

# 4.0 Design

## 4.5 Appearance

### 4.5.2 Block A & B

Blocks A and B have a cohesive treatment in terms of materiality and concept, with changes to proposed massing and highlighting of features to key locations used to articulate the blocks. As some of the largest and more contemporary blocks in the proposed development, the proposed elevational treatment seeks to reduce apparent scale and uses a town house module to create a more relatable, human scale.

The town house module is expressed with simple brick detailing, where a change in relief articulates the structure of the building. The module width is based on the apartments behind and also references the traditional burgage plots that were typical of the town.

Whilst the main material for the blocks is a red facing brick, a recessed vertical channel between the modules is defined further with the use of a rusticated red brick as an accent, reflecting the use of different brick types of local properties.

This typical four storey module is also broken vertically, with the rusticated red brick used as a grounding base to the building, separated from a proposed central section with a stone-effect string course. Taller windows to the lower floor also consolidate the vertical hierarchy. A top section is articulated with a twin soldier course, again reflecting local use of brick courses to distinguish between storeys.

The expression of the townhouse module is also continued through to the roof line, with a regular variation providing the castellated effect that was present in the earlier massing studies and considered successful in breaking up the massing. It also references the regular roofline rhythm created in the surrounding streets that are broken up with chimney stacks.

A legible rhythm is created for the modules, whereby bedrooms have a single window to each module, whilst living areas have two. Full height windows are used to enable natural light to penetrate further into the units, but a central transom to create an opening light references a simple sash module.

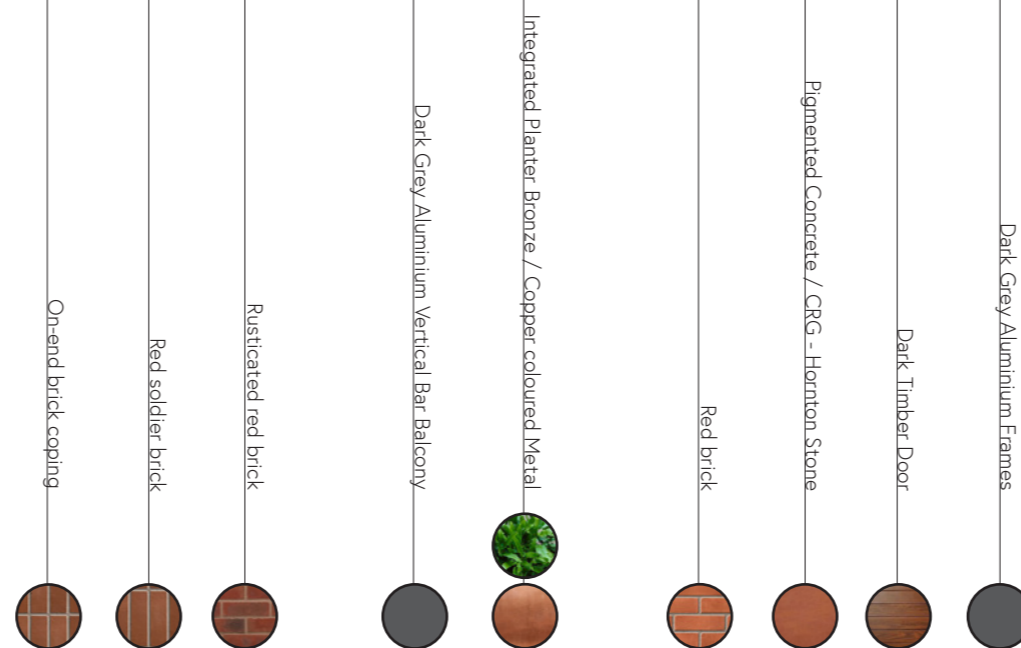
The central wing connecting Blocks A and B is reduced by a storey, to provide separation and prevent the blocks from reading as one monolithic mass. This creates a townhouse module that is smaller in height and more intimate, appropriate for fronting a key area of public realm, Calthorpe Gardens. The use of duplex units here creates active frontage with front door access, and balconies over provide further animation.

