Part Two - Application Two

Residential

Maccreanor Lavington

Part Two - Application Two
5.0 Residential

5.1 Process

The London Borough of Camden (LBC) has a statutory responsibility to provide school places to all children of school age. LBC has identified a particular need for primary school places in the northwest of the borough and the expansion of Kingsgate School onto the Liddell Road site has been selected as the preferred strategy to meet this need.

LBC are responsible for meeting all costs of providing additional school places and in order to address a capital short fall, the Community Investment Programme (CIP) has been established to fund such community projects through carefully considered redevelopment of LBC assets.

At Liddell Road, the CIP model has been adopted to fund the development of the school through the construction and sale of residential housing on the site. The initial brief for the scheme identified the need to build approximately 100 housing units to adequately fund the redevelopment of the site and the creation of the new school places.

This section of the Design and Access Statement explores in detail how designs for the residential component have been developed to provide high quality housing that supports the creation of a new place in West Hampstead whilst sympathetically integrating into the wider neighbourhood.

Community Investment Programme concept diagram

5.1 Process

5.1.2 Site Assessment

The assessment of the Liddell Road site is described in detail in section 2.0 of this report. The strategic design has considered the impact of the new proposals on existing neighbouring buildings and sites in addition to developing strong relationships between the newly proposed elements within the site.

5.1.3 Involvement

The proposals have been developed through extensive consultation with stakeholders including the LBC Project Team and Planning, Access, Highways,Parks and Open Spaces and Environmental Officers. The proposals have been reviewed with the local community through drop-in consultation events, The Development Management Forum and a public presentation at Sidings Community Centre. Full details of the consultation process are included in section 3.1 of this document.

In addition to stakeholder and public consultation, the proposals have been developed with the input of Deloitte Viability Consultants in order to ensure that the proposals meet the target value necessary to adequately fund the Community Investment Programme.

5.1.4 Evaluation

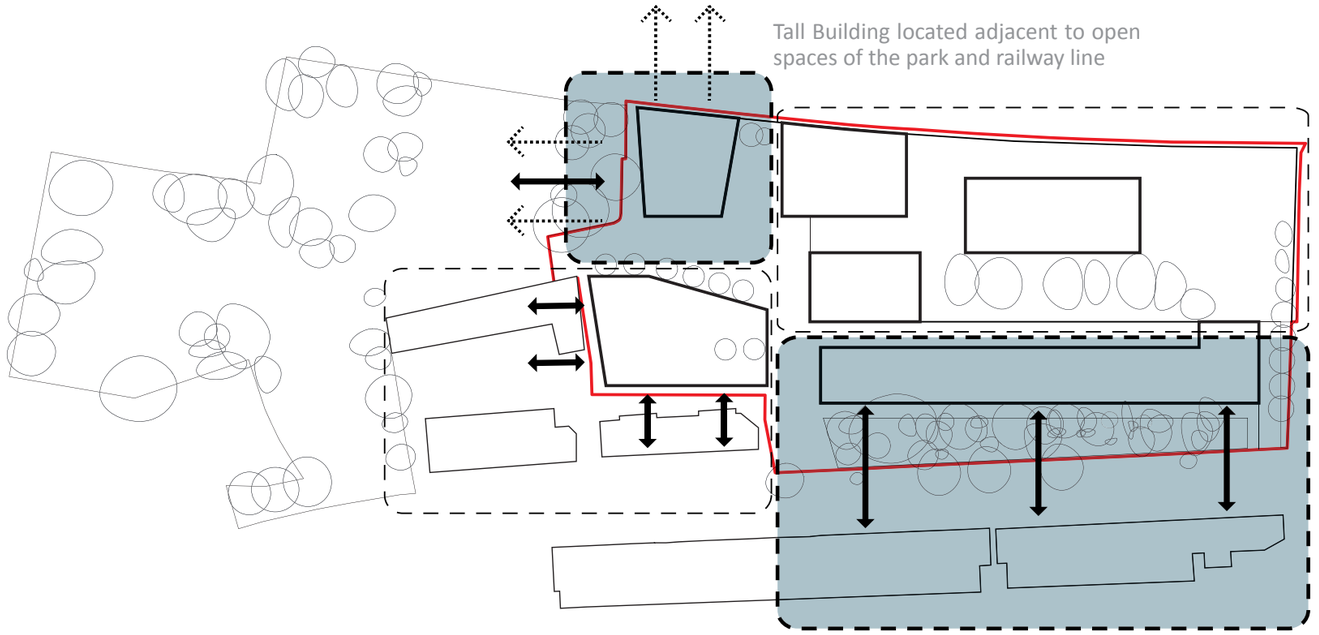
The site assessment and strategic planning stage outlined in section 3.1 of this report identified two preferred locations for residential development on the site:

Mansion Block

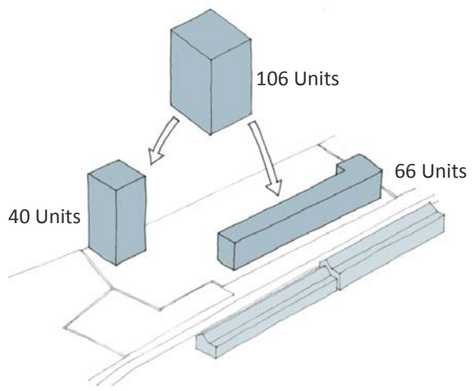
The masterplan appraisal of the site identified the opportunity to create a mansion block (consisting of four mansion houses) behind the existing woodland bank of mature trees to Maygrove Road. The new block will reinforce the grain of Maygrove Road as a two-sided Victorian residential street, whilst the retention of the woodland embankment retains valuable open public space on the site and reduces the impact of the development on existing properties on the south side of Maygrove Road.

Tall Building

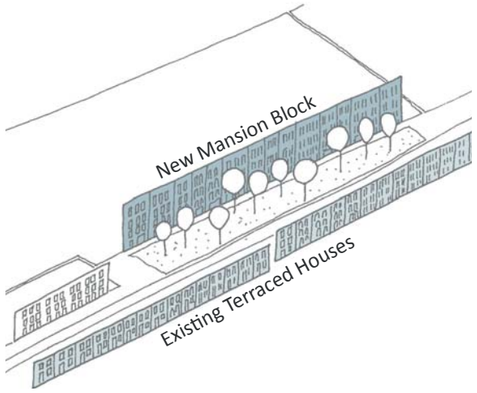
The wider study of the surrounding area identified the north west corner of the development site as suitable location for a tall residential building, which would provide activity and overlooking of adjacent public space in Maygrove Peace Park and the newly developed public space at the heart of the masterplan. This location has the benefit of being discrete in its visibility from the wider neighbourhood and offering longer panoramic views to the proposed residential units. The height of the park block creates a visual marker, reinforcing the sense of the new place created.



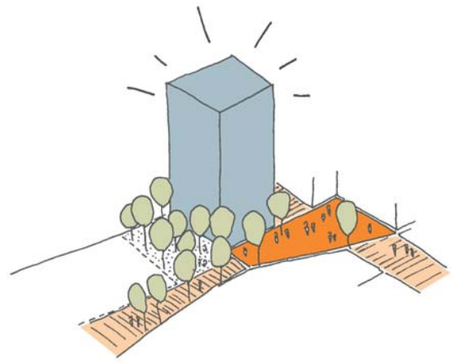
Masterplan strategy



Required quantum of housing (to fund CIP) split and placed to complete Maygrove Road and to create marker to site



"Repairing" Maygrove Road with a residential back-drop to Maygrove Woodland Walk



A tall building as a marker for a new civic place, carefully positioned to avoid impact on the neighbouring buildings and environment

5.1 Process

5.1.5 Design - Mansion Block

The development of strategic options and design solutions for the site are described in detail in section 3.1 of this report. This chapter looks at the specific development of the residential components of the masterplan and how this has been developed to create a high quality and sympathetic addition to the housing stock of West Hampstead.

