

## 6.6 ELEVATIONAL DETAIL ELEMENTS

### 6.6.1 Rainwater pipes and balcony drainage

#### BALCONY DRAINAGE STRATEGY

Balconies and their drainage are coordinated to provide private external amenity, enrich key elevations, assist passive cooling (mitigating overheating), protect the façade and safeguard pedestrians. The strategy for projecting balconies combines positive falls to concealed outlets, discreet downpipe routing integrated into the elevation, and free-draining balustrade details where appropriate.

Principles:

- **Positive fall:** Balcony decks are formed with a minimum fall to discharge (typical minimum 1:80) to avoid standing water and promote rapid runoff.
- **Positive drainage at vulnerable locations:** Balconies above entrances or high-use routes discharge to dedicated linear gutters or downpipes, with secondary overflow connections to the primary gutter/RWP network to protect thresholds and lobbies.
- **Free-draining upper balconies:** Where balconies are not positioned above circulation or entrances, balustrade details (open joints or discreet weep slots) allow water to fall clear. These are located and detailed to prevent splash on paths and to meet pedestrian safety standards.
- **Integration with SUDS/site drainage:** Where feasible, rainwater from balcony RWPs will be routed into the site's sustainable drainage/attenuation network in line with the overall drainage strategy; final routing to be confirmed with the drainage engineer and the local authority drainage officer.
- **Detailing and maintenance:** Outlets, leaf-guards and overflows are specified to reduce blockage and staining; downpipes are colour-matched and kept visually discreet on principal façades. Access points for rodding/cleaning are provided at podium/ground level to ensure long-term performance.

