



Proposed View from Blairgowrie court road to West elevation amenity space

Facades

Elevations

Composition

Plot i employs a tripartite composition of base, middle and crown.

The brick and precast base is enriched by articulated brickwork at the primary residential entrance and the resident's amenity to the West of the block. The body of the block is comprised of a central mass with two wings that correspond with the neighbouring blocks. A rippled crown sits atop the wings celebrating the resident's roof terraces and also adorns the roof of the central mass accentuating the elegant vertical proportions while screening unsightly rooftop plant.

Aspect

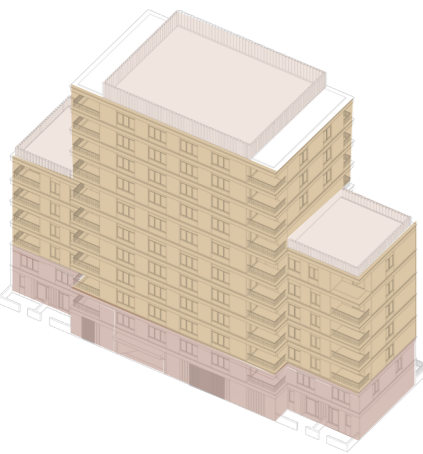
To the North of the block sits Braithwaite Park which presents the opportunity for panoramic views across greenery. To the South, Plot i encloses an existing courtyard with Eastern and Western elevations acting as secondary aspects for corner units.



North Elevation (Braithwaite Park)



East Elevation



Isometric

- Crown
- Body
- Base



South Elevation



West Elevation

Facades

Bay Elevation

Base

The base is adorned by ornate plum/pink concertina brickwork detailing which defines the inset residential entrance. Large format glazing looks into the cycle store and provides active frontage for the immediate street scape.

Body

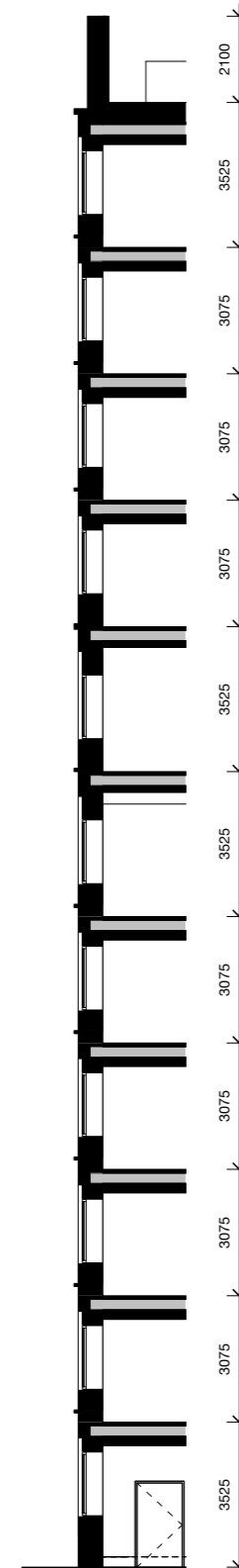
The body is designed to benefit the user experience with large format windows and dual aspect balconies that negotiate steps in mass and corners where required. To the North, a triple window type maximises views from central units across Braithwaite park.

Crown

The crown is expressed as a rippled precast which acts as a solid balustrade to the roof terraces and a plant screen at the central roof.



Bay Corner Elevation



Typical Section

Facades

Detailed Bay Elevation

Window

Plot I's unique park triple bay windows are landscape in aspect to maximise views across the neighbouring Braithwaite Park. Openings are bound by a metal panel to the head of the window and a soldier brick panel to the cill. The metal panel above the window provides an opportunity to discretely ventilate the apartments through the window componentry alleviating the need for superfluous spouts and vents in the brickwork body. An 800mm high cill promotes views out from habitable rooms.

Pier and Opening

The majority of the elevational language is defined by consistently dimensioned stretcher bonded brickwork piers that define openings. The brickwork piers are of a sandy beige brick with recessed white mortar to compliment the neighbouring blocks.

Band and Balcony

Each floor is expressed by a soldier brickwork and precast datum which also defines balconies and ties the central body back into the wings. The precast element is profiled as a cornice provides relief and shadow to the facades.



Facades

Materiality

The adjacent demonstrates a suggestive material palette for Plot I, embodying primarily grey tones set against a rich, 'plum' base.

Brick

The grey brick would be the primary material with a textured, rusticated face finish set against colour matched recessed mortar.

To the base, a secondary, pink / plum brickwork is used next to articulated precast detailing to address the street scene and public levels of the building.

Precast Concrete

Varying scale and hues of aggregate have been shown for testing. The exact finish would look to be consolidated at the next stages to allow refinement with specialist input from supplier / contractor.

Localised corncing details of grey precast concrete visually articulate the horizontal banding and crown of the façade.

Metalwork

Accent metalworks in 'champagne' (off grey) provide a warm, complimentary finish for balconies and windows. Balustrades, window/door frames and vents would be finished in a polyester powder coating (PPC) to ensure a bold and vibrant red finish that will withstand the elements.



Indicative Material Palette

- 1 Primary facade: textured grey brick finish
- 2 Base banding: Concrete precast (plum)
- 3 Metalwork: Matching tones to balcony / frames
- 4 Upper Banding: concrete precast (grey/white)