

3. THE SITE

3.2 EXISTING BUILDING ORDER

Clarendon House is characterised by five deeply set bay windows extending the height of the building, into which are set a rigorous grid of landscape windows. The facade is ordered with windows of the same kind and proportion set at an even spacing.

The windows are subdivided into four portrait windows within the rectangular frame. The ground floor provides some variation with taller paired windows finished with a decorate arch above. The landscape window frames create a horizontal orientation, creating a counterpoint to the vertical bays.

VERTICAL BAYS



REGULAR ORDERED FACADE



HORIZONTAL WINDOW ORIENTATION



4.0 DESIGN PROPOSALS

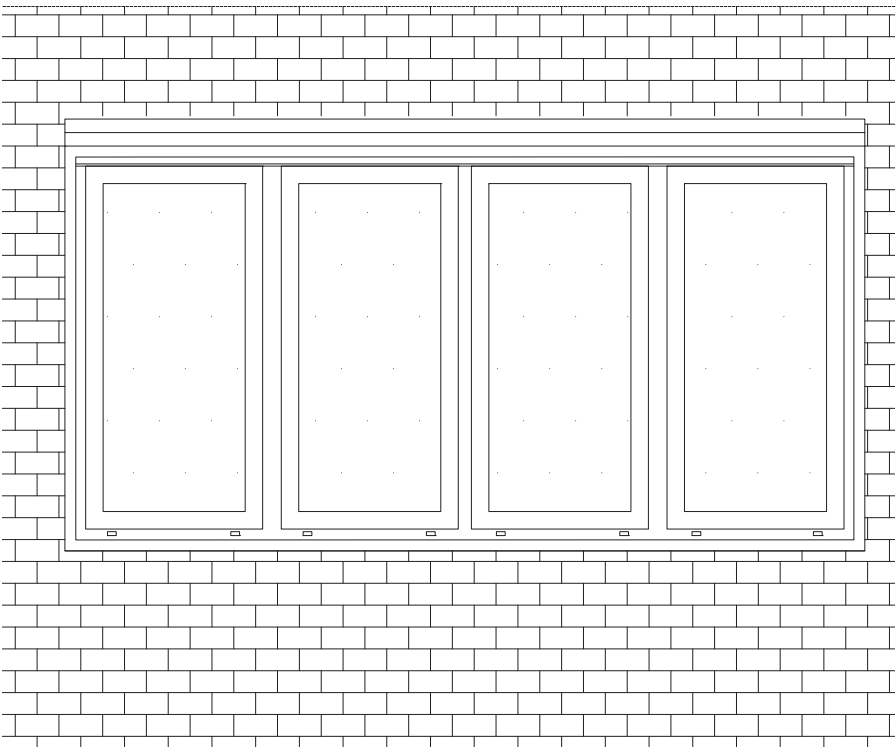
4.1 FACADE DEVELOPMENT

The facade development has been driven by the change of use from commercial to residential. As a residential building there are a variety of performance requirements that the current window design can't provide.

The initial facade studies therefore explore solutions that could bring the building up-to-date technically and also enhance the architectural expression and character of the building. As a residential building the facade not only needs to perform but also needs to appear like a home; domesticating the facade.

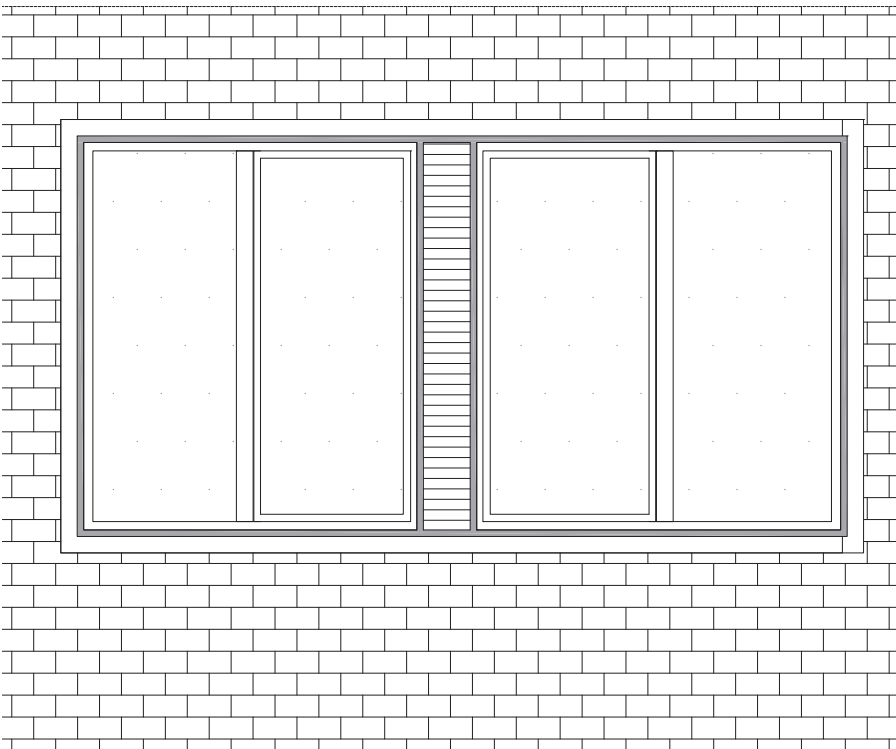
To create a more domestic character the long rectangular windows have been divided into two paired windows, separated by a vertical louvre. To create a stronger expression a deep window frame has been added to create a deep reveal, with shadow and relief.

EXISTING WINDOWS



- › Surface fixed windows create flat facade
- › Commercial character
- › In poor condition
- › Past lifespan
- › Performance not fit for purpose
- › Doesn't accommodate alternative internal layouts

PROPOSED WINDOWS



- › Divide windows to augment portrait format
- › Pair windows to create domestic character
- › Integrate Services into central vent
- › Central division allows new internal partitions
- › Depth created in facade by window frame
- › Facade relief strengthened by shadow gap

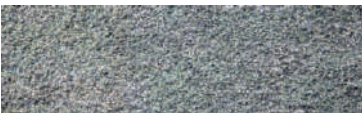
4.0 DESIGN PROPOSALS

4.2 WINDOW PROPOSALS

The Rendered Elevation to the right shows the deep frame has been further augmented by a continuous shadow gap around the window, separating the new window 'element' from the surrounding brickwork. The finishes will be selected to create a 'family of colours' that not only complement but also contrast to make the windows a more defining element of the facade. The simple integration of a louvre allows for air extract and acoustic trickle ventilation to be incorporated within the window.

MATERIAL PALETTE

All materials and colours are indicative and will be subject to preparation of material board and ordering of samples.



