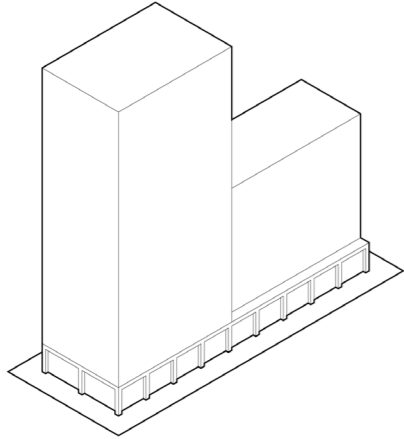


6.5. Building types

2 Tower with Leg

Material palette



- 6.5.22. Façade materials **must** be consistent with the other residential building on Enterprise Yard (with the exception of B3).
- 6.5.23. Brick **should** be the primary façade material and other detailing **should** be incorporated to emphasise the expression of the façade.
- 6.5.24. Windows **must** be in metal and **should** be finished in a dark colour such as bronze. Any other metalwork **should** be of a matching colour.
- 6.5.25. The base of the building **should** be in a robust, high quality material, different from the residential levels above with a motif or other cast in design to tie it to the other buildings in Enterprise Yard.



Fig.329 Pleated/folded facade detail



Fig.330 Muted brick tones with horizontal banding



Fig.331 Recessed balconies open at corners

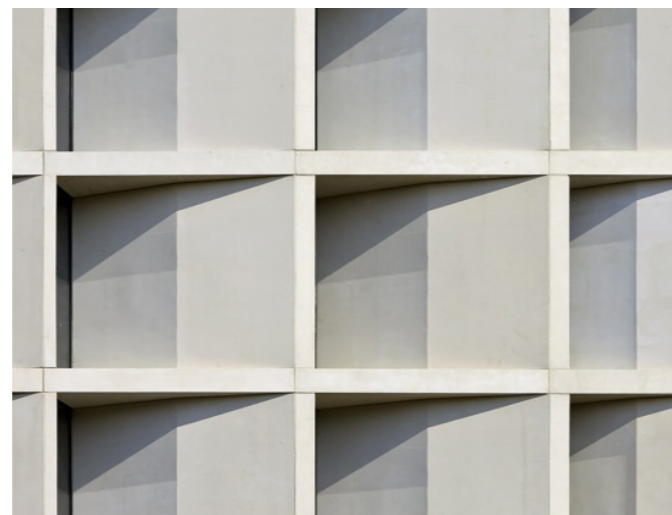


Fig.332 Pale cast panel with smooth finish

Elevation design principles

- 6.5.26. Building B1-B2 **must** express a step up towards Abbott Road and Highland Place to form a tower **1**, vertical in proportion and consistent with building C1 to the south.
- 6.5.27. The design of the façade **should** compliment the language of building B3 and act as a counterpoint to the vertical proportion of the tower form (shown here as a repeated single order horizontal band **2**). The geometry should respond subtly to the language of Balfour Tower, but any interpretation should be different to that of B3.
- 6.5.28. The **plinth** should be consistent in material and design with the other plinths and bases on Enterprise Yard and should share key design elements with the proposed workspace buildings on the west side of the street **3**.
- 6.5.29. The design and location of windows and balconies (shown here contained within horizontal bands to emphasise the directionality of the façade **4**) **should** be integral to the geometry of the facade.
- 6.5.30. Workspace **must** be prioritised to Enterprise Yard. Where plant spaces are necessary, they should share a consistent material palette with the workspaces **5**.
- 6.5.31. Where necessary, chamfers **must** be incorporated to achieve the required wind performance. These **should** be below the canopy of the plinth creating a pedestrian colonnade **6**.