### 3 Storey Townhouse Module to Calthorpe Gardens

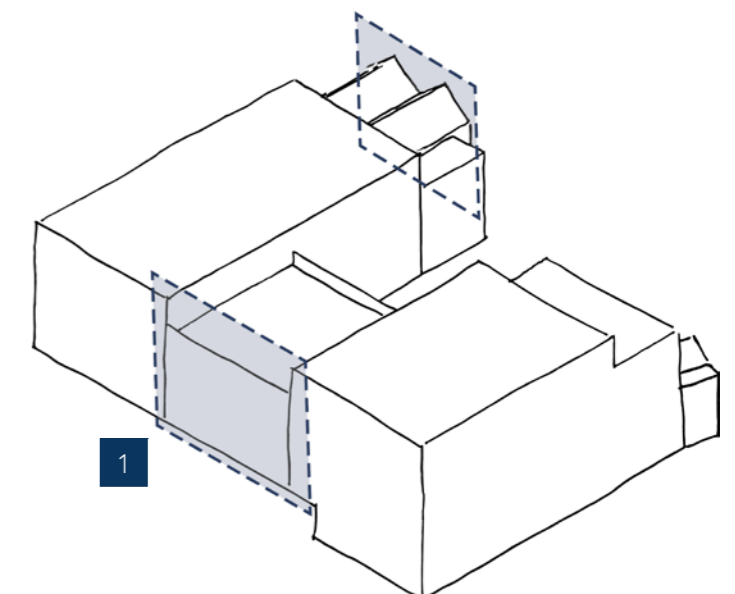
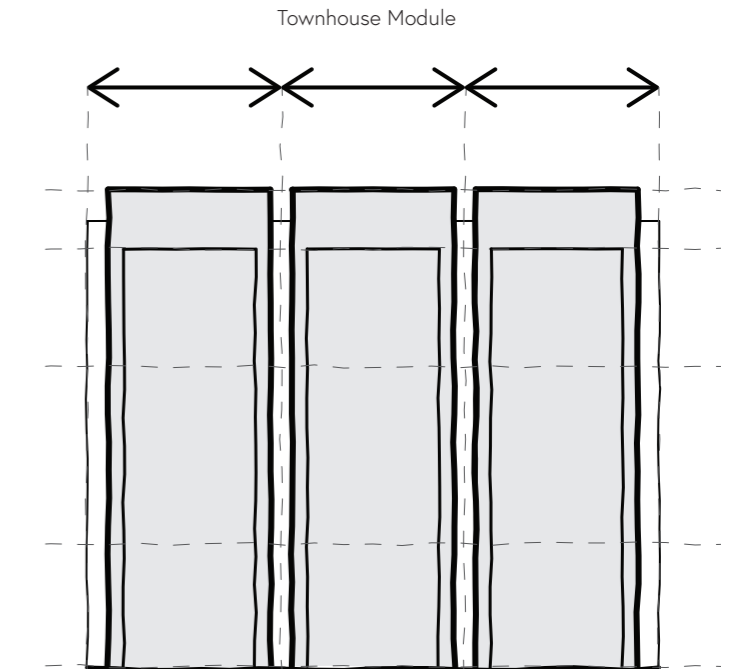
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#### Materials



### Concept



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Where apartments wrap around the lower ground floor car park, we have created a plinth style base, which is designed to be interpreted as part of the landscaping, with integrated planters and tying in with the materials of the lower ground floor car park entrances and the proposed podium steps up to Calthorpe Gardens. The use of an alternative material, a copper / bronze metal, differentiates the lower storey and also provides an integrated canopy over the main entrance to Block B from Calthorpe Walk, enhancing legibility.

