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NON-DESIGNATED HERITAGE ASSET
DESIGN AND ACCESS STATEMENT

November 2025

Our ref: 394-ACG-XX-XX-RP-A-1903

Revision: P2

HORSHAM ENTERPRISE PARK

LOVELL SITE

REVISION SHEET

**REPORT TITLE: NON-DESIGNATED HERITAGE ASSET
DESIGN AND ACCESS STATEMENT
REPORT NUMBER: 394-ACG-XX-XX-RP-A-1903_P2**

This report has been prepared for the sole benefit, use and information of Lovell Homes

This report, together with supplementary reports accompanying it, relates to the present design and may be subject to changes as project progresses.

REVISION	DATE	STATUS	PURPOSE	PREPARED BY	CHECKED BY
P1	03/10/2025	ISSUED	Issued for review and information	GW	MA
P2	14/11/2025	ISSUED	Issued for review and information	RC	MA

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01

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

This report sets out the revised design strategy for the western half of the former Novartis building site, which is currently the subject of a planning application submitted earlier this year on behalf of Lovell.

The existing non-designated heritage asset remains central to the proposal. Whilst the original submission proposed a comprehensive programme of *'retention and refurbishment'*, subsequent investigations by structural engineers and specialist contractors has revealed severe deterioration of the existing concrete frame and reinforcement, requiring extensive remediation.

The proposed approach for consideration now concentrates on retaining the central tower to preserve its character while addressing these structural constraints within the 'wings' to the sides of the central tower.

The design response has evolved directly from these detailed findings. The 'wings' are now subject to a necessary programme of *'demolition and rebuild'*. Proposals for a reinterpreted envelope and façade to the 'new' wings has been developed through careful attention to rhythm and proportion, with a restrained use of metal panels to complement the surrounding context.

Fenestration, balcony forms and materials have been refined to provide both distinctive character and a balanced massing, whilst the internal building core has been reconfigured to meet the requirements of latest BS 9991:2024. This document addresses fire safety and impacts the arrangement of stair and lift lobbies.

Further adjustments to the ground-floor corner unit and its fenestration support an integrated strategy, ensuring regulatory compliance alongside architectural quality.

Within this framework, the proposed demolition and development of the two wings seeks to retain as much of the site's existing character as possible while introducing a subtle contemporary expression. The new interventions are intended to sit harmoniously alongside the surrounding new-build elements and, at the same time, to respect and celebrate the central tower, whose distinctive vertical form remains the defining feature of the composition and project as a whole.



01 Extract of proposed external view

02

EXISTING BUILDING

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EXISTING NORTH WEST NON-DESIGNATED HERITAGE ASSET BUILDING ELEVATION

