

5.0 DESIGN PROPOSALS

5.4 PROPORTION & MASSING

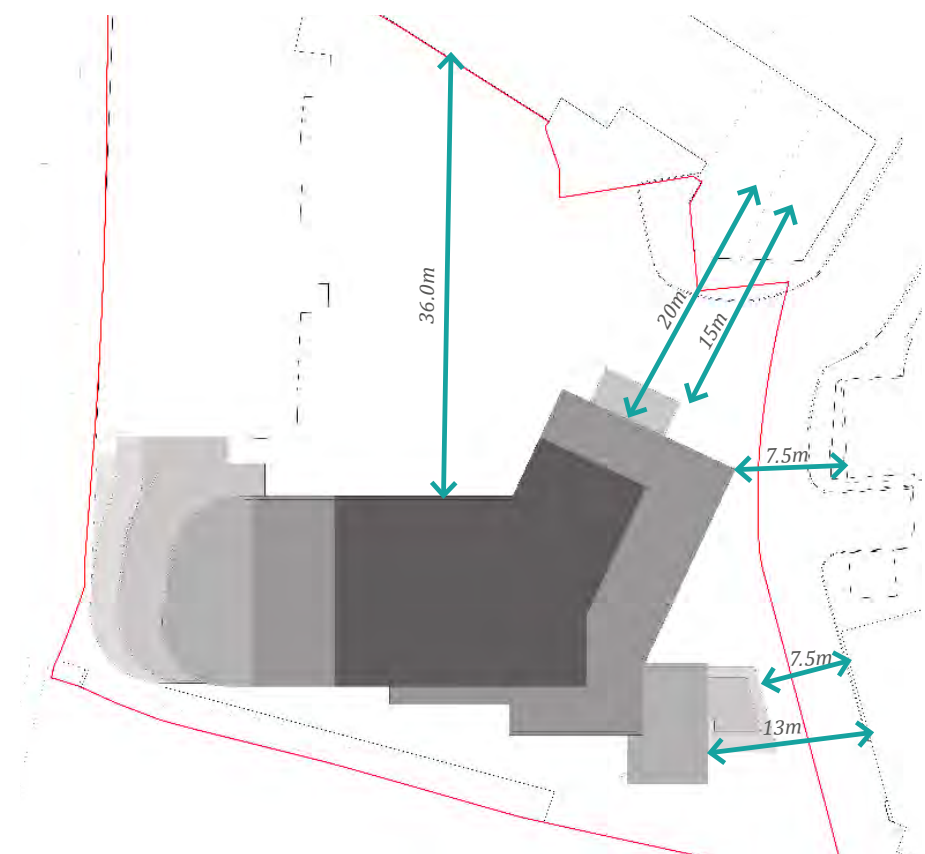
The location and proportions of the massing has been carefully assessed within the surrounding context. Critical distances from adjacent blocks have been outlined in the diagrams below showing mainly existing generous face-to-face distances between blocks at the upper levels and appropriate distances at the lower levels looking onto the courtyard.



Photo of the existing courtyard looking from Dukesbridge House



Existing distances on site



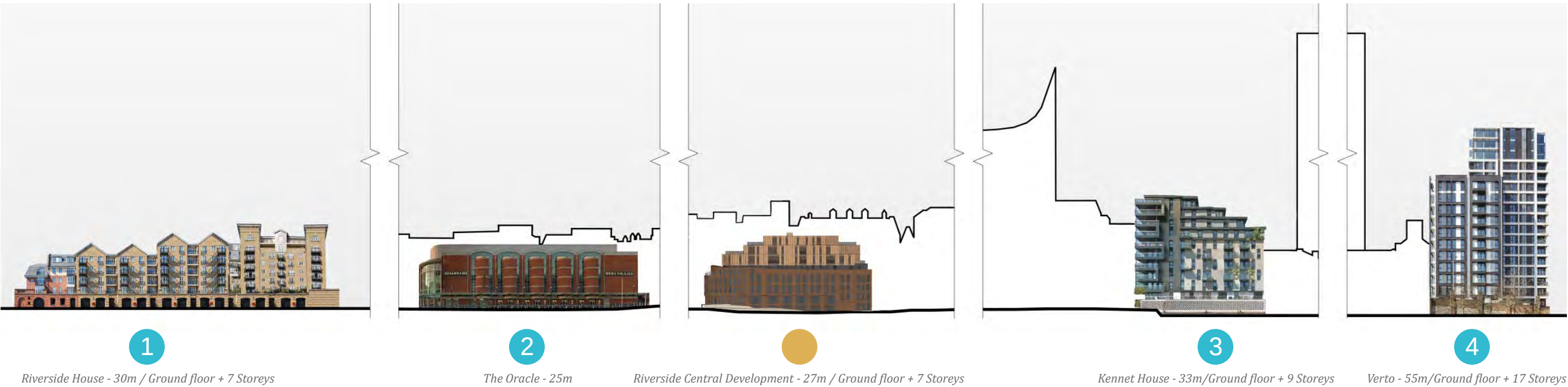
Critical distances within the proposed and adjacent building.