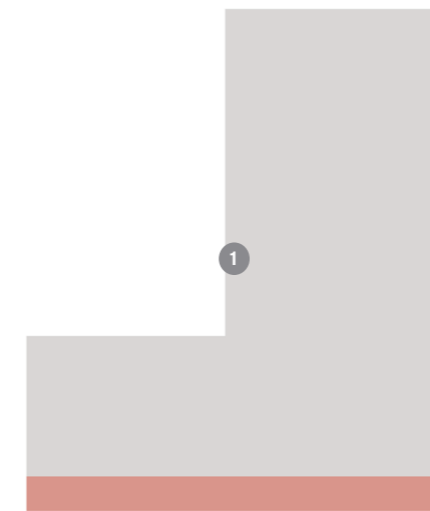


Fig.333 Building B1-2 - façade principles O1 (Illustrative)

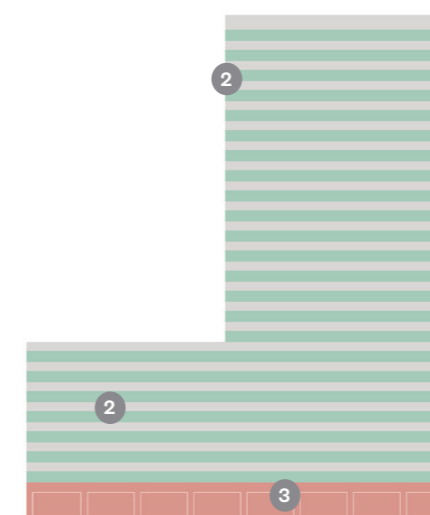


Fig.334 Building B1-2 - façade principles O2 (Illustrative)



Fig.335 Building B1/B2 - façade principles O3 (Illustrative)

6.5. Building types

2 Tower with Leg

Illustrative proposal

6.5.32. The illustrative proposal is designed to incorporate the design criteria set out in the Design Code.

6.5.33. The façade is expressed as strongly horizontal, with windows and balconies grouped through the use of concrete banding at the heads and cills. Windows and balconies stack to give the impression of a secondary vertical 'weave' sitting behind the foremost horizontal layer.

6.5.34. The horizontal 'ribbons' run through from the taller element (B2) to the shorter (B1) to tie these elements together and emphasise this building as one volume.

6.5.35. Windows are in a dark bronze anodised aluminium with other metalwork, such as screens or balcony guardings coloured to match.

6.5.36. The primary façade material is a pale brick in a warm tone. This is used on the other residential buildings on Enterprise Yard to provide consistency and to distinguish them from Building B3.

6.5.37. The building meets the ground in a pale concrete plinth incorporating a pleated detail at the columns. Workspace is incorporated where possible to activate the street. A significant amount of plant space is required in this building and so the treatment of this is important. Perforated screens, with a motif to match those on the building opposite, are used to conceal louvers.

Key

- | | | | |
|---|---|---|--|
| 1 | Pale brick with warm tone | 5 | Pale concrete plinth |
| 2 | Aluminium windows with anodised bronze finish | 6 | Plant entrance with perforated screen, finish to match windows above |
| 3 | Recessed balcony at building corner | 7 | Glazing to workspace |
| 4 | Concrete banding detail | | |

