

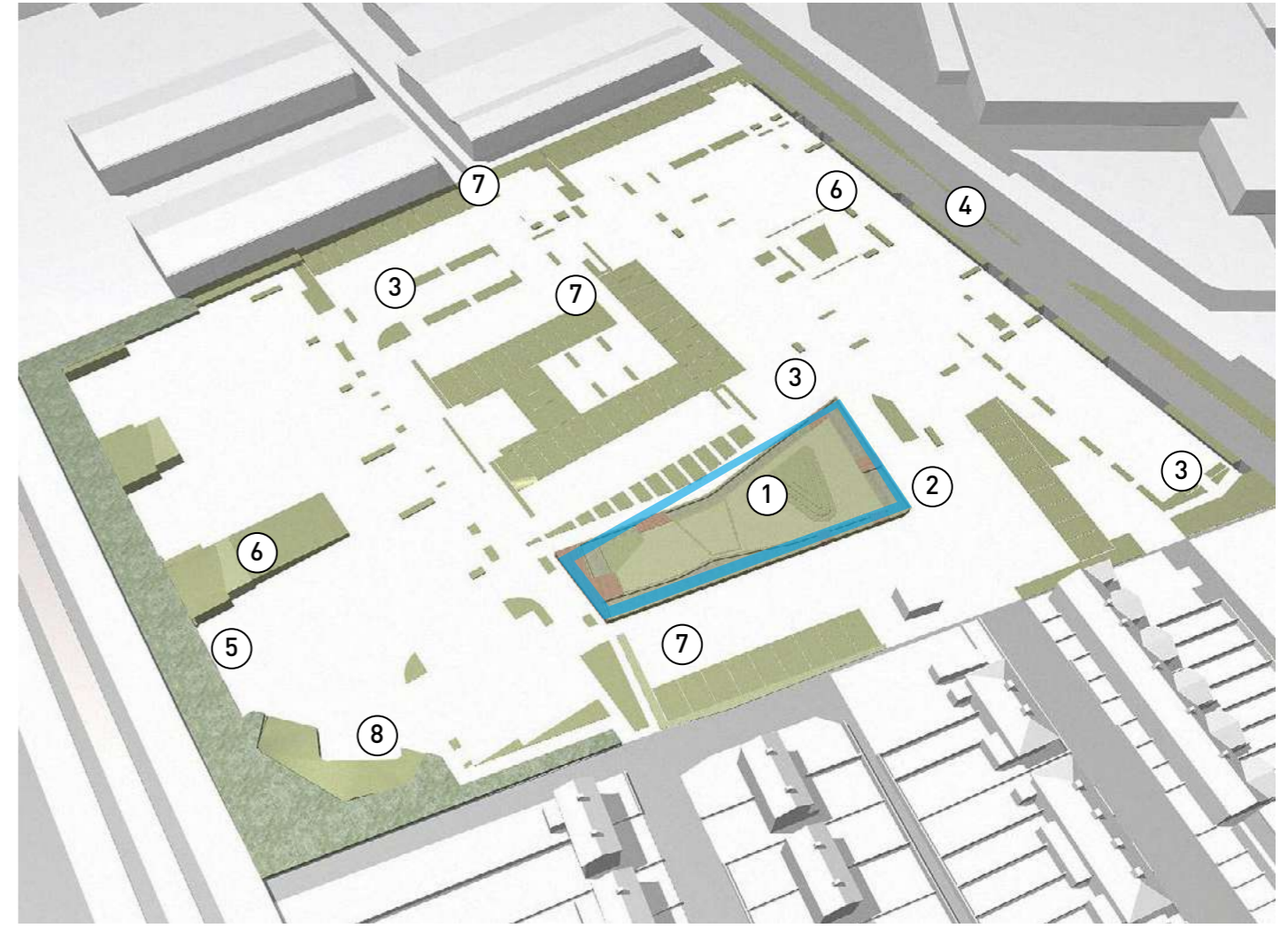
4 SITE STRATEGY

4.1 PERMEABILITY & CONNECTIVITY



SITE CONNECTIONS

1. Road network creating a loop around the site
2. Key site entrances on Yarnton Way and Sutherland Road connecting to existing context
3. Secondary emergency access roads

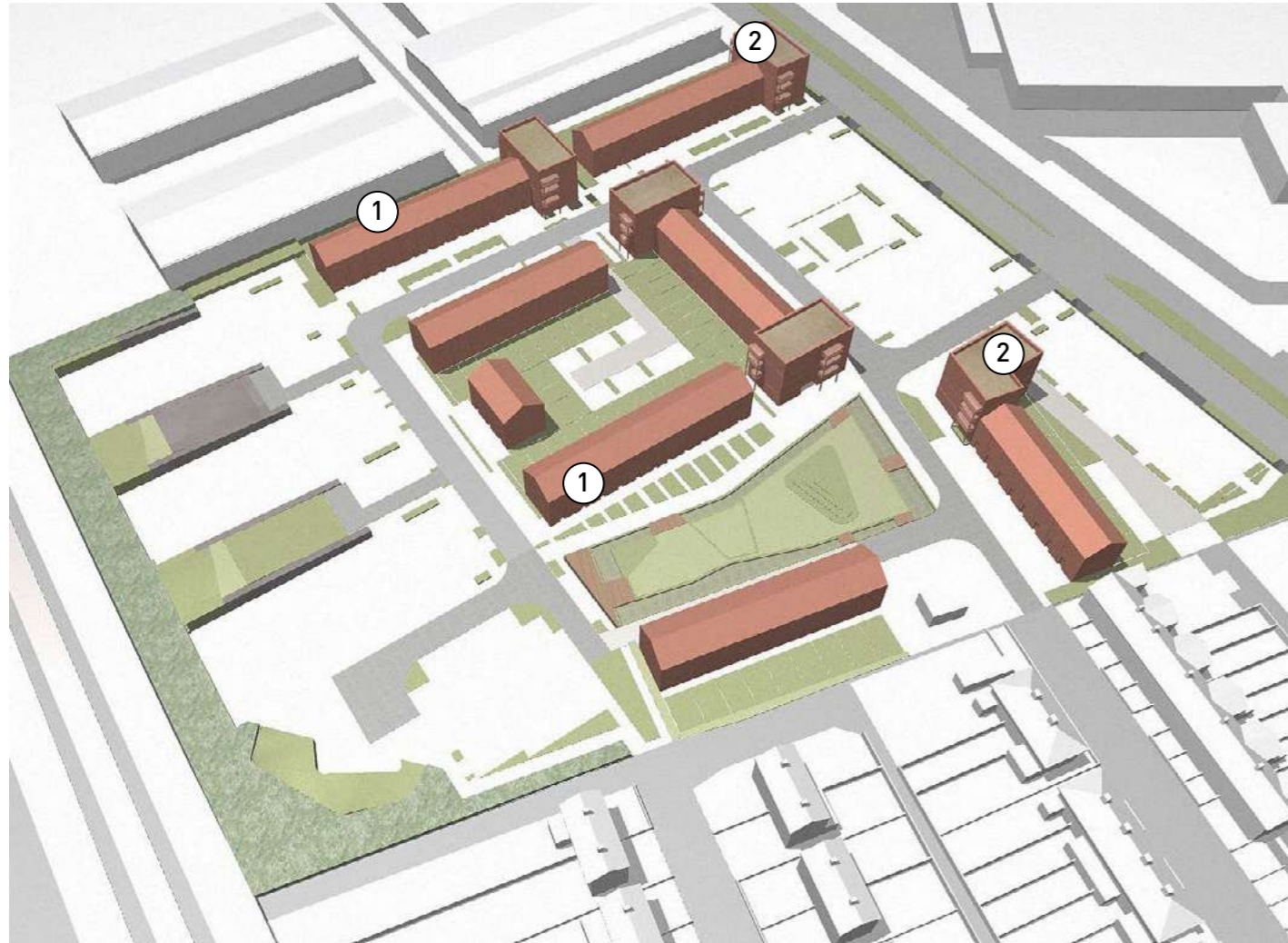


LANDSCAPE ZONES

1. Central amenity park space
2. Green walkway / Swale
3. Smaller Pocket Parks
4. Green Buffer edges to the north of the site
5. Wild flower boundary edges biodiversity strip
6. Amenity courtyards
7. Private gardens
8. Tiny forest

