

4.0 DESIGN CONCEPT

4.13 Materials and Character Areas

The use of materials across the proposal is guided by the key principle of relationship to context and setting. This will provide robust façades for road facing elements and softer façades with balconies for areas facing onto the green social spaces.

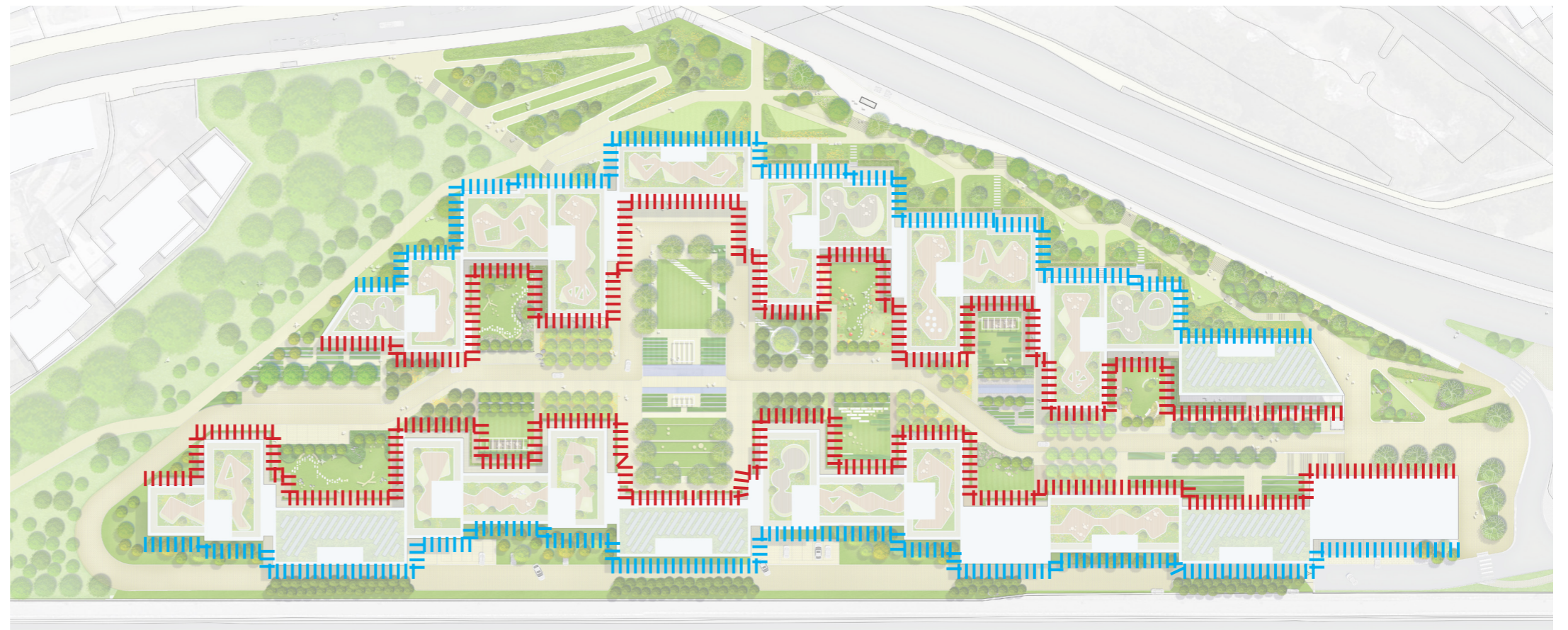
- M1 Façade. The colour and form responds to the context of breaking the linear nature of consistent wall with vary brick colours and facade expression
- A1 Façade. The colour and form responds to the context across the road to Mill Hill, with dark brown brick being used on the smaller blocks and lighter beige brick to the advancing buildings.
- Bunns Lane. Similarly to A1 façade, the colour responds to the context along Bunns Lane.
- The inner façades facing the courtyard spaces will have warmer tones to create a softer inner surface which responds the green areas.
- The inner façades of the blocks will have areas of brick and straight various details to the metal balustrades. There will be inner operable glass doors creating winter gardens along the inner façades. This provides an opportunity for residents' private greenery on these façades, giving a softer inner surface.



