

5.0 DESIGN PROPOSALS

5.1 PROJECT SUMMARY

- › **Planning Application Boundary: 2,200sqm**
- › **Total GEA Development Area: 4,108sqm**
- › **Total Courtyard Area: 861sqm**
- › **New Homes: up to 50**
- › **Proportion of affordable homes: 30%**
- › **Lifetime Homes: 100%**
- › **Wheelchair adaptable Homes: 10%**
- › **Cycle Parking Spaces: 48 spaces**
- › **Car Parking Spaces: 4**
- › **Multiple Aspect Homes: 74%**
- › **North Facing Single Aspect Homes: 0%**
- › **Space Standards: All meet nationally described space standards**



Early concept sketch of the proposed building

USE

The proposal is for a mixed-tenure residential scheme for 46 new homes of different types including penthouse lofts, mews houses and multi-aspect apartments.

AMOUNT

The proposed development totals 4,108sqm on a site of .22ha. Due to the generous site area the proposals provide a mixed use courtyard providing car parking, servicing and shared amenity space.

APPEARANCE

The building appearance is formal and robust on this prominent junction. The building is composed of rich textured materials relating to the heritage area, along with some new materials such as bronze cladding and glass reinforced concrete to highlight special areas. The proposals pay homage to the history of the area, borrowing materials from the Endon Square 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.

LANDSCAPING

Due to site constraints landscaping is limited to communal open space for residents within the courtyard. This area is principally landscaped to accommodate servicing and visual amenity with a meeting point at its heart.

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5.2 SITE DEFINITION

The site is located on a busy junction, with each corner defined by a different urban character. This can be seen in the images below illustrating the dramatic scale shift between the three storey Lindhurst Public House and No. 25 Watlington Street. Each corner has a changing relationship to the public realm, with a raised podium to the east turning stepping away from the pavement, informal seating outside the Lindhurst Pub creating a more local atmosphere marking the entrance to the Conservation Area, and the civic presence of the church bounded by brick walls and a formal entrance from Queens Road.



Aligning to the Road. The surrounding buildings maintain a formal relationship with the public realm creating a defined ownership boundary between the pavement and the building.



Creating Space at the Junction. The site boundary steps back at the junction to create more public realm and respond to the site lines of the church.



1. The Wesley Church



2. The Lindhurst Public House

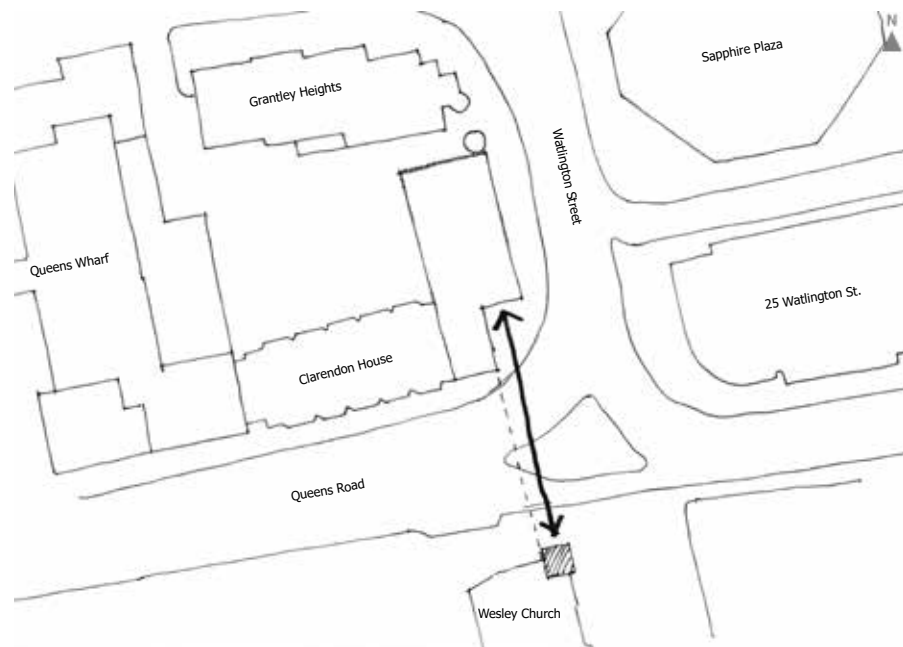


3. No. 25 Watlington Street

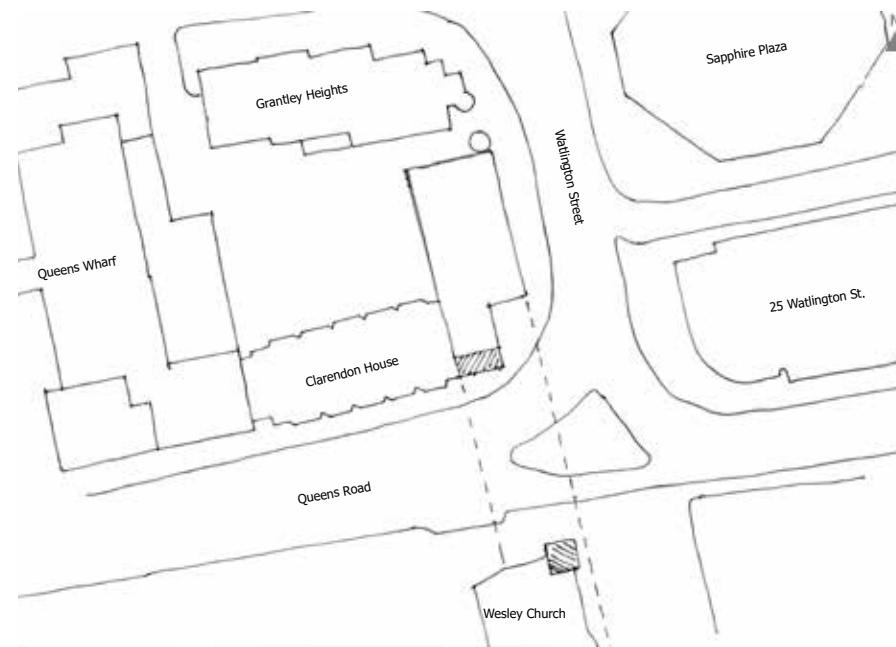
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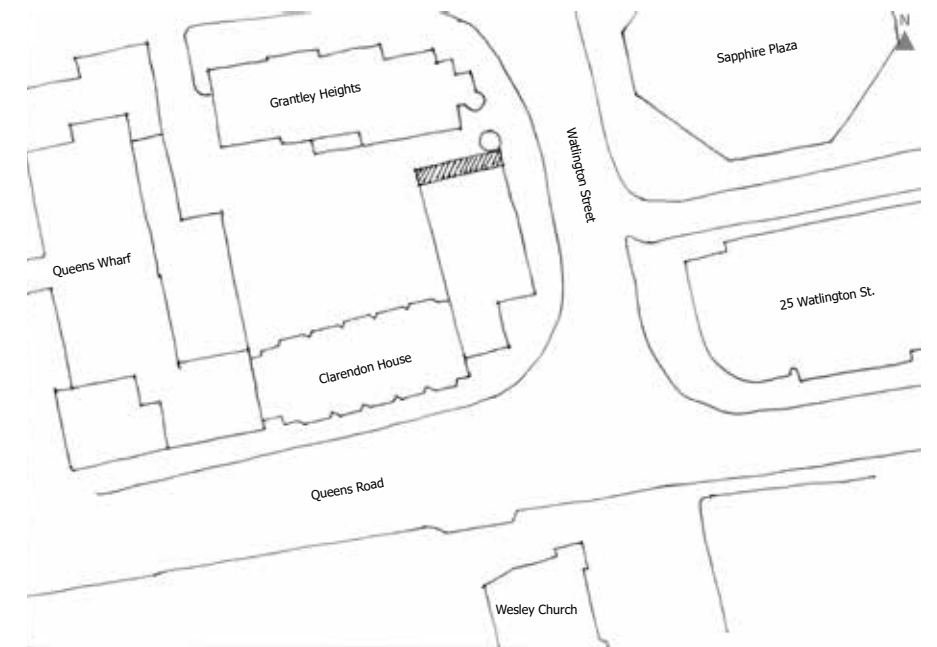
The studies below identify a variety of site constraints and design drivers that impact on the development footprint. Various factors have been explored including; site boundary, response to heritage assets, proximity to adjacent buildings and maintenance considerations. These have resulted in a development footprint that has formed the basis of the early plot testing and massing studies.



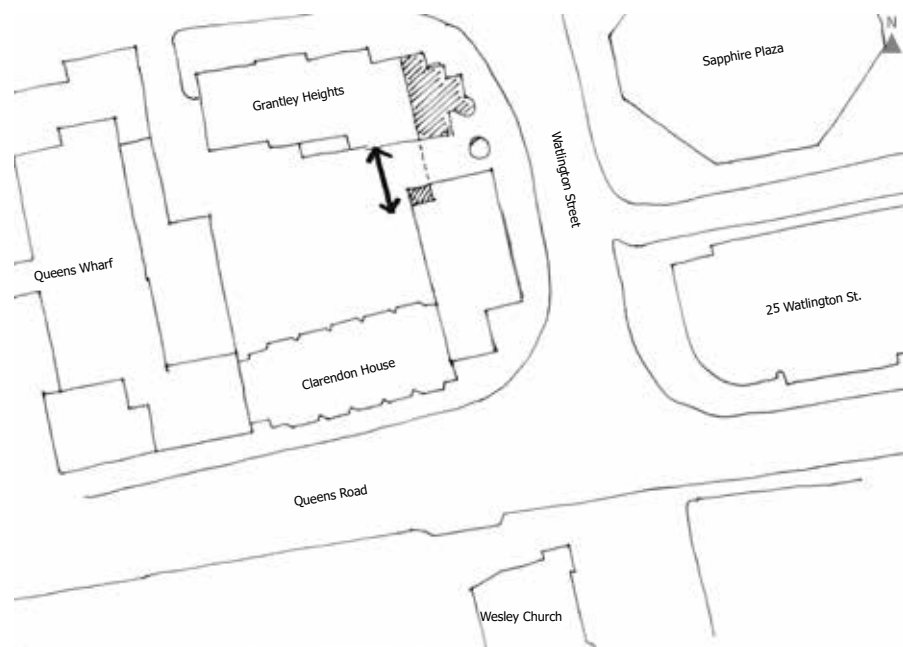
The site ownership boundary steps back from the road just opposite the Wesley Church steeple.



