

Narrative

Contextual Patchwork

The narrative for a 'patchwork' of proposals was conceived to suitably knit the design responses of Phase A into the existing grain of Aberfeldy. For each plot (or patch), a series of visual references provided a narrative for the ongoing design response. These reflect existing, envisioned and conceptual conditions;



- 1 Stitching of Kantha fabric
- 2 Kantha fabric
- 3 Visual of emerging context at Aberfeldy Square to south of Aberfeldy Street
- 4 Existing mature trees to Aberfeldy Street
- 5 Colour swatch palette taken from existing context
- 6 Visual of emerging context at Aberfeldy Square to south of Aberfeldy Street
- 7 Existing meanwhile use paintwork to Aberfeldy Street residences
- 8 Visual of emerging context at Aberfeldy Square to south of Aberfeldy Street
- 9 Existing meanwhile use paintwork to Aberfeldy Street retail

Reference images: key labels start from top running left to right

Narrative

Concept Response

How will the design sustain and reinforce a sense of community across Aberfeldy Estate?

As a starting point for each plot design response, a conceptual drawing was developed to prompt ideas and themes for the proposal. Similarly, posing questions as to how the design would sustain and reinforce a of sense of community across Aberfeldy Estate? Notable observations for Plot H are listed below;

- Celebrates Aberfeldy
- Reflects vibrancy and character of existing community
- Develops Aberfeldy Street retail offer tailored to residents
- Allows affordability for successive growth
- Creates a place for all ages
- Embraces East London identity
- Builds on the meanwhile success
- Provides ground floor activation

The periods of community consultation were crucial in refining these ideas and appropriating the design of the retail offer to the residents' needs.



Early conceptual collage



Further information on the community engagement is set out in **Chapter 2.0** of this document. Also, in the corresponding **Design & Access Statement: The Masterplan Revision A & Design and Access Statement Addendum by Levitt Bernstein Architects** which supports this application.

Narrative

Key Design Principles

The adjacent diagrams represent a series of key principles that have evolved throughout the design process. Whether conceived at inception, or developed through concept stage, all reflect aspirational objectives for the design response and form integral ingredients to the proposal set out in this application;

Retail Frontages

The existing grain of the street has a host of small retail offerings, enabling a diverse mix of uses and shop frontages to be articulated. The proposal seeks to continue this arrangement, with residential homes immediately above offering a visible and audible dialogue between them and the streetscape.

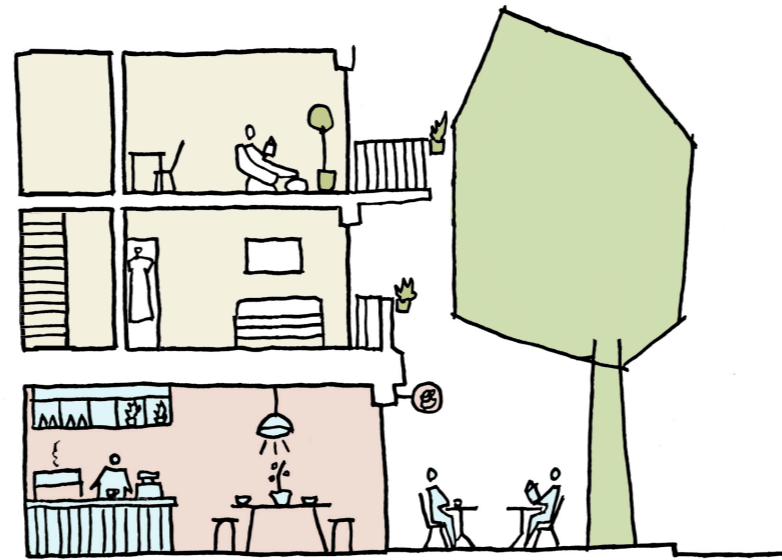
Public vs Private: Raised Balconies

Given the aspiration for a public retail offer to predominantly the whole length of Aberfeldy Street, the residential homes above had to consider how to create a degree of visual and practical separation. A crucial element to this was the balconies and how to successfully resolve a public streetscape that was not overbearingly compressed by a series of private projections above. To appease this condition balconies have been raised to L02, achieved through 2 storey maisonettes and resulting in an circa 7m clear height between pavement and balcony.

