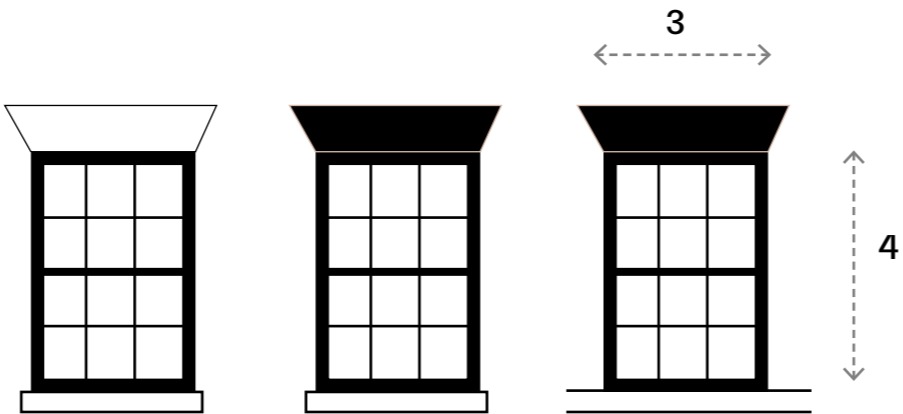


7. Facade Principles

7.3. Opening proportions

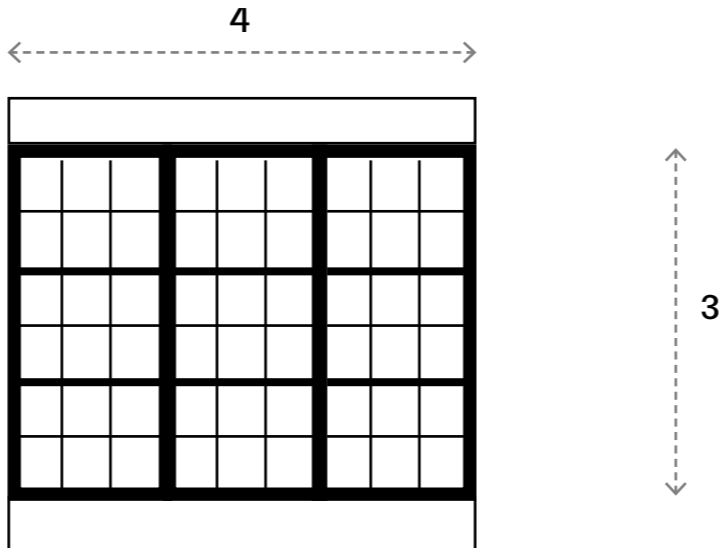
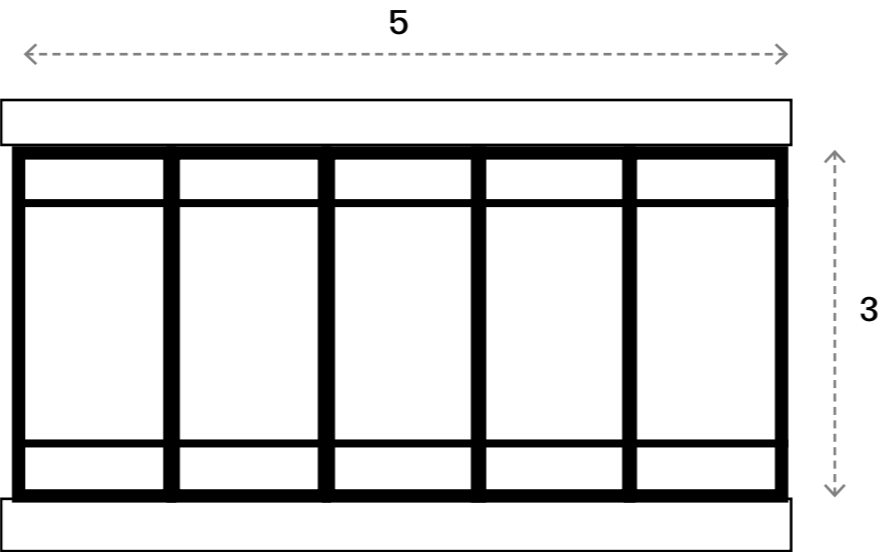
Portrait proportion

Portrait proportions on windows frequently relate to more domestic use. This is characteristic of the Georgian terrace houses.



Landscape proportion

Public use building windows tempt to have a landscape proportion. In warehouses, wider windows relate to uses that require less privacy for internal use and frequently framed by strong architectural elements (piers, sill and lintels).

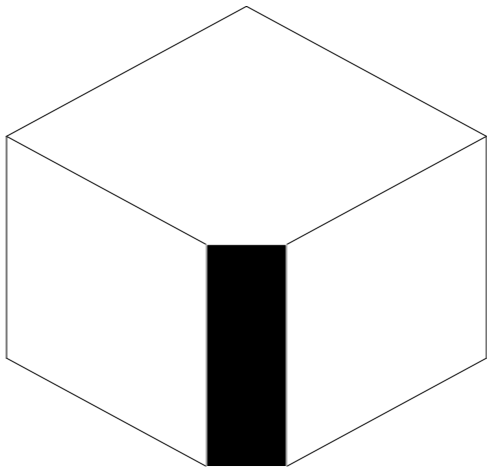


7. Facade Principles

7.4. Corner condition and chamfer as special moment

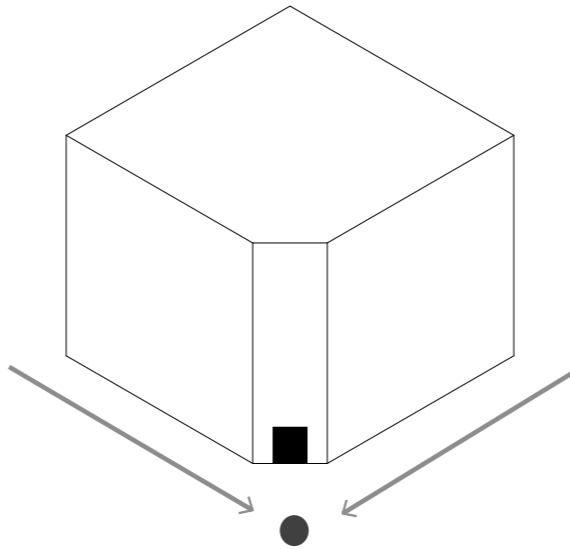
Softening Chamfer

A prevalent corner detail in the area is the chamfered edge which softens perpendicular block faces. Further, this condition emphasises the centrality of the intersection, especially when more than one occurs at a junction. As a result, this simple detail encourages a slowing of pace and a congregating of people at this point.