4 DESIGN DEVELOPMENT SUMMARY

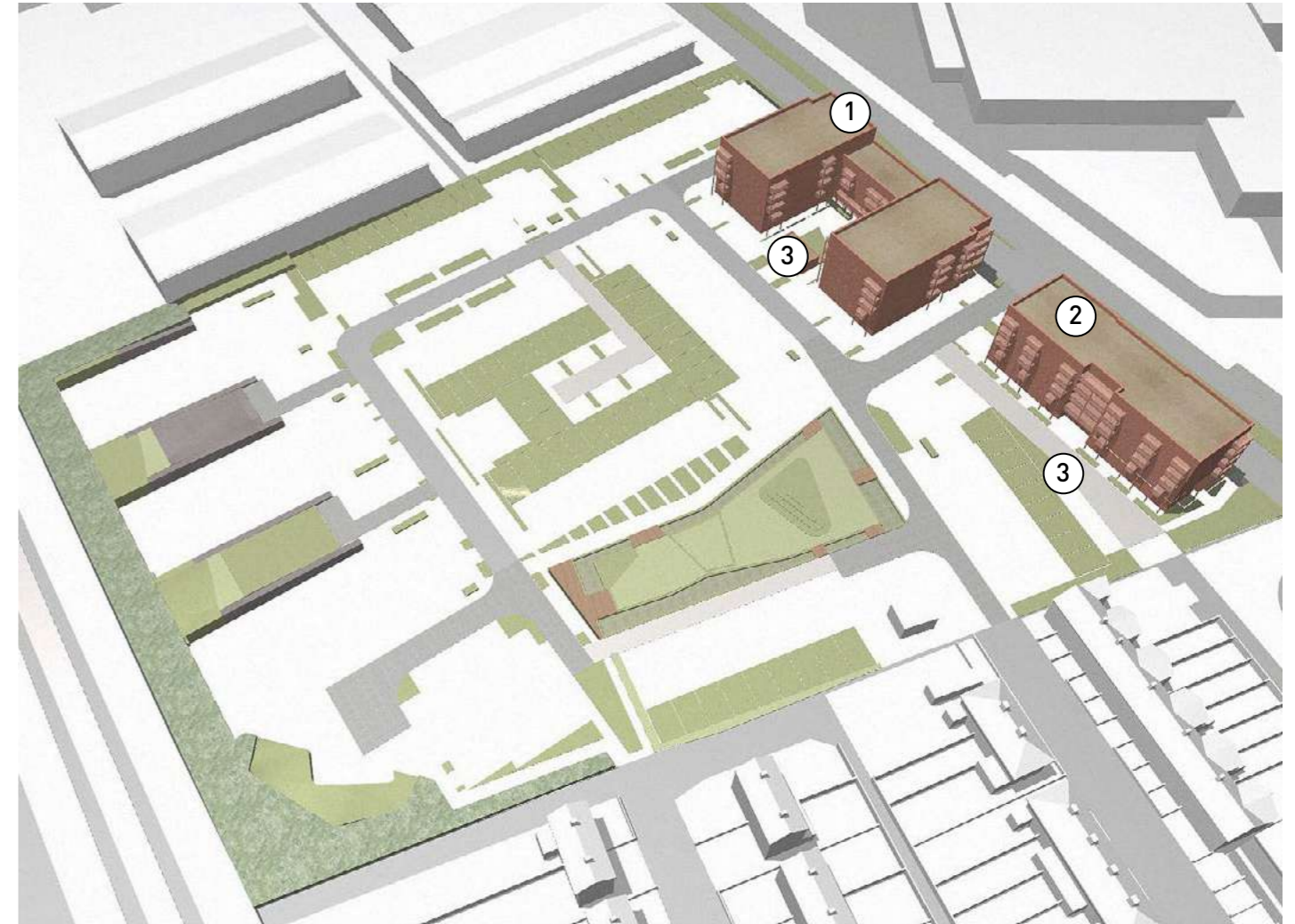
4.2 BUILDING TYPOLOGY DISPOSITION



FAMILY HOUSES AND BLOCKS A1-A5

Family houses are located centrally within the site framing the western boundary and the central park space. Smaller urban apartment blocks are introduced at the end of the terraces that provide breaks within the runs of terrace streets

1. Terrace family houses
2. Block A apartments



NORTHERN BOUNDARY BLOCKS

Blocks B and C facing Yarnton Way frame the northern boundary of the site enclosing courtyards spaces to the south of the blocks

1. Block B apartments with commercial spaces and duplex units at ground floor
2. Block C apartments with duplex spaces at ground floor
3. Courtyards to the south of the buildings

4 DESIGN DEVELOPMENT SUMMARY

4.3 SUMMARY OVERVIEW



SOUTHERN BOUNDARY BUILDINGS

The southern end of the site is defined with three linear buildings that form a series of courtyard spaces. The courtyards are open to the new internal street to the north and the proposed wildflower edges / biodiversity strip to the south. A smaller urban block, block F located on the eastern boundary frames one side of the pedestrian entrance from Madia Road. To the south the building sits on the edge of the proposed tiny forest.

1. Block E1-E6 apartments
2. Block F

5 LANDSCAPE 5.1 MASTERPLAN



BOSQUE
PARK

SPINE

GREEN SKIRT

Key public realm and landscape master plan objectives include:

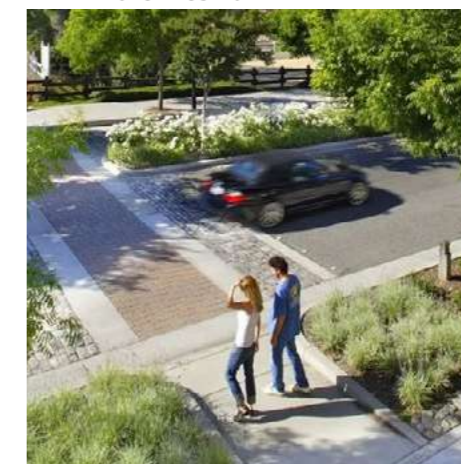
- Designing a public realm and landscape that is accessible and connected for all.
- Creating a location for people of all backgrounds to live and gather.
- Fostering healthy, active living using healthy design principles.
- Increasing biodiversity and green infrastructure on site to combat the climate emergency.
- Creating a tree-lined streetscape.



