





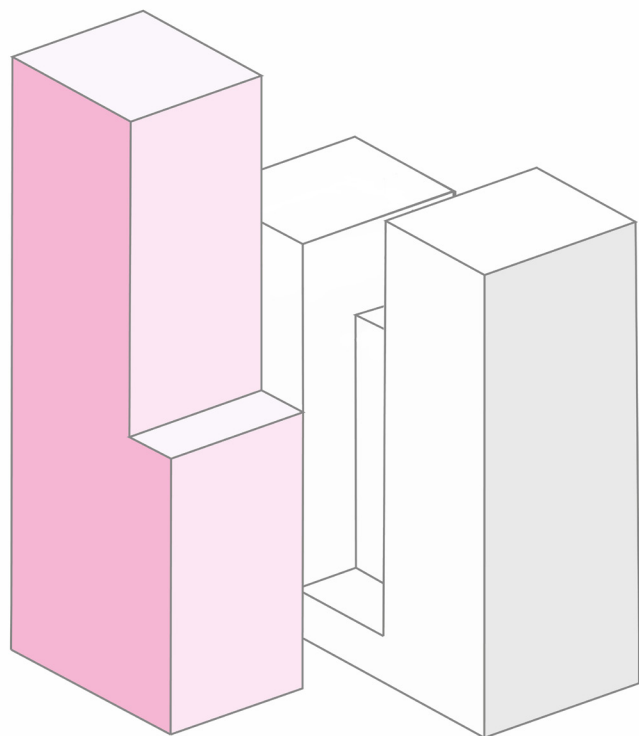
8.0 ARCHITECTURAL ARTICULATION

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8.1 Façade Concept

The proposed scheme has been designed to address it's immediate and wider context.
Through their form and texture, buildings work harmoniously with their granular surroundings, while providing a positive marker to the area.

The adjacent series of diagrams describe the key concepts of the façade evolution.

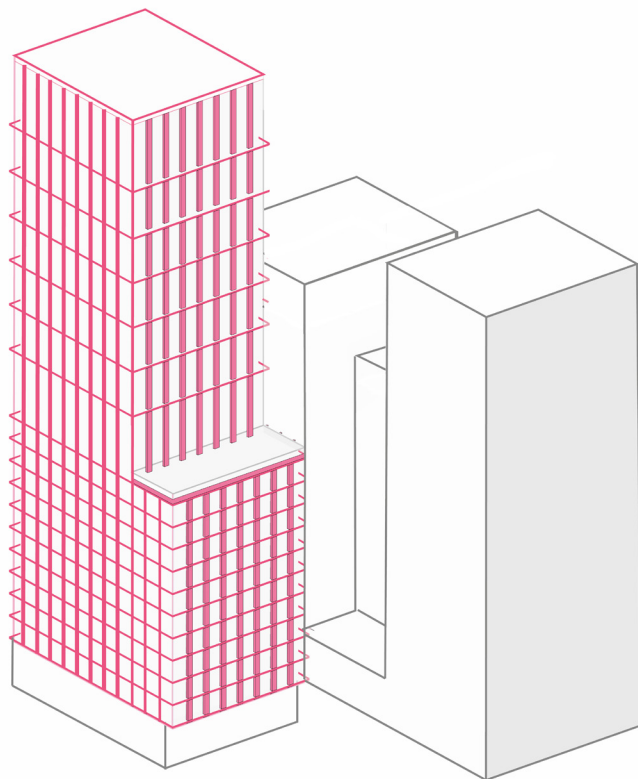


1. Typology And Massing

Creation of two building typologies responsive to immediate and wider context.

H1 is treated as a landmark tower while H2 and H3 have been designed as a pair of interconnected street-edge buildings that closely relate to the other phases of the masterplan.

