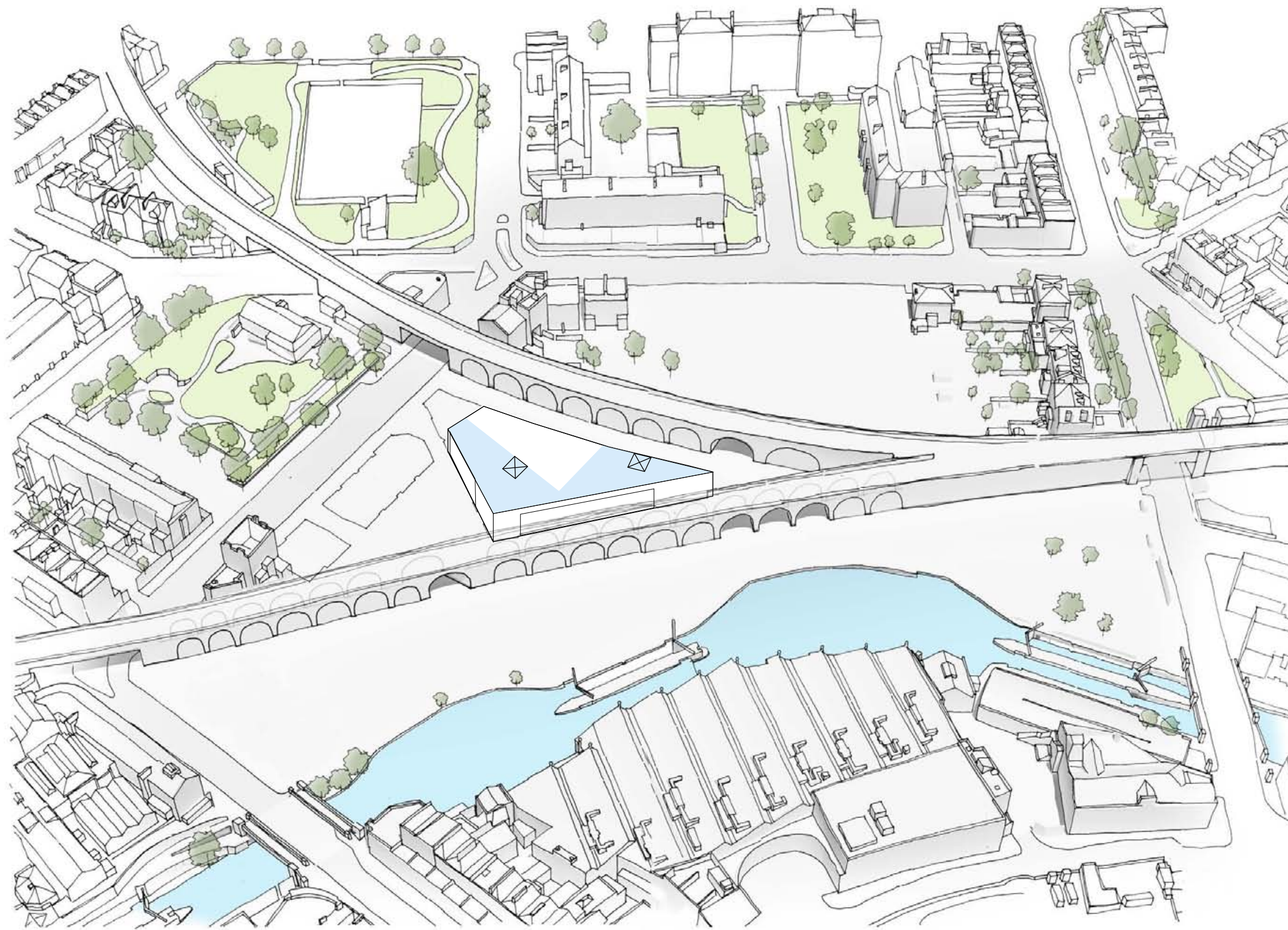


3.0 Key design moves

3.06 Massing and Height



Podium

The first floor of building C2 will be employment/workshops. These spaces are intended to have a contemporary, creative interior with exposed concrete ceilings and services revealed. The incubator space will have desks, meeting rooms and other facilities. The quantum of the incubator space will be specified in the Section 106 agreement.

The podium creates a base on which the residential accommodation sits. This is a similar height to the viaducts and raises the apartments above the railway, reducing noise and disturbance and allowing them to benefit from views across to the canal and surrounding area.

Externally, the activity within the podium is signalled with large picture windows, combining panels of different sizes and materials. The design of the podium forms a substantial base to support the residential buildings, with their smaller scale openings, above.

