AVALON HOUSE

DESIGN & ACCESS STATEMENT

FACADE PROPOSAL

ANOMALY

FACADE PRINCIPLES
NORTH AND EAST FACADES

MATERIAL PALETTE SCOPING

This diagram gives and overview of the proposed facade materials across the north and east facades on Lower Mortlake Street.

GLAZED FACADE

NEW FACADE - BRICK

NEW FACADE - SUSTAINABLE CLADDING

RETAINED FACADE

FACADE PRINCIPLES
NORTH AND WEST FACADES

MATERIAL PALETTE SCOPING

This diagram gives and overview of the proposed facade materials across the north and west facades on Tersha Street and to the rear car park.

GLAZED FACADE

NEW FACADE - BRICK

NEW FACADE - SUSTAINABLE CLADDING

RETAINED FACADE

PROPOSED DESIGN
NORTH AND EAST FACADES

OVERVIEW

The proposed design looks to enhance the existing building with a full internal refurbishment and part extension.

The design seeks to improve the thermal performance of the existing building with new glazing throughout. The extension uses a very simplified form to extend the building up which is then clad in a sustainable board, using the proportions of the main building to drive the fenestration.

The massing is simplified to the front face and then opens up to the rear with an enhancement of planting across the facade and from the new roof terraces.

NOTE: PLANTING IS INDICATIVE

EXISTING FACADE ARRANGEMENT

FACADE RHYTHM

The existing north facade has a clear rhythm of vertical elements, with tall window bays framed by stone and brick piers. The central entrance 'rotunda' sits within this existing rhythm but protrudes to highlight the entrance location.

PROPOSED FACADE ARRANGEMENT

DESIGN DEVELOPMENT

The proposed design has been developed from the existing building, incorporating the existing proportions and rhythms to the new massing.

The new extension follows the proportions of the existing building, matching the structural bays and fenestration detail.

The central 'rotunda' is proposed to be replaced with infill glazing, which will retain the prominence of the main entrance within the facade rhythm but with a more contemporary architectural detailing.

EXISTING VISUALISATION
EXISTING VIEW
NORTH FACADE

A

PROPOSED VISUALISATION
PROPOSED VIEW
NORTH FACADE

PROPOSED VISUALISATION
PROPOSED VIEW
NORTH FACADE

EXISTING VISUALISATION
EXISTING VIEW
NORTH AND EAST FACADES

PROPOSED VISUALISATION
PROPOSED VIEW
NORTH AND EAST FACADES

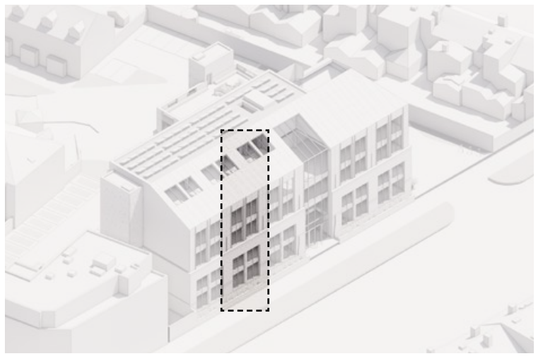
PROPOSED VISUALISATION
PROPOSED VIEW
NORTH AND EAST FACADES

BAY STUDIES
NORTH FACADE

This bay is repeated across the front of the north facade. As highlighted previously, the proposed extension follows the proportions of the existing building, matching the window bays.

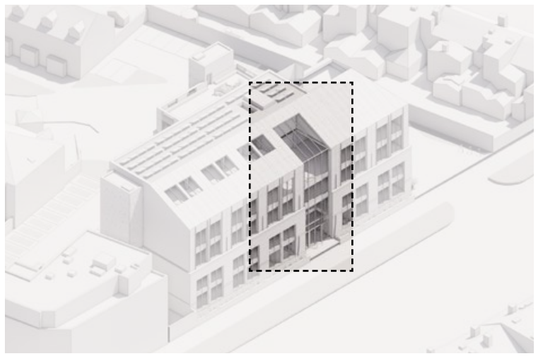
This bay retains the existing ground and first floor brickwork, whilst introducing a sustainable composite cladding material with fin detailing for the upper extension.

