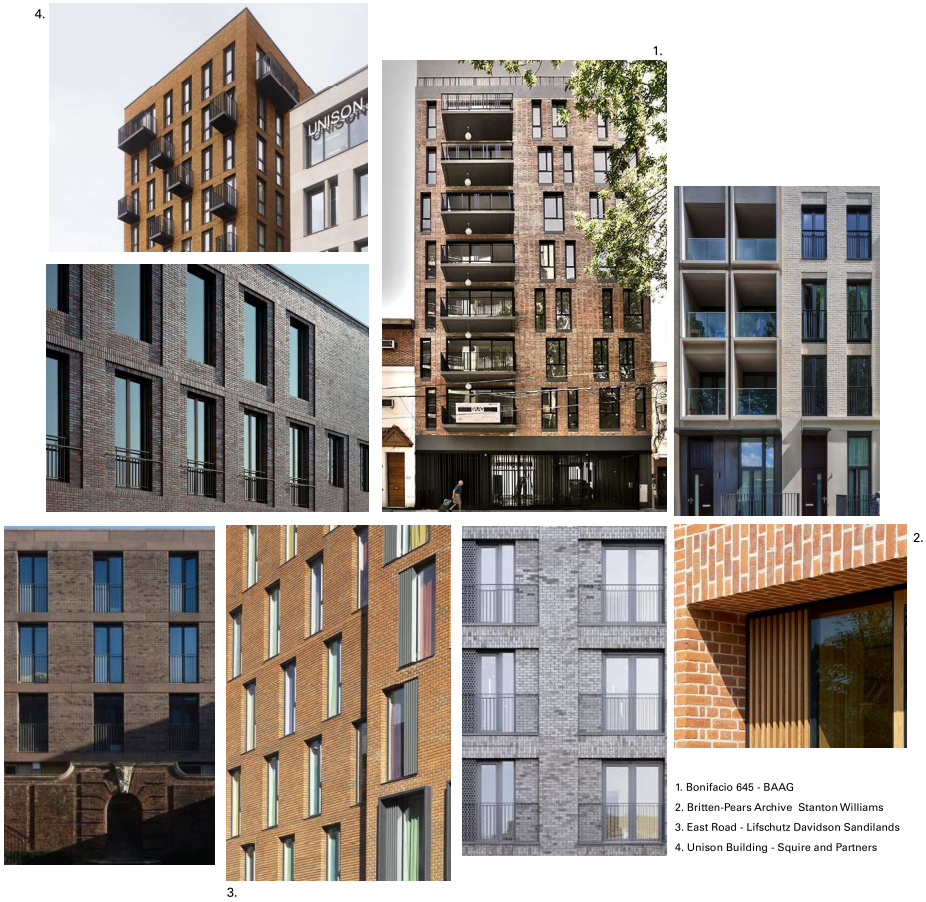


5.4.4 Contemporary Brick Building Precedents

Careful studies on built precedents were examined to incorporate successful and appropriate elements into the proposed facade.