3.0 Key design moves

3.06 Massing and Height

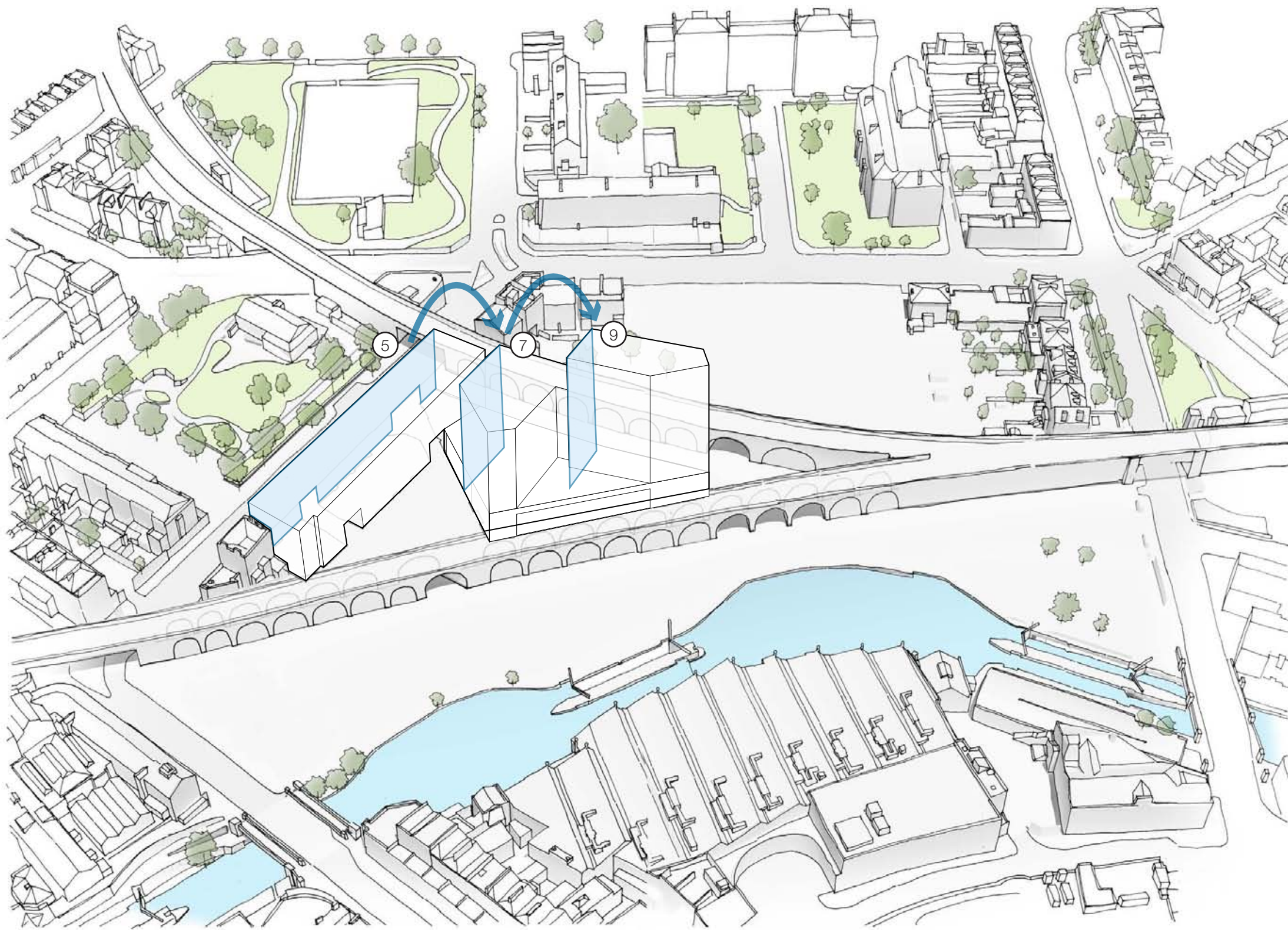
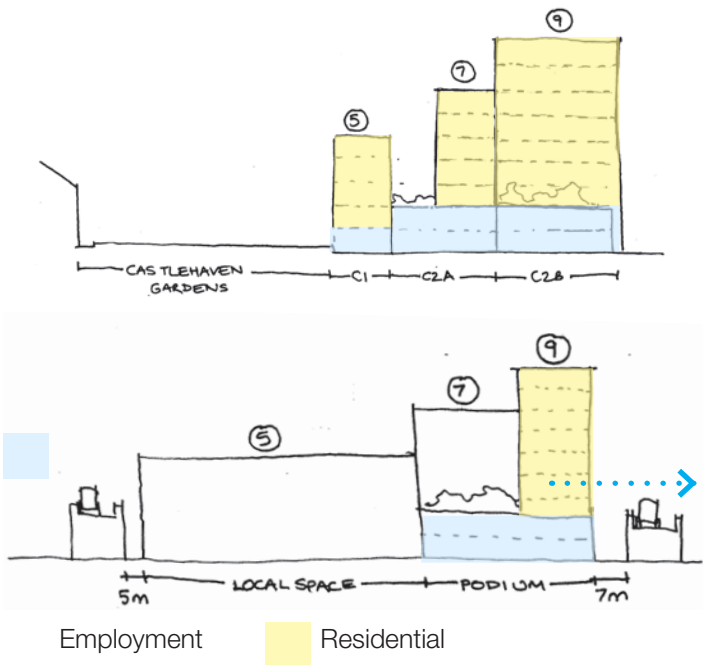
Building Heights

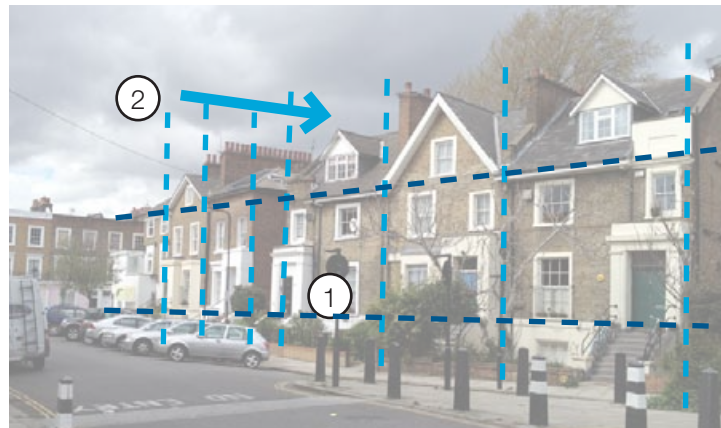
Building C steps up from Castlehaven Road in three blocks. These are sequentially 5 storeys, 7 storeys and 9 storeys.

The primary facade of Building C1 faces onto Castlehaven Road and sets up the alignment of the facades of building C2.

