

ALTER

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01.00 Project Brief & Background

01.01 Project Brief

The proposed development looks to add six new residential flats to rear of the existing Victorian warehouse building located at 45 Gloucester Street Brighton. The existing building is configured as a three-storey large hipped rectangular building facing on to Gloucester Street, Brighton. The entrance into the building is from a central external courtyard from Gloucester Street - this brings one into a courtyard to the rear, from which access to single/double storey extension with pitched roofs are located. The rear area of the site is where the new building development is to be located (removing the extensions). The proposed design shall aim to match the existing building heights/scales. Whilst much of the work shall be the new build element - some work is required to the existing warehouse building, including adding a new access stair core shared with the new residential and change of use of the commercial to residential units.

01.02 Place & Background

Gloucester Street is a road in central Brighton orientated due east - west. Gloucester Street is made up of a number of buildings that are used in different ways; residential, offices, retail and public house on the east end of the street. Many of the buildings that line the streets are two-four storeys plus roof in height with a pitched roof mass.



Site Photograph Looking West
Yellow outline denotes site envelope



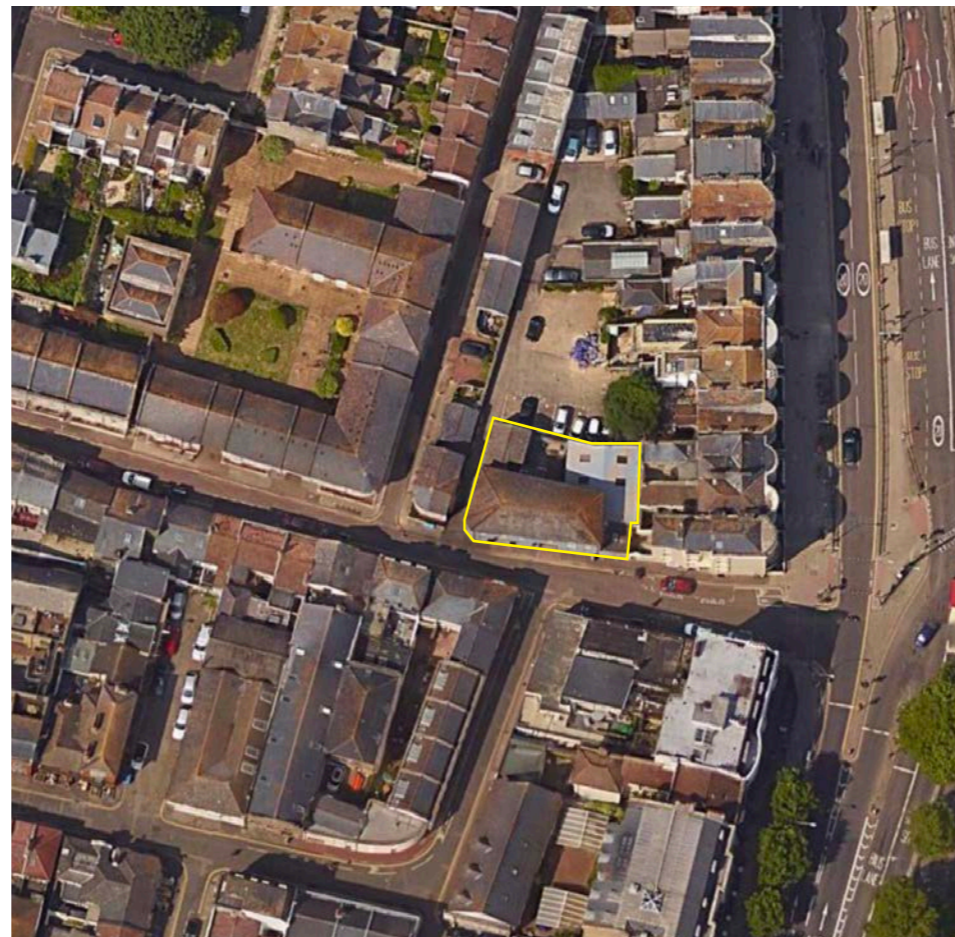
Site Photograph Looking East
Yellow outline denotes site envelope



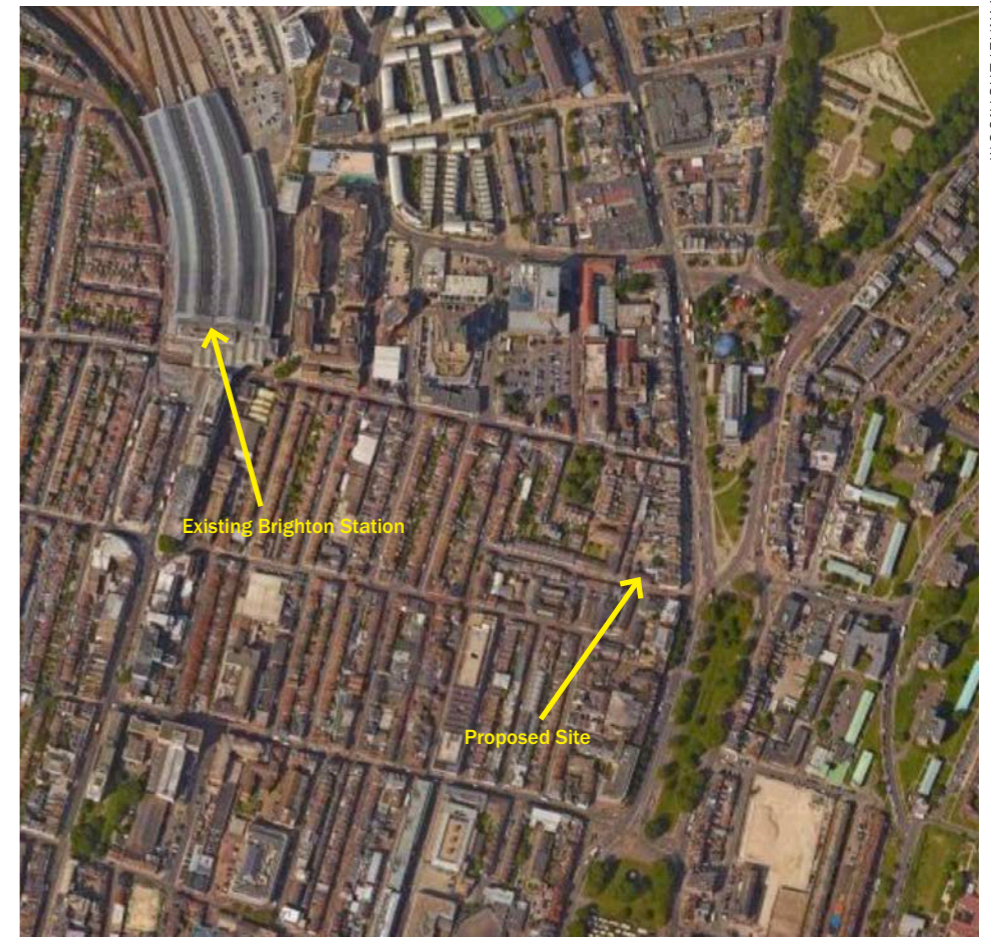
Site Photograph Looking North
Yellow outline denotes site envelope



