

03 PROPOSALS

PROPOSED SITE ELEVATIONS

DESIGN & ACCESS STATEMENT, FORMER VICTORIA PARK PROBATION CENTRE, DAISY BANK ROAD



SITE SECTION DD



SITE SECTION EE

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PROPOSALS

MATERIALS
ROOF AND RAINWATER GOODS



DORMERS - ZINC CLAD DORMER WINDOWS TO FRONT ELEVATIONS AT ROOF LEVEL



RESIDENTIAL ROOFS - CEMBRIT JUTLAND FIBRE CEMENT ROOF SLATES



GUTTERS AND DOWNPIPES - HALF-ROUND GALVANISED EFFECT DOWNPIPES AND GUTTERS



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MATERIALS
EXTERNAL WALLS

DESIGN & ACCESS STATEMENT, FORMER VICTORIA PARK PROBATION CENTRE, DAISY BANK ROAD



RED BRICK



BUFF BRICK



CONTRASTING BRICK TO WINDOW SURROUNDS



CONTRASTING BRICKWORK



CONTRASTING BANDING AT LOWER LEVEL



HEADER COURSE FEATURE BANDS

03 PROPOSALS

MATERIALS WINDOWS



DOUBLE HEIGHT GLAZING



LARGE AREAS OF GLAZING



TRIPLE GLAZED ALUMINIUM WINDOW



ALUMINIUM SILL



HERITAGE WINDOW COLOURS



RECESSED WINDOW HEAD DETAIL

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MATERIALS EXTERNAL WORKS



BIN AND BIKE STORE ENCLOSURES

DESIGN & ACCESS STATEMENT, FORMER VICTORIA PARK PROBATION CENTRE, DAISY BANK ROAD