Mansion Block Typology

In seeking appropriate typologies for housing developments which would assist in 'repairing' Maygrove Road by creating a new row of housing to the north side of the street, the mansion blocks of nearby West End Lane have been used as a starting point for developing the proposed residential building on Maygrove Road.

There is a prevalence of mansion blocks in the local area, proving popular typology for medium density housing. The close proximity of public transport infrastructure supports development of medium - or higher - density development on the site. Examples of local precedents are shown in the adjacent images.

Alexandra Mansions, West End Lane, West Hampstead

Buckingham Mansions, West End Lane, West Hampstead

Marlborough Mansions, Cannon Hill, West Hampstead

St James' Mansions, West End Lane, West Hampstead

5.1 Process

5.1.5 Design - Mansion Block

Terrace and Green

The woodland embankment to Maygrove Road provides valuable green open space in West Hampstead. In reviewing the design for the mansion block, the relationship to this green strip was explored.

Early iterations of the design sought to inhabit the green strip with walkways which could provide direct access to each core of the mansion block. As the design has been developed, steps have been taken to reduce the impact on the green strip, retaining it as a green buffer between the mansion block and Maygrove Road and in doing so, retaining the maximum number of mature trees on the site.

The typology of formal terrace and green strip has been adopted as a key component of the mansion block design. This has taken precedents from Georgian developments in London, such as Colebrooke Row in Islington and more recent developments such as the Accordia Housing scheme by Maccreanor Lavington Architects in Cambridge.

The buffer provided by the green strip and the level change this creates from street level to the ground floor of the building offers viable use of the ground floor storey. Incorporating defensible space to the front of these ground floor units through front gardens further reinforces the landscaped nature of the block. The occupation of these ground floor units provides an active presence at ground floor and the green strip will benefit from passive surveillance from both the south and north of Maygrove Road.

The face to face distance from the existing terrace on Maygrove Road and the new mansion is approximately 30 metres, while a Victorian road such as Ariel Road measures 18 metres across. This generous distance and the screening provided by the mature trees of the bank ensures that there are no overlooking issues between the existing houses and the new mansion.

Accordia Housing, Cambridge by Maccreanor Lavington Architects

Maygrove Road with development site to right hand side

Colebrooke Row, Islington

Proposed massing sketch of Maygrove Road

5.1 Process

5.1.5 Design - Mansion Block

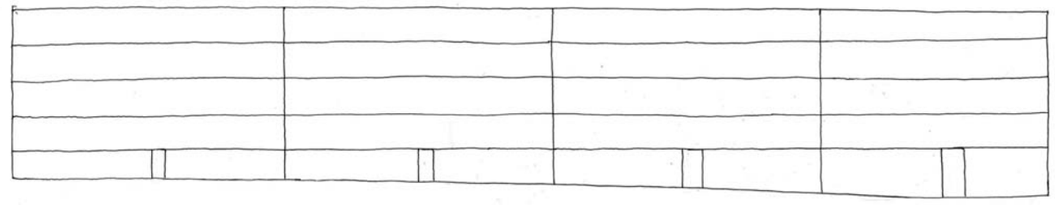
Scale and Massing

In developing the scale and mass of the mansion block, a number of building heights were tested to seek a balance between the height of adjacent dwellings with the mature trees to the embankment of Maygrove Road and the mansion block typology. Through a series of 3D models, options for four to seven storey blocks were explored.

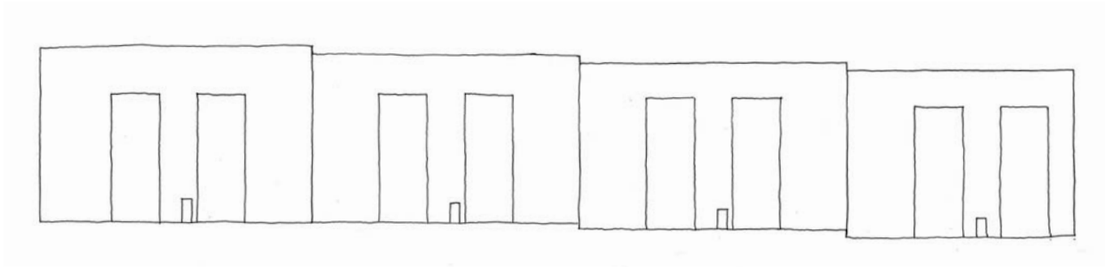
In addition to the sloping land in front of the mansions the site has a level difference of approximately one metre across its length. Massing studies explored the relationship to this level change - whether to step down the building to suit the fall of the land or whether to maintain a continuous level across the upper floors and create a varied ground floor height.

The second had the potential for a grand floor to ceiling height at the east end of the building for a commercial function or super lobby entrance, however this was considered at odds with the design of the building, the relationship to the mansion block typology, the strategy for access and the overall aims of the masterplan to create a focus around a new space off Maygrove Peace Park.

Slopping the building down following the fall of the land limits the height of the building and reflects the stepping down of building heights on the southern side of Maygrove Road.



Maintaining a continuous roof and floor was tested but considered inconsistent with mansion block typologies, which typically identify the smaller ‘mansion houses’ within them with level changes



Stepping the roof line proves more successful and mirrors the change in height of properties to the south side of Maygrove Road, which change from 3 storey to 2 storey from west to east

Cumberland Mansions, West End Lane, where three mansions houses within the overriding mansion block can be identified through the stepped floor plates and roof lines

5.1 Process

5.1.5 Design - Mansion Block

Building Language - Bays

The language of bay windows prevalent in many of the mansion block typologies we have explored is considered appropriate and beneficial to the application site. The houses to the southern side of Maygrove Road exhibit bay windows ranging from one to three storeys, providing depth and articulation to the terraced elevations.

The use of bays in the proposed mansion has been explored in the design development - looking at the bays as internal living spaces, winter gardens or open balconies (loggias). Utilising the bays as balcony spaces and therefore translating them into loggias offers private amenity space to the dwellings and provides a perforate lightness to the building elevation.

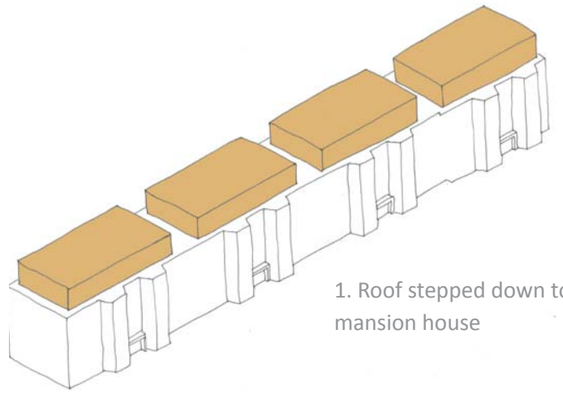
The distribution of the loggias along the elevation articulates the division of the linear strip into more distinct elements. The pairing of bays provides a framing element to the entrance of each mansion house within the block and reflects the bay-door rhythm evident on the opposing Victorian terraced houses.