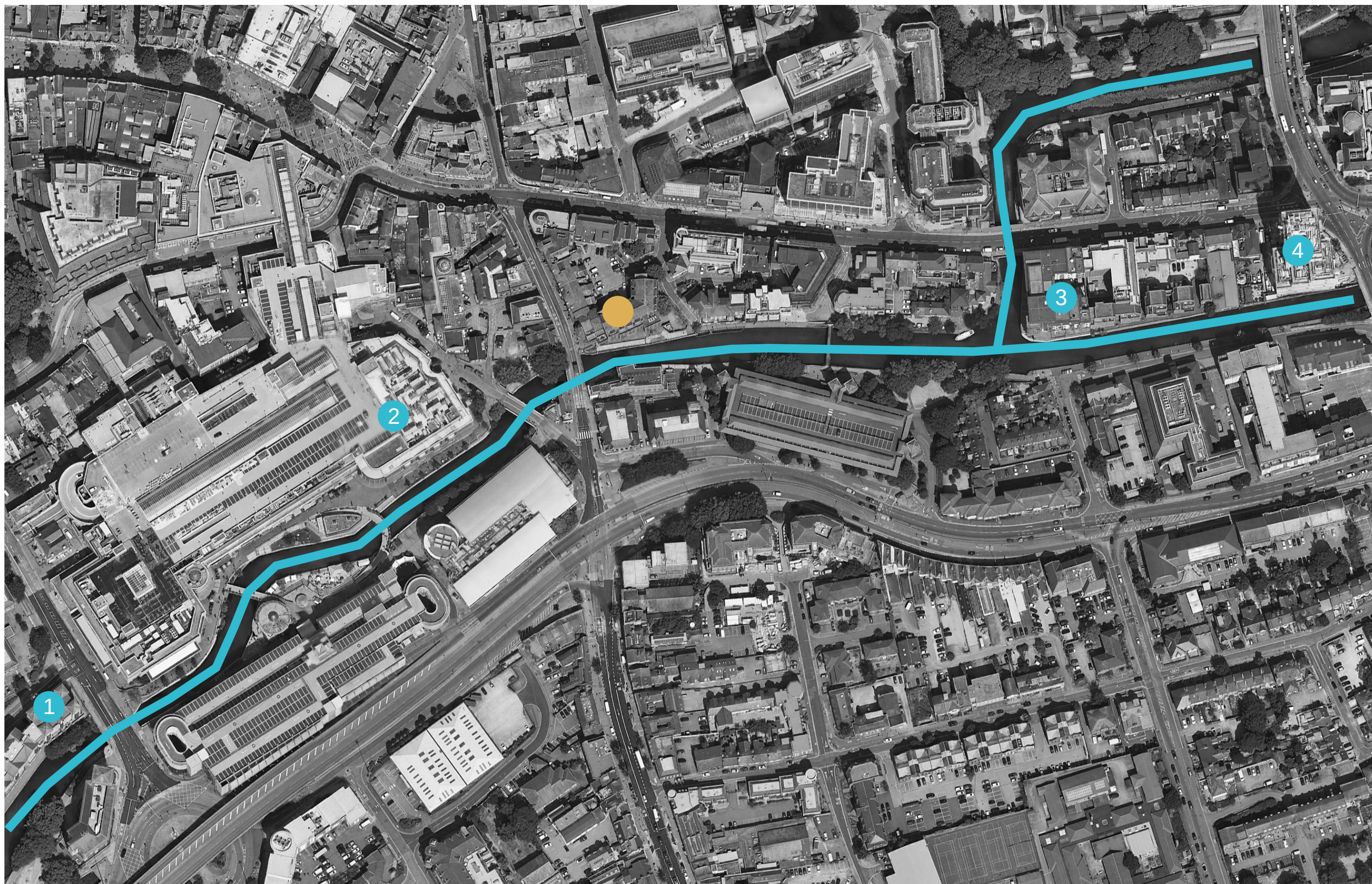


Diagram showing outlook from existing habitable rooms of surrounding buildings

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5.5 DESIGN EVOLUTION - MASSING

On the development phase of the massing many alternative strategies were explored to ensure the final design is the best solution for this site. Some of these looked at opposite strategies to directly test our urban design approach such as; whether the building should replicate the existing building Dukesbridge House in size and massing, or the building should only extend towards the east corner as well as a different relationships with the roof extension.

Some of the options considered have been illustrated on the right with brief explanations of the design objectives.

From the homogeneous sketches on the right the designs were further tested to explore different material options for each of the buildings. The bottom images explore the brick as a material for the new built elements.



Three storey extension using the existing buildings outline



Three storey extension on top of Dukesbridge House with an additional side extension above substation



A fourteen storey tall building on the west corner that gradually steps down towards the east end with a graded brick that starts from the existing red and lightens towards the top

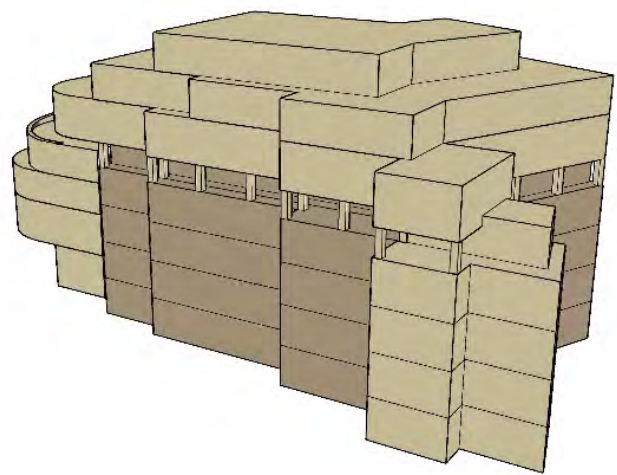


The final and chosen option which is more articulated with less height that works well with the surrounding area. The proposed uses brick for the base part with aluminium cladding for the upper parts.

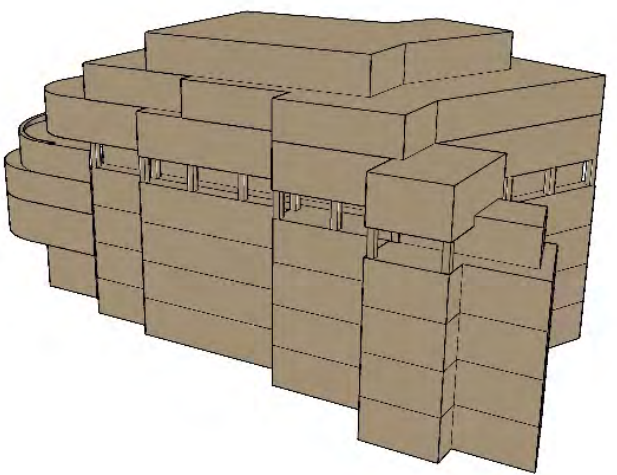
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5.6 DESIGN EVOLUTION - MATERIALITY

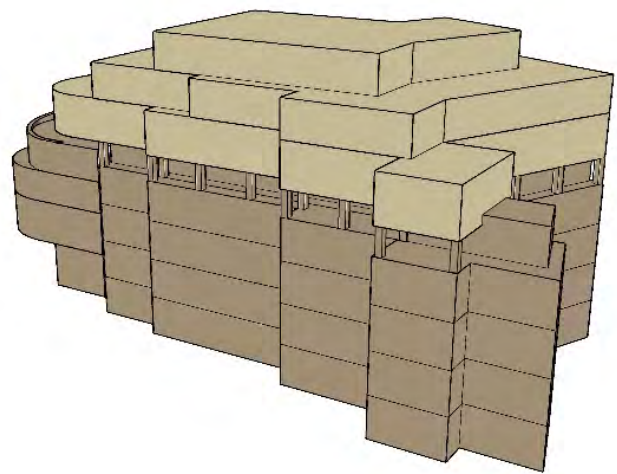
The massing studies resulted in a proposal for an ensemble of buildings; a collection of stepping and overlapping blocks that can be seen as separate objects but within the same architectural family. As with the massing, a wide range of options were explored which are catalogued on the images to the right. Each colour indicates a different material relationship or architectural expression. These studies helped question the material relationships between the different elements and what role they each play in the overall composition.



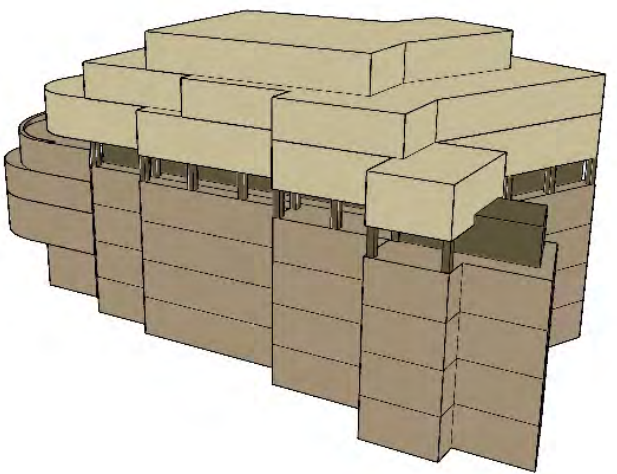
Using a separate material for the new build



Using the existing material for the new build



Using the existing brick for the base and separate material for the top element



Using the existing brick for the base and separate material for the top element and setback level

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5.7 BUILDING ELEMENTS

The proposals can be broadly separated into two development phases.

Phase 1: Consists of the Permitted development change of use to Dukesbridge House. Though it doesn't form part of this application it is referenced here as it forms part of the overall development of the site and will have improvements on its openings.

