

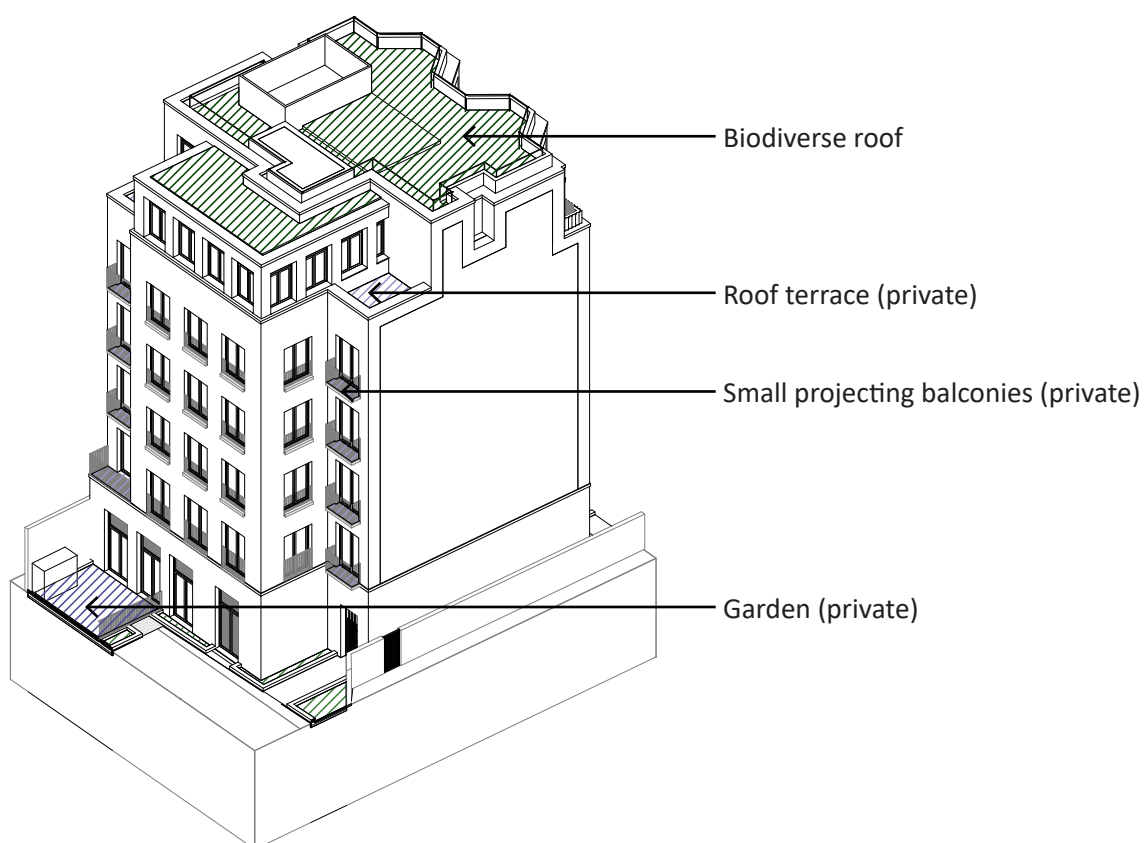
