4_ARCHITECTURAL LANGUAGE

4.1 MATERIALITY OF SURROUNDING

The use of exposed brickwork is predominat in the neighbourbood. This is evident at the Victorian housing stock, but also at the contemporary single family houses opposite site.

Many of the the buildings along Hillfield Road are built in red brick. Many other Victorian buildings along Gondar Gardens feature a mix of yellow London Stock with red brick detailing around windows and the prominent bays.


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PRECEDENTS OF BRICK USE

1. - 3. Typical Victorian terraces along Gondar Gardens and beyond built in London Stock with red brick detailing around the bays.
4. Red brick used for the rear extensions to the properties along Hillfield Road facing the site.
5. Red brick facades to the front of the Victorian properties along Hillfield Road.
6. The neighbouring building “South Mansions” built in yellow London Stock brick with white stucco banding around windows, bays and entrance.
7. Different colours of brick have been used for the single family houses built fairly recently to replace former garage opposite site.


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4.2 MATERIALITY OF PROPOSAL

BRICK
To bed the proposed addition to Gondar Gardens firmly into its context it is proposed to use a red brick of high quality. It is proposed to use **Freshfield Lane's First Quality Multi By Michelmersh**, a high quality brick produced in Sussex.

PRECAST CONCRETE
Precast concrete elements, such as the canopy, steps to the entrance and window cills would be paired with the masonary to add detail and relate the scheme further to the white stucco banding typically found along the windows and entrances at some of neighbouring Victorian buildings.

HARDWOOD
To create welcoming entrances it is proposed to use hardwood entrance doors.

METAL ROOFING
The roof is to be a standing seam zinc roof in pigmento brown to match the colour of the brick.

WINDOWS
It is proposed to use inwards opening alu/timber composite windows to match the colour of the brick.

METALWORKS
Any metalworks such as rainwater downpipes to the rear are powdercoated to match the colour of the metal roofing.

ROOFLIGHTS
The rooflights bringing additional light to the top floors and staircases are to be Velux operable rooflights or approved similar.


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PRECEDENTS OF SPECIFIED MATERIALS
1. Proposed brick: Freshfield Lane First Quality Multi by Michelmersh
2. Freshfield Lane First Quality Multi at Dujardin Mews, London - Karakusevic Carson Architects
3. Freshfield Lane First Quality Multi at Woodcote House, Hamphsire - Paul Cashin Architects
4. Brickwork paired with precast concrete and timber elements - Wilderness Mews by Morris & Co

4.3 MATERIAL TEXTURE

To emphasize the scuptural appearance of the 3 building volumes we are proposing the use of a reduced material palette. The predominant material is exposed red brick to give it solidity, but with well crafted details. Expressive brick detailing would animate the facade and give it a playful character. It is proposed to add texture to some areas by either using a special brick type or by special brick laying techniques. The addition of texture helps add visual interest without cluttering the form. It also can be used strategically at ground level to prevent anti-social graffiti and give the base of the building a robust materiality.

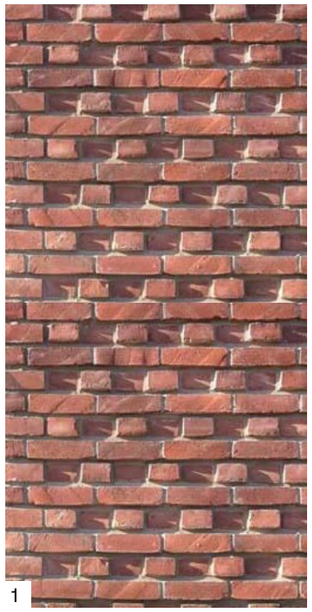
4.4 PERFORATION AND SCREENING

We are seeking to overcome any overlooking issues by placing only secondary rooms towards the rear, which do not require any major outlook. However, it would enhance the internal spaces to have these non-habitable rooms daylit. Therefore we are introducing “brick screens” to the facade, which would be built in front of glazed windows. This strategy helps with privacy and overlooking issues, and provides filtered light and allows rooms to be ventilated at night without any security concerns. This language of perforated brick screens is carried around to the street elevation to add additional light and drama to the main living spaces whilst allowing us to not interupt the primary window grid and slim Victorian glazing proportions.

PRECEDENTS OF BRICK DETAILING

1. Close-up of textured brick wall - Happel Cornelissen Verhoeven Architects
2. Great example of a contemporary textured brick facade - MAPA Architects
3. Perforated brick screen at Maggie’s Centre Lanarkshire - Reiach and Hall Architects
4. Night time view of the ‘Termite Nest House’ - Tropical Space Architects

EXAMPLES
Textured brick



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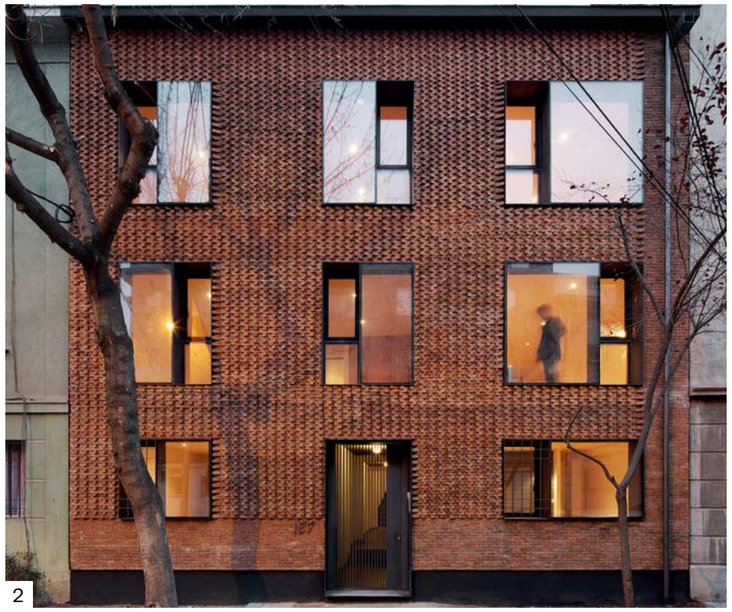

