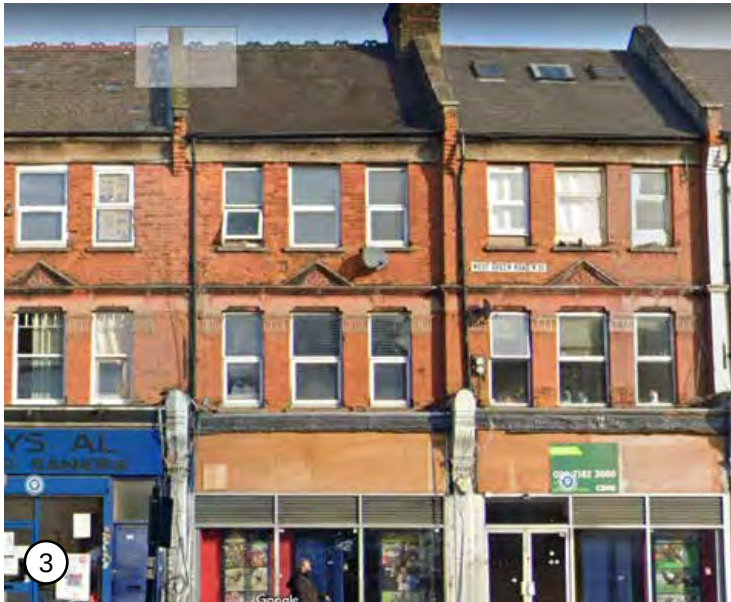
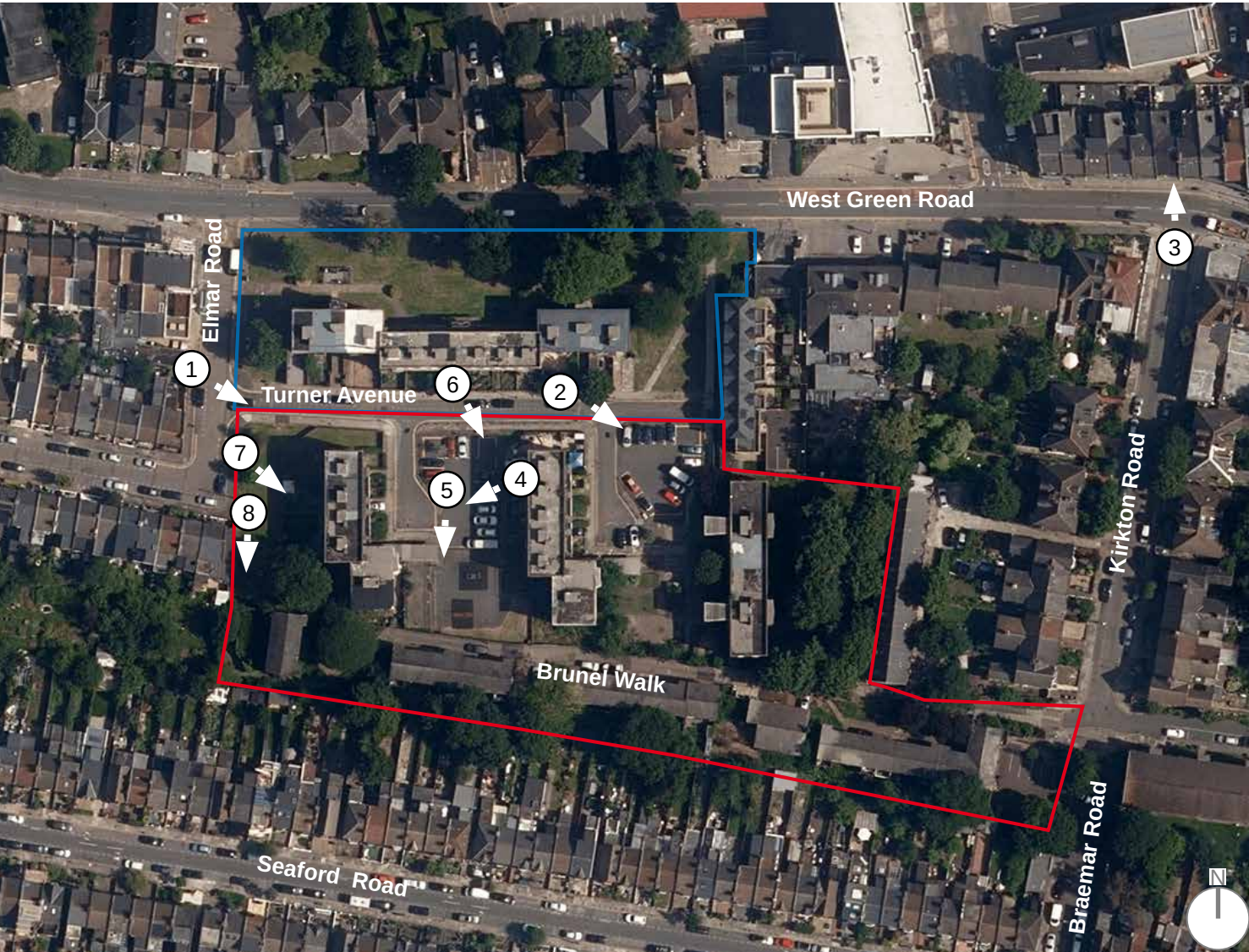