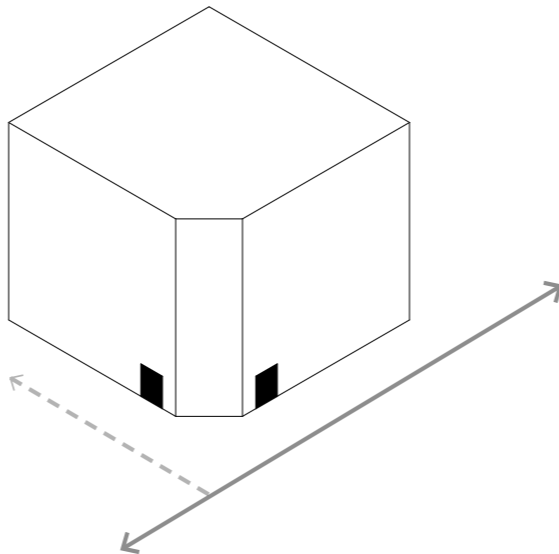
Entrances Diagonally-oriented

Entrance doors or windows can be located on the chamfered corner face. This typically results in an activation of the chamfered face and therefore gestures more to an activation oriented diagonally across intersections. Entrances of this nature receive greater visibility from all intersecting streets.



Entrances Perpendicularly-oriented

A counter expression of the corner chamfer is to situate entrances or windows on either side of the diagonal face. This tends to encourage activity along both intersecting streets. There are instances where a tertiary street connects two parallel secondary streets and as a result, movement down the tertiary street is encouraged through this technique.

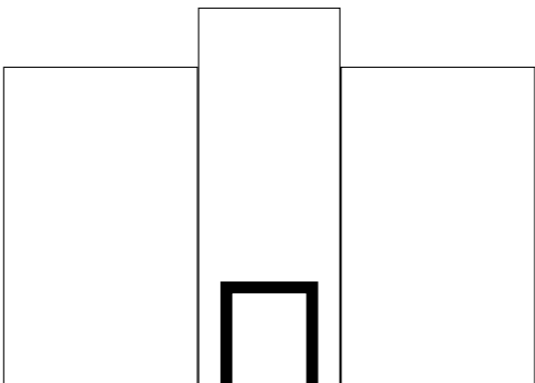


7. Facade Principles

7.5. Ground and crown as special moments

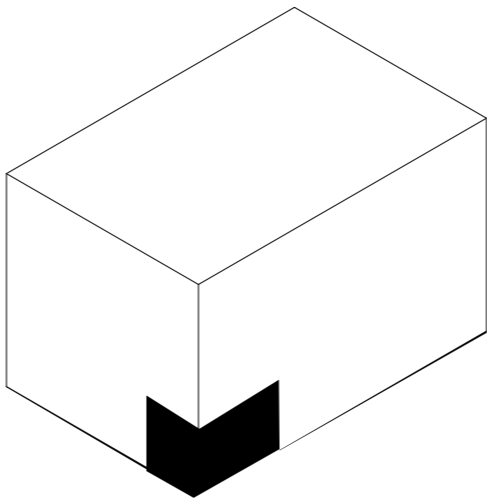
Emphasised entrances

Some entrances are emphasised though stronger lintels, expressive canopies or even through the whole robustness of the bay where it sits.



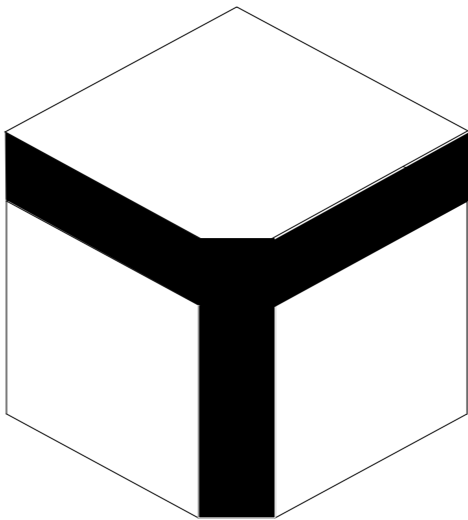
Portico and recessed entrances

Entrances and porticated spaces leading to entrances are observed in William Road and Drummond Street. They generate welcoming entrances to large scale residential blocks.



Celebration of the crown

The termination of the building is frequently expressed through decorative coping, articulated parapets or variation in the top floor openings expression.



7. Facade Principles

7.6. Contextual materials taxonomy

Stucco, Render & Concrete

White Stucco accompanies brick, typically used for ornate features and of the ground floor datums of the residential Georgian Houses. Some façades are rendered with alternative colours, typically reds, blues and creams.



Brick

Brick is the dominant material used in the surrounding context. A mixture of brick bonds, colours and textures are evident, the predominant being London yellow Stock Brick and the Victorian red brick.



Polychromatic Brickwork

A prominent architectural feature of the immediate context is the use of bricks of different colours (typically brown, cream and red) in patterned combinations and through brick rotation and stepping.



8. Facade Design

8. Facade Design

8.0. Facade design summary

The façade design has been informed by the character of the local warehouse buildings, and the nearby listed terrace building. The ground and base show wide openings (with similar proportions to 184–192 Drummond Street warehouse) framed by brick piers and concrete lintels.

At the upper body, the openings change into a portrait proportion, with full height windows, increasing the vertical expression of the façade and improving the views from the inside. In the chamfers we can see wider full-height windows. The main material proposed to the façade is brick (with different tonalities on main piers and recessed pier panels) and concrete (used to emphasise feature architectural details and elements as lintels, parapets and entrance columns). The windows to the student bedrooms have metal side panels (for ventilation strategy) colour matching the recessed brick panels.

The crown of the building presents extended recessed panels above openings that culminate in a continuous concrete parapet with projecting coping.



8. Facade Design

8.1. Typical base and body bay

A simple grid building emphasising chamfer corners with special moment at chamfer crown looking over Regents Park.

Body typical bay

Base typical bay



8. Facade Design

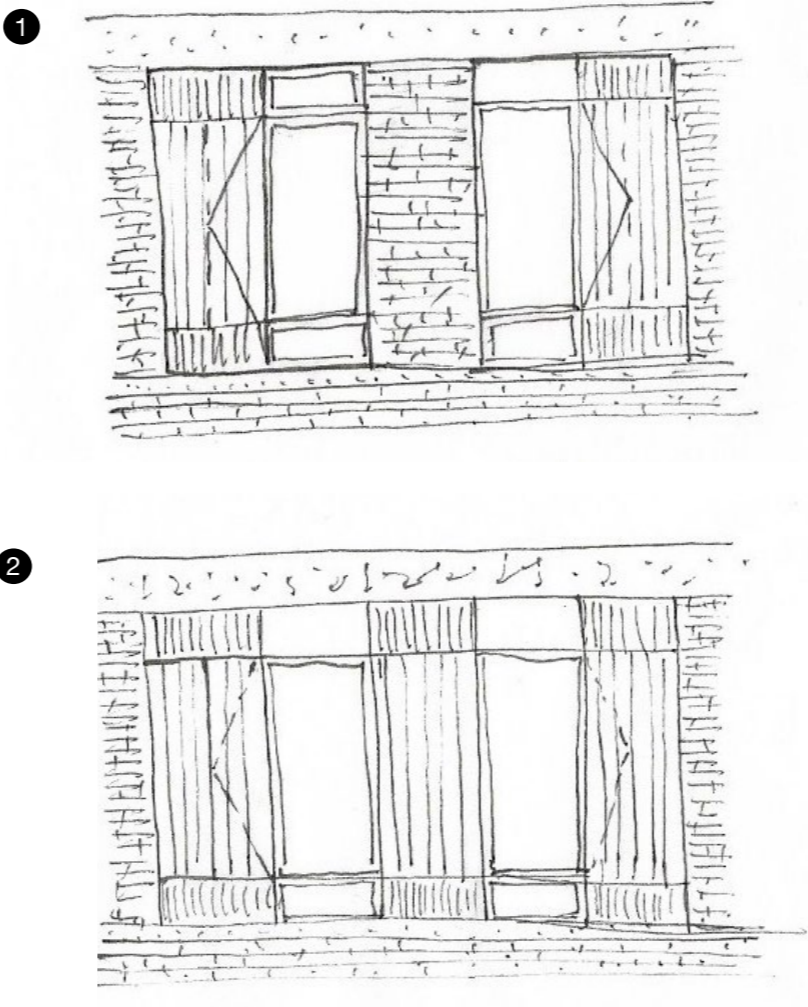
8.2. Grid and opening proportions in different orders

