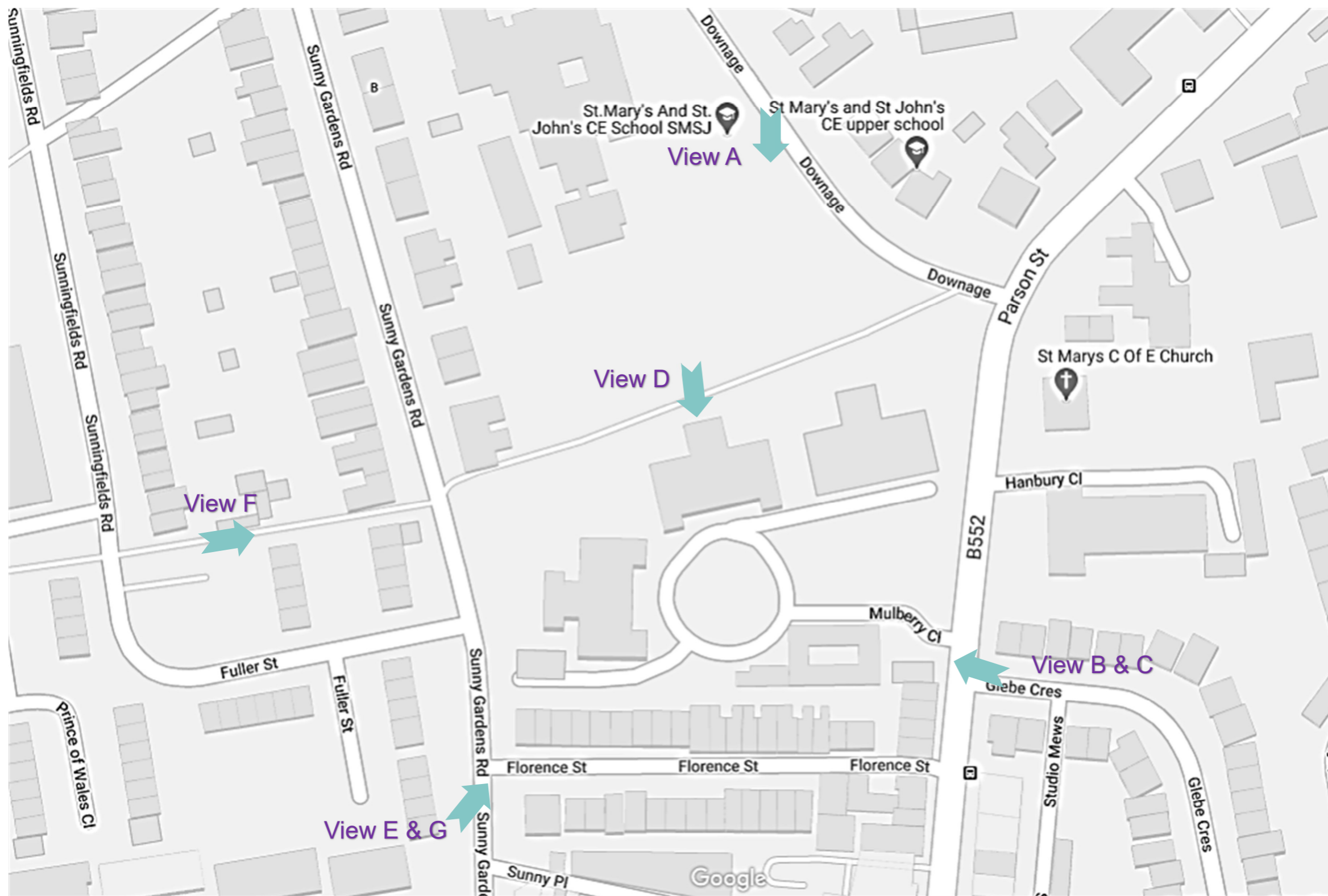


Mulberry Close – CGI Comparison of Key Views Study



After being selected by the residents of Mulberry Close to deliver this stalled site Fruition Properties (FP) have worked with our external design team, engineers and internal technical specialists to identify and amend all the buildability issues in the extant consent as well as to improve the quality of living accommodation for future occupiers.

As part of this we have identified that the existing consent has not allowed sufficient height to accommodate the required drainage falls, transfer structure and floor buildup.