TEGULA SLATE GREY



LIGHT GREY CONCRETE PAVER



LIGHTWEIGHT SEDUM TRAY



SLATE GREY TEGULA SETTS TO ROADS AND PARKING BAYS



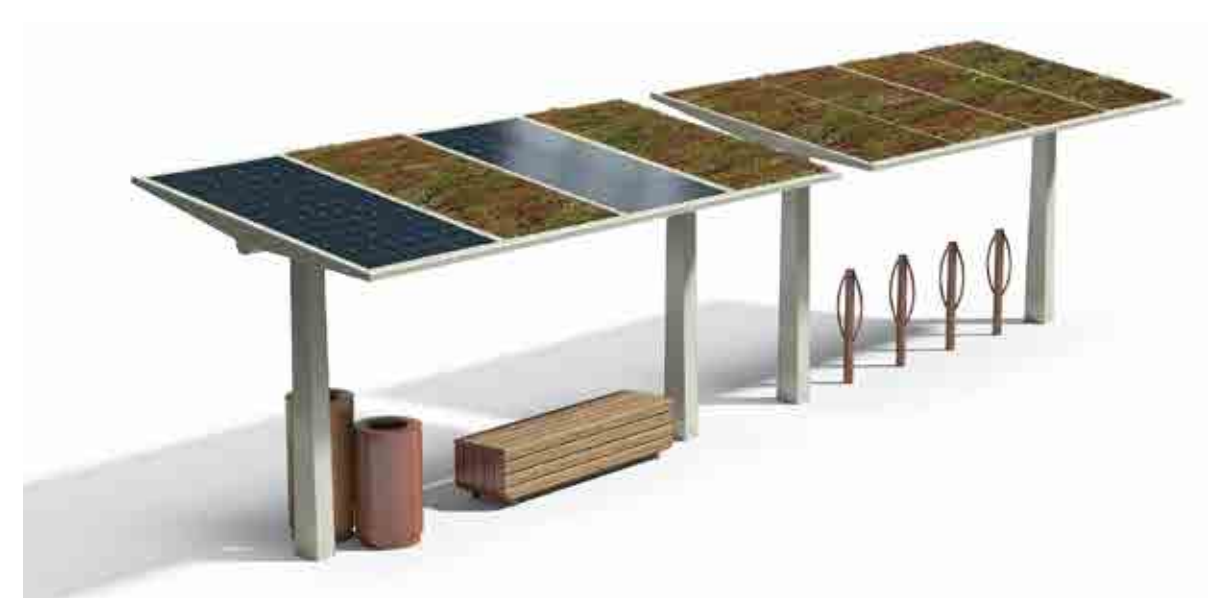
KITCHEN GARDEN PLANTERS



LIGHTWEIGHT SEDUM ROOF TO BIN AND BIKE STORES



LIGHT GREY CONCRETE PAVING TO PATHS AND PRIVATE GARDENS



COVERED COMMUNAL BIKE STORE

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SITE LAYOUT AND FORM

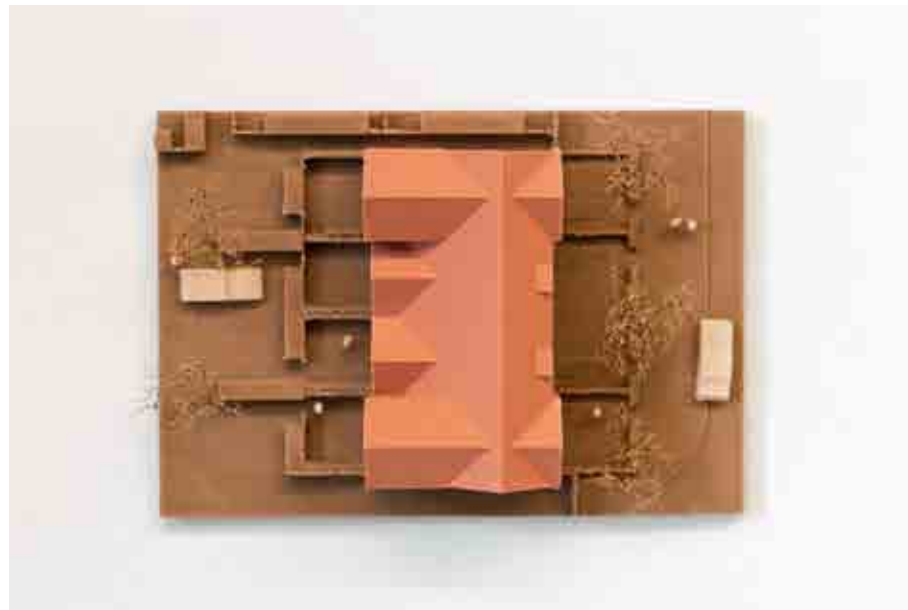
A 1:400 model was created to explore the roof pattern and variation in massing across the site.



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HOUSE TYPE BLOCKS

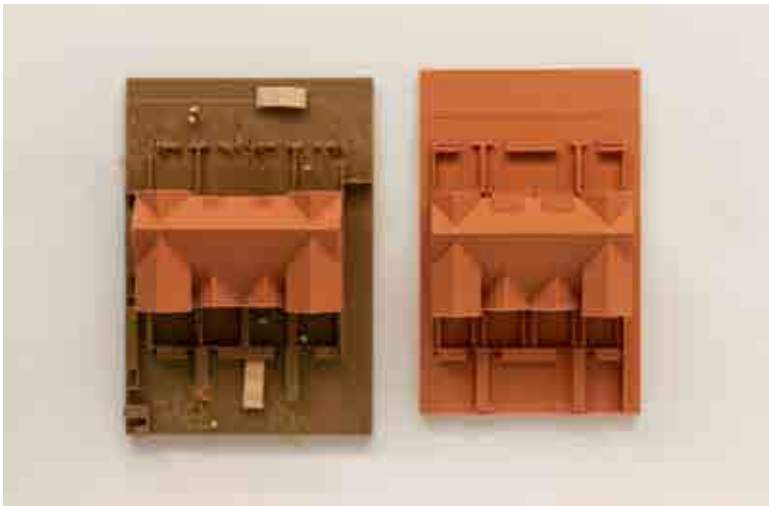
Individual block models show how the design iterated over the 8 blocks. A 1:200 model helps to explain the relationship between public and private, defined by the boundary treatment. The low level hedges and fences allow passive surveillance.



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ELEVATION DETAILS

Variations of the model were created to explore contrasting brick details. The models aided the development of the elevations by refining elements such as the bay and dormer windows.