The top storey to this wing has also been articulated in a darker bronze coloured metal cladding, so from any distant views it ties in more with a roofscape, and from views within site, it works with the vertical hierarchy to reduce the apparent height of the building.

To the end wing of Block A, where the massing steps down in respect of adjacent Calthorpe Manor and to create a layering effect from Calthorpe Street, a double pitched roof form has been used to reference the end gables of the Manor and its existing gatehouses. The form is highlighted by use of Metal cladding that wraps around the ends of the unit, with an inset glazed and brick elevation. Inset balconies provide private amenity space as well as solar shading to the long lengths of glazing, used to maximise natural light and attractive views out. Traditional forms have been interpreted in a more contemporary manner as a transition between the existing buildings to Calthorpe Street and the more modern new development within the site.

Similarly, a smaller, pitched roof element is used at the end of Block B. This create a more human scale to the entrance of Calthorpe Walk, one of our new east – west connections through the site. Again to provide a welcoming view and draw people along the walk, a glazed communal garden room for residents is located here.

Twin Gables to Calthorpe Street

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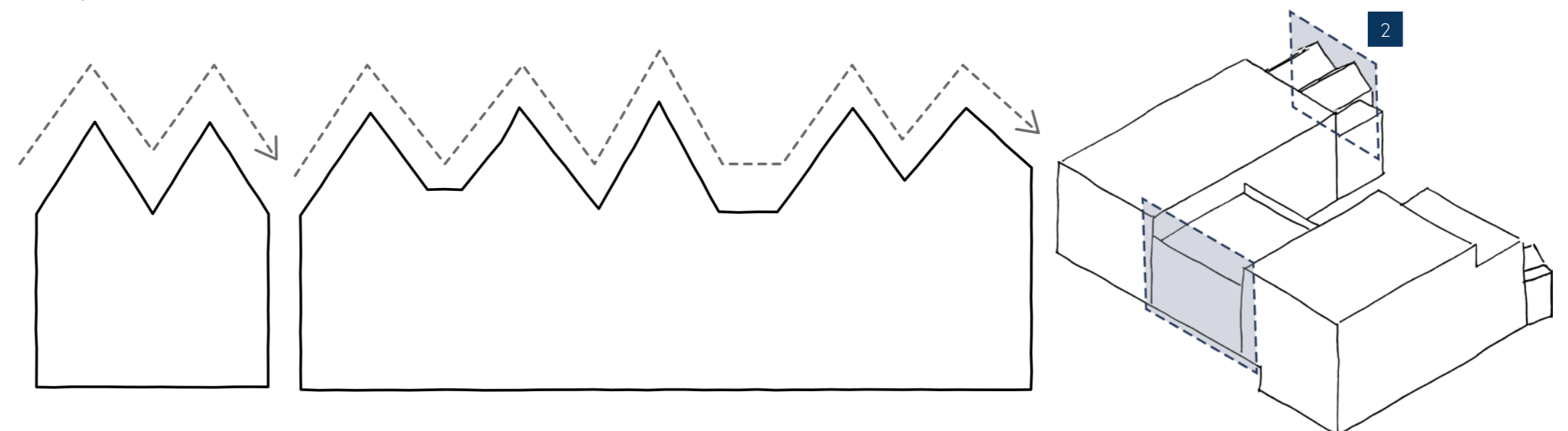


Materials

- Red brick
- Dark Grey Vertical Bar Balcony
- Bronze / Copper coloured Metal
- Dark grey Aluminium Vertical Bar Balcony
- Opaque
- Dark grey Aluminium Frames