Building Shape

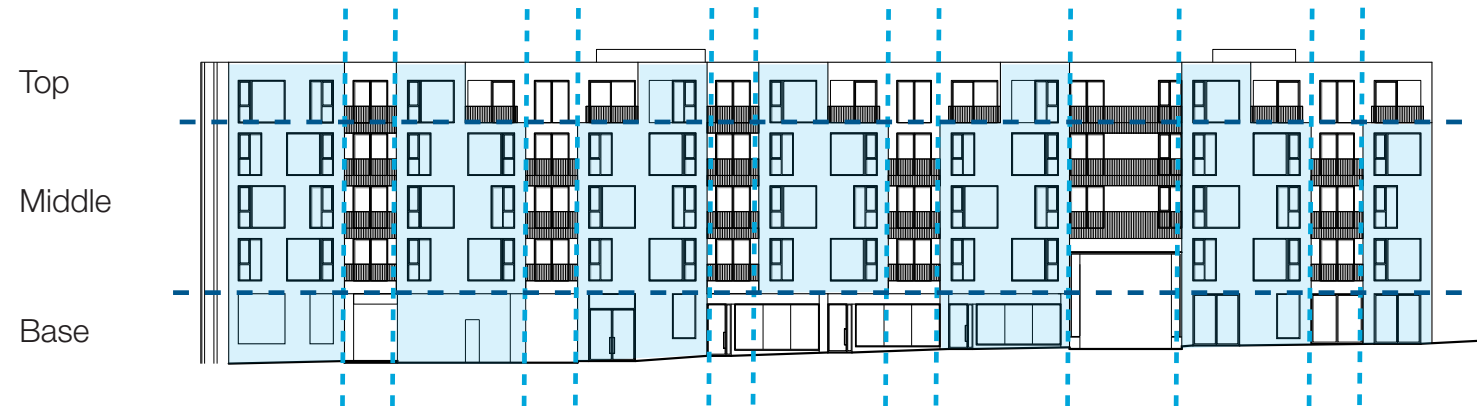
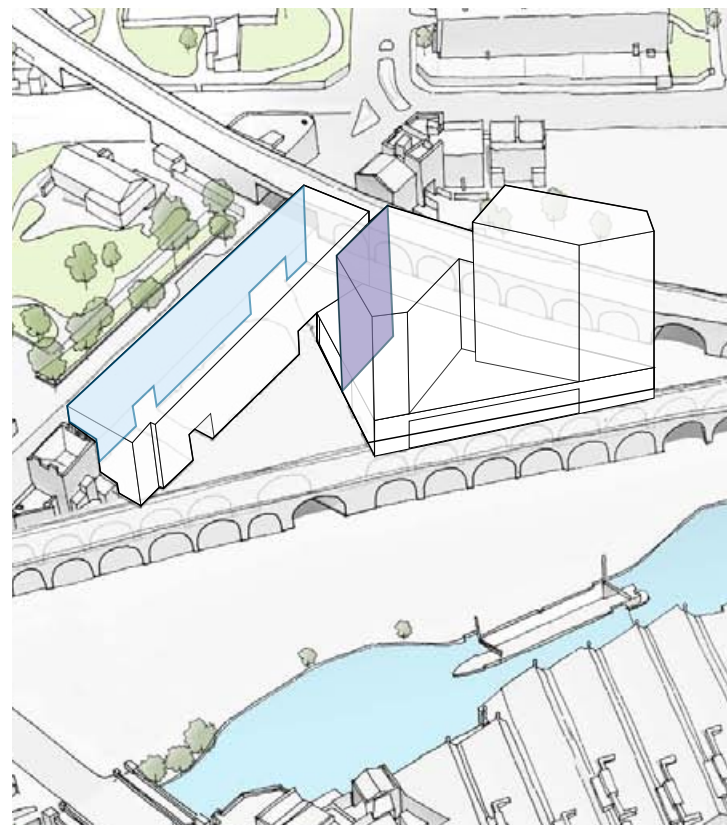
The two blocks of seven and nine storeys are placed at an angle to each other. The nine storey block is only 14 m deep and presents a slender profile to the major viewpoints. The shape also allows south facing meadow roofs to be included.



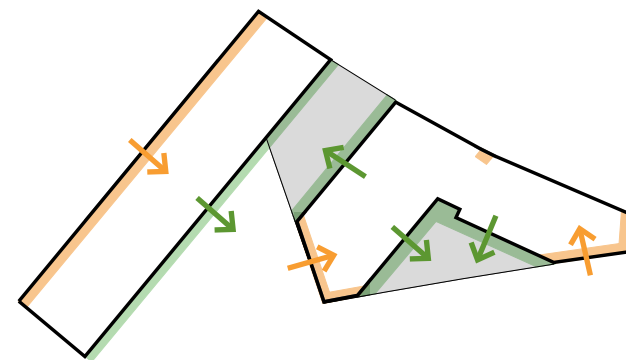


Terraced houses on the corner of Castlehaven Gardens

1. Vertical bays
2. Stepping back at the top



The vertical rhythm of terraces is interpreted by creating bays on the facade. Set backs on the ground floor and top floor divide the facade visually into three distinct zones in the same way that the terraces are divided.



Inset and projecting balconies:

- C1: Inset along Castlehaven Road elevation to modulate facade.
- C2: Projecting over second floor terraces, inset where there is no podium.
- Maintains neat, contained building that doesn't oversail its own footprint.



Diagonal arrangement of balconies

3.0 Key design moves

3.07 Facade

Building C1

The elevation of C1 facing the square is designed to respond to the context of nineteenth century terraced houses. These are characterised by a vertical proportion as each house is divided by party walls. The rhythm of the party walls is expressed in the new building as recesses dividing the elevation into bays.

In some of the terraced houses, pitched roofs and dormer windows create a stepping back of the building at the top level. The elevation of C1 steps back in a similar way, reducing the apparent scale of the building and giving large balconies to the residents of the top floor.

Building C2

Window openings are punched regularly in a textured brick skin that wraps around the facade.

The facade is articulated with simple principles:

1. Inset and projecting balconies

Where the balcony would break the building footprint, inset balconies are used. Over the podium roofs, projecting balconies are used.

2. Diagonal arrangement of balconies

Windows and balconies are arranged in a chequerboard pattern across the facades.

This reduces overshadowing and provides greater privacy whilst allowing neighbourly interaction.

The diagonal pattern wraps around the corners and continues where balconies are inset.

3. Corner windows

The diagonal grid allows windows to wrap the corners. This articulates the silhouette and softens its edges.

