

PROPOSED AMENDMENTS

2.3 Elevation Amendments

2.3.1 Courtfield Road

As a result of the amendments to the massing the compositional design of the Courtfield Road elevation has been reconsidered.

The ordering device of the floor edge expressed every two floors is now returned along the whole width of the elevation, no longer stepping in and out around the bay windows. The glazed bay windows are therefore more controlled and less dominant than the June 2018 scheme. The formality of the elevation is further reinforced with vertical stone piers which express an ordering to the elevation similar to the plot widths of the residential terrace opposite.

The overall composition and location of bay windows is the same as the June 2018 scheme set symmetrically about the central ground floor entrance although are slightly broader and deeper. The recesses between the bays provide new balcony opportunities for the apartments and include the same metal balustrade detailing as the June scheme. The outermost bay windows now extend to capture the corners of the podium building to establish a stronger termination of the Ashburn Place and garden square elevation and inherently the definition of the urban block.

As the ground floor lobbies have been consolidated into one the separate entrances have been replaced with a single door, otherwise the composition of the ground floor elevation remains exactly the same as previous.

At the higher level the set-back attic storey is clad in glass-faced clear and opaque panels to lighten the appearance and visual prominence of these two storeys from street level as they reflect the sky and clouds. The set-back form and contrasting material character will echo the roofscapes of the neighbouring terraces.

To maintain aesthetic and material consistency throughout the development, the brick materiality previously present along the Courtfield Road elevation has been replaced with the same stone cladding material as the remainder of the scheme.



Fig 2.45 Facade study of the Courtfield Road residential elevation

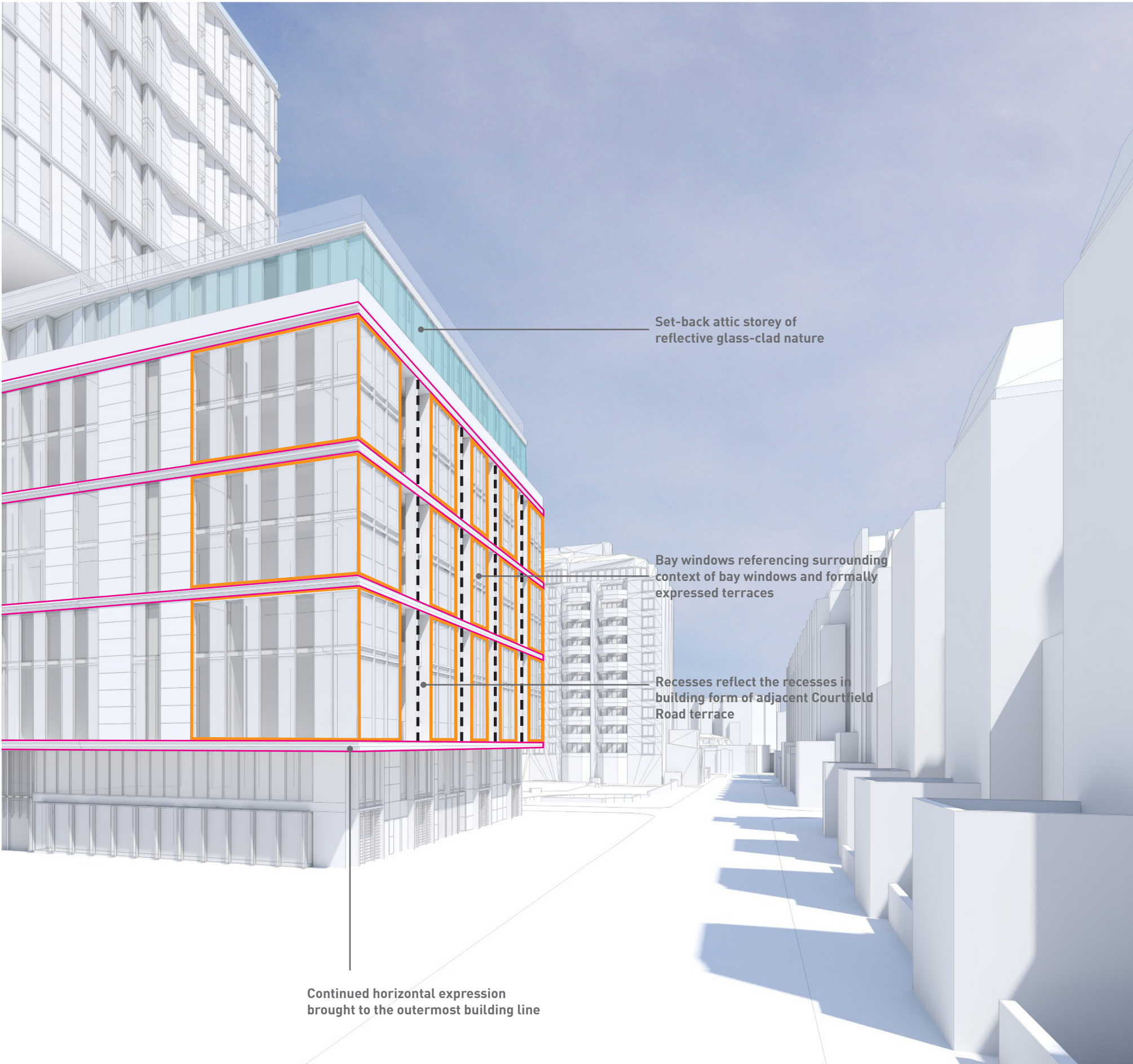


Fig 2.46 Concept diagram explaining the key elements of the amended facade strategy for the Courtfield Road elevation



Fig 2.47 Comparative view of the illustrative CGIs from the corner of Courtfield Road and Ashburn Place for the June 2018 and April 2019 schemes



Fig 2.48 Photographic studies of the residential attic typology along Courtfield Road and in neighbouring streets within the Borough