

Redevelopment of site

Land adjacent the Manor Hotel



The Studio 52 Pine Avenue
Gravesend DA12 1QZ

sub rosa
architecture

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All images are for illustrative purposes only



Design - evolution

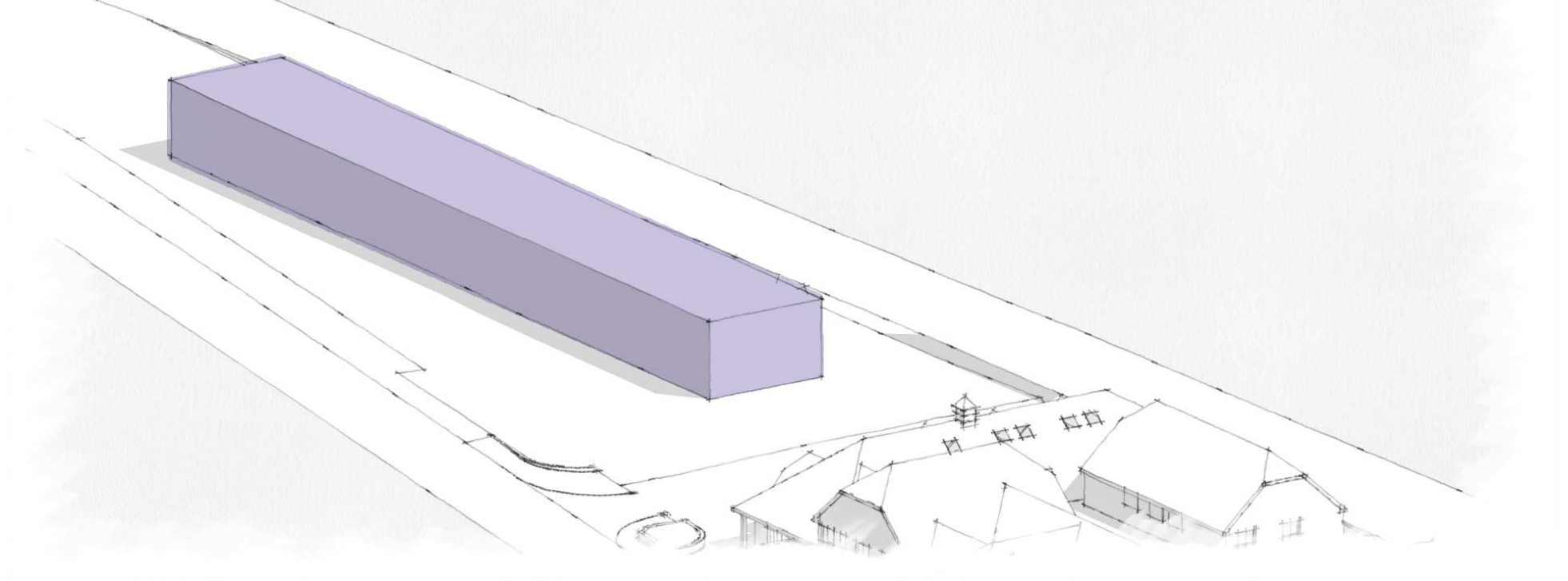
03

The scheme has been arranged in an efficient manner to ensure the site is developed to its full potential. The site has been laid out to reflect the scale, density and characteristics of the neighbouring area.

The proposal represents a contemporary interpretation of the typical terraces and semis found locally.

Gardens have been located to the south and west to capitalise on as much sunlight as possible and green areas are distributed around the site in the form of gardens, planting to the frontages and to the parking area.

