

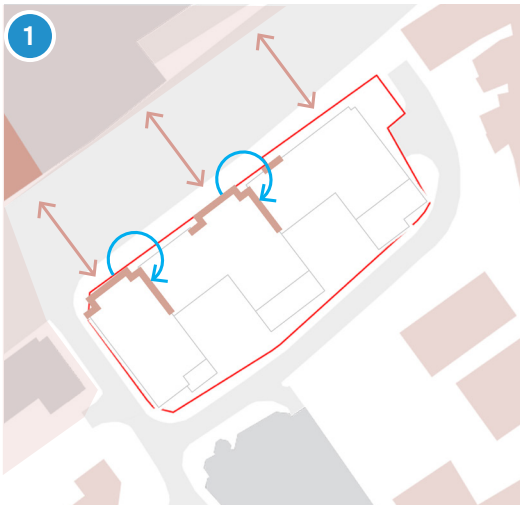


Elevation Breakdown

The building can be broken down into three typologies based on the proposed uses and their location on site.

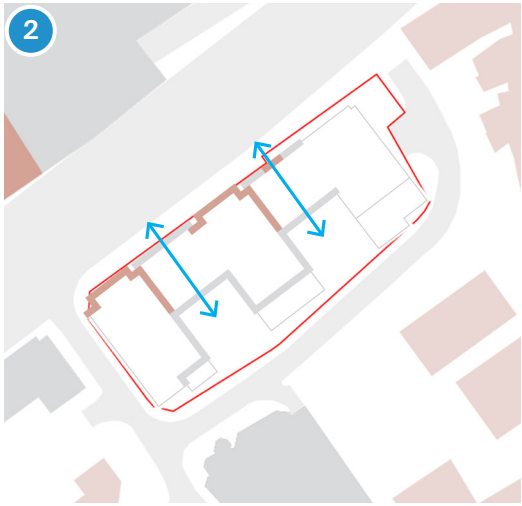
- Typology 1
- Typology 2
- Typology 3

The above shows the rationale in defining these typologies, and overview as well as precedents that are related to each typology.



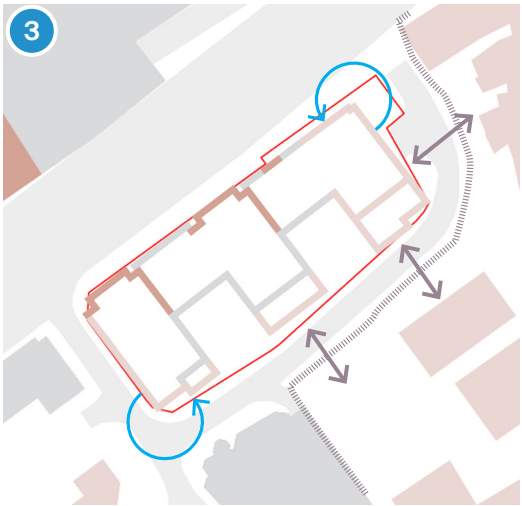
Typology 1

Rational proportions and a layered weaving of facade elements are used to provide a strong vertical frontage opposite the large grain buildings North of Mill Lane



Typology 2

Connecting buildings which join the three fingers. Datum lines establish a clear base, middle and top. Window bays and horizontal banding provide a connection to Typology 2.

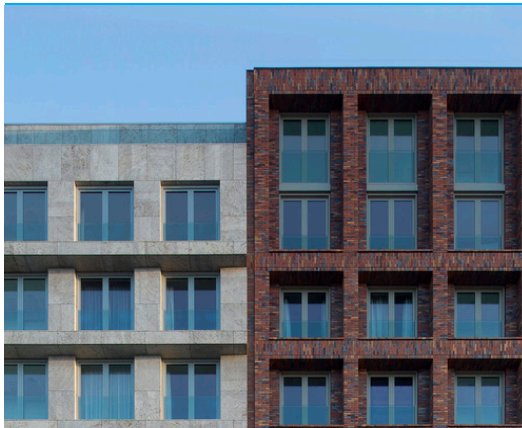


Typology 3

Horizontal banding and lighter brick tones wrap the building and respond to the adjacent conservation area. Brick detailing and bay windows are also referenced.



