

5.0 SCALE

5.1 Key Design Principles

The proposed building aims to work to the same principles as the approved 2010 New East Building scheme:

1. Massing / height of building

On the south east side, the facade is a full three storeys as the primary facade. This relates to Georgian terraces by establishing a distinct front to the building.

2. Rhythm

The north west facade has a formal rhythm in keeping with older buildings within the surrounding area. It is a building which has a 'classic' simplicity with simple detailing reflecting the surrounding context.

3. Gaps

The building is set away from Gregory House by 1.8metres which allows construction sapce and gives views from St George's Gardens through to the tree canopy in the Coram Campus.

4. Set back from listed wall.

The top storey on the north side is set back behind a parapet and clad in timber to read as an 'attic' storey and to make the building appear less monolithic

5. Treatment to roof top plant

In order to minimise the visibility of the roof top plant in winter, the location of the plant elements have been set back by approximately 2.5 metres from the north west facade and minimized in height by to render them even less visible from St George's Gardens.

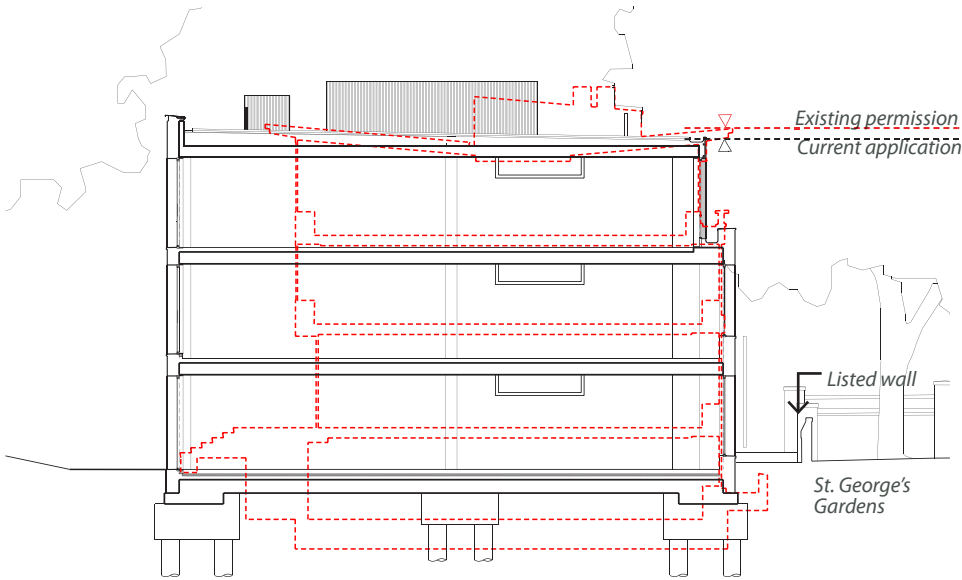
The timber clad plant enclosures also provide modulation to the roof silhouette



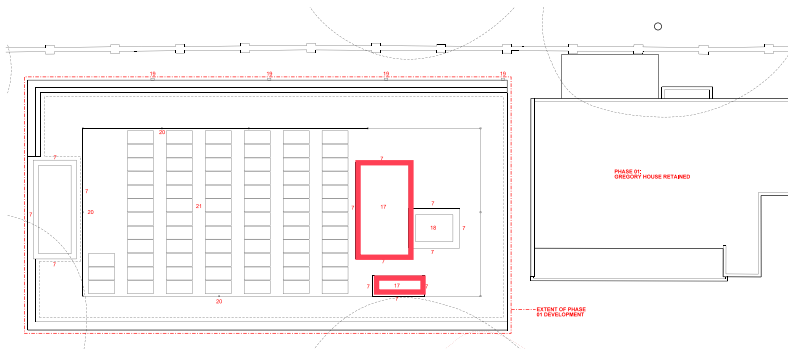
Contrasting back condition of varied massing and fenestration to St George's Gardens



Front condition of rhythm and uniformity to the windows of the surrounding Georgian Terraces



1+4 Section showing height and width comparison between proposed new east building and current permission

