

3

DESIGN DEVELOPMENT

### 3.1 BRIEF

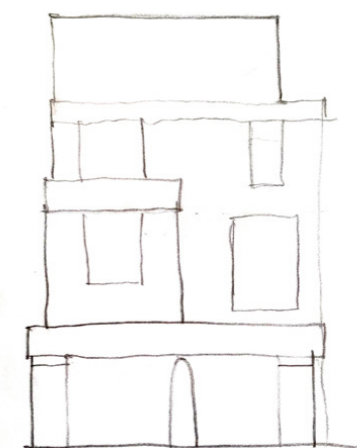
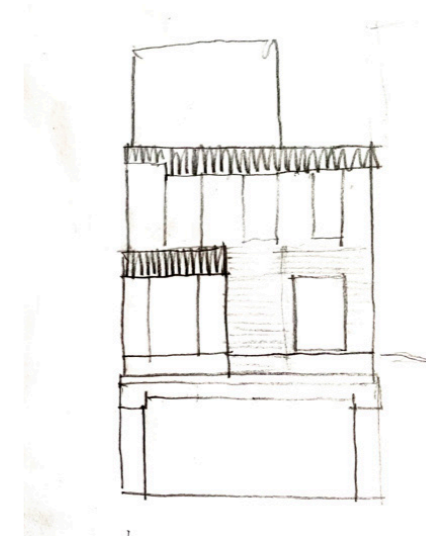
The Client brief is to develop a design that provides two new dwellings on the site as well as a classic car garage on ground and basement levels, replacing the existing commercial taxi garage that currently resides. Therefore, given the opportunity to develop the site, EBBA were asked to explore a scheme which makes use of the potential of a corner plot, which materially was sensitive to its existing adjacencies and the future Agar Grove Estate development across the road.

#### Constraints

- Designing within a urban context requires careful understanding of the character and scale of the existing buildings.
- Developing a site with new dwelling units needs to ensure quality living conditions that offer enjoyable spaces and private external amenity.
- Designing well proportioned units that comply to LHDG while maintaining a respectful massing in relation to the surroundings.
- Addressing the boundary treatments and urban design considerations for a urban context.
- Providing a commercial garage space on the ground floor, with basement storage level, while allowing safe access from the street.

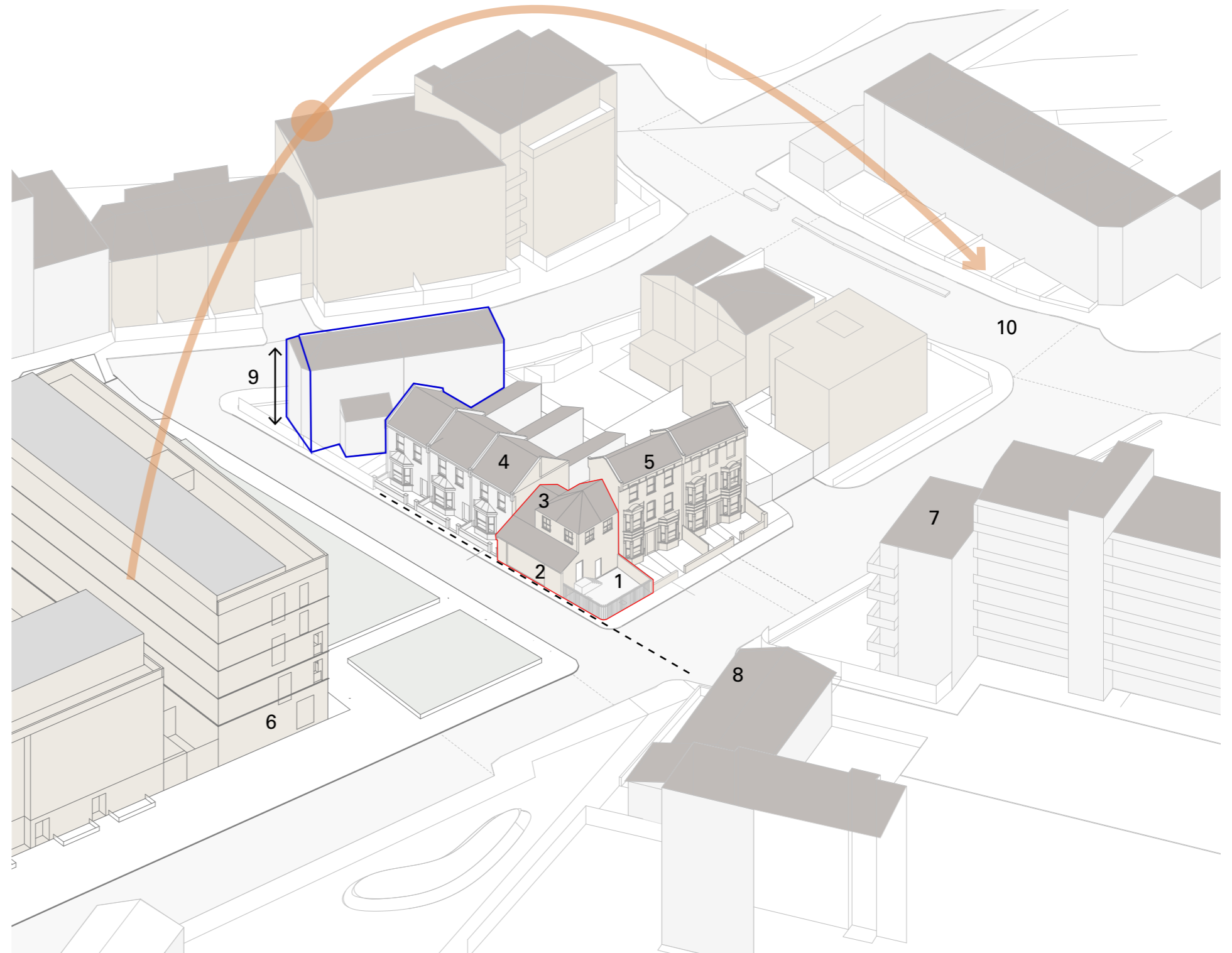
#### Opportunities

- The open corner site with two elevations on to the street allows for the potential for material expression for the garage site and an active frontage to the street.
- By replacing an existing building with adjacent blank wall facades, ensures no loss of light or amenity to the neighbours.
- The near complete Agar Grove Estate development offers an interesting relationship to the site, in terms of scale, setbacks and materiality.
- The existing adjacent residential buildings have various materials and forms which is something we will explore through the design process.



3.2 SITE ANALYSIS & INFLUENCES

- 1 - Existing taxi parking with fence/boundary wall
- 2 - Stepped forward massing
- 3 - Stepped back 1F massing
- 4 - Terrace houses to SE
- 5 - Taller adjacent town houses
- 6 - Near-completed Agar Grove Estate development
- 7 - High rise housing
- 8 - Low rise housing
- 9 - Building on corner book-ends block
- 10 - The site corner faces north with minimal impact to neighbouring buildings in regards to daylight



### 3.3 MASSING OPPORTUNITIES

1 - Ground floor to push out to pavement by way of reintroducing wall and enclosing space. The result helps to address the corner of the block.

2 - Retain separation between the new development and the terraced houses

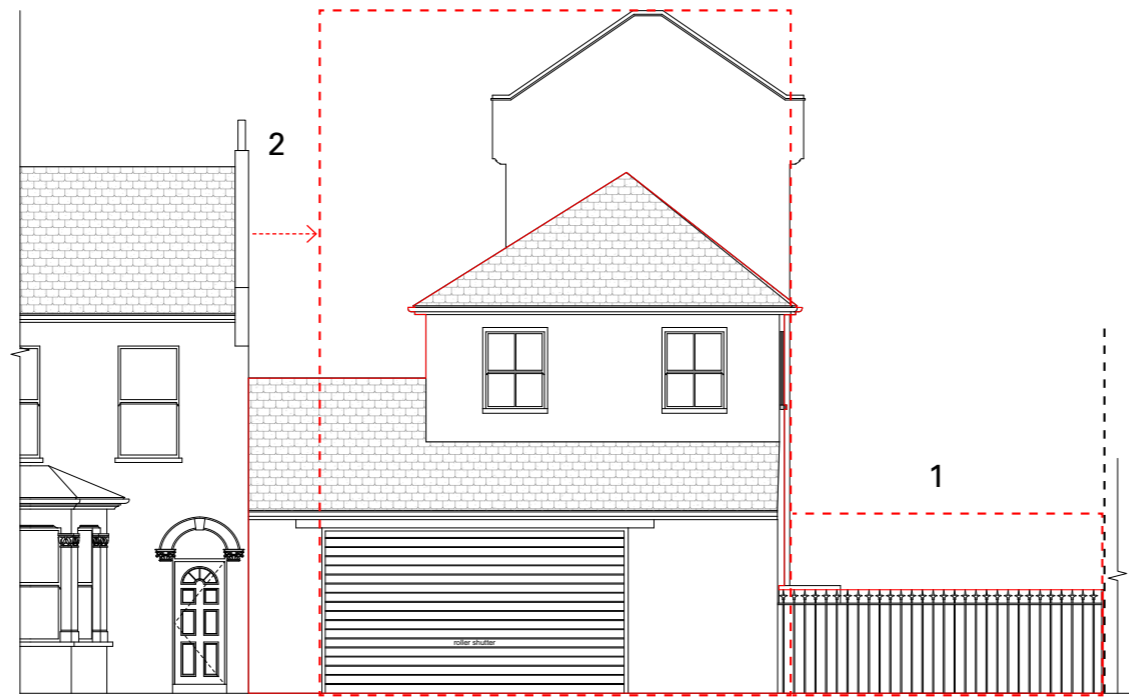
3 - Line of development to pick up on existing building line which mirrors the tall terrace at the opposite end of Agar Place to the south

4 - New height to relate to height of gable end to the terrace.

