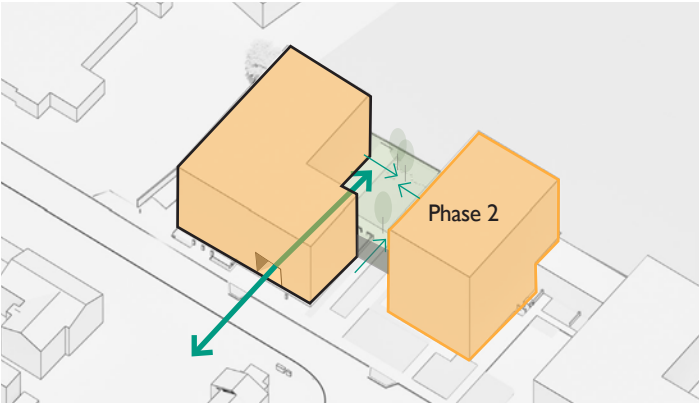


5.2.2 Communal Courtyard

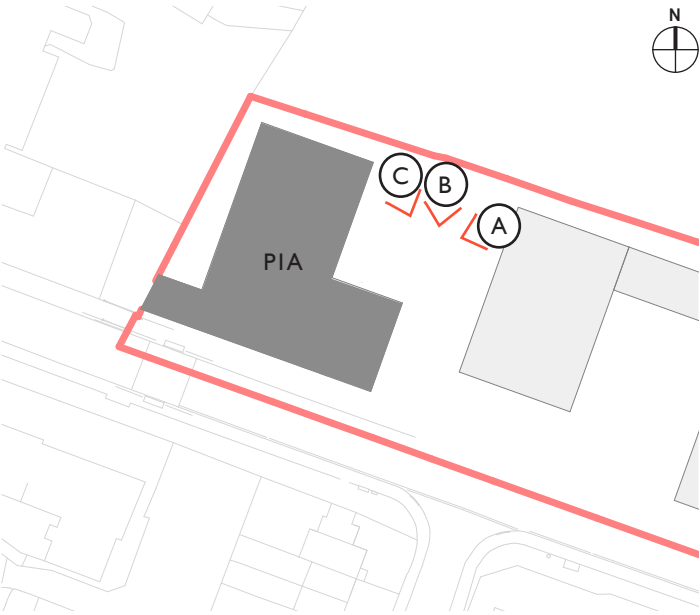
As described in Design and Access Statement Chapter 4, one of the key strategies adopted for the site is the integration of communal gardens.

A secure gate is proposed joining Phase 1A with the future phase, enabling a visual connection to the courtyard from the street edge. This will also encourage an alternative route to access buildings, encouraging residents to enter the communal garden, providing activity and passive surveillance. It will also enable a more secure cycle store which is accessible from the communal garden rather than straight from the street.

A light threshold from Avondale Drive to the south gives the communal garden a sense of permeability, providing views beyond and maximisation of daylight and sunlight into the enclosed space.