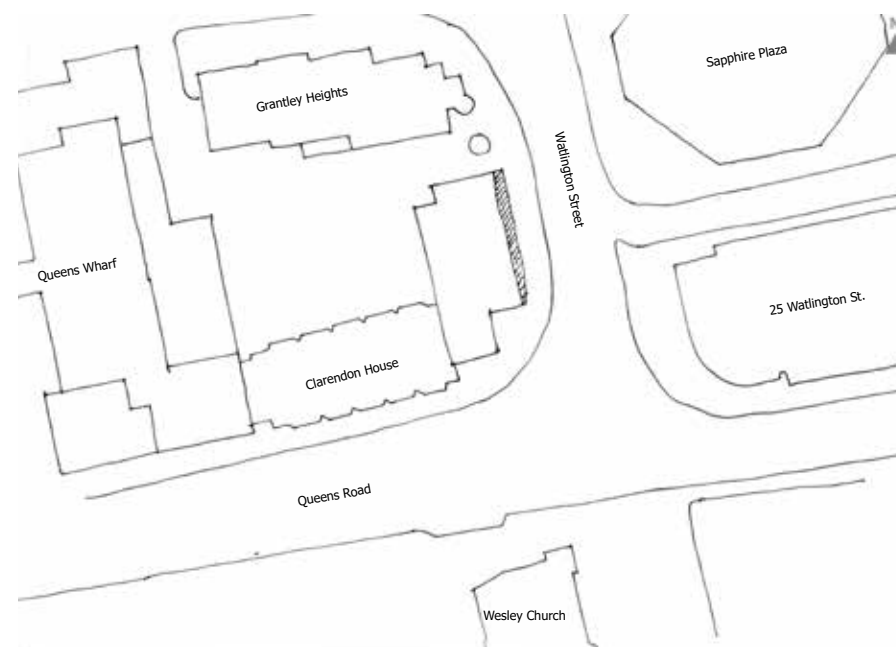
A second step-back was made to create a negative space at the corner as a sensitive response to the church opposite that provides a strong local landmark.



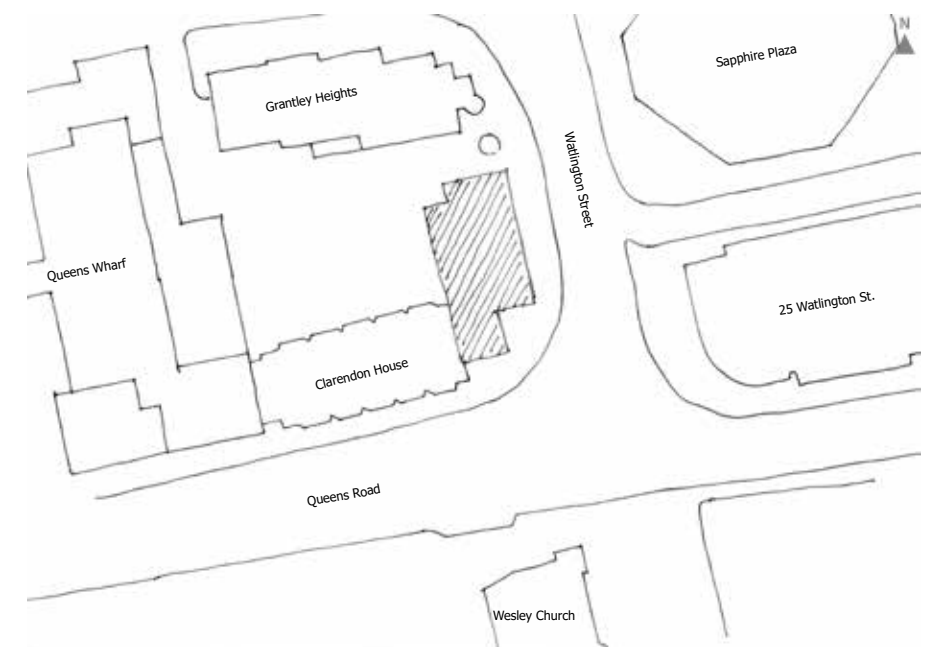
The site is bounded by buildings on all sides, an offset has been created to allow for maintenance of all buildings and ensure the buildability of any proposals.



As a response to the surrounding blocks the proposals will cut-back from any directly facing windows, in order to create an appropriate distance.



The site faces a gently sloping road with a concrete boundary structure, which may require access for structural inspections. A set-back zone has been added to allow for maintenance inspection.



The final development plot outline, resulting from the various site constraints.

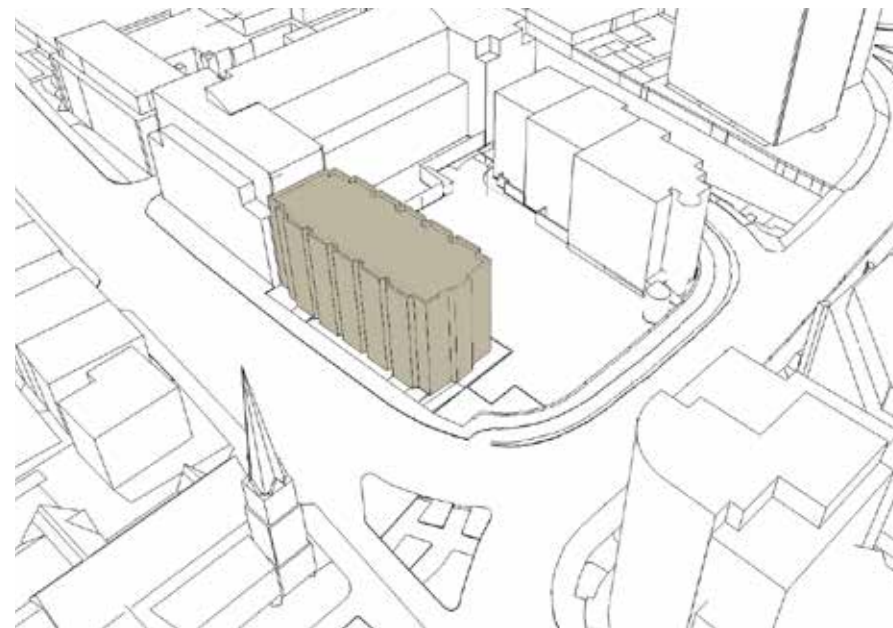
5.0 DESIGN PROPOSALS

5.3 PROPORTION & MASSING

The massing proposal has been driven by local urban design and heritage considerations. There are three important factors that have driven the designs; the character of the urban block, impact on the public realm and a response to the Conservation Area: notably the relationship with the Wesley Church immediately to the south of the development site.

The overall vision is to complete the urban block with a well defined new building holding the eastern edge of the site. The massing has then been conceived as an ensemble of building elements stepping away from the church to create a varied skyline and sensitive architectural response. The principle development stages are outlined in the images to the right.

EXISTING BUILDING WITH PERMITTED DEVELOPMENT CONSENT



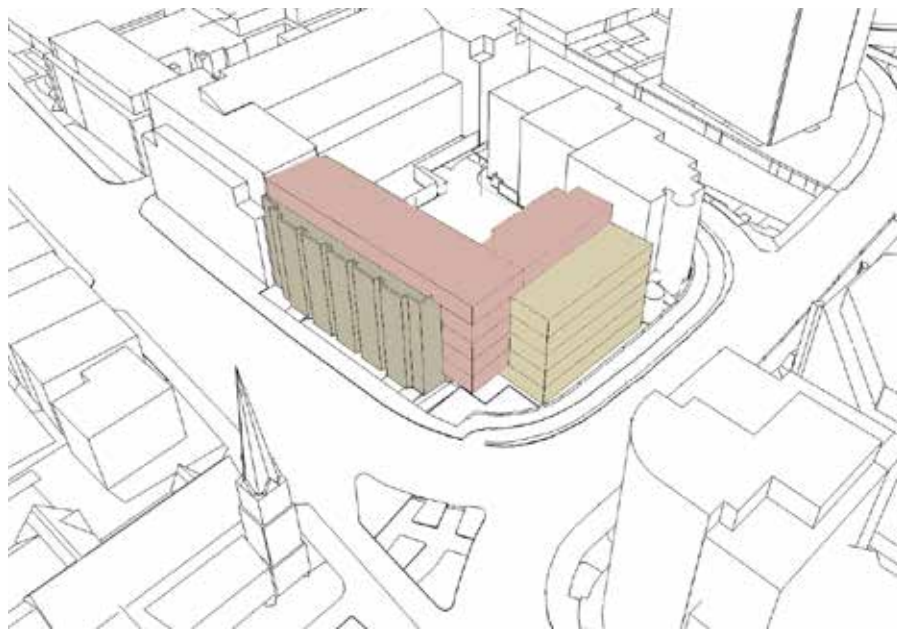
Clarendon House is a disused 1980's office building which has permitted development consent for conversion into a residential building.

SECOND 5-STOREY BUILDING TO HOLD THE SITE



The new Watlington Street building is an interpretation of the proportions and materiality of Clarendon House, with a well defined street edge and new high quality public realm.

LINK BUILDING AS A CONNECTIVE ELEMENT



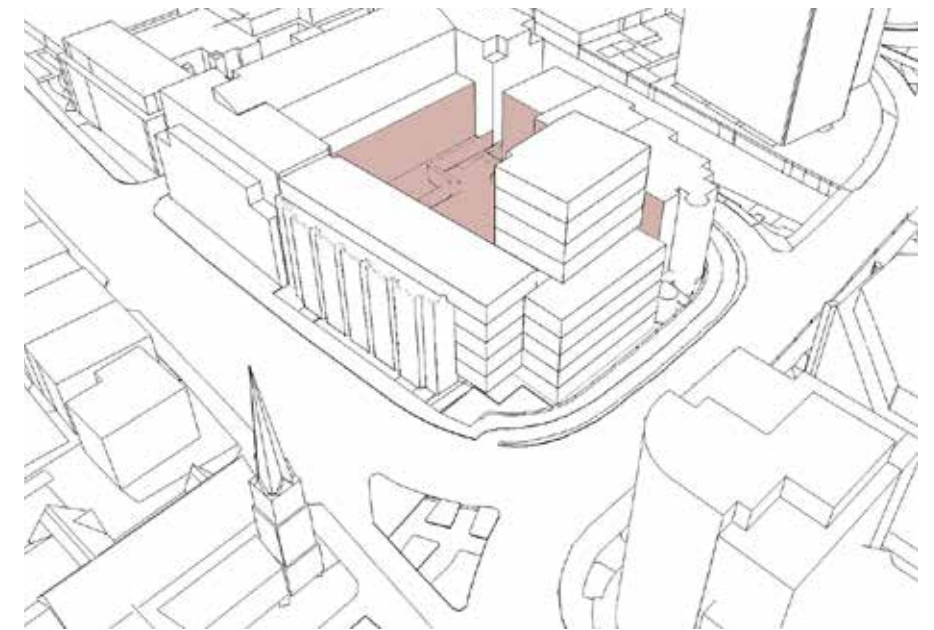
A 'link building' steps back to enhance the public realm and 'open up' the corner of the site. This part of the building is seen as a new special element in reading with its own special character.

TALLER BUILDING SET BACK FROM THE CORNER



A taller building grows out of the Watlington Street building, set-back from the street to create a varied skyline and complete the ensemble of buildings.