Upper level order: verticality

Upper levels frequently show a reduction of glazing area, or emerging secondary piers, for a better control of light in floors with more direct exposure to light. Also create a different rhythm in the openings, with a transition into portrait proportions in windows.

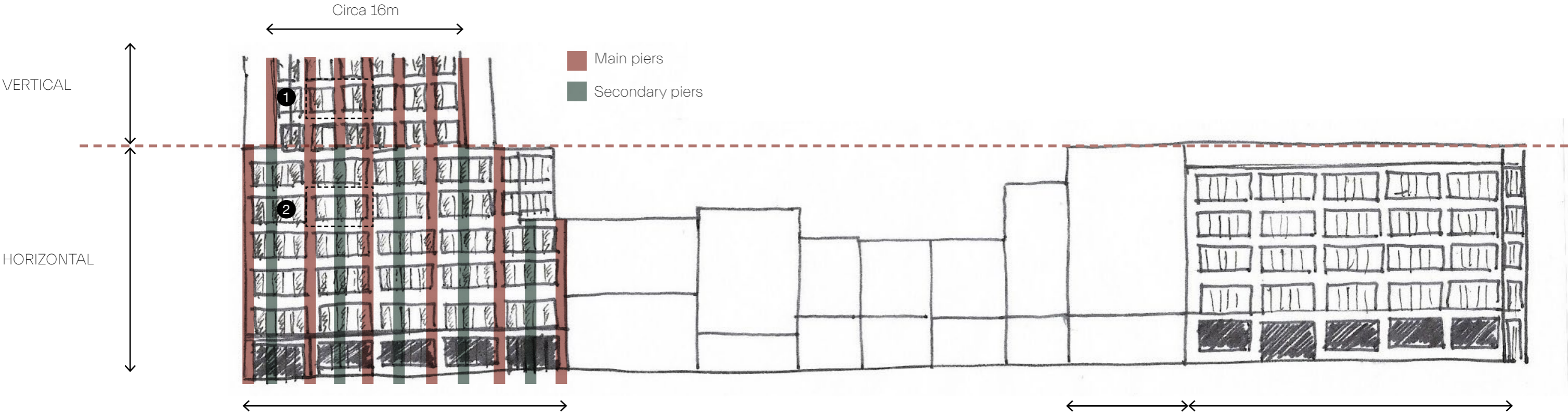
Lower level order: horizontality

The lower levels respond to a more horizontal language, similar to the warehouses at the corner of Stanhope Street, with wide landscape openings.



184–192 Drummond Street

Stanhope Street elevation



8. Facade Design

8.3. Typical bay studies

Facade options were tested through modelling and drawing. These early iterative 1:50 model studies shown below demonstrate different initial ideas towards reinterpreting the expression of the openings framing through arched lintels in relation to the Victorian warehouses arched windows.



1

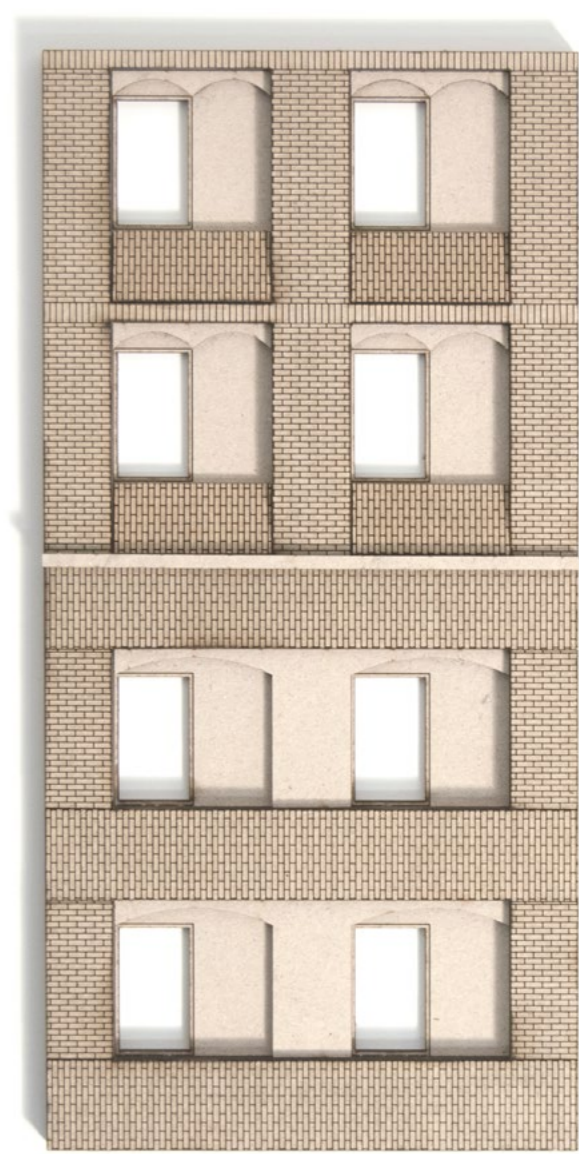
- 1. Bay-centred windows with wide brick piers and arched lintels
- 2. Bay-centred windows with narrower brick piers and arched lintels; stepped framing on upper levels
- 3. Mirrored windows with arched lintels and stepped framing; replacement of secondary brick piers with extension of arched lintel
- 4. Asymmetric windows with variation of arched rhythm in upper order



