

5.0 Design Proposal

5.5 Appearance

Ground floor pavilion

The intention with the ground floor pavilion building containing commercial unit 1 and consolidating the perimeter of the courtyard to the north elevation was to provide it with a distinct identity within the overall character of the development.

The primary South facing frontage is divided into five equal bays of 3715mm which are defined by 440mm wide brickwork piers. The shopfronts to the commercial space are set in deep reveals with a concrete plinth and high level openings for natural ventilation of the commercial space. The piers are capped with a pre-cast concrete lintel in a same material as the plinth, and the roof coverings are retained by a setback parapet. Although connected with the main body of the development an impression of separation is given by a shadow detail at the junction with the ground floor of block 01. The entrance to the commercial spaces is located at the bay closest to block 01 and is recessed circa 1500mm to provide cover from rain.



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East facade in detail

The façade study opposite illustrates in more detail the Architectural expression of the East façade - block 2 is shown here.

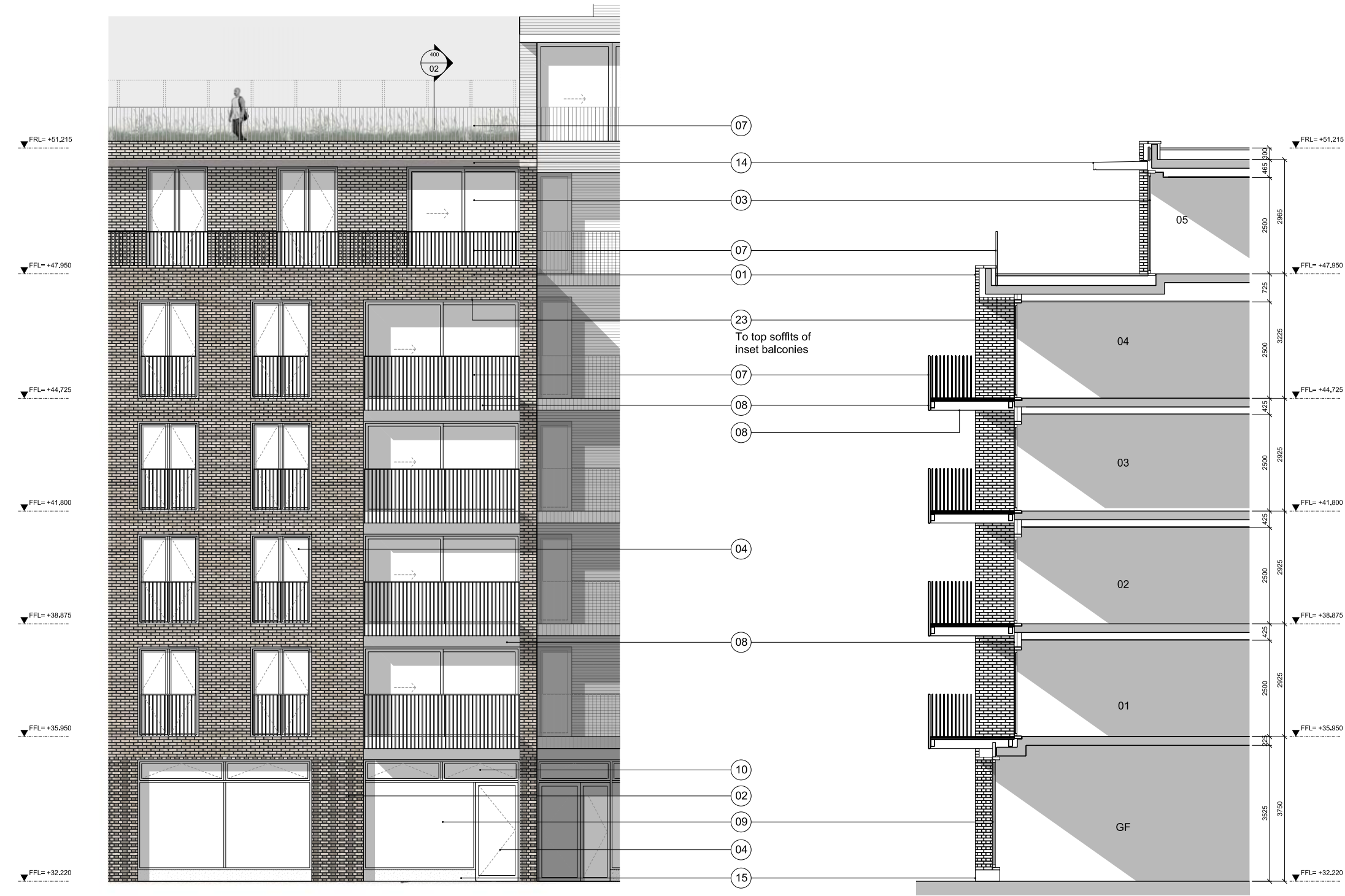
The façade is divided longitudinally into the shopfronts at the bottom, the main body of the residential from levels 1-4 with a set-back top. Into this order is woven the linear strips of balconies and punched window openings.