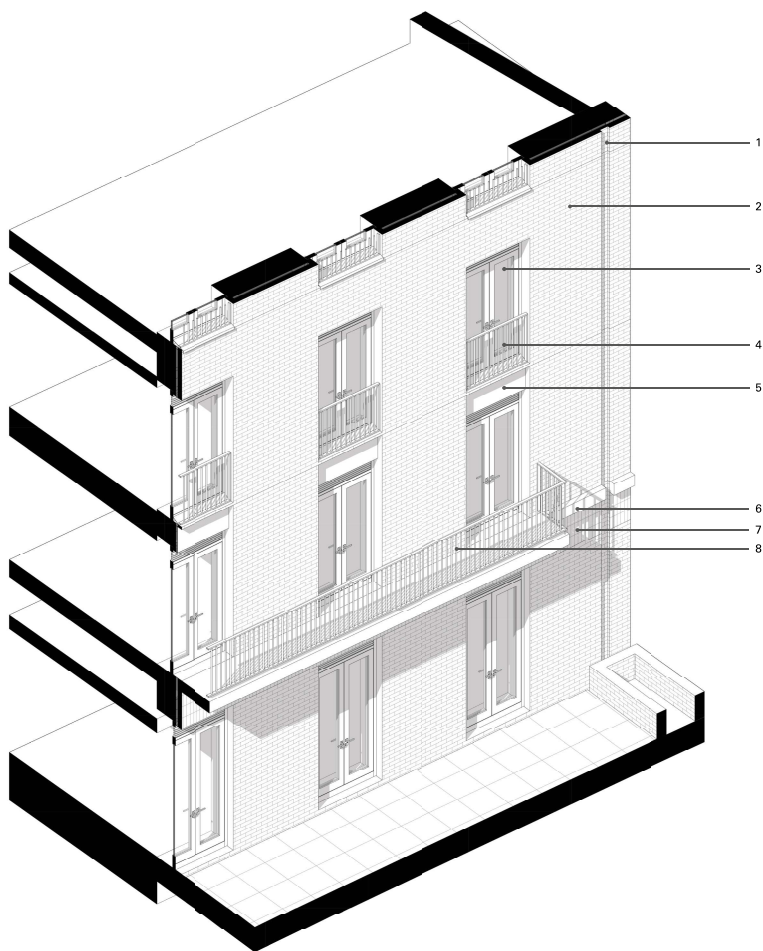


Kenavon Drive, Reading by PRP Architects
Status: Completed



5.4.5 Huntley Wharf: A Notable New Build in Reading

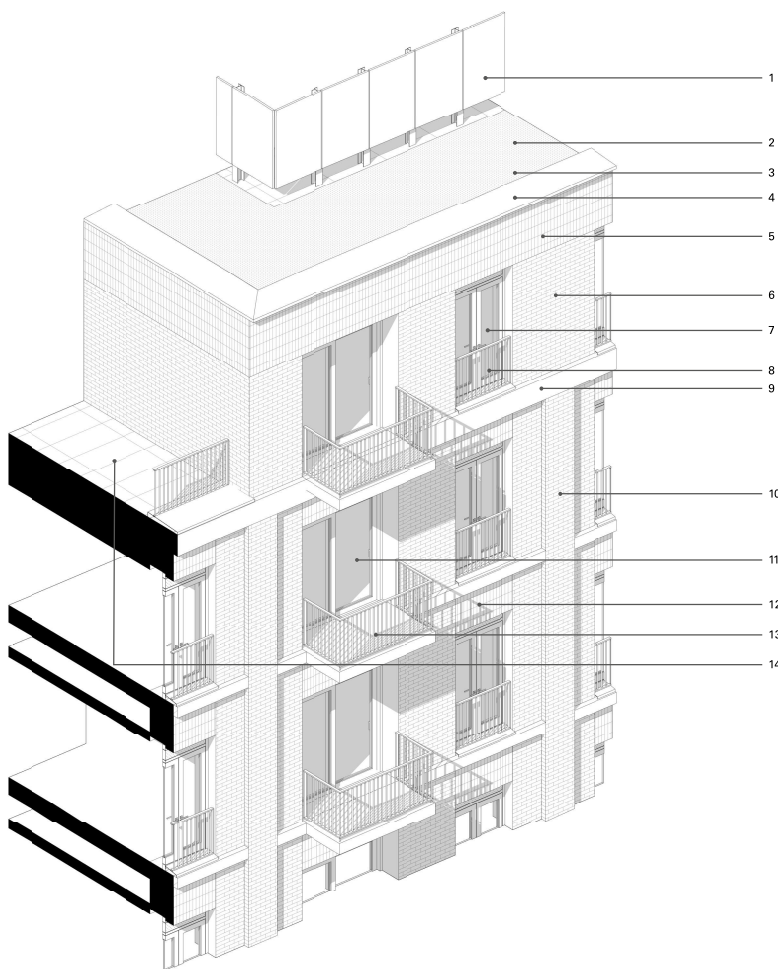
The recently completed Huntley Wharf residential scheme on Kenavon Drive was also examined as a primarily brick facade precedent with contemporary elements that reference back to local examples.