2



3



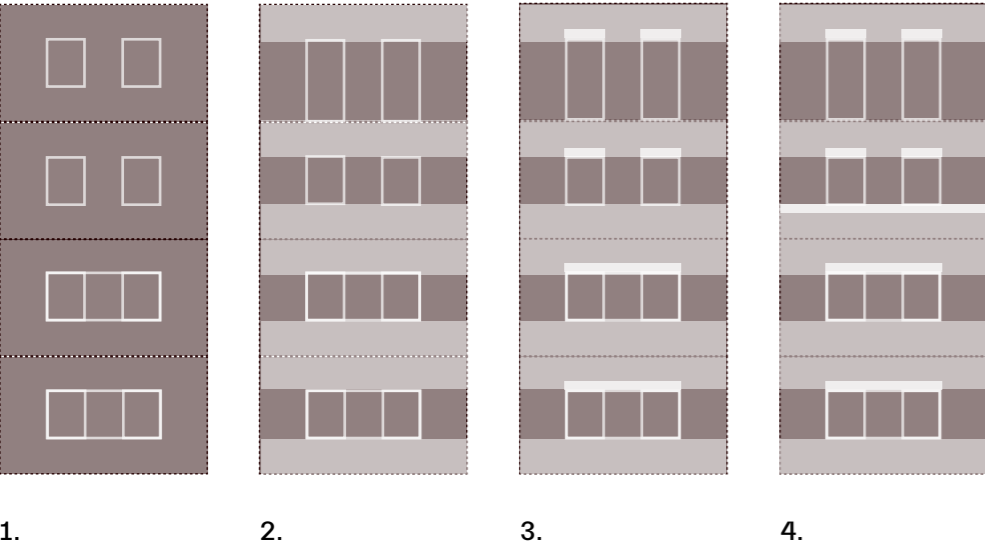
4

8. Facade Design

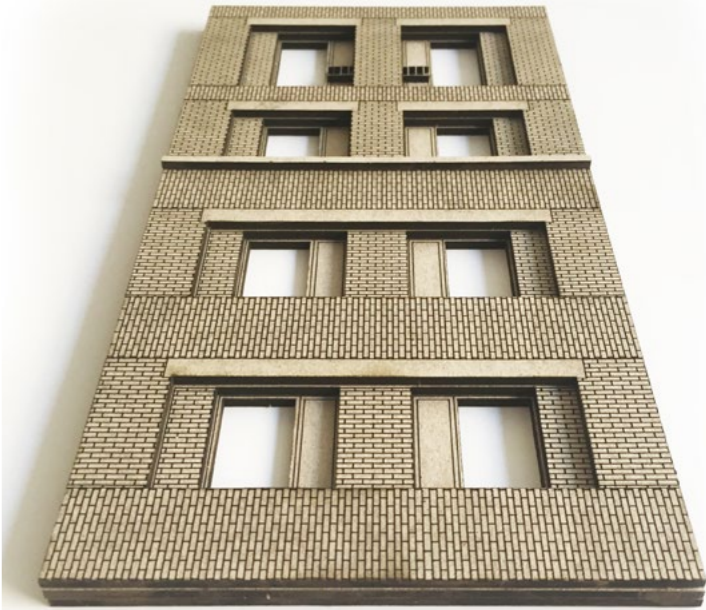
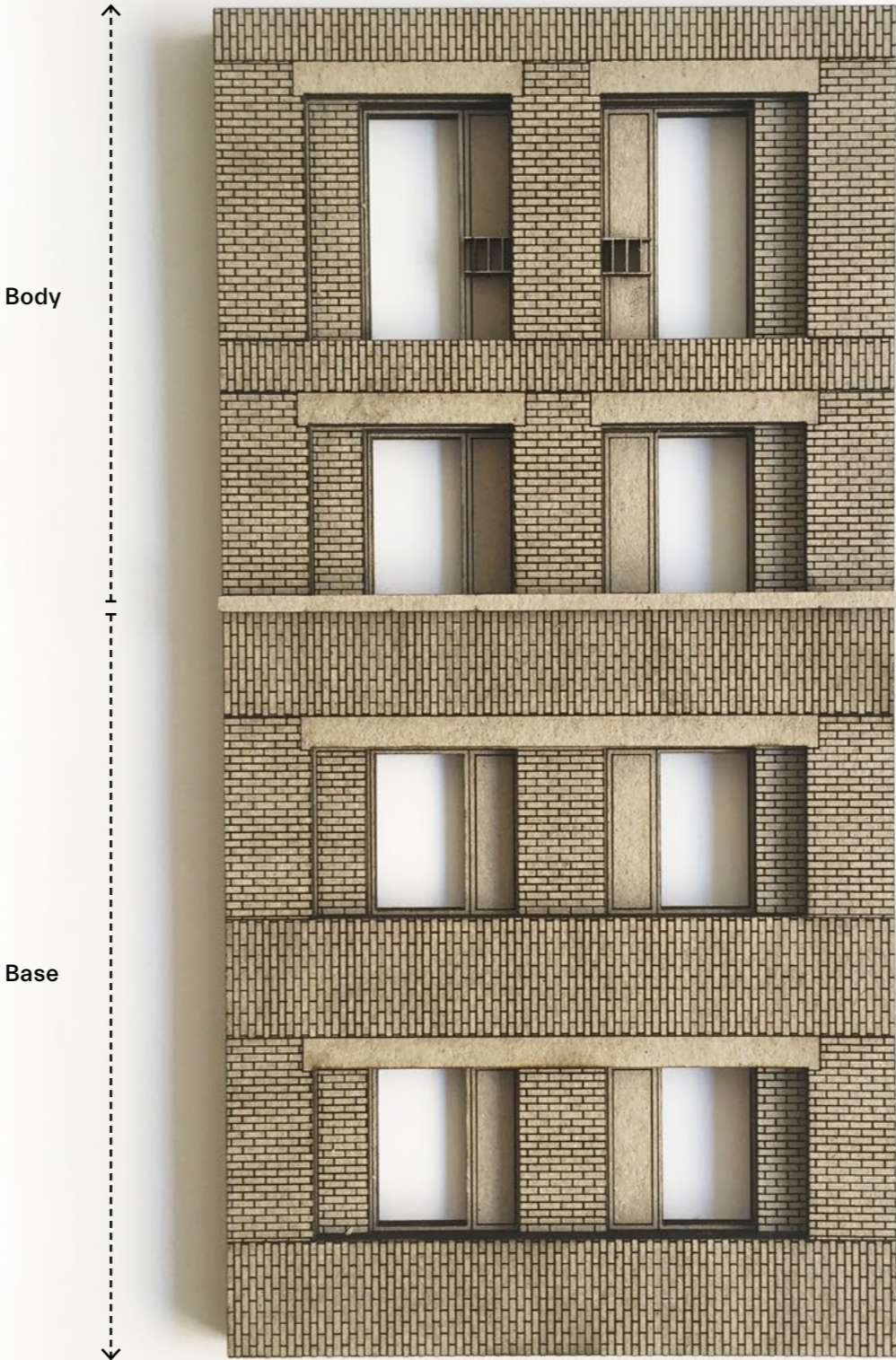
8.4. Typical bay model

A number of different techniques are used to express the two main orders of the building: base and body. These range from proportions of windows, different expression of the slab, and minimal, calm lintel and coping details that have been born from contextual architecture.

Several listed warehouse buildings have strong brick piers, which through the heavy use of detailing and shadow create an impressive vertical rhythm. There is often a change in material in key architectural element such as lintels, sills and coping. Stucco, stone and pre-cast elements are favoured in the expression of these elements.