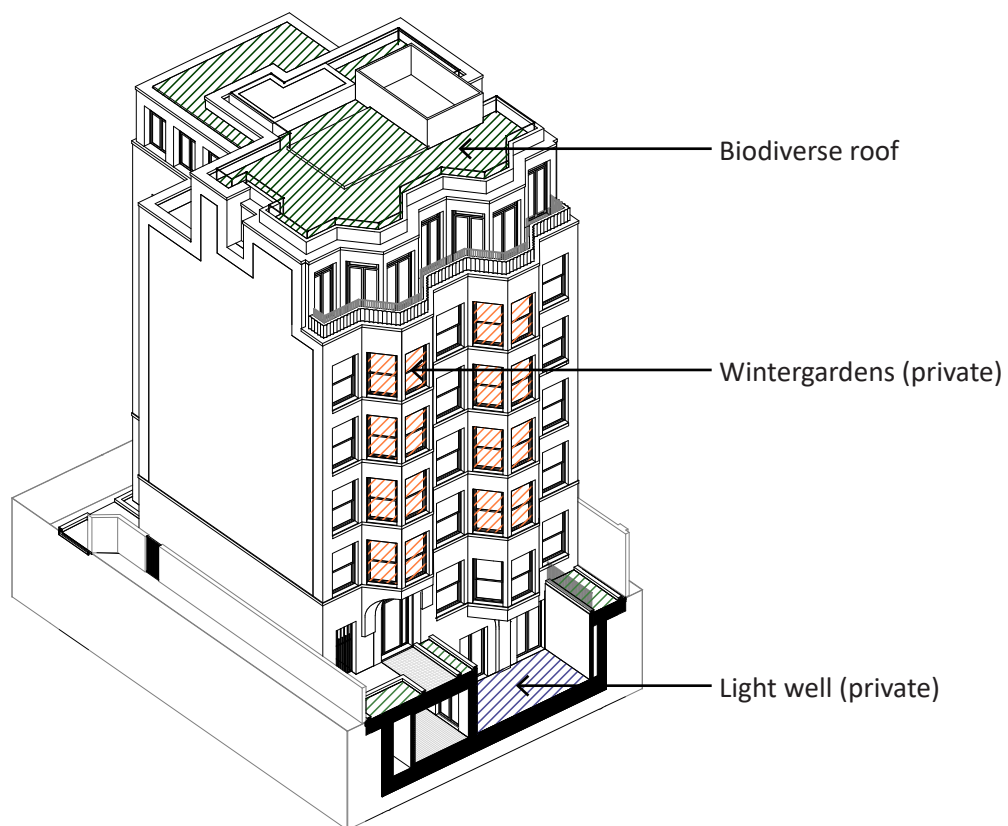
7.6.2 External Amenity