Phase 2: In terms of built proposals phase two has a three storey roof extension on top of Dukesbridge House which is accessed by Dukesbridge House entrance. There is also a side extension on top of the existing substation and another extension on Duke St.

Phase 2 also includes landscaping with new ramp and amenities for the public realm.

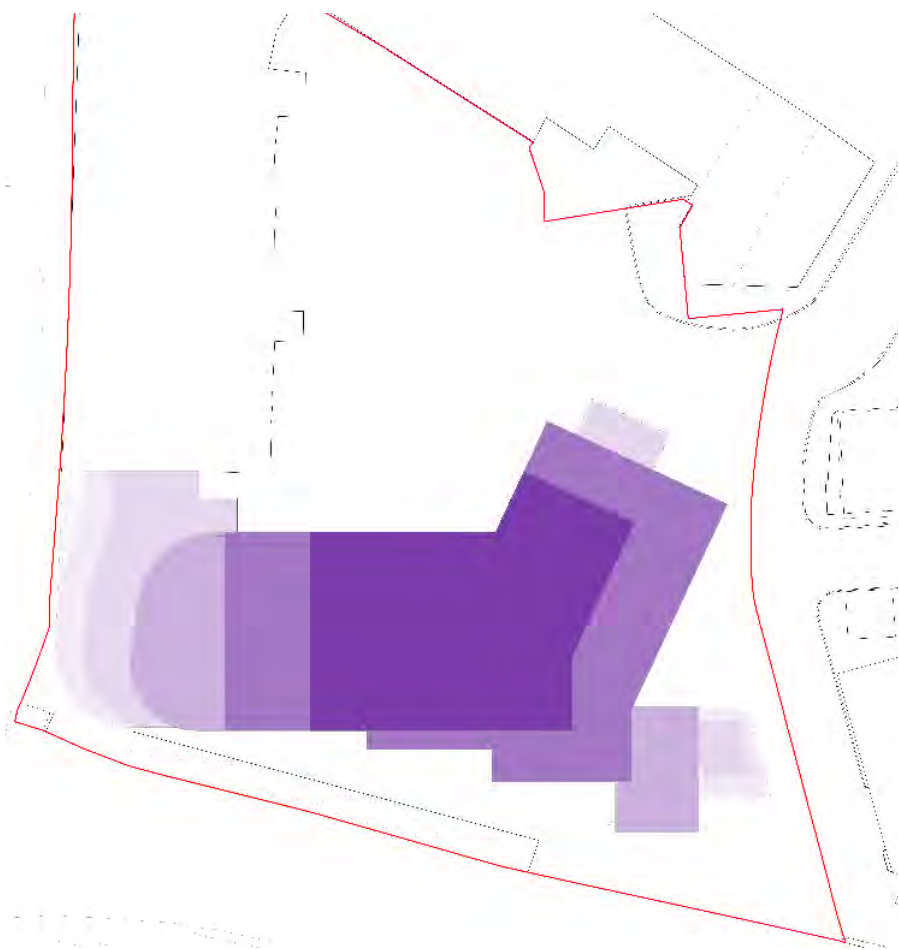


Diagram Illustrating the proposed development phases

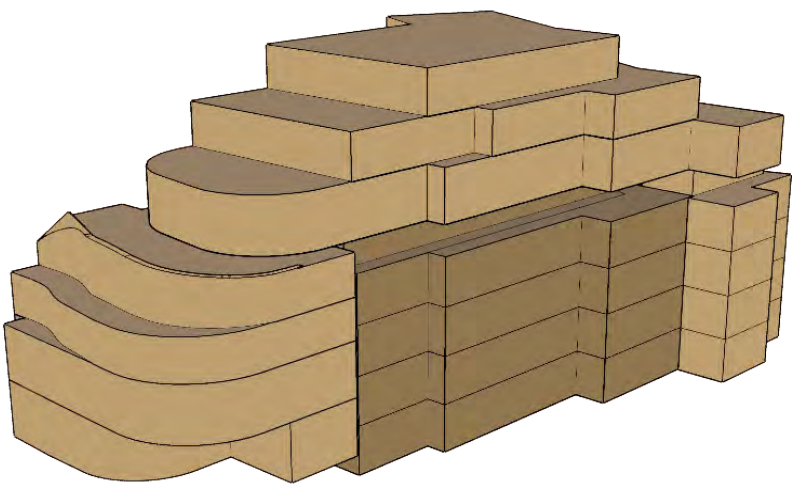


Diagram showing main proposed building elements (excluding landscape features)

- Phase 1: Permitted Development (not Part of this application)
- Phase 2: Riverside Central
- Phase 2: Courtyard Landscaping (Refer to Landscape Package)

- Dukesbridge House with facade upgrade for PD
- Riverside Central

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5.7 BUILDING ELEMENTS - THE TOP EXTENSION

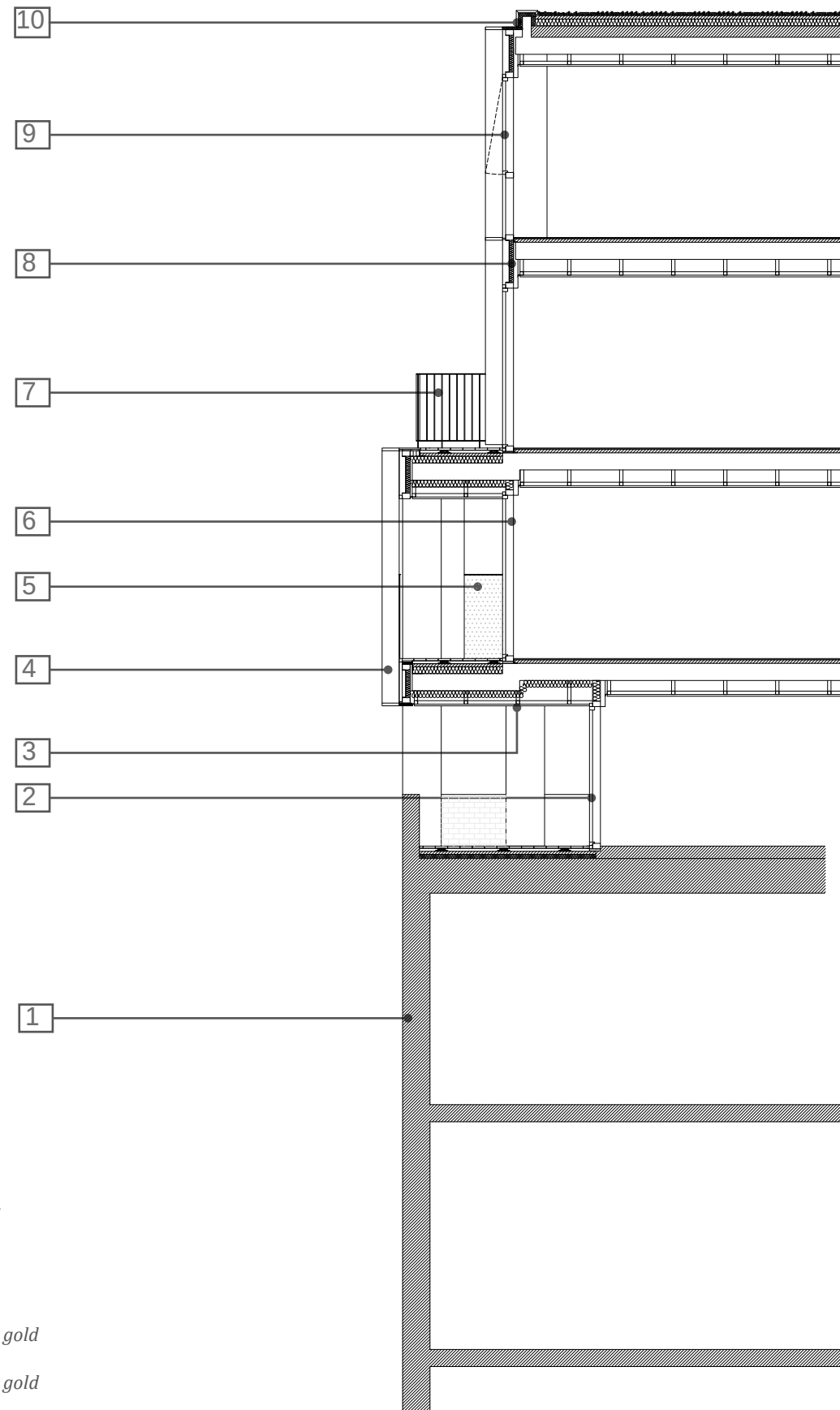
The existing building is retained, however its openings are enlarged in order to tie it in with the new development and give it a fresh look that is similar to the proposed. The aluminium cladding and brick construction with deep reveals also assist the buildings performance and its resemblance to the conservation area.