St James' Mansions, West End Lane: paired bay windows define the entrance to a mansion house within the block

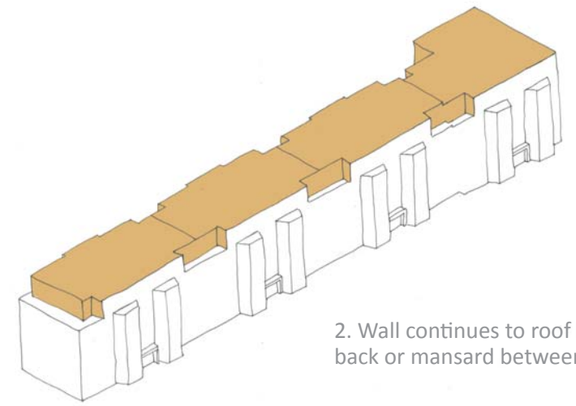
Roof Form

The height and size of the mature trees to the Maygrove Road embankment requires a building of adequate mass to retain a street presence. The characteristic mansard roofs and set backs of mansion blocks provides a strong precedent for refining the massing of the proposed building to address the height and scale of the terraced houses to the southern side of Maygrove Road which are typically three storeys.

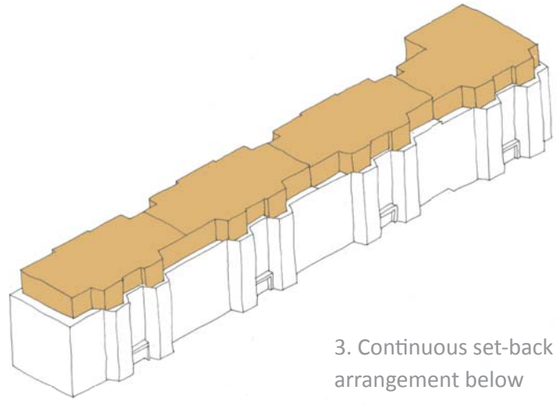
Massing studies looked and providing individual penthouse extrusions to each of the blocks of the terrace, continuing the main façade to the fifth floor with inset balconies and stepping back the entire fifth floor - as indicated in the adjacent diagrams. The third option, of a consistent set-back mirroring the plan form of the bays below - was selected as the most successful massing solution to the site context.



1. Roof stepped down to define each mansion house



2. Wall continues to roof level with set-back or mansard between houses



3. Continuous set-back mirrors bay arrangement below

5.1 Process

5.1.5 Design - Mansion Block

Framed Entrances

The articulation of the entrances of the mansion blocks was studied and the language of ‘mansion houses’ as a sub-division of the mansion block was identified as defining each entrance to a stair core.

Following the historic example entrances to the new mansion block are positioned between paired bays to establish the mansion house subdivision and to clearly articulate their position. The studies of mansion block typologies identified further articulation of entrances, through feature stone work, stepped plans and framing elements. Articulating and framing the entrances adds beneficial articulation and depth to the facade .

Following the historic example, entrances were located between the bays of the building. Our design development explored the use of framing devices as extended balconies or loggias, as colonnade extensions of open bays at ground floor and as stand alone sculptural elements as identified in the adjacent diagrams.

Option 4 was selected as the preferred design, with the intention to further highlight the position of the entrance through its material and colour.

1. Loggia over entrance

2. Colonnade entrance

3. Enclosed entrance lobby

4. Framed entrance between bays

5.1 Process

5.1.6 Design - Tall Building

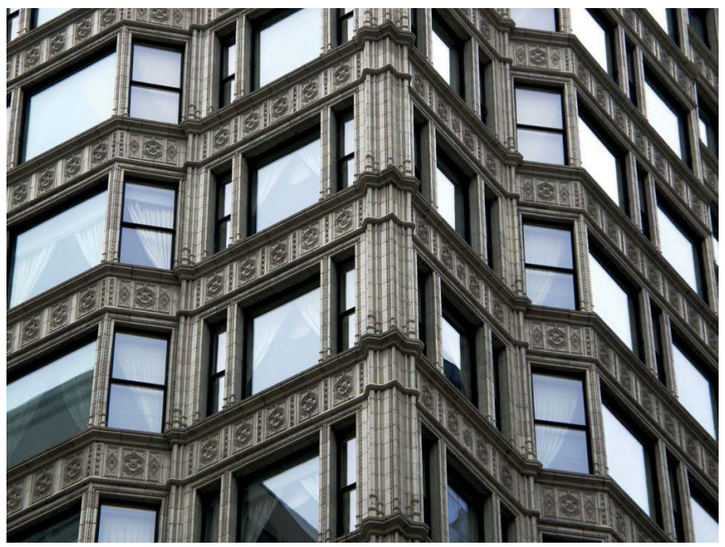
Shared Language

As part of a larger piece, it is critical that the overall design of the two residential buildings is harmonious, creating a coherence across the site that reinforces the new sense of place. The development of the mass and scale of these buildings as a set have been described in detail in Section 3.1 of this report, however it is important that the character and articulation of the buildings is given equal consideration; elements of commonality and differentiation must be applied appropriately to the buildings, reflecting their use and form.