MEANINGFUL PUBLIC REALM



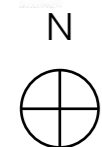
USABLE GREEN SPACE



DEDICATED CROSSING POINTS



EXPOSED WATER COURSE



5 LANDSCAPE
5.2 CHARACTER AREAS - BOSQUE PARK



BOSQUE PARK - AERIAL VIEW

5 LANDSCAPE
5.3 CHARACTER AREAS - SPINE



SPINE - AERIAL VIEW

5 LANDSCAPE
5.4 CHARACTER AREAS - GREEN SKIRT



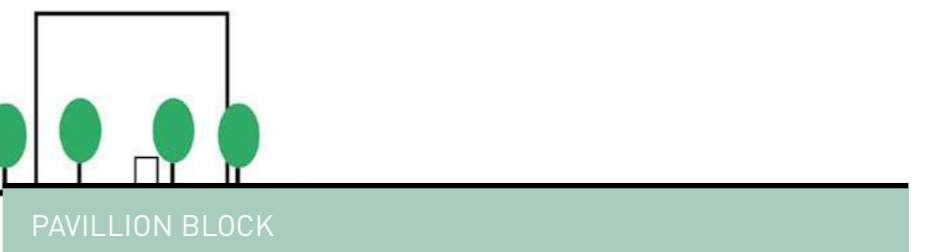
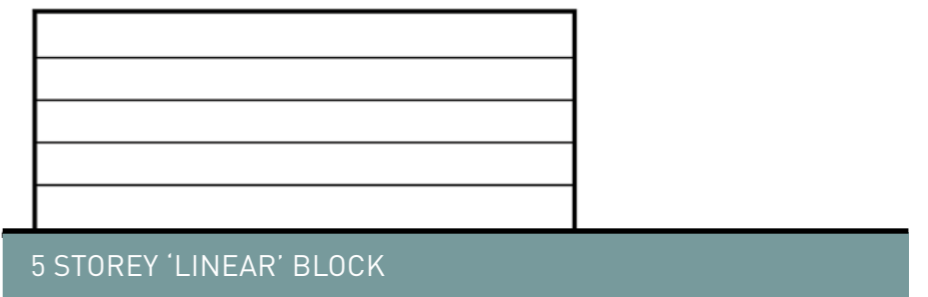
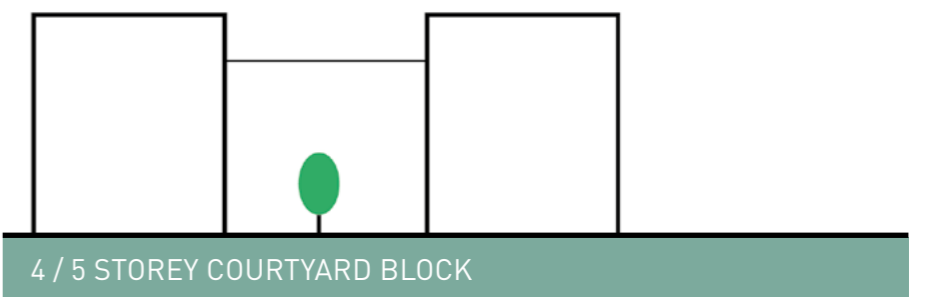
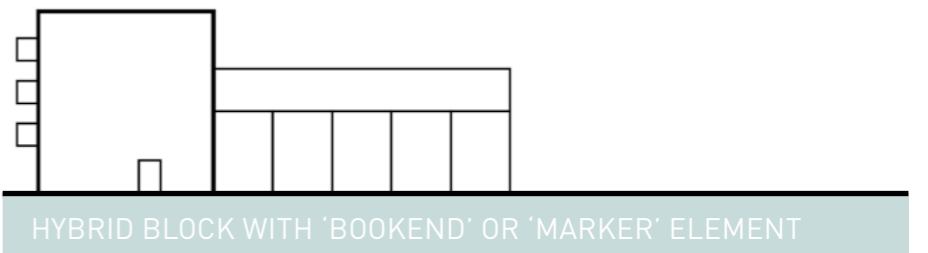
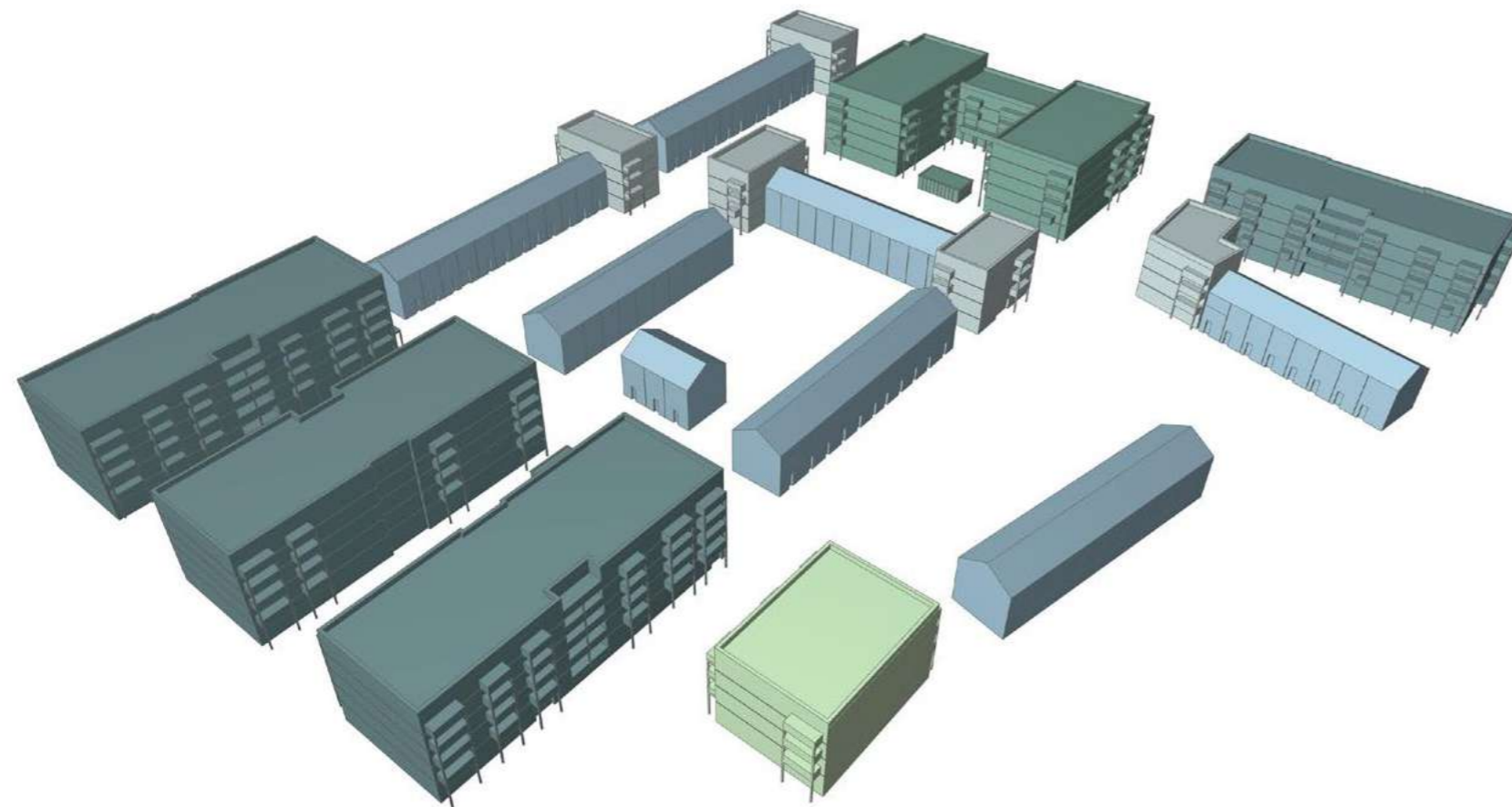
GREEN SKIRT - AERIAL VIEW

6 ARCHITECTURAL CHARACTER

6.1 BUILDING TYPOLOGY AND DISPOSITION

A series of distinct building typologies are proposed for the development, each responding to either the character of the public realm that it addresses or the inherent attributes of its location on the site. Taken as a whole, these components will ensure a variety of form, scale and roof profile across the development.

- **Single family terraced housing (D Buildings)** - forms the primary component of the central section of the site. This typology echoes the existing housing on Sutherland and Maida Roads, ensuring active frontages with front doors that address either primary roads or key amenity spaces.
- **'Bookend' elements (A Buildings)** - that terminate the terraces of single-family housing, used as corner elements or to mark significant junctures.
- **Courtyard Block (Building B)** - Building typology specific to its location, defensive to the north (Yarnton Way), open to the south.
- **Linear Blocks** - either responding to its location with two distinct façades (Building C) or aligned so as to promote visual or physical connectivity (E Buildings).
- **Pavilion Blocks (Building F)** - free-standing buildings with equal prominence to all façades.