The building provides a positive engagement with the River Kennet and Conservation area, with upgrades on public realm that visually improve the area of Dukesbridge House.

Material consideration have been an important part of the design ethos and many studies have been undertaken to help identify a contemporary interpretation of qualities seen with the conservation area.



Sectional perspective showing the upper part.



KEY TO SECTIONS

1. Existing buildings clay brick, with varied textured finish
2. Aluminium casement window, single opening PPC coated brushed finish colour RAL 7022
3. Cementitious soffit board colour tbc
4. Aluminium box colour champagne gold
5. Glass balustrade
6. Aluminium sliding doors, PPC coated brushed finish colour champagne gold
7. Aluminium balustrade, brushed finish colour champagne gold
8. Aluminium casement spandrels window, PPC coated brushed finish colour champagne gold
9. Factory formed aluminium flashing PPC coated brushed finish colour champagne gold
10. Factory formed aluminium flashing PPC coated brushed finish colour champagne gold

Section A-A

Elevation



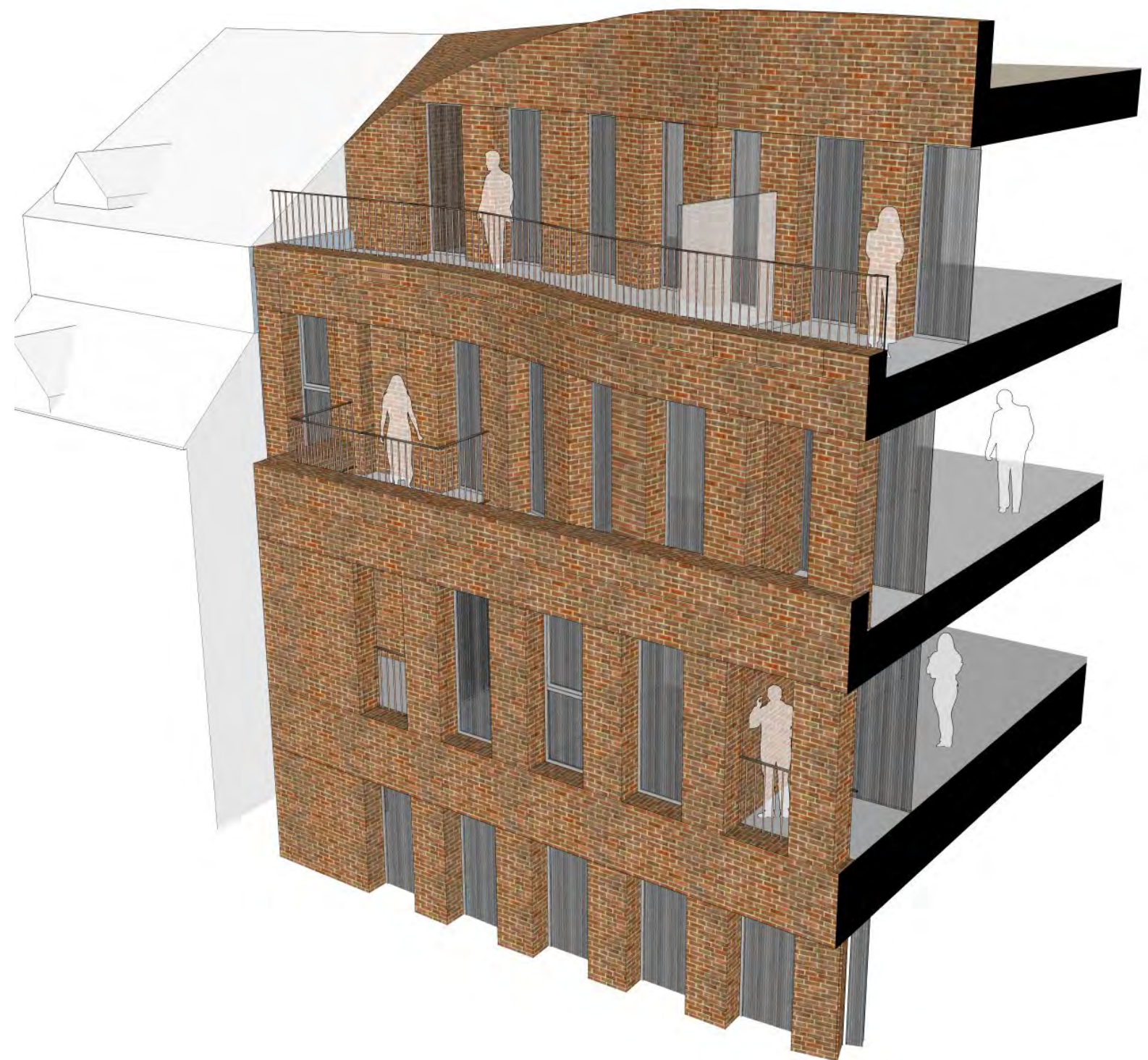
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5.7 BUILDING ELEMENTS - DUKE ST EXTENSION