1. Change from landscape opening proportions in lower order to portrait proportions in upper order
2. Horizontal brick bands are stronger in the lower level and then reduced in thickness in upper floors, given space to increase height of windows
3. Openings are accentuated by simple lineal lintels
4. The change of orders is emphasised by a simple projecting string course



Right - 1:50 model showing transition between base and body

8. Facade Design

8.5. Typical base and body bay materiality

Indicative materials (and colours):



Brick Type 1



Brick Type 2



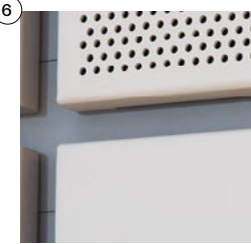
Pre-cast concrete



Anodised aluminium window frame



Ventilation panel



Anodised aluminium panel

Body

Base



8. Facade Design

8.6. Typical chamfer and crown bay

A simple grid building emphasising chamfer corners with special moment at chamfer crown.

A chamfered loggia on north-west corner looking over Regents Park.

Chamfered loggia

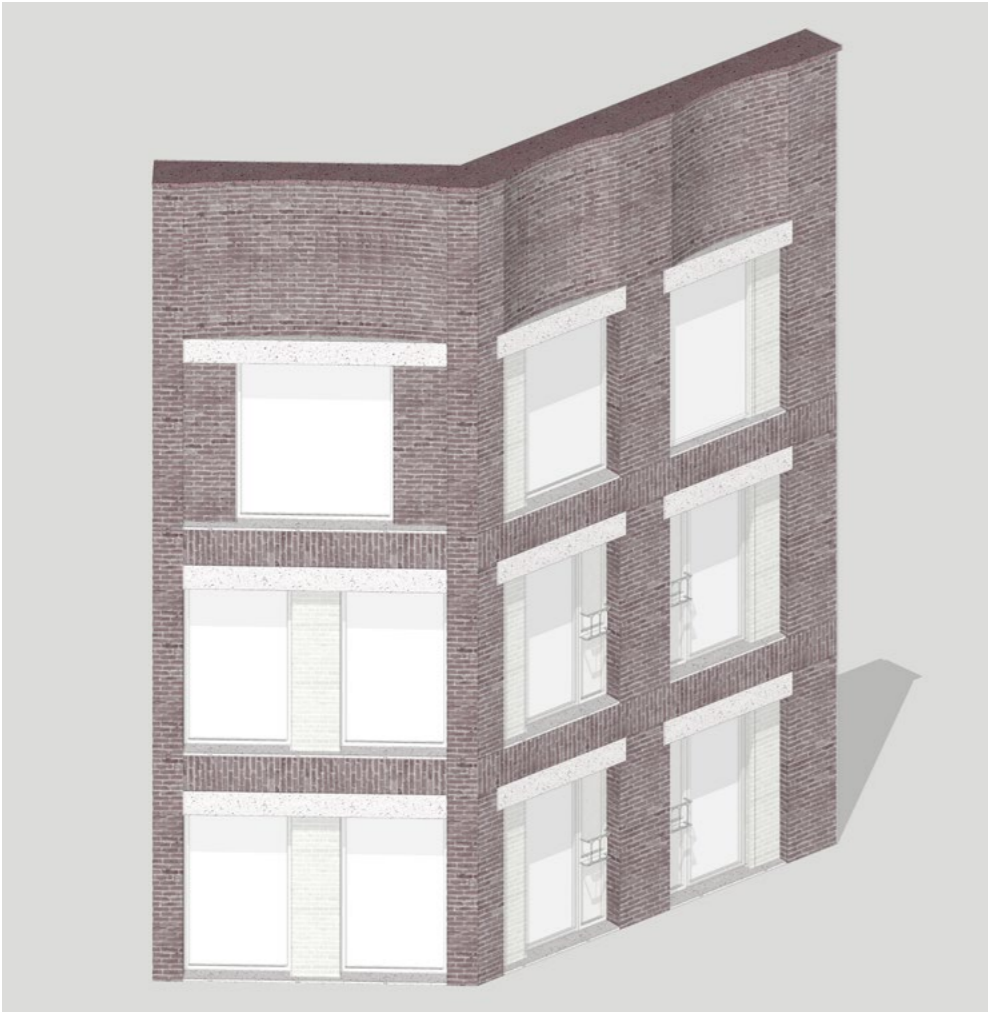
Chamfer



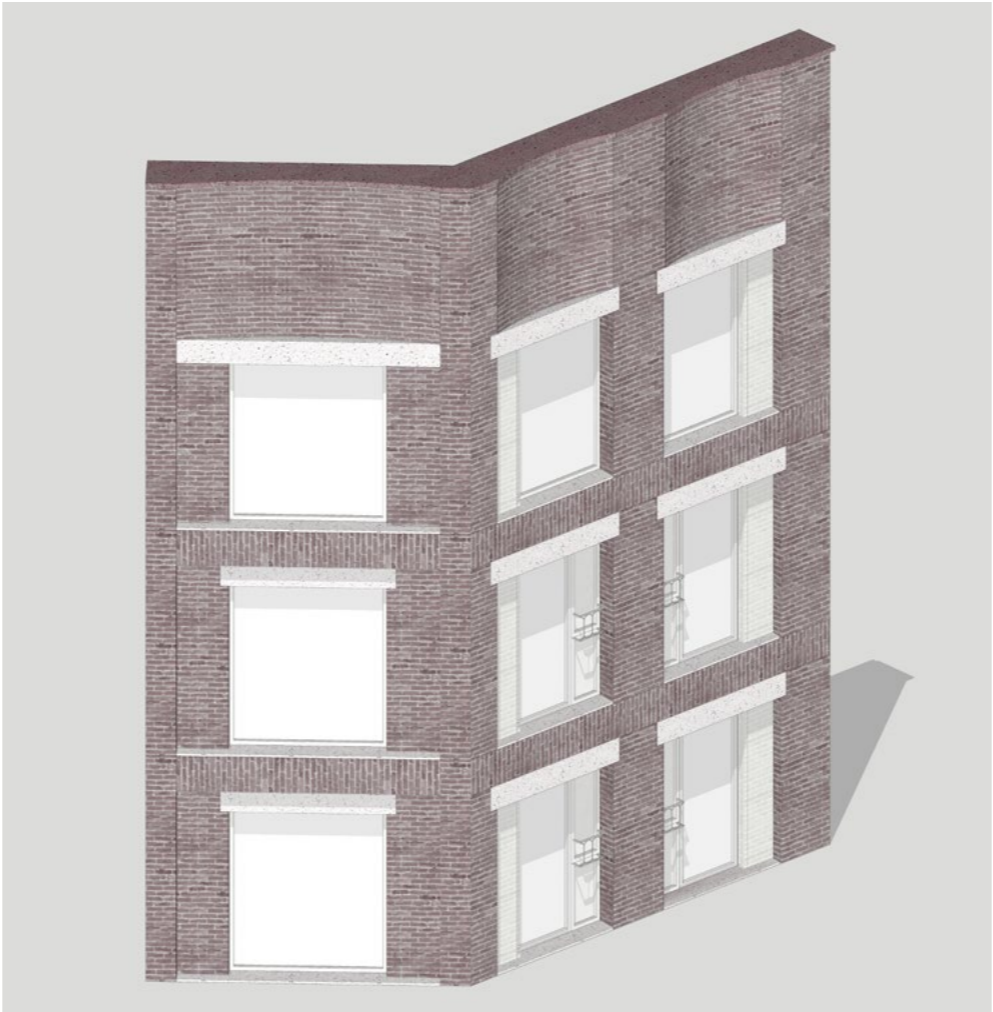
8. Facade Design

8.7. Chamfer studies

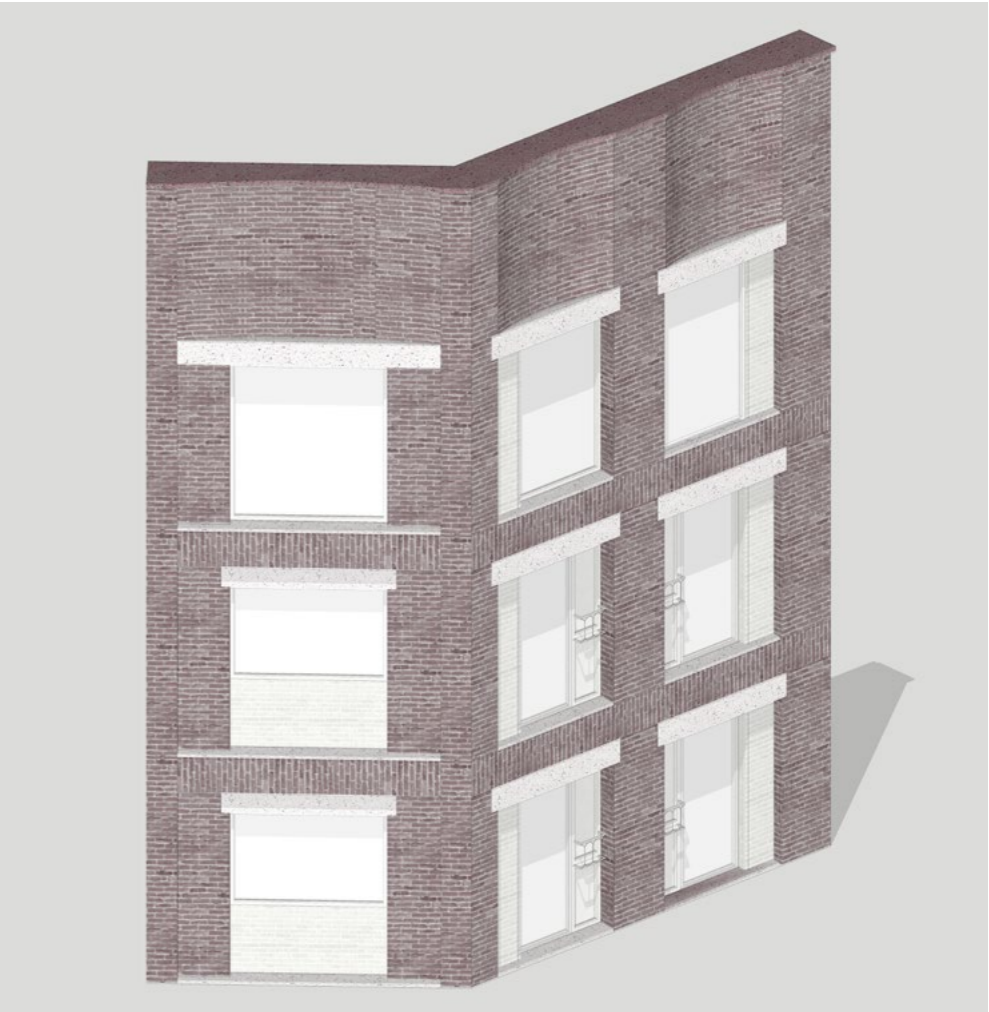
Different facade options were tested to develop the expression of the chamfers. Some initial ideas tested the size of the expressed opening, pier thickness and sill heights.



