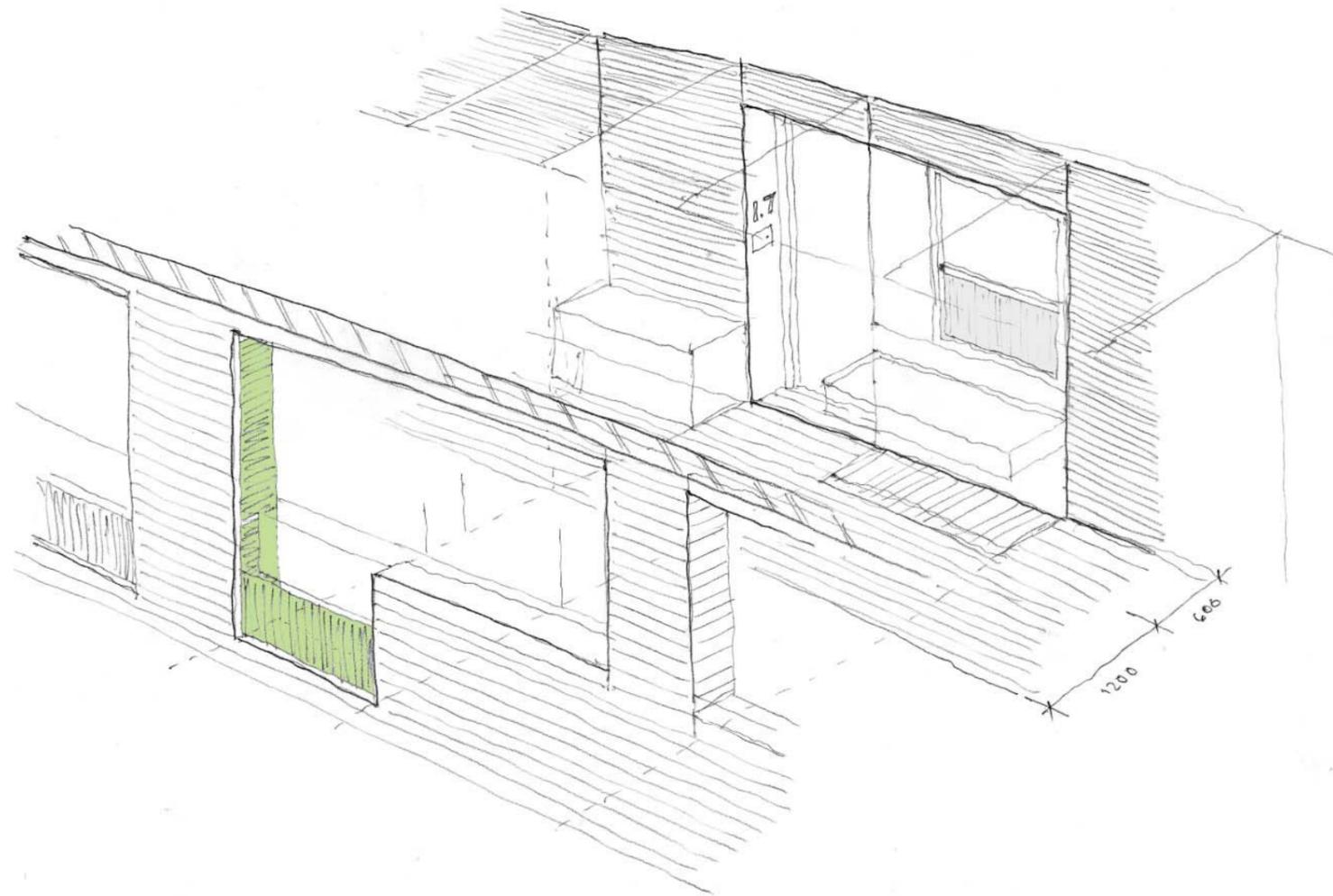


5.0 Proposed Scheme

5.1 Summary



The scheme proposed at Parkhurst Gardens is a high quality new build development of 150 mixed tenure dwellings on the site of the former TA centre on Parkhurst Road, Islington. All existing buildings on the site will be demolished to make way for the new scheme. A portion of the total site will be retained by the TA, who have commenced with the construction of a new Cadet facility. This is due to be completed in Spring 2014.

Associated accommodation and facilities on the site will include below ground accessible parking (13no spaces), accessible parking at grade (2no spaces), a range of secure cycle parking facilities, play space for 0-5 year-olds, bin stores, a building manager's office, a re-located electrical sub-station and various spaces for central services plant. Roofs will receive brown and green roof treatments to enhance biodiversity as well as photovoltaic panels as part of the sustainability strategy and achieve Code for Sustainable Homes Level 4.

The scheme is comprised of three principle blocks, the first facing the Street and being attached to a linear Mews block extending into the site. This connects visually with the Horseshoe shaped block in the centre of the site. Each block is then cleaved at strategic points by cores extending through the depth of the block, to give an appropriate scale and rhythm to the blocks. All homes offer dual aspect.

The new buildings on the site have been placed to be respectful to neighbouring estates in terms of daylight and sunlight, as well as overlooking. Careful consideration has been given to the nature of spaces created between buildings as well as access route into to the site, to ensure high quality landscaped spaces and clearly legible arrangement of buildings relating to the street and the immediate context.

The design aims to be fully compliant with Islington's planning policies whilst also responding to the requirements of the GLA. The scheme will achieve Code for Sustainable Homes Level 4.

5.0 Proposed Scheme

5.2 Key Drivers

The development of the site affords a real opportunity to create a high quality scheme that augments the character of this part of Islington and delivers benefits to the local area.

It will see the redevelopment of a brownfield site, optimising the re-use of the former TA facility. In so doing, we see the scheme as contributing to an evolving process of place-making, becoming part of a wider community, and enhancing to the qualities of the area.

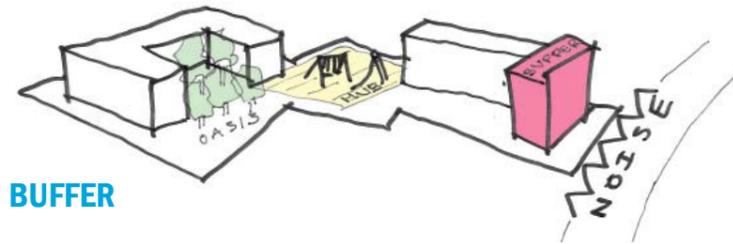
The proposals will provide high quality homes, aimed at local residents wishing to be part of this vibrant local community.

The planning, landscaping and architecture of the proposal has been developed in response to:

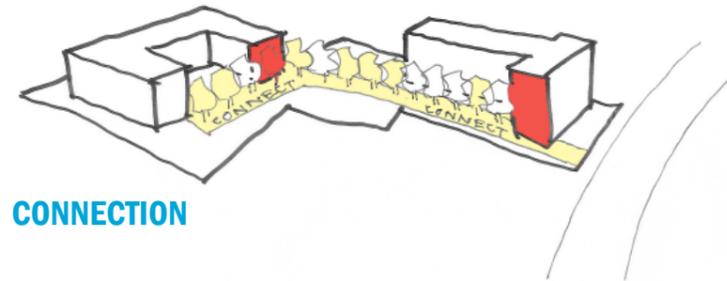
Context - Looking at uses, grain and density, the historic context (in particular the character of the adjacent Conservation Area) as well as more recent architectural typologies

Constraints and opportunities – Such as orientation, access, security, transport matters, existing trees and other features

Policy and statutory requirements – Examining areas such as the Perimeter Block Model, permeability, sunlight/daylight, overlooking, dual aspect, code compliance and sustainability.



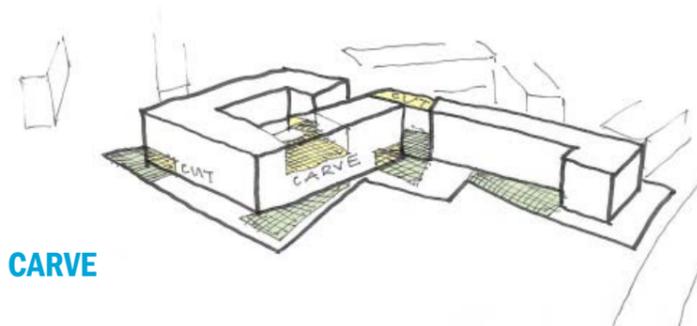
BUFFER



CONNECTION



ASPECT



CARVE

5.0 Proposed Scheme

5.3 Site Layout and Massing



In developing the layout and massing of the scheme, we have been mindful that the proposals should be respectful of the existing surrounding residential buildings – which are themselves a mix of tenures and periods – and their amenity spaces so that the scheme complements the qualities of the site, rather than imposing itself on the area. This is balanced against the need to optimise the development opportunity of the site and deliver much needed housing for local residents.

The buildings are laid out on the site to provide legible spaces between blocks, that suggest landscaped spaces of differing characters and therefore different uses, which contribute to the sense of a unified site-wide approach and the making of architecture combined with landscape design. These spaces also respond to more practical requirements such as access for service vehicles, refuse collection and the provision of disabled car parking and secure cycle storage. It is the successful amalgamation of all these components that has generated a proposal which creates a sense of place within the development, whilst connecting with the wider community.

Street block

The proposed scheme will complete the streetscape of Parkhurst Road with a building addressing the street which is sympathetic to the design of its immediate neighbours in the Hillmarton Conservation Area. This block accommodates family social housing.

The building is placed to provide an access point into the site – both vehicular and pedestrian – adjacent to the western boundary, matching the current location. The access position is taken as a given, being constrained by the location of the existing pedestrian crossing directly in front of the current TA building. This single point provides access for all pedestrians, as well as vehicles attending the new Cadet facility, car access to the 15no accessible spaces on the site, as well as all services vehicles.