3.0

Key design moves

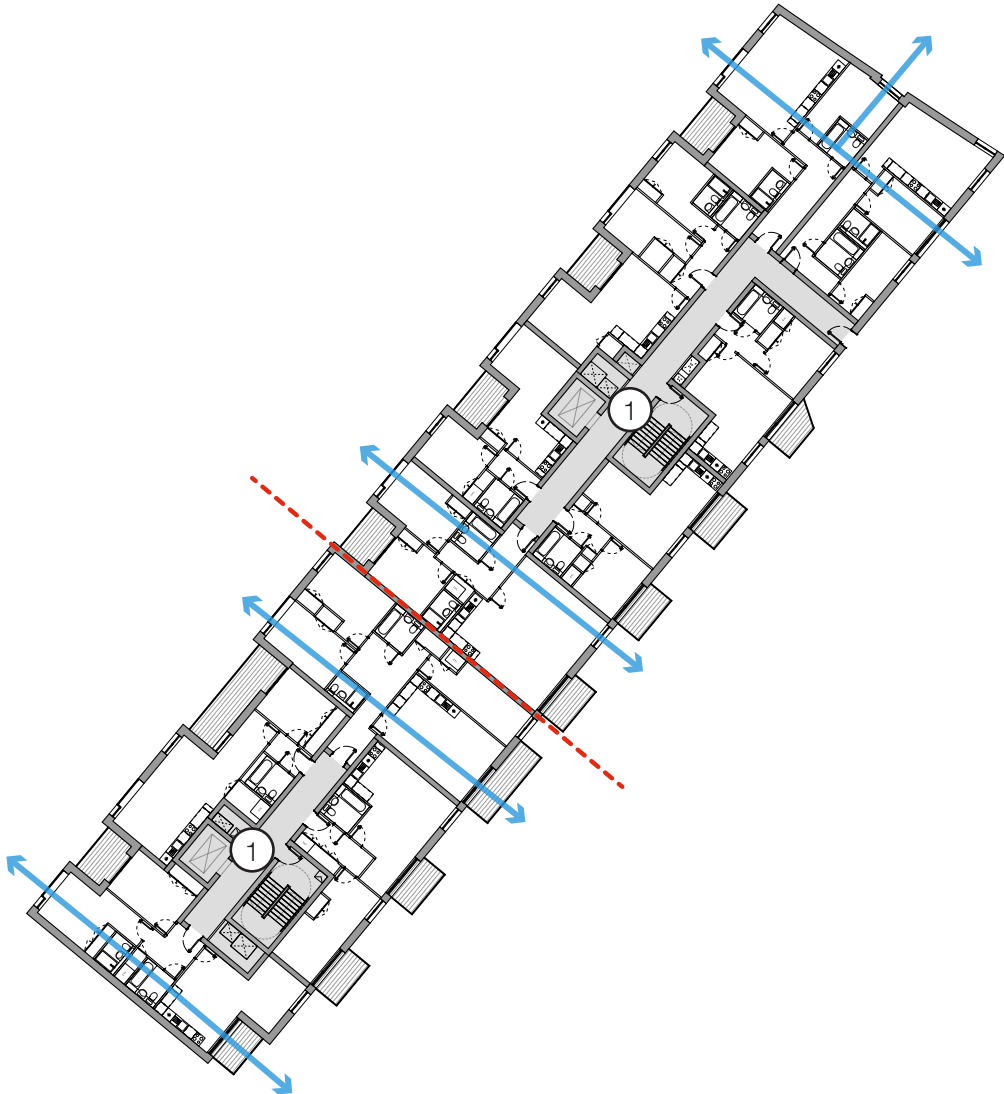
3.08

Residential Arrangement

A large number of units in both C1 and C2 are dual-aspect. No units face exclusively north and the number of units with south aspect is greater than those without.

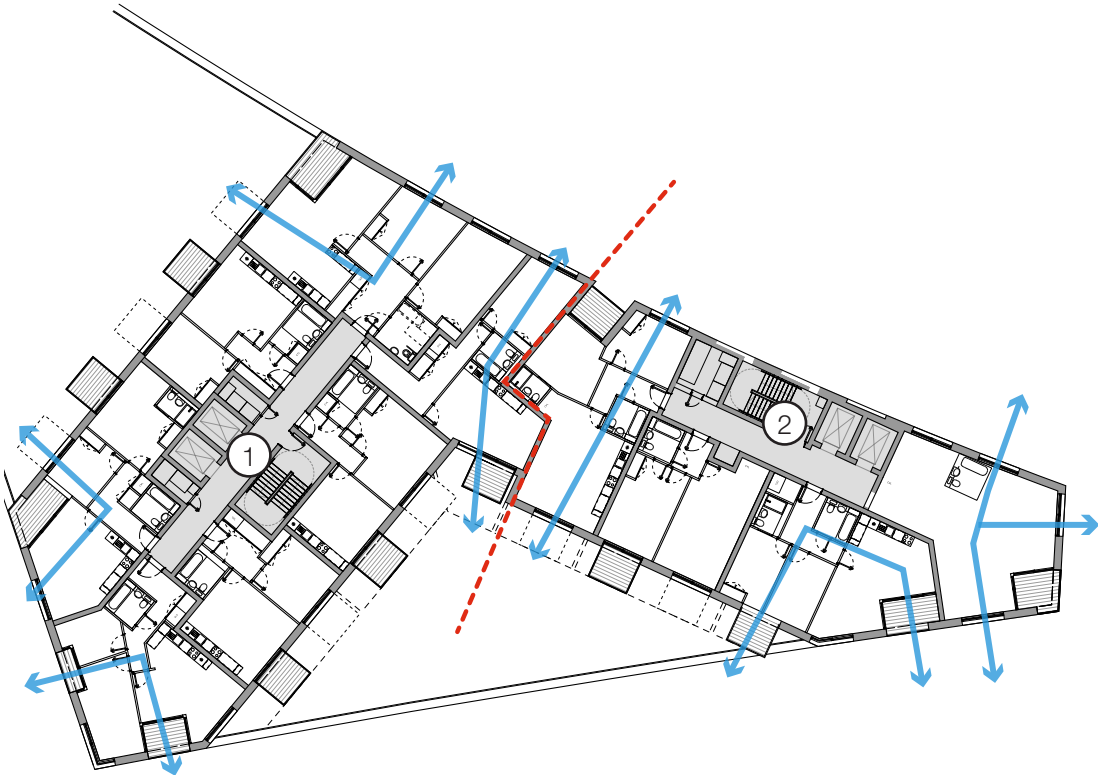
A mansion block arrangement has been used to avoid long corridors, reduce the number of apartments accessed from each core, and provide dual aspect apartments.

Where depth allows, the cores are central within the building. This makes the most efficient use of the floor area and avoids areas of blank wall. Where the core is at the edge of the block, it has been positioned on the north east side, leaving the favourable south west aspect free for apartments, whilst also allowing daylight in the common parts.

