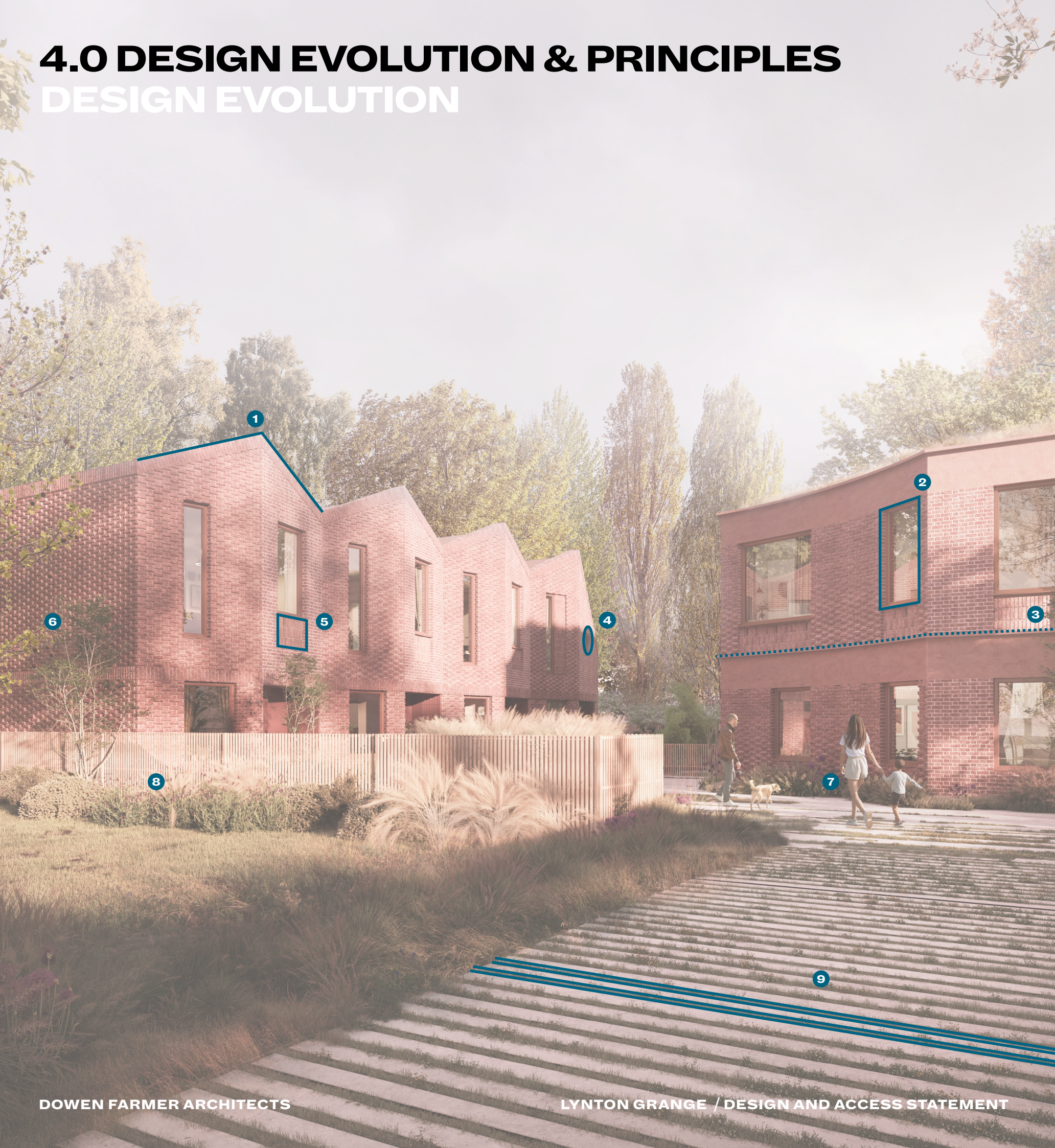


4.0 DESIGN EVOLUTION & PRINCIPLES

DESIGN EVOLUTION



1. Brick Soldier Course

2. High-quality aluminium window frames. RAL to compliment the brickwork and other external materials

3. Expressed horizontal concrete banding with pronounced coping

4. Feature windows such as circular 'port holes'

5. Recessed brickwork panels below windows

6. High Quality 3D Brick Detailing including hit & miss brickwork

7. Dense Evergreen Planting to Mitigate Overlooking

8. Vertical timber slatted fence along garden boundaries

9. Hit & miss paving design to the approach

4.0 DESIGN EVOLUTION & PRINCIPLES

CONTEXTUAL RESPONSE

A CONTEXTUAL RESPONSE

The predominant materials within the area are brick complimented by smooth render and slate/tile roofs. There are also a wide variety of characteristic architectural features and forms within the vicinity of the site, however there is a prominent language of pronounced brick detailing, horizontal coping/plaster details and pitched roof typologies.