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EXAMPLES
Brick screen

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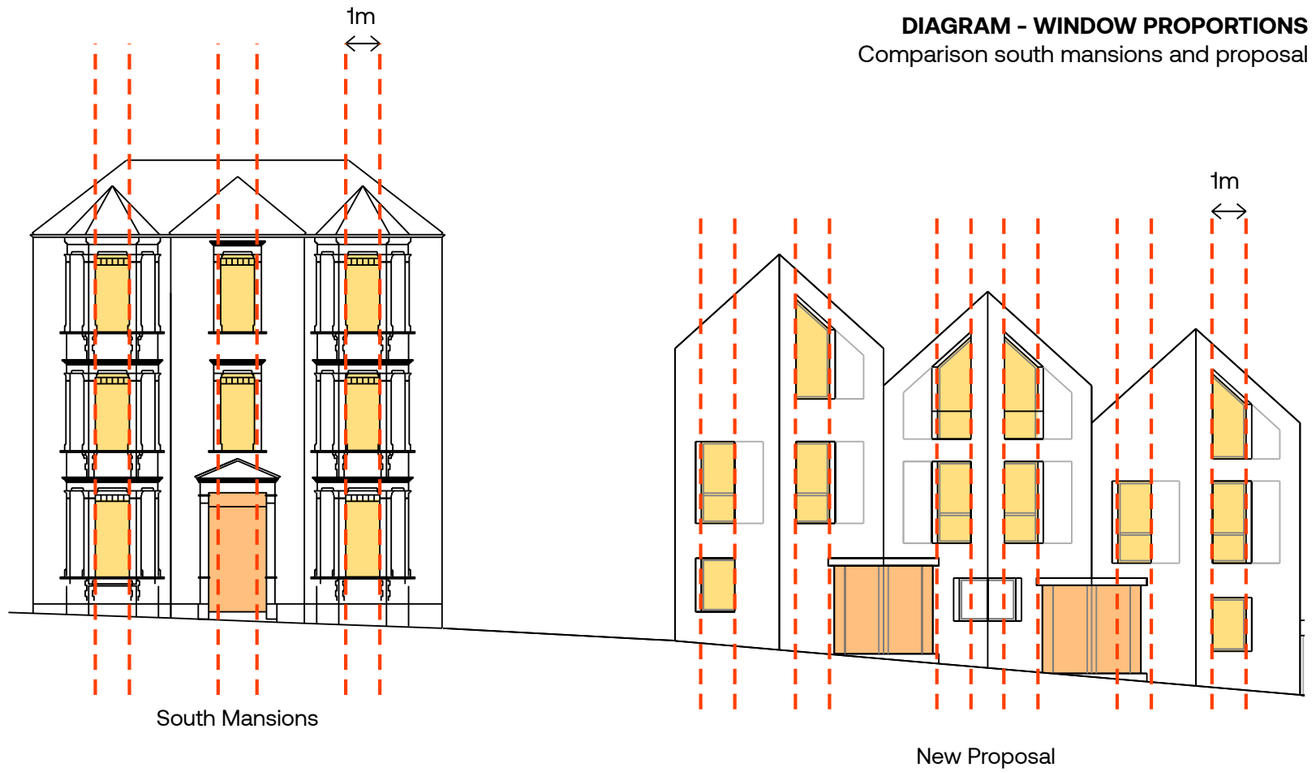
4.5 FENESTRATION

The concept for the window openings is to create a link with South Mansions. Therefore we have looked at window proportions of this building along with the density of windows along the street elevation.

Our windows are based on this Victorian grid, which is uniform in size and failry evenly distributed.

Furthermore the new building takes up other design cues such as South Mansions' entrance portico, which has been translated into 2 symetric entrances further emphasized by precast concrete canopies.

PHOTO SOUTH MANSION FRONT FACADE



South Mansions

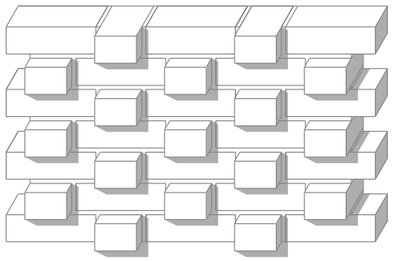
New Proposal

DIAGRAM - WINDOW PROPORTIONS
Comparison south mansions and proposal

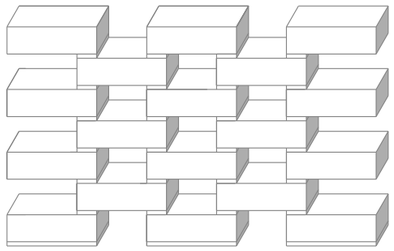
4.6 ELEVATIONAL DESIGN - CGI

4.7 DETAILED DESIGN_BRICKWORK

It is proposed to build the brickwork in Flemish bond. By tweaking this bond, different effects are achieved, depending on location and functionality. Where the header brick is omitted in front of glazing, the wall turns into a brick screen. The header slightly protrudes at plinth level to create a textured wall.

