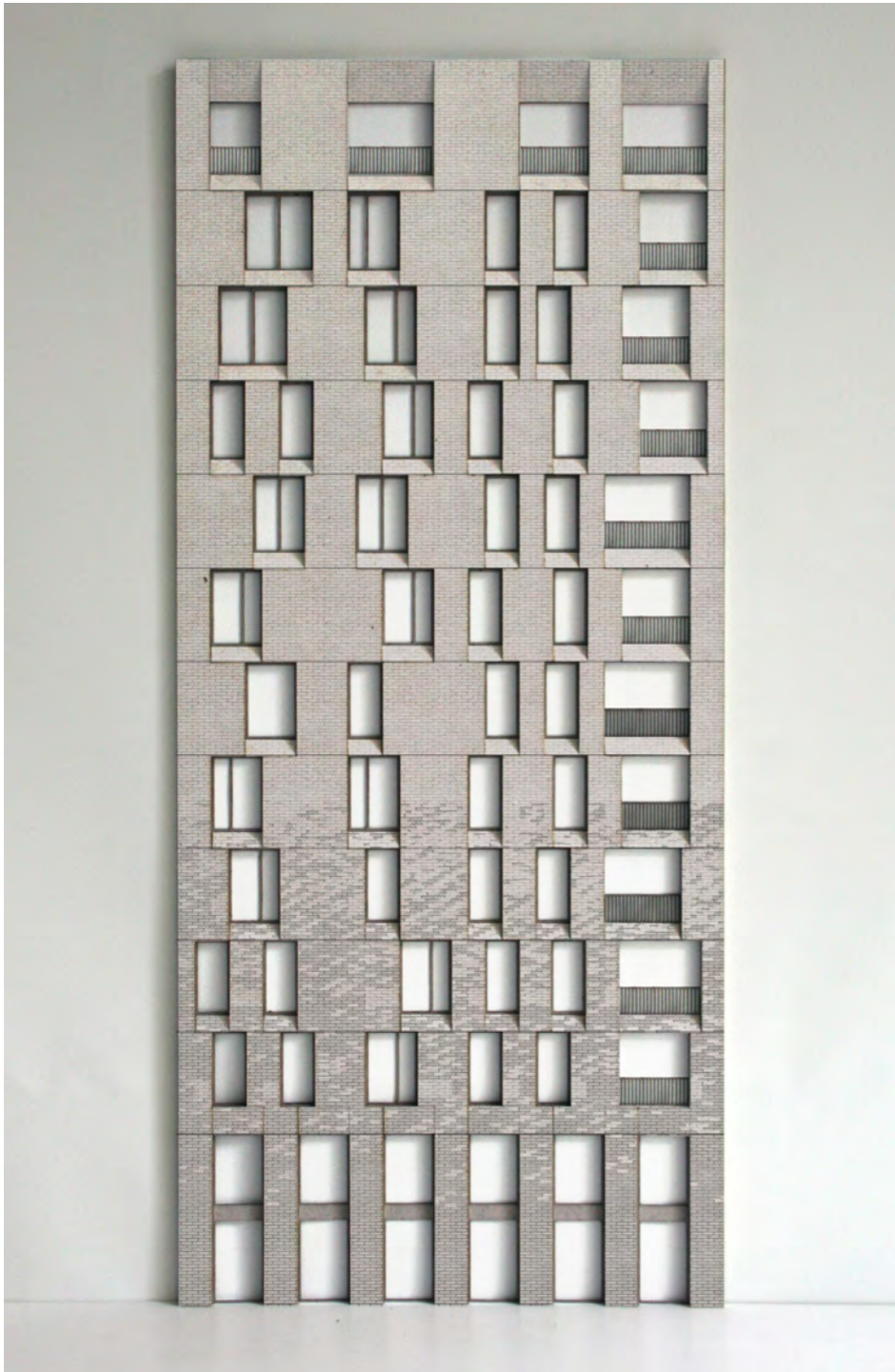


5.2 Facade Development studies

Vertical Order- Materiality

5.2.17 We tested options for material gradation options from base to crown of taller block

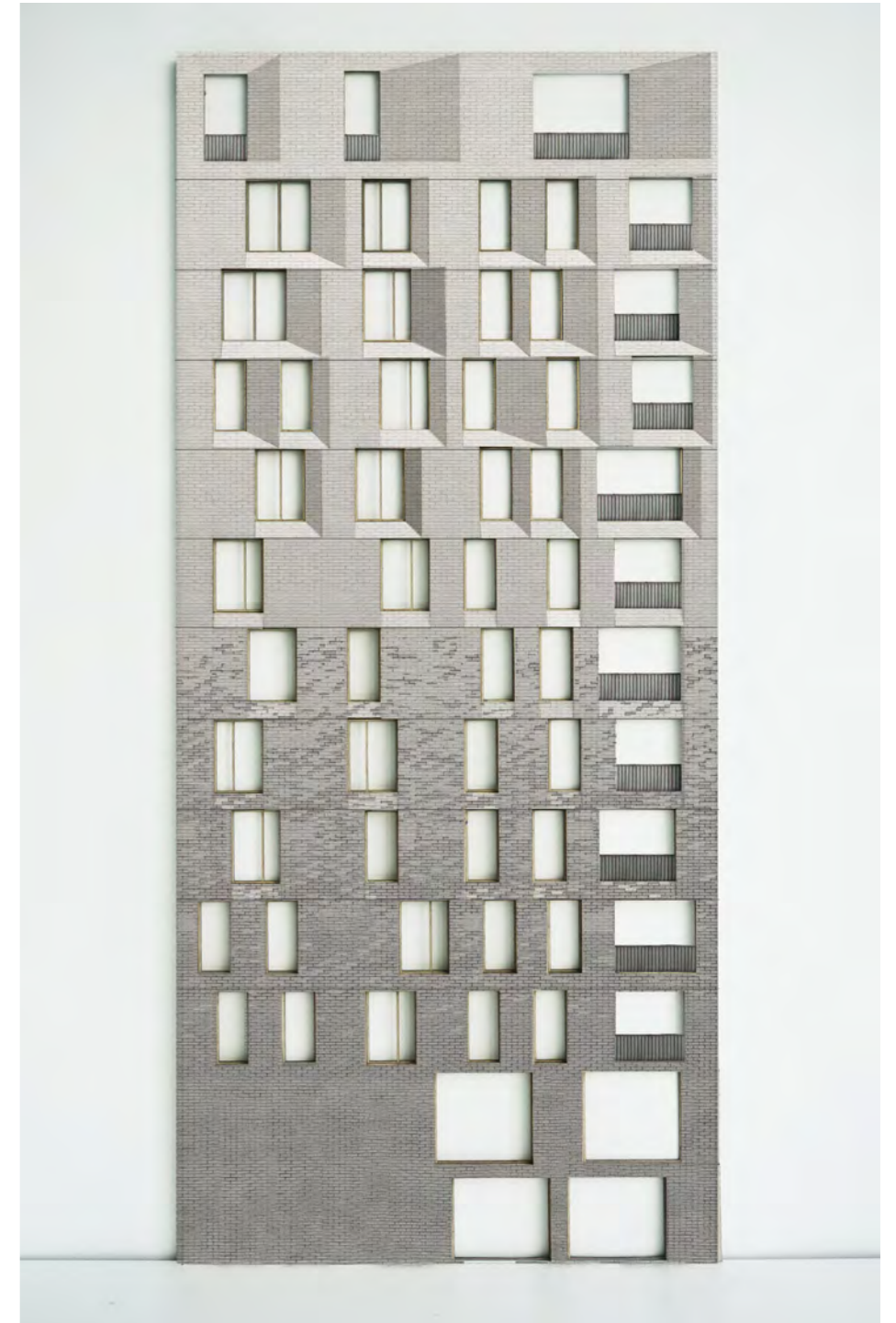
1.



2.



3.



Left to right

1.
Gradation study option 1