Wintergardens are provided on all of the units above ground floor, which allows for the amenity to be used throughout the year.

Juliette balconies are provided to the rear of the building for additional amenity to main bedrooms.

The ground floor maisonette unit features a ground floor garden to the rear and a basement level lightwell.





8.0 Appearance

8.1 St John's Wood Park Frontage

The St Johns Wood Park elevation is the most reminiscent of a traditional Victorian mansion block, which is richly detailed and primarily defined by the two sets of bays that vertically articulate it. The material palette is in keeping with the surrounding buildings which use a white/buff brick. The height of the building is broken down vertically to express a base, middle and top. The rooms behind this façade are primarily living, dining and kitchen spaces with large wintergardens that are expressed as bays. Large full-height sash windows are present across the elevation, with a fixed

lower sash they can be opened to transform the wintergardens in to balconies throughout the year. Stone sills connect the windows horizontally on typical levels, and brick lintels are present throughout.

Ground Floors

The bay positions and window arrangements create a symmetrical elevation across the typical floors, this is broken and an asymmetry is introduced at ground floor level where the left bay terminates above the entrance. This is expressed further by the arched reconstituted stone canopy that supports it. The

light brick and entrance door follow the shape of the arch. The ground and basement floors are expressed in a light white brick which matches the colour of the reconstituted stone. To further define the change in material a stone band wraps around the building at 1st floor level. The right bay terminates at ground level in order to provide a canopy above the lightwell, this is the invert of the neighbouring canopy, acting as a stem at the base of the bay as opposed to an arch. Rich planting surrounds the lightwell to provide a privacy buffer to the ground floor maisonette, and



two large trees are to be planted to improve the qualities of the street. To provide variation in the facade and to highlight the entrance a new olive grey colour is introduced for the colour of the door and a patterned tile for the entrance footpath.