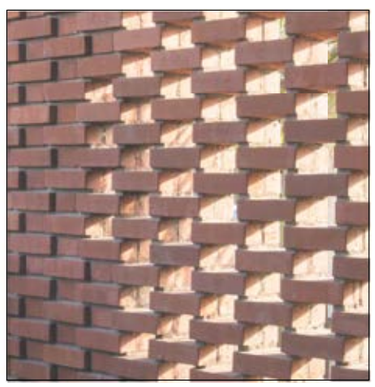


TEXTURED BRICK
Axonometric

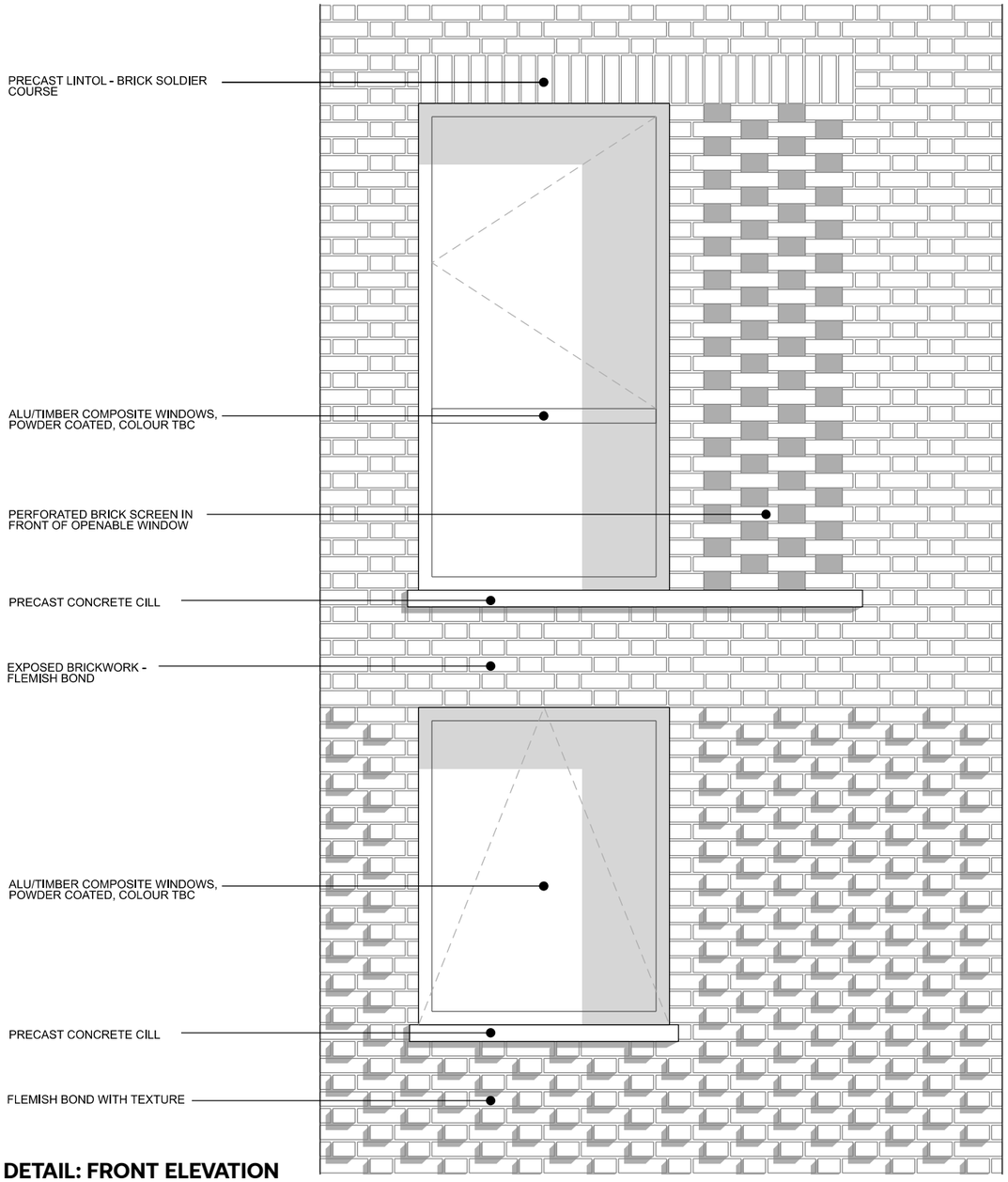


BRICK SCREEN
Axonometric

TEXTURED BRICK
Example



BRICK SCREEN
Example



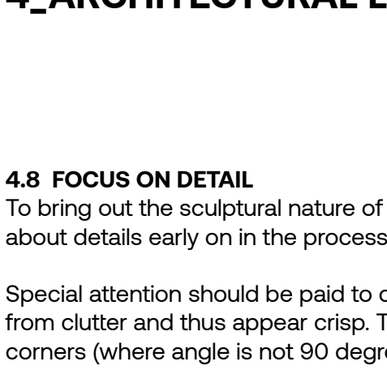
DETAIL: FRONT ELEVATION
Front facade_brickwork

4.8 FOCUS ON DETAIL

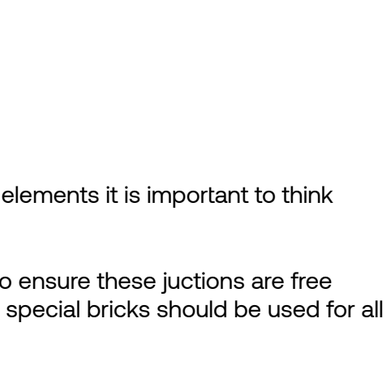
To bring out the sculptural nature of the 3 building elements it is important to think about details early on in the process.

Special attention should be paid to corner details to ensure these juctions are free from clutter and thus appear crisp. To achieve this, special bricks should be used for all corners (where angle is not 90 degree).

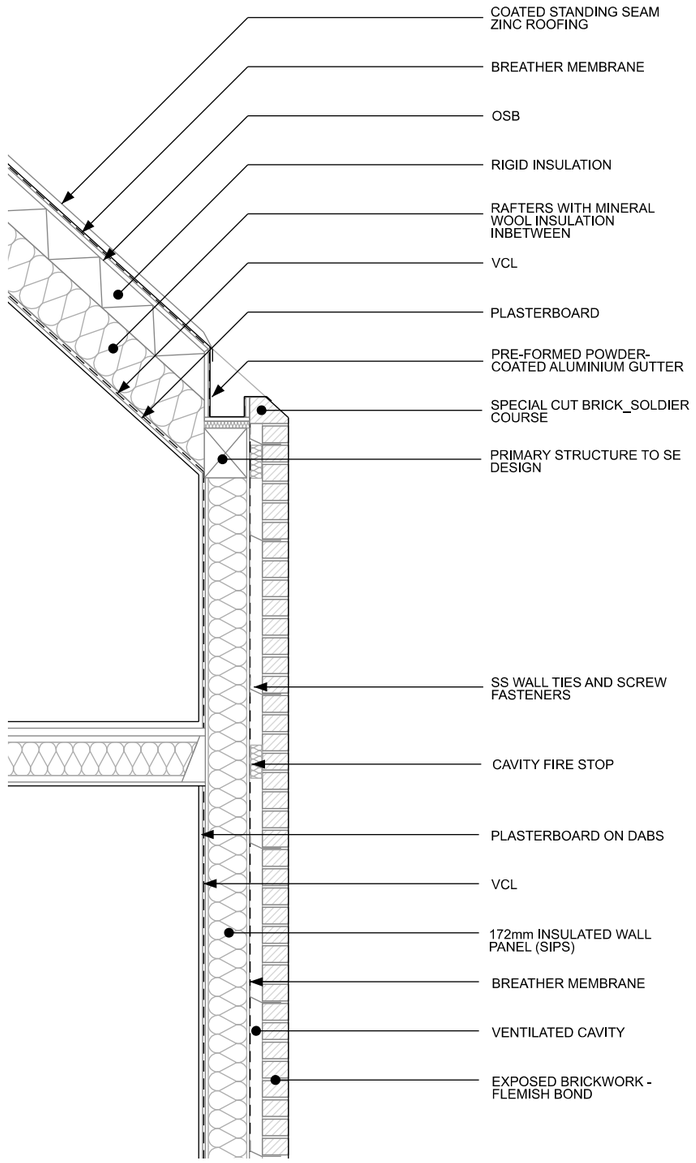
In line with this aim we are proposing a concealed gutter detail integrated into the zinc roofing as shown on this page which would keep the very visible flank wall free from clutter. The standing seam zinc roof would be finished to match the colour of the proposed brickwork. Again, this would help that the building is read as monolith and enhance the geometric form.



PROPOSED BRICK
Freshfield Lane First Quality Multi



PROPOSED ROOFING
Zinc, pigmento brown



INDICATIVE DETAILS
Section through external wall/roofing and eave

5.1 QUALITY OF ACCOMMODATION

The occupants stand in the centre of our design aspiration. We want the occupants to enjoy the spaces, find them comforting, yet inspiring. The overall aim is to improve people's quality of life and provide accommodation people can call home.