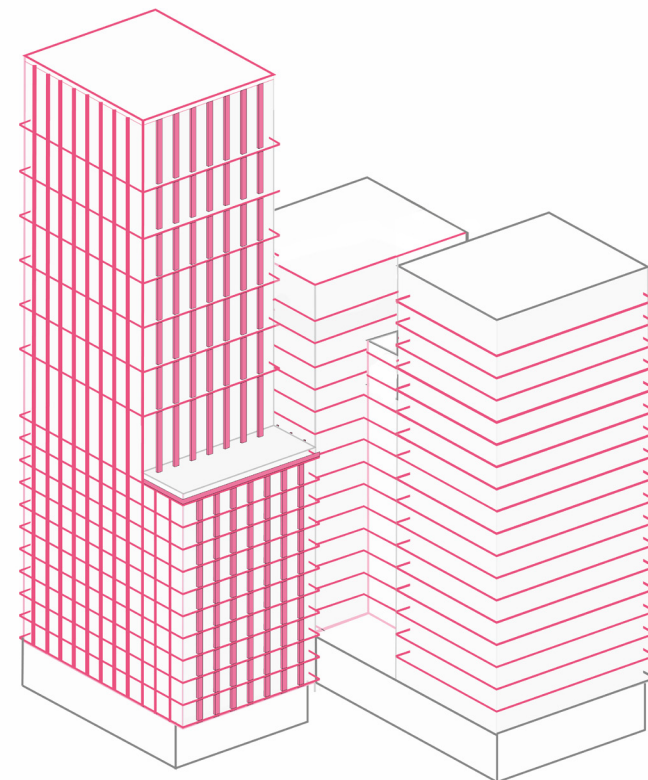
The buildings are arranged to create a formal enclosure to the proposed square.



2. Creating a Marker Tower

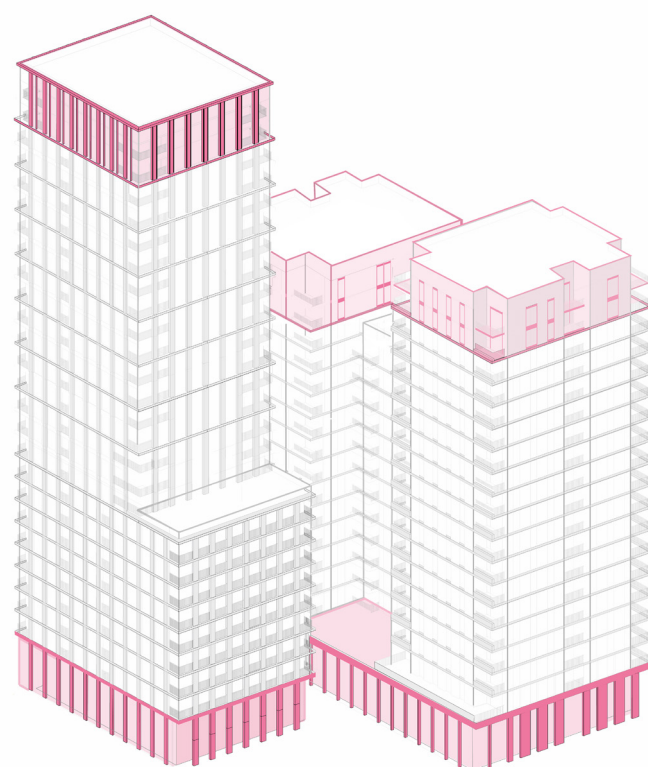
H1 is treated as a landmark tower and the focal point of the regeneration area.

A gridded expression helps define H1's more civic character as a marker building and consolidate its relationship to the wider context.



3. Common Materiality

The introduction of horizontal banding elements, with the same expressed materiality, across both typologies, provides a subtle unification of the architectural language across the site.