COOL EXTERIOR 



WARM INTERIOR 



EXTERIOR AND INTERIOR FACADE LOCATION

4.0 DESIGN CONCEPT

4.14 Facade Concept

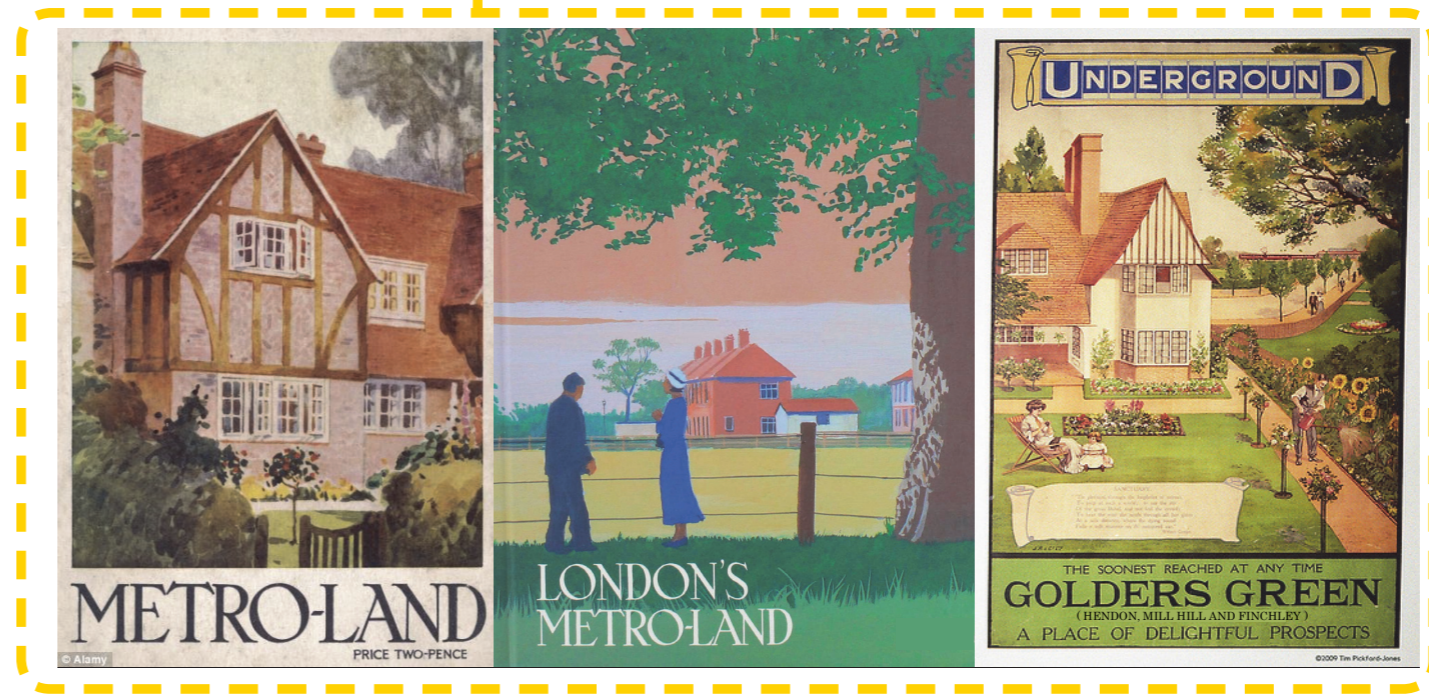
By taking the comments of the needing to relate back more the Mill Hill, the building expression takes cues from the Mill Hill suburban and building context and applies this the subtle moves to derive a new architectural expression to relate contextually with Mill Hill.

There are a series of building types in Mill Hill which are predominately brick and masonry. They all act as a collection of buildings and the grander building either have stone with brick infills like Mill Hill School or articulated openings.

The design recognises building next to the “metro-land” context where the philosophy was about creating low scale single dwellings set in leafy green areas but most importantly it was commutable from busy London and living in a landscape setting. This is low density housing making a large part of Mill Hill.



