

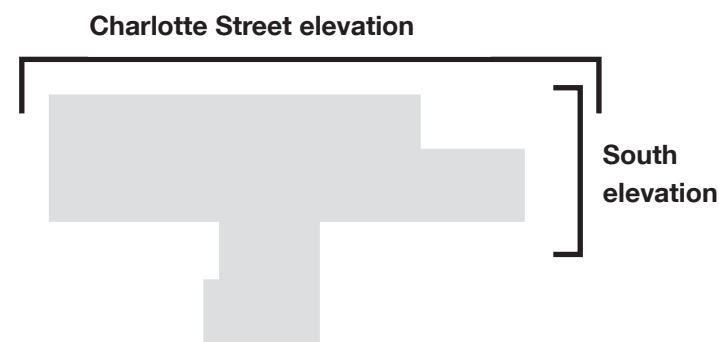


Charlotte Street Elevation

Extents of extract on following page



South Elevation



Key Plan

Elevational Treatment (East & South)

As noted earlier, the existing building presents a poor frontage to Charlotte Street in terms of massing, quality and activity at street level. In order to unify the street-facing facade and to create a more harmonious relationship with the context with a more considered approach to proportions and hierarchy, it is proposed to approach the re-cladding of Astor College with a new architectural order - namely:

- A podium building that creates an active facade at street level with large areas of glazing in a free arrangement that expresses the communal spaces within and a prominent, well-defined entrance. The retained plinth will be clad in the same material as the front extension to tie the volumes together and improve the quality of the frontage directly onto Charlotte Street. The cafe elevation will tie in with this approach, albeit with more glazing and set back to the line of the terraces, and will help the podium element turn the corner into Bedford Passage.
- A highly modelled yet mannered framed element with deep set window reveals that borrows proportions of the terrace to the south and mediates the scale and massing of the building with the terrace and the taller blocks to the north. The vertical elements of the frame will be more pronounced, relating to the vertical rhythm of the terraces to the south. The horizontal cill elements of the frame will help to establish a hierarchy of taller banding at the lower floors and shallower proportions at the top three stories in line with the hierarchy established by the terraces and other neighbouring buildings.
- A neutral back drop, with high quality brick cladding, but shallower window reveals. The hierarchy established in the articulated frame element will be continued on the back drop through subtle reductions in window heights towards the higher storeys. It is proposed that this approach continues to the new public facade facing Bedford passage to the south.

Material Palette

We are conscious that the existing building's austere and non-contextual appearance is partly down the selection of materials - machine made brick, exposed insitu concrete, large square windows etc. It is therefore proposed that the new architectural compositions borrow from the area's vernacular, has more detailing at cills and heads and is as follows:

01 A primary framework formed from high quality portland stone coloured pre-cast facing concrete vertical fins and top frame.

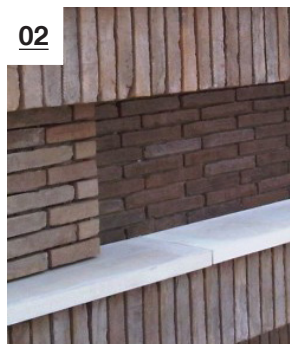
02 High quality handmade brick panel infills in a natural tone with a textured coursing pattern comprising of half, standard and double length bricks. Pre-cast facing concrete cill elements will sit in the same plane as the brickwork to provide horizontal articulation and establish the hierarchy of shorter storey heights at the higher levels.

03 The "back-drop" block to the rear also features high quality brick cladding in a natural tone with more conventional standard brick lengths and coursing.

04 Metal windows will reduce in size up the floors and metal spandrels between the first and second floor windows will create the effect of a double-height storey with bay proportions that relate closely to the proportions of the neighbouring Georgian terraces.

05 The podium element onto Charlotte Street will be clad in a high quality large format glazed ceramic cladding. This will contrast with the brickwork on the upper storeys much in line with the prevailing character of Charlotte Street - shop fronts and render below brick upper storeys. The vertical format panels will establish a dialogue with the vertical panelling of the Sainsbury's Wellcome centre to the north and the large format will add solidity to the plinth of the building. The panels will be fluted (see image on opposite page) to add texture and interest to the facade and reinforce the verticality of the panels. It is intended to use a shade of teal for the glazed ceramic panels to complement the buff tones of the brickwork and the very pale blue-green of the Sainsbury's Wellcome Centre and in keeping with the greens, blues and teals of the Arup office buildings further north along Charlotte Street.

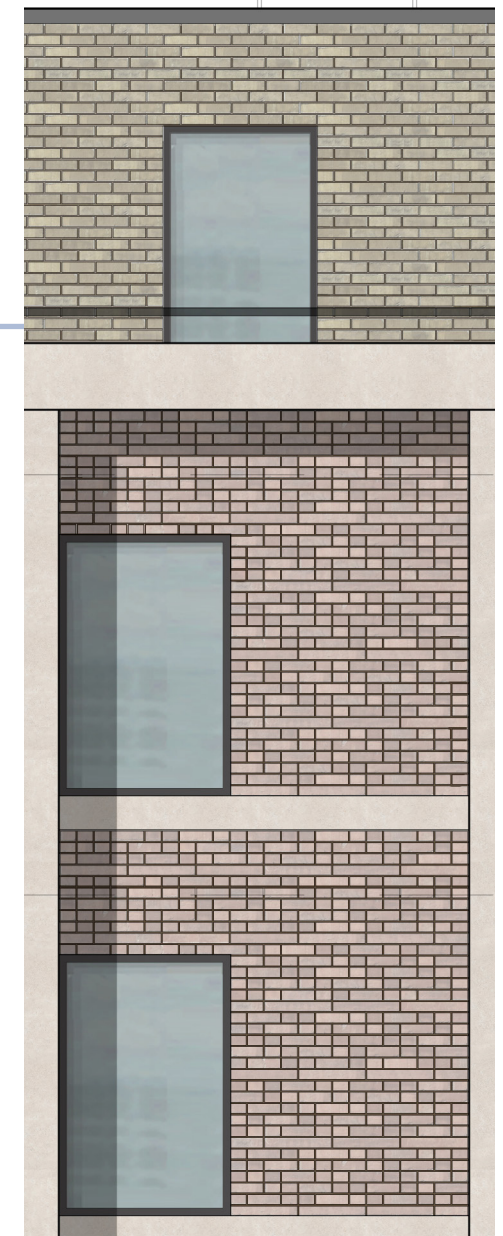
06 Slim-section ceramic baguettes will be used around openings in the podium to enliven the street frontage and create the effect of openness on the facade, reflecting the more social nature of the spaces within. This will be reinforced with generous areas of glazing, particularly around the entrance area and cafe. It is intended that the baguette colour palette will be limited to three cool colours (blues and greens) and three accent colours (yellow, orange and crimson) used sporadically to brighten and enliven the facade.