Following feedback from the planners we have worked to minimise the additional height required, meaning the additional height requested is just c.350mm over that consented, representing a very marginal increase, protecting (and we believe) enhancing the form of the building.

To improve the quality of the internal layouts we have also sought to extend the new homes into the terraces. We have worked with the LB Barnet Design Officer to determine the optimal location for the rear boundary of the new apartments and have undertaken analysis of the key views to determine this balancing the additional massing against the improvements to accommodation.

As such, we have moved the rear boundary outwards by c. 450mm on Pembroke Hall and pushed back the rear wall of Courtney House to be in line with the chimneys (which help obscure it from the key views).

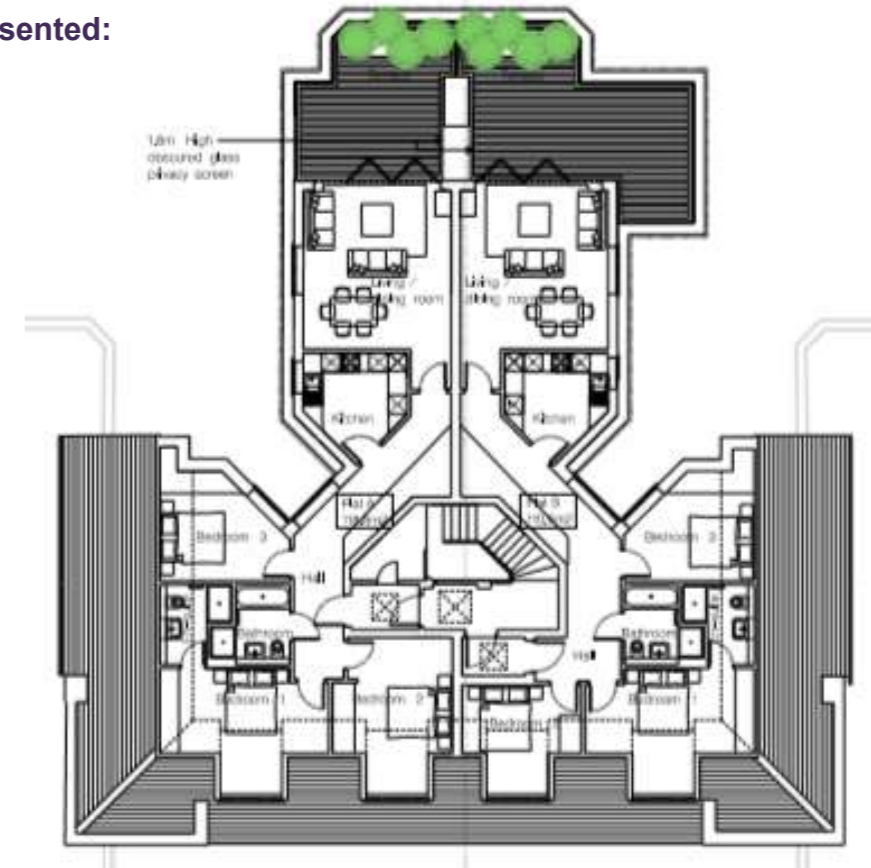
The massing on Thurlby Croft already extends the full length of the block however we have sought to extend bedroom 1 without increasing the bulk and massing in the areas, by working behind the ridge line to the rear of the block, as well as adding a concealed terrace.

Map of Key Views:

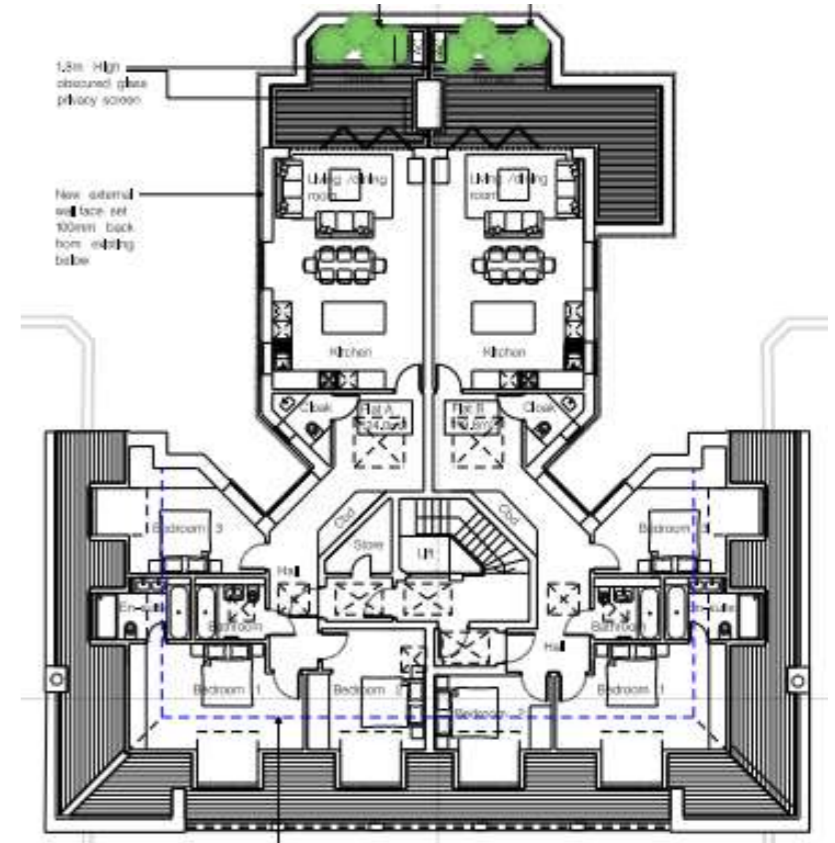


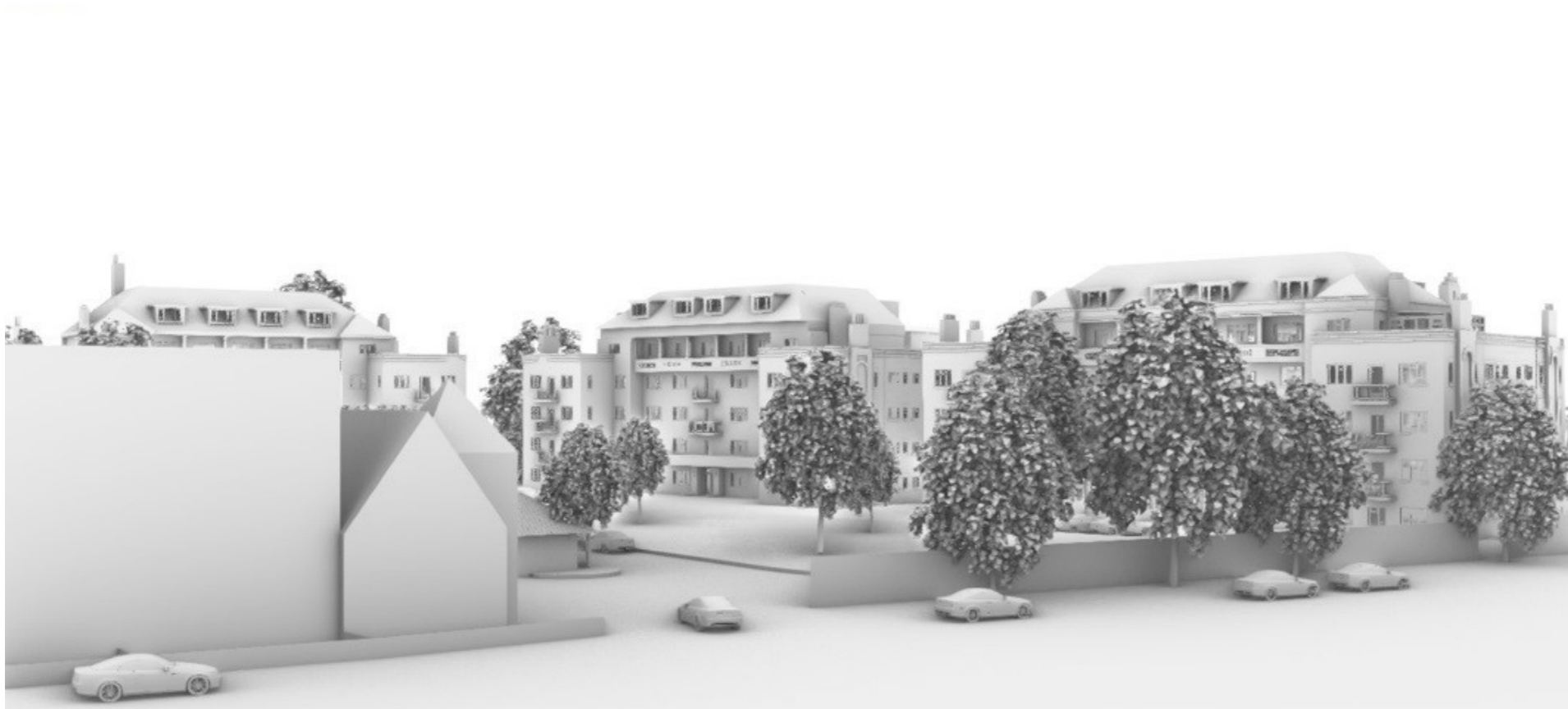