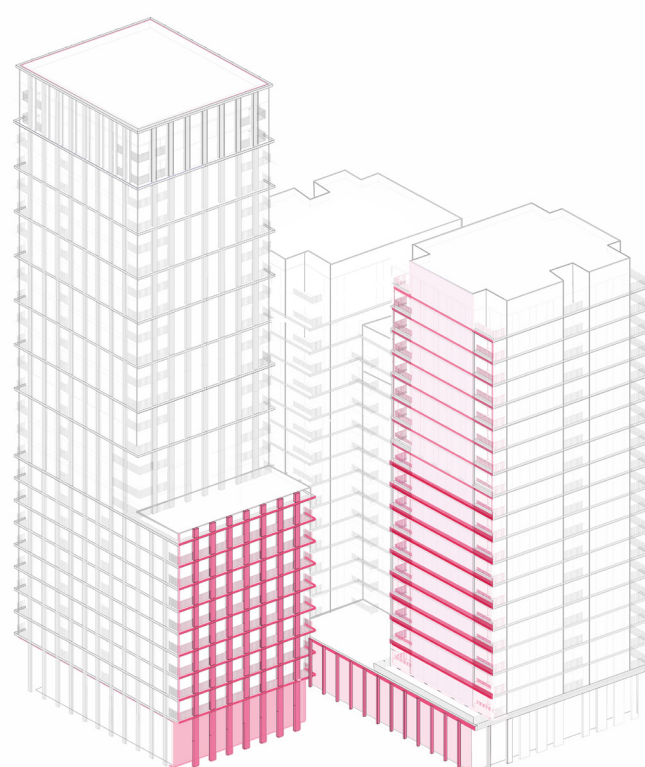


4. Base And Crown

Cohesive architectural language across the base of both typologies helps consolidate the expression of the public square.

The crown of H1 is expressed differently to create lightness to the top of the tower and emphasize its identity as the landmark building.

H2 and H3 also benefit from a differentiated top treatment, expressed in a more subtle way to retain its relationship to the immediate context.



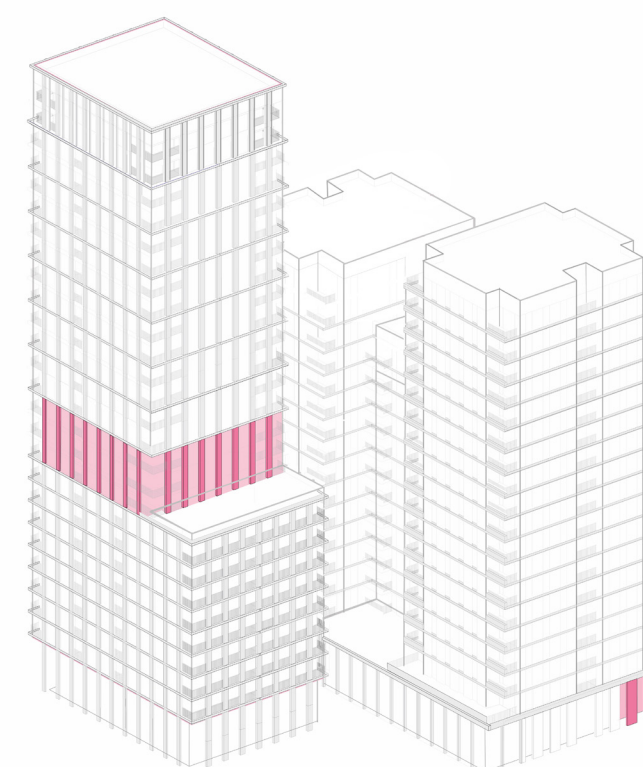
5. Facade Hierarchy

The buildings' form and façades are designed to respond to the urban context.

The lower level façade of H1 has been designed with a more civic expression to address the square.

The commercial levels of H2 and H3 have been brought forward to create a podium along the edge of the square.

H3's square-facing façade is articulated with additional richness on windows and balconies, to address the civic nature of the square.



6. Texture And Articulation

Key moments within the buildings have been expressed and articulated on the façade:

The communal amenity level above the lower portion of H1 has been expressed through a change in façade rhythm and scale.