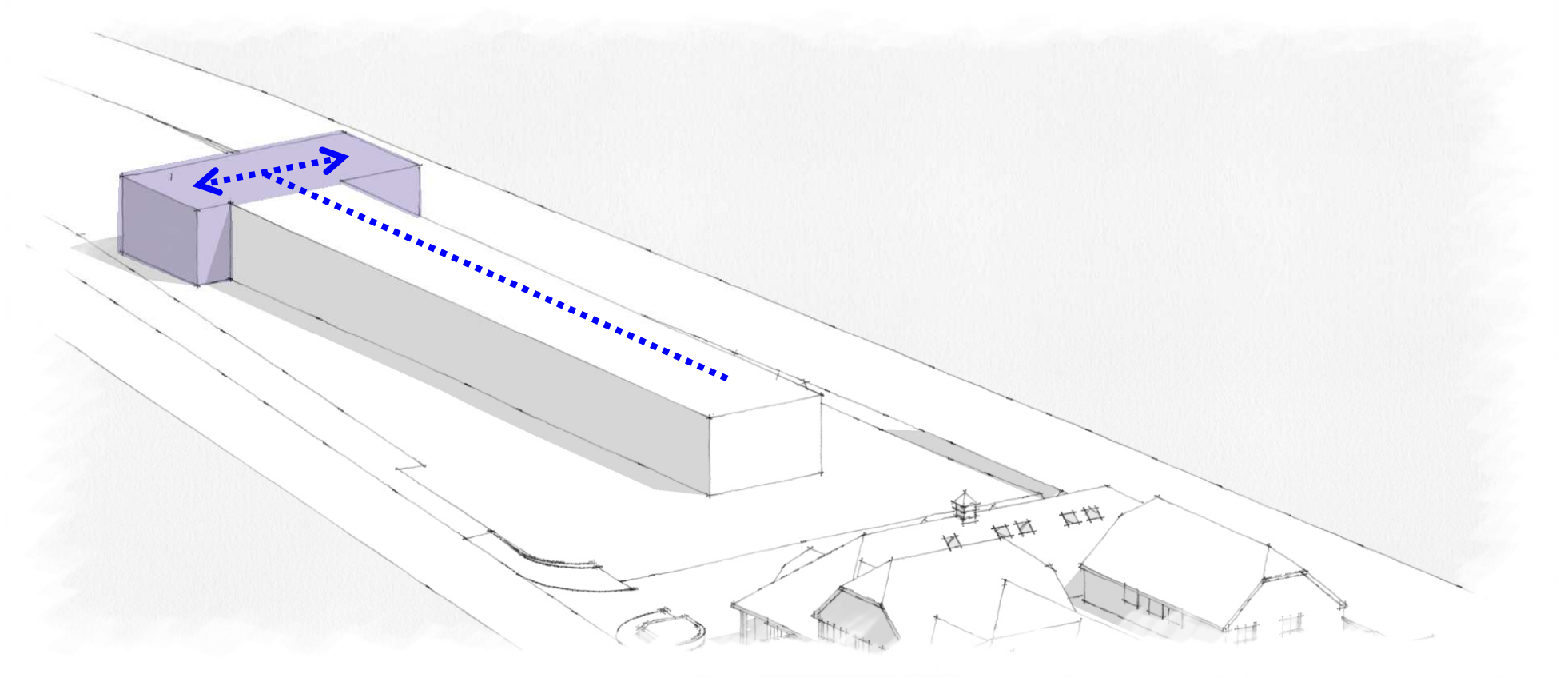
Two storey mass introduced to the site



Design - evolution

04

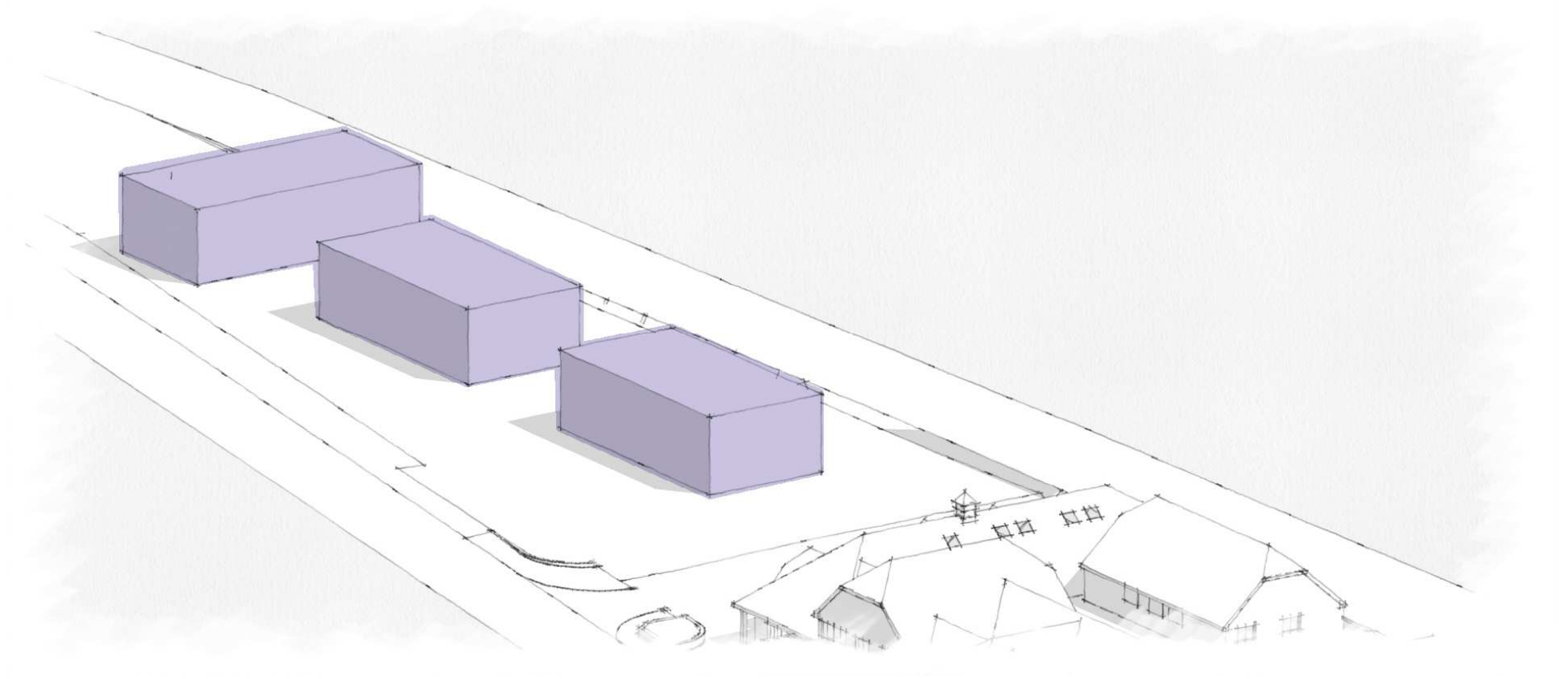
The end of the terrace block is rotated to provide a visual end stop to the development