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DESIGN EXPLANATION BUILDING PROPORTIONS

DOUBLE WINDOWS

A common feature in the conservation area is a tripartite expression of the buildings vertical proportions. A grander ground floor sits below a less grand first floor with an attic level above

PROJECTING GABLES

A number of buildings in the local area have projecting gables as a prominent feature

BAY WINDOWS

This is a particularly common feature within the conservation area and surrounding area.



PROPOSED APARTMENT BUILDING



EXISTING TERRACE ON DAISY BANK ROAD



PROPOSED DAISY BANK ROAD ELEVATION



DALTON ELLIS HALL



PROPOSED DAISY BANK ROAD ELEVATION



EXISTING TERRACE ON DAISY BANK ROAD



PROPOSED DAISY BANK ROAD ELEVATION

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DESIGN EXPLANATION BUILDING PROPORTIONS

DOUBLE WINDOWS

A common feature in the conservation area is a tripartite expression of the building's vertical proportions. A grander ground floor sits below a less grand first floor with an attic level above.

WINDOW HIERARCHY

Windows on the ground floor are larger and taller and then reduce in size as you move up the building, with the smallest windows on the top floor.

ROOF DORMERS

Roofs are pitched and typically broken up by gables and dormer windows within the roof.



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PROPOSED DAISY BANK ROAD ELEVATION

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DESIGN EXPLANATION BUILDING PROPORTIONS

BUILDING HEIRARCHY

A large number of houses in the local area are two full storey with accommodation in a large roof space. Thois roof storey is expressed with roof gables and dormers.

PROJECTING GABLES

Houses are typically in groups of two or four and framed by a pair of projecting gables.

WINDOW PROPORTIONS

Windows on generally vertically proportions and either larger single windows or pairs of windows providing large picture windows at ground and first floor and often square in proportion.



TYPICAL TOWNHOUSE BLOCK



EXISTING TERRACE ON LONGFORD PLACE



PROPOSED LAINDON ROAD ELEVATION



EXISTING HOUSES ON DAISY BANK ROAD



PROPOSED LAINDON ROAD ELEVATION



EXISTING TERRACE ON BERKELEY AVENUE



PROPOSED LAINDON ROAD ELEVATION

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DESIGN EXPLANATION BUILDING DETAILS

PEDIMENT DETAIL

A common feature in the conservation area is a tripartite expression of the buildings vertical proportions. A grander ground floor sits below a less grand first floor with an attic level above

CONTRASTING BRICK TONES

Although not a common feature a number of buildings do use two tones of brickwork to articulate the facades. A red brick is used to frame windows and doors and other building features like horizontal banding.

HORIZONTAL BANDING

Windows at first floor have horizontal banding in the form a red brick soldier course. At second floor a double course of stretcher bond brick is used at cill level.



PROPOSED APARTMENT BUILDING



EXISTING TERRACE ON DAISY BANK ROAD



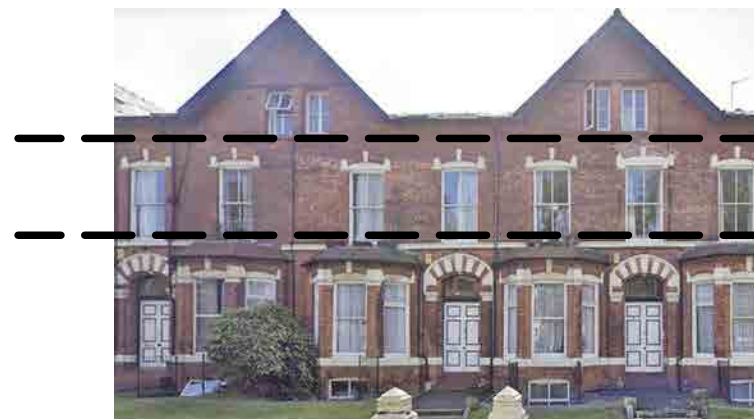
PROPOSED DAISY BANK ROAD ELEVATION



EXISTING BUILDING ON LONGFORD PLACE



PROPOSED DAISY BANK ROAD ELEVATION



EXISTING TERRACE ON DAISY BANK ROAD



PROPOSED DAISY BANK ROAD ELEVATION

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DESIGN EXPLANATION BUILDING DETAILS

RECESSED HEADER DETAIL

A recessed brick soldier course header detail is proposed to the street facing elevations above all windows.



