



4. View of the proposed courtyard showing play spaces, Building C and new refuse store.

Buildings A, B and C, Turner Avenue estate - Design rationale for elevations

1. HORIZONTAL EMPHASIS



Existing facade treatment

- EXISTING
- Four storey built form of Turner Avenue Estate.
 - Horizontal emphasis taken from deck access and concrete banding.
 - Facade proportions with bottom middle and top articulation.
 - Slender horizontal canopy to dwelling entrances add to horizontal emphasis.



Proposed facade treatment

- PROPOSED
- Horizontal emphasis highlighted through brick banding.
 - Concrete banding to estate referenced through stone band above proposed ground floor to further emphasise the hierarchy of the ground floor.
 - Wider windows used.
 - Additional windows introduced to north elevations.
 - Top floor windows highlighted within proportion and with use of stone header.

This page and the next demonstrate how the composition of the elevations, architectural detailing and selection of materials of the proposed Buildings A, B and C respond to the findings of character analysis of Turner Avenue estate presented in the Site Analysis section of this document.

1. The existing buildings within Turner Avenue have a strong horizontal emphasis with painted concrete bands and alternate floors treated in render. The proposed buildings echo this character with brick banding running horizontally between window heads and sills. A stone band marks the top of the entrance level and stone headers are used to finish the top floor windows.
2. The entrances to the Turner Avenue buildings are marked with a simple projecting painted concrete canopy at the base of the stair core. In a similar way the stone band running at the top of the entrance level is brought out to form a canopy over the entrances.

2. CELEBRATING ENTRANCES



Existing estate entrances

- EXISTING
- Entrance strongly linked with the stair core.
 - Visual connection between the landscaping and the entrances.
 - Entrance given presence with use of concrete canopy and entrance surround.
 - Visual connection through to lobby.



Proposed block entrances

- PROPOSED
- The proposed entrances with highlighted canopy tied in with the first floor banding.
 - Entrance elevation tied into staircase at ground floor level to express both together.
 - Visual connection created between approach and the entrance lobby and staircase.

Note: All areas and dimensions are approximate and subject to confirmation by measured survey and further design development. Kiran Curtis Ltd accept no responsibility whatsoever for their accuracy. Design, Visualisation, artwork and Graphics Copyright © 2022 Kiran Curtis Ltd

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3. STAIRCASE PRESENCE



- EXISTING
- Extruded stair core extends into landscaping.
 - Brick work pattern emphasises stair core's identity.
 - Stair core treatment differs from the rest of the facades
 - Differing brick pattern with vertical emphasise to give it presence in the streetscape.



Turner Avenue Estate - Detailing highlighting stair core

- PROPOSED
- Stair core treated with recessed brick work full height to emphasise its presence.
 - Continuity of recessed brick detail threaded into horizontal banding.
 - Height and detail of stair core meets ground floor entrance treatment, highlighting both entrance and vertical circulation.
 - Optimised form factor gives stair core less physical emphasis so brick articulation is used to celebrate entrance and circulation.



3. Some of the Turner Avenue buildings celebrate the stair core with vertical glazing and an interesting pattern of contrasting brick crosses. For Buildings B and C the stair core rises from the entrance lobby and a vertical band of stepped brick work marks the vertical circulation and a similar way.

Materials

The samples of the proposed materials shown previously in this section also shows the material palate for Buildings A, B and C. However the palate has been simplified to just one brick type, the warm light buff coloured brick.

The Turner Avenue buildings are red brick with sections of buff brick. A lighter buff brick will complement the existing red brick buildings and reflect more light into the courtyard spaces between the buildings.

Buildings A, B and C will also have reconstituted stone details and brass coloured metalwork in order to unify the new scheme.

Building A, Elmar Road - Proposed elevations



The front elevation of Building A closes the corner on Elmar Road between the Victorian terraced housing and 1-23 Turner Avenue.

As the street view on the next page shows the elevation is slightly set back from the street frontage where it steps down to three storeys in height mediating between the four storey Turner Avenue blocks and the two storey terrace.

The proposed light buff brick also works well in the context of the largely painted brick and render frontages of the houses.