View A) Downage

Consented:



Proposed:



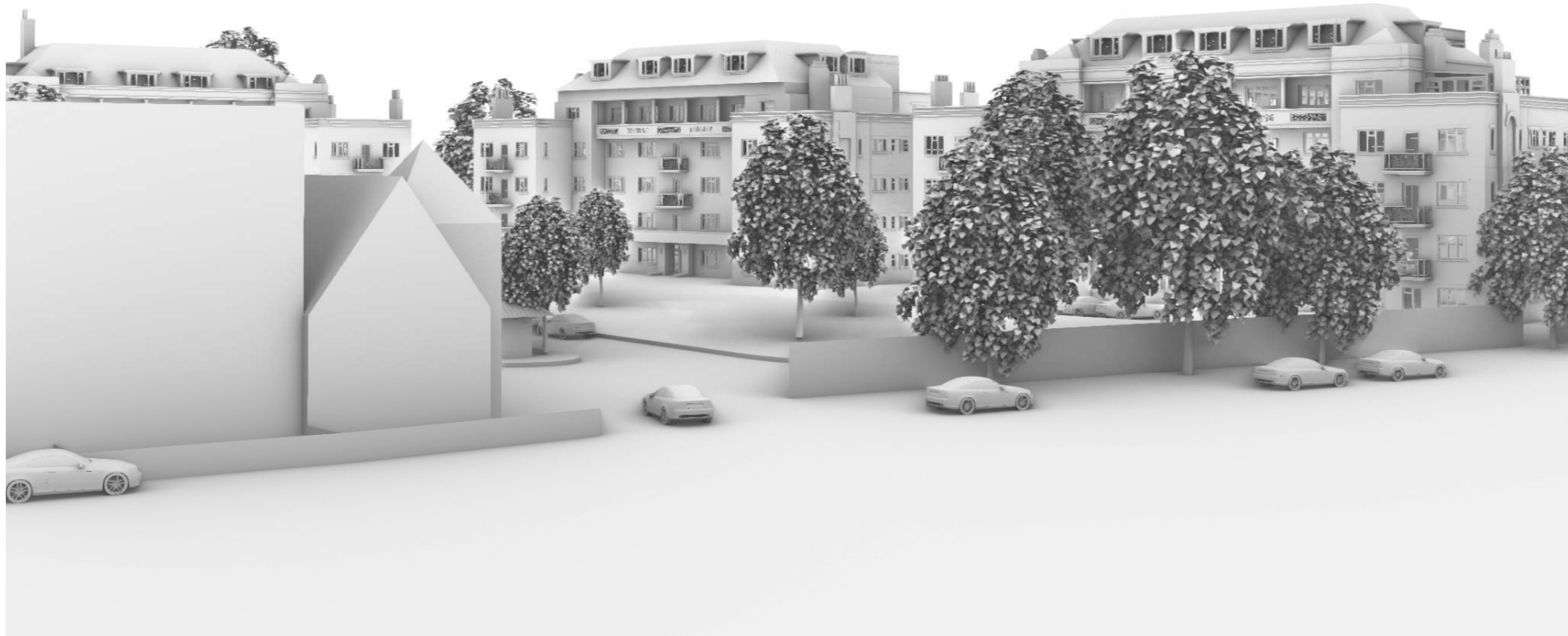


Consented:

View B) Entrance

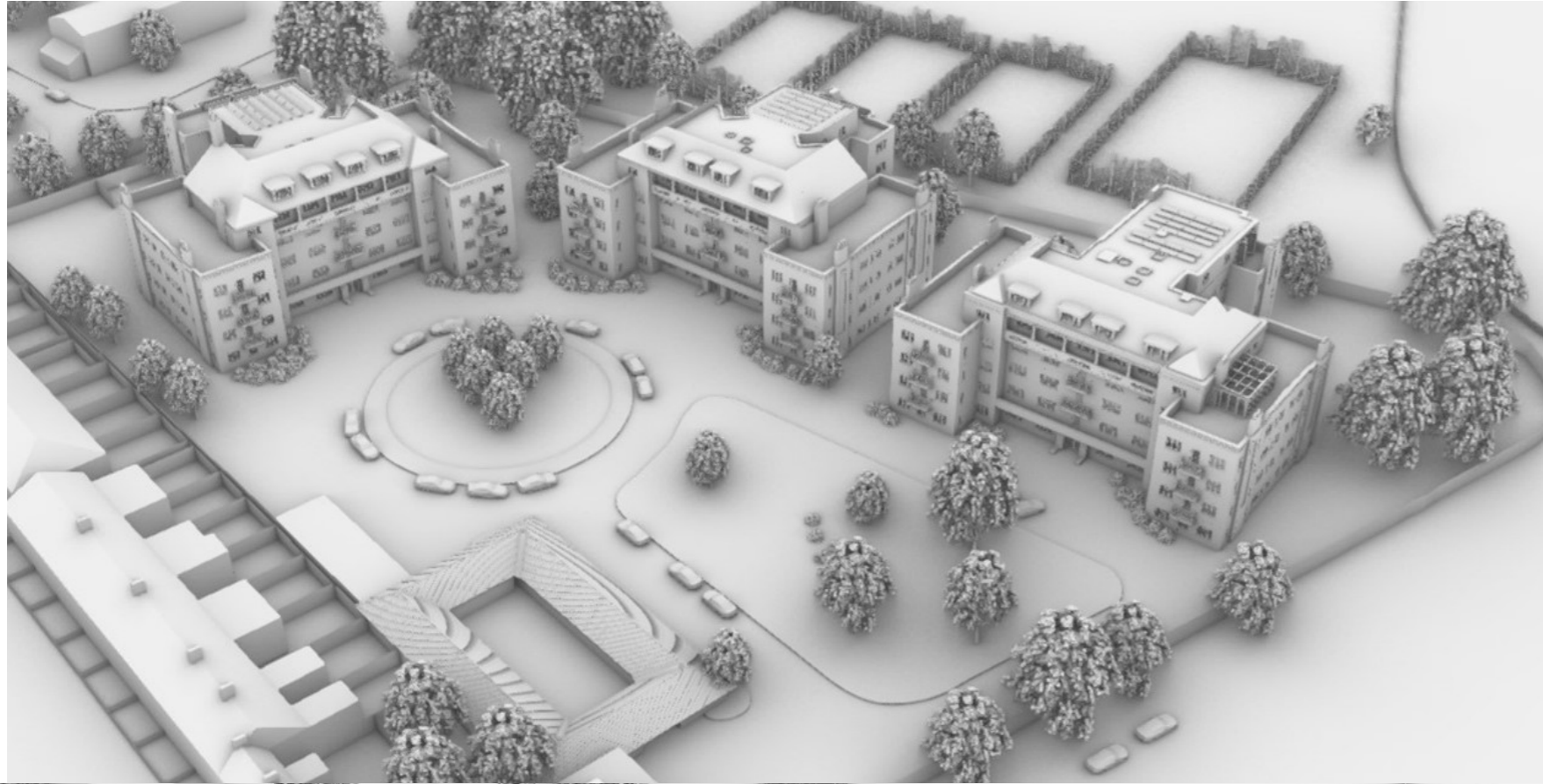
The proposed changes do not alter the massing of Thurlby Croft as the additional floor area is concealed behind the roof ridge line.

Thurlby Croft cannot be seen from further up Parson Street due to the large number of evergreens.



Proposed:

View C) Aerial view 1



Consented:



Proposed:



Consented:



Proposed:

View D) Pedestrian passage

The dormers break up the flat area of tiling and improve the appearance of the blocks as well as significantly improving the internal layouts.