The predominate brick bond in the area is English bond and the brickwork to the base of the building is patterned using an English bond blending yellow and dark stock bricks. The bond above the base level is the more contemporary stretcher bond, using either yellow to mid tone stock bricks

The detailed treatment to the shop fronts is similar to the shop fronts of the pavilion building with concrete plinths to the base, echoing the detailing to the base of number 31 Oval Road across the courtyard. High level openings provide a secure means of providing natural

Key:

- 01 - Facing brickwork type 01
- 02 - Patterned facing brickwork type 02
- 03 - Metal framed glazed sliding doors
- 04 - Metal framed glazed doors
- 05 - Metal framed window with opening lights
- 06 - Metal framed fixed window
- 07 - Metal balustrade
- 08 - Metal balcony fascia / soffit
- 09 - Metal framed glazed curtain walling
- 10 - Metal framed opening lights
- 11 - Profiled metal cladding infill
- 12 - Metal doors
- 13 - Metal louvres
- 14 - Metal projecting roof profile
- 15 - Pre-cast concrete plinth
- 23 - Brickwork soffit



Detailed facade study East elevation

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ventilation to the commercial units. The window reveals are deep for these openings providing continuity with the pavilion building.

Sliding windows provide access to the balconies from the main living spaces of the apartments, and full height opening doors from the bedrooms open to Juliet balconies. The reveal depths are deep for all residential windows providing an appropriate sense of depth commensurate with the quality of the development and aligning with the deep reveals of the historic warehouse and manufacturing buildings in the area. The upper soffits of the inset balconies have brickwork soffits. No ventilation termination points will be present in the brickwork facades and will be placed in the metal balcony soffits or at the heads of windows, no external drainage pipes will be visible on the facades.

The setback level is capped with the distinctive roof treatment described on page 62.



