

4.0 PROPOSAL

4.7 KEY VIEWS FROM CONSERVATION AREA

The Roupell Street Conservation area is comprised of two storeys houses and in this context Wootton Street at 10 storeys represents a marked contrast. Whilst the proposals are not visible in all the roads within the conservation area with an east-west orientation: Roupell Street, Brad Street, Whittlesey Street - it will inevitably be visible in longer views along the roads with a north-south alignment such as Windmill Walk and Theed Street.

The Wootton Street proposals are therefore intended to be of a very high design quality with materials - predominantly brick banding and powder-coated metalwork, chosen to contrast with those of the conservation areas. A well-designed, high-quality building can provide a distinctive yet appropriate neighbour to the conservation area.

It is proposed that the scheme will achieve a design aesthetic which positively contributes to and enhances the character of the Roupell Street Conservation Area and the wider local streetscene. The design of the scheme had been developed through consultation with design officers at Lambeth who had provided in principle support for the scheme.



VIEW 9 FROM THE CONSERVATION AREA.



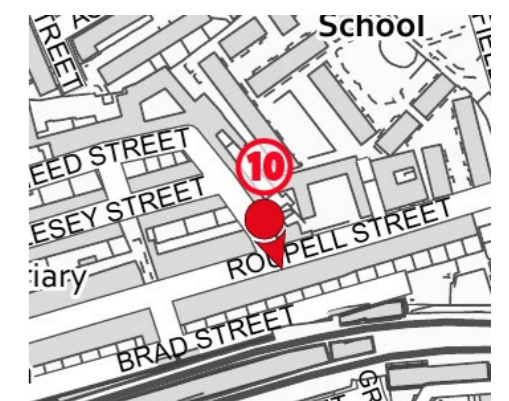
AVR VIEWS FROM THEED STREET (PREPARED BY MILLERHARE)



AVR VIEWS FROM THEED STREET (PREPARED BY MILLERHARE)

Savills Heritage Planning team have agreed the key views from the Conservation Area with the LBL. Two of the agreed views are presented here.

VIEW 10 FROM THE CONSERVATION AREA



4.0 PROPOSAL

4.8 ARCHITECTURAL LANGUAGE

RESPONSE TO THE CONTEXT

The immediate context of the Wootton Street site is diverse in its architectural make-up. Immediately facing the site are a Victorian housing estate block (Ipsden Apartments), a distinctive curved residential block dating from the 1950's (Tait & Benson) and a taller 1960's residential apartment block (Windmill House). The Railway arches to the north of the site are Victorian and beyond that the Roupell Street Conservation Area comprises buildings dating from the 1840's. With no clear style to respond to our proposals seek to be distinctive in both form and architectural treatment.

The strong horizontal banding, emphasised by the curved ends to the balconies also serves to reduce the apparent height of the building. The overall effect is reminiscent of the streamlined modernism found in many estate buildings of the inter-war years and evident in residential blocks across Lambeth - some example of which are shown below alongside more contemporary precedent images on this page.



