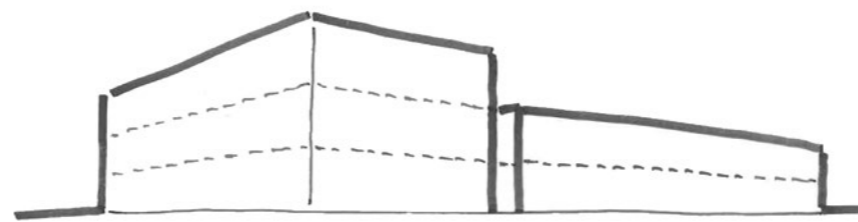


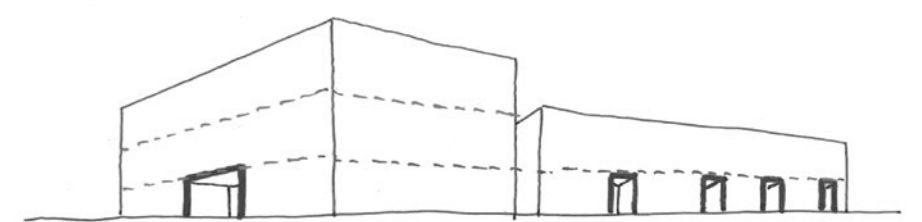
Existing building form

The existing building can be simply defined as a plain volume with a higher block at the front and a longer lower element behind.



Horizontal subdivision into floor plates

The existing mass can be simply subdivided into 3 residential storeys in the taller element at the front at two residential storeys in the longer, lower element behind.

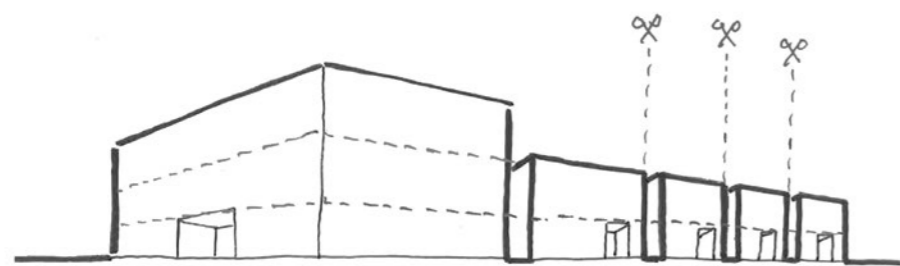


Creating entrance and active frontage

New entrances have been located around the base of the building to create activity all around the ground floor of the building.

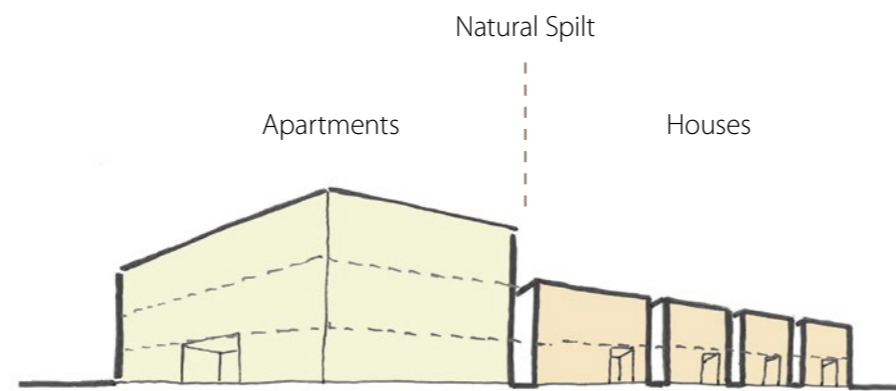
Developing the Built Form

The building form is largely prescribed by working within the footprint and volume of the existing clubhouse building. Our approach was to reinvent the mass into a series of residential units that best suited the scale and mass of the building. These diagrams illustrate how we developed the design to suit the existing building form.



Breaking up the mass

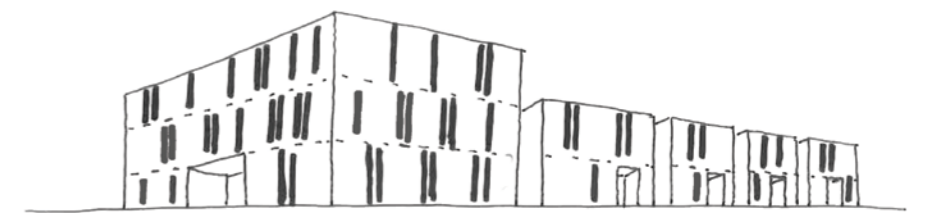
We have subdivided the building form into a series of bays along the long façade, all of similar width, to create interest and break up the mass of the building.



= Well balanced mix of unit types

Range of unit sizes

The building form is simply divided into a three storey apartment block to the front and a series of two storey houses behind providing a range of different sized units.