Proposed access into communal courtyard



Looking west across the communal courtyard



Looking south across the communal courtyard



Looking south east across the communal courtyard

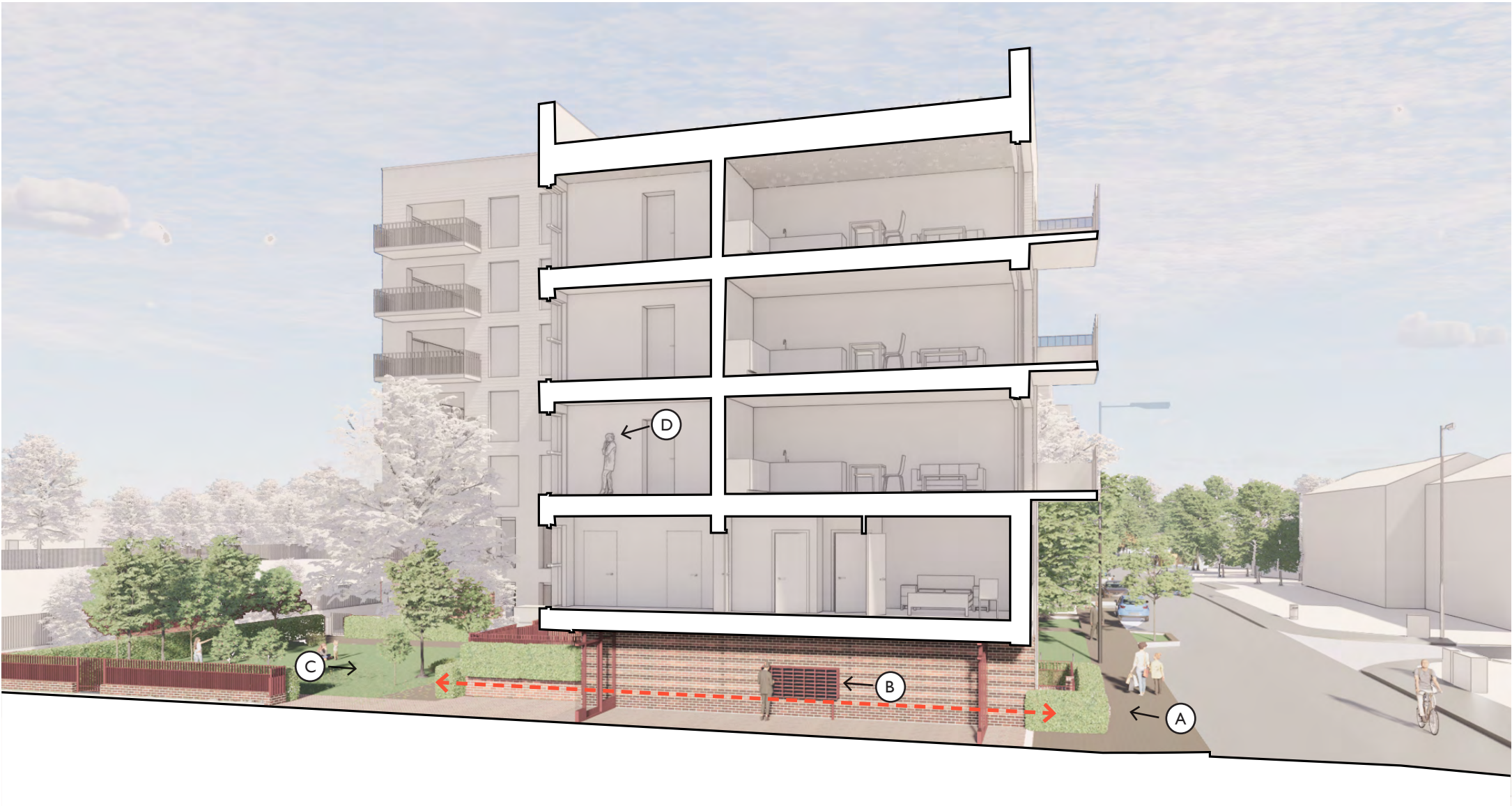
5.2.3 Entrances to Buildings

The building has a direct entrance from the street. The entrance incorporates architectural detailing and signage to give a sense of arrival and improve legibility.

The entrance lobby is located between duplex homes and is overlooked by balconies to apartments above, as well as existing homes opposite, ensuring surveillance and street activation. The entrance lobby incorporates security-controlled access and have been reviewed at design workshops with Secured by Design.

Direct access to the communal garden is provided at ground floor level from the communal lobby. The lobby has direct visual connection to the communal garden, and also contains individual post boxes for each home. The garden has been designed to ensure that view and access into it is a clear part of the residents’ journeys in and out of the building.

Apartments at upper floor level are accessed via the circulation core located at the building perimeter and is provided with a large window adjacent to the lift. This allows views onto the communal courtyard and natural light on each floor, helping residents and visitors to orientate themselves as they move through the building.