PRINCIPAL TOWERS, SHOREDITCH



DARLINGTON HOUSE, BRIXTON



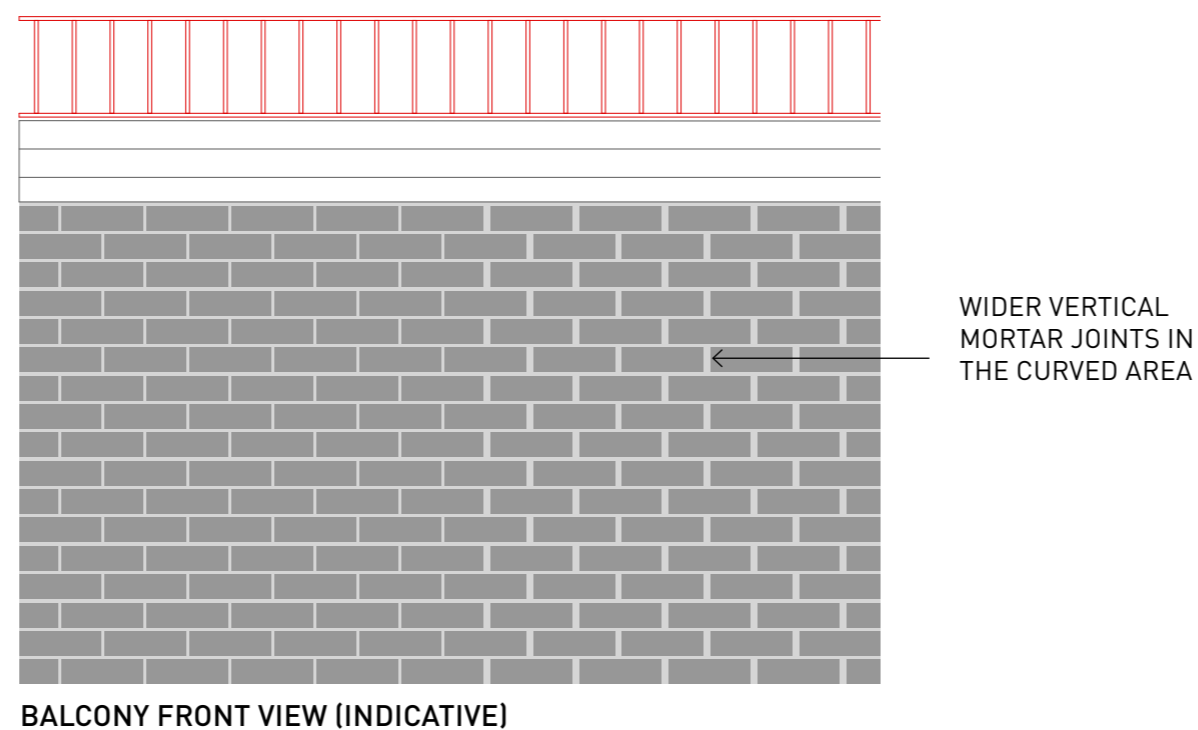