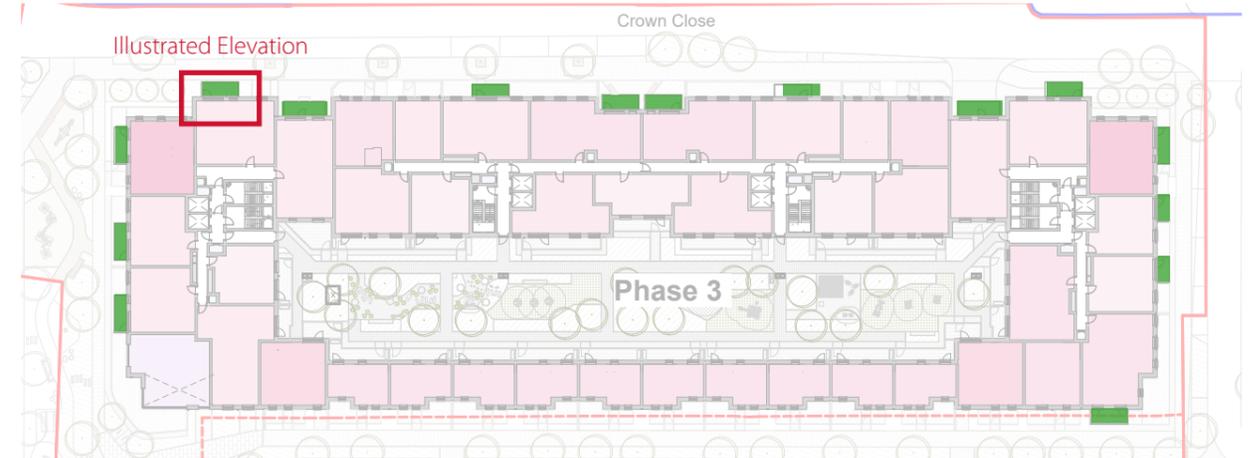
BLOCK F ENTRANCE



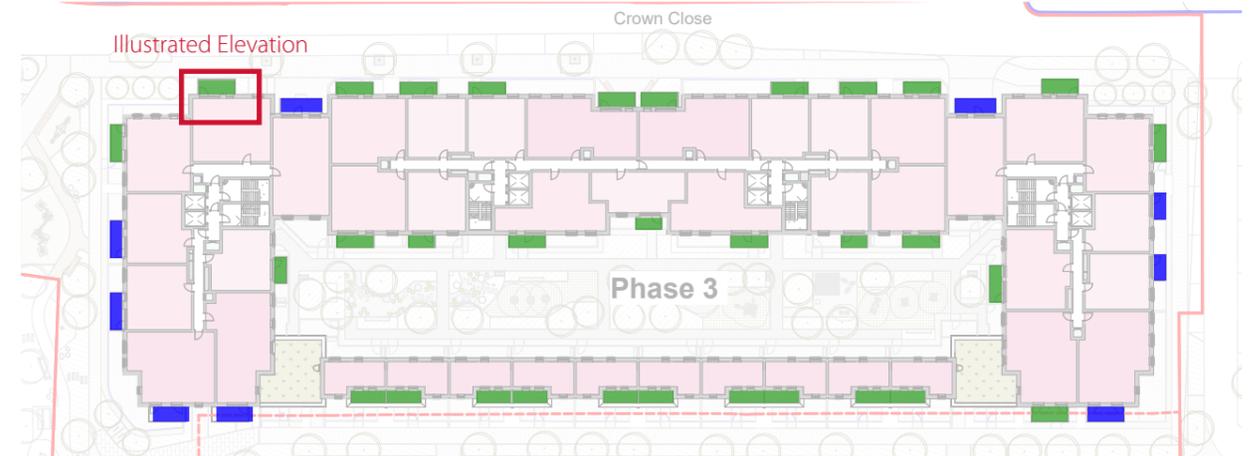
Key

- Positively drained balconies
- Free-drained balconies

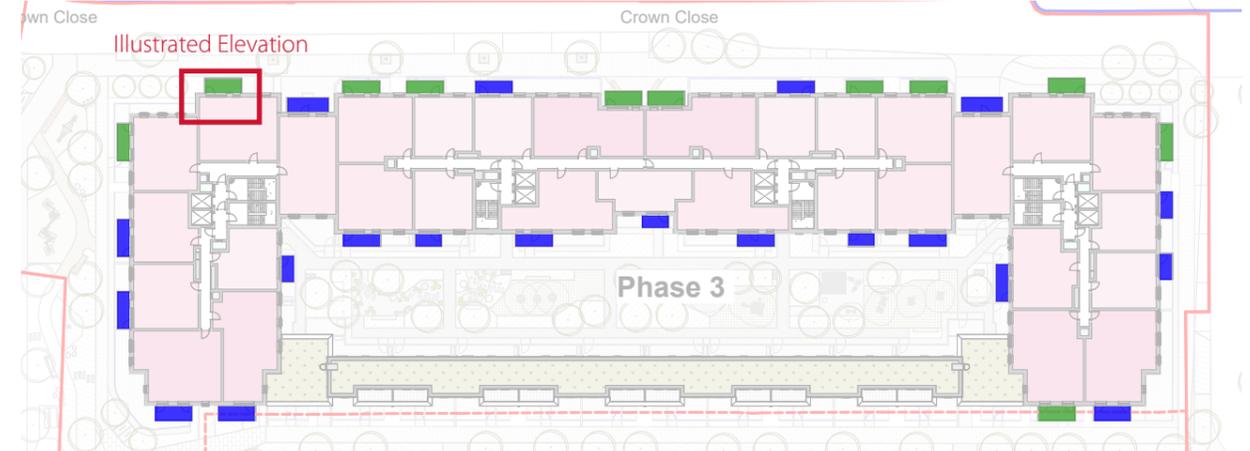
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL FLOOR PLAN