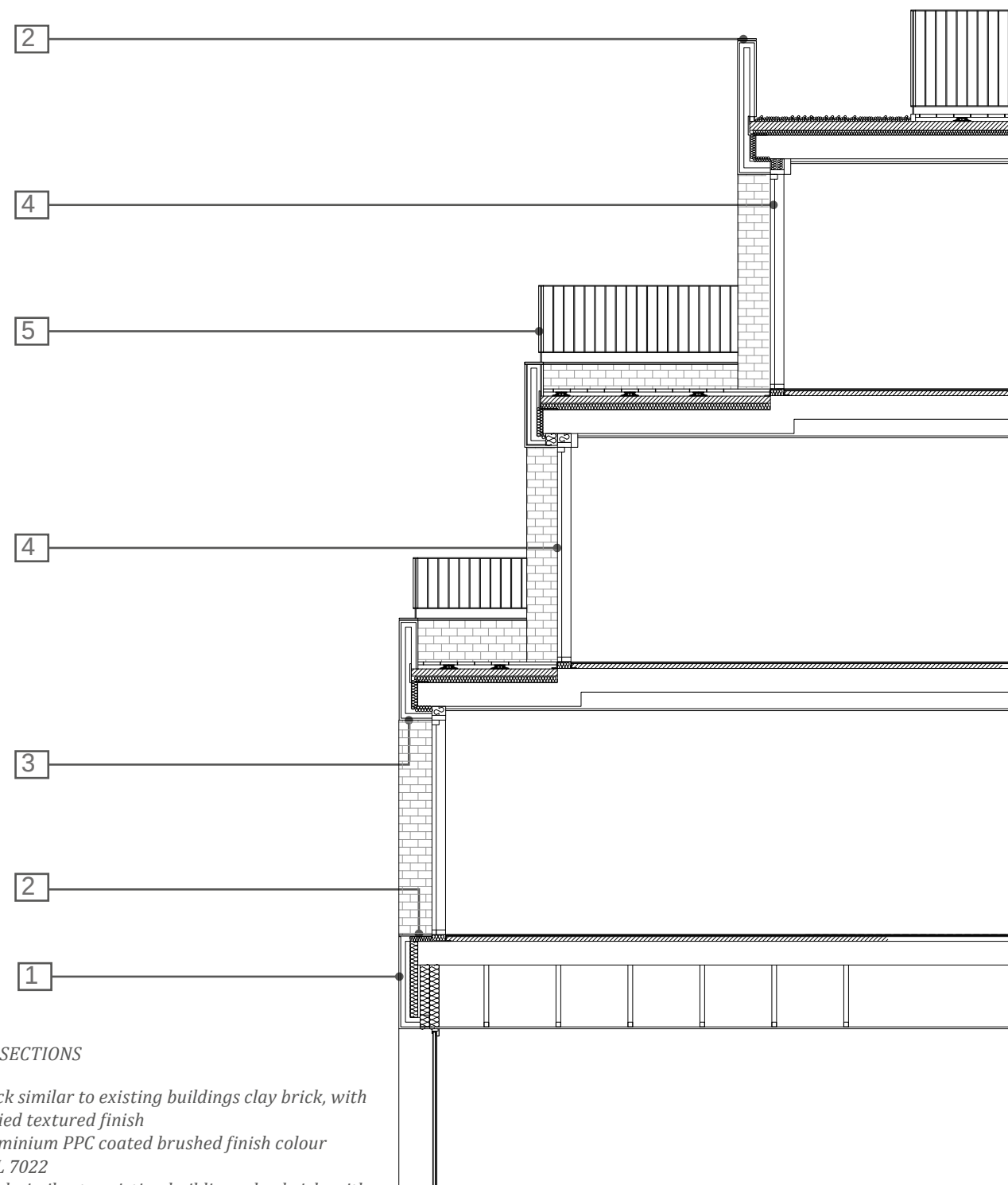
Duke St extension will strip-out the existing building and use its existing slabs which will be extended where necessary for the proposed new build. The form is the continuation of Dukesbridge House on the west side. This extension helps reference heights coming from Duke St and continuing it to Dukesbridge House. This part also helps with the gradual stepping from the surrounding buildings to the roof extension.

Its rounded form is similarly found with in the conservation area for corner buildings. It also helps visually bringing the River Kennet up to Duke St.

The building currently has a commercial unit on the ground floor which will be put back and also extended to the lower ground as well.



Sectional perspective showing the side extension



KEY TO SECTIONS

1. Brick similar to existing buildings clay brick, with varied textured finish
2. Aluminium PPC coated brushed finish colour RAL 7022
3. Brick similar to existing buildings clay brick, with varied textured that is vertically placed
4. Aluminium casement door, single opening PPC coated brushed finish colour RAL 7022
5. Aluminium balustrade, brushed finish colour RAL 7022

Section A-A



Elevation

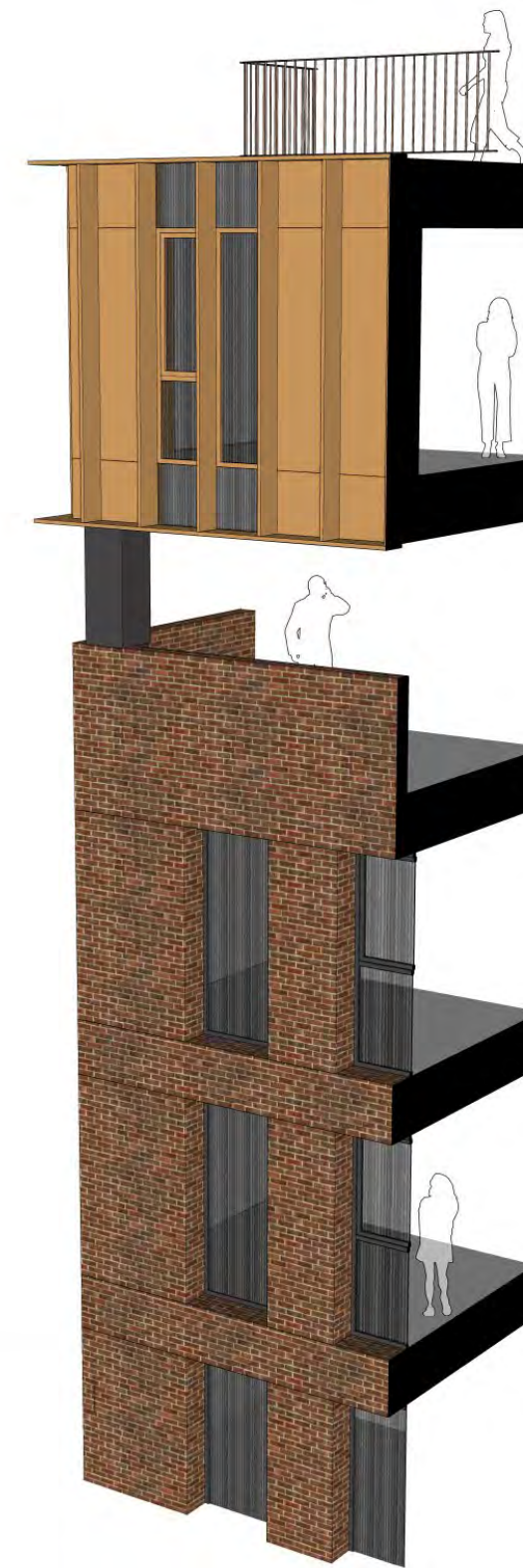
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5.7 BUILDING ELEMENTS - THE SUBSTATION EXTENSION

