

4.0

PROPOSAL

4.1

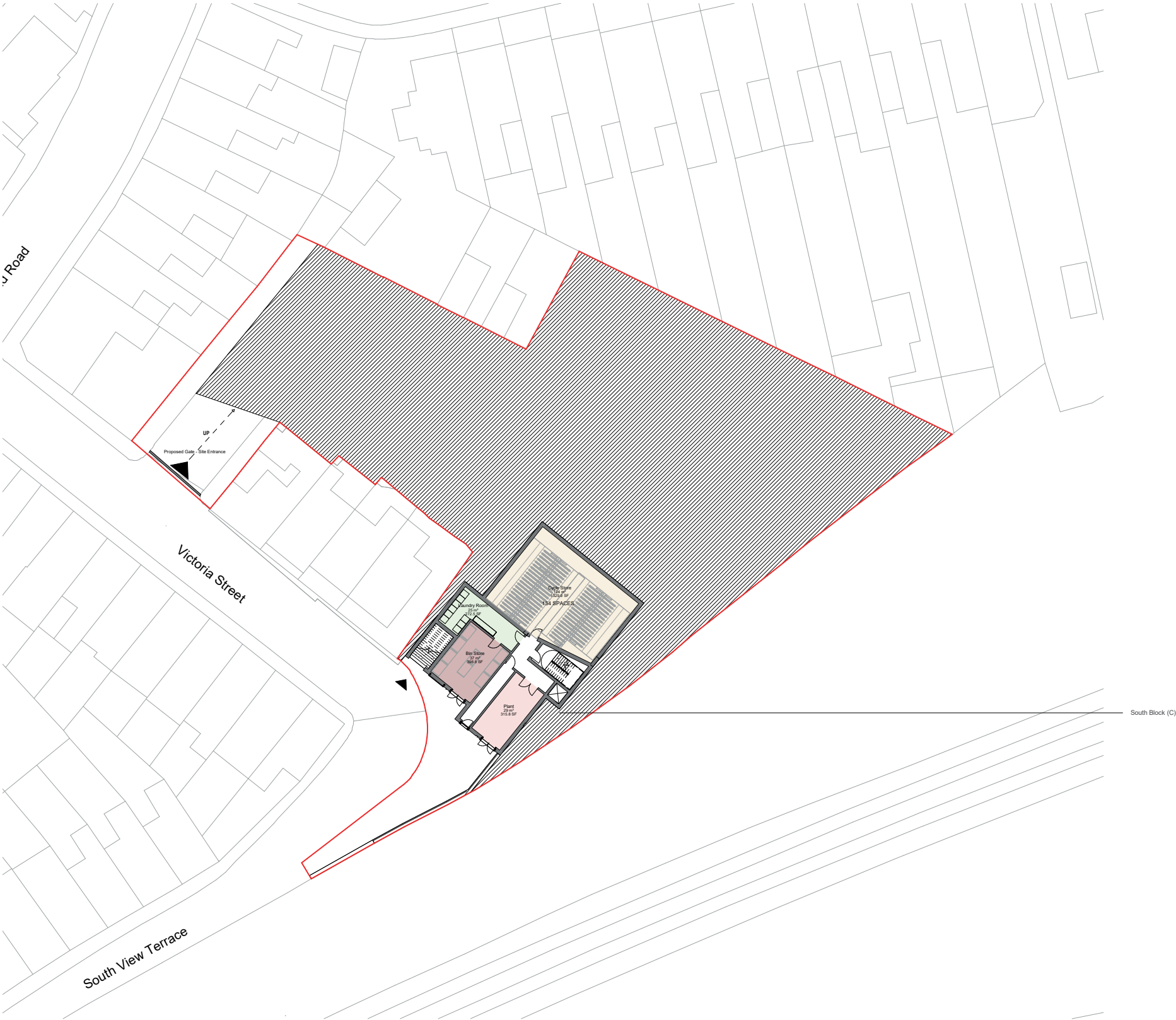
LAYOUT

<Amenity>			
A	B	C	D
Level	Name	Area	Number
00 Ground Floor	Amenity	280 m²	405
00 Ground Floor	Amenity	85 m²	577
01 First Floor	Amenity	84 m²	579
Grand total: 3			

<All Studio_Totals>	
A	B
Level	Name
00 Ground Floor	Studio
Studio: 22	
01 First Floor	Studio
Studio: 31	
02 Second Floor	Studio
Studio: 28	
03 Third Floor	Studio
Studio: 14	
04 Fourth Floor	Studio
Studio: 6	
Grand total: 101	

- Office
- Refuse
- Bicycle Storage
- Plant
- Amenity
- Residential

Lower Ground Floor



4.0

PROPOSAL

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LAYOUT

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00 Ground Floor	Amenity	280 m²	405
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- Office
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Ground Floor