Upper Floors

The elevation is set back from the main façade, following the language of the bays beneath. The brick used is the same light / white brick used for the base. The parapet at both fifth floor and roof level are made of stone and set back from the main elevation. The fifth-floor parapet is additionally articulated

with a scalloped relief. The gradual stepping of the parapets combined with the top floor setback, provides a finishing element to the top of the building. Large double casement windows are introduced on the top floor to provide access to a small planting strip. Textured spandrels increase the height of the window openings.



8.2 Middlefield Frontage

The Middlefield elevation follows the language of the St Johns Wood Park elevation in that it is also broken down vertically to express a base, middle and top – using the same buff and white brick in each location. The elevation steps in on both corners to be in line with the neighbouring building at No 1 St Johns Wood Park.

On typical floors, where the building is set back on both sides, the main bedrooms are located. Here full height windows with small

projecting balconies are provided. All the remaining bedroom windows have a raised sill of 300mm with Juliette balconies. Stone sills and brick lintels are present across the elevation.

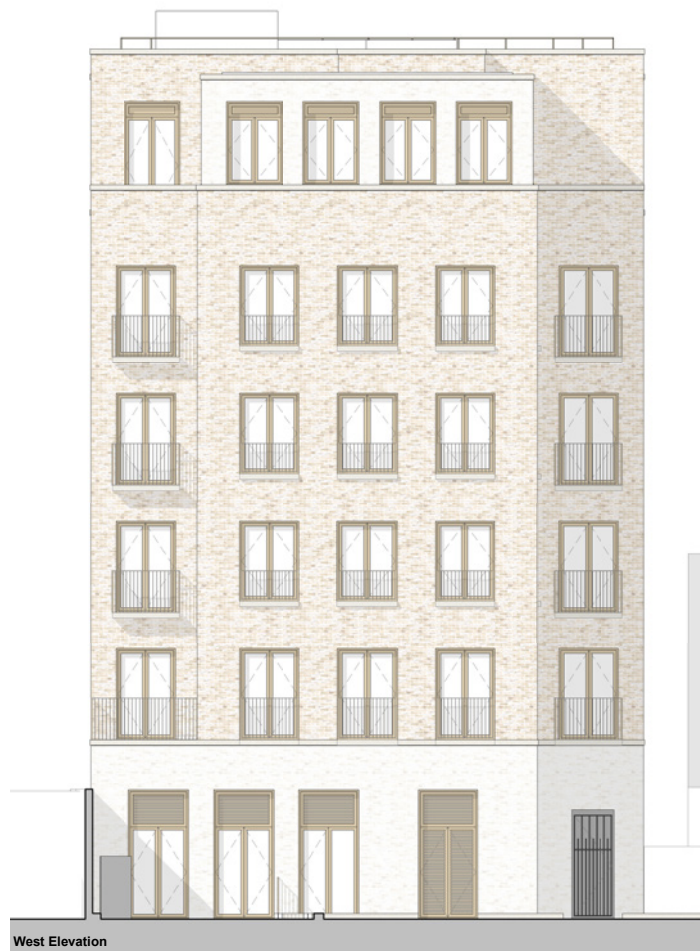
Ground Floors

On the ground floor, where the maisonette unit is located, three full height double casement windows open up on to a garden, which has a planted buffer for privacy. The bin store is accessed via louvered doors

and louvres are located above all ground floor openings in order to allow for service ventilation.

Upper Floors

To break down the gable wall and to provide additional amenity for the upper floor maisonettes, the elevation on the fifth floor sets back on both corners. The remainder of the elevation projects out in light/white brick to meet the line of the building below. The fifth-floor coping wraps around the whole elevation



and sills are at 1100mm to allow for kitchen counters to sit behind. Textured spandrels increase the height of the window openings, and windows are set back an additional 112.5mm.

Gable

The gable expresses the presence of the two storey maisonettes on the

top floor which allows for chimney like articulation either side of the stair. The parapet details on the roof vary depending on which elevation they relate to.