DALTON ELLIS HALL



PROPOSED DAISY BANK ROAD ELEVATION

HORIZONTAL BRICK BANDING

The brickwork on the lower two storeys of the apartment building is given further interest by introducing horizontal brick banding using a buff brick to contrast the red brick.



DALTON ELLIS HALL



PROPOSED DAISY BANK ROAD ELEVATION

ARCHED ENTRANCE DOOR HEAD DETAIL

A large number of entrance doors within the conservation area have an arched head detail often with stepped brickwork reveals. We have used a similar detail to the main entrance to the apartments and created a projecting entrance porch to signify the front door.



DALTON ELLIS HALL

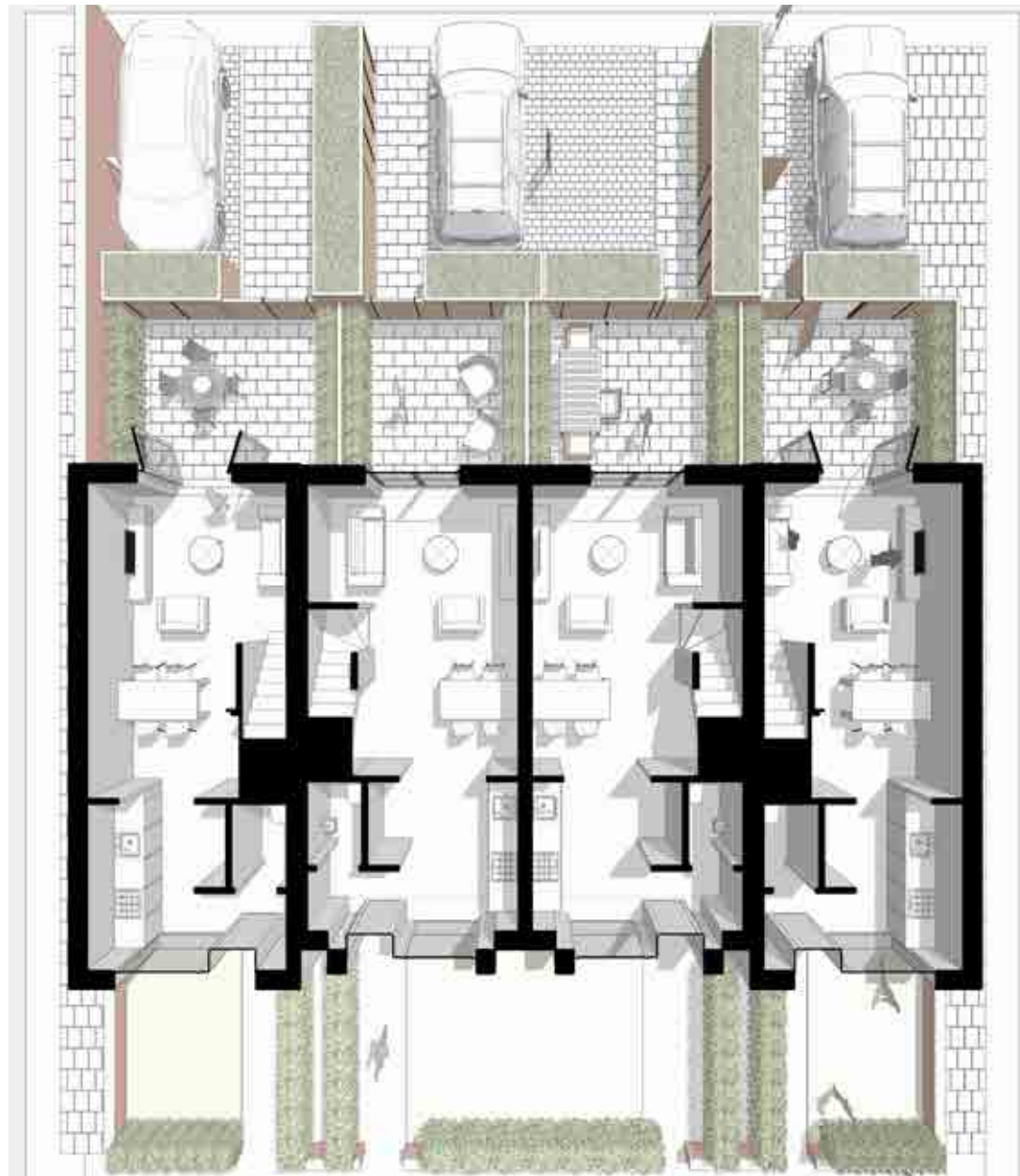


PROPOSED DAISY BANK ROAD ELEVATION

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PASSIVE SURVEILLANCE

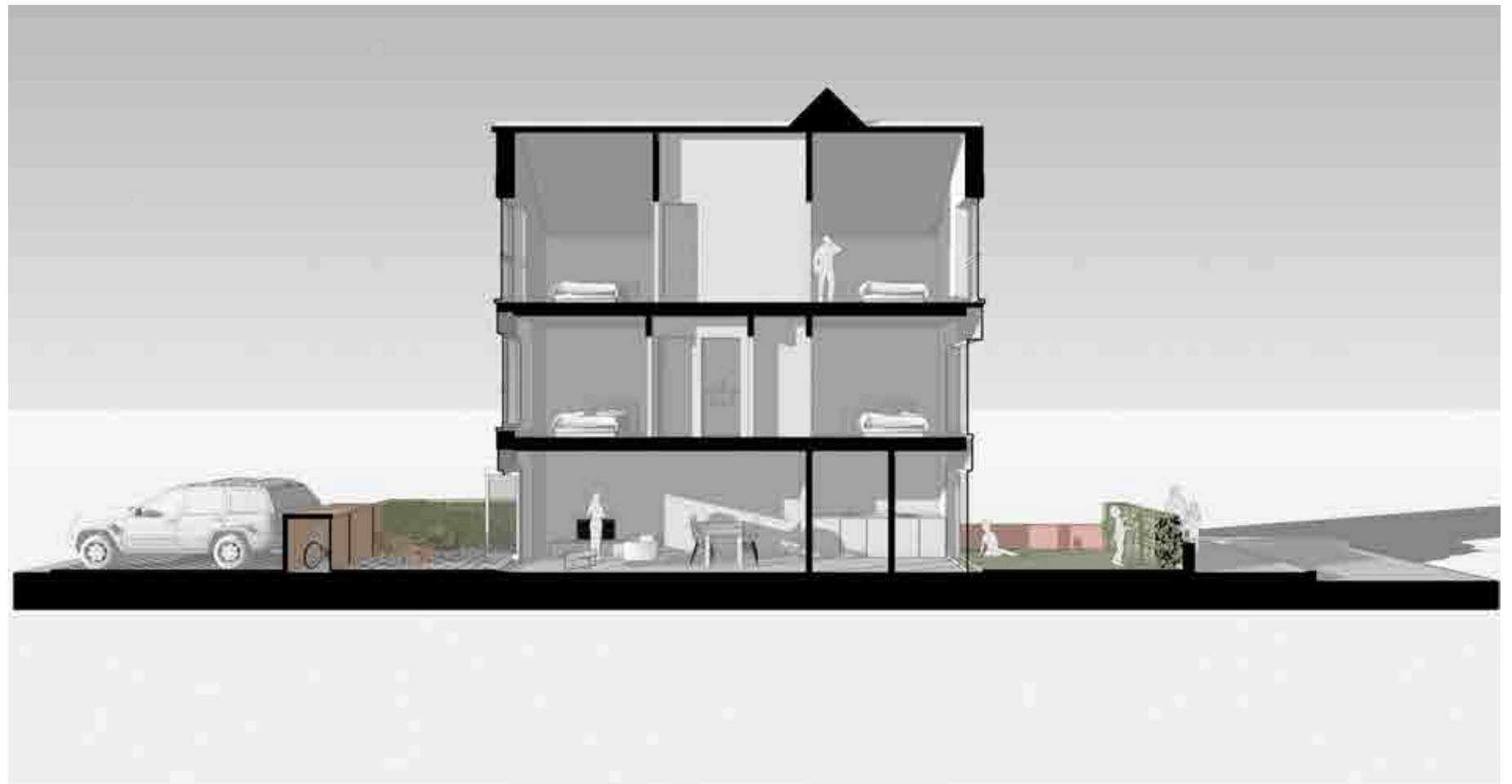
The open plan ground floor will allow passive surveillance to the front and rear of the properties. To the rear, treatment to the sides is 1500mm and 1200mm to the parking.



