

6.5 FENESTRATION

6.5.1 Window Types

PROPOSED WINDOW TYPES

Starting with the window sizes used on phase 1, of which a selection are shown below, the additionally proposed window types follow similar widths and sizing with similar mullion patterns, helping to further relate the architecture language between the different phases of the Outline development.

A consistent transom height of 1100mm has also been used, meeting recommendations in Approved Document K of the Building Regulations.

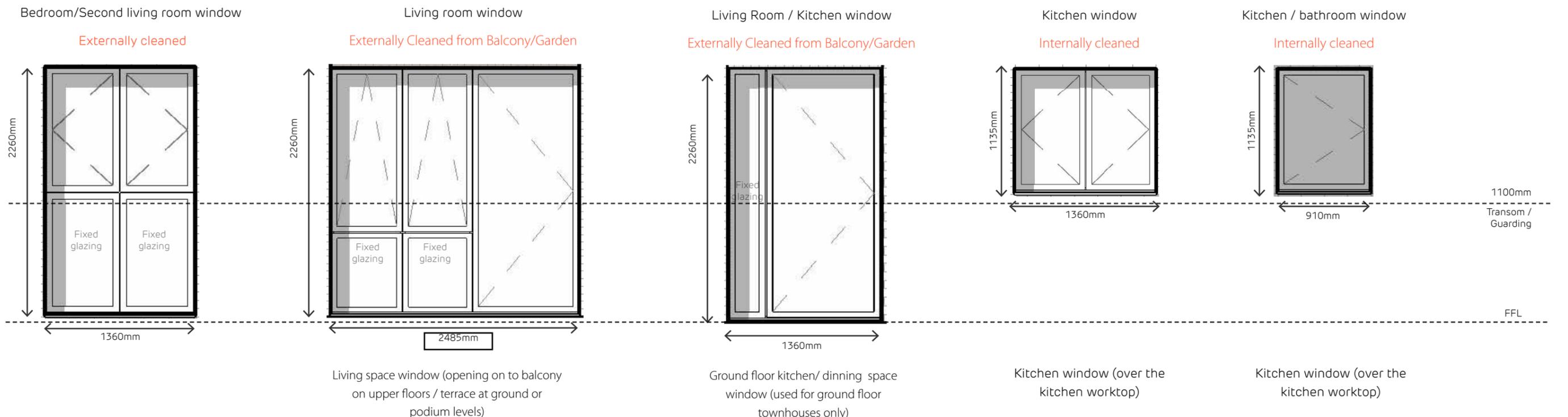
The colour of the frame of each window will be consistent with the metalwork for that block as outlined on the previous page.

Due to changing site factors affecting where windows can be cleaned externally or where they will need to be cleaned internally in a safe manor, variations on the 3 main window types are created, allowing for safe internal cleaning with adequate protection from falling designed in from the outset where necessary.

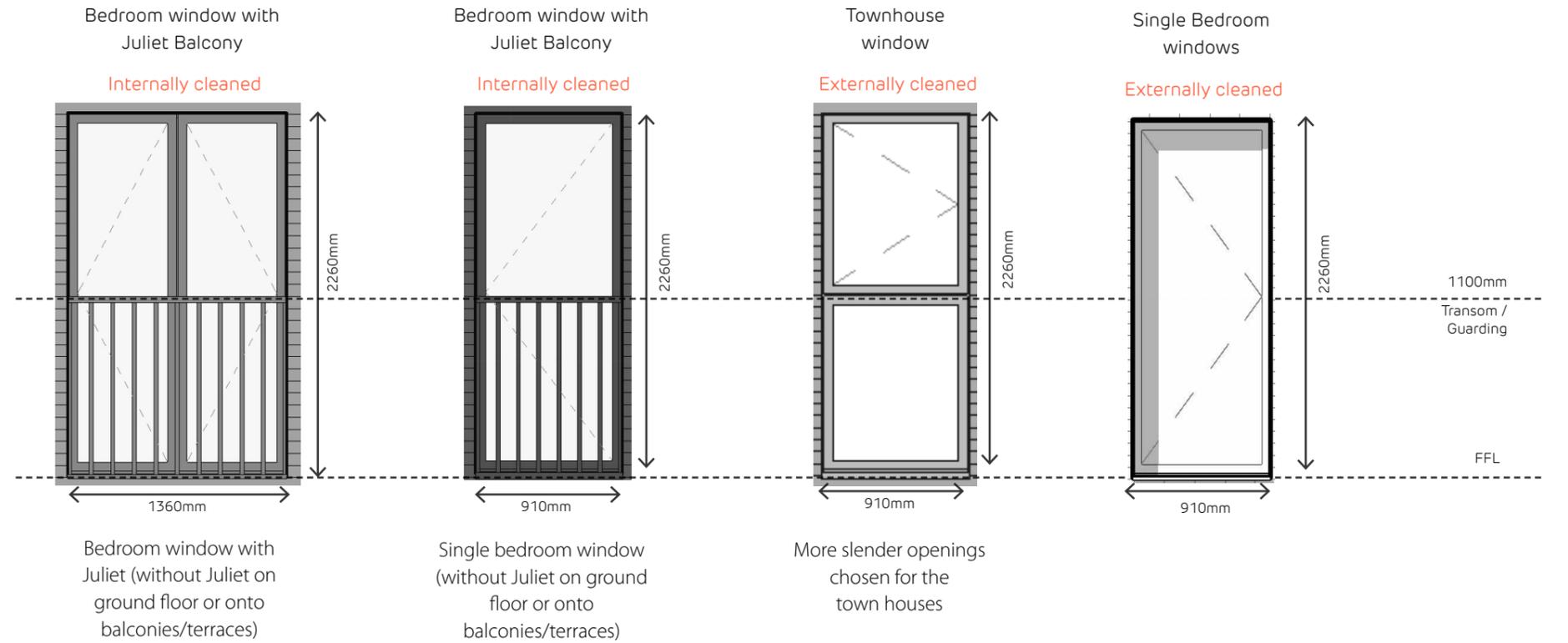
Further details on the cleaning and maintenance strategy are provided under section 7.8 of this document.