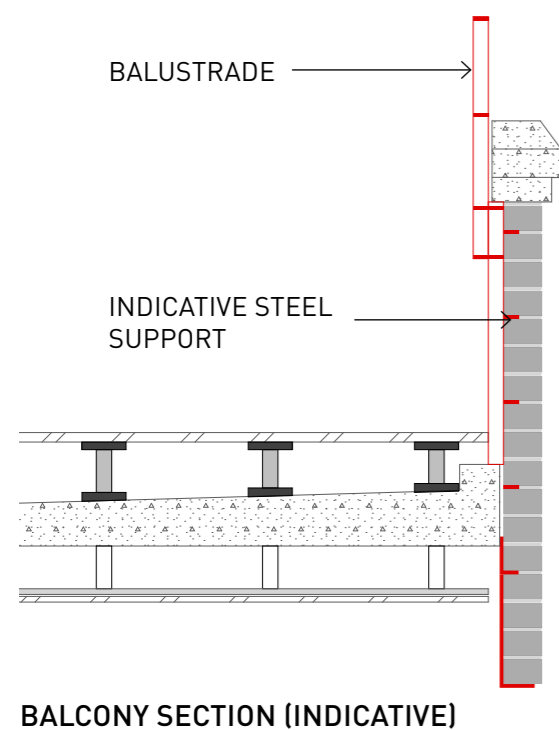
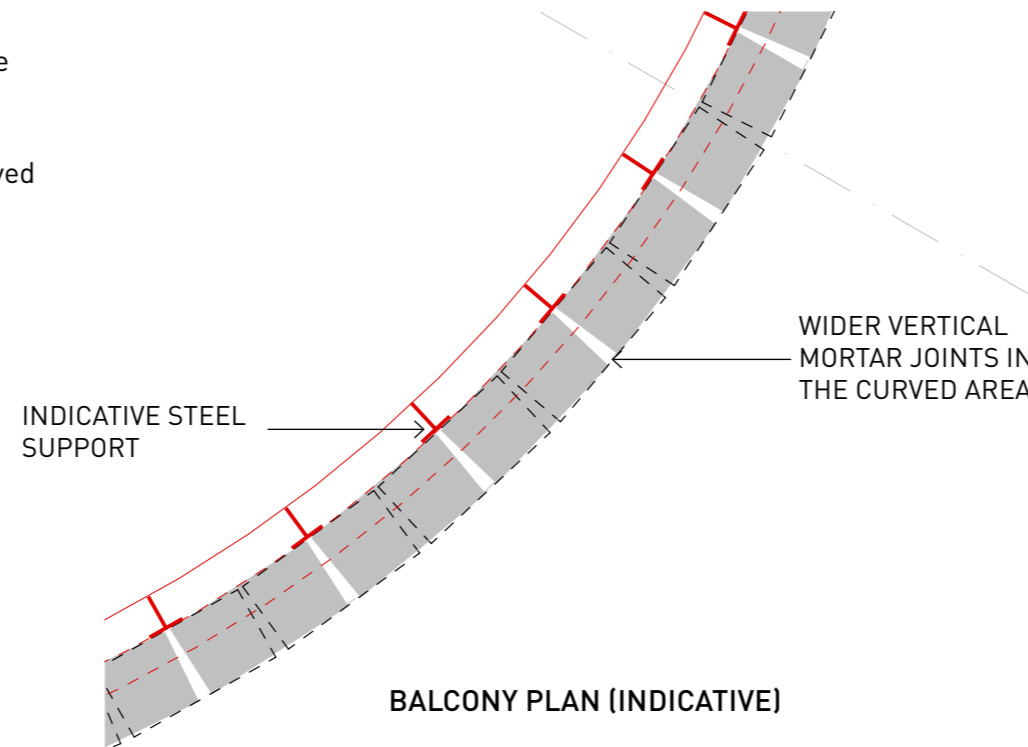
SANDHURST COURT, BRIXTON