AHMM precedent Surrey Lane



View at site entrance

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West facade in detail

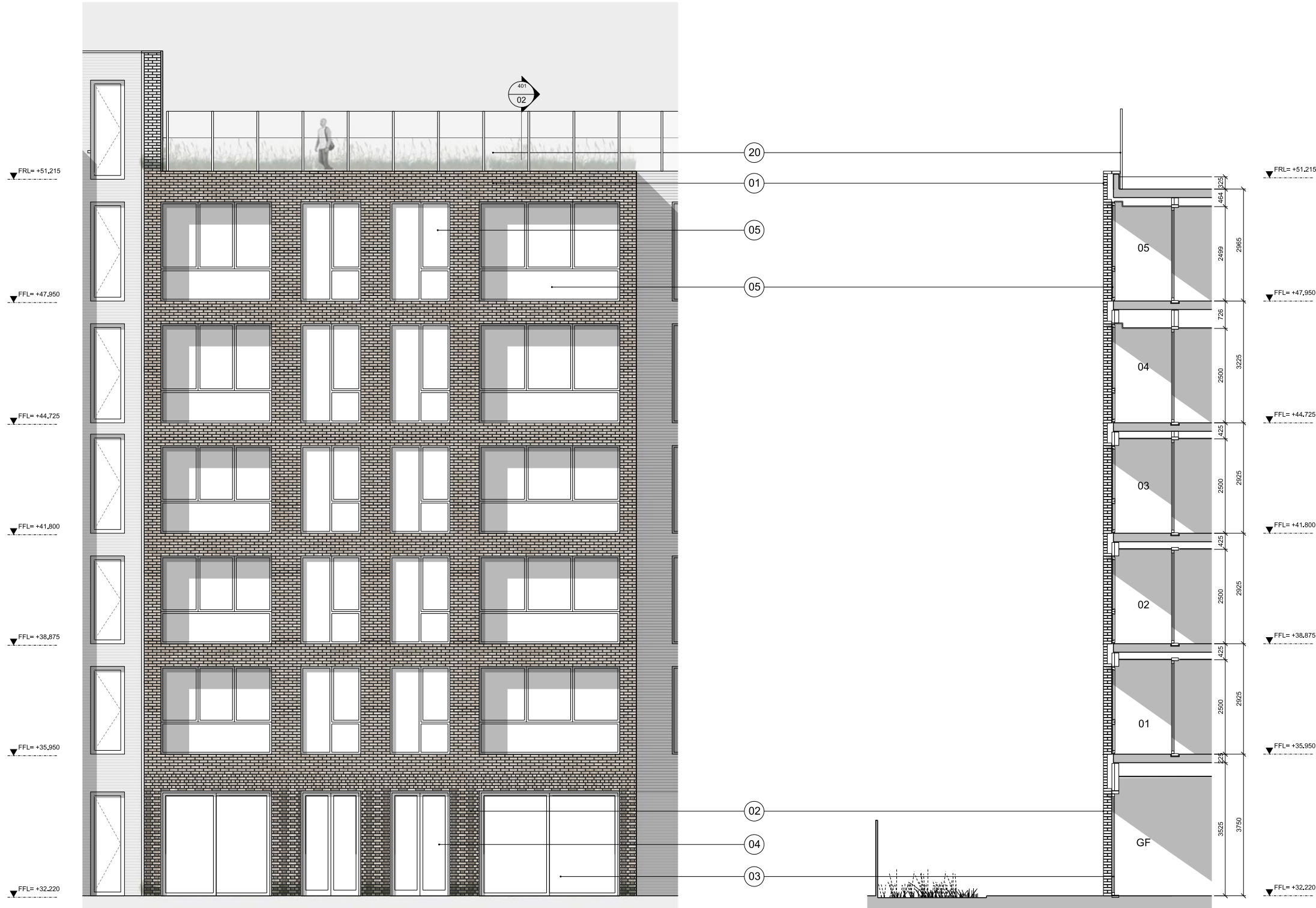
The more pared back nature of the façade composition of the West façade is reflected in the detailed Architectural expression.

The study opposite is of the rear of block 2, behind the East elevation study shown on page 64.

Residential units occupy every level and there is no need for a setback level as noted in previous pages, hence the diagram of the detailed expression is that of a monolithic consistent facade with punched openings and deep window reveals, which are important to ensure the detailed expression is not compromised. No ventilation termination points will be present in the brickwork facades and will be placed at the heads of windows. No external drainage pipes will be visible on the main facade.

Patterned brickwork is employed to the ground floor façade to provide commonality with the East façade. Restrictions to the opening of the windows and wintergardens render external balustrading unnecessary and simple configurations of horizontal transoms with opening lights above are employed.

- Key:
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 - 07 - Metal balustrade
 - 08 - Metal balcony fascia / soffit
 - 09 - Metal framed glazed curtain walling
 - 10 - Metal framed opening lights
 - 11 - Profiled metal cladding infill
 - 12 - Metal doors
 - 13 - Metal louvres
 - 14 - Metal projecting roof profile
 - 15 - Pre-cast concrete plinth
 - 20 - External glazed screen



Detailed facade study West elevation

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AHMM precedent Surrey Lane



View of West facade from Gloucester Avenue

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Metalwork

The design of the balconies, both inboard and projecting, draws upon the predominate dark metalwork in the locality.

Vertical fin metal balustrading and metal soffits echos the wrought iron metalwork of the to the escape stair to the Rotunda building.



AHMM precedent Surrey Lane



Courtyard View showing balconies

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Facade model



Sample Panel