

3

DESIGN DEVELOPMENT

3.1 BRIEF

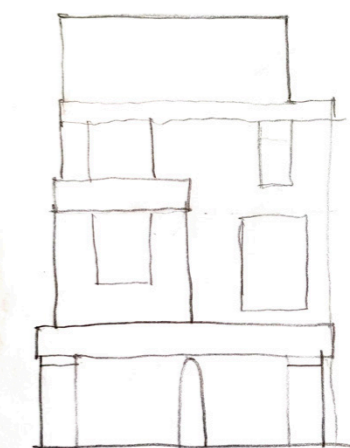
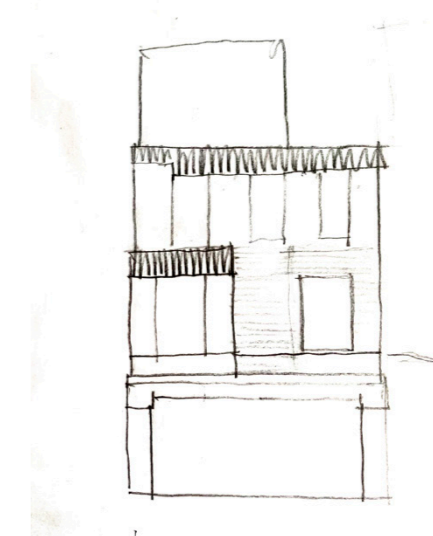
The Client brief is to develop a design that provides three new dwellings on the site as well as a classic car showroom on the ground and basement levels, replacing the existing commercial taxi garage that currently resides. Therefore, given the opportunity to develop the site, EBBA were asked to explore 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 showroom space on the ground floor, while allowing safe access from the street, keeping the original layout of the cab garage.

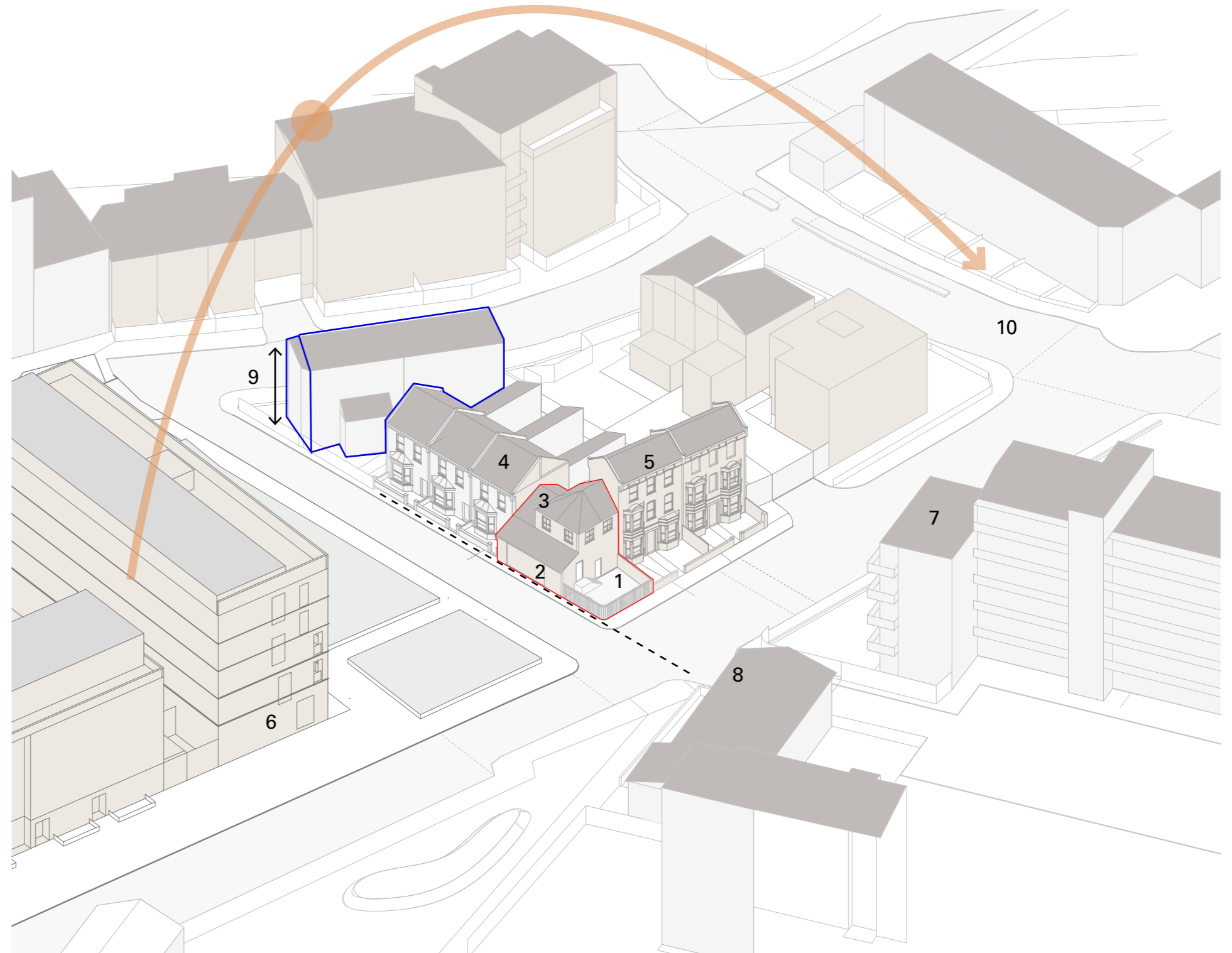
Opportunities

- 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 offering opportunities to develop a rich architectural character.



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 towards Agar Grove. This allows to maximise internal floor area, while retaining neighbour's views.

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.

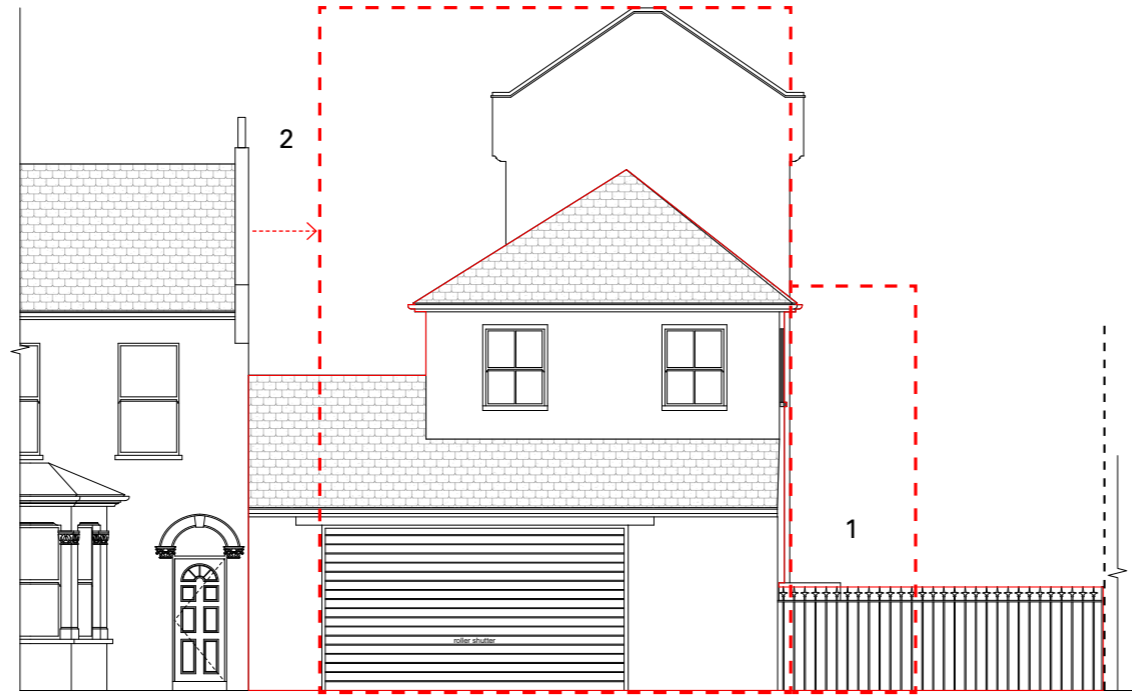
4 - New height to relate to height of gable end to the terrace.

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

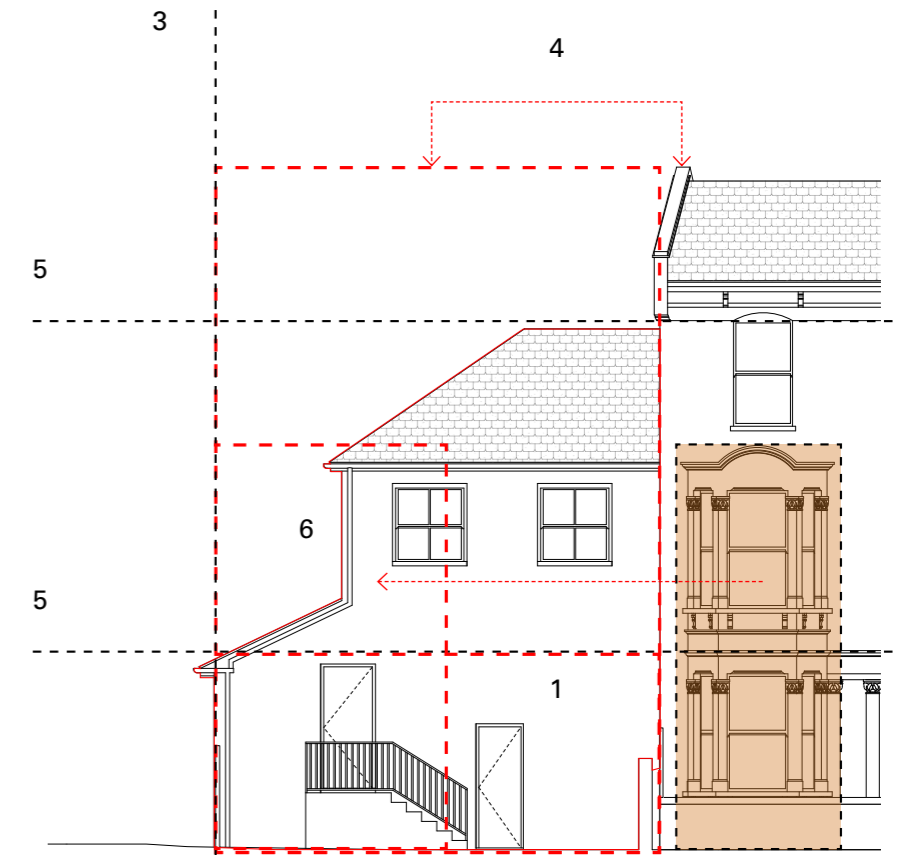
6 - Prominent bays of the existing town houses on Agar Grove to provide opportunity to add feature bay to development.

7 - Retain setback to respect 45 degree rule from centre of window on 2b Agar Place.

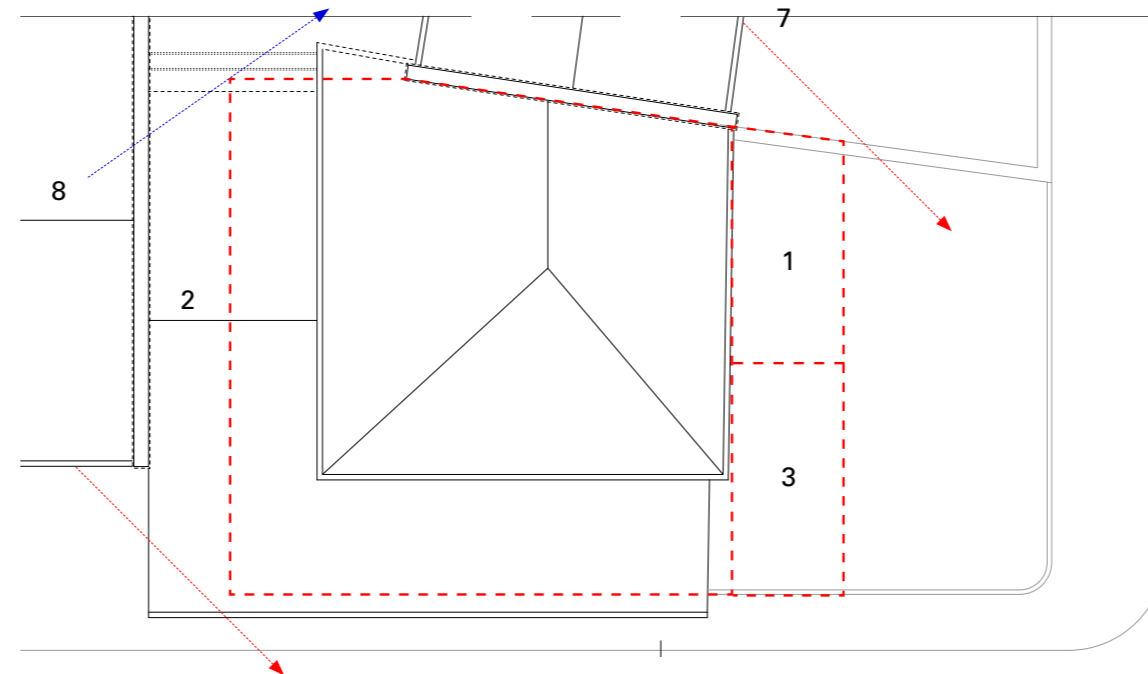
8 - Impact of shadows or natural daylight minimal due to existing site conditions.