Site Photograph Looking North
Yellow outline denotes site envelope



Aerial Site Photograph - Yellow outline denotes site envelope



Aerial Site Photograph - Yellow outline denotes site envelope

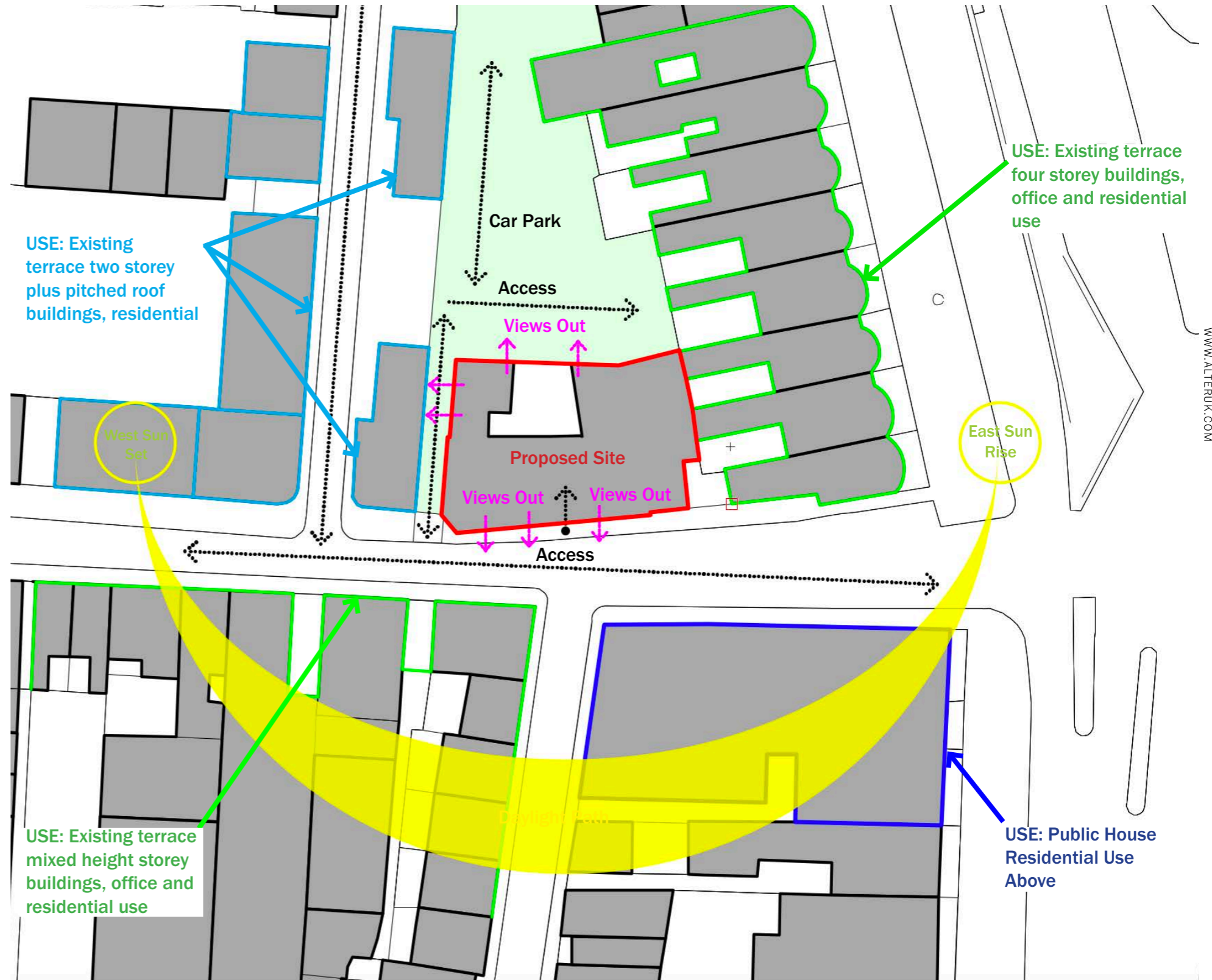
02.00 Site Location & Context Analysis

02.01 Site Location

Located in the North Lane conservation area - Brighton, 45 Gloucester Street is positioned to far north east side of the street. Gloucester Street is connected to the St George's Place and Valley Gardens. The properties that surround the periphery of Valley Gardens are four to five storey in height. The proposed site is positioned at the 'T' junction of Gloucester Street and Gloucester Road. Beside the site is access to a large car park to the rear of the proposed site. The proposed property gains sun light to the front, left and right sides of the building.

02.02 Context & Surroundings

The building context of the Gloucester Street is a range of properties, heights, ages and architectural styles. The majority of the building stock in the area is composed of late 1800's properties to the south and north east of the street. Much of the housing to the north west of the street is from the late 1970-80's. Building heights in the area are low level two storey plus pitch roof to the west of the street and the buildings rise up in height to four-five storey.



Site Analysis Plan

03.00 Feasibility Design

03.01 Feasibility Design Option 01 (Flat)

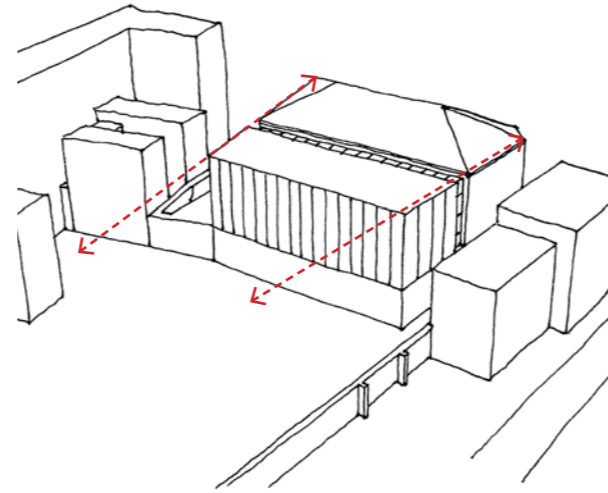
We have developed a series of feasibility proposals for the renovation and reuse of the existing building. Option 01 focuses on a model that positions a rear extension level with the eaves of the existing building mass. This design and mass feels in keeping with the existing proportions and scales. The proposed upper floors sit on a plinth designed to house three residential units, two of the units have amenity courtyard gardens.

03.02 Feasibility Design Option 02 (Lift)

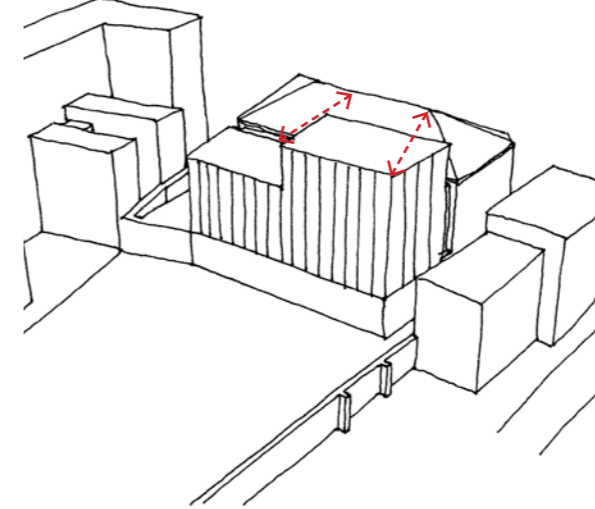
The second design option lifts the building mass of Option 01 (by half the footprint) to align the lifted flat roof in line with ridge height of the existing building. The rights of light of this proposal does not over shadow the neighboring building. This scheme would provide 13 residential units on the site, however the mass, scale and height feels over barring on the existing.

03.03 Feasibility Design Option 03 (Stepped)

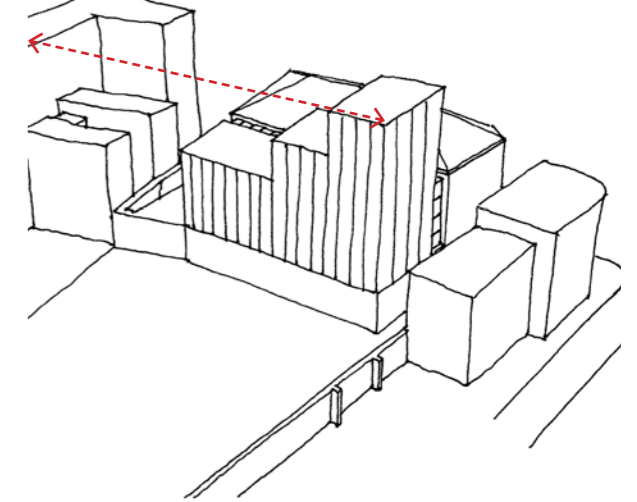
This design option looked to increase the massing of the proposed option two with an extra studio apartment five storey up. The design and mass of the building fails as it is over barring on the neighboring building, it also feels out of sync with the existing building and would be prominent rather than subservient to the existing.