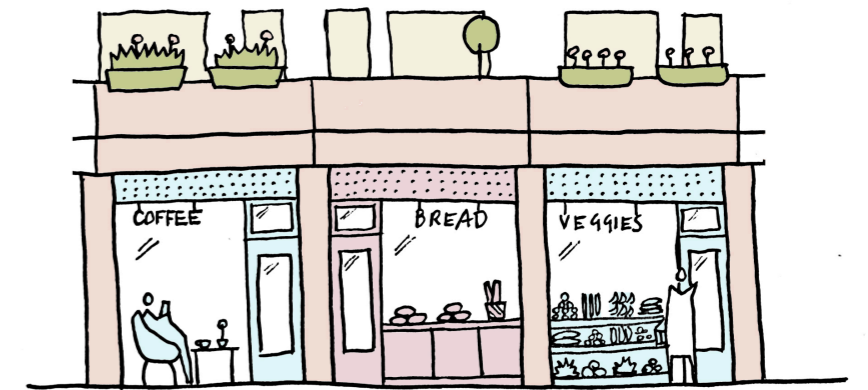
Street Patchwork

As a response to the Kantha and pattern-making prints embodied across the meanwhile use of Aberfeldy Street, the design proposal wished to employ a similarly dynamic, bright and playful application. Part of this ambition has been conceived through the ground floor treatment, and the notion of 'doormats' that could apply colours and patterns to identify varying uses and ownership along the treatment of the street. This would unite building and landscape, whilst creating a unique, energetic character to continue along the length of Aberfeldy Street and to the Town Square at F.

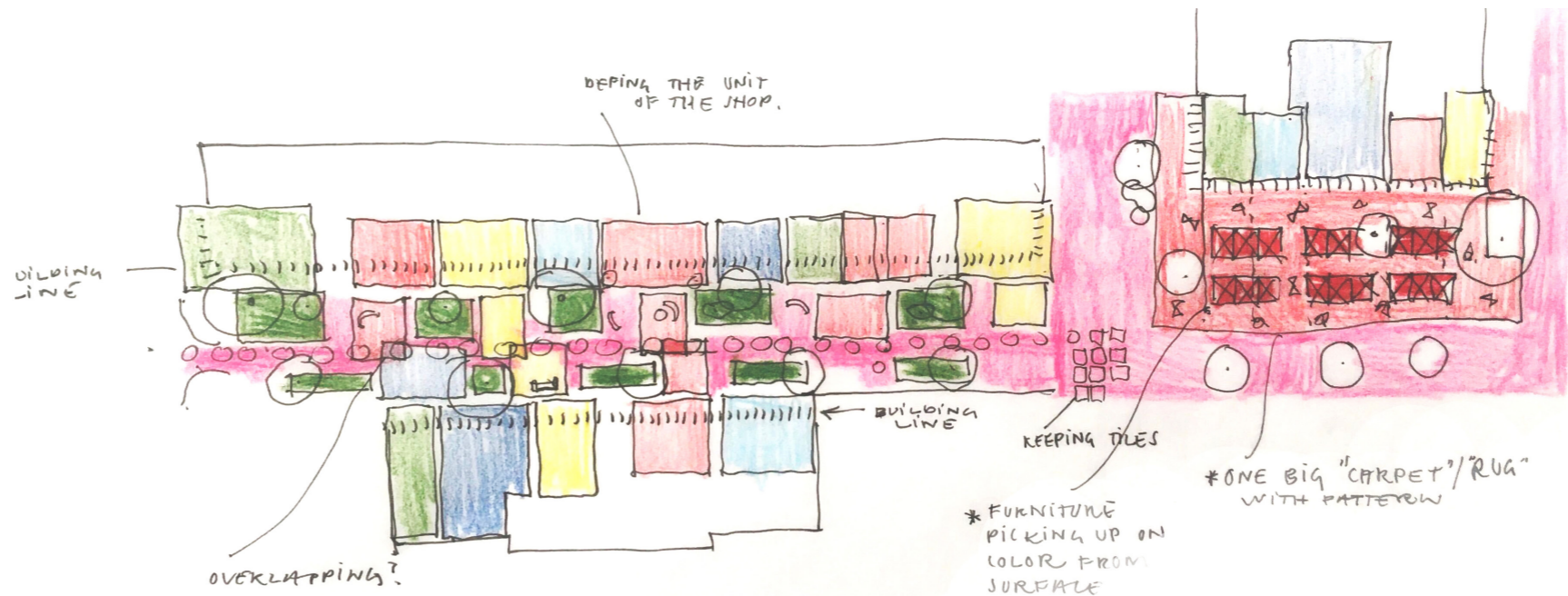
Create a unique, energetic character to the length of Aberfeldy Street that may reflect the existing community



External amenity is raised to L02 above an active streetscape below.