Bush hammered Granite Paving



Existing Brick



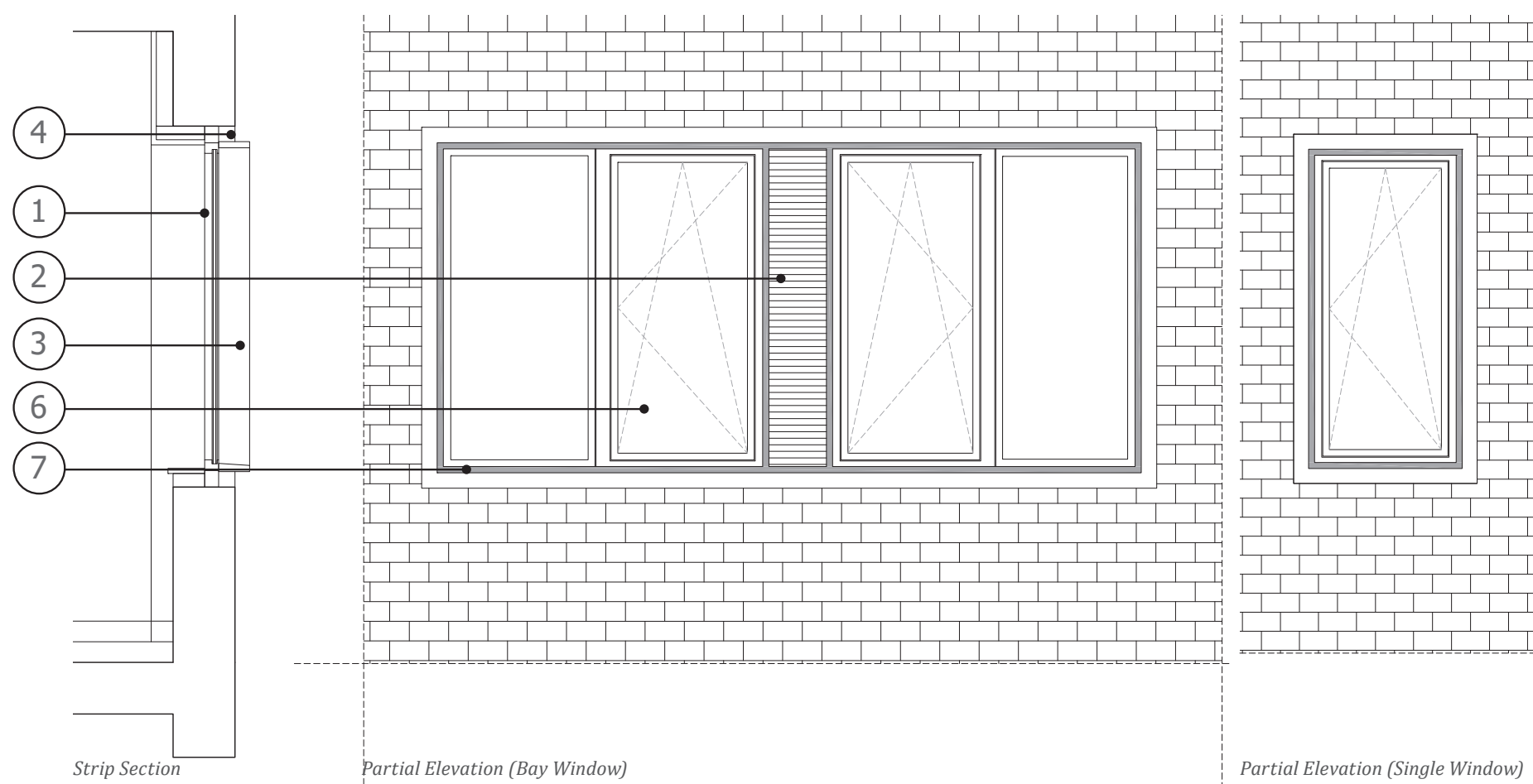
Windows, Aluminium Profiles, Louvre, Shadow Gap Aluminium Trims

PROPOSED WINDOWS

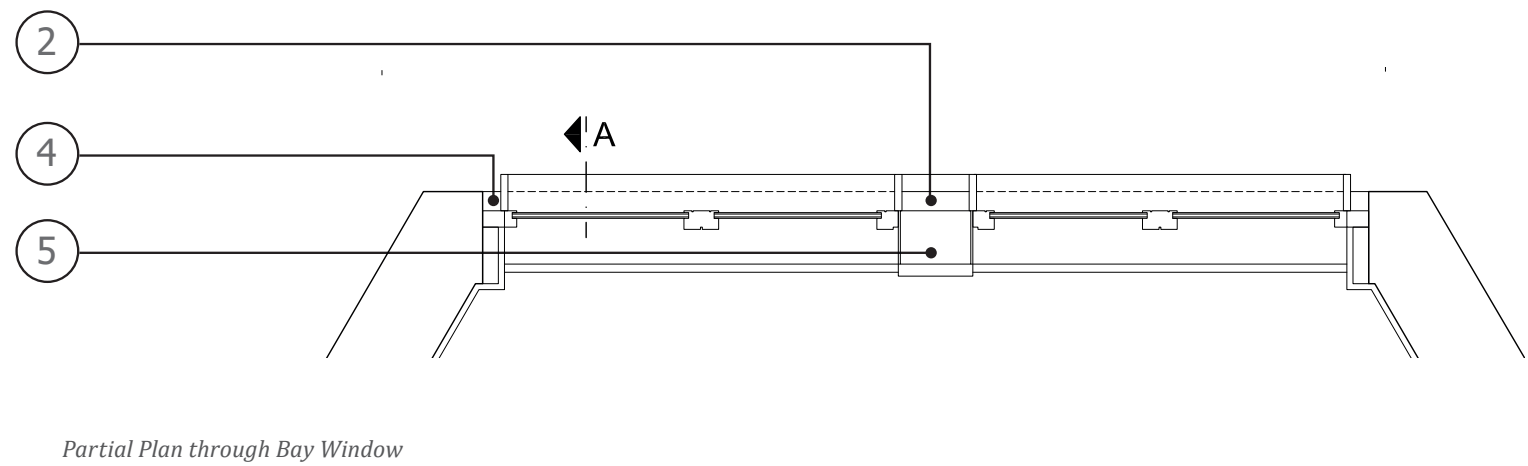


Typical Window Rendered Elevation (Window Frame Colour Indicative)

As a response to the period properties located, towards the Conservation Area, its proposed the windows are finished with a light but rich colour to provide a subtle contrast with the dark flat brickwork, making the window an element within the facade. The integration of a central service zone also helps provide adaptability in the internal layouts providing a partition wall between internal rooms.