WAVELINE WOHNUNGEN, BREMEN, GERMANY

The curves are 2m in radius. The stretcher bond brick coursing is continued to the curved corners to achieve a continuous brick facade around the block.

The following details show the indicative proposal to deliver the curved brick corners.



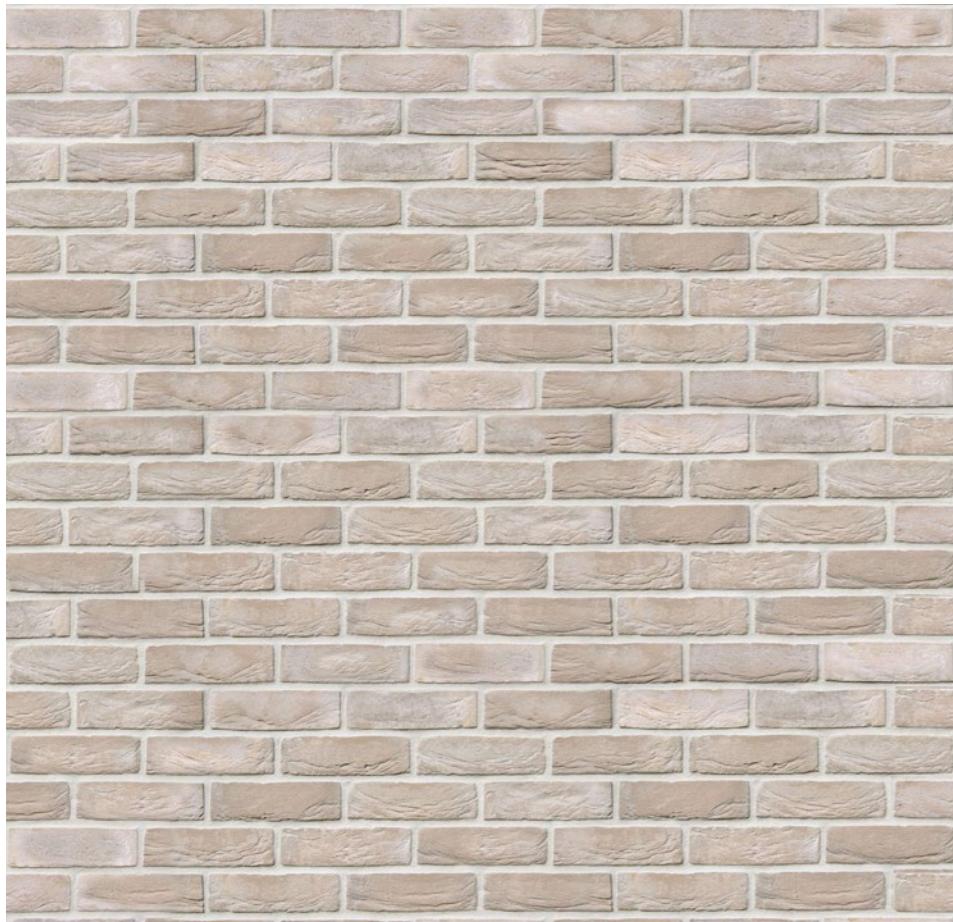
4.0 PROPOSAL

4.9 PROPOSED MATERIALS

The primary material in the proposed block is a textured buff brick. The alternating brick pattern between the windows add further emphasis to the horizontal design.

The horizontality is further amplified by the white concrete bands at the window sills and balcony parapets. A dark brick band is used to make the horizontal bands more legible.

Window frames are powder coated aluminium in black. Railings and balustrades follow the same colour as the windows.

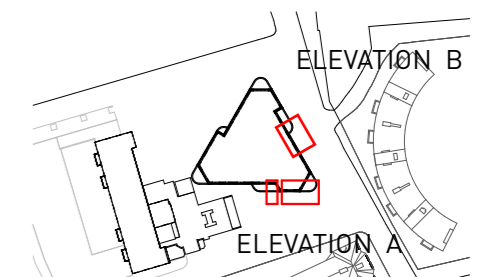


FACING BRICK - GIBRALTAR FROM CREST OR SIMILAR



CLOSE-UP VIEW OF THE ELEVATIONS

1. Main brick stretcher bond - Gibraltar from Crest or similar
2. Alternating projecting brick coursing - Gibraltar from Crest or similar
3. Powder coated aluminium window - clear glass
4. Powder coated aluminium window - part solid part glazed
5. Powder coated doors colour to match windows
6. Powder coated aluminium door - clear glass
7. Powder coated railing - colour to match windows
8. Pre-cast concrete coping
9. Pre-cast concrete band
10. Dark brick band in-line with top of the windows - Midnight Multi from Crest or similar