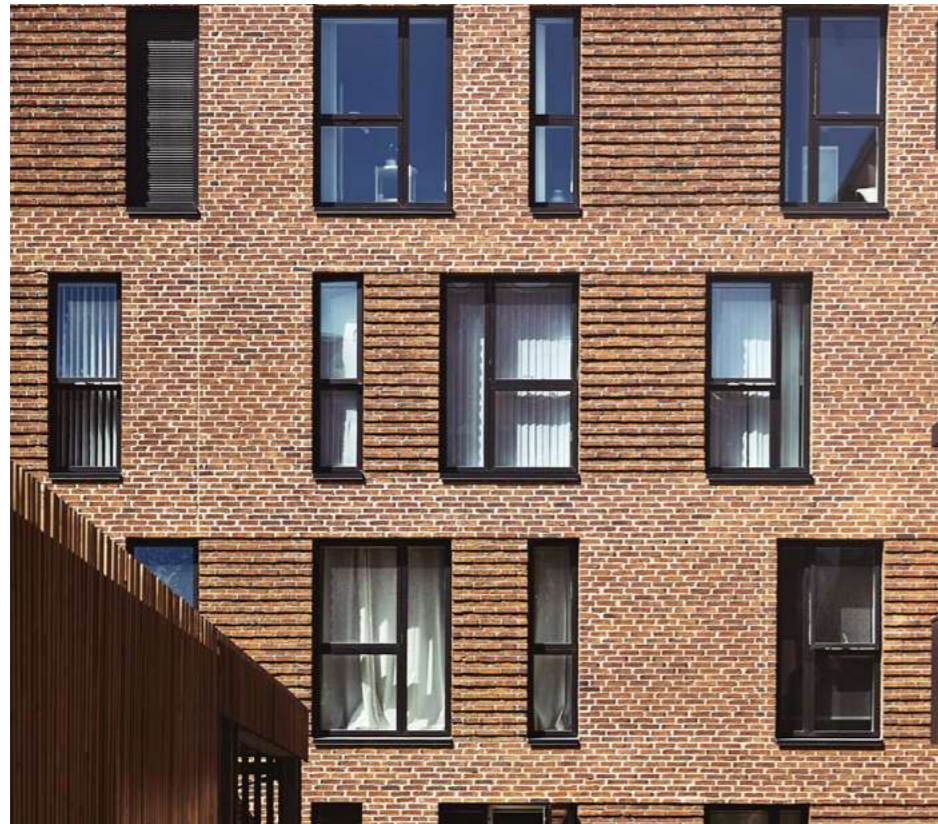
6 ARCHITECTURAL CHARACTER



6.2 BRICK AND MATERIAL STRATEGY

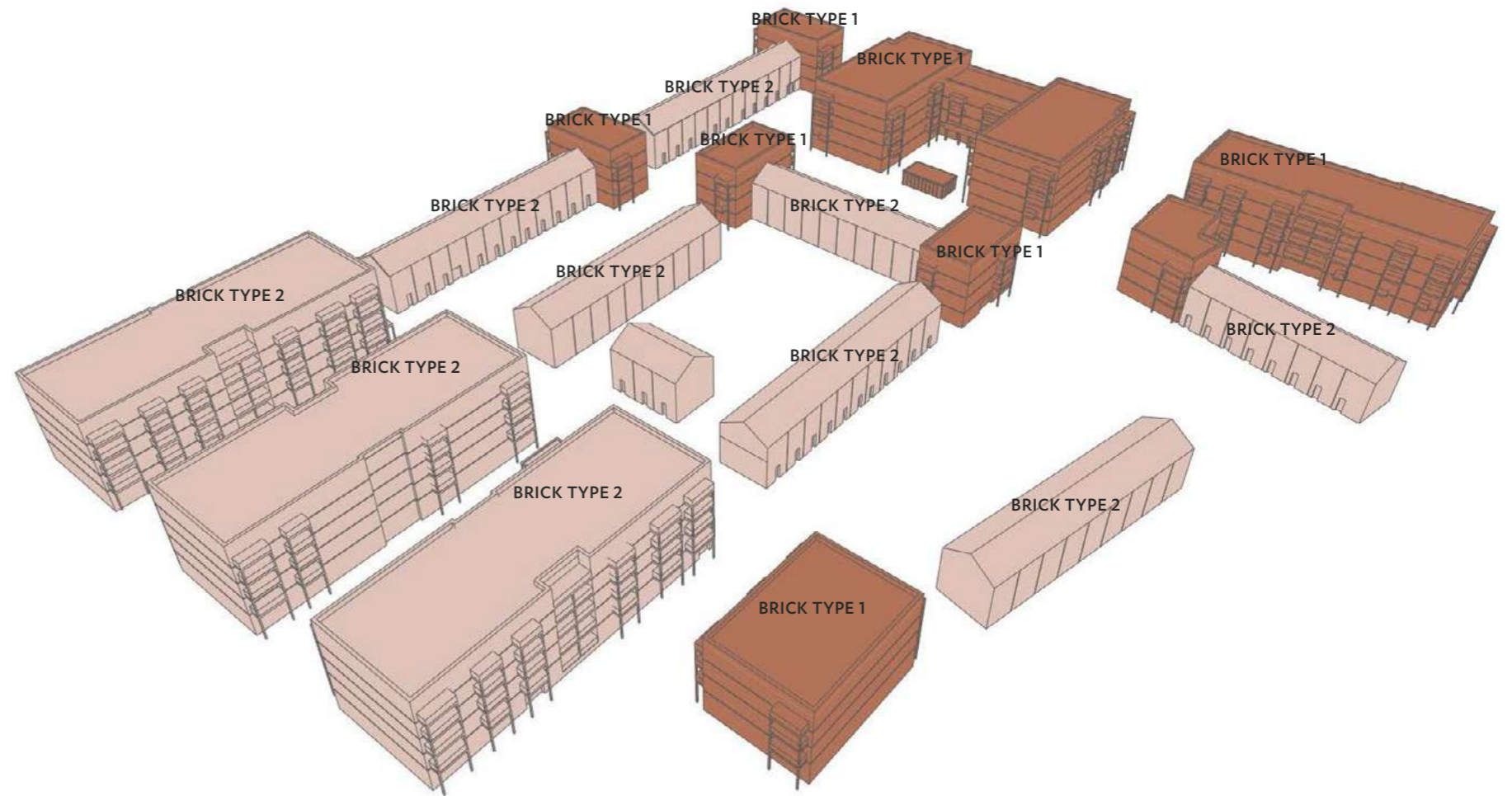
A mixed selection of two main brick types is proposed for the buildings across the development. The mix in colours of reds, dark reds, light orange and browns will create a vibrant contrasting mix of colours to each of the buildings.

A stretcher bond brickwork pattern is used for the main brickwork façades. On the upper floors of the buildings between window openings or at the edge of windows a projecting brick header or projecting stretcher bond detail is introduced, this detail provides a contrasting brick bond to the stretcher brick pattern. In other locations a soldier course detail is introduced and is mainly used at window heads, top of walls or on flat roof parapet edges.

The diagram opposite shows the brickwork colour/type strategy proposed for Belvedere.



-  BRICK TYPE 1 - DARK RED MULTIMIX MAIN FAÇADES BLOCKS A, B,C & F
-  BRICK TYPE 2 - LIGHT RED MULTI MIX MAIN FAÇADES BLOCKS D (HOUSES), & E1-E6

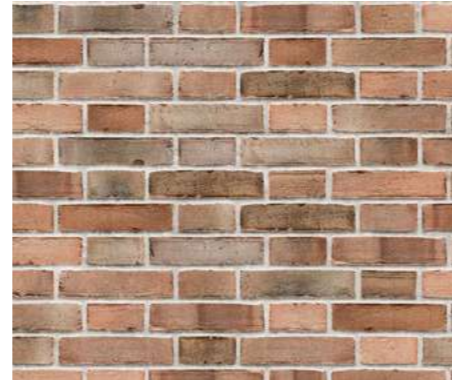
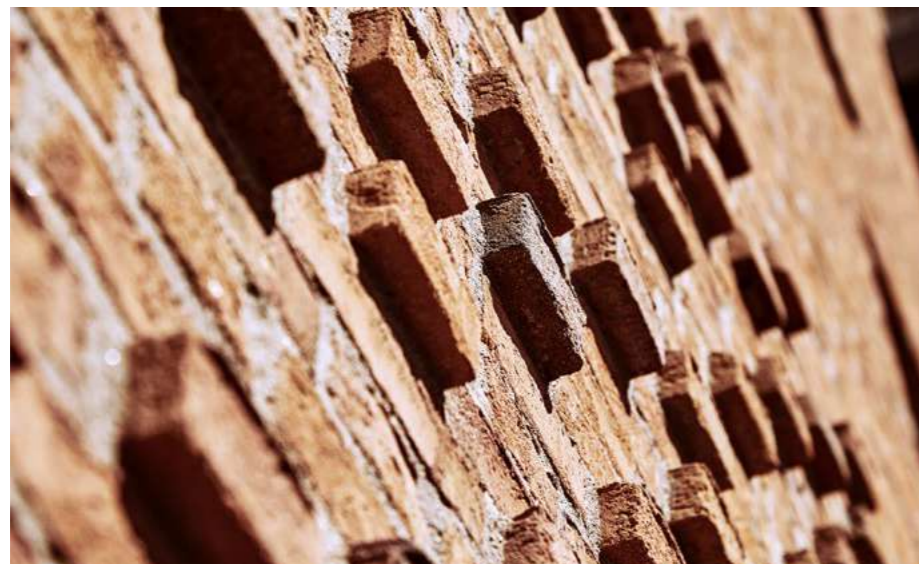


SITE DIAGRAM - BRICK COLOUR STRATEGY

6 ARCHITECTURAL CHARACTER

6.2 BRICK AND MATERIAL STRATEGY

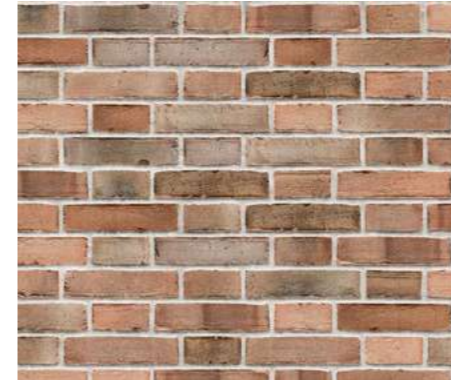
Brickwork has been chosen as the main material to be applied to all of the building elevations on Belvedere. Brickwork provides a robust and textured exterior that can sit comfortably within the existing context of houses, major road and open parkland. In order to create and define a different character for each of the buildings, a design strategy has been developed for applying brickwork and details to the elevations across the scheme. The details for each of the buildings have been designed to respond to their specific location within the site and engage with either the existing buildings or the open park. We have developed a language that avoids pastiche by creating façades that use modern but familiar details. The composition and material details that have been chosen are consistent across all the façades. The facade design creates an ordered language by using repeated elevational components with subtle changes of window opening sizes, projecting balconies, window head details and changes in brickwork texture and tone. The materiality texture and tone is dealt with through the combination of these details. The following pages give a more detailed description of the buildings facades and chosen materials.