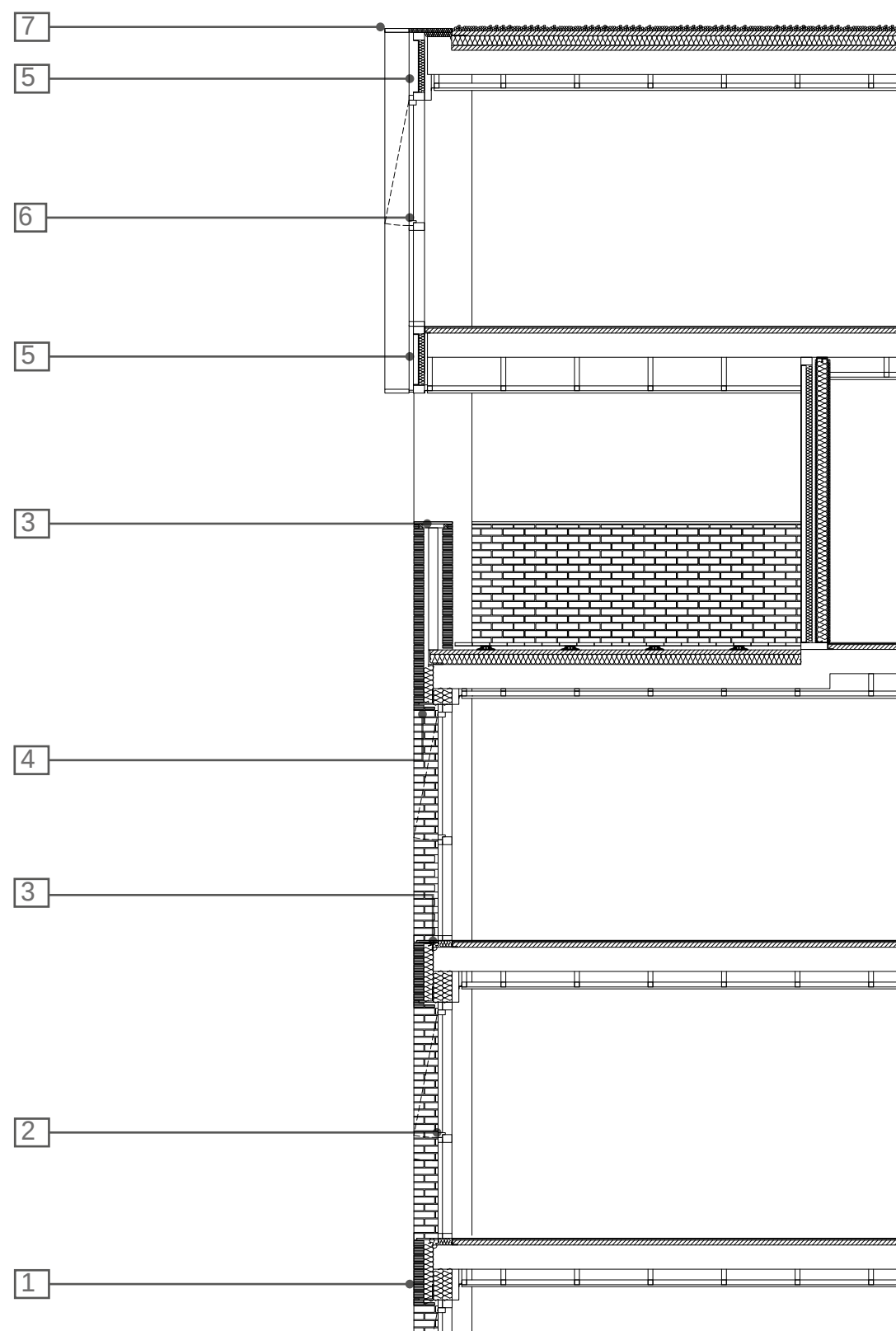
This part is new built as a continuation of Dukesbridge House on the east side. It was important that the base is a heavy robust building which is similar in size and form to that of Dukesbridge House. This part also helps with the gradual step from the surrounding buildings on the east towards the roof extension.

The building has a commercial unit on lower ground level that opens up the corner whilst also creating active frontage on a part that currently has no frontage which can endorse antisocial behaviour. The existing substation is retained within the new design.

The extension has its own entrance and bin stores for residential and commercial units.



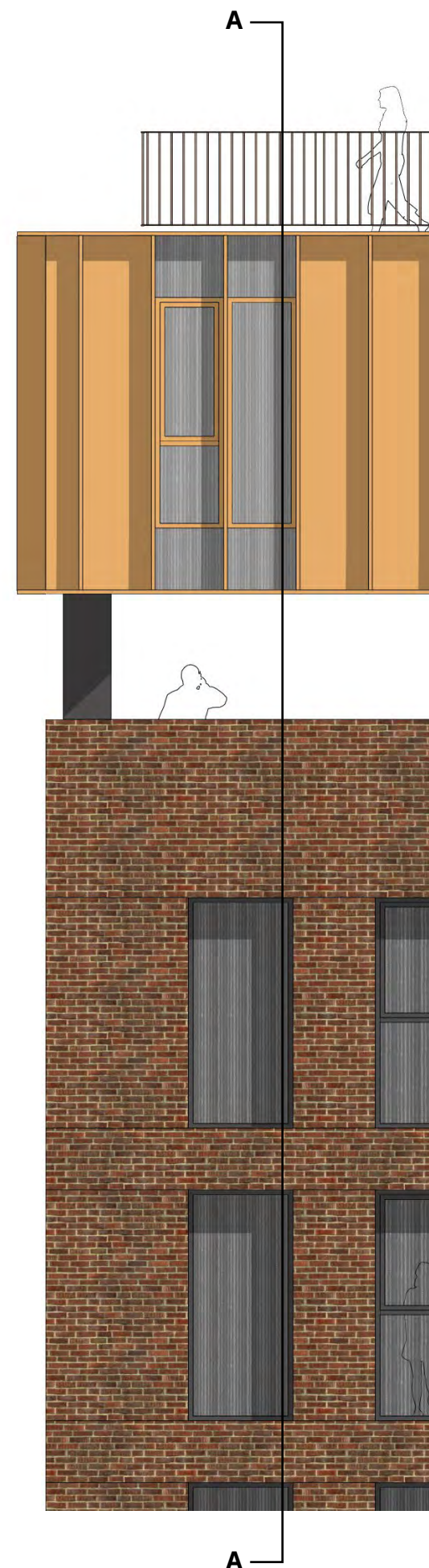
Sectional perspective showing the side extension



KEY TO SECTIONS

1. Similar to existing buildings clay brick, with varied textured finish
2. Aluminium casement window, single opening
PPC coated brushed finish colour RAL 7022
3. Aluminium PPC coated brushed finish colour RAL 7022
4. Brick similar to existing buildings clay brick, with varied textured that is vertically placed
5. Aluminium casement spandrels window,
PPC coated brushed finish colour champagne gold
6. Aluminium casement window, single opening
PPC coated brushed finish colour champagne gold
7. Aluminium box colour champagne gold