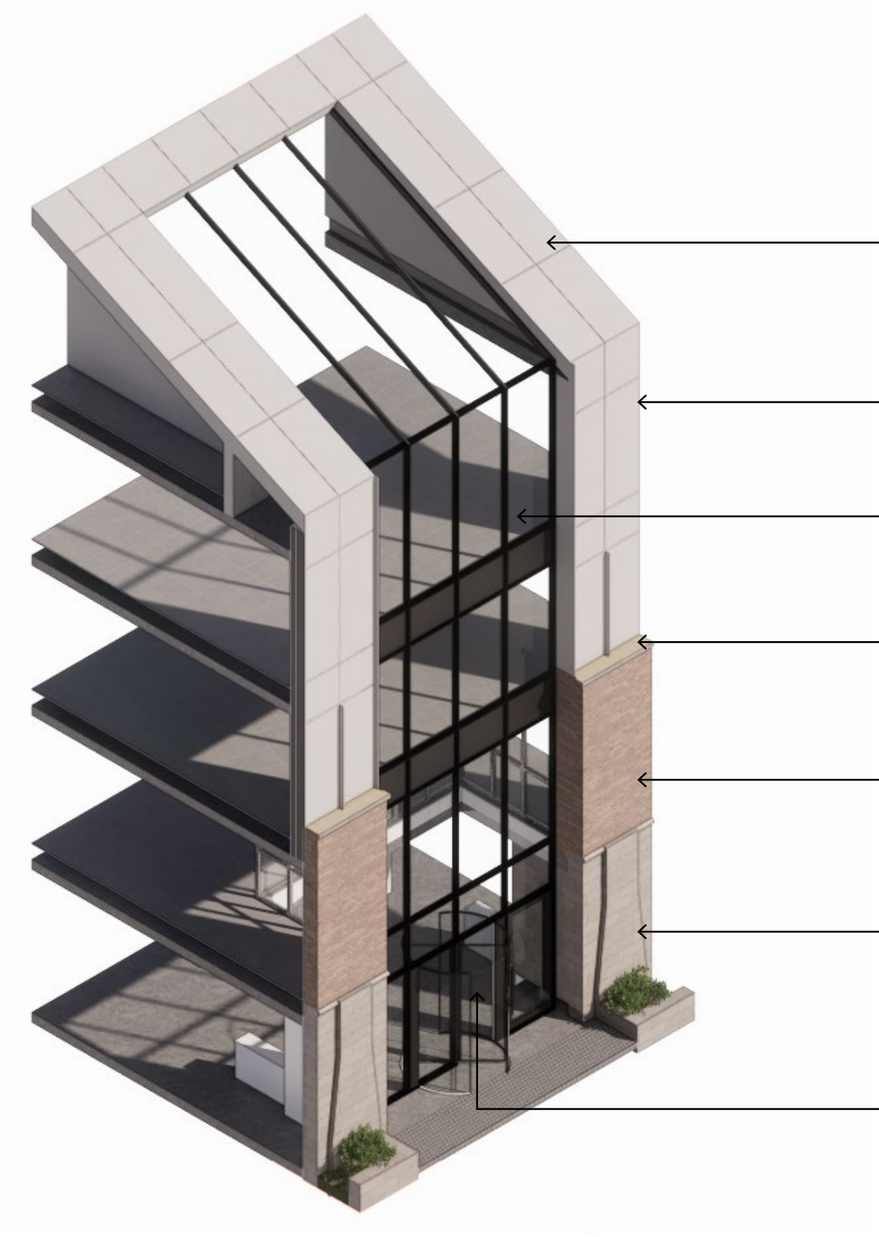
The introduction of a fluted panel between new openings, creates variation and interest.