- 1. Powder Coated Aluminium Window System
- 2. Integrated Vent with Insulated panel
- 3. Powder Coated Aluminium Reveal Profile
- 4. Shadow Gap to be formed by continuous aluminium profile
- 5. Internal Boxing out to receive Extracts and Ventilation
- 6. Tilt and Turn PPC Aluminium Window
- 7. PPC Fixed Glazed Unit



4.0 DESIGN PROPOSALS

4.3 ENTRANCE PROPOSAL

Clarendon House currently has two entrances with canopies at Ground Floor, one to the east and another to the west of the southern elevation. To create a stronger hierarchy this has been reduced to one main entrance to the west.

The canopies have been removed and new windows installed at ground level. The main entrance has been designed in the same spirit as the typical upper windows with a strong framing element defining the opening. This has been extended beyond the elevation to form a small framed canopy and also cuts into the building to create a deep recess.

The colour and materiality have been designed to match the typical window and also relate to the bush hammered granite paving which is used to the front of the entrance and continues into the entrance lobby.

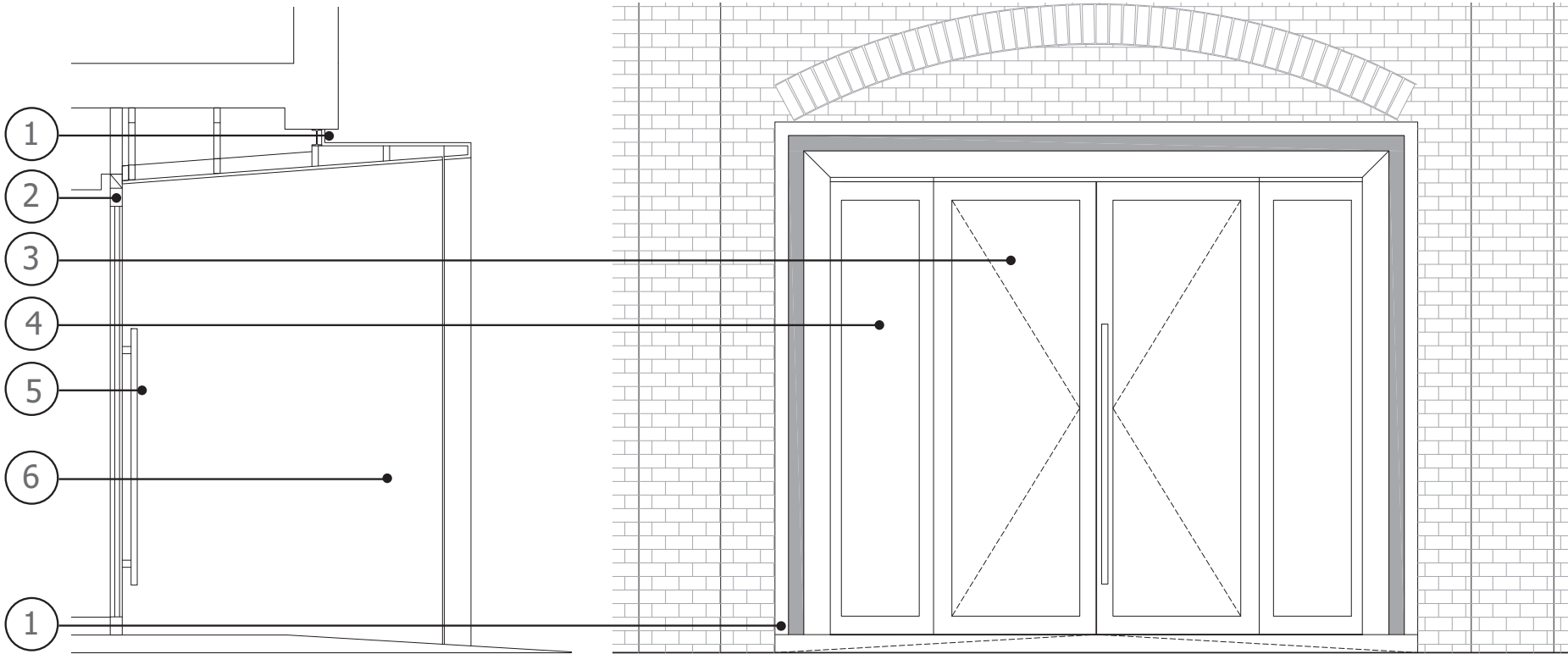
PROPOSED ENTRANCE



New entrance Canopy to the west

The entrance canopy is also finished with the same light but rich colour as the typical windows to provide a subtle contrast with the dark flat brickwork. The framed canopy cuts deep into the building providing a covered entrance.

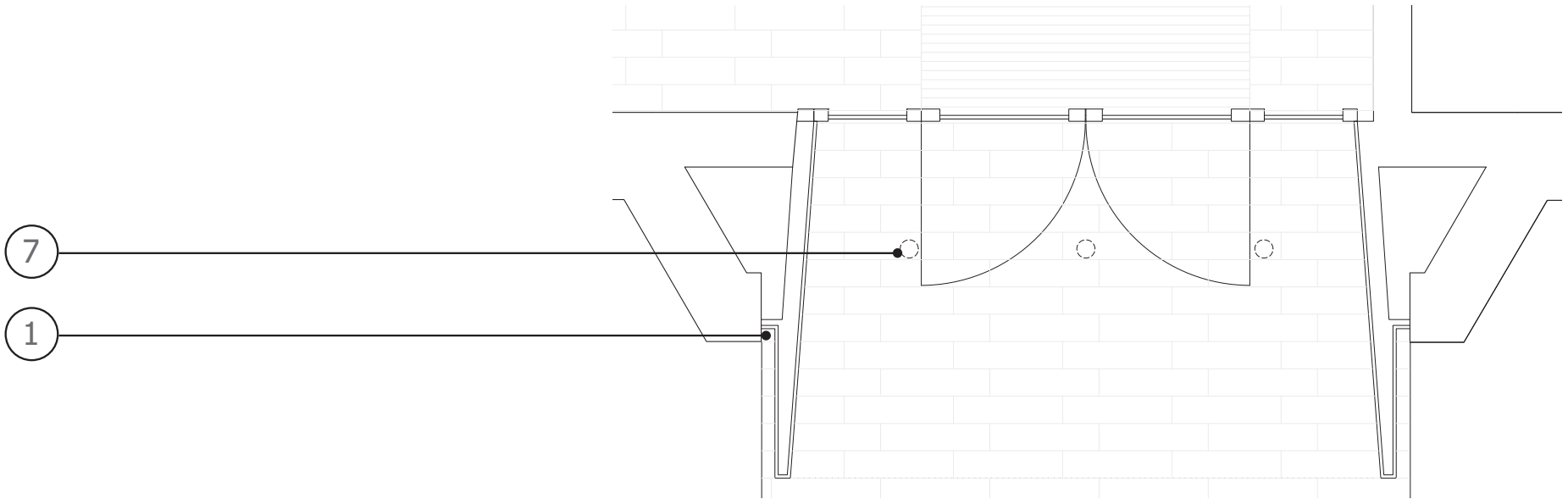
The deep recess provides shelter sufficient to cover a wheelchair or pram from the rain and wind whilst entering the building.



