



West view of the site (St. Augustine's Road on the left, and Agar Grove on the right)



South view of the site (Agar Grove)

3.4 St. Augustine's Road

The topography of St Augustine's Rd is steeper than that of Agar Grove and its east end can be seen ascending in the distance. This effect combined with a more regular plot allocation, a larger proportion of fully rendered facades and wider separation between the opposite sides of the street of up to 6.30 metres, contribute to an overall calmer feel than Agar Grove's.

Across the street No 5 to 23 St Augustine's Road are an unusual variation of the semi detached villa type. The pitched roofs run front to back either side of the raised central party wall. The front elevation is thus pedimented and is entirely of stucco with brick side elevations. Another unusual feature is the asymmetrical entrances to the houses. The right hand uphill one being up steps on the front façade. The other is more hidden on the side elevation.



St. Augustine's Road facing west



North side of St. Augustine's Road



Agar Grove / St Augustine's Rd. viewed from the west of the site



View of the site from the north east side of St. Augustine's Road



North view of the site (St. Augustine's Road)



North East view of the site (St. Augustine's Road)

4.0 Concept Design, Plans and Sections

5.1 Concept Design

The typical and atypical villas of the Conservation Area have both informed our design. The proposal is for a single villa building of similar typology and proportion to its surroundings which acknowledges and celebrates its specially visible street corner location. The villas of the area are clearly freestanding but so close to their neighbours that they have just one major front elevation, two minor flank elevations and a garden front. The concept of this corner building is of three major elevations and one more minor flank elevation. The street front elevation to St Augustine's Road and Agar Grove are modernist, mannerist variations on the theme of the neighbouring façades. The west, corner facing, frontage is a free interpretation of the gable ended villas on the north side of St Augustine's Road.



St Augustine's Rd. Concept sketch

5.2 Plans and Sections

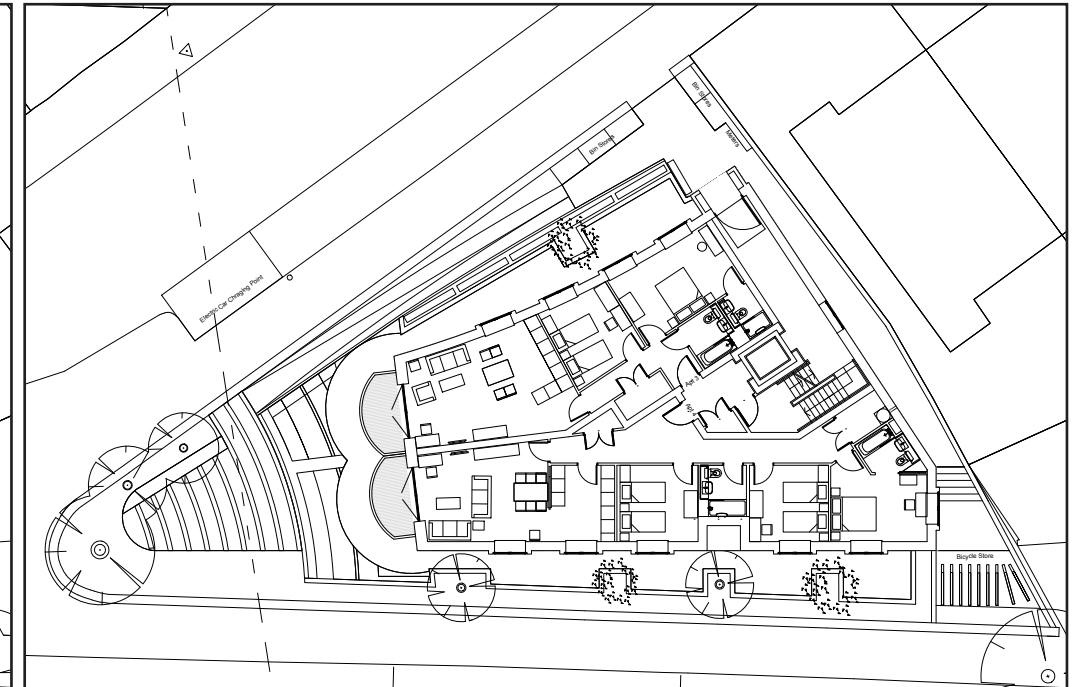
The plan form follows the building lines of the neighbouring villas. Its trapezium form follows the three sides of the triangular site within the eastern 3/5 of the site. The south wall on Agar Grove continues the street building line set back about 3m from the boundary wall. The east wall is set in from the party fence line by 1m to form a similar spacing between villas prevalent in the area. At its south end it angles to meet the south elevation at a right angle. The north elevation on St Augustine's Road continues the building line of villas to its east, set back 6m from the pavement, but inflects it with a subtle concave curve to acknowledge the adjacent bend in the street occasioned by the highway junction alterations some years ago. The west elevation wall completes the enclosure at an equal angle to the two street façades.