Existing Elevation on Agar Place



Existing Elevation on Agar Grove



Existing Plan on Agar Place



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. At ground floor the building keeps the 45 degree angle with the 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

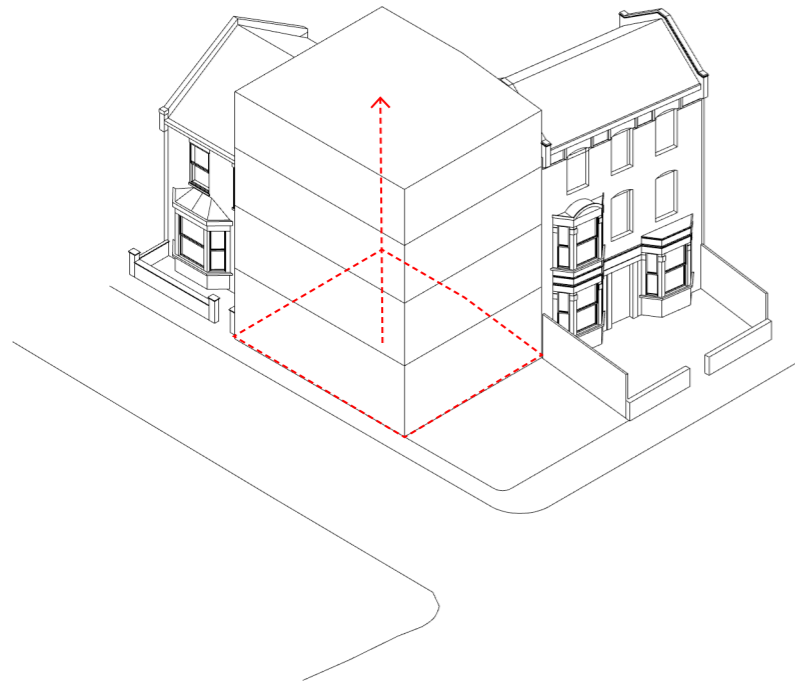


Previous design

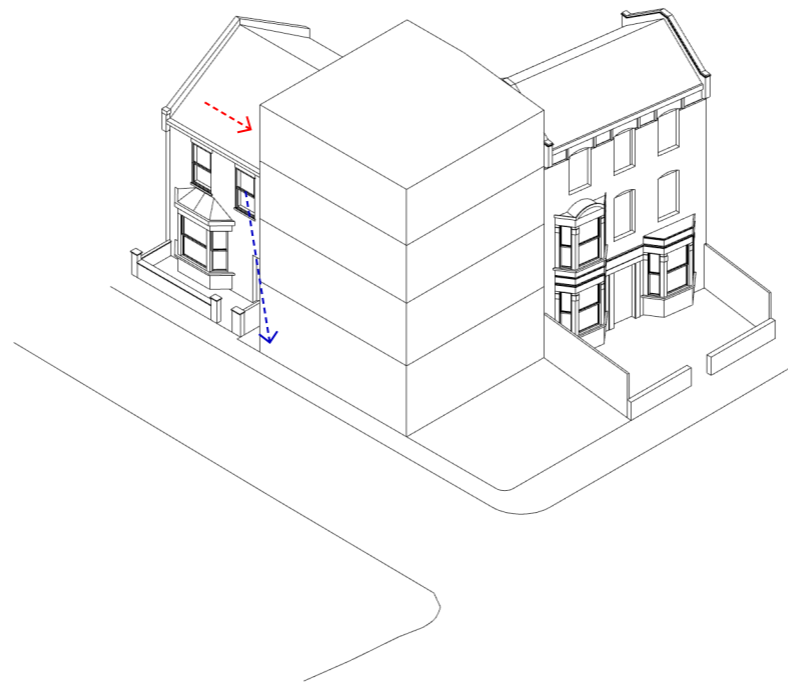


Axonometric of proposed scheme

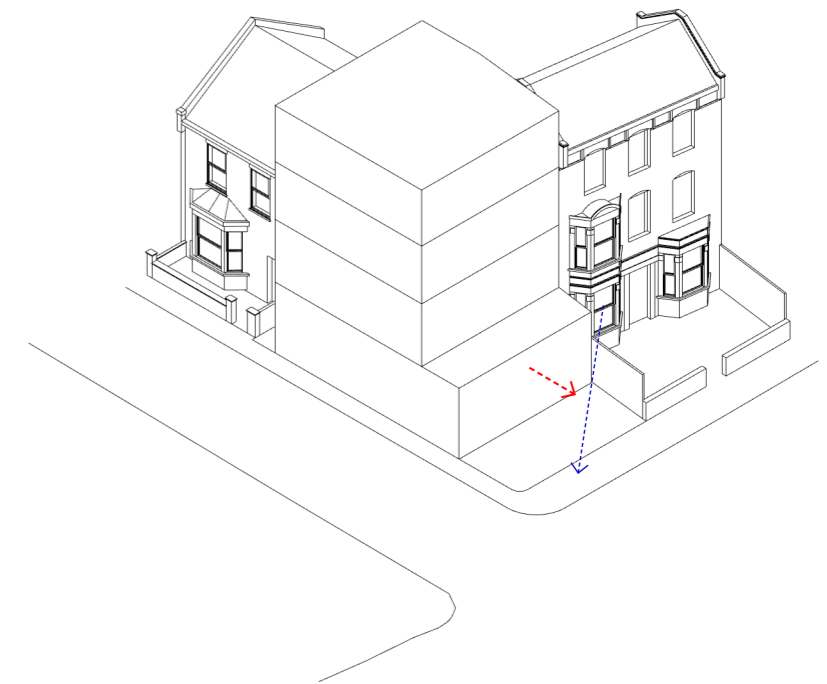
3.4 MASSING DEVELOPMENT | STUDIES



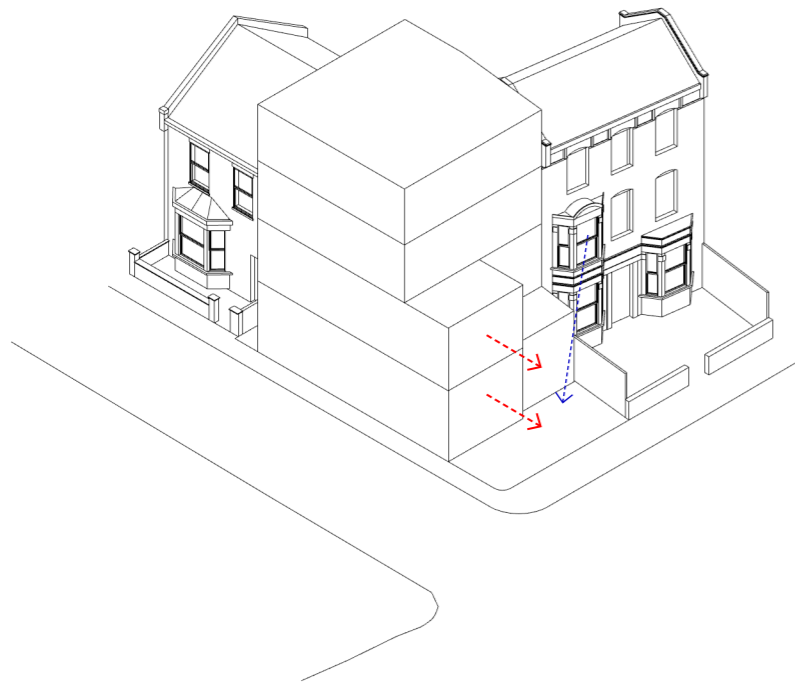
1 Footprint of existing building extruded to maximise area available for housing units.



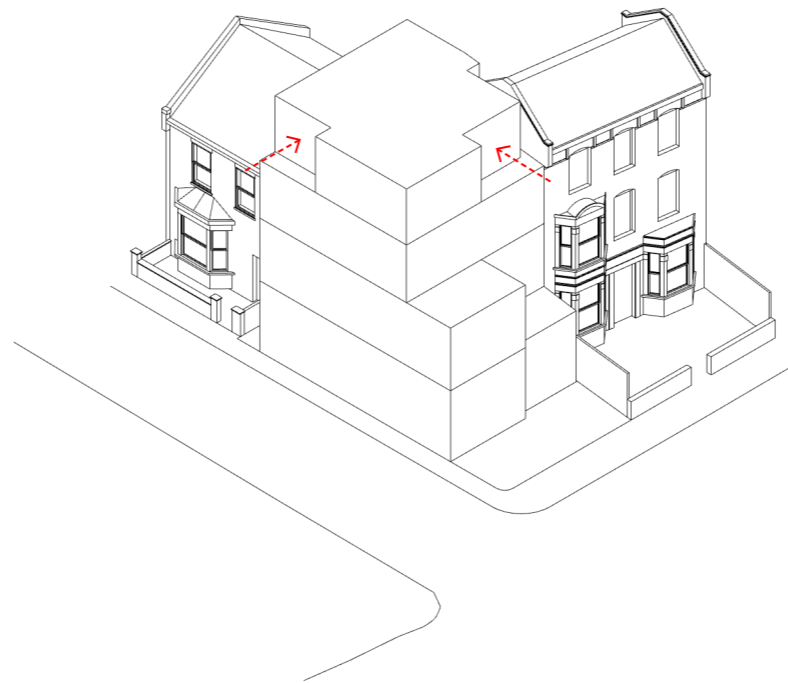
2 Keep set back and gap between terraces on Agar Place and retain 45 degree angle.



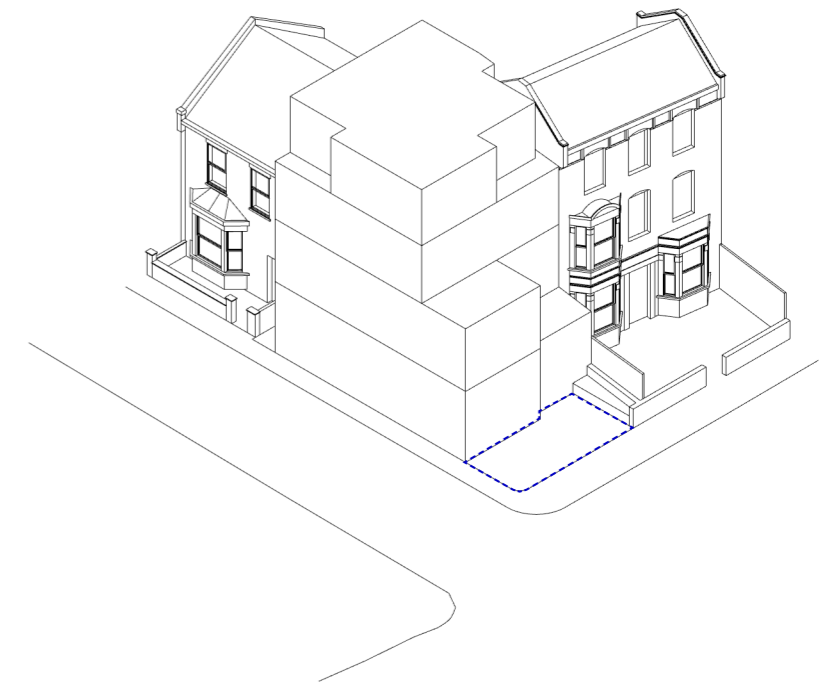
3 Push out at ground floor, keeping within 45 degree rule.