Strip Section

Partial Elevation Main Entrance

- 1. Shadow Gap to be formed by continuous aluminium profile
- 2. Powder Coated Aluminium Door Frame
- 3. Outward Opening Aluminium Door
- 4. Fixed PPC Aluminium Window
- 5. Satin Stainless Steel Door Handle
- 6. Powder Coated Aluminium Reveal Profile
- 7. Recessed Down light



Partial Plan Through Main Entrance / The font shown is indicative and will be subject to confirmation

4.0 DESIGN PROPOSALS

4.4 PROPOSED ELEVATIONS

SOUTH ELEVATION



Proposed South Elevation (Drawing Not to Scale).

The proposed east elevation to the right is the continuation of the north and south elevation in style and proportion. A brick bay window has been created to match the existing bays. As this is narrower than the others the window width has been reduced and the vent omitted. Ventilation will be accommodated within the recessed shadow gap.

EAST ELEVATION



Proposed East Elevation Drawing Not to Scale.

4.0 DESIGN PROPOSALS

4.5 NEW WINDOWS

NORTH ELEVATION



Proposed North Elevation Drawing Not to Scale.

■ ■ ■ *New Windows*

4.0 DESIGN PROPOSALS

4.6 CAR PARKING, CYCLE STORE & REFUSE

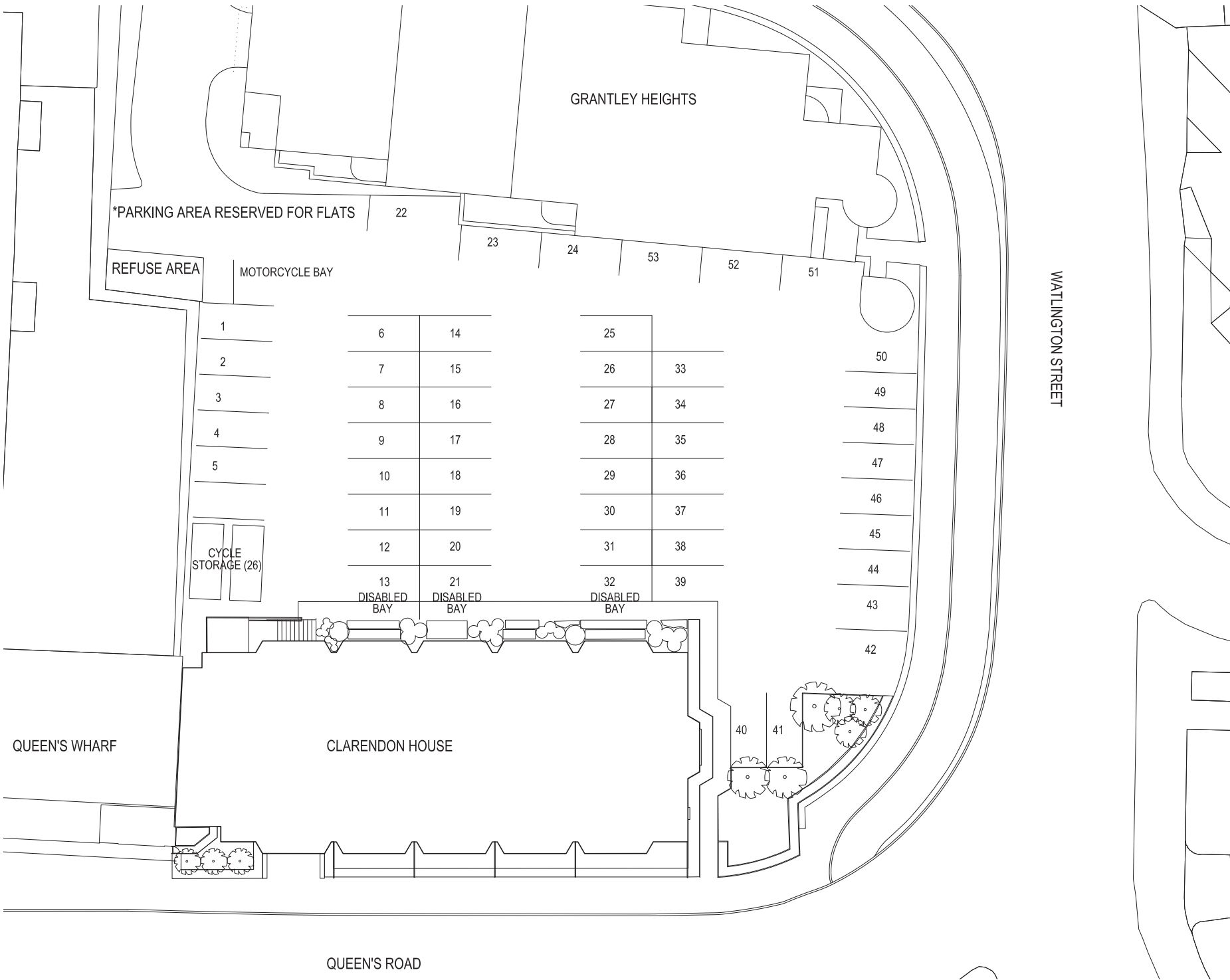
The car park provides 24 parking spaces allocated for residents of Clarendon House, this amounts to a parking ratio of 0.5. Three disabled bays are included within the 24 parking spaces.

We propose the bin stores will remain in its current location within easy access of Kennet Way to the north. Smaller bin stores will be provided closer to the lobbies to ensure ease of use for residents, managed by the building facilities team.

The cycle store has been located, immediately opposite the rear entrance/exit to the car park. In line with the consented application, a minimum of 25 cycle spaces will be provided and dedicated, gated cycle shelter within the car park. The colour and material will be provided with material board.



Proposed cycle storage



4.0 DESIGN PROPOSALS

4.7 LANDSCAPE PROPOSAL

The design seeks to rationalise the building entrance and create a defensible space along Queen’s Road. The entrance will be treated in a formal manor using high quality materials that connect from the landscape through the building to create a continuous dialogue.

