



# Facades

## Elevations

### Composition

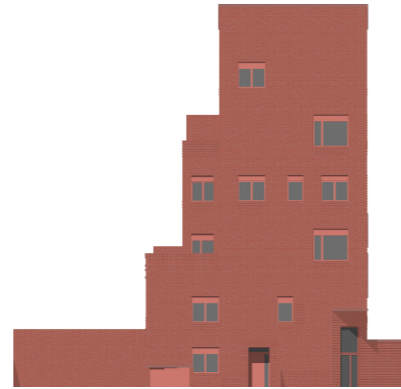
Plot J consists of a terrace of low rise townhouses with a terminating in a 6 storey stacked maisonette block to the East of the plot. The townhouses are identified by a consistent rhythm of inverted pitches which step at changes in massing to negotiate the gentle slope of the land. The stacked maisonette block, is a grander re-interpretation of the townhouses pitched form which provides external amenity to the rear through the roofs of stepping bays.

### Aspect

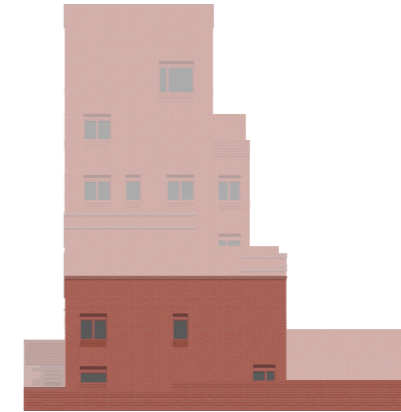
The Northern elevation completes Lochnagar street and is animated by front doors and defensible space which preserves the privacy of living rooms while providing opportunities for planting for residents. Bins and plant is contained in a dedicated store to minimise street clutter.

To the south of the plot sits the Grade II listed Bromley Hall School who's roof line is of historic significance to the local area. The southern elevation of Plot J is set back by generous gardens and is calmer in appearance than the rhythmic Northern elevation by gently stepping in plan to provide opportunities for morning and afternoon light to enter the ground floor living spaces of the houses.

Western and Eastern elevations face dedicated play space and are defended by a border of planting, with the North-Eastern corner chamfered to define the communal entrance to the maisonette block.



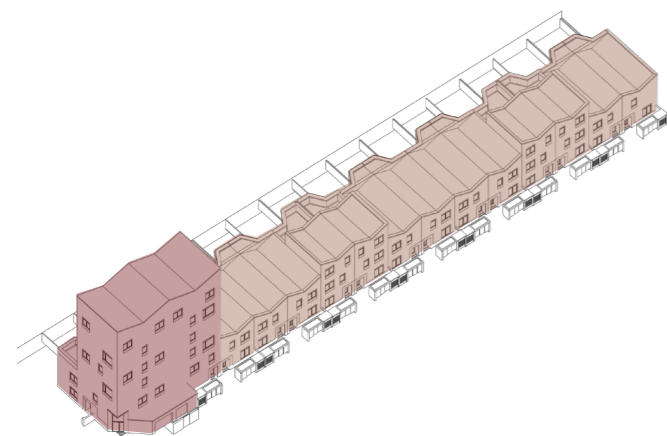
East Elevation (Bromley Hall Road)



West Elevation

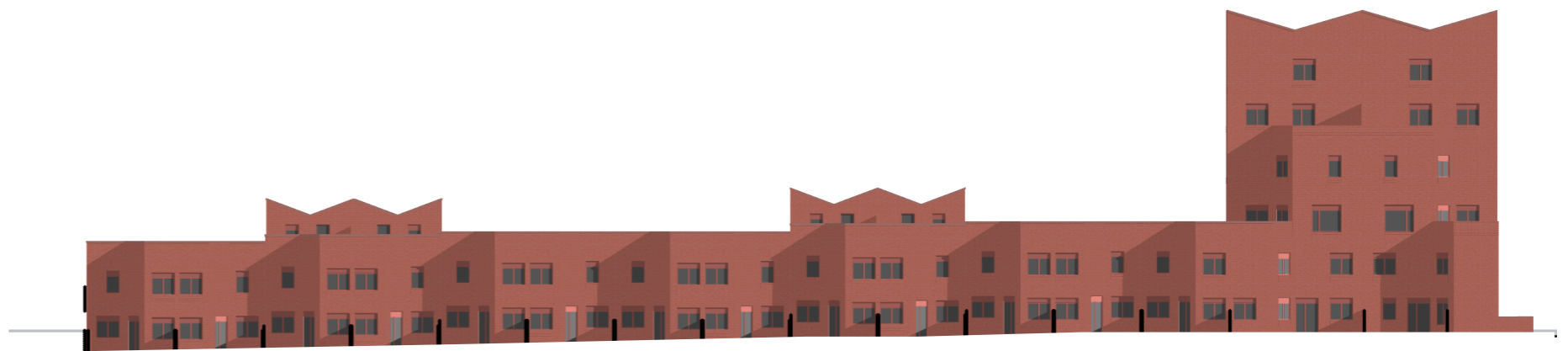


North Elevation (Lochnagar St)



Isometric

- Townhouses
- Stacked Maisonette Block



South Elevation

# Facades

## Bay Elevation

### Datum

Textured brickwork runs along the public facing elevations and steps to celebrate entrances and communal bike stores. This language is not present on the rear garden facing facades where a calmer elevation provides a backdrop for Bromley Hall School.