BRICK TYPE 1 - DARK RED MULTI



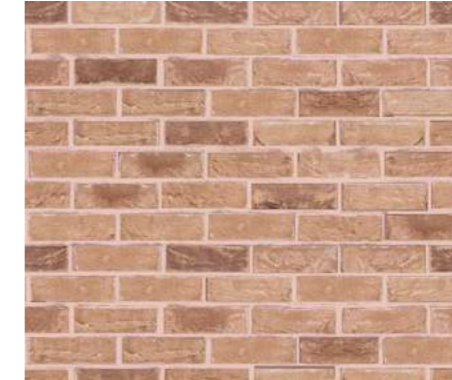
RAL 8004 / RED / BROWN
metalwork, balconies & windows
Blocks B & C



BRICK TYPE 1 - DARK RED MULTI



RAL 7032 / PEBBLE GREY
metalwork, balconies & windows
Blocks A & F



BRICK TYPE 2 - LIGHT RED MULTI



RAL 7032 / PEBBLE GREY
metalwork, balconies & windows
Block D family houses



BRICK TYPE 2 - LIGHT RED MULTI



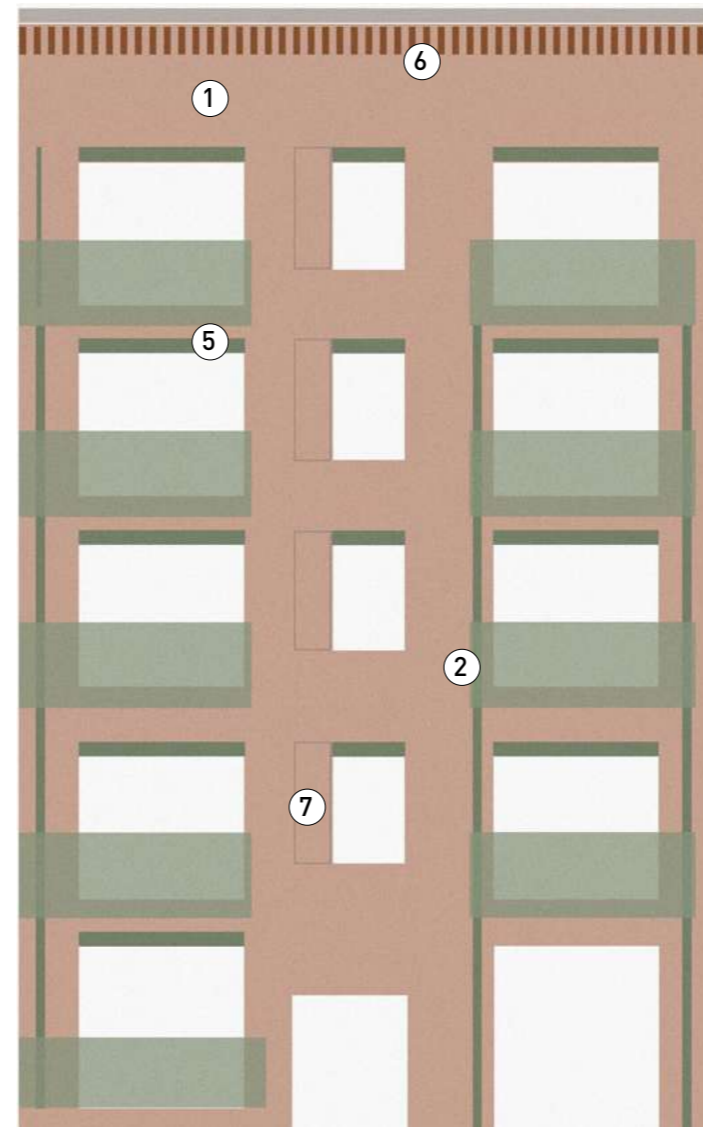
RAL 6021 / pale green
metalwork, balconies & windows
Block E1-E6

6 ARCHITECTURAL CHARACTER

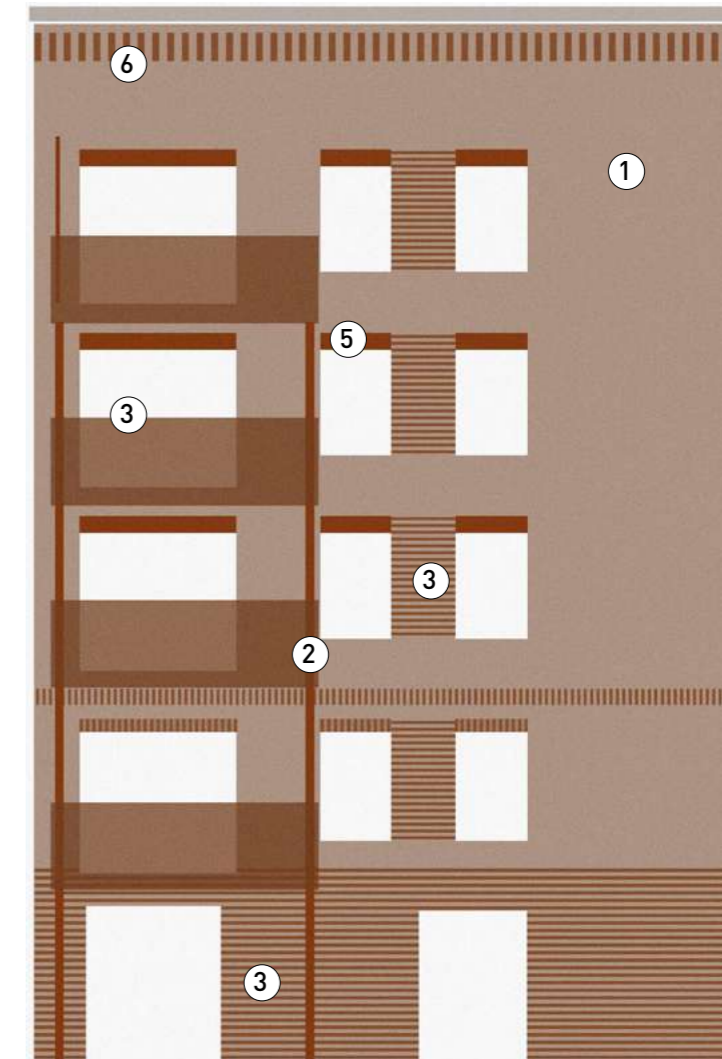
6.3 ARCHITECTURAL FACADE RATIONALE

Two types of coloured brick are proposed for the building façades within the development; subtle variations in colour tone provide the buildings with a unique and separate identity. Varying window sizes and variations in vertical alignment bring together simple fenestration patterns within the elevation. Further surface textures are provided with a range of brickwork detailing using projecting header details at the upper levels that are placed in a number of locations either between or beside window profiles on the elevations. Projecting stretcher bond brickwork is used across a number of the building elevations as a feature between upper level windows, entrance lobby's at ground floor and to highlight corner gables. Simple mild steel projecting balconies supported on steel frames add a further layer of interest to the elevations and provide residents with views out to the streets and new landscaped public spaces. The following images and drawings explain the facade design rationale for each buildings in more detail.

1. Main facade clad in brickwork-stretcher bond.
2. Metal work balconies /columns /screens in contrasting colours
3. Projecting stretcher bond brick detail
4. Projecting header brick detail
5. Aluminium windows, raised cills with metal RAL coloured window head detail
6. Parapet detail in alternating recessed soldier course detail with concrete coping
7. Recessed niche detail



BLOCK E - FACADE DESIGN



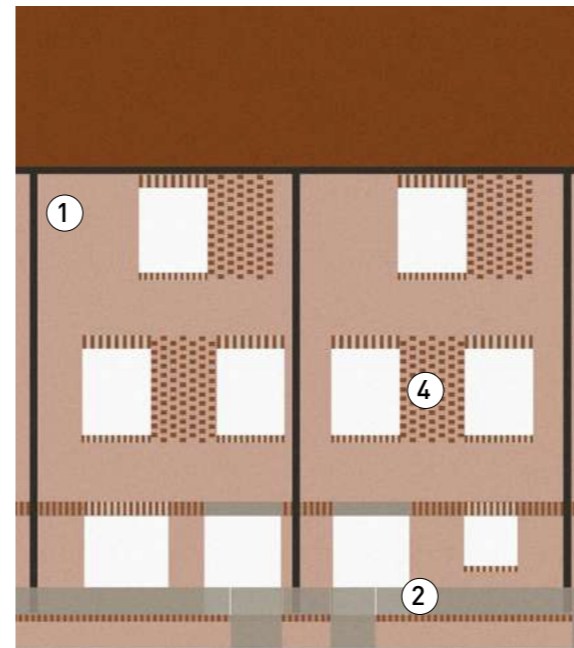
BLOCK B & C - FACADE DESIGN

6 ARCHITECTURAL CHARACTER

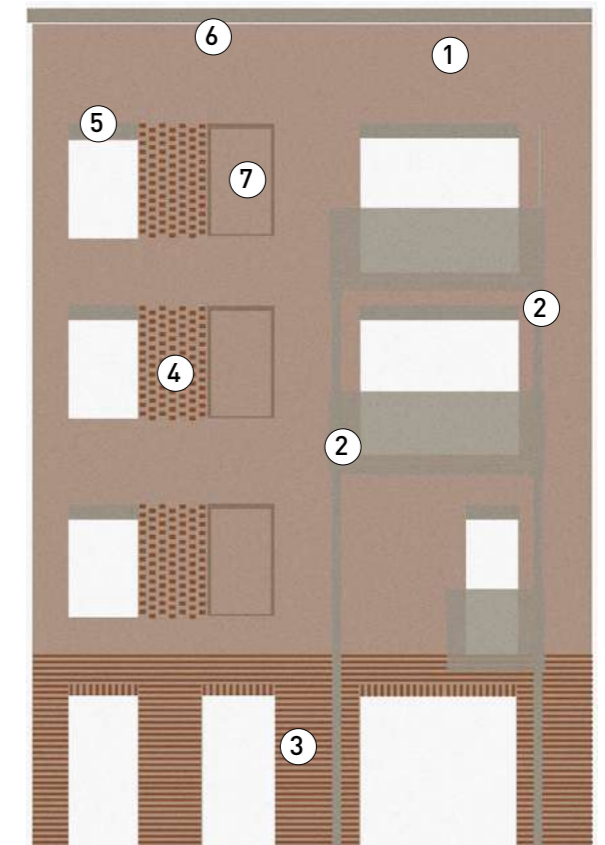
6.3 ARCHITECTURAL FACADE RATIONALE

ARCHITECTURAL RATIONALE AND DETAILS

1. Main facade clad in brickwork-stretcher bond.
2. Metal work balconies /columns /screens in contrasting colours
3. Projecting stretcher bond brick detail
4. Projecting header brick detail
5. Aluminium windows, raised cills with metal RAL coloured window head detail
6. Parapet detail in alternating recessed soldier course detail with concrete coping
7. Recessed niche detail