M / 028

M / 029

M / 017

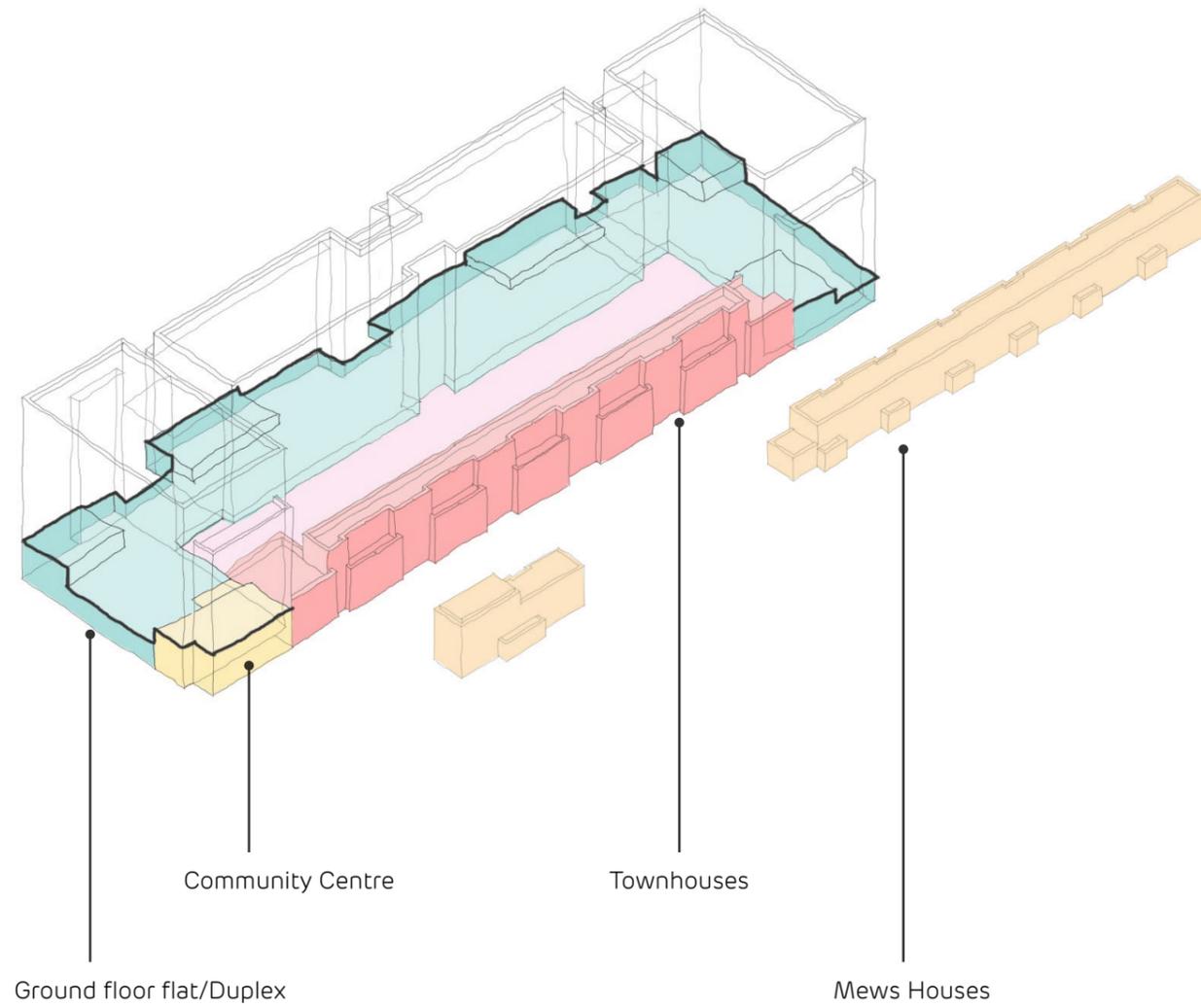
M / 037

# ELEVATIONAL DETAIL ELEMENTS

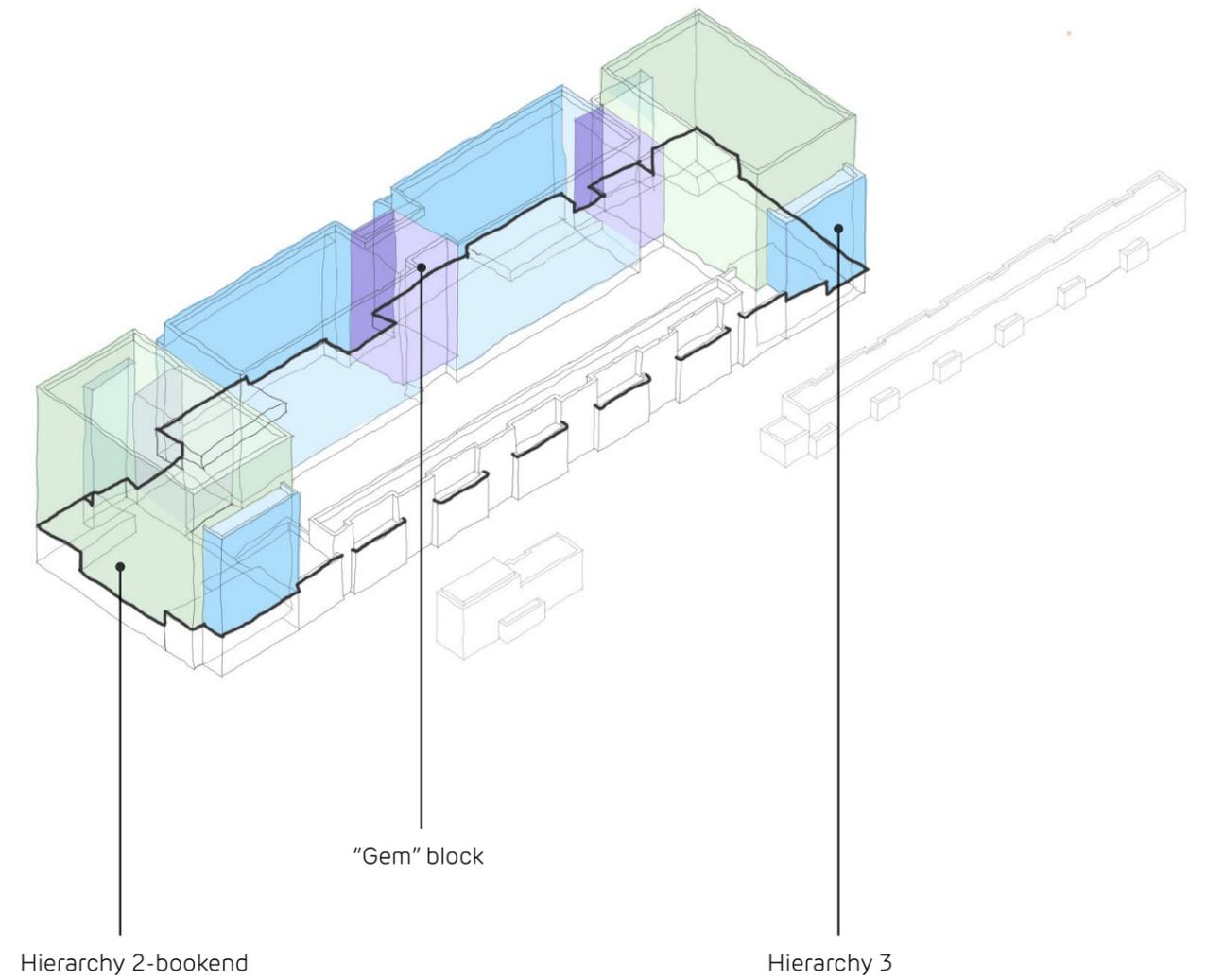
## 6.6.2 Character areas



### GROUND FLOOR FLAT/DUPLEX/HOUSES



### UPPER FLOORS



# 6.7 ARCHITECTURAL DETAILS

## 6.7.1 Vertical expression

### VERTICAL EXPRESSION

A strong vertical expression has been established to tie in with the detailing and design of the primary facade of Phase 1. Achieving a vertical rhythm can be achieved in many ways - here are just a few examples of the testing carried out during the design process. Through our testing, the offset light grey brick framing of the windows with a recessed darker red brick was most successful and had a beautiful link back to the Phase 1 detailing, helping to tie the buildings of the masterplan together and creating a cohesive masterplan.

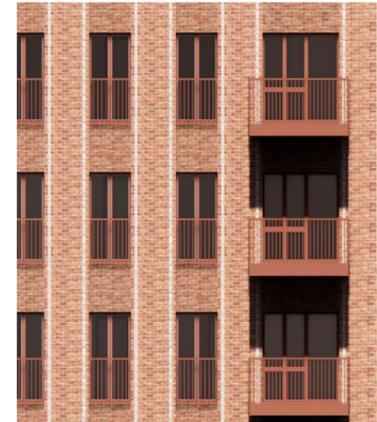
### PRECEDENTS -VERTICAL EXPRESSION

Phase 1



### TESTING

Option 01 (phase 1)



Option 02



Option 03



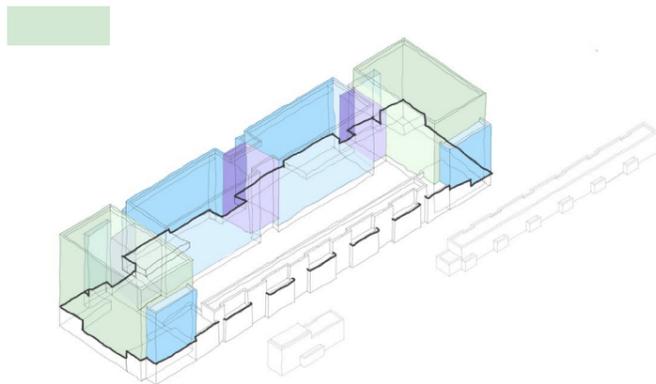
### PROPOSED



White brick band (flush)

Recessed darker brick panel (12.5mm)