Smaller retail units encourage a diversity of offerings with residential use above provides natural surveillance.



Doormat patchwork to street that reflects a vibrancy and character of existing community

Massing Development

Key Design Principles

Massing

Plot H has numerous adjacencies to both existing and emerging buildings, which form a series of contextual adjacencies to address. H3 is the most notable, with the massing response seeking to respect the northern and southern party wall relationships through the creation of two 'shoulders', stepping the central higher portion down toward the buildings. Whilst H1 and H2 do not have a party wall condition, the immediate development to the south has formed a benchmark of height to relate to. The proposal is subservient to the forthcoming development, stepping down a number of storeys whilst still retaining suitable height to define a gable end. H3 is 2 stories lower than H1/H2 and was substantially reduced during the design process to mitigate overshadowing to the surrounding residents – particularly relevant to Lansbury Gardens to the East.

Views + Aspect

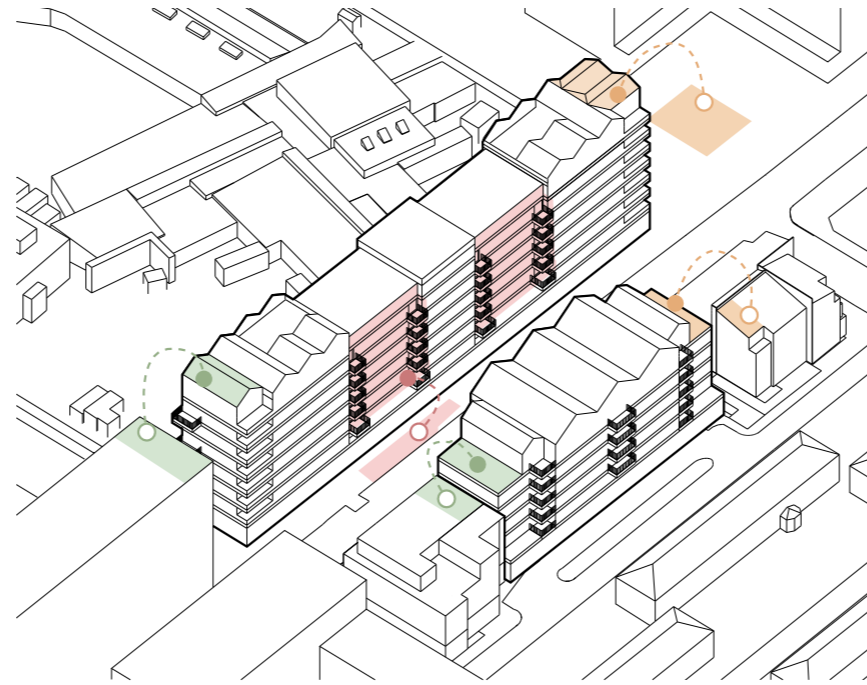
To maximise the opportunity for favourable views and aspect, the massing responses have been iteratively developed to respond to the constrained plots and footprints. H1 and H2 are particularly constrained due to the long, linear plot and shallow depth. This has restricted the mechanisms of which a massing form can erode and adapt. Therefore, the proposal has embraced this, concentrating on well-articulated corners, receded to embed balconies whilst also introducing x2 subtle steps to the middle of the plot to allow greater generosity to the street. H3 is a slightly deeper as a plot and has been able to accommodate several steps in its volume to articulate increased opportunities for dual aspect and views. At ground floor, these have provided greater diversity in the retail frontages and opportunity for a more nuanced streetscape.