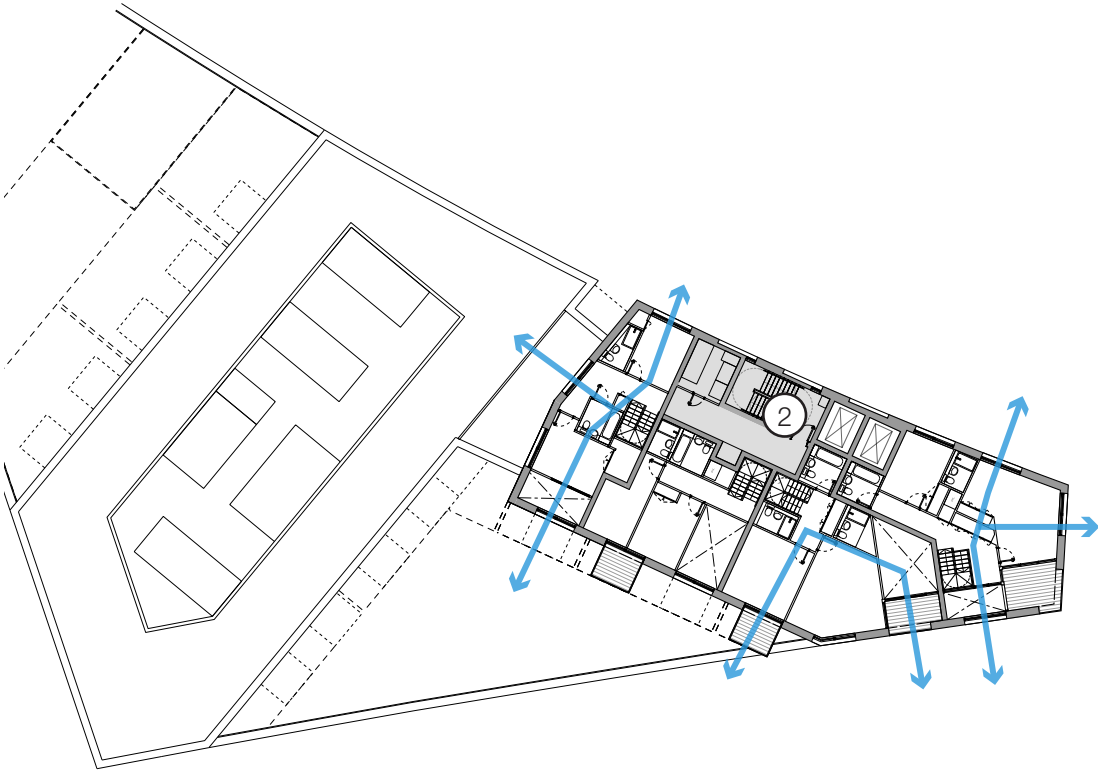


Building C1

- ① Central core
- ② Edge core



Building C2 a



Building C2 b

3.0 Key design moves

3.09 Roof



Brown roofs provide ecological habitat and a background for the installation of PV panels on the roof of C1.

The podium roof spaces provides a combination of gardens for apartments and meadows between.

- | | |
|---------------------------------|---|
| 1. Sedum roof | 3. Brown roof without PVs |
| 2. Brown Roof with PV potential | 4. Intensive green roofs with meadow planting |

5.0 Appearance

5.01 Illustrative Views

Building C1 is aligned with the pavement edge of Castlehaven Road, with approximately 70m of frontage facing Castlehaven Gardens. This frontage defines one side of the square.

The proposed facade is articulated as bays each approximately 7.5 m wide, divided by a recessed slot of balconies. This generates a vertical rhythm and domestic proportion, as the 7.5 m width is similar to that of a traditional London terraced house.

At street level the building is animated by retail units, entrances to offices, apartments and a cinema, as well as views through two routes under the building to the Local Space behind.

Fenestration is generously proportioned and contemporary in expression, with an offset asymmetry giving both order and variety to the facade. The depth of openings and balconies is carefully controlled to give interest, with large windows set flush with the brick face and smaller windows recessed by a full brick.

The material qualities of brick are used to further refine the detail in the elevation, with subtly recessed panels of brickwork with raked horizontal pointing to the side of each narrow window. This formally regulates the asymmetry of the windows.

The vertical bays are narrowed at the top providing terraces overlooking the park and to soften the parapet line. The building is also able to engage with the neighbouring Hawley Arms public house at the correct height.



5.0 Appearance

5.01 Illustrative Views

The south westerly elevation is less formal in response to the Local Space.

At the level of the square, retail units, apartment and cinema entrances create permeability and an active frontage.

Above, the building has a more relaxed emphasis than the elevation to Castlehaven Road. Generous projecting balconies catch the sun and give views of the Local Space. Large and small windows and balconies are offset. This reduces overshadowing, increases privacy whilst giving the opportunity for interaction between neighbours, and gives a lively dynamism to the elevation.



Balcony colours are illustrative only

5.0 Appearance

5.01 Illustrative Views



Building C2 occupies the corner of the site formed by the two railway viaducts. As such it does not have a formal street presence but instead addresses the new public realm of the Local Space and the Arches Space.

The Local Space is activated by the presence of double height retail provision, the principal residential entrance and a corner cafe unit. Above these elements are gardens set between the residential buildings above.

The retail and office units line two sides of the building with fenestration arranged as large picture windows. These contain a variety of clear glass, opening ventilation panels and cast glass profile channel glazing in response to the vibrant public realm below.

Consideration of the type and arrangement of balconies animates and orders the facades, with balconies and windows arranged into a chequerboard pattern that wraps the building.

A textured skin of brickwork is applied to the building with deep reveals and generous windows allowing views across the public realm and over the viaducts to the city beyond.

Please note that the illustrated design of the playspace is indicative only

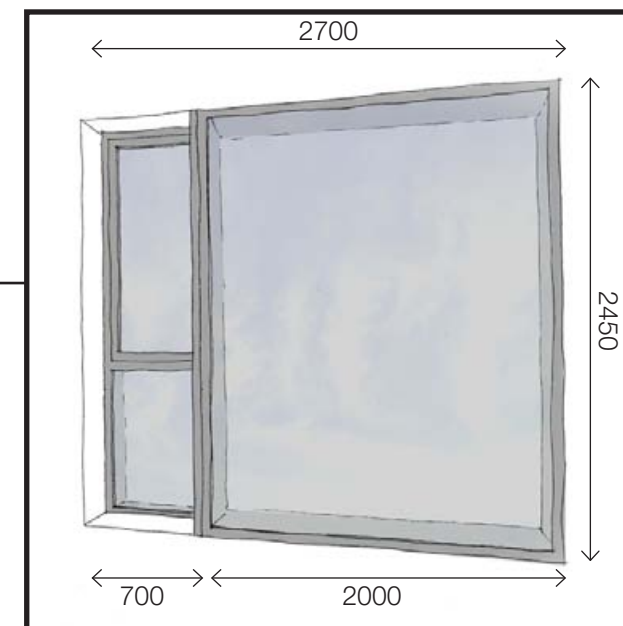
* Design within the arch subject to a planning condition