We have therefore ensured all room sizes comply with or exceed the minimum standards of the New London Plan.

The floor to ceiling height to all rooms is as a minimum 2.45m, but exceeds this in many places significantly, e.g. under the roof with 4m at its highest point. The extra height and exposed structure adds drama and openable skylights provide views of the sky and flood the room with daylight.

All units have double or triple aspect, either into their private amenity area or towards Gondar Gardens where the upper storeys allow sweeping views over London.

The houses feature open staircases flooded with daylight from a rooflight above and additionally bring in daylight filtered through a 2-storey brick screen.

Layout requirements do change over time, so we have included a small workspace into each unit as more people these days work from home and require a quiet area with computer access.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PRECEDENTS OF INTERNAL SPACES

1. Living room opening onto courtyard at Chicago conversion - Jeff Klymson Architecture
2. Bedroom with extra head height at North Bondi House - James Garvan Architects
3. Basement bedrooms opening onto sunken courtyard at Pocket House - Tikari Works
4. Perforated brick screen to dining area at the 'Termite Nest House - Tropical Space Architects

5.2 SUSTAINABILITY DIAGRAM

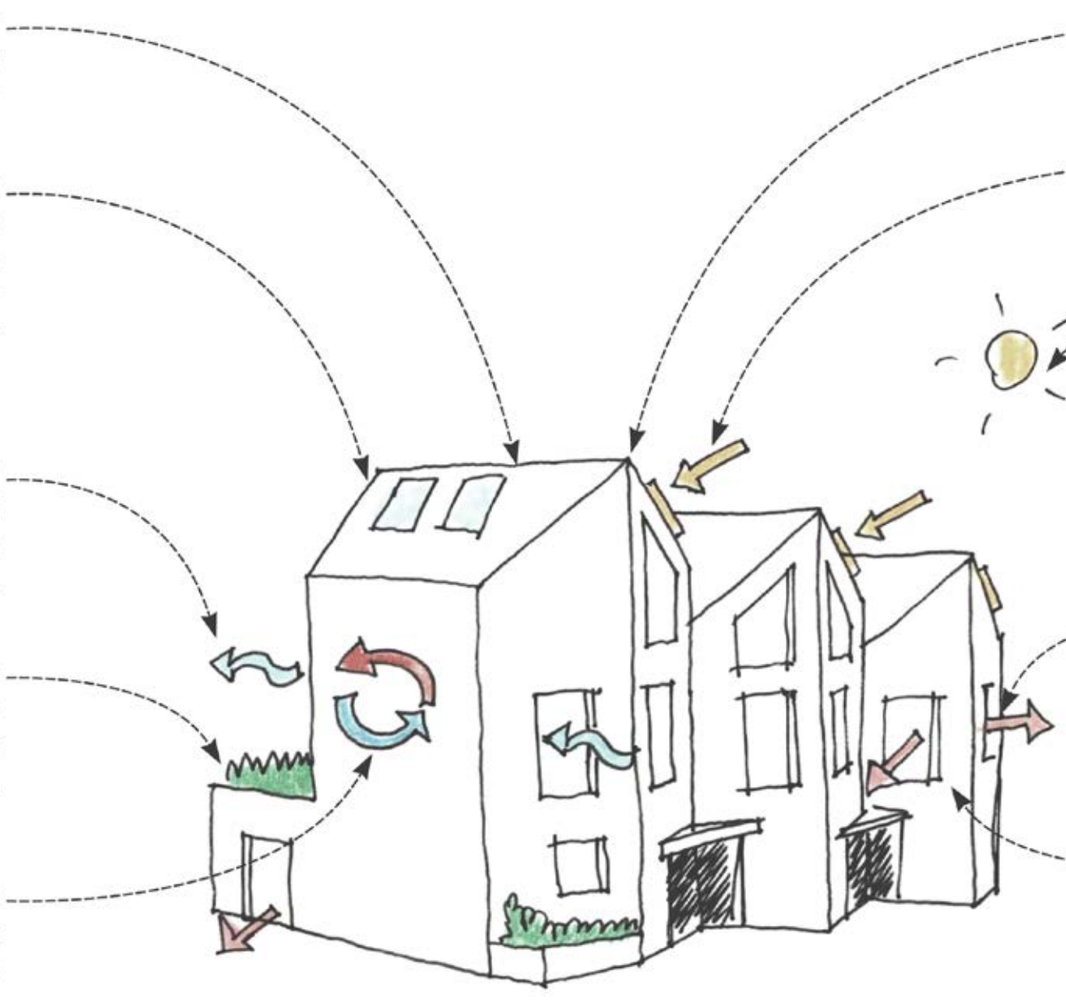
FABRIC FIRST
Highly insulated and air-tight envelope.

OPERABLE ROOF LIGHTS
Maximises daylighting and reduces need for artificial ligthing + allows for circulation spaces to aid stack ventilation.

NATURAL VENTILATION
Dual aspect units and shallow plan allows for good natural cross-ventilation

GREEN ROOFS
Green roofs aid in rain water attenuation and provide a habitat for birds and bees

MVHR
Mechanical Ventilation with heat recovery to minimise heat loss.



PASSIVE HOUSE DETAILING
Details designed to minimise cold bridging and air leakage.

SOUTH FACING PV PANELS
Maximises passive energy production.

ORIENTATION
Minimum south facing wall area and windows to reduce over heating.

DUAL ASPECT SPACES
Maximises daylight and improves natural ventilation

TIMBER CONSTRUCTION
Prefabricated insulated timber panels (SIPS) allow for low carbon frame and minimum construction impact to surroundings.

5.3 SUSTAINABILITY

The proposal's approach to sustainability begins with best practice passive design principles and then supplements them with renewable energy technologies and an energy conservation strategy. This approach puts 'fabric first'.

PASSIVE DESIGN STRATEGIES:

COMPACT & EFFICIENT DESIGN
The proposal volume is compact and therefore minimises unnecessary heat loss.

SOLAR GAIN
The orientation of the building

VENTILATION
Natural ventilation is used in conjunction with Mechanical Ventilation w/ Heat Recovery. This results in a constant supply of fresh air without needing to open windows during the cooler months.

FACADES
The facades are designed with the appropriate quantity, proportion and positioning of glazing for each space. The intention is to limit the use of artificial lighting during daylight hours, to provide views and aspect while still respecting the privacy of occupants and neighbours.

RENEWABLE TECHNOLOGIES:

PHOTOVOLTAIC PANELS
South-facing PV panels are proposed for the roof in order to reduce the building's reliance on the national grid. This renewable technology will be supported by battery storage to ensure that potential renewable energy consumption is maximised.