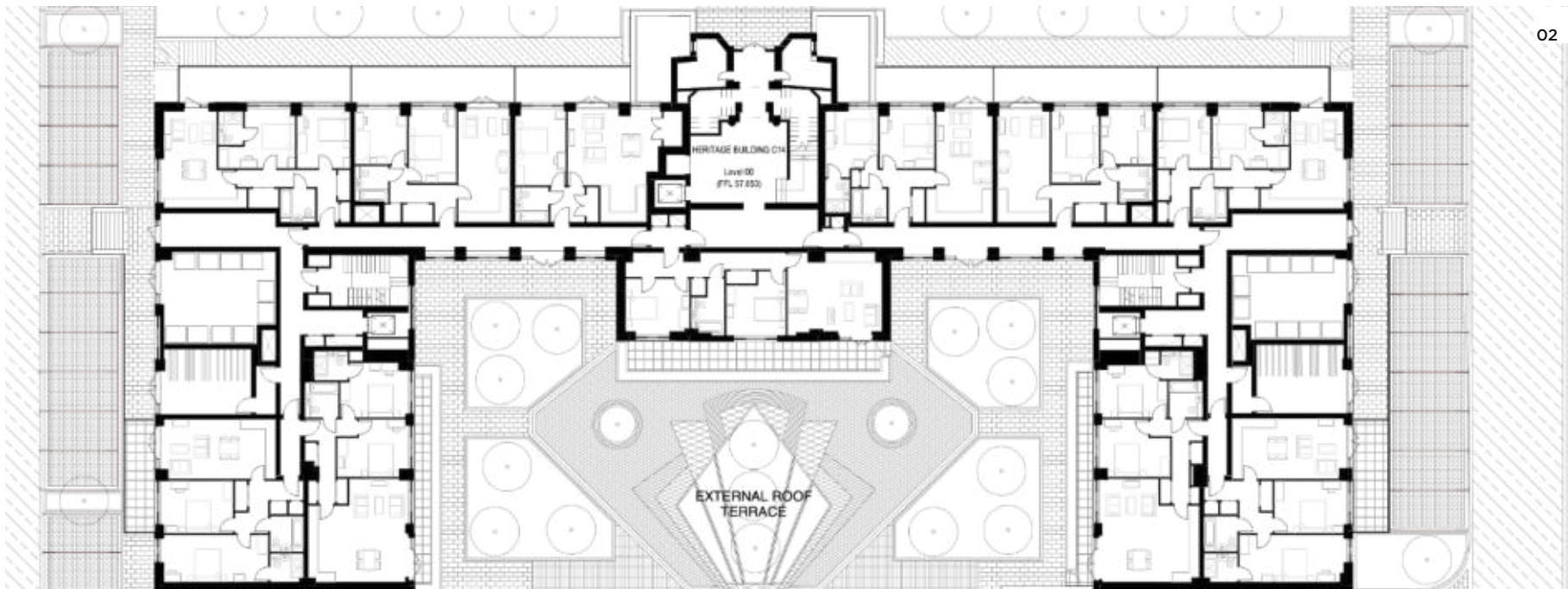
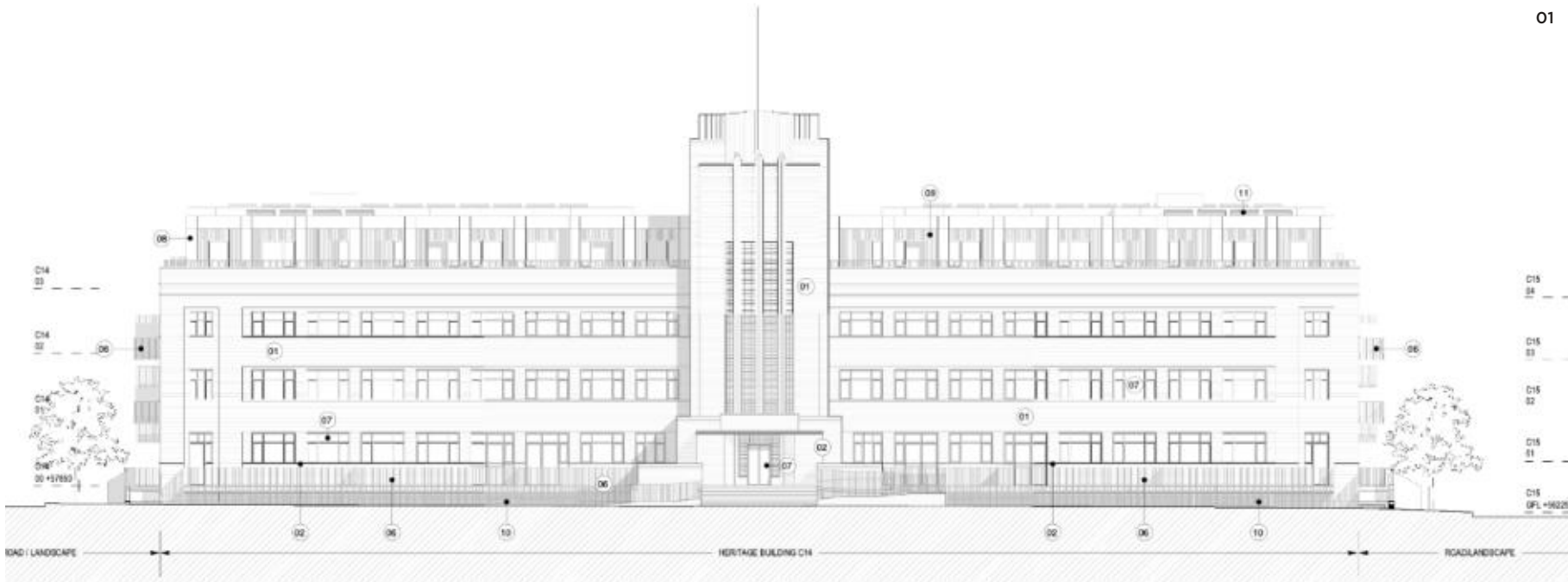
EXISTING NORTH WEST 'NON-DESIGNATED HERITAGE ASSET' BUILDING ELEVATION