Design - evolution

05

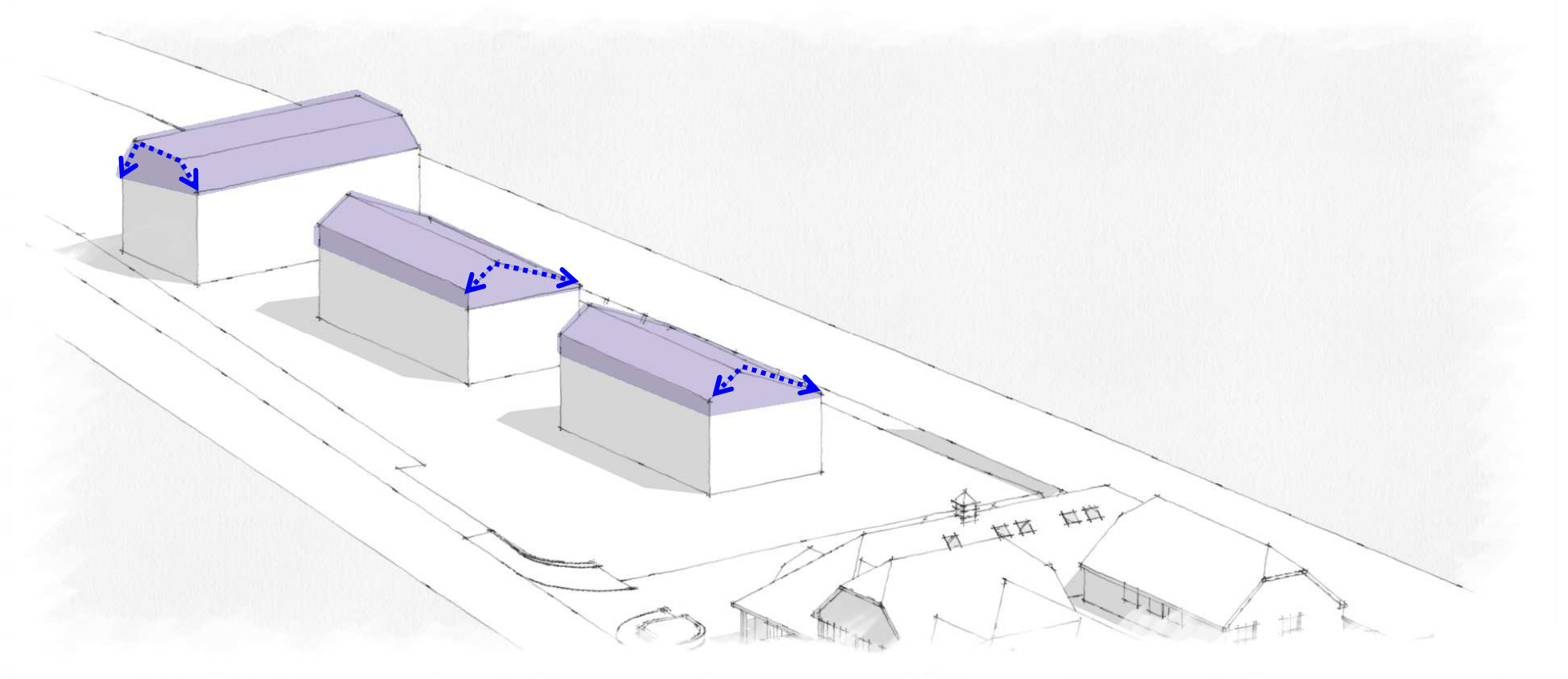
The terrace is fragmented into smaller elements to mimic the urban grain of the locality