3D Section through lobby entrance showing visual connection between Avondale Drive approach and the resident’s courtyard garden



Main entrance to building with alternating brick surround



Within communal lobby with view through to communal garden



View from resident’s courtyard back to lobby



Picture window providing view of communal garden from lift lobby

5.3 Building Typology

The building is 5 storeys with a flat roof. In terms of orientation, the street side of the building has a south-west aspect. This has influenced the design of homes and their layouts, which have been set out to benefit from this orientation.

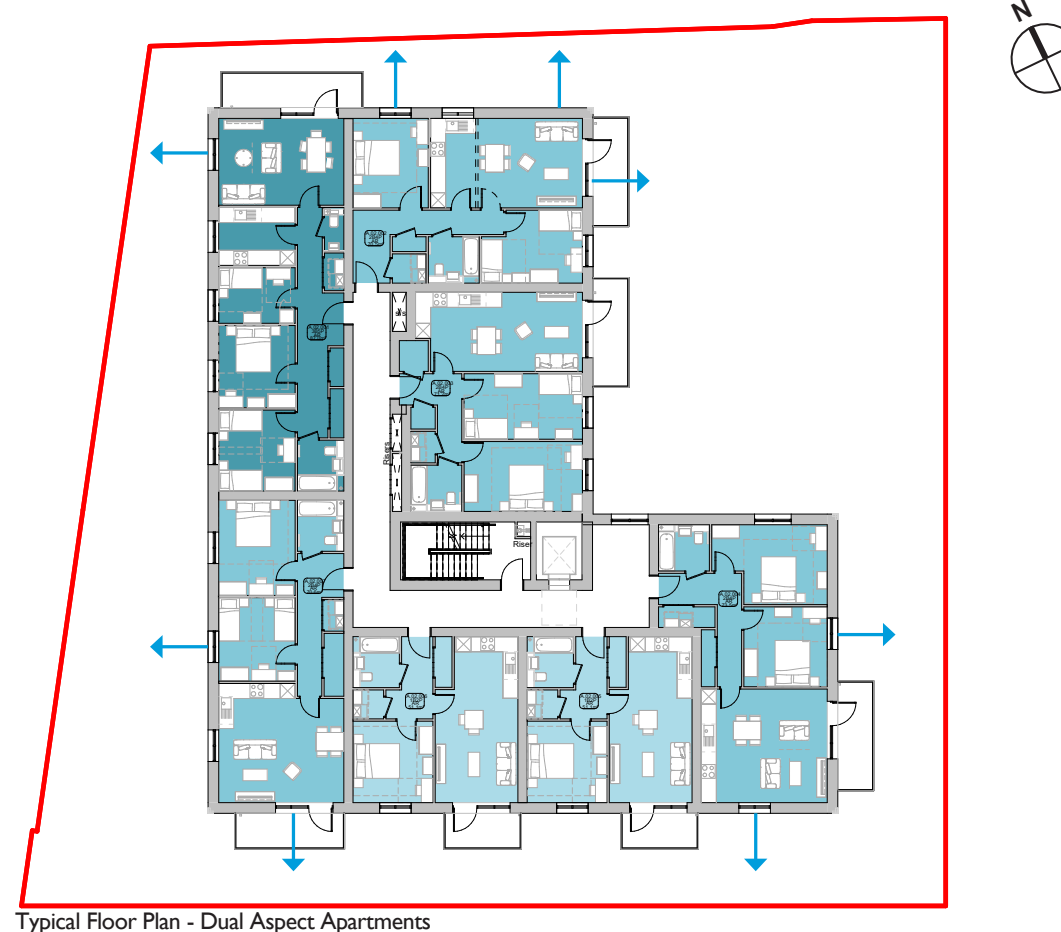
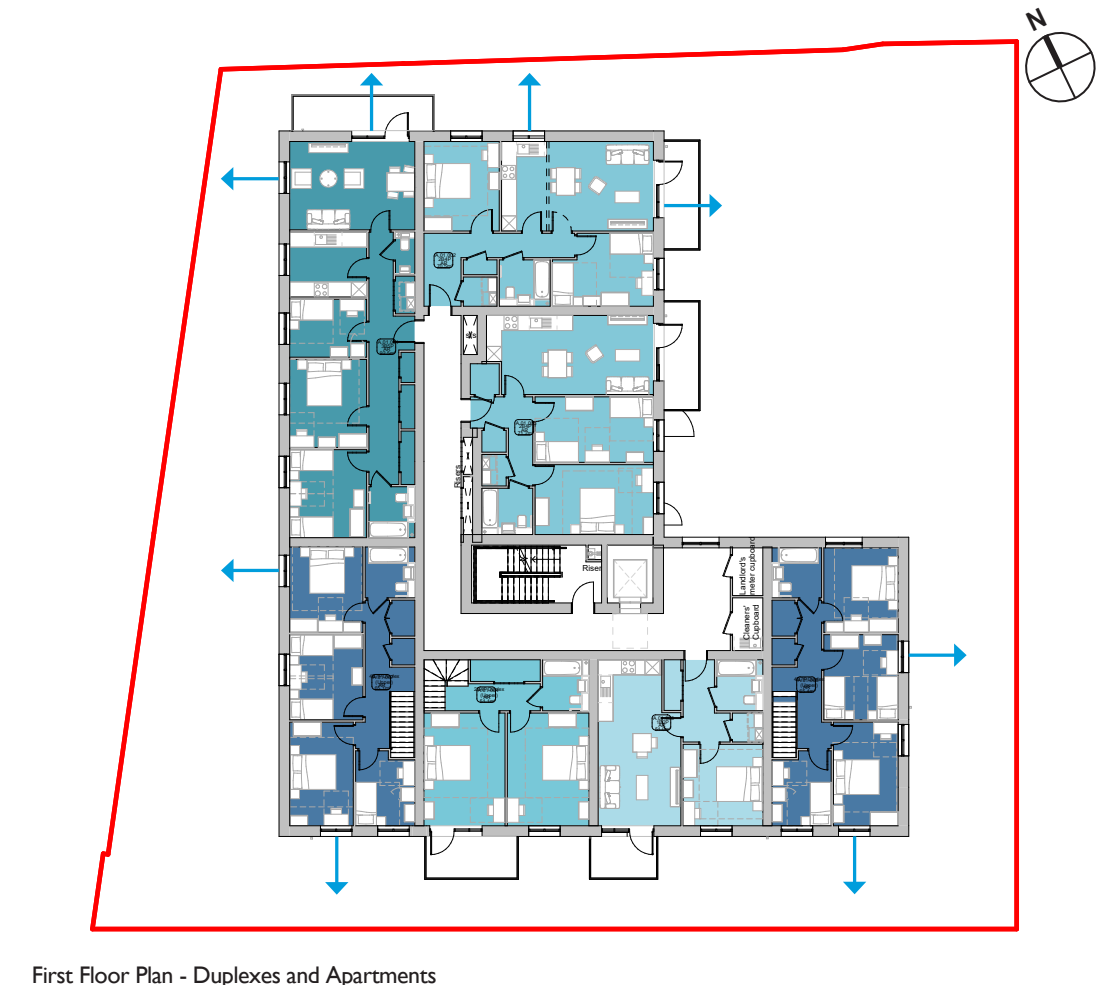
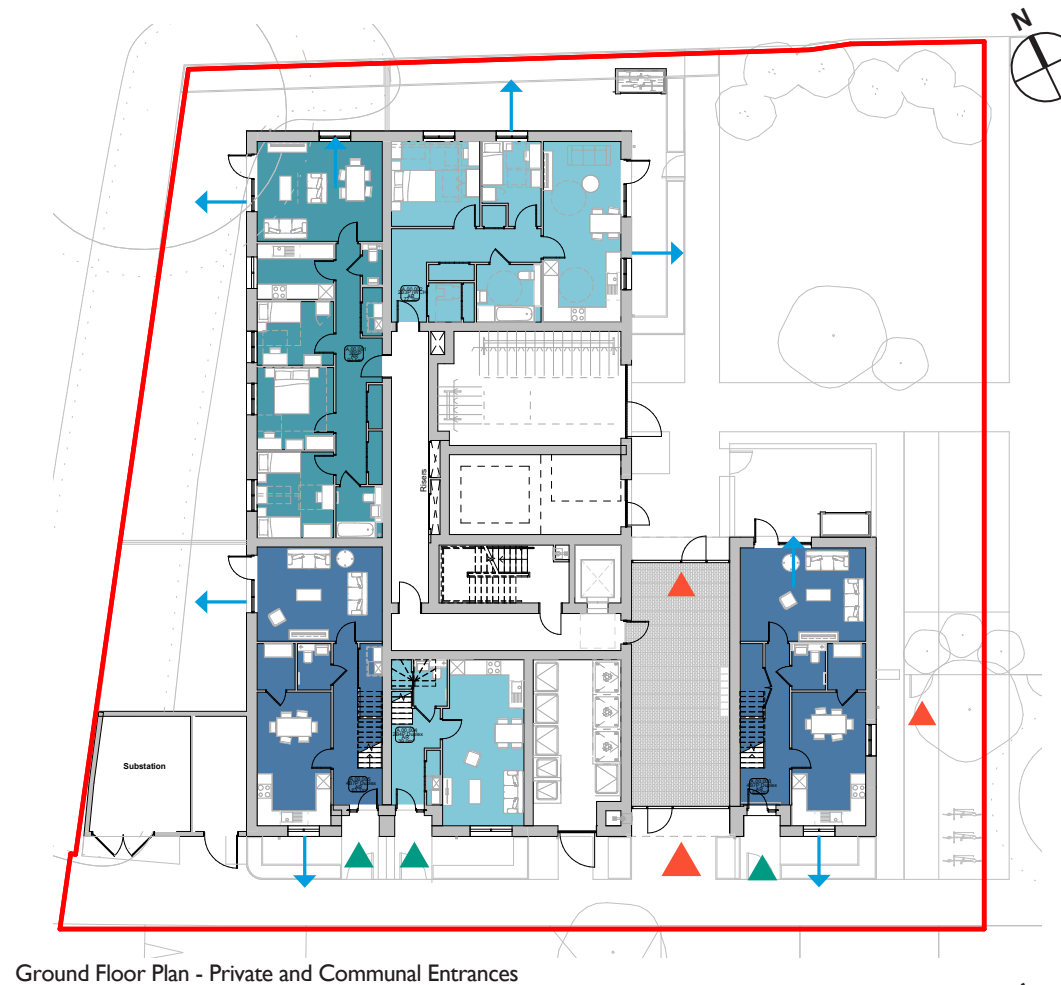
Homes have been designed to take advantage of this. The building layouts are designed to maximise aspect of living spaces over the communal courtyard.