CREATING A COMMUNAL COURTYARD

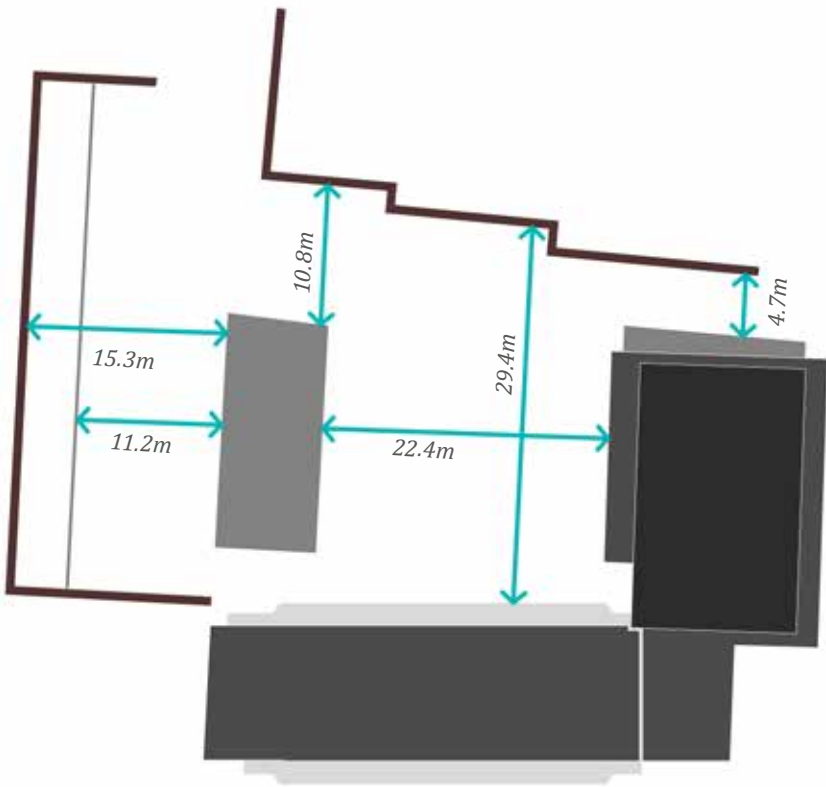


A well defined courtyard that provides amenity space protected from the busy road and attractive visual amenity for the surrounding buildings.

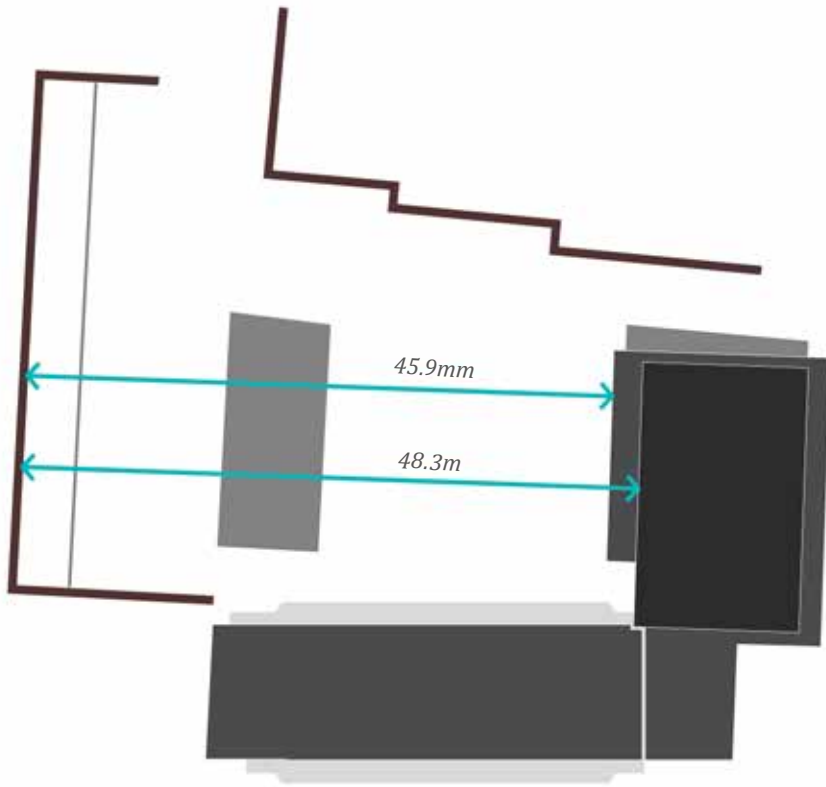
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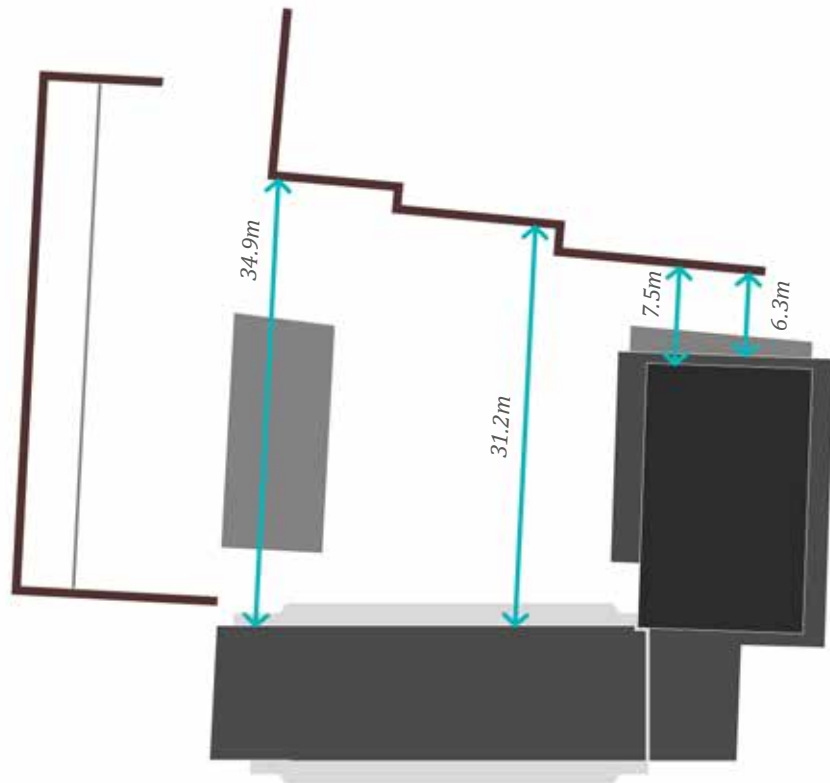
The location and proportions of the massing has been carefully assessed within the surrounding context. Critical distances from adjacent blocks have been outlined in the diagrams below showing the generous face-to-face distances between blocks at the upper levels and appropriate distances at the lower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



Critical distances at low level (1-2 stories) within the proposed courtyard and adjacent Queens Wharf service yard and Grantley Heights opposite.



Critical distances at upper level (3-7 stories) within the proposed courtyard and adjacent Queens Wharf building.



Critical distances from the set-back 6th storey roof extension above Clarendon House and Grantley Heights opposite.

The diagram below shows Queens Wharf and Grantley Heights window positions and the generous courtyard space left for landscape. Grantley Heights has been built on the site boundary therefore this shared boundary has been allocated to gardens and landscape proposals to enhance security and add visual amenity. The proposed building only extends until the first habitable room of Grantley Heights at which point it steps back to increase the building distances. Direct facing windows have been avoided on the north-facing facade.

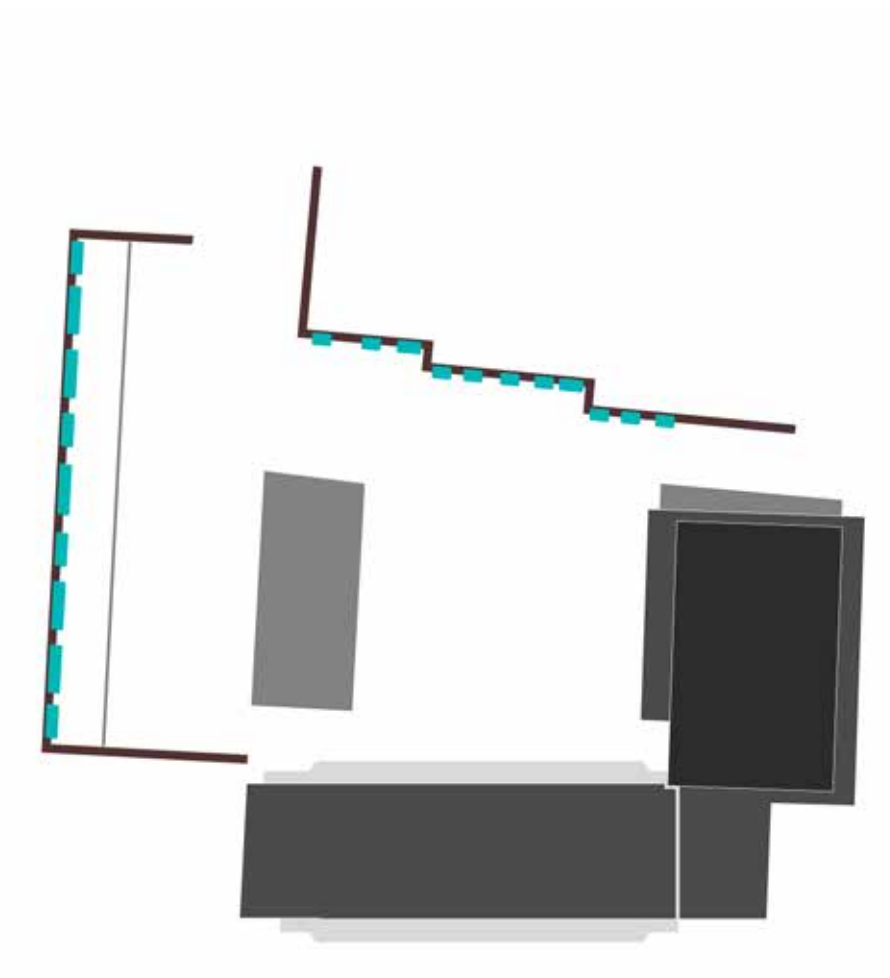


Diagram showing outlook from existing habitable rooms of the neighbouring buildings



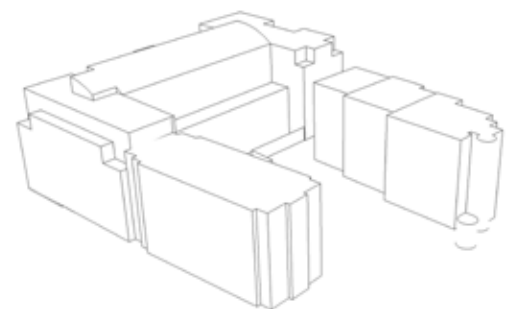
Photo of the existing site looking showing neighbouring windows looking onto the car park

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5.4 DESIGN EVOLUTION - MASSING

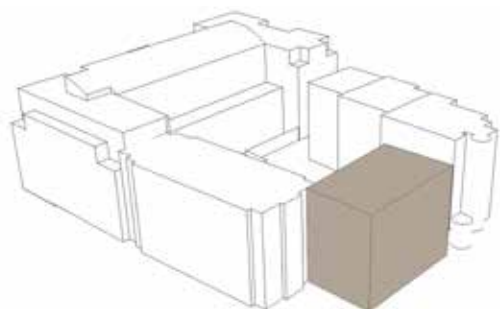
In the development of the massing many alternative strategies have been explored to ensure the final design is the best solution for this site. Some of these looked at opposite strategies to directly test our urban design approach such as; whether the building should be aligned with the adjacent building, should the building step-up towards the corner as well considering different relationships with the roof extension to Clarendon House. Some of the options considered have been outlined below to illustrate the design methodology, along with brief explanations of the design objectives.