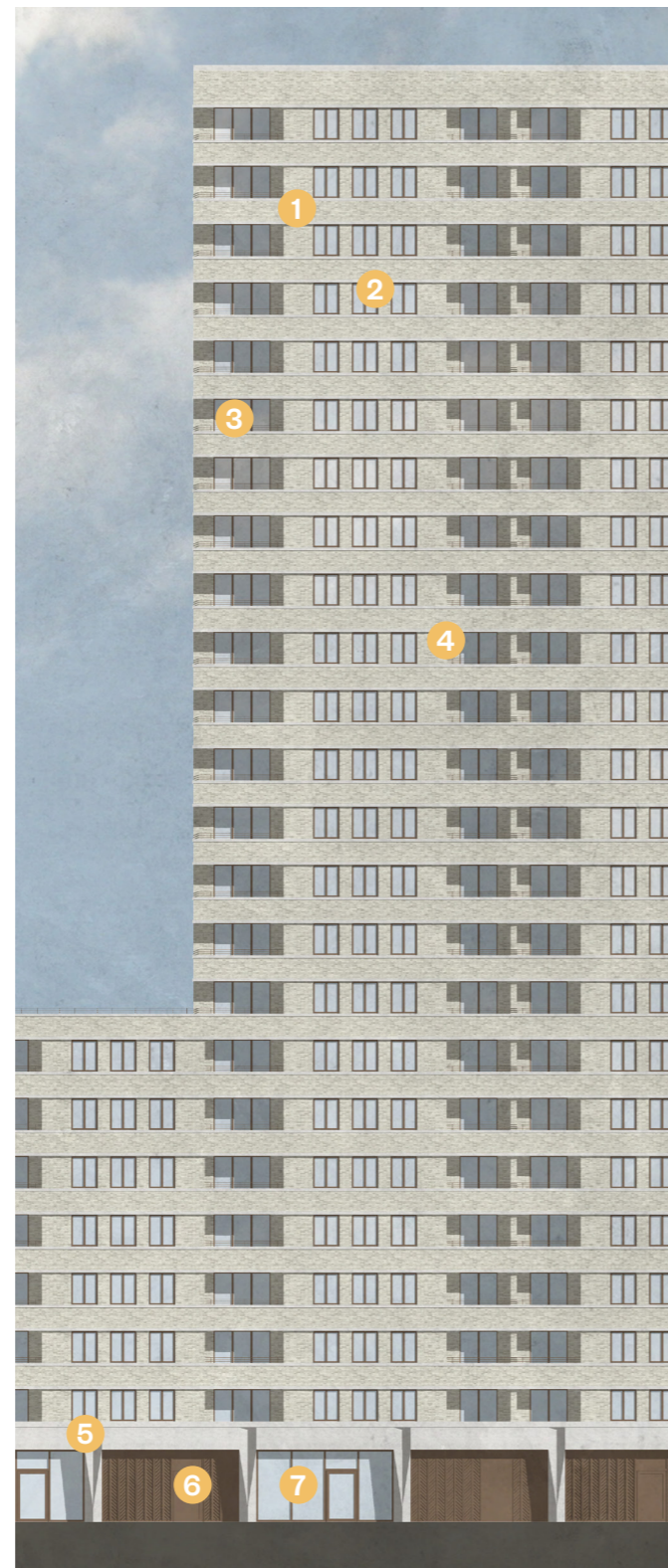


Fig.336 Illustrative partial east elevation of building B1/B2



Fig.337 Recessed balconies and concrete banding to Building B2 (Illustrative proposal)



Fig.338 Top of Building B2 (Illustrative proposal)



Fig.339 Illustrative view of Building B1-B2 viewed from Abbott Road

6.5. Building types

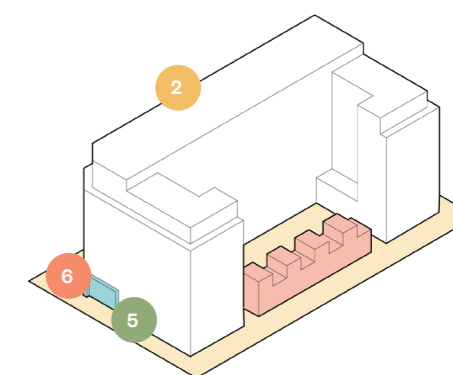
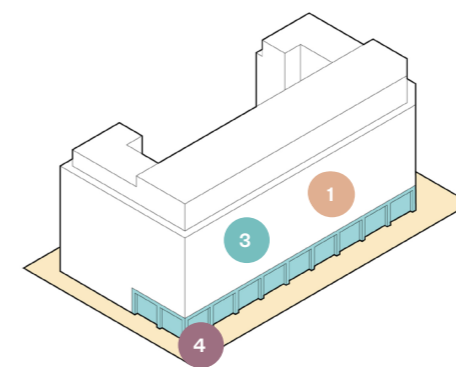
3 Courtyard Addressing Public Space

6.5.38. The building creates a backdrop to Millennium Green and its primary east facade will typically be viewed with the tall buildings cluster behind it. The design of this facade should express a horizontal geometry as a counterpoint to the verticality of buildings B2, B3 and C1 beyond.

6.5.39. The arrangement of windows and balconies should be designed to provide relief from the scale of the building.

6.5.40. At the east, the building will have a predominantly non-residential base, the design of which should respond, through the use of material and detail, to the High Street buildings forming part of Phase A. This facade should also respond to Building I (Phase A), which creates a similar backdrop to Braithwaite Park.

6.5.41. At the west, the apartment building breaks, giving way to a series of terraced houses on Community Lane. The architecture of these houses will be distinct from the apartment buildings, with a finer grain and smaller scale with an articulated roof line.



1 Projecting balconies

Projecting balconies are appropriate here and should be designed to provide relief to the scale and massing of the building.



2 Recessed top

Any development above sixth floor level will be recessed by at least 2m to minimise the impact of the building on the existing terraced houses on Abbott Road.