Duplex family homes are proposed at ground and first floor level on the street edge, creating a domestic scale to the street. Each duplex home benefits from an individual entrance and kitchen or living room window facing onto the street, with each benefiting from a private garden at ground level. Two ground floor apartments are proposed on the north which are accessed via the communal lobby core, both of which enjoy a private garden with one designed as a wheelchair home.

On upper floors, seven apartments are arranged around a single circulation core which includes a lift. Upper level homes are provided with private outdoor amenity space in the form of projecting balconies. These provide articulation and a domestic scale on the street-facing facade of the building. Homes on the ground floor are provided with private garden space, four of which also have a generous rear garden.

Bins are discretely located at ground floor level adjacent to building entrances, facilitating easy pick up and drop off. The resident's primary bike store is accessed from within the courtyard to maximise security. A smaller bike store is also provided and accessed off Avondale Drive, providing more convenient access to duplex homes..

The ground floor of building Phase IA accommodates an electric sub-station for this building and the future phases.



Key

- 1B2P PR
- 2B3P PR
- 3B4P/5 PR
- 4B7P/5 PR
- Private residential entrance
- Communal core entrances
- Entrance to residents courtyard
- Dual aspect homes



Existing apartment buildings

Avondale Drive

Phase IA

School field

Section through Phase IA showing duplex at ground level and flats on upper levels



Minet Junior and Infant School

Phase IA

Entrance into
Communal courtyard

Future phases

Section through rear of Phase IA showing regularity of flats on every level

5.4 Edge Conditions

Two different detailed designs are proposed for defensible space around the perimeter of the Phase 1A building. Each edge condition has been designed appropriately to its location and contribute to the sense of place.

Key

- 1. Defensible hedgerow planting maintained by estate management company
- 2. 600mm high PPC metal railing on 300 mm brick plinth
- 3. Min. 1, deep private threshold
- 4. Min 900 mm recessed door threshold
- 5. 900 mm metal railing
- 6. Brick private bike store with biodiverse roof
- 7. Hard Landscaping around courtyard-facing private gardens
- 8. Metal gate access into communal courtyard

5.4.1 Condition 1 - Duplex Homes



Edge condition for duplex at street level



Duplex homes along the street edge will be provided with defensible space at ground floor level.

A 600mm PPC metal railing on a 300mm brick base will sit behind planting, providing a soft edge and privacy from the street. The planting will be located on the outside of the public realm and maintained by the estate management company. This should ensure the boundary remains well maintained and consistent.

Duplex homes are proposed to use the communal enclosed bin store to maximise usable front garden space and reduce the presence of bin enclosures along the street. Entrance doors will be recessed by a minimum of 900mm and will be accessed by a 1.5m wide path. The recess will include signage to identify each property number.

5.4.2 Condition 2 – Gardens onto communal courtyard



Edge condition for flat fronting resident's courtyard



Two homes benefit from ground floor garden space which face onto the communal courtyard. A minimum 2m strip of defensible space is proposed to the edge of the rear gardens to give privacy to homes.

A 900mm PPC metal railing will sit behind planting, providing a soft edge to the courtyard. A 300mm gravel strip is provided at the edge of all buildings for maintenance purposes.

5.5 Appearance

5.5.1 Architectural Language

The appearance of Phase 1A has been carefully developed to respond to the building location. Architectural strategies for the appearance of the building at Avondale Drive are described in Chapter 4. This framework is designed to ensure that there is a coherent approach across the site, thereby reinforcing placemaking.



Example of existing estate brickwork used to highlight entrances onto street frontages



Change in brick colour to establish datum



Existing brick quoin details



Wohnbebauung Hilligenwohren, Gruppeomp



Brick detailing to define duplex homes at ground and first floor level (Ashley Road West, PTE)

5.5.2 Datums

The lower storeys of the building is articulated with an alternative material and detailing to create a datum height around the plot. A two-storey datum is proposed onto streets which provide identity to the duplex homes.



South elevation (along Avondale Drive)

Key

- Datum Type 1
- Datum Type 2



Datum showing across Phase 1A elevation highlighting line of duplexes on lower levels

5.5.3 Materials & Detailing: Material Palette

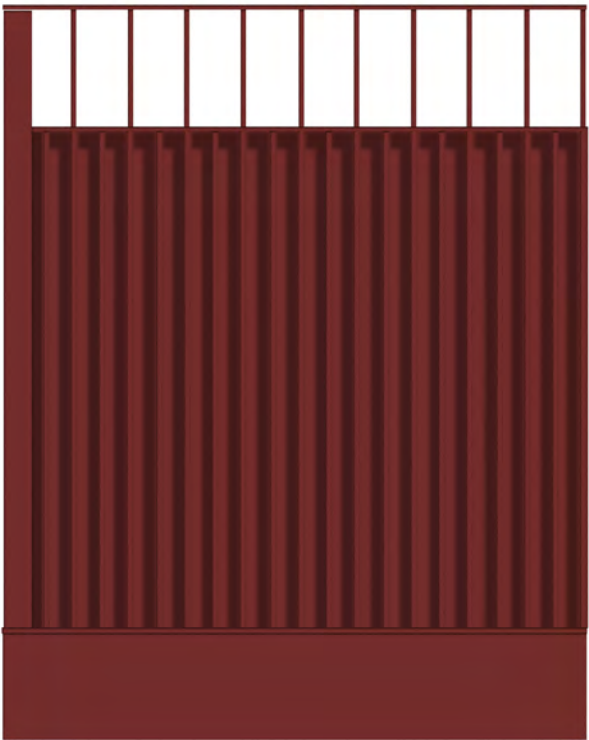
The material palette for Phase 1A has been carefully considered to suit the surrounding suburban context. Materials specified are of high quality and chosen to weather well with age and stand the test of time.