Concept

Calthorpe Manor Ridge Line with multiple gables





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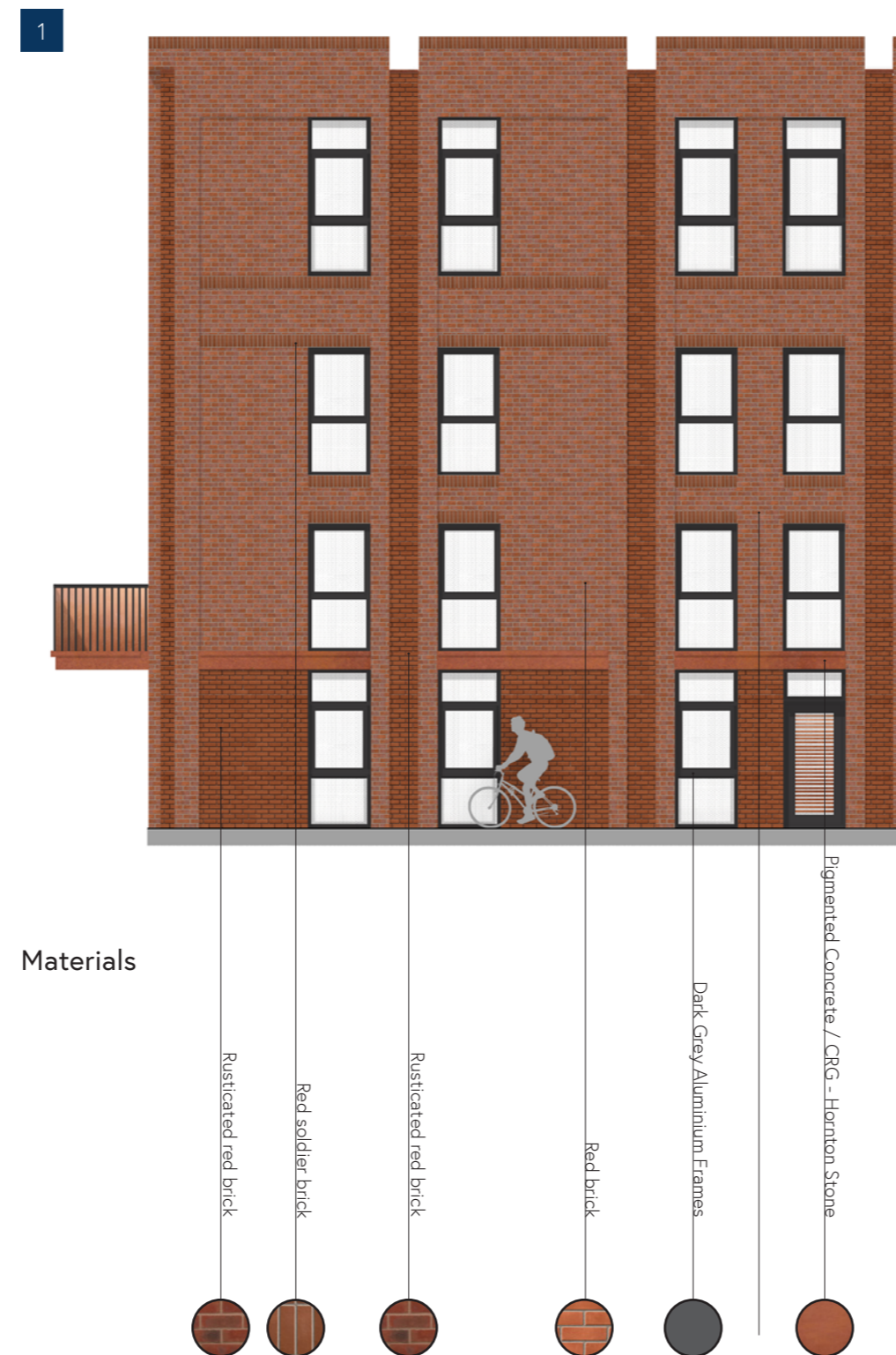
### 4.5.3 Block C & D

As a mirror to Blocks A and B, Blocks C and D are treated similarly with the general 4 storey town house module, dropping to 3 overlooking Calthorpe Gardens on the adjoining wing between Blocks C and D.