Adding windows

The façade of the building was then articulated with windows to create active frontages that support new residential use.

Outlook and Solar Shading

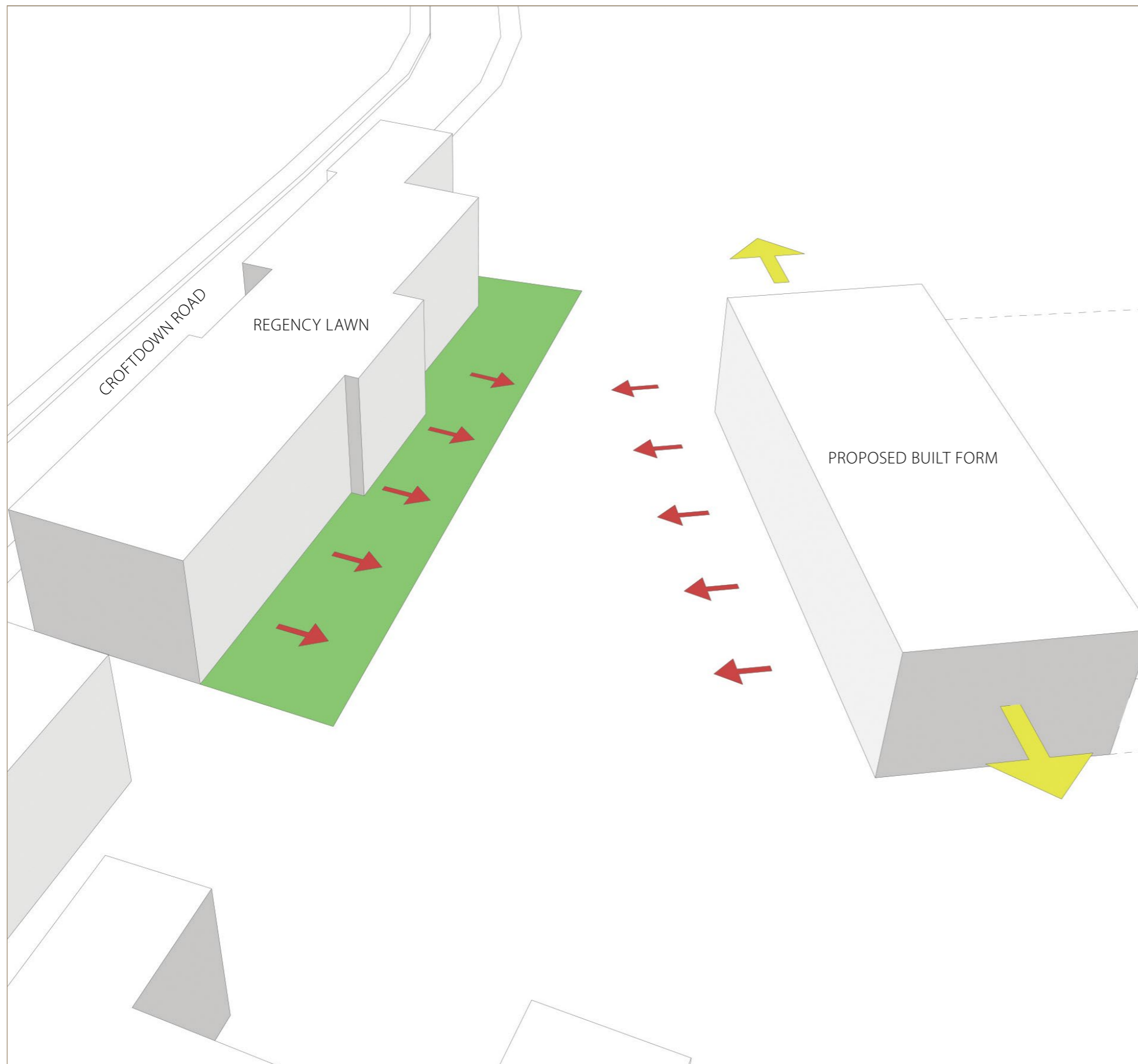
Outlook

The three storey apartment element has a sensitive outlook towards adjacent properties. The diagram opposite illustrates how properties on Regency Lawn (to the left of the block) get closest to the three storey block, especially towards the northern end of the block. This requires that major outlook is restricted in this direction and particularly to the northern end.

The northern outlook of the apartment block faces over the new open space and therefore an open aspect in this direction would be beneficial to provide surveillance over the publicly accessible spaces here creating a greater sense of security for those using these spaces.

The southern outlook from the apartments looks towards the rear of properties on York Rise. While these back gardens are sensitive spaces they are further away from the proposed apartments than the Regency Lawn properties and benefit from visual screening from mature trees on the site boundary. This enables a more open outlook from apartments in this direction, facing south, to maximise the daylight and sunlight opportunities for these apartments.