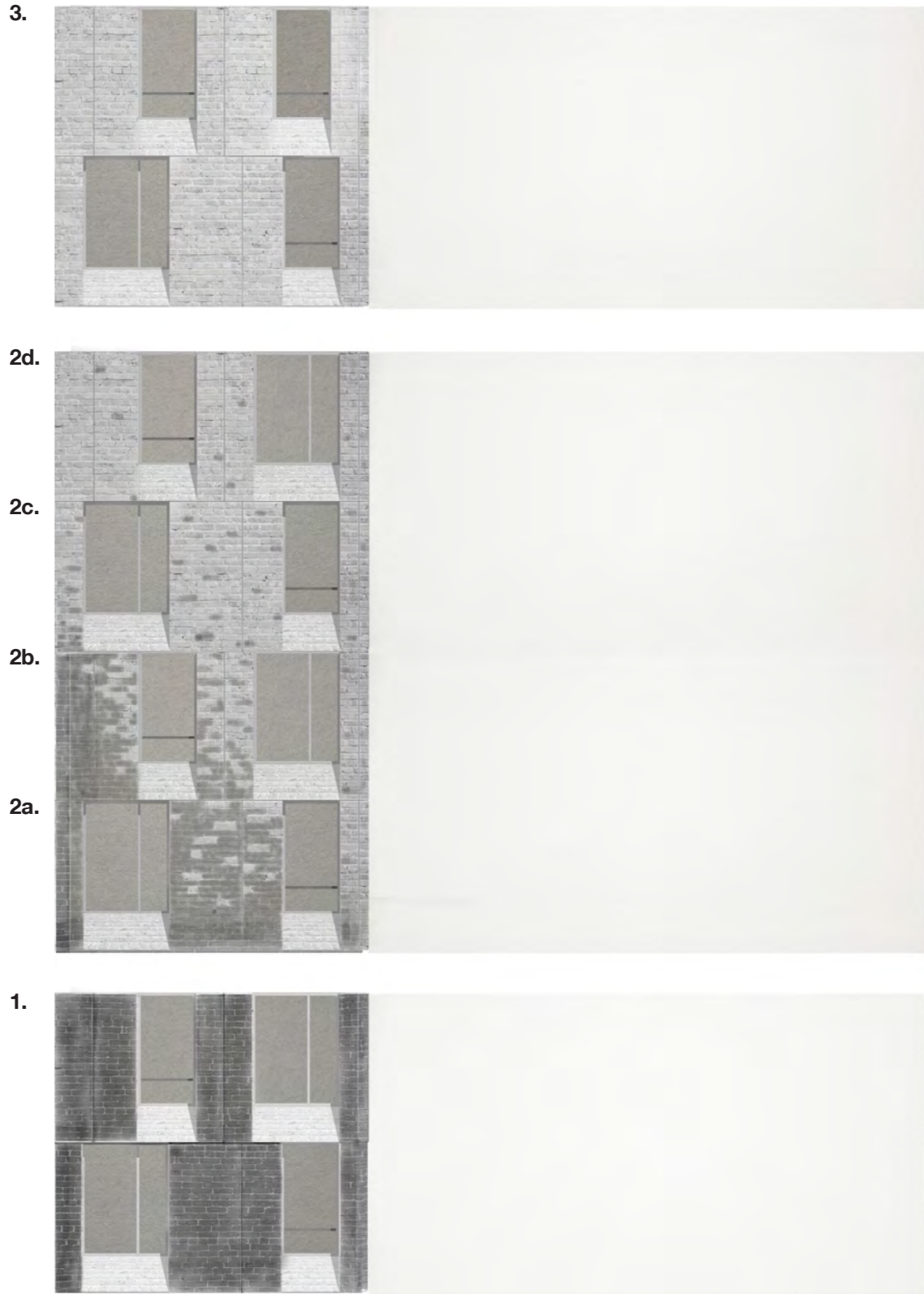
2.
Gradation study option 2

3.
Gradation study option 3

5.2 Facade Development studies

Vertical Order- Brick Colour

5.2.18 We tested options for a brick colour change from a heavier colour at the base to a lighter colour of brick to the crown.