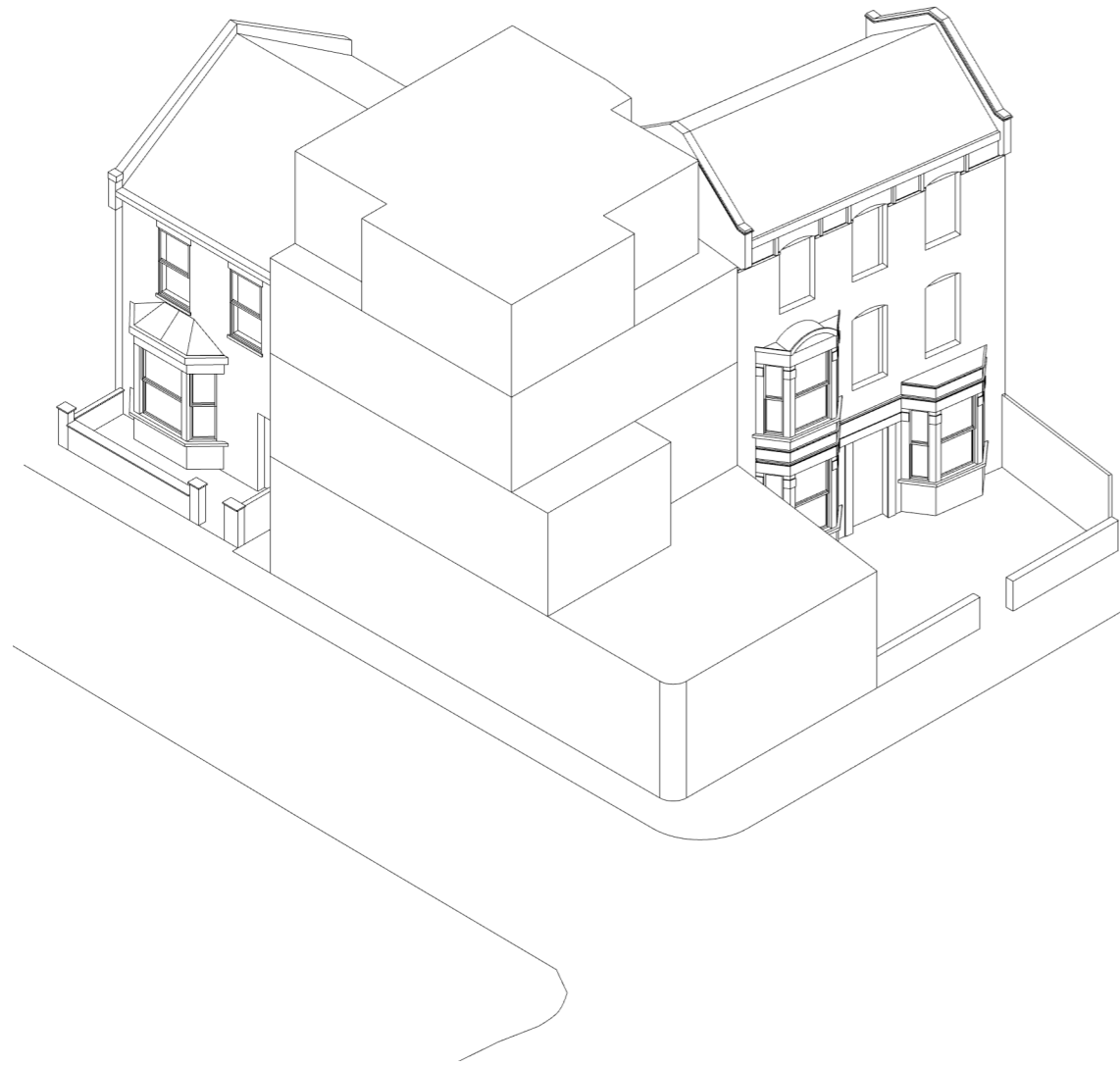
4 Push out to create a bay as a copy of traditional bay window.



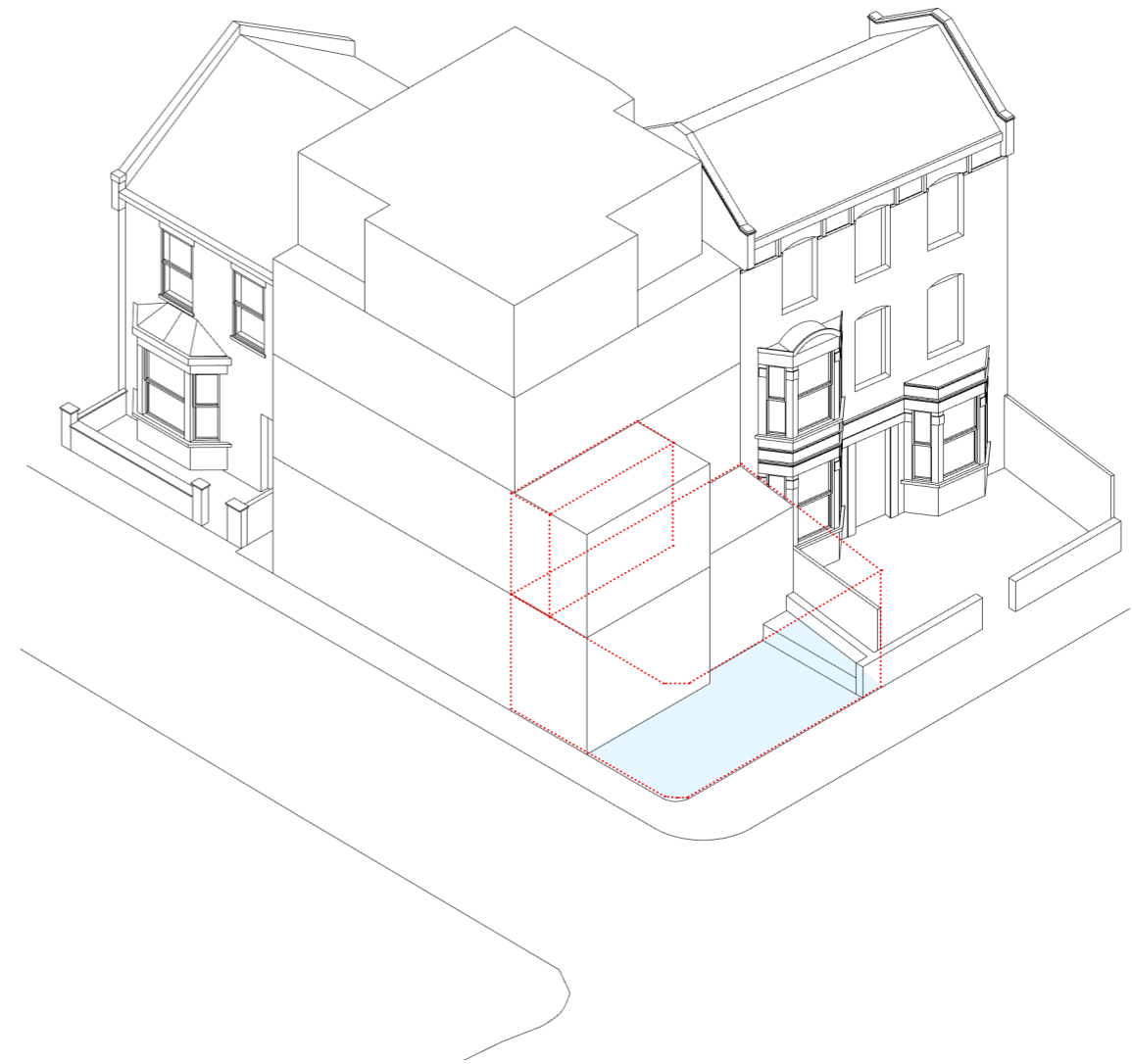
5 Massing pushed back at top floor to reduce mass of the building.



3 New forecourt to create a paved area with bench as a way of providing high quality corner to site.



Massing of proposal at previous application, extending out to the street on Agar Grove.



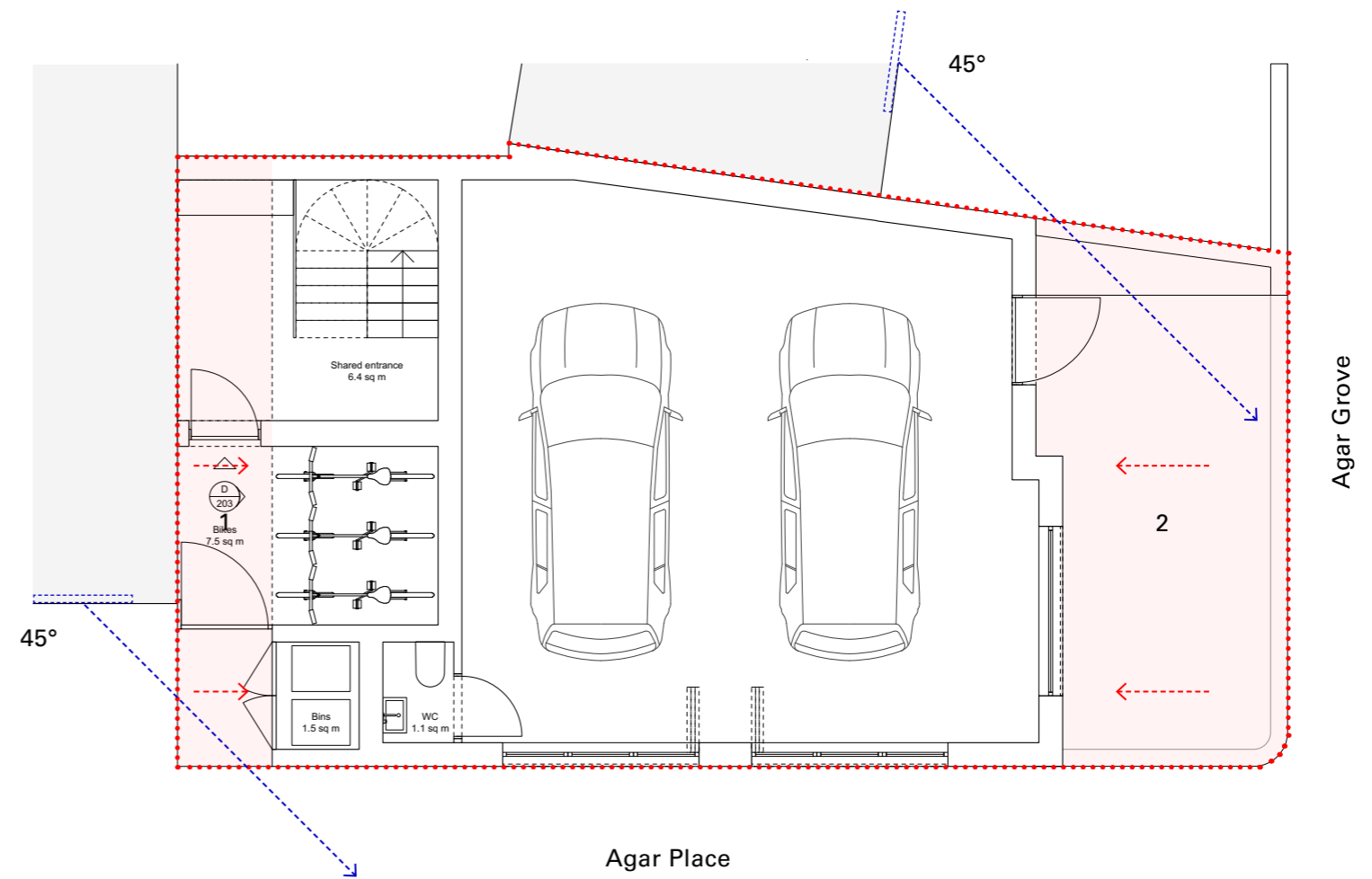
Proposed new massing addresses condition at ground floor with street and limits any potential impact on windows to 2b Agar Grove.

3.4 NEIGHBOURS' VIEWS

1 Ground floor rooms to 2b Agar Grove. Views are respected and potential impact on amenity is reduced by keeping 45 degree rule.

2 Windows and views from terraced house adjacent are protected by retaining gap between gable ends.

- Site outline
- - - - -> Neighbours' views
- Setback



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.

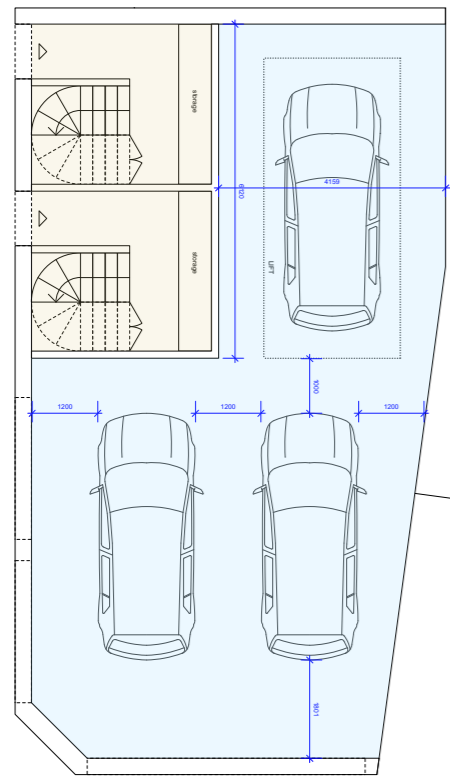
- a) Jaccaud Zein, Sheperdess Walk, London
- b) Christ & Gantenbein, Basel
- c) Boltshauser Architekten AG, Zurich
- d) Sergison Bates, Zurich



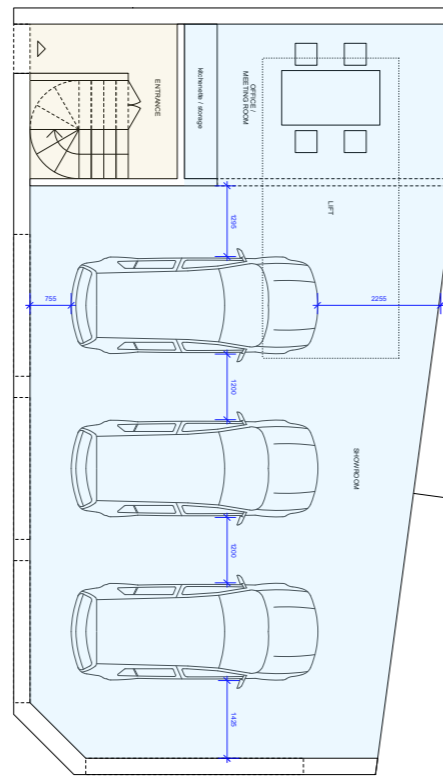
3.6 PLAN ARRANGEMENT DEVELOPMENT
Ground Floor

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.

