

CHAPTER 4

DESIGN REVIEW PANEL NO.2
OCTOBER 2021

Materiality Comparison

Initial Proposed Elevation



- 1. Proposed decorative timber cladding to set-back upper floor to provide contrast and architectural interest;
- 2. Proposed planting to cascade down timber cladding facade;
- 3. Powder coated aluminium window system with integral ventilation grills to head of window;
- 4. Double height Vertical Timber Cladding;
- 5. Contemporary linear brickwork to lower floor areas to provide material contrast.

Chosen Proposed Elevation / Option 1



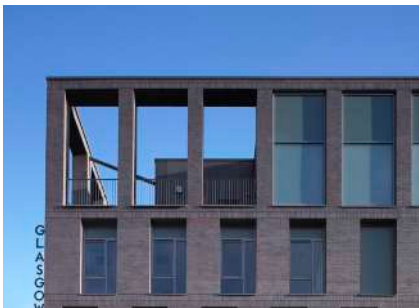
- 1. Contemporary coloured brickwork at third floor;
- 2. Soldier course and stacked brick bond detailing in darker colour brick;
- 3. Metal frame curtain wall system bay windows;
- 4. London stock brick with darker colour brick detailing to main elevation;
- 5. Contemporary linear brickwork to lower floor areas to provide material contrast.

Tested Elevation Options



OPTION 2

Contemporary brick option with brick clad piers defining the bays of the building.



OPTION 3

Option 3 proposes identical brick selection for the main portion of the building. It introduces a slightly darker brick choice at Ground floor level and a Zinc clad top floor.



OPTION 4

Option 4 explores a different material for the top floor - back painted glass.



Chosen Elevation Type With Alternative Brick Options



OPTION 1
CHOSEN ELEVATION

Option 1 introduces a carefully selected contrasting brick types. The main body includes modern glazed bay windows and a mixture of stacked bond and soldier course brick detailing throughout the building.



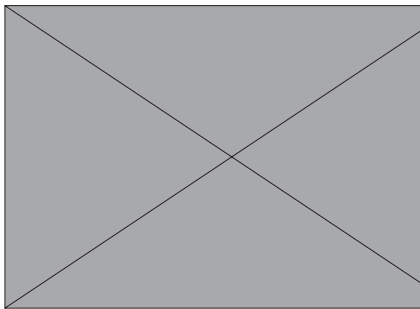
OPTION 1
VARIATION A

Variation A of Option 1 explores identical brick detailing throughout the building with a grey colour palette.



OPTION 1
VARIATION B

Variation B of Option 1 presents darker main building levels and a lighter top floor.





Design Review Panel 2 Presentation key summary points:

- 1. The entrance corner design feels inappropriate, a stronger articulation and activation is required;*
- 2. Glass extrusions should be further reviewed and potentially removed;*
- 3. The scheme needs to be further developed in order to look less institutional. Design features not typical for the conservation areas are to be reviewed;*
- 4. The architecture should be more ambitious and playful, with façades individually crafted to respond to their orientation;*
- 5. Quality of accommodation to be improved. North facing and single aspect units to be reduced;*
- 6. Parking and arrival area to be well integrated with the landscape and connected to the northern and southern gardens;*
- 7. Further information required regarding the scheme's sustainability ambitions. Zero-carbon aspiration encouraged.*

CHAPTER 5

PLANNING PRE-APPLICATION

FEBRUARY 2022

DRP NO. 2 Responses

Response to DRP 2 Comments.

1. The entrance corner design feels inappropriate, a stronger articulation and activation is required;

Entrance form and materiality has been reviewed and amended to better integrate with the building and surrounding context. Areas of brickwork detailing added to provide a playful relief to the main facade.

2. Glass extrusions should be further reviewed and potentially removed;

Glazing extents and positioning amended. Glass extrusions removed.

3. The scheme needs to be further developed in order to look less institutional. Design features not typical for the conservation areas are to be reviewed;

More rhythm introduced to the elevation to provide a more domestic aesthetic rather than institutional. Physical and visual connections improved.

4. The architecture should be more ambitious and playful, with façades individually crafted to respond to their orientation;

Building form has been further broken up at all levels offering a more interesting, playful facade. Areas of brick detailing integrated. Physical and visual connections improved.

5. Quality of accommodation to be improved. North facing and single aspect units to be reduced;

All north facing accommodations have been assessed and single aspect units have been reduced by over 86% (4 units of 95).