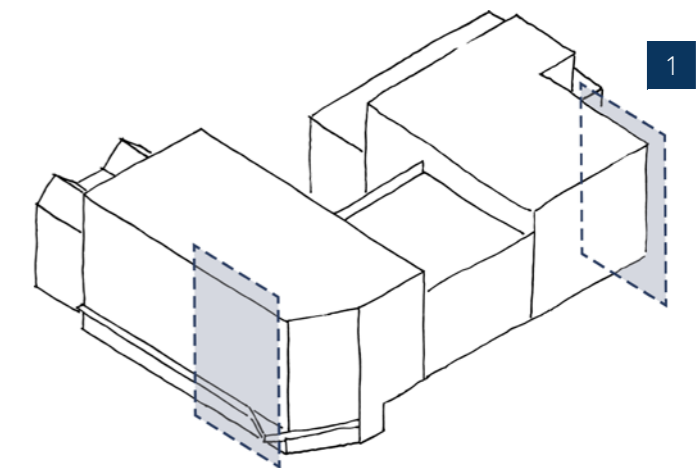
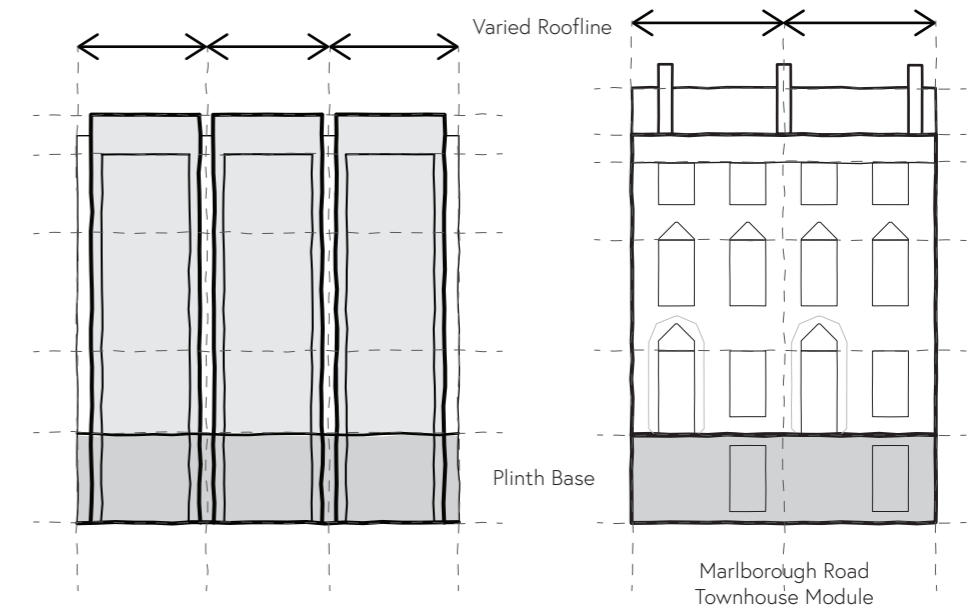
Where Block D fronts Calthorpe Walk and overlooks the new Play Plaza to the north, it extends down to the lower ground floor to wrap the car park behind. It shares the same treatment as the north elevation to Block B, with a metal-clad lower plinth level, that wraps around to form the car park entrance at the base of the podium steps between Blocks D and B. It also shares an integrated canopy to define the main entrance form the lower level and the same differentiation of material to the top level to continue the vertical hierarchy.

Apartments also wrap the lower ground floor car park around the private courtyard to the east between Blocks C and D. Here, there are various set-backs to the upper levels, so that the lower ground plus 4 storeys above is not really read from the west elevation in reality. We have therefore kept the general townhouse module, rather than the metal clad plinth and top storey, and extended the rusticated red brick base down by another storey.