Key



- M / 023
- M / 041
- M / 039
- M / 004
- M / 017
- M / 026

# ARCHITECTURAL DETAILS

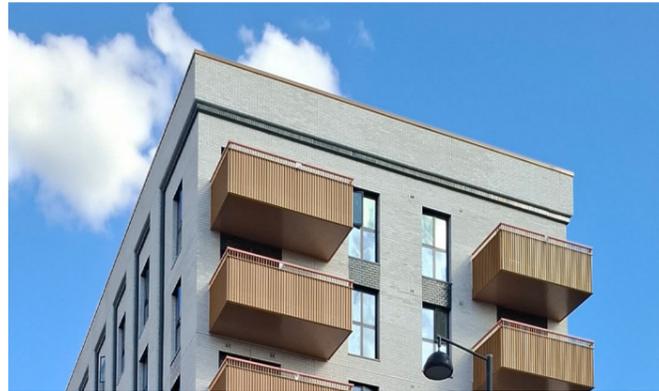
## 6.7.2 Top floor detailing

### TOP FLOOR DETAILING

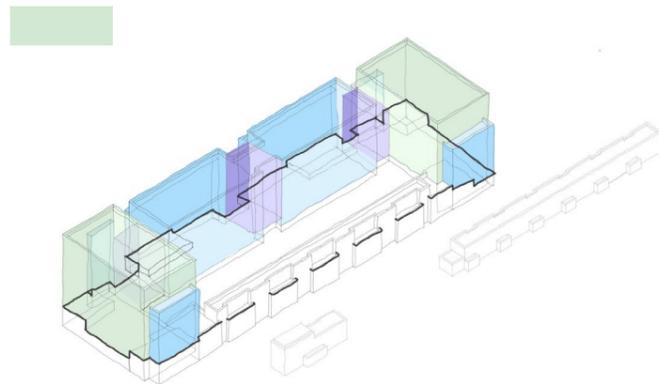
The detailing to the tops of these buildings help to complete the facade. Dark red brick head panels have been applied to the top windows with the light grey framing wrapping around the top to accentuate the verticality of these buildings.

At the very top, an alternating light grey/red brick soldier course has been applied - a fairly simple brick detail that adds a specialness to these buildings.

### Phase 1



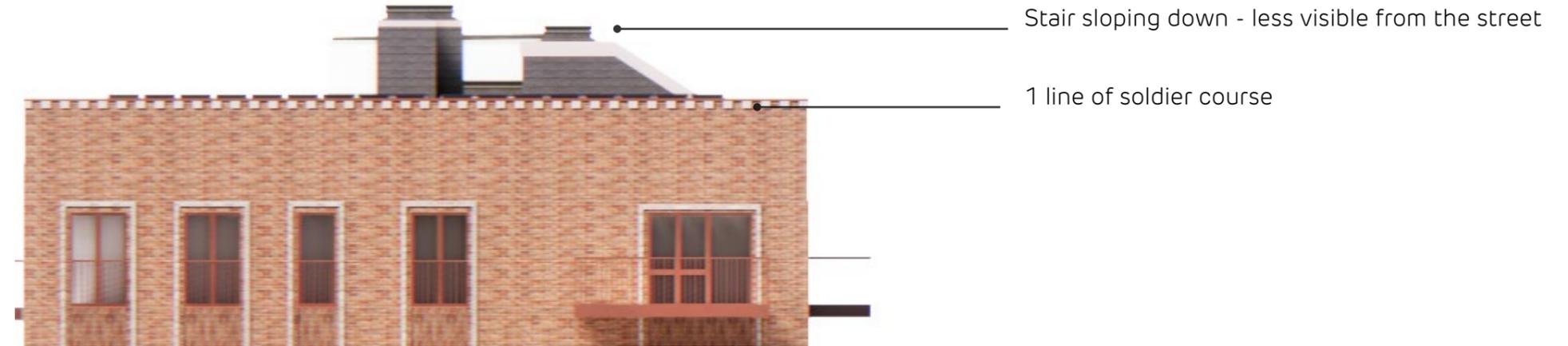
### Key



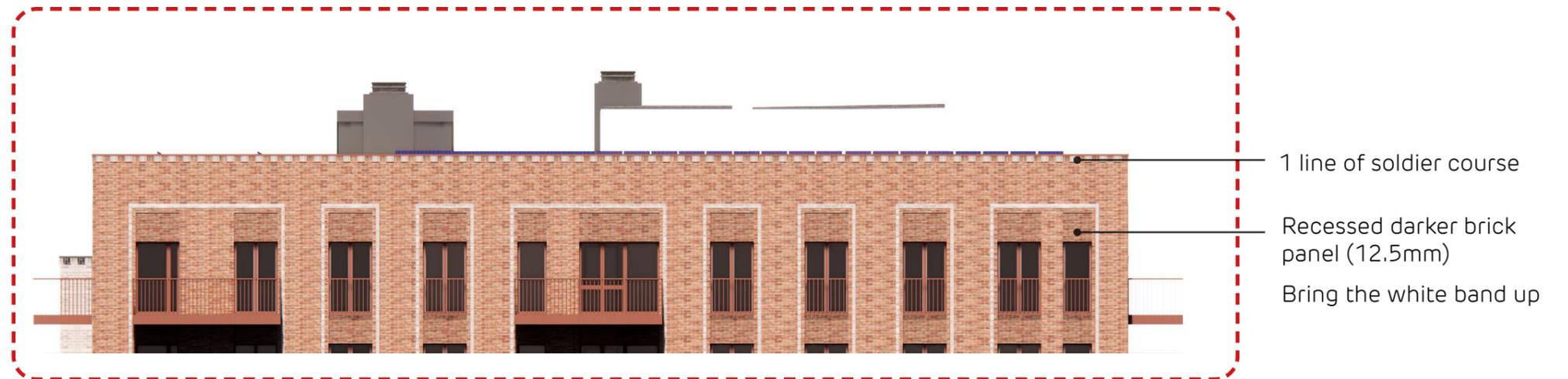
- M / 041
- M / 037
- M / 012
- M / 013
- M / 039

### TESTING

Option 01



Option 02



Option 03



# ARCHITECTURAL DETAILS

## 6.7.3 Ground Floor

### GROUND FLOOR DETAILS

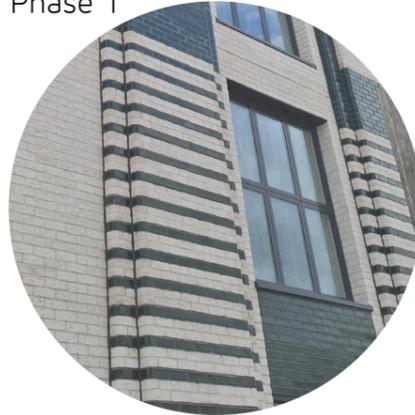
An alternating brick banding pattern has been used for the ground floors, strongly tying it back to Phase 1 but with differing rhythm and colour tones to create a unique detail for these buildings.

