

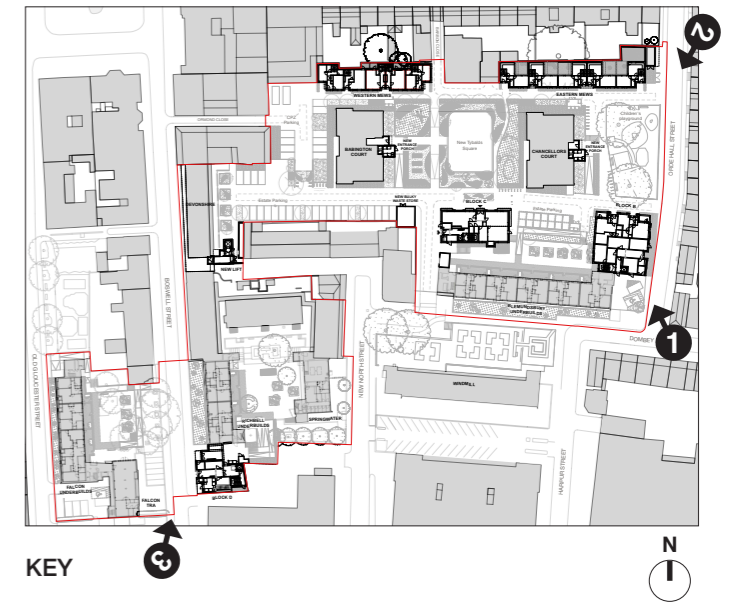
## **7 PROPOSED BUILDINGS**

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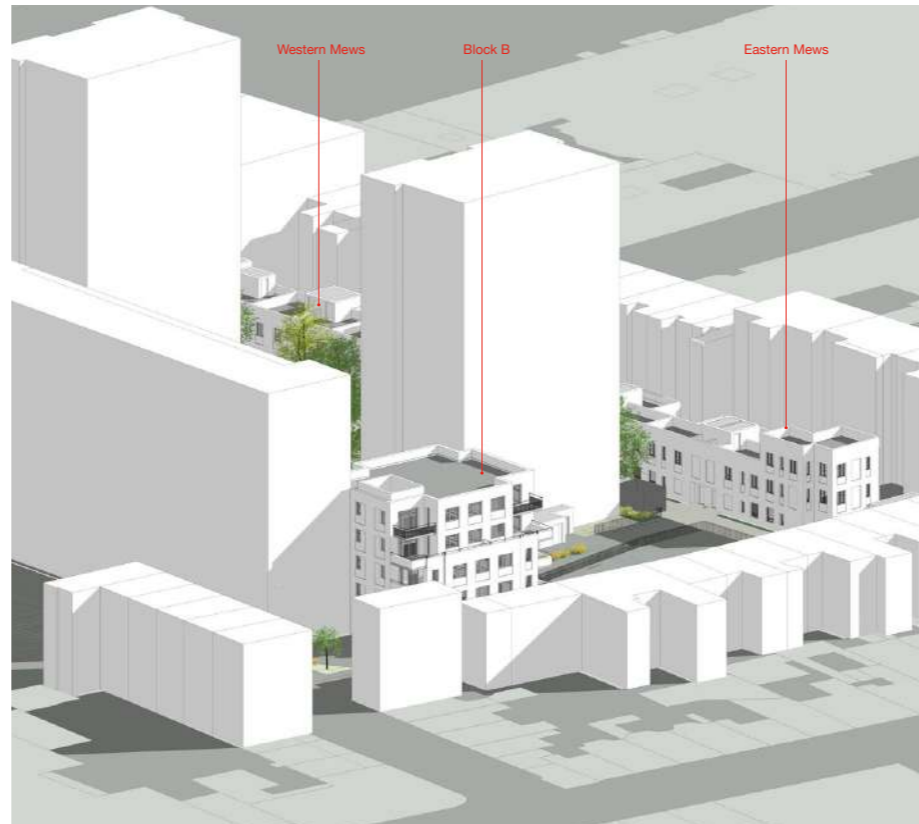
# 7.0 PROPOSED BUILDINGS OVERVIEW

## 3D OVERVIEWS

Each proposed block responds to its unique immediate site, but all are tied together by strong design principles in both planning layouts and architectural language and massing.



