

5.0 Design Proposal

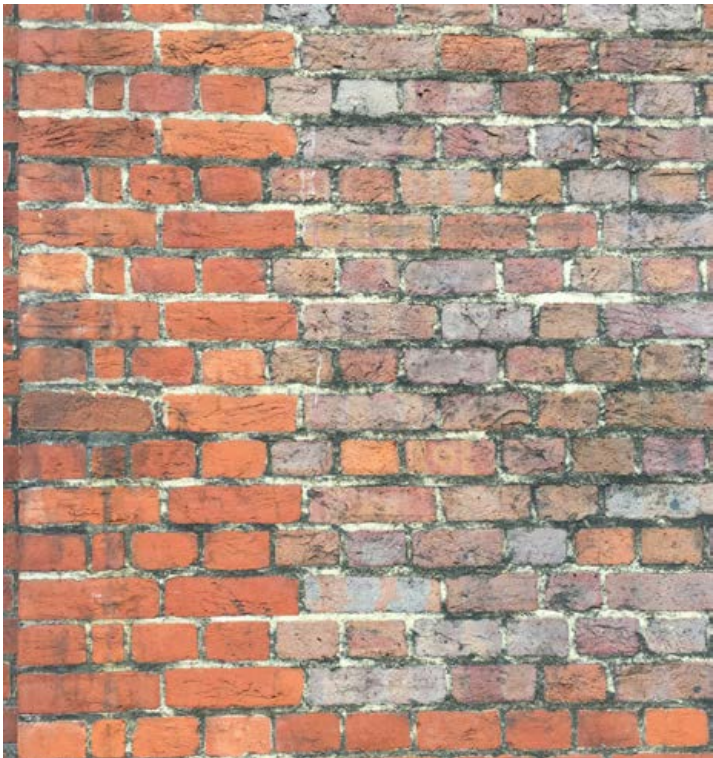
5.5 Appearance

Introduction

The developments appearance seeks to draw upon the extensive history of the area and the rich built heritage of the adjacent Primrose Hill and Regents Canal Conservation Areas.

The photographs adjacent illustrate the varied stock brick tones, variated roofscapes and pared back façade detailing found in the sites immediate adjacencies.

The intention is for an architecture that speaks of this heritage but is unmistakably of its time.



Brick tones in the locality



24-28 Oval Road



Roofscapes along Gloucester Crescent



31 Oval Road



The Rotunda Building

5.0 Design Proposal

5.5 Appearance

Facade Composition

The stepped massing, variance in internal layouts and differing frontage conditions have driven a composition which combines differing arrangements of balconies and wintergardens with common features such as punched window openings.

Blocks 1 and 2 East elevation

Blocks 1 and 2 are the most visible frontages in the development fronting onto the Courtyard. The elevational composition is formal with an emphasis on symmetry.

Linear strips of balconies bookend four rows of punched window openings. The application of inset balconies to block 1 and projecting balconies to block 2 offer a subtle variation within the overall rigor.

The rhythm continues to the setback levels, the treatment of which are described on page 62.