To further break down and provide interest to the gable, a new dark brown brick has been introduced to generate a pattern across the elevation. The articulation and

pattern is reminiscent and in keeping with the character and nature of the typical Victorian mansion block typology.



8.3 Materiality

Brick has been selected as the primary material, largely for its robustness, quality and its ability to stand the test of time. It has also been selected for its appropriateness, not just for residential use but particularly this for this residential typology. A white/buff textured handmade brick is proposed for the typical floors and main body of the building and a light/white handmade textured brick is proposed for the ground and top floor of the building. A contrasting brown brick is used on the two gable elevations to generate a gentle a diamond pattern. The primary

facades use white/grey projecting precast sills and have brick lintels. Other precast elements are present which include, all copings, an arched canopy below above the entrance, a stemmed canopy above the lightwell, a parapet on the roof level of St Johns Wood Park elevation and a scalloped parapet on the fifth floor level of the St Johns Wood Park elevation. Light bronze PPC windows and steel metalwork balustrades are used throughout. The entrance door is timber finished in olive grey.

Opposite: Material Sample Panels
Below: Project References



1.South Gardens, Maccreanor Lavington



2.North West Cambridge, Maccreanor Lavington



3.Blackfriars Circus, Maccreanor Lavington

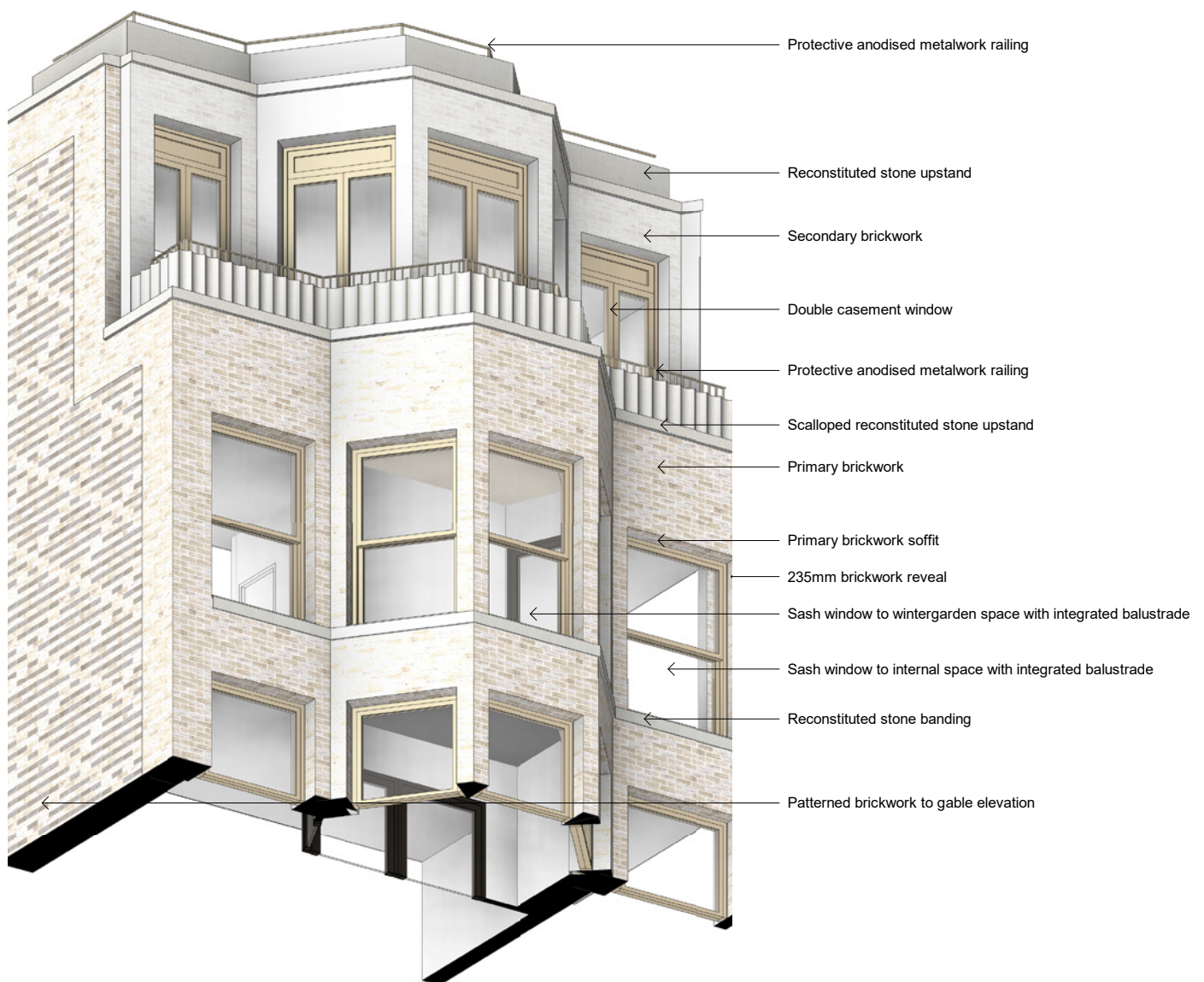


8.3.1 Bay Studies

Full height sash windows with an integrated balustrade are present on typical floors of the primary elevation, and full height double casement windows are present on the top floor. All windows are a light bronze PPC and are set back 235mm with brick lintels and reconstituted stone sills. A white/buff textured handmade brick is proposed for the typical floors and main body of the

building and a light/white handmade textured brick is proposed for the top and bottom floor. The top floor is broken down and articulated with two 800mm reconstituted stone upstands. The fifth floor upstand is further articulated with a scalloped detailing and is set back by 225mm from the main façade, falling in line with the birdsmouth cut detail where the brick colour changes. The

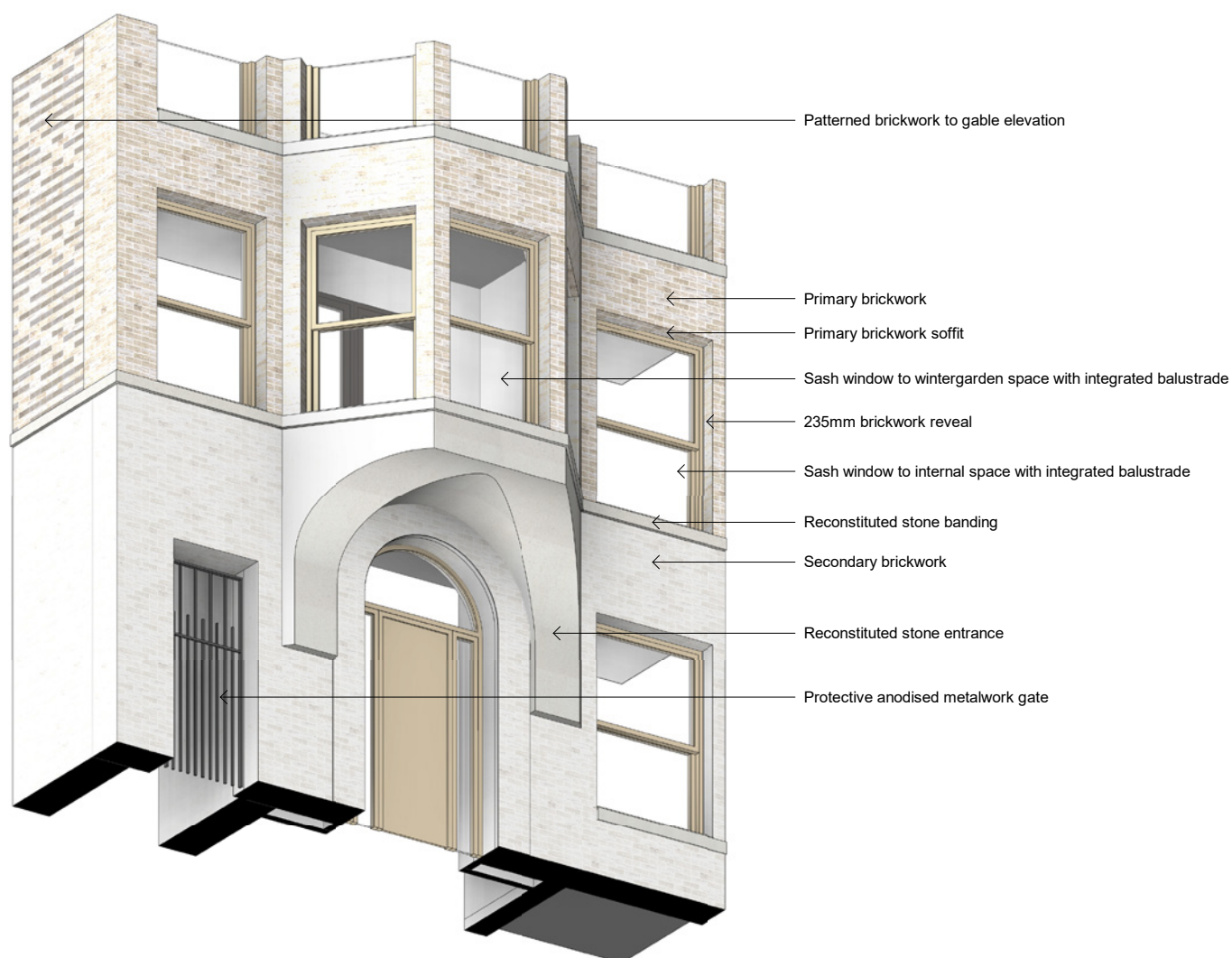
roof upstand is setback 500mm. Steel balustrades sit behind both upstands at 1100mm high. On the gable a 665mm continuous frame of the primary buff brick surrounds a patterned elevation, for which a contrasting brown brick is introduced.