The building has a single pedestrian entrance at the north east corner, the highest point of the surrounding pavements. An entrance porch projects forward from the face of the buildings as its neighbours do. It leads to a shared entrance hall for all the apartments. The entrance hall leads to a lift and stair core at approximately the mid point of the eastern side of the building. The double sided lift and stairs descend to the lower ground floor and ascend to upper ground floor, 1st, 2nd and 3rd floors. All floors, except the top floor, are divided into two apartments by a party wall running east west along the central spine of the building. The arrangement places the circulation core on the east wall of the building on which it is better not to have windows to habitable rooms for reasons of adequate light and overlooking of neighbours.

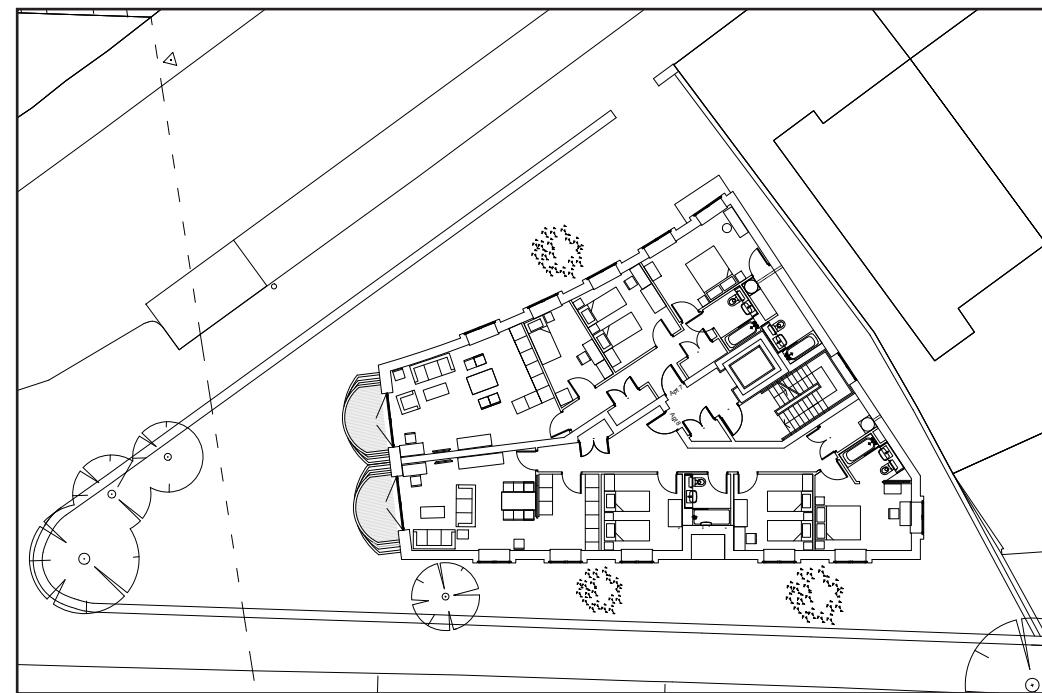
Each apartment benefits from a share of the westerly aspect for their living room over the garden of the site towards the open space of the Murray Street junction and beyond for long views down Agar Grove and the railway.



