

New flats

Rear of 15-17 Darnley Road



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sub rosa
architecture

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All images are for illustrative purposes only

Summary of the new proposal

02

This proposal is for a building comprising seven flats and sits to the rear of 15-17 Darnley Road.

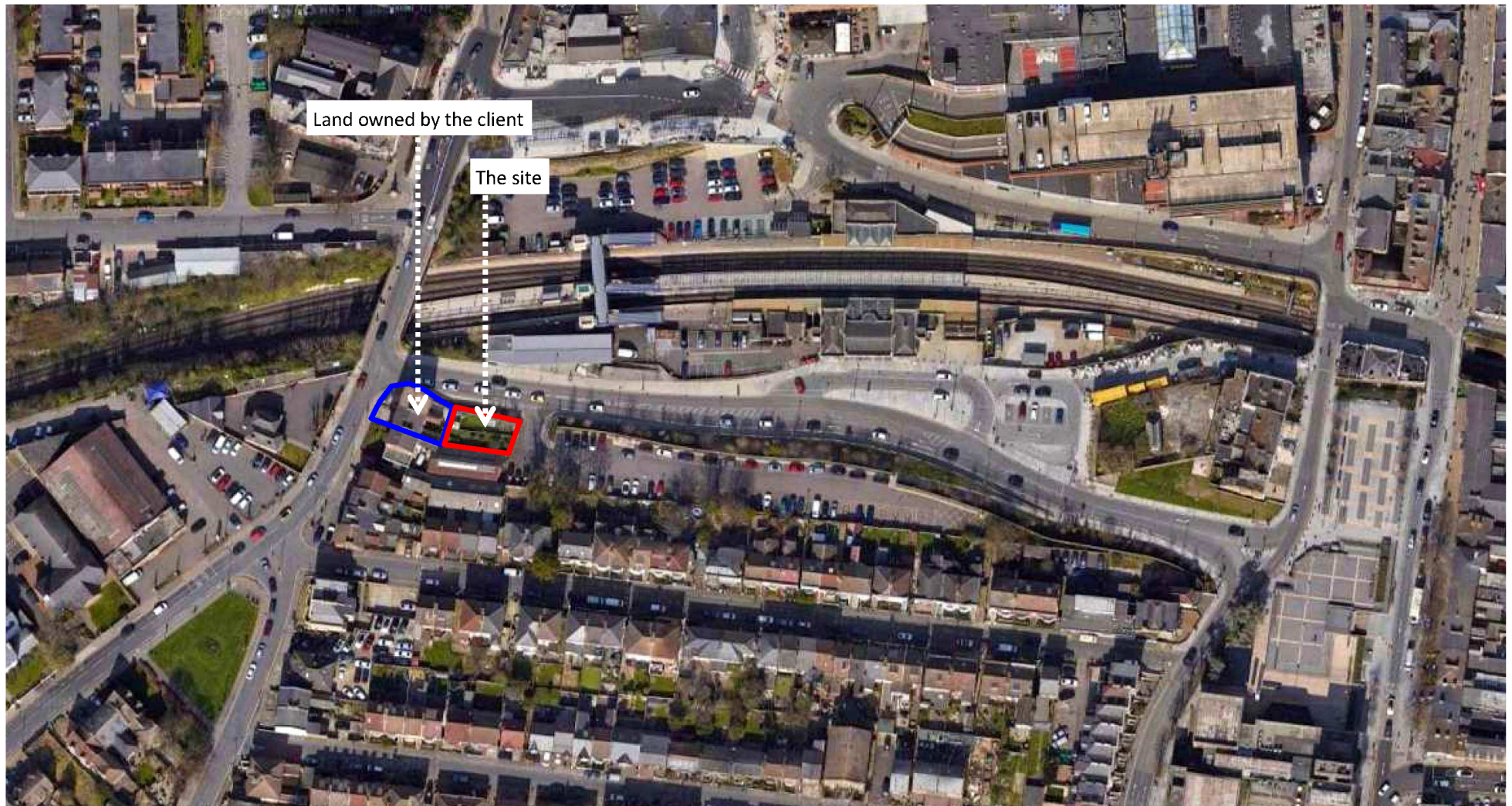
The site is currently barren, with some scrub but no trees or planting of merit.

From the railway station exit (Rathmore Road) all views are to the rear of properties on Wrotham Road, Cobham Street and Darnley Road.