MILL HILL IS A MIX OF ARCHITECTURAL STYLES AND PREDOMINANTLY BRICK AND MASONARY



THE ROMANTIC VISION OF “METRO-LAND” - LEAVING THE CRAMPED CONDITIONS OF CENTRAL LONDON FOR A PLACE WITH SPACE AND GREENERY

4.0 DESIGN CONCEPT

AFK examined the Mill Hill suburban typology and extracted a few key principles

- Buildings are set within large areas of landscape, front and large back gardens
- Act a collection of buildings
- Buildings shift to allow areas of larger and smaller spaces
- Street line is made from positive advancing buildings and separated by gaps or recessive elements
- The street scape is also made from consistent reading of a top, middle and bottom

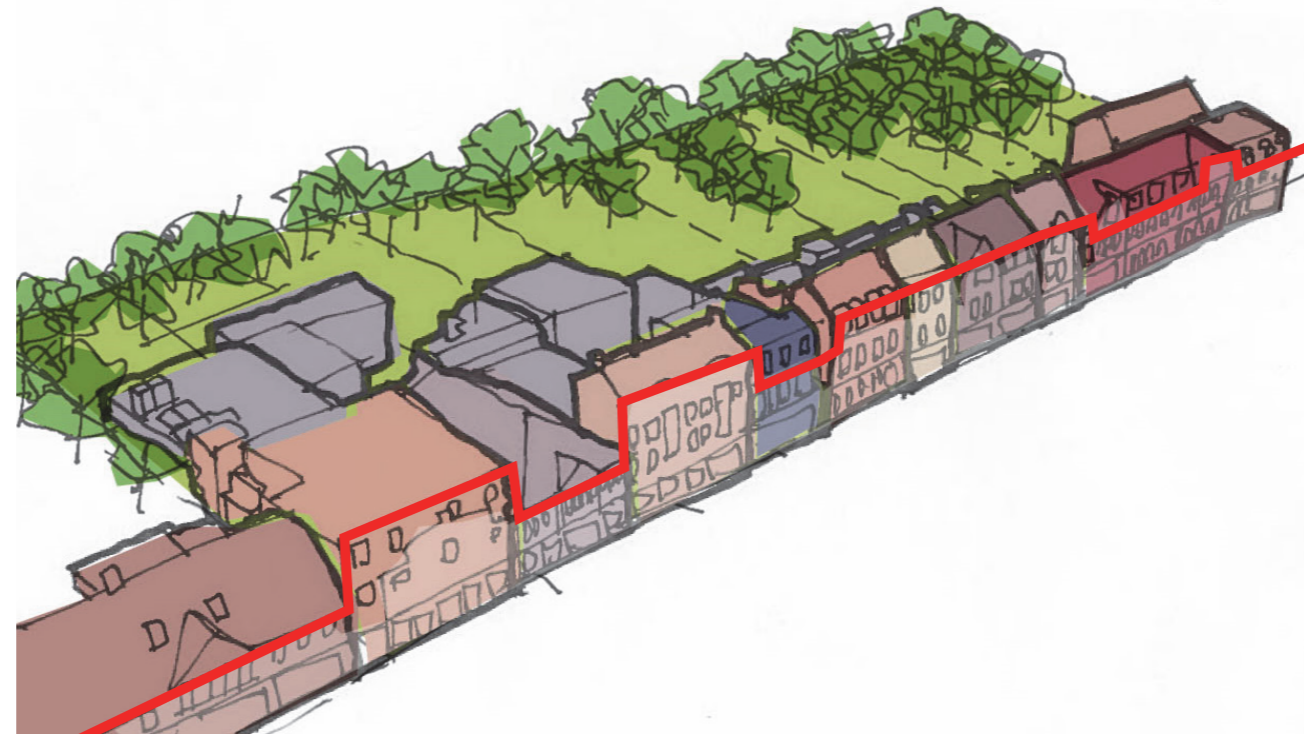
Similarly, the next scale up is the high street where the principles are the same with buildings set into gardens with hard building edge line.

They are also some notable principles along the high street

- Predominantly brick and masonry
- A variegated roof line
- Subtle colour variation between building blocks
- A layering of primary expressed edges with secondary brick skins



