

9.1 Overview

9.2 Facade Type 1: Brick

9.3 Facade Type 2: GRC

9.4 Facade Type 3: Artificial stone

9.5 Facade Type 4: Glass

9.6 Ground floor facade

9.1 Overview

The material strategy has been developed to reinforce the architectural expression of each block together with the composition of the overall development.

Contrasting, but compatible, materials are used to differentiate the external, perimeter facing blocks, the internal shaped courtyard located blocks and the blocks adjacent to existing residential developments.

Each block is further articulated through material treatment to provide articulation, depth, animation and richness to the elevational treatment.

The composition has been considered carefully reflecting the surrounding conditions.



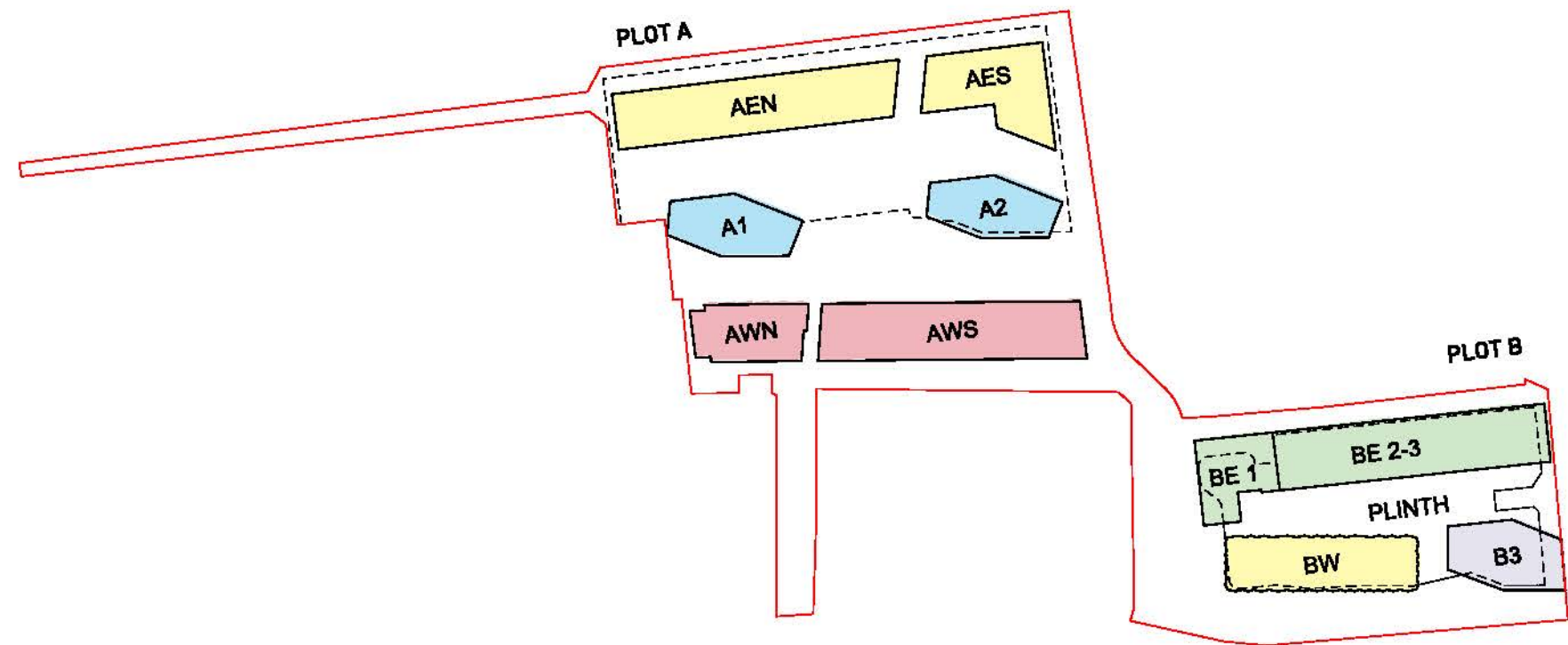
Figure 1 shows the different facade treatments which are described in more detail in the following chapters.