The existing non-designated heritage asset building stands prominently within the context of the surrounding apartment buildings. Its central tower, with strong vertical emphasis and symmetrically arranged wings, gives the structure a sense of grandeur and establishes it as a key focal point upon arrival to the site. The existing fenestration typically comprises three-pane windows with a top transom, framed by detailed window profiles. Horizontally, the brickwork and concrete sills run continuously, visually tying the windows together and reinforcing the building's linear rhythm.

Vertical articulation is further expressed at the ends of the wings, where recessed brickwork surrounds windows of varying proportions, contrasting with the more uniform horizontal window arrangements elsewhere. Internally, the floor-to-cill heights vary across levels.

Materiality also plays a role in breaking down the building's mass. The ground floor is partially expressed in a darker red brick, while the upper storeys feature a lighter brown tone, creating visual contrast and reducing the perceived bulk of the elevation. This creates a plinth effect, grounding the building and adding a sense of stability.

At rooftop level, a contemporary aluminium-clad extension has been introduced, carefully set back from the primary façade to preserve the historic character while clearly distinguishing the new addition. This setback provides depth and reinforces the visual layering of the façade. Ongoing exploration of varying depths and material treatments allows for a balanced integration of contemporary elements while respecting and enhancing the heritage character of the building.



01 Existing North West Non-designated Heritage Asset Building Elevation - submitted for planning

02 Existing Non-designated Heritage Asset Building Ground Floor Plan - submitted for planning

NON-DESIGNATED HERITAGE ASSET BUILDING MODIFICATIONS

NON-DESIGNATED HERITAGE ASSET STATUS

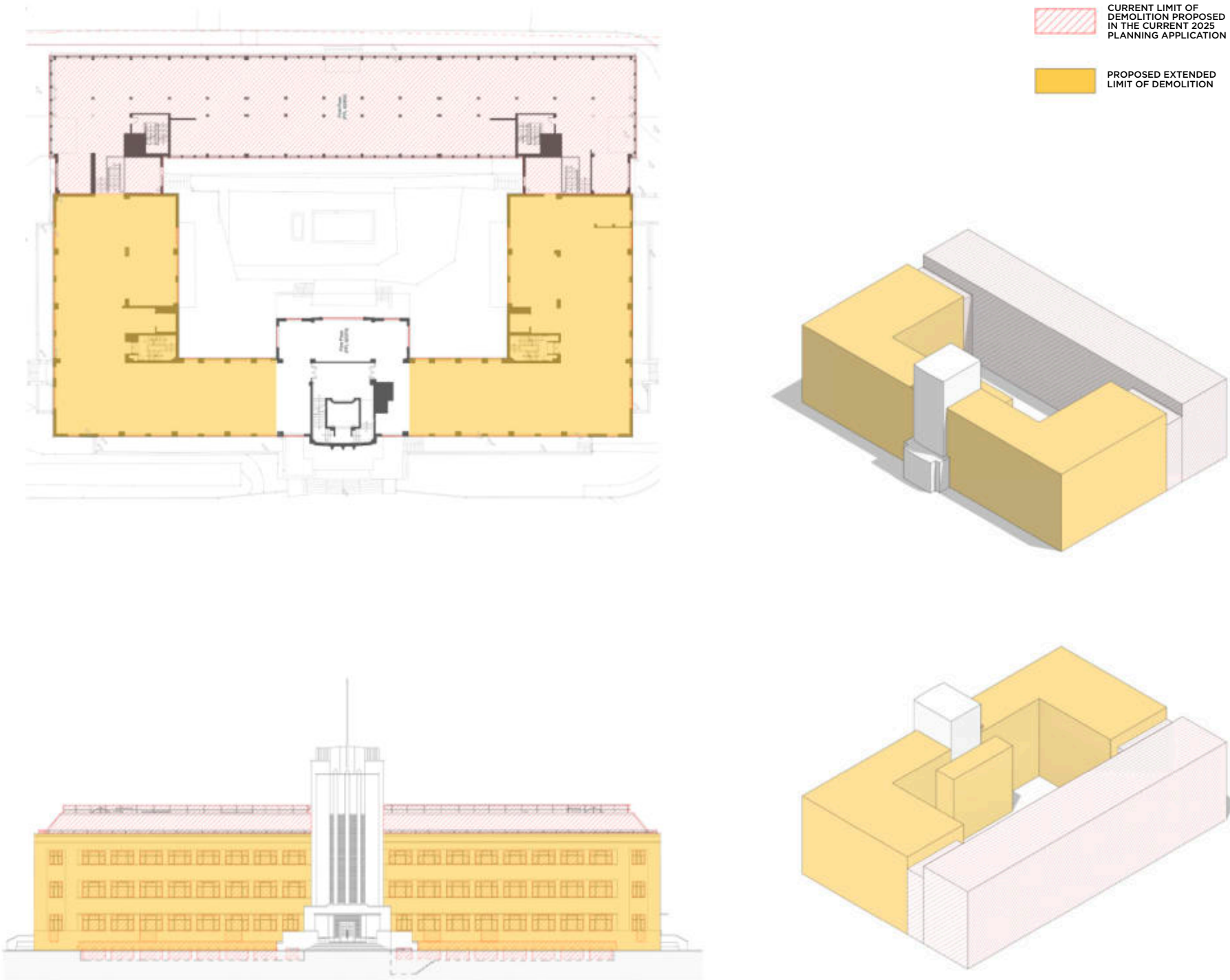
The adjacent site is subject to a recent planning application made on behalf of Lovell earlier this year - an application that is subject to an ongoing planning determination process.