Typical 4 Storey Townhouse Module



Concept



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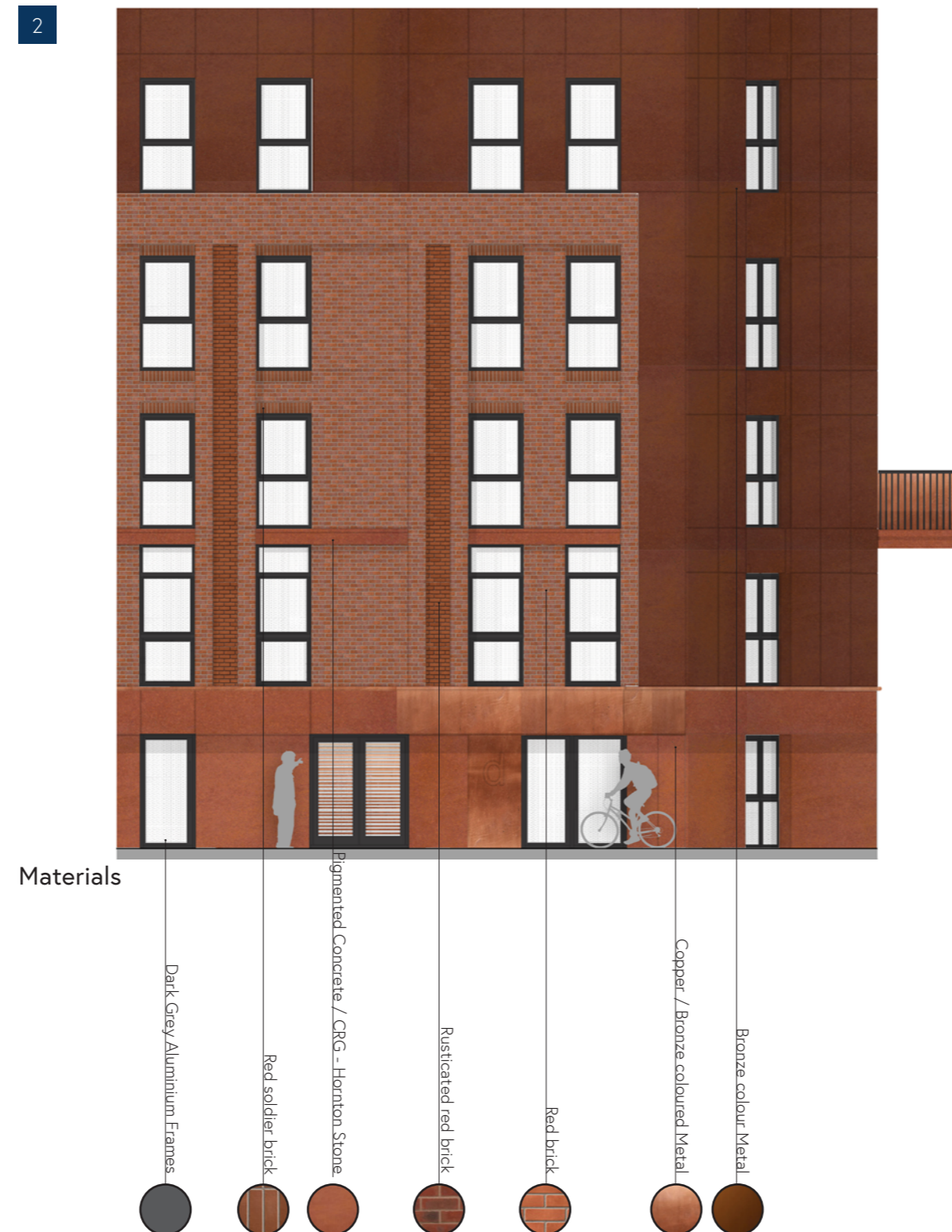
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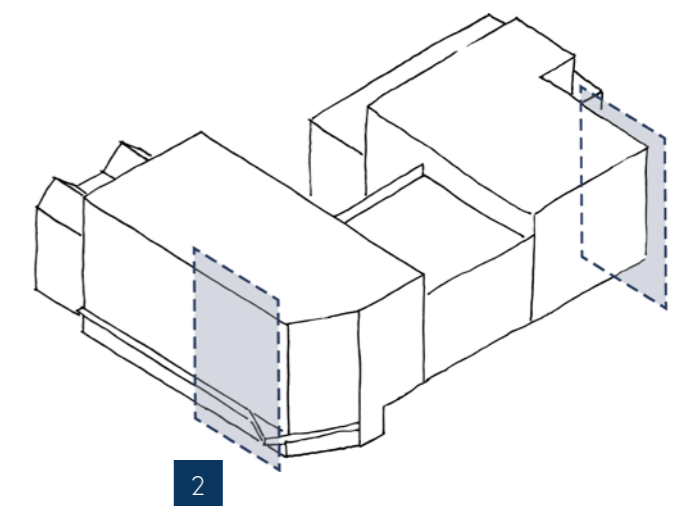
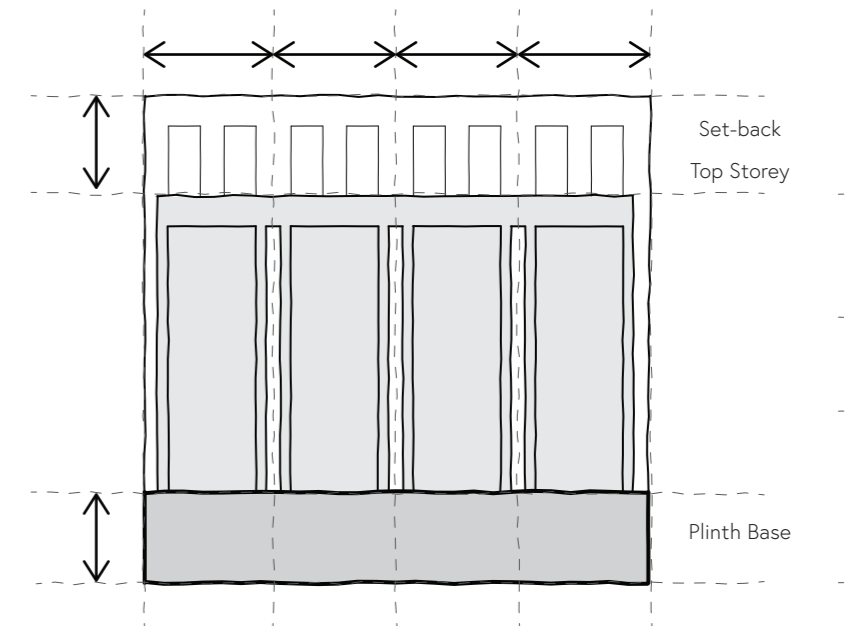
The eastern ends of Blocks C and D step down to create the layering effect, reducing height towards Marlborough Place. On the closest wing to Marlborough Place, we have again echoed the twin gable treatment that is used to the end of Block A. In this case, it reflects the adjacent twin gables of the Methodist Church and its adjacent domestic property.