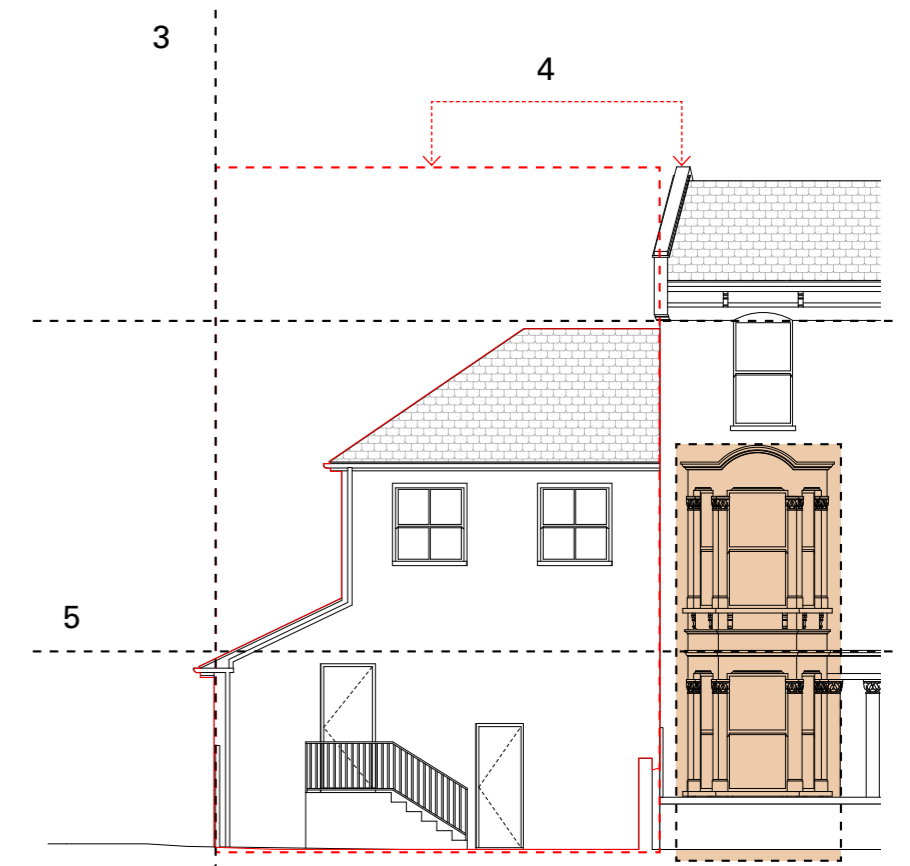
5 - Features of the new development to pick up on levels and datums set by the town houses adjacent on Agar Grove

6 - Prominent bays of the existing town houses to provide opportunity to add feature element to development.

daylight



Existing Front Elevation



Existing Side Elevation



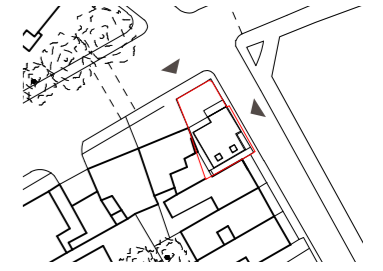
Extrusion of existing plan with set back between terraces



Extending to front at ground floor and providing additional loft level for extra bedroom.



Carving massing to create setbacks and reduce impact, while adding a bay to respond to the townhouses adjacent



3.4 MASSING DEVELOPMENT



Street Elevation - Agar Place



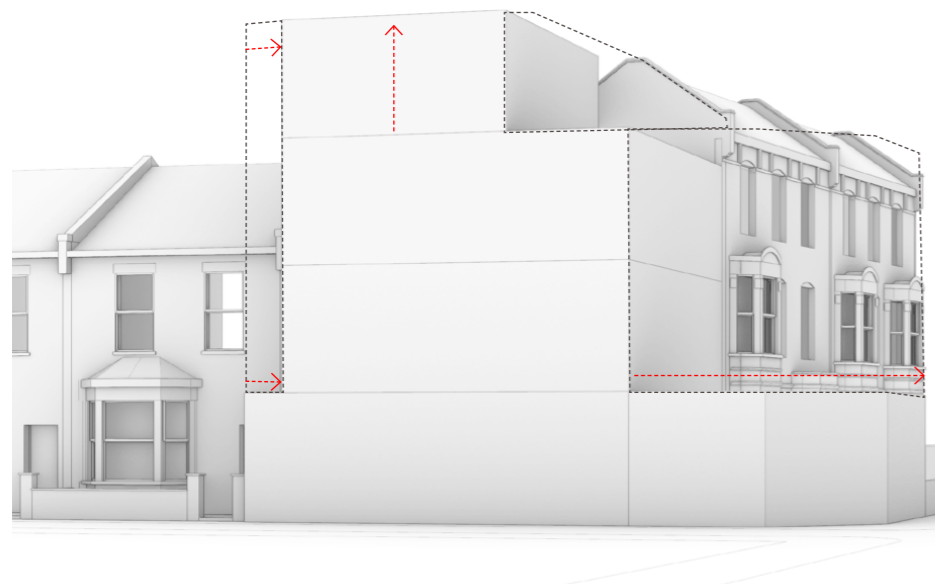
Street Elevation - Agar Grove

----- Extent of proposed scheme

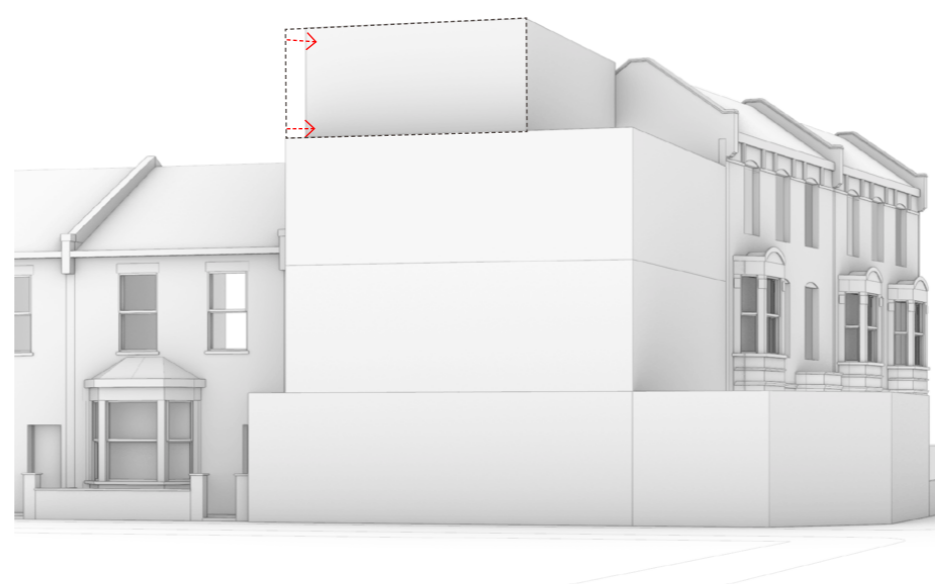
Facade Studies

### 3.4 MASSING DEVELOPMENT | STUDIES

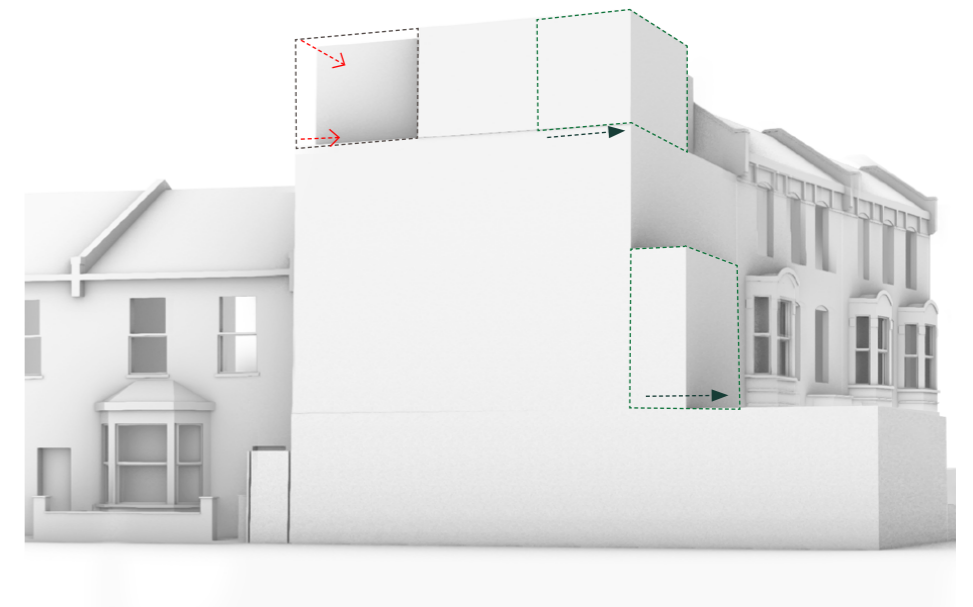
The proposed massing has been developed carefully to address the various site constraints while making use of the opportunities for building taller on this corner site. The cut backs from the overall mass help to reduce the scale of the building to ensure minimised impact on neighbouring properties. Overall the composition of the mass helps to create a unique development that ties in to both the existing architecture and the new estate.



Exploring extending the building at ground floor and third, while retaining the break between the low rise terraces.



Pushing third floor back further to limit mass to south east



To increase floor area to achieve larger bedrooms at third floor, as well as pushing out bay to create a private amenity space

Development Massing Studies

### 3.5 ARCHITECTURAL DEVELOPMENT

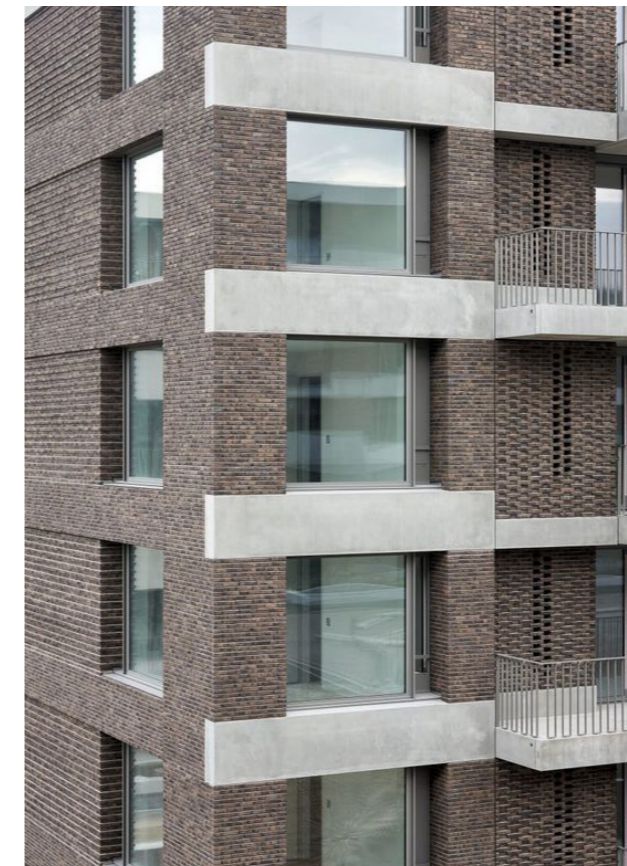
The proposed development picks up on the tones, textures and layering of the existing site and those of the new development on the Agar Grove Estate.

The intention is to create a humble yet unique architecture that helps to book-end the site and combine features of different periods. Using textured brickwork and a play with mortar, the proposal will feel like a carved form with key elements tying in with the townhouses adjacent.

Openings and elements are expressed using deep reveals and linings. Windows and the bay will take influence from the original detailing on the townhouses, while new features such as metal shutters and guarding help to introduce a fresh language that elevates the quality of the construction.

Pushing and pulling the mass makes a rich collection of forms that can celebrate the importance of this prominent site.