6.0 Detail Study

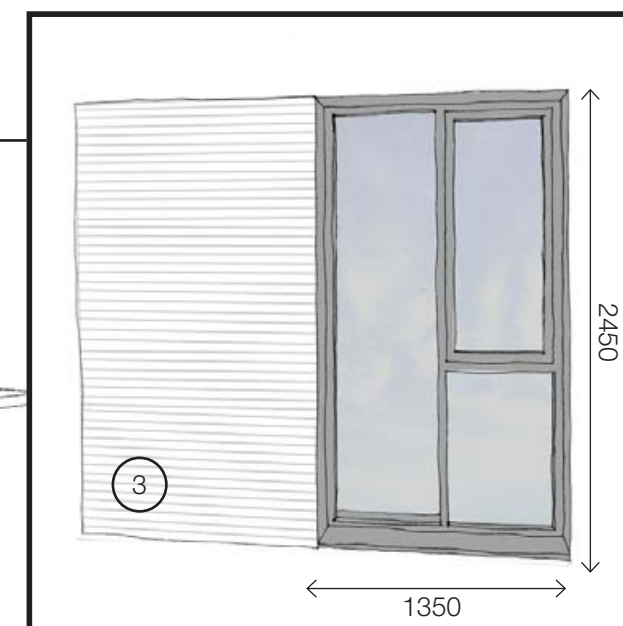
6.01 C1 North west facing bay study



West elevation to Castlehaven Road



Large window



Small window

Large windows have a 150mm upstand above the floor to hide internal clutter.

A large unbroken pane, 2 m by 2.45 m high, is set flush with the face of the brick wall.

The opening light is set back by the length of a brick, giving an articulation of depth and interest to the elevation.

A transom at 1130 mm above FFL provides a comfortable feeling of security against falling when the window is open.

The small window is the same height as the large window and is set back by one brick.

The opening light bisects the window and is the same size as with the large window.

KEY

- ① Balconies create recess that divides elevation into regular bays
- ② Bays are stepped back on top floor to articulate the parapet line
- ③ Textured brickwork panel with deeply raked horizontal mortar joints
- ④ Recessed shopfronts



6.0 Detail Study

6.02 C1 South east facing bay study



The large window provides access to the projecting balconies through a glazed door.

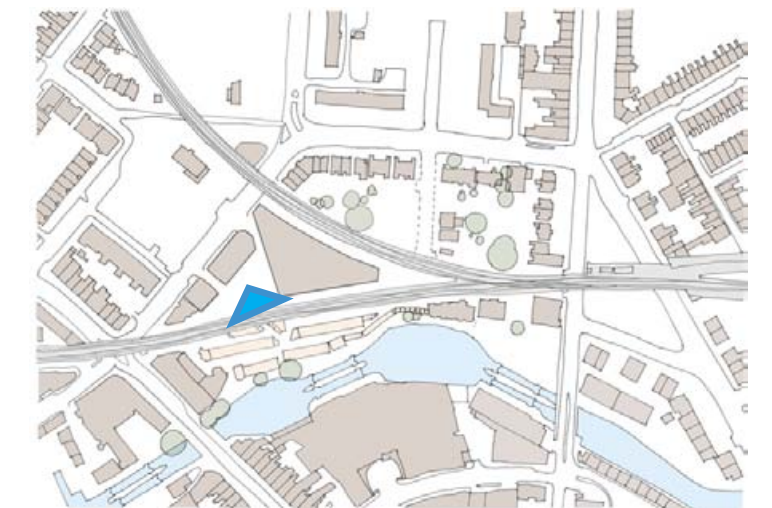
All windows on the south elevation are set back by the length of a brick.

The balconies incorporate a low upstand to conceal belongings and prevent small objects falling through the railings. The flat bars are angled to control views, increase privacy, and give interest and rhythm to the elevation.

The small windows are bisected by the opening light, which, as with the windows on the north elevation, has a transom 1130 above FFL to provide security when the window is open.

KEY

- 1 Cantilever balcony offset from windows below
- 2 Recessed shopfront with door



6.0 Detail Study

6.03 C2 Upper levels fenestration

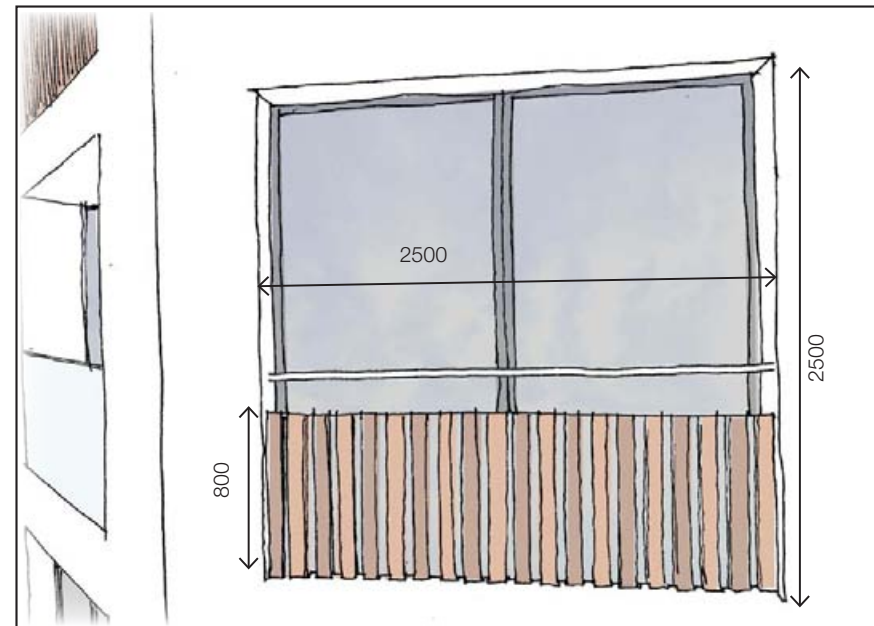
Summary

Balconies articulate the facades of building C2. They are arranged in a chequerboard pattern to minimise shading and to increase the distance between them.