The metal cladding ties this element in with the lower storey as it wraps around the northern elevation, and also creates a contemporary interpretation of a traditional form. To avoid overlooking of the adjacent Marlborough Place properties, there are no windows to the eastern end gables. The metal material will provide some visual interest still with a light sheen, and to the central section between gables, secondary perforated metal panels are introduced to provide further relief and texture for visual interest.

Townhouse Module with Plinth Base



Concept





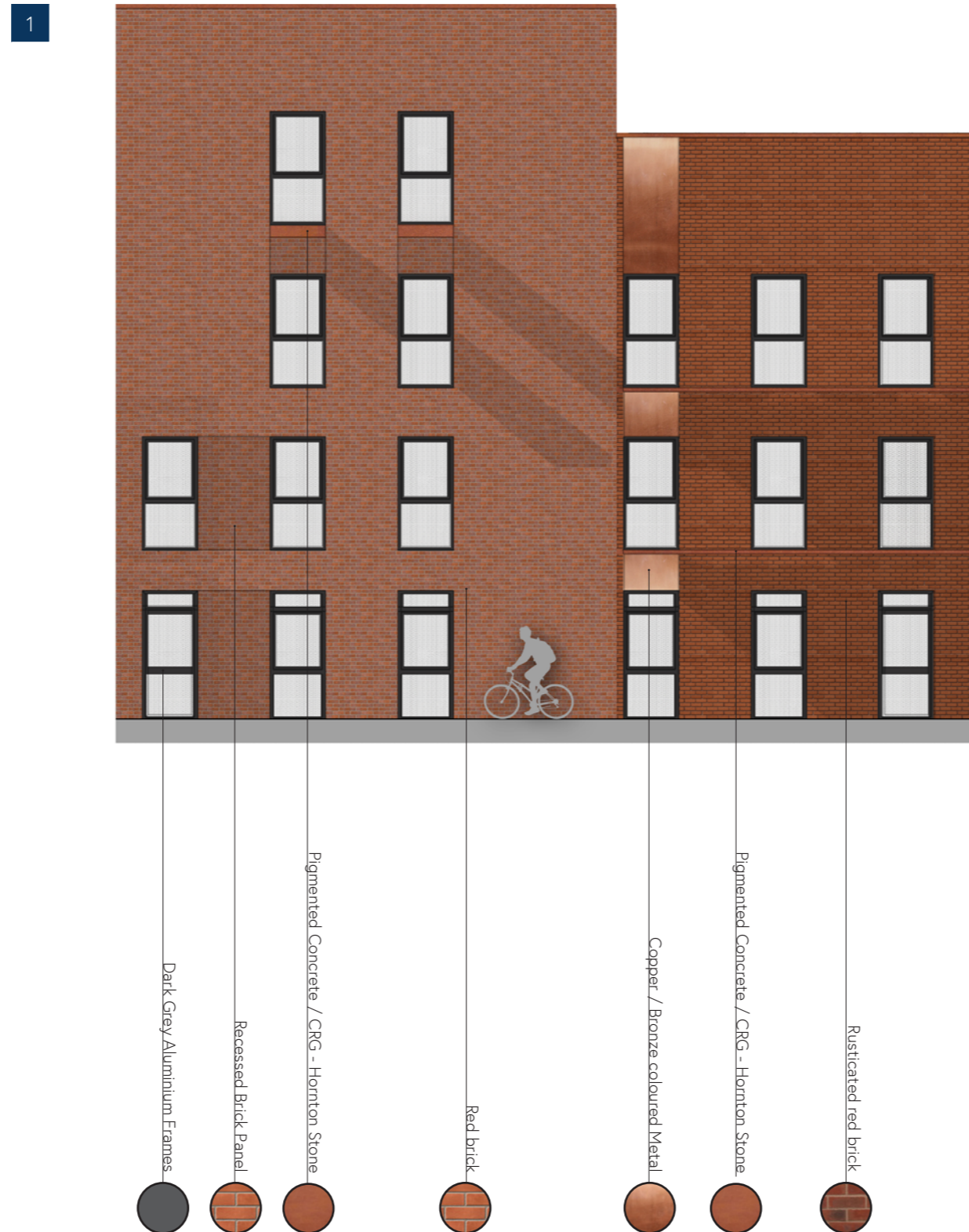
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### 4.5.4 Block E

As a more compact block, the design and fenestration of Block E has been kept simple, with the main facing red brick used for the 4 storey, longer wing, and rusticated red brick used for the smaller 3 storey, shorter wing. By articulating the different volumes, the overall massing is reduced in appearance, and the design evokes the different elements that might make up a street elevation.

Varied Street Scene



Concept