4.0

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4.1

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- Office
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First Floor



4.0

PROPOSAL

4.1

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Second Floor



4.0

PROPOSAL

4.1

LAYOUT

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- Office
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Third Floor



4.0

PROPOSAL

4.1

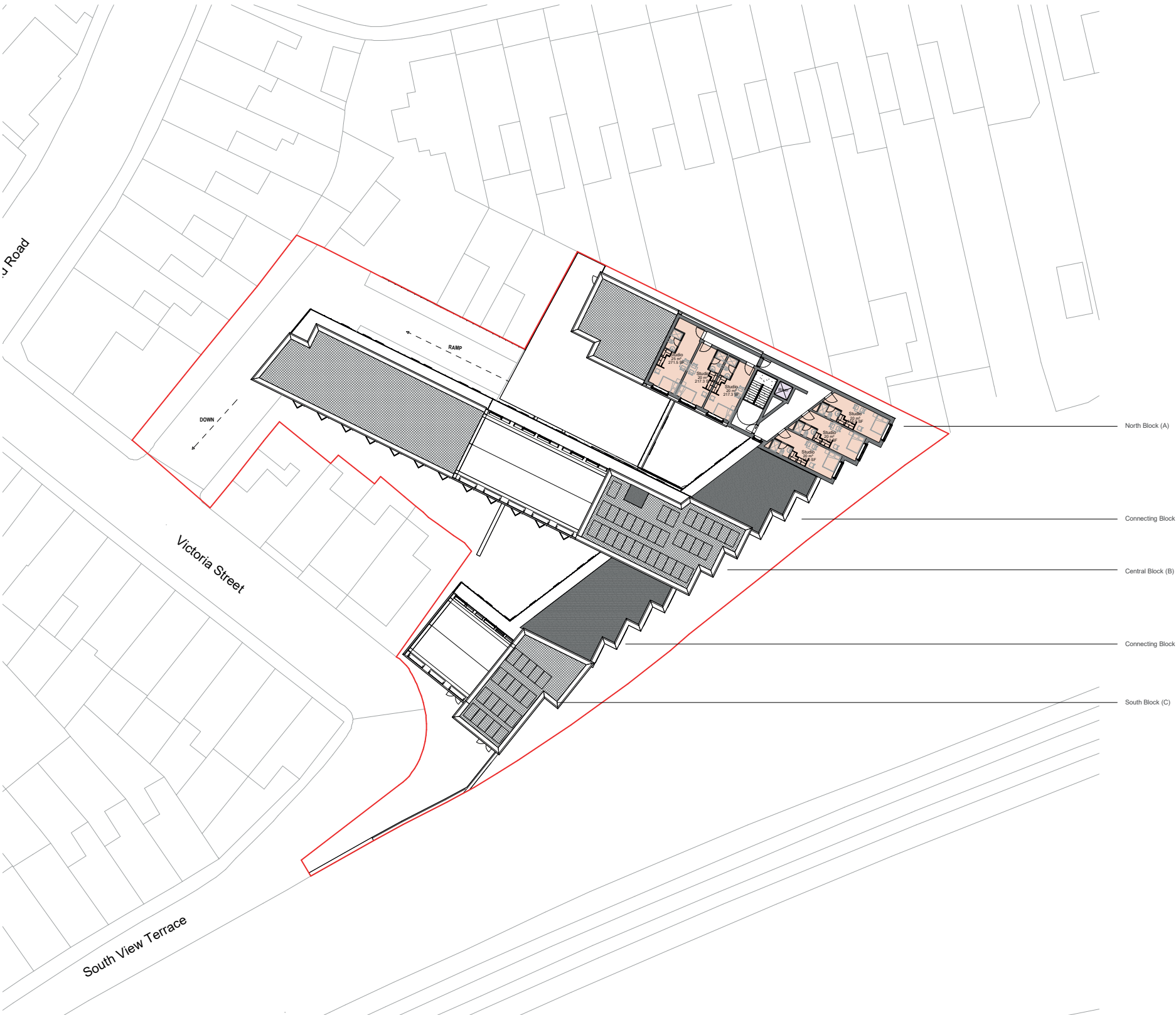
LAYOUT

<Amenity>			
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- Office
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Fourth Floor