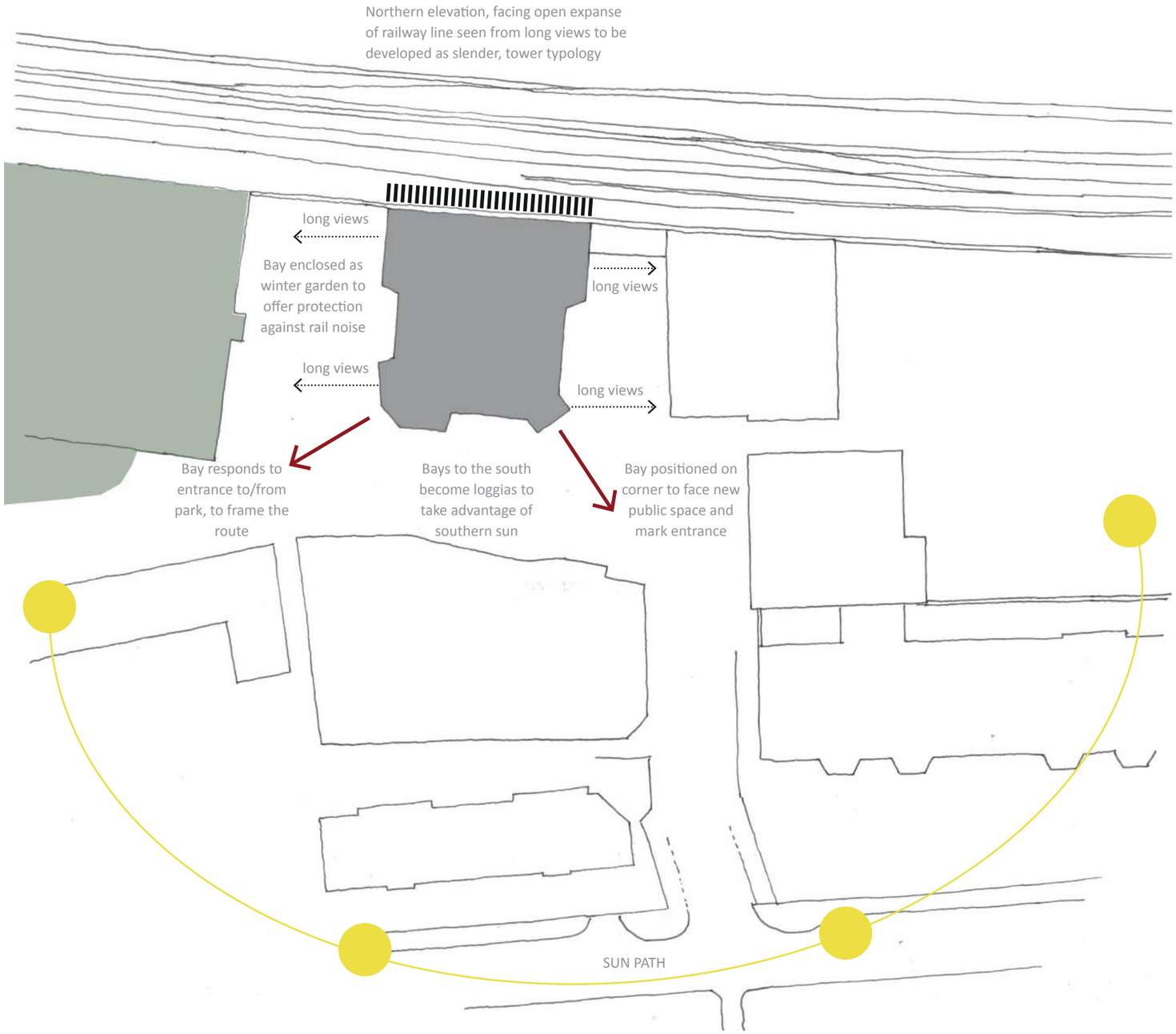
Tall Building Character

The starting point for the residential tall building was the requirement for a compact footprint to maximise space at ground level for a public square and amenity space. Early plan studies suggested a layout of between three and five apartment units per typical floor dependent on unit types.

Recognising the strong language of bays in the mansion block, this was explored as a potential marker of the residential nature of the tall building. A number of studies were undertaken to develop the language of bays on the taller building, utilising these elements to define a relationship with the workspace building opposite, mark the entrance to the building and further define the massing to create a more elegant form. The diagram opposite describes the development of the rational for the position of bays and their relationship to the site.



Tall building bay precedent - The Reliance Building, Chicago



Tall Building plan development diagram

5.1 Process

5.1.6 Design - Tall Building

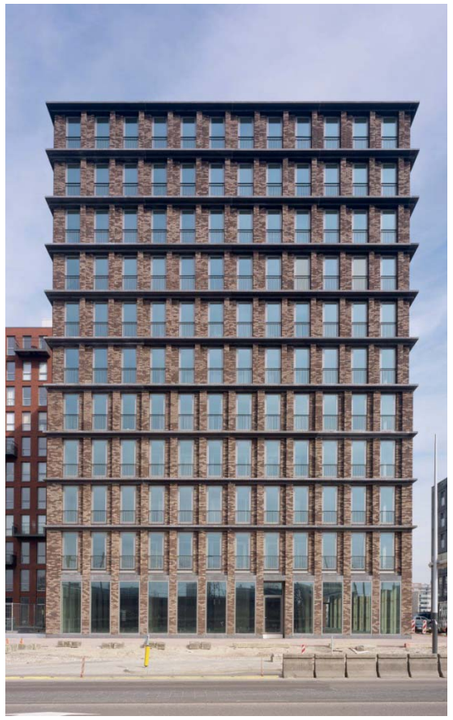
Identifying the Building Typology -
11 storeys: a tower or a building?

As an initial starting point for the mass of the residential tall building, the floor plan was extruded and tested at different heights to assess the impact of the building and its visibility from the surrounding area. Further details of the site wide massing studies are provided in section 3.1 of this report

The site wide massing studies supported a building of 11 storeys. The definition of this height as a building typology has been considered in detail: studies of precedents identified buildings of circa 11 storeys, which had the clear language of a ‘tower’, whereas other precedents of equal height read as a ‘building’ as a result of differing facade treatments, regardless of their context.

Our initial massing therefore explored typologies of both ‘tower’ and ‘tall building’. The conclusion of these studies was that the building could benefit from this ambiguity: reading both as a tower in long views, offering a slender elegance; and as a building from closer views which is responsive to and sensitive of its lower neighbours.

White House, Rotterdam
10 storey building articulated as a tower through vertical corner bays and three-storey mansard roof



De Loodsen Residential Building, Amsterdam
Architects: Wingender Hovenier
11 storey building - horizontal banding reduces apparent height, reading as a building, not tower

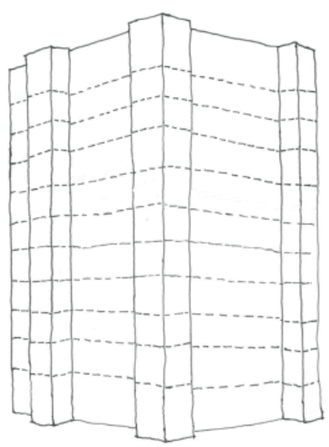
Dellbrueck-Haus, Berlin
Architects: Hans Kollhoff
17/18 storey building, which reads as both a tower with slim vertical elements (left-hand-side) and a building (right-hand-side)

5.1 Process

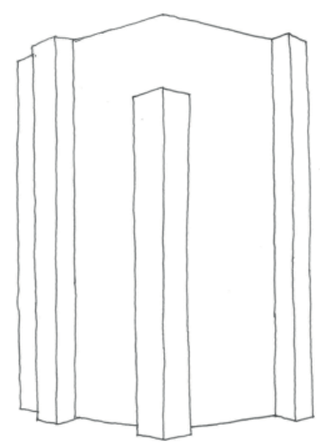
5.1.6 Design - Tall Building

Massing Refinement

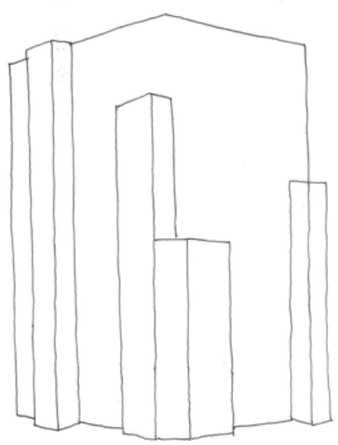
To develop the 11 storey mass and provide greater elegance to its proportions, exercises were undertaken to refine and shape the building. The bays introduced to give the building an orientation and a connection to the mansion block typology have been used as a device to anchor the building to its surroundings. The height of the bays have been individually considered to provide shape and datum points that reflect the height of adjacent buildings. The stepping in the volume provides the building with a series of layers and reduce its volume at upper storeys and reduces the perceived mass of the building. The form of the bays was also explored. As with the terrace block, options for use of the bays as living space, winter gardens and balconies were tested.



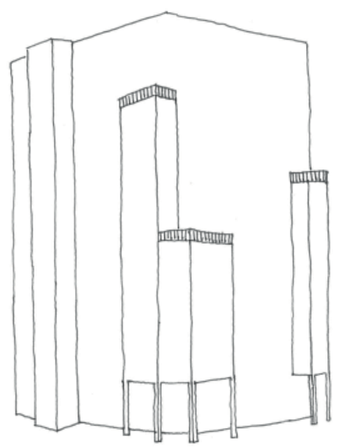
1. Initial building plan extrusion



2. Corner bay lowered to park



3. Corer bay lowered to entrance



4. Top and base tests to bays

View towards Maygrove Peace Park, showing the entrance bay to the tall building addressing the public space and the alignment of the height of the rear bay with adjacent workspace.

View towards new school, showing alignment of bays with adjacent workspace to form gateway point

5.1 Process

5.1.6 Design - Tall Building

Plinth and Base

In refining the character of the building, the design of the base was considered in detail. Requirements for storage, plant and service access provide an opportunity and practical driver for a different language of solidity at ground floor level and therefore a number of options were developed for a plinth of differing materiality.