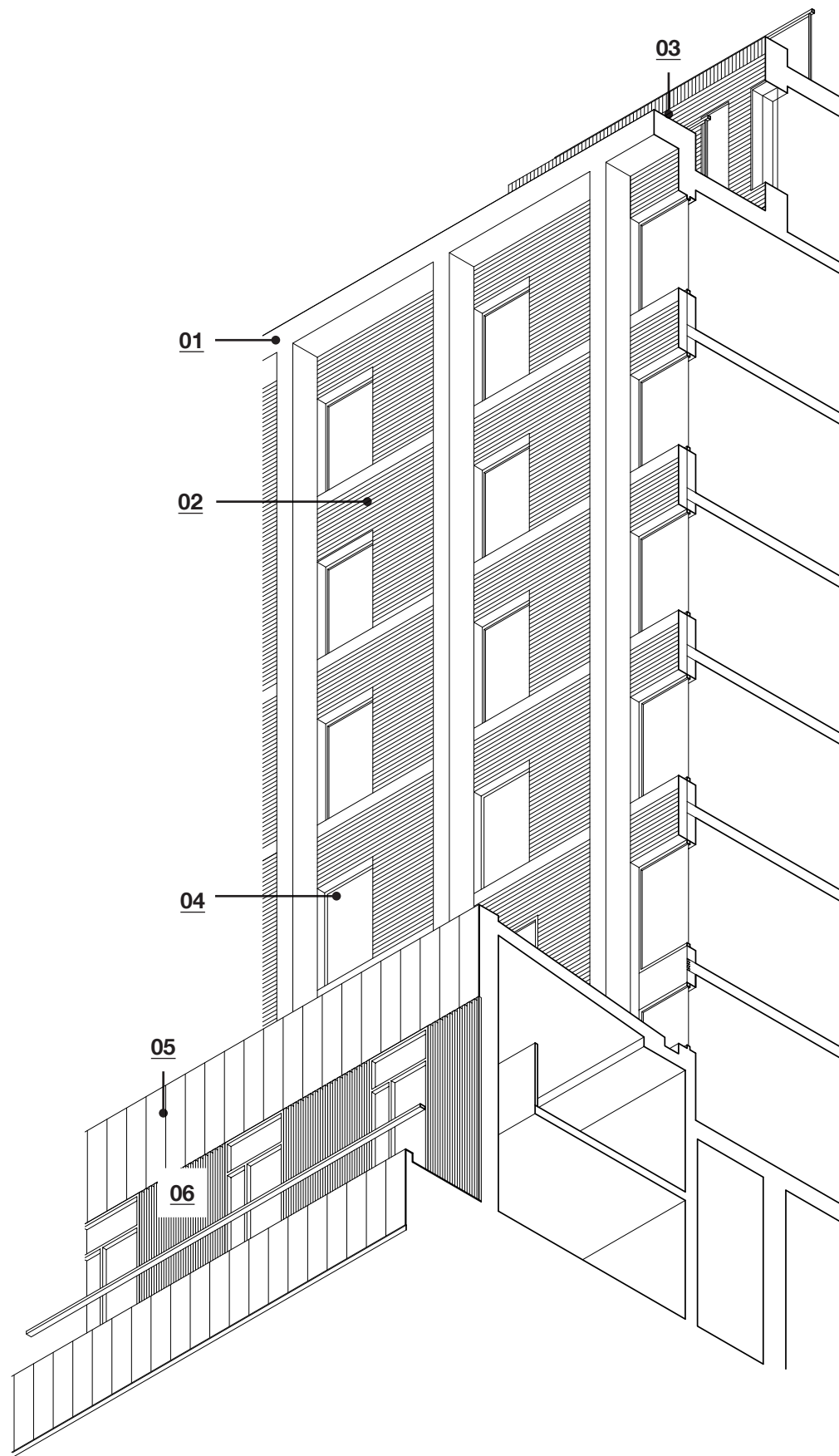
01 High quality facing brickwork with deep set reveals and a primary frame.
02 Stone-coloured pre-cast facing concrete cill



Extract of Charlotte Street Elevation



Detail of infill panel textured brick coursing and conventional coursing to back-drop



Isometric Study - a view up through a section of the proposed Charlotte street facade



Detail of fluted ceramic panels and baguettes showing indicative colour palette

- 01 Glazed ceramic cladding - DSDHA, South Molton Street Building
- 02 Ceramic baguettes - Sauerbruch Hutton, Museum Brandhorst
- 03 Ceramic tile cladding - Eric Parry, Holbourne Museum
- 04 Photo of ceramic baguette sections and fluted panel sample