4.



Clockwise from left

1-3
Brick gradation, heavier coloured base to lighter brick at crown

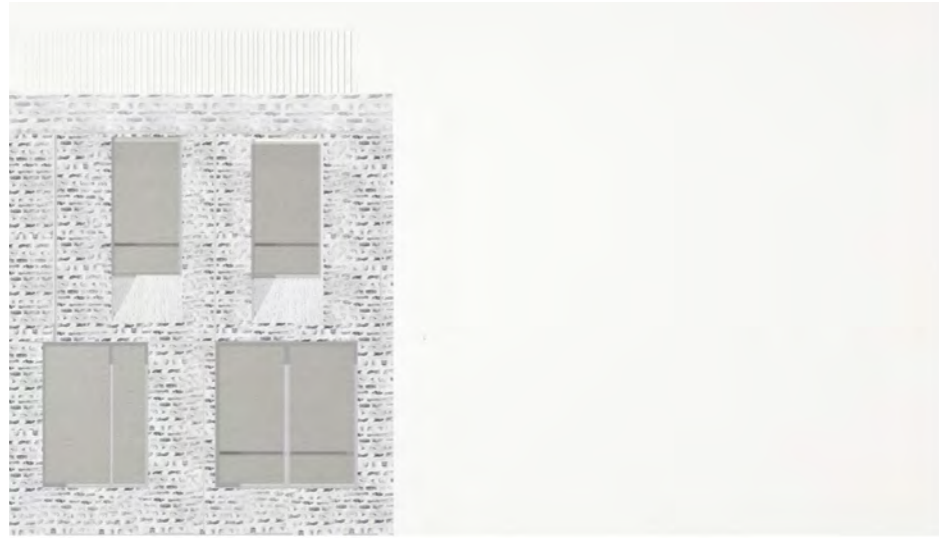
4.
Duggan Morris, Ortus, Peckham

5.2 Facade Development studies

Vertical Order-Mortar gradation

5.2.19 We tested options for a gradation of mortar where at the crown of the facade the mortar erodes the appearance of the brick, making the crown appear more homogeneous.

3.



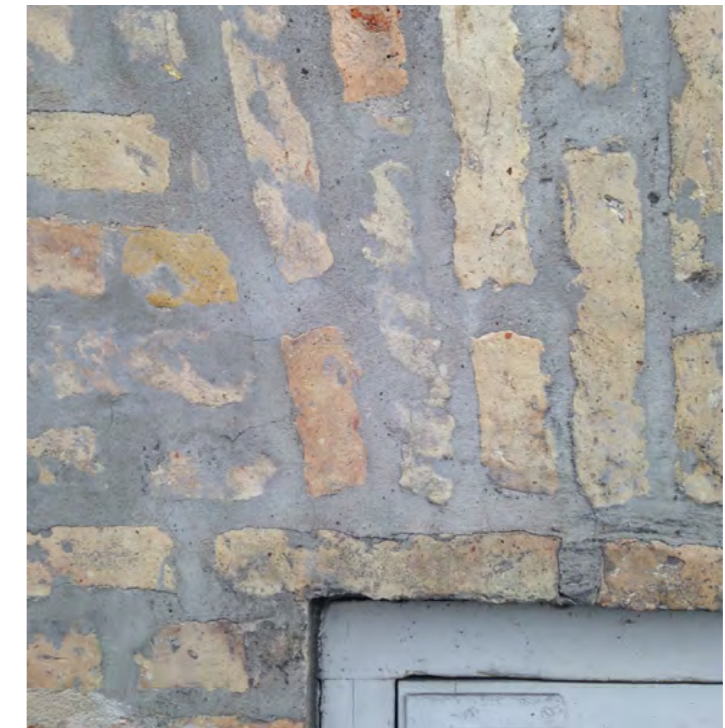
2.



1.



4.



Clockwise from left

1-3

Mortar gradation: typical flush mortar transitioning to smudged mortar at crown

4.

Crown - mortar concealing most of brick

5.2 Facade Development studies

Vertical Order-Textural gradation

5.2.20 We tested options for a gradation of texture, via varying brick detail. Where the base had a rough texture of brick compared to a smoother surface at the crown.

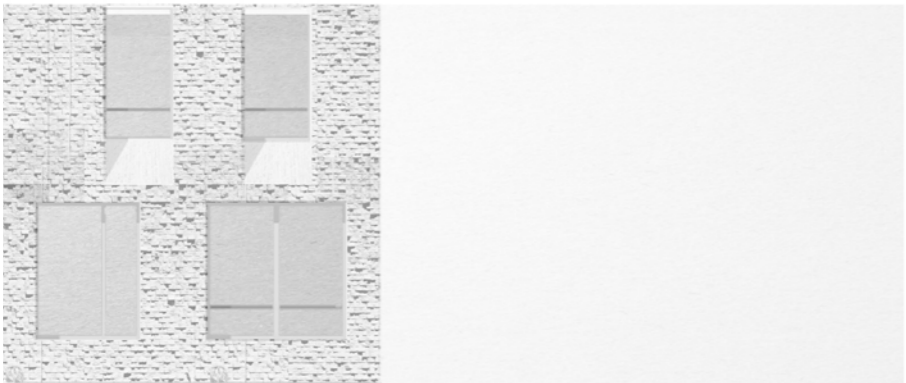
3.