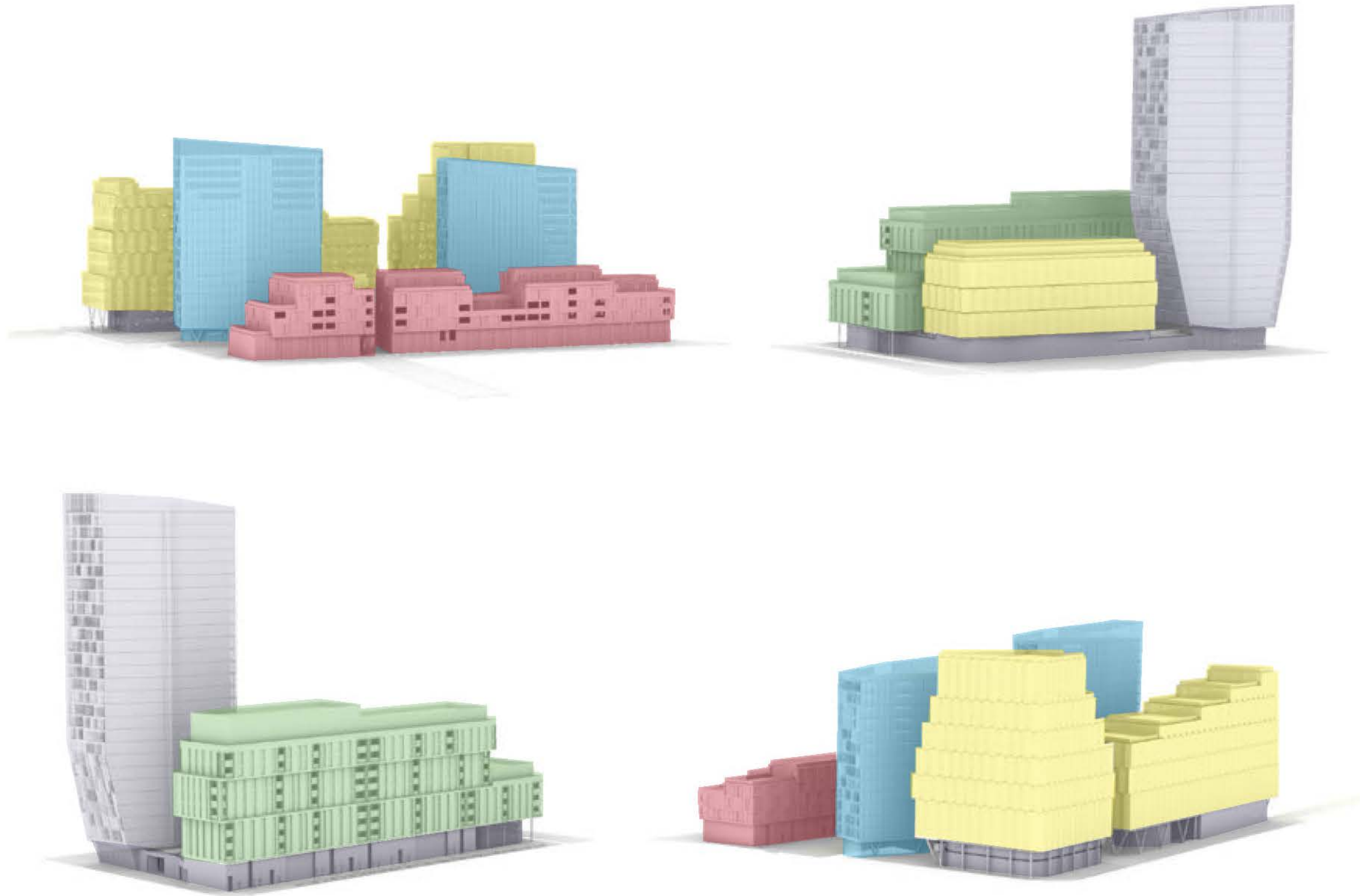
Facade Type 1 : Brick

Facade Type 1 : GRC

Facade Type 1 : Artificial stone

Facade Type 1 : Glass





Cladding type diagram

9.2 Facade Type 1: Brick

The material chosen for the two buildings to the western boundary (AWS and AWN) responds to the adjacent existing townhouses on Derrick and Atlas Gardens.

