale for the **gable** element; considering both the gable's impact on the perceived scale of the block, as well as the internal spaces contained within.

Whilst the gables break down the length of the facades, **balcony bays** add depth and animation in between the gables. A variety of window configurations can be accommodated within these bays to suit the internal spaces, whether they may be living rooms or bedrooms.

The typical **window bay** can also host an array of window types and configurations to add variety to the facade as a whole. The following pages demonstrate how the principles of these typical bays can be used together in a variety of configurations to create animation and depth along the facades and reduce the impression of standardisation.



Gable scale study



Typical Balcony Bay

Typical Gable Bay

Typical Window Bay

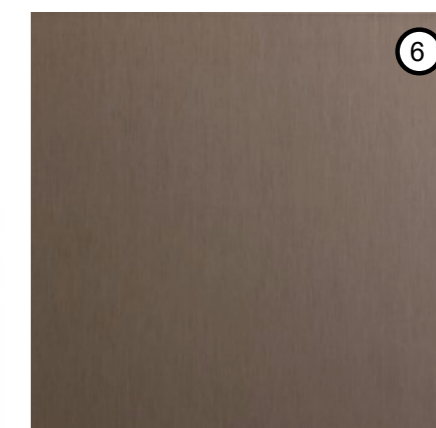
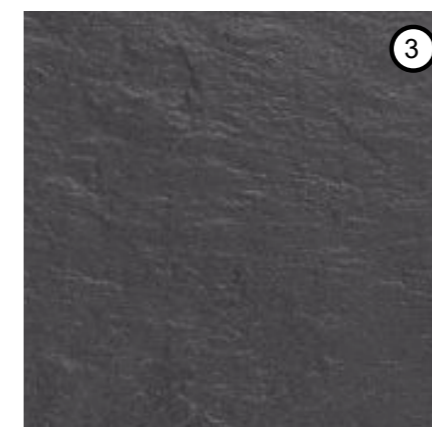
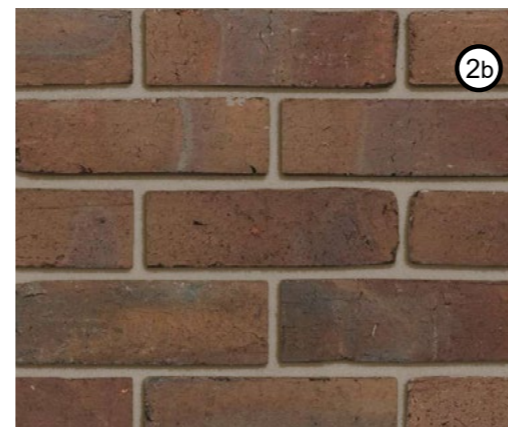
12.4 PROPOSED MATERIAL PALETTE

The proposed palette of materials reflects the traditional masonry work found throughout the existing site and the surrounding context. The red-toned brick, stone detailing and roof tiles link the proposed buildings to the retained BTMs on site to create a sense of unison throughout the scheme.

Lightweight metalwork is proposed to add some contemporary details to window frames, balustrades and dormer surrounds. The earthy colour tones of the metalwork will complement the masonry and add an elegant layer of detail without compromising the integrity of the brick expression.

KEY:

- ① Window/ door clear glass /laminated glass
- ② Stretcher bond brickwork with soldier course detailing to match
- ③ Natural slate roof tiles
- ④ Window frames black grey finish
- ⑤ Brown tone metalwork to residential balconies
- ⑥ Zinc dormer surround



12.5 DESIGN WORKSHOP NO 1

Design Workshop 1, 30th April 2021 – a design workshop with the Case Officer, Conservation Officer and the Urban Design Officer whereby the proposals from the 2nd pre-app meeting were presented and discussed in detail.

ROOF

- Natural Slate roof tiles
- Review eaves line and relationship with the lower floor

Summary of comments

Roof - natural slate

Remove metalwork

Dormers reduce number & size

Materiality - introduce variation of bricks

Review eaves lines



Option 1

Option 2

Option 3

Option 4



DORMERS

- Reduce number of dormers and full sized double dormers
- Dormer surrounds should be in lead or zinc.
- Remove Juliette balconies to minimise metal work

MATERIALITY

- Introduce variation across blocks
- Introduction of different brick tones on blocks



12.6 DESIGN WORKSHOP NO 2

Design Workshop 2, 19th May 2021 – a follow-up design workshop whereby the updated design (incorporating reduced massing to Block A) was discussed, with an additional focus on the detailed design elements of the scheme including elevational treatments, brick types, roofscape, gable ends and dormer windows.