Internal Programme

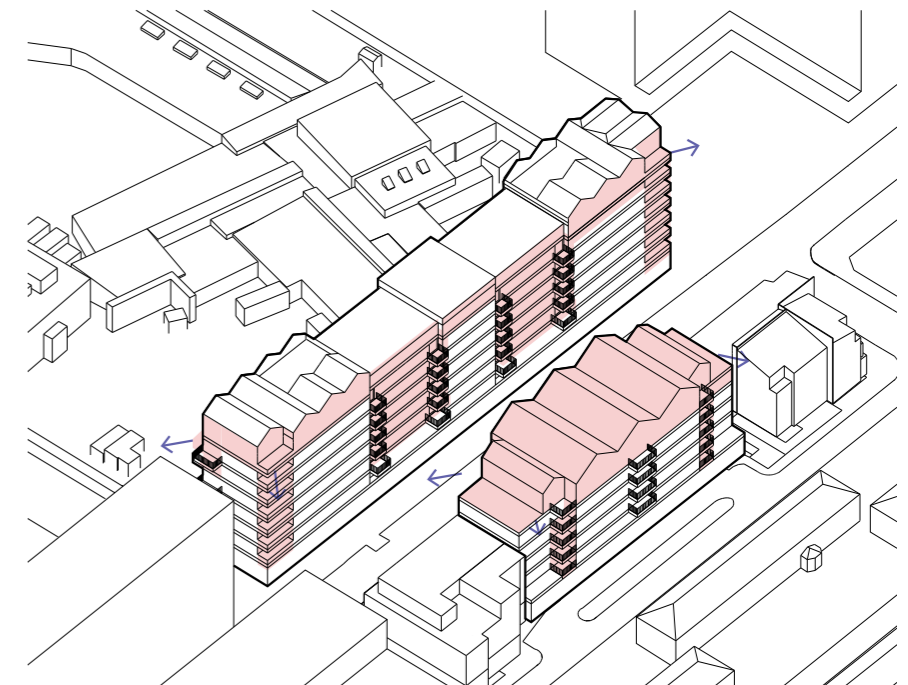
Due to the variety of residential typologies and public ground floor use, the massing response has identified the opportunity to respond to this programme. Notably, creating changes in openings, materiality, and finish to animate the streetscape. To the top floors, pitched roofs further reflect this with a 'special' top floor condition which utilises the storey and a half volume internally for added spatial quality. Externally, they reflect a key narrative and wayfinding piece to the wider townscape.

Section:

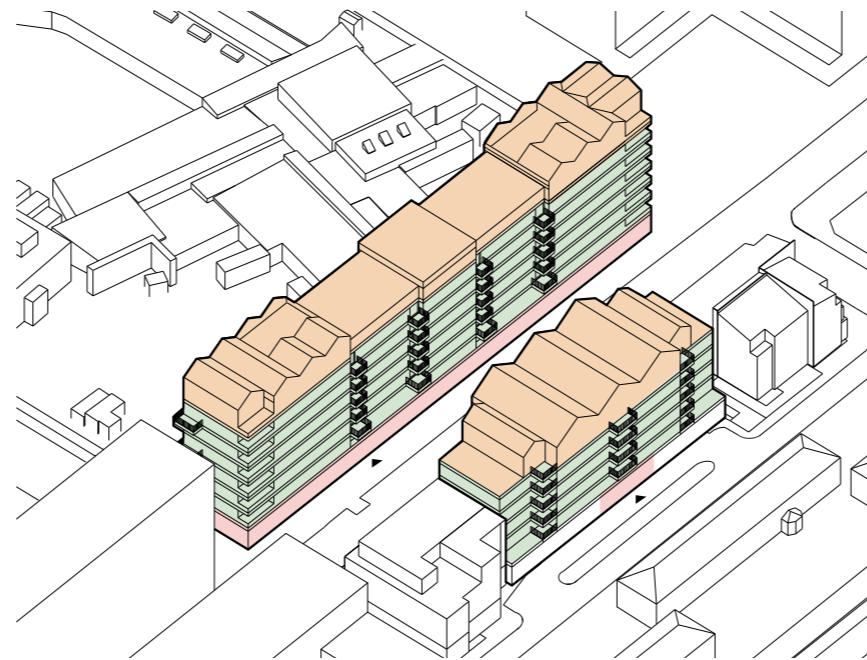
The proposed cross section retains a similar condition to that of existing, with both blocks to Plot H framing Aberfeldy Street below. The massing response has sought to maximise the distance between blocks for privacy and daylight, achieving circa 21.5m distance to the inset portions. The subtle setbacks in both volumes have been crucial to achieve this, whilst appraisal on façade openings, balconies and existing trees have further contributed to the response.