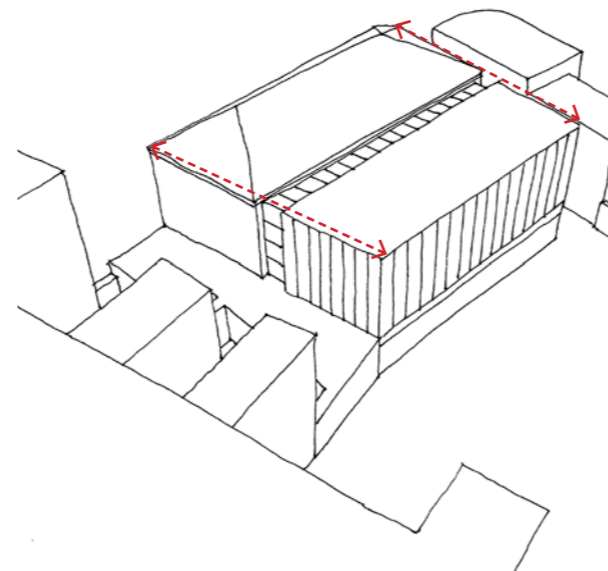
Design Option 01 - Facing South (Flat)



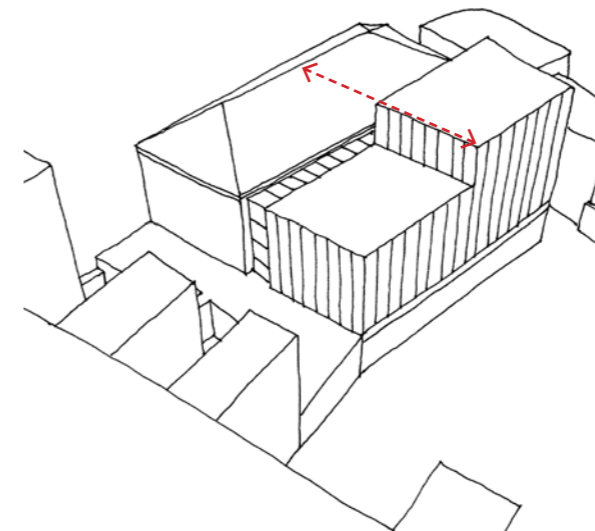
Design Option 02 - Facing South (Lift)



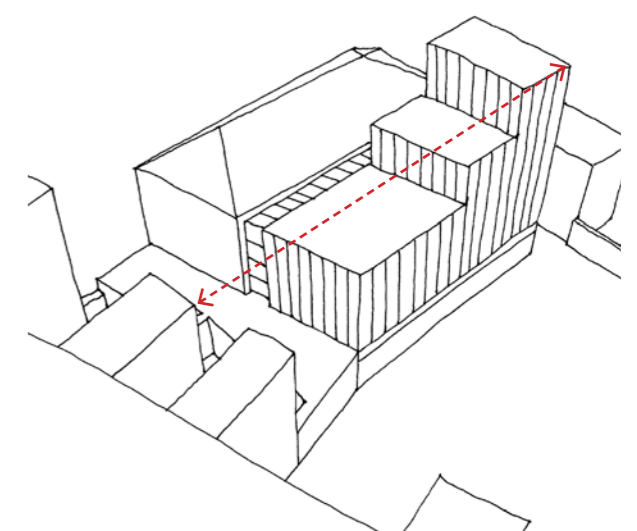
Design Option 03 - Facing South (Stepped)



Design Option 01 - Facing South East (Flat)



Design Option 02 - Facing South East (Lift)



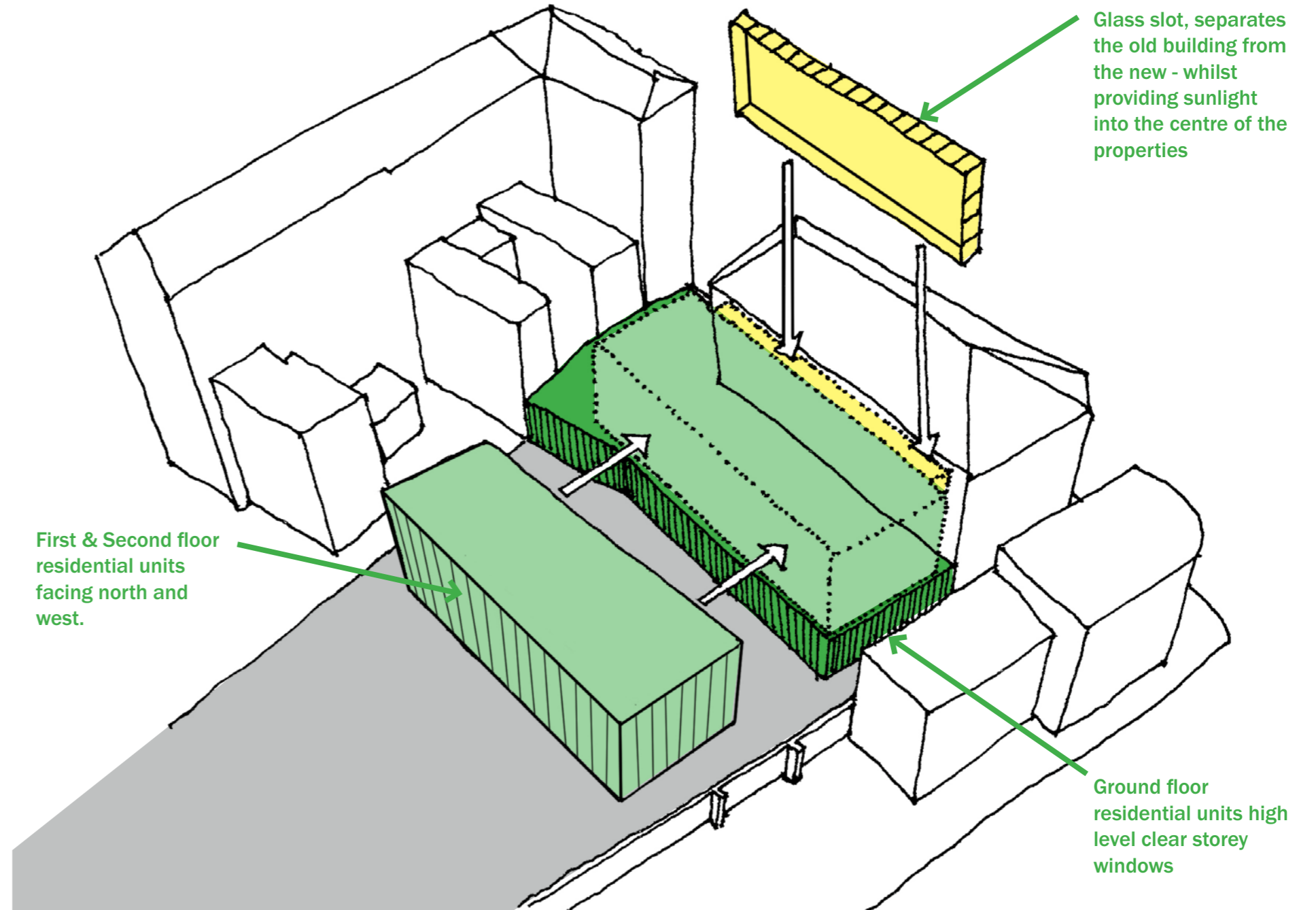
Design Option 03 - Facing South East (Stepped)

04.00 Design Strategy

The design strategy for this site is about maintaining a subservient proposed building mass to the rear of the existing site. The existing site is divided into the main historical street facing building rendered external walls and tiled pitched hip roof. Surrounding the existing building is located a series of out buildings built in recent years with no real architectural merit. By removing the outbuildings around the existing historical property the proposed extension can be used to form new residential apartments.

The proposed existing building is located to the rear of the property - the existing building is separated by a glass slot providing sunlight into the center of the residential units.