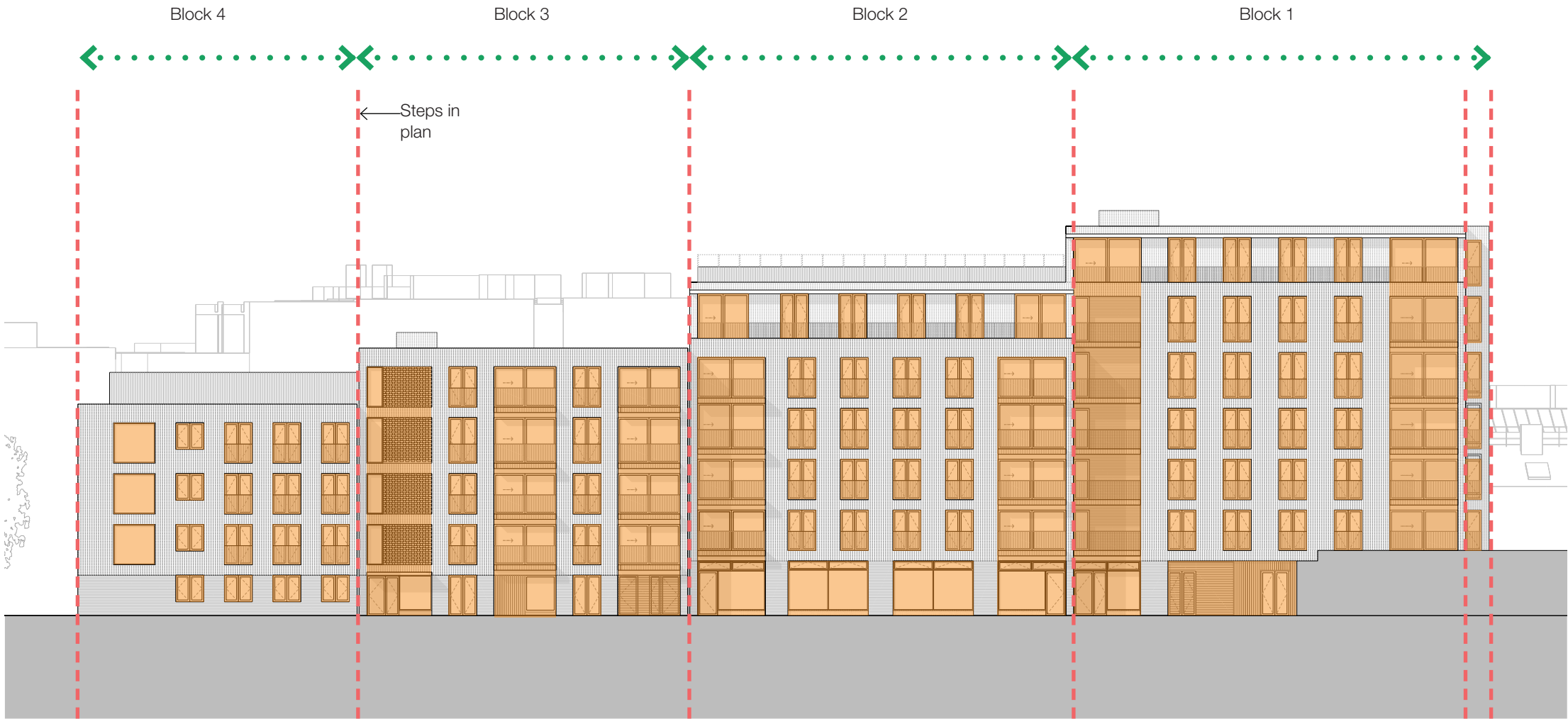
The elevation opens up at ground floor level to present shopfronts to commercial units 3 and 4 at ground floor block 2, and the entrance to residential core A, and the cycle and bin stores in block 1.

Block 3 East elevation

Block 3 combines 2 linear strips of balconies and a linear strip of perforated brickwork to the stair core with two rows of punched windows to create a symmetrical composition. The composition continues to ground floor which contains an apartment, the Core B entrance and the bin and bike stores.

Block 4

Block 4 containing 3 bedroom units is a simple volume with punched openings to the East and West elevations. The block opens up to the South with inset balconies providing amenity and shading to the glazing to the living areas.



East elevation facade composition diagram

5.0 Design Proposal

5.5 Appearance



Courtyard View

5.0 Design Proposal

5.5 Appearance

Blocks 1, 2 and 3 East elevation

To the railway side on the West elevation the frontages are narrower than on the East elevation the impression is of a frontage that is less formal, reflective of traditional “back end” frontages to railway lines etc.

The more informal nature of the massing to the West elevation is reflected to a degree in the elevational treatment.

Wintergardens are employed to provide amenity, rather than balconies, an imposition set by Network Rail to minimise the risk of foreign objects interfering with their infrastructure. The wintergardens are applied in rows with brickwork spandrels in the same manner as the punched window openings, rather than in linear strips. The terraces to levels 4 and 6 have 1800mm high glazed screens, a further Network Rail requirement.

As this frontage is less sensitive in townscape terms no setback level is necessary to the upper level of blocks 1 and 2 is necessary.

The overall impression is that of a varied and monolithic façade.



East elevation facade composition diagram

5.0 Design Proposal

5.5 Appearance



View looking East (from Darwin Court)

5.0 Design Proposal

5.5 Appearance

Roof to setbacks.

The design of the roof to the setback levels of the development draws upon the roofscapes in the surrounding context.

A projecting cornice in pressed metal and corner windows offer a geometric relationship to the projecting roof of the glass clad rooftop extension to number 31 Oval Road.

The arrangement also references the more historic upper cornice lines found along Gloucester Crescent, Regents Park Terrace and the Gilbeys building by Mendelsohn and Chermeyeff building at 24-26 Oval Road.



Roofscape to Gloucester Crescent



Roofscape to Gloucester Crescent