



Aerial view from the north



Aerial view from the west



Aerial view from the south



Aerial view from the east

## Massing Model Views - High Level Context



**Massing & Facade Treatment**

**Local Vernacular**

**Horizontal & Vertical Emphasis**

**Projecting Bays**

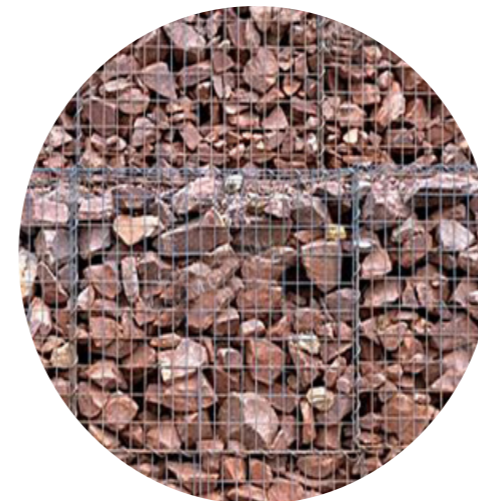
Contextual surrounding site photographs

## Materials

The aim is to respect and enhance the special character of the area in order to strengthen local distinctiveness through a layered approach appropriate to the local context that can be seen in abundance in the surrounding area.



Local vernacular



Gabion stone walls for landscape



Red brick for local continuity and Buff brick tones for lightness and contrast



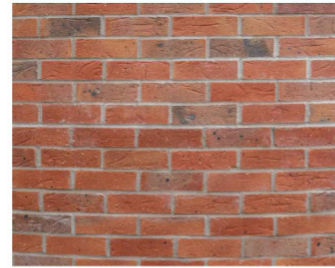
Standing seam to upper tiers



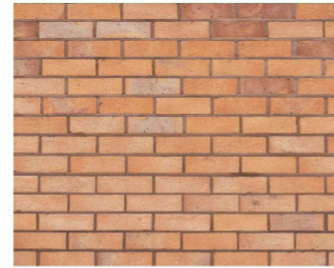
Red sandstone



Torbay Limestone tones and feel



01 - Facing Brickwork & Retaining Wall Feature  
Colour: Red Stock



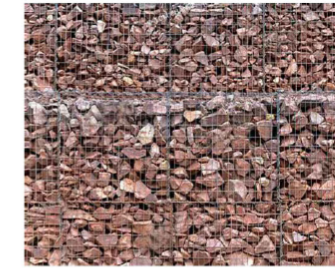
02 - Facing Brickwork  
Colour: Multi Buff



03 - Facing Brickwork  
Colour: Multi Buff Light



04 - Facing Stonework  
Colour: Red Sandstone



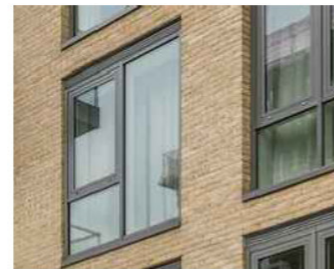
05 - Gabion Retaining Walls



06a - Standing Seam Metal Cladding  
Colour: RAL 7012



06b - Standing Seam Metal Cladding  
Colour: RAL 7045



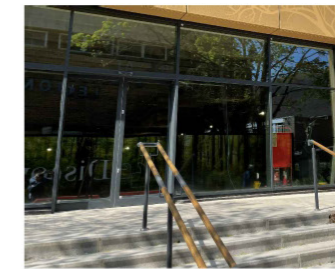
07 - PPC Aluminium External Window and Door Frames  
Colour: RAL 7012



08 - External Louvred Window & Door Frames  
Colour: RAL 7012



09 - Obscured Window Glazing



10 - Framed Curtain Wall Glazing  
PPC Aluminium Frame  
Colour: RAL 7012



11a - Metal Window Panels  
Colour: RAL 7012



11b - Metal Window Panels  
Colour: RAL 7045



12 - Recessed Metal Channel  
Colour: RAL 7012



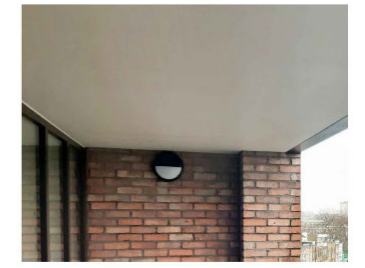
13 - PPC Aluminium External Window and Door Reveals  
Colour: RAL 7012