This detail undulates across the ground and first floors, bordered by a thick light grey band, honestly reflecting the uses behind, highlighting the two-storey duplexes and double height space of the community centre. It relates strongly to the pedestrian experience and creates difference and variation along the street scene, helping to break up the line of sight.

Colour is used to highlight residential entrances, with both private and communal entrances coloured green, tying it back to the colour tones established within Phase 1.

### PRECEDENTS - GROUND FLOOR

Phase 1



### TESTING

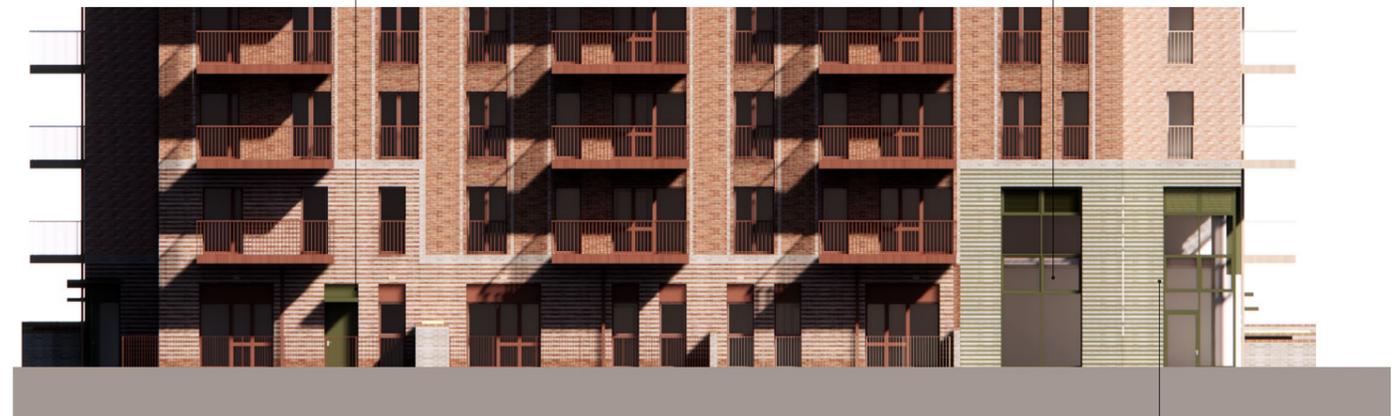
Stripes brick detail testing



### PROPOSED

Green entrances (respond to phase 1)

Curtain Walling with green frame for lobby and community centre entrances (response to phase 1)



Curtain Walling with green frame for lobby entrance

Continues white band around duplex and flat

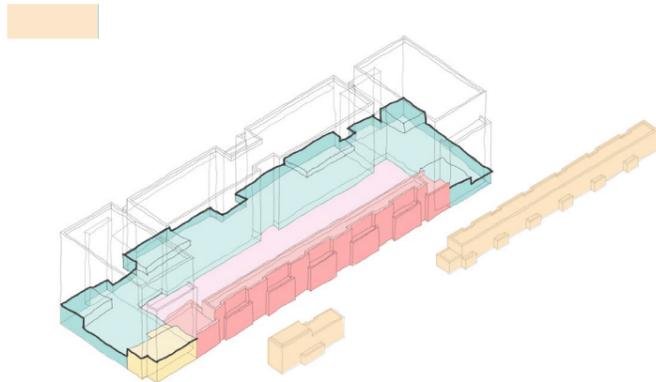
Metal head-panel (co-ordinated with brick colour)

Stripes brick detail

Stripes green brick for community centre



Key



- M / 007
- M / 039
- M / 041

# ARCHITECTURAL DETAILS

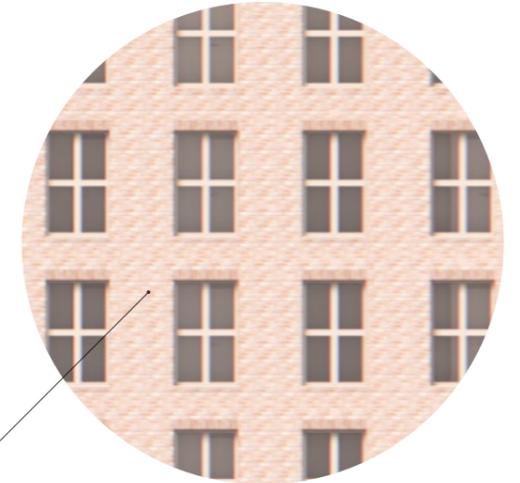
## 6.7.4 Crown Close



### CROWN CLOSE DETAILS

The buildings along Crown Close are designed to be simpler in design than the bookends, reflecting the hierarchy established within the Outline. These buildings are designed to have punched openings with a calm rhythm and simple brick detailing that adds texture to the elevation. Metal panels are used at the ground and top storey to accentuate and complete the façades.

### PRECEDENTS - PUNCHED OPENING



### PROPOSED

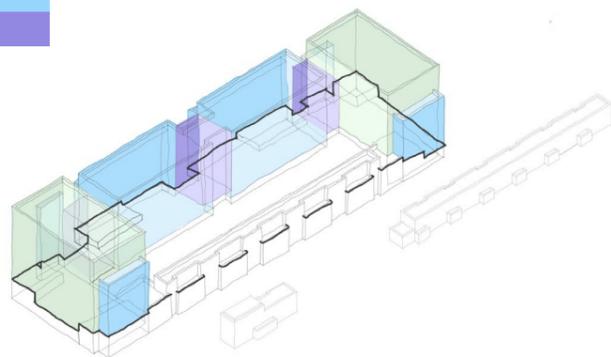
1 line of soldier course on top of parapet

Metal head-panel on top and setback level

1 line of soldier course on top of windows



Key



- M / 007
- M / 039
- M / 041

# ARCHITECTURAL DETAILS

## 6.7.5 Town House

### TOWN HOUSE DETAILING

The town houses are designed to fit in with the detailing of the larger blocks with the same brick types and detailing. But differences in scale, set-backs, vertical separations and window types are reflective of their typology, differentiating these buildings from the apartment blocks and celebrating them as town houses.