2.



1.



4.



Clockwise from left

1-3
Textured base leading to smoother crown

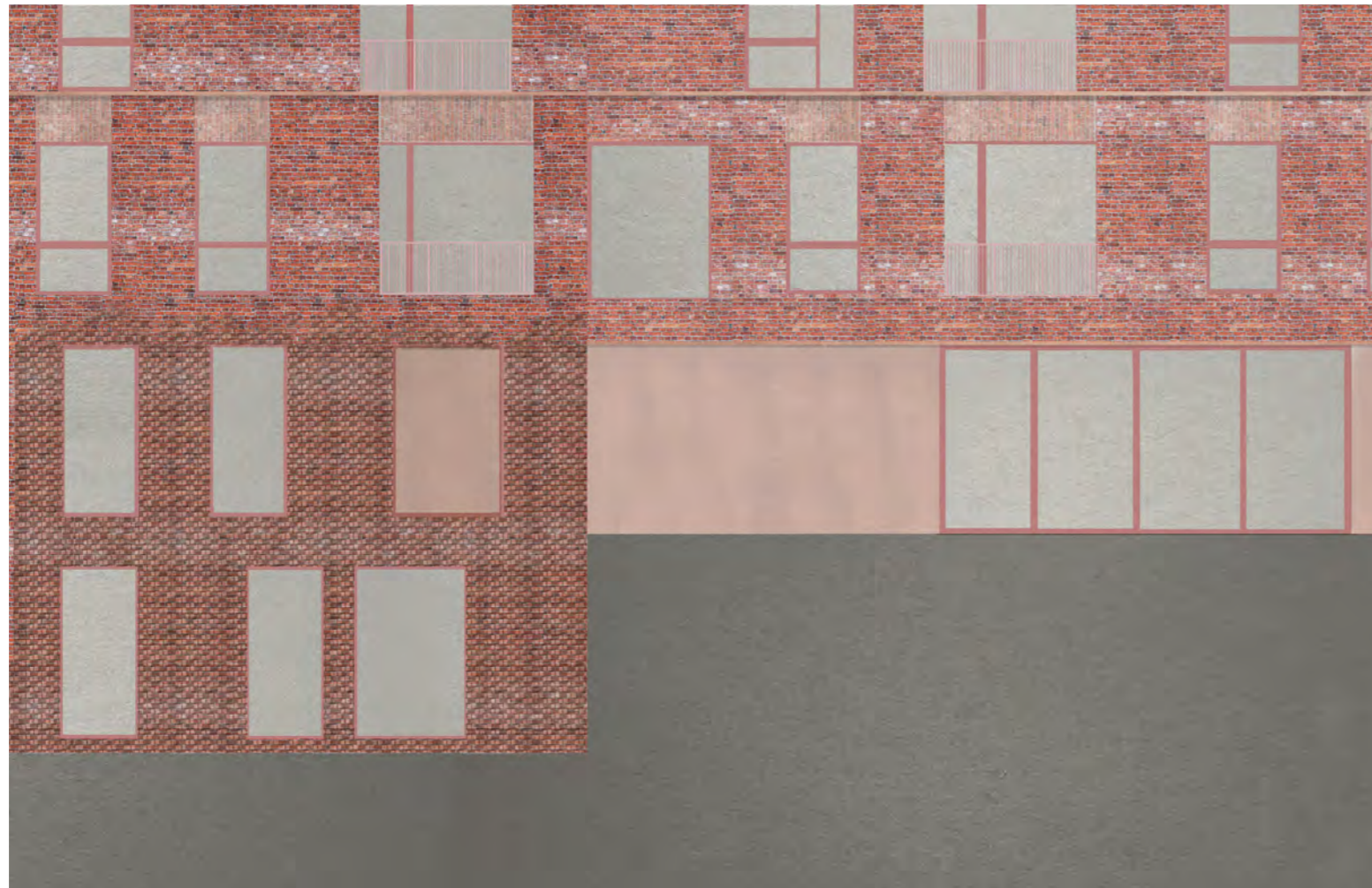
4.
St. Edward's University, Austin, Texas
Alejandro Aravena

5.2 Facade Development studies

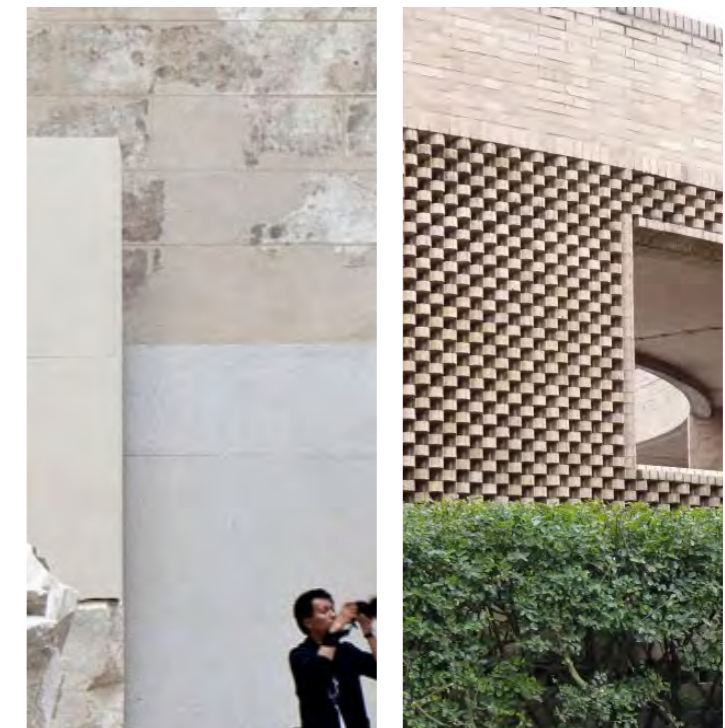
Key communal spaces celebrated

5.2.21 External material or texture change expressing internal communal spaces within the proposal

1.