5.5 Facade Design

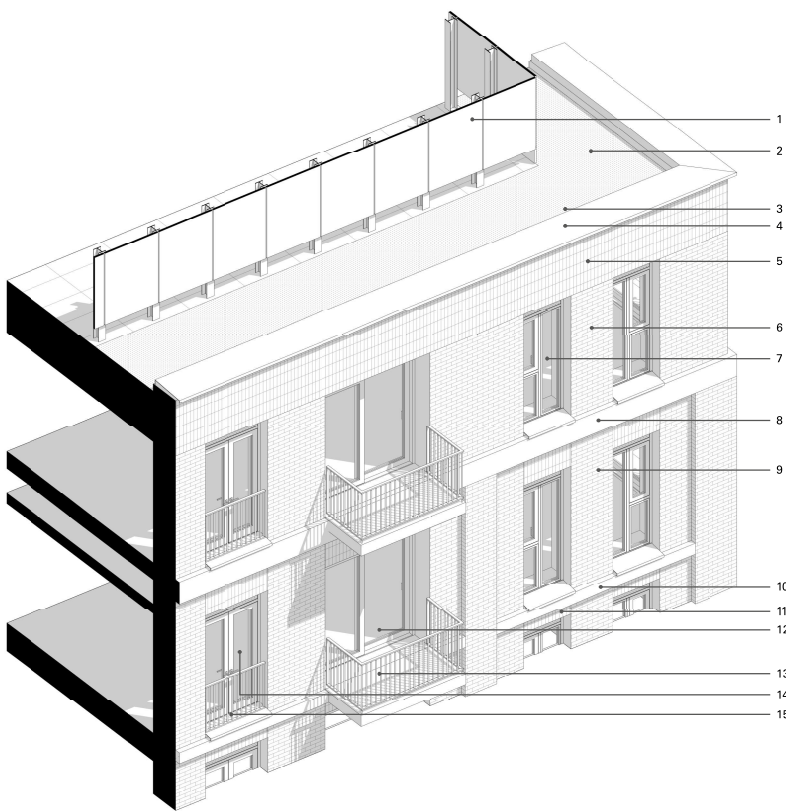
5.5.1 Building 1 Bay Study

1. Recessed detail to red brickwork defining 3-bay design
2. Red brick with insulation and fire resistant substrate. Rainwater pipes to be concealed within facade build-up.
3. Clear double hinged doors with double glazing and aluminium finish in anthracite. Cill at base in aluminium finish to match and capped to ends. Ironmongery to be finished in black. Integrated louvres to top of frame to connect with internal ventilation system
4. Anthracite mild steel picture frame balustrade secured at the sides of window reveals. Frame to be made of 60x20mm flat profile and baluster rods to be 20mm in diameter
5. Metal spandrel in anthracite aluminium finish
6. White recon precast spandrel with smooth finish to be fixed to substrate on external face of wall.
7. White contrasting brickwork soldier course (to top of ground floor level of each building). To be fixed to substrate on external face of wall.
8. Private balconies to be fixed to concrete slab with thermal breaks. Drainage to be integrated in slab. Anthracite mild steel balustrade to be secured to brick. Frame to be made of 60x20mm flat profile and baluster rods to be 20mm in diameter