Above: Bay Study 01
East Elevation - Top Floor Maisonettes

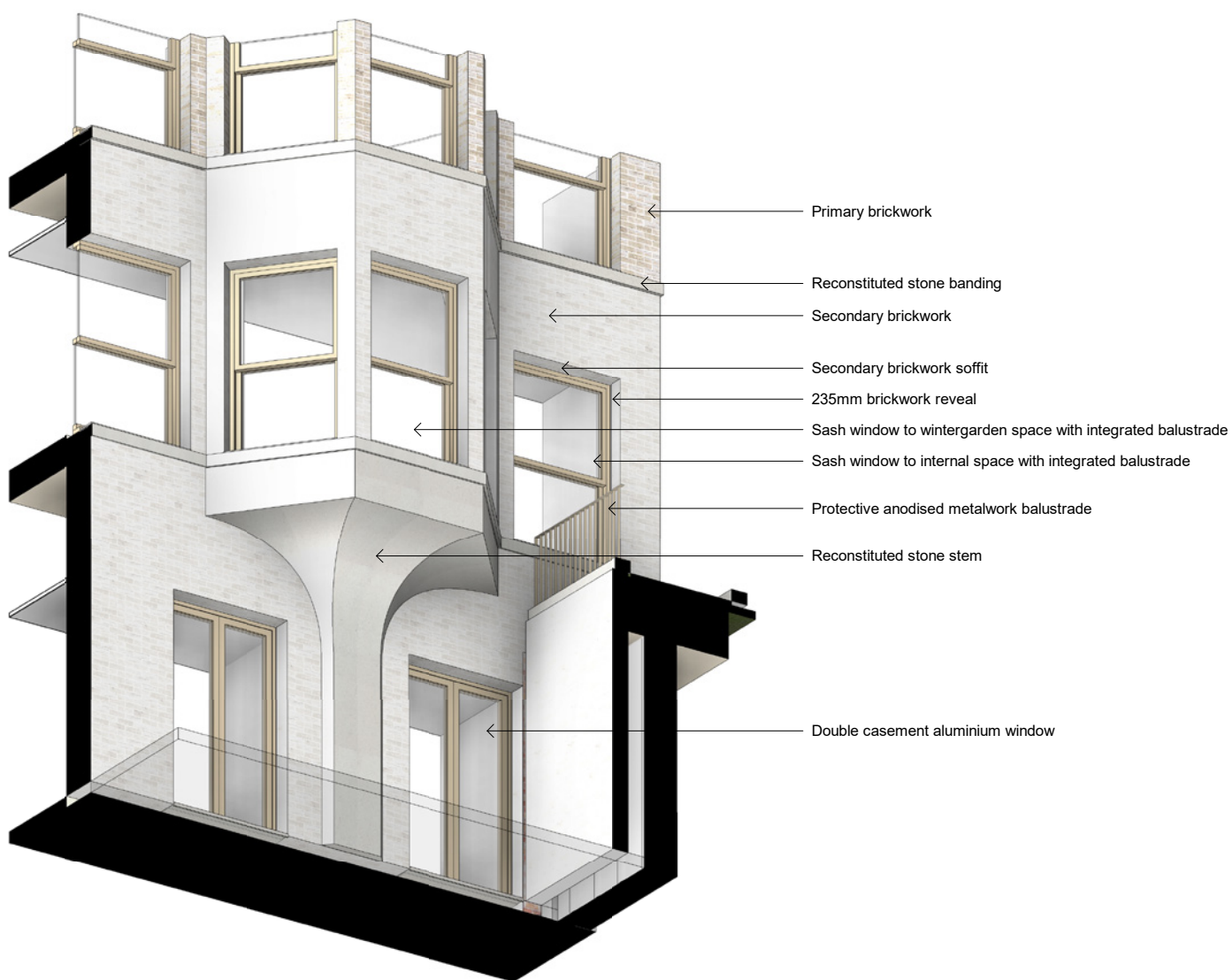
The left bay terminates at first floor above the entrance to the building and finished with an arched reconstituted stone canopy which follows the shape of the entrance door. At this junction a 50mm projecting stone band wraps around the building marking the change in brick colour to a white brick. To the left of the main entrance is an access route for garage

owners of Middlefield road, the gate is anodised metalwork gate to colourmatch the light bronze window frames. The entrance door is timber finished in olive grey.



Above: Bay Study 02
East Elevation - Entrance

Where the ground floor maisonette is located, a lightwell provides lights to lower ground floor full height double casement windows. To increase light into these rooms in addition to providing a canopy, the bay terminates at ground floor and finished with a precast stem element.