HOUSES - FACADE DESIGN



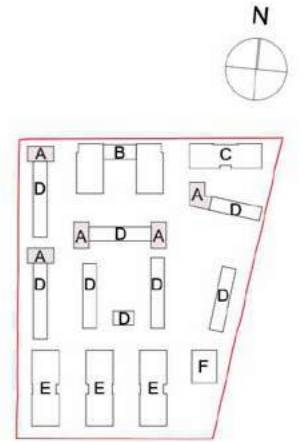
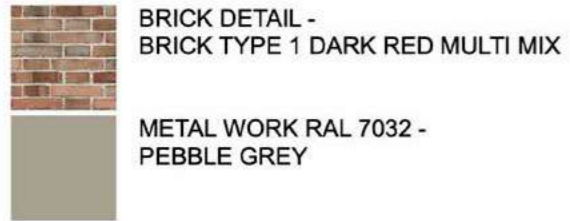
BLOCK A & F - FACADE DESIGN

6 ARCHITECTURAL CHARACTER
6.4 ARCHITECTURAL FACADE PRECEDENTS



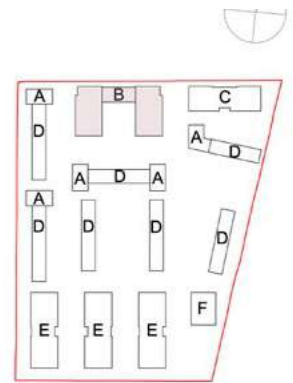
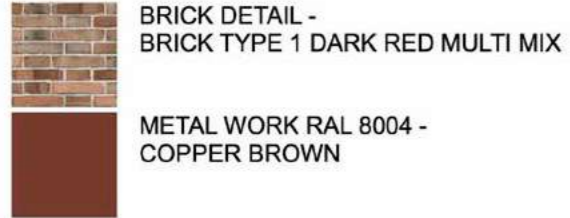
6 ARCHITECTURAL CHARACTER

6.5 BUILDING A

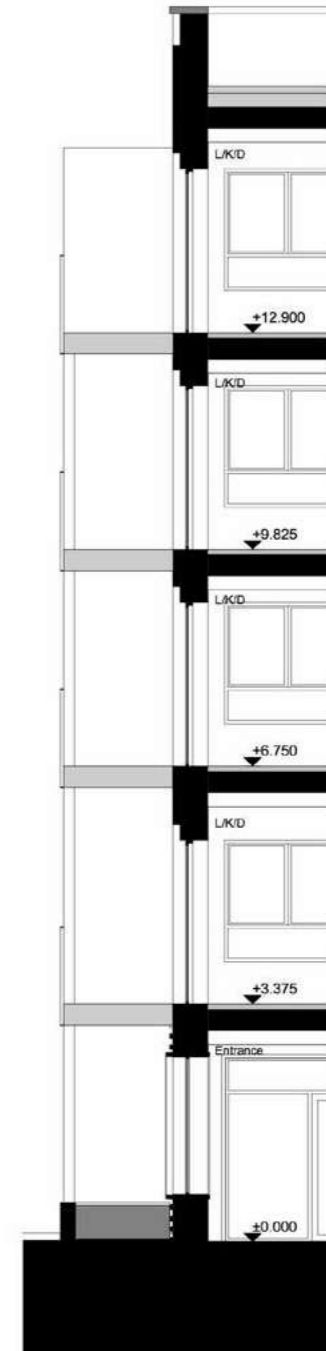
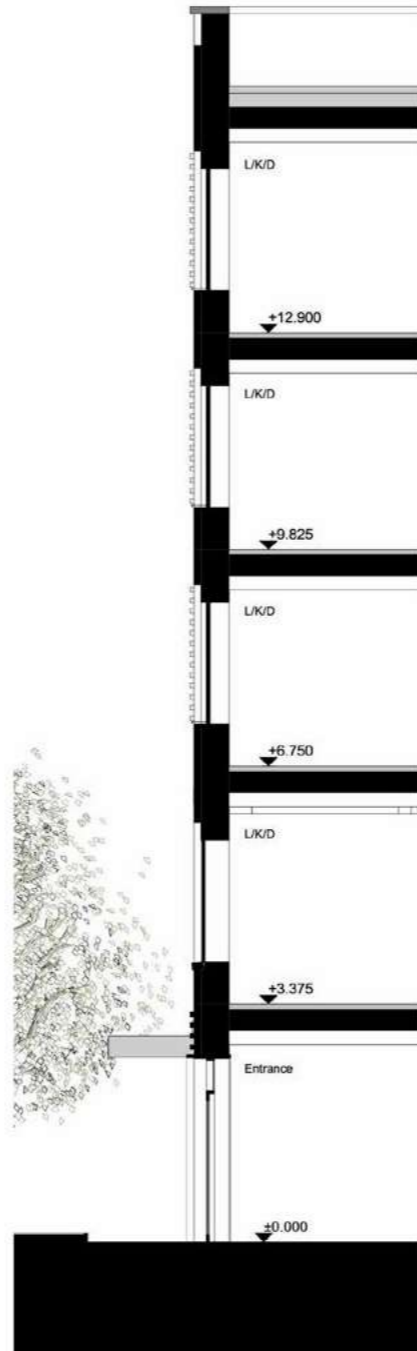


6 ARCHITECTURAL CHARACTER

6.6 BUILDING B

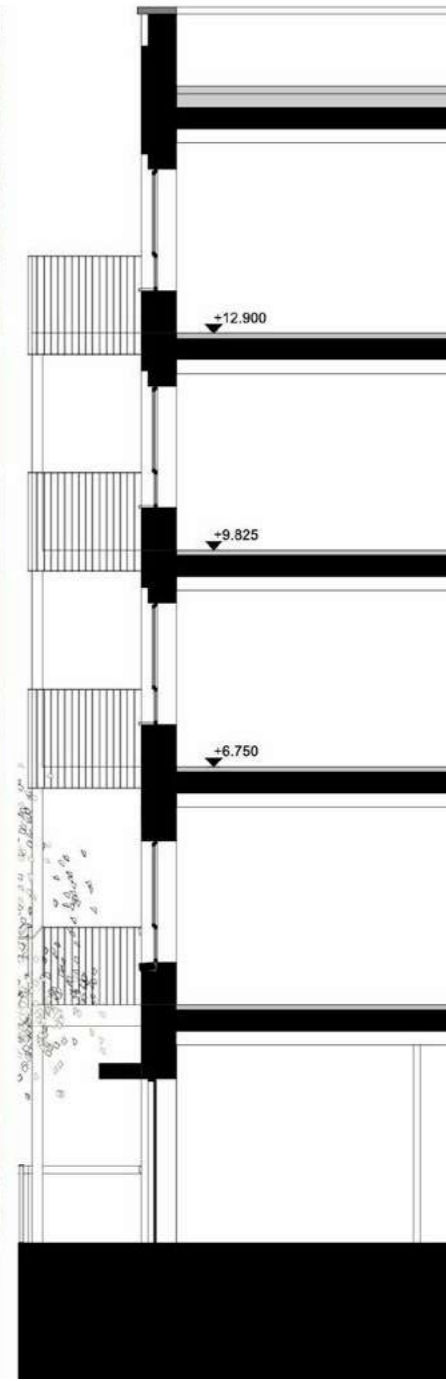
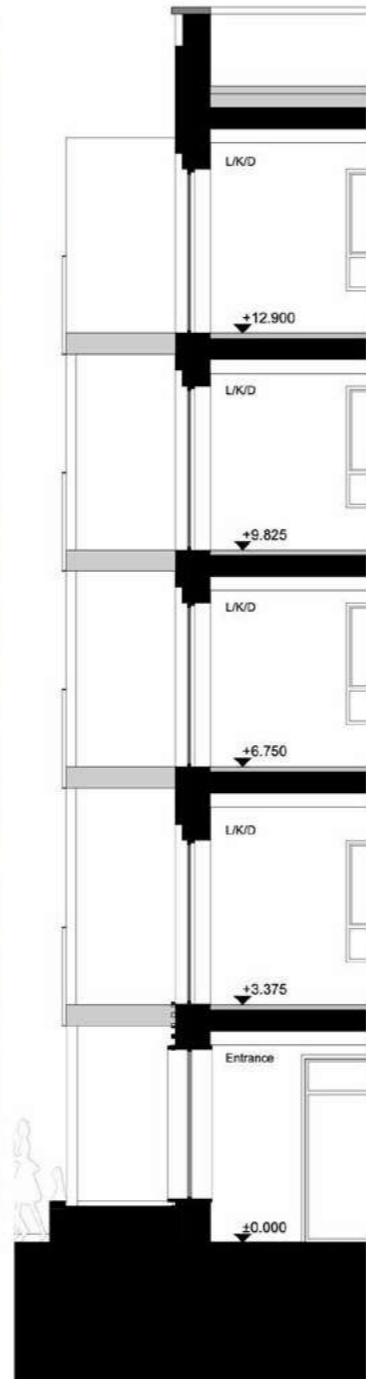
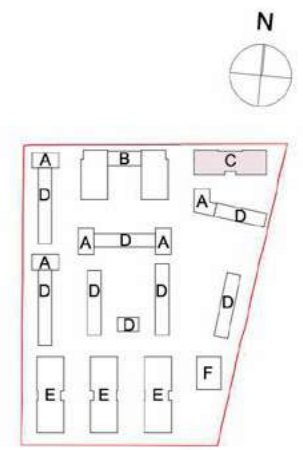
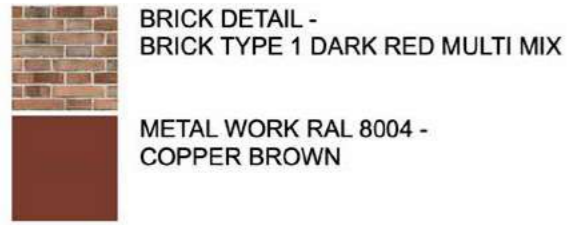