Site Surroundings - Building Character



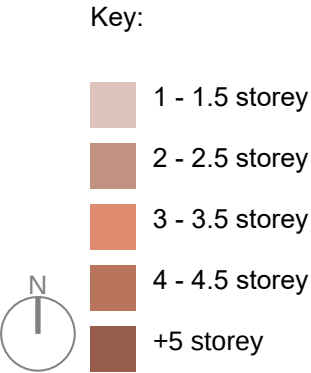
Site Surroundings - Building Character



The site and context: Building heights

The existing figure ground plan has been colour coded to show building heights in the neighbourhood.

It can be seen from the bird's eye view and the plan that building heights range from 2 storey plus roof (2.5 storey) to the south to 5 storeys to the north of the site. The existing buildings on site are 2 storey plus pitched roof and 4 storeys.



Existing figure ground plan, colour coded
Approx 1:1000

Birds eye view of the existing buildings on site

Urban grain and frontage analysis

Our analysis shows that the neighbouring streets to the estate follow a conventional pattern with the buildings having primary active frontage facing each other across the street with inactive frontages restricted to the occasional flank wall or side elevation. The streets are arranged such that rear elevations and gardens generally back onto the rear of other buildings in a ‘back to back’ relationship that in the main shields private gardens from the public realm.

However the analysis of Turner Avenue estate and Brunel Walk shows that it does not follow this pattern. Whilst the northern most building fronts onto West Green Road it presents rear gardens to Turner Avenue. The entrance of 1-23 Turner Avenue is from within the estate and it’s inactive rear aspect and gardens front onto Elmar Road. The rear of 25 – 53 along with gardens face the front of 1 -23.

Currently Brunel Walk is a cul-de-sac and although some of the building frontages overlook the public parts of Turner Avenue estate it is separated by a fence.

The estate has many front to back relationships, extensive areas of publicly accessible space and only a fence line between it and Brunel Walk. The existing arrangement has resulted in a very permeable neighbourhood with pockets of concealed space with multiple escape routes that invite anti-social behaviour.



KEY:

Prime active frontage / Main entrances - Public Realm

Secondary frontage - Semi private realm

Rear aspect to private space

Inactive frontage - Public/Semi public realm

Potential vulnerable points from public to private realms creating risk of anti-social behaviour

Site Boundary

Existing Site Plan
Scale @ 1:1000 approx @ A3

Local character analysis

To the north of Turner Avenue estate, West Green Road has mixed retail and residential frontage. Parts of the northern frontage lie within the Clyde Circus conservation area and are brick with a variety of fenestration and types. The recent development of Lawrence Road also fronts onto West Green Road.

The buildings within Turner Avenue estate are brick and render with some painted concrete and metal balustrades. These buildings incorporate some attractive and interesting features which include painted concrete canopies to building entrances, decorative brick work crosses to the stair cores, painted concrete surrounds to the windows and horizontal painted concrete bands that define recessed balconies and projecting bays.

With the exception of the replacement buildings on Kirkton Road the existing Turner Avenue buildings will provide the immediate contextual character for the majority of the new buildings proposed.

To the west is a terrace of two storey houses with painted brick frontages and bay windows on Elmar Road. To the south the back gardens of terraced houses on Seaford Road back onto the southern boundary of the site. These houses are a mix of brick and stucco fronted buildings with rear outrigger extensions, many with loft conversions and substantial dormer windows.