3 Brick detail

Facade articulation and window grouping will be expressed through the use of brick detailing. Variations in coursing, laying patterns and texture should be considered.



4 Retail plinth

The building must meet the ground in a plinth, defining entrances and non-residential uses. This plinth should respond to the Phase A High Street buildings in material and design.



5 Residential entrance

Residential entrances must be distinct from retail and other non-residential uses. They should create a sense of arrival and suggest the domestic scale beyond.



6 Chamfered corner

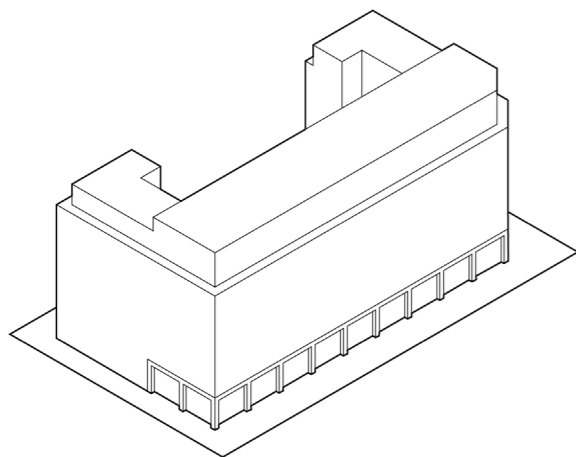
The building must be chamfered at the north-east corner to emphasise the connection between Millennium Green and Highland Place. Balconies in this location should also be chamfered.

Fig.340 Isometric view of courtyard building addressing public space (Illustrative proposal)

6.5. Building types

3 Courtyard Addressing Public Space

Material palette



6.5.42. Building D must be built predominantly in brick. A pale brick is appropriate here to minimise the impression of scale and to develop a relationship with Building I (Phase A). These buildings have a similar relationship to key green spaces.

6.5.43. Any development above the sixth floor **must** be set back by a minimum of 2m and **should** also be in brick, although deviation in brick type from the lower levels may be appropriate. Alternative materials can be considered but **should** minimise the impression of scale.

6.5.44. The building **should** finish in a plinth, which **should** respond to the materiality and design of Phase A proposals.



Fig.341 Base with sculptural residential entrance



Fig.342 Pale brick with variation in bond



Fig.343 Open sided projecting balconies

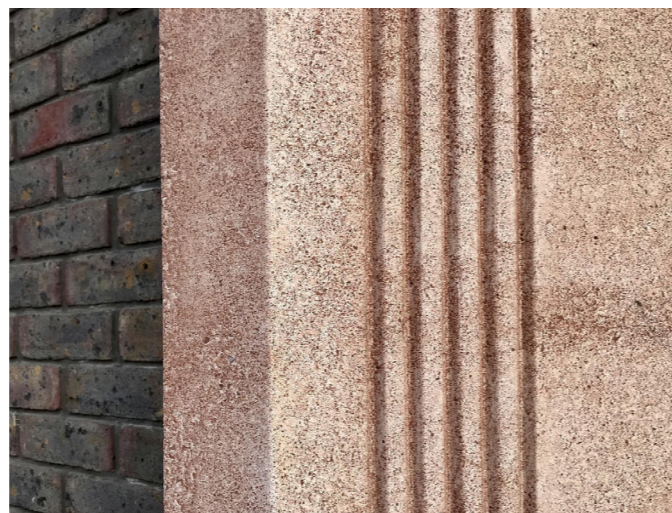


Fig.344 Plinth with cast-in motif

Elevation design principles

6.5.45. The primary elevation of Building D is horizontal in proportion **1** and will form a backdrop to Millennium Green. The horizontality of the massing will act as a counterpoint to the vertical cluster to towers (Buildings B2, B3 and C1) at Highland Place. The base of the building **must** be formed by a plinth **2**, the design of which **should** be informed by Phase A Detailed Proposals.

6.5.46. Facade expression (shown indicatively as double order banding at lower levels **3** and single order banding at upper levels, which are set back **4**) **should** emphasise the horizontal proportion of the building form.

6.5.47. Balconies (shown paired to suggest verticality as a counterpoint to the primary horizontal geometry **5**) **should** be arranged to relieve the mass of the building elevation. Openings in the plinth **should** respond to balcony locations and emphasise the rhythm that they establish **6**.

