

Building D1, Kirkton Road - Design rationale for elevations

1. GROUND FLOOR HIERARCHY



Existing terrace facade of No. 81/83 Kirkton Rd (west)

EXISTING

- Ground floor articulated through details and height.
- Front entrances are highlighted through detail and canopy.
- Window proportions are greater.
- Ground floor further highlighted with bay and canopy.



Proposed ground floor treatment

PROPOSED

- Ground floor treatment represented by horizontal brick banding using two different brick types to reflect prominence of street level.
- Ground floor stone banding gives hierarchy to facade.

This page and the next demonstrate how the composition of the elevations, architectural detailing and selection of materials of the proposed Building D1 responds to the findings of character analysis of Kirkton Road presented in the Site Analysis section of this document.

1. The ground floor has been highlighted with horizontal brick banding to reflect the strong presence of the entrance level along Kirkton Road.
2. The elevations have been designed to display a ground, middle and top floor. Opening heights reflect this hierarchy.

2. FACADE PROPORTIONS



Existing shop front terraces along West Green Road

EXISTING

- Facade proportions (within the conservation area) are dominated at ground floor level.
- The overall composition includes a ground, middle and top floor.
- Facade hierarchy is reflected in the changing proportion of the windows at each level.
- Variety of materials and brick colours a characteristic.



Proposed facade proportions

PROPOSED

- The proposed 3-storey facades are composed of ground, middle and top sections through detail and articulation and glazing.
- First floor expressed as middle and second floor top.
- Middle having taller window/panels with the top floor having smaller to reflect the local hierarchy.
- A variety of materials: brick, coloured metal work, stone and contrasting brick used to compliment local variety.

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. WINDOW REVEALS AND HEADER TREATMENT



No. 87 Kirkton Road (west side)

EXISTING

- 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.



Proposed window treatment

PROPOSED

- Window openings incorporating deep reveals.
- Contemporary interpretation of characteristic window surrounds.
- Contrasting window surround formed of recessed darker bricks.
- Stone detail at head of window referencing existing stucco details.
- Extended headers to windows.
- Full height opening created with banded brick work.

4. BANDING AND TOP OF ELEVATIONS



No. 91 Kirkton Road (west side)

EXISTING

- Brick banding picked up at eaves level to articulate the top of the facade.
- Brick banding ties into lintel and sill coursing.



Proposed top of elevation treatment

PROPOSED

- Brick banding picked up at parapet level to articulate the top of the facade.
- Brick banding ties into top floor lintel coursing, detailed as soldier course headers.
- Sills to first floor windows reflect stone banding to further highlight facade proportion and ground floor hierarchy.

- The design of the fenestration is inspired by the ornamental treatment of windows to the neighbouring Victorian with deep reveals, contrasting darker brick surrounds, stone details highlighting the sill and head of the windows.
- Stone banding and recessed courses of brick reflect the brick banding characteristic of the street and to finish the top of the elevation a further recessed bank picks up the head of the window reveal with further banding and soldier coursing to the top of the parapet.

Materials

Samples of the proposed materials along with images of key details for Building D1 are shown on the following page. Brick has been chosen as the predominant building material reflecting its use in the neighbourhood.

The main brick proposed is Con Mosso a buff coloured multi brick with a warm honey tone and both chalk and coffee highlights. Buff coloured London stock is the predominant colour on Kirkton Road and this brick will compliment it well. However, as the character analysis shows other brick colours are used as highlights so for Building D1 a second darker coffee coloured brick, Brunswick Tryfan is proposed too to reference this characteristic.

A characteristic of both Kirkton Road and the Turner Avenue is the use of stucco, stone or painted concrete to add detail to the composition of the elevations. To reflect this reconstituted lime stone is proposed.

Finally for all metal work including window frames and balcony balustrades a warm brass coloured powder coated metal finish has been chosen. The balustrades will be formed of perforated stretched metal sheets.

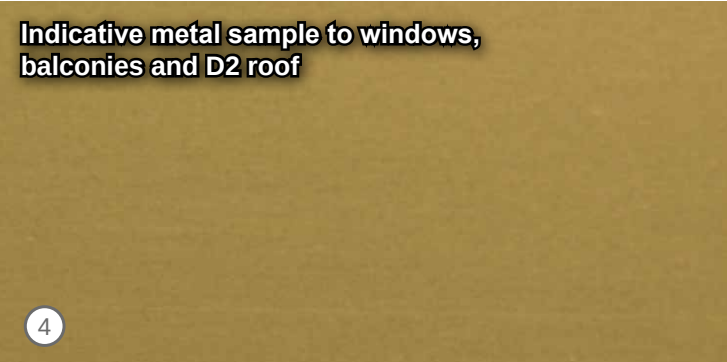
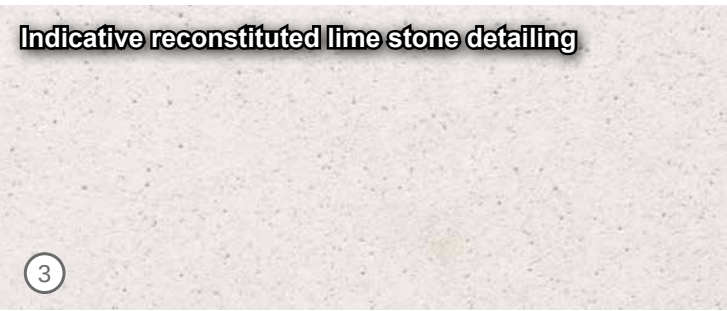
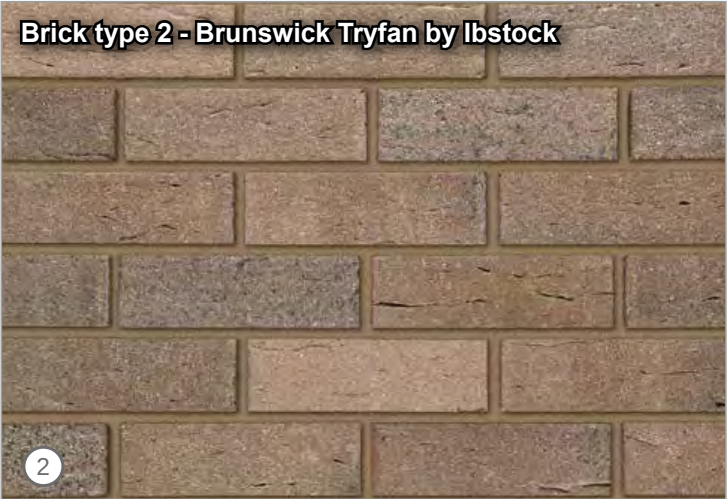
The material palate for Buildings A, B & C is limited to the Con Mosso a buff coloured multi brick only. The Turner Avenue buildings are red brick with sections of buff brick. A lighter buff brick will complement the existing red brick buildings and reflect more light into the courtyard spaces between the buildings. Again, the use of reconstituted limestone reflects the use of painted concrete within the estate.

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

The way that Buildings A, B and C respond to the character of the existing buildings is described further later in the report.



Precedent Image



Material Sample



Part elevation Building D1

Buildings B and C - Proposed elevations



Buildings B and C are identical and together with the existing buildings the form two courtyards within the estate. The north facing elevation is the primary elevation with main entrance and stair core. The rear elevations face south and have angled bay windows.

The courtyard view no. 4 on the next page looks south towards Building C over the re-landscaped courtyard with new trees, planting, play areas and seating.

C. Proposed front elevation Building B - North



D. Proposed rear elevation Building C - South

View and elevation reference plan