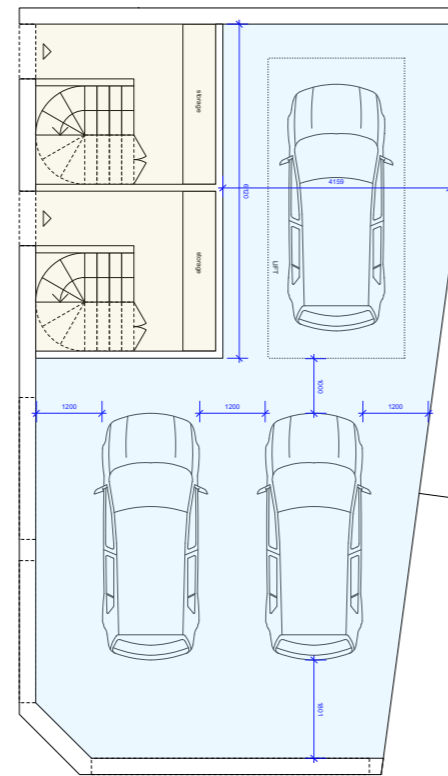
- a) Jaccaud Zein, Sheperdess Walk, London
- b) Christ & Gantenbein, Basel
- c) Boltshauser Architekten AG, Zurich
- d) Sergison Bates, Zurich



### 3.6 PLAN ARRANGEMENT DEVELOPMENT

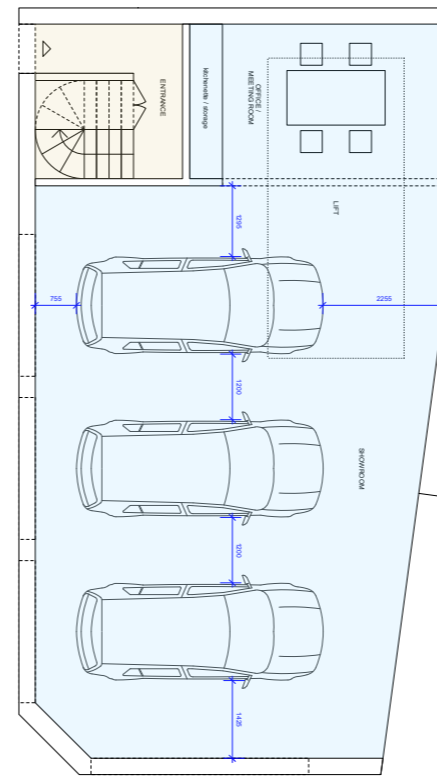
The following pages illustrate some initial plan arrangements considered for the site with Option 3 providing the most appropriate layout. Note: the proposed plans adjust the floor arrangements to consider daylight and sunlight to the living and kitchen spaces.

 Residential  
 Showroom

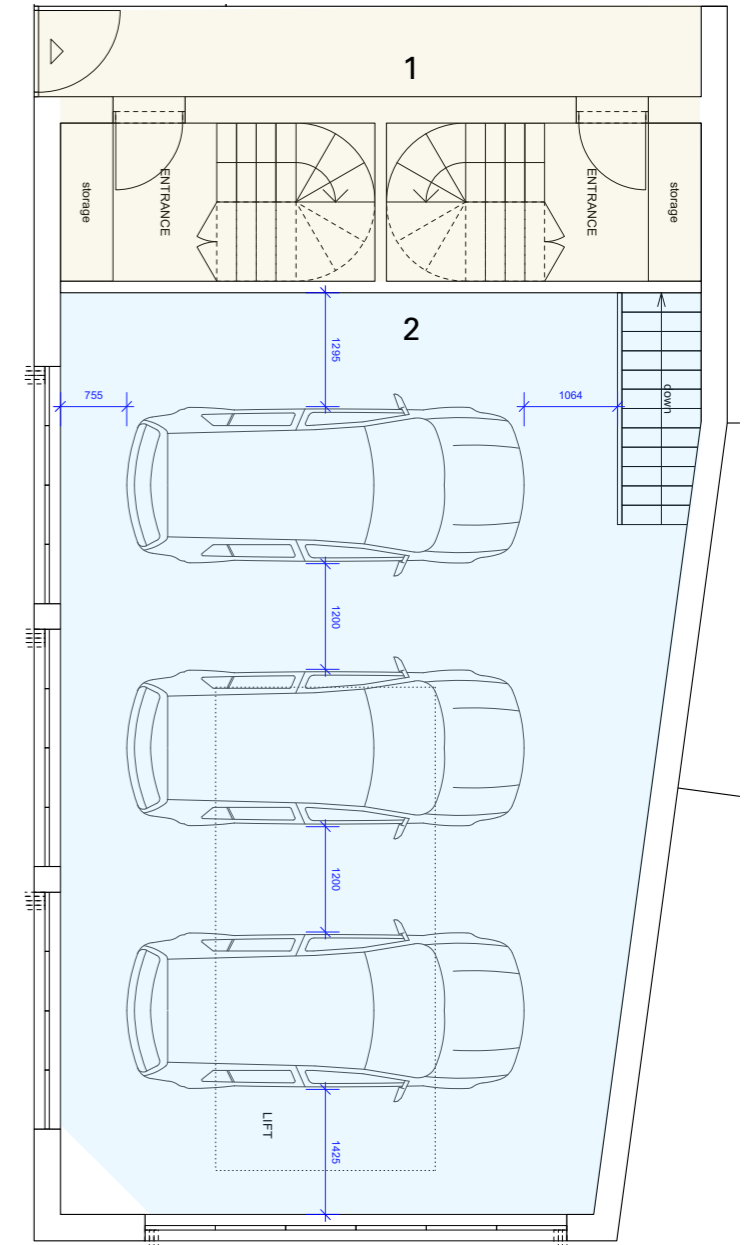


Option 1

1 - Private housing access  
2 - Car garage arrangement with car lift down to basement



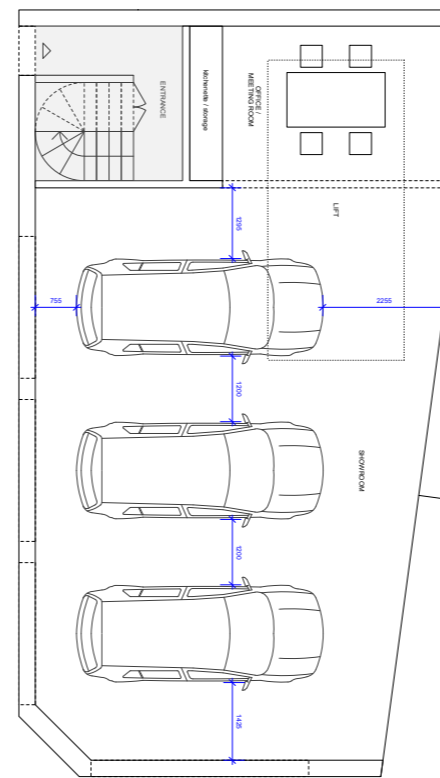
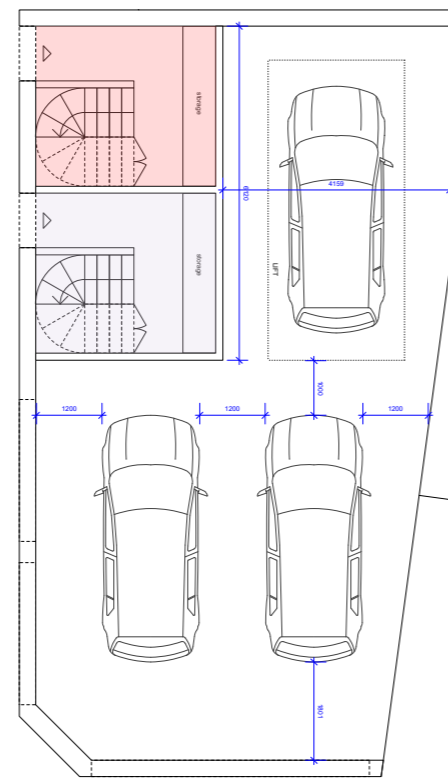
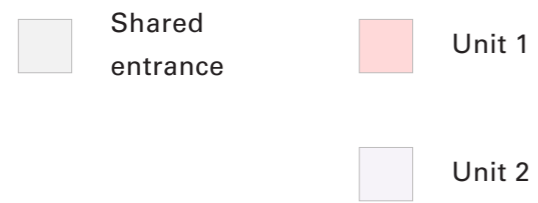
Option 2