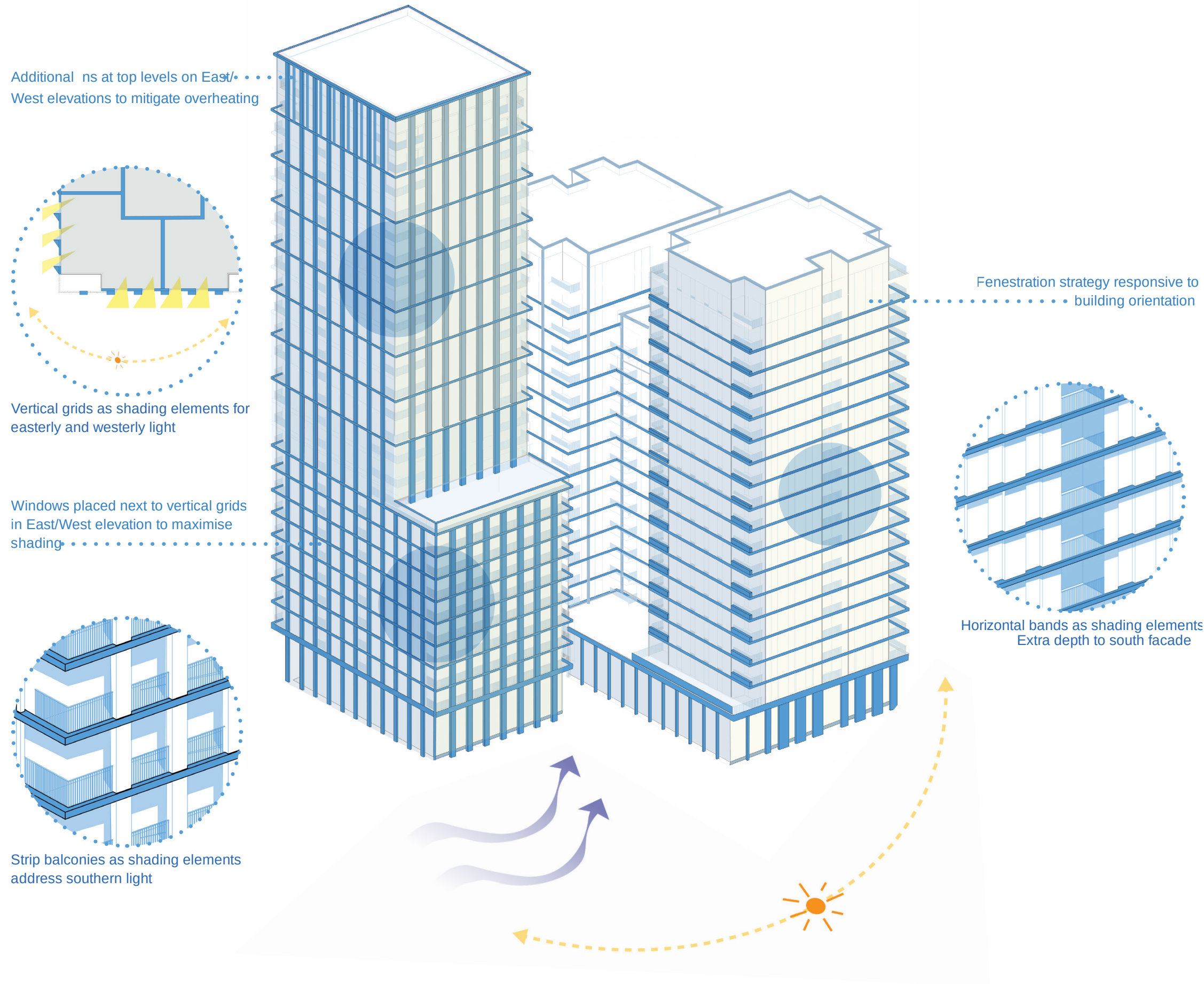
Building volumes have been carved out at the street corners to create significant and meaningful entrances to the residential areas.

8.2 Sustainable Design Features

A passive first approach has been integral to the design development, with the facade articulated to reduce solar gain specific to the orientation of each elevation.