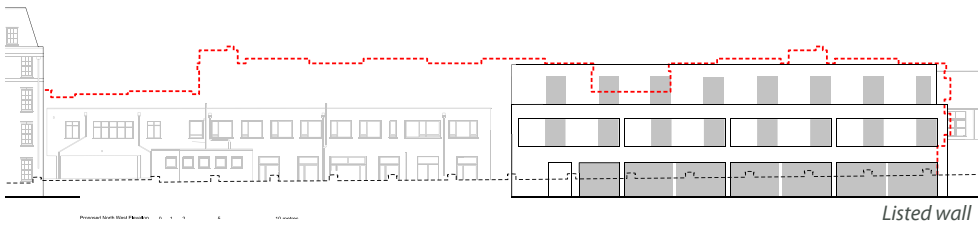


6. Roof Plan showing extent of plant in red



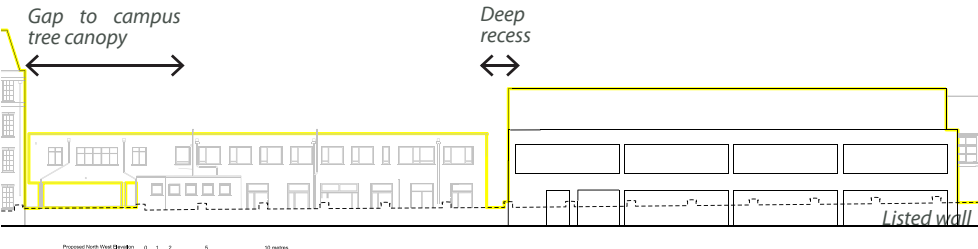
2 'Front' condition showing rhythm of windows to south east elevation facing the campus

Goodenough House



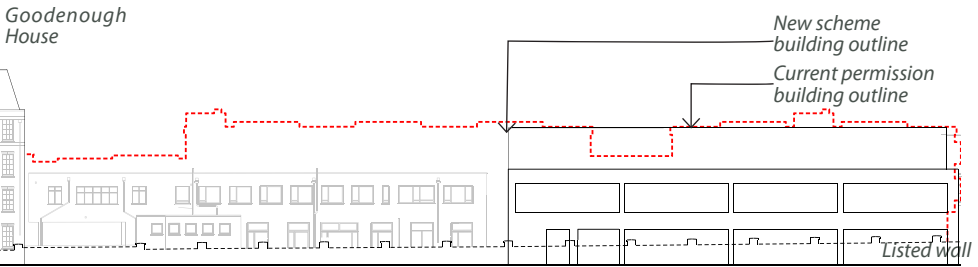
2 'Back' condition showing rhythm of windows to north west elevation facing St George's Gardens

Goodenough House



3+5 'Back' condition showing varied window positions to north west elevation facing St George's Gardens

Goodenough House



1 Massing of proposed compared to that of current planning permission



## 6.0 Appearance

### 7.1 Design Details - Materials

Materials have been chosen that complement the existing buildings and respond to the unique context of the site. The proposed building's simple and refined façades will be of a high quality brick and timber. The basic character is of a strong rhythm of openings and simple detailing which relates to the formal character of Georgian terraces.

#### Brick

The brick tone is proposed to act as a backdrop to the surrounding green landscape. To achieve this the proposal is to use the same brick as is currently being used for the New Entrance Annexe which is under construction, as a way of linking the two ends of the campus.

Our choice of brick has a 'hand-made' quality, texture and 'patina' which we feel will blend more successfully with the surrounding context, light and shadows of the landscape, rather than a strong colour such as red or London stock. This is so as not to 'compete' with the colour of the surrounding landscape.

#### Timber Slats

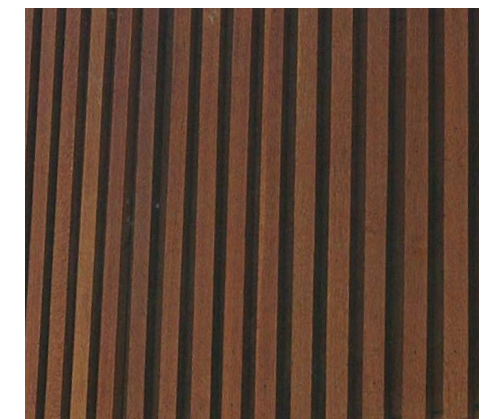
The upper floors of the north west, north east and south west elevations are to be faced with hardwood timber slats. They either run over solid wall surface or partially veil the windows providing screening to manage over looking to St George's Gardens and shading from late afternoon sunshine.

#### Modulation

The proposal is to omit the second floor recess previously shown in 2010 within the western half of the building. This is because, the gap between Gregory House and Phase A will be articulated as a recessed glazed link between Phases A and B which will give modulation to the mass of the building.