This proposal introduces a structure of architectural quality, which responds to its historic context and provides a focal point within Rathmore Road, and in doing so provides a marker of arrival at Gravesend railway station and passive surveillance of the local area.



Sketch proposal of the new flats





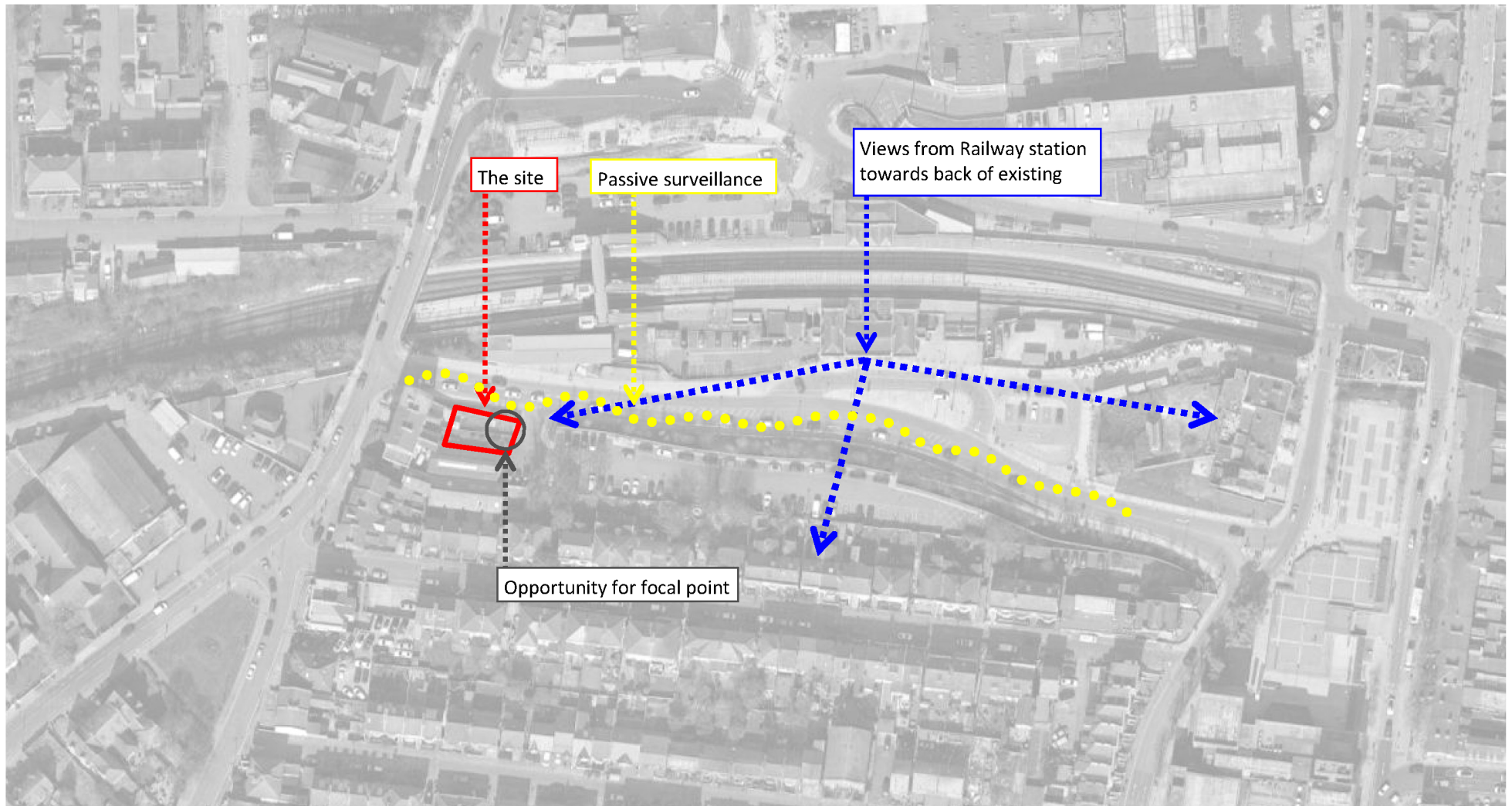
View of site from the corner of Darnley Road with site behind