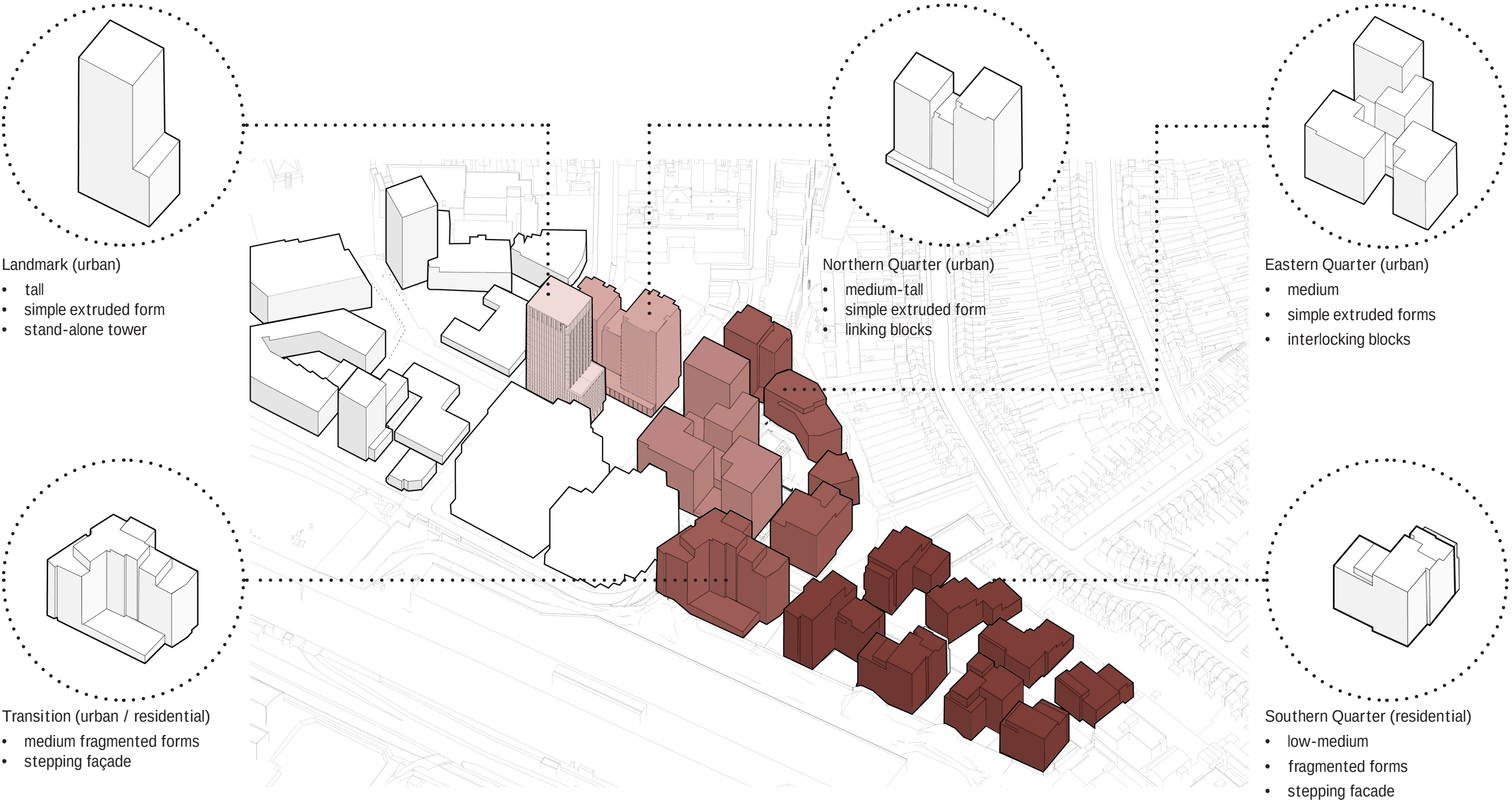
Deeper horizontal banding on South façades and the introduction of vertical elements on the East/ West façades helps to improve overheating while maintaining optimal light levels.

Windows are generally raised above floor finish level, except when on a balcony.