SUBURBAN BUILDINGS SET WITHIN LANDSCAPE AND ACT AS A COLLECTIVE



SUBURBAN HIGH STREET - PREDOMINANTLY BRICK AND VARIEGATED ROOF LINE



ADVANCING AND RECESSIVE ELEMENTS



TOP, MIDDLE AND BASE ARTICULATION



MILL HILL BROADWAY - BUILDING WITH EXPRESSED EDGES AND ARTICULATION



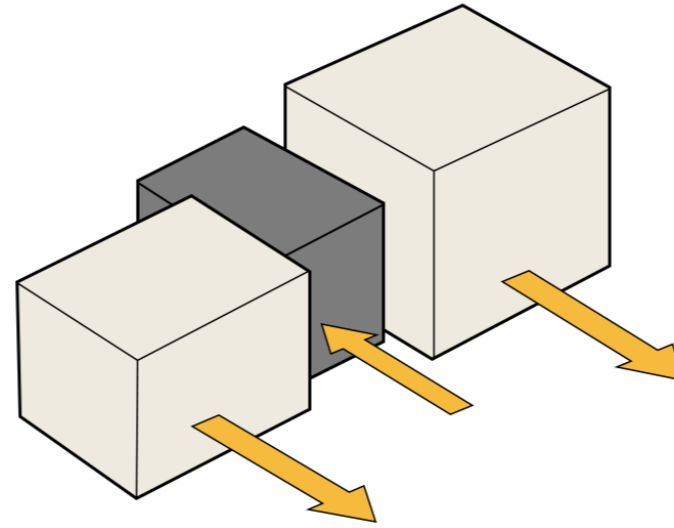
MILL HILL SCHOOL AND MEDICAL RESEARCH BUILDING - STRONG ORDER AND STRATA

4.0 DESIGN CONCEPT

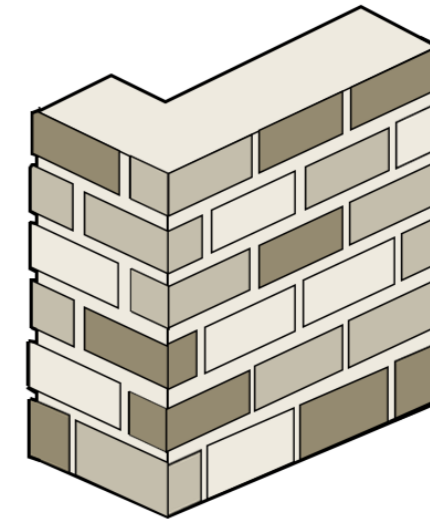
4.15 - 8 Key Architectural Principles in learning from Mill Hill

Through a study of Mill Hill, we came to 8 key principles for the façade expression

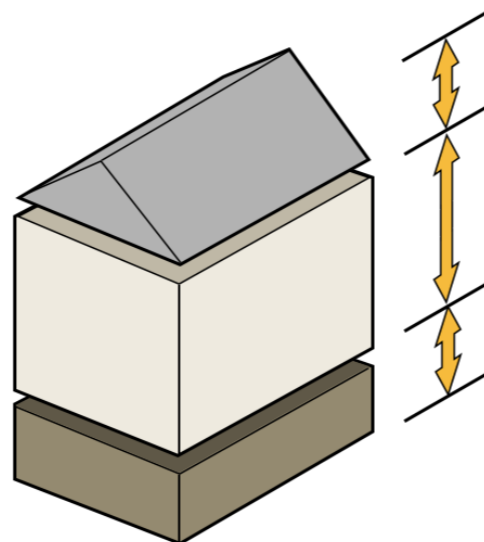
1. Building should have advancing and recessive building blocks expression
2. They should be predominantly masonry and brick
3. They all should have top, middle and base expression
4. Layering of primary and secondary skins
5. Buildings set within a landscape setting
6. Buildings act as collection of buildings
7. Variegated roof line
8. Simple colouration fitting with Mill Hill building brick colours