4.0

PROPOSAL

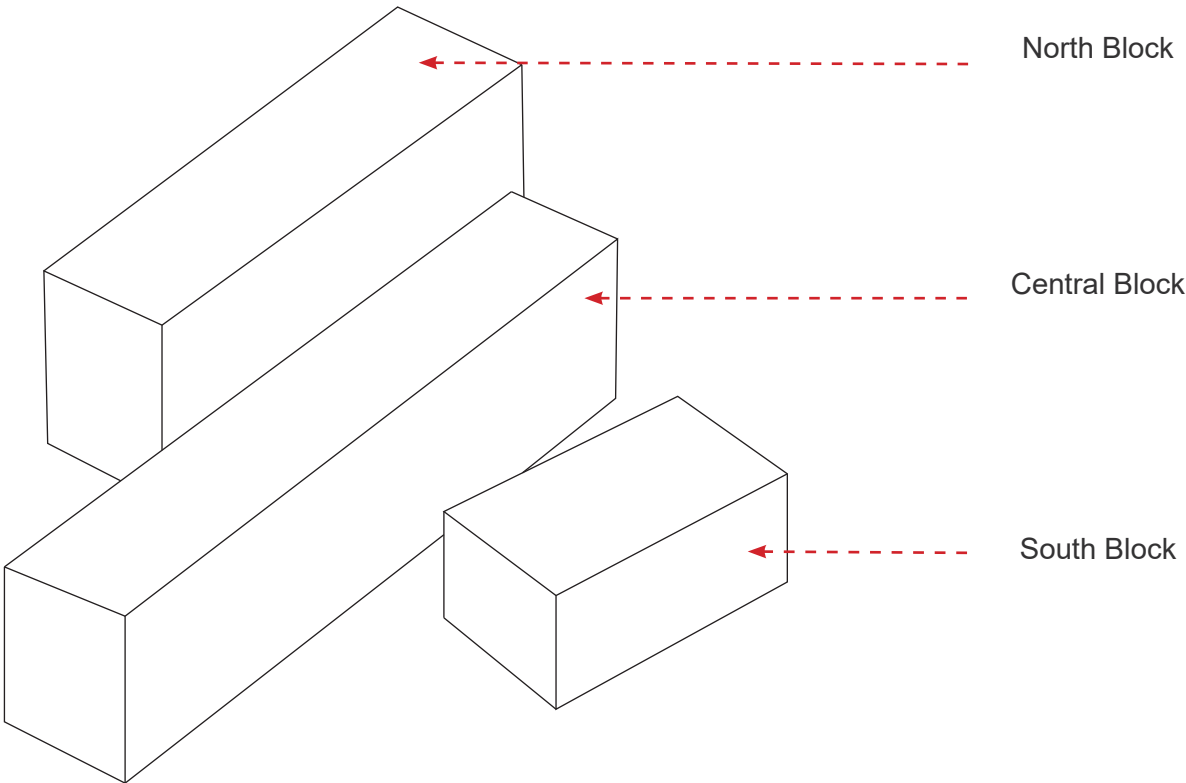
4.2

MASSING

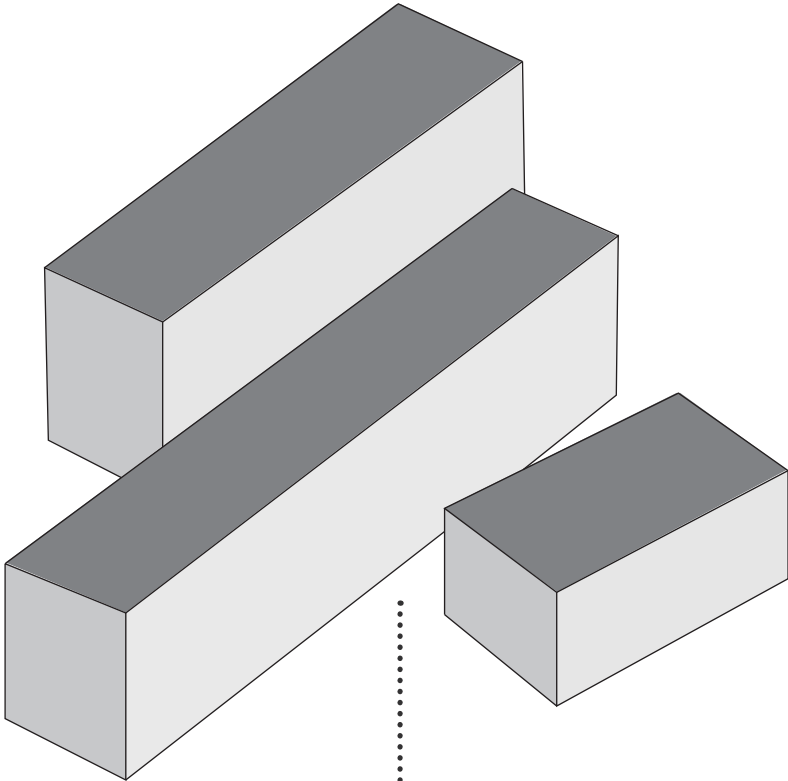
The development of the scheme has assessed the appropriate massing to the site. With previous schemes presenting too much mass to the site, the modesty of a more suitable design has driven the developed design throughout.

Typical massing has been related directly to Massing Option D of the Townscape and Visual Analysis Document attached to this application.