### PRECEDENTS



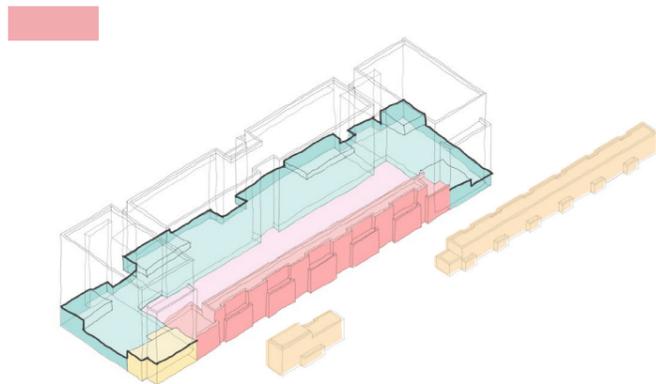
### PROPOSED



### AUSTIN ROAD - STREET TRANSITION



Key



- M / 042
- M / 007
- M / 039
- M / 041

# ARCHITECTURAL DETAILS

## 6.7.6 Mews Houses

### MEWS HOUSE DETAILING

The mews houses are designed to be calm brick façades with refined detailing and subtle alignment of windows that creates a design that feels grounded and cohesive.

Bookending the mews houses are 3-storey houses which create a focal point onto Pump Lane and the Community Square. The same brick banding detail is taken from the apartment blocks and applied to the ground floor, tying them to the wider development.



### PRECEDENTS -



Houses on Little Road



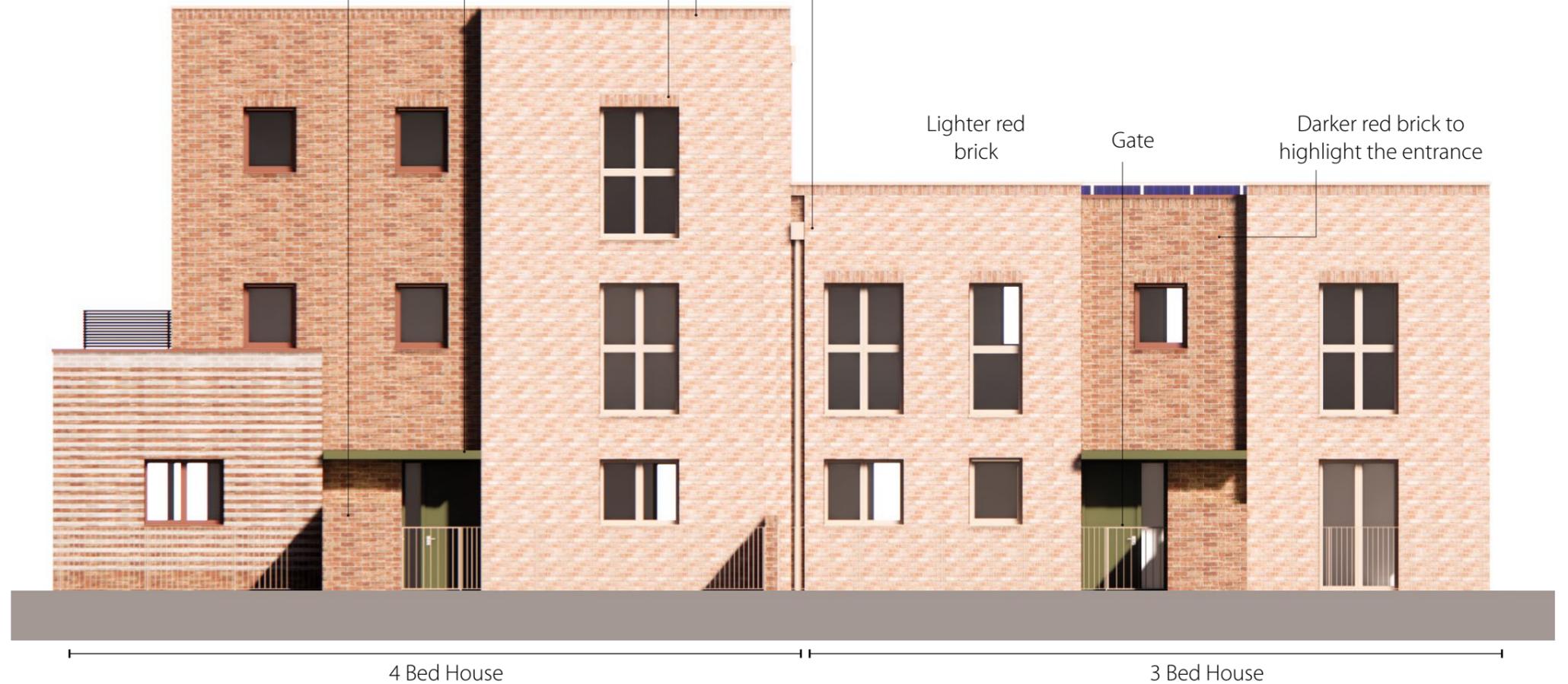
### AUSTIN ROAD - STREET PERSPECTIVE



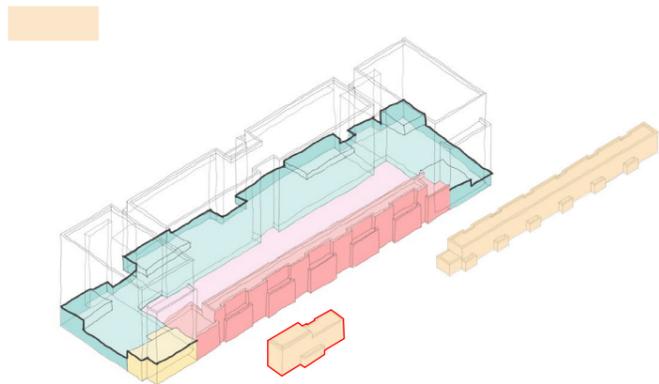
### PROPOSED

Integrated bin / bike store/post box  
Green entrance (respond to phase 1)  
Soldier course  
Recessed rainwater pipe

Lighter red brick  
Gate  
Darker red brick to highlight the entrance



Key



- M / 042
- M / 120
- M / 007
- M / 039
- M / 041

# ARCHITECTURAL DETAILS

## 6.7.7 Community Centre



### COMMUNITY CENTRE EXPRESSION

A glazed green brick alternated with a light grey brick has been used to highlight the Community Centre and signify this building as a marker building, as detailed within the Design Code of the Outline. The detailing is reflective of the adjoining ground floor but the change in material and colour creates a uniqueness in this part of the masterplan. Curtain walling and glazing also exaggerate the change of use and further highlight this corner.