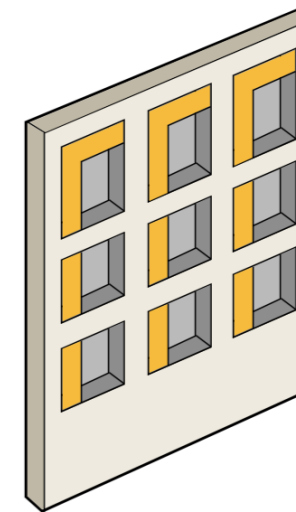
1. ADVANCING AND RECESSIVE BUILDINGS



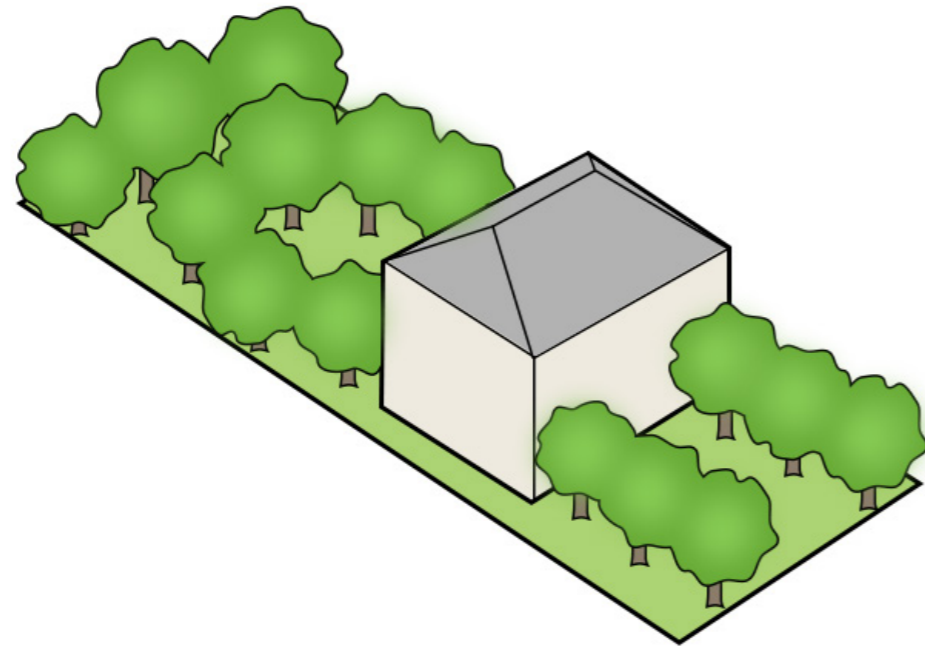
2. PREDOMINANTLY BRICK AND MASONARY BUILDINGS