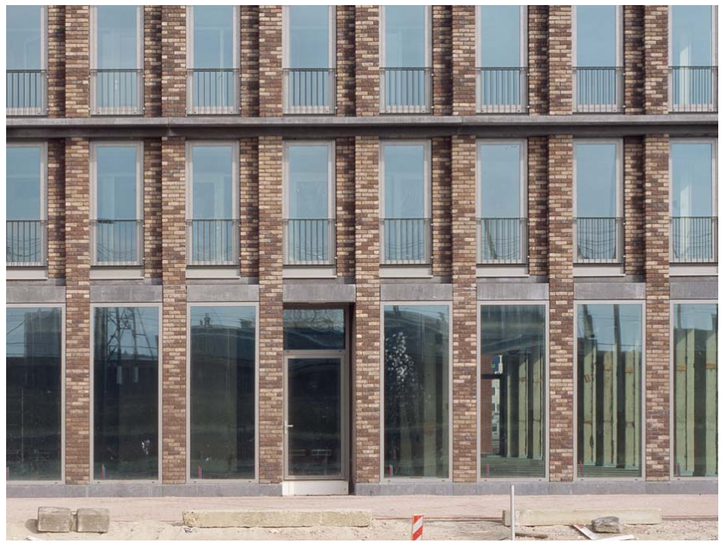
Referencing precedents, plinths of one and two storeys were tested as shown in diagrams one and two, adjacent. These were considered to visually shorten the building, resulting in an awkward, squat appearance.

A third option was then explored, retaining the same material and frame to ground floor, with higher openings. This was considered to offer a more elegant solution with beneficial generous openings, creating a strong connection to the public realm. This third option that was taken forward in the final design.

1. Single storey plinth of differing material

2. Double storey plinth of differing material

3. Taller ground floor of same material (no plinth)



De Losden Residential Building, Amsterdam by Winhov Architects
Detail of tall ground floor with shared materiality

5.1 Process

5.1.6 Design - Tall Building

Top Floor Articulation

Taller buildings require careful articulation of the upper floors and consideration of the building top. This can be addressed through the provision of a distinct top to the building through light open frameworks of set back pent houses or through more subtle shaping of the building.

Diagrams 1. to 3. adjacent show options that have been explored in shaping the top of the building to respond to specific views from the wider neighbourhood. The final diagram identifies the selected strategy for the top articulation - a raised top storey and cut back corners. The detailed impact of the higher top floor is demonstrated in the sketches below.

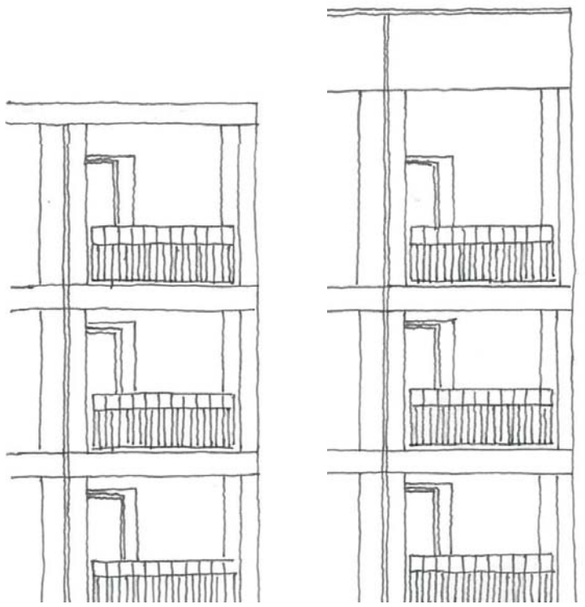
The top levels of bays and loggias are also increased in height.

1. Building top with inset corner

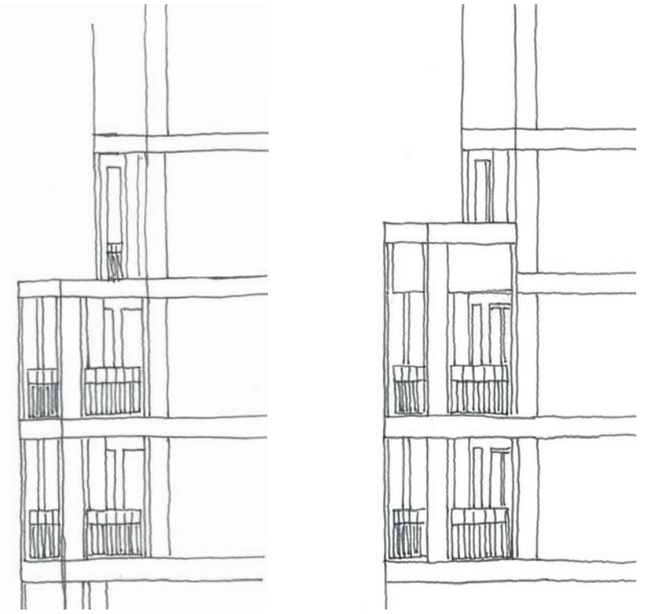
2. Building top with continuous corner

3. Building top with elevated top storey

Waterloo Hotel, Maccreanor Lavington Architects



Building top development



Bay top development

5.1 Process

5.1.6 Design - Tall Building

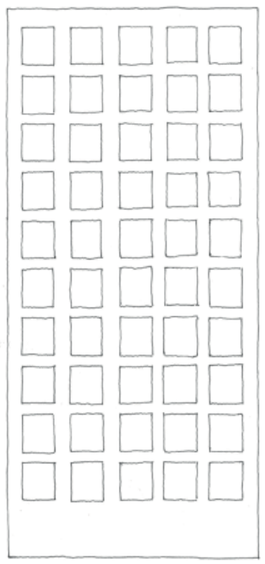
Facade Articulation

The predominant language of buildings in the area is of a residential nature, typically brick built with a combination of punched window openings and bay windows. The use of bays has been adopted in the residential tall building, however the scale of the block requires further exploration of facade treatments to add depth and articulation to the elevations, notably the north elevation which does not support the integration of bays or balcony elements.

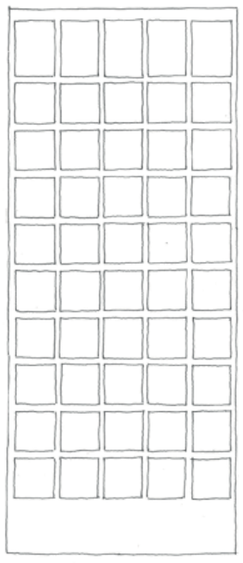
The adjacent diagrams illustrate design options explored in developing the building elevations. Simple punched openings provide a strong rhythm and order to the building but offer little shape or depth to the facade. The use of a grid of pilasters and spandrels with set-back infill provides opportunities for greater depth and relief in the building elevation and can be adjusted to alter the perceived height or width of the building.

A vertical window format provides additional verticality to the building lending it more slender proportions.

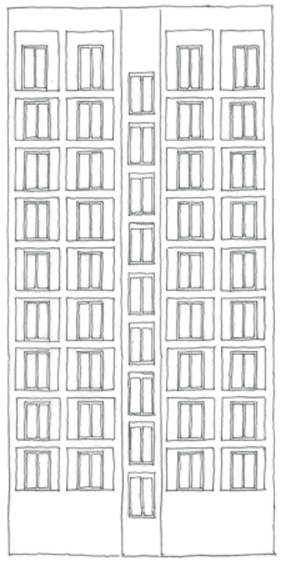
The depth and layering of the building established initially through the bays and reinforced by the provision of a framed facade is further developed through the addition of Juliette balconies and secondary steelwork which offer a lightness against the proposed masonry cladding.