2.



Left to Right

1.
Communal spaces expressed by use of contrasting texture or colour

2.
Terrazzo texture and brick changes

5.2 Facade Development studies

Key communal spaces celebrated

5.2.22 Model studies, aiming to create spaces that celebrate communal activities

1.



Left to Right

1.
Communal spaces expressed by use of
contrasting texture or colour

2.
Terrazzo texture and brick changes

5.2 Facade Development studies

Relationship with Street

5.2.23 Proposed street-facing and internal landscape around and within new building. A generous public space is created with views through the building to the private spaces beyond.

5.2.24 Greater permeability to the street with the creation of new public amenities in the form of a cafe/restaurant and wellness centre.

1.



Above (left)

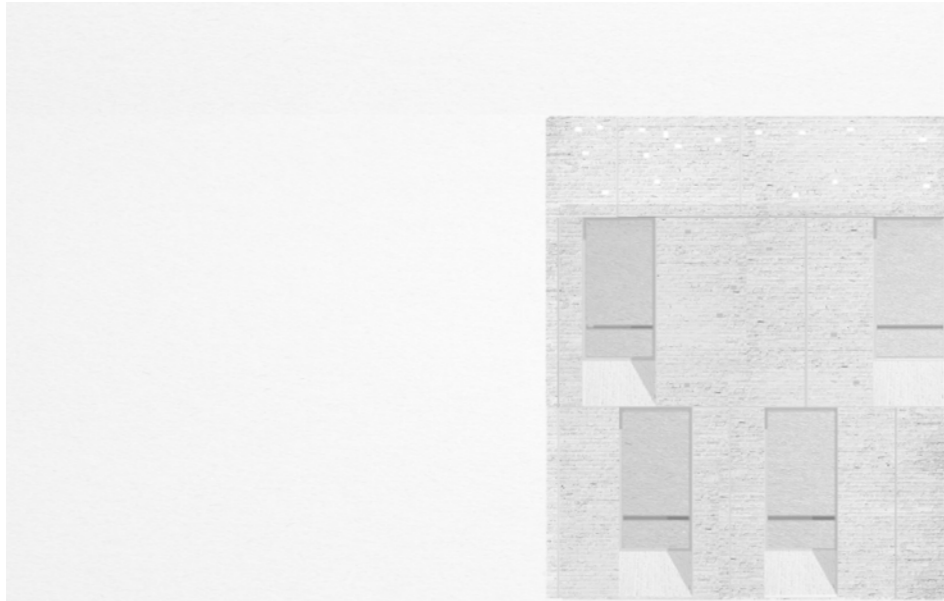
1.
Isometric diagram of relationship to street