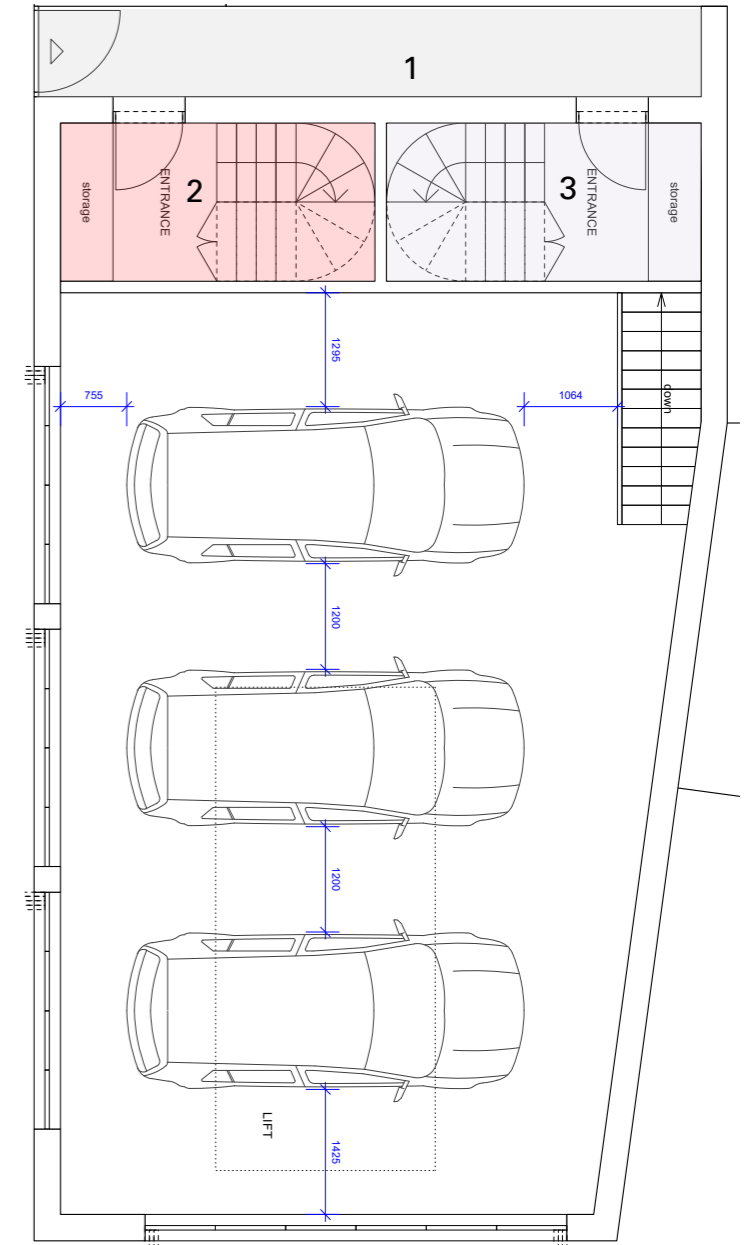
Option 3



PLAN ARRANGEMENT DEVELOPMENT  
Ground Floor Units



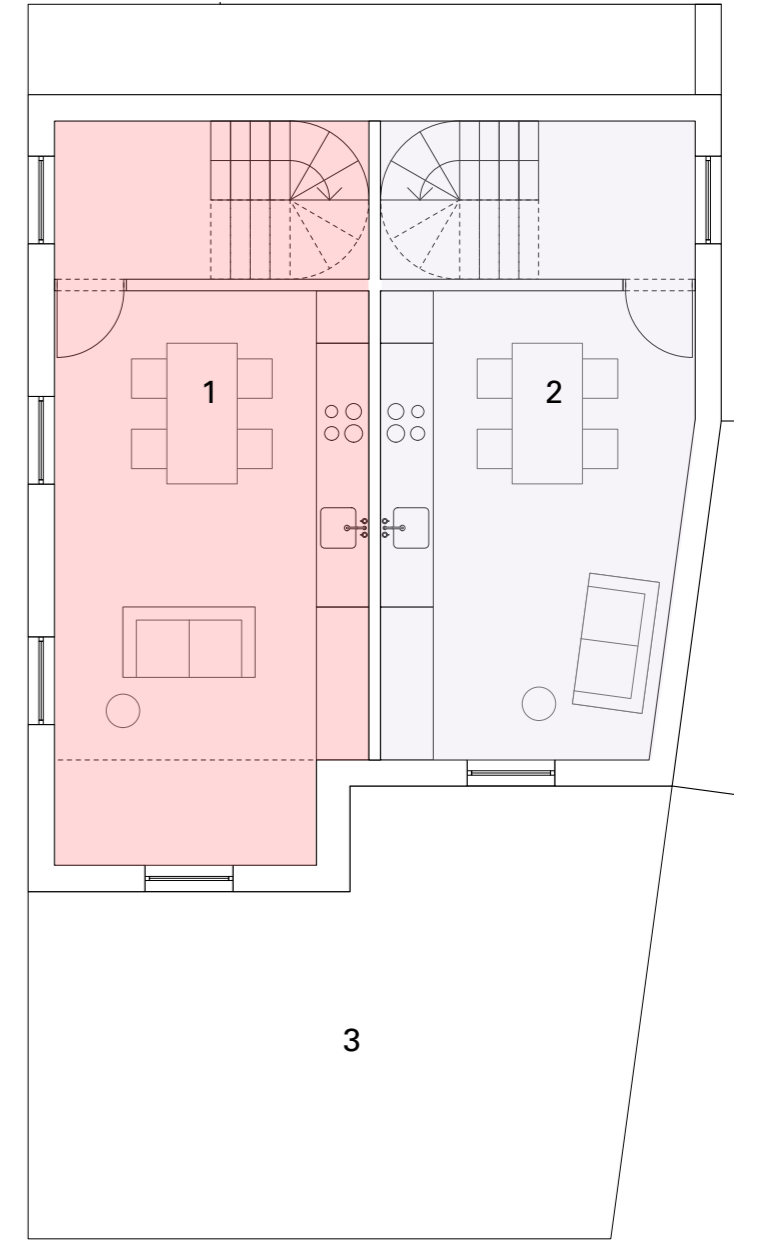
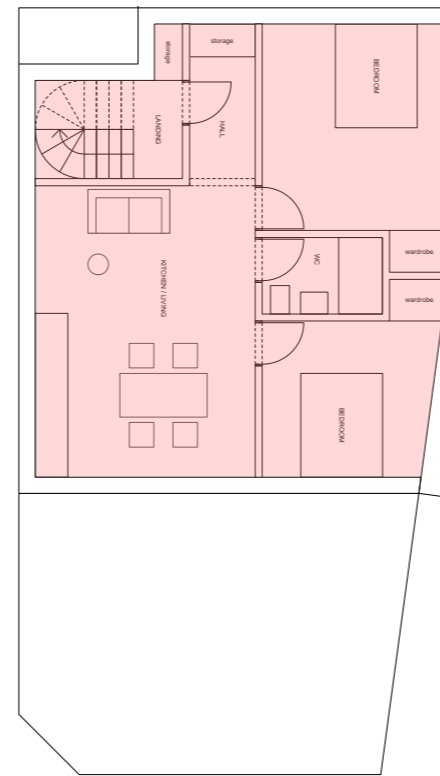
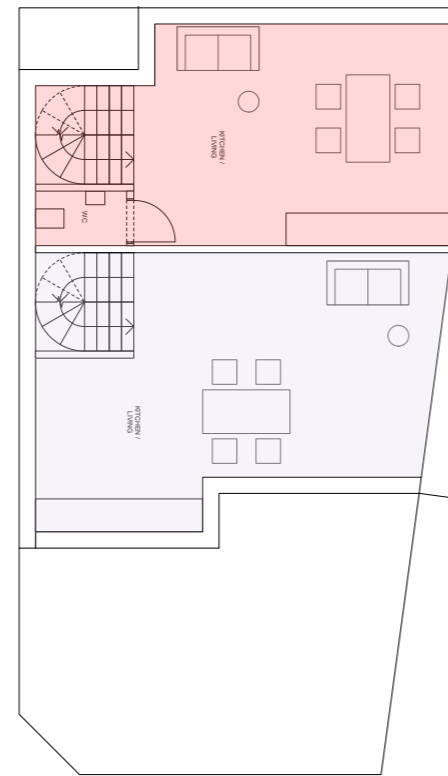
1 - Private external housing access  
2 - Vertical stair for Unit 1  
3 - Vertical stair for Unit 2



PLAN ARRANGEMENT DEVELOPMENT  
First Floor

- 1 - Unit 1 living and kitchen arrangement
- 2 - Unit 2 living and kitchen arrangement
- 3 - Flat roof

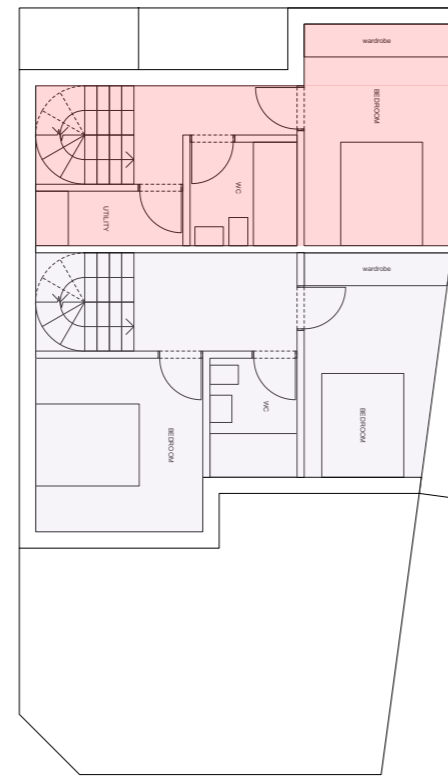
Unit 1      Unit 2



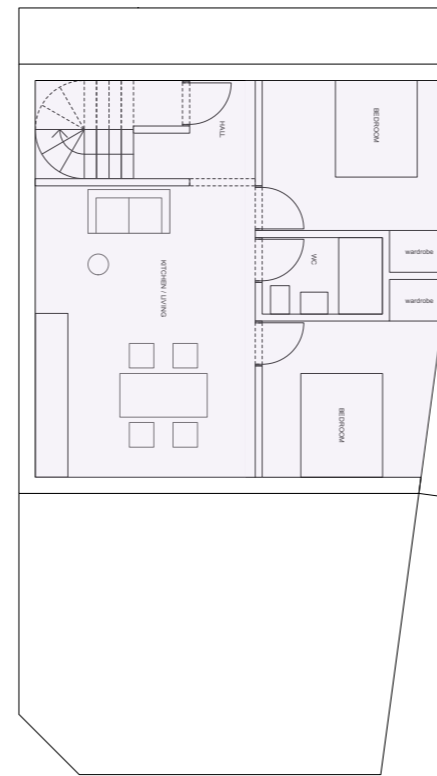
PLAN ARRANGEMENT DEVELOPMENT  
Second Floor

Unit 1      Unit 2

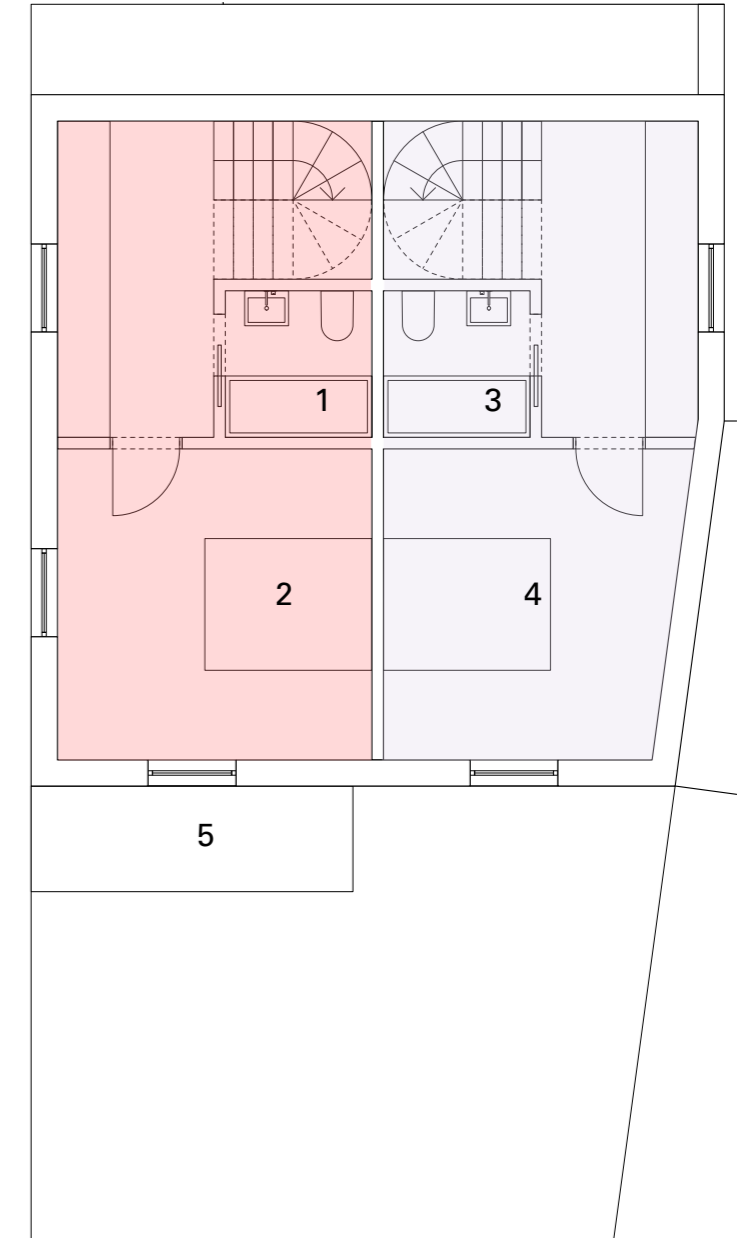
- 1 - Unit 1 bathroom
- 2 - Unit 1 Bedroom arrangement
- 3 - Unit 2 bathroom
- 4 - Unit 2 Bedroom arrangement
- 5 - Flat roof