The external elevations are formed by using a brick grid which supports the massing of the terraced buildings and emphasis on a grounded form.

The brick grid walls are formed of traditional bricks using a combination of lighter and darker earthy tones.

All windows across the external, perimeter facing elevation are recessed behind the line of the brick cladding adding further texture and shadow definition.

The square opening is further broken down into insulated metal panels and full height fixed and openable windows. The colour of the aluminium window frame and solid panels matches the colour of the brick.

Amenity spaces are recessed and provided with either a glass balustrade or single glazed partially openable screen where wintergardens are indicated.

The facades of the two storey townhouses on ground floor are composed of alternating vertical bands of brick and lazed aluminium framed window units.



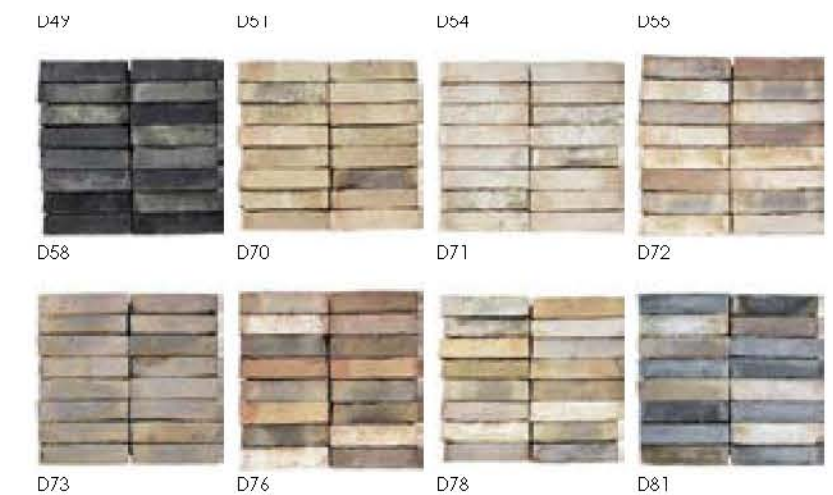
Brick material reference images



Metal panel



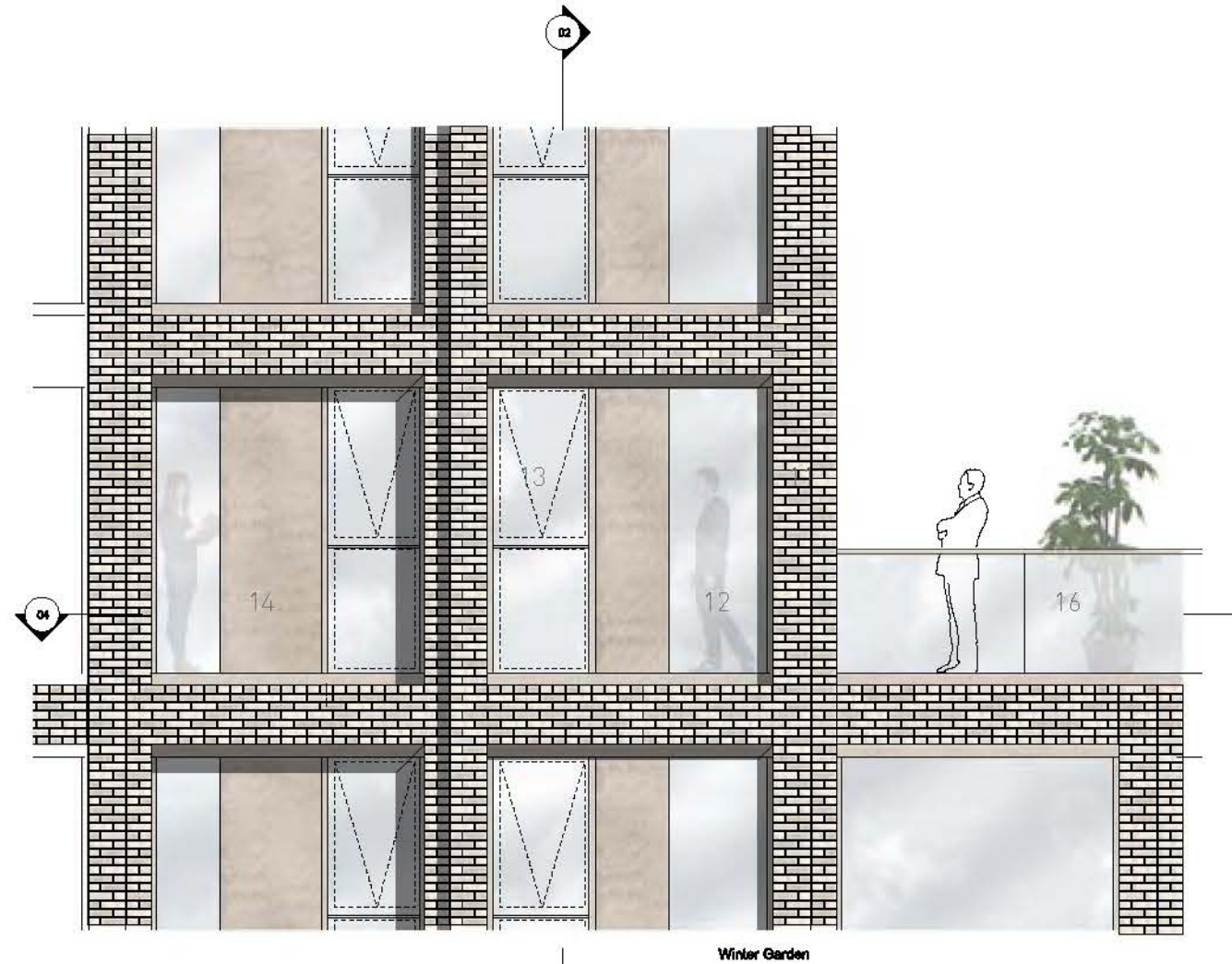
Brick



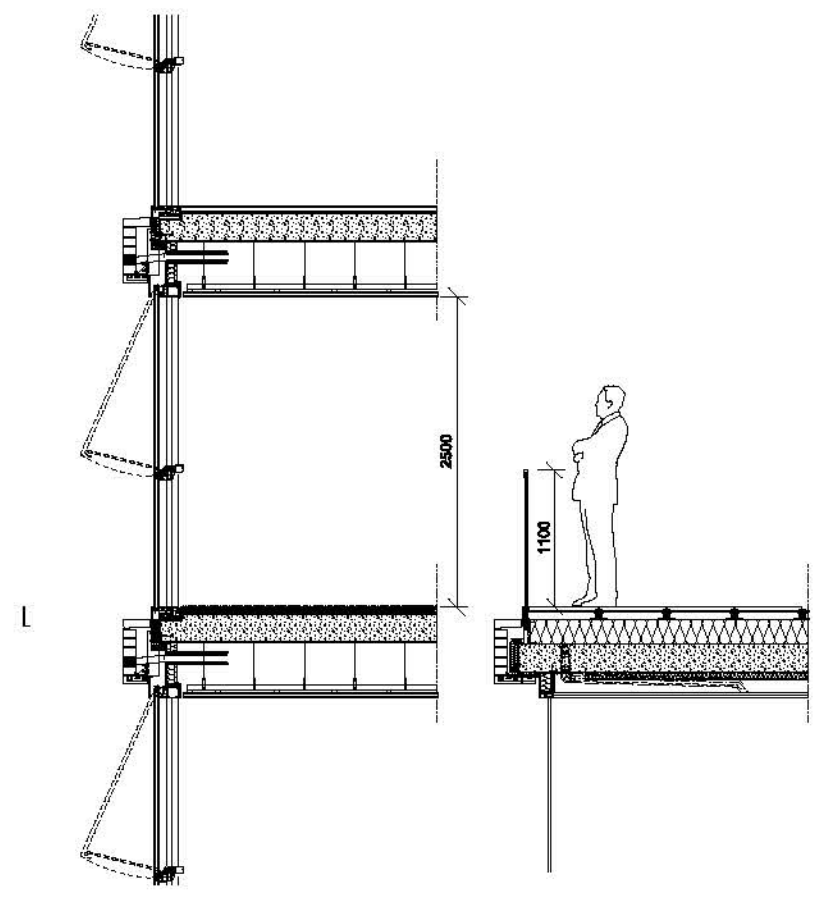
Brick types and colour options

