



Block F2

Block F1

East elevation



Block F4

Block F3

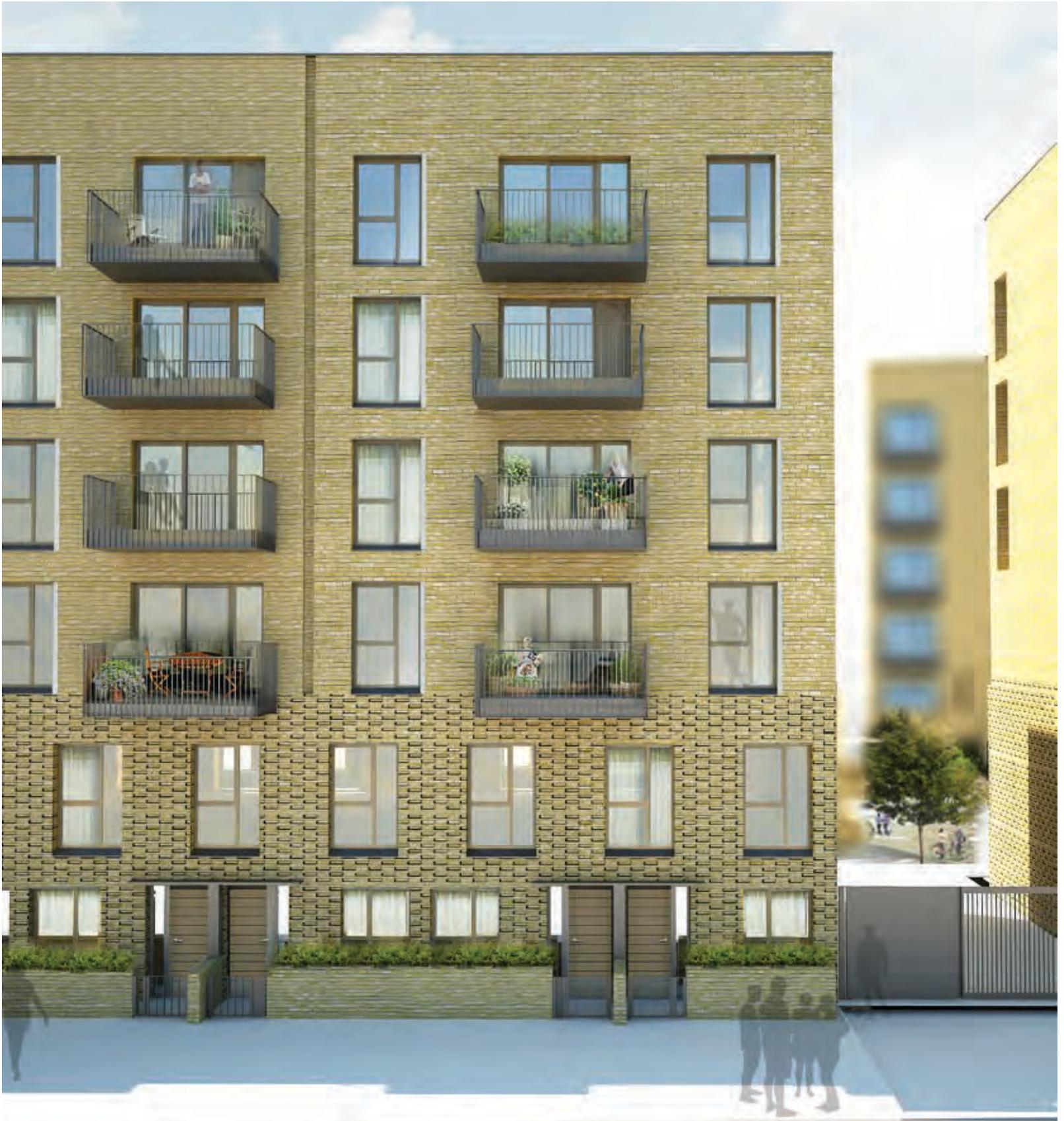
West elevation

5.6 SCALE AND MASSING

The buildings follow the massing principles approved in the outline masterplan with higher elements running north to south and lower blocks east to west. This allows for good daylight levels throughout the site and within the courtyards and emphasises the 'grain' across the site. The higher elements running north to south also correspond with the street hierarchy, in this instance recognising the importance of East Street and West Street. The change of the building heights breaks the length of the facade along West Street.

The double height spaces at entrances and access points to the courtyard announce the entry points along West Street and East Street, and provide sheltered entrances within the building footprint.