Design - evolution

06

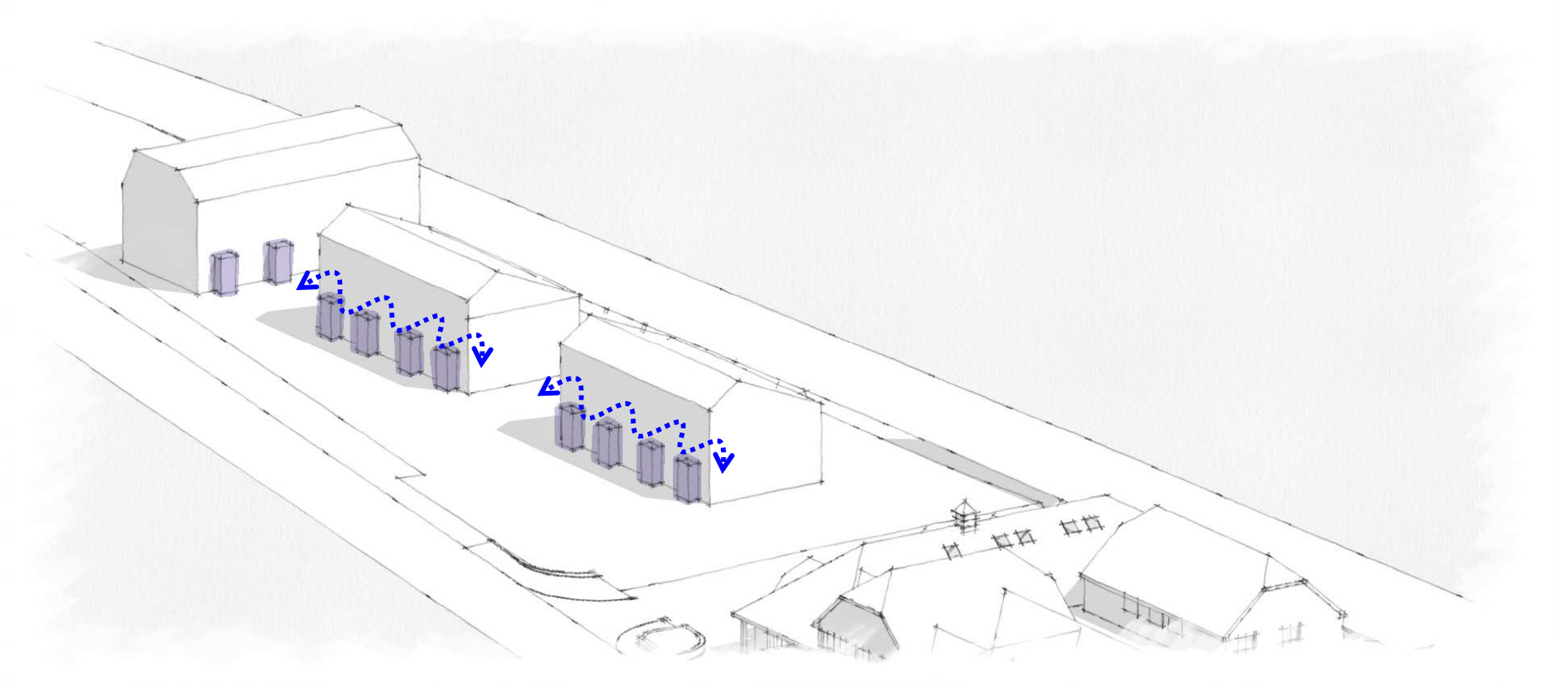
Traditional roof lines are added to the terraces