### PROPOSED



Phase 1



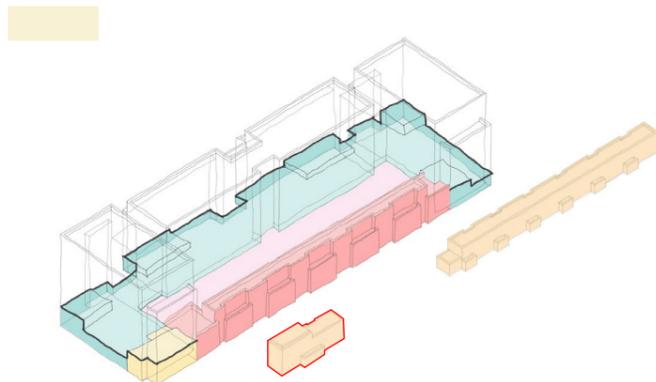
Potential signage

Curtain walling to emphasise the non-residential use  
Green colour response to phase 1

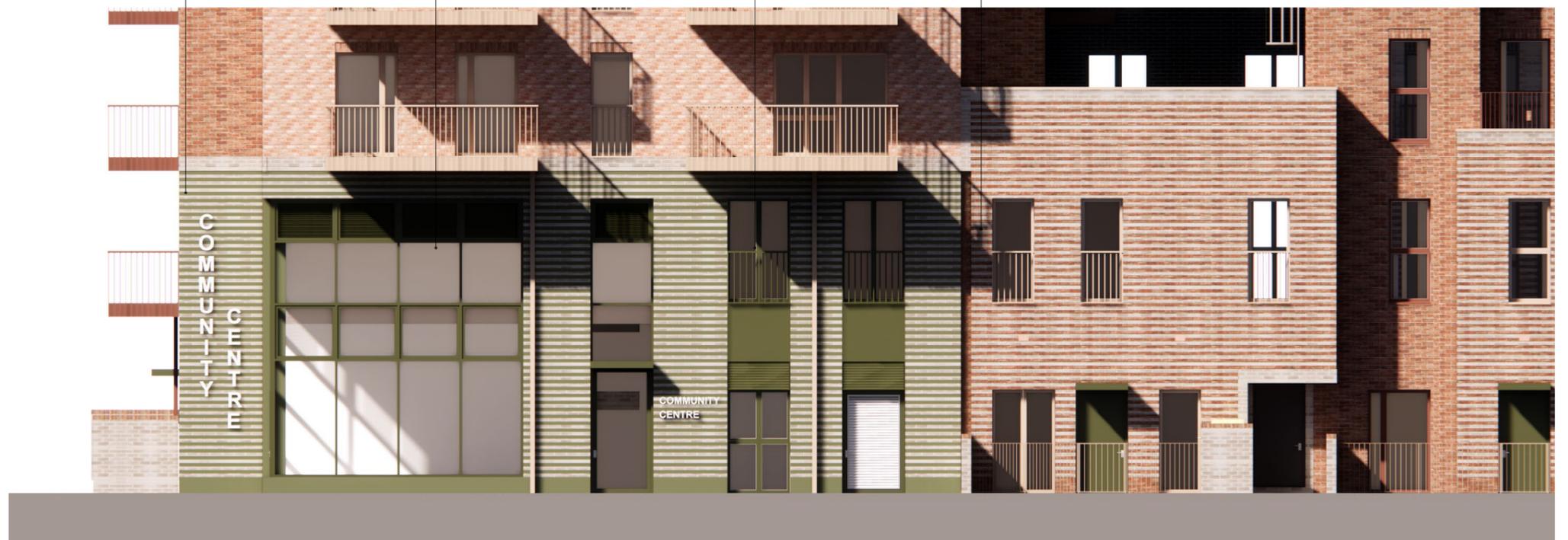
Consistent detail as ground floor flat and duplex  
Different colour to highlight the non-residential use