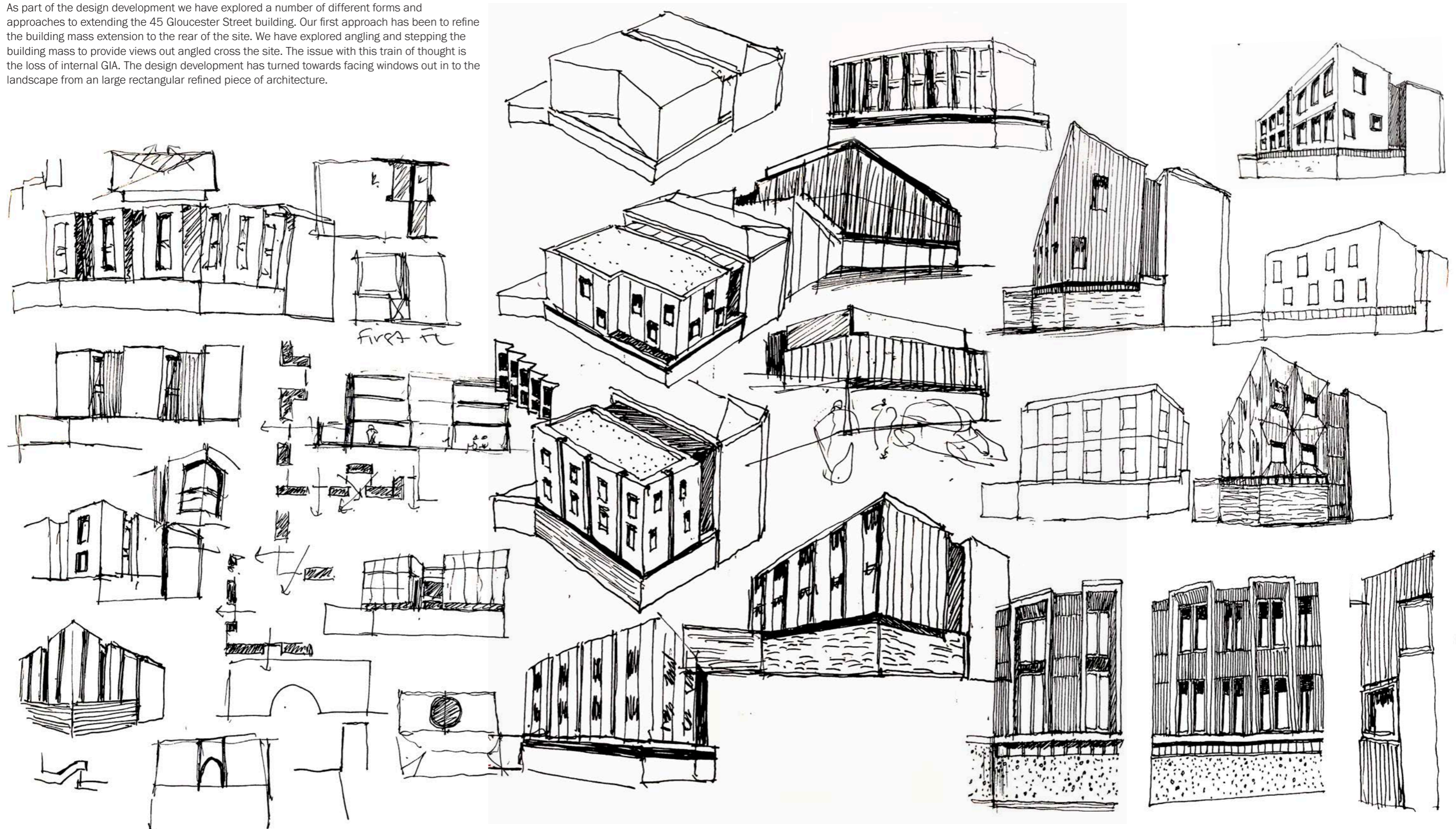
The design shall look to keep office B1 employment on the site.



Design Building Strategy Drawing

05.00 Design Development: Design & Massing

As part of the design development we have explored a number of different forms and approaches to extending the 45 Gloucester Street building. Our first approach has been to refine the building mass extension to the rear of the site. We have explored angling and stepping the building mass to provide views out angled cross the site. The issue with this train of thought is the loss of internal GIA. The design development has turned towards facing windows out in to the landscape from an large rectangular refined piece of architecture.



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06.00 Design Development: Layout Design

The ground floor layout plan is centered around the entrance core - access from Gloucester Street for the residential units. The entrance houses the meters, post, cleaners cupboard, communal staircase, the entrance doors to the ground floor residential units. Refuse access has been located directly off Gloucester Street in a refuse storage. Accessed from the main street enters the office ground floor commercial unit. Eleven residential units are proposed per building; ground floor two of the units have access to external amenity, first and second floor levels have windows facing south, west and north onto car park.

ALTER Project - Gloucester Street Schedule

Area Schedule				
Floor	Space GIA (m2)	CIR GIA (m2)	Total (m2)	Total (ft2)
Ground Floor	215	29	244	2,626
First Floor	207	9	216	2,325
Second Floor	207	9	216	2,325
	629	76	676	7,276

Residential Private Amenity	17	17	183
Residential Refuse	5	5	54
Residential Circulation	76	76	818
	98	98	1,055

Total GIA			774	1,873
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Unit Schedule				
Level	Unit	Type	Total (m2)	Total (ft2)
Ground Floor	0	Office	52	560
Ground Floor	1	2B3P	62	667
Ground Floor	2	2B3P	61	657
Ground Floor	3	STUDIO	40	431
First Floor	4	1B2P	54	581
First Floor	5	1B2P	52	560
First Floor	6	1B2P	50	538
First Floor	7	1B2P	51	549
Second Floor	8	1B2P	54	581
Second Floor	9	1B2P	52	560
Second Floor	10	1B2P	50	538
Second Floor	11	1B2P	51	549
3 Levels	11	1-2 Beds	629	6,770

Unit Mix	
Type	Number
Studio	1
1B2P	8
2B3P	2
Total Units	11



Proposed Ground Floor Site Plan



Proposed First & Second Floor Site Plan

07.00 Design Development: Modeling

The proposed initial design is focused on the design strategy, the depicted 3D model shown on the below - presents the rear extension with fenestration design. This is the initial design further exploration will be under taken after client sign-off.



Proposed 3D Modeling rear view initial panel design



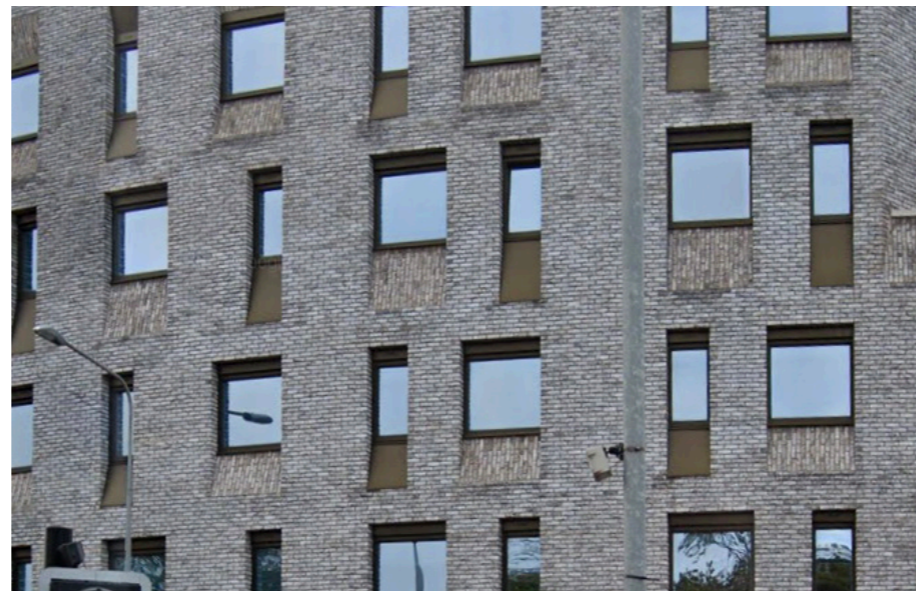
Proposed 3D Modeling rear view initial brick frame design