8.3 Building Typology

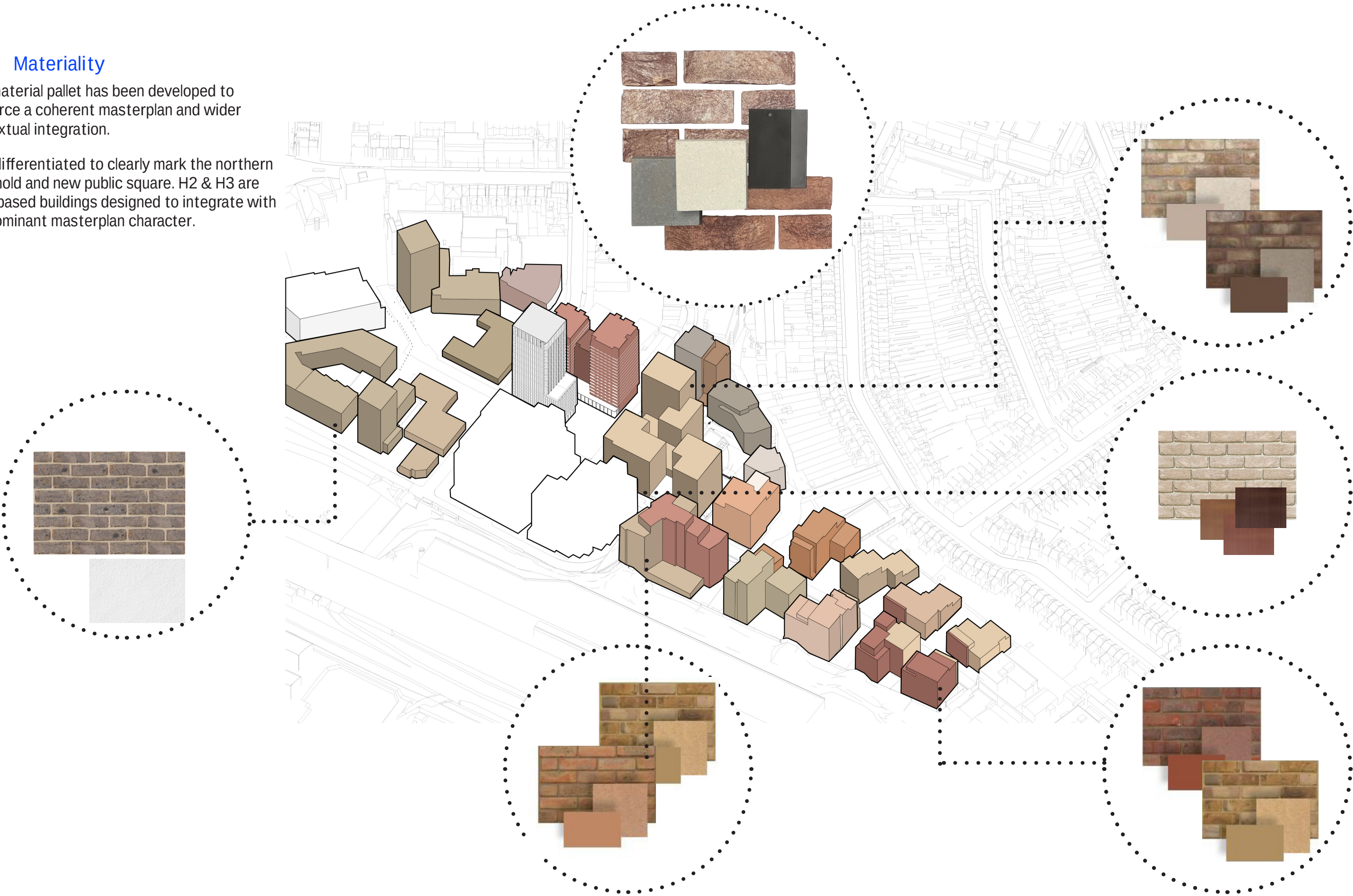
The articulation of the Phase 4 buildings reflect the changing character of the masterplan as it transitions from the lower more domestic scale of the southern phases to the taller more urban building typologies to the north.



8.4 Materiality

The material palette has been developed to reinforce a coherent masterplan and wider contextual integration.

H1 is differentiated to clearly mark the northern threshold and new public square. H2 & H3 are brick based buildings designed to integrate with the dominant masterplan character.