The existing non-designated heritage asset building is central to the current application and wider project site. At the time of submission and based upon the information available the non-designated heritage asset building was submitted subject to a comprehensive *'retain and refurbishment'* proposal.

Subsequent to the application being made and through further detailed investigation it has been concluded that the existing building structure would need extensive remediation.

Further to discussions with Horsham District Council around the status of the existing building and the level of architectural merit these wings provide it is now proposed to demolish and rebuild the existing 'wings'. However and crucially the proposal is to retain the 'tower' component 'as is' and the immediately surrounding structural slab bay.

These adjacent diagrams identify in yellow the proposed extent of structural and facade removal and subsequent reinstatement.



EXISTING NON-DESIGNATED HERITAGE ASSET PHOTOGRAPHS



01 Photo of the central boulevard entrance and central tower.
04 Photo of the south west facade of the non-designated heritage asset building.

02 Photo of the courtyard to the rear of the non-designated heritage asset building
05 Photo of the right wing of the existing non-designated heritage asset building

03 Photo of the existing brick detailing of the non-designated heritage asset building
06 Photo of the main floor space within the non-designated heritage asset building

03

DESIGN STRATEGY

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PROPOSED NON-DESIGNATED HERITAGE ASSET BUILDING STRATEGY

OVERVIEW

This page outlines the strategy and the scope of alterations and demolition required to rebuild the non-designated heritage asset (assigned C14 and previously building 3), and further identifies the elements to be upgraded to meet current Building Regulations.

ELEVATIONAL STRATEGY

The elevational strategy has been carefully developed to ensure that the new build dwellings not only meet the relevant Building Regulations standards but are also fit for contemporary living while respecting the architectural language of the original non-designated heritage asset.