Low Res



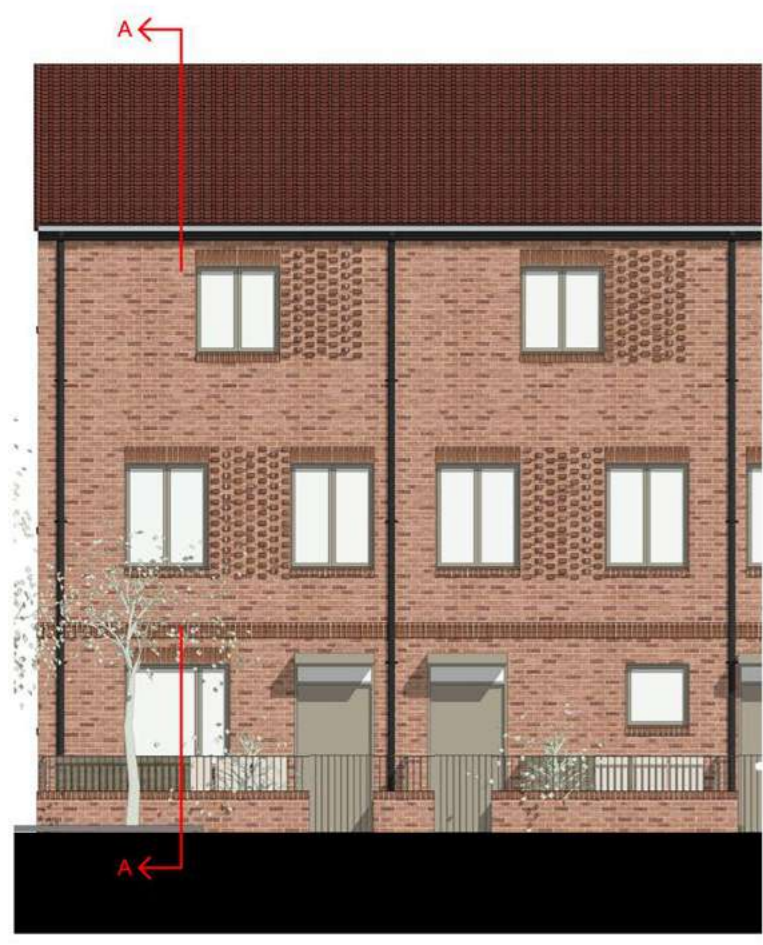
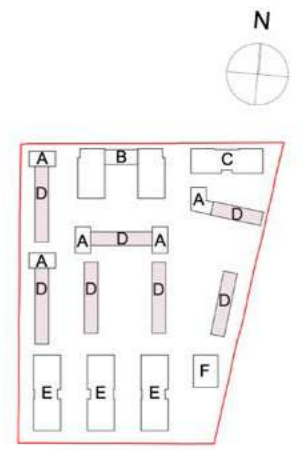
6 ARCHITECTURAL CHARACTER