+ Secondary pier splitting the opening



+ Single opening with stronger piers in corners

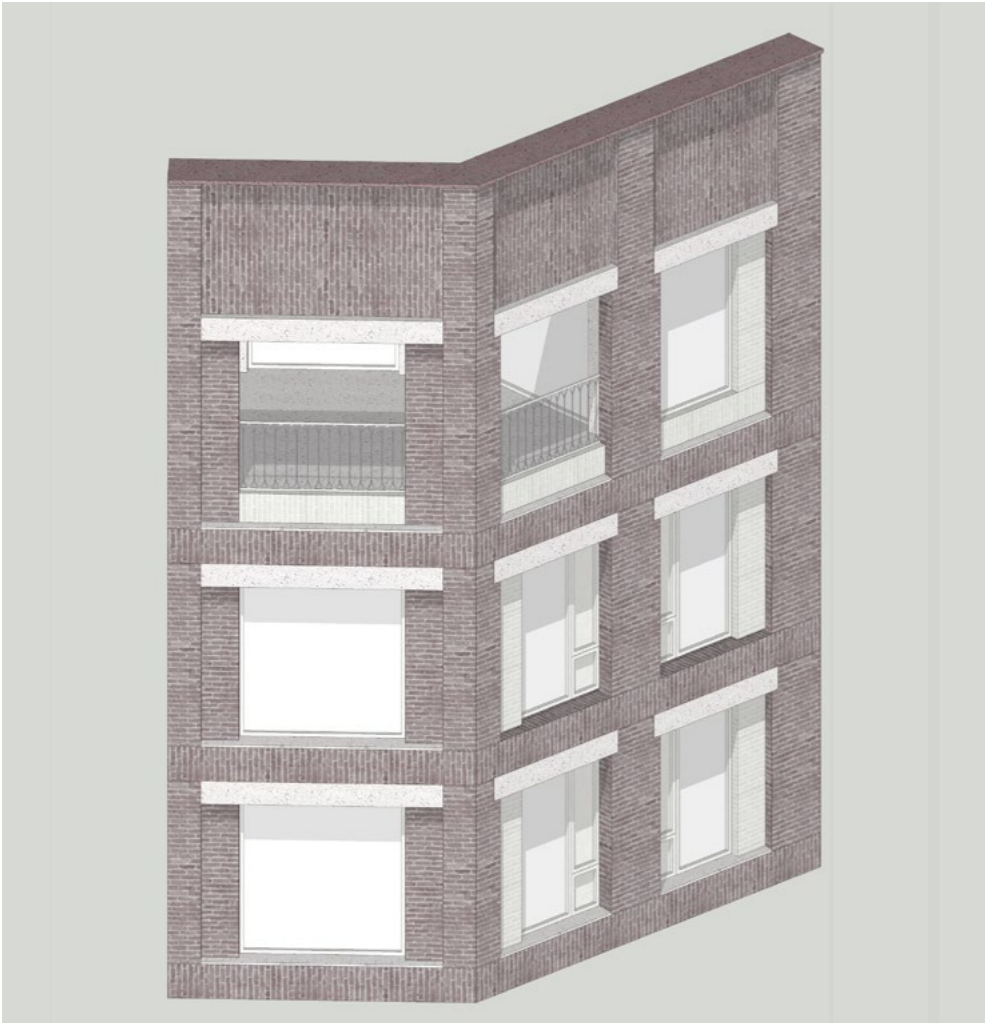


+ Single opening with high sill for increased privacy

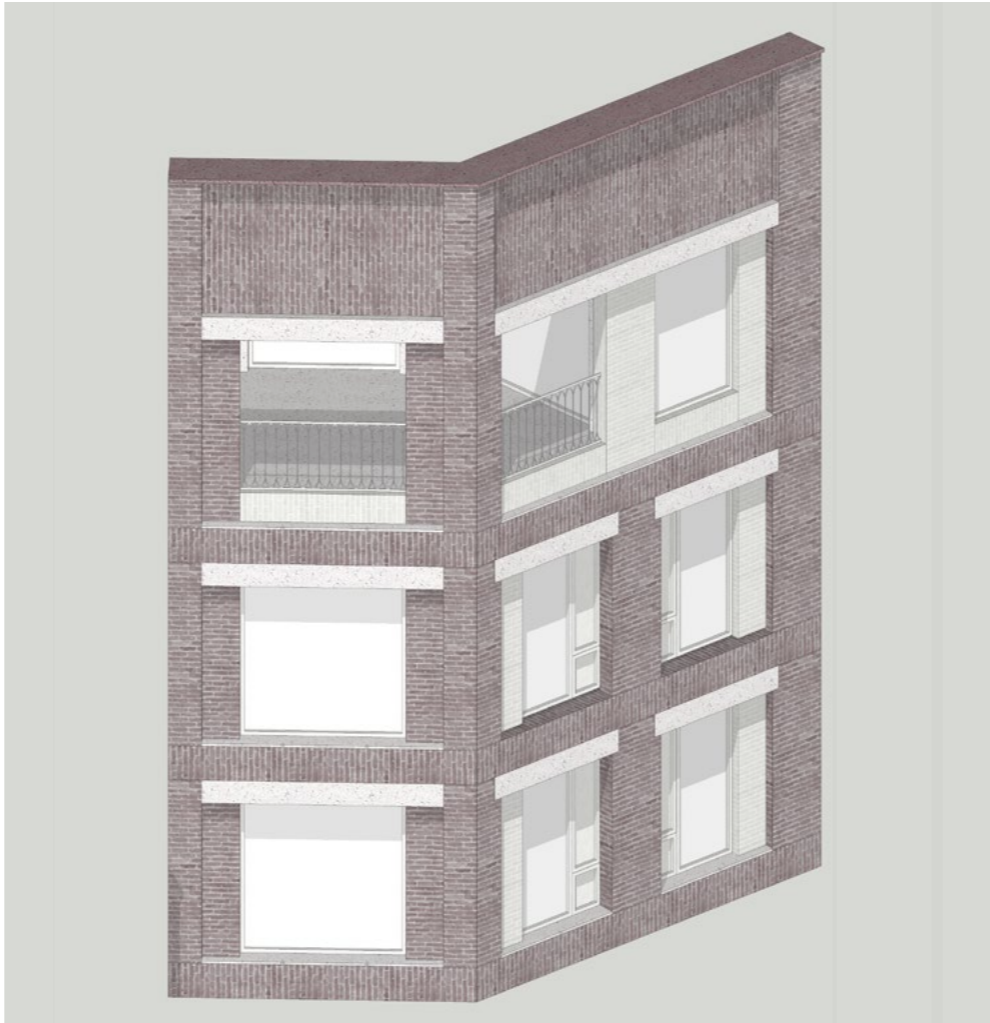
8. Facade Design

8.8. Crown studies

The termination of the building is a special moment to celebrate. The amenity floor is within the crown of the building, allowing a number a different ways to express the openings. The chamfered loggia on the north-west corner of the building is a unique moment to view the skyline looking over Regents park.



+ Single height expressed openings and recessed brick



+ Single height openings with a double width expression and recessed brick




+ Double height expressed openings with a double height expression and thicker pre-cast coping

8. Facade Design

8.9. Chamfer and crown bay materiality


Indicative materials (and colours):