ROOF & DORMERS

- Single dormers only proposed – some deeper/ taller than others
- Review eaves line and relationship with the lower floor

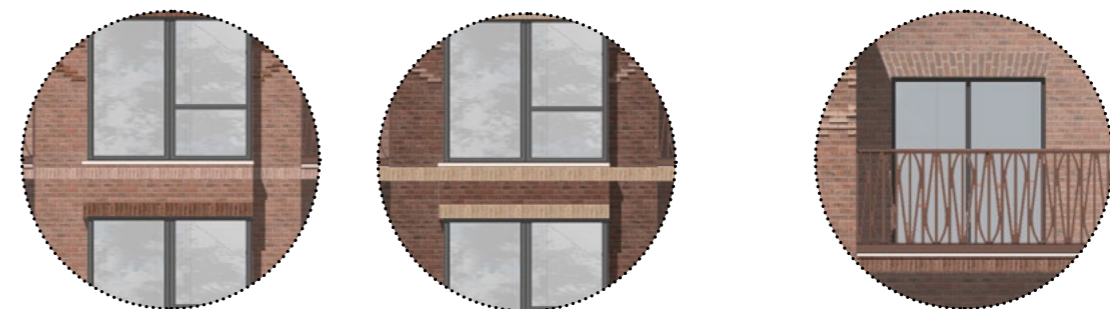
GABLES

- The gables intersect with the roof ridge and could vary in width to add further interest
- Variation of window types in the top of the gable
- Widen gable bays to have variation/ varying hierarchies