Option 1



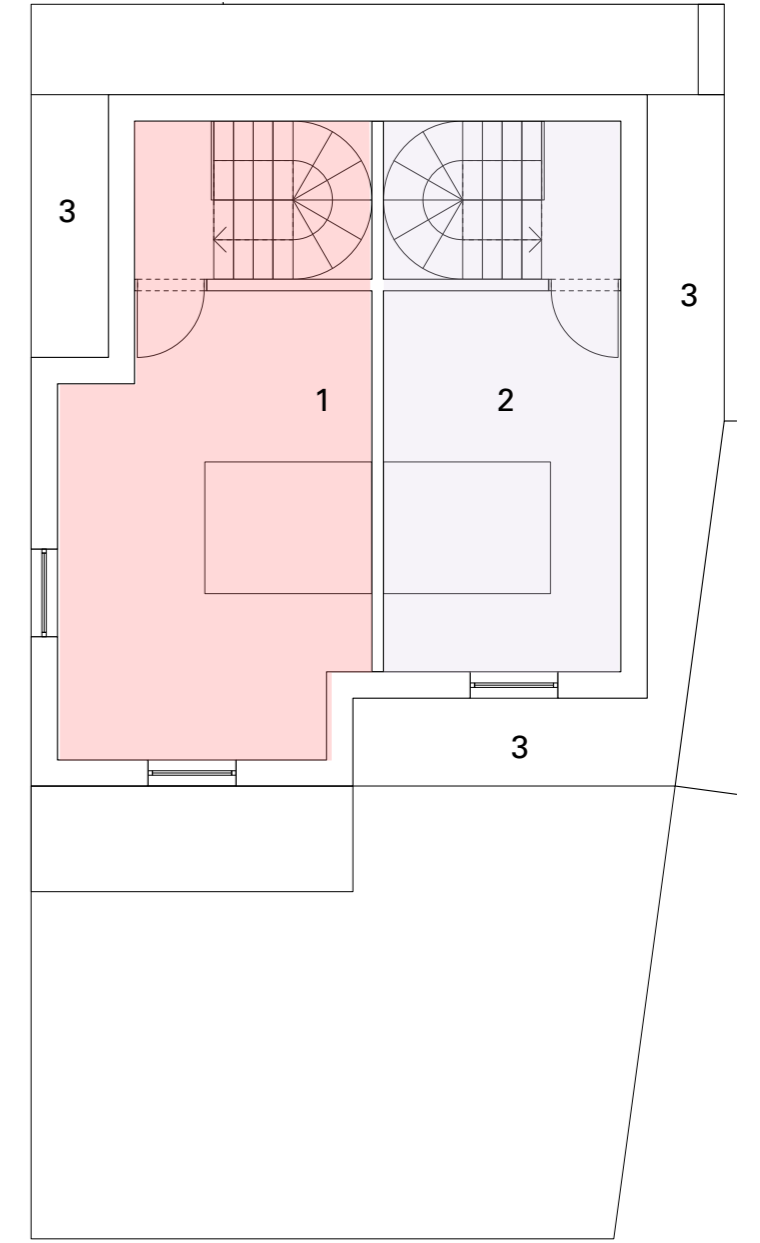
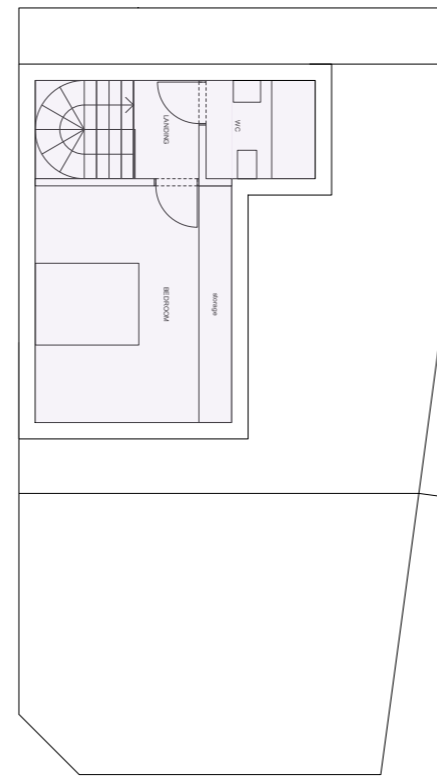
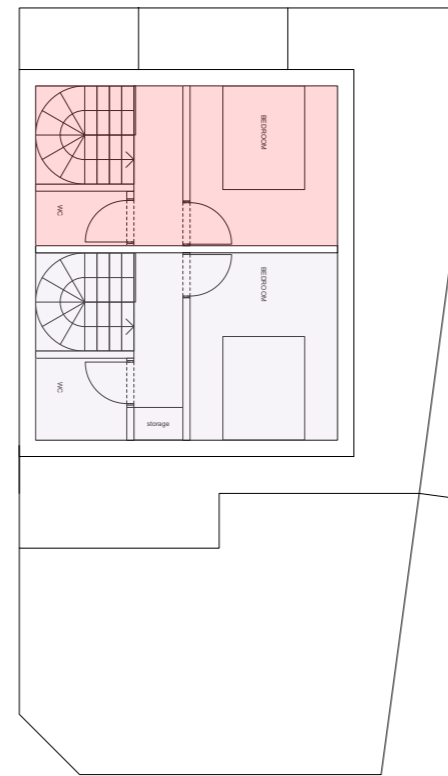
Option 2



Option 3

PLAN ARRANGEMENT DEVELOPMENT  
Third Floor

- 1 - Unit 1 Bedroom arrangement
- 2 - Unit 2 Bedroom arrangement
- 3 - Flat roofs

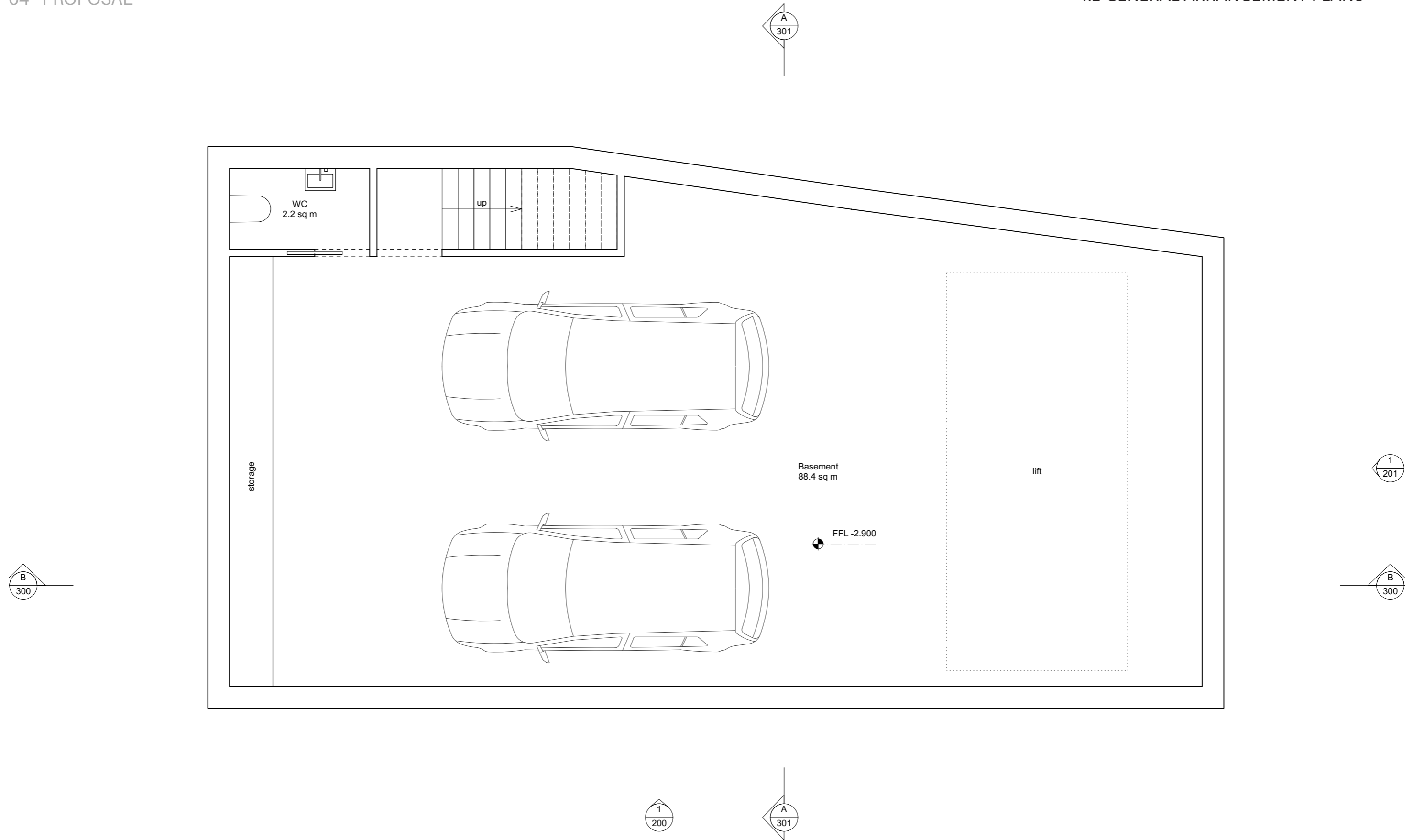


4  
PROPOSAL

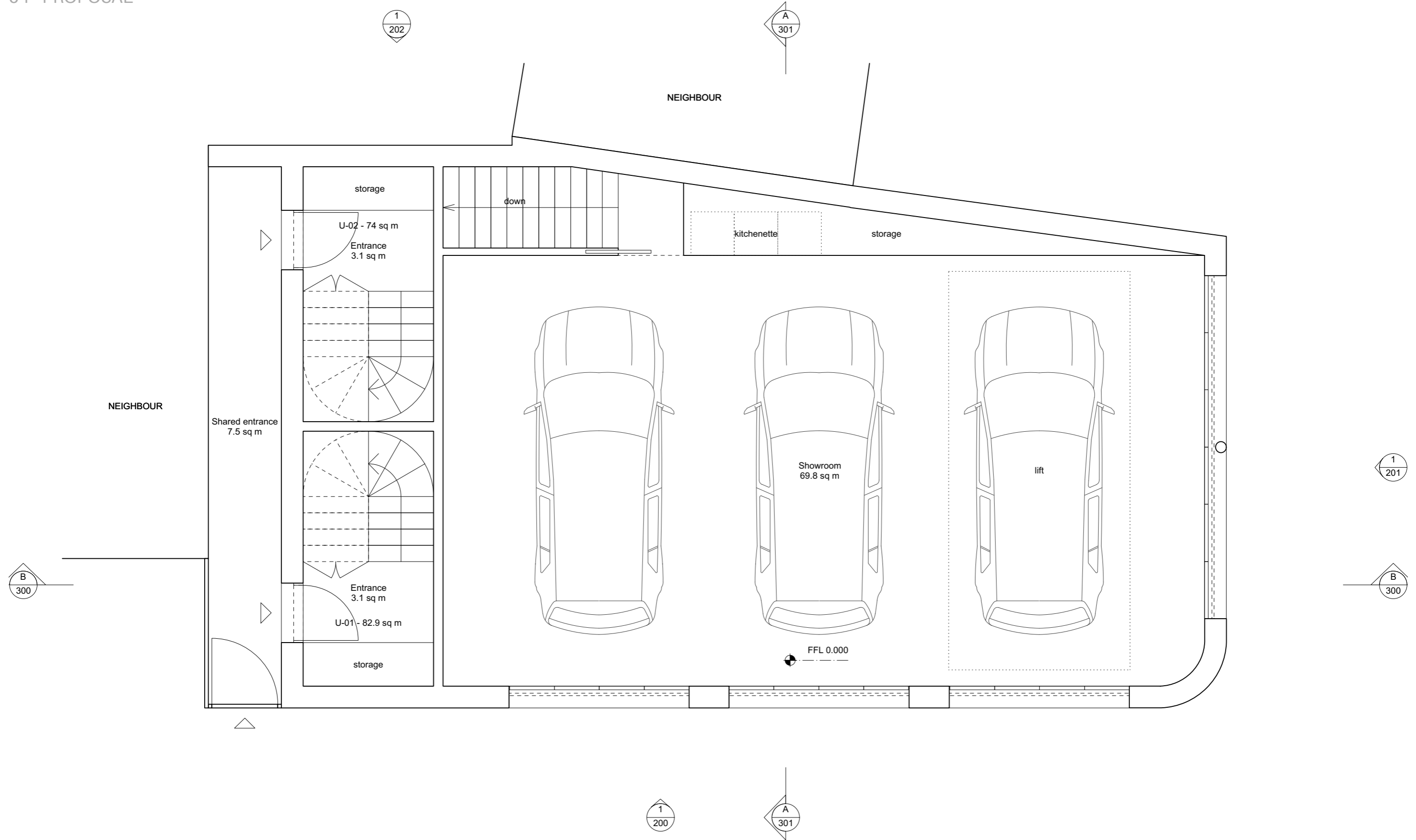
## 4.1 PROPOSED MASSING &amp; INFLUENCES