6.5.48. Windows, (shown here arranged in groups responding to balcony positions **7**) should contribute to overarching facade design.

6.5.49. At the corners of the building, the plinth **must** form a colonnade to provide lines of sight and connections between public spaces **8**. An entrance to the residential accommodation **must** be recessed into the plinth **9**.



Fig.345 Building D - façade principles O1 (Illustrative proposal)

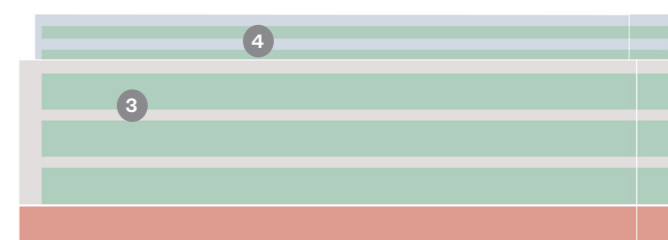


Fig.346 Building D - façade principles O2 (Illustrative)

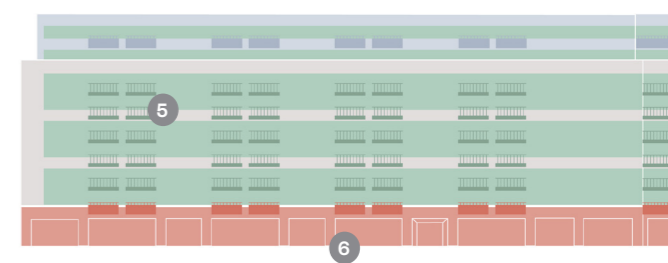


Fig.347 Building D - façade principles O3 (Illustrative)

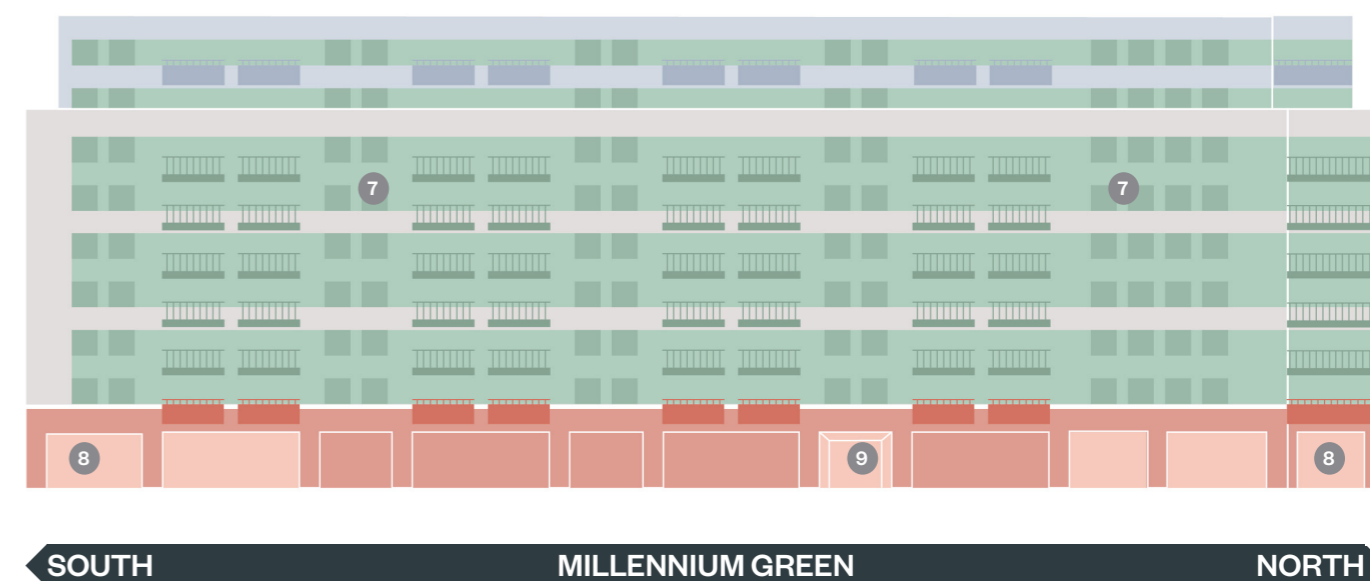


Fig.348 Building D - façade principles O4 (Illustrative)