Following further consultation with the residents we have slightly reduced the size of the dormers from the level shown here (from 1500mm to 1200mm) to match the size of the windows on this elevation. This delivers the improvements to the living accommodation but means they are more in keeping with the scale of this elevation.

We have also removed the parapet detailing as the residents were keen to maintain subtle differences between each of the blocks. We originally proposed a c. 650mm extension and introduced the parapet to help maintain the subordinate proportion of the pitched section of roof; however, we worked with our design team to reduce this down to the minimum buildable level and believe this is no longer required.

Part M:

We have appointed a specialist lift consultant to carry out a review of the existing shaft dimensions and compared them to dimensions required by Building Regulations 2010 Approved Document Part M, and BS EN81-70:2018 (accessibility to lifts for persons including persons with disability). However, due to the restricted shaft depth in all existing shafts it is not possible to achieve the minimum car dimensions of W1000mm x D1300mm required for BS EN81-70:2018.

As such, we have focussed our due diligence on optimising the shaft space for these blocks.

This is due to the following Shaft Depths:

CH	PH	TC
1187mm	1184mm	1225mm



Consented:



Proposed:

View E) Sunny Gardens

The rear wall on Courtney House has been extended so that the flat terminates in line with the rear of the chimneys. This follows the natural line that is dictated by the existing building and will mean that we conceal the additional massing, however we will still be able to achieve the improved layouts at this point.

Materials Changes:

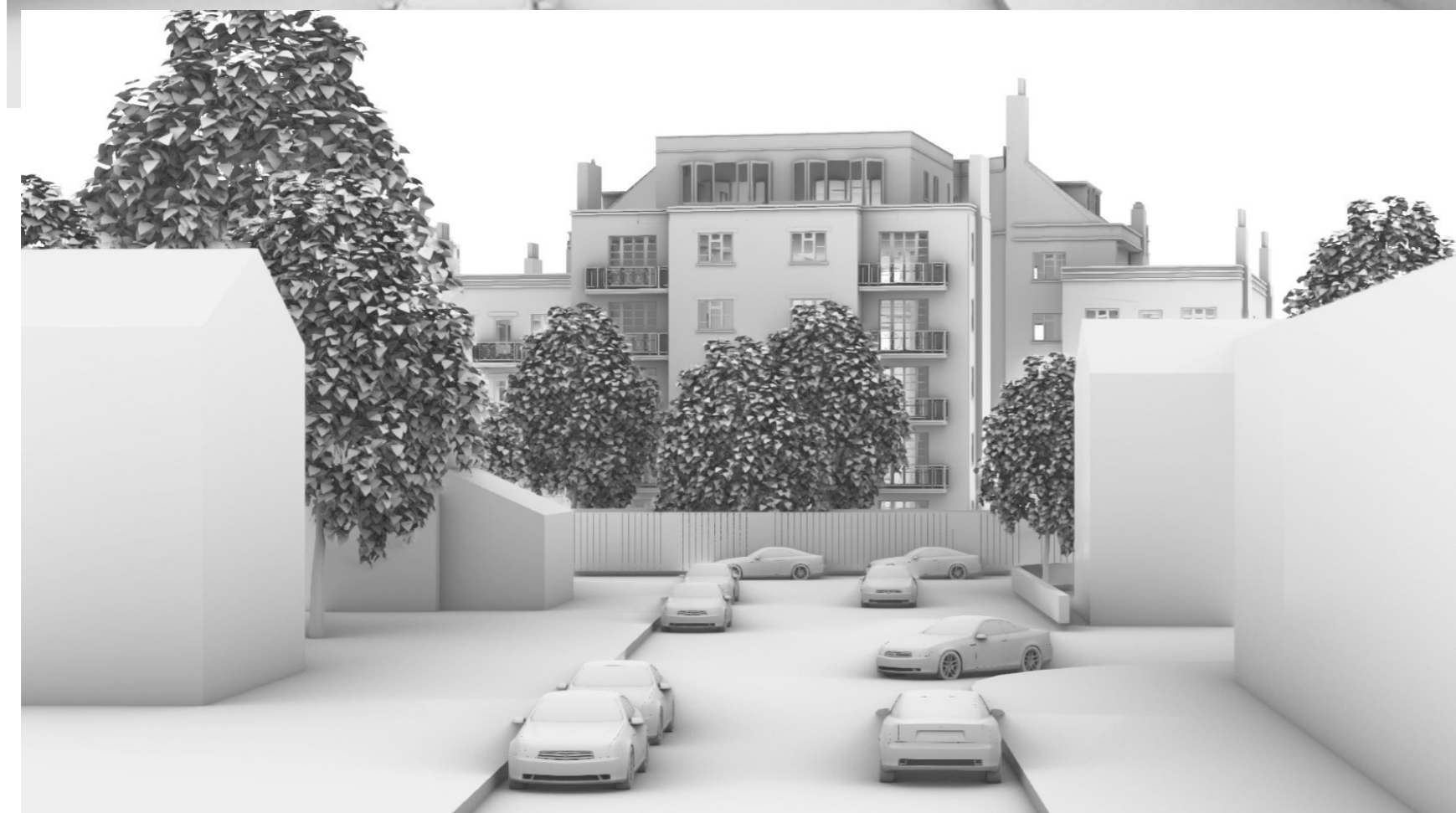
We also amended the balustrading from glass to a bespoke metal balustrade, which as a traditional material would be more in keeping with the existing. No objections were raised in the pre-app to altering the glass to metal balustrading.