14 - PPC Aluminium Coping and Flashing Details  
Colour: RAL 7012 & 7045



15 - Steel Balcony and Frame  
Colour: RAL 7012 & 7045



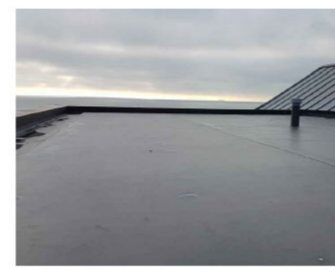
16 - Balcony Soffits  
Colour: RAL 9010 (White)



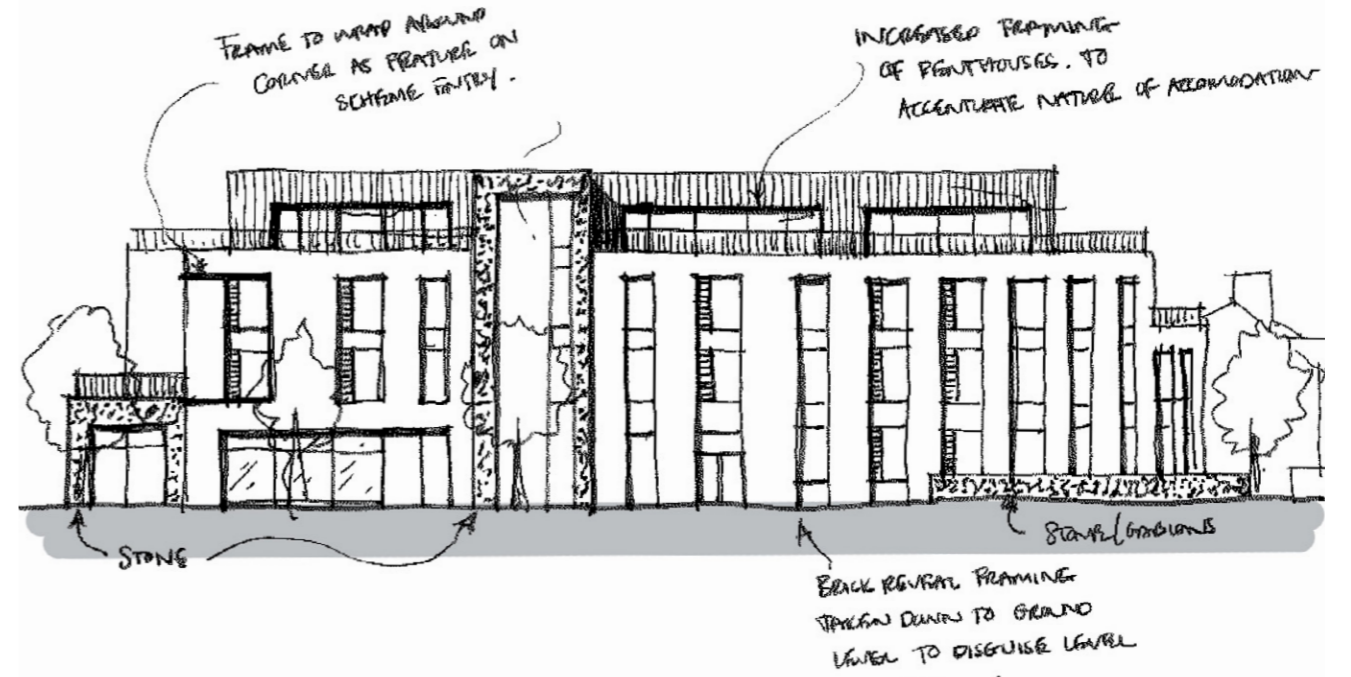
17 - Metal Balustrade  
Colour: RAL 7012



18 - Louvred Plant Screen  
Colour: RAL 7045



19 - Flat Roofs - Single Ply  
Colour: Mid & Dark Grey



Block A

Concept Sketches



Block A - South east elevation



Block A - North elevation



Block A - North east elevation

## Block A

### Elevation / Section Treatment

### Proposed Elevations

**Block A**

**Elevation / Section  
Treatment**

**Bay Study**



Block A - Window study



Block A - Bay study



**Block A**

**Model Views**





Concept sketches for feature bay window with public art opportunities



## Block B

### Concept Sketches & Heritage Artwork Opportunities



Block B - South west elevation



Block B - North west elevation



Block B - South east elevation

**Block B**

**Elevation / Section  
Treatment**

**Proposed Drawings**