Green colour response to phase 1

### Key

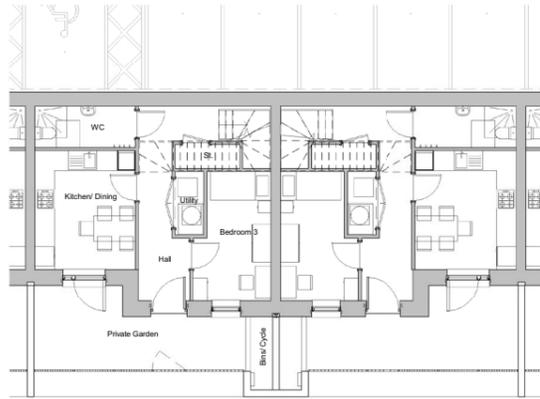


- M / 007
- M / 042    M / 144    M / 006
- M / 007    M / 039    M / 041

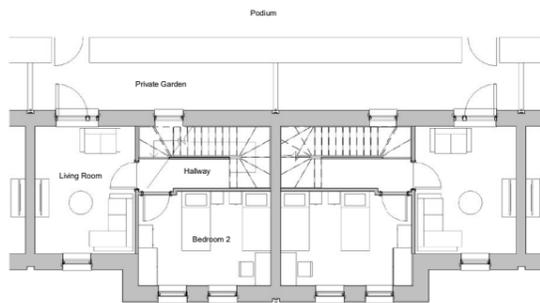


# 6.8 PROPOSED BAY STUDIES

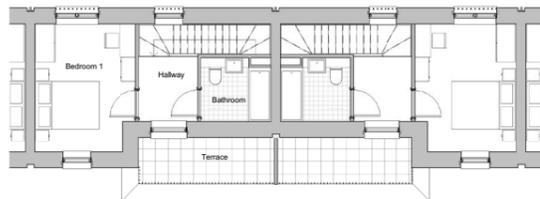
## 6.8.1 Phase 3 3B House



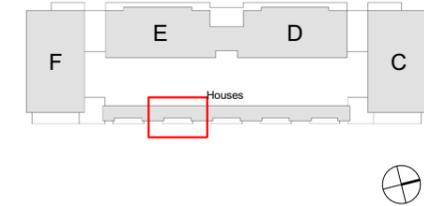
Phase 3 3B House Level 0  
1:100



Phase 3 3B House Level 1  
1:100



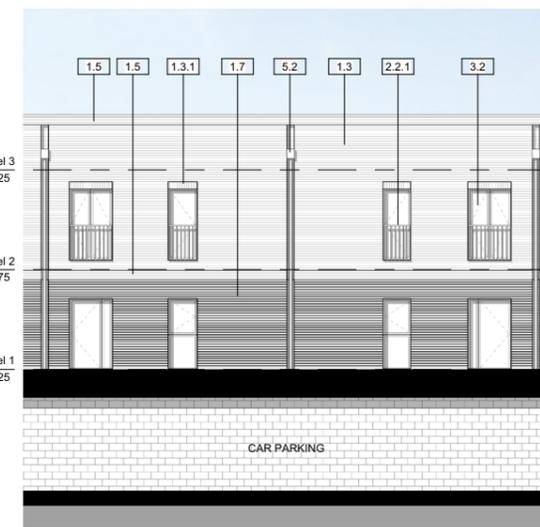
Phase 3 3B House Level 2  
1:100



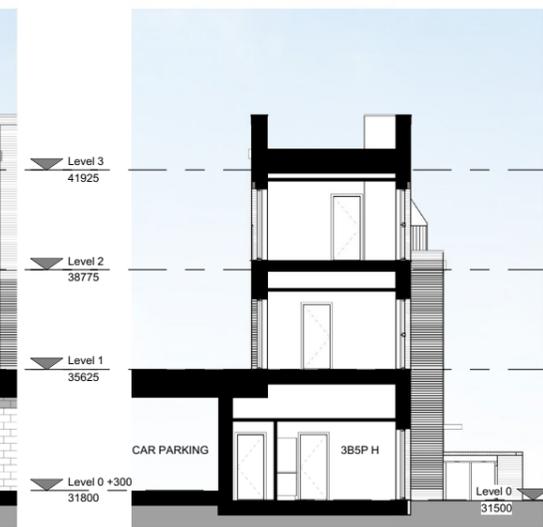
Keystone Legend	
1.3	Medium Red Brick
1.3.1	Medium Red Brick Soldier Course
1.5	Pale Brick
1.7	Alternate Medium Red & Pale Brick Course
2.2	Dark Red Metal Balcony
2.2.1	Dark Red Metal Juliet Balcony
3.2	Dark Red Composite window/door frame
3.3	Pale Pink Composite window/door frame (Colour Match Light Red Brick)
3.11	Green Solid/luovred door
4.2	Dark Red Metal Coping
4.3	Pale Pink Metal Coping (Colour Match Light Red Brick)
4.4	Green Metal Canopy Entrance
5.2	Dark Red RWP
5.4	Green RWP
5.7	Colour Match Light Red Brick Air Brick
5.10	Terrace Privacy Screen



Phase 3 3B House Elevation East - Austin Rd  
1:100



Phase 3 3B House Elevation West - Podium  
1:100



Bay Study 01 Section  
1:100

M / 087

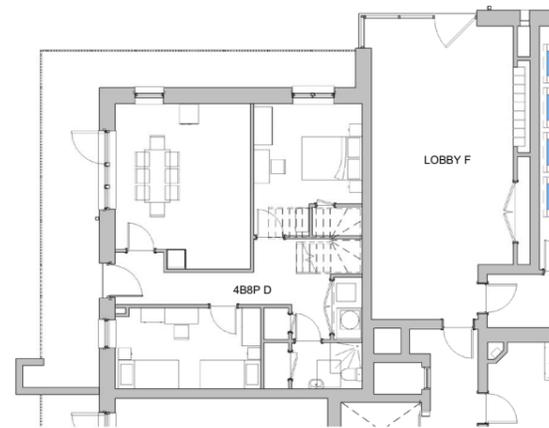
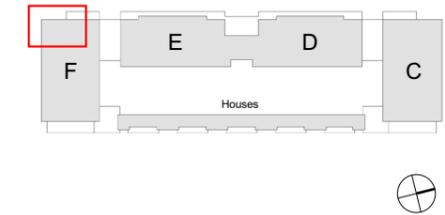
M / 120

M / 124

M / 039

# PROPOSED BAY STUDIES

## 6.8.2 Phase 3 Block F Access



Phase 3 Block F Entrance Level 0  
1:100



Keynote Legend	
1.2	
1.3	Medium Red Brick
1.4	Light Red Brick
1.4.1	Light Red Brick Soldier Course
1.5	Pale Brick
1.7	Alternate Medium Red & Pale Brick Course
2.2	Dark Red Metal Balcony
2.2.1	Dark Red Metal Juliet Balcony
2.3	Pale Pink Metal Balcony (Colour Match Light Red Brick)
3.2	Dark Red Composite window/door frame
3.3	Pale Pink Composite window/door frame (Colour Match Light Red Brick)
3.4	Green Curtain wall glazing/door frame, dark colour
3.6	Dark Red Solid/louved metal panel
3.14	Green Solid/louved metal panel
4.4	Green Metal Canopy Entrance
5.3	Pale Pink RWP Colour Match Light Red Brick
5.5	Colour Match Dark Red Brick Air Brick
5.7	Colour Match Light Red Brick Air Brick



Phase 3 Block F Entrance Level 1  
1:100



Phase 3 Block F Entrance Elevation West  
1:100



Phase 3 Block F Entrance Elevation South  
1:100