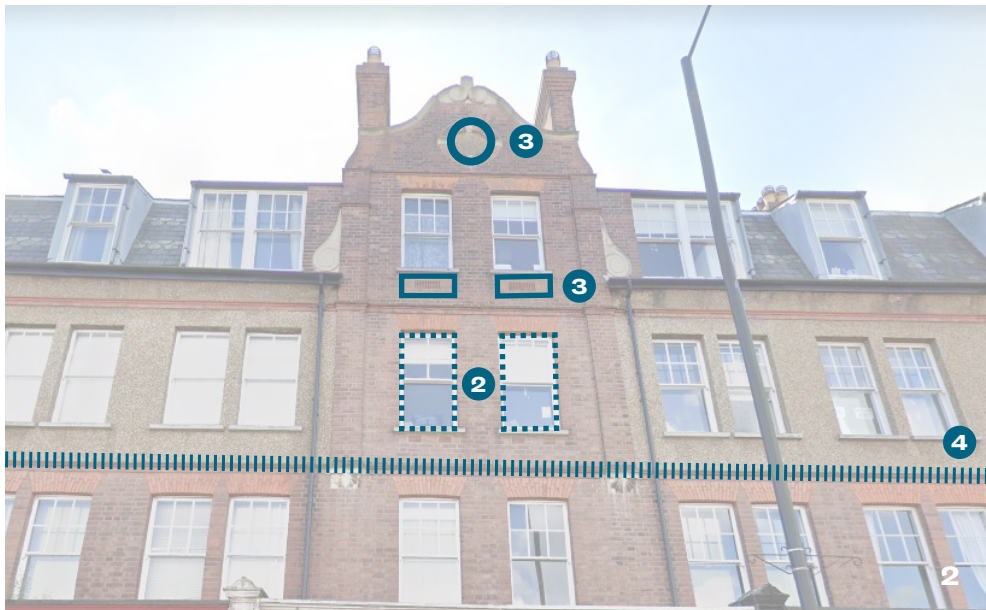
MATERIALS

Although there exists a variety of materials and colours within the Conservation Area, there is a strong and common language of red brick and tile. Whilst analysing this material palette of the design, examples and precedents have been identified within the local context which are referenced within the proposal.

ARCHITECTURAL FEATURES

Inspiration has also come from architectural detailing seen within the neighbouring context. These include elements such as:

- 1. Pitched roof and gable end typologies. Along Fortis Green, there is a common language of gable end pitched roof fronting onto the main road. The proposal looks to reference this in the stretch of proposed terraces.
- 2. Varying window proportions are common place within the local context. The proposal looks to reference this variation within the fenestration.
- 3. Unique architectural features such as circular brick recesses and sculpted parapet lines provide precedent for high-quality brick detailing, recesses and deep window reveals.
- 4. Local precedents often incorporate pronounced horizontal banding - a featured referenced within the proposed design with brick solider coursing and concrete banding.