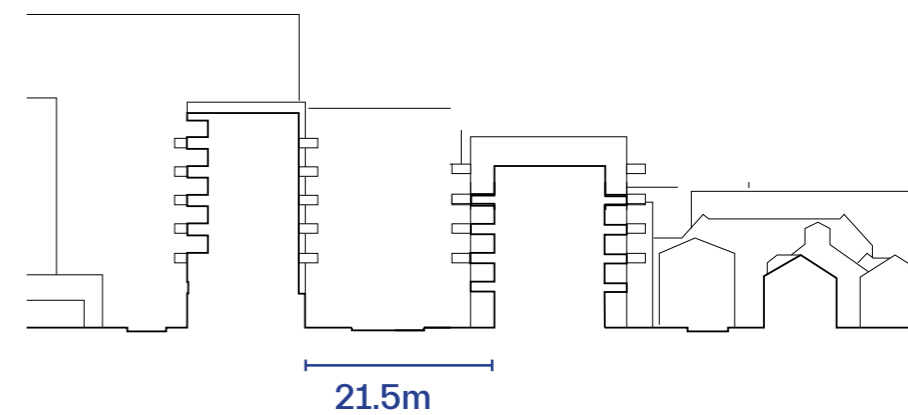
Stitching the massing volume into the existing townscape and emphasising corners



Utilising setbacks and corners to maximise favourable views and aspect



Key programmatic moves expressed through facade



Framing the high street and retaining proximities

Massing Development

Wayfinding + Height

Roofscape

Throughout design development, the gable ends to H1 and H2 were identified as key wayfinding markers to the surrounding townscape. Partly as these moments in massing are visible from numerous unobstructed viewpoints in the context. The long, axial routes of Dee Street and Blair Street lie perpendicular with numerous footfall and vehicular traffic passing. Whilst to the North, the proposed Town Square and longer viewpoints from Aberfeldy Street are framed toward this end.

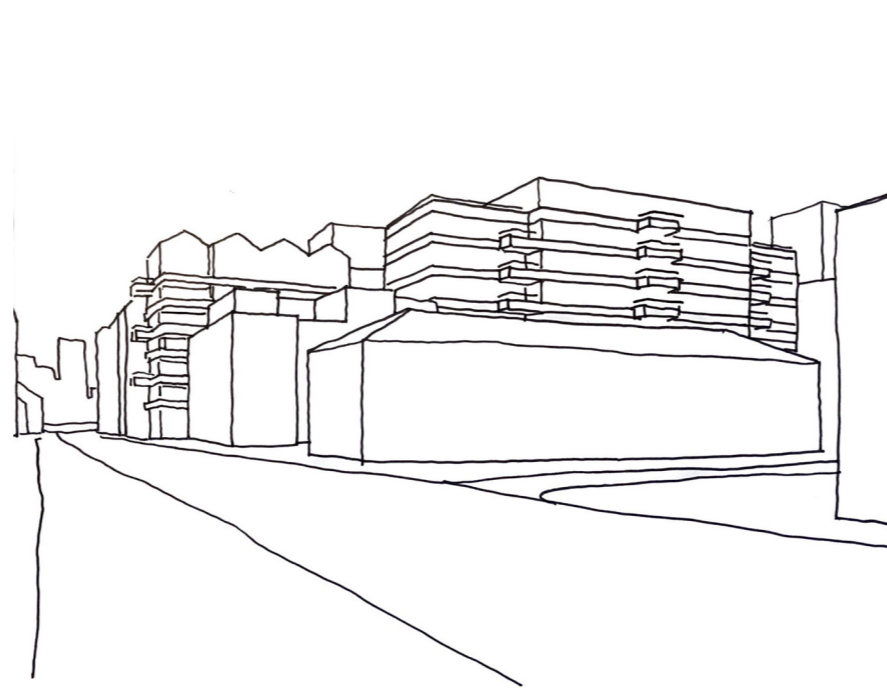
In the adjacent studies, pitched roofs were utilised to create a playful and dynamic termination to the building, framing the skyline and addressing the streets, particularly to the north, in a gestural, civic manner. Given the linear nature of the block, a continuous flat roof was perceived to provide a relentless, inappropriate response devoid of the character of Aberfeldy and ambitions for the retail street.