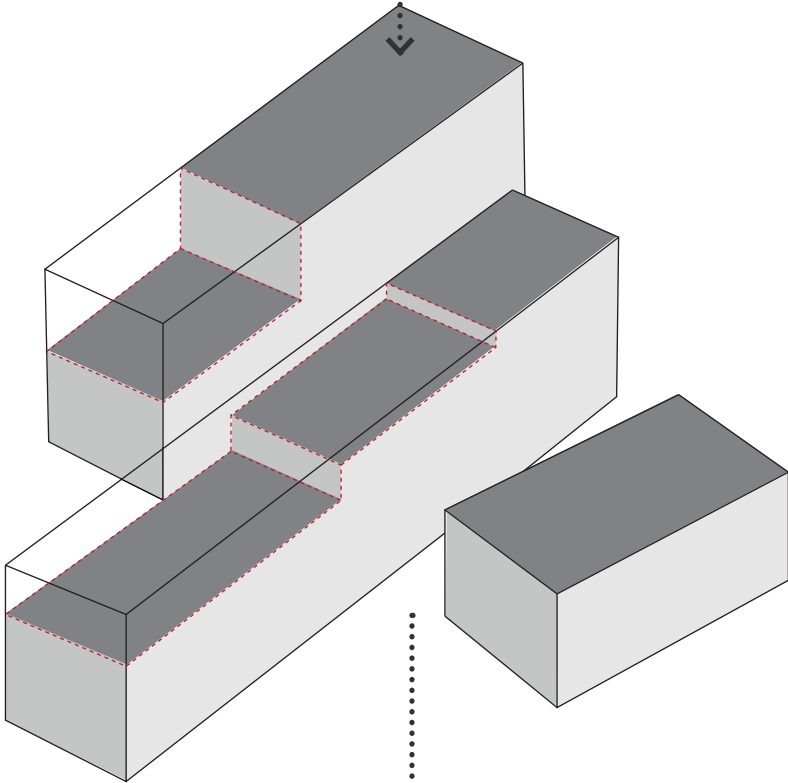
The diagrams shown are a further description of our design decisions and are justified in section 4.4 (Summary of Visual findings) for extra evaluation.



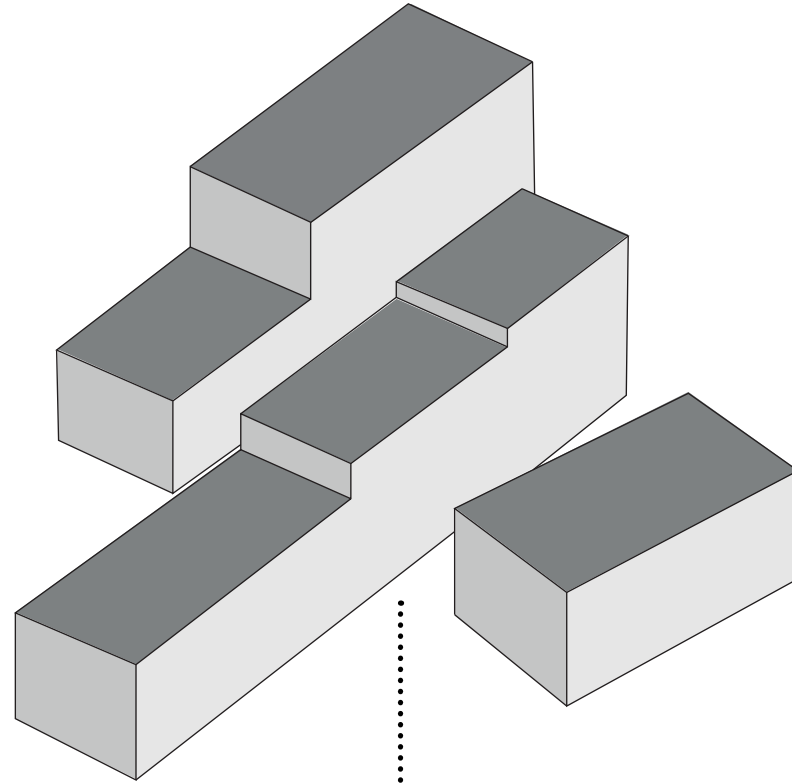
The separation of a singular block makes sense on the site due to the increase in topographic elevation. This allows for a more varied and interesting public access while giving the residents suitable amounts of solar gain to the façades. In addition, the incline allows for further views from each block to the south.