E. Proposed front elevation Building A - North



F. Proposed side elevation Building A - West

Note: OG - Obscure Glazing



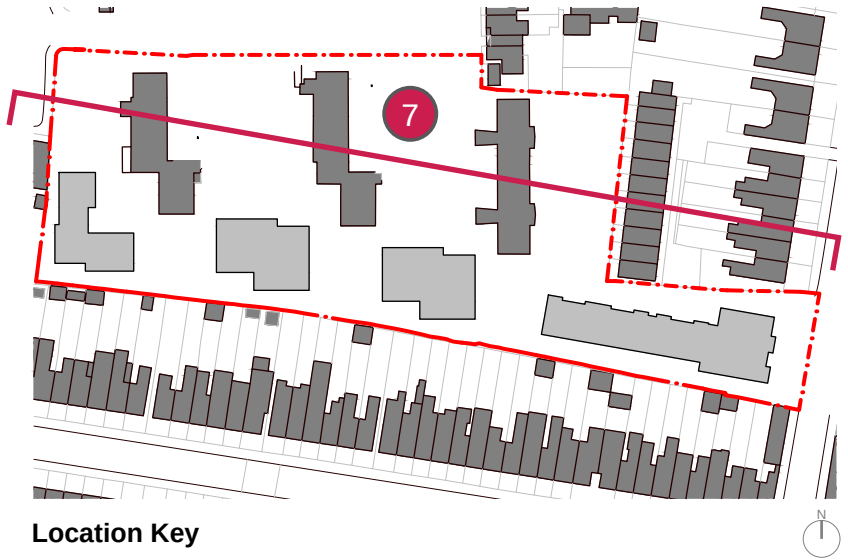
View and elevation reference plan

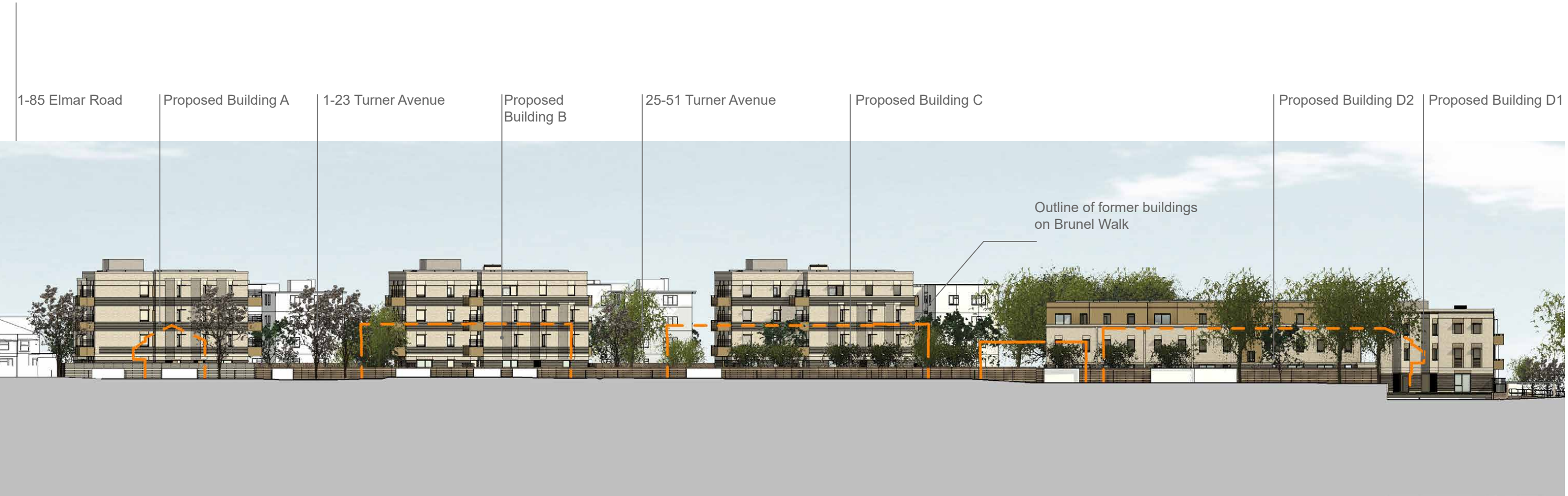


5. Street view of the proposed development seen from Elmar Road showing the proposed Building A



7. Proposed front elevation of the development - North View from inside Turner Avenue Estate





8. Proposed rear elevation of the development - South View from gardens of Seaford Road