GROUND FLOOR PLAN



HOUSE TYPE 3A SECTION



HOUSE TYPE 4A SECTION

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BIN AND BIKE STORES

Cars parked at the rear are visible from the living and garden space.



BIN STORES DIVIDING PARKING BAYS



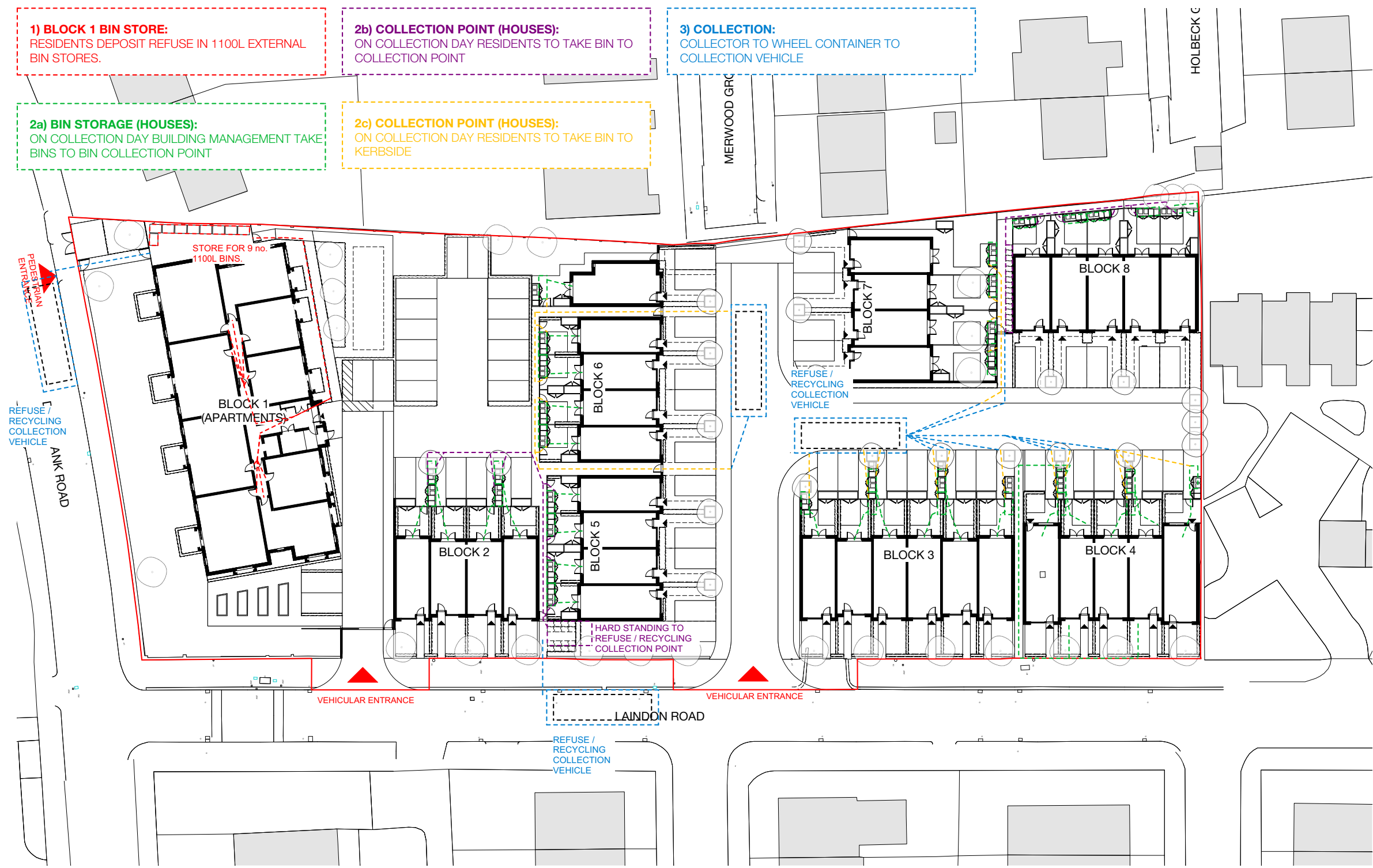
BIKE IN SECURE SECURE STORAGE OFF PAVED COURTYARD



