

5.0 DETAIL SCHEME (BLOCKS A –R)

Principally two building types make up the overall massing and architecture.

These are:

Type A – Framed and Recessive Buildings

Type B – Taller Buildings

Blocks C, E, G, I, J, L, N, O, Q, and R are located along the M1 and together the external façades form a protective barrier and articulated buffer to the busy motorway – protecting the central spaces at the heart of the proposal. Blocks K, H, F, D, B are located along the A1, with the external façades shielding the scheme. Block A, the taller structure, fronts the M1 and A1, bookending the scheme and acting as a visual marker for the site.

The Blocks contains a mix of one bed, two, three bed and three bed apartments.

All floors from Ground Level are for residential use, providing a combination Build to Rent, Private Sale and Affordable residential units. Commercial / retail space is provided on Ground floor and Lower Ground to the South reinforcing the commercial activity at the head of the site parallel to the A1 slip road link.

The building arrangement creates an articulated roof line that provides a barrier along the M1 and A1, but also allows ample access to daylight / sunlight and visual amenity into the green spaces within the centre of the proposal.

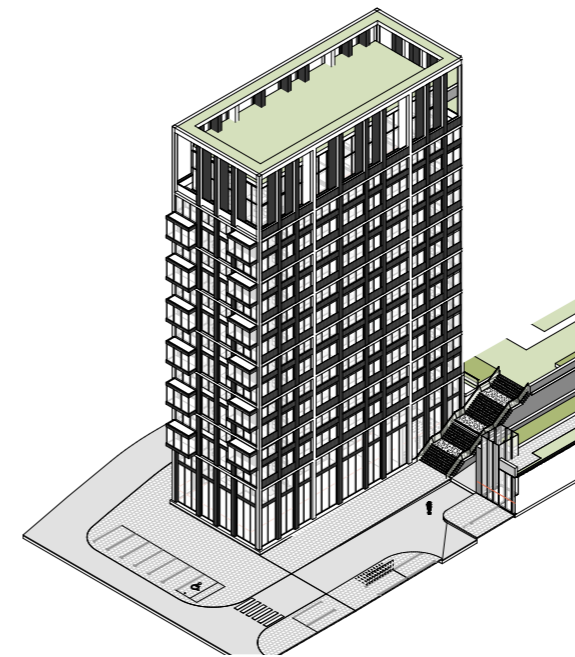
Within Blocks P,M,K,H,F, and D, the Ground Floor level has Residential amenities which includes a Café, Restaurant/Bar, Concierge, Gym, Residents Lounge, Private Dining Room, Informal Screening Room, Work Stations, Post and Package Store / Cold Storage areas. There is also the expected use for a public Crèche / Nursery facility.

The majority of units are dual aspect and there are no North facing or motorway facing single aspect units and typically are 3 to 6 units per core.

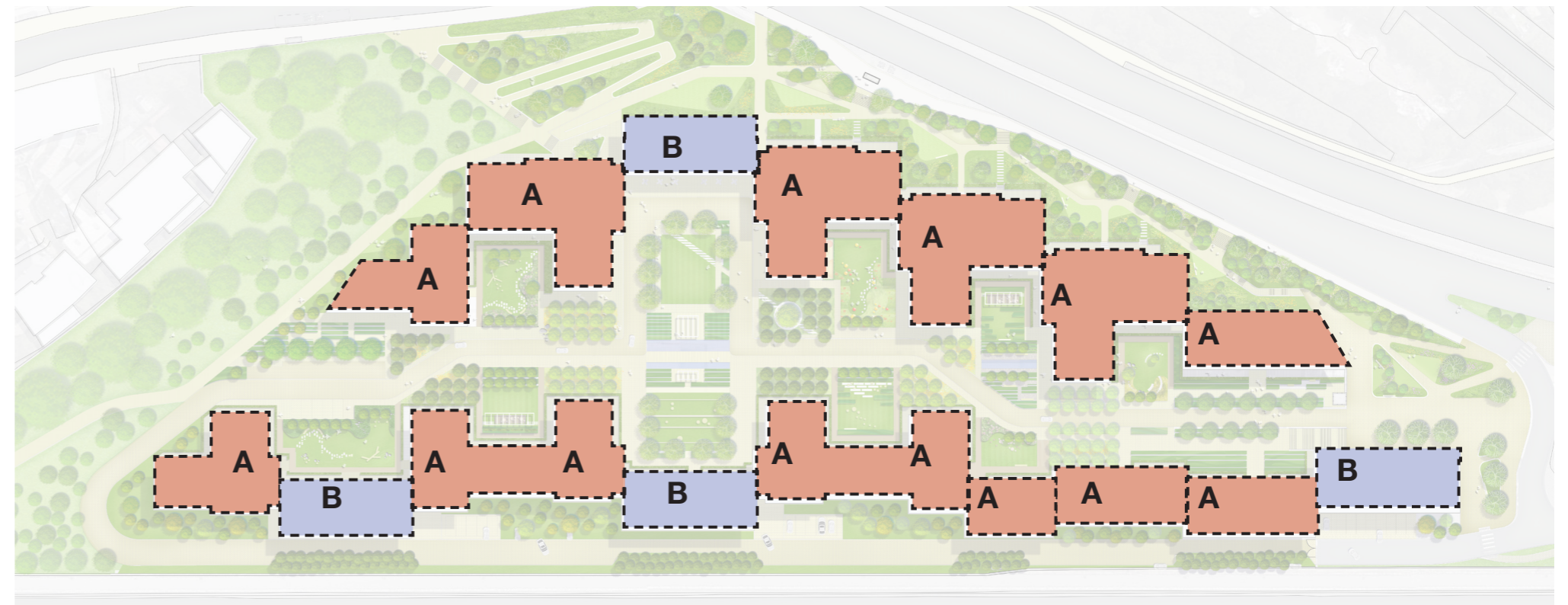
All apartments have been developed to comply with Lifetime Home Standards and their layouts have been developed according to the recommendations of the London Housing Design Guide.