It is worth noting that the majority view of local residents and well as the Secured by Design Officer is clearly in favour of the access point being securely gated, as a measure to deal with parking management as well as anti-social behaviour. Such an approach would accord with other measures, typically in the form of fencing and gates, that have recently been implemented around adjacent estates. In order to comply with Islington Policy however, the proposal is not gated, but instead, the landscaping and architectural treatments have been designed to give a clear impression of this being a threshold or gateway to the scheme. The Building Manager's office is located just beyond this threshold to monitor people accessing the site.

5.0 Proposed Scheme

5.3 Site Layout and Massing



Street elevation development (not the final proposal)



Early sketch studies

The front building has a generous set back from the pavement, according with the general building line, providing an acoustic buffer zone and a landscaped private amenity space to the ground floor family unit. This unit will be accessed from the street side of the block and has a recessed entrance porch placed centrally on the elevation. The set back on the street also allows for a series of new mature trees, responding to the character of the Conservation Area and also forming a link with an avenue of trees leading into the depth of the site. This makes a subtle but important contribution to the reading of the access point from the street, marking a gateway to the development behind.

This block is composed of ground plus three full storeys, with a fourth floor generously set back behind a masonry parapet. The height of the building in the street is therefore read as being of four storeys, relating in overall terms of mass to adjacent buildings, including those on the opposite side of the street.

Mews block

Behind the street block, a linear mews-like element extends into the depth of the site, running alongside the access driveway. The block is comprised of two parts with the larger southern element accommodating social units, with some shared ownership units on top, whilst the northern component houses a combination of market and shared ownership units.

Taken with the landscape treatments, including an avenue of trees, the mews creates a link with the street facing component, connecting the public realm, with the inner, more private part of the site. The driveway is conceived as a shared space, with simple surface treatments and an avenue of mature trees. This approach integrates the space into the overall scheme, giving the space its own character and purpose, and avoiding it feeling like a simple access road. It should be pleasant both to look out onto from surrounding buildings and as a space to pass through as a pedestrian. Within the shared surface treatment, there will be appropriate zoning to prevent conflict between pedestrian and vehicular areas, ensuring safety on the site. Family duplex apartments have front doors accessed directly from this area, and will also benefit from a 1.5m zone of defensible space between the shared space and their private areas.

5.0 Proposed Scheme

5.3 Site Layout and Massing



Early sketch studies of connection and courtyard

The driveway connects to the Node point at the centre of the site, where the principal geometry of the urban grain around the site shifts from aligning with Parkhurst Road, to an alignment with Tufnell Park Road. This pivotal landscaped area forms a hinge within the site, both in terms of unifying the composition of blocks on the site as well as being the fulcrum from which all areas of the site are connected, both visually and physically.

As such it is a multifunctional space, providing firstly, a pleasantly landscaped setting, but also accommodating a route to the vehicular ramp to the basement car park, and being animated by the provision of secure cycle storage. Beyond this node point is the second gateway, giving access to the Horseshoe block. An informal play space for 0-5 year olds is placed to the north of the Mews block, benefitting from the existing mature trees on the site and where it is visually connected to the space associated with Holbrooke Court, as well as being overlooked by adjacent dwellings.

The varied roofline of the building forming the Mews block ranges from four to six storeys, stepping down towards to rear to relate to the play areas and the scale of Holbrooke Court to the north. Two cores break the block into smaller components of either four or five units wide, relating to the length of terraces typically found in the Hillmarton Conservation Area. These cores are laid out with a straight stair directly on approach and a lift behind making them simple and legible. Importantly, the cores penetrate through the full depth of the building such that a gap is created, affording glimpses through, giving an impression of depth and subtly breaking down the scale of the buildings.

All floors are arranged with gallery access on the west elevation, looking onto the shared landscaped space, and private balconies on the east elevation. The gallery access arrangement means that all units are essentially through units, meaning that they are genuinely dual aspect, thereby benefiting from enhanced daylight and sunlight, views out, as well as improved natural ventilation. Placing the access galleries for the Mews block on the west elevation minimises any concerns regarding overlooking of private gardens to the Victorian properties fronting Parkhurst Road.

Plant spaces and a bin store are placed adjacent to the south core where there is minimal access to daylight. The bin store is positioned to allow ready access by residents leaving the site, making it easy for them to dispose of waste in designated areas. The Building Manager's office is position at first level over the bin store, well located to survey people entering the site, and close to primary plant spaces

5.0 Proposed Scheme

5.3 Site Layout and Massing



Early sketch studies of site approach

Horseshoe block

Beyond the landscaped Node, the major portion of the site is essentially inward looking, having no other existing access points or elevations visible from the street. This part of the site contrasts with the busy street, being a tranquil, peaceful enclave, surrounded by other residential developments. The immediate neighbouring estates are varied in their forms and typologies, but are united in being generally being quite mature, and in being arranged around landscaped spaces of varying characters. These qualities are to be maintained and reinforced, and where possible, enhanced by being visually connected to the open spaces envisaged for the Parkhurst Road site.

The Horseshoe block is sited with its open end oriented to the south, thereby maximising access to daylight and sunlight for both the units within the block as well as the courtyard created within the horseshoe form. This block accommodates market housing. The height and massing responds to overlooking and privacy, and sunlight and daylight criteria. The mass is then modified to ensure an overall composition that is considered and with pleasing proportions. The block as a whole is punctuated by the careful positioning of through cores, to give smaller blocks of various scales. The cores work in the same way as those described in the Mews block above, but in this case, they are further enhanced by having tapered side walls, framing views into and out of the courtyard. By placing the cores at the corners of the overall block, the cores also permit shifts in the geometry of the blocks allowing the layout to respond more flexibly to the irregular shape of the site.

The block facing onto Moriarty Close, where the nearest existing buildings are closest to the site boundary, is just four storeys in height and with a substantial set-back at its southern end of the fourth floor. This height is comparable with the scale and overall height of blocks within the Moriarty Close estate.

The massing steps up to a maximum height of seven storeys to the north wing and the shorter east wing of the Horseshoe, where there is the greatest distance between buildings. At its highest point, the buildings are approximately level with the ridge line of the Tufnell Park Estate buildings. This creates a varied skyline to the buildings around the courtyard of the Horseshoe block and the apparent mass of the buildings is reduced. This is further enhanced by the variety of elevational treatments on different faces of the blocks in terms of the orientation of gallery and balcony elevations.

The Courtyard space is defined on three sides by blocks of accommodation, and to the fourth side by the cut for the ramp giving access to the basement (housing accessible parking spaces and the greater part of the cycle storage provision). The ramp is integrated into the landscaping of the courtyard by means of hard and soft treatments, including a pergola with climbers over the ramp itself. To the south of the ramp, an informally arranged stand of trees provides a backdrop to the courtyard, whilst serving to mask views of the new Cadet hut.

5.0 Proposed Scheme

5.3 Site Layout and Massing



Early sketch study of the courtyard

The courtyard has a more formal character compared with the Node, with a cross axis pedestrian route and connections to cores in the corners of the space. It is accessed via a second gateway, linked to the node space described above. This gateway is essentially one of the cores, with a more generous width appropriate to its status as the gateway into the courtyard space, and having greater cut-outs in the first floor slab giving the impression of a double height space. The gateway accommodates letter boxes for the block. A second bin store is located at the southern end of the Horseshoe Block. In this location, it is passed by all residents when leaving the site, making it convenient for inhabitants to deal with their waste on a daily basis.

Private amenity space and defensible space is provided around the perimeter depending on the orientation of the surrounding blocks – whether the gallery or balcony elevation is facing onto the court. The orientation of the blocks is determined by factors such as orientation, aspect and view, but also to address concerns such as overlooking, particularly onto Moriarty Close.

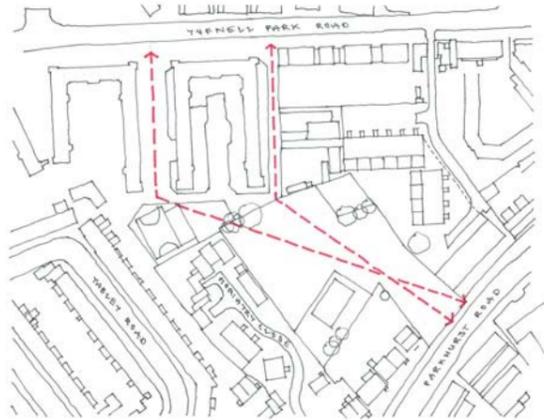
Ground floor units, many of which are wheelchair adaptable, generally have their front doors facing onto the courtyard, to further activate this space. They also benefit from private rear gardens in the zone between the blocks and the site boundary. Adaptable dwelling at the ground floor of the north block have their front doors facing onto the east west connection running adjacent to the north boundary of the site, where they animate and overlook the site to the north.)