Notably, roof pitches between the south and north are not a symmetric arrangement and adjust to create a nuanced orientation to their context. To the south, the roof descends to the southern edge, articulating the pitched profile to the East and West views to address Blair Street. To the north, the orientation rotates, with the pitched profile articulated toward the northern aspect and Town Square. These were important moves to shape the character of H1 and H2 to their respective environs, whilst ensuring the notion of wayfinding, was not disregarded in favour of uniformity. In turn, the roof form to the North creates a gable end of civic and playful address to the congregational heart of the proposal.

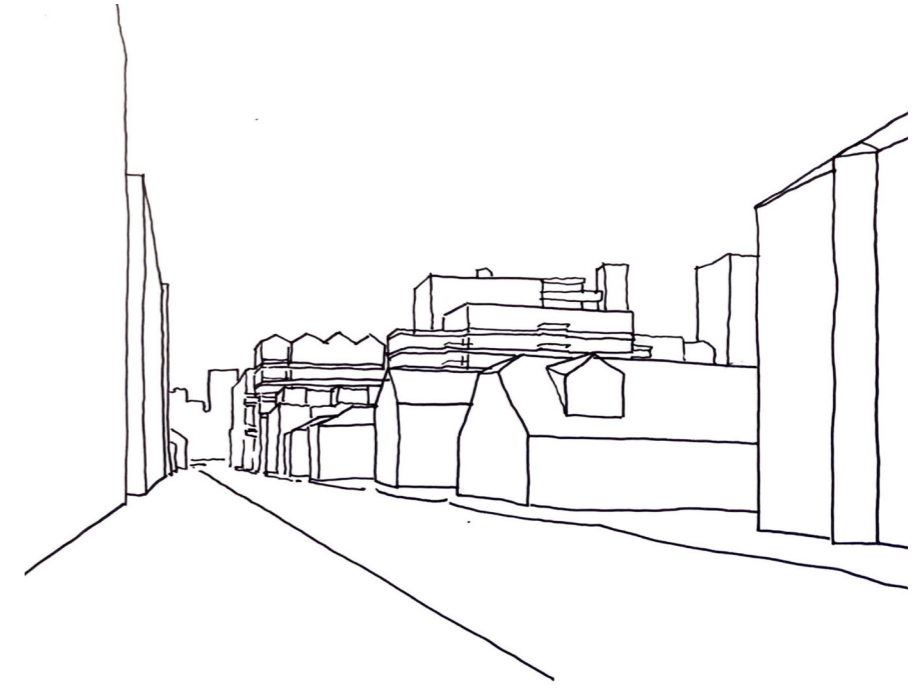
Daylight + Overshadowing

The design development was appraised in the round with overall height. Particularly to H3 which throughout the course of the design was informed by robust technical appraisals to ensure daylight performance of the residences are optimised. Also as to the overshadowing effect to Lansbury Gardens to the East. The adjacent studies reflect a 7 storey volume to the building, which was subsequently reduced to 5 storeys to preserve the internal quality of existing residents.

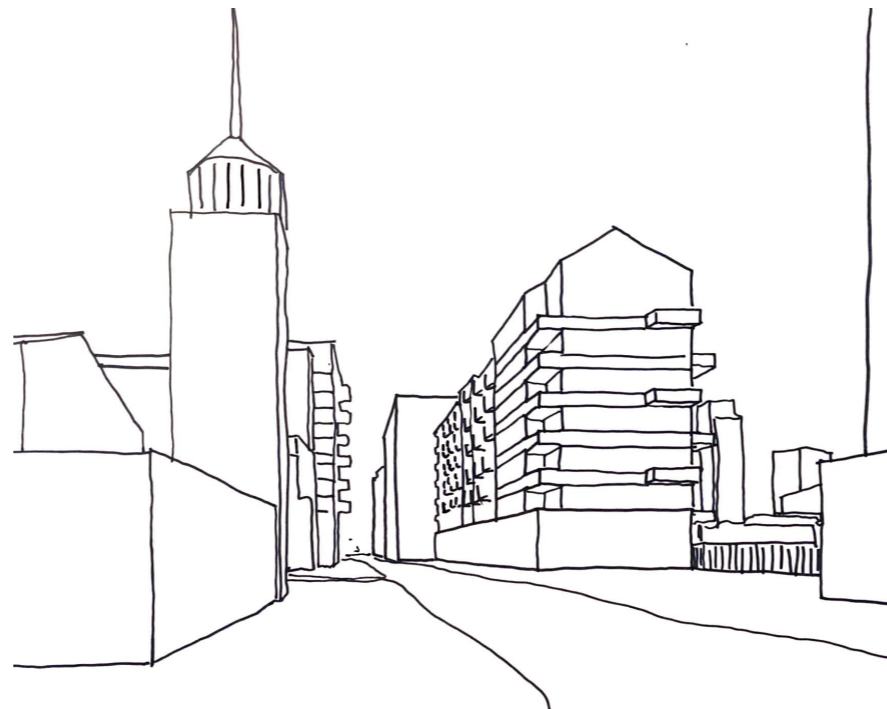
Further information on daylighting performance of the proposal is set out in the **Daylight, Sunlight + Overshadowing Report** prepared by GIA which supports this application.