CURRENT CONDITION



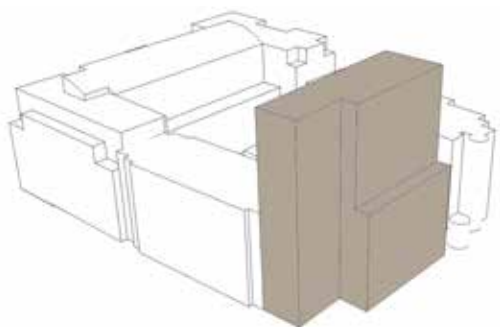
The current site condition is incoherent and ambiguous. The courtyard configuration opening towards a busy road is poor in terms of townscape and environment.

COUNTERPOINT BUILDING



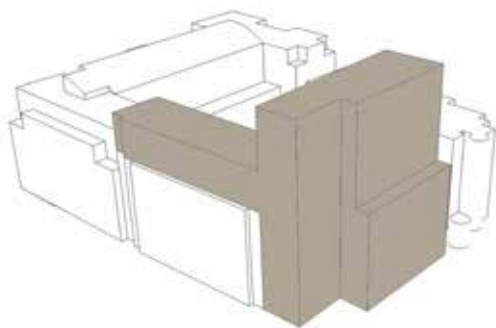
A new building is added to enclose the courtyard and create a coherent, overlooked street-scape. A building in this location can also create a 5-storey shoulder to the street relating to Clarendon House.

CREATE A BOOK-END



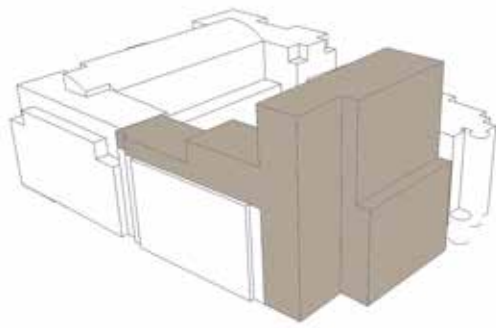
A taller building was placed on the corner to 'book-end' the urban block. This option pushes the massing forward and creates a direct engagement with the church opposite.

TWO-STOREY ROOF EXTENSION



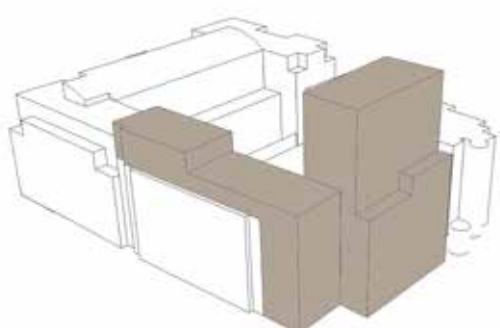
Creating a taller building on the corner allows for potential extensions to the existing Clarendon House to mediate heights of the urban block.

STEPPED ROOF EXTENSION



The roof extension steps-up towards the corner to create a smooth transition and augment the taller element.

CREATING A VARIED SKYLINE

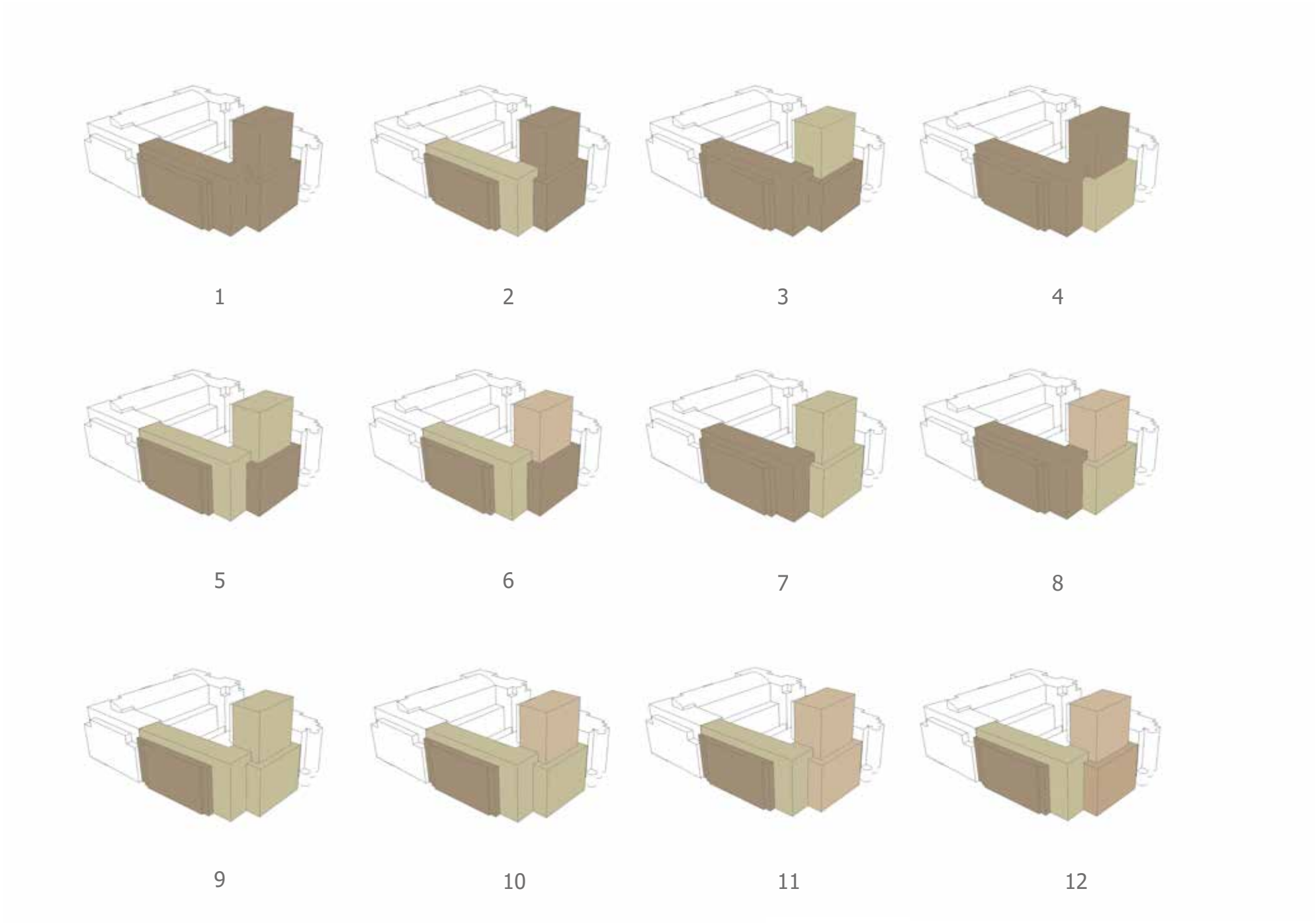


Stepping the taller elements away from the corner to create a varied skyline and takes the emphasis away from the corner, creating a more sensitive relationship with the church.

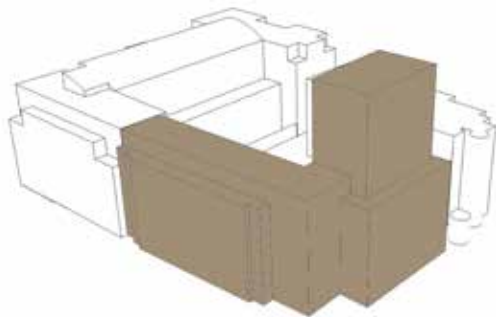
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5.4 DESIGN EVOLUTION - MATERIALITY

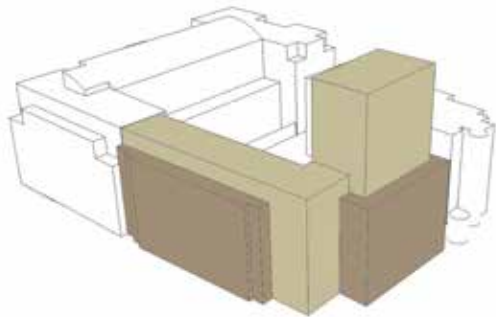
The massing studies resulted in a proposal for an ensemble of buildings; a collection of stepping and overlapping blocks that can be seen as separate objects albeit within the same architectural family. As with the massing, a wide range of options was explored which are catalogued on the images to the 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.



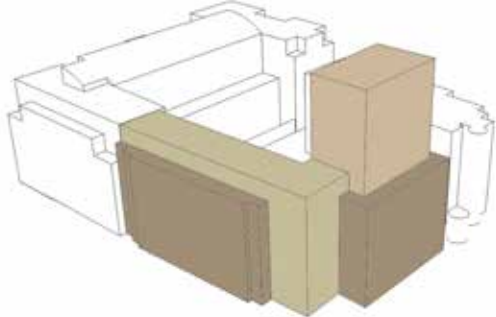
The options below are explained in greater detail. The successful option (diagram 11) is shown on the bottom right hand side. This was selected due to its clarity; a second brick building has been proposed to match the robust form of Clarendon House. The building connecting the two brick buildings has been expressed with a lightweight second materiality, more open and permeable negotiating between the two brick structures.



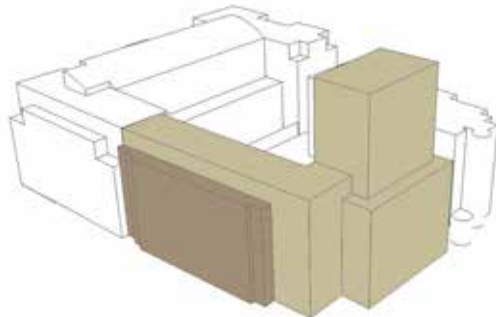
1. All buildings relating to Clarendon House. A family of bricks of a similar but varied quality.



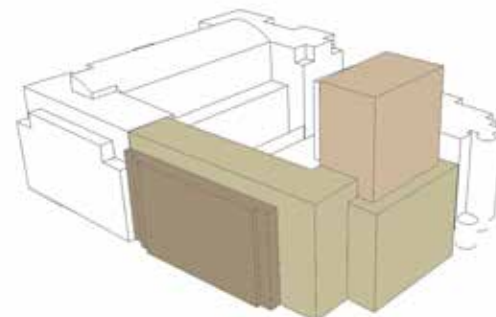
5. The two 5-storey buildings are made of the same material, with a second material bridging between and extending above.



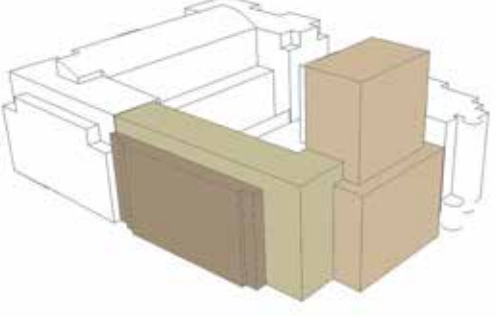
6. The two 5-storey buildings are made of the same material, with a second sympathetic material forming a link. The taller element is conceived as a foreign element.



9. The old and the new part of the development are expressed with a different material language.



10. The old and the new are differentiated and the taller element expressed as a separate entity, placed on top.



11. Two related but different buildings on each road, one growing into a taller element with a link building of a different character. This option was selected to progress further and reflects the proposed concept

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5.4 DESIGN EVOLUTION - MATERIALITY

The early studies below show a building yet to be formed, initially expressed as a series of stepped buildings with a formal order and rhythm. This option explored cut backs at the fifth floor level to augment the importance of the link building as well as a second storey on the roof extension.