5.0 Proposed Scheme

5.3 Site Layout and Massing

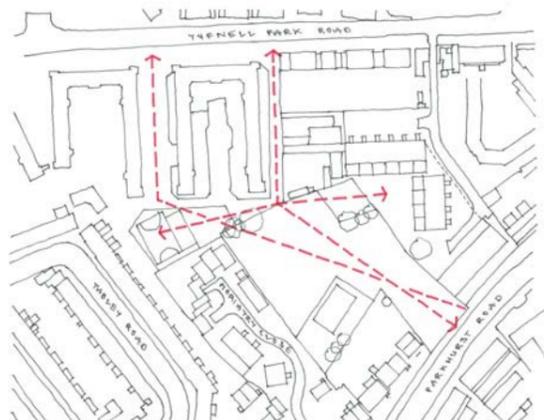
1 North / south connections

Options for permeability connecting Tufnell Park Road to Parkhurst Road, with idealised direct line of sight



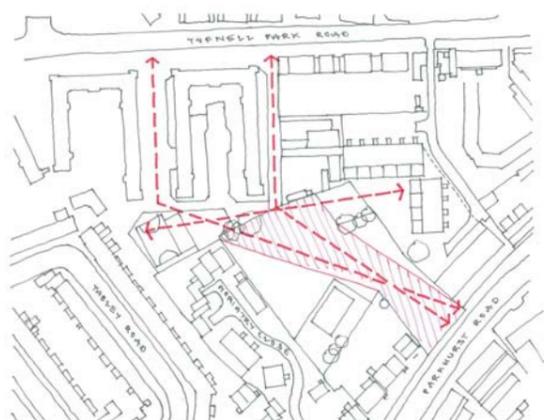
2 East / west connection

Notional east to west link connecting local amenity/open spaces and enhancing overall permeability between adjacent neighbourhoods in all directions



3 Zone of connection

Zone of connection through TA site (hatched) allowing idealised direct line of sight



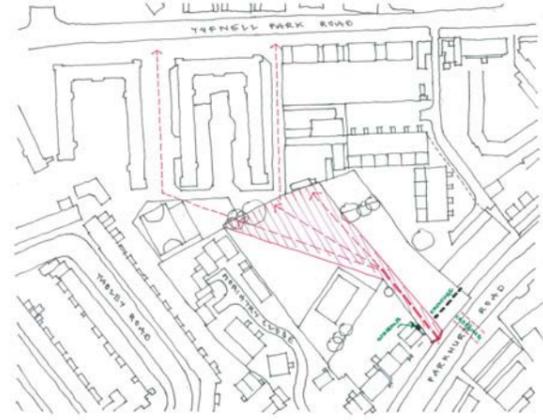
4 North / south connection - Restrictions

Idealised zone of connection constrained by:

- Position of existing pedestrian crossing
- Townscape requirement for frontage elevation completing the street
- Windows to side elevation of 63 Parkhurst Road (adjacent house)

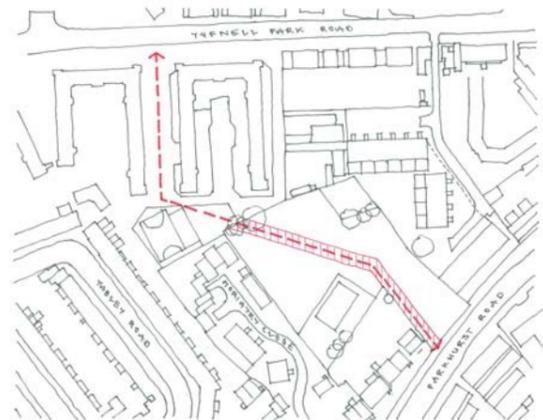
Assessment:

- Direct line of sight cannot be achieved
- Any potential route through the site will have a change in direction



5 North / south connection Option 1

Connection has a change in direction at the node point in the site
Connection is made to the Tufnell Park Road Estate in the north west corner of the site



6 North / south connection Option 2

Connection has a change in direction at the node point in the site
Connection is made to the Tufnell Park Road Estate in the centre of the northern boundary of the site



Future connections

In developing the site layout and the arrangement of blocks on the site, we have strived to balance a wide range of criteria and constraints, to arrive at an optimal solution for the quality of homes, allied to the best possible arrangement of landscaped spaces across the site, whilst also complying with policy. A key area of discussion revolved around a response to Islington's Perimeter Block Model as well as the extent to which the site may work with each of the neighbouring estates to provide connections, both now and in the future.

Our studies on the application of the Perimeter Block Model, based on an understanding of the wide ranging benefits this model of development can offer have been discussed in detail in pre-application meetings. Chief amongst these benefits are aspects such as legibility and clarity of development and how such clarity, along with an appropriate pattern of permeability, when combined with natural surveillance can assist with linking and reinforcing communities. A further study, looking at Permeability through the site and surrounding area has also been produced. The Permeability Study is reproduced here.

What is evident is that these two areas of discussion – perimeter block model and permeability - are intrinsically linked. At the heart of the Perimeter Block Model is an idea about how buildings are laid out around clear street patterns to provide a range of tangible planning benefits. Ideas of permeability are then considered in the context of a pattern of street, and other connections, which may be existing or may form part of a development plan for a scheme such as Parkhurst Road.

It should be added that whilst these planning benefits are understood and the longer term benefits supported, the actual position in terms of the experience of the living in the area right now is very different. Local residents are clear in their view that any wider connections should not be permitted, as they contribute to various forms of anti-social behaviour and even low-level criminal activity. This is backed by the views stated by the Secured by Design Officer as well as the reality of very recent installations of highly secure fencing and gates at strategic points on both the Holbrooke Estate and Tufnell Park Estate with the single aim of minimising permeability. Given that Moriarty Close has always been a private gated community, what this means is that all of the immediately adjacent housing estates are now closed off and secure.

By carefully considering the implications of the detailed studies carried out as a whole, in conjunction with the views of officers and of local residents, we have arrived at an optimal solution for the proposed scheme at Parkhurst Road. This maintains security in the day-one condition. But importantly, facilitates potential connections and permeability to all neighbouring areas, in all directions, should conditions and security concerns change in the future.

5.0 Proposed Scheme

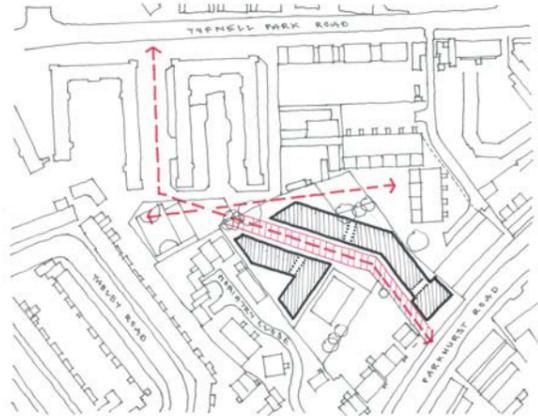
5.3 Site Layout and Massing

7 Sketch footprint Option 1

Initial placing of blocks within constraints established in Option 1

Assessment:

- Results in overlooking and overshadowing between blocks either side of the through route
- Block orientation results in poor access to daylight due to acute angles
- Creates overshadowing of courtyard and existing play space to north
- Placement of blocks affords limited opportunity for meaningful amenity space and play space
- Likely to result in loss of some existing mature trees
- Limited future potential in terms of options for connection through to Tufnell Park Road
- Optimising site potential results in unacceptable height
- Direct line of sight cannot be achieved



10 Sketch footprint Option 2 - Further evolved

Proposed schematic
- Point of change in direction moved north to facilitate wider courtyard
- Through route established day 1 running east west along northern boundary of site

Assessment:

- Re-oriented horseshoe block maximises access to daylight and sunlight
- Wider courtyard (18m) minimises overlooking and enhances shared amenity space
- Wider courtyard offer improved amenity space and legibility of surrounding blocks
- Greatest future potential in terms of options for connection through to Tufnell Park Road
- Proposed layout optimises site potential with minimal overall building height
- Thereby optimising shading and overlooking
- Direct line of sight cannot be achieved



It does this by providing a clear route through the site as part of the scheme proposals, connecting Parkhurst Road with the north east corner of the site, via the driveway, node and past the second gateway. This route is wide and open (ie not covered) along its entire length, narrowing only at its northern end, where it is flanked by a building on one side only. Windows at first floor level at this point will overlook the route, addressing concerns about surveillance of the proposed route. The route is then extended along the northern site boundary, such that in the future, connections can be made into adjacent sites to the north, east and west. This future condition is shown in diagrammatic form below (Diagram 11).

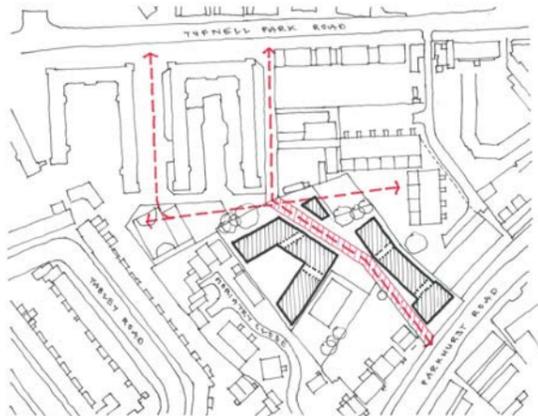
We believe that this represents a workable and secure solution when the Parkhurst Gardens scheme is completed on site, whilst facilitating the widest range of potential future connection options between adjacent neighbourhoods. As a final point, it should be noted that at present, there no plans by any of the adjacent landholders to redevelop their sites.