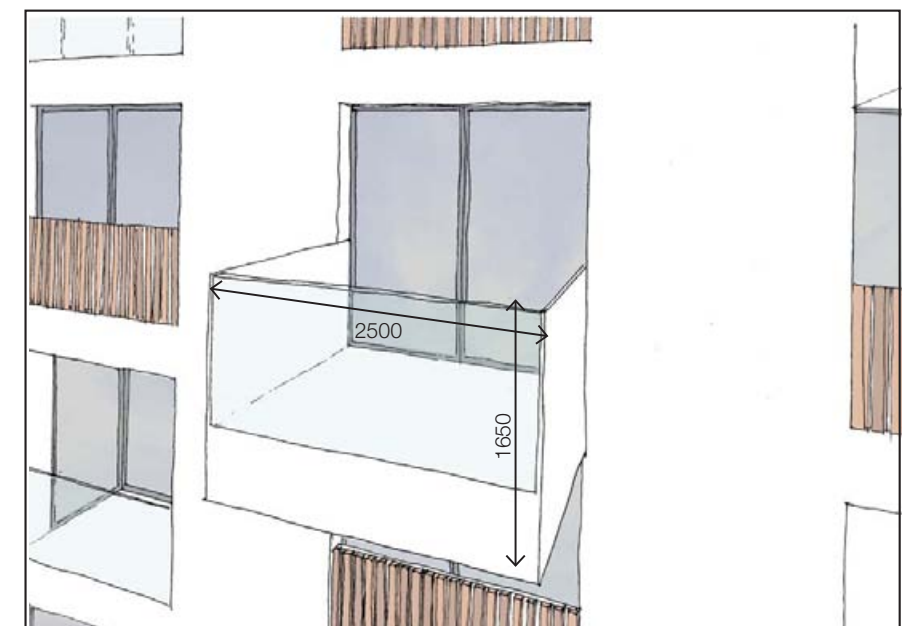
Recessed and projecting balconies are used depending on their position. Around the edges of the building footprint, recessed balconies are used to preserve the building line. The balustrade to these balconies is a glass sheet. Where the balconies are above the podium, they project. Projecting balconies are painted steel with a glass sheet to the front edge.

All other windows are 'Juliette' balconies. The balustrade for these is terracotta baguettes in a similar colour and material to the brick walls.

The chequerboard pattern wraps continuously around the corners of the building.



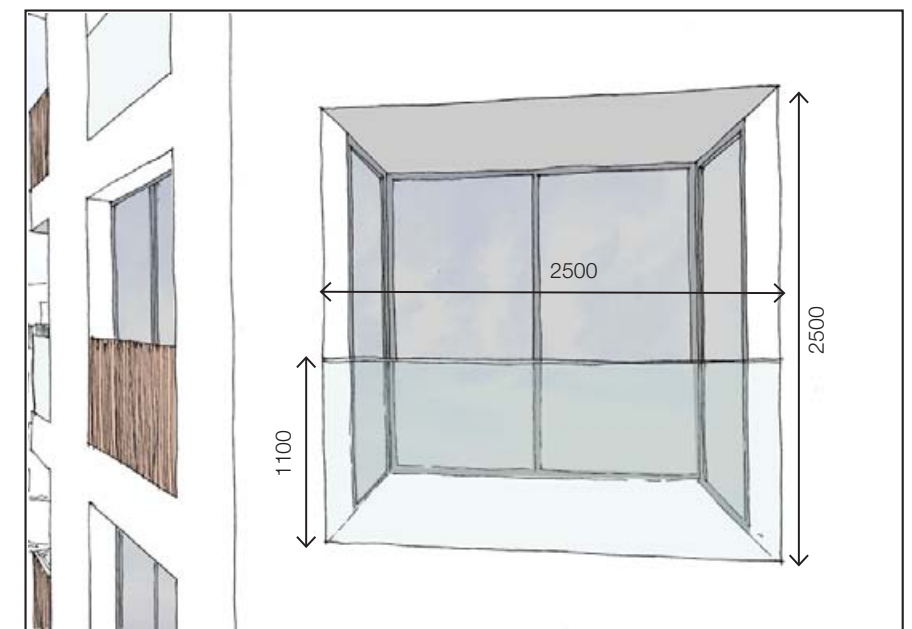
Juliet balcony



Projecting balcony



AHMM Church Street - recessed corner balconies



Recessed balcony

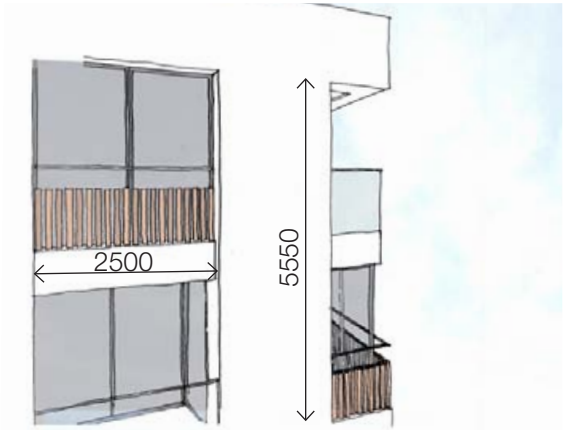


6.0 Detail Study

6.04 C2 Upper levels fenestration



Balcony colours are illustrative only



Top floor giant order

The upper two level openings are unified as a single opening by setting back the intermediate spandrel. This creates a subtle distinction at the top of the building.

- KEY**
- 1 Balconies offset to reduce overshadowing and give character to elevation
 - 2 Projecting balconies above podium
 - 3 Windows and recessed balconies wrap the corners
 - 4 Juliet balconies formed with terracotta baguettes in a colour similar to the brick
 - 5 Recessed balconies at the edges of the building where the wall continues to the ground
 - 6 Upper floor windows unified by set back spandrel
 - 7 Large terraces on podium roof used by adjacent apartments

6.0 Detail Study

6.05 C2 Retail office workshop entrances

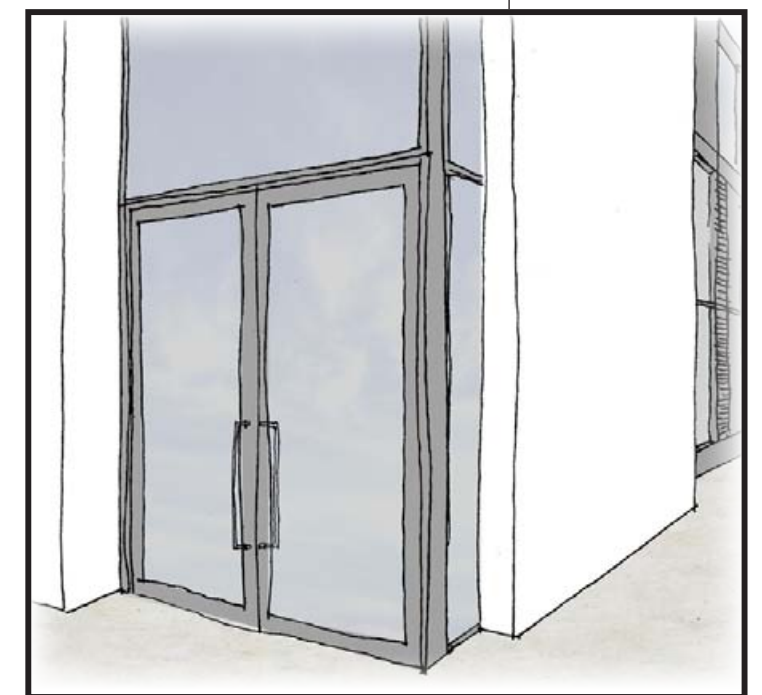
Summary

Entrances to the work units on the ground floor of C2 are glass doors as part of the facade system, regularly distributed along the length of the facade. They can be used or closed depending on the occupation of the space behind without changing the appearance of the facade.