ENERGY CONSERVATION STRATEGY:

ENERGY EFFICIENT SERVICES
Efficient building services will be implemented throughout, at least as efficient as the minimum standards required by current Building Regulations. Highly efficient lighting systems and controls will ensure that energy demand is reduced as much as possible. Natural daylighting has been carefully considered to limit the need for artificial lighting. Any cooling load will be met through passive design and energy efficiency measures to reduce solar and internal gains.

INSULATION
The new building elements will have superinsulated walls, floors and roofs, creating a comfortable and healthy environment that requires minimal energy to keep warm. Appropriately selected insulation will help to avoid overheating in the summer months. Careful detailing will avoid thermal bridging.

HEAT SOURCE
Water and space heating will be provided by an A-rated combination gas boiler.

HEAT RECOVERY
Mechanical Ventilation with Heat Recovery to all spaces ensures a steady supply of fresh air at the appropriate temperature using little energy. This reduces the need to open windows during the cooler months resulting in less use of energy from the space heating system.

WATER
Efficient water appliances and fittings will be used such as dual flush WCs and low flow taps. Rainwater run-off attenuation will be provided through permeable paving, thus reducing and delaying discharge of water run-off to the drainage system.

WASTE
A site waste management plan will be produced in order to minimise waste production and maximise recycling during construction. Dedicated storage space will be provided to cater for recyclable materials generated by the building during occupation in order to encourage high recycling rates.

PUBLIC & PRIVATE TRANSPORT
The site is a 9 min walk from Kilburn Tube Station, 10 min walk
from West Hampstead Train Station, 13 in Walk from west Hampstead Tube Station, and 16 min walk from Finchley Road
Tube Station.

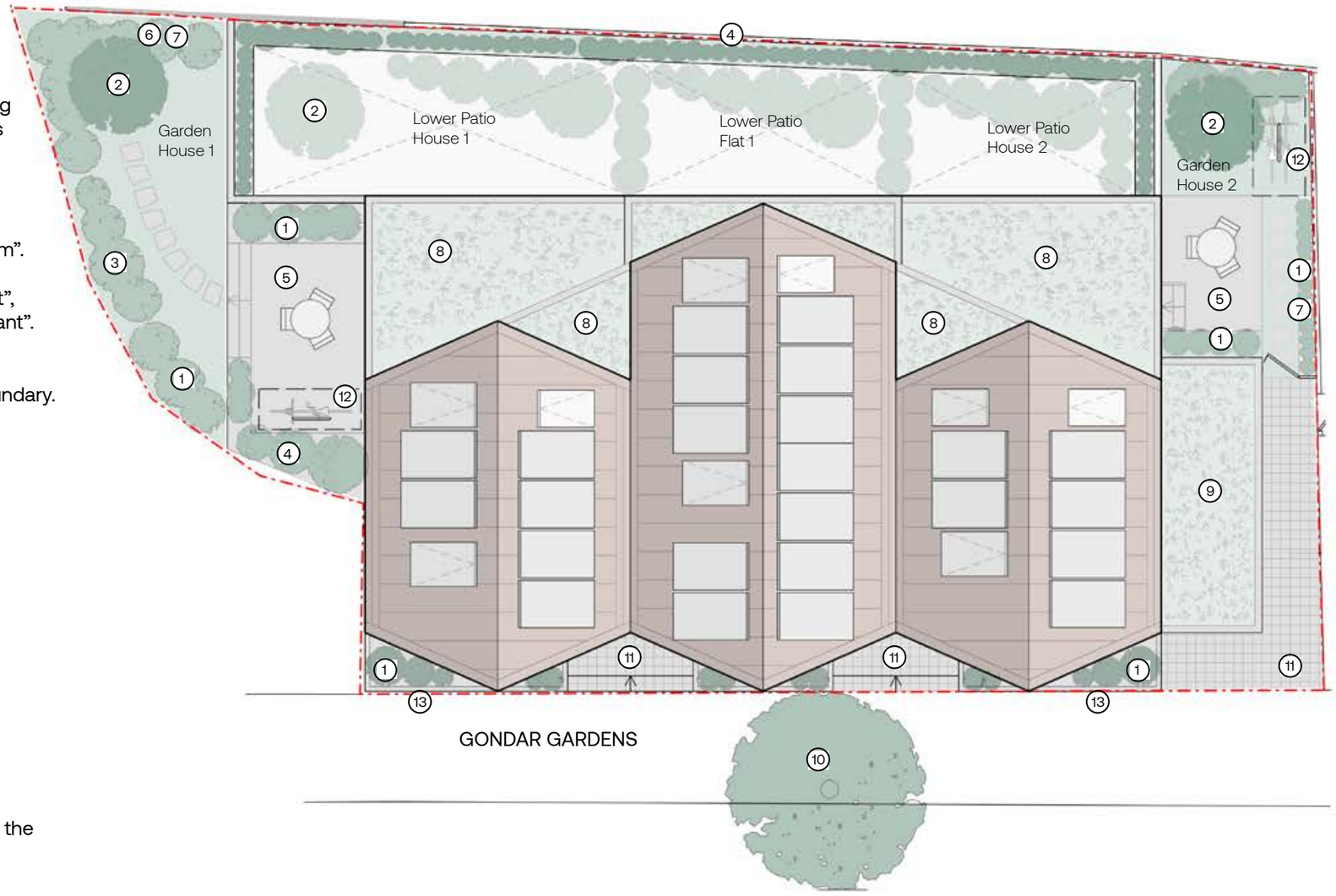
CYCLING
Secure cycle storage will be provided at the site to encourage cycling amongst users.

MATERIALS
Recycled materials and sustainably sourced materials will be prioritised and used where possible. Materials with low embodied energy are preferred. The extensive use of timber cladding on both walls and roof supports this approach.

5.4 AMENITY: LANDSCAPING AND BIODIVERSITY

Both houses have private gardens with terraces directly accessible from their dining area. Their livingrooms open out onto more private patios at lower level located in the generous lightwell. Flat 1 has a generous sunken patio accessible through the bedroom. The living room of Flat 2 opens out onto a balcony facing Gondar Gardens.

PROPOSED SITE PLAN
LANDSCAPING



1 A border of tall ornamental grasses consisting of “Deschampsia Cespitosa” and Miscanthus Sinensis” with bee-friendly plants like “Echinecea Purpurea”.