BAY STUDIES
FRONT ENTRANCE

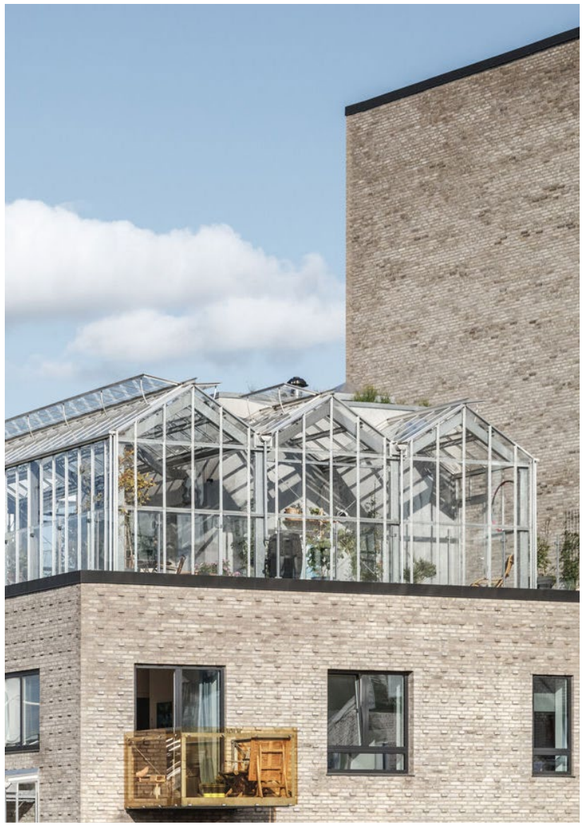
The entrance bay consists of a new proposed glazed infill unit that follows the pitch of the new extension. The intension of this is to retain the prominence of the main entrance within the facade rhythm, but with a contemporary feel.

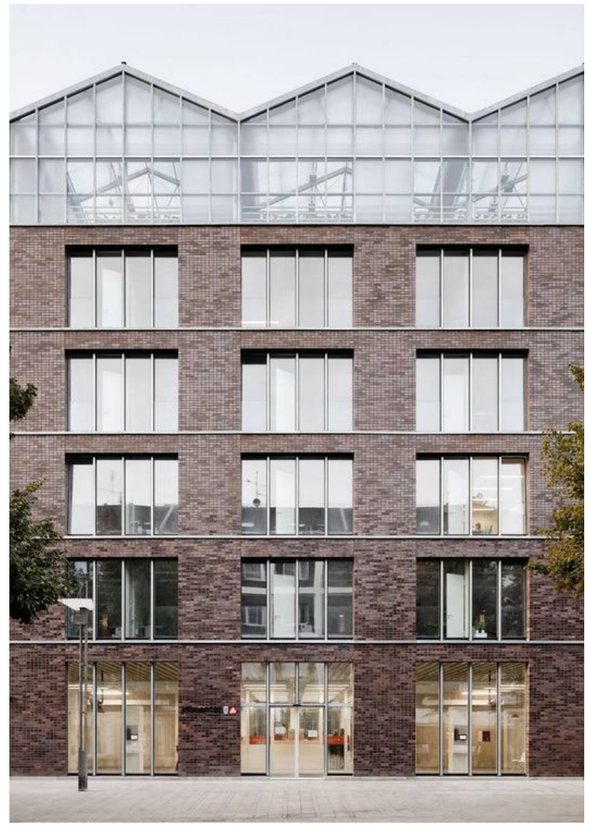




NOTE: PLANTING IS INDICATIVE

DESIGN REFERENCES
'THE GREEN HOUSE'



Building on the reference of the Relationship with Kew Gardens and the botanical/green house look and feel.