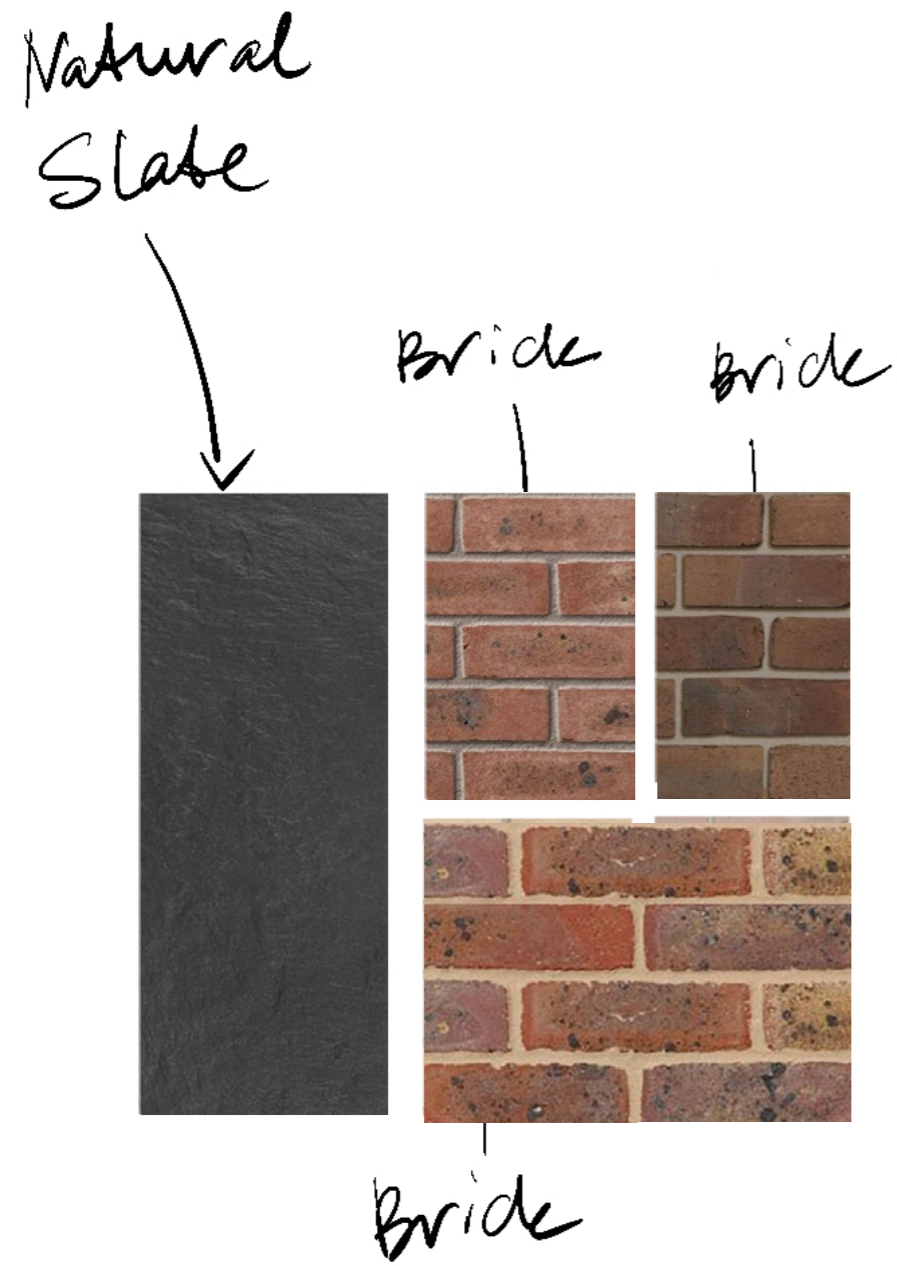


MATERIALITY & DETAILS

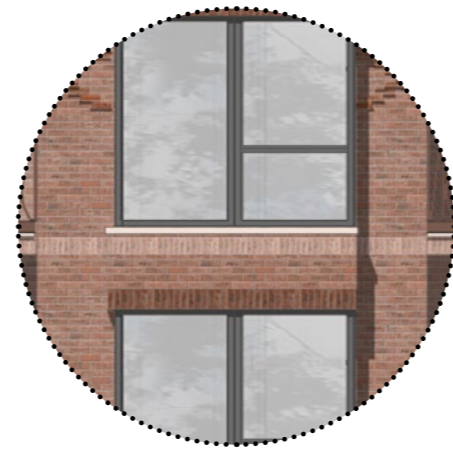
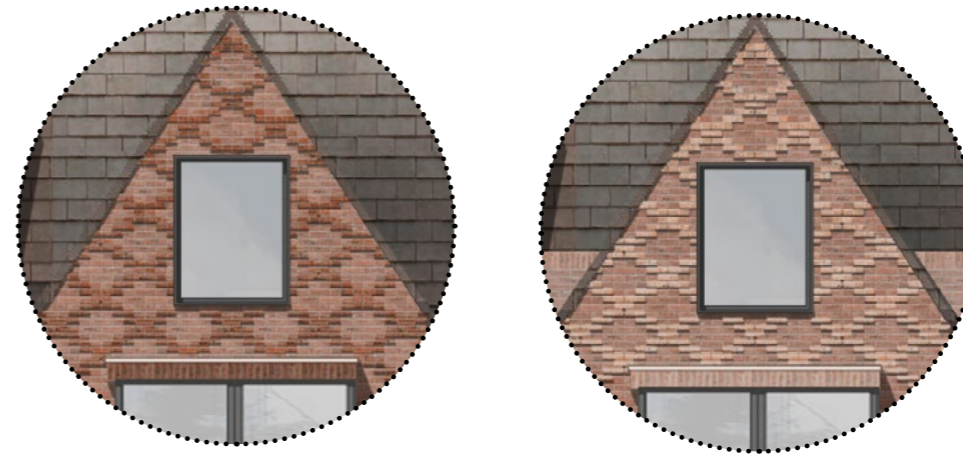
- Introduced variation across blocks and include Richmond blend brick
- Gauged detail above windows
- String courses/ lintels to add variety between each block



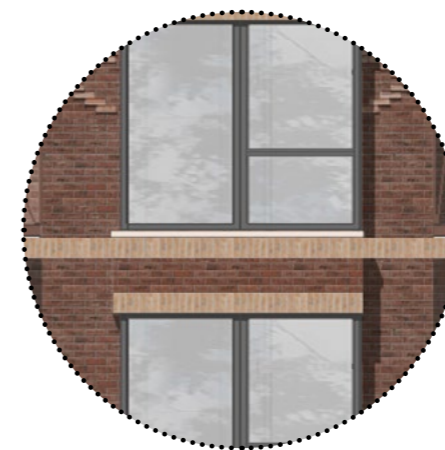
12.7 MATERIALITY & DETAILS



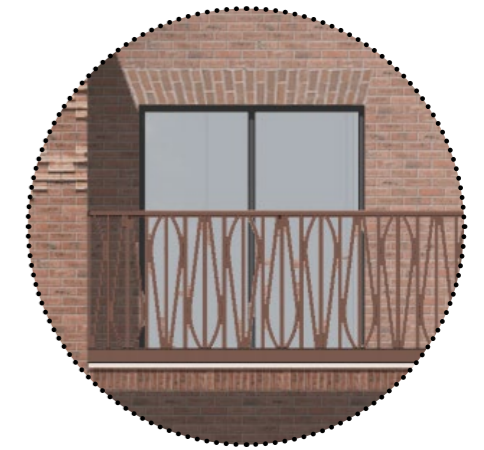
Gable end details



Accent brick - Bay window details



Accent brick - Bay window details



Balcony details

TYPICAL BAY

Materials:

Various brick shade and slate roof to complement the BTMs and surrounding context

Detail and interest created with decorative brickwork and architectural features

Gables:

Gables help break up the building mass and reduce the scale impact to suit the surrounding terraced housing.

Decorative brickwork detail at the top of the gables in Blocks B&C

Balconies:

An opportunity to provide private external amenity for residents between the gables

Entrance Portal:

A bronze tone metal portal with a canopy to signify the entrance to each block

Dormers:

Dormers help to further break down the solidity of the roof mass.

Window sits within dormer reveal to reduce overheating effect

Bay windows:

Full height triple aspect bay windows to improve daylight to living areas.

Soldier Course brick detail at the top of the windows and a stone sill at the bottom

Windows:

Windows are set back into a brick reveal and have a soldier course lintel detail.

Various window types are used to reduce the impression of standardisation



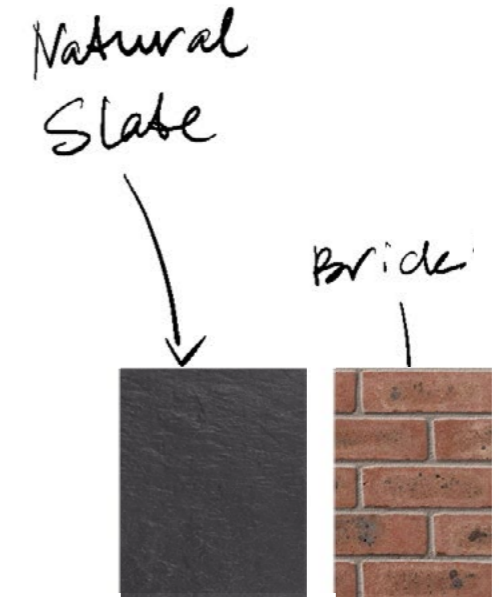
Block B bay study

ELEVATIONS DESIGN DEVELOPMENT

Block A

KEY FEATURES:

- Single dormers
- Variation of window types in the top of the gable
- Widen end gable bays
- Gauged detail above windows



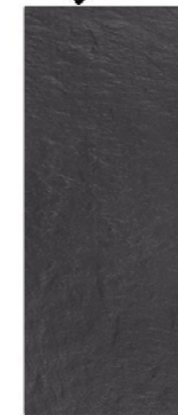
ELEVATIONS DESIGN DEVELOPMENT

Block B

KEY FEATURES:

- Single dormers
- Variation of window types in the top of the gable
- Widen end gable bays
- Gauged detail above windows

Natural
Slate



Brick



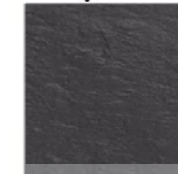
ELEVATIONS DESIGN DEVELOPMENT

Block C

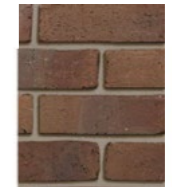
KEY FEATURES:

- Single dormers
- Variation of window types in the top of the gable
- Widen end gable bays
- Gauged detail above windows

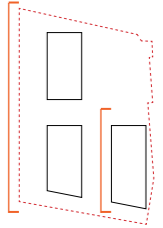
Natural
Slate



Brick



COLOURED SITE ELEVATIONS



TYPICAL BAY - BLOCK B & C



TYPICAL BAY - BLOCK B & C



TYPICAL BAY - BLOCK A



BLOCK ENTRANCES DETAILS

On this page presented proposed principles for the block entrances - given their location between the projecting bays, they have a recessed configuration with a cantilevered canopy that will signify the entrance.

The variance between blocks will depend on the space between the projecting gables. There will be block name / wayfinding on each entrances as well as appropriate lighting.

- ① Glazed double door with dark grey metal frame
- ② Canopy in brown toned metal cladding
- ③ Metal portal reveal
- ④ Brick lintel detail
- ⑤ Engraved block name
- ⑥ Entrance Metal panels
- ⑦ Integrated intercom and letter box



CGI VIEW