Key:

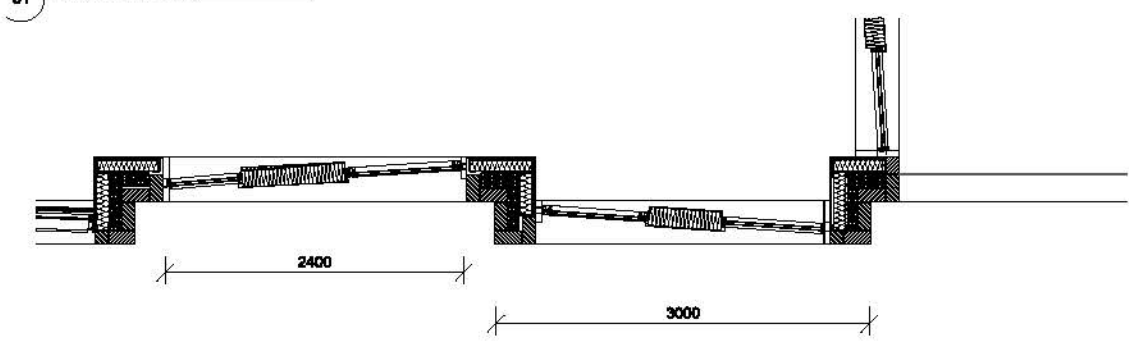
- 11 Brick
- 12 Double glazed unit
- 13 Double glazed unit with openable window
- 14 Metal panel
- 15 Single glazed openable screen
- 16 Glass balustrade



01 Elevation - Typical Bay

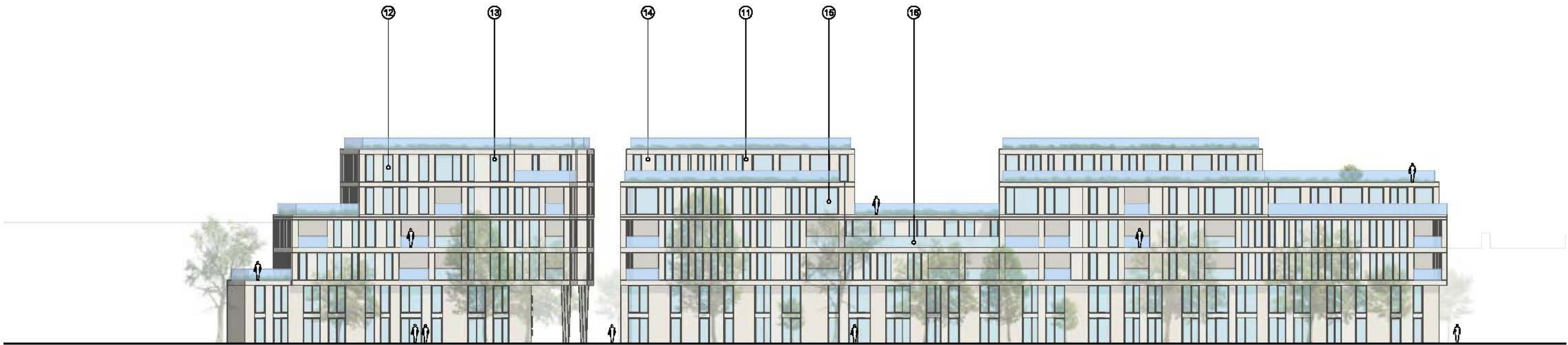


02 Vertical Section - Typical Bay



03 Top floor plan

A - WEST





View from townhouses

9.3 Facade Type 2: GRC

The external elevations of buildings AES/ AEN and BW are formed using a combination of vertically configured GRC rainscreen panels and glazed aluminium framed window units.