DESIGN REFERENCES
RESIDENTIAL FORM

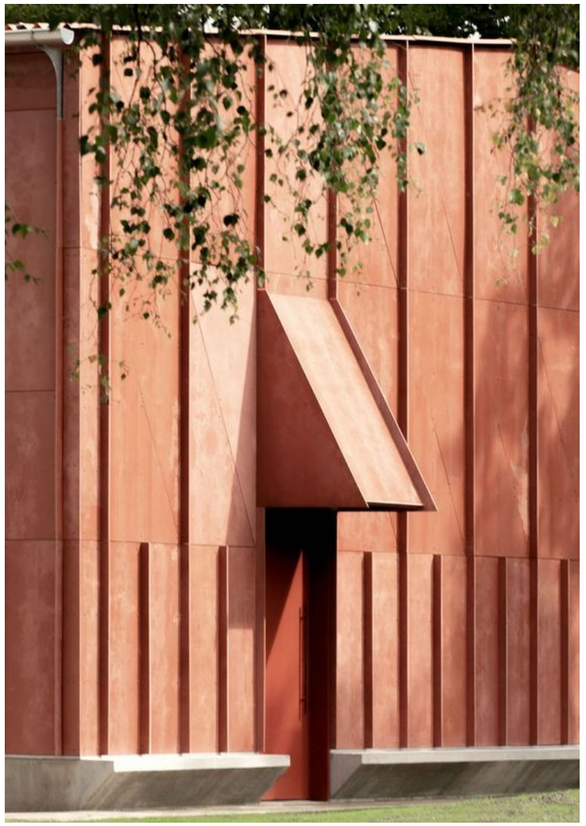


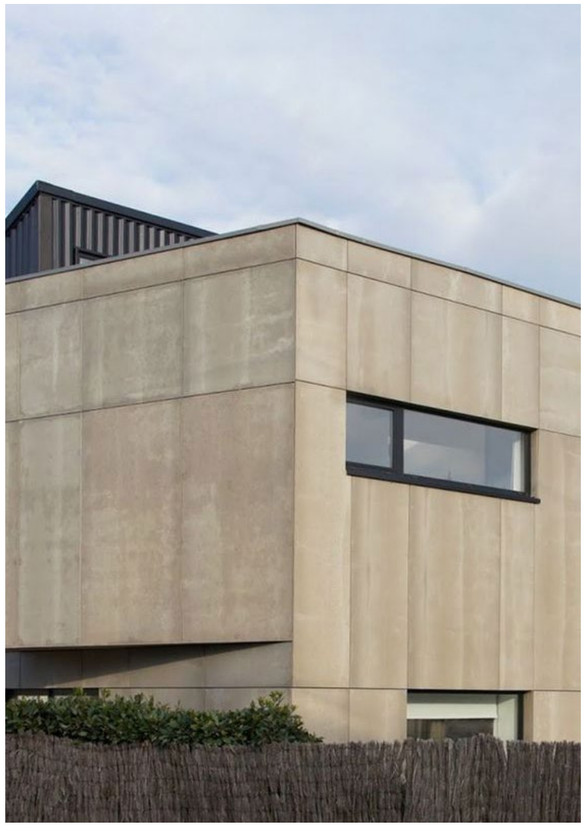


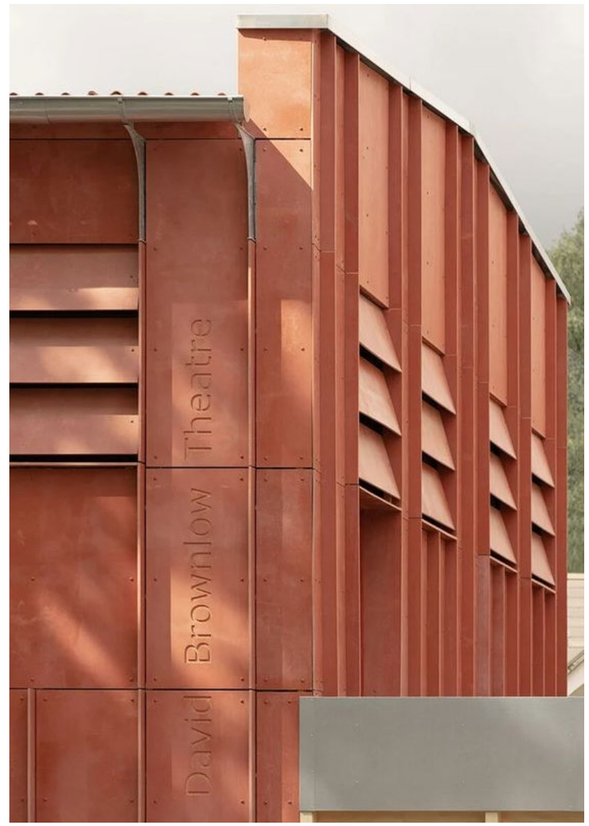

Leaning on the traditional forms of residential buildings with their pitched roofs and stepped massing.

FACADE MATERIALS

VIROC CEMENT PANELS

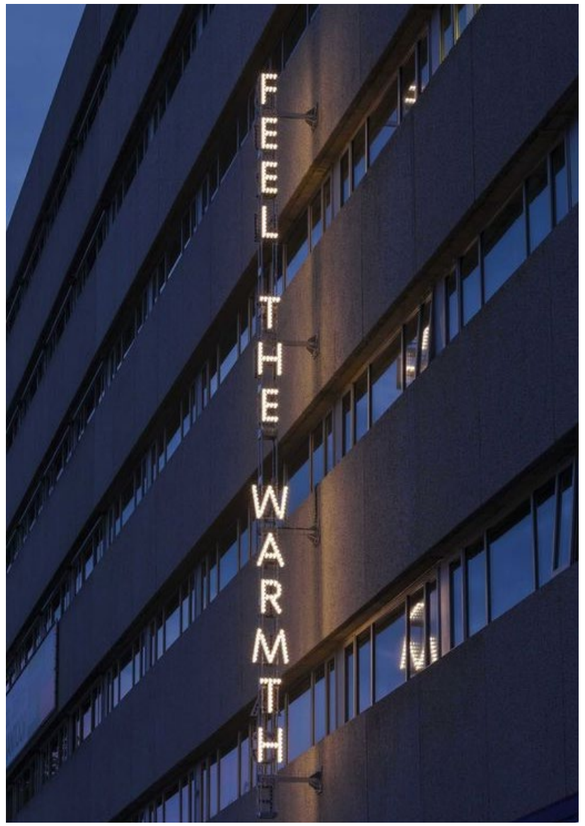


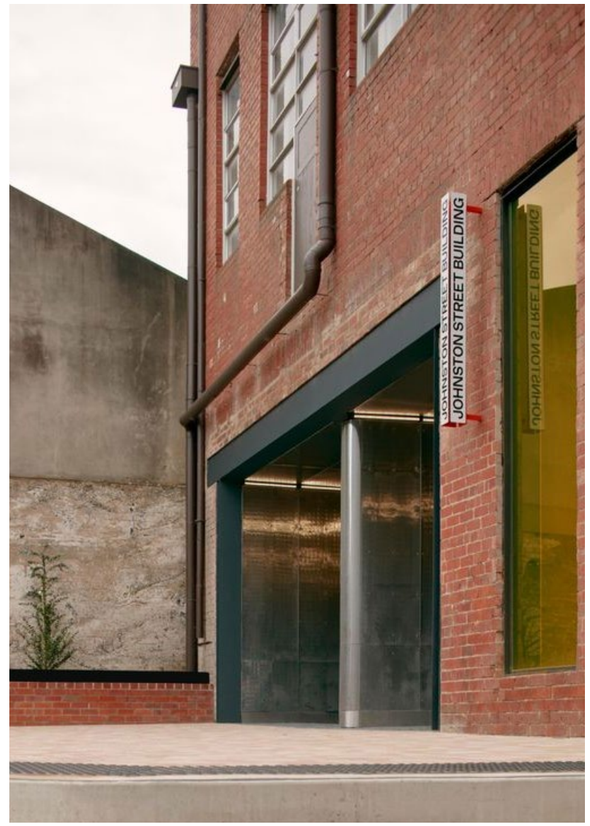




It is important for the scheme to source sustainable and environmentally friendly materials that also sit well against the existing building. Viroc is a fibre cement board that is a natural facade solution with a wide variety of applications. Combining the strength and durability of cement with the flexibility and workability of wood. The Viroc board is a composite material, created from a compressed and dry mixture of pine wood particles and cement.