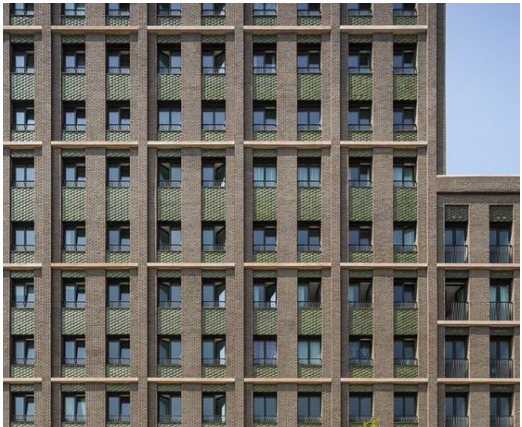
Primary vertical emphasis



Complementary brick tones



Ordered fenestration



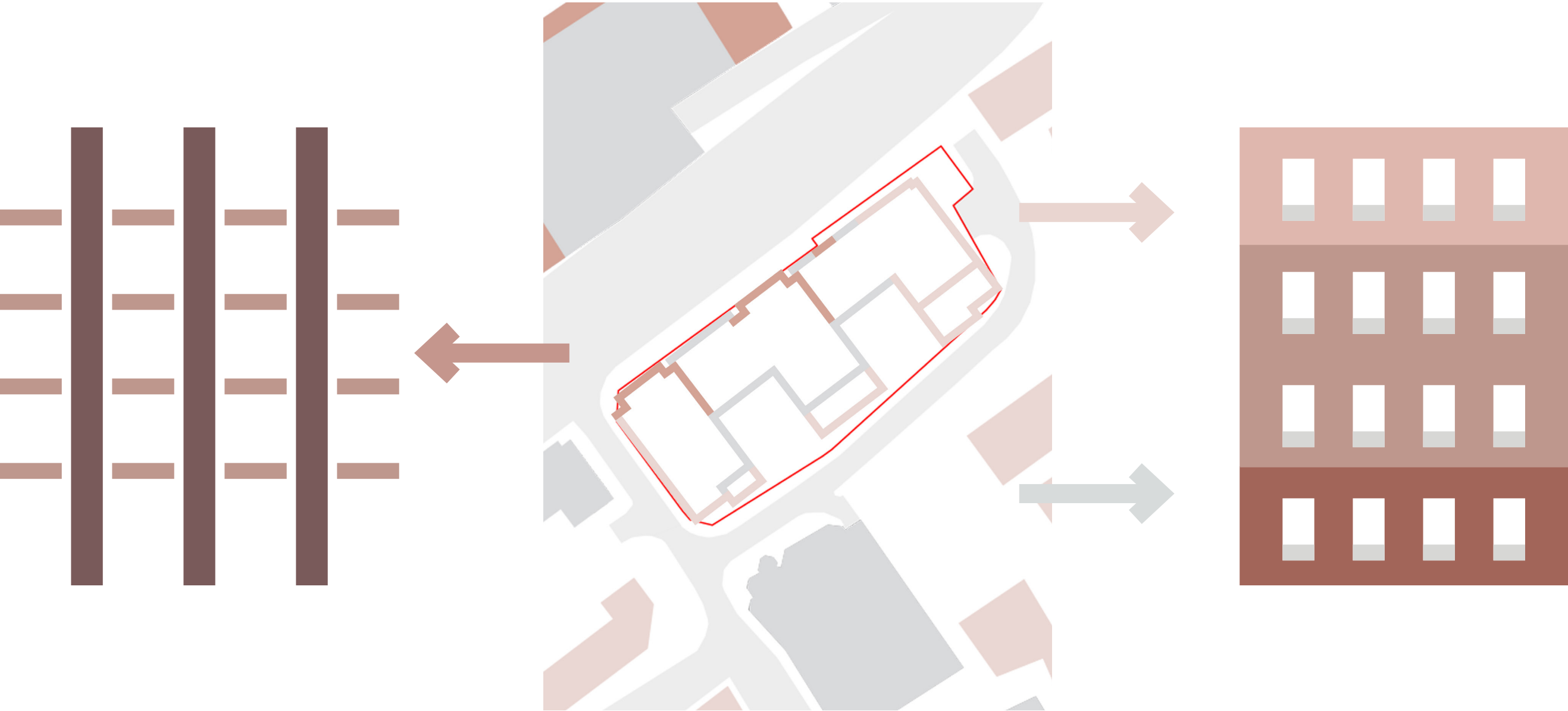
Vertical columns and horizontal banding