The GRC rainscreen system incorporates a variety of different surface finishes and is composed using a combination of smooth and textured tiles in white grey shades to create visual interest and a sense of movement across the façades of the buildings.

The vertical bands are grouped in two to three floors and break the building massing down horizontally.

The offset vertically banding of the GRC composition breaks down the scale of the elevations, whilst maintaining a consistent and minimal approach to surface treatment, and introduces an additional layer of visual activity across the folded elevations.

Amenity spaces are recessed and provided with either a glass balustrade or single glazed partially openable screen where wintergardens are indicated.

The upper floors are floating on a fully glazed base enhancing the permeability on and active frontage on ground floor along the perimeter.



GRC cladding references

Faceted glass cladding references



GRC rough



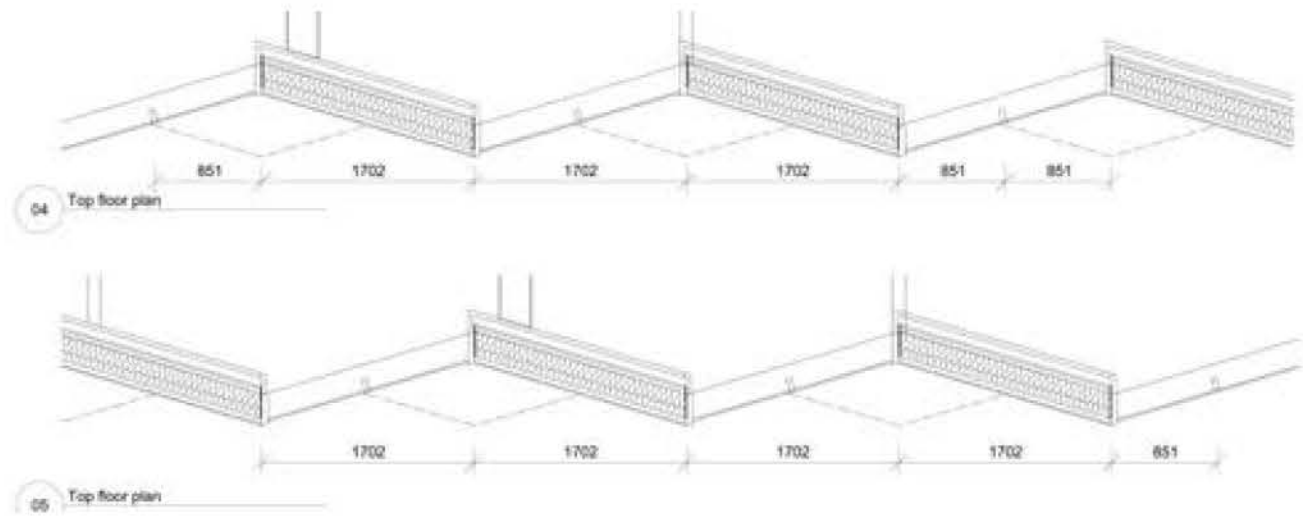
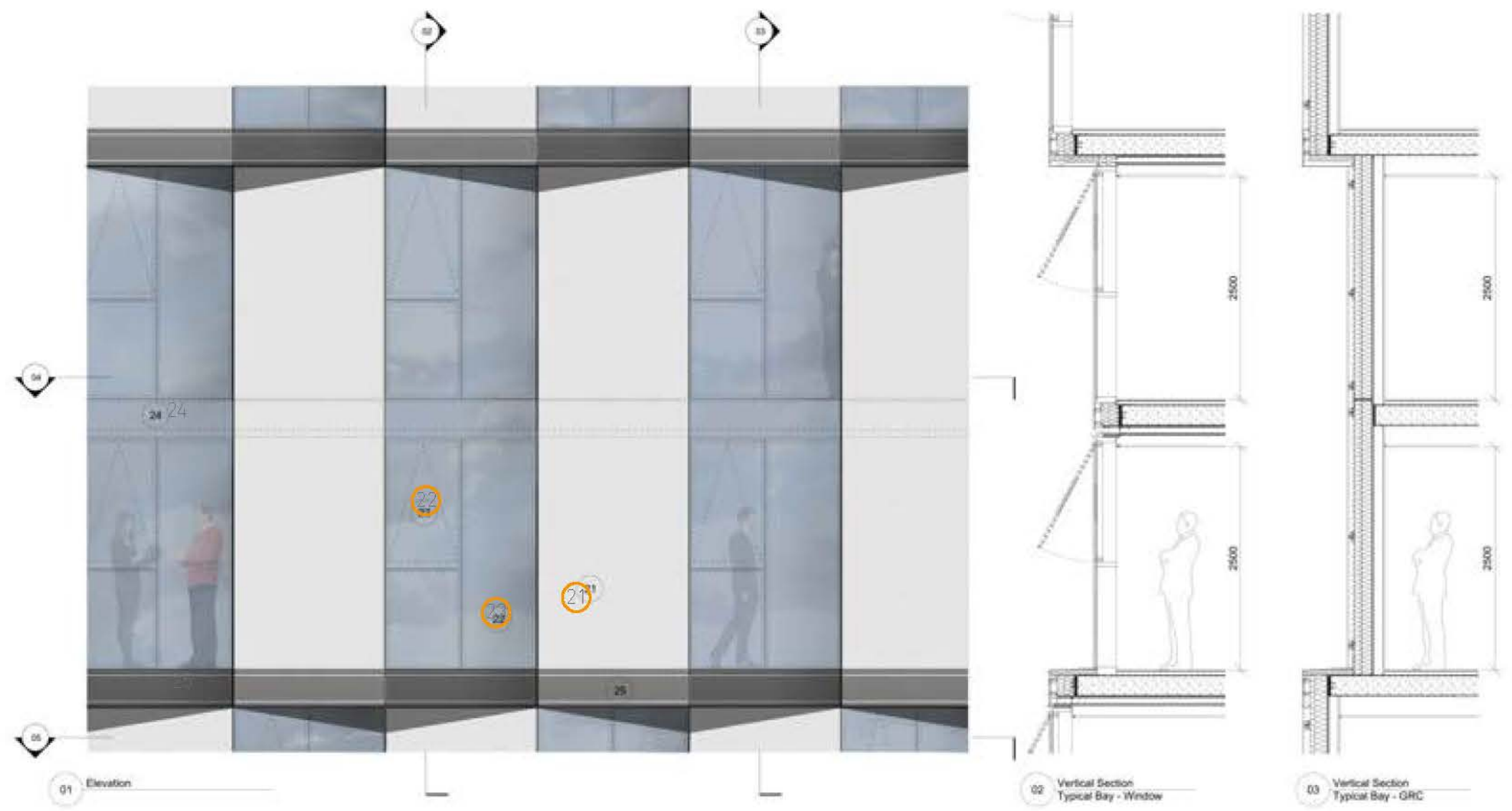
GRC smooth



Metal panel

Key:

- 21 - GRC
- 22 - Double glazed unit
- 23 - Double glazed unit with openable window
- 24 - Glass Facia panel
- 25 - Metal Facia panel
- 26 - Single glazed openable screen
- 27 - Balustrade



- KEY
- 21 - GRC
 - 22 - Double glazed unit
 - 23 - Double glazed unit with openable window
 - 24 - Glass facia panel
 - 25 - Metal facia panel
 - 26 - Single glazed openable screen
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West elevation Plot B