- 1 - Ground floor garage pushed to front of site to reinstate boundary wall and address corner of block
- 2 - Main massing cut back to retain neighbours views (note: Ground floor view already obscured by wall & fence)
- 3 - Massing pulled away from terraced houses to retain views and day light, keeping a gap between gable ends
- 4 - Massing stepped back at roof level
- 5 - Massing stepped back at roof level to reduce prominence on Agar Place
- 6 - The site corner faces north with the proposed massing having minimal impact to neighbouring buildings in regards to daylight



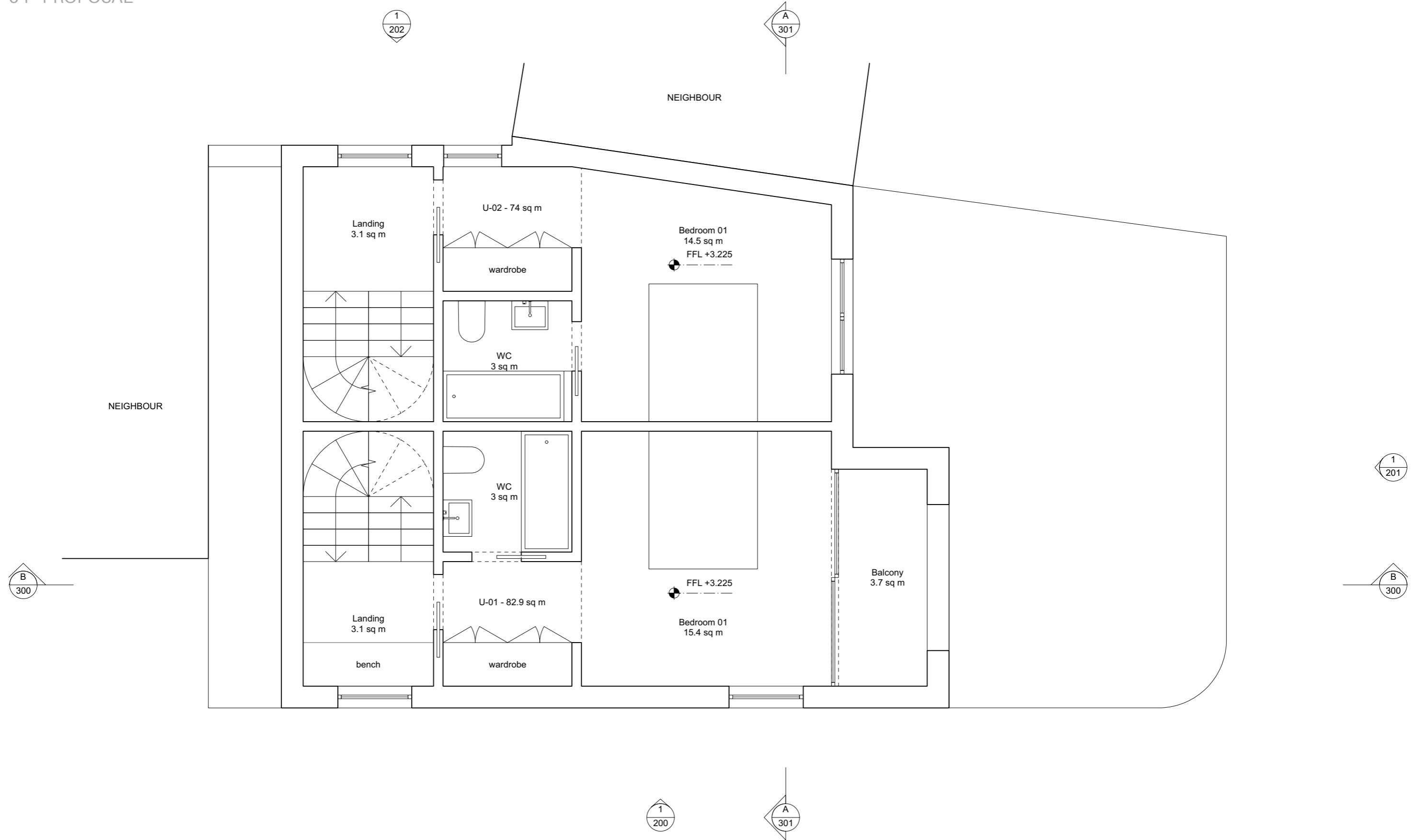


Proposed Basement Plan 1:50@A3

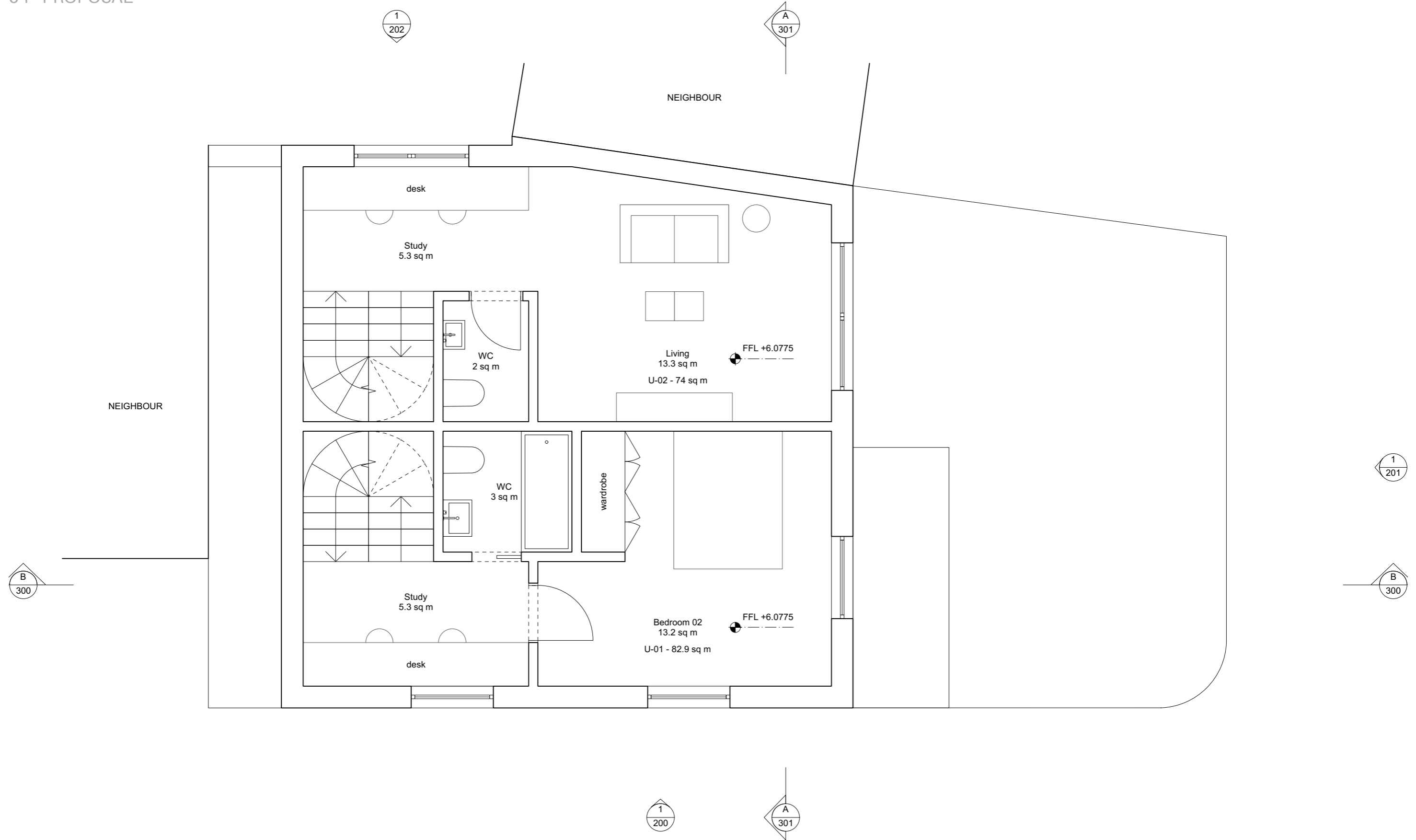


Proposed Ground Floor Plan 1:50@A3

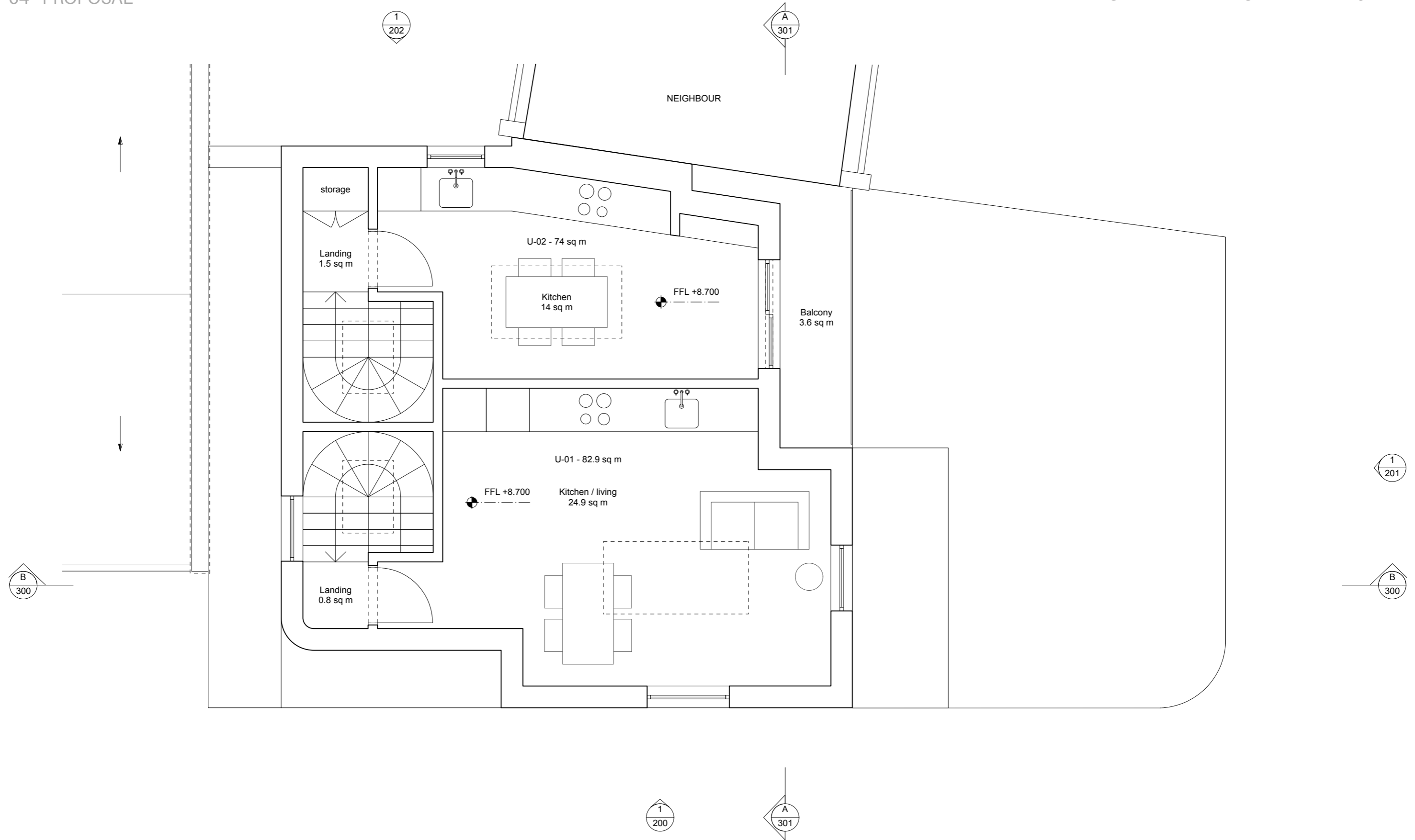




Proposed 1st Floor Plan 1:50@A3



Proposed 2nd Floor Plan 1:50@A3



Proposed 3rd Floor Plan 1:50@A3



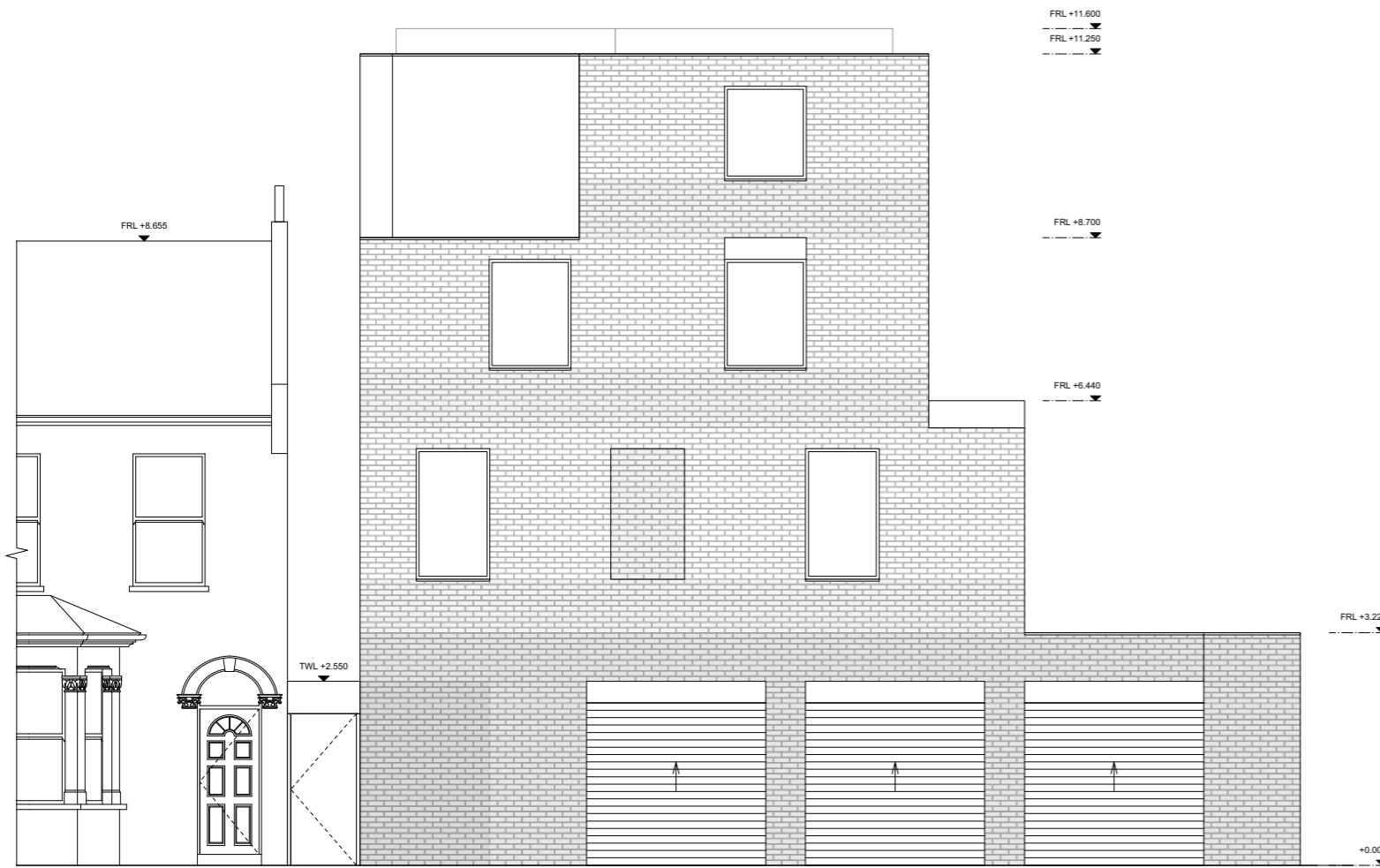
Proposed Roof Plan 1:50@A3



Proposed Street Elevation 1:200@A3