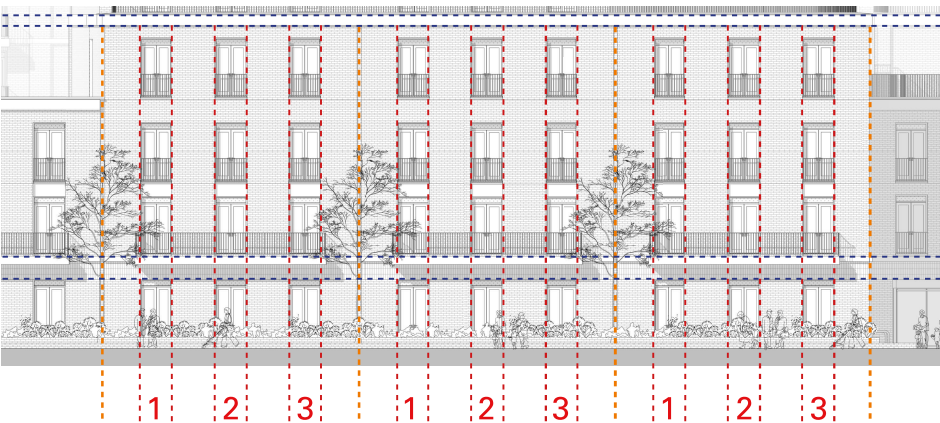
5.5.2 Building 2 Bay Study

1. Anthracite metal plant screen panels to be supported off galvanised posts with hinged openable panels to allow access to external roof
2. Inverted roof system with non-combustible insulation and concrete pavers on pedestals. Water management via gulleys
3. Man-safe system to protect all edges
4. Aluminium finish sloped coping in anthracite with concealed fixing to top of external wall
5. White contrasting brickwork soldier course (to top level of each building). To be fixed to substrate on external face of wall.
6. White contrasting brickwork to top level of each building. To be fixed to substrate on external face of wall.
7. Clear double hinged doors with double glazing and aluminium finish in anthracite. Cill at base in aluminium finish to match and capped to ends. Ironmongery to be finished in black. Integrated louvres to top of frame to connect with internal ventilation system
8. Anthracite mild steel picture frame balustrade secured at the sides of window reveals. Frame to be made of 60x20mm flat profile and baluster rods to be 20mm in diameter
9. White recon precast spandrel with smooth finish to be fixed to substrate on external face of wall.
10. Red brick with insulation and fire resistant substrate. Rainwater pipes to be concealed within facade build-up.
11. Clear double sliding doors with aluminium finish and double glazing in anthracite. Ironmongery to be finished in black.
12. White contrasting brickwork soldier course arches to be fixed to substrate on external face of wall.
13. Private balconies to be fixed to concrete slab with thermal breaks. Drainage to be integrated in slab. Anthracite mild steel balustrade to be secured to brick. Frame to be made of 60x20mm flat profile and baluster rods to be 20mm in diameter. To be finished with 20mm external tiles on pedestals
14. Private terraces to have an inverted roof system with non-combustible insulation and 20mm external tiles on pedestals



5.5.3 Building 3 Bay Study

1. Anthracite metal plant screen panels to be supported off galvanised posts with hinged openable panels to allow access to external roof
2. Inverted roof system with non-combustible insulation and concrete pavers on pedestals. Water management via gulleys
3. Man-safe system to protect all edges
4. Aluminium finish sloped coping in anthracite with concealed fixing to top of external wall
5. White contrasting brickwork soldier course (to top level of each building). To be fixed to substrate on external face of wall.
6. White contrasting brickwork to top level of each building. To be fixed to substrate on external face of wall.
7. Clear double glazed full height window with openable panel with aluminium finish in anthracite colour. Cill at base in aluminium finish to match. Ironmongery to be finished in black. Integrated louvres to top of frame to connect with internal ventilation system
8. White recon precast spandrel with smooth finish to be fixed to substrate on external face of wall.
9. Red brick with insulation and fire resistant substrate. Rainwater pipes to be concealed within facade build-up.
10. White recon precast spandrel with smooth finish to be fixed to substrate on external face of wall.
11. White contrasting brickwork soldier course arches to be fixed to substrate on external face of wall.
12. Clear double sliding doors with aluminium finish and double glazing in anthracite. Ironmongery to be finished in black.
13. Private balconies to be fixed to concrete slab with thermal breaks. Drainage to be integrated in slab. Anthracite mild steel balustrade to be secured to brick. Frame to be made of 60x20mm flat profile and baluster rods to be 20mm in diameter. To be finished with 20mm external tiles on pedestals
14. Clear double hinged doors with double glazing and aluminium finish in anthracite. Cill at base in aluminium finish to match and capped to ends. Ironmongery to be finished in black. Integrated louvres to top of frame to connect with internal ventilation system
15. Anthracite mild steel picture frame balustrade secured at the sides of window reveals. Frame to be made of 60x20mm flat profile and baluster rods to be 20mm in diameter



Horizontal 5.5.4 Proposed Facade

Top Brick has been chosen as the predominant material for the development to relate to the existing urban context.

Middle Brick is typical of all the significant buildings in the immediate neighbourhood, as well as all buildings of merit.

Horizontal The proposed facade design combines brick, a traditional material typical of the local built context, and contemporary solutions in a simple and consistent way throughout the development.

Bottom Both the brick texture and solid panels between the brick columns provide an opportunity for bespoke details and patterns.

Playfulness can be created within the facade through panelling, in addition to articulation of main and flank walls through a variation in depths and the use of brickwork patterns.



Oxford Road Front View: Originally Submitted Proposal



Oxford Road Front View: Proposed Scheme



View looking Southwest towards Building 3 and the Central Garden: Proposed Scheme





Existing view of Holy Trinity Church, looking from Oxford Road West Side



Originally submitted view of Holy Trinity Church, looking from Oxford Road West Side