1. Punched openings



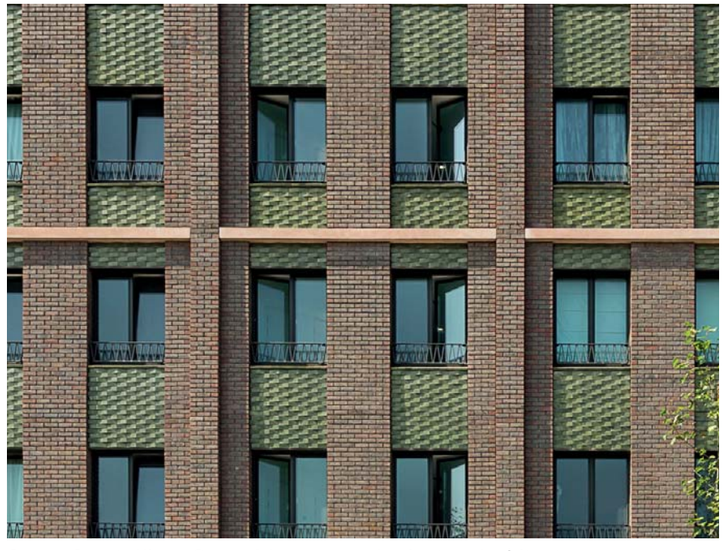
2. Pilaster and spandrel grid



3. Vertical windows

4. Juliette balconies

Oranjeleen Student Housing, Den Haag, Rapp & Rapp Architects
Brick grid and set-back infill panels with vertical windows



Saxon Court, Kings Cross, Maccreanor Lavington Architects
Brick grid and brick special infill panels

Beekport Housing Block, Maccreanor Lavington Architects
Brick grid with vertical window in-fills and sliding shutters

5.2 Use

New Homes in West Hampstead

The development of residential units on the site will fund the provision of new community facilities (Kingsgate Infant School) through the Community Investment Programme. The proposed site sits within an established and popular residential neighbourhood and the area is well served by public transport and community facilities as identified in Section 2.0 of this report. The scheme proposes the following:

New Homes: 106
Lifetime Homes: 100%
Wheelchair Adaptable Homes: 10%

The design of the residential units and their relationship to the Liddell Road masterplan has been carefully considered to enhance the Maygrove Road community, offering improved pedestrian access across the site, retaining valuable amenity space and creating a new public square at the heart of the development.

The housing mix of the proposed residential components has been reviewed against LBC planning policy and a viability assessment by Deloitte. This identifies a target mix of:

30% to 35% 1 bed units
50% to 55% 2 bed units
15% 3 bed units

Complimentary Uses

As part of the site wide energy strategy and zero carbon target, the residential tall building - Peace Park Dwellings - will contain plant equipment for a combined heat and power (CHP) system. The CHP system is proposed to serve all four of the buildings within the ownership boundary.

5.3 Amount

Gross Internal Areas

The proposed residential development totals 10,247 sqm of development on a site of 0.59 hectares. The development is split across two buildings: the mansion block of 6,129 sqm and the tall building of 4,180 sqm.

Housing Mix

The new residential buildings will comprise:

Mansion Block

A new residential terrace over 5 storeys, comprising:

For sale:

- 25 One-Bed Units
- 29 Two-Bed Units
- 12 Three-Bed Units

Affordable Housing:

- 1 social rent, fully wheelchair accessible unit
- 3 intermediate/shared ownership

Tall Building:

A new residential block over 11 storeys comprising:

- 25 One-Bed Units
- 29 Two-Bed Units
- 12 Three-Bed Units

These 66 residential units are proposed for Market Sale.

Wheelchair Adaptable units provision will be 10% of the total of residential units delivered. One fully wheelchair accessible unit will be provided for social rent.

Earlier sketch view of the tall building seen from the park

5.4 Layout

5.4.1 Mansion Block

The layout of this residential building is organised around four communal entrances accessed from a path along the northern edge of the existing green space bordering Maygrove Road. Typically, each residential communal entrance gives access to 18 apartments, served by a naturally lit lobby with stairs and lift. Communal ancillary areas for bins and bicycles are proposed at ground floor level.

Ground Floor

Layouts comprise a mix of 2-bed and 3-bed dual aspect units and south facing single aspect 1-bed units, all with private south facing winter gardens. Dual aspect ground floor units also have access to a private external amenity space to the north. In the shared affordable and market tenure core, ground floor layouts comprise 3-bed dual aspect units only, one of which is wheelchair accessible for social rent. A strip of soft landscaped defensible space configures the threshold between the access path and the private space of the ground floor residential units.

The eastern core provides access to a wheelchair adaptable 3-bed dual aspect unit at ground floor and a larger refuse store is accommodated to allow for a managed solution for the refuse collection for all four buildings from this residential block. Also in this core a plant area is located to serve the mansion block.

First, Second & Third Floors

Layouts comprise a mix of 2-bed dual aspect units and south facing single aspect 1-bed units, with each unit benefiting from amenity space in the form of private south facing balconies.

The eastern core of the building accommodates wheelchair adaptable units: a mix of 2-bed and 3-bed dual aspect units and east facing single aspect 1-bed units, all with private south or east facing balconies.

Fourth Floor

Layouts comprise a mix of 2-bed dual aspect units and south facing single aspect 3-bed units, all with private south facing terraces. The eastern core provides a mix of 2-bed and 3-bed dual aspect units and east facing single aspect 1-bed units, all with private south and east facing balcony.

Residential Terrace Plan - Ground Floor

Residential Terrace Plan - Second and Third Floors

Residential Terrace Plan - Fourth Floor

5.4 Layout

5.4.2 Tall Building

The layout of the tall building is organised around a northern orientated core with two lifts and stairs. The core is accessed via a large concierge lobby with the main entrance to the public space facing the school. All proposed flats are dual aspect.

Ground Floor

The ground floor accommodates a grand lobby facing the new square, communal ancillary areas for bins and bicycles, allowing direct external access, and plant area accommodating a substation and site wide CHP plant.

First, Second, Third & Fourth Floors

Layouts comprise three 2-bed dual aspect units and one 3-bed dual aspect unit. Units to the north are provided with east or west facing winter gardens and units to the south have south facing balconies.

Fifth & Sixth Floor

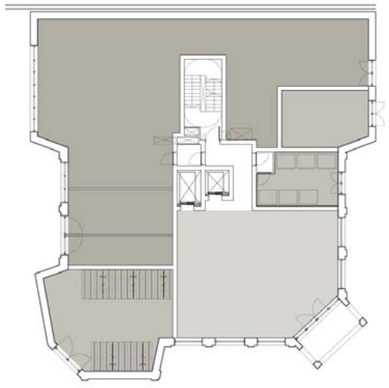
These floors are set out as four 2-bed corner units. Units to the north are provided with east or west facing winter gardens and units to the south have south facing balconies.

Seventh & Eighth Floors

Layouts comprise 2-bed dual aspect units and one 1-bed dual aspect unit. Units to the north are provided with east or west facing winter gardens and units to the south have south facing balconies.

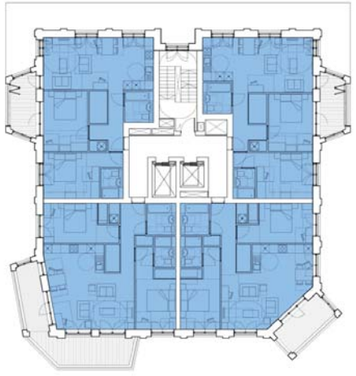
Ninth & Tenth Floors

Layouts comprise two 2-bed dual aspect units and two 1-bed dual aspect unit. Units to the north are provided with east or west facing winter gardens and units to the south have south facing balconies.