1. Top View from Dombey Street-Block B, Eastern and Western Mews



2. Top View from Lambs Conduit Street-Block B, Eastern and Western Mews



3. Top View from Boswell Street-Block D,C, Eastern and Western Mews

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## CGI OVERVIEWS

CGI images and views have been produced throughout the design process.

Blocks B and C rendered CGI images were produced by INK at an earlier stage of the design, and although some architectural elements have evolved since then, the main design principles still apply.

For example, the solid balconies at the lower floors then being released on the top floors; the white glazed brick horizontal banding' relationship with the existing adjacent buildings; and the slightly extruded piers shown in Block C's image.



Proposed Block B - Looking south from Orde Hall Street

INDICATIVE ONLY



Proposed Block C - Looking south east from Tybalds Square.

INDICATIVE ONLY



Proposed Eastern Mews - View looking west from Orde Hall Street.

INDICATIVE ONLY



Proposed Western Mews - Looking north west from Tybalds Square.

INDICATIVE ONLY



Proposed Block D - View looking south from Boswell Street.

INDICATIVE ONLY

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### DAYLIGHT/SUNLIGHT ASSESSMENT

The proposed scheme has been assessed by daylight/sunlight consultants and the findings of the assessment summarised are as follows:

“The numerical results demonstrate that the proposed development design achieves a high level of compliance with the BRE recommendations. Whilst a number of rooms do not meet the recommendations, the results are not unusual in the context of an urban location. The overshadowing test confirms that all residents will have access to well sunlit amenity spaces. In our professional opinion, the proposed design will provide the development’s future occupiers with adequate levels of natural light.”

Please see **Right of Light Consulting** ‘Daylight and Sunlight’ reports for both neighbouring properties and proposed scheme.



Excerpt model view from Daylight and Sunlight Report

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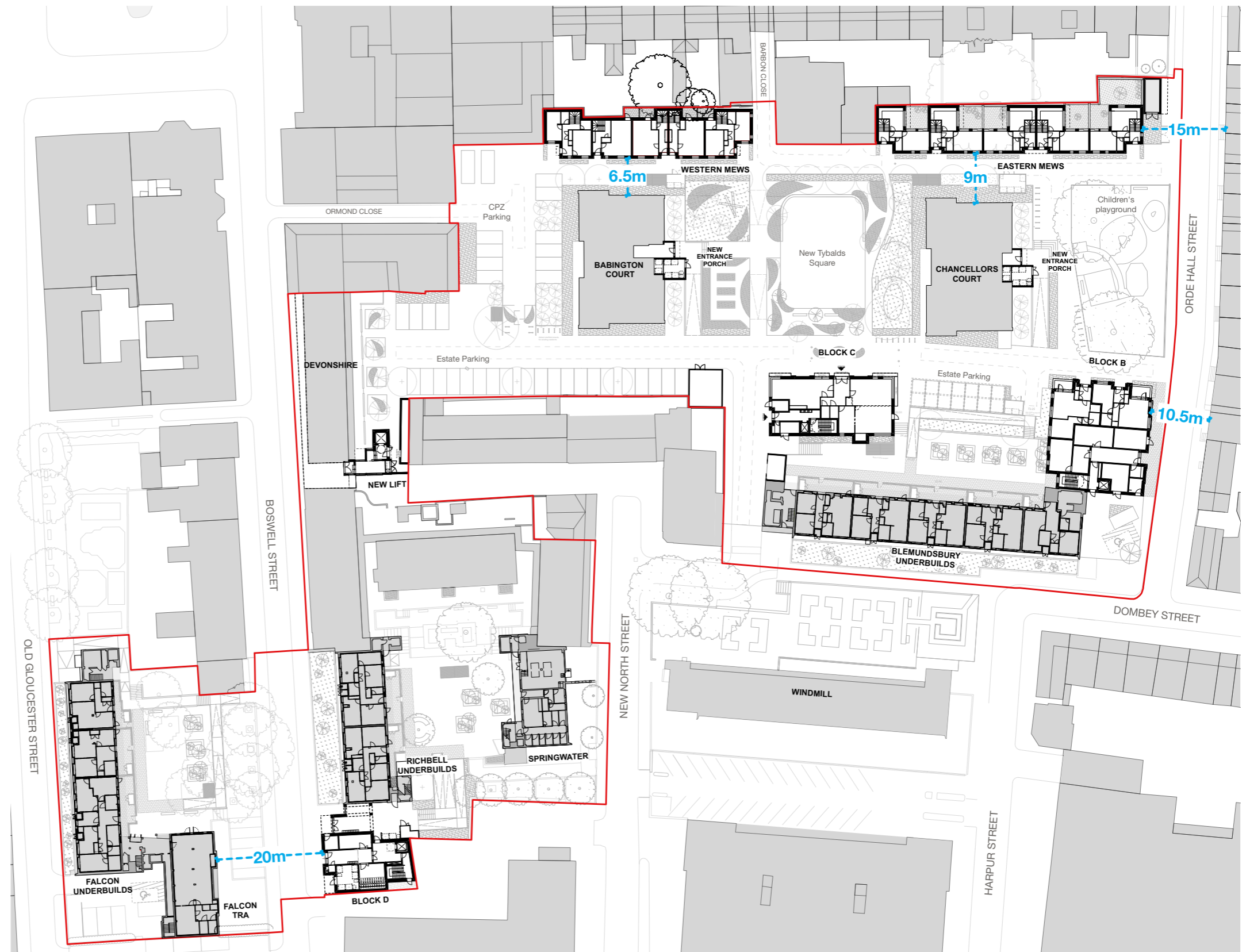
## SEPARATION DISTANCES