8 Sketch footprint Option 2

Initial placing of blocks within constraints established in Option 2

Assessment:

- North east block untenantable
- Horseshoe block has limited access to daylight
- Greater future potential in terms of options for connection through to Tufnell Park Road
- Optimising site potential results in unacceptable height
- Leads to over shading and overlooking
- Direct line of sight cannot be achieved

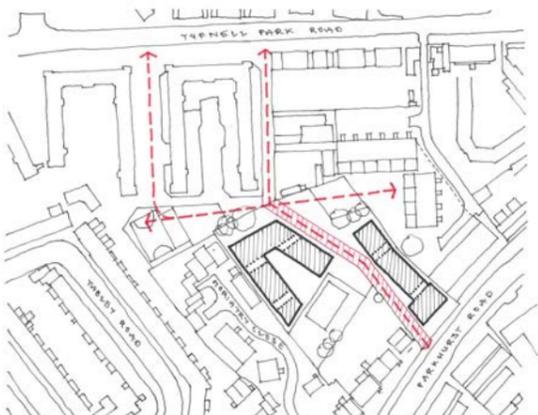


9 Sketch footprint Option 2 - Evolved

Reorientate horseshoe block to address sunlight/daylight issues

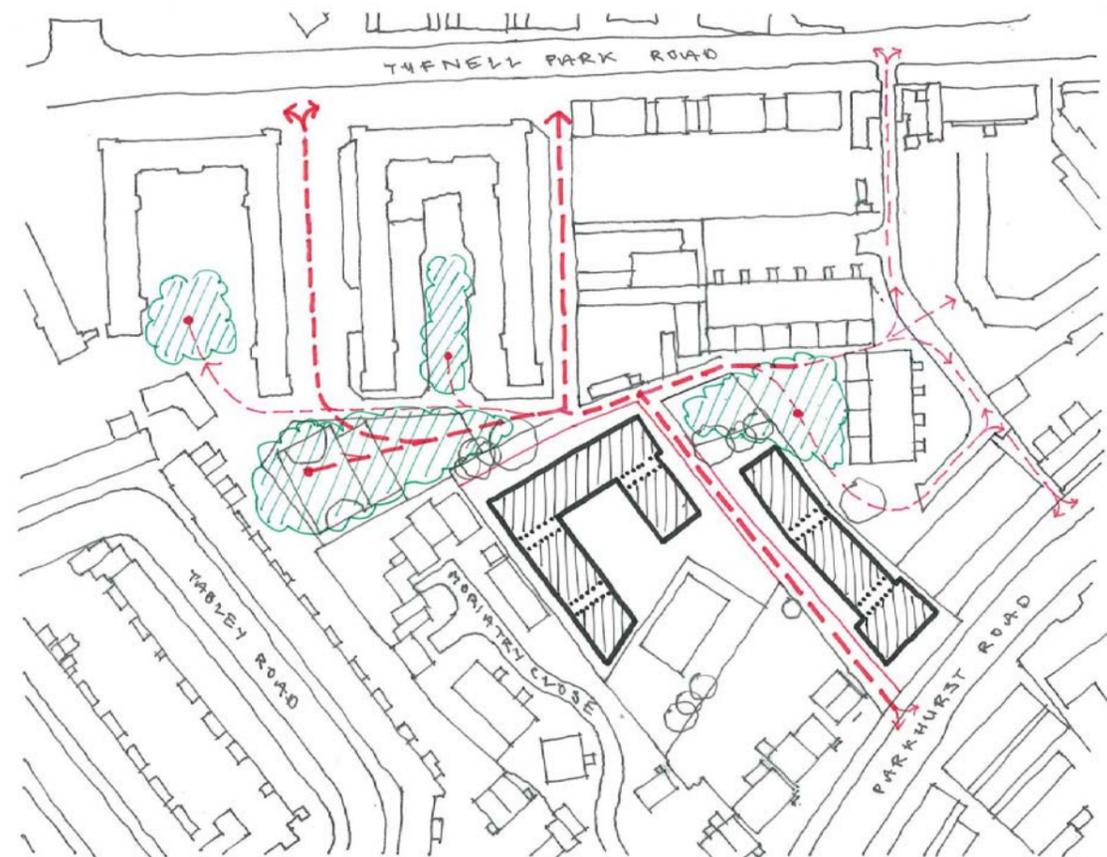
Assessment:

- Improves daylight and sunlight to units within horseshoe block
- Minimal width of courtyard creates overlooking between east and west wings
- Greater future potential in terms of options for connection through to Tufnell Park Road
- Optimising site potential results in unacceptable height
- Leads to over shading and overlooking
- Direct line of sight cannot be achieved



11 Sketch footprint Future condition

Through route established day 1 running east west along northern boundary of site
Facilitate widest range of potential future connection opportunities



5.0 Proposed Scheme

5.4 Architectural Response



Adjacent Victorian houses



Holbrooke Court estate



Tufnell Park Estate

Views of neighbouring residential estates



Moriarty Close viewed through neighbouring play space

As noted in the various sections above, immediate neighbours on all sides of the site are residential in use. However, they are very different both in their typologies and in the application of materials. Whilst all use brick as a principle facing material, the variety of bricks used are very different. To enlarge on this:

- The Victorian houses facing onto Parkhurst Road and forming part of the Hillmarton Conservation Area are generally large scale private houses, either semi-detached or detached villas. These are set out as three storeys over a semi-basement garden level ground floor. Elevations are generally ordered, being symmetrically arranged, with simple, elegantly proportioned windows, showing a clear hierarchy in size, and a reading of a base, middle and top can be seen. There is sufficient consistency in the application of materials and features for them to be seen as a cohesive part of the conservation area. But there are also clear differences in detailing of features as well as overall height scale. Some of the houses have been subdivided and added to in various ways. These are all characteristics of most of the conservation area.

- Moriarty Close is the most recent neighbouring development, being completed in 1990. It is fairly typical of schemes from that era, being dominated by an irregularly shaped roadway, with homes of various types and sizes arranged around it in an informal way. Elevations are quite limited in their architectural intent and employ a mix of brick types and features, including render panels intended to give individual identity to the dwellings.

- The Tufnell Park Estate is to the north of the site and is the largest of the neighbours both in terms of site area as well as height. These are deck access apartments, with a very horizontal expression. There is a simple clarity to the architecture which has been retained despite later additions. The principal facing material is a buff/yellow brick with red brick detailing, such as copings, and expressed floor slab edges.

- To the East is the Holbrooke Court Estate, consisting of a number of 4-storey linear blocks of varying types, including the street facing block immediately to the east of the site. The blocks have open cores and expressed stairs and are faced in a pale brown/buff brick. Apartments have organised elevations, with inset balconies composed with similar windows treatments.

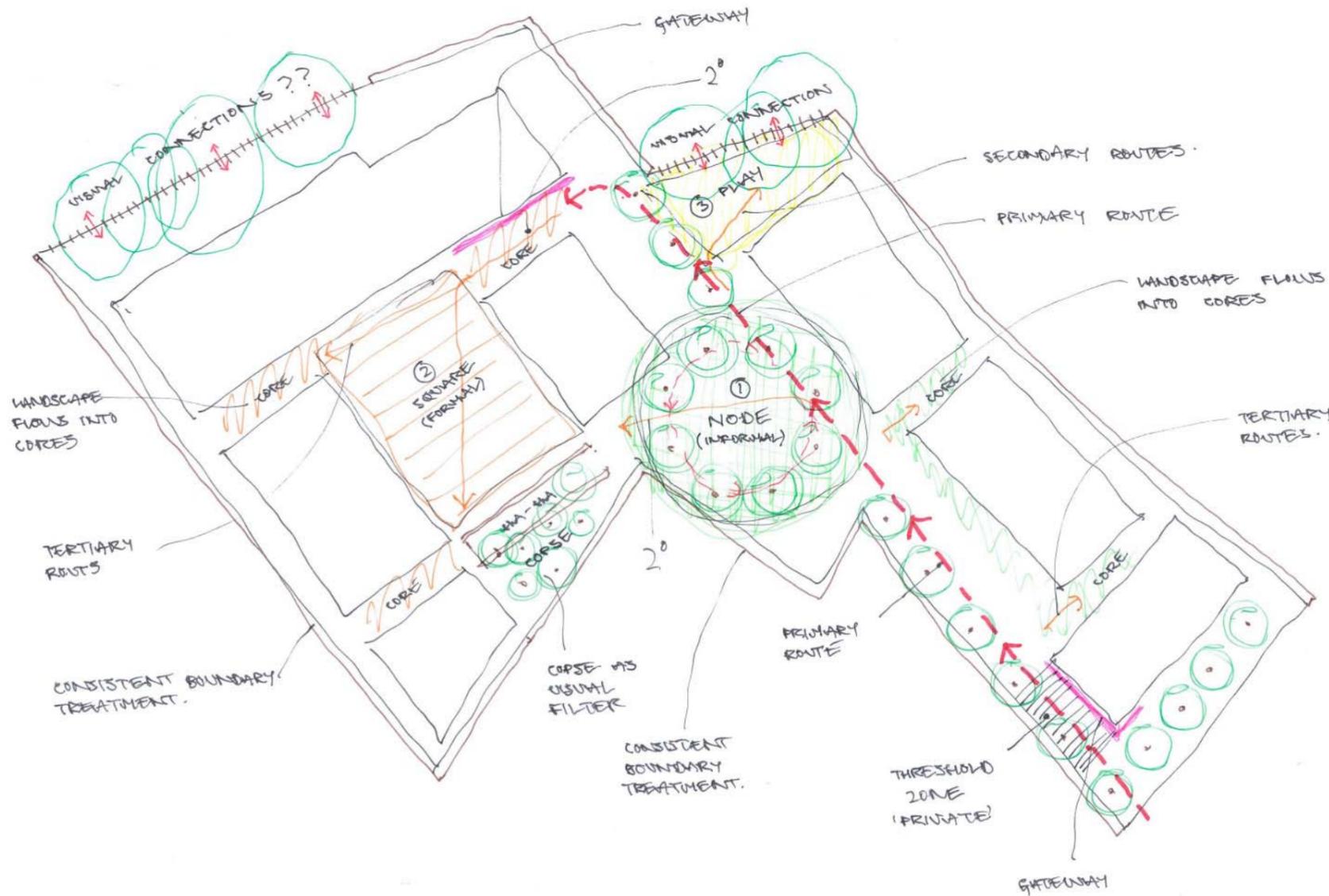
- The Willow Day Nursery is located between the Tufnell Park Estate and Holbrooke Court. This is recently completed and single storey only.