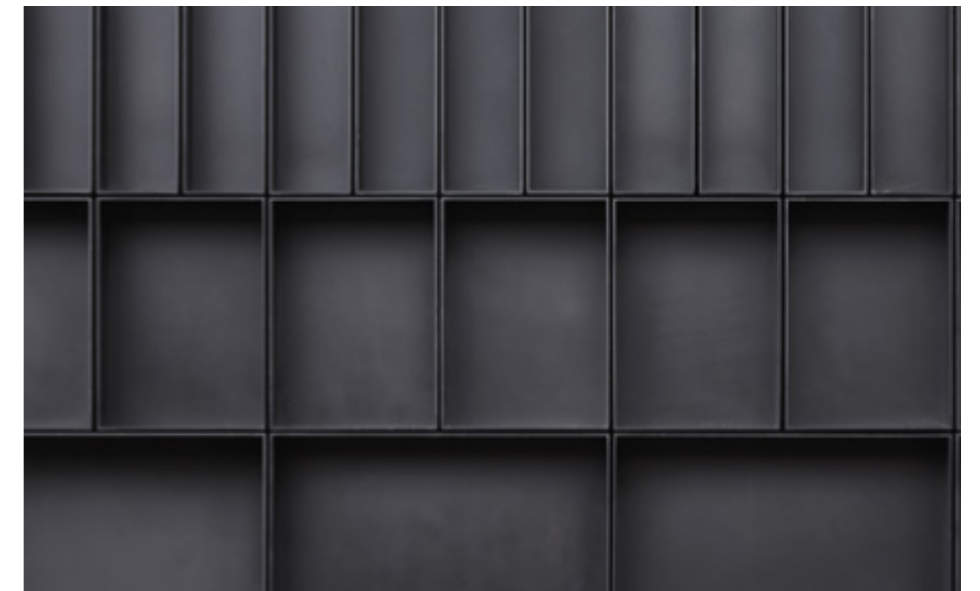
Proposed 3D Modeling rear view initial metal grid frame



Proposed initial panel design material reference



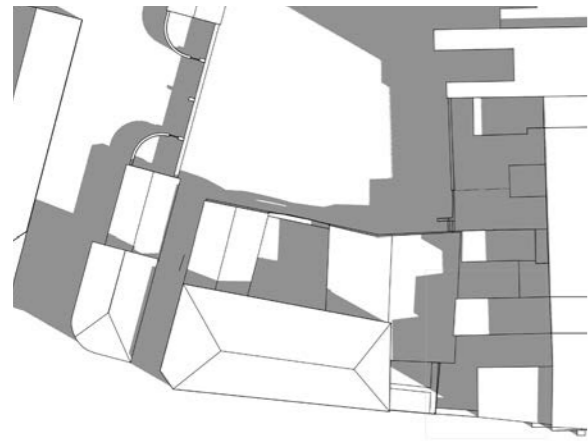
Proposed initial brick frame material reference



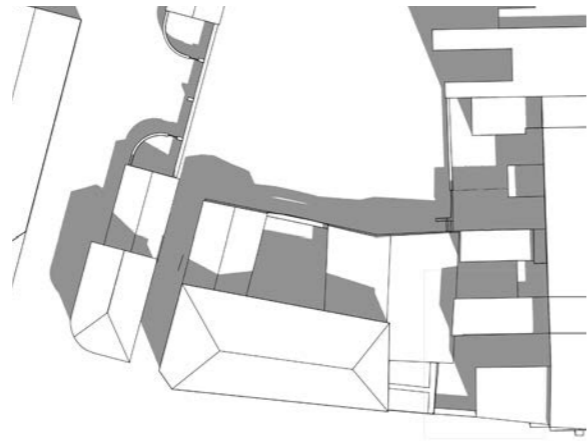
Proposed initial black metal frame material reference

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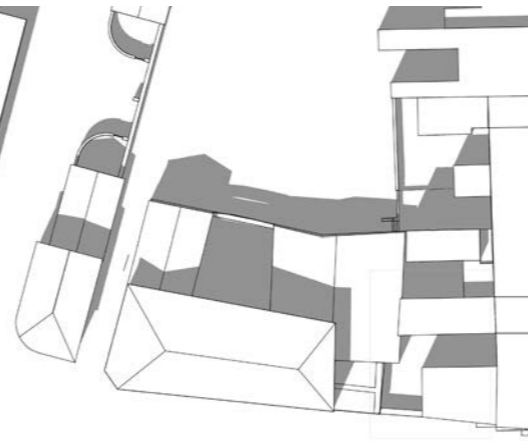
08.00 Rights of Light Study: Existing