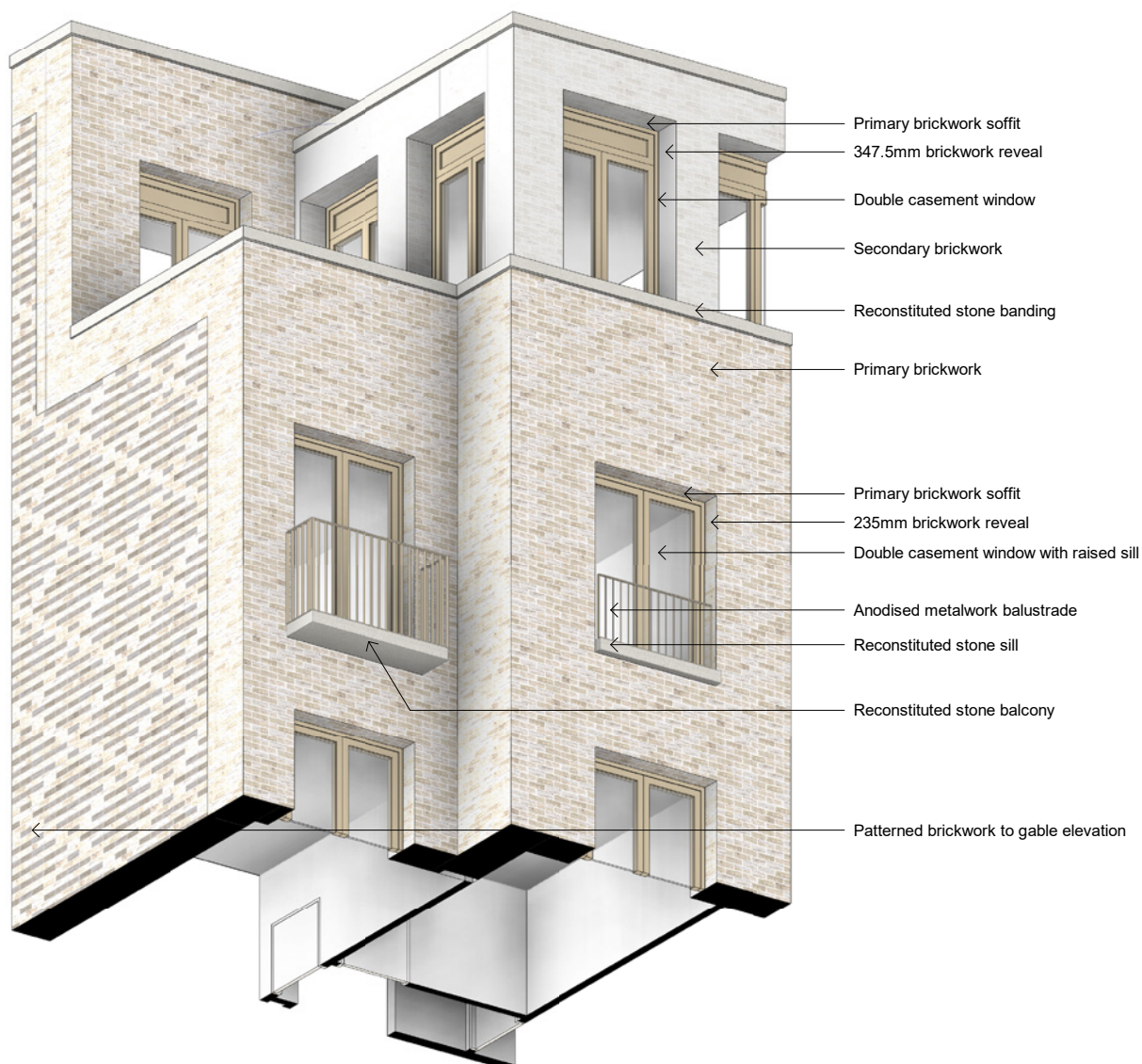


Above: Bay Study 03
East Elevation - Ground Floor Maisonette

Full height double casement windows with small reconstituted stone balconies are located on setbacks in front of main bedrooms. Double casement windows with a 300mm raised sill and Juliette balconies are located in front of all other bedrooms. Both window types are a light bronze PPC and are set back 235mm with brick lintels and reconstituted stone sills.

At fifth floor, there is a full height 1100mm brick parapet finished with a projecting reconstituted stone coping, which generates a datum level and continues around the whole elevation, becoming the sill for all windows at this level. All windows on the fifth floor are set in 337.5mm. Where fifth floor meets the primary elevation in white brick it is offset by 112.5mm and

the roof is finished with no parapet or no upstand. The setback buff elevation at fifth floor level has a full height 1100mm brick parapet. On the gable a 665mm continuous frame of the primary buff brick surrounds a patterned elevation, for which a contrasting brown brick is introduced.



Above: Bay Study 04
West Elevation - Top Floor Maisonettes

8.3.2 Detailing

These pages contain a detailed study of the typical floor window and terrace onto St John's Wood Park. Details are indicative and for design intent purposes only.

Primary brickwork

Primary brickwork soffit

Bronze PPC aluminium sash window with integrated balustrade

235mm brickwork reveal

Bronze PPC aluminium window cill

Reconstituted stone banding