Light grey brick with refined detailing



Horizontal banding, door surround

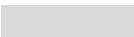


Typology 1

Vertical emphasis with layered horizontal weave elements

Responds to large scale and grain buildings to the north

Key

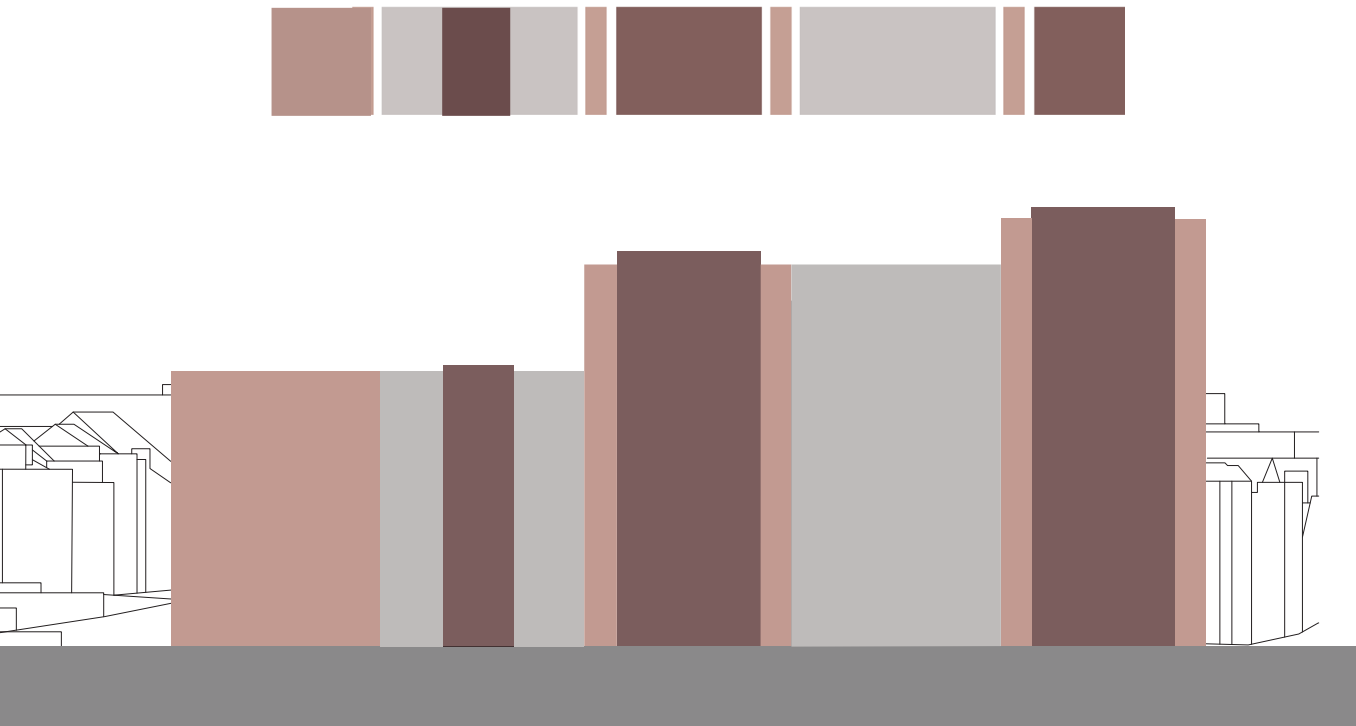
	Typology 1
	Typology 2
	Typology 3

Typology 2 & 3

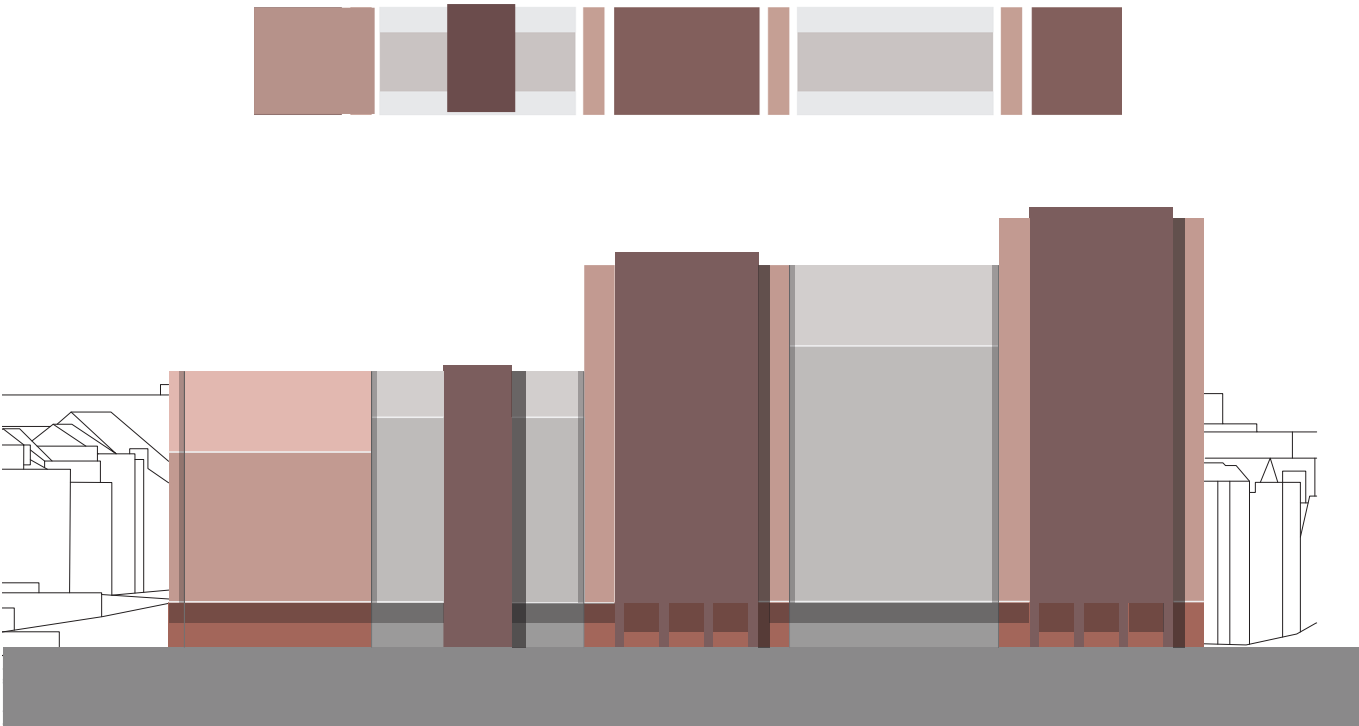
Horizontal emphasis with layered vertical weave elements