DESIGN REFERENCES
BUILDING SIGNAGE





The existing way-finding and signage on the building is very poor. The building itself is largely viewed on the angle on the approach and therefore integrating projecting signage is a good way to direct people to and around the building.

PROPOSED DESIGN
SOUTH AND WEST FACADES

View looking at the rear of the new massing showing the proposed terraces on the site with the new infill extension to the South West which creates private 2nd floor terrace. The upper floor massing steps back at the rear to provide a communal building terrace.

The terraces will be designed to minimise overlooking.

The proposed plant space is tucked into the roof pitch. The remainder of roof space is proposed to be green with PV panels.

NOTE: PLANTING IS INDICATIVE

PROPOSED DESIGN
SOUTH AND WEST FACADES

SOUTH FACING FACADES

The axo opposite shows the rear of the building and the stepping down of the massing to create the shared terrace.

The proposed design is for the rear area to be re-landscaped in order to enhance the greenery as well as provide additional cycle facilities.

The new windows to the rear are proposed to be the same proportion as below but its proposed for new window boxes to be introduced to bring even more greenery into the elevation.

NOTE: PLANTING IS INDICATIVE

PROPOSED DESIGN
SOUTH AND WEST FACADES

DESIGN EXPLORATIONS

To the back of the site that backs onto Tersha Street and the more residential setting the infill extension is used to step down the massing.

There is no direct overlooking but the design reacts to wanting to improve the outlook from the residential properties behind. This is achieved with the stepped massing but also the enhancing of the greenery.

NOTE: PLANTING IS INDICATIVE

EXISTING VISUALISATION
EXISTING VIEW

A

PROPOSED VISUALISATION
PROPOSED VIEW

PROPOSED VISUALISATION
PROPOSED VIEW

AN ECOLOGY HUB
A HABITAT FOR WILDLIFE

BAY STUDY
SOUTH FACADE

This bay is repeated across a portion of the south facade. As highlighted previously, the proposed extension follows the proportions of the existing building, matching the window bays.

This bay retains the existing ground and first floor brickwork, introduces louvred doors into the plant area, whilst introducing a sustainable composite cladding material with fin detailing for the upper extension.

Window boxes / planters have been proposed to introduce planting into the facade.

NOTE: PLANTING IS INDICATIVE

BAY STUDY
INFILL EXTENSION

This area highlights the new infill extension, clad in the same sustainable composite cladding material which continues up to form the balustrade of the second and third floor roof terrace.

The windows follow the same rhythm and proportions as the existing building and upper extension.

The introduction of fluted panels above openings, creates variation and interest.

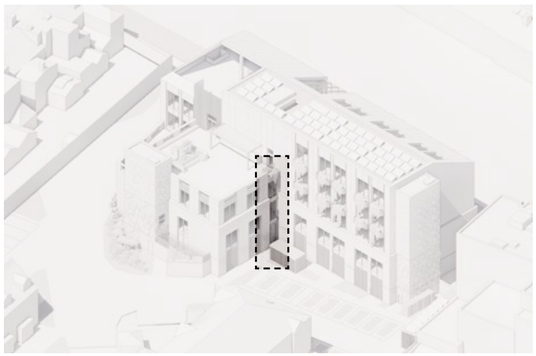
NOTE: PLANTING IS INDICATIVE

BAY STUDY
REAR ENTRANCE

This bay sits on the east facade, highlighting the entrance to the new EOJ facilities. Again, the proposed extension follows the proportions of the existing building, matching the window bays.