Small breakout spaces from the apartments facing Queen’s Road are treated with materials that provide a soft and earthy texture as an extension of the living space. The hedge planting along Queen’s Road is wrapped around the corner on to Watlington Street in order to establish a hierarchy and separation from public areas to private areas which will also include up-lights in between the recessed bays on the elevation.

The rear gardens facing the courtyard will be planted with lush shade tolerant plants in order to create a green face to the car parking areas and a visual buffer between apartments and semi-private space.

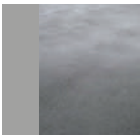


Coloured master plan

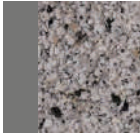
4.0 DESIGN PROPOSALS

4.8 HARD LANDSCAPING

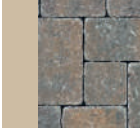
Legend:



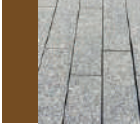
Tarmac



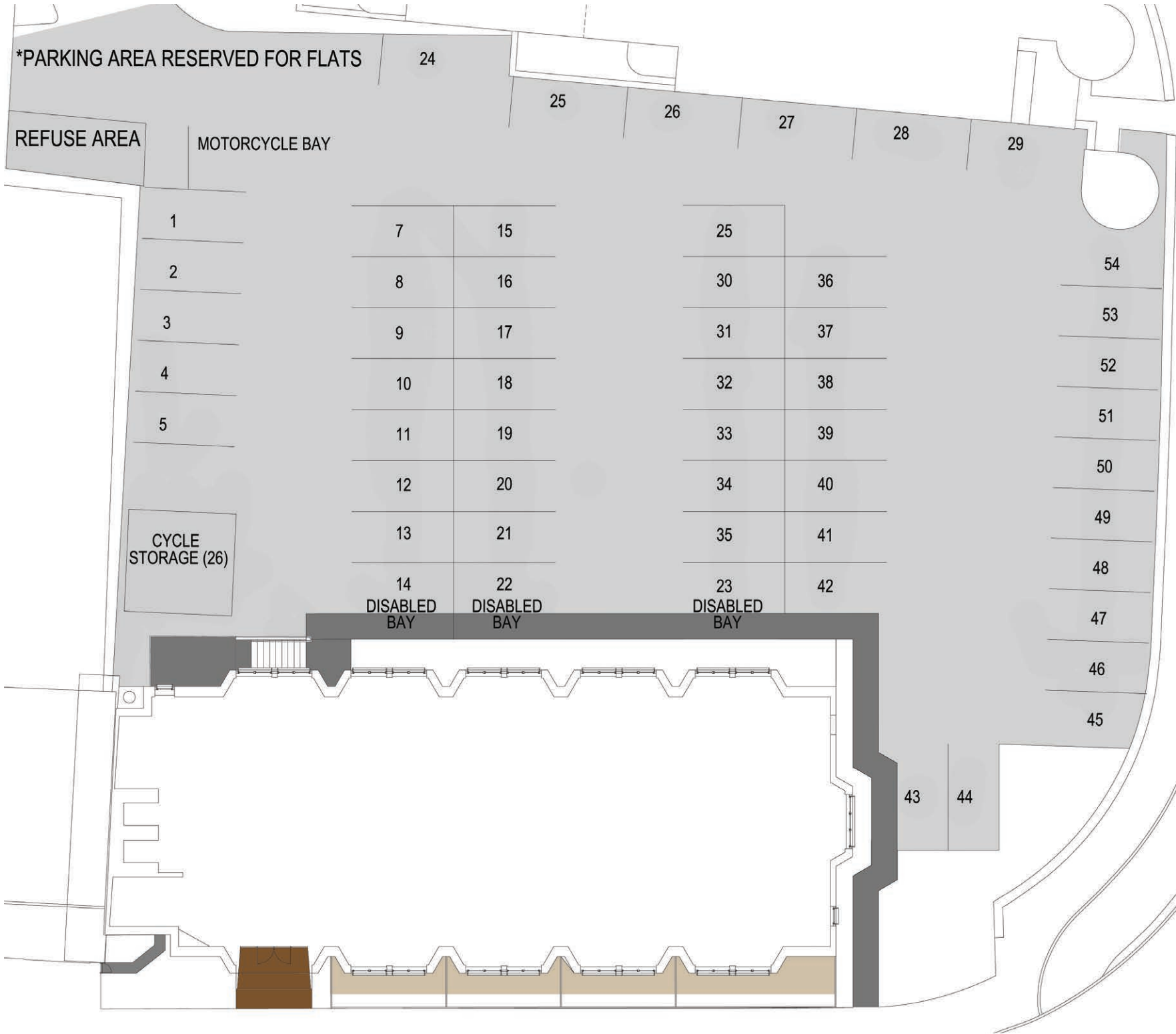
Kellen Breccia 'Tagenta'



Traditional Courtyard Paving 'Bracken'



Granite Paving



4.0 DESIGN PROPOSALS

4.9 SOFT LANDSCAPING

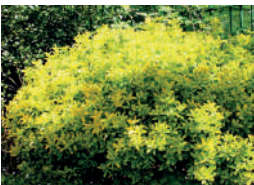
Planting Palette:



Skimmia japonica



Gaultheria



Euonymus japonicus



Ferns



Fatsia



Ligustrum ovalifolium



Tilia cordata 'Greenspire'



Quercus robur 'Koster'

Legend:



Hedge



Trees



Shrubs



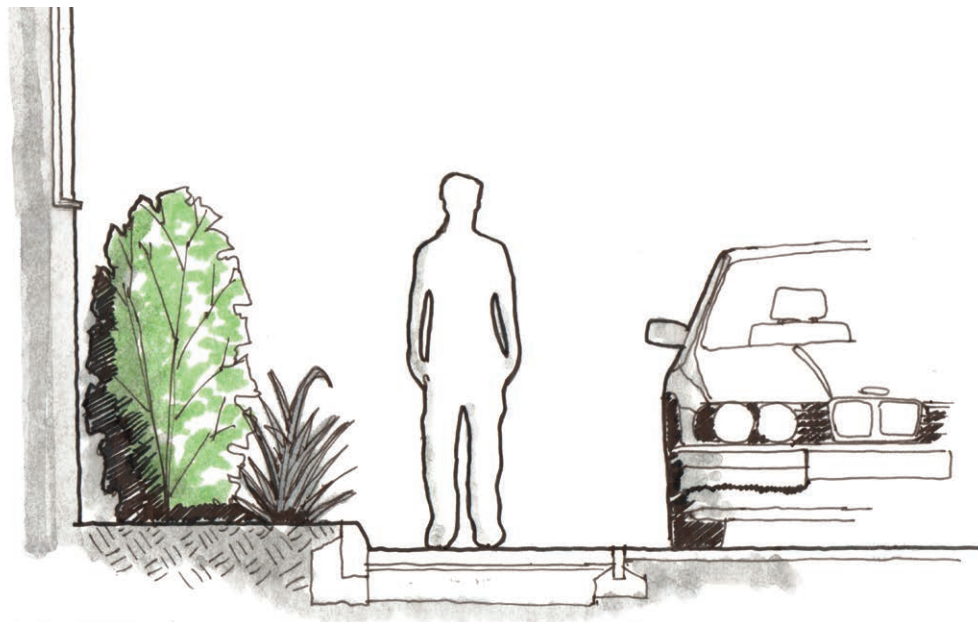
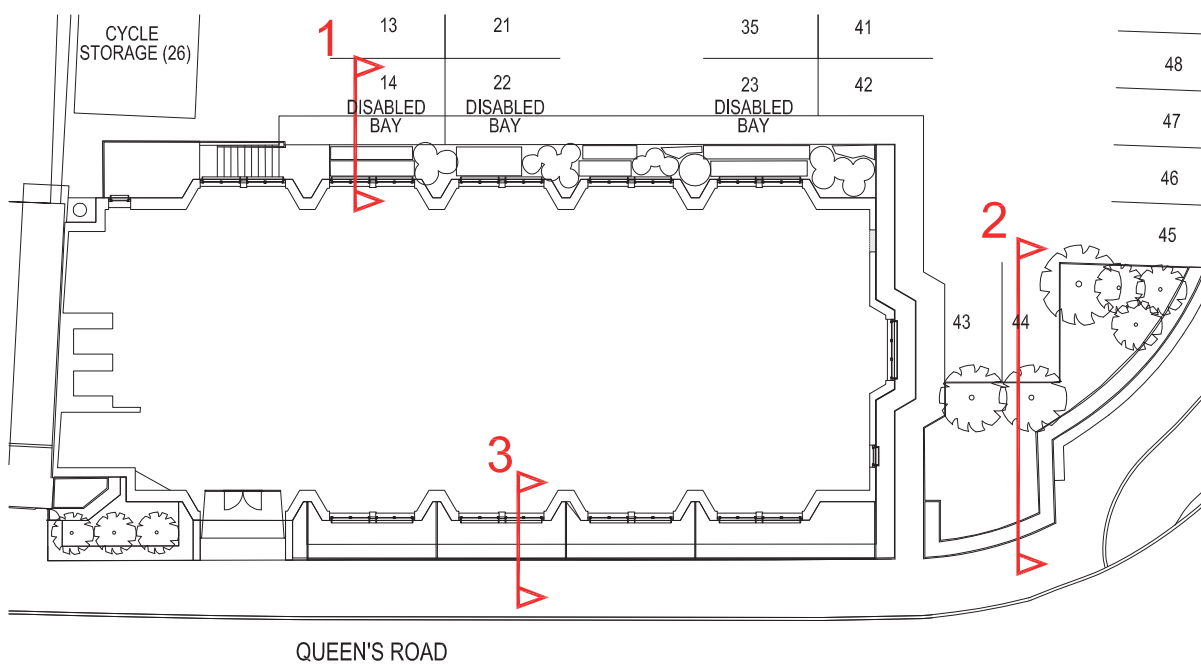
4.0 DESIGN PROPOSALS

4.10 DEFENSIVE ZONES

The hedge that is running along Queen' Road and wraps around Watlington Street not only establishes a separation but also creates a buffer zone to a busy road, deflecting headlights and views from passer-by from Queen's Road (as seen in section 3).

The front garden located in the car park, running down the north elevation is used to address privacy concerns regrading ground floor units proximity to communal areas (as seen in section 1).

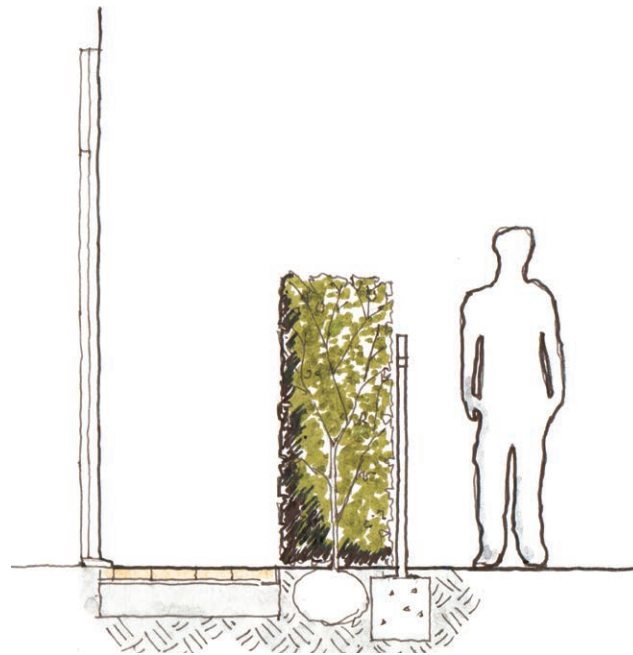
Through out the site the hedges and plants proposed are chosen carefully that mellows the effect of a rigid physical barrier between Clarendon House and its neighbourhood whilst creating a domestic environment .