Section A-A



Elevation

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5.7 BUILDING ELEMENTS - PRIVATE AMENITY SPACES

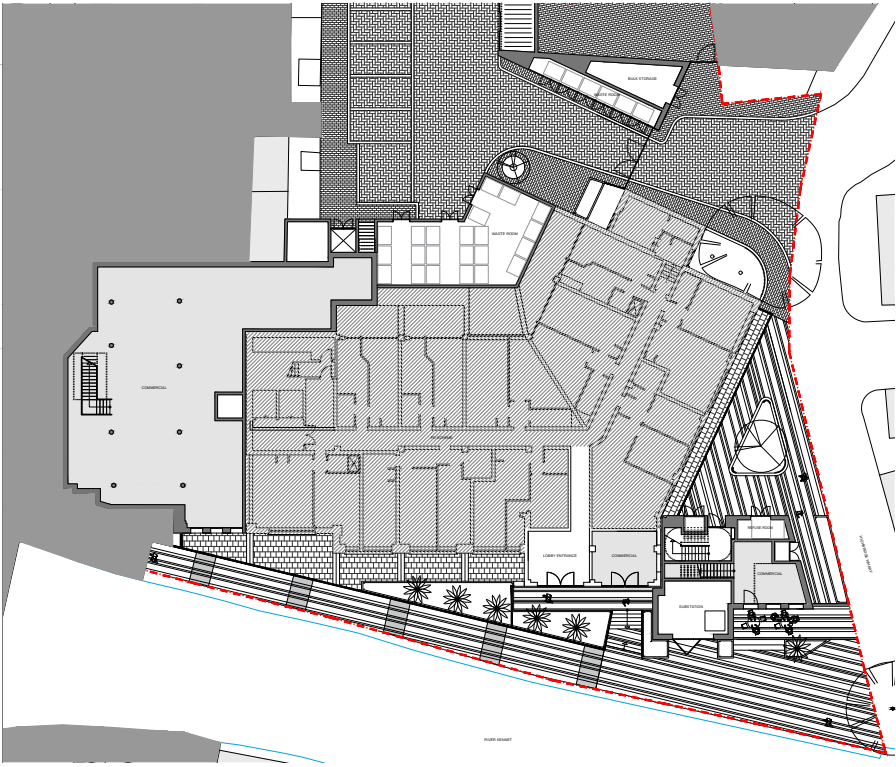
AMENITY SPACES

Every unit has a private or shared amenity space. Some have inset balconies providing privacy with the use of the facade modules, where some have larger private terraces that have formed from the shape and design of the building with its stepping back on each floor as a response to the nature of the site. There are also large communal terraces on multiple levels with additional amenity spaces on the courtyard.

GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



-  *Inset balcony*
-  *Terrace*
-  *Communal Terraces*

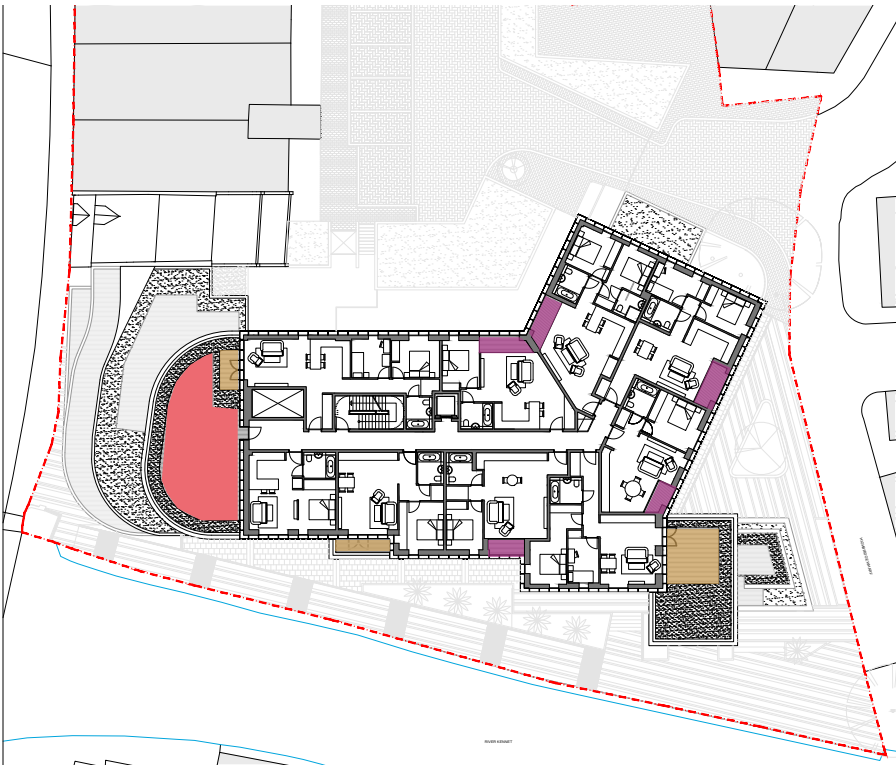
SECOND FLOOR PLAN



FOURTH FLOOR PLAN



SIXTH FLOOR PLAN



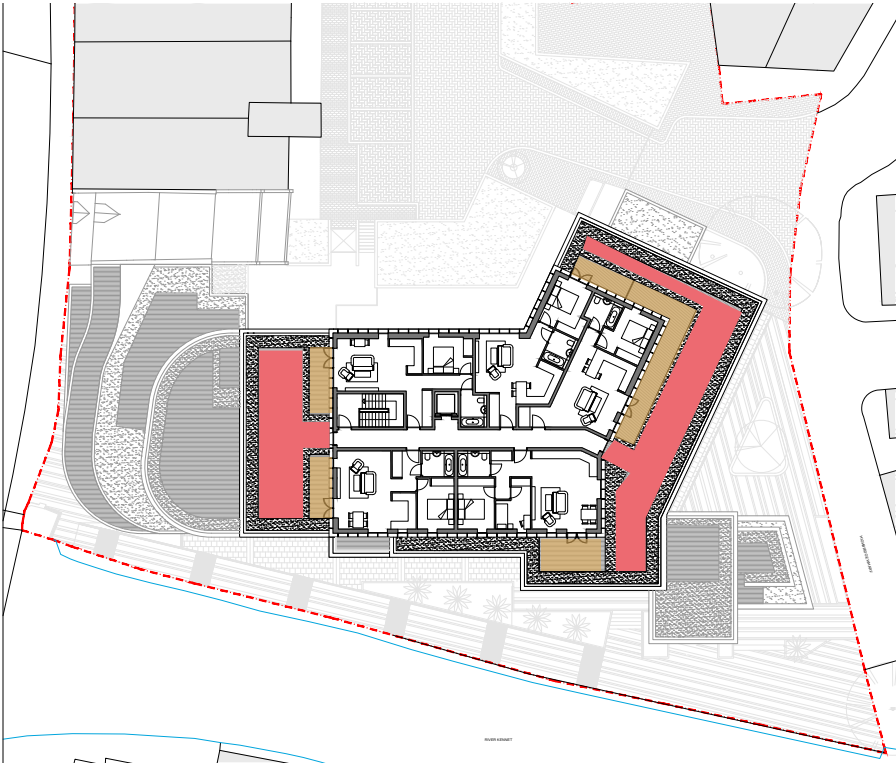
THIRD FLOOR PLAN



FIFTH FLOOR PLAN



SEVENTH FLOOR PLAN



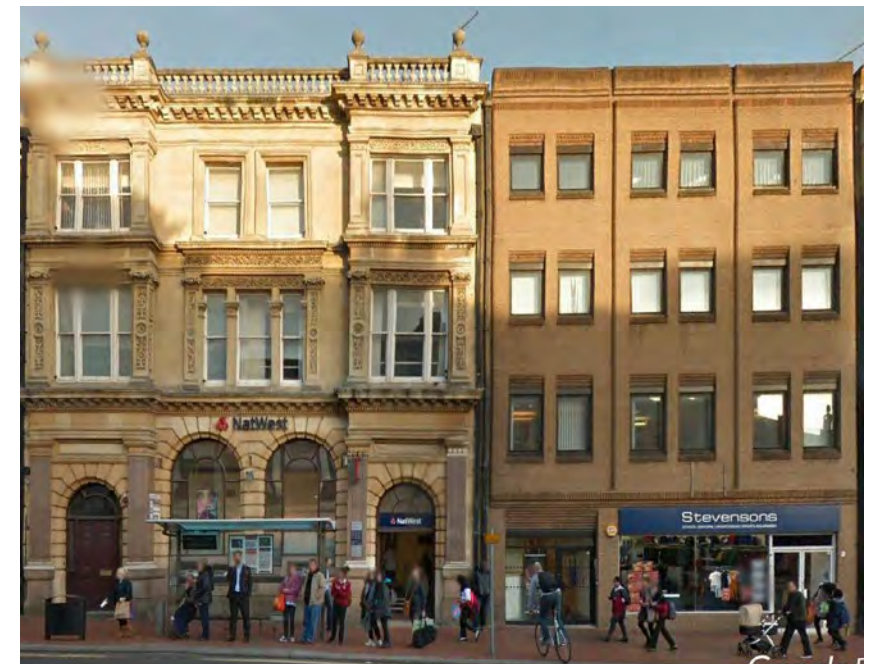
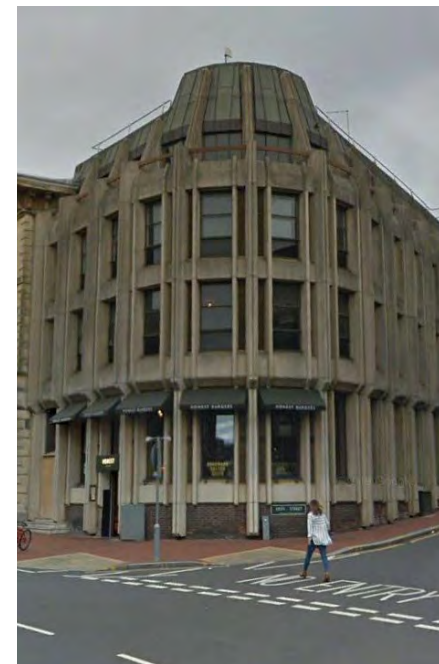
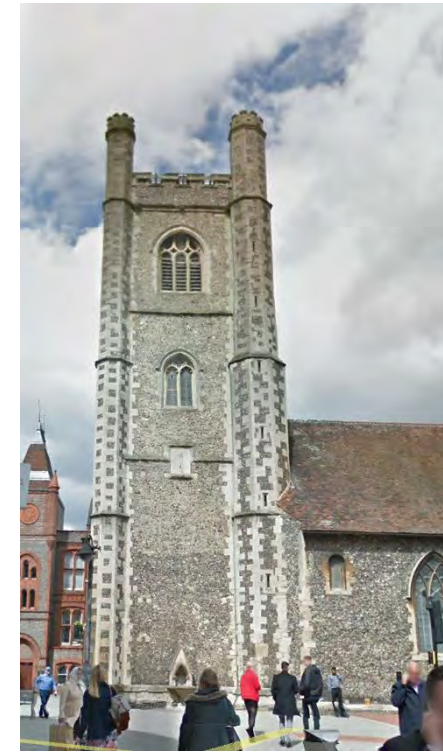
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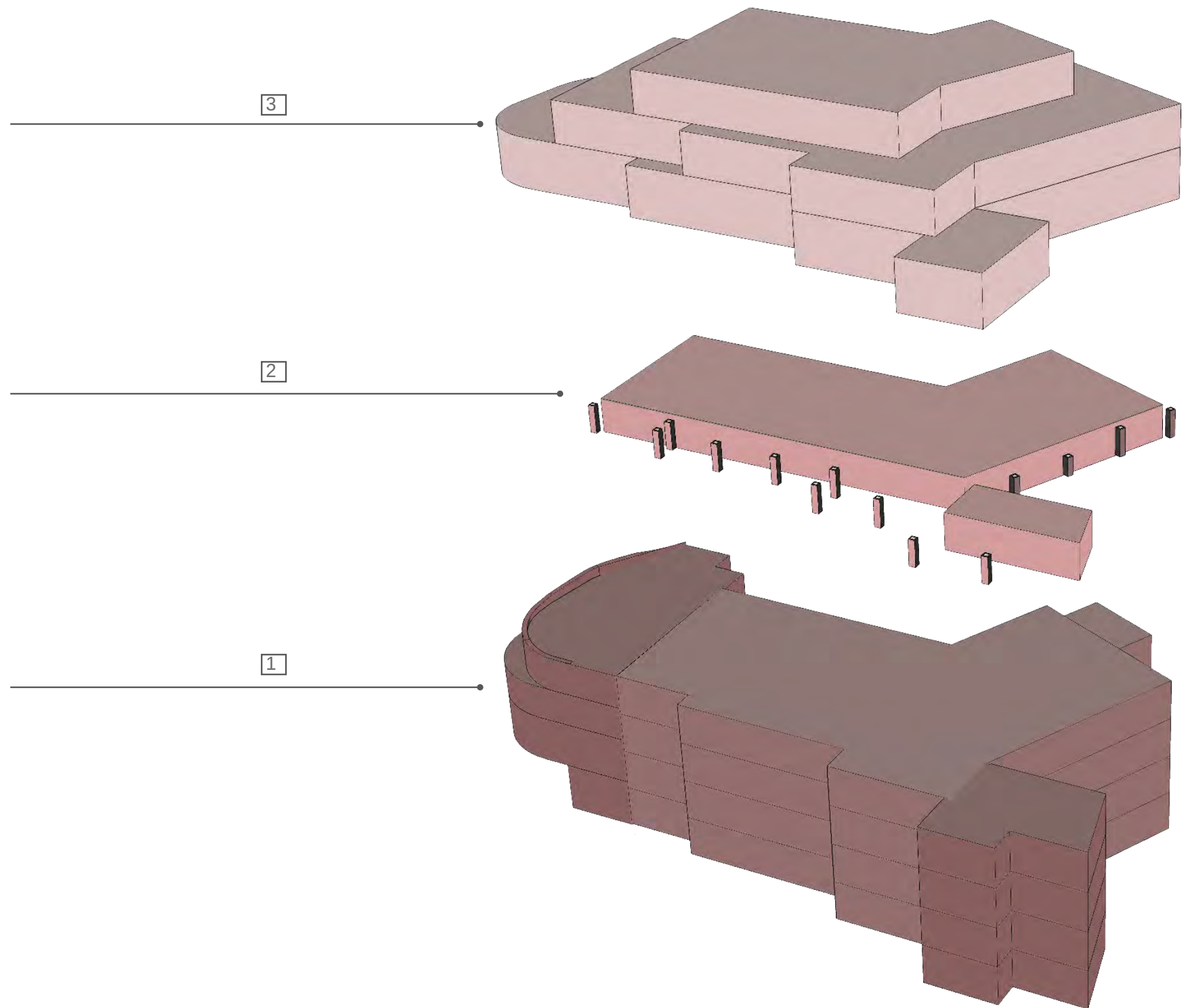
5.8 MATERIALITY & APPEARANCE

The proposal pays homage to the history of the area, borrowing materials from the Conservation Area and proposing a contemporary interpretation of traditional materials.

The Conservation area is characterised by contrasting complementary materials used to create decorative façades and rich material textures.

The design takes colours used throughout the Conservation area; combining them in ways to highlight the design. The existing building that is to be retained is red brick therefore the proposed new buildings base is also red brick as the continuation of the existing. The upper parts are complimented by the use of a much lighter material in yellow and grey tones.





- 3 *Aluminium cladding, colour champagne gold*
- 2 *Aluminium cladding, colour RAL 7022*
- 1 *Existing Dukesbridge brick colour or similar*