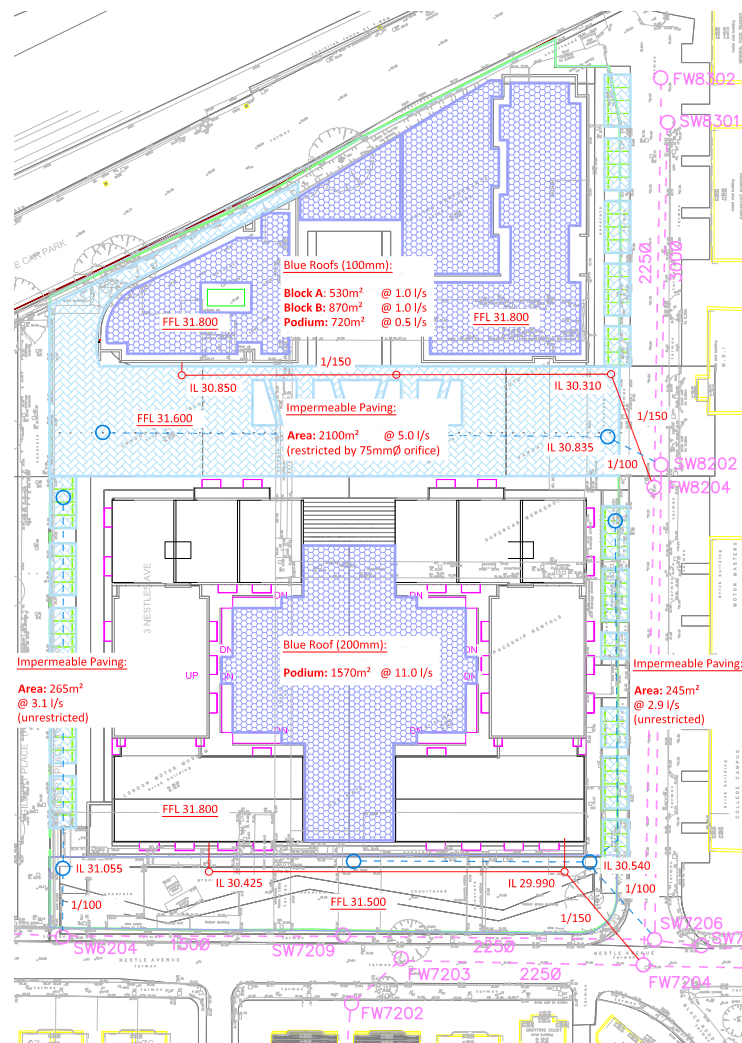


The tanks are meant to replicate a traditional water tower as literally as possible, but the metal cladding surrounding each vessel has a secondary reading that gives it a specific character.

The cladding panels are flat sheets, arranged in a circular sawtooth or pinwheel shape. Each alternating panel is a very similar, but slightly different metal colour, effectively highlighting the subtle detail at different times of day depending on the daylight conditions.



3.14.6 Key Features: Exposed Flues

The site's consolidated energy centre is located inside the podium beneath the southern garden deck, between blocks C and D. These buildings are arranged to open a large gap in their North façades, allowing daylight and sunlight penetration through the site and into Sandow Avenue.

The green steps between these building masses and the exposed flue effectively mark the centre of the site and relate directly to the northern blocks which frame the Garden square to the north.

The exposed flue is a deliberate design decision to embrace an industrial aesthetic of the scheme and to honestly show the technical components required by a large residential building such as this one.

The intention is to have the flue as a highly visible feature element, marking the centre of the site. The opportunity exists to emphasise its presence with bold colours, metal textures and art installations.



Historic and current flues in the immediate area.



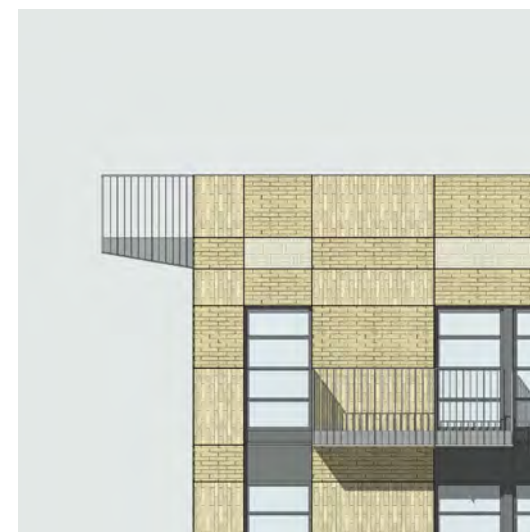
North Elevations of buildings C and D

3.14.7 Key Features: Feature Balcony

Blocks C2 and D2 both step up behind the four storey Nestles façade to frame the southern courtyard garden. Both these blocks offer a shared residential amenity space on their roofs.