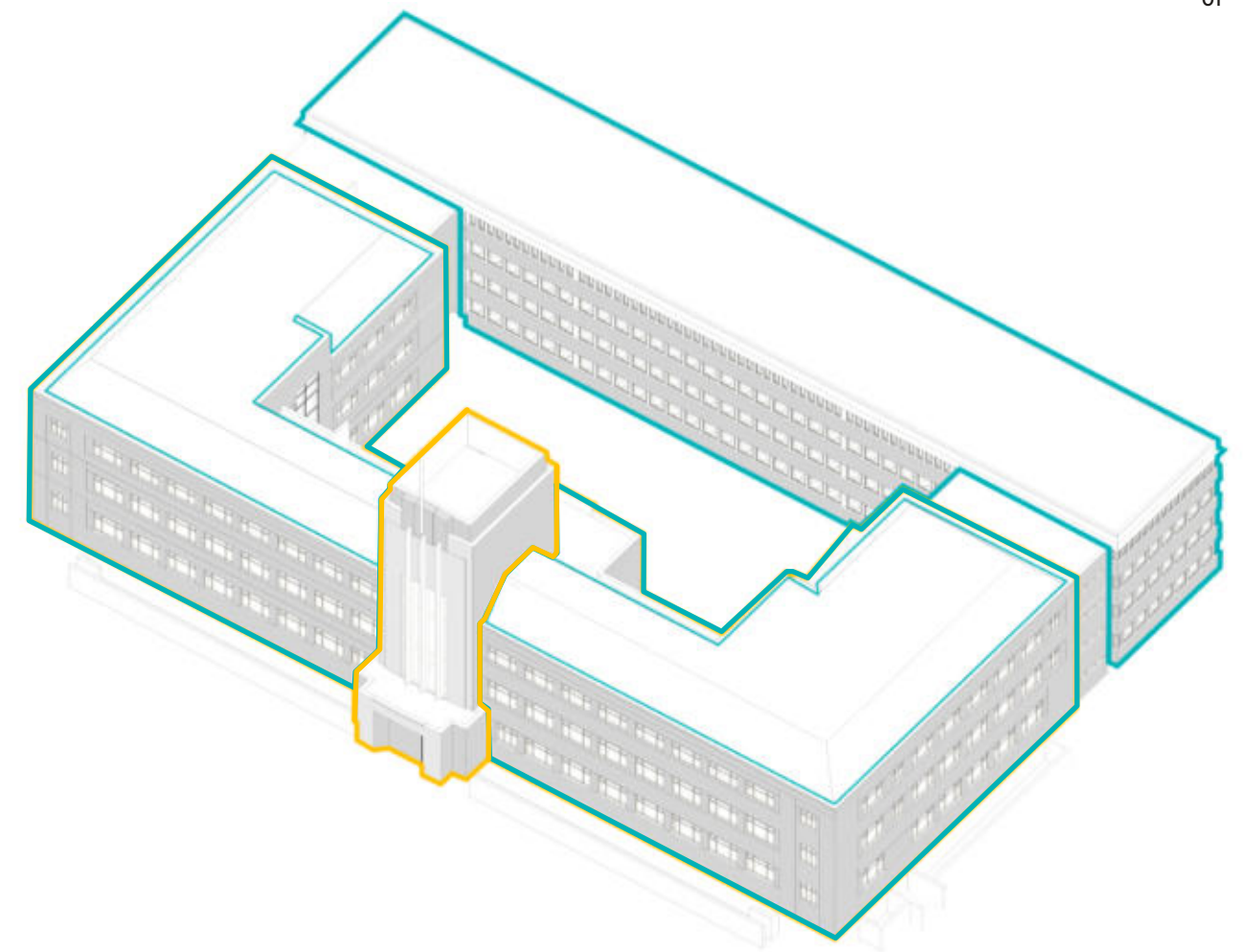
The approach is underpinned by three key principles:

- The existing footprint and overall massing are retained with the only addition being a modest top floor extension. [Please note that this point is already reflected in the current application].
- Floor levels remain aligned with those of the existing structure, ensuring continuity in scale and proportion. [Please note that this point is maintained as per the current application].
- The two side wings are to be demolished and rebuilt with new facades and a structural frame that elevate the quality of the living spaces while introducing a contemporary character.

The massing diagram illustrates this balance: the yellow highlights the central tower, preserved as the anchor of the composition, while the turquoise identifies the rebuilt wings. Though entirely new, the wings maintain the established massing and rhythm of the original building, ensuring that the overall form is respected.

The facade design process has explored a range of studies, each seeking to reinterpret the building's character in a way that is both responsive, forward-looking but respectful.