5.0 Proposed Scheme

5.4 Architectural Response

Our overarching response to this varied context is as follows:

- The Street block will respond most directly to the character of the Hillmarton Conservation Area in general and aspects of the neighbouring houses on Parkhurst Road in particular, with an ordered elevation and a clear hierarchy of base, middle and top.
- The remaining blocks – Mews and Horseshoe - will reflect key attributes of the conservation area, but in a more abstracted way. Importantly, the elevations will be clearly ordered, with considered proportions and consistently applied detailing. The internalised nature of this part of the site means that greater variety and difference, appropriately controlled, can be justified.
- There will be a site-wide unified approach to the application of materials and detailing and to the relationship between architecture and landscape.
- The organisation of all of the blocks, having a gallery elevation, a balcony elevation and expressed vertical cores creates difference between different faces which can then respond to massing, daylight and sunlight and privacy.



5.0 Proposed Scheme

5.4.1 Facade Design - Ordering devices

A simple set of rules governs the make-up of each of the blocks. The application of these rules sets up a series of ordering devices which are then used to organise the elevational treatments of the elevations, but which also allows difference and individuality to occur in a controlled manner. In this way, there is a consistent approach to the scale, order and proportion of the elevations, but with controlled variety to give sufficient difference to provide interest and delight. This can be seen as a reinterpretation of the character of the Hillmarton Conservation Area.

The ordering system stems from a consideration of the function of each unit. All units are identical in depth, being through units, with only the width (party wall to party wall) varying to give different areas, compliant with the London Plan. Further variety comes in the form of duplex units.

Components in the elevations of each unit – window and doors and the like – are carefully composed together into a small number of larger unit types. These are

then applied to each size unit, varying them as required to respond to the rooms and function of each different apartment type. This gives a set of just four standard unit types, which make up approximately 70% of the units across the site, with commonality, but difference between them. This replication makes for efficiency in terms of construction, but it also means that by stacking these units such that each floor added is an extrusion of the floor below, windows and doors will be organised to give an ordered whole. So by working from the scale of an individual window; to a composition of window with door and vent; to the composition of this bigger component (or components) within an elevation for each unit; and by working to ensure that the proportion and balance at each of these scale is balanced, the overall composition of an entire elevation will itself be organised, legible and of pleasing proportion.

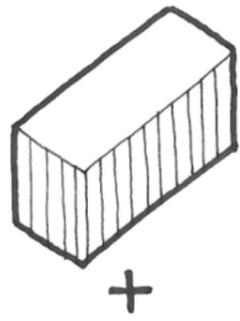
The descriptions below set out in the following section describe how this approach has been applied to each of the different elevation types – gallery, balcony and street – and then how these work together to give a harmonised whole.



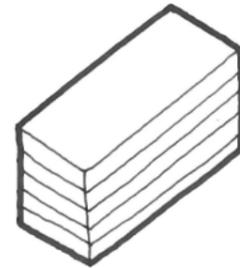
Typical ordering grid, responding to stacked unit layout and core locations

5.0 Proposed Scheme

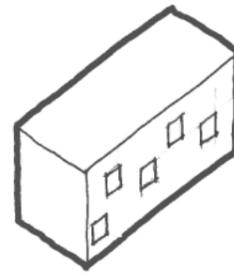
5.4.1 Facade Design - Ordering devices



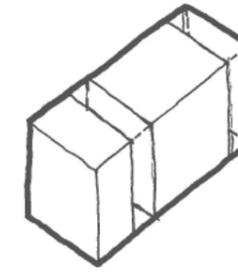
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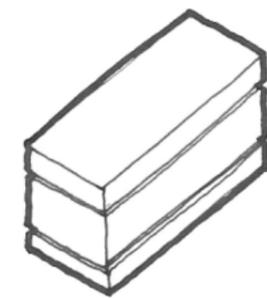
1 Balance:
Horizontal + Vertical



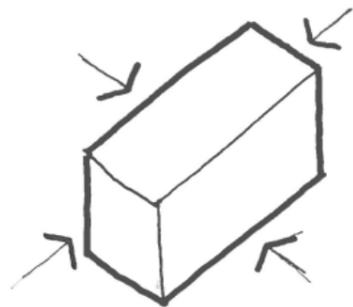
2 Identity:
Units and Ownership



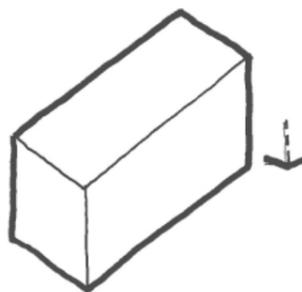
3 Expression of Cores



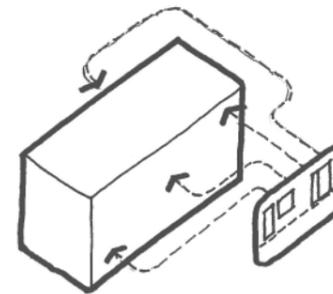
4 Order:
Ground + Typical + Top



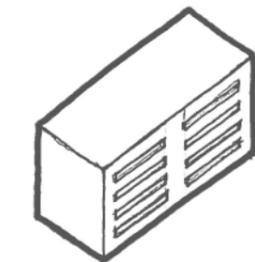
5 Scale:
Block = Smaller
Screen = Bigger



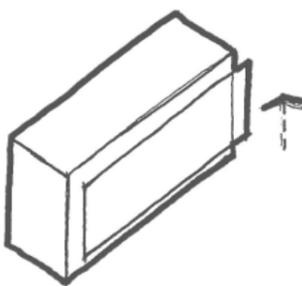
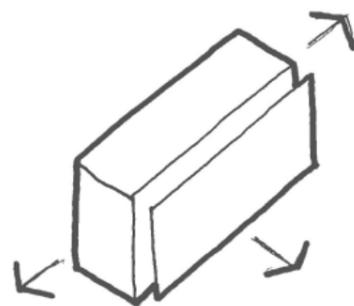
6 Weight:
Block = Heavier
Screen = Lighter



7 Standardisation:
Use of Modules



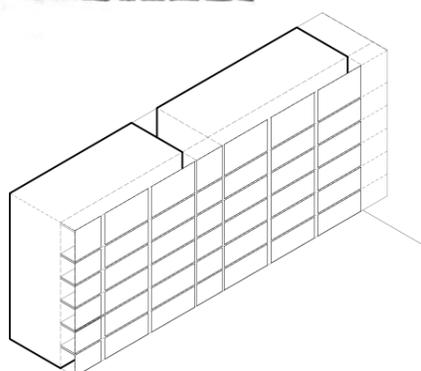
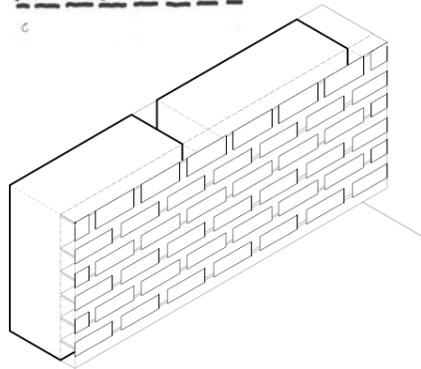
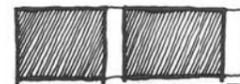
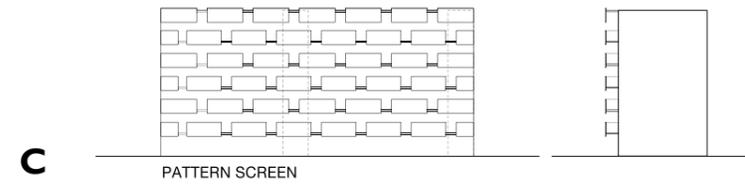
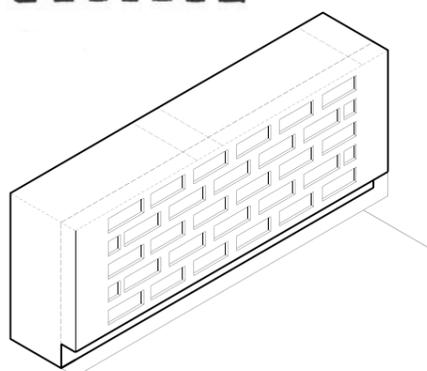
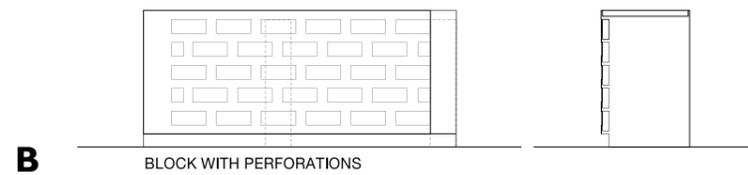
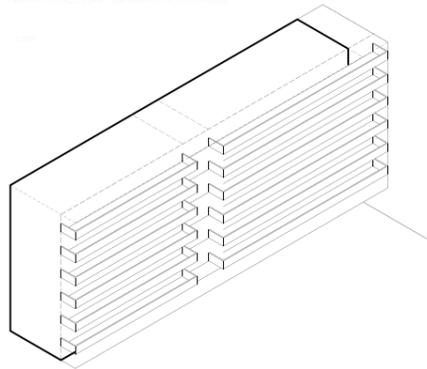
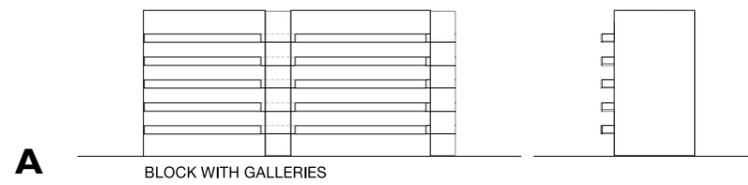
8 Front v Back:
Different Treatment



Guidelines for development of elevations

5.0 Proposed Scheme

5.4.1 Facade Design - Ordering devices



A series of basic options for the elevations were tested, based on the studies carried out and the established ordering devices.

These were then assessed against the guiding rules to determine which version would offer the strongest architectural form, in response to the contextual studies outlined earlier in this report.

Option A is a straightforward expression of the gallery access solution. It is felt that this option would be too strongly horizontal.