The restrained detailing of projecting metalwork balconies set against the masonry facade with its deep window reveals have all been designed to cast strong shadow lines in direct sunlight which will emphasise the modelling of the facade.



Bay study of elevation to East Street

5.7 APPEARANCE

In developing the detailed proposal for this building our aim has been to create a visually robust design that relates confidently to its context and respects its ecological setting close to the Welsh Harp. The buildings have a simple palette of robust materials, predominantly brick with simple brick facades punctuated by the rhythm of the deep window reveals. There are just three types of openings: the tall and narrow slot, the bedroom size window and the large sliding doors that open to the balconies. In general, the reveals against the floor to ceiling slot windows are lined with a white glazed brick. On the two lower levels of the buildings the windows do not follow the alignment of the upper floor in order to express the different apartment typologies (duplex) and articulate the facade at street level. This brick base is also articulated with a projecting brick pattern.

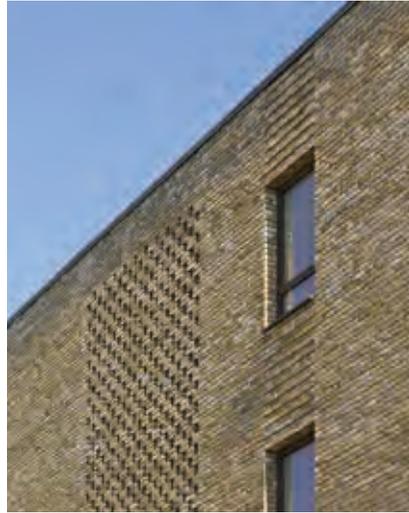
There are three sizes of balconies that relate to the 1, 2 and 3 bed apartments. To balance the level of privacy and to maximise views out (to the park, street and courtyard) the balconies are part solid and part open.

The building's appearance is rationalised by a consistent and restrained palette of materials and simple architectural details. The facade is constructed from only four materials:

- Brickwork
- Glazed bricks
- Painted Steel (balconies)
- Aluminium (window frames)



Precedent: Carmelite Monastery, Liverpool

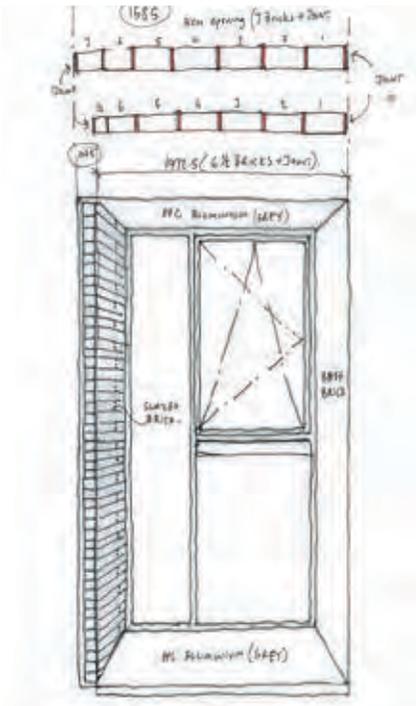


Precedent: Jewish Centre, London

Brick is the primary material proposed for the facades. The use of brick in different ways defines order in the facade and the buildings' character on the street.

An alternating projecting brick texture is proposed for the lower two storeys of the long elevations of Block F. This will have a strong visual impact at street level, where people engage with the building as they walk in and around it. This "base" is where the duplex homes with gardens are housed, and is in contrast to the steady rhythm of apartments above, which are stacked behind plain brick walls.

The durability of the brick type and the extent of projection is critical to ensure the wall weathers well and does not become climbable or collect debris on its projected surface. The proposed projection for this brick detail is 15-30mm.



Development sketch



Model image showing alternating glazed brick reveals of Block F2 facing onto West Street

Introducing a glazed brick reveal to the most common window type to the middle and top sections of the long elevations has the effect of both reinforcing and enlivening the facade concepts. This glazed brick accent only appears adjacent to a long slot window.

On East Street, the ordered geometry of the street is expressed by ensuring the glazed brick always appears on the same side, augmenting the formal rhythm of the facade.

On West Street, where diversity is encouraged, the glazed brick reveals alternate along with the windows. This animates the facade and adds a visual play for passers by as the facade varies depending on how it is viewed.



Precedent: Menier Chocolate factory, Southwark Street, London

Where the taller blocks, F2 and F3, face West Street the tops are expressed as a variant of the middle part below. By simply dividing each bedroom size windows into its two parts, the massing of this upper section feels lighter and more delicate. The precedent image opposite shows how this detail was commonly used in Victorian buildings.

A detail of recessed brick course banding is also proposed for Block F3 as a means to further articulate the top of this block.