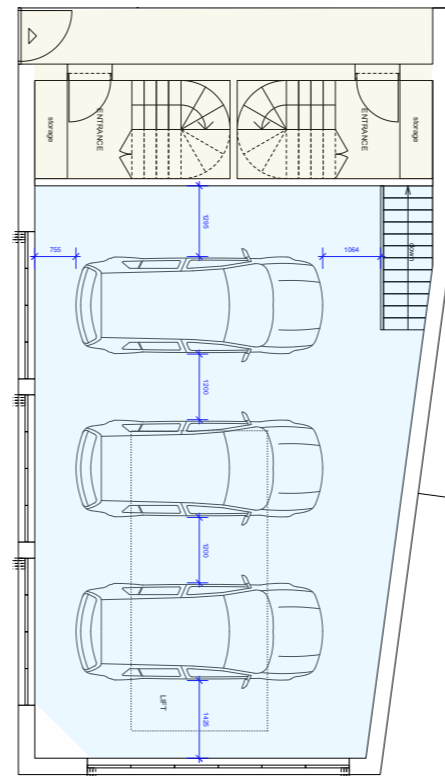
Shared stairs Showroom



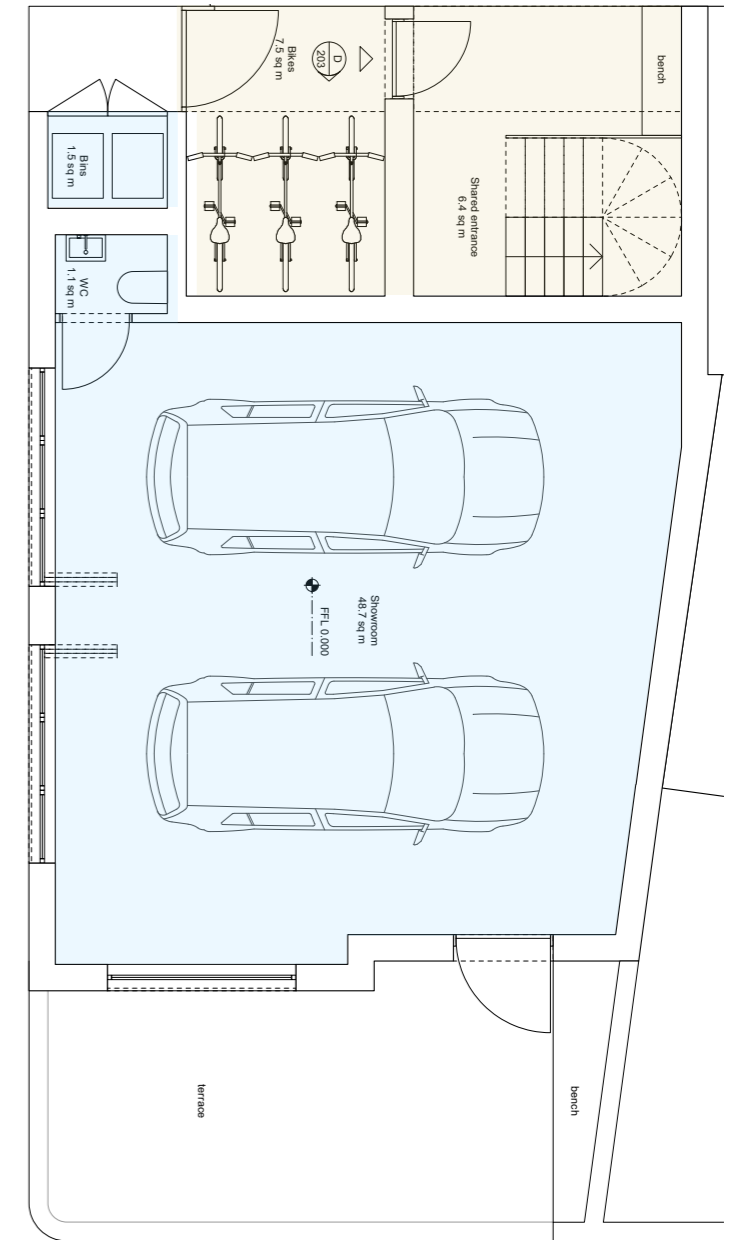
Option 1



Option 2



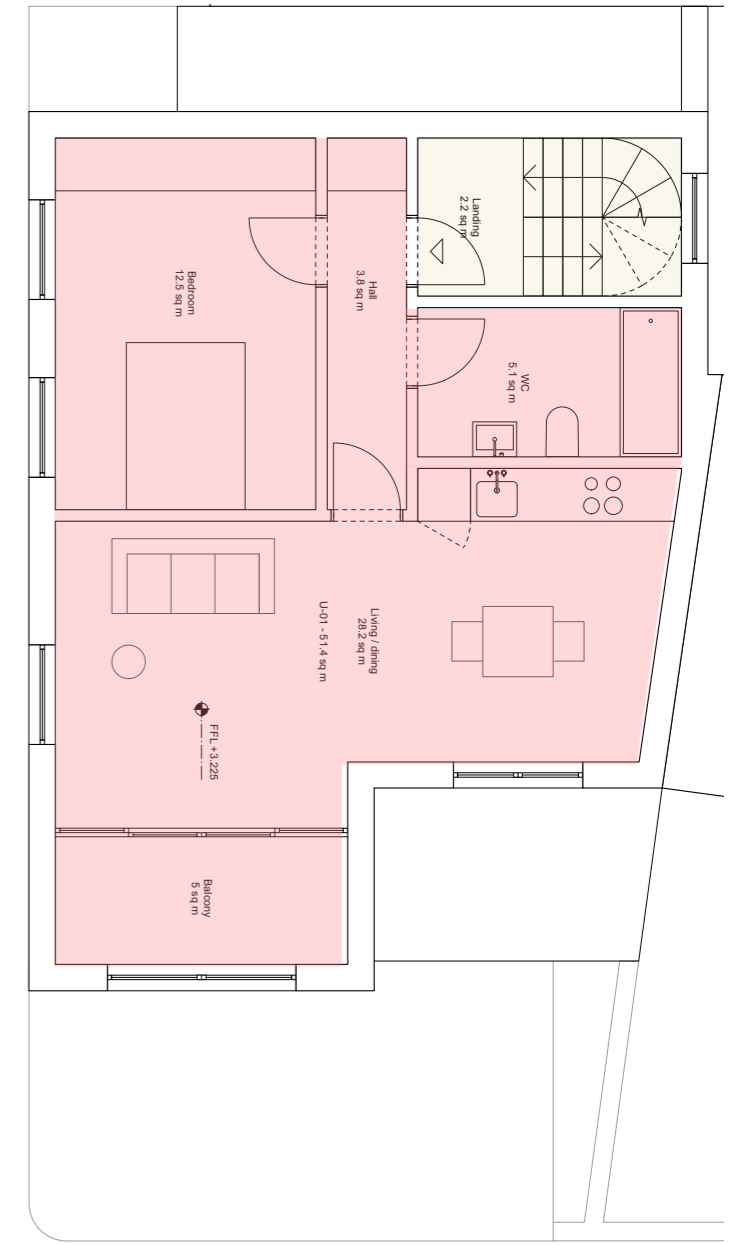
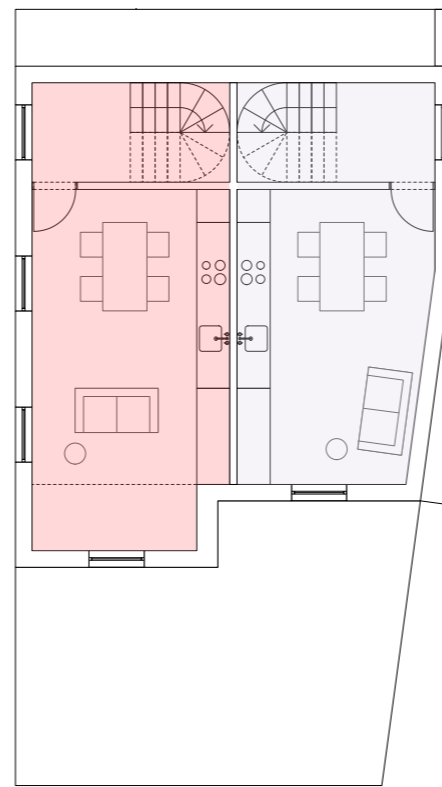
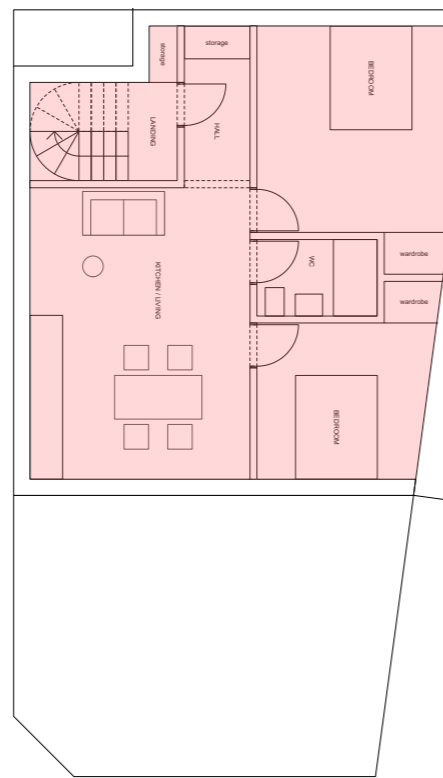
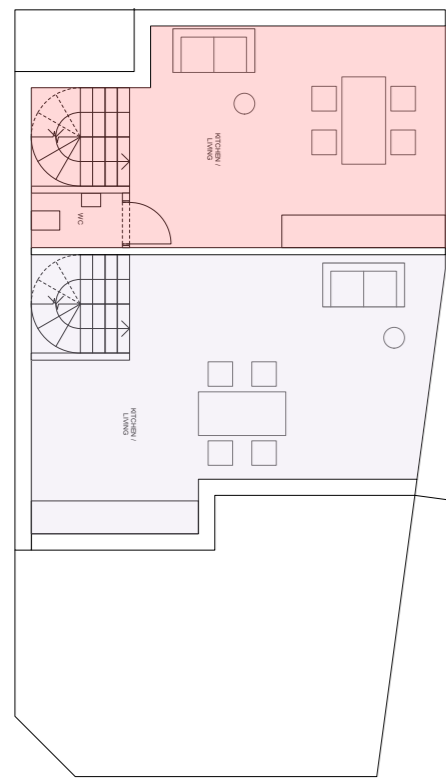
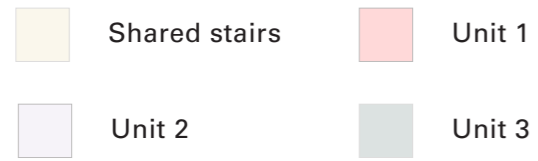
Option 3