Option B was felt to be most expressive of the generally heavyweight nature of the neighbouring residential estates, and adhered closely to the stated aims.

Options C was regarded as a the negative of Option B, replacing large scale punched openings with more abstracted balcony fronts.

Option D was the clearest expression of the double skin idea to the galleries, having a much lighter weight external skin. Although architecturally engaging, this approach was felt to be inappropriate to the setting.

It was agreed that a more regular variant of Option B showed the most promise and would be most in keeping with the conservation area, the immediate neighbours and the wider urban context. This is the version that was developed and forms the basis of the submitted scheme.

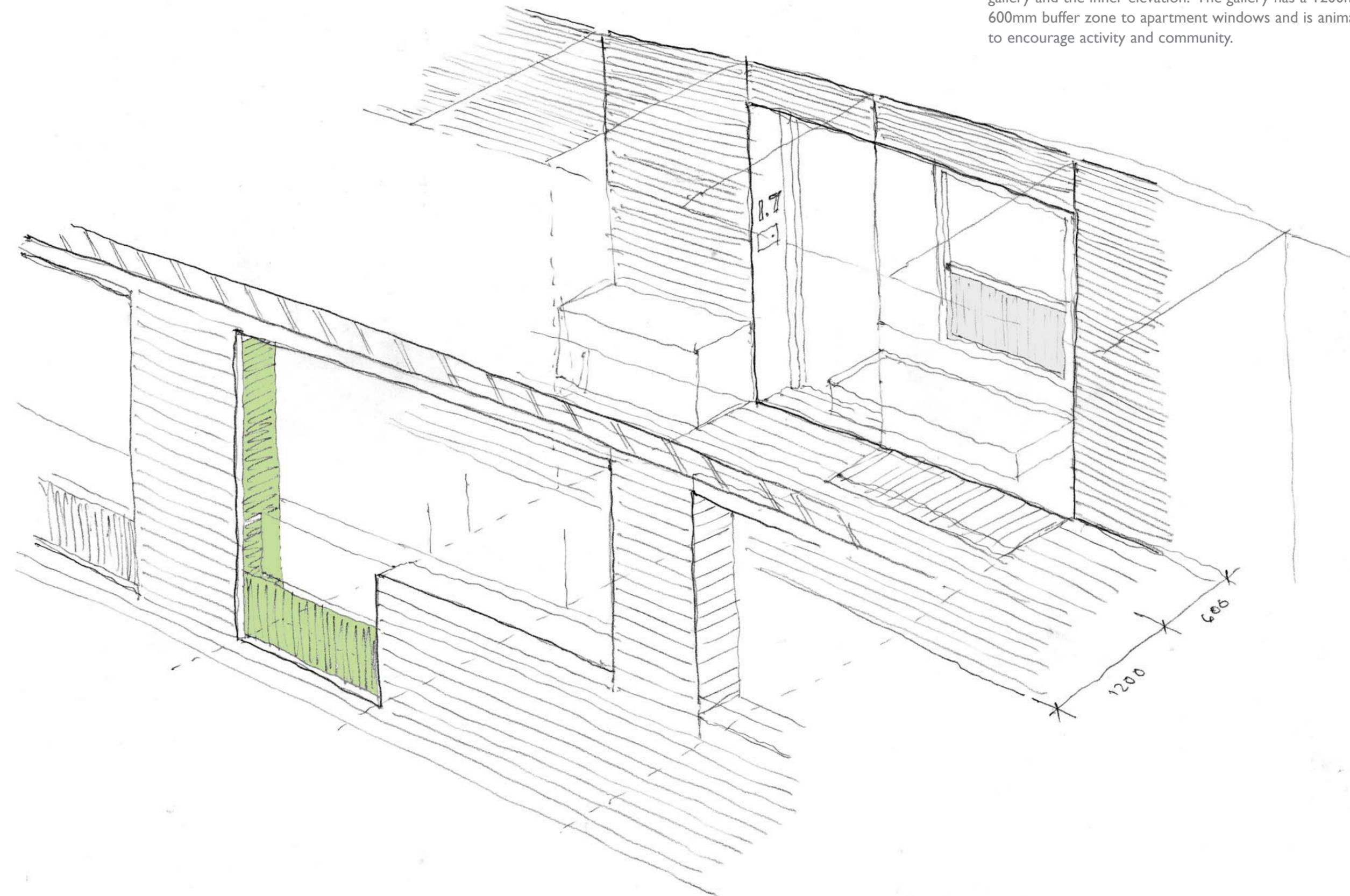
Basic gallery elevation options

5.0 Proposed Scheme

5.4.1 Facade Design - Ordering devices

Gallery sketch study

Sketch exploded axonometric view showing relationship of brick outer screen to the gallery and the inner elevation. The gallery has a 1200mm circulation zone, with a 600mm buffer zone to apartment windows and is animated with buffers and planter to encourage activity and community.



5.0 Proposed Scheme

5.4.2 Facade Design - Mews and Horseshoe blocks



The rationale for the disposition and massing of these blocks has been covered in detail in the sections above. This section provides a further understanding of how the blocks are conceived in terms of functional aspects of the apartments and how that generates an architecture that is organised as a response to the character of the conservation area.

Houses in the conservation area are typically set out either as semi-detached pairs or as short terraces, punctuated with gaps that allow glimpses through to private gardens beyond, and in so doing give relief to the streetscape and an understanding of depth and of hierarchy from the public world of the street to the private realm of back gardens.

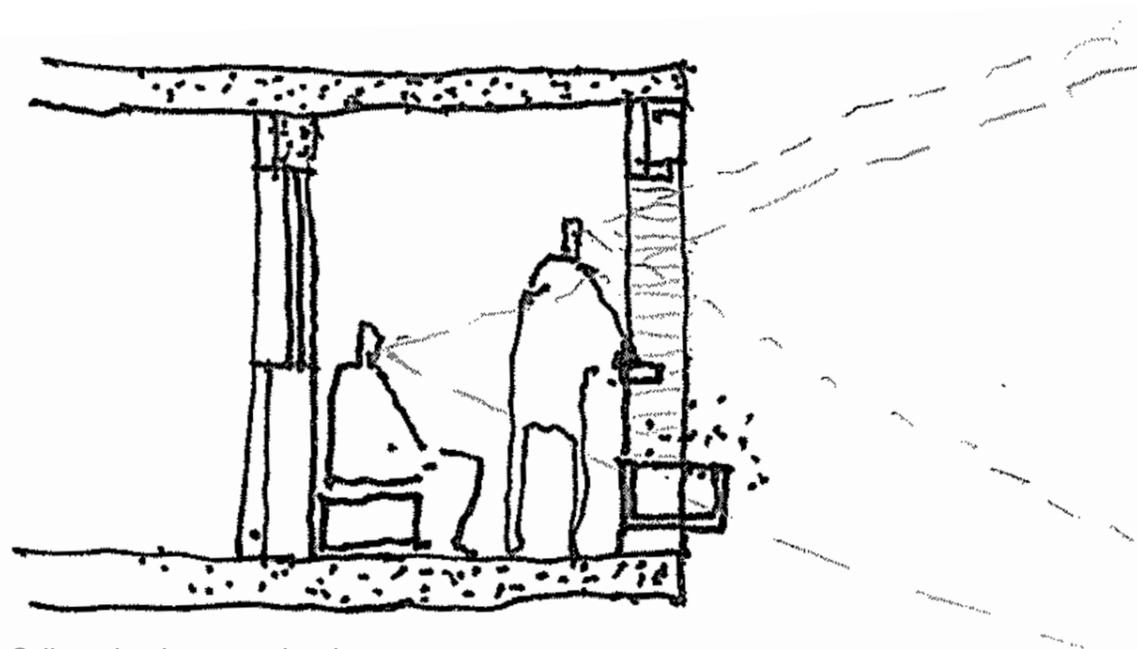
The blocks in the Parkhurst Gardens proposal reflect this, using full depth, open cores to break up what might otherwise be a very linear composition, and creating gaps which afford views through from the more public parts of the site to private amenity spaces beyond. These gaps also provide greater visual connection within and without the site. To achieve this, cores are laid out very simply with a straight stair and lift clearly visible on entry. The cores are situated to be clearly visible and in well overlooked positions to deal with legibility and security.

Cores are conceived as being external spaces, untreated from the point of view of heating and cooling. They are largely enclosed, predominantly in glass to provide a degree of shelter from wind-blown rain and snow while remaining transparent. They provide straightforward connection to the external galleries which then give access to the units, each core typically serving not more than six apartments per floor.

The adoption of a gallery typology in conjunction with linear through cores rather than centrally placed cores, means that internalised corridors can be dispensed with (incidentally also dealing with the usual overheating issues) such that all units can be organised as through units. This allows all units to have dual aspect, with resulting benefits in terms of daylight and sunlight, views and natural ventilation.