Section 1: Front Garden



Section 2: Rear Elevation

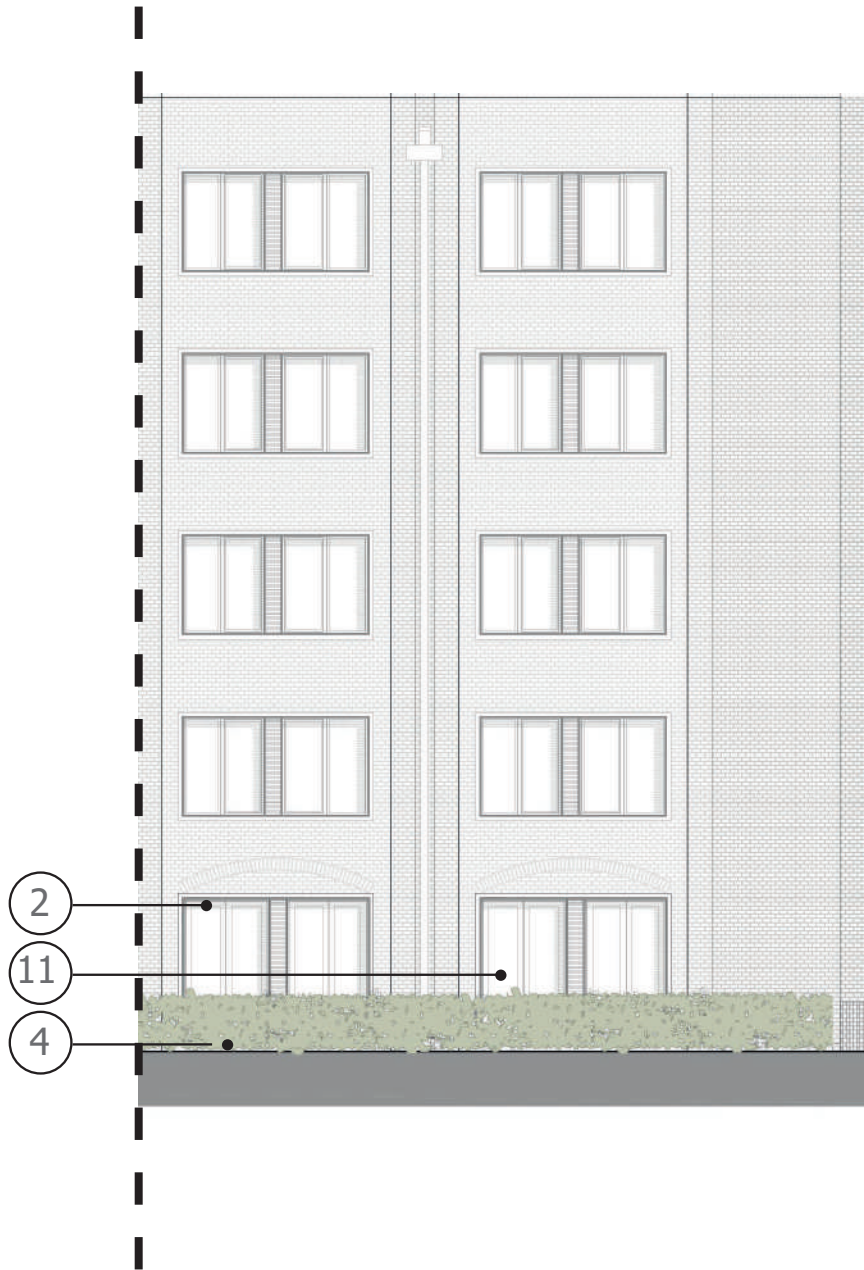
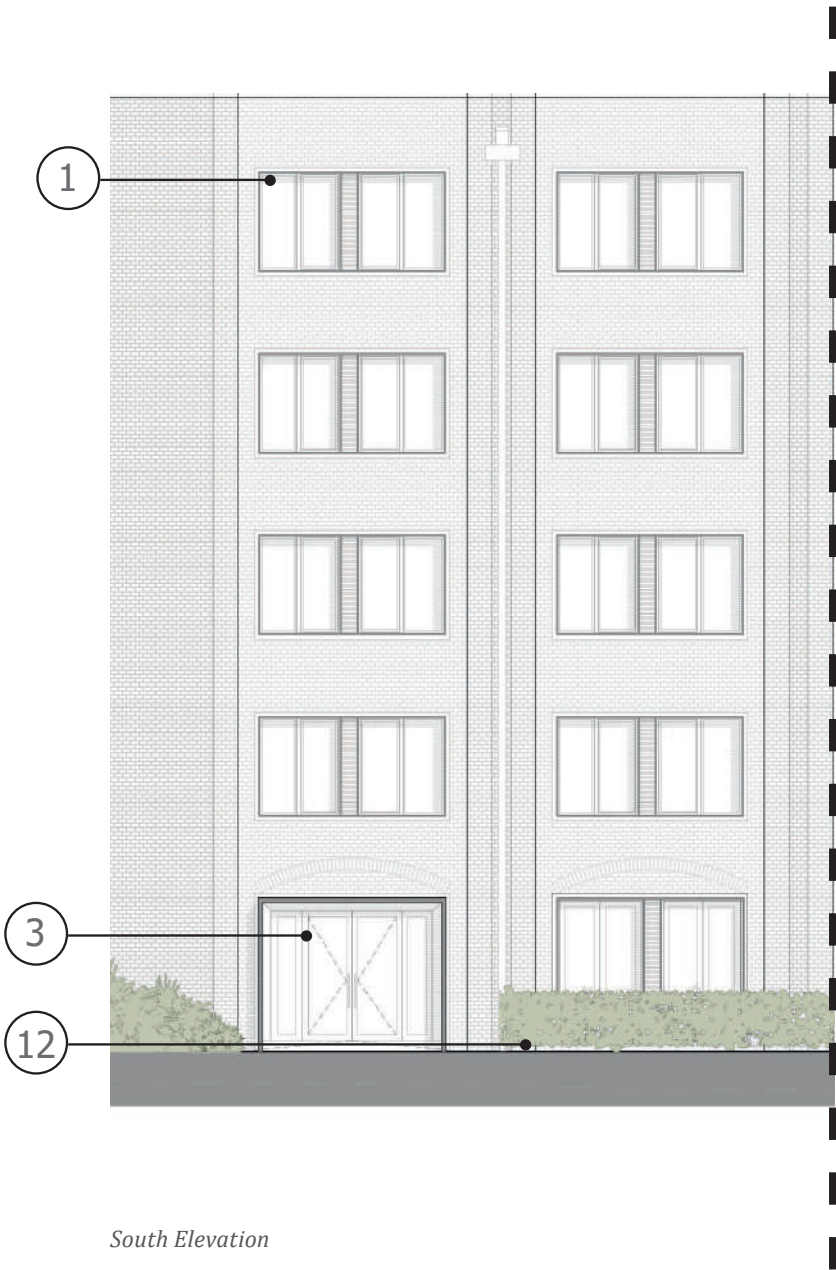