PROPOSED ARRANGEMENT

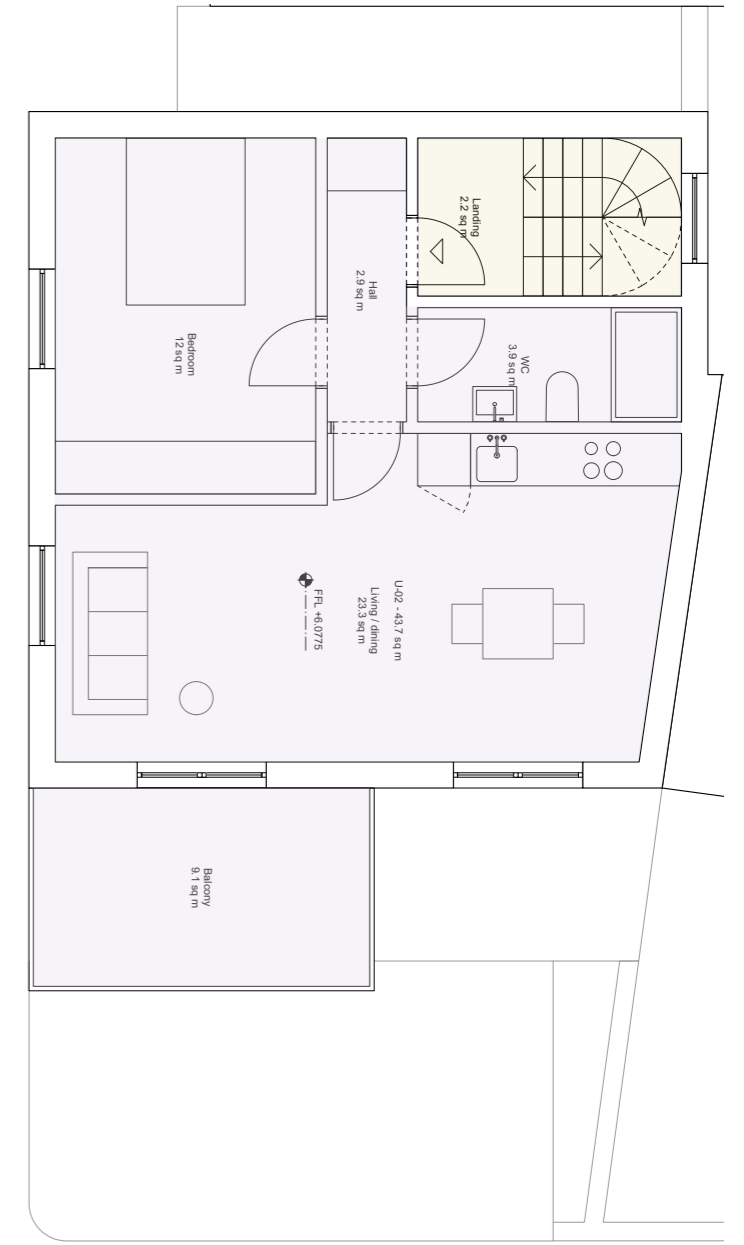
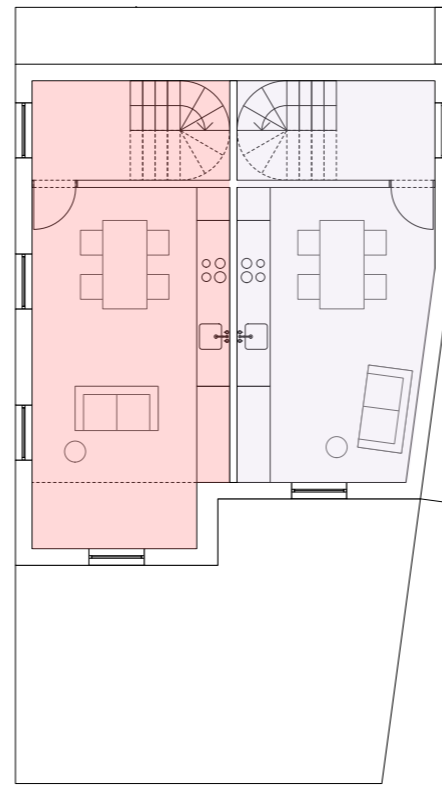
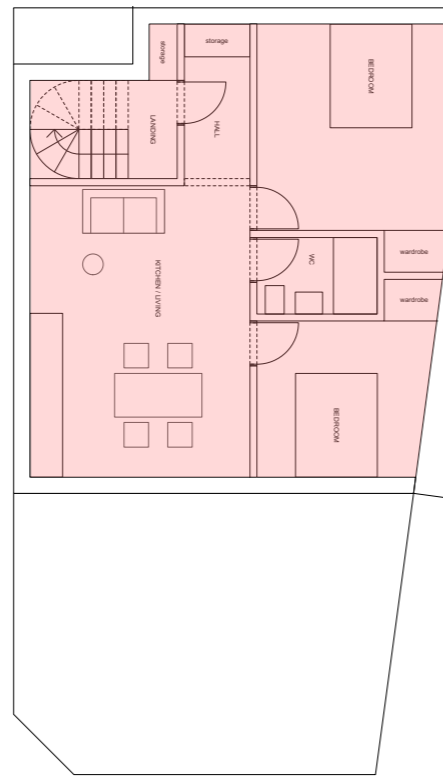
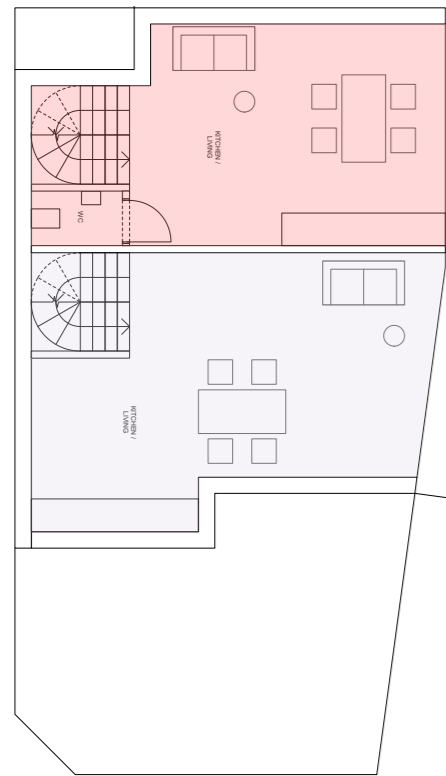
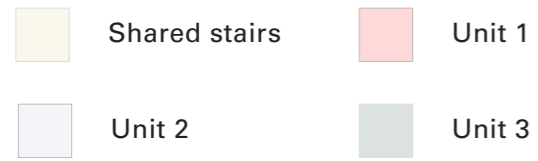
Proposed Ground Floor Plans
Development

PLAN ARRANGEMENT DEVELOPMENT
First Floor



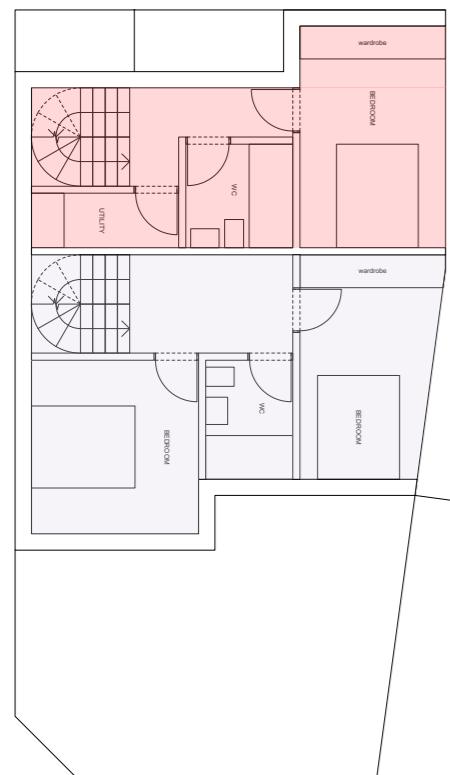
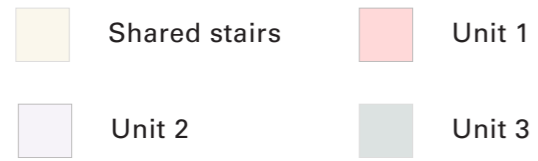
Proposed First Floor Plans
Development

PLAN ARRANGEMENT DEVELOPMENT
Second Floor

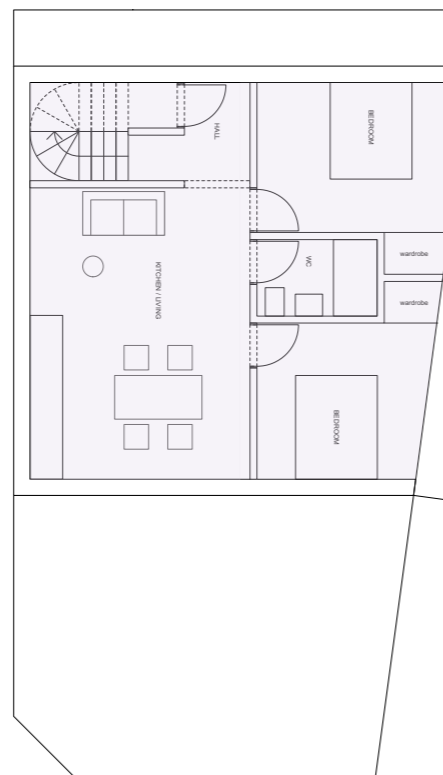


Proposed 1st Floor Plans
Development

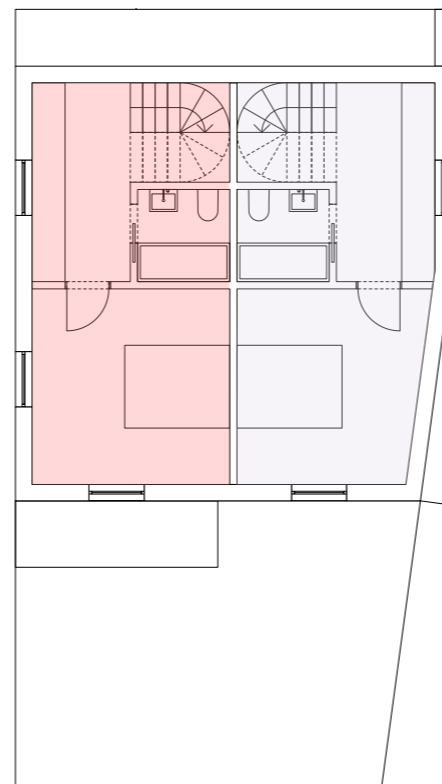
PLAN ARRANGEMENT DEVELOPMENT
Third Floor