Tall building Plan
Ground Floor

Tall building Plan
1st to 4th Floors



Tall building Plan
5th and 6th Floors

Tall building Plan
7th and 8th Floors

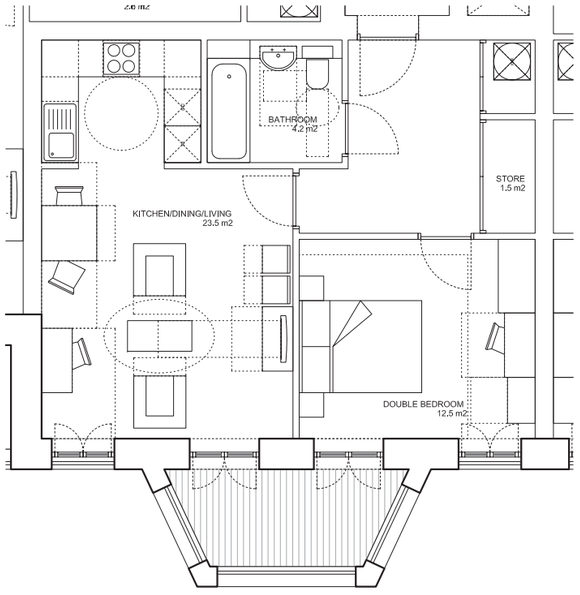
Tall building Plan
9th and 10th Floors

5.4 Layout

5.4.3 Unit Layouts - Mansion Block

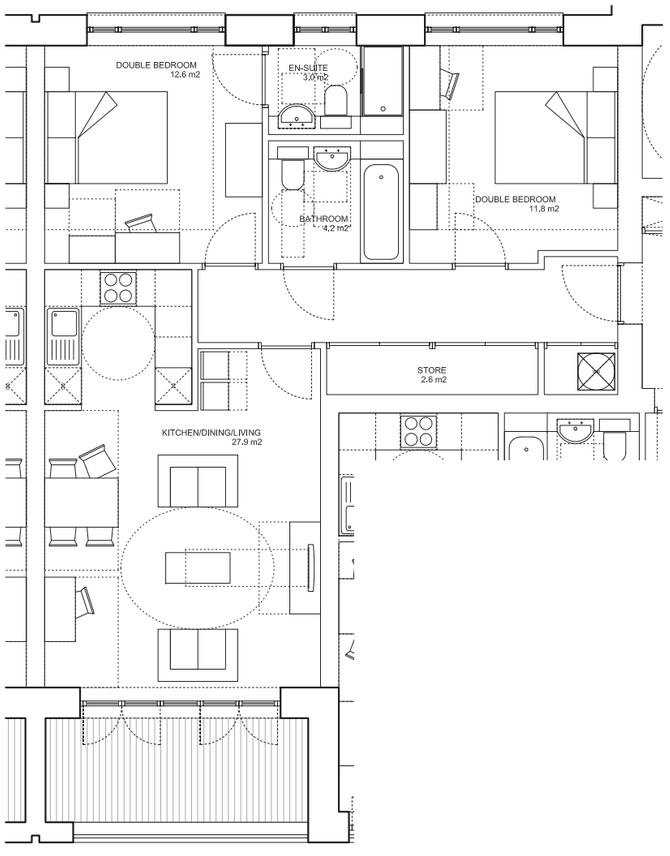
Housing Provision Standards

The adjacent drawings identify the typical unit types in the mansion block building. The compliance tables provide a comparison against London Housing Design Guide (LHDG) space standards. Details of wheelchair adaptable housing are provided in section 5.8 of this report.



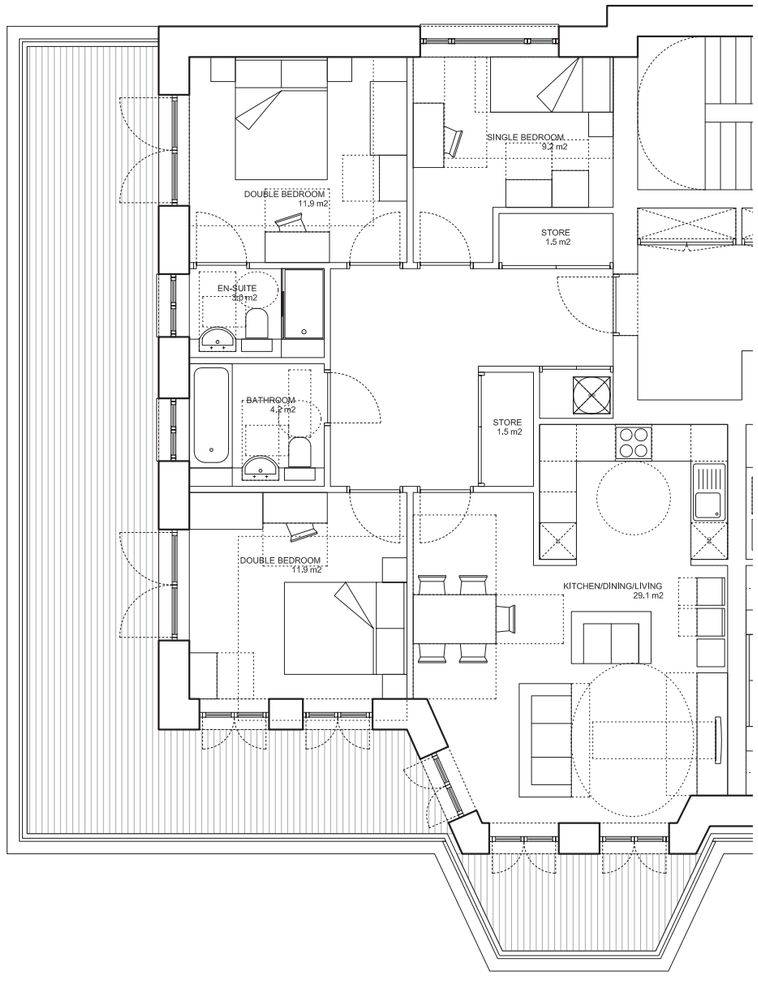
Residential Terrace - 1 Bed, 2 Person Unit

	Proposed	LHDG
Kitchen/Dining/Living	23.5 sqm	23.0 sqm
Double Bedroom	12.0 sqm	12.0 sqm
Storage/Utility	1.5 sqm	1.5 sqm
Amenity Space	5.0 sqm	5.0 sqm
UNIT	51.7 sqm	50 sqm



Residential Terrace - 2 Bed, 4 Person

	Proposed	LHDG
Kitchen/Dining/Living	27.9 sqm	27.0 sqm
Double Bedroom	12.6 sqm	12.0 sqm
Double Bedroom	12.0 sqm	12.0 sqm
Storage/Utility	2.6 sqm	2.5 sqm
Amenity Space	7.3 sqm	7.0 sqm
UNIT	74.7 sqm	70.0 sqm

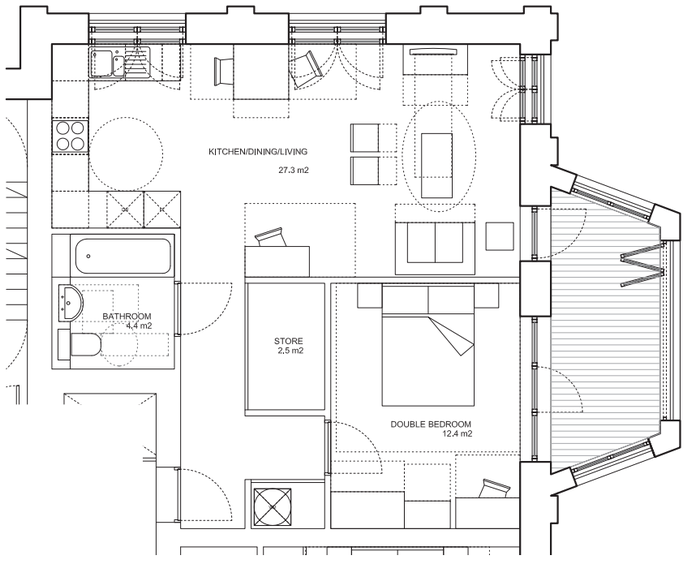


Residential Terrace - 3 Bed, 5 Person Unit

	Proposed	LHDG
Kitchen/Dining/Living	29.1 sqm	29.0 sqm
Double Bedroom	12.0 sqm	12.0 sqm
Double Bedroom	12.0 sqm	12.0 sqm
Single Bedroom	9.2 sqm	8.0 sqm
Storage/Utility	3.0 sqm	3.0 sqm
Amenity Space	40.2 sqm	8.0 sqm
UNIT	89.4 sqm	86.0 sqm