6. Parking and arrival area to be well integrated with the landscape and connected to the northern and southern gardens;

The carpark area has been re-evaluated to ensure that the gardens to the north and south of the site are connected through a single shared surface, this has been combined with additional planting to further knit the areas together.

7. Further information required regarding the scheme's sustainability ambitions. Zero-carbon aspiration encouraged.

The scheme has been designed to be as close to 'zero-carbon' as possible. Use of off-site construction to reduce waste. Consideration of embodied energy.

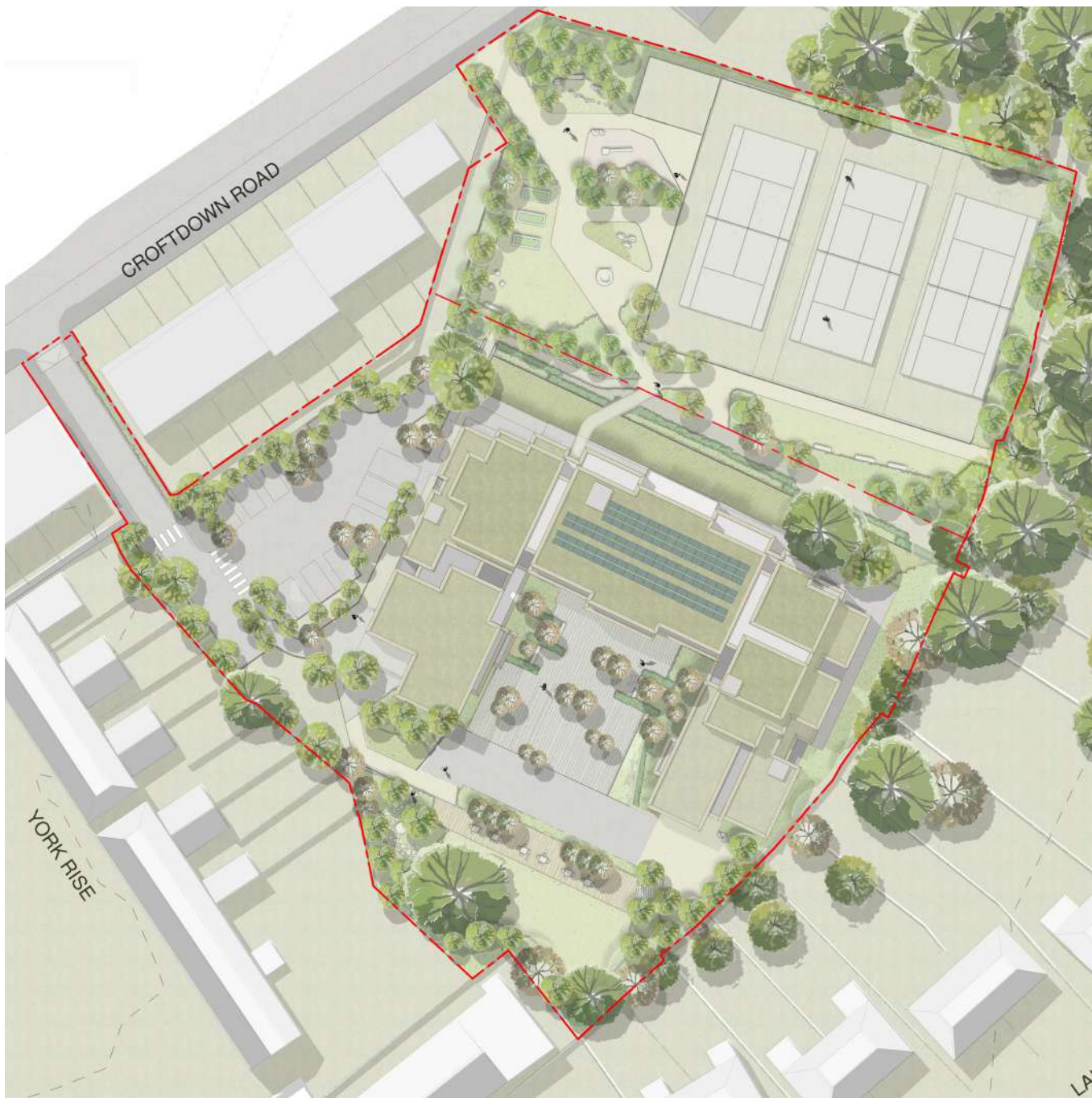
Previously Presented DRP 2 Scheme



DRP 2 comments

1. Mass and form to be broken up and articulated more positively;
2. Visual connections improved;
3. Connection between north and south to be re-designed.