BLOCK TYPE A - FRAMED AND RECESSIVE BUILDINGS



BLOCK TYPE B - TALLER BUILDING



BUILDING TYPES

5.0 DETAIL SCHEME (BLOCK TYPE A – FRAMED AND RECESSIVE BUILDINGS)

5.2 Block Type A - Scale and Massing

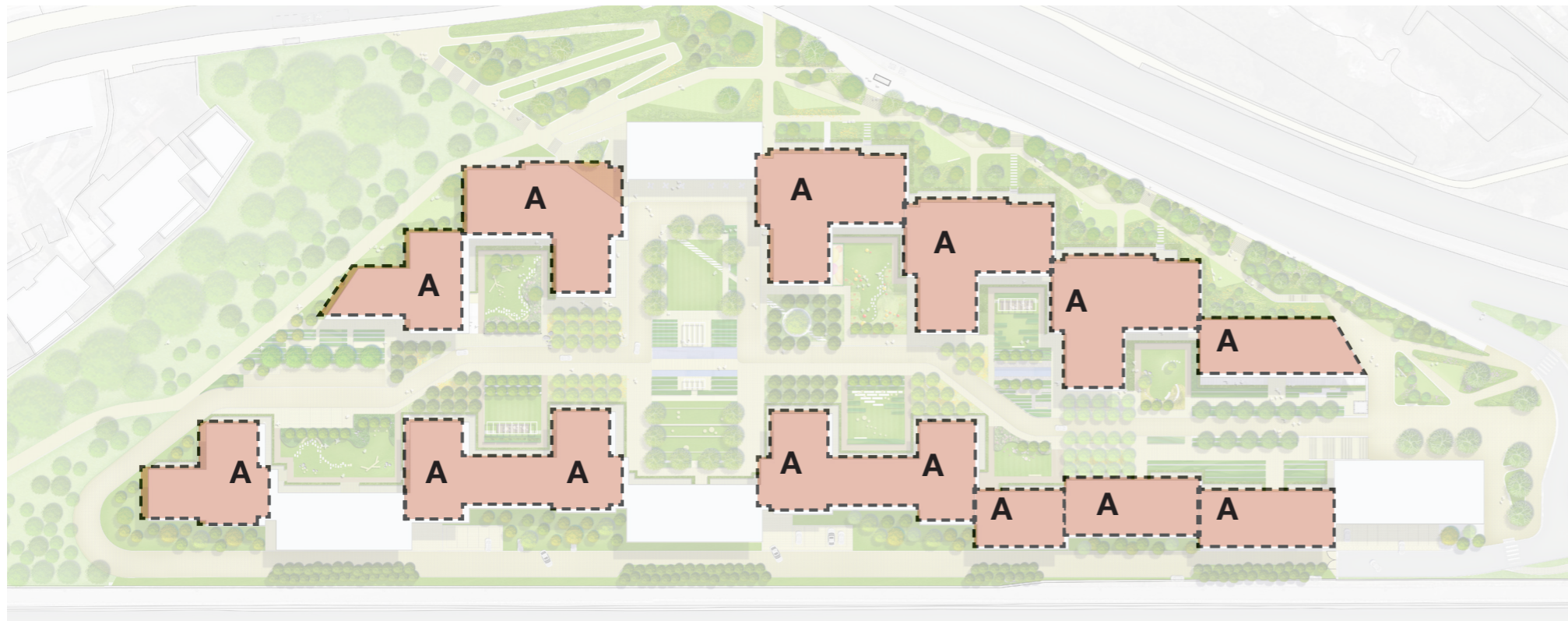
These building blocks form the majority of the scheme and are designed to express the visual cues from Mill Hill's suburban streetscape, but on a larger scale.