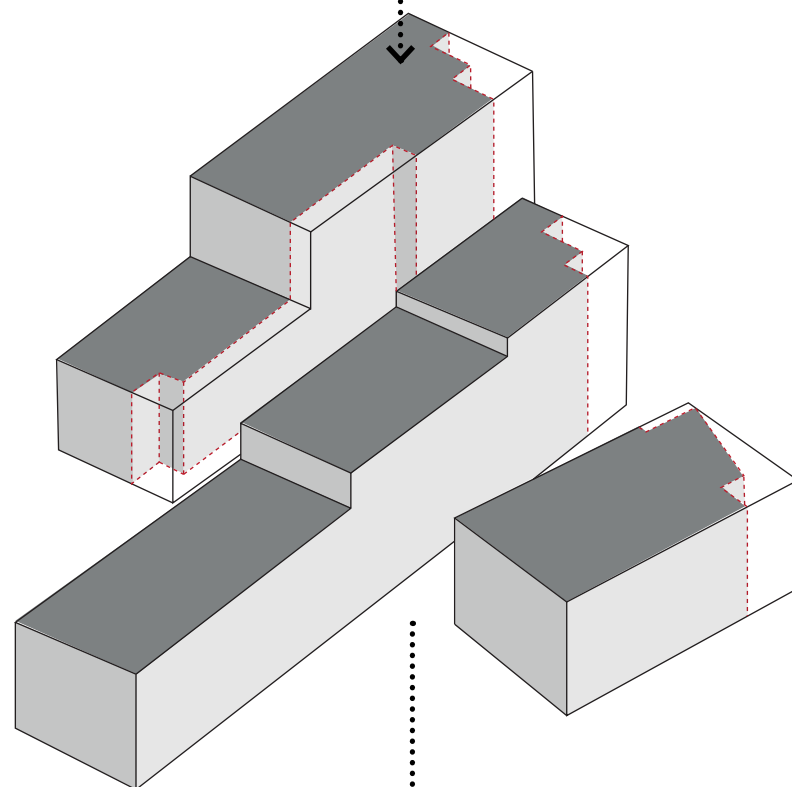
Implementing this design choice is as simple as following the natural topography of the site while maintaining consideration to the local residents. Respecting their access to sunlight and implementing a reduced mass creates points of interest instead of obtrusiveness.



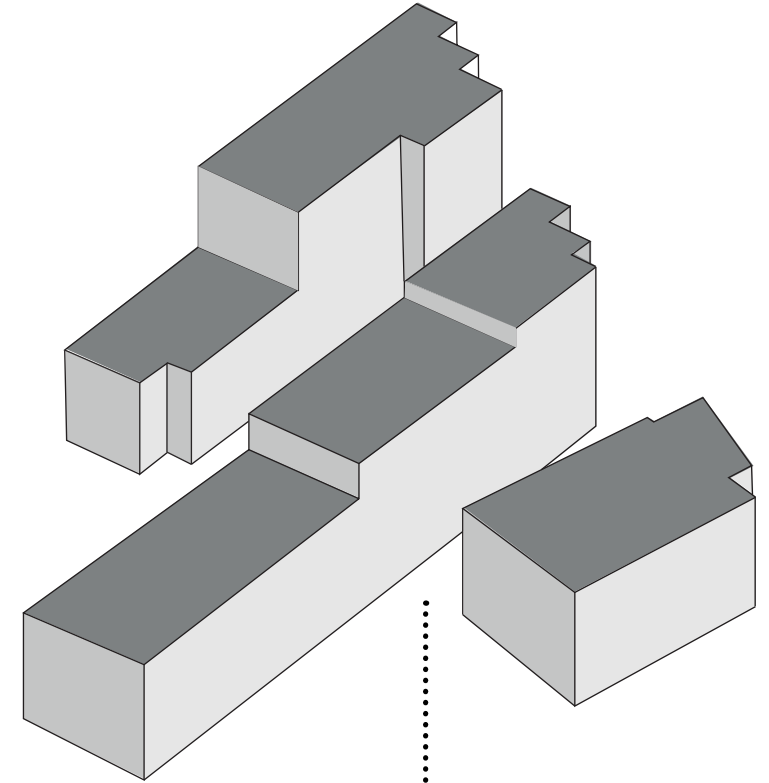
Reducing the mass further is done to consider the east and west views as well as the south. In turn, we create a more unique form that further optimises sunlight while making the mass less obtrusive and reducing the impact of the overall form.