Overlooking and separation distances between existing and proposed buildings and their windows have been carefully addressed for each new block.

Detailed design has further mitigated overlooking. For example, the Western Mews introduces blank recessed brickwork panels in their facade looking to the north to avoid habitable room windows facing Babington Court kitchen windows.

A further example is that Block C has a 'kick-out' on its southern facade to allow for the single bedroom to have windows, whilst maintaining a blank facade to Blemundsby.

Additionally, Block B with recessed top floors addresses the smaller scale of the Orde Hall Street houses.



Orde Hall Street view from site model

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## BUILDING STRATEGY AND CONSTRUCTION

The Tybald's new buildings' construction and materiality is proposed as follows:

**Foundations:** bored piles with pile caps and a solid ground floor slab  
**Superstructure:** concrete frame encompassing in-situ cast concrete columns and floors.

**Lift shafts and services risers:** solid construction either in cast concrete or dense blockwork. Lifts to be 8-person sized for wheelchair use if required and fire rated as required.

**External walls:** facing brickwork, supported as required on shelf angles connected to the concrete floor edges; fire rated wall insulation; internal skin to be SFS (steel framing system) studwork, with plasterboard inner linings.

**Roof structure and finishes:** in-situ cast concrete; fire rated roof insulation laid to falls; single ply roofing membrane; blue roofs for rainwater attenuation and planted green roofs elsewhere. Copings to be pressed powder coated aluminium.

Windows to be high efficiency, double or triple glazed powder coated aluminium.

Balconies to be cast-concrete attached to the floor slabs with proprietary insulation connectors, with either brick or metal balustrade, and raised pedestal flooring to suit each tenure.

**Internal walls:** SFS studwork, with plasterboard linings. Party walls to be staggered SFS.

**Internal floors:** insulated raised floors and finished to suit tenure. Ceilings to be plasterboard lined and insulated as required.

**Internal doors:** solid core fire rated. Front doors: PAS 24 rated, timber boarded on the outside.

**Bathroom and kitchens:** to be as required by each tenure; MMC off-site construction to be considered for the bathroom pods.

**Common parts and entrance halls:** finishes to be as required by each tenure; finishes to be fully fire compliant. Front entrance doors to entrance halls to be fully glazed, powder coated aluminium.

### General Structural Strategy:

Please refer to indicative and schematic strategic structural diagrams based on a previous iteration of Block B by Mason Navarro Pledge (MNP):