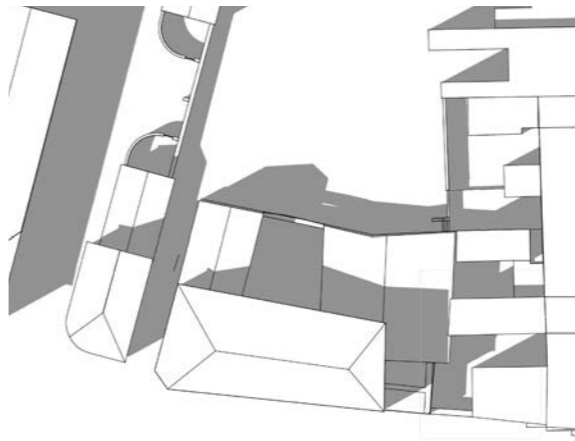
ROL Model Shadows April 30 - 09:00AM



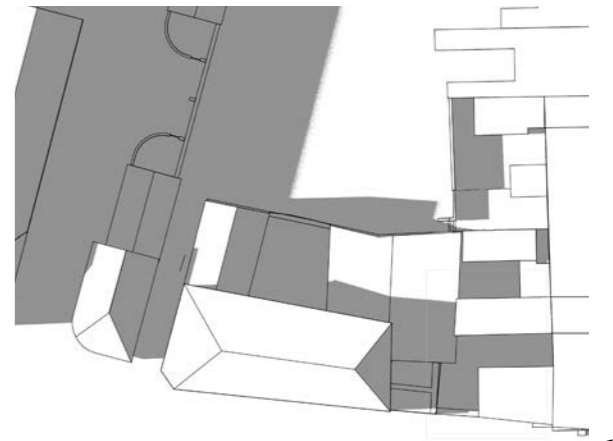
ROL Model Shadows April 30 - 11:00AM



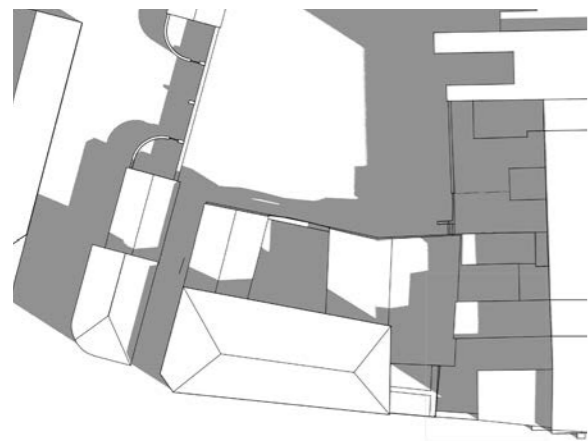
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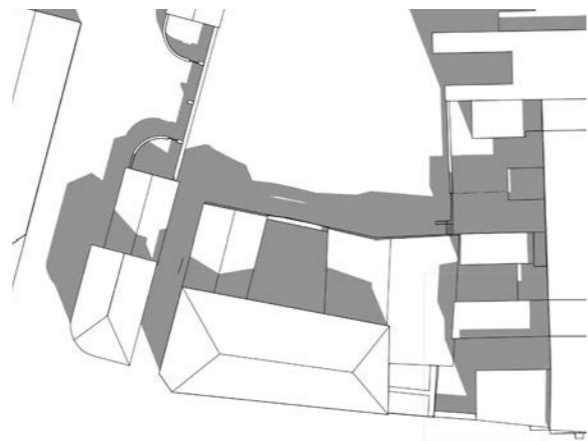
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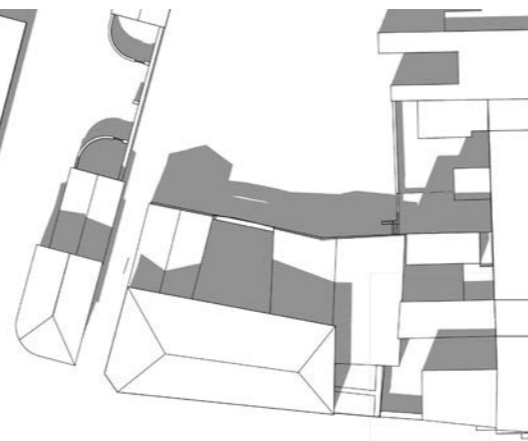
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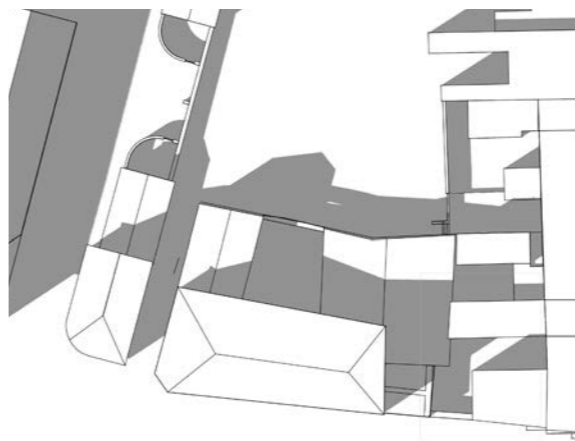
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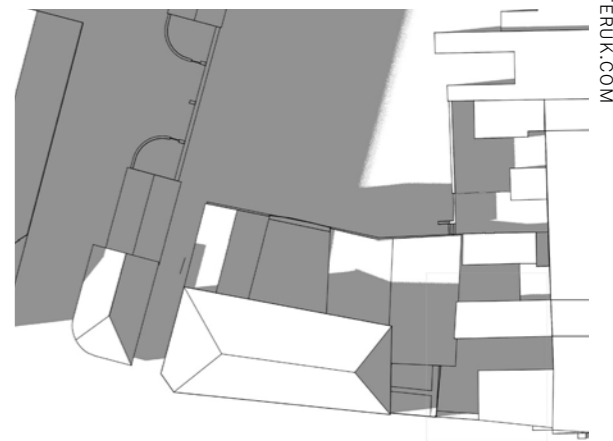
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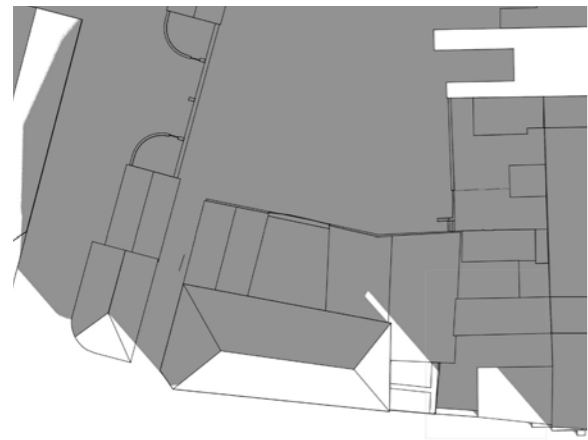
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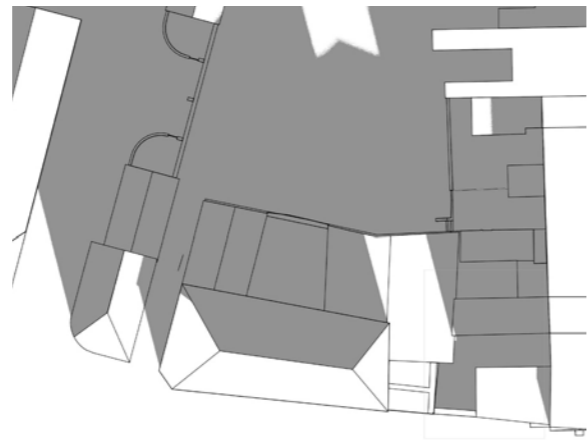
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ROL Model Shadows August 30 - 17:00PM



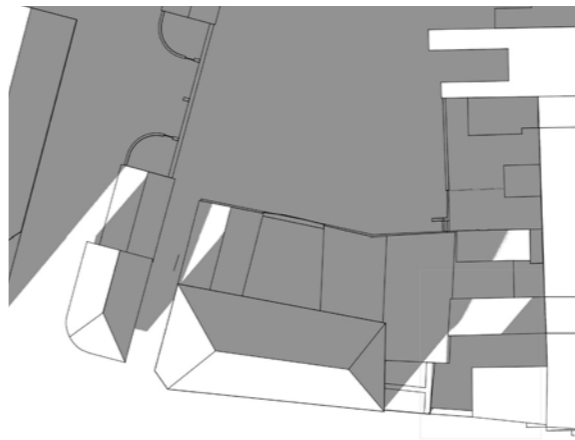
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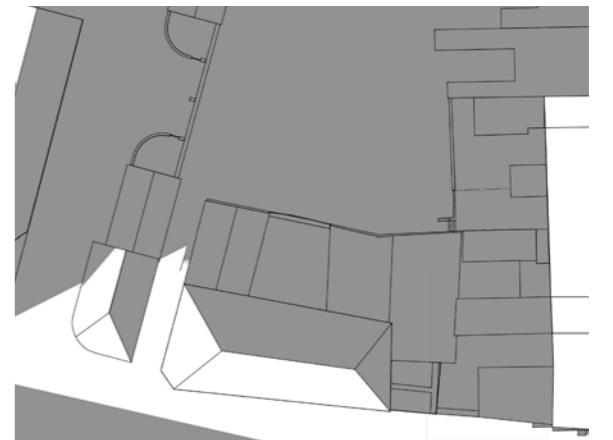
ROL Model Shadows December 30 - 11:00AM



ROL Model Shadows December 30 - 13:00PM



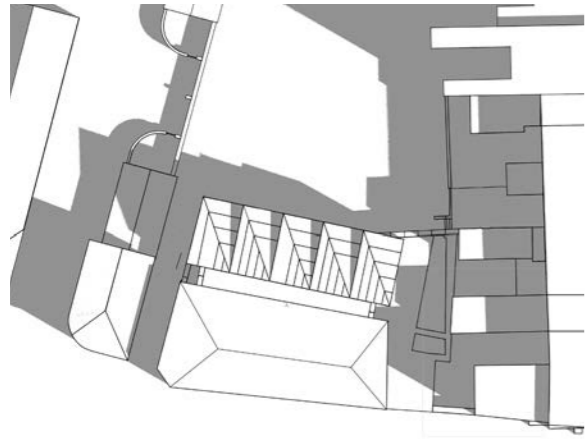
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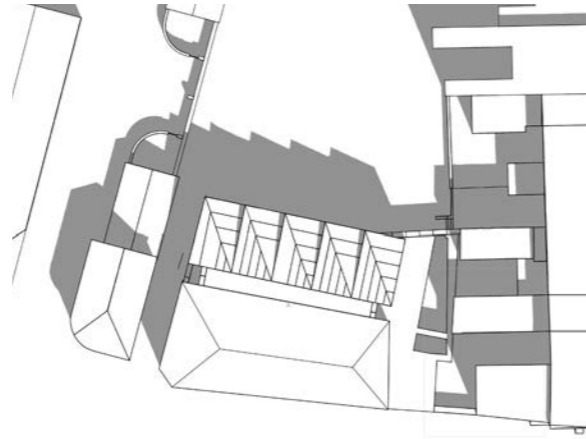
ROL Model Shadows December 30 - 17:00PM

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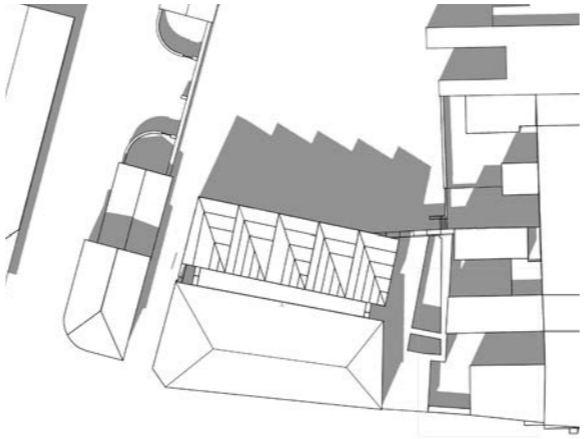
09.00 Rights of Light Study: Proposed