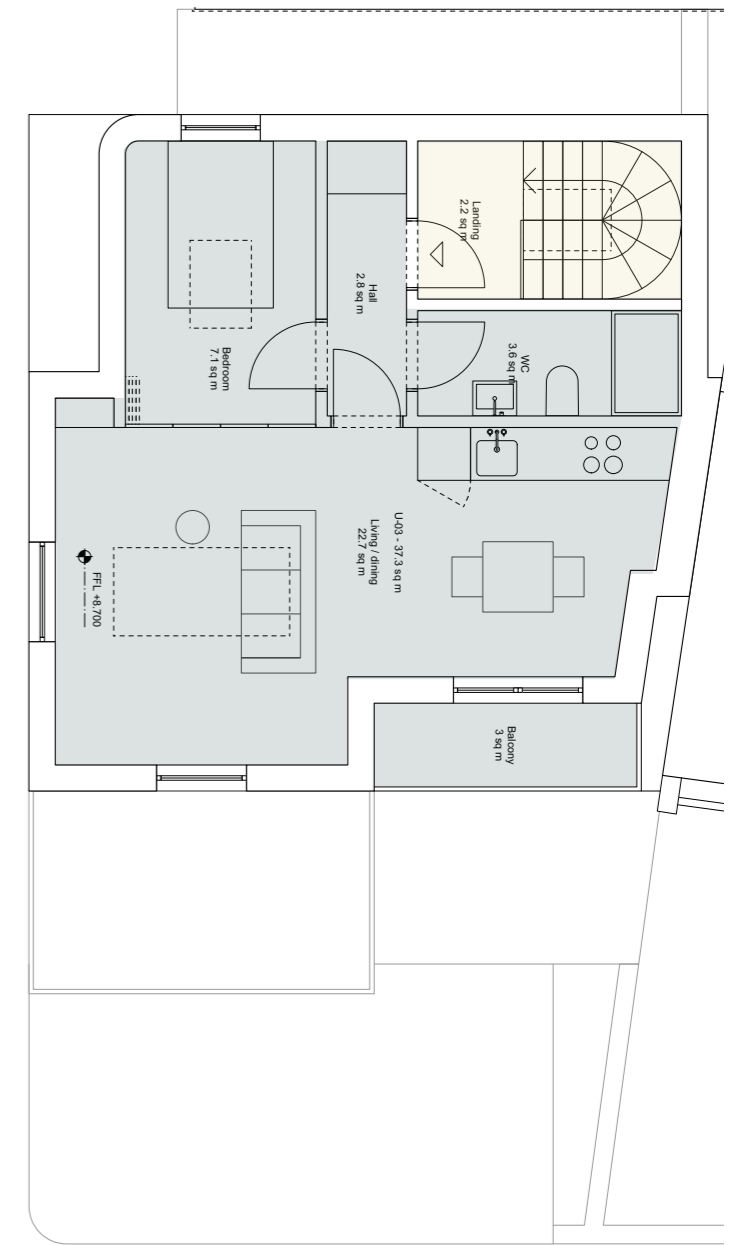
Option 1



Option 2



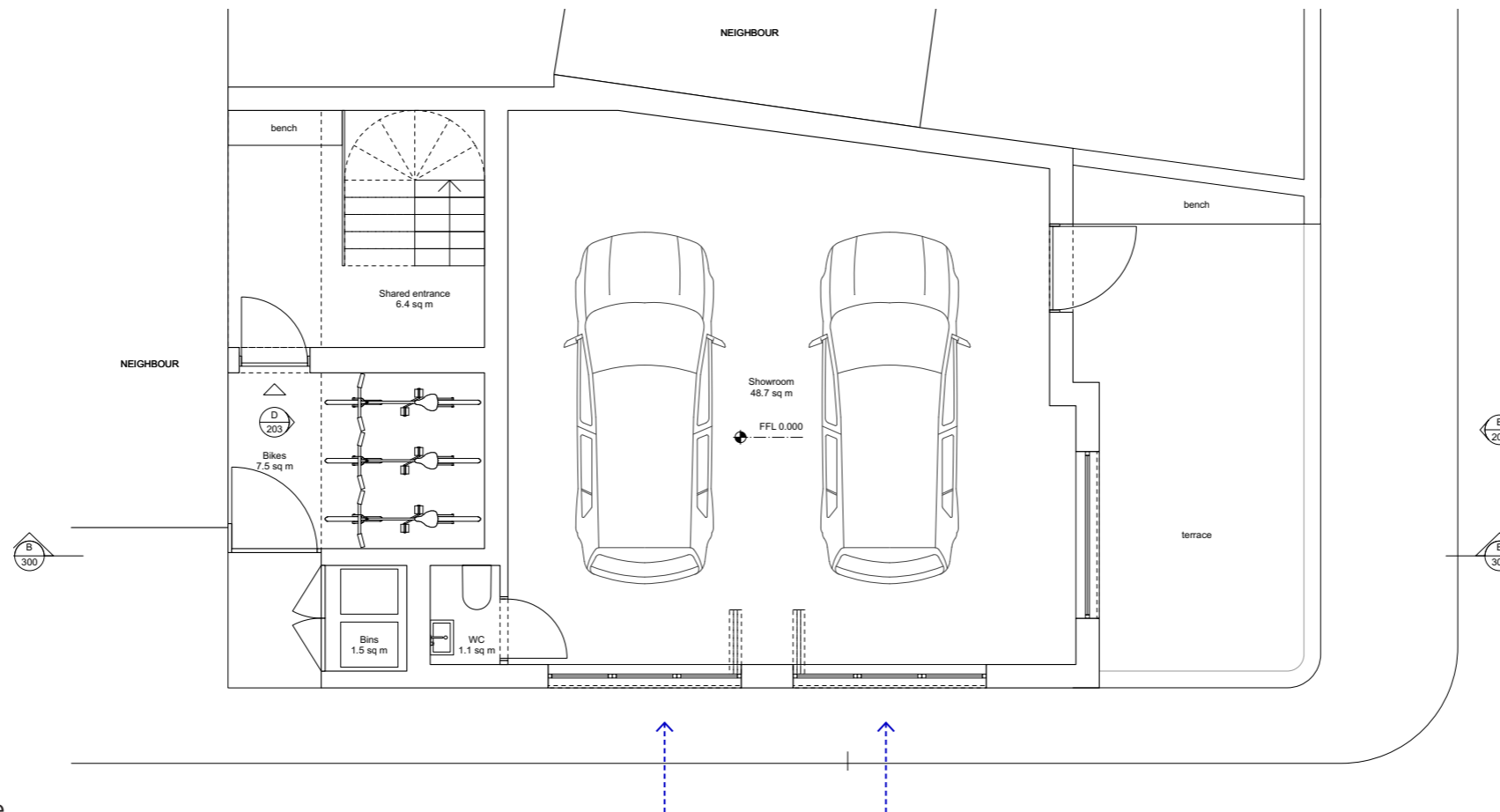
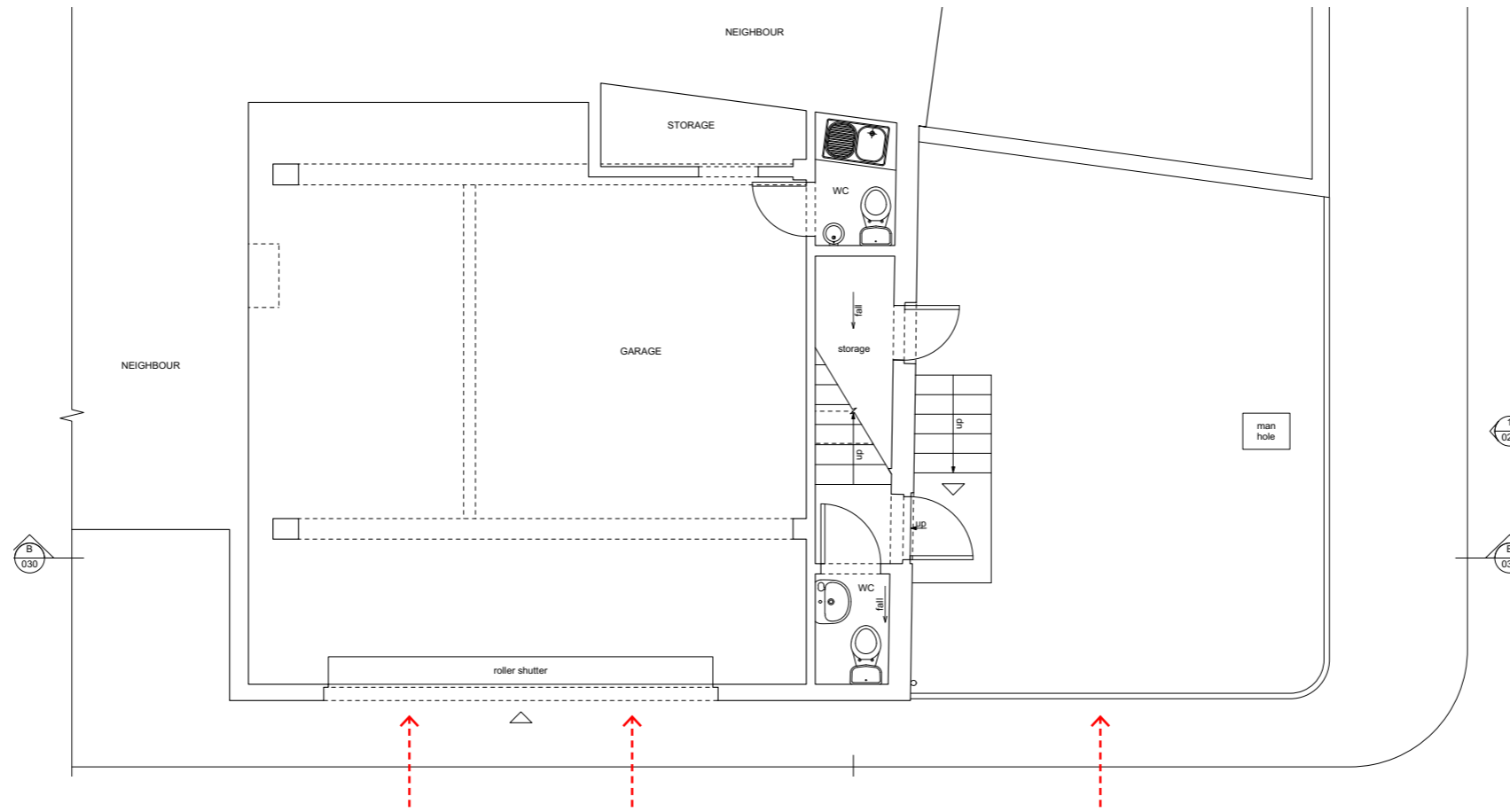
Option 3