Proposed Street Elevation 1:200@A3



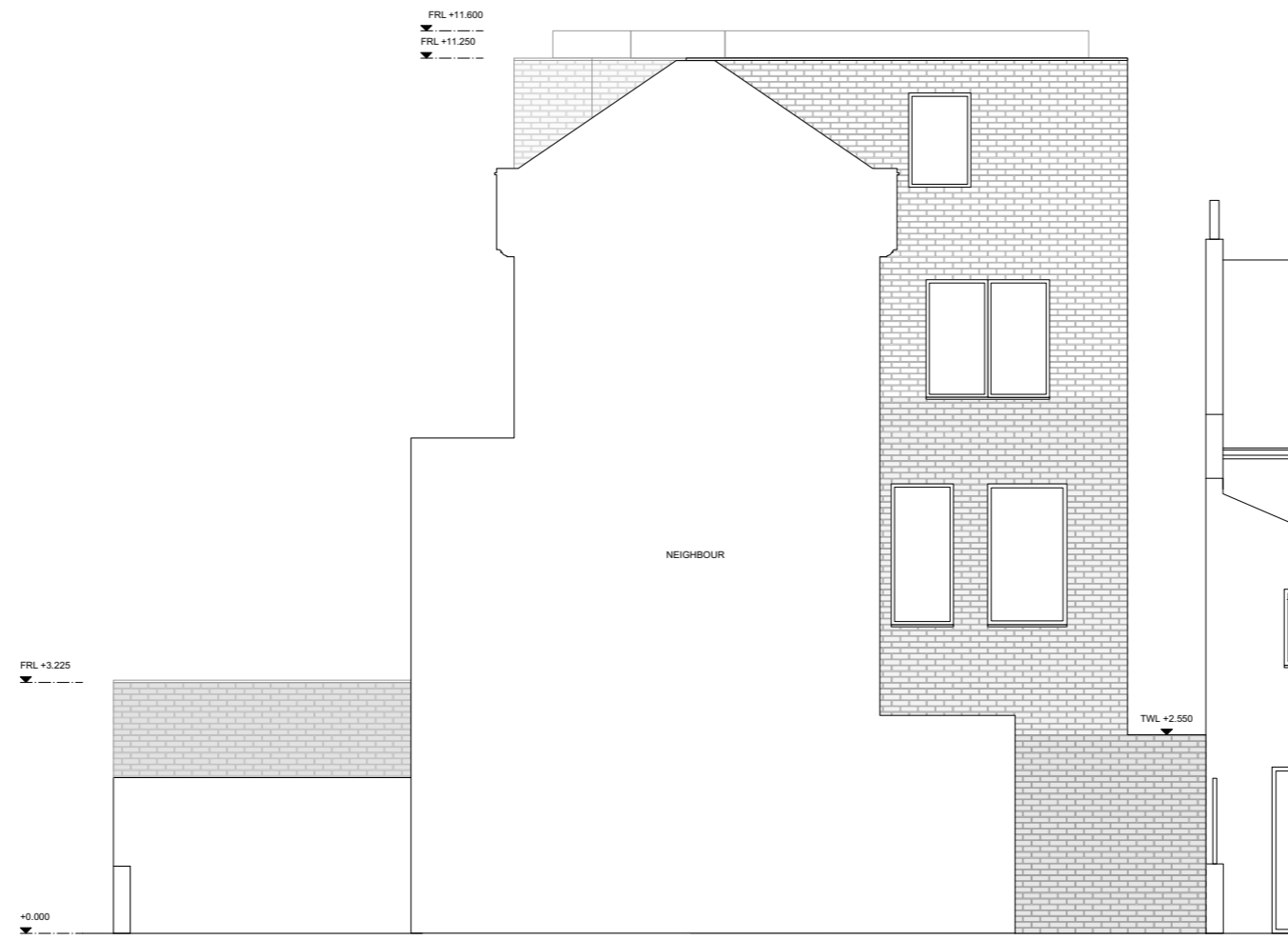
Proposed Elevation on Agar Place



Proposed Elevation on Agar Grove

Proposed Elevations



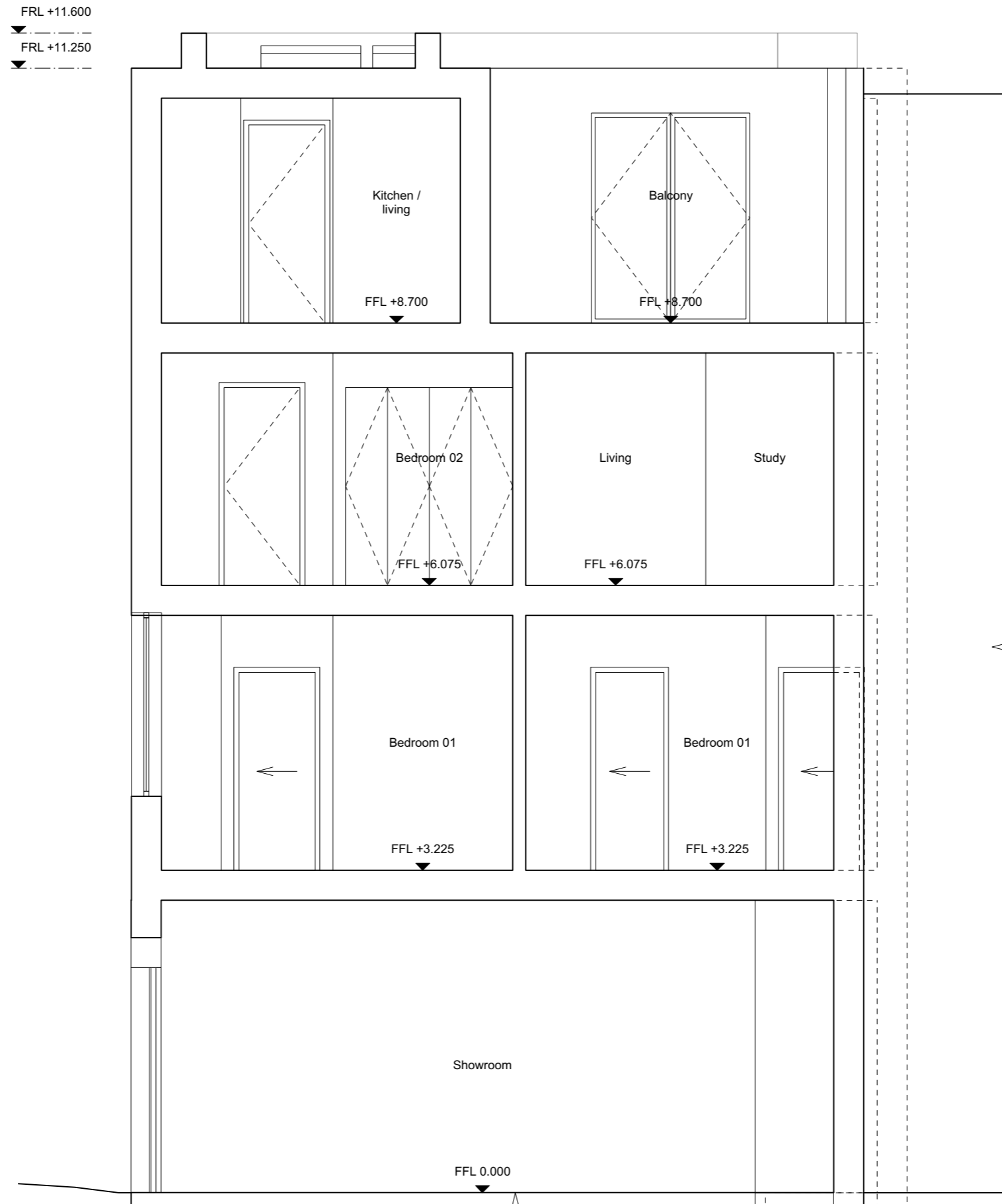


Proposed Rear Elevation

Proposed Elevations

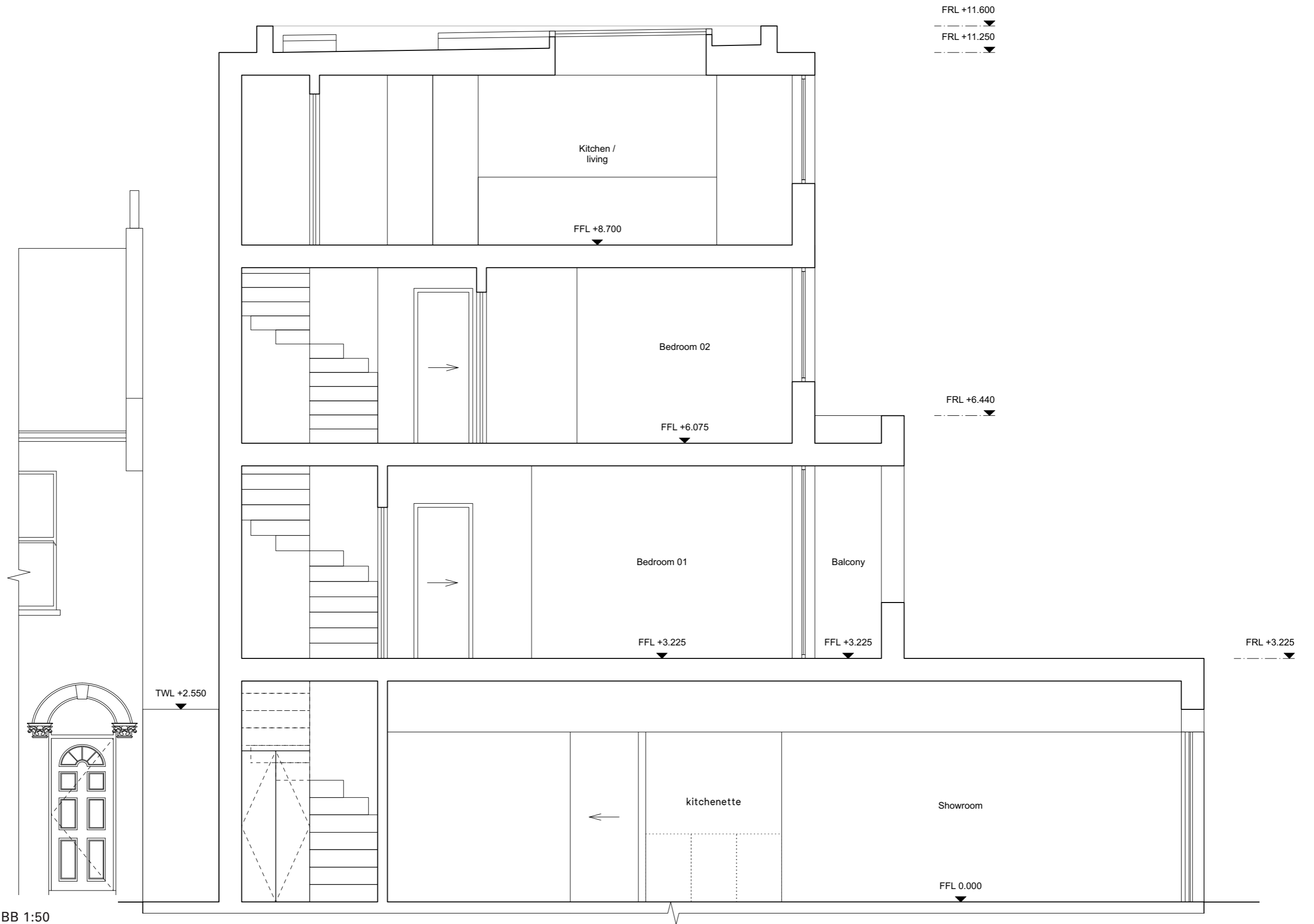




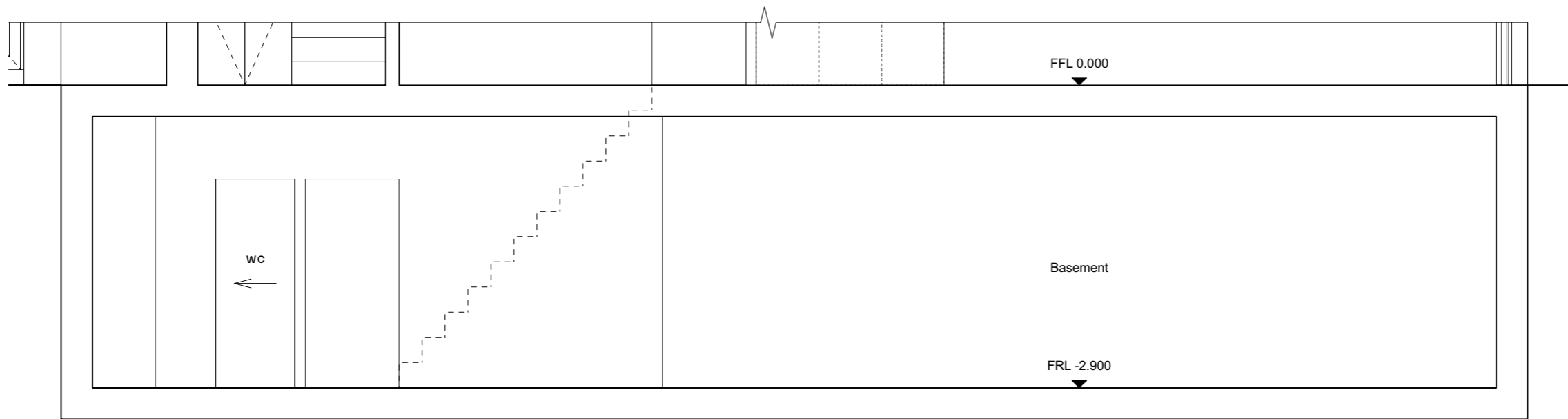
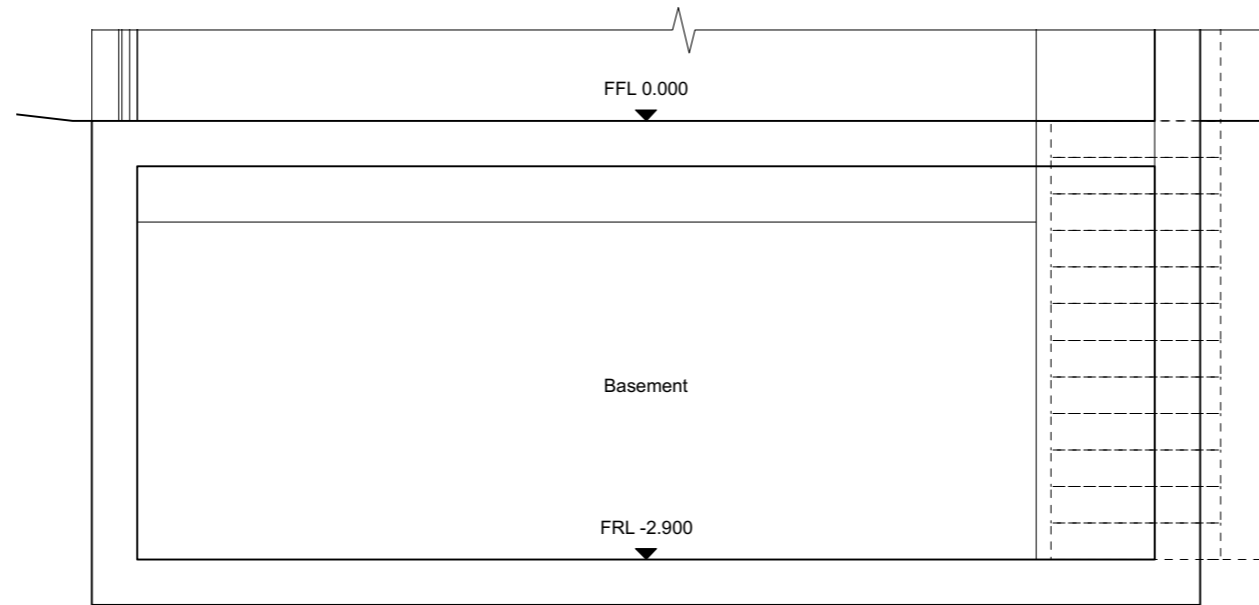


Proposed Section AA 1:50

4.5 PROPOSED SECTIONS



Proposed Section BB 1:50



Proposed Basement Sections 1:50