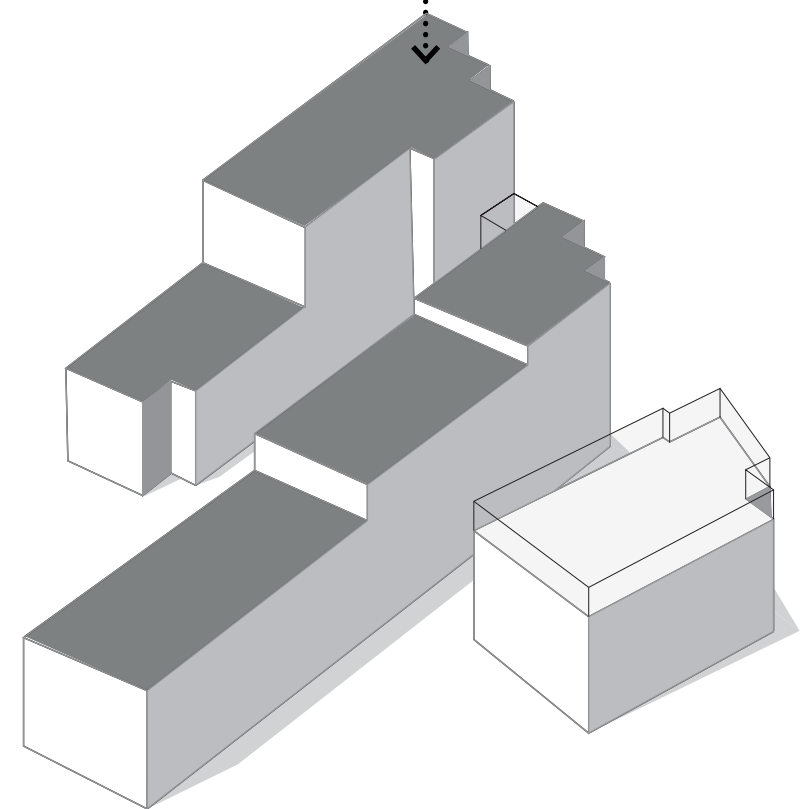
Creating interesting spaces within the scheme for the residents allows us to further reduce the mass and create outside circulation within the site. With this in mind, we can create small pockets of active spaces for the residents in respect to co-living requirements and residential needs.



From this consideration, we can see the east facade now has stepped mass which has been optimised for early hours of sunlight while providing the inhabitants with views over the neighbourhood and across the valley.



Overall, allowing for separation of the blocks only increases the exclusivity of outside spaces in respect to co-living, curating mews like avenues.