Façade design – Gallery condition

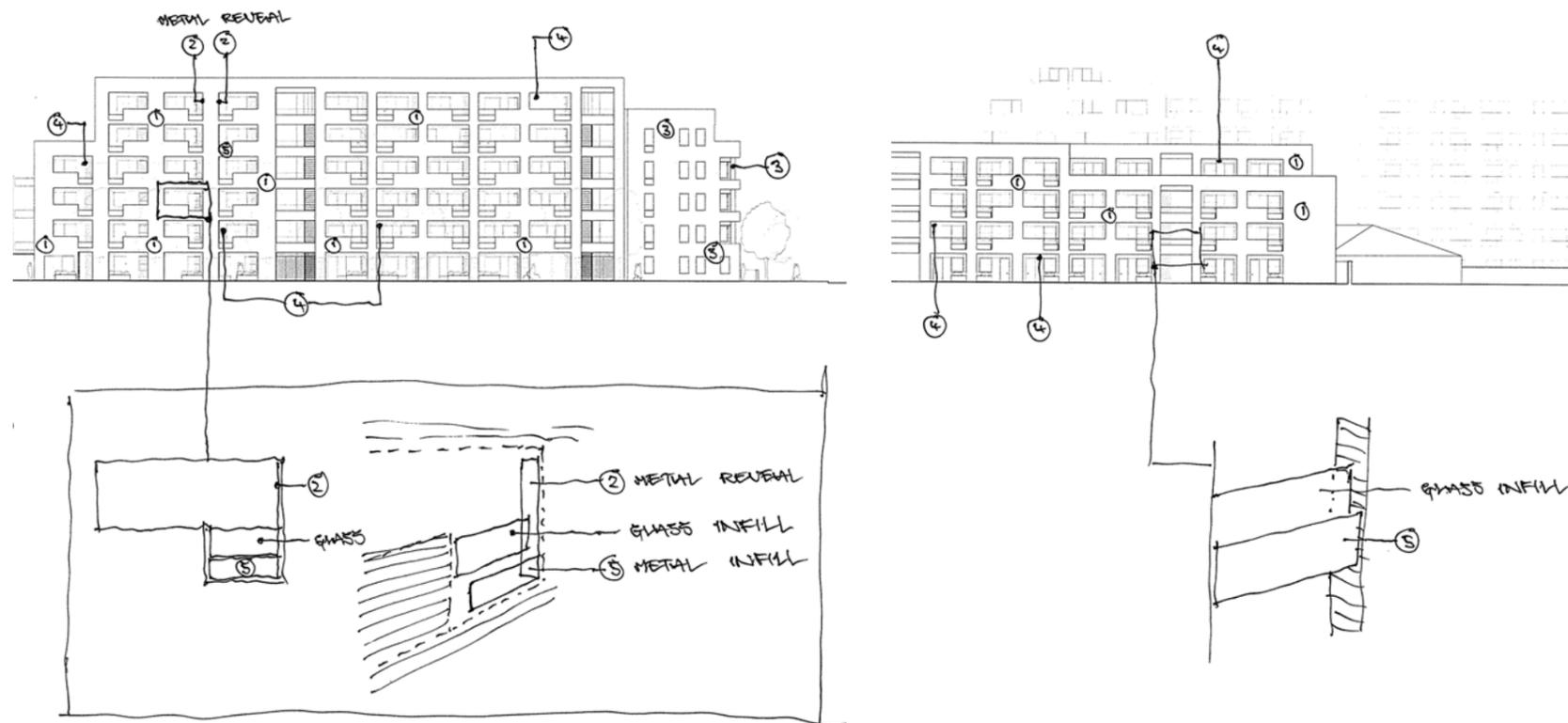
The galleries themselves are generous in width at 1.8m, and are designed with a 1.2m wide zone for movement and a 600mm buffer zone which means that people passing along the gallery are not immediately outside habitable room windows. This buffer will incorporate built-in seating and possibly a planter box to allow a degree of individuality to each home and help foster a sense of community by creating places outside front doors for people to linger. Galleries will become integral to the character of the scheme, being an asset, rather than simply a means of circulating horizontally.



Gallery development sketches

5.0 Proposed Scheme

5.4.2 Facade Design - Mews and Horseshoe blocks

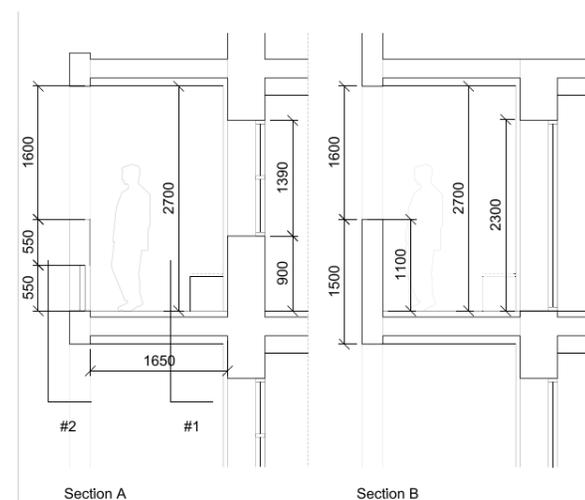
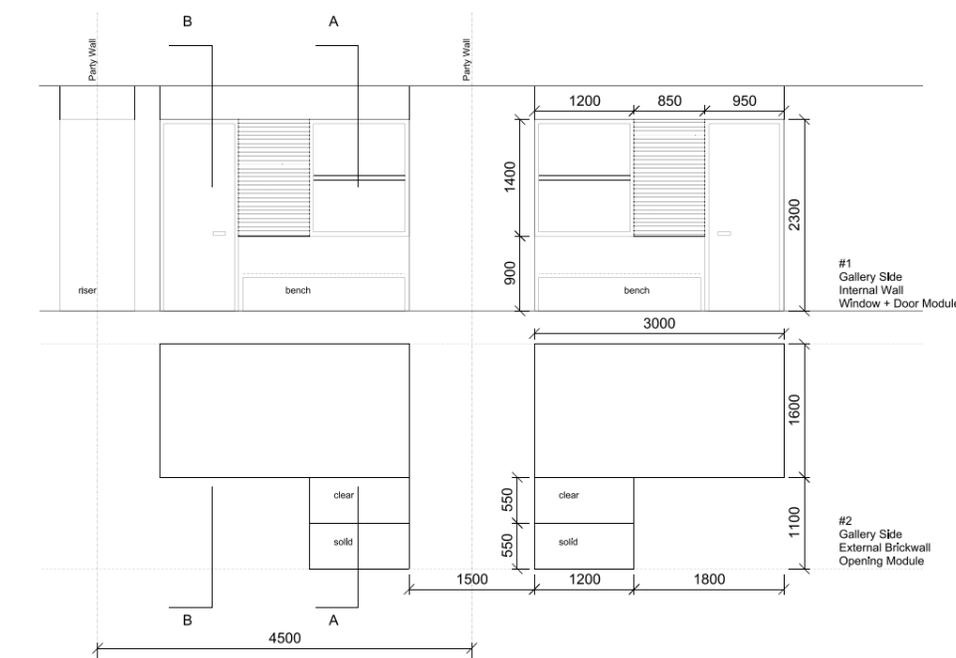


The gallery has the further benefit of setting up a layering to the composition of the elevations. The 1.8m offset created by the gallery provides depth to the reading of the building, especially when combined with the application of differing materials between these different layers. This is further enhanced when looking at the overall composition of the block as a whole by the effect of the projecting balconies on the opposing elevation. The balconies, also 1.8m deep, provide an impression of depth but articulated in a different way to the gallery elevations, essentially being a negative version of the gallery elevations

Overall, the blocks are conceived as solid, heavyweight blocks, with brick elevations all round. It is proposed that bricks to all elevations will be a buff/warm grey tone, with some surface texture and some variety in face colour. Mortar will be coloured light grey to work with the selected brick, and will be flush pointed, with a slight weather struck joint, so that walls read as surface from a distance, with texture becoming more apparent when viewed closer up.

Gallery elevations have large punched openings to the outer wall, admitting light and ventilation to the window wall on the inner side of the gallery. There is a single large pistol shaped opening in the external skin relating to each unit. The pistol shape responds directly to the function of the gallery and the arrangement of windows and doors on the inner wall of the unit to which it relates. The lower section of the opening allows views out opposite the front door, where an integrated bench is incorporated. The higher section relates to bedrooms where greater privacy is desirable. The overall pistol shape helps to give a balance of horizontality and verticality to the overall composition. Each unit type and size has its own version of this approach, giving difference to each elevation and giving a clue as to the unit type behind. The lower portion of the opening is infilled with a combination of glass and coloured metal, along with a metal facing to the reveal on one side of the opening. This combination can then be employed to give identity to each unit.

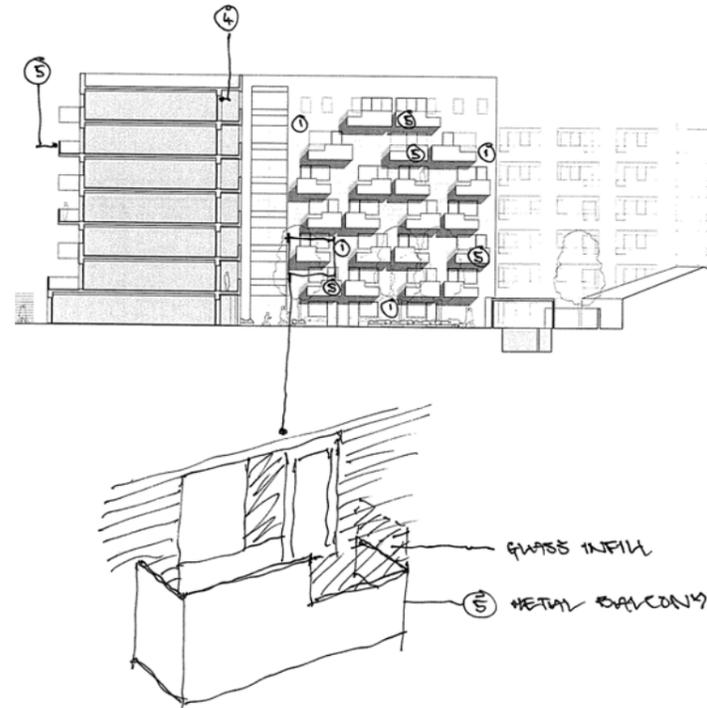
For the inner gallery elevation, windows and doors and the integrated bench and planter are composed into a single element. Windows and doors will be composite unitised components, timber framed internally, and faced with aluminium externally. As with the outer gallery elevation, this element can then be varied, based on the basic theme, to respond to different unit types and sizes. To contrast with the brick outer elevation, it is proposed to use full height micro-profiled aluminium panels as the facing material on the inner wall. These will be standardised components, working with the overall ordering of the elevations, with a micro-profile to give appropriate scale, and finished in a light matt colour to reflect light around the galleries and maximise light levels within the apartments. It is proposed to apply a similar treatment to the soffit of the galleries giving a sense of the wall treatment being folded onto the soffit.