5.2 Facade Development studies

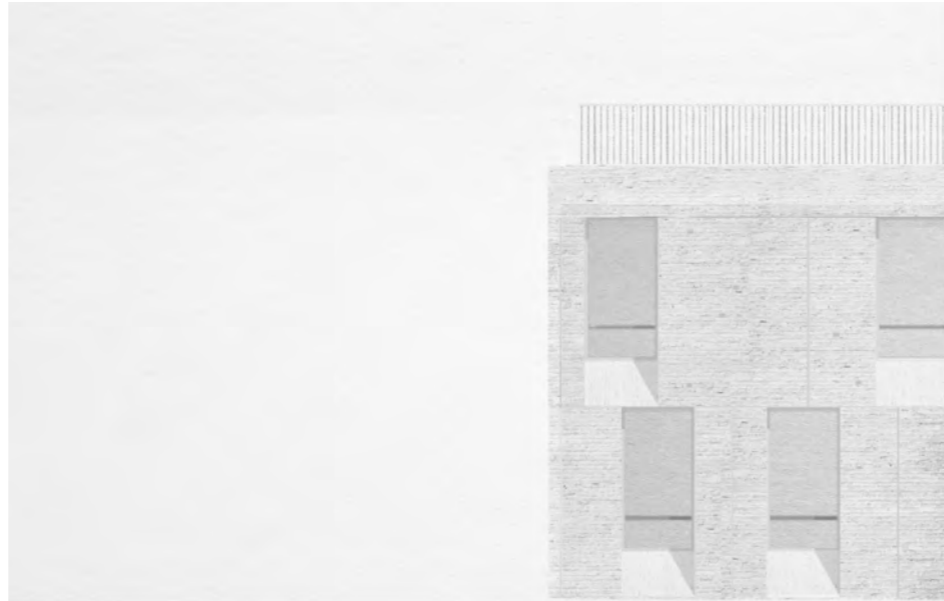
Capping Lower Blocks

5.2.25 Options for terminating the lower blocks

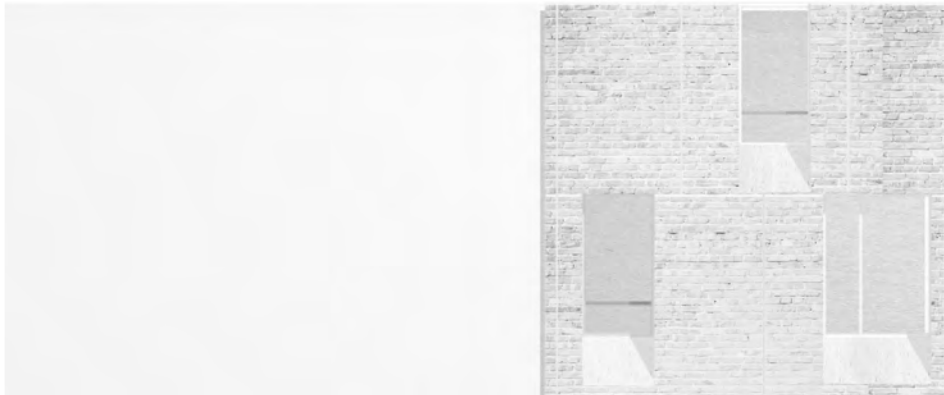
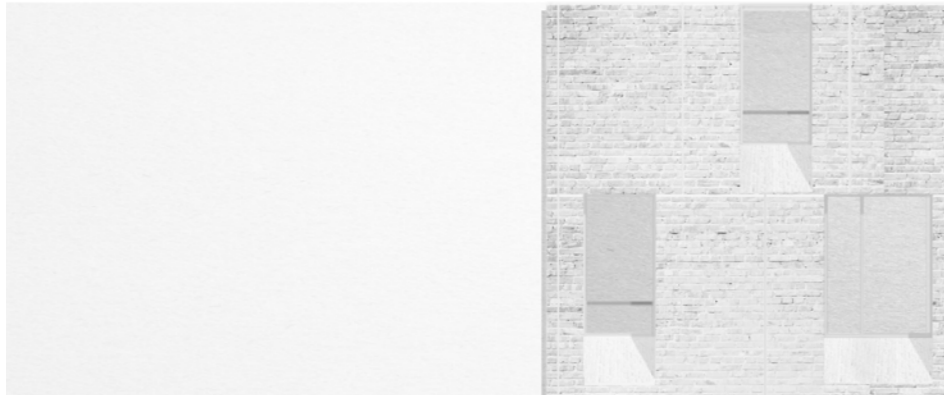
1.



2.



3.



Clockwise from left

1.
Brick top

2.
Setback railing

3.
Setback railing with planting

5.2 Facade Development studies

Crown treatment tallest block

5.2.26 Deep reveals splayed to a slender lintel at the crown.

1.



2.



Clockwise from left

1.
Sculpted crown

2.
House for the elderly, Portugal
Aires Mateus

5.2 Facade Development studies

Crown treatment tallest block

5.2.27 Options were tested on the best way to terminate the taller element as this would be viewed by a greater extent than the other blocks.

1.



2.



3.



Left to right

- 1.
Precast concrete to chamfered cheek and sill, open rooftop terrace

- 2.
Brick to chamfered cheek and head, open rooftop terrace

- 3.
Brick to chamfered cheek and head, apartments on top level

5.2 Facade Development studies

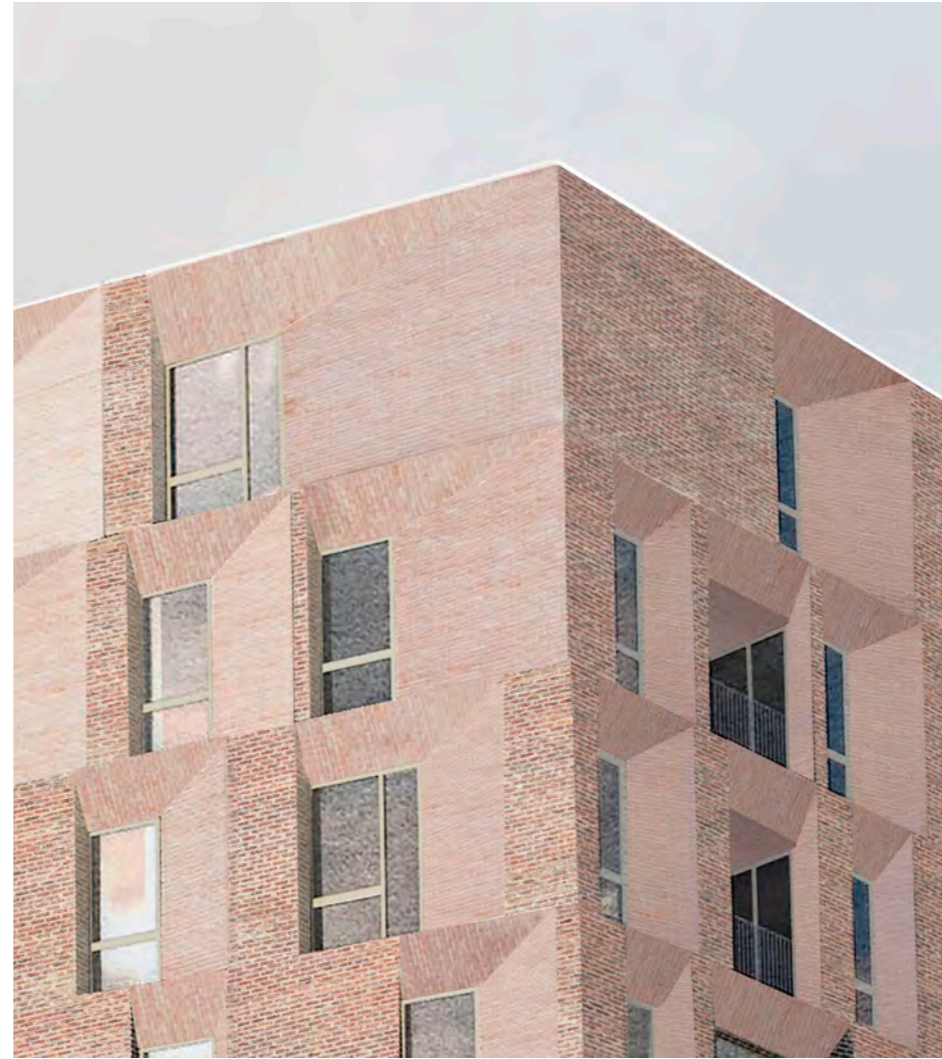
Crown treatment tallest block

5.2.28 Investigating material combinations, with the juxtaposition of textured flat elements and smooth eroded chamfers to the openings.