2 Ornamental multistem trees “Amelanchier Lamarckii” or “Japanese Maple Acer Palmatum”.

3 Edible hedge consisting of a mix of “Hazelnut”, “Field Maple”, “Dog Rose”, “Elder”, “Wild Currant”.

4 Hedging of non-invasive bamboo, such as “Fargesia Murieliae” in planters along the boundary.

5 Timber decking to private terrace

6 Bat box

7 Bird feeders

8 Green Roofs with wildflower meadow

9 Planting to binstore roof

10 Existing Lime tree on pavement

11 Permeable brick pavers

12 Sheffield bike stand in private garden

13 Insitu board-marked concrete planters along the pavement

5.5 AMENITY: LANDSCAPING GARDENS

Beyond aesthetic, the proposed landscaping is aiming to achieve the following:

- privacy for occupants and neighbours
- biodiverse environment for wildlife

Tall hedging and flowering shrubs follow the perimeter of the 1.8m high timber fencing in order to maximise privacy to occupants and neighbours alike.

A variety of grasses, small trees and flowering plants bed the building into the landscape and provide a friendly, biodiverse environment for bees, birds and bugs.

5.6 EXISTING STREET TREE

The development has considered the root protection area (RPA) of the street tree that would be retained by the proposals. This follows the principles that have been established for the previous application on site where the basement avoids the RPA and innovative construction methods (including mini piles) are proposed to ensure the siting of the building within a portion of the RPA would not cause any adverse impacts to this tree.

Please refer to Arboriculturist's report for more detail.

PROPOSED LANDSCAPING TO PRIVATE GARDENS

1. A border of tall ornamental grasses like "Deschampsia Cespitosa" and Miscanthus Sinensis" interspersed with bee-friendly plants such as "Echinecea Purpurea".
2. Ornamental multistem trees "Amelanchier Lamarckii" and "Japanese Maple Acer Palmatum".
3. Edible hedge consisting of a mix of "Hazelnut", "Field Maple", "Dog Rose", "Elder", "Wild Currant".
4. Hedging of non-invasive bamboo, such as "Fargesia Murieliae".
5. Black stained timber decking
6. Bat boxes
7. Bird feeders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5.7 AMENITY: LANDSCAPING LOWER PATIOS

The patios located in the sunken courtyard within a generous lightwell offer more private amenity to houses and flats. Strategic planting with suitable plants will enhance the space and can create a serene and calming atmosphere.
The generous size of the lightwell also helps bringing daylight down into the lower level rooms and are offering outlook into a sculptural garden with framed views.


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PROPOSED LANDSCAPING TO LIGHTWELL

1. Mix of different type of ferns, such as “Athyrium Filix-Femina” and “Dicksonia Antarctica”.
2. “Fatsia Japonica Spider’s Web”.
3. Combination of Ferns and “Fatsia Japonica” as seen in the lightwell of Tikari Works’ Pocket House.
4. Black stained timber decking.
5. Example of lightwell that provides good aspect through sculptural landscaping and framed views.

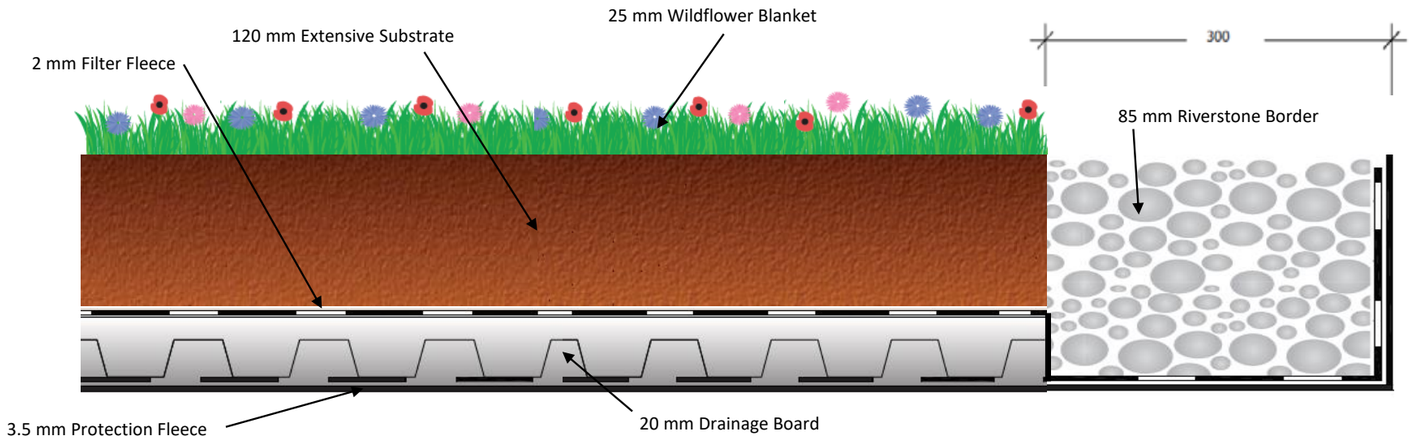
5.8 GREEN ROOFS TO THE REAR

To help manage rainwater run-off it is proposed to add green roofs to all flat roofs. These green roofs would also boost biodiversity by installing a wildflower roof system (by SkyGarden or approved similar). The plants are installed as a blanket system with a mix of 30-40 species of regional wildflower and grasses, which can grow up to 1m tall.

5.9 GREEN ROOF TO BIN/BIKE STORE

It is proposed to add year-round visual interest to the southern flank wall by installing a raised planter on top of the bin/bike store. The planter should have a minimum depth of 300-400mm to allow for sufficent soil depth and taller planting. We envisage a mix of ornamental grasses (see below spec), interspersed with flowers which can deal with the sunny orientation.

To ensure longevity, the roofs will be fitted with an irrigation system regulated by a timer and will be regularly weeded and cared for as part of the maintenance plan.



PROPOSED ROOF BUILD-UP WILDFLOWER MEADOW
DETAIL BY SKYGARDEN

PROPOSED PLANTING GREEN ROOFS
1. Example of wildflower meadow
2. Mix of 30-40 species of regional wildflower and grasses
3. Tall grasses to planter on top of bin/bikestore: a mix of “Deschampsia Cespitosa” and Miscanthus Sinensis”.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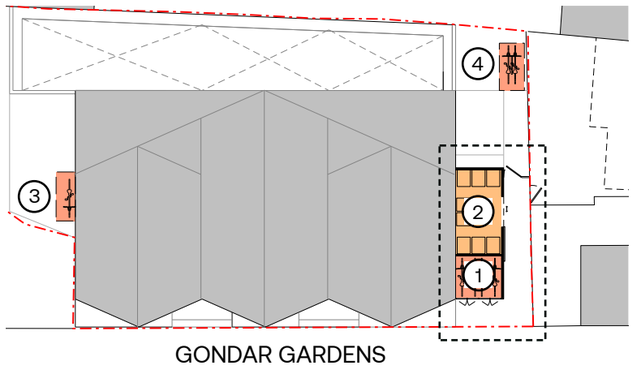
5.10 REFUSE STRATEGY

A covered binstore will contain all the bins for the development, but also the bins for the neighbouring flats of No.1 Hillfield Road. The store has space for 4no 240L wheelie bins for recycling, 4no 240L wheelie bins for general waste and for a number of small bins for food waste.