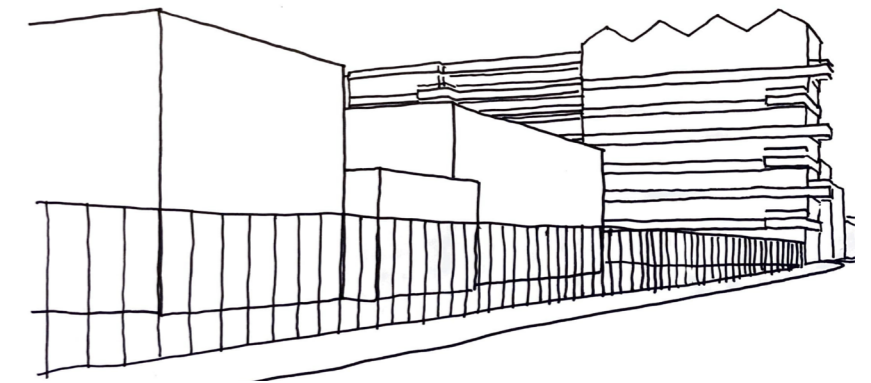
V01 Eastern approach to high street from Blair Street



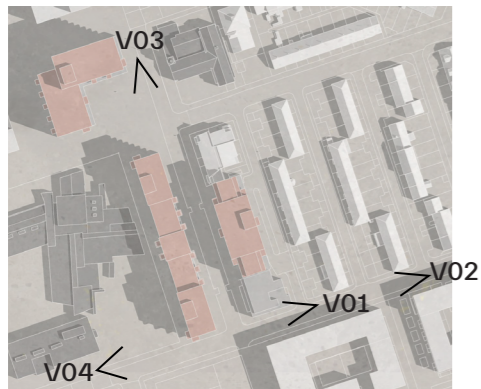
V02 Eastern approach along Blair Street



V03 From St Nicholas Church looking down High Street



V04 Western approach from Blair Street



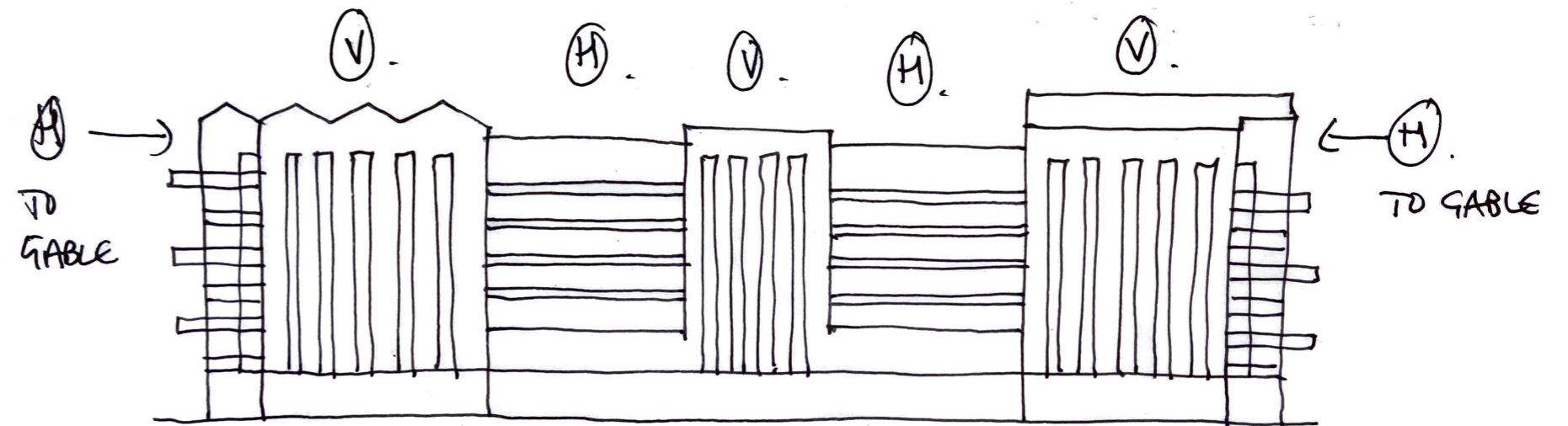
Massing Development

Collection of Buildings

Five Volumes

Early conceptual principles of the design identified the ambition to be of 'East London', in character and identity. The adjacent studies define a collection of buildings to H1+H2. This partly in response to this early ambition, referencing an architectural expression akin to many Victorian streetscapes in the area. But also to break down