1



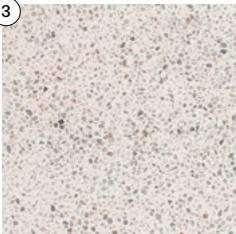
Brick Type 1

2




Brick Type 2

3




Pre-cast concrete

4




Anodised aluminium window frame

5



Ventilation panel

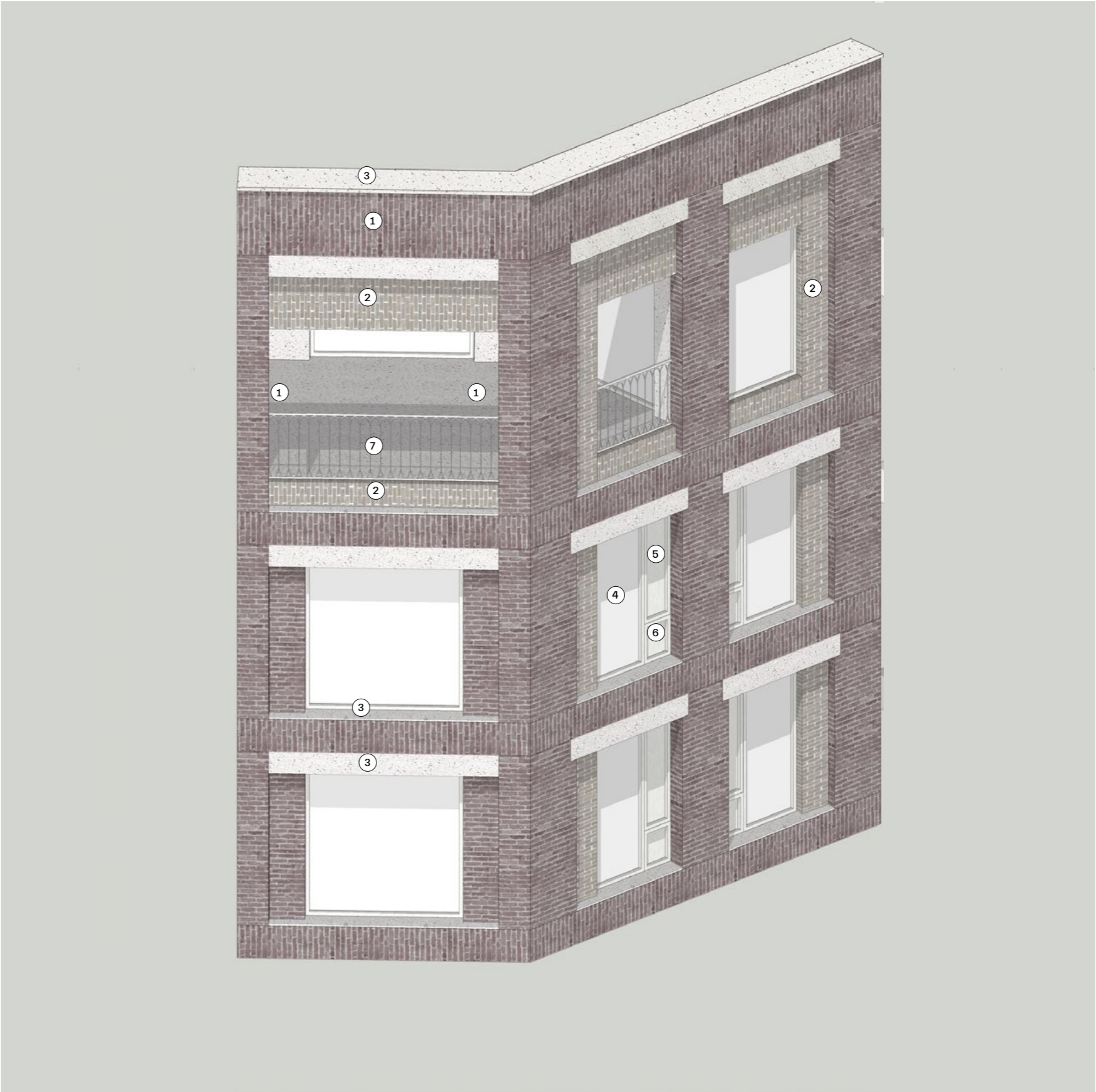
6



Anodised aluminium panel

Crown

Body



8. Facade Design

8.10. Entrance and street frontage

A sculptured entrance, offering a recessed sheltered welcoming space for students and visitors.

Different conditions for the street frontage: from more open glazed areas that active the streets in more public areas, to planters with vegetation acting as defensible space in more private frontages. Benches have also been integrated into the facade in semi-public areas such as student accommodation entrance lobby.

Corner
entrance

Street
frontage



8. Facade Design

8.11. Entrances in the context

Portico

Entrances and porticated spaces leading to entrances are observed in William Road and Drummond Street. They generate welcoming entrances to large scale residential blocks.



Recessed entrances

These normally correspond to private residential entrances or secondary public entrances. They are usually more intimate entrances but with a generous buffer area.



Connected balconies and shared galleries

Galleries connecting residential entrances or semi-private amenity spaces encourage social interaction. These spaces are normally occupied with planters, chairs, tables, bicycles, etc. with help to activate streets where residential is the predominant use.



8. Facade Design

8.12. Street frontage studies

Ground floor facade options explored different conditions of the street frontage. The public frontage shows large glazed openings to activate the street. The addition of planters help create a more private space along the semi-public frontage. The entrance offers a sheltered space with benches. The recessed entrance has pre-cast piers to highlight a special moment along the street. Initial ideas for the detail of these frontages were taken from the local context.

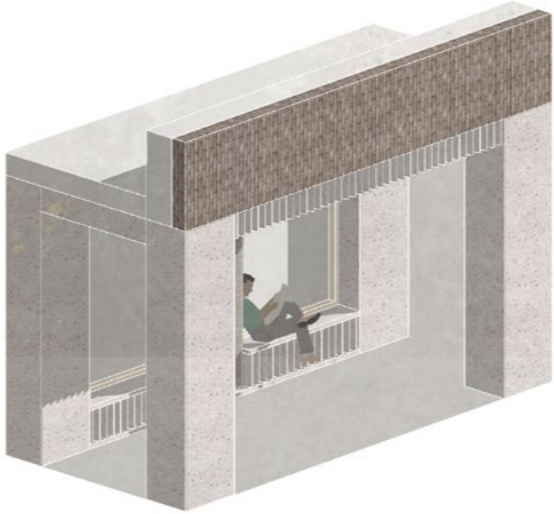


Rotated bricks lintel detail in warehouse in Stanhope Street



Curved door lintel in Stanhope Street

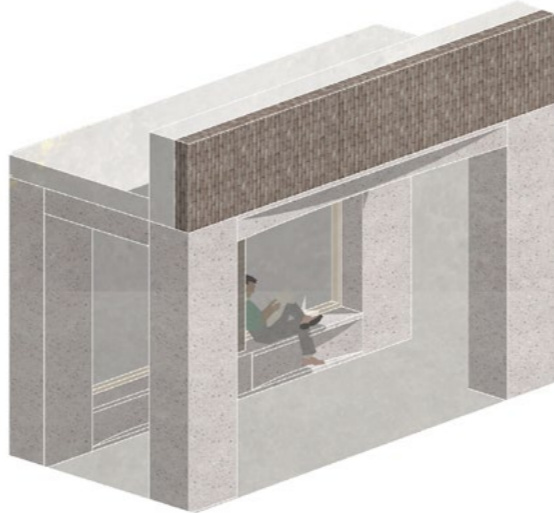
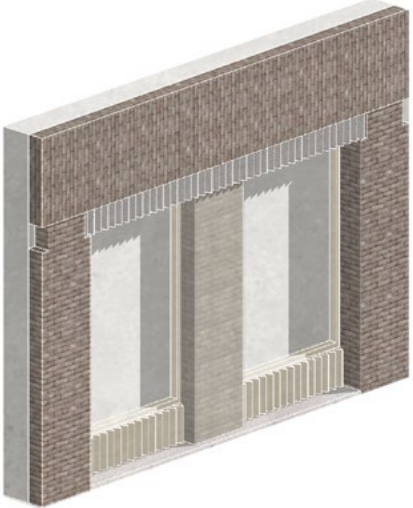
Portico entrance
Sheltered entrance with benches



Semi -public frontage
Planters



Public frontage
Recessed panels




8. Facade Design

8.13. Ground floor bay materiality


Indicative materials (and colours):

①



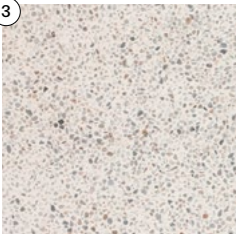
Brick Type 1

②




Brick Type 2

③



Pre-cast concrete

④



Anodised aluminium window frame

- 1. Entrance: sheltered entrance with pre-cast bench and planters
- 2. Street frontage: recessed brick panels with protruding pre-cast planters

Crown

Body



8. Facade Design

8.14. Entrance to student accommodation in Stanhope Street

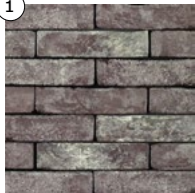
Semi -public frontage: sheltered pre-cast bench

Semi -public frontage: pre-cast planters


Public frontage: recessed short-term cycle parking



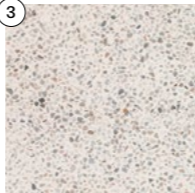
Indicative materials (and colours):




Brick Type 1
(colour TBC)



Brick Type 2
(colour TBC)



Pre-cast concrete



Anodised aluminium window
frame