From the homogeneous sketches on the left the designs were further tested to explore different material options for each of the buildings. The top images represent the first iteration, exploring an upper building that follows the curtain wall materiality of the link building. The bottom images show the sketch view that explore the brick materiality continuing from the base to the upper building, the preferred option that is being proposed within this application.

THE LINK



THE UPPER BUILDING



THREE BUILDINGS CONVERGING



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5.5 BUILDING ELEMENTS

The proposals can be broadly separated into three building elements and development phases.

Phase 1: consists of the Permitted development change of use to Clarendon House. Though this doesn't form part of this application, it is referenced here as it forms part of the overall development of the site.

Phase 2: in terms of built proposals Phase 2 and 3 are a single built form, however Phase 2 forms a single storey roof extension to Clarendon House and is accessed through the Clarendon House entrance.

Phase 3: has two main elements the new corner building known as Royal Heights accessed from Queens Road and Clarendon Mews, which is located within the courtyard and accessed via separate entrances.

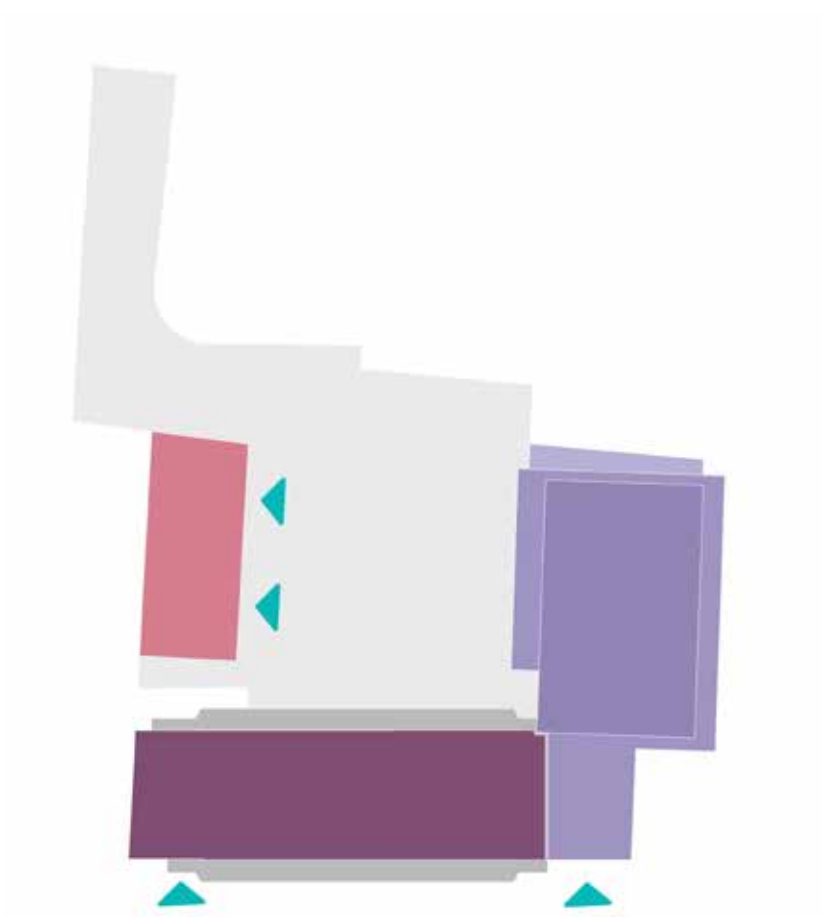


Diagram Illustrating the proposed development phases

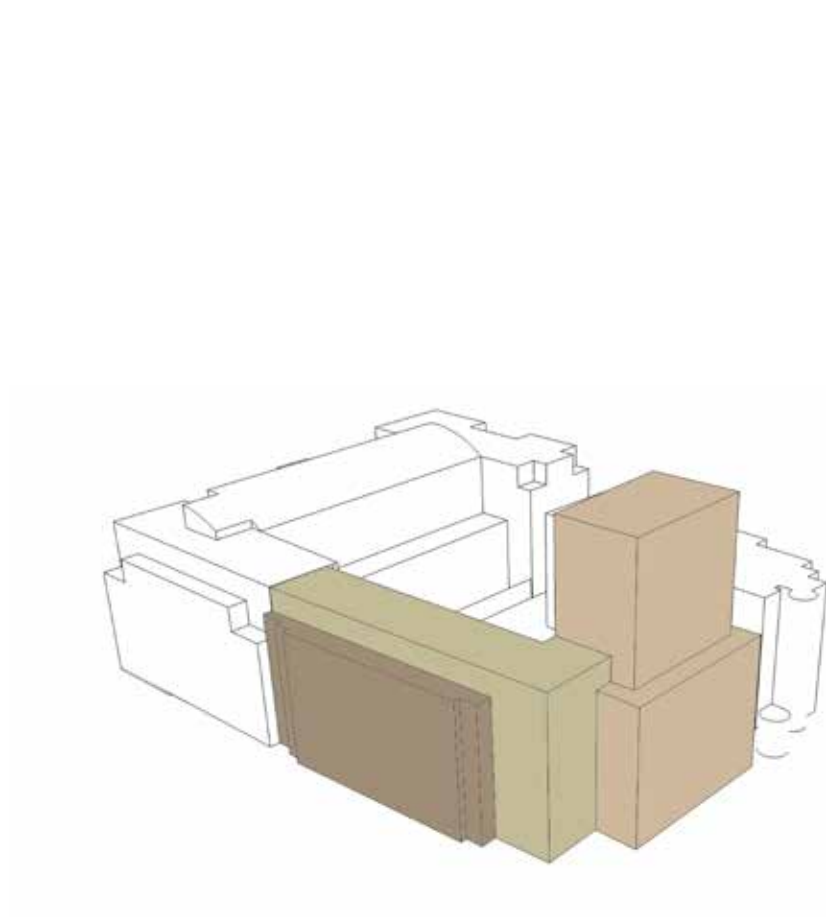


Diagram showing main proposed building elements (excluding Mews)

- Phase 1: Permitted Development (not Part of this application)
- Phase 2: Roof Extension to Clarendon House
- Phase 3: Royal Heights
- Phase 3: Clarendon Mews
- Phase 3: Courtyard Landscaping (Refer to Landscape Package)

- Clarendon House
- The Link Building
- Watlington Street Base Building and Upper

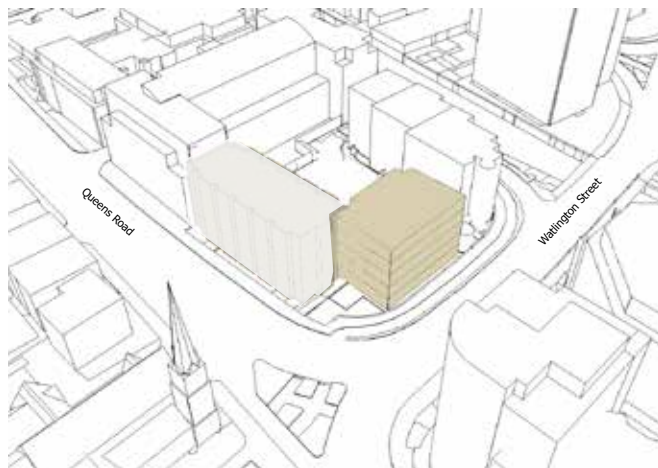
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5.5 BUILDING ELEMENTS - THE BASE

The Watlington Street Building or 'base building' is conceived as a 'sibling' of Clarendon House, which despite not being a building of architectural merit, has certain qualities. These qualities include; a robust and well ordered facade, solid brick construction, a facade that creates depth and relief.

The detailed expression of the proposed building is of a high quality; open and permeable with large windows, inset balconies, a set-back ground floor with a double height expression.

- › Material interpretation of Clarendon House
- › Reference to the Conservation Area
- › Solid brick construction with varied & textured finish
- › Positive engagement with the street
- › Green layered public to private thresholds
- › Set-back colonnade at ground level
- › Active windows overlooking the street
- › Well-proportioned and ordered facade
- › Material reference to the Conservation Area



Visualisation showing the proposal from the corner of Queens Road and Watlington Street.

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5.5 BUILDING ELEMENTS - THE BASE