1 Site Photograph - Fortis Green
2 Site Photograph - Fortis Green
3 Proposal - Terrace Elevation Visual

4.0 DESIGN EVOLUTION & PRINCIPLES

KEY DESIGN FEATURES



KEY DESIGN FEATURES

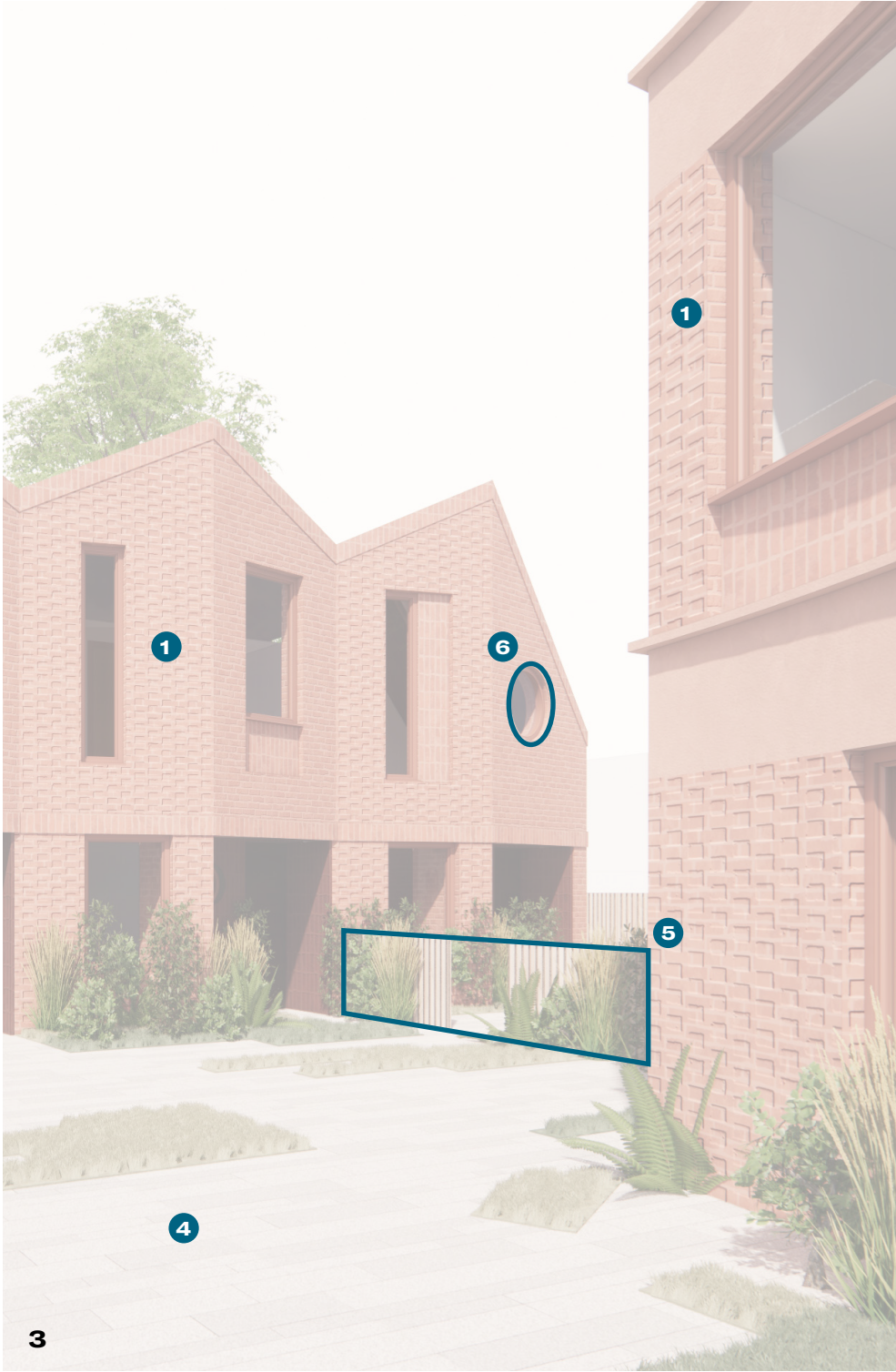
- 1. BRICK DETAILING**
As a timeless building material which people naturally respond to in a domestic sense, specifying brick will allow the scheme to stitch seamlessly into the surrounding context as well as create visual interest. Attention to detail of window reveals, deep punctuated recessing in the building facade, and 3D brickwork detailing is a language the design indents to express.
- 2. PLANTERS**
Greenery is a priority for this development, not only will the planting encourage the development to blur into the communal gardens of Lynton Grange towards the south, but the planting will act as key defensible space to offer privacy and minimise overlooking in the compact mews environment at street level.
- 3. RED TILE RECESS**
A method of giving the building a sense of articulation and material interest, as well as anchoring the entrances to each of the dwellings, was to provide a high quality red tile finish to the ground floor recessed areas adjacent to each of the front doors. The use of the tile is a direct material response to the surrounding context as it is a material often found with neighbouring buildings of architectural interest.

4.0 DESIGN EVOLUTION & PRINCIPLES

KEY DESIGN FEATURES

KEY DESIGN FEATURES

4. ACTIVATED STREETSCAPE
Allowing the streetscape to feel like an extension of the communal gardens of the adjacent apartment building at Lynton Grange has been a key design driver, as has creating space for the residents that they can enjoy for play or relaxation.
5. AMENITY SPACE
The approach is for each of the dwellings to have generous private garden spaces to the rear of the dwellings, providing privacy and separation. Alongside the communal mews, the scheme provides residents with a variety of different external spaces to enjoy, allowing them to choose between a private or communal setting.
6. FEATURE WINDOWS
The circular feature windows which are positioned carefully throughout the scheme are a contemporary response to the detailing and character of the surrounding area. Such features also play a significant part in adding visual interest to the elevations and in areas such as the ground floor recess, allow light into the internal spaces whilst providing a level of privacy.



- 1 Site photograph - Fortis Green
- 2 Site photograph - Fortis Green
- 3 Visual - Proposed Front Elevation

5.0

THE SCHEME