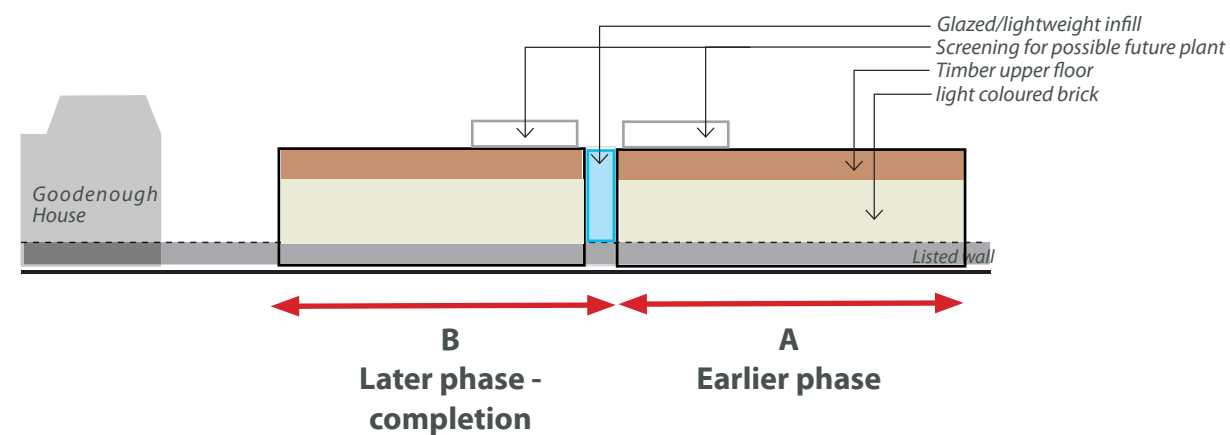
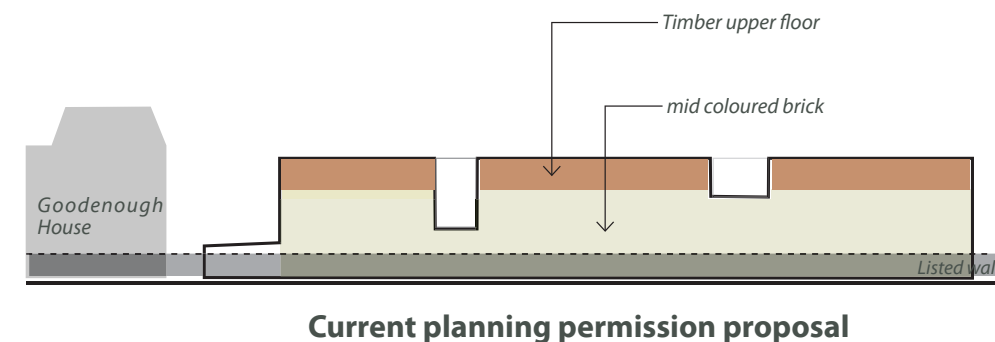
Timber cladding precedent example - Islington Accadamy - FCB Studios



Timber cladding precedent example - Keenan Tower House - Marlon Blackwell



Brickwork precedent example  
New Entrance building, Coram





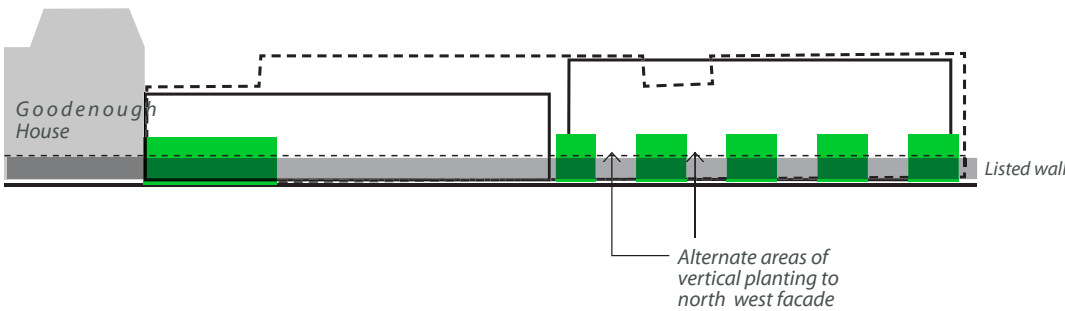
7.0 APPEARANCE

7.1 Design Details - Materials

Green Planting

In 2010 we worked with Dominic Cole Landscape Architect, Land Use Consultants. The Phase A proposal follows the principles established in the 2010 proposal.

In responding to the sensitive relationship with St George's Gardens it is proposed to introduce areas of vertical green planting to the north west, north east and south west facades. Two different climbing species are proposed to alternate as panels along and around the facades.



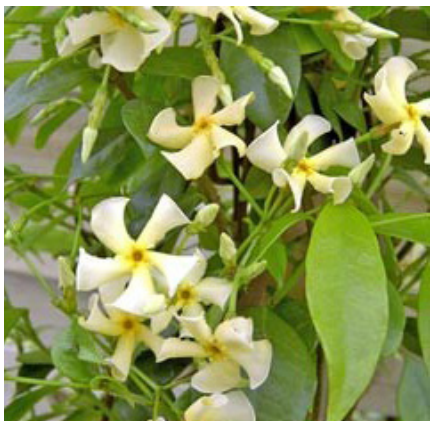
Extent of vertical green planting to north west facade



Land use Consultants mark-up showing typical location of species to vertical green planting to facades



Green vertical planting example: Hydranga-petiolaris



Green vertical planting example: Trachelospermum-asiaticum

Land use Consultants mark-up showing location of species to vertical green planting to north east facade

7.0 APPEARANCE

7.2 Proposed Elevations



Proposed South East Elevation  
Scale: 1:100

0 1 2 5 10 metres



Proposed South East Elevation In Context

0 1 2 5 10 metres