- ① Clear glazing
- ② Opening vent behind perforated panel
- ③ Cast glass channels



Curtain wall door panel



Corner entrance

6.0 **Detail Study**
6.06 Lower levels fenestration

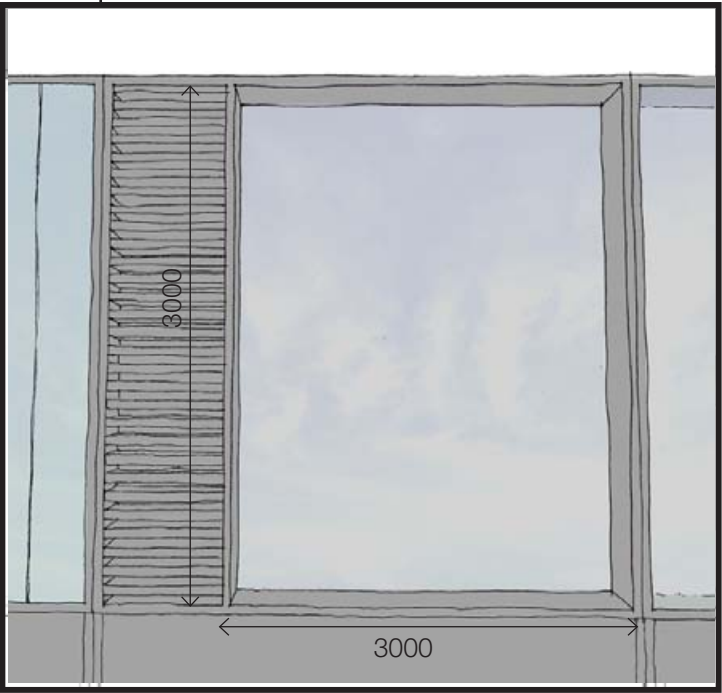


Balcony colours are illustrative only

The facade is enriched by a varying palette of materials. This patterning is diagonally offset on the upper floor in response to the general theme of the balconies above.



AHMM - Clearwater Yard. Curtain wall with cast glass channels and opening opaque panels.



Curtain wall panel type A
with a fixed clear pane and panel that may be used for natural ventilation without compromising security



Curtain wall panel type B
With a clear pane and vertical cast glass channels



6.0 **Detail Study**

6.07 C2 Principal residential entrance

Residential Entrance:

The principal residential entrance for Building C2 is approached from the Local space.

A double height glazed screen and double doors announces the entry within an otherwise sober brickwork facade that resists competing with the vibrancy of the public realm.

The entrance is set deep within the facade allowing protection from the elements above and the integration of access control and security measures.

- KEY**
- 1 Brick soffit with integrated lighting
 - 2 Metal framed glazing to double height space
 - 3 Tall metal framed double doors
 - 4 Deep splayed reveal with access control



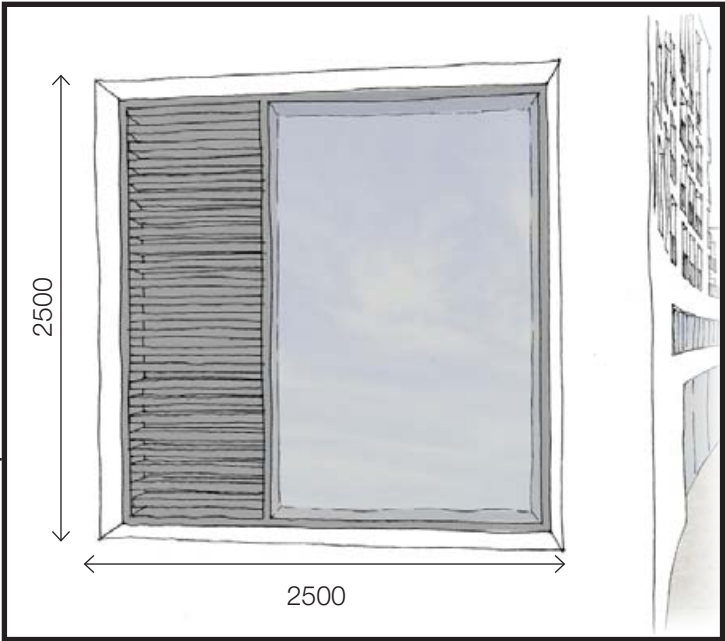
6.0 Detail Study
5.08 C2 Residential entrance

The security office is located on the corner facing the arches space in order to provide casual surveillance of this space.

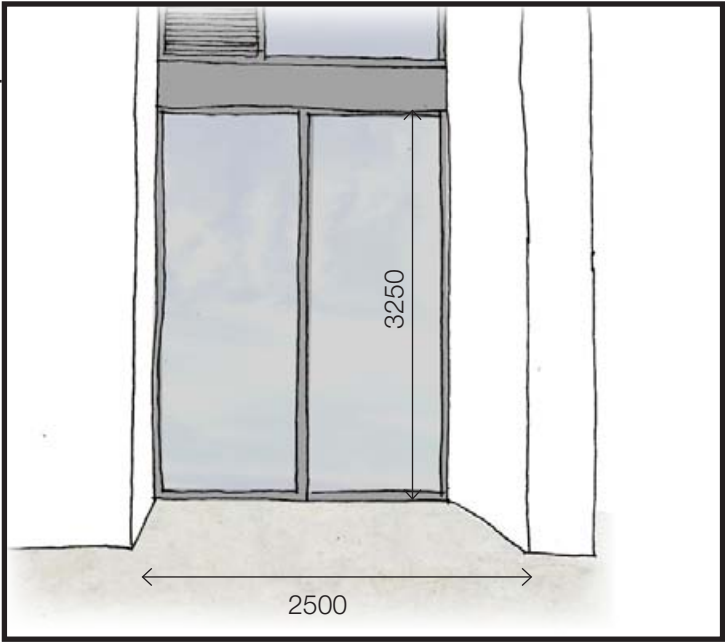
This and the adjacent residential space are recessed into the solid base of the building, providing a sense of mass and solidity that is made dramatic by the narrow height of this corner.



7. Security office



Office window



8. Residential entrance