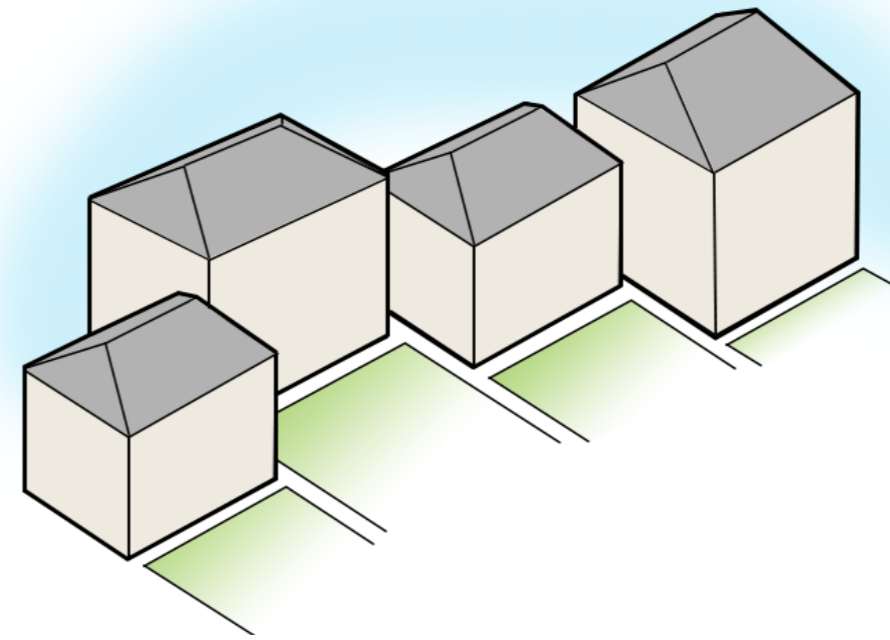
3. TOP, MIDDLE AND BOTTOM ARTICULATION



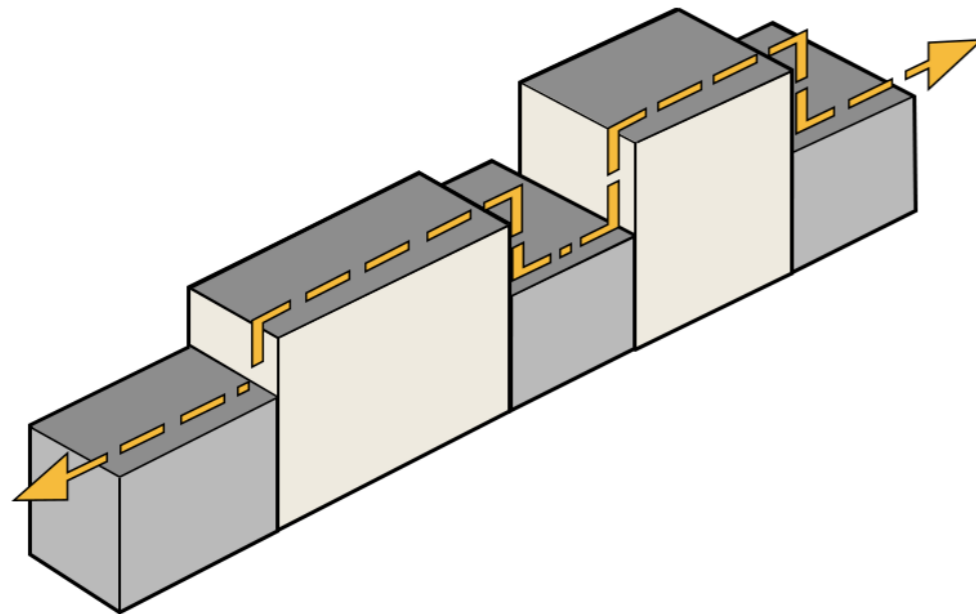
4. PRIMARY AND SECONDARY MASONARY SKINS



5. BUILDINGS SET IN LANDSCAPE



6. BUILDINGS ACT AS A COLLECTIVE



7. BUILDINGS HAVE A VARIEGATED ROOF LINE



8. BUILDINGS SHOULD BE OF THEIR TIME BUT WITH SUBTLE COLOURATION TO KEEP WITHIN MILL HILL'S CONTEXT

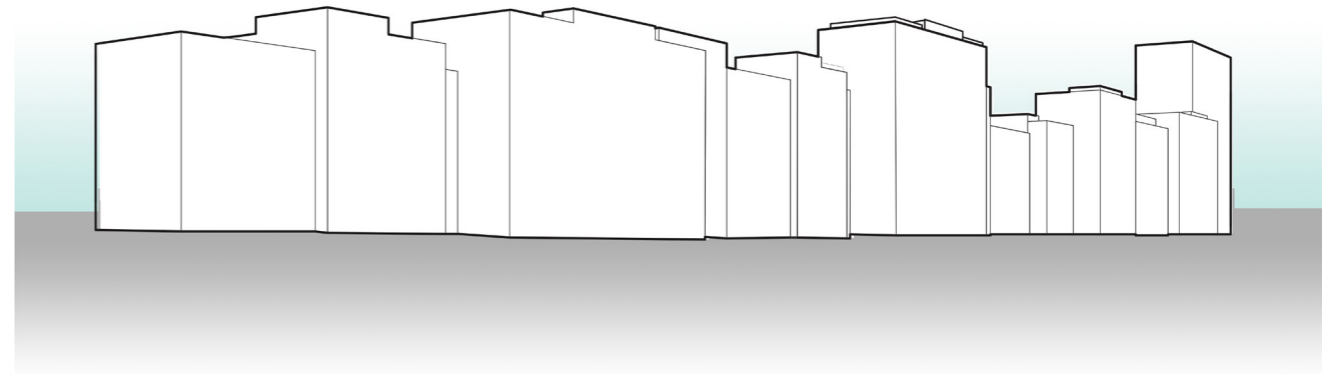
4.0 DESIGN CONCEPT

4.16 - 8 Key Architectural Principles in learning from Mill Hill

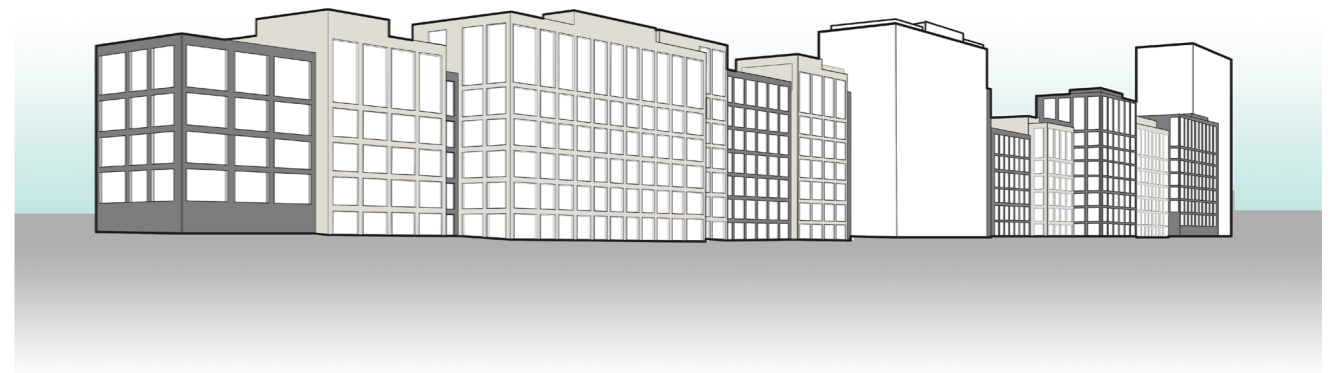
When we apply these 8 key architectural principles along the M1 and A1 facades we create a much varied and articulated facade.