Design - evolution

07

Individual entrances add rhythm to the front elevations



Design - evolution

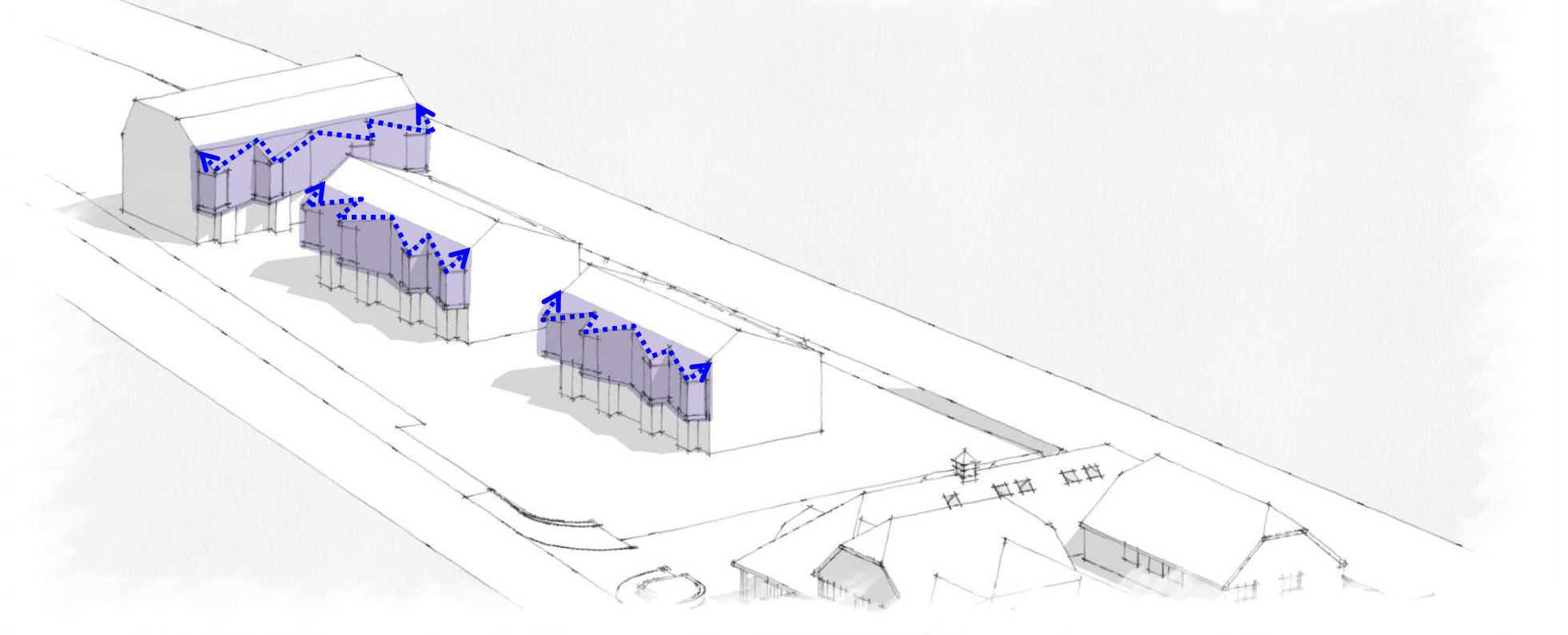
08

First floor bays are introduced to add further rhythm to the facades

The bays are angled to add interest and privacy. Glazing is formed around the tip of each bay.

The bays also allow the creation of covered entrances and further fragment the overall forms.