As a result we have located larger balcony areas and living rooms windows facing north and south and restricted the number of windows and balconies facing west over Regency Lawn.



Outlook strategy

Window and Balcony Design

A conventional approach to windows, flush with the façade, and projecting balconies would result in a wide open outlook from new residents towards the sensitive rear gardens of adjoining properties. To restrict this outlook and therefore to improve the privacy of adjacent properties we have recessed both the windows and the balconies. These recessed windows enable generous areas of glazing to provide good levels of daylight while restricting outlook and preserving privacy.

Solar Shading

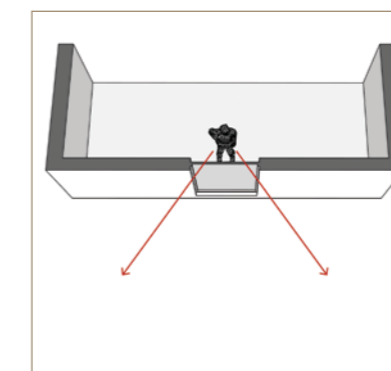
These buildings are designed to be very thermally efficient by highly sealed and insulated walls. Large areas of glazing provide good natural light into these apartments to prevent the use of electric lighting, however these can also suffer from allowing too much sun into the properties that can lead to overheating. To avoid this recessed windows and balconies have natural solar shading that prevents the detrimental overheating effect of high angle summer sun but will allow the beneficial effect of solar gain in the winter months from low angle sun.

Conclusion

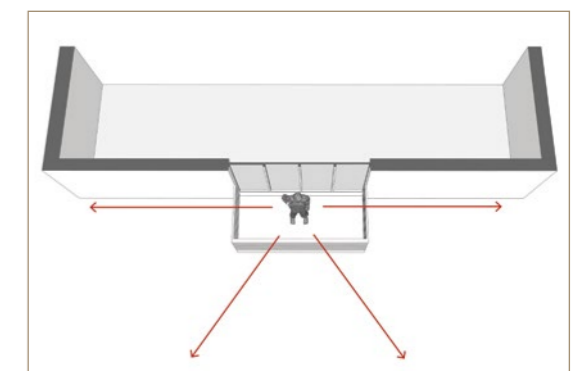
The development of the appearance and design of these facades is a direct and specific response to the unique context of this building. The recessed windows create good daylight inside, provide effective solar shading or efficient buildings and restrict outlook to preserve the privacy of adjoining properties.



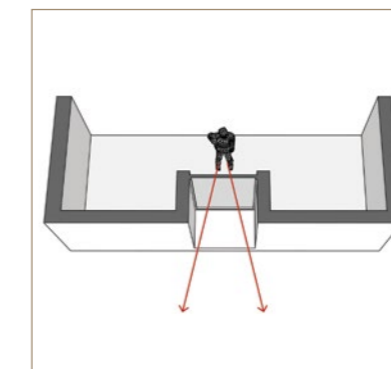
Recessed balconies and windows



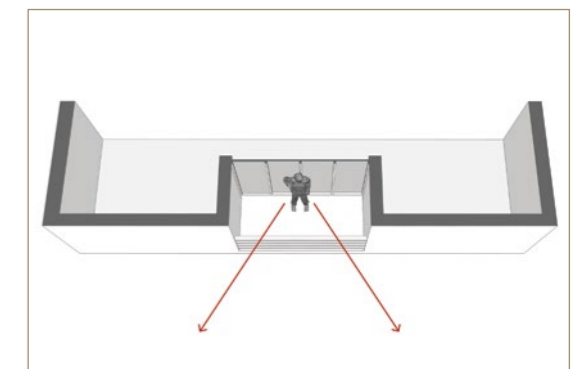
Flush window, wide view



Projecting balcony, wide view



Recessed window, narrow view



Recessed balcony, narrow view



Apartment Building, Response to Context

The local area is characterised by traditional Victorian Streets. The houses on these streets are typically London Stock brick on upper levels with white render around the entrance level and highlighting key architectural features such as entrance doors and bay windows. The street frontage is characterised by hedged front boundaries and mature street trees.

We have sought to create a contemporary building which draws on this heritage to compliment, without copying, the local character. The two images adjacent illustrate how the three storey apartment building has adopted a similar approach of brick cladding to upper storeys with a white rendered base level and the incorporation of ground level hedge planting and trees.



Two Storey Houses, Response to Context

In a similar way the houses to the rear of the apartment block have been designed to reflect the same characteristics of the surrounding area. The two images adjacent illustrate how we have used a similar approach to brick work upper storey and rendered detailing around the entrances with hedge front boundaries and street trees.

This use of materials has created a contemporary building that avoids pastiche but none the less sits comfortably within, and complements, the surrounding heritage of Victorian architecture and streetscape.