The diagrams to the right show the M1 facade articulation through varying the roof line, expressing the individual blocks with positive and recessive buildings by brick and stone, articulate top, middle and bottom and articulating secondary skins all of which give richness and highly modelled facades when experienced from the motorway and a far.

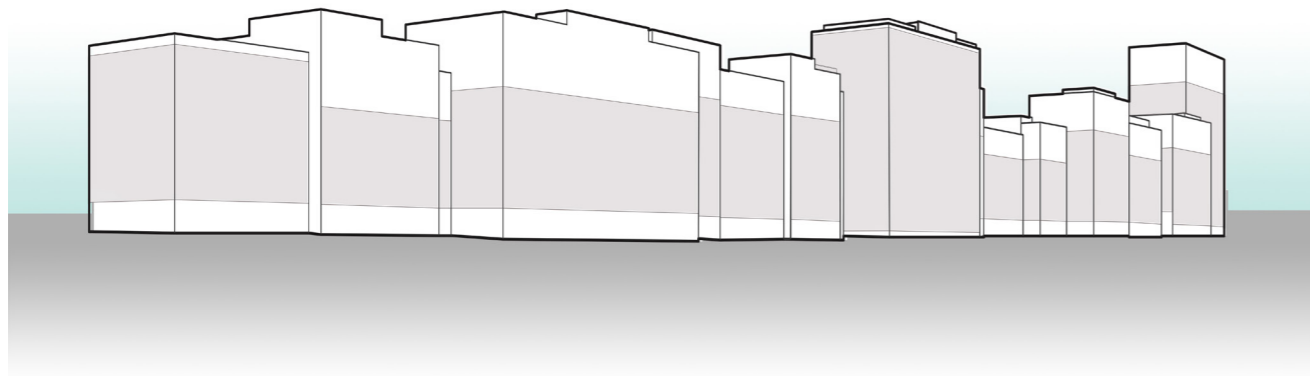
ARTICULATION ALONG THE M1



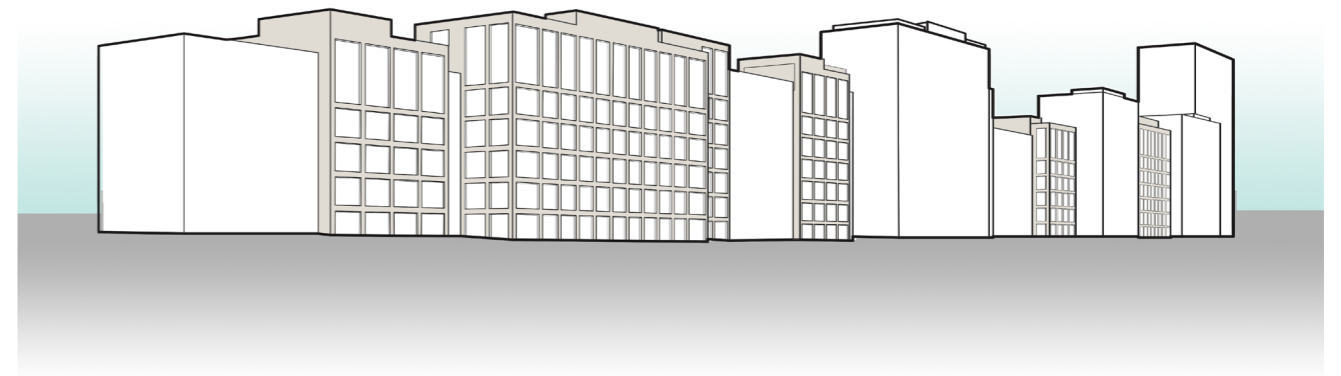
1. VARIEGATED MASSING



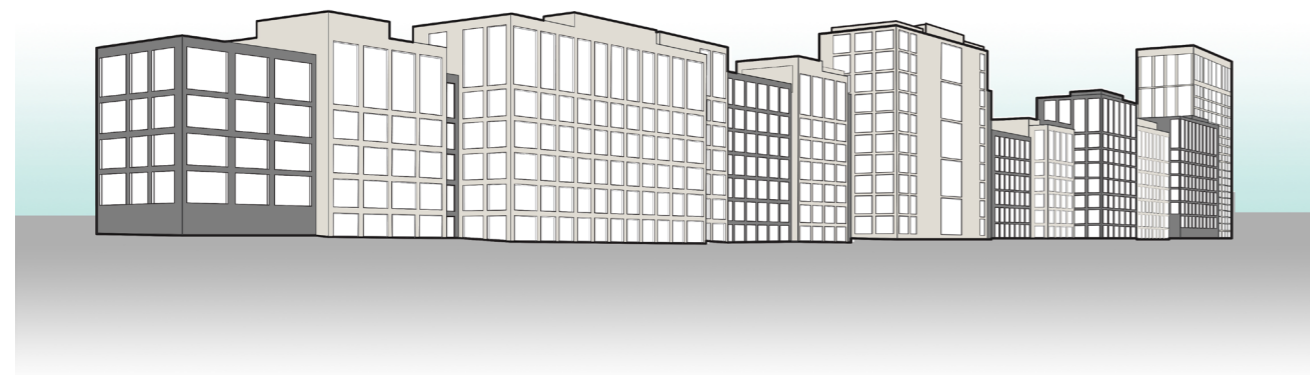
4. PUNCHED OPENINGS – RECESSIVE BUILDINGS



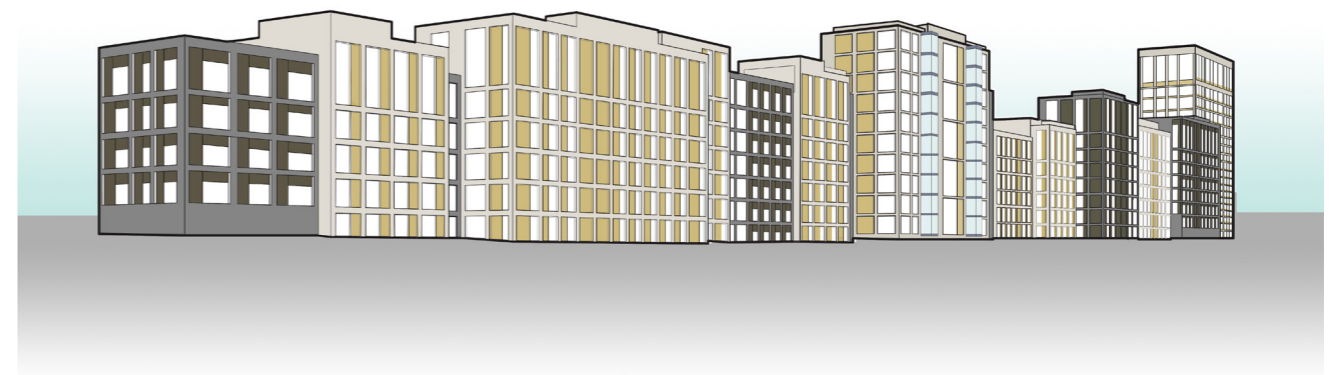
2. EXPRESS TOP, MIDDLE AND BOTTOM



3 FRAMED BUILDINGS – POSITIVE BUILDINGS



5. CENTRAL BUILDINGS AND TOWER – STONE AND BRICK



6. SECONDARY BRICK LAYER

5.0 DETAIL SCHEME (BLOCKS A – R)

5.1 Introduction

The following section covers in detail the individual Blocks and addresses scale, massing, appearance and building relationship with public realm building upon the masterplan principles in section 3

There are 18 Building Blocks which are:

- Block A - 75 units - TYPE C Block
- Block B - 54 units - TYPE A Block
- Block C - 49 units - TYPE A Block
- Block D - 70 units - TYPE A Block
- Block E - 39 units - TYPE A Block
- Block F - 62 units - TYPE A Block
- Block G - 36 units - TYPE A Block
- Block H - 52 units - TYPE A Block
- Block I - 30 units - TYPE A Block
- Block J - 42 units - TYPE A Block
- Block K - 50 units - TYPE B Block
- Block L - 64 units - TYPE B Block
- Block M - 47 units - TYPE A Block
- Block N - 34 units - TYPE A Block
- Block O - 29 units - TYPE A Block
- Block P - 26 units - TYPE A Block
- Block Q - 54 units - TYPE A Block
- Block R - 31 units - TYPE A Block