- M / 035
- M / 037
- M / 045

PHASE 1 FENESTRATION TYPES USED ON PHASE 2/3



PROPOSED ADDITIONAL FENESTRATION TYPES



FENESTRATION

6.5.2 Window Spacings

PHASE 3 WEST ELEVATION (CROWN CLOSE)

The design of this facade is to be simple and refined, with punched openings, matching that of the grey toned building in Phase 1 and tying in with the hierarchy diagram established within the Outline. The same window type has been used as the Phase 1 grey building, helping to create a cohesive masterplan.

The positioning of windows and the layouts behind have been carefully considered to create a rigorous and controlled rhythm that allows for a calm facade.

PHASE 1 (BUILT)



PHASE 3



PHASE 3 EAST ELEVATION (AUSTIN ROAD)

The town houses within Phase 3 have been designed with the narrower window type, helping to differentiate these smaller scale houses from the larger apartment blocks. The narrower window type also creates a natural verticality to the elevation which is suited to a town house typology.

PHASE 3



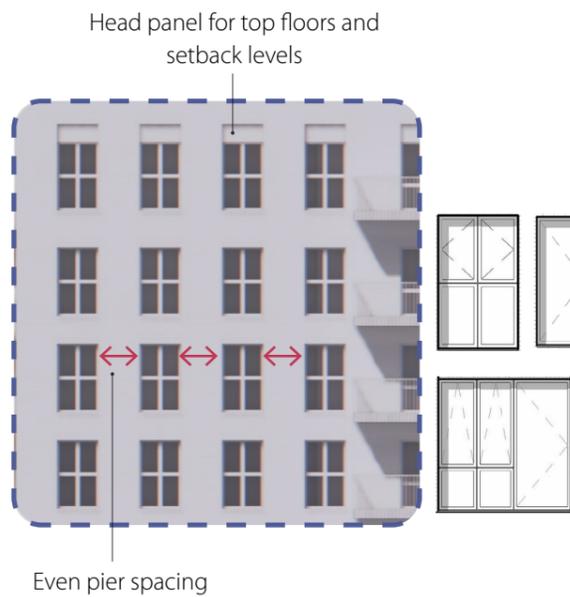
PHASE 1 (BUILT)



Town House



Mid-rise - Crown Close



Ground Floor Flat/Duplex



M / 035

M / 041

M / 037

M / 045

FENESTRATION

6.5.3 Window Spacings

PHASE 3 NORTH & SOUTH ELEVATIONS (BOOKENDS)

The bookend buildings perform a key function within the masterplan in terms of wayfinding. The principal block fronting Pump Lane within Phase 1 established the principles of detailing, with a richly detailed brick facade with a strong vertical rhythm, this has been used as precedent when designing these façades. The positioning of the windows and the design layouts has been paramount in achieving a strong vertical rhythm along these façades. Whilst window sizes are consistent with those of Crown Close, windows are fully openable with Juliet balconies on these façades, giving an extra level of richness in detailing and differentiating them from the Crown Close facade.

PHASE 3



PHASE 3



PHASE 2 EAST ELEVATION (MEWS HOUSES)

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. The same window types have been used as the Phase 3 and Phase 1 buildings to create consistency across the masterplan.

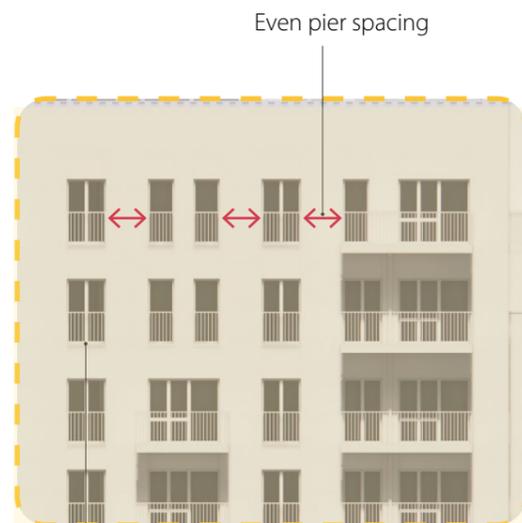
PHASE 2



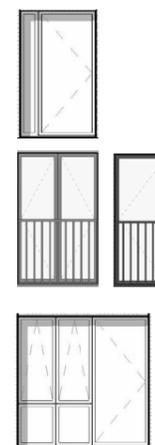
Mid-rise - bookend/courtyard

Terrace Houses

Community Centre



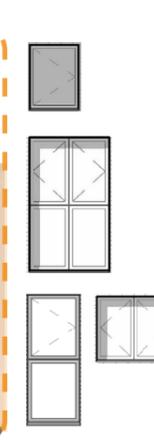
Juliet balconies for bedrooms



Window to first floor landing



Kitchen windows facing front garden



Curtain walling for residential entrances and community centre

M / 035

M / 041

M / 037

M / 045