Revised Scheme



Response

1. Building form has been further broken up at all levels offering a more interesting, playful facade;
2. Areas of brick detailing integrated;
3. Physical and visual connections improved;
4. Glazing extents and positioning amended.

Previously Presented DRP 2 Entrance



DRP 2 comments

- 1. Concerns regarding the curved entrance facade;
- 2. Looks too institutional;
- 3. Can a better articulation be achieved with the rest of the site?

Revised Entrance



Response

- 1. Entrance form and materiality has been reviewed and amended to better integrate with the building and surrounding context;
- 2. More rhythm introduced to the elevation to provide a more domestic aesthetic rather than institutional;
- 3. Areas of brickwork detailing added to provide a playful relief to the main façades;
- 4. Greater transparency to main entrance.

Previously Proposed DRP 2 Elevation



- 1. Contemporary coloured brickwork at third floor;
- 2. Soldier course and stacked brick bond detailing in darker colour brick;
- 3. Metal frame curtain wall system bay windows;
- 4. London stock brick with darker colour brick detailing to main elevation;
- 5. Contemporary linear brickwork to lower floor areas to provide material contrast.

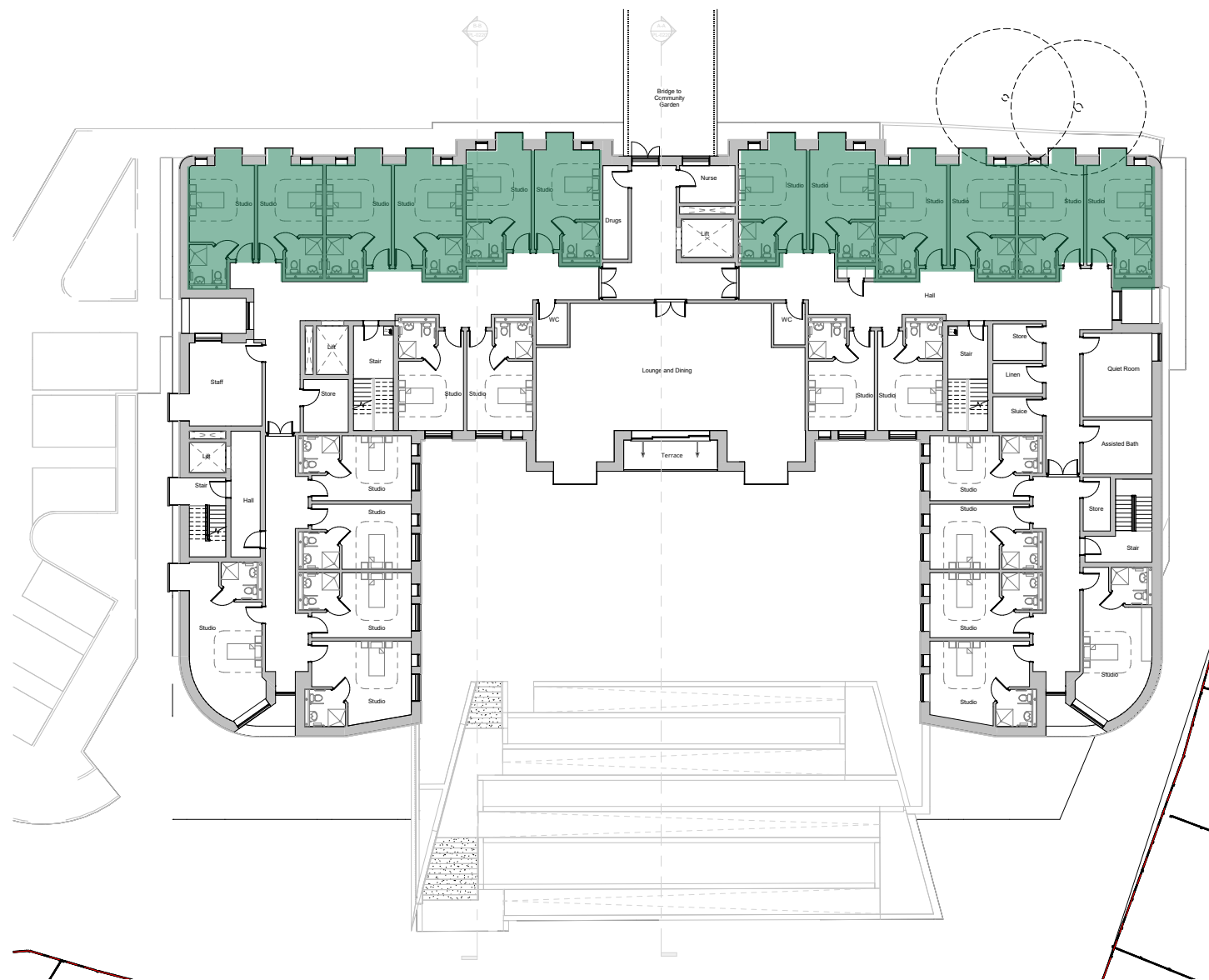
Proposed Elevation



- 1. Contemporary coloured brickwork at third floor;
- 2. Soldier course and stacked brick bond detailing in lighter colour brick;
- 3. Metal frame curtain wall system bay windows;
- 4. Beige colour rustic brick;
- 5. Hit and miss protruding brick detailing;
- 6. Powder coated aluminium window system with integral ventilation grills to head of window.



Previously Presented 1st Floor

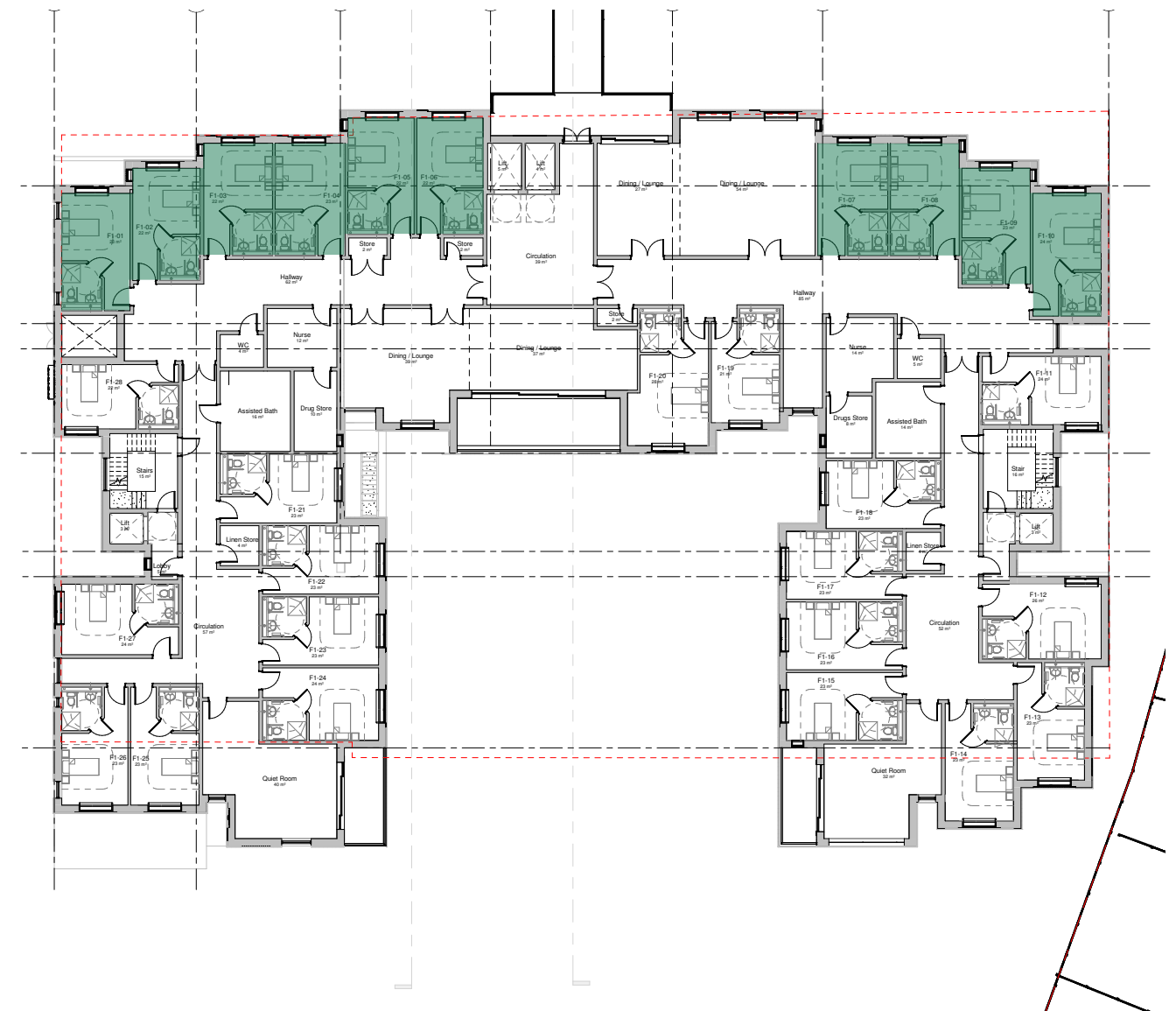


North-facing units

DRP 2 comments

1. Institutional Feeling scheme, not consistent with conservation area;
2. Visual connections improved;
3. North facing and single aspect units to be reduced.