This bay retains the existing ground and first floor brickwork, introduces louvred doors into the new EOJ area, whilst introducing a sustainable composite cladding with a fluted panel above openings.

The planter box above the new glazed inset entrance introduces planting into the facade.



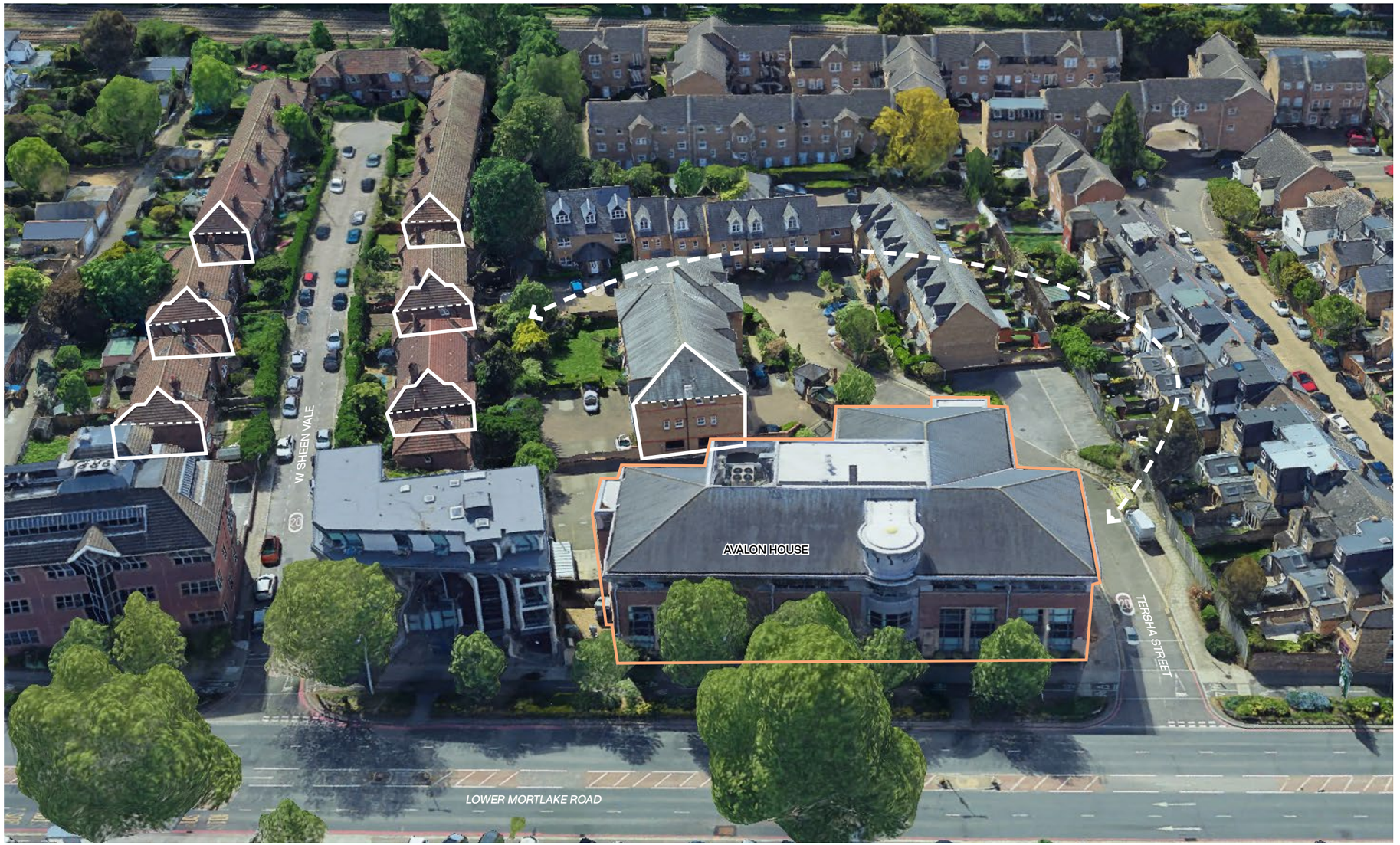
NOTE: PLANTING IS INDICATIVE

PROPOSED DESIGN
CONTEXTUAL ANALYSIS

A NEW HIPPED ROOF ELEVATION

Taking reference from the wider residential context to the south, there is a lot of precedent for a 'bookend' facade wall typology, with a hipped roof to the shorter elevation of a block.