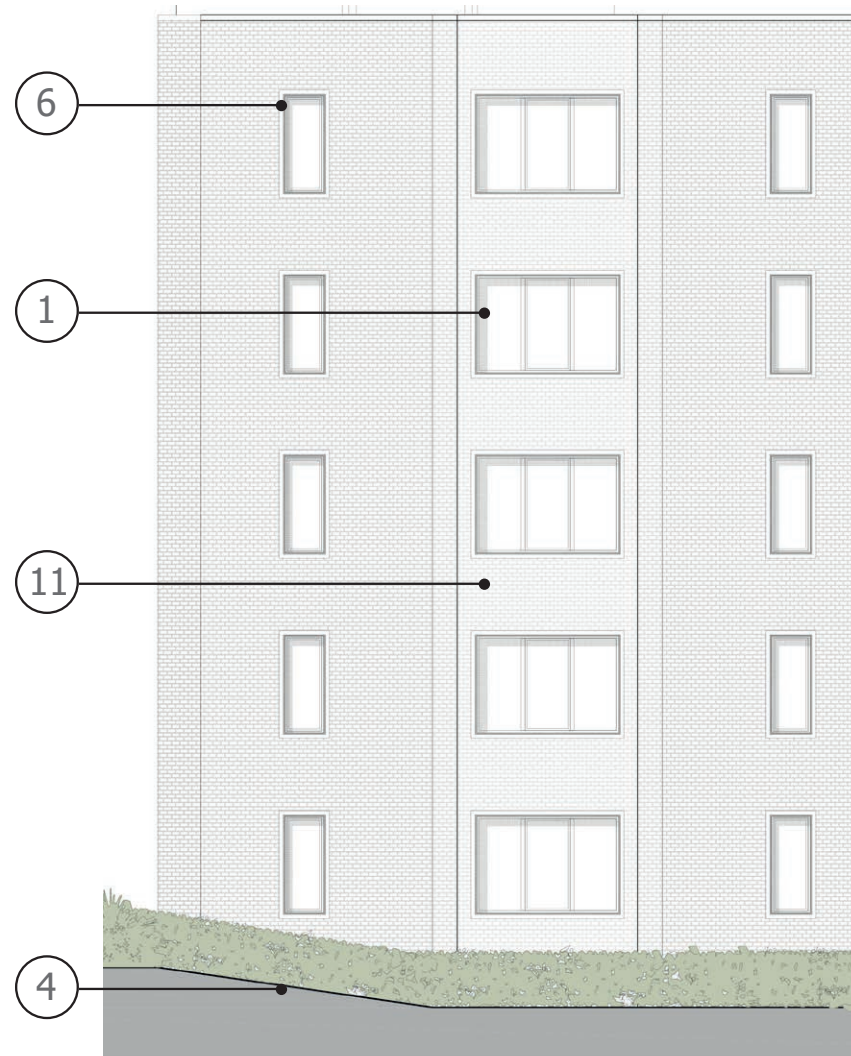
Section 3: Queens Road East

4.0 DESIGN PROPOSALS

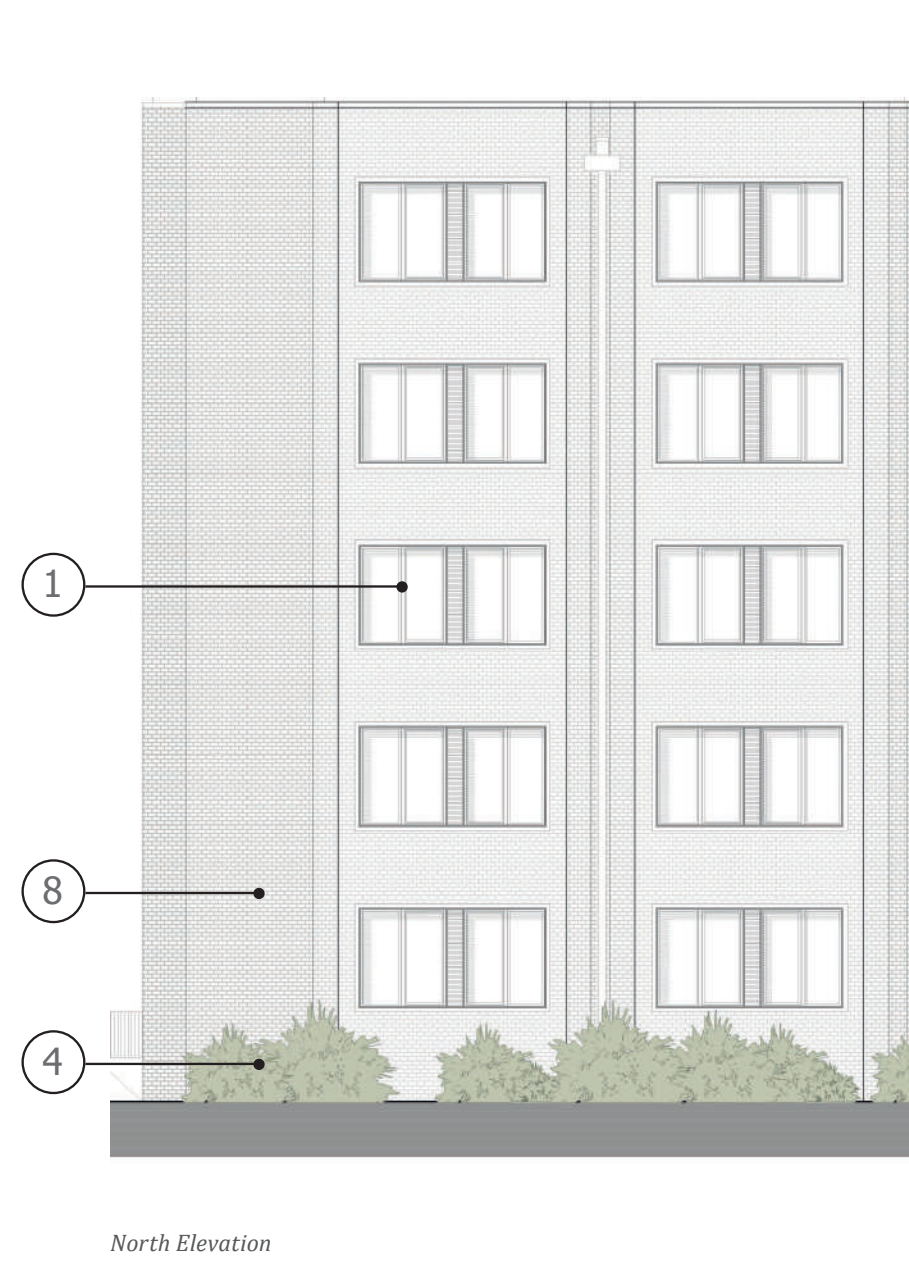
4.11 CONSENTED PERMITTED DEVELOPMENT DRAWINGS

- 1. Existing windows replaced with new windows
- 2. Existing windows replaced with French doors allowing access to the small garden space.
- 3. Existing entrance replaced with bespoke entrance enclosure
- 4. Adding landscape features
- 5. Adding new single bay windows
- 6. Replacing existing single bay windows
- 7. Renewing the existing door and canopy
- 8. Existing services removed from elevations
- 9. Adding plant room vents
- 10. Striping out the existing glass facade and relaying same brick
- 11. Replacing the entrance door and canopy with French doors allowing access to the small garden space.
- 12. Up-lights on the elevation between bays





East Elevation



North Elevation