West Green Road



West Green Road



West Green Road



Turner Avenue Estate



Turner Avenue Estate



Turner Avenue Estate



Elmar Road



Seaford Road



Seaford Road

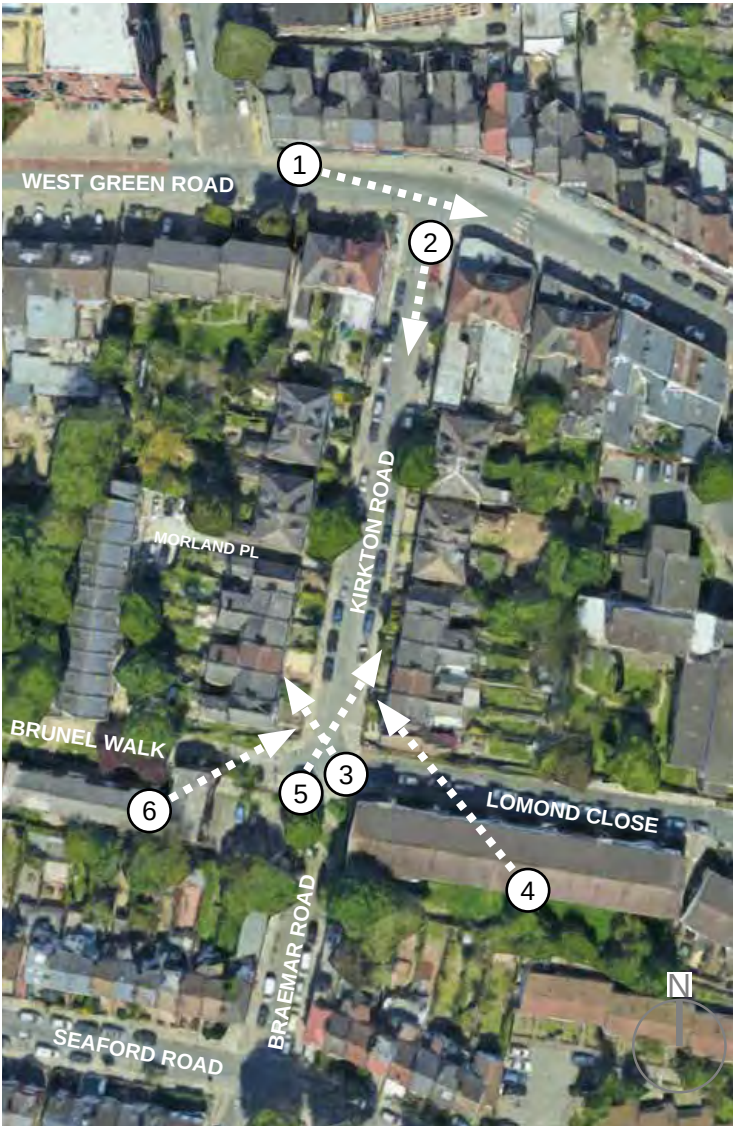
Character analysis - Kirkton Road

The character of Kirkton Road is relevant to the south eastern part of the site where the existing buildings at the entrance to Brunel Walk will be replaced.

Victorian terraces of houses on Kirkton Road are dominated by London stock brick and white render. There are only three houses on Kirkton Road that have red brick facing (numbers 60, 62 and 64 on the eastern side) see photos 4 and 6. This demonstrates the dominance of a lighter brick or render finish within the vicinity.

The building plot widths are clearly legible within the street scene and many of the houses have projecting bays which reinforce a vertical rhythm to the street frontages of the road.

The houses have a number of attractive features and details such as window heads and sills in painted stone and stucco and these are explored in more detail on the following page.



Aerial Reference Plan



1. No. 81 Kirkton Road (west side)

A simple terrace facade set within a row of six houses with a gable front that bookends the massing at each end.

Design features to note:

- Highlighted detail headers above windows
- Banding (Red brick used) to upper floor linking with sill course and header
- Ground floor highlighted through facade proportion
- Ground floor windows reveals highlighted with bay columns and brick work
- Ground floor entrance highlighted with canopy
- Terrace includes mainly London Stock brick facing, pebble dash render, and off white render.
- Decorative stone / stucco details highlighting the bay and front entrance door.



2. No. 91 Kirkton Road (west side)

A wider plot of a semi detached house that uses simpler details that are typical of the street and period.

Design features to note:

- Highlighted corbelled red brick eaves banding.
- Painted stone head red brick banding to highlight first floor fenestration.
- Simple stone sills within banding.
- Cleaned London Stock brick facing.



3. No. 87 Kirkton Road (west side)

A simple terrace facade set within a row of six houses with a gable front that bookends the massing at each end.

Design features to note:

- Existing window sashes incorporate deep reveals.
- Deep reveals are highlighted by contrasting brick piers and stucco/stone details.
- Window heads are also highlighted through arched headers with stone and also in contrasting brick.
- Sills act as visual props to the piers.

Following the analysis of various aspects of the site and surroundings set out on in this section of the report we have summarised the key constraints that have been used to inform the development of the design proposals.



- KEY:**
- Site boundary
 - Area for proposed improvements
 - Existing surrounding buildings
 - Landscaped area
 - Site access
 - Sun path
 - Main access route to site by car
 - Dead End
 - Predominant building line
 - Overlook / Privacy View lines into site
 - Key facades which directly impact the development
 - Existing tree
 - Existing tree to be removed
 - Level change
 - + 0.0 Approximate street spot level indication topography of the neighbourhood
 - 45 degree outlook
 - Approximate position of sewer (to be confirmed)
 - Easement / access to bin store
 - Cycle ramp to be re-provided

Existing Site Plan - not to scale



Following the analysis of various aspects of the site and surroundings set out on in this section of the report we have summarised a number of opportunities that have been identified and used to inform the development of the design proposals.

- 1 To build new affordable homes including family homes
- 2 To improve access
- 3 To improve street frontages: Kirkton Rd and Elmar Rd
- 4 To increase natural surveillance and design out crime
To remove alleyways and physical boundaries and to integrate the new homes into the estate and surrounding streets
- 5 To rationalise parking areas to increase space for soft landscape
- 6 To define public realm, private and shared amenity space.
- 7 To improve communal gardens
- 8 To introduce defensible planting
- 9 To compliment and enhance landscaped area at the top of Braemar Road.

- Key:
- Site boundary
 - Area for proposed improvements
 - Existing surrounding buildings
 - Existing tree
 - Existing tree to be removed

Existing Site Plan - not to scale