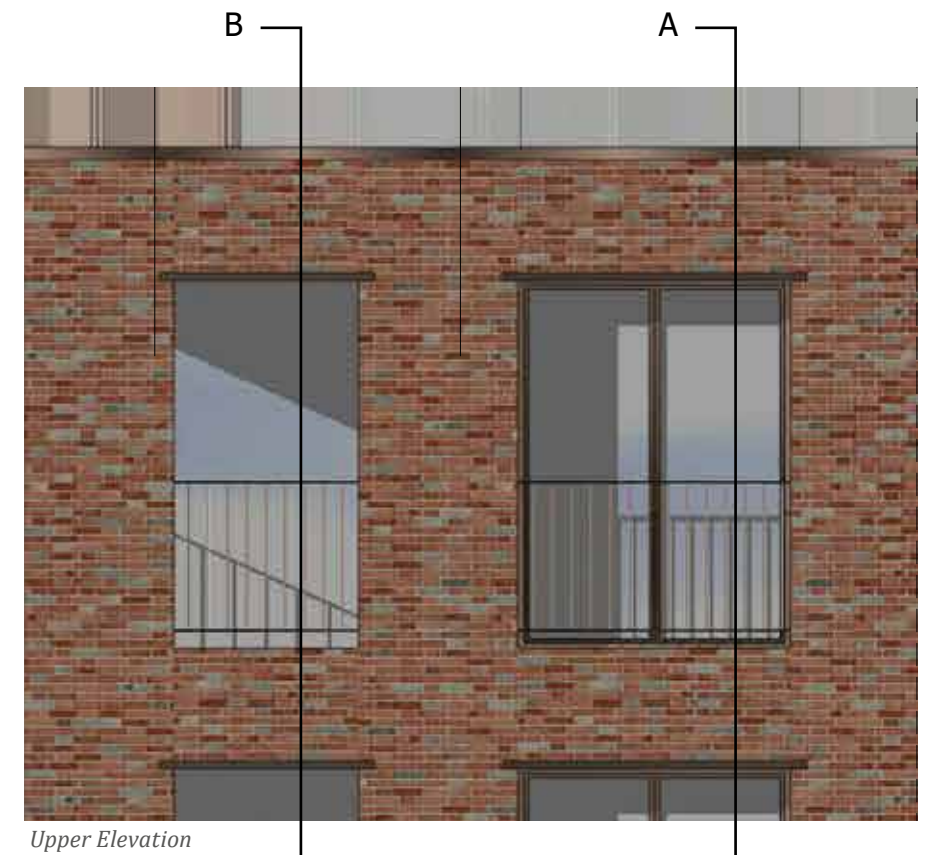
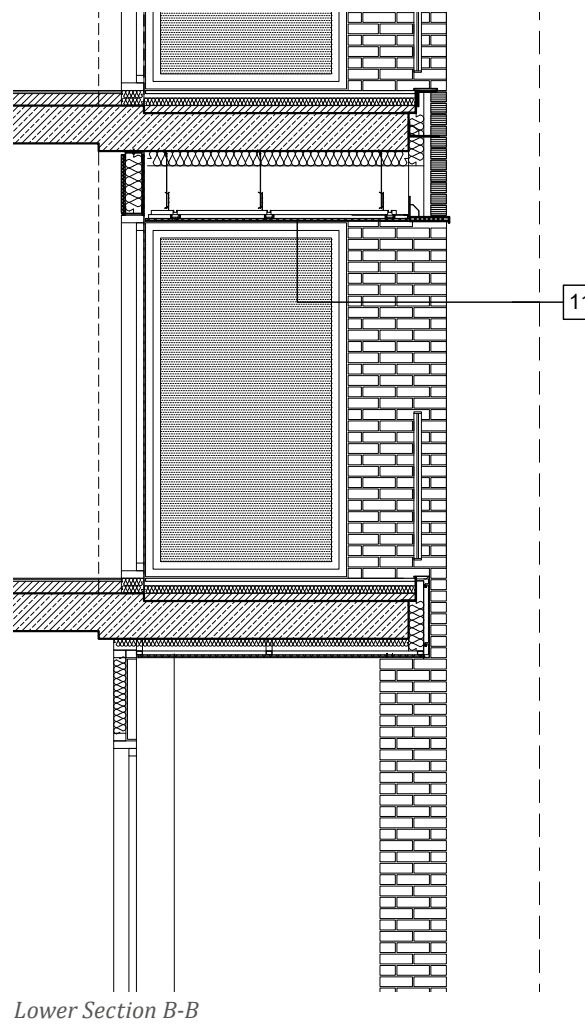
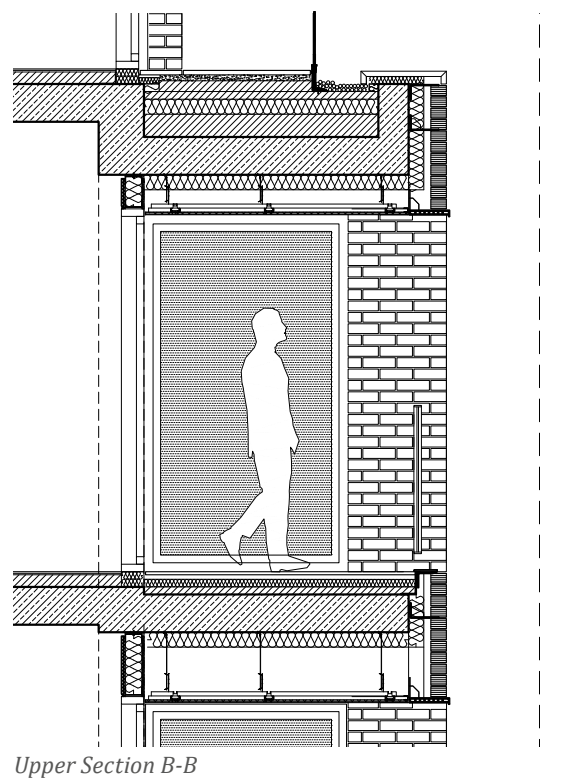
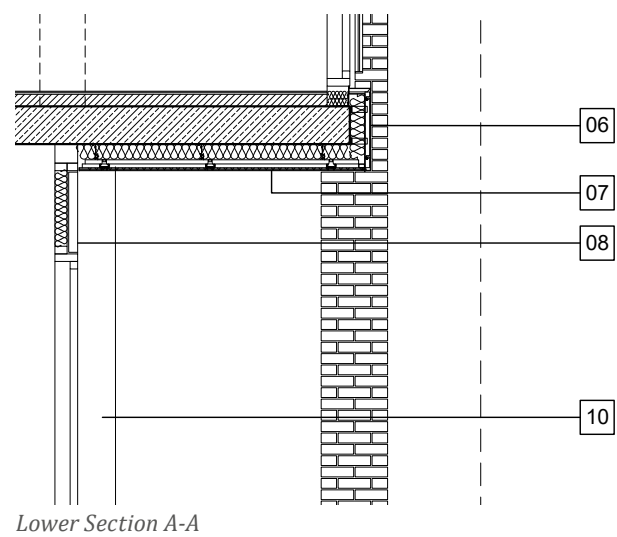
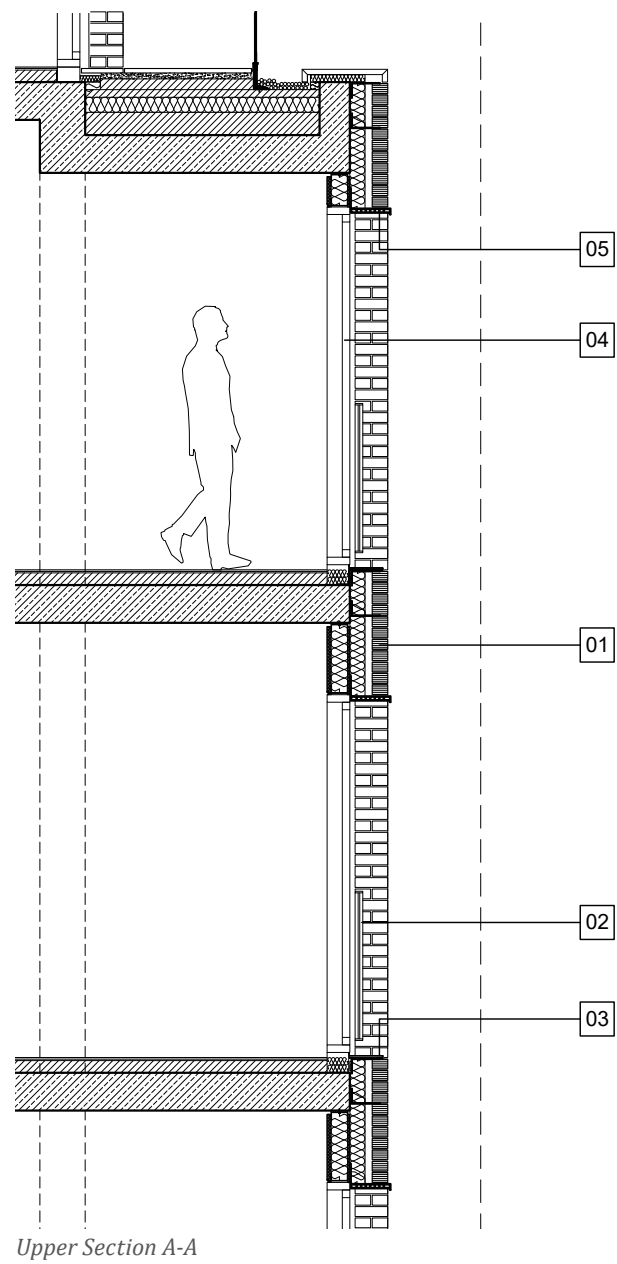
It was important that the base is a heavy robust building that can weather naturally and pass the test of time. The solid brick construction and deep reveals also assist building performance where mass can create protection and privacy from Watlington Street. The building provides a positive engagement with Watlington street, creating perimeter landscaping and making an empty site feel like an extension of the Conservation Area. Materiality is 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 Watlington Street base building.

KEY TO SECTIONS

1. Natural clay brick, with varied textured finish
2. Steel balustrades, PPC Bronze brushed finish
3. Factory formed aluminium flashing PPC coated bronze brushed finish
4. Aluminium casement window, double opening PPC coated bronze brushed finish
5. Steel Lintel with cover flashing PPC bronze brushed finish
6. Factory formed aluminium flashing PPC bronze brushed finish
7. Cementitious soffit board colour tbc.
8. Aluminium casement window, Double leaf window with spandrel above and PPC bronze brushed finish
9. Frame-less laminated glass balustrade with PVB laminate with Stainless steel top rail
10. Factory formed aluminium cladding PPC bronze brushed finish
11. Cementitious soffit board colour tbc.



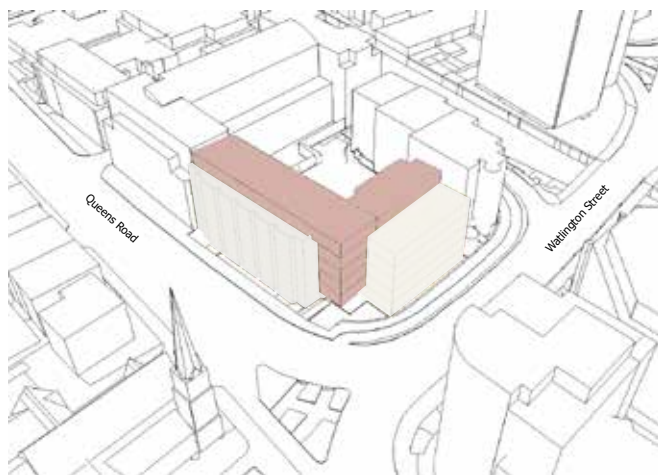
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5.5 BUILDING ELEMENTS - THE LINK

LINK BUILDING

The Link Building is a uniting element, connecting Clarendon House to the new building on Watlington Street. The link building forms the main entrance to the new building, and has been designed with materials that are complementary to those on either side. The link building forms a roof extension on top of Clarendon House as well as a cut into the fifth floor of the Watlington Street Building.

- › A new material within the context
- › An interpretation of the old and new elements
- › A lightweight counterpoint to the solid brick buildings
- › Create a strong connective element
- › A delicate 'filigree' materiality
- › An open and transparent entrance
- › An entrance that directly engages with the public realm
- › Designed for passive surveillance and employing 'Secure by Design' principles



Visualisation showing the link and base building with the viewpoint through the entrance to the courtyard