Following a review of the art deco precedents (p9) we added a render band to articulate the termination of the building. The Design officer accepted the principle however raised concerns as to the thickness of the render band, which has been reduced in the submitted drawings from what is shown in the CGIs to a 225mm deep render band with 75mm deep capping.

View F) Fuller Street



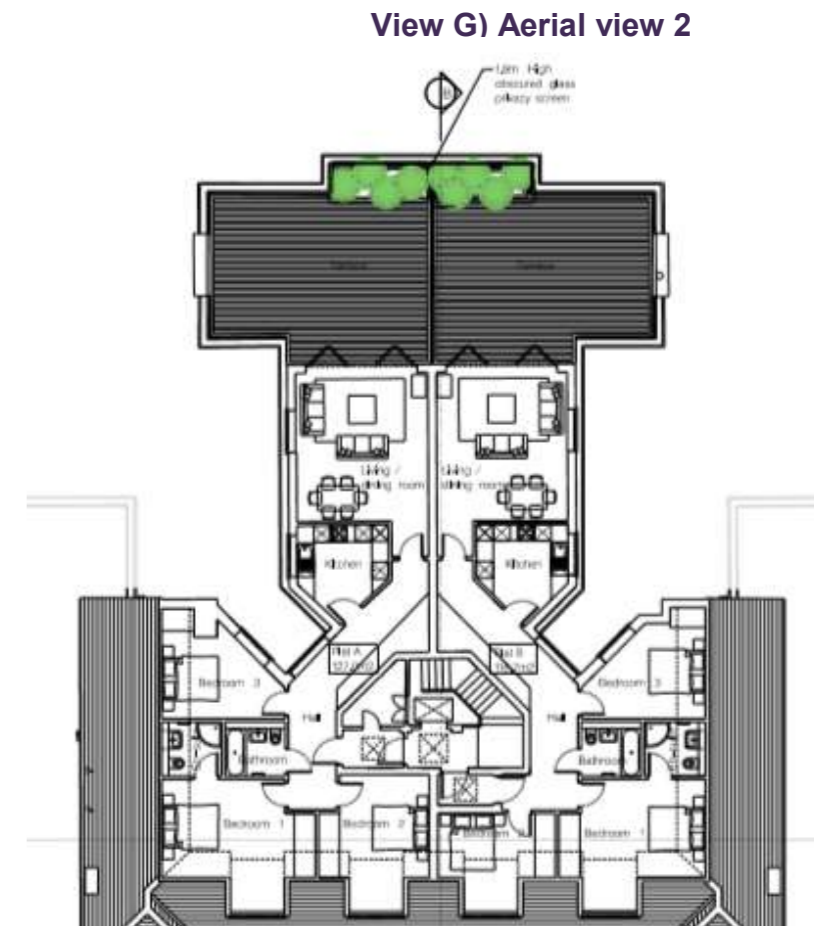
Consented:



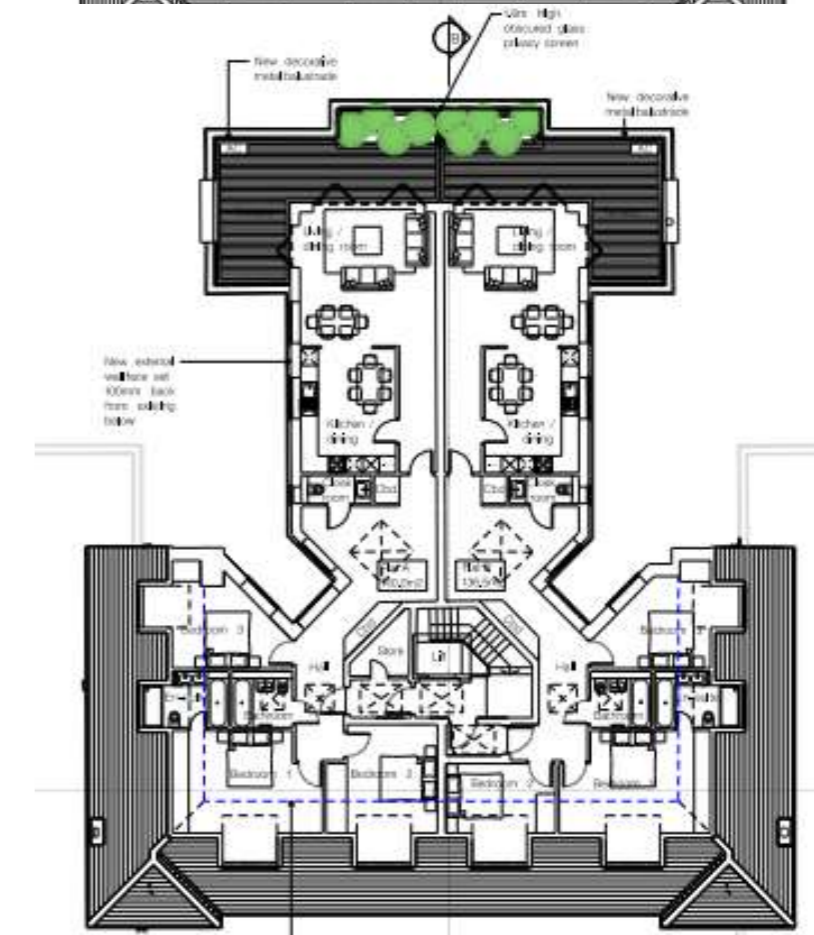
Proposed:



Consented:



Proposed:



Mulberry Close – Precedent study

Our design process has been driven by our study of art deco precedents. Key features we have identified include a stepped top (with pitched roof being reasonably rare), presumably due to influences from the mesoamerican revival. Art Deco buildings of the period also seem to have an acute horizontal emphasis which may be articulated architecturally often through banding. We have also observed that render is a key material in the art deco material palette. Each block is currently unique, like a fingerprint, with mildly differing facades and roof profiles. This intent can be seen in HW Binns's concepts also. Although we have made the roofs more similar by introducing the parapet element from Pembroke onto the other two blocks we have aimed for subtle variations such as the dormer window profiles.



Crescent Court (1934) Caspari



Dorchester court (1935) HW Binns



Chalfont House (1935) HW Binns



Nevilles Court (1937) Acworth and Montagu

Mulberry Close – Floor Buildup Design Information

At the pre-application meeting held it was raised that the overall height of the penthouses should be reduced by assessing the minimum height required to be able to deliver the stalled site.

FP have worked with their engineers and designers to assess the floor buildups in more detail. Our services engineers have stated that: EN 12056 (Gravity drainage systems inside buildings. Sanitary pipework, layout and calculation) requires a minimum of 450mm from a waste connection to the bottom of a drainage offset.

The current scheme does not provide space to run electrical cables (which are in the loft void currently) or for the fall required to allow waste to flow away.

The toilet drainage pipework is 110mm internal diameter, with 25mm lagging. The overall diameter is c.160mm.

The void will be driven by a distance between the toilet drainage pipework and the Soil Vent Pipes (SVPs). The SVPs run externally on the facade.

Because the distance is quite large a larger fall is required to reach the desired angle.

The longest distance is in the Pembroke Hall proposed apartments and is 9m.

We do not wish to propose a pumped foul drainage system as this is not sustainable or practical for this type of project.