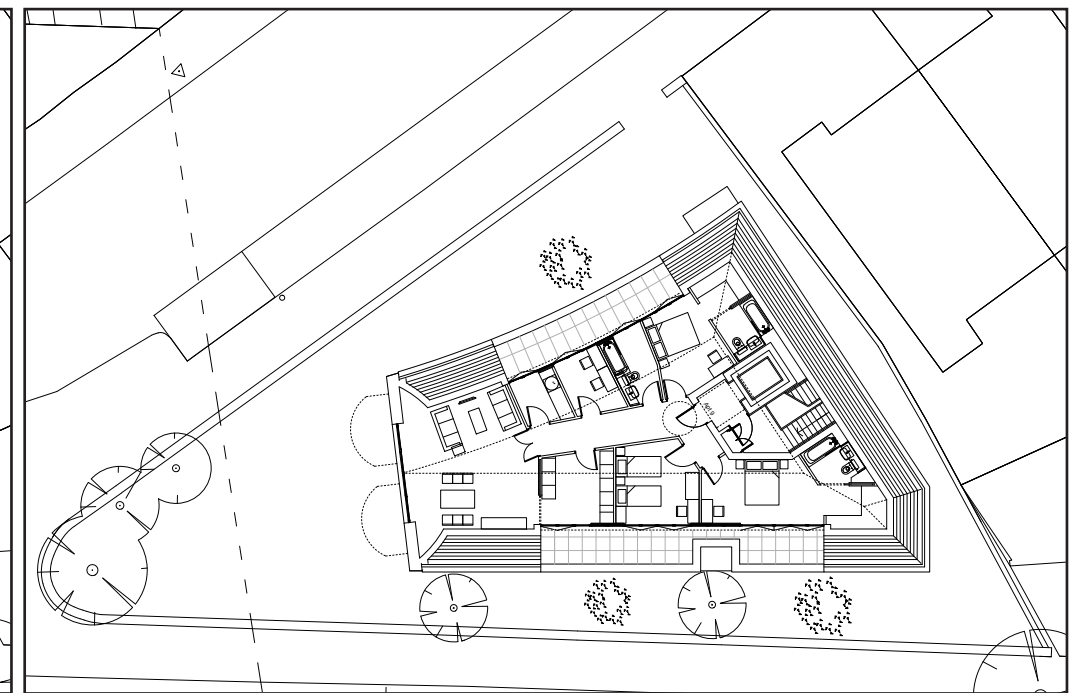
Lower Ground Floor, Not to Scale



Upper Ground Floor, Not to Scale



First/Second Floor, Not to Scale



Third Floor, Not to Scale

The apartments on the Agar Grove side all have 3 double bedrooms, 2 bathrooms, a separate kitchen and living/dining room. The lower ground floor has private patio terraces to south and west with privacy from the street afforded by the perimeter wall. The upper floors have large semi circular balconies on the west elevation with full width sliding folding doors.

On the lower ground floor of the St Augustine’s Road side is a fully wheelchair accessible apartment with 2 bedrooms, 2 bathrooms and a living/dining/kitchen. It also has patio terraces to the west and north.

The upper ground floor is a similar 2 bedroom, 2 bathroom apartment. First and second floors ‘gain’ the space over the entrance hall and have 2 double bedrooms, 1 single bedroom, 2 bathrooms and a living/dining/kitchen. They also have large semi circular balconies on the west elevation.

The top floor is constrained in width, being partly in the roof space. There is one penthouse apartment which has 3 double bedrooms, 2 bathrooms, a study, separate kitchen and a living/dining room. In addition to a semi circular balcony on the west elevation it has terraces to north and south elevations behind parapet walls. All the habitable rooms have access to these terraces.

Section

In section the entrance hall entering at a half level between lower and upper floors is 4.1m high. The apartments have floor to ceiling heights of 2.5m. Being in the roof, the penthouse ceiling heights vary from 2.1m to 3.2m.