5.11 SECURE BICYCLE PARKING

It is propsed that the occupants of House 1 & 2 will keep their bicycles in their private gardens. In addition there is a communal secure bikestore provided for both flats and an additional space for House 1. All bike stands will be “Sheffield stands”.



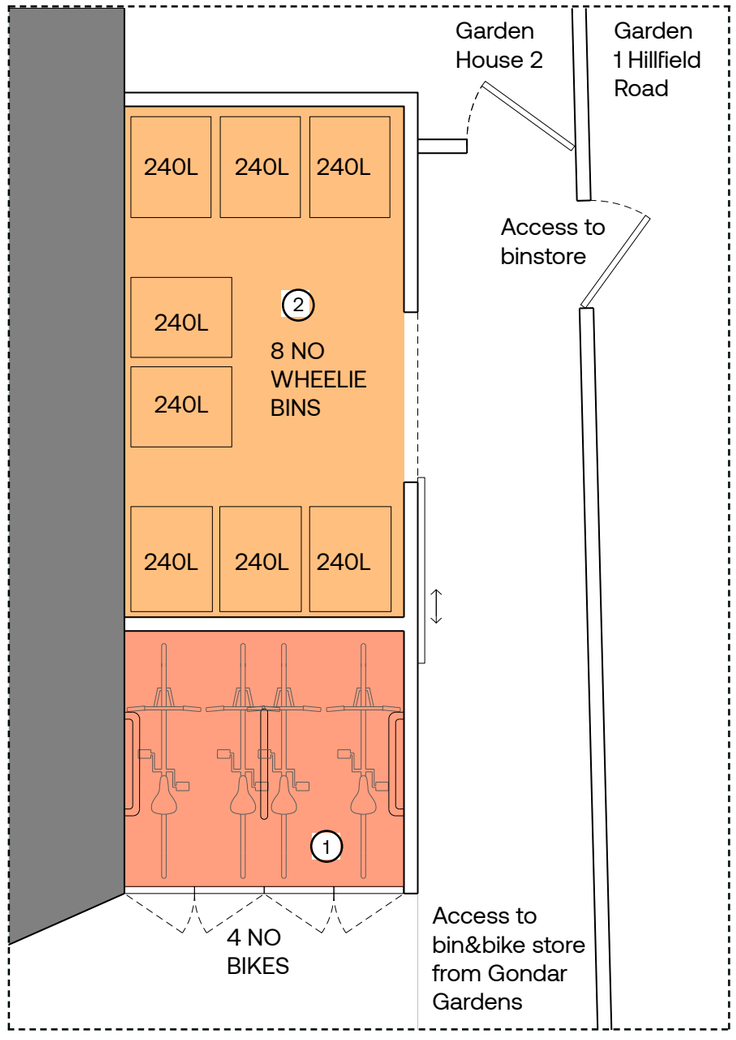
KEY - LOCATION OF BIN AND BIKESTORE

1 Position of secure and covered bikestore (Sheffield stands) for 4no bicycles, allocated as following:
1no stand for Flat 1
2no stands for Flat 2
1no stand for House 1

2 Purpose-built binstore

3 Secure and covered bikestand in private garden of House 1

4 Secure and covered bikestand in private garden of House 2



PLAN - BIN AND BIKE STORE LAYOUT
NTS - for location see key to the left

5.12 ACCESSIBILITY: APPROACH&ACCESS TO GARDEN

The proposed dwellings are designed to comply with Part M4(1) of the Approved Documents to be “visitable” units.

Approach:
The dwellings are accessed from a stretch of Gondar Gardens which has a steep slope. Due to the steeply sloped plot level access is not viable and the entrances need to be accessed with 2 steps. As per Approved Document Part M4(1) a stepped approach is acceptable in this instance.

Level Access/Stepped Access:

1 Approach and access to front doors of House 1 and Flat 1 via 2 steps with suitable sized and covered landing.

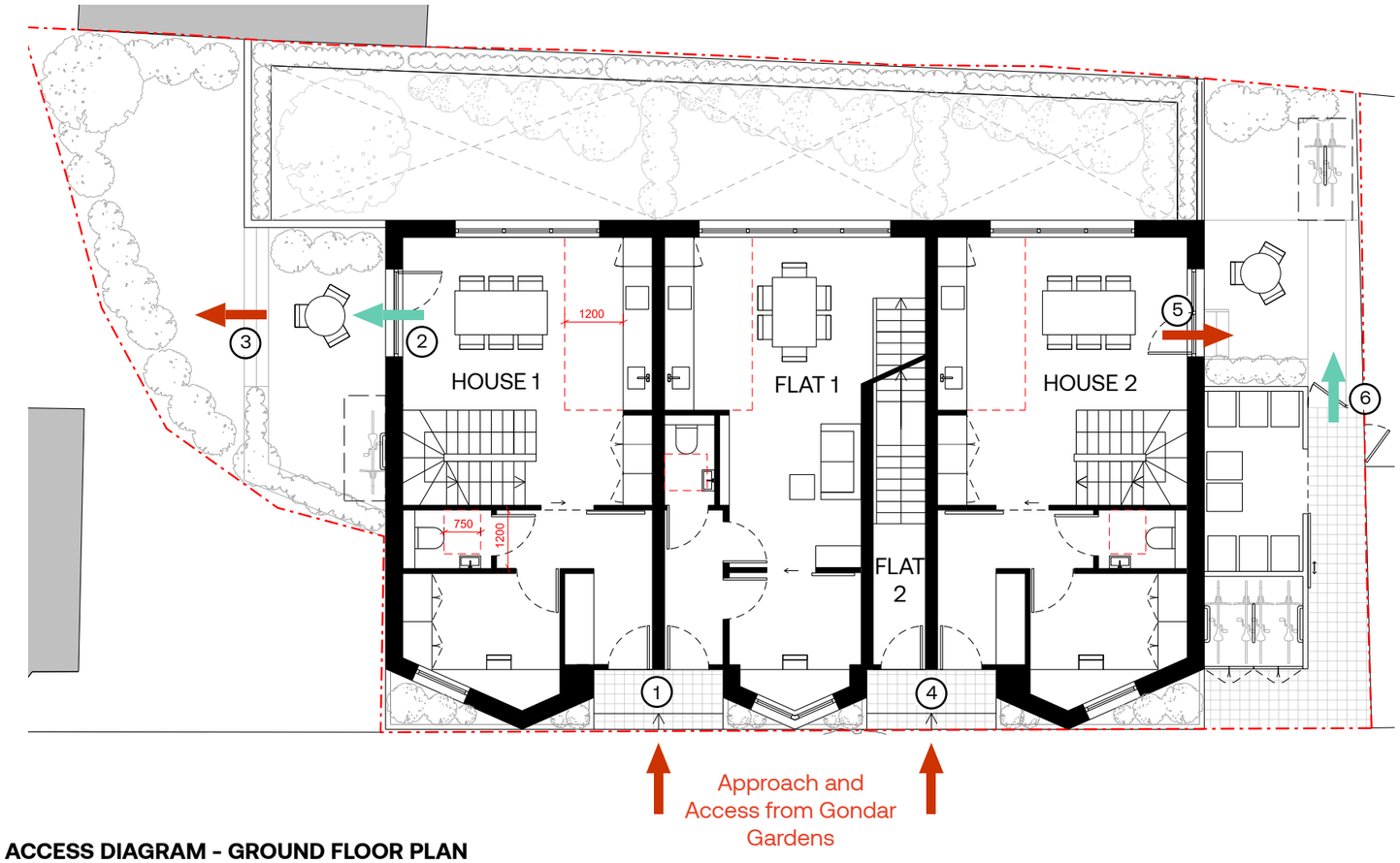
2 Level threshold between Dining/Kitchen and terrace of House 1.