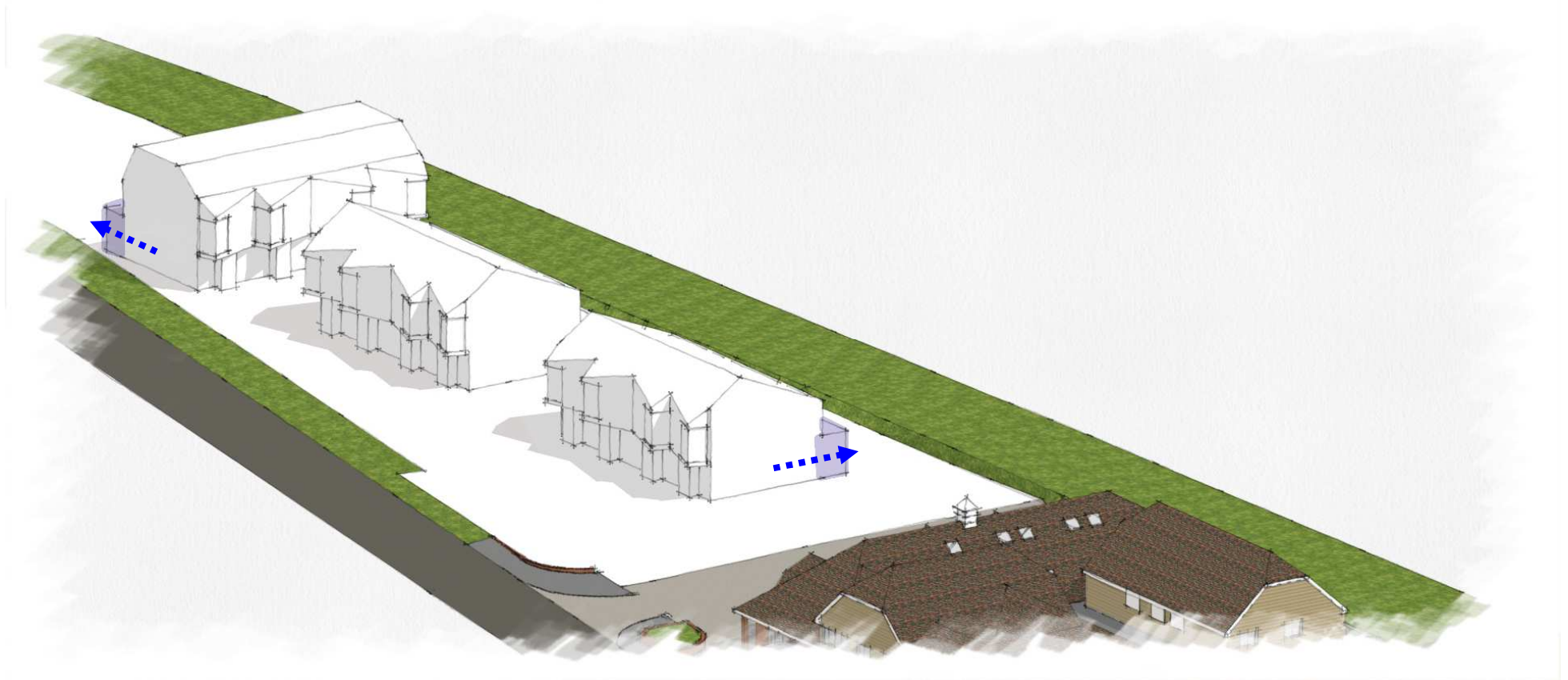
The main roof line extends over the bays to reduce the eaves line thus reducing mass.



Design - evolution

09

Winter gardens are added to the rear of properties to improve acoustic performance



Design - evolution

10

The final proposal







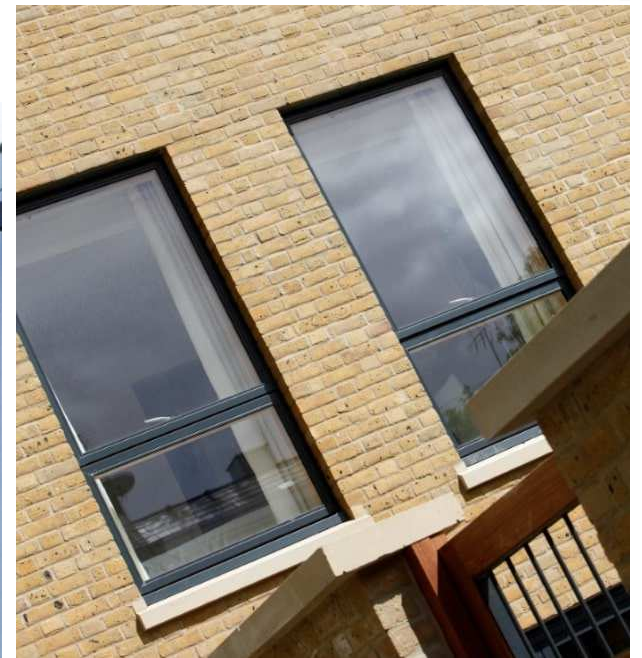




Design - materials

15

The scheme proposes a simple pallet of materials, namely facing brickwork, zinc clad roofs and zinc clad dormers.



Design - space standards

16

[illegible]

Notes All areas are m²
Living, dining and kitchen (LDK)
All units meet or exceed the Nationally Described Space Standards