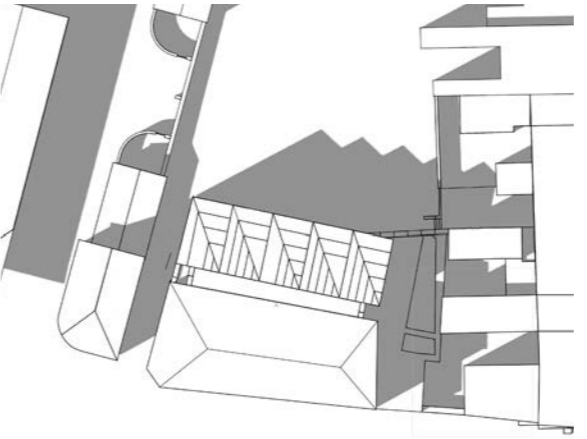
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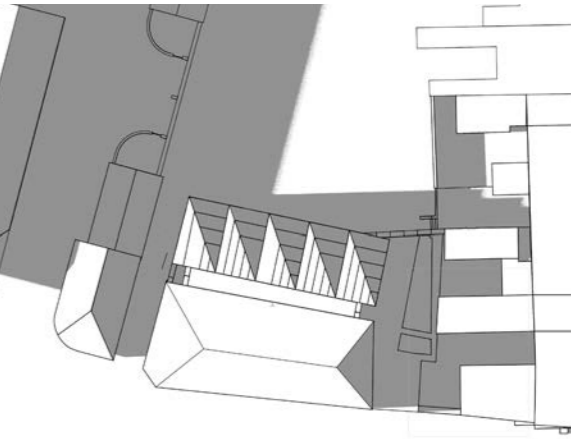
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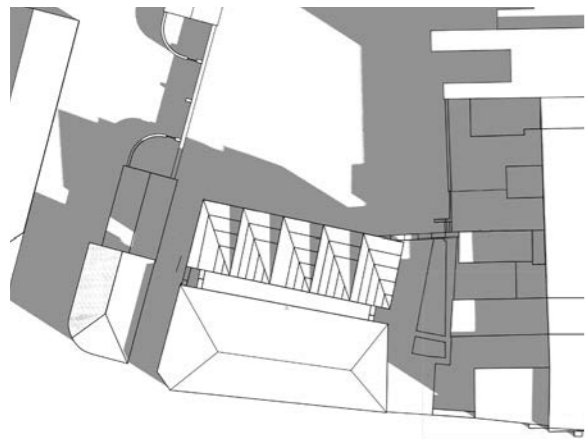
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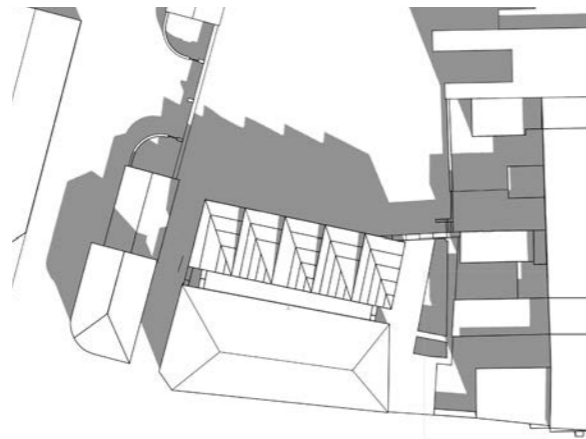
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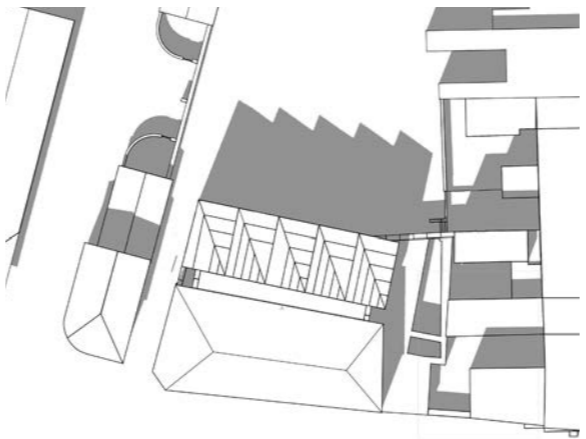
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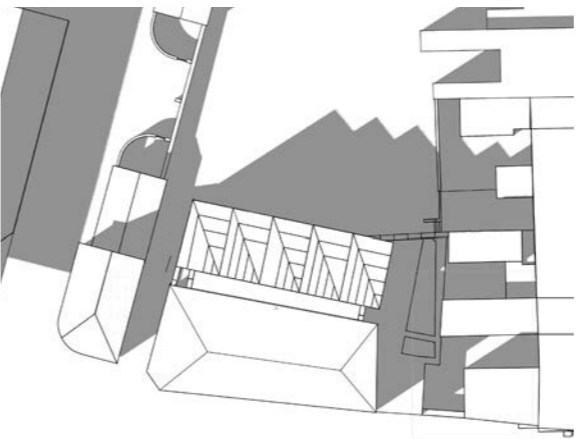
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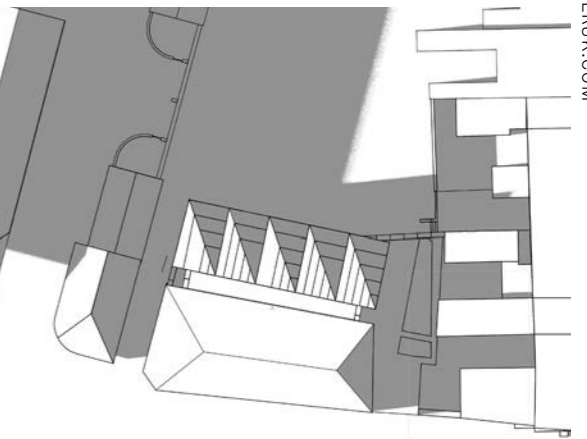
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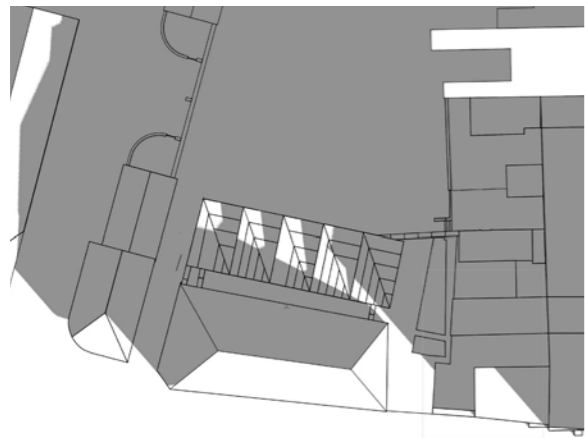
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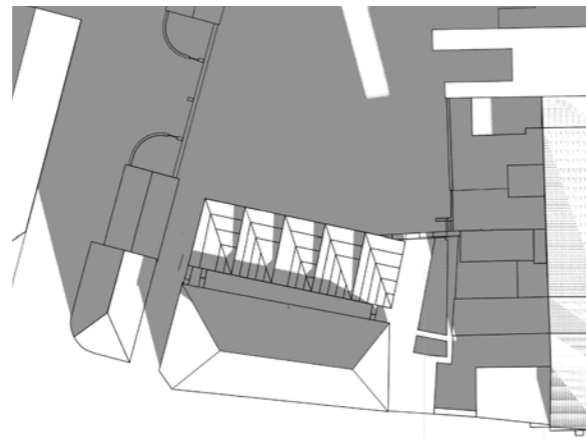
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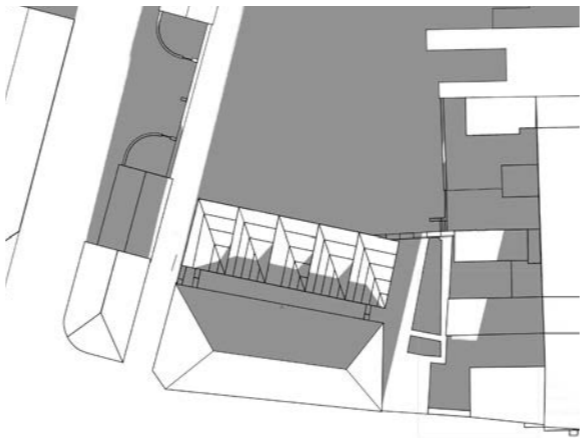
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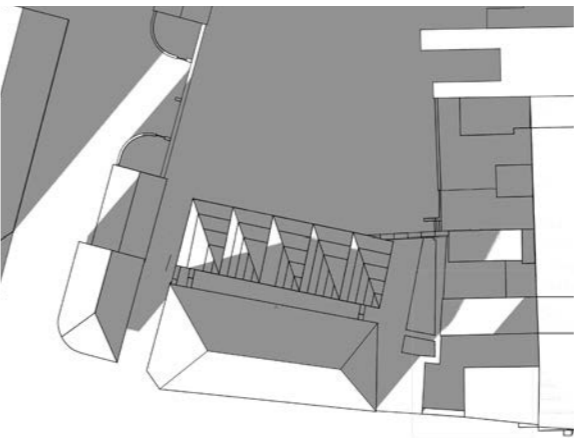
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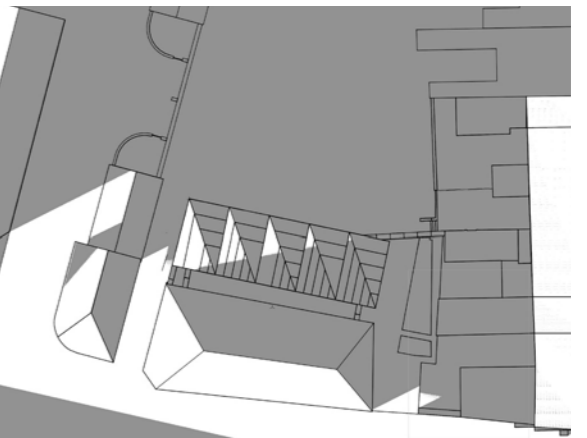
ROL Model Shadows December 30 - 11:00AM