Elevation development sketches

5.0 Proposed Scheme

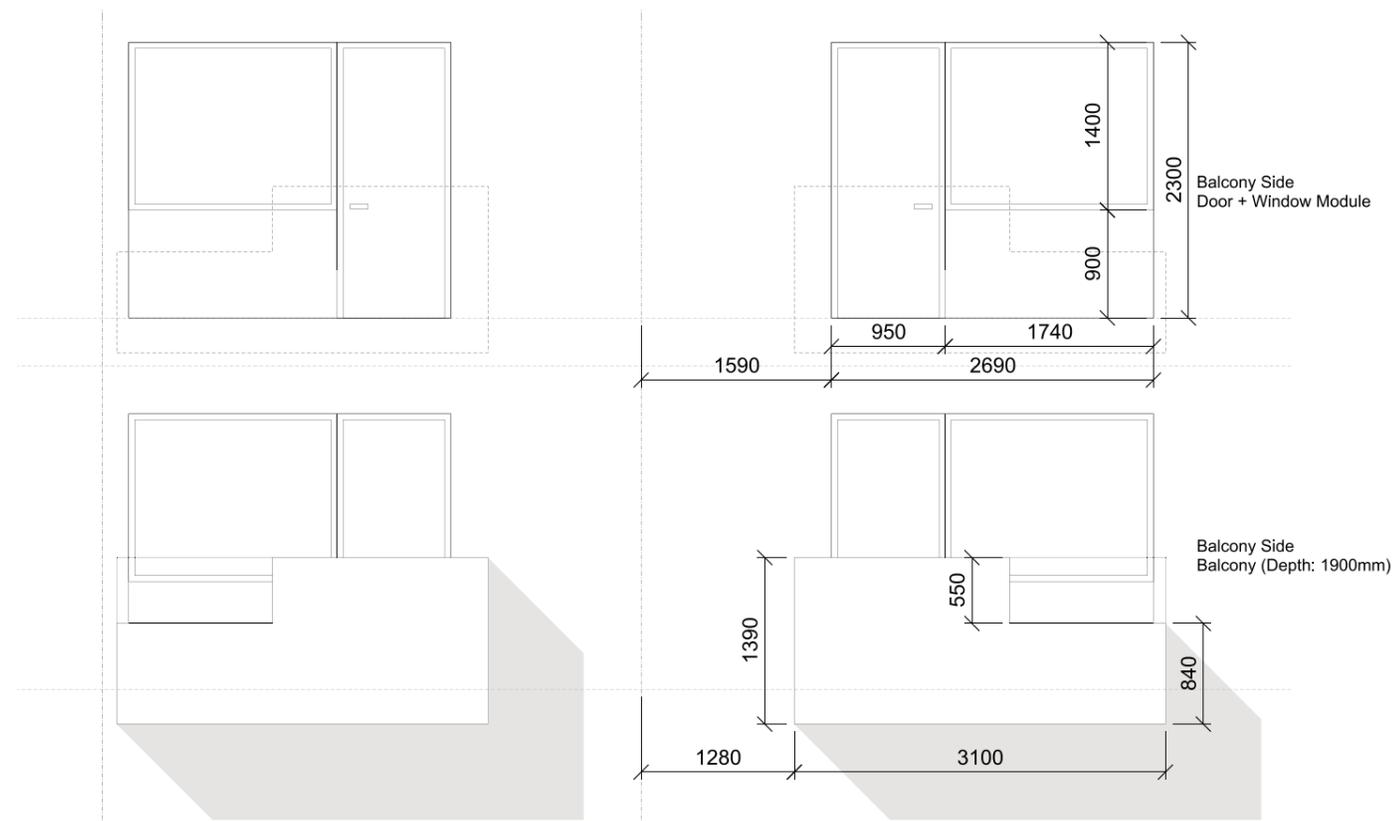
5.4.2 Facade Design - Mews and Horseshoe blocks



Facade design – Balcony condition

Applying this same logic to the balcony elevations, each unit will have a large scale window and door component, giving light and access to the living rooms and bedrooms. These will be set behind projecting balconies employing coated metal finishes as used in the cut-outs to the gallery elevations. The balcony will be shaped as a negative of the pistol shaped openings in the gallery elevation, having a lower portion, with glazed infill, allowing views out when seated in the living room, and a higher solid component where more privacy is preferred.

The shared application of materials and finishes, along with the pistol shaped motif, and combined with the idea of layering on the gallery and balcony elevations, all based around the central idea of the perforated solid masonry block, will allow the various elevations to read as a single composition, but with sufficient variety to give difference to elevations and individual identity to each unit. The connection between the two opposing elevations is further reinforced by the identical treatment of the core elevations on both sides of the buildings. The cores will also receive elevations comprising a combination of glazed and coated metal infill panels.



Elevation development sketches

5.0 Proposed Scheme

5.4.3 Facade Design - Street block

The Street block is a slightly different to the typical block across the rest of the site, but no less rigorous in its approach. Internally, the block is laid out as symmetrical pairs of family units, allowing an external expression as a version of the adjacent semi-detached Victorian properties, having a clear horizontal and vertical order, and related proportions. Its street facing elevation is arranged symmetrically, with solid corners at the base and inset corner balconies at upper levels, reinterpreting the grand entrance portico features applied to the neighbouring houses.

These elements balance the wider central portion, with simple punched openings having recessed windows. More generously sized windows at first floor relate to the grand rooms typically accommodated at this level in its Victorian neighbours, whilst smaller windows at ground level respond to the fenestration applied to the semi-basement garden level rooms seen in the adjacent villas. This disposition of windows, combined with a centrally placed front entrance door, behind a recessed porch, provides a clear reading of base and middle, with a set-back attic floor as a top. At the top floor, the fenestration is further simplified with the omission of inset balconies and smaller windows, as would have been typical of rooms within a mansard roof.

The same brick will be used on the Street block as on the rest of the site. This will have variety in face colour and texture, closely related to the bricks used throughout the conservation area, but with a nod to its more modern vintage and acknowledging the slightly darker browny buff brick used on the adjacent Holbrook Court. It is intended to subtly vary the mortar colour and pointing on the Street block, to mimic its neighbours, thereby giving difference to this block relative to the remainder of the site.

Windows will be composite timber/aluminium as used throughout the rest of the scheme. However, the glazing will be upgraded with a larger rebate, allowing installation of double glazed units having a wider cavity, to provide the required level of acoustic separation from the street. This has been defined by the noise survey reproduced elsewhere in this submission.



Street elevation sketch



1 General brick



4 Micro-profiled metal panels



2 Example of coloured reveal lining to punched openings



5 Powder coated projecting metal balconies



3 Brick treatment to Street block



6 Composite windows and doors

5.0 Proposed Scheme

5.4.4 Facade Design - Materials

Proposed materials have been discussed as part of the general narrative earlier in this section.

For the sake of clarity, these texts have been extracted here along with images and reference projects to illustrate the intended material palette.

These should be read in conjunction with the annotated elevations found in the Appendix of drawings as well as the rendered verified views.

1 The blocks are conceived as solid, heavyweight elements, with brick elevations to all faces. It is proposed that bricks to all blocks will be a buffy/warm grey tone, with some surface texture and some variety in face colour. Mortar will be coloured light grey to work with the selected brick, and will be flush pointed, with a slight weather struck joint, so that walls read as surface from a distance, with texture becoming more apparent when viewed closer up.

2 The side reveal and lower portion of the pistol-shaped punched opening is infilled with a combination of glass and coloured metal, along with a metal facing to the reveal on one side of the opening. Colours for these are likely to be muted hues of warm grey and greens.

3 The same brick will be used on the Street block as on the rest of the site. This will have variety in face colour and texture, closely related to the bricks used throughout the conservation area, but with a nod to its more modern vintage and acknowledging the slightly darker browny buff brick used on the adjacent Holbrook Court. It is intended to subtly vary the mortar colour and pointing on the Street block, to mimic its neighbours, thereby giving difference to this block relative to the remainder of the site.

4 To contrast with the substantial brick outer elevation, it is proposed to use full height micro-profiled aluminium panels as the facing material on the inner wall. These will be standardised components, working with the overall ordering of the elevations, with a micro-profile to give appropriate scale, and finished in a light matt colour to reflect light around the galleries and maximise light levels within the apartments. It is proposed to apply a similar treatment to the soffit of the galleries giving a sense of the wall treatment being folded onto the soffit.

5 Projecting balconies employing coated metal finishes as used in the cut-outs to the gallery elevations. The balcony will be shaped as a negative of the pistol shaped openings in the gallery elevation, having a lower portion, with glazed infill, allowing views out when seated in the living room, and a higher solid component where more privacy is preferred. Colours for these are likely to be muted hues of warm grey and greens rather than the bolder colours depicted here.

6 Windows and doors will be composite unitised components, timber framed internally, and faced with aluminium externally.

5.0 Proposed Scheme

5.5 Impressions

Parkhurst Road street view



The following set of scheme impressions, along with sketches and illustrations in the following section on Landscape are intended to augment the verified views and accompanying Townscape Report set out elsewhere in this report. Peter Stewart was appointed early in the design process to advise on townscape matters and his guidance has been important in the development of the scheme.

These impressions give more of a flavour of the nature of some of the key spaces within the scheme and have been an important tool in the development of the design. The following views are included:

- Parkhurst Road street view
- The Node
- Horseshoe Block - Gallery and Courtyard

The Node



Horseshoe Block - Gallery and Courtyard