GROUND FLOOR PLAN

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SERVICING PLAN



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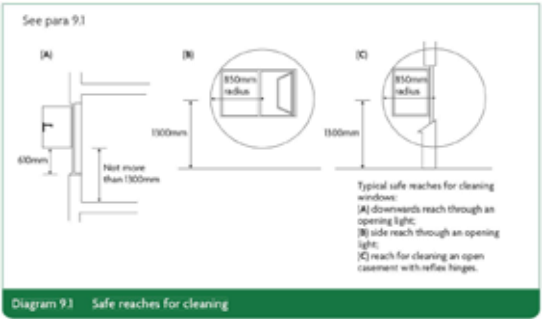
ACCESS PLAN



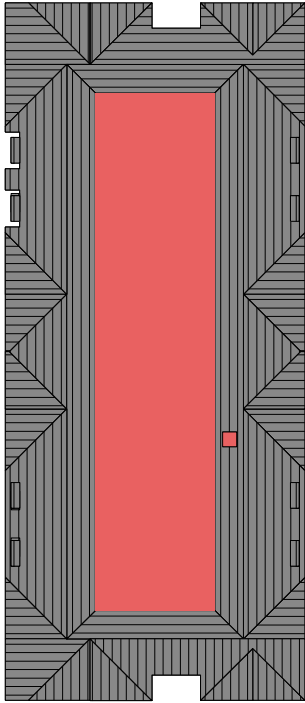
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BLOCK 1 MAINTENANCE PLAN

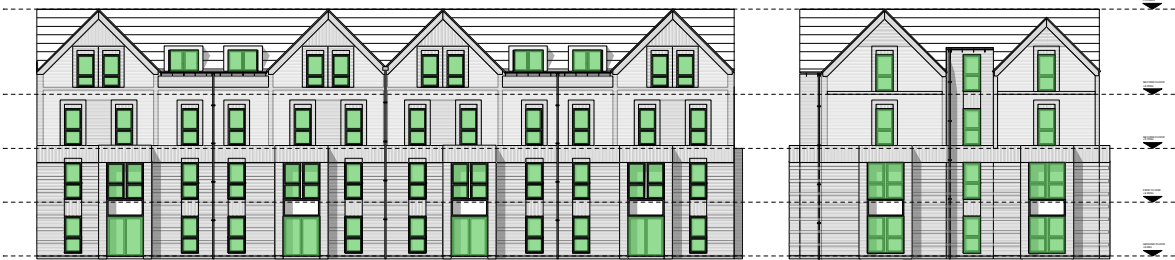
- INWARD OPENING WINDOWS WILL BE CLEANED FROM THE INSIDE IN COMPLIANCE WITH THE BUILDING REGULATIONS
- FLAT ROOF ACCESS WITH 1100MM HIGH PARAPET ROOF TO EDGES



(Approved Document K, 2013:44)



SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100



WEST ELEVATION
1:100



SOUTH ELEVATION
1:100



EAST ELEVATION
1:100

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AERIAL VIEWS



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PROPOSED KITCHEN GARDEN



CORNER OF SITE - DAISY BANK ROAD & LAINDON ROAD



PROPOSED RESIDENTS LAWN ON THE CORNER OF DAISY BANK ROAD & LAINDON ROAD



ENTRANCE FROM LAINDON ROAD

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STREET VIEW OF LAINDON ROAD



PROPOSED COURTYARD



STREET VIEW THROUGH SITE - CONNECTING TO MERWOOD GROVE



PROPOSED COURTYARD

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VIEW OF BLOCK 2 FROM LAINDON ROAD

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CGI by EN-AIM.CO

VIEW OF THE APARTMENT BLOCK FROM DAISY BANK ROAD