Bay study: Block F3 facade to West Street showing recessed brick coursing to parapet



Bay study: Block F2 facade to West Street





5.8 PUBLIC REALM

The key elements of the public realm include:

Street frontage to West Street, East Street and Cross Street, an internal courtyard and the interface with The Green.

The street frontages of all buildings include private entrances to the duplex units / townhouses on the lower two floors and more prominent entrances to the main cores that give access to the residential units on the upper levels. These are generally combined with the gated yet visually permeable entrances to the courtyards from the street. The variety created by the different types of entrances help to animate the streetscape and improve way finding.

The courtyard is accessible at grade from East Street but because of the east-west fall across the site, access is via the stair and lift cores on West Street.



WEST HENDON



5.9 SERVICING STRATEGY

Mechanical Services Overview

The building will be served with heat for heating and hot water from the local site-wide district heating system. The building will be provided with a plate heat exchange plantroom at Lower Ground floor level to hydraulically separate the building system from the site wide distribution.

A new Mains Cold water supply is provided, adequately sized for the building and as approved by the water board.

A potable combined cold water storage and sprinkler tank and booster set shall be provided within a dedicated plantroom at basement level.

A Heat Interface Unit to generate heating and hot water (with HIU storage cylinder) will be provided to each apartment. Heating shall be via radiators and shall include a wet towel rail in the bathrooms and ensuite. A heat meter shall be provided within the HIU to enable energy billing via the appointed billing company.

Mechanical Ventilation Heat Recovery (MVHR) will be provided for supply air to all habitable rooms and extract air from bathroom, ensuite, cloakroom and kitchen/utility areas.

No mechanical cooling is provided to the apartments.

Potable boosted cold water will typically enter each apartment within the ceiling void above the front door from the common landlord area and drop to a stop cock in an accessible location and then back up to high level ceiling for primary distribution. A water meter shall be billed direct by the water authority and located within the boosted cold water riser cupboard. Apartments shall be provided with residential sprinklers fed off the boosted water supply – subject to confirmation by the Fire Engineer.

Above ground drainage will be HDPE within the residential units, with acoustic treatment as necessary.

The common corridors will be provided with a mechanical smoke extract system.

Mechanical environmental extract will be provided to common corridors via the smoke extract ventilation shaft. Make up air will be via the stair core and roof mounted AOV (Automatically openable vent) at the head of the stairs.

The car park will be provided with mechanical extract ventilation which will provide background ventilation controlled by carbon monoxide sensors. The system will go into smoke extract mode upon activation of the fire alarm system within the car park. Make up air intake shall be via the car park entrance ramp with louvred openings within the Lower Ground floor to allow air to pass to the Basement level.

Facilities

The facilities areas within the building consist of an office and a fitness suite which are to be provided with the following:

A valved, capped-off and metered connection to the communal heating system - for future extension by the tenant.

Supply and extract louvres will be provided for future fit-out for the tenant's mechanical ventilation system.

Space allocation within the lower Ground floor for VRF/DX type heating and cooling plant.

A metered mains cold water supply direct from the site wide network.

Electrical Services Overview

Incoming Supplies:

Substation to be constructed within the ground floor in line with UKPN requirements.

Generator to be included if required, to cover any secondary supply requirements.

Communications housed within dedicated comms room incorporating BT/Virgin/Other services.

Residential:

Residential units are to be provided with the following:

Electrical meters (billed direct by provider) housed within the risers.

BT service (one line per dwelling – Fibre Optic intake if possible) provided.

IRS service provided to lounge via multi-grid outlet and to master bedroom via magic eye link.

Facilities:

There are minimal commercial areas within the building consisting of a small office and a health suite/gym which are to be provided with the following:

Individually metered power supplies.

Communications:

A fire alarm system which shall enable reporting back to Landlords.



Block F refuse strategy

-  binstore outside of 10m wheeling distance
-  10m wheeling distance from collection point

5.10 REFUSE STRATEGY

All residents will be required to take their refuse to the ground and/or basement refuse stores. The refuse stores are at close reach from each core and have been designed to the London Borough of Barnet Note on waste management. A series of euro bins (each with a capacity of 1,100 litres) and 240 litres bins will provide segregated handling where possible for household waste and mixed recycling.

On collection days, where required, BRAM on site management team will take the bins to a collection area on West Street in readiness for Barnet waste collection services collection. A separate 'large item' waste storage area has also been provided in the basement for the occasions when residents need to have furniture or bulky items removed from their apartment.

BRAM onsite management will also take bins from the BRAM, SSSI office and fitness suite to designated collection points on specified collection days.