The southern façades of these blocks become prominent and very visible faces from certain angles on Nestles Avenue. To articulate these façades and mark the rooftop spaces, we have created a vertical break in the façade, terminating in special feature balconies that are accessible to residents from the rooftop areas.

These balconies require a slightly different detail to the generic balconies used across the rest of the buildings, which serves to emphasise their uniqueness.



3.14.8 Key Features: Viveash Close - Duplex Units

The eastern Boundary of Buildings B and D face onto Viveash Close.

This is currently a very hard space occupied by offices and light industrial uses.

The proposed duplex units will have to be more robust and internalised than the rest of the scheme to mitigate the environment, until the future residential character of the street is established.

The units on these façades are typically oversized 2 or 4 bed residential duplexes with front doors onto the street, garden buffer spaces and private parking areas directly in front of each unit.

The buildings above have straight façades which cleanly touch the ground without articulation. In order to maintain this simple reading, the design team created an inset or recessed detail around each residential unit.

The façades of each duplex unit recess by 500mm, creating more buffer space to the pavement and clearly defining them as private, individual units.

These units are oversized and have internalised amenity spaces rather than exposed balconies, to reduce the noise impact from the Viveash Close Neighbours. This is a different facade detail to the rest of the units in the scheme which have smaller windows and balconies on their façades.

The return faces of the recessed arcades are clad in a metal frame that also helps to differentiate these units from above and ground the buildings in a solid manner.

The brickwork panels within the recessed bays are the typical brown stock brick laid in stack bond, visually identifying them as part of the building's base details.



Current cycle standards for new development require a significant number of cycle parking/storage bays to be provided on the site. A large numbers of these are provided, hidden in the podium deck of the southern buildings, but an opportunity existed to “expose” the northern cycle storage on the façade of the buildings.

Moving cycle parking from a back-of-house to a front-of-house space gives cycling a visual priority and presence on the site.

The cycle hub facade creates the southern elevation of the Building A and B garden deck, framing the new garden square along Sandow Avenue.

To maintain a consistent language between the North and South buildings, a double height colonnade has been used to define the edges of the public space between them. This brick colonnade uses brown stock bricks laid using a stack bond which matches the typical ground floor reading used across the site.

The southern blocks naturally have a double height podium, which breaks in the centre with a series of terraced green steps to allow sunlight penetration into Sandow Avenue.

On the north, the cycle hub facade rises to the same height, framing the first floor residential gardens with a series of free standing arches.

At ground floor, the cycle hub is visually opened with a glass facade, while the portion of facade directly adjacent to the green steps is clad with a green wall that mirrors the south treatment.

The metal railings, top panel and glass divisions are all carefully arranged to match the residential brick detailing on either side of this facade, while still maximising the transparency into the interior and up onto the garden deck.

This arcade separates the private and public spaces physically, but visually connects them into a large and comfortable space for the neighbourhood.



3.14.9 Key Features: Double Height Workspaces and Lobbies

The lobbies, workspace units and retail corner of Sandow Avenue all have a double height reading that ground the buildings and clearly defines the public space.

The overall building design is intended to be a very clear and simple rectangular block that touches the ground as cleanly as possible. To maintain this simplicity, the design team created only two conditions : the buildings either "land" on an arcade which steps forward from the façades, or the buildings extent straight into the pavements, with a recessed or inset arch around the ground and first floor units.

This large scale urban colonnade is differentiated from the upper buildings with a different brown tone brick that has rougher edges, is laid in a horizontal and vertical stacked bond that has a flush mortar joint. This more robust texture lends itself to the interface with the public realm.

Certain arches are highlighted with an asymmetrical metal fin detail, giving the otherwise static arch a sense of direction. These fins are painted with highlight accent colours when they occur at lobby entrances.

The double height spaces allow for a podium ventilation plenum and louvres at high level on the façade. The area is also available for signage and branding, making it a very practical requirement for the buildings.