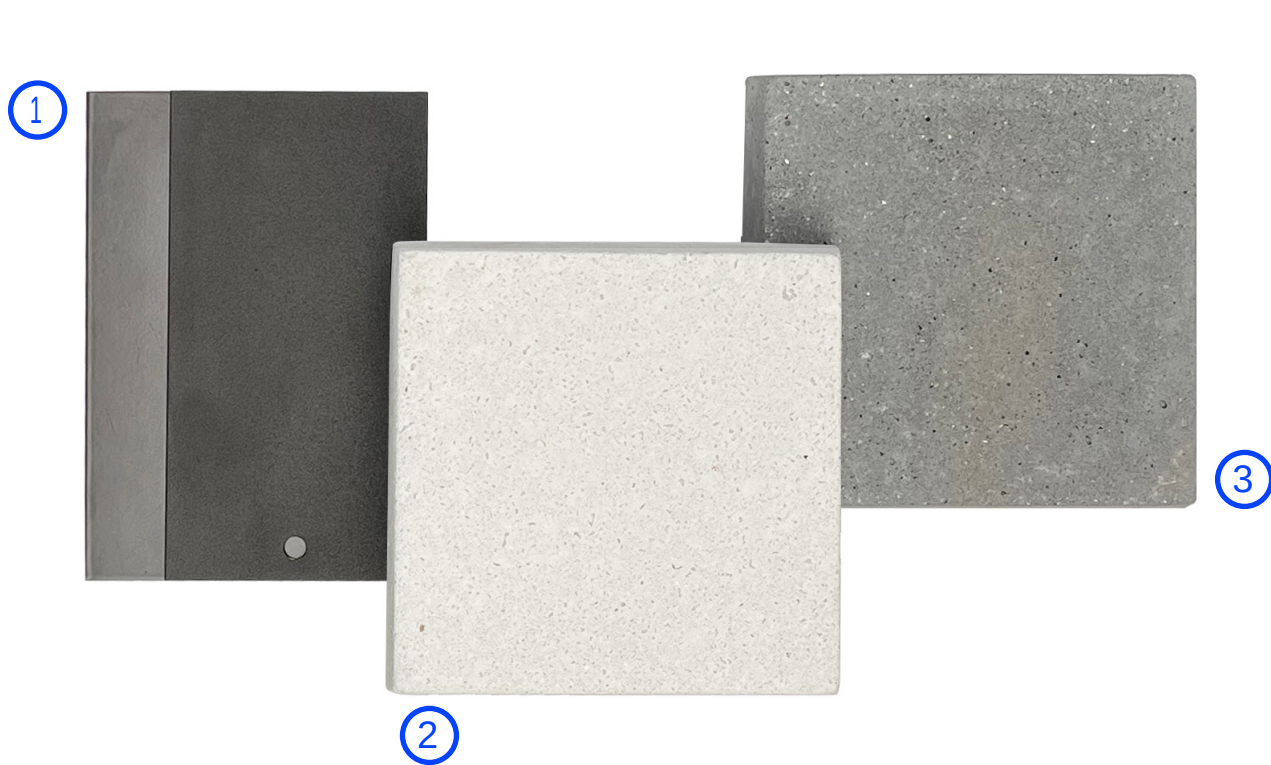


8.4.1 H1 Material Palette

H1 façade will be constructed from series of ordered unitised elements. The outer grid will be formed from a lighter material pallet contrasted by the dark grey inset elements. The dark grey/ brown metal colour for windows and balustrades has been selected to match the metal of Building E3 to the South of Phase 4.



H1 | Typical Lower Levels



8.4.2 H2 and H3 Material Palette

H2 & H3 façade will be predominantly brick. The design includes banding and feature elements to match to outer grid of H1 as well as a matching metalwork tone to the windows and balustrading.



H3 | Typical Levels



- 1. PPC Metal - Dark Grey/ Brown
- 2. Reconstituted Stone/ GRC/ Metal - White
- 3. Reconstituted Stone/ GRC/ Metal - Medium Grey
- 4. Facing Brick - Lighter
- 5. Facing Brick - Darker