Brickwork is proposed as the main facing material throughout. Brick has a strong connection with domestic architecture and a human scale, and which will create a calm yet robust appearance.

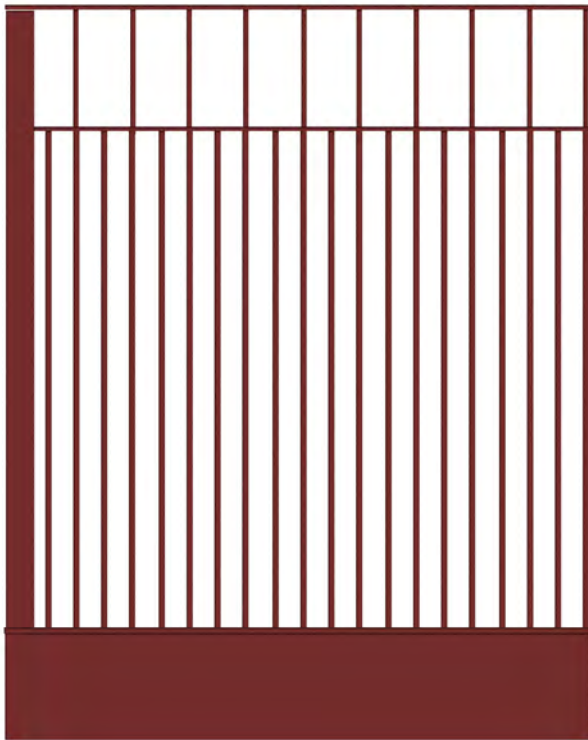
Two complementing brick colours have been proposed. A red-brown multi-stock brick is proposed with a white colour mortar. This is coupled with an additional contrasting dark claret brick which is used more sparingly to highlight key details.

Balustrades to balconies will be in a claret colour which complements the tone of the brick. Bin, bike and plant room doors will be laser cut metal in a colour to match the balconies.

Windows will be composite in a warm grey colour to complement the red and dark claret brickwork.



1100mm railing with solid panel balcony in claret red, with 825mm datum



1100mm railing balcony in claret red, with 825mm datum



Materiality coming together on front facade; red brick with white mortar, alternating red and claret bricks, claret soldier course bricks



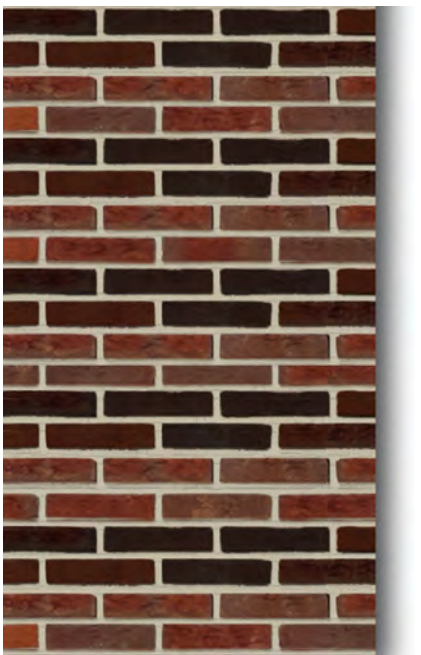
Red brick with white mortar consistent throughout block



Claret bricks used as 'plinth' around building



Single course alternating red and claret bricks used to group duplex components on front-facing facade



2-course alternating claret and red bricks - used to highlight lobby and communal entrance