





4.4 Live/Work Units

In response to comments regarding loss of office space it is proposed that two of the apartment units in the previous scheme become Live/Work units split over two storeys. This also addresses the concern that was raised by the Case Officer about the amount of daylight and sunlight the residential flat on the ground floor would receive from the North side. In addition to this it is considered as beneficial within the site layout that the Live/Work units act as an active connection between the commercial and residential uses.

The ground floor spaces are accessed via a shared outdoor amenity space and are envisaged as multifunctional spaces for offices, designer’s/artist’s studios and even light workshops, and will be equipped to accommodate a range of activities and occupancy levels. The spaces above will be studio flats with bedroom and living space plus an en-suite bathroom and will make use of the shared kitchen area on the GF. The studio apartments plus the kitchen at ground floor level meet the minimum space and storage standards for 1 person/1 bed flats set out in the London Housing Guide.

4.5 Materials

Whilst the approach to the design and construction of the new residential blocks on the site is to create a contemporary and contrasting relationship with the existing hall, the material palette has been chosen to reference the existing building without creating a pastiche of the original construction by merely duplicating the original materials.

Earthy red pigmented pre-cast concrete panels are proposed for the main structure of the walls and parapet lines. The tone of this concrete will be chosen to compliment the original red brick. The texture of this concrete is to be investigated prior to construction with a wide range of textures and aggregates available from manufacturers. The particular attention that will be paid to the choice of texture will ensure that the finished surface will not only be a well considered finish but weather well over time. Creating a set of new build buildings that sit well against the Postmen’s Office initially and age well alongside it over time is very important to the applicants, as well as general robustness to daily wear and tear.

It is proposed that the concrete panels will feature an applied patterned in certain places to add depth and interest to the material. This will mostly be concentrated on the ground floor but the patterns will extend up to the upper levels as a perforated treatment that allows light into the window openings behind. The pattern will be repeated on the perforated metal fence panels that are dotted around the garden walls to add permeability and lightness to the landscaping scheme.

In addition to the concrete walls a patinated zinc cladding is proposed to the North and South elevations. The finish of the zinc will be specified to reflect the tone of the existing slate and lead flashings to the existing hall roof. All windows to the proposal will be aluminium with high thermal performance glazing to match the colour of the cladding panels. The glazing is to be full height where possible to maximise daylight into the habitable spaces.