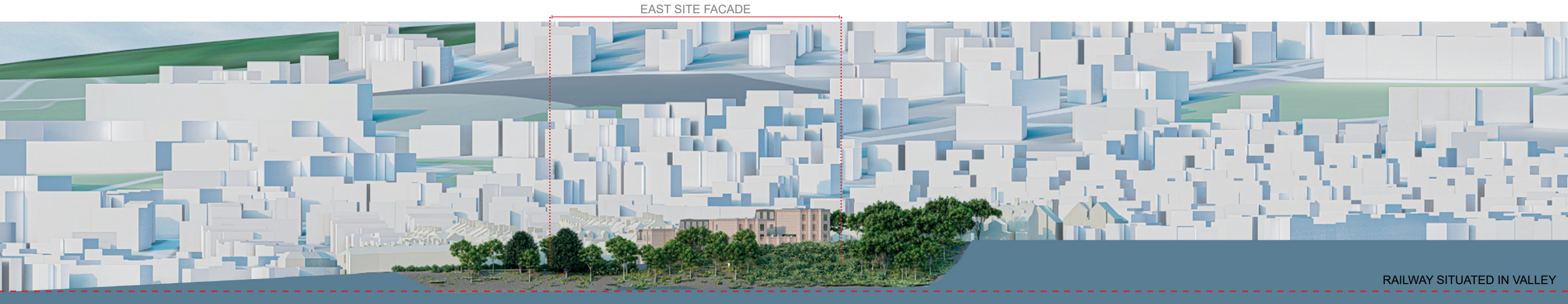


4.0

PROPOSAL

4.3

EXTERNAL CONSIDERATIONS



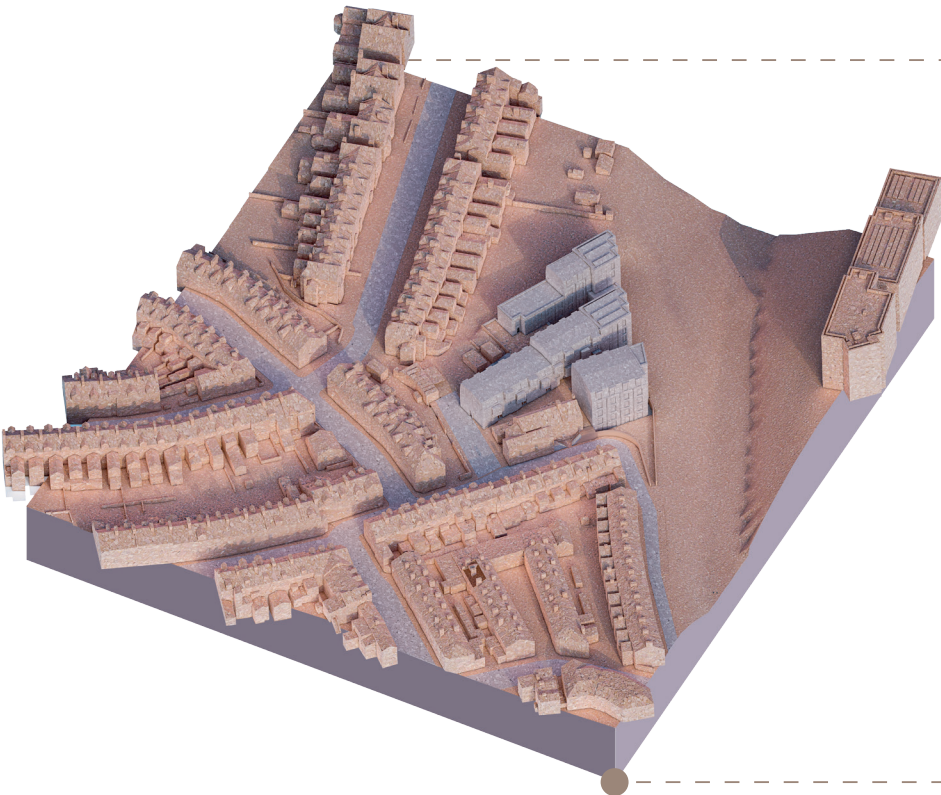
Orientation
Orientation of the mass considers access to sunlight and overall street orientation to further integrate the scheme into the local street pattern. As we can see, the layout of the streets are non-linear and the designed scheme follows this.

Surrounding Context
The stepped mass design has been considered in relation to the existing green space/wall on the train line boundary. Including the landscape in the mass design has given opportunity to enable the internal outlooks to benefit from the existing greenery.

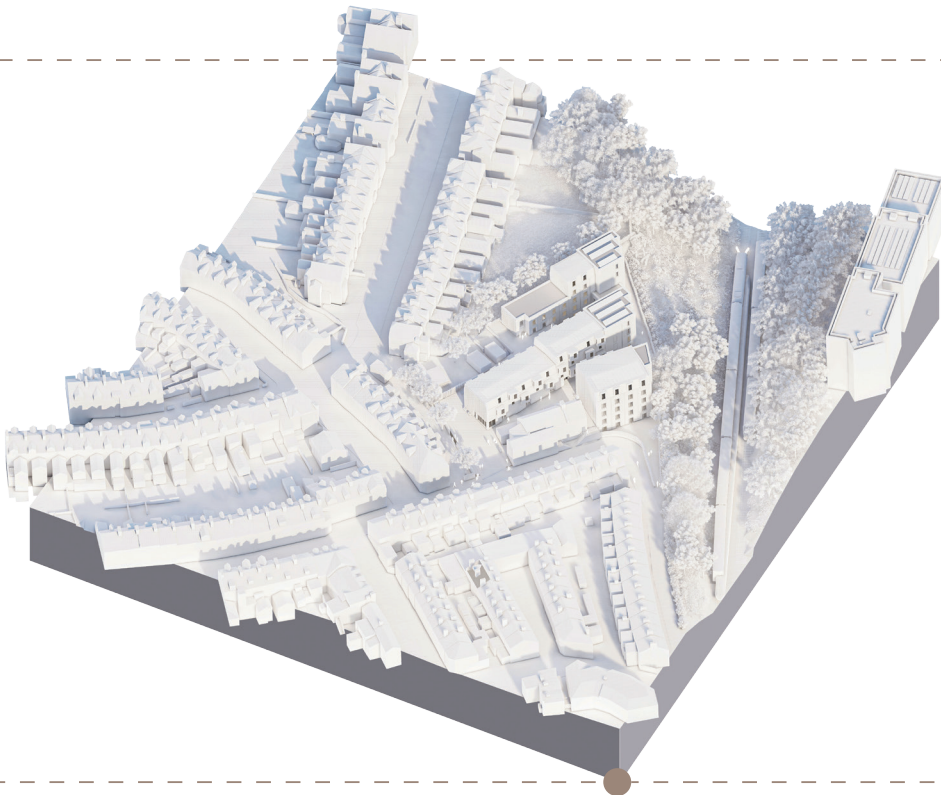
We can see in the diagram below that orientating the scheme adjacent to the railway enhances the outlook across the railways valley.

Response
Visualising the mass further - including materiality and colour means we can begin to interpret the design onto the existing site and surrounding vernacular.

The initial choice of materials have been considered in relation to natural and built elements such as using neutral tones and lighter brick to ensure the scheme fits into its surroundings while having its own sense of individuality.



(Figure 1) Cork Model Generation



(Figure 2) White Card Model Generation



(Figure 3) Rendered Model Generation

4.0 PROPOSAL

4.4 SCHEME

The scheme proposed in this application allows for a building mass of varying heights, which responds to the site constraints, existing topography and scale of the local context. The scheme has been split into three blocks, which enables the mass to be broken into small elements as demonstrated above, providing opportunities for pedestrian routes and amenity spaces/courtyard within mews like avenues.