References and responds to the conservation area character to the east and south

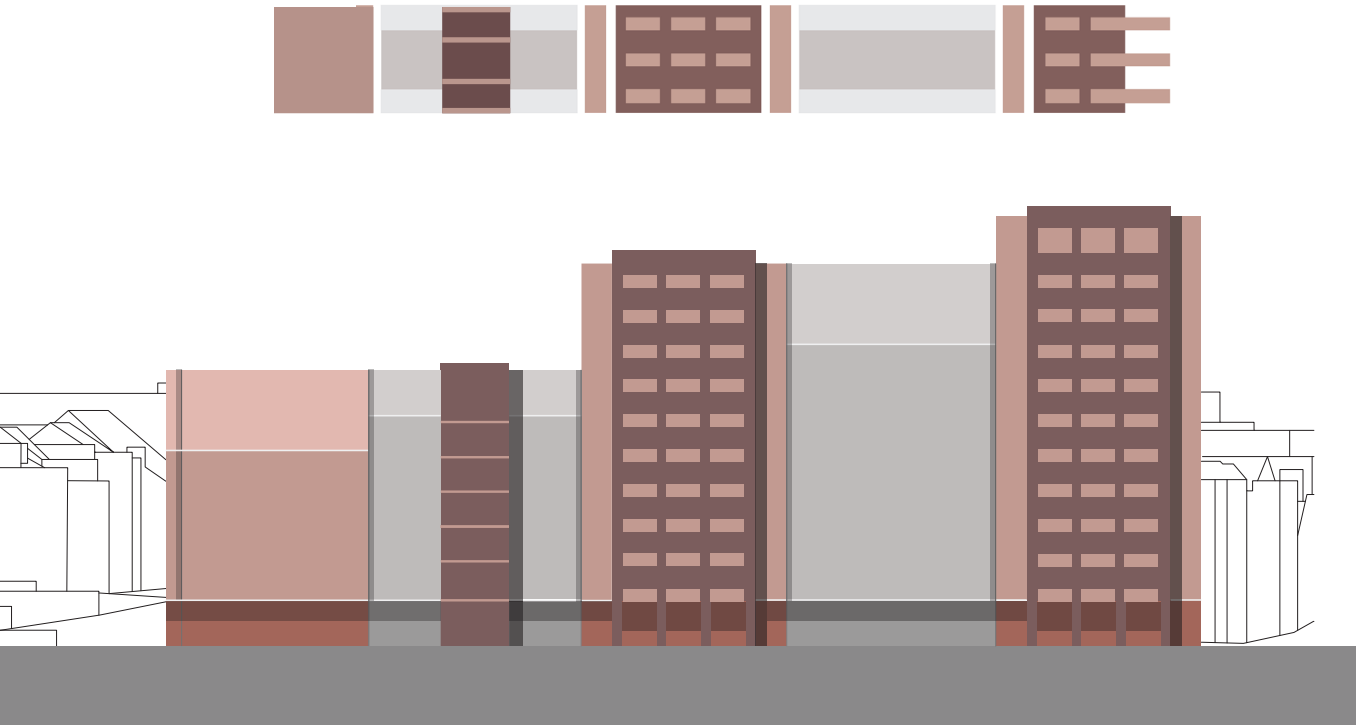
9.6 North Elevation Facade Layering



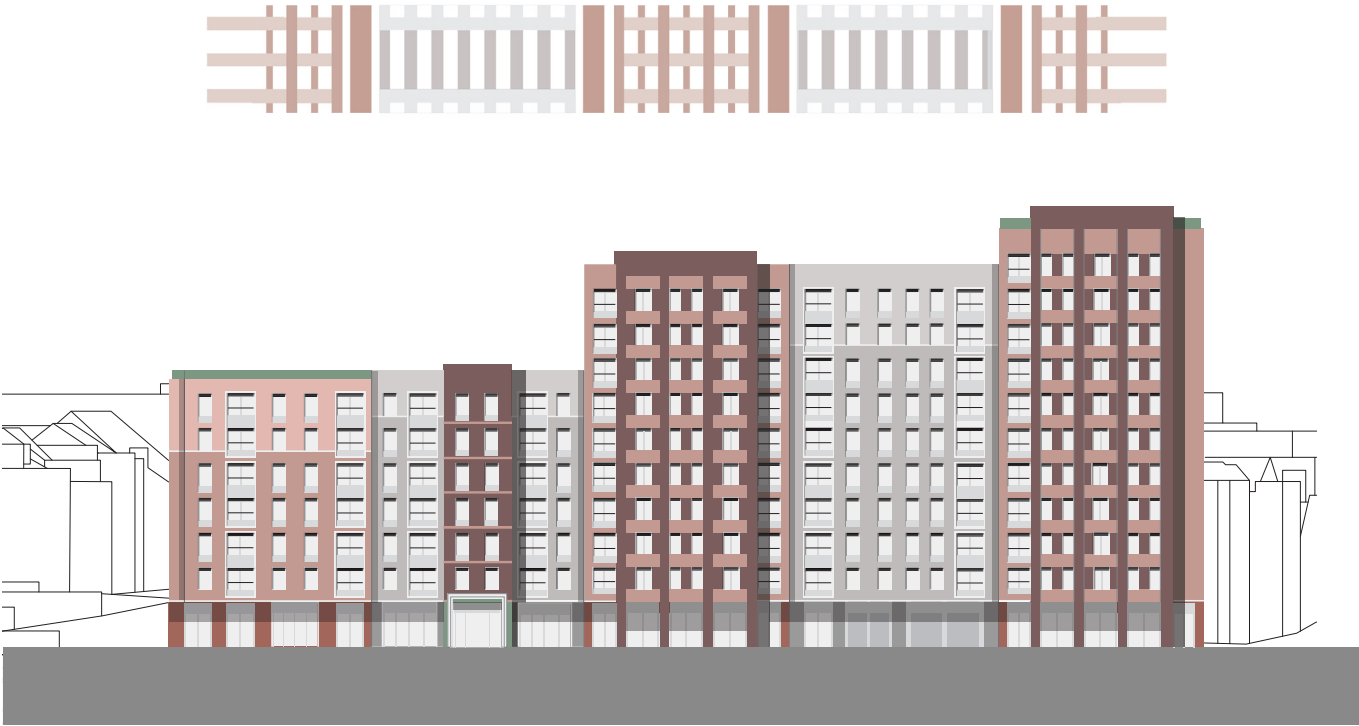
01 - Vertical emphasis is established through the building's massing facade set backs



02 - The first layer of horizontal weaving is introduced to the base and upper levels through colonnades and set backs



03 - A frame is overlaid allowing a second facade layer to weave through the body of the building



04 - Fenestration and facade details add another level of articulation to the facade