Some of these also include small window openings, which typically would be into bathrooms or stairs.



PROPOSED DESIGN

A NEW HIPPED ROOF ELEVATION

Where the building meets Tersha Street there is an opportunity for what the facade could be. The existing elevation is very minimal with reduced openings compared to the front. This facade becomes a junction marking the end of the commercial row of buildings and the start of residential.

Where the new massing is introduced there becomes more of an opportunity to activate this facade and play on the boundary condition from commercial to residential.

DESIGN EXPLORATIONS

New openings can then be introduced to the upper floors that are smaller in scale and a nod to the residential context to the South and West.

This view glimpses the new side extension which builds on the climber approach integrated with the cladding linking the new extension with the ground floor.

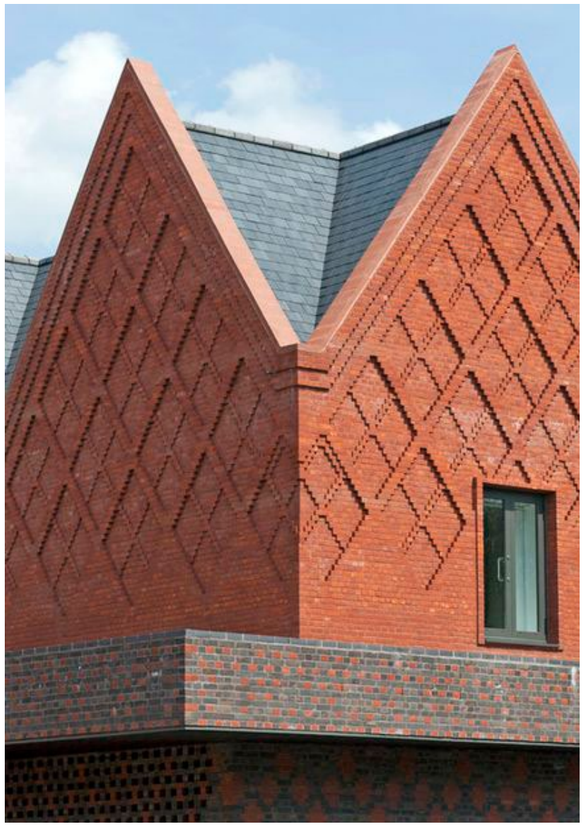
NOTE: PLANTING IS INDICATIVE

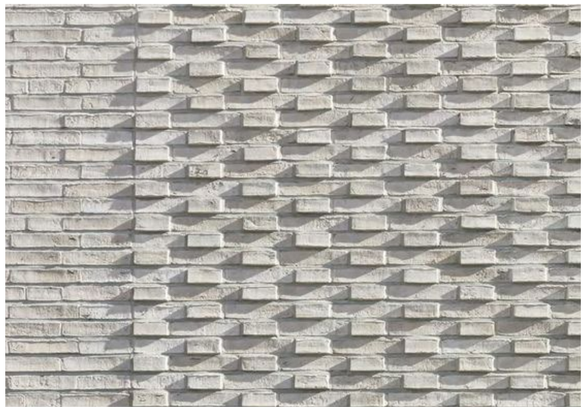
EXISTING VISUALISATION
EXISTING VIEW

PROPOSED VISUALISATION
PROPOSED VIEW

PROPOSED VISUALISATION
PROPOSED VIEW

A NEW HIPPED ELEVATION





Whilst the precedent and context drives a brick form, there is opportunity on how brickwork could be used in order to create interest to the facade and create a difference between new and old.