ELEVATION A



ELEVATION B

4.0 PROPOSAL

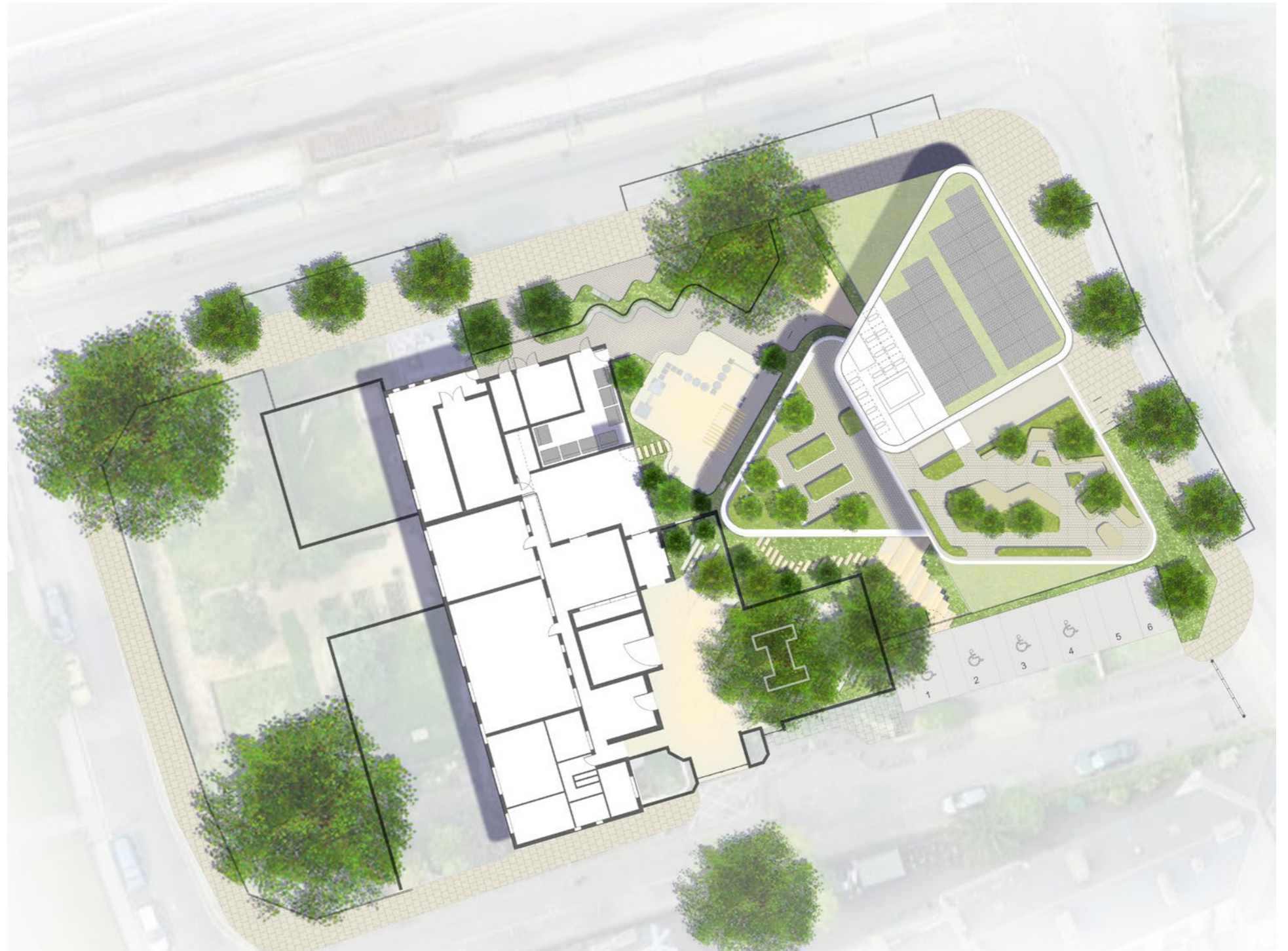
4.10 AMENITY AND PLAY

The communal gardens on the ground floor provides a mix of play and seating areas with a blend of new trees and plants. The existing Tree of Heaven located by the residential gate will be a focal point of the garden.

The communal garden wraps around the block and leads to the small area to the south of the block where a secure gate is provided to access the parking spaces. It is proposed to include 4 no wheelchair parking spaces on the south of the block.

Two areas of publicly accessible open space are provided. One is located to the north of the site next to the residential entrance on Wootton Street and it includes the existing Tree of Heaven, series of planting, seating and two new trees. The second public open space is to the east of the blocks next to the community space entrance on Greet Street.

For full landscape design please see the Landscape Report provided by Outerspace.



COLOURED LANDSCAPE BY OUTERSPACE



View of the communal courtyard and play area

4.0 PROPOSAL

4.10 AMENITY AND PLAY

The communal amenity space on level five is accessible to all the residents. It includes growing beds, seating and planting areas. The planting areas are wrapped around the roof terrace to act as buffer zone with Windmill House (especially on the western edge closest to Windmill House).

A few of the individual ASHP units are located on this roof terrace. The images show indicative screening to protect the ASHP and keep them outside the circulation area.



COMMUNAL ROOF GARDEN ON LEVEL 5

The communal amenity space on level eight, also accessible to all the residents, includes seating and planting areas. Along the edge of the roof a few gaps are introduced in the planting beds to allow the residents to get closer to the parapets and enjoy the views.

Further ASHP units are located on this roof terrace to the side of the lift and AOV overrun. Indicative screening are used to separate the ASHP from the seating area.



COMMUNAL ROOF GARDEN ON LEVEL 8