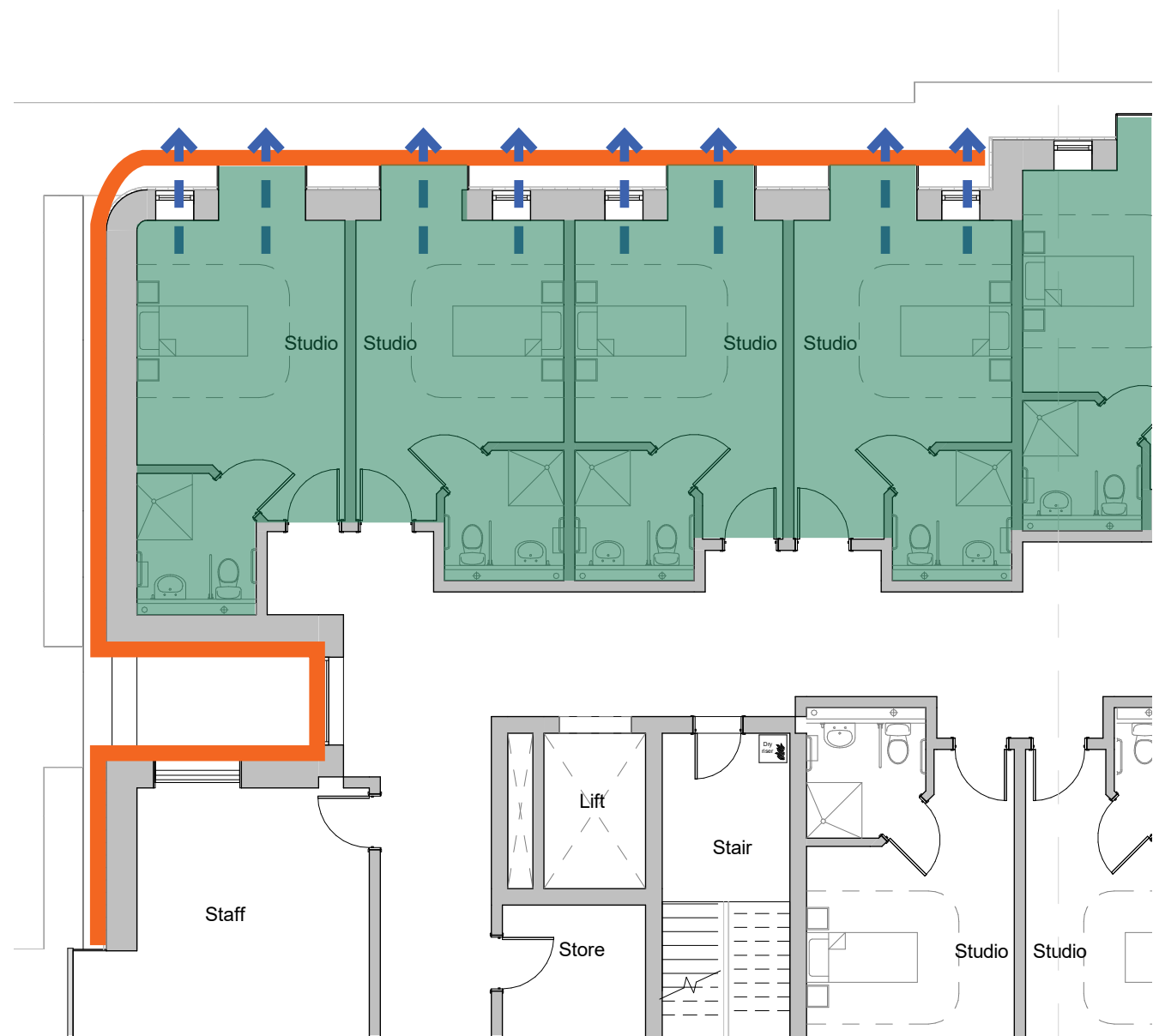
Revised 1st Floor



Response

1. Improved building articulation;
2. Dual aspect northern apartments;
3. Physical and visual connections improved;
4. North-facing units reduced from 12 to 10.