### Maisonette Block

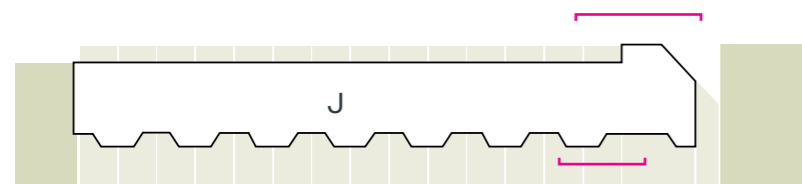
To the North, windows are playfully arranged to benefit internal arrangements. The North-Eastern corner is chamfered to provide shelter to the communal entrance and is adorned in the textured brick work. The textured brickwork works its way up to visually extending openings tricking the eye into reading the openings as more generous.

The Southern elevation is characterised by a stepping roof terraces accessed from the kitchens of each unit. Their forms are driven from the massing step in plan of the townhouses and provides a secondary aspect to kitchens.

Roofs are capped with a delicately detailed precast concrete coping which brings relief and life to the repeating rhythm of the pitched roofs.

### Townhouses

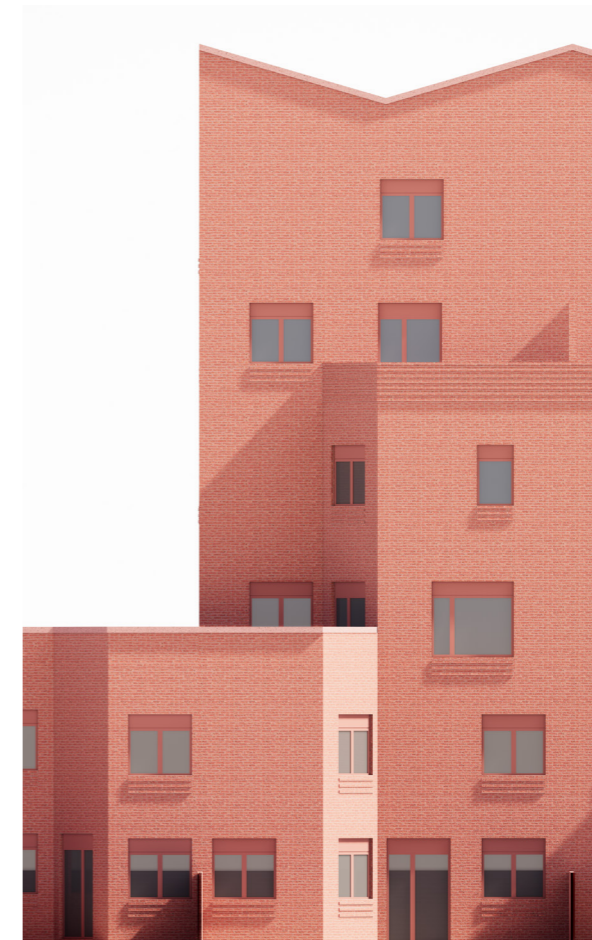
Town houses employ the same elevational devices as the Maisonette Block but at a smaller scale.



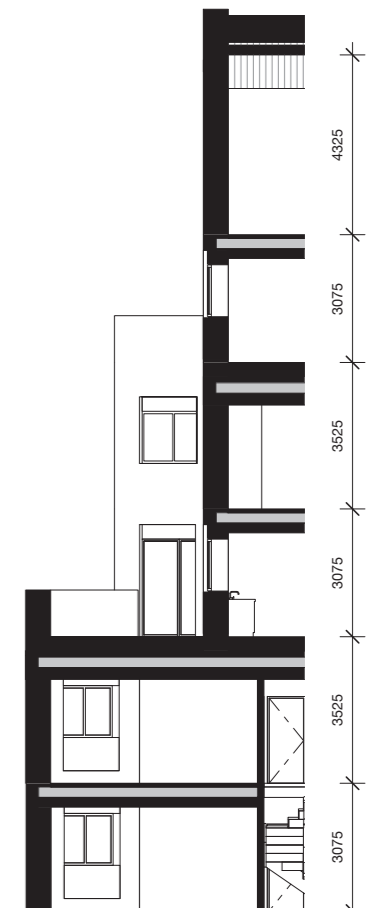
Key Plan



Maisonette Block North Elevation



Maisonette Block South Partial Elevation



Typical Section