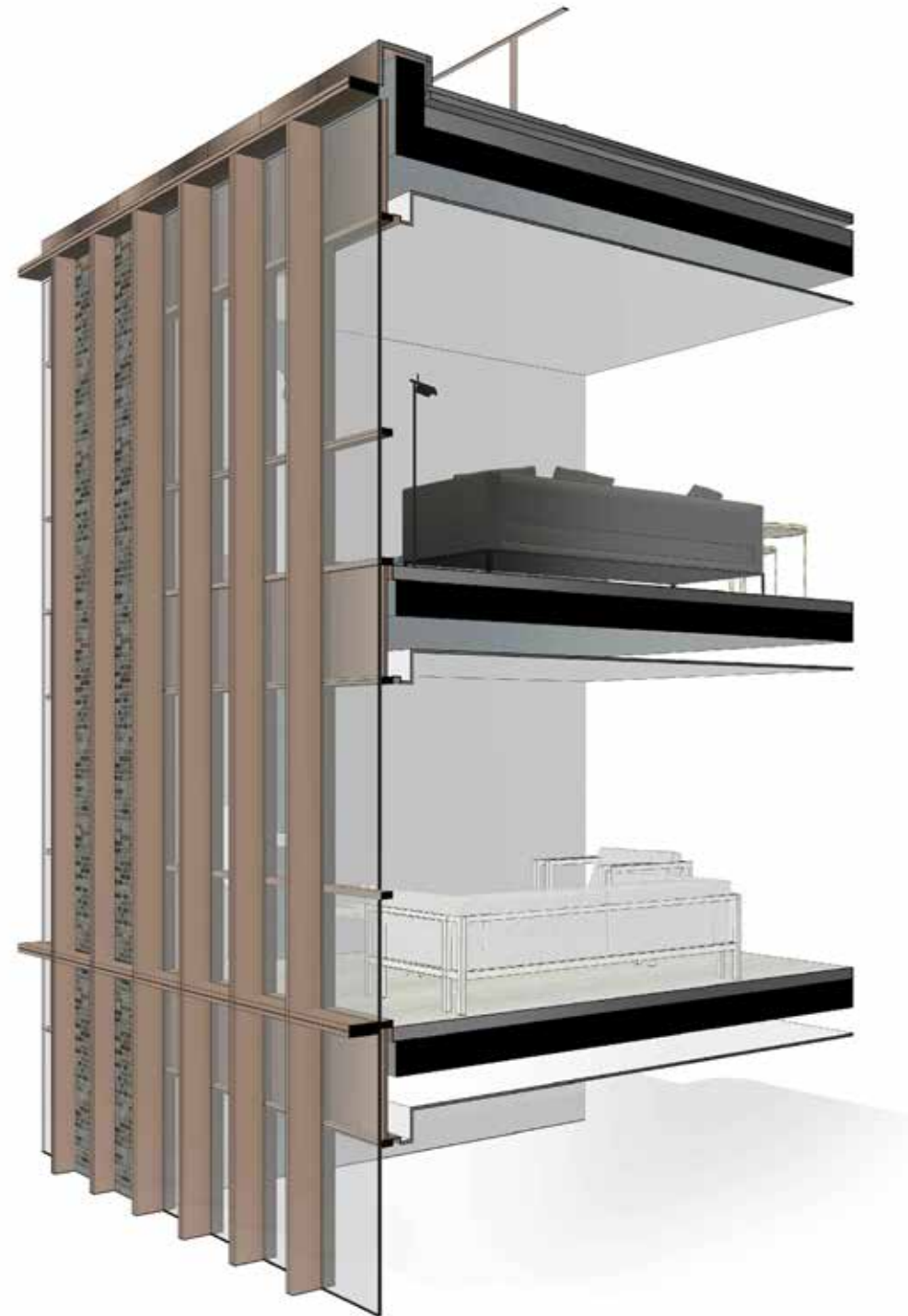


Visualisation showing the open and transparent entrance lobby and winter gardens above

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5.5 BUILDING ELEMENTS - THE LINK

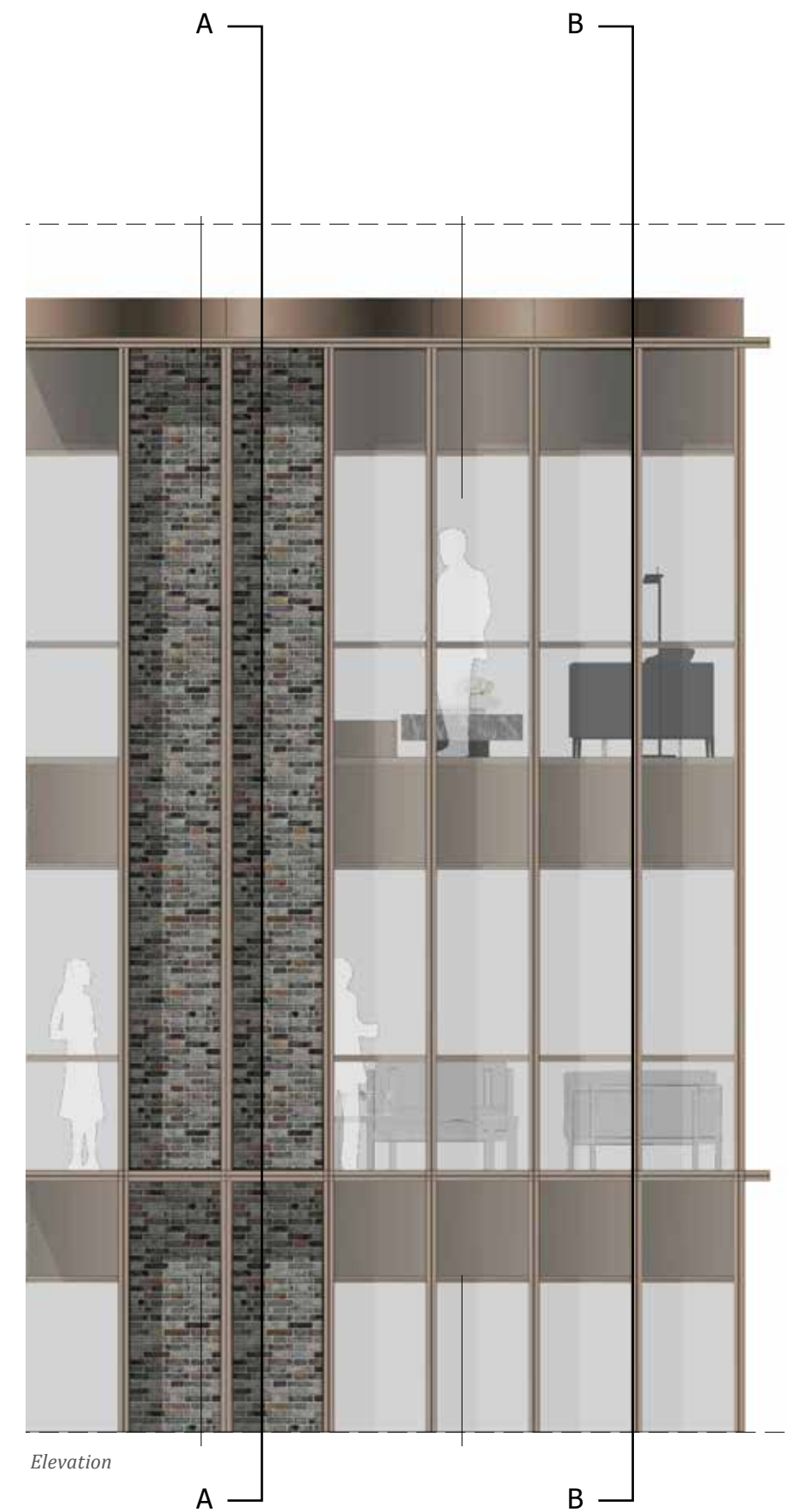
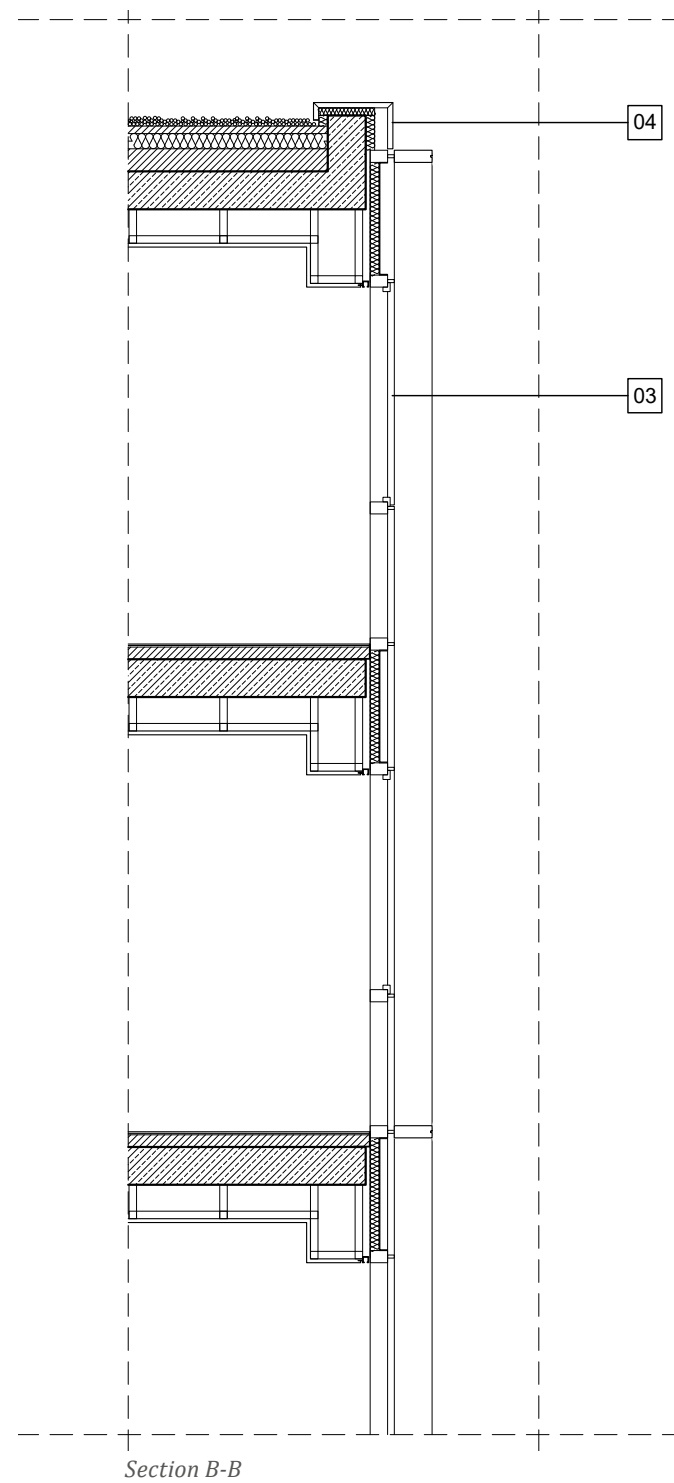
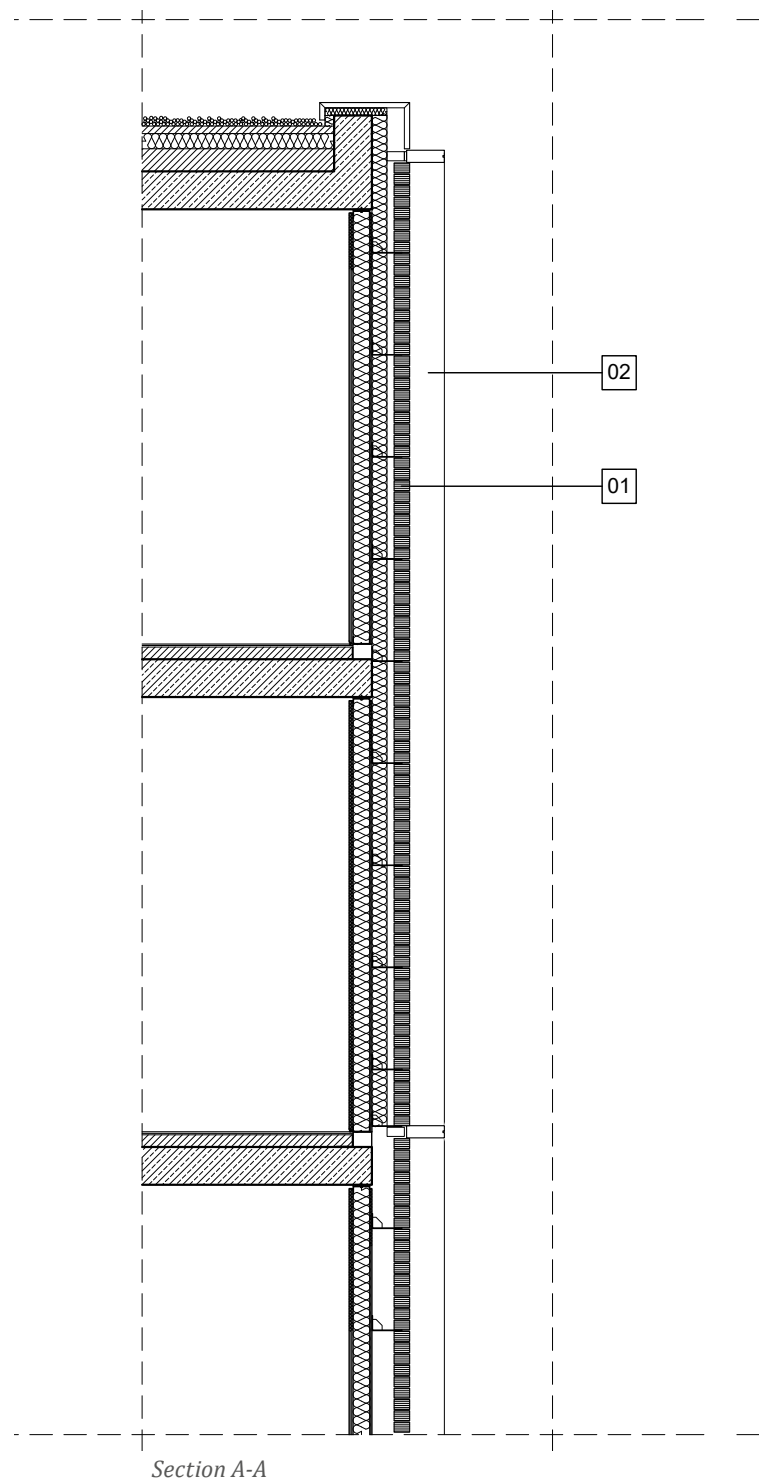
Materially the link is a complex, layered building denying direct classification. This ambiguous relationship with its surroundings was intentional, generating its 'order' through a universal building system, the curtain wall. Rather than create a flat commercial box the link becomes varied and textured through a layering of new and old materials, solid and void. Brick infill panels are used selectively to relate to the base and upper building as well as to the existing Clarendon House. Unlike the base building, the link is free from the traditional order of punched hole openings and provides a more dynamic facade with its equally strict ordering system. Wintergardens are added above the entrance to create another layer of depth and complexity on the important south facing facade, as well as to provide protection from the elements.