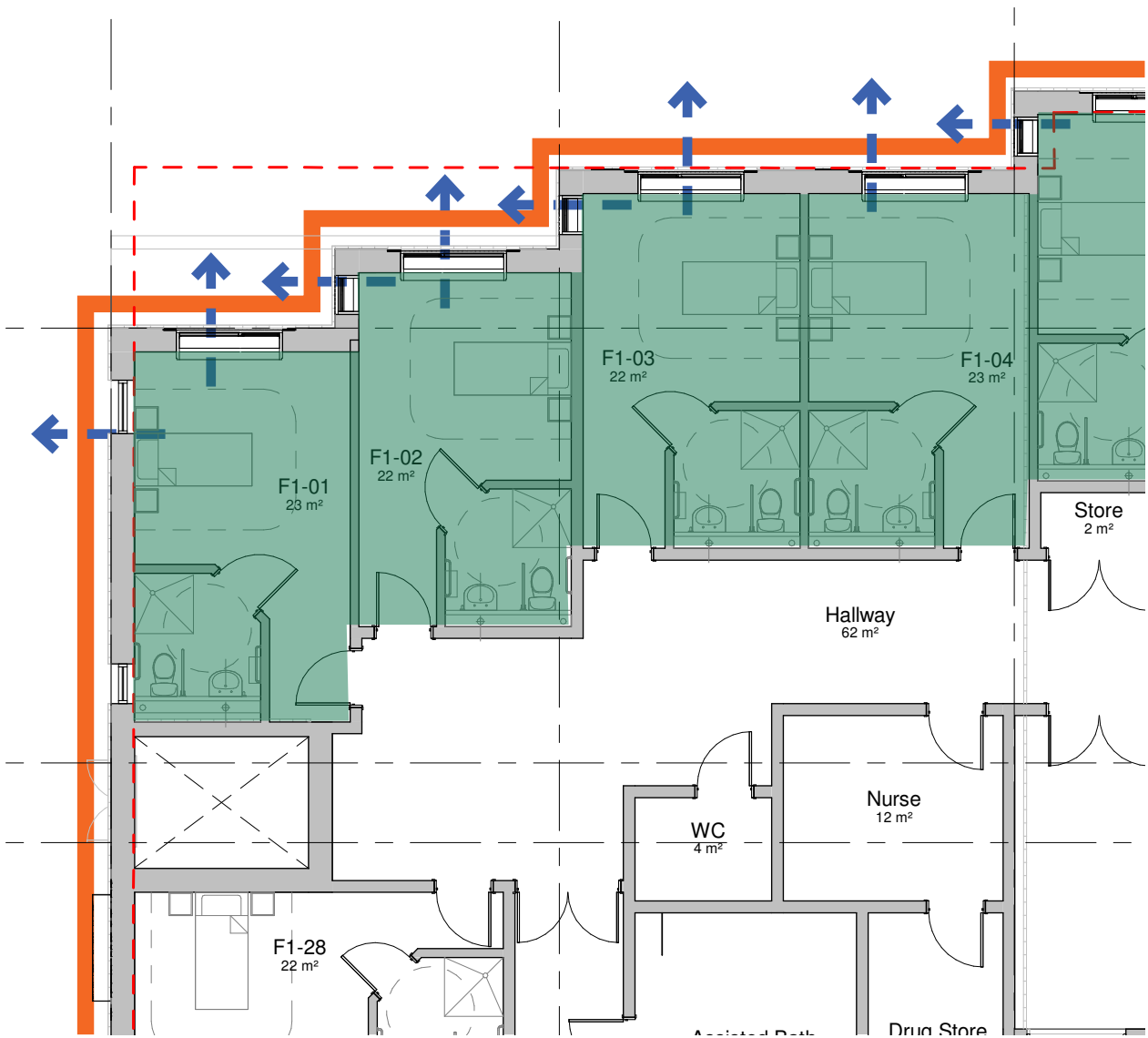
Previously Presented 1st Floor



DRP 2 comments

- 1. Institutional Feeling scheme, not consistent with conservation area;
- 2. Visual connections improved;
- 3. North facing and single aspect units to be reduced.

Revised 1st Floor



Response

- 1. Improved building articulation;
- 2. Dual aspect northern apartments;
- 3. Physical and visual connections improved.