Central Block

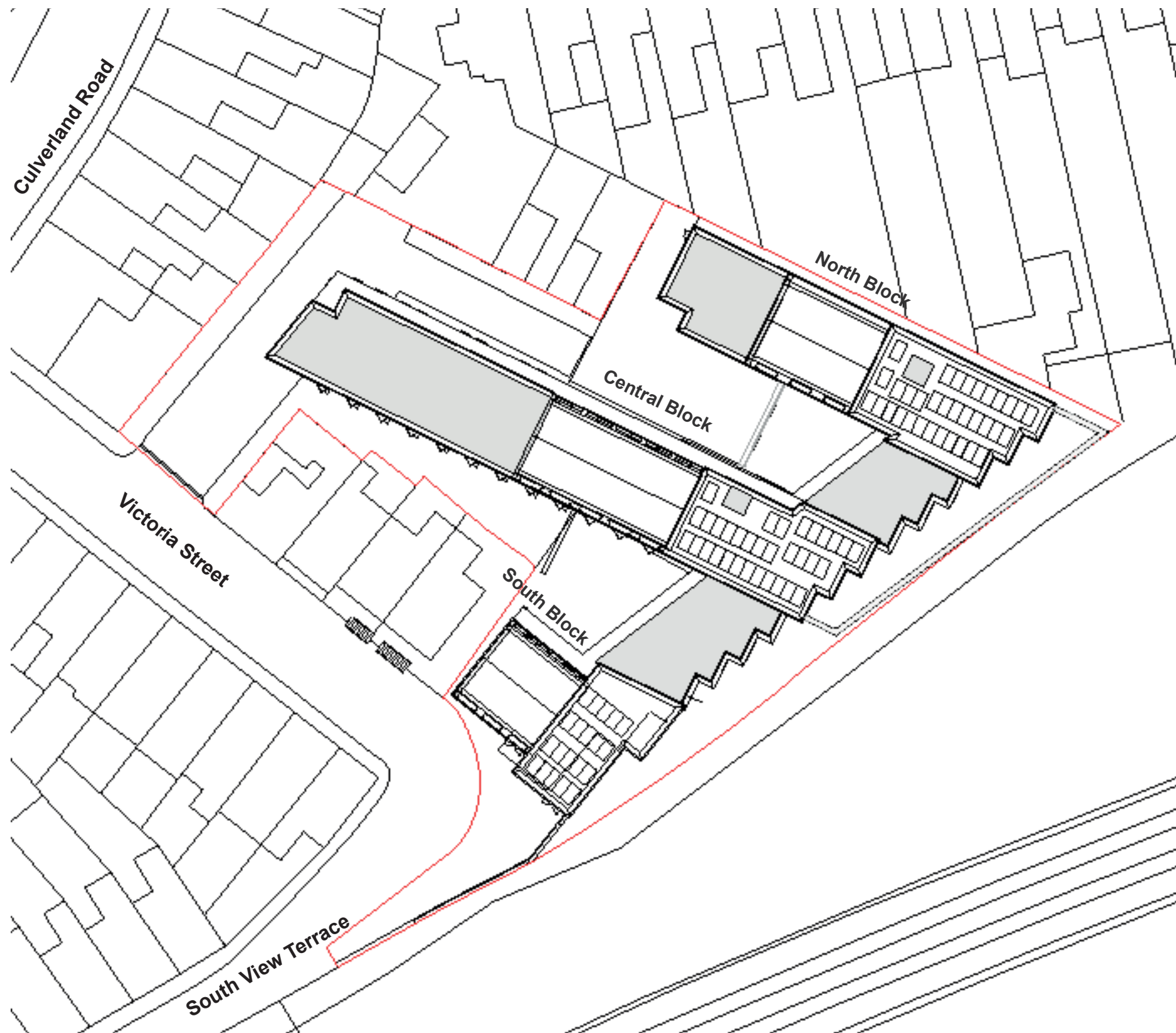
This block is located where the existing garage is positioned, sitting within its excavated footprint. It contains 1 Bed Studios over 3 and 4 storeys. A site wide Amenity space which sits across the Central and North Block, included within the amenity are shared spaces such as a communal kitchen, dining and social area.

North Block

This block is located on a brownfield area to the north of the site, and contains 1 Bed Studios over 3 and 5 storeys, with some of the amenity space (kitchen and dining) being located at the lower ground level connecting the central and north block.

South Block

This block is located on a brownfield area to the south of the site, and contains 1 bed studios over 4 storeys. These take the form of Town houses, and are positioned to continue the terraced housing on Victoria Street, matching the height of the adjacent properties. In addition, the bin store, cycle store and laundry rooms are now located within the lower ground of the south block as well as a sub-level beneath the courtyard to the north



Concept Site Plan