PROPOSED ARRANGEMENT

Proposed 3rd Floor Plans
Development

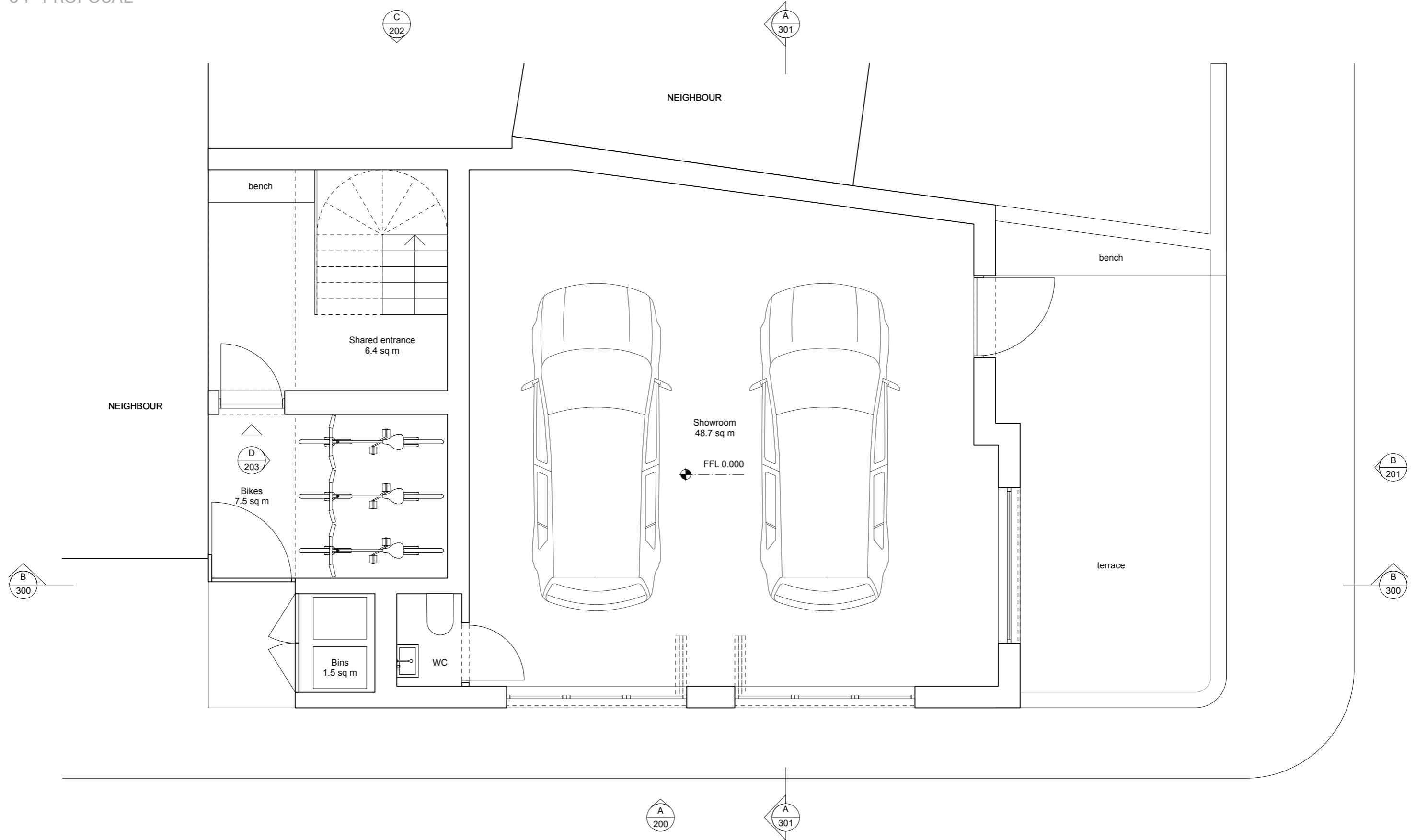
PLAN ARRANGEMENT
Car Access



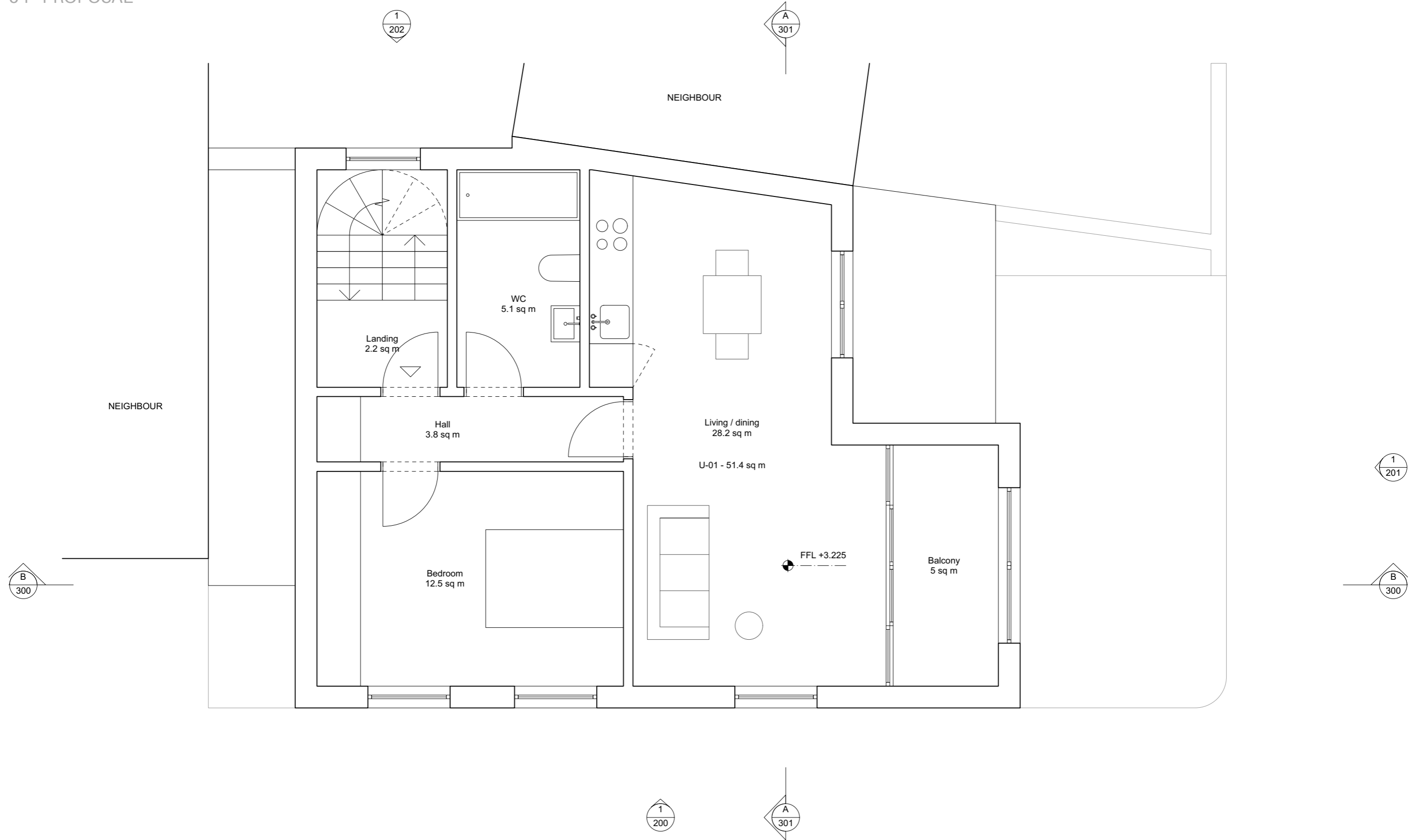
--- Existing Car Access

--- Proposed Car Access

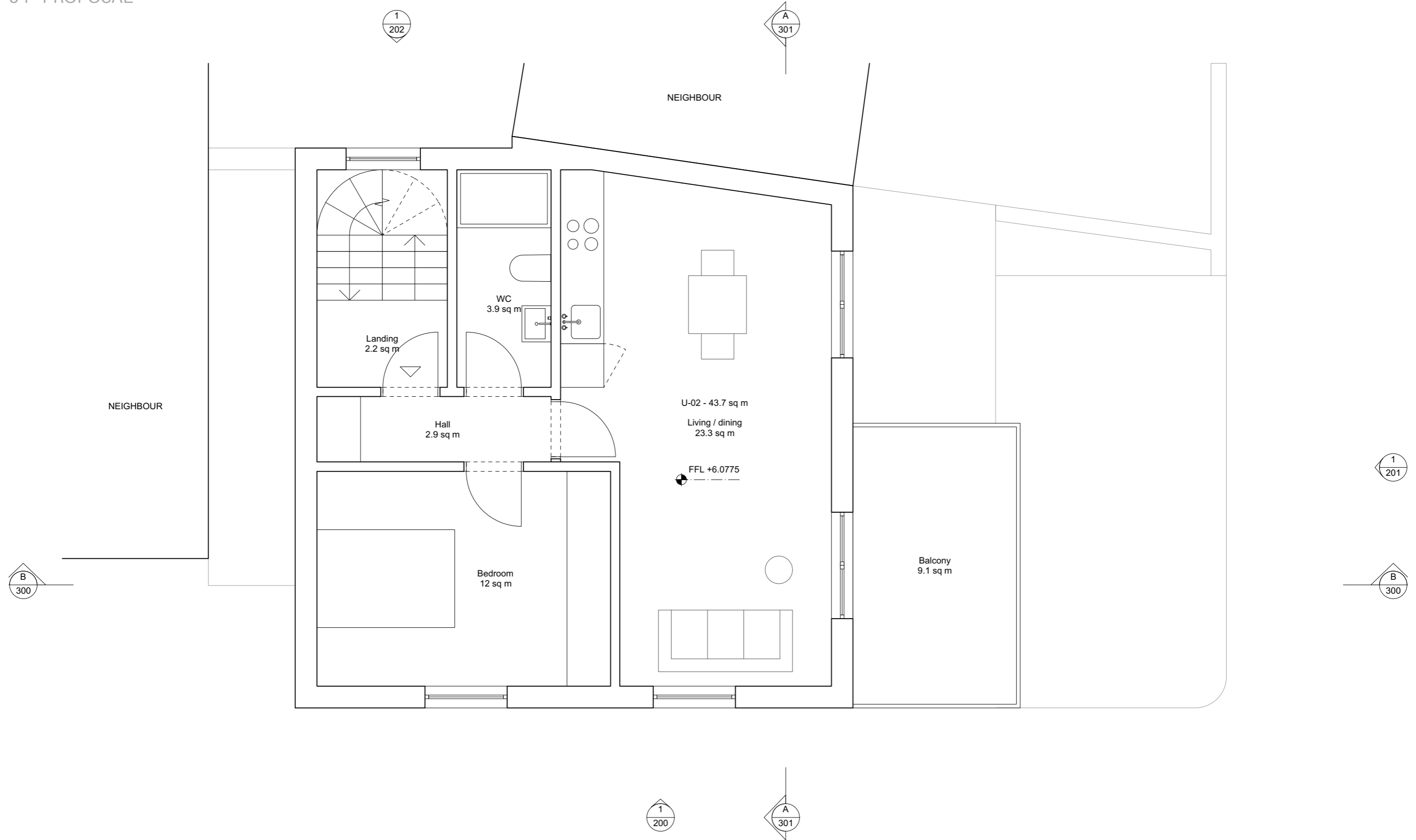
4
PROPOSAL



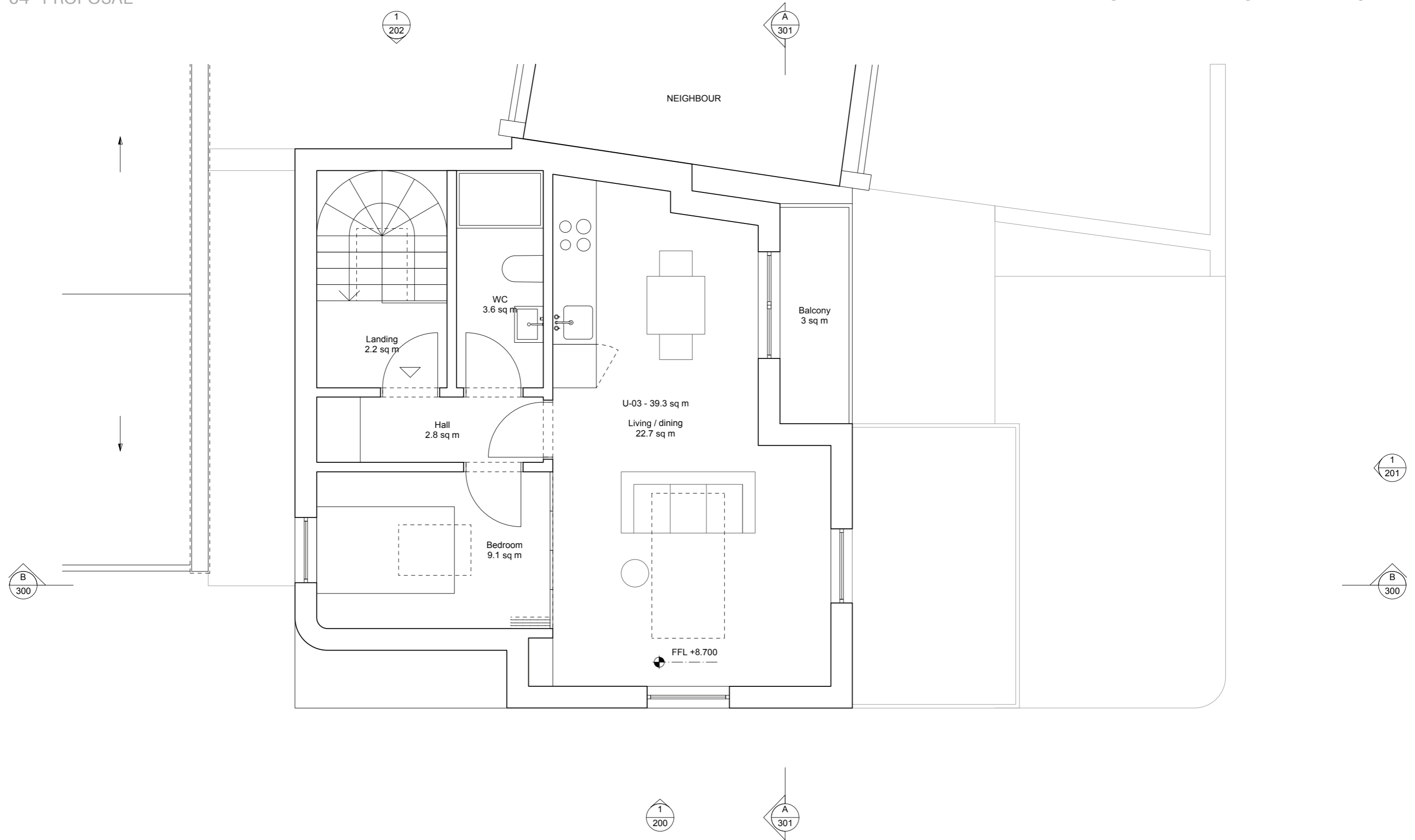
Proposed Ground Floor Plan 1:50@A3



Proposed 1st Floor Plan 1:50@A3



Proposed 2nd Floor Plan 1:50@A3



Proposed 3rd Floor Plan 1:50@A3



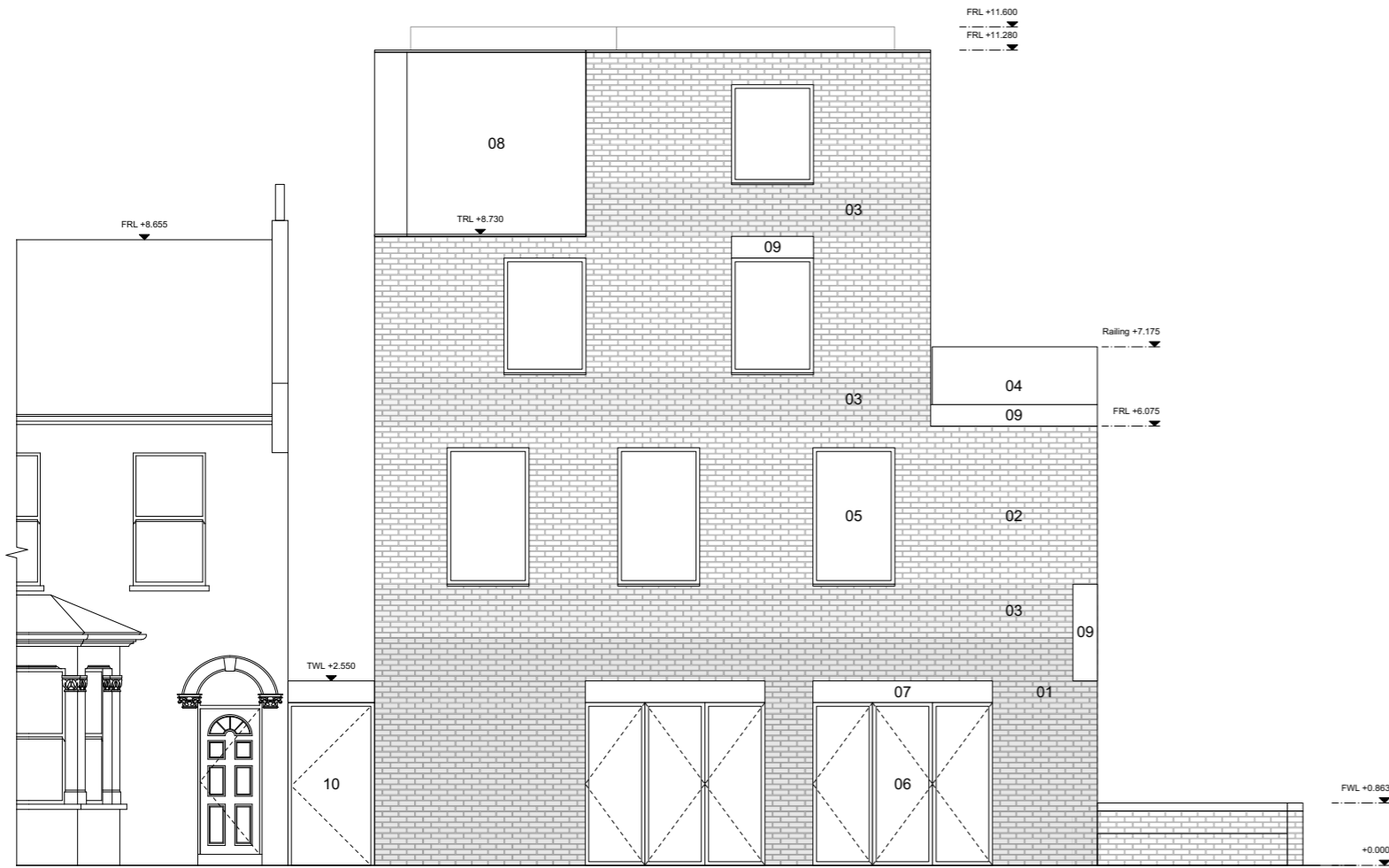
Proposed Roof Plan 1:50@A3



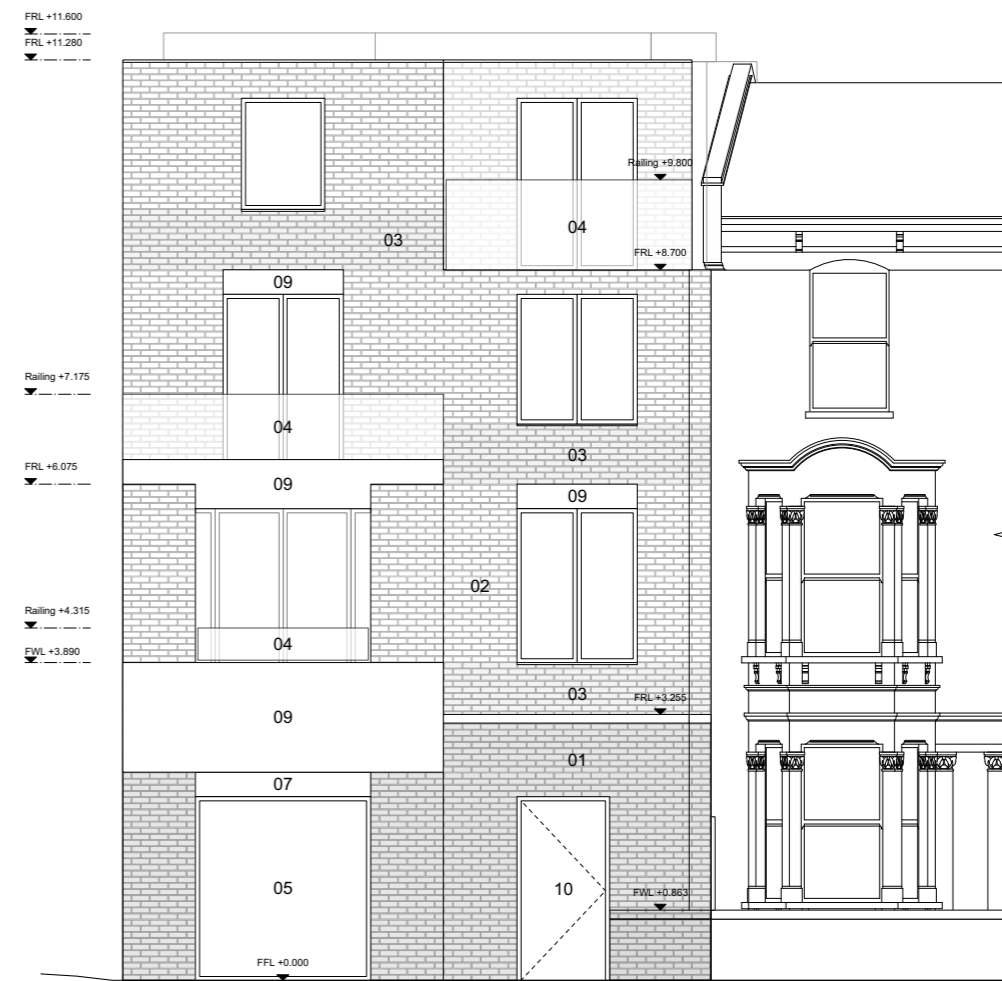
Proposed Street Elevation 1:200@A3



Proposed Street Elevation 1:200@A3



Proposed Elevation A (Agar Place)