the linear nature of the block. Whilst the roof forms were one way to achieve this, at street level, the immediate building edges frame the reading and experience of the street. In turn, subtle insets and change of colours have been used to diversify this experience.

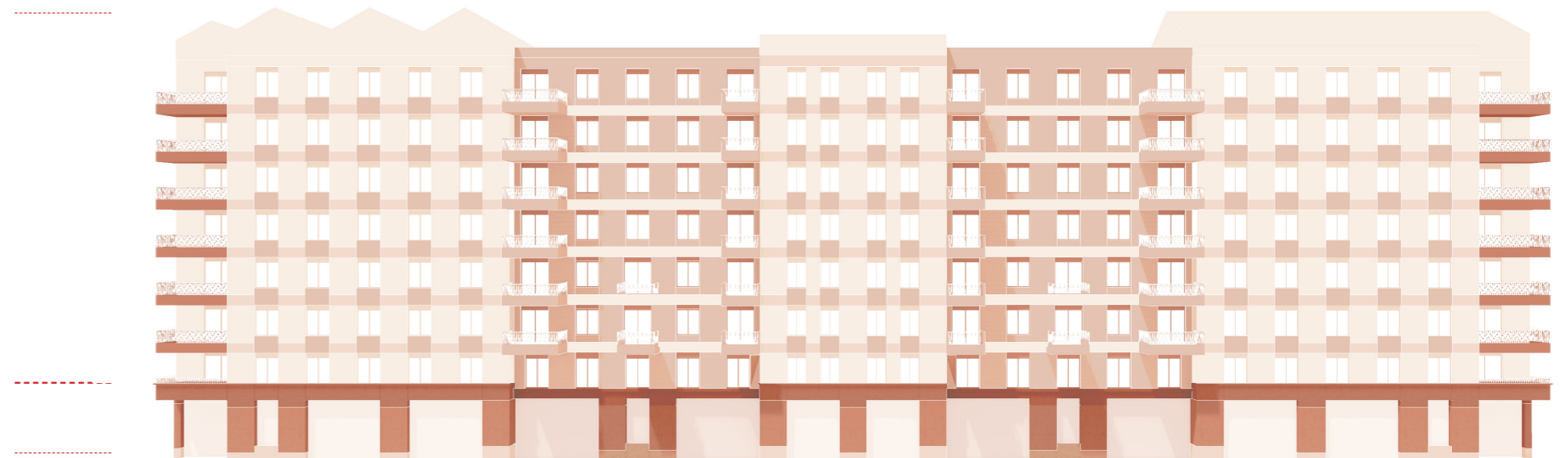
Consequently, the massing is broken into 5 volumes, taking on more vertical proportions and reading as a series of buildings running along the street. In turn this allows a degree of independent character to each volume and creating a visually dynamic and diverse envelope along its length.



H1/H2 'Collection of Buildings' Sketch



Building precedent image, Soho



H1/H2 'Collection of Buildings' Collage