ROL Model Shadows December 30 - 13:00PM



ROL Model Shadows December 30 - 15:00PM



ROL Model Shadows December 30 - 17:00PM

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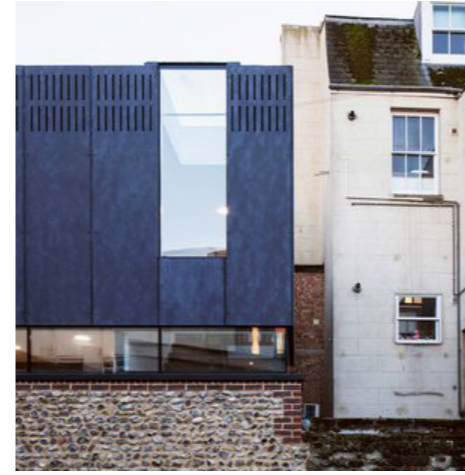
10.00 Reference Images

08.01 Precedent Images - Fabrica Large Black Metal Panels, Glass Slot, Flint

Located in the heart of Brighton, Fabrica Gallery extension was proposed and built recently in the North Road Conservation area. The extension is composed of the following materials; clear storey glazing, flush and inset glass, flint and red brick plinth base, black metal panels. This is a back land site extension.



01 Fabrica Gallery extension



02 Fabrica Gallery extension



03 Fabrica Gallery extension



04 Fabrica Gallery extension

08.02 Precedent Images - Volks Black Metal Panels, Glass

Positioned on Brighton sea front, the Volks visitors centre is a small metal black and grey detached building, pitched roof in form. The main part of the building is a black metal skimmed building with vertical seams, large panels wrapping up and over the building. This is a visible site from all sides of the beach.



05 Volks Visitors Centre



06 Volks Visitors Centre



07 Volks Visitors Centre



08 Volks Visitors Centre

08.03 Precedent Images - Dyke Road House Dark Brown/Black Brick, Timber Glass,

Located off the Dyke road, Brighton this hidden house made from brick, timber and glass elevates this simple formed architecture. The main mass of the house is constructed of brown/black bricks. This is a back-land site - off the main visible stretch.



09 New house in Dyke Road, Hove



10 New house in Dyke Road, Hove



11 New house in Dyke Road, Hove

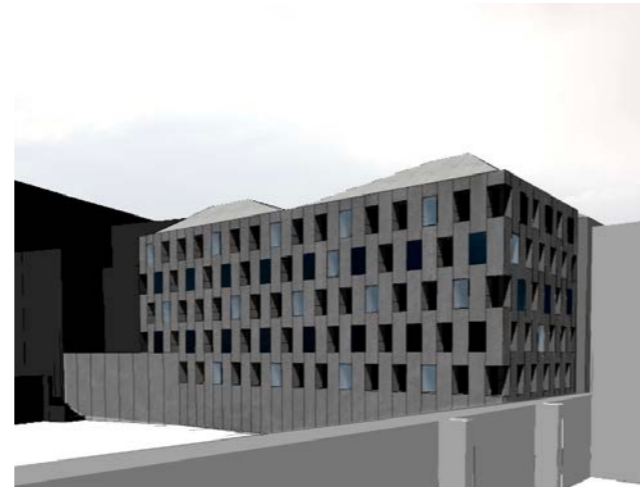


12 New house in Dyke Road, Hove

11.00 Developed Facade Studies

11.01 Option 01 Development Facades - Metal /Concrete Small Weave Panels

Here we have explored the idea of a patterned textured extension wrapping around the rear of the existing building. This rear environment - whilst in a conservation area holds a rather poor decaying visual character. The proposal looks to use the shifting windows and doors surrounding the site - adopting this as into the patterned appearance of the proposal.



01 Proposed Three-dimensional Study Option 01



02 Proposed Material Study Option 01



03 Proposed Facade Study Option 01

11.02 Option 02 Development Facades - Galvanized Metal Large Weave

Articulating the previous Option 01 patterned skin into a large and more maintainable facade this proposal works on composition and size of apertures understanding the existing setting.



05 Proposed Three-dimensional Study Option 02



06 Proposed Option 02



07 Proposed Material Study Option 02



08 Proposed Material Study Option 02

11.03 Option 03 Development Facades - Galvanized Metal Large Weave Pitched

The overall mass and scale of the building has been developed in line with local policy and setting, the design broke away from the flat roof approach as this was adhering to a much more commercial character - many of the adjoining buildings have pitched gables and pitched roofs, this design looks to blend into this black land - back of house pitched flow.



09 Proposed Three-dimensional Study Option 03



10 Proposed Three-dimensional Study Option 03



11 Proposed Material - South East Dance

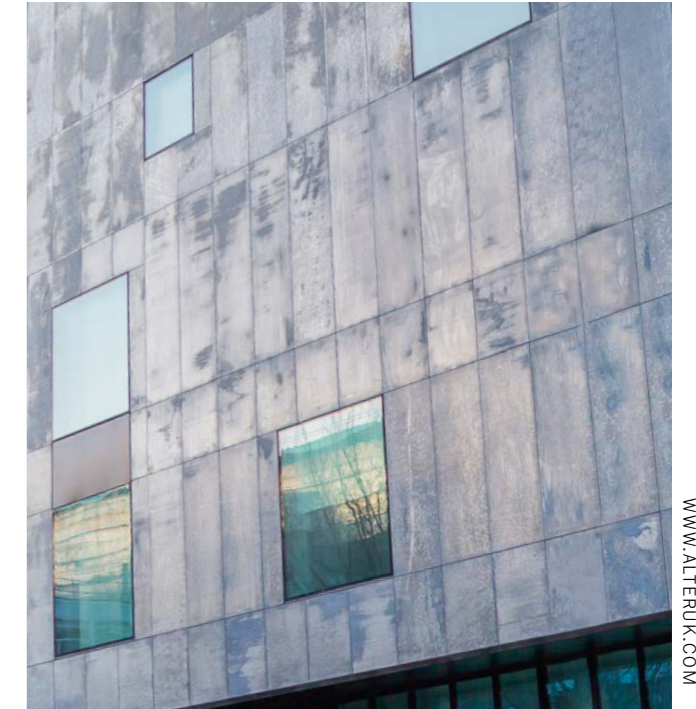


12 Proposed Material - South East Dance

12.00 Proposed Three-dimensional Visual



Proposed Three-dimensional Visual 'St George's Mews' Looking South



Proposed Material Example - South East Dance

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