3 2 steps to access part of garden due to steeply sloped plot.

4 Approach and access to front doors of House 2 and Flat 2 via 2 steps with suitable sized and covered landing.

5 Stepped access from Dining/Kitchen of House 2 to access private garden and terrace due to steeply sloped plot.

6 Alternative level access to private garden/terrace of House 2 via side garden gate.



ACCESS DIAGRAM - GROUND FLOOR PLAN
Part M4(1) Diagram - NTS

5.13 ACCESSIBILITY: INTERNAL LAYOUT

The proposed dwellings are designed to comply with Part M4(1) of the Approved Documents to be “visitable” units.

This entails in more detail:

WC Facility:
- WC provided at entrance level/principal level
- Clear space to access WC
- Door opening outwards

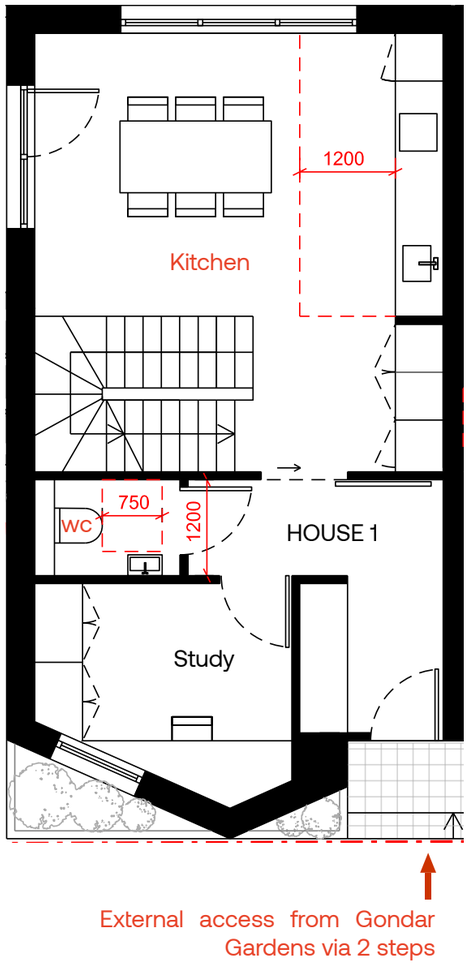
Kitchen:
- Clear space in front of kitchen counter

Bedroom:
- 750mm clear access around double bed
- Each dwelling has bathroom with WC, basin and bathtub which is located on the same floor as double bedroom

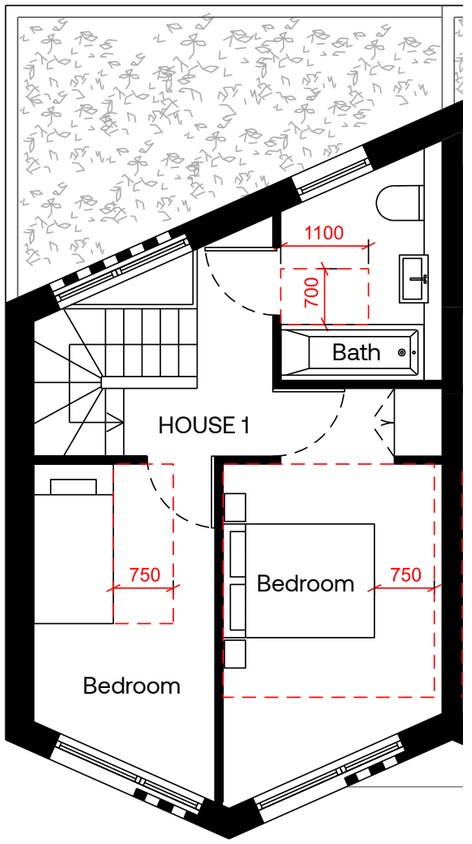
Bathroom:
- Clear access zone of 700 x 1100mm to side of bathtub provided
- Door opening outwards

For Part M diagrams of all units please refer to set of planning drawings.

EXAMPLE HOUSE 1 - GROUND FLOOR
Part M4(1) Diagram
NTS



EXAMPLE HOUSE 1 - FIRST FLOOR PLAN
Part M4(1) Diagram
NTS



6_CONCLUSION

6.1 FINAL SUMMARY

- The site is an infill site with its main frontage facing Gondar Gardens
- The propsal is for a high-quality, sustainable residential scheme consisting of 4 units.
- The development is providing urgently needed family housing in the area.
- The design has been based on in-depth analysis of its architectural context
- The design represents a sensitive, contemporary addtition to the predominantly Victorian context.
- The height and massing of the building and positioning have been considered carefully to ensure that future and existing residents enjoy good levels of daylight, sunlight, privacy, amenity and space.
- Utmost care has been taken to minimize impact on the rear gardens of Hillfield properties.
- To avoid overlooking all habitable rooms at the upper levels are facing the street. Only windows to non-habitable rooms are facing the rear and are obscured.
- The scheme delivers coherence and clarity in its design with a legible hierachy of the facade
- All of the rooms exceed the London Plan Residential Design Standards both in area and ceiling height.
- The building's appearance is innovative, yet unobtrusive, visually interesting and appropriate to its setting.
- The proposal's approach to sustainability is exemplary.
- Affordable housing in the borough will be supported through an affordable housing contribution.