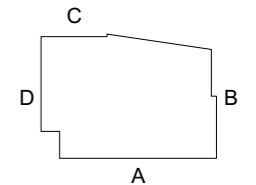


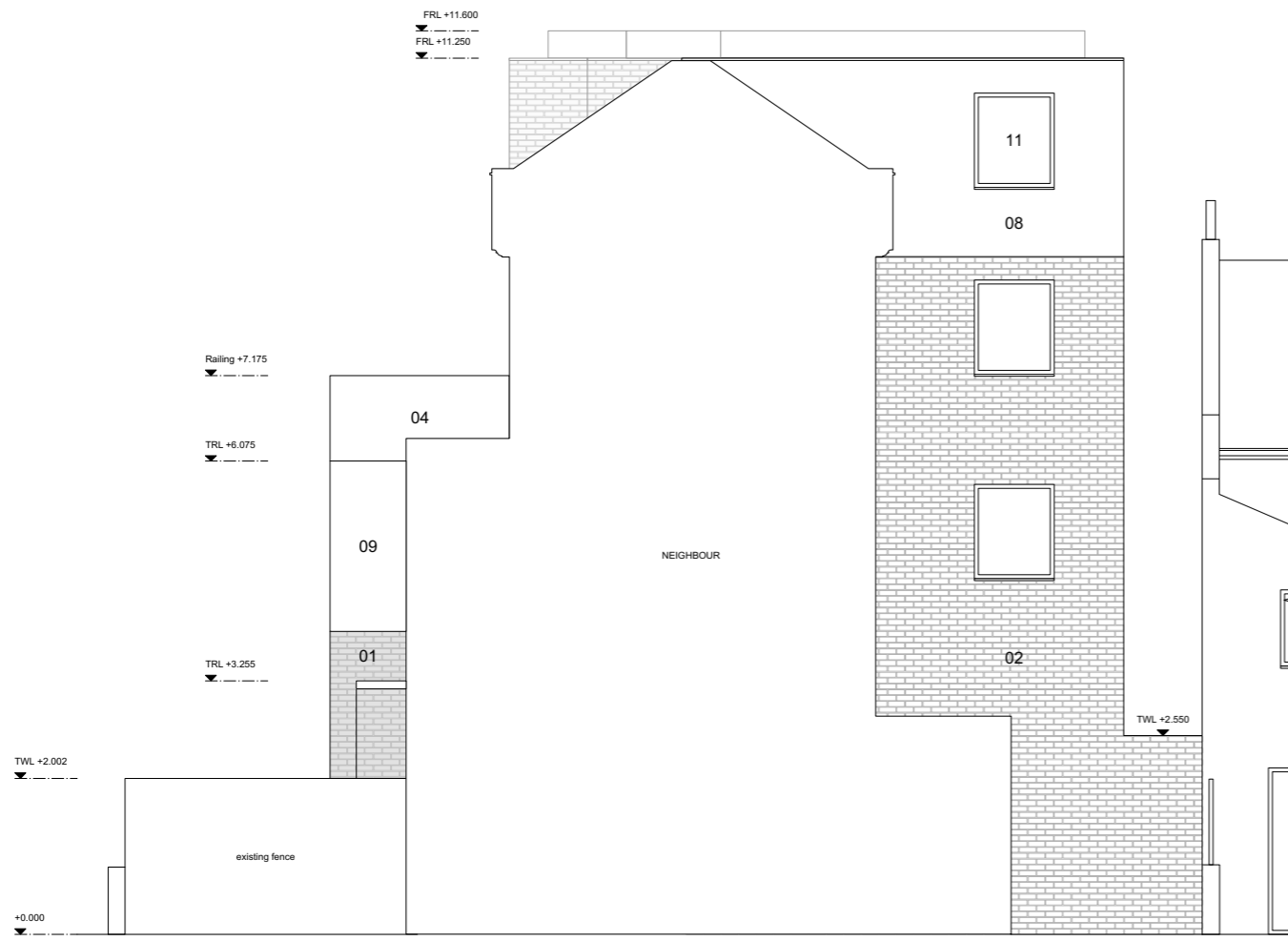
Proposed Elevation B (Agar Grove)

Proposed Elevations

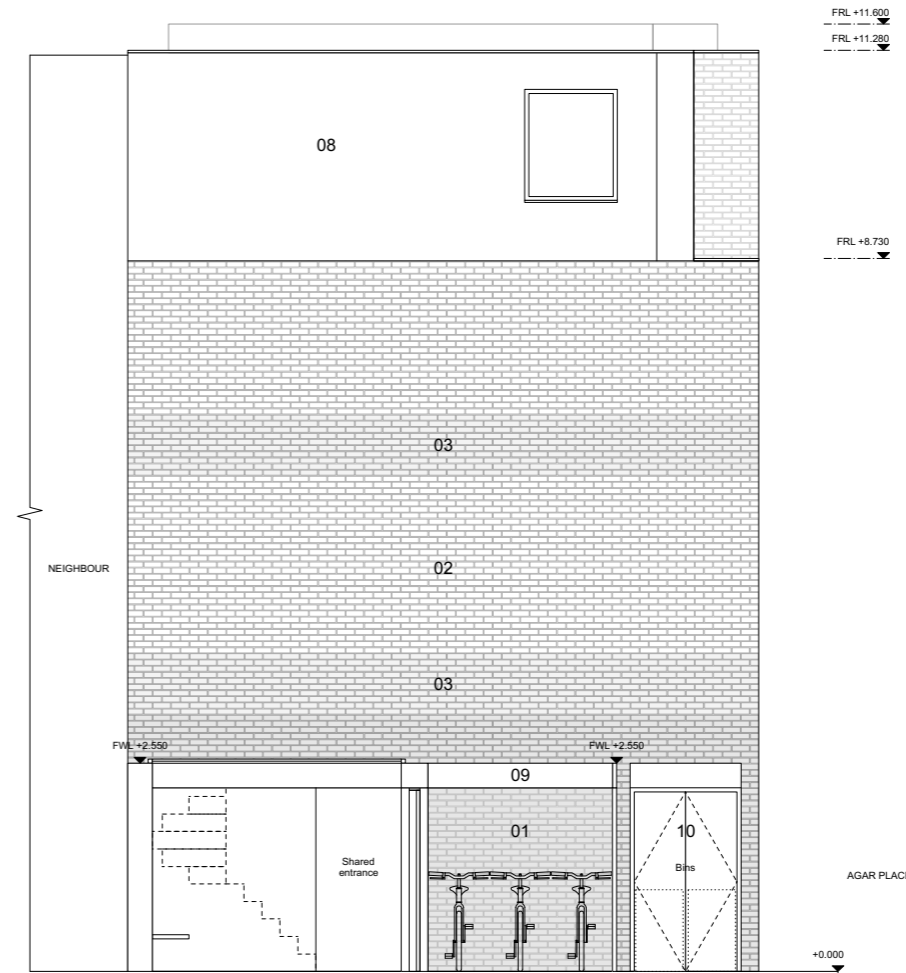
- 01 Dark brick to facade.
- 02 Light brick to facade.
- 03 Mid tone brick to create banding.
- 04 Balustrade in perforated galvanised steel.
- 05 Window frames in galvanised steel.
- 06 Bifold doors in galvanised steel.

- 07 Galvanised steel panel to accommodate retractable metal shutters.
- 08 Metal cladding to facade.
- 09 Concrete feature.
- 10 Door / gate in galvanised steel.
- 11 Opaque windows with galvanised frames.





Proposed Elevation C

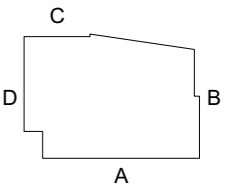


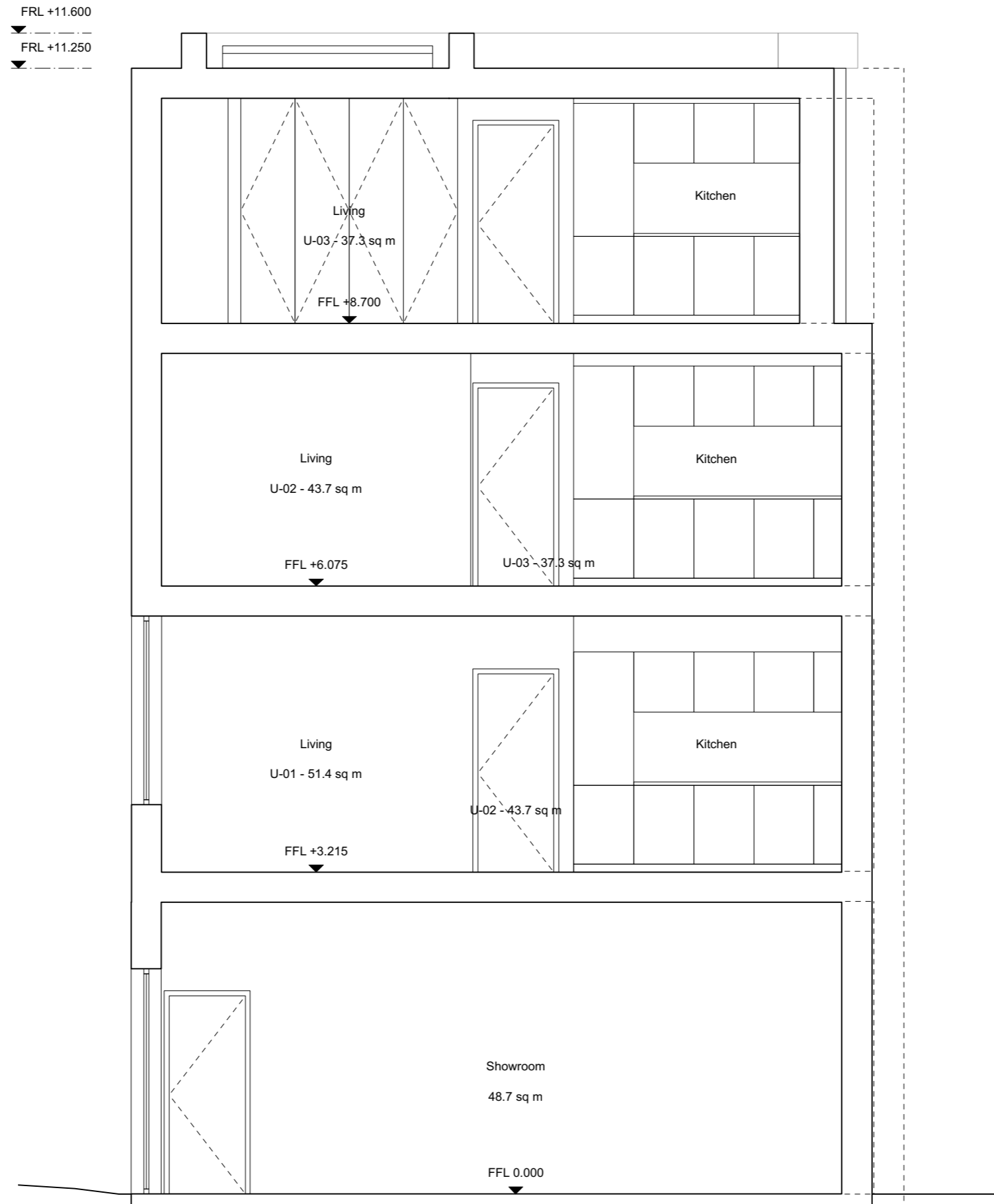
Proposed Elevation D

Proposed Elevations

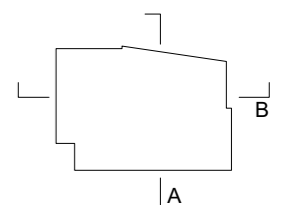
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Proposed Section AA 1:50



4.5 PROPOSED SECTIONS