Section Through the building, Not to Scale

5.0 Scale and Form

5.1 Scale and Form

The design is based on the typical and atypical villas of the area. It has a trapezium form plan on the triangular site with its north and south elevations following the street façade lines of St Augustine's Road and Agar Grove.

The height of the building is aligned with the nearest four storey villa on St Augustine's Road (which is considered the more important precedent street). Under a roof of the same pitch as those of the street (circa 30°). The roof is hipped around the north, east and south sides but gabled on the west elevation in the manner of the gabled villas of the north side of the street. The building is entered from its north west corner via a single porch that echoes those of the neighbours, extending their distinctive rhythm but is of course level entry not up steps, making it a tall porch in keeping with the neighbours. The building has a lower ground floor circa 1.2 m below average pavement level. (There is no basement level which was a poor feature of the previous two applications of the site.)

The St Augustine's Road elevation is in London Stock brick above a white stucco lower ground floor. The windows are in projecting stucco surrounds as the neighbours and similarly hierarchical with the tallest at the piano noble upper ground floor, reducing in height by 0.4m and 0.8m upwards to the first and second floors. This has the effect of spacing the windows further apart as they rise, a similar increased spacing also occurs horizontally from east to west as if scattering in both directions from the entrance porch.

The roof site slightly set back on the parapet (in lieu of an eaves). It has one major opening along its length to allow windows to the rooms of the apartment in the roof. These windows are full length set back behind the parapet of the wall and are near invisible from the street.

The upper floors of the Agar Grove façade are divided slightly off centre by a deep recess. This invokes the unequal width of neighbouring villas to the east. The

continuous lower ground floor is rendered in white stucco. The windows above are also in projecting surrounds and hierarchical in height. In this case the more limited numbers are equally spaced across the two halves of the façade.

Similar to the north elevation, the south has a central long opening in the pitched roof to provide windows and a terrace behind the parapet to the top floor apartment.

The east elevation has a similar rendered lower ground floor and brick upper part being more informal at its north end adjacent to no 6 St Augustine's Road. The windows to the entrance hall and stair landings are more prosaic without hierarchy or surrounds. The windows in the more visibly exposed part of the elevation to the south visible from Agar Grove are treated in a similar way to the street elevations. The brick clad lift shaft penetrates the roof on this elevation in a rather similar form to the chimney stacks of the neighbours. On this plinth, alternatives to the ubiquitous chimney pots are intended to be an opportunity for an artist's commission.

The elements which subtly differentiate this modern building from its historic surroundings are the render/stucco material, the windows in their surrounds, the eaves detail, the photovoltaic slates on the roof, the recessed windows and terraces at roof level and the balconies to the apartments.

The stucco elements are to be a white self coloured render which does not need painting or repainting and is more sustainable.

The window surrounds are precast concrete made from the same white sand/cement mix as the render. The windows are to be colour coated aluminium faced timber set to the face of the projecting precast surrounds, rather than recessed as in the historic examples.

The eaves detail is set back above the parapet line and

incorporates an integral gutter, all powder coated to match the slate colour.

The totality of the southern (Agar Grove) slope of the roof is to be of photovoltaic slates that have a very strong likeness to the other slates of the roof. It should be noted that at 30° the roof is hardly and only obliquely visible from the streets below.

Substantial balconies are not a feature of the villa houses of the Conservation Area, which have gardens as their private amenity space. The balconies are therefore placed on the 'special' corner facing elevation of the building (not the street front elevations). They take the form of bow fronted balconies reducing width as they rise up the building. They are to be white precast concrete to match the rendered façade of the west elevation. The balustrades have curved shaped flat steel balustrades that are aligned at right angles to the window wall. This arrangement gives the apartment a good view out through the balustrade looking west but a level of privacy from the streets either side to north and south.



Agar Grove, Contextual Elevation



St. Augustine's Road, Contextual Elevation



Agar Grove, Contextual Elevation (with previous application overlay)



St. Augustine's Road, Contextual Elevation (with previous application overlay)

6.0 Appearance