Sectional perspective showing the Watlington Street base building.

KEY TO SECTIONS

- 1. Natural clay brick, with varied textured finish*
- 2. Aluminium curtain walling system
PPC bronze brushed finish*
- 3. Factory formed aluminium cladding
PPC coated bronze brushed finish*
- 4. Factory formed aluminium flashing
PPC coated bronze brushed finish*
- 5. Frameless laminated glass balustrade with
PVB laminate with Stainless steel top rail*
- 6. Winter-garden glazing, hung sliding system
with frame-less laminated glass*



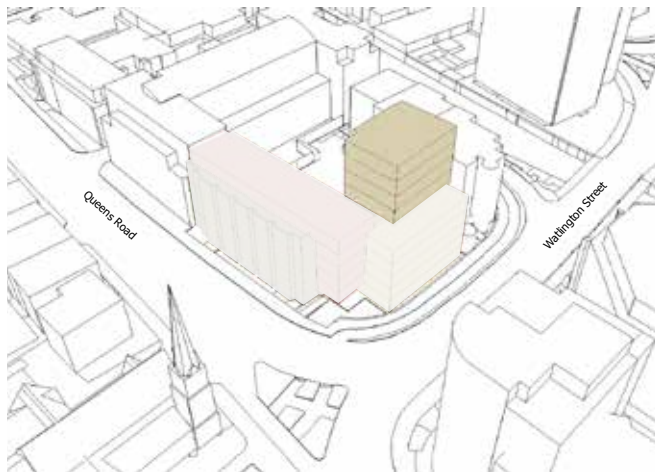
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5.5 BUILDING ELEMENTS - THE UPPER BUILDING

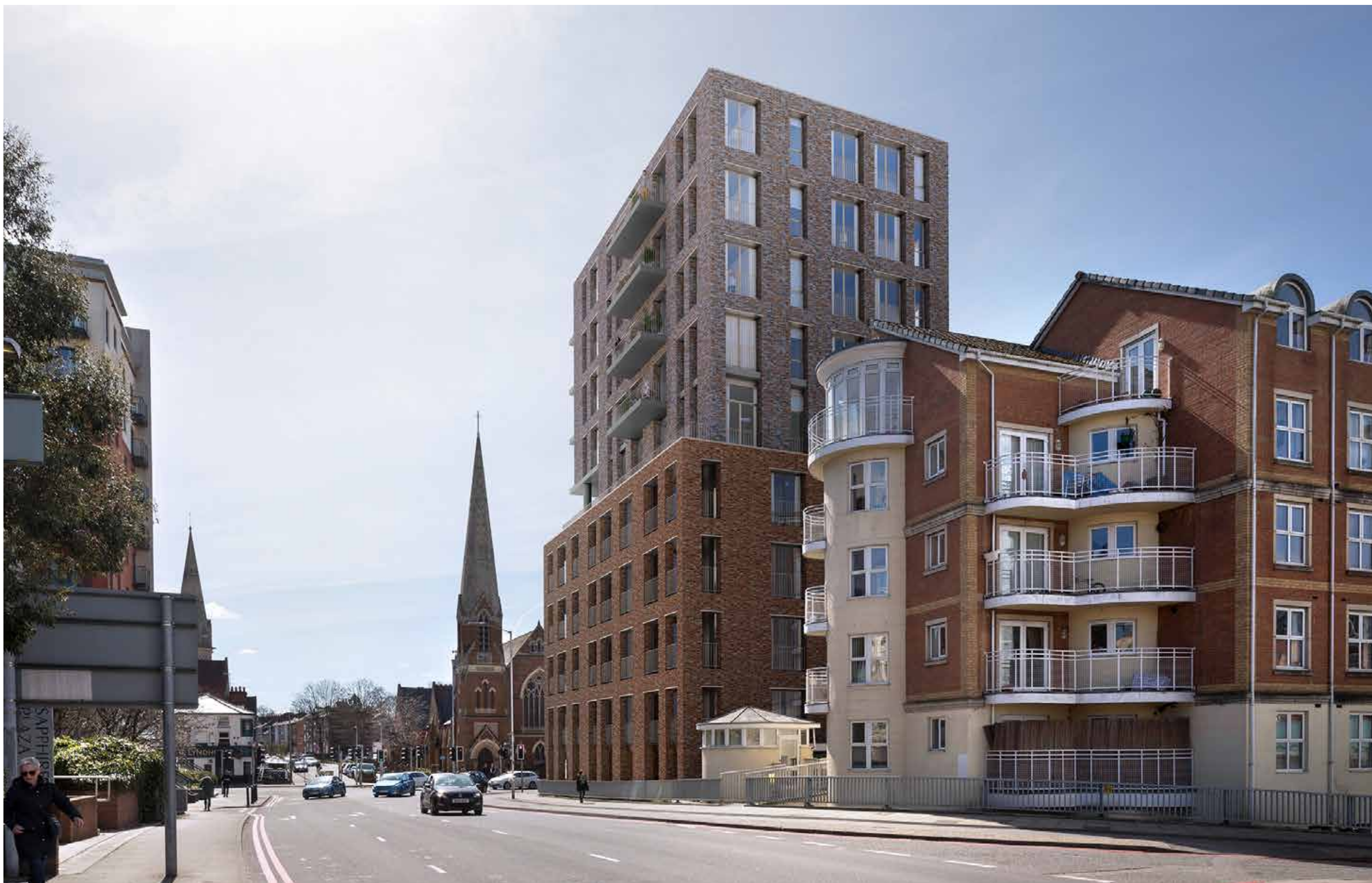
The upper building is located directly above the base building along Watlington Street and is set back into the site, making it subservient to the 5-storey buildings on the roadsides.

The upper building works as an accent and a subtle counterpoint to the two church spires within the Conservation Area.

This building grows out of the Watlington Street Base Building, borrowing from the material expression and character, whilst using different combinations of the same brick mix to create a variety of textures and qualities.



Visualisation showing the upper building from the Clarendon House roof terraces.



Visualisation showing the relationship between the Wesley Church spire and the new development

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5.5 BUILDING ELEMENTS - THE MEWS

A small cluster of mews houses are set within the courtyard helping make this inner space 'an address' in its on right. the designs aim to provide a wide variety of housing types within this constrained site, providing a small number of duplex units not only help towards this goal but also help make the courtyard a safe and overlooked communal space. The mews borrows the materiality from the base building creating a coherent 2-5 storey datum around the courtyard. The mews houses have a front terrace protected by individual entrance gates opening onto the communal amenity space.





Verified rendered view showing the relationship between the Wesley Church spire and the new development

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5.5 BUILDING ELEMENTS - PRIVATE AMENITY SPACES

Private amenity spaces were provided for each unit and a semi-enclosed garden for common usage.

PRIVATE GARDENS

Enclosed gardens were designed for the ground floor units. The gardens are accessed from the interior of the units, except the gardens of the mews houses, which are accessed through traditional gates.

INSET BALCONIES

Inset balconies were designed for the first four storeys in order to improve their comfort. They are a response to urban noise.

WINTER GARDENS

Winter gardens were placed in the proximity of the junction, on the first four storeys, creating protection from Watlington Street.

TERRACES

The terraces from the 5th floor were allocated where the three elements of the building meet. They offer a larger amenity space with a great view.

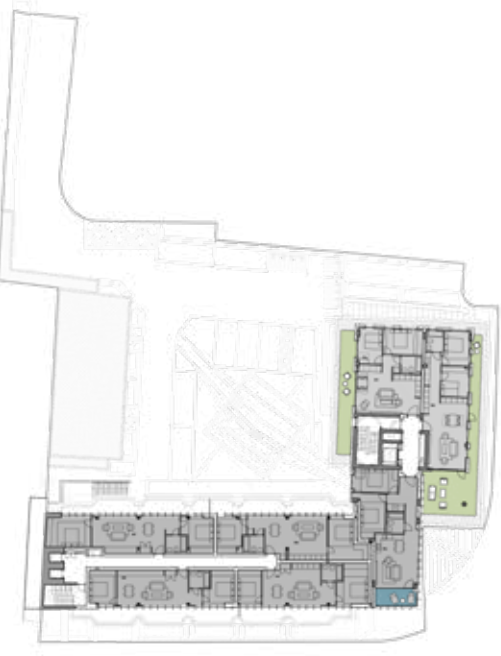
- Private garden
- Inset balcony
- Winter-garden
- Terrace
- External balcony



Ground floor



1st-4th Floors



5th Floor



6th-9th Floors

EXTERNAL BALCONIES

In order to minimize the mass of top storeys, external balconies were created. These balconies have a discrete design in order to not interfere with the view of the heritage area.

ENVIRONMENTAL RESPONSE

The proposals accommodate a range of private and communal amenity spaces, each of which responds to the context and environment.

The noise impact on the private outdoor amenity spaces is greater on lower floor facing Watlington street. To mitigate recessed balconies have been designed between ground to fifth floors. Where projecting balconies had to be introduced to the corner of Queen's Road and Watlington Street winter gardens have been proposed to mitigate the traffic noise. Where there is no noise impact on upper floors, projecting balconies have been designed.



View of the stepped blocks with terraces and balconies