6.7 BUILDING C

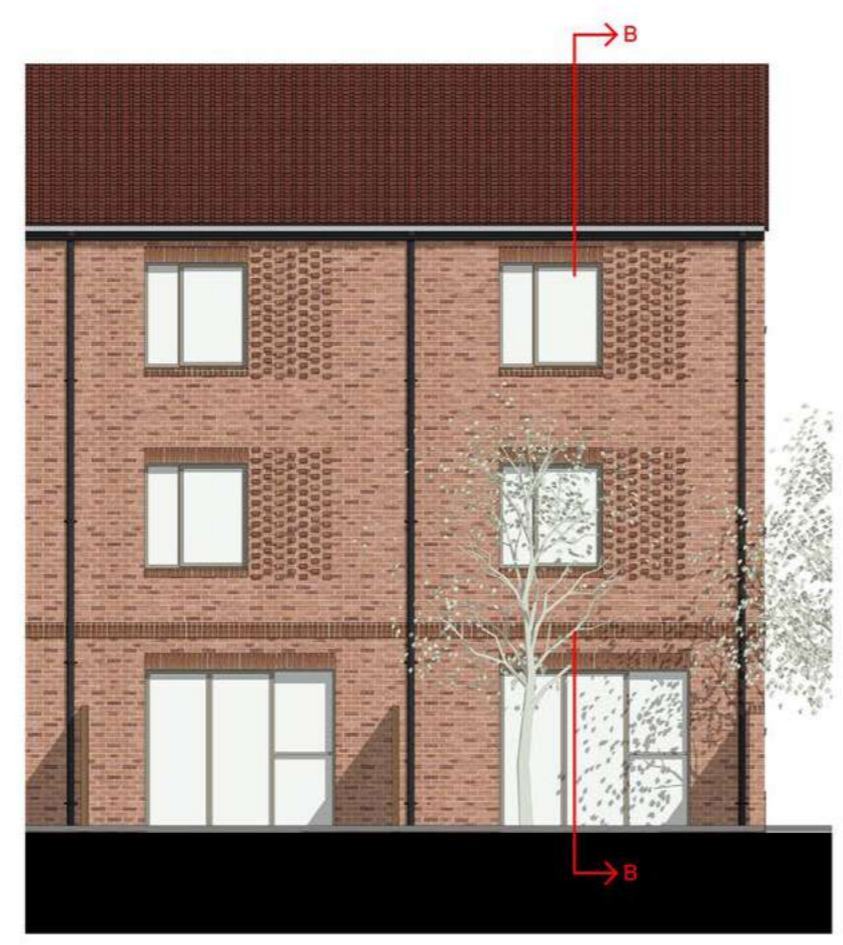


6 ARCHITECTURAL CHARACTER

6.8 BUILDING D



Block D-Houses East Elevation 1:50



Block D-Houses West Elevation 1:50

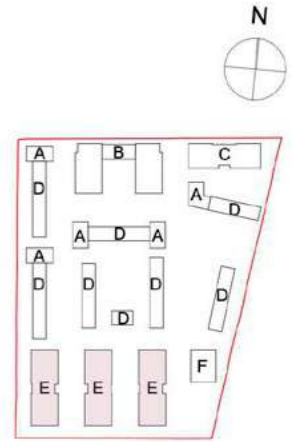


Block D-Houses Detail Section AA 1:50

6 ARCHITECTURAL CHARACTER
 6.9 BUILDING E

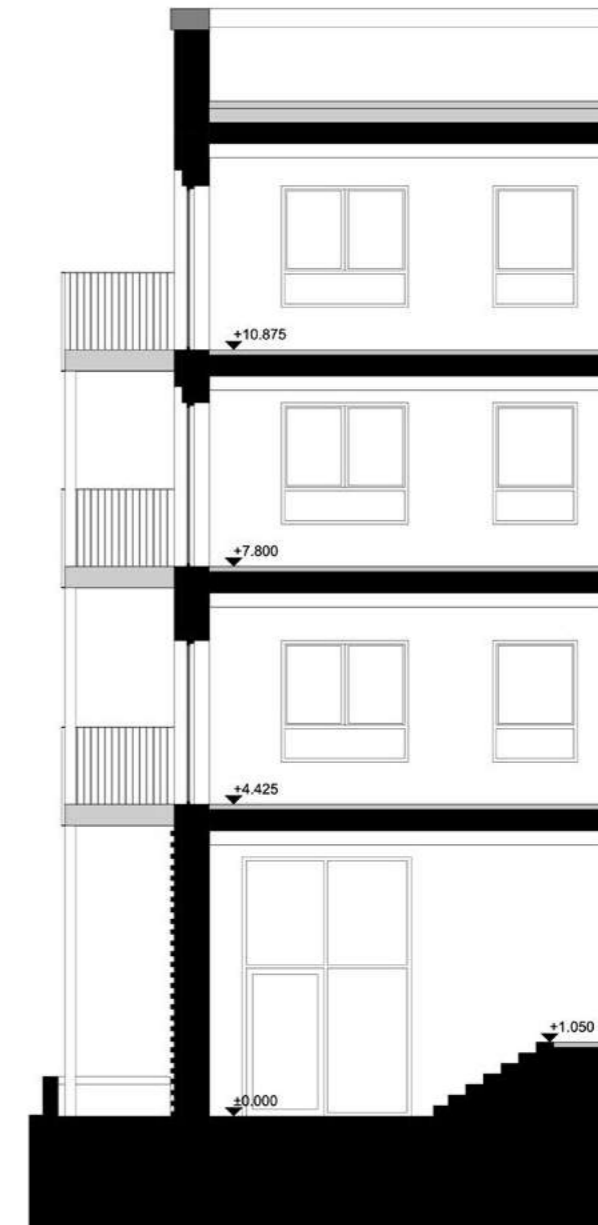
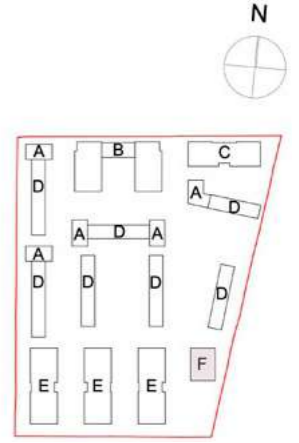
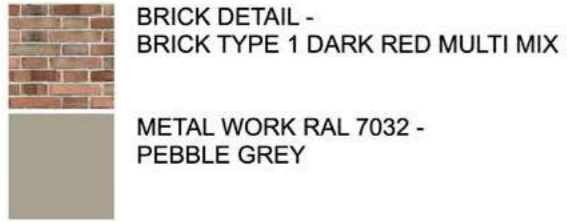
BRICK DETAIL -
 BRICK TYPE 2 LIGHTER RED MULTI MIX

METAL WORK RAL 6021 -
 PALE GREEN



6 ARCHITECTURAL CHARACTER

6.10 BUILDING F



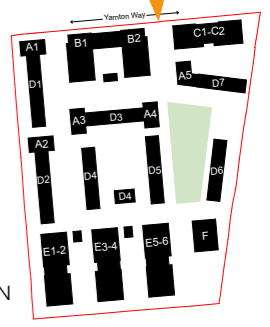
7 SCHEME VIEWS
7.1 AERIAL VIEW FROM THE SOUTH-EAST



7 SCHEME VIEWS
7.2 AERIAL VIEW FROM THE NORTH-WEST



7 SCHEME VIEWS
7.3 THE SITE ENTRANCE FROM YARNTON WAY, LOOKING SOUTH



KEY VIEWS PLAN



BLOCK C

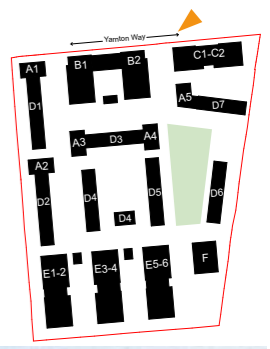
COMMUNAL PARK BEYOND

BLOCK E

BLOCK A

BLOCK B

7 SCHEME VIEWS
7.4 THE SITE ENTRANCE LOOKING SOUTH-WEST



KEY VIEWS PLAN



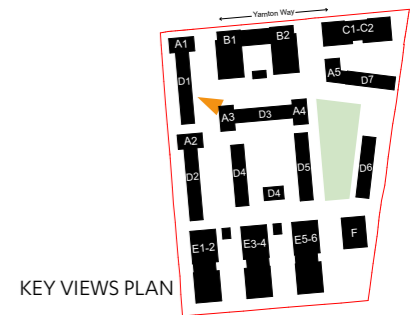
BLOCK C ENTRANCE LOBBY

GROUND FLOOR DUPLEX UNITS WITH PRIVATE TERRACES

BLOCK B ENTRANCE LOBBY

COMMERCIAL UNITS

7 SCHEME VIEWS
7.5 LOOKING WEST ALONG SUTHERLAND ROAD



BLOCK D FAMILY HOUSES

COMMUNAL PARK

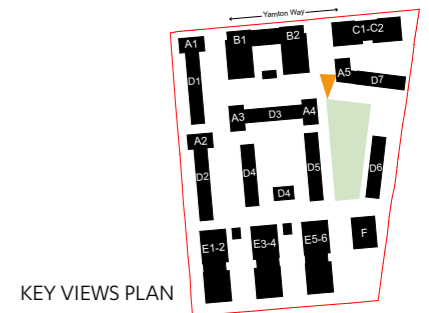
BLOCK A

BLOCK B

BLOCK A5

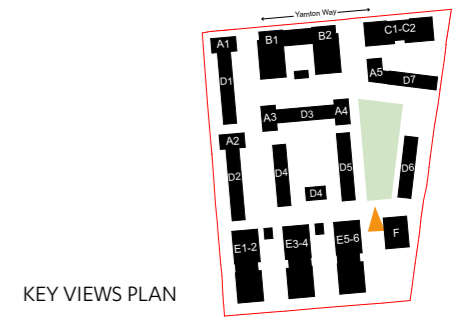
BLOCK D FAMILY HOUSES

7 SCHEME VIEWS
7.6 LOOKING SOUTH-WEST ACROSS THE PARK SPACE



7 SCHEME VIEWS

7.7 LOOKING NORTH ACROSS THE PARK



BLOCK D FAMILY HOUSES

BLOCK A

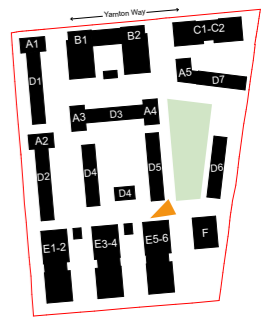
BLOCK A5

COMMUNAL PARK

BLOCK C

BLOCK D FAMILY HOUSES

7 SCHEME VIEWS
7.8 LOOKING EAST TOWARDS THE E BUILDINGS



KEY VIEWS PLAN



BLOCK E

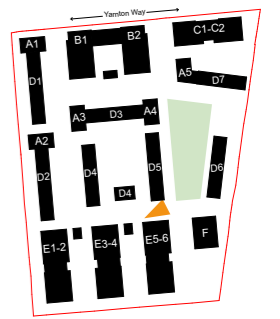
ON-STREET PARKING

BLOCK E ENTRANCE LOBBY

EXTERNAL CYCLE STORE

BLOCK D FAMILY HOUSES

7 SCHEME VIEWS
7.9 LOOKING EAST TOWARDS E BUILDINGS



KEY VIEWS PLAN



BLOCK D FAMILY HOUSES

ON-STREET PARKING

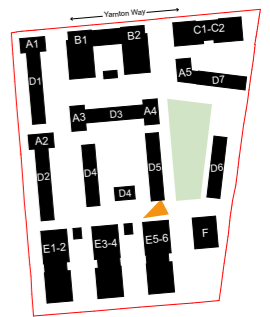
BLOCK E

BLOCK E ENTRANCE

EXTERNAL CYCLE STORE

7 SCHEME VIEWS

7.10 LOOKING NORTH TO THE COURTYARD OF BUILDING B



KEY VIEWS PLAN



BLOCK B

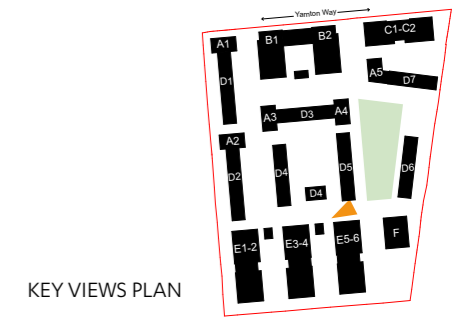
EXTERNAL CYCLE STORE

BLOCK D COMMERCIAL UNITS

ON-STREET PARKING

7 SCHEME VIEWS

7.11 LOOKING SOUTH-EAST TOWARDS THE E BUILDINGS



PERIMETER SWALE

BLOCK E

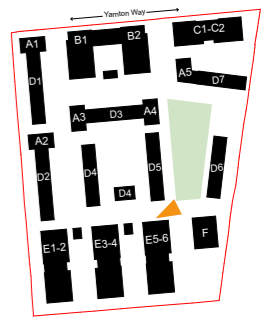
BLOCK E

BLOCK D FAMILY HOUSES

PUBLIC PARK

7 SCHEME VIEWS

7.12 LOOKING EAST TOWARDS BLOCK E FROM MAIDA ROAD



KEY VIEWS PLAN



BLOCK F ENTRANCE

BLOCK E

EXTENSION TO MAIDA ROAD

BLOCK D FAMILY HOUSES

ON-STREET PARKING