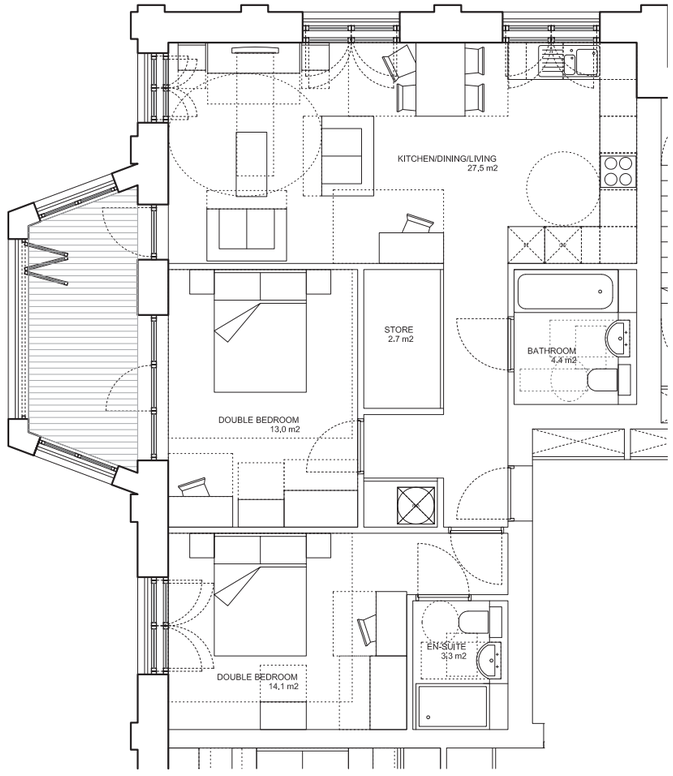
5.4 Layout

5.4.4 Unit Layouts - Tall Building



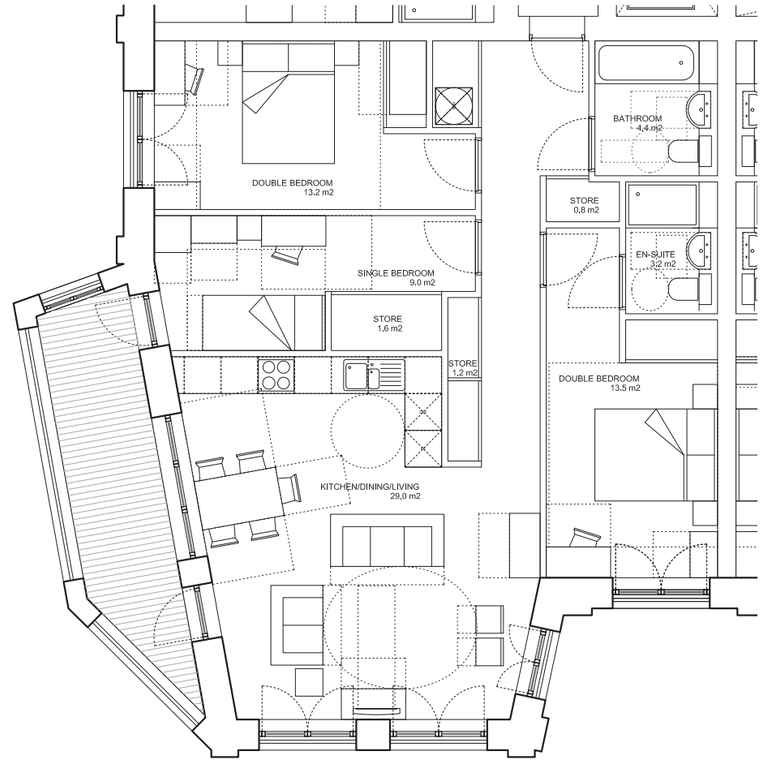
Tall building - 1 Bed, 2 Person Unit

	Proposed	LHDG
Kitchen/Dining/Living	27.3 sqm	23.0 sqm
Double Bedroom	12.4 sqm	12.0 sqm
Storage/Utility	2.5 sqm	1.5 sqm
Amenity Space	6.4 sqm	5.0 sqm
UNIT	54.9 sqm	50 sqm



Tall building - 2 Bed, 4 Person Unit

	Proposed	LHDG
Kitchen/Dining/Living	27.5 sqm	27.0 sqm
Double Bedroom	14.1 sqm	12.0 sqm
Double Bedroom	13.0 sqm	12.0 sqm
Storage/Utility	2.7 sqm	2.5 sqm
Amenity Space	7.2 sqm	7.0 sqm
UNIT	74.4 sqm	70.0 sqm



Tall building - 3 Bed, 5 Person Unit

	Proposed	LHDG
Kitchen/Dining/Living	29.0 sqm	29.0 sqm
Double Bedroom	13.2 sqm	12.0 sqm
Double Bedroom	13.5 sqm	12.0 sqm
Single Bedroom	9.0 sqm	8.0 sqm
Storage/Utility	3.6 sqm	3.0 sqm
Amenity Space	9.2 sqm	8.0 sqm
UNIT	89.4 sqm	86.0 sqm

5.5 Scale

5.5.1 Mansion Block

The scale of the mansion block facing Maygrove Road has been developed to relate to the existing Victorian terraces on the south side of the road. Massing studies were undertaken exploring alternate heights for the terrace from four to seven storeys as outlined in section 3.1 of this report. These concluded with a five storey building with a set-back top floor.

This massing relates back to the mansion block typology that was used as an impetus for the design and also relates well to the existing street scale, height of existing trees and the proposed new school building to the north.

The mass of the block is further articulated through a language of recessed balconies and bay windows to further reinforce the relationship with the existing terrace on the south of Maygrove Road.

The stepping down of the houses within the block - relating to the existing site topography - correlates to an accessible pedestrian route across the front of the buildings and further breaks down the mass of the terrace. The stepping of roof profile mirrors those on the south of Maygrove Road and reflects the mansion blocks of West End Lane.

Marloborough Mansions, West End Lane

5.5 Scale

5.5.1 Mansion Block

5.5 Scale

5.5.2 Tall Building

The scale of the tall building proposed to the northwest corner of the site has been developed as a marker of the new community that is created at its base. Our massing studies and initial strategic planning options identified this part of the application site, adjacent to the park and railway, as being able to accommodate further height without impacting on neighbouring buildings.

The 11 storey proposal balances the role of the tall building as visible marker for the development with a need to relate sympathetically to existing surrounding buildings and other proposed buildings of the masterplan.

The initial extruded form of the building has been articulated to develop a strong relationship with the neighbouring buildings, with the 'hips' formed by bays aligning with the workspace opposite to frame the entrance to the square and park beyond as seen in the adjacent sketches.

The building footprint is progressively reduced as the building rises making the volume slender in its silhouette as perceived in the longer views from outside the site. The slender form is accentuated through the vertical orientation of the windows in the tower.