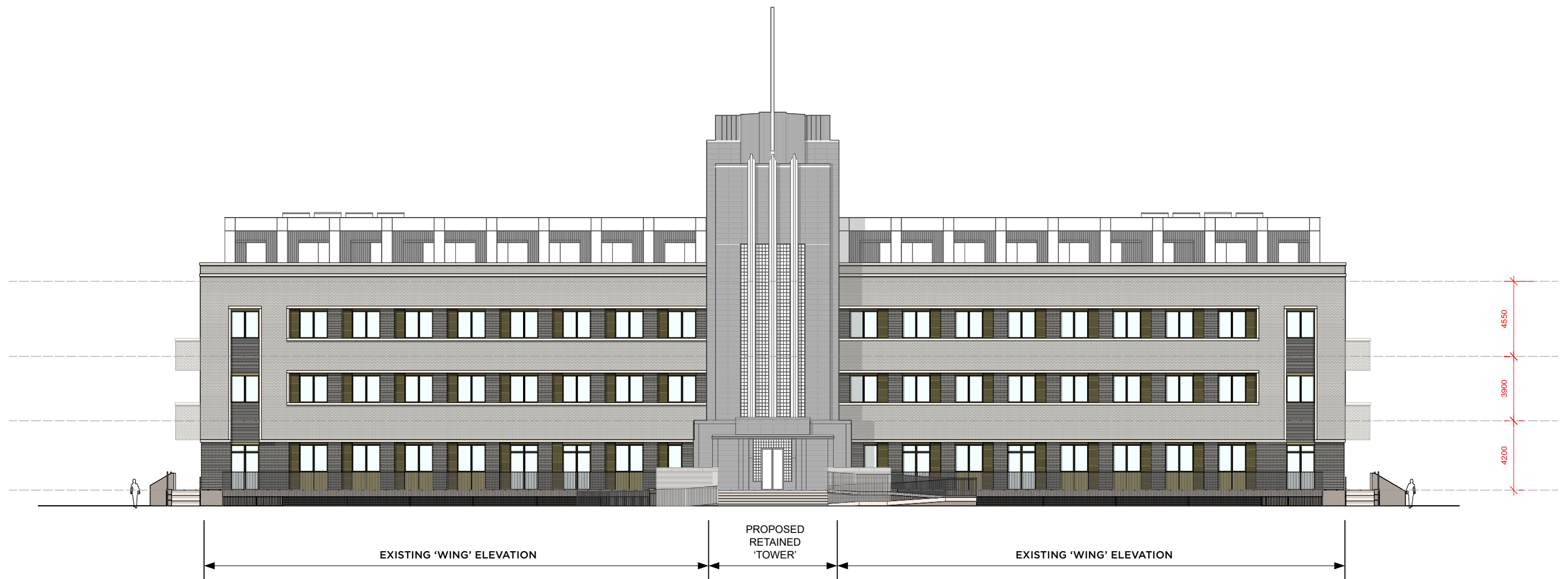
The final proposal we feel retains a coherence with the heritage asset through brickwork and horizontal articulation, while a subtle use of secondary materials such as smooth aluminium cladding for infill panels, windows and detailing, introduces a contemporary layer. In this way, the built wings achieve a careful balance in that they; respect the heritage context, reinforce the architectural identity of the site, and a deliver a fit for purpose residential environment.



01

01 Non-designated heritage asset building strategy

SUBMITTED FOR PLANNING - NORTH WEST ELEVATION



FACADE APPROACH

We have proposed a re-design of the two wings extending out from the central tower, however we have chosen to retain many of the existing architectural features. New elements have been introduced with sensitivity, ensuring the composition maintains its original sense of grandeur and the distinctive gesture of the wings radiating outward from the centre.

A series of design studies have been undertaken to ensure that the Art Deco language is echoed throughout and harmonises with the broader architectural context. Contemporary interventions have been carefully integrated without resorting to pastiche, resulting in what we believe is a coherent set of design principles:

- A strong emphasis on rigorous symmetry.
- Horizontal articulation, highlighted by subtly protruding stone banding.
- A visually grounded base, featuring a defined plinth and a focus on human scale, particularly around the entrance.
- Brick detailing and the use of contrasting tones to articulate massing and break down the elevation.
- Repetition and rhythm in the fenestration design.
- Layered depths to animate the façade and allow for shadow to play across various elements.
- Retention of the rooftop setback storey and its composition and architectural language to unify the rooftop across all the sitewide apartment buildings.
- The balconies located on the outer facade and those within the courtyard follow different design approaches. On the outer, the design emphasises solidity and horizontal brick bands. In contrast