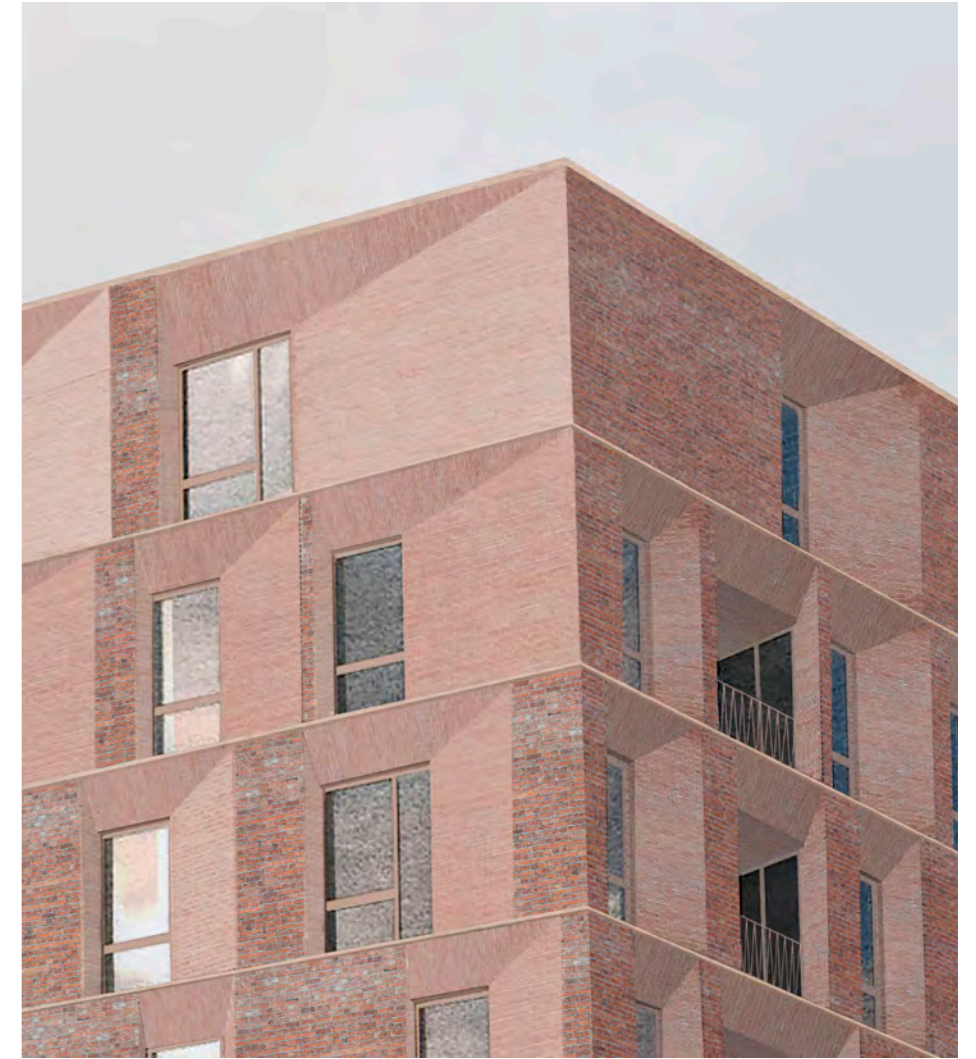
1.



2.



3.