These buildings follow the massing and façade principles set out in the concepts, and consist of a straight block which is interlinked to another smaller block.

These buildings feature a lower, set-back block which connects to a larger block, resulting in the articulation of both advancing and recessive building elements.



BLOCK A - FRAMED AND RECESSIVE BUILDINGS



BLOCK A -LOCATION PLAN

5.0 DETAIL SCHEME (BLOCK TYPE A – FRAMED AND RECESSIVE BUILDINGS)

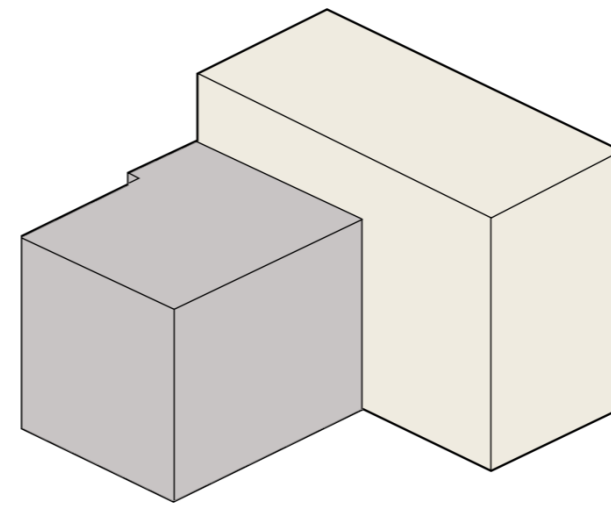
5.2 Block Type A - Scale and Massing

The top and ground are articulated in the massing on both interlocking blocks but are expressed differently to denote each. The advancing buildings have a grander frame with secondary brick infills, while the recessive buildings have punched openings and a more intimate human scale, with articulated blue brick infills.

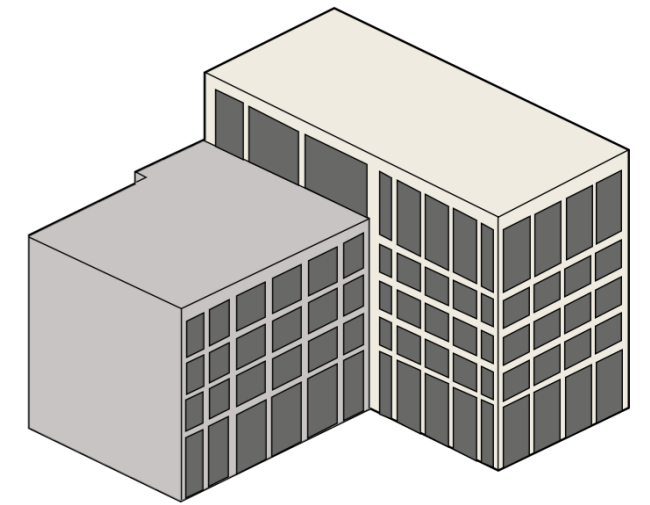
The inner façades facing towards the courtyard, are articulated with softer balconies, greenery and timber screens.

Holistic building expressions feature on both the inner façades facing the courtyard spaces, and the outer façades which face the motorway.