View facing west along Rathmore Road, site to the left

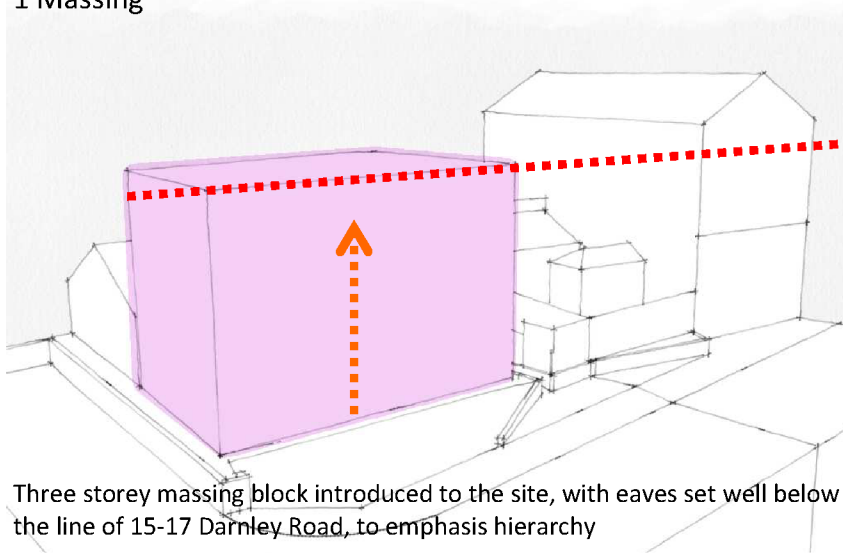


Panorama of view from railway station exit

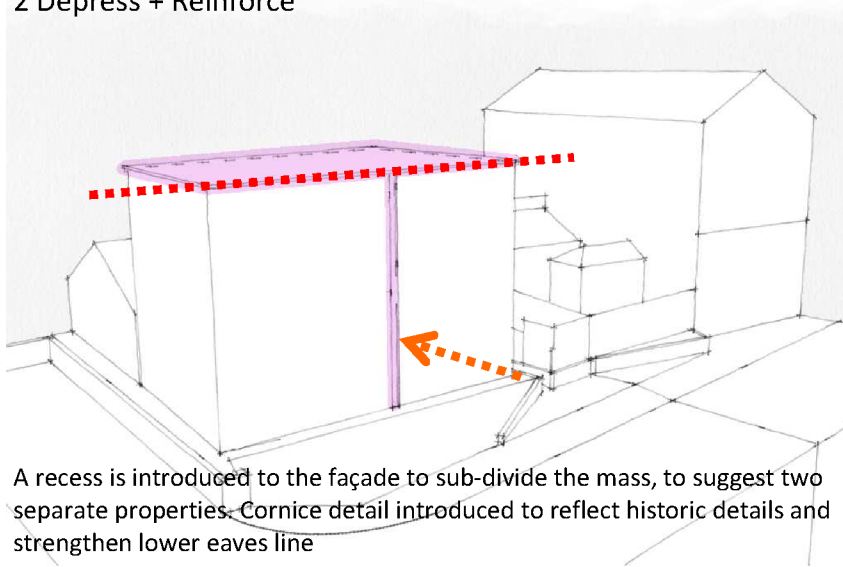


Design - Evolution

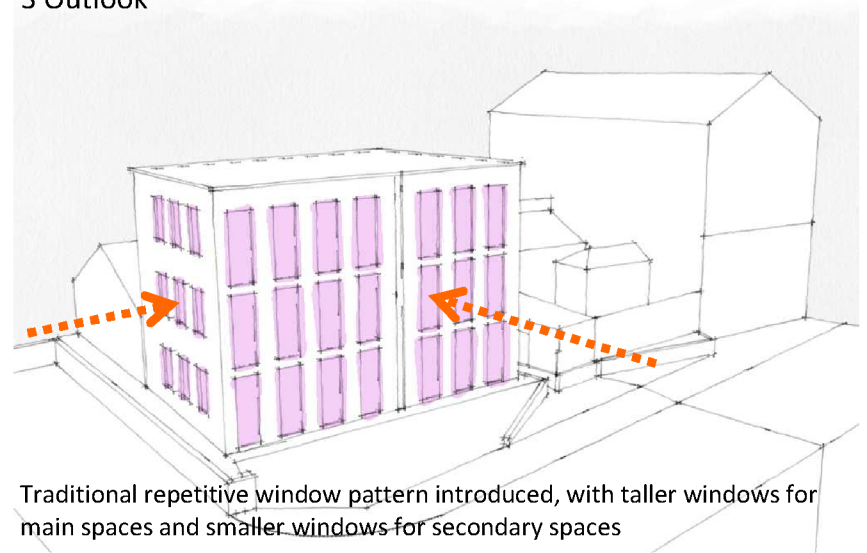
1 Massing



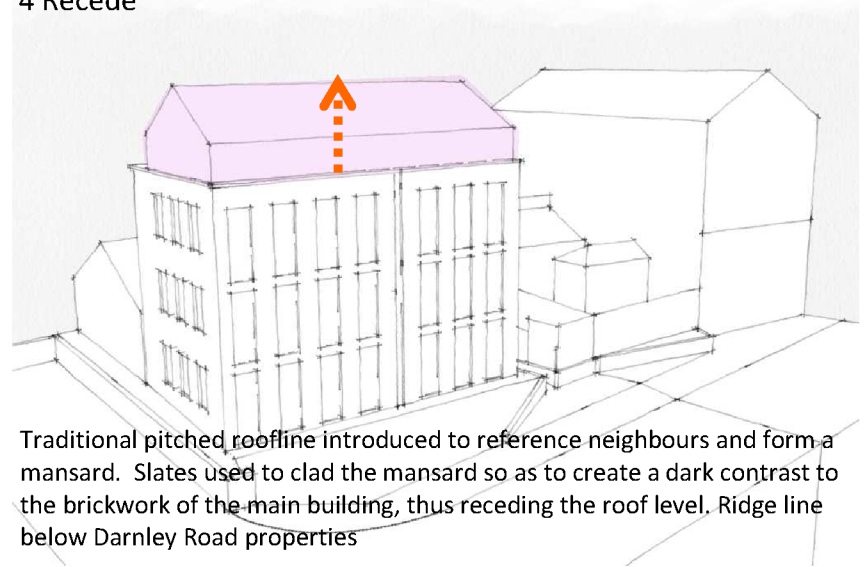
2 Depress + Reinforce



3 Outlook

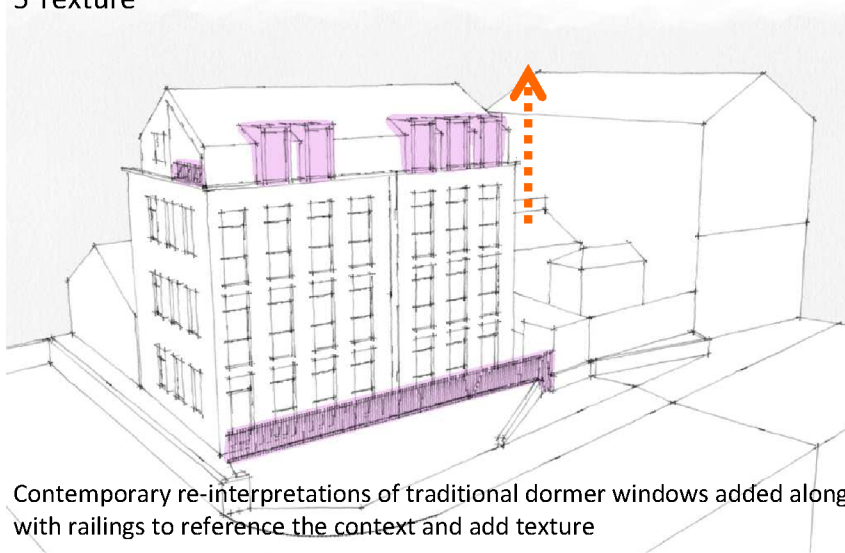


4 Recede



Design - Evolution

5 Texture



Contemporary re-interpretations of traditional dormer windows added along with railings to reference the context and add texture

6 Finish



Inspiration



Context



Proposed



Design - Space standards

09

Flat no.	Description	LDK	Bedroom 1	Bedroom 2	Bedroom 3	GIA	Amenity	Storeys	Aspect	Notes
1	1bed/1person	19	8			38	7 private plus shared garden	1	dual	
3,5	1bed/1person	19	8			38	shared garden	1	dual	
2	1bed/2person	30.5	14			57	7 private plus oversized unit plus shared garden	1	dual	
4, 6	1bed/2person	30.5	14			57	Oversized unit plus shared garden	1	dual	
7	2bed/4person	32	18	11.5		74	5 private plus oversized unit plus shared garden	1	dual	
Notes All areas are m² Living, dining and kitchen (LDK) All units meet the London SPG space standards										