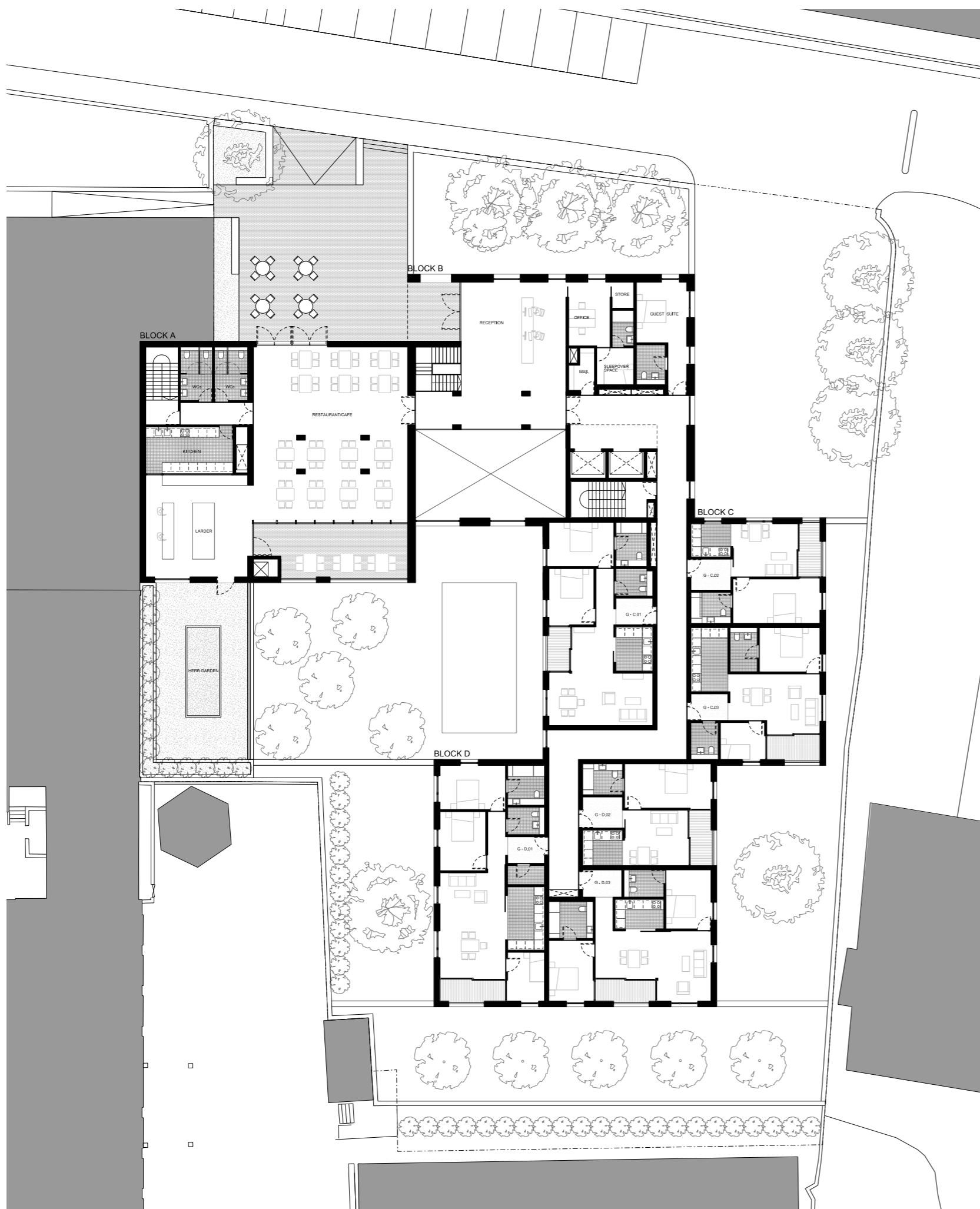
Left to right

1.
Heavily textured brick to flat faces with smooth chamfers

2.
Common brick to flat faces with smooth chamfers

3.
Brick with notable colour variation to flat faces, and smooth chamfers

6. Bartram's Proposal



6.1 The Proposed Plans

Ground Floor Plan

6.1.1 The ground floor plan incorporates distinct public and private zones, with a residents' lobby acting as a buffer between the private older residents' homes and the public communal cafe. The entrance courtyard and public cafe creates an active frontage and offers the passer-by views through the cafe to the residents' shared courtyard gardens on the lower ground floor.

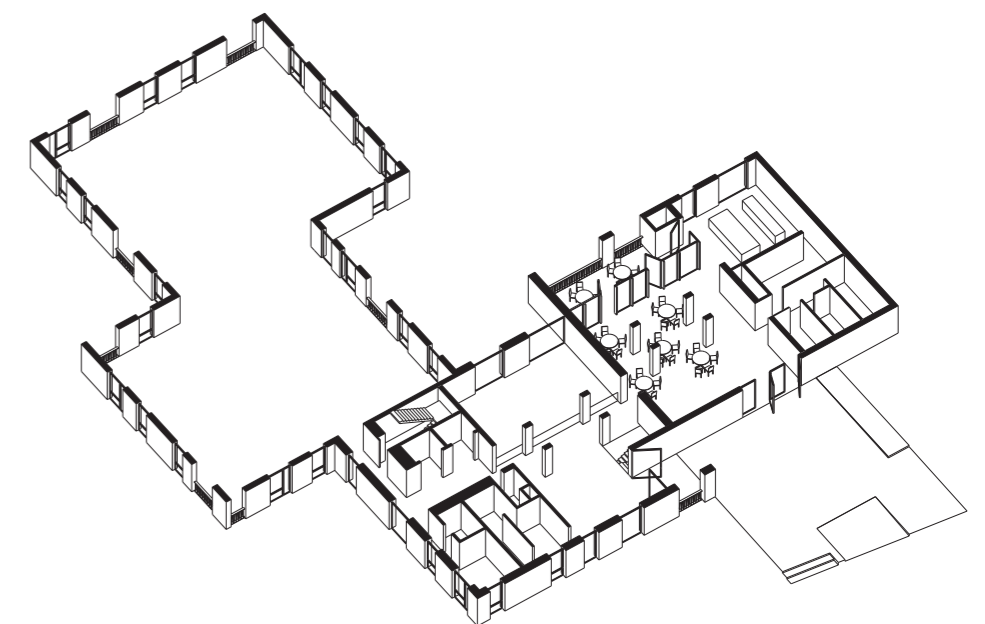
6.1.2 The ground floor includes a 'larder cafe' with external break out space to the front and rear of the cafe, kitchen, services, lobby, mail room, manager's office, guest suite and residents flats.

6.1.3 Block A - cafe block

Block B - taller block closest to the hospital

Block C - roof terrace block

Block D - roof terrace block closest to the nursery



Above from left

Plan
Ground floor plan

Axonometric
Ground floor axonometric diagram

6.1 The Proposed Plans

Entrance

6.1.4 The main entrance to the proposal sits on Rowland Hill Street, increasing the public offer to the street. Views through the cafe to the treetops of the courtyard on lower ground floor can be enjoyed by the passer by. The public are encouraged to enter the cafe and sit in the entrance courtyard or enjoy the views from the public loggia to the communal courtyard gardens to the south. Trees will be planted within the proposals boundary to create a softer and more welcoming edge to Rowland Hill Street. The residents enjoy a separate set back entrance for security that is lit and covered to create a discreet and secure mediating space between the public and private spaces.



Above left

Visualization
Entrance view looking south-east