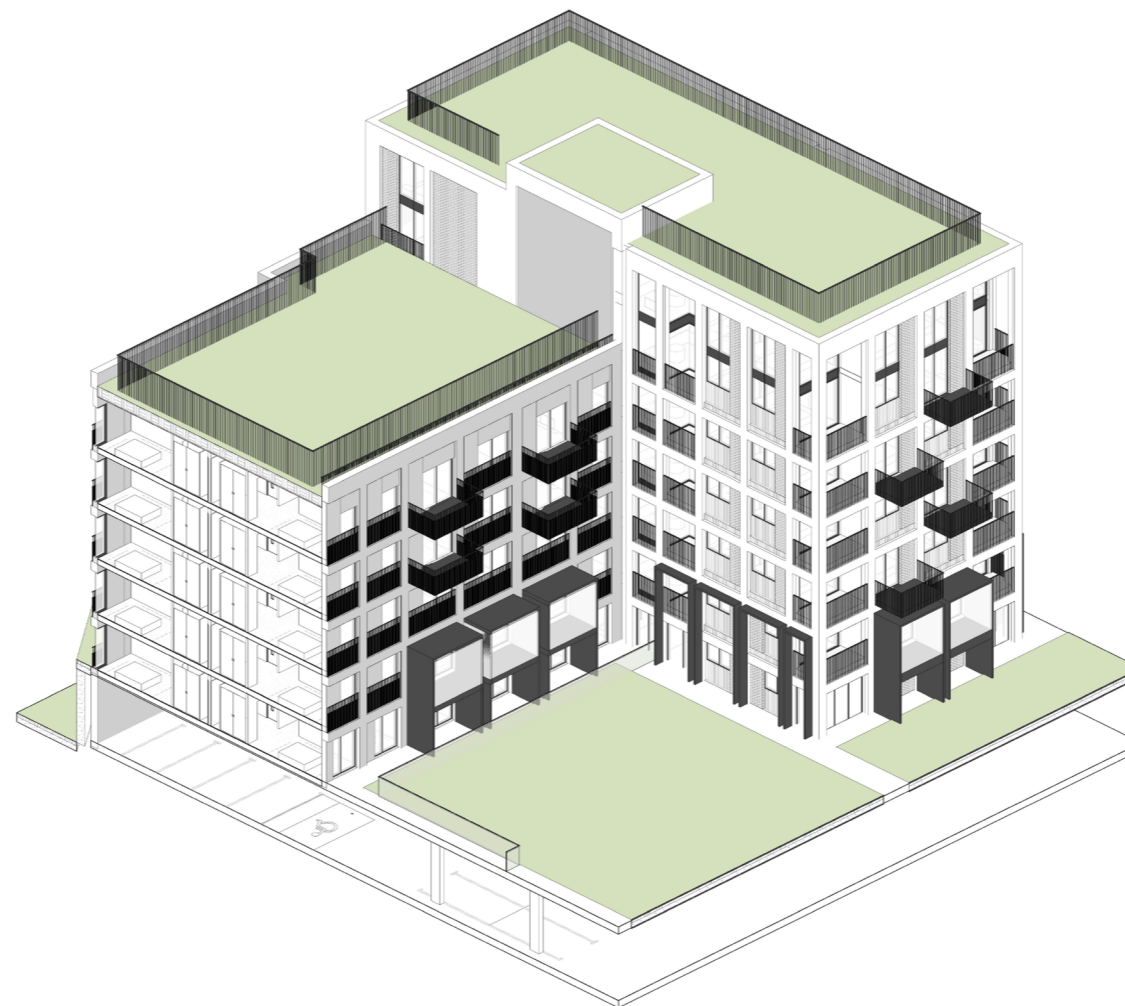
The residential entrances and access are all accessed from the inner, protected heart of the scheme (the sides which do not front the motorway) on the ground level



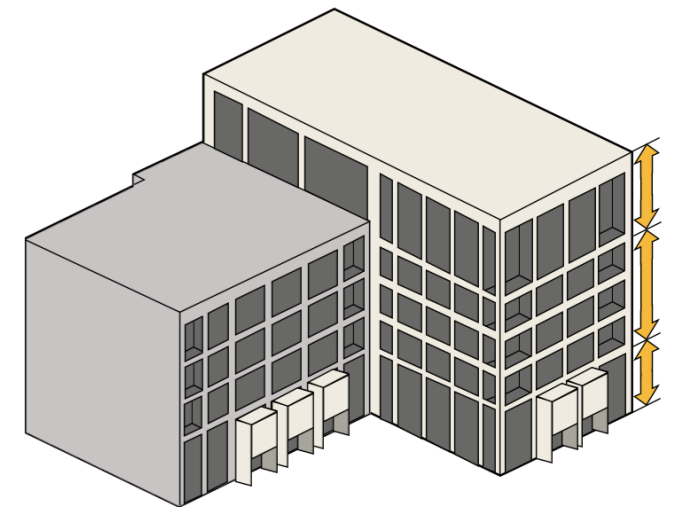
INTER-CONNECTING BLOCKS



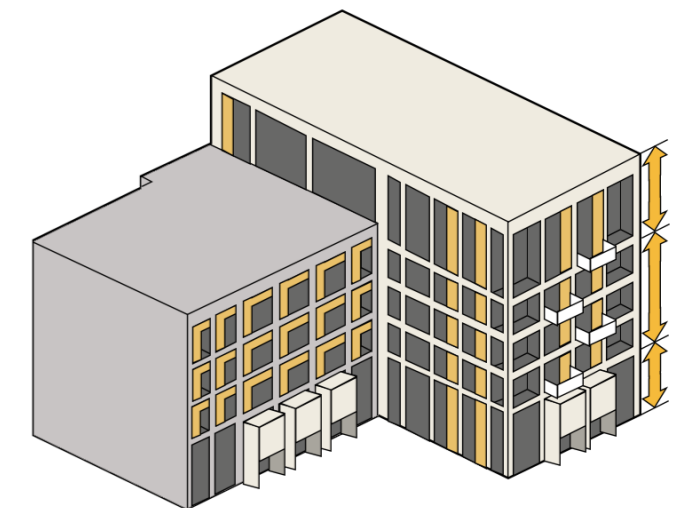
ARTICULATE PRIMARY AND RECESSIVE FORMS



BLOCK A - FRAMED AND RECESSIVE BUILDINGS



ARTICULATE TOP AND BOTTOM



SECONDARY ELEMENTS TO ANIMATE FACADES

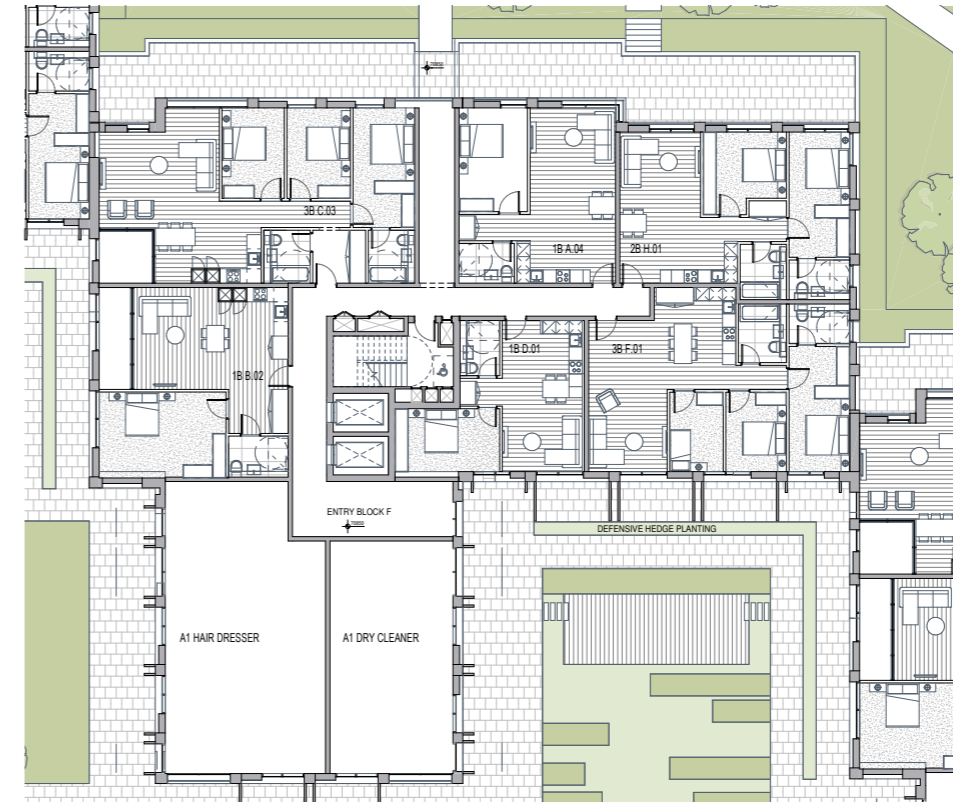
5.0 DETAIL SCHEME (BLOCK TYPE A – FRAMED AND RECESSIVE BUILDINGS)

5.3 Block A - Plans

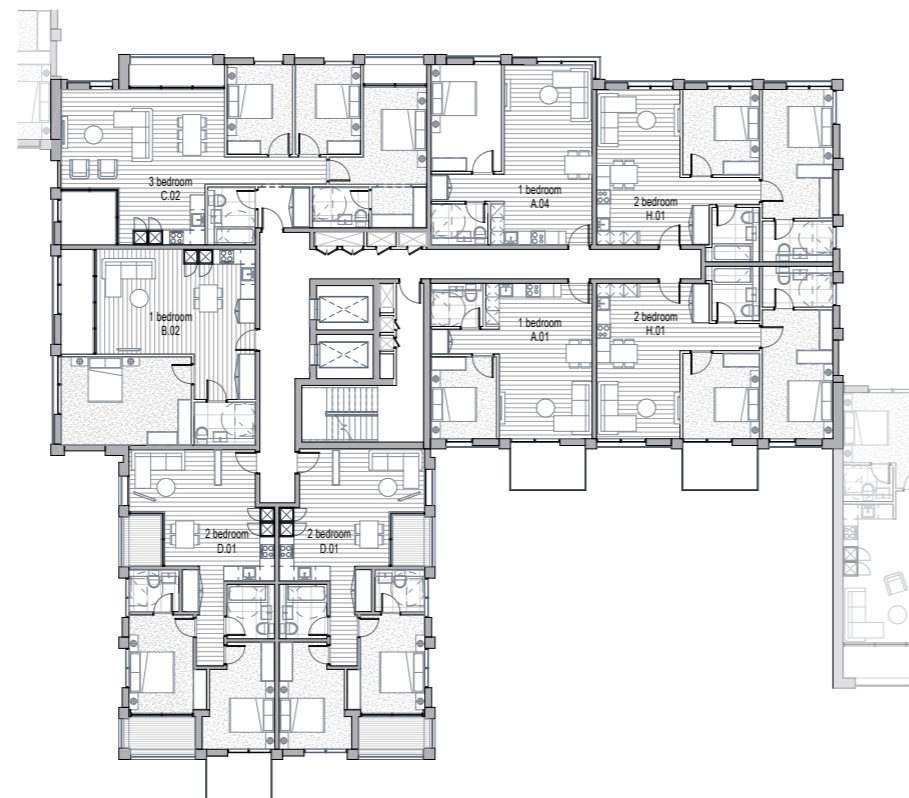
The typical plans consists of ground floor with lobby access and apartments around a central core, with surrounding defensible space.

The typical level plan has a number of 1 beds, 2 beds and 3 beds units, with dual aspect units and single aspect units facing the inner, protected courtyards.

The upper level plan has four units to the core and access to the lower roof green amenity spaces.



BLOCK A - GROUND LEVEL



BLOCK A - TYPICAL FIRST FLOOR



BLOCK A - TYPICAL UPPER FLOOR

5.4 Block A - Appearance

In developing the detailed proposal for Block A, our aim has been to create a visually coherent, robust and contextual design that relates to Mill Hill but that also includes a softer inner side facing the courtyards, which shield the community from the M1 and A1 context.

The building has simple palette of timeless materials, predominantly brick and stone with a consistent frame rhythm of verticals to unify the secondary skin of brick, windows, recess and projecting balconies. The white frame creates depth and changing light quality over the façades when seeing the building from the roadways. The softer elements, which include the balconies, timber louvre screens behind glass and greenery, as well as vibrant coloured glazed brick are introduced for articulation.

For the recessive building, the primary brick skin is darker brown brick with punched openings articulated in blue glazed brick, stacked with projecting prebends in a diagonal pattern. Again the depth of the façade lends texture, intimacy and a changing light quality.

The inner components with differing types of balconies and timber louvre screens further enhance the feeling of softer the inner façades. The balconies can be visually greened by residents giving a softer feel.

The façade is constructed from 6 materials:

- Stone / GRC frame (white)
- Brickwork (London yellow stock brick, dark brown brick)
- Aluminium (window frames and metal vertical bottom panels)
- Metal Balustrades (dark black colour)
- Stone walls to lower ground levels



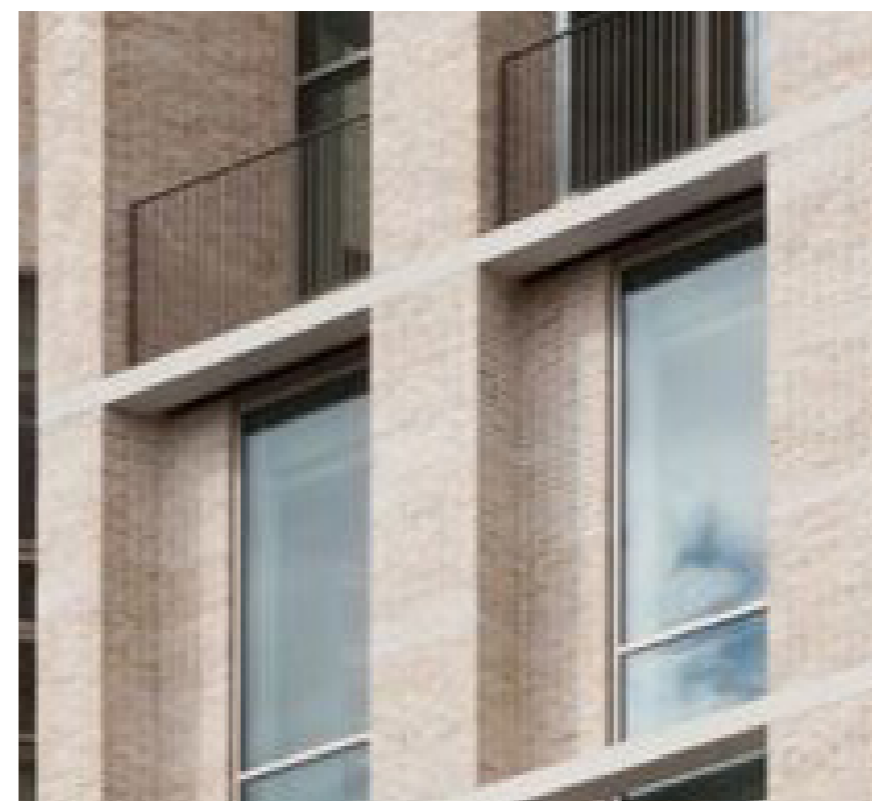
TOP FACADE MATERIALS



BRICK FOR SECONDARY INFILLS



FACADE DARK BRICK OR DARK BROWN FOR RECESSIVE BUILDINGS



FACADE BEIGE YELLOW BRICK MATERIAL FOR ADVANCING BUILDINGS



STONE FRAME - LIGHT GREY



BASE FACADE MATERIALS

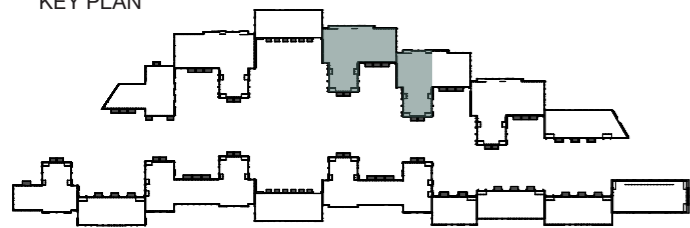
5.0 DETAIL SCHEME (BLOCK TYPE A – FRAMED AND RECESSIVE BUILDINGS)

Materials Key:

- 1. BEIGE YELLOW BRICK INFILL
- 2. STONE FRAME - LIGHT GREY
- 3. BLACK METAL BALUSTRADE
- 4. GLAZED BLUE BRICK
- 5. DARK BROWN BRICK
- 6. PROJECTING BLACK METAL FRAME
- 7. STONE GABION WALL



KEY PLAN



5.0 DETAIL SCHEME (BLOCK TYPE A – FRAMED AND RECESSIVE BUILDINGS)



FRAMED BUILDING FACADE MATERIALS



RECESSED BUILDING FACADE MATERIALS

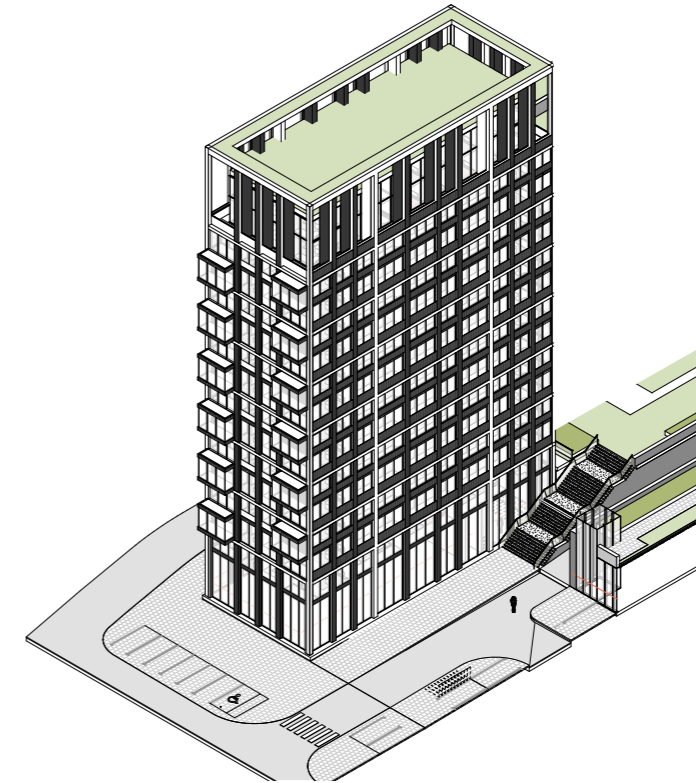
5.0 DETAIL SCHEME (BLOCK TYPE B - TALLER BUILDING)

5.5 Block Type B – Scale and Massing

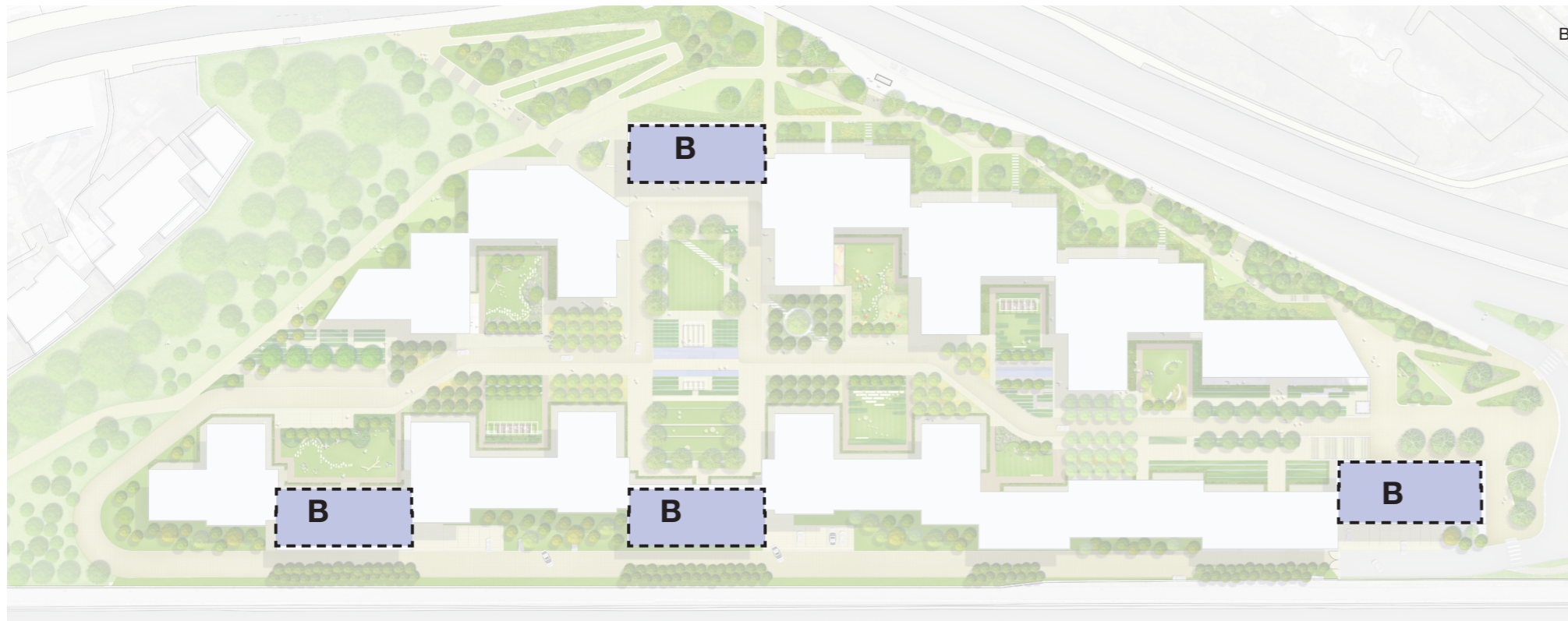
The tower building bookends the site and acts as an important gateway and wall articulation along the M1.

The building predominantly features less brick, in favour of a stone frame with lightweight bronze metal infills to articulate the façades.

In common with the other building types, the Tower building is conceived from the idea of using interlocking planes to form the building.



BLOCK TYPE B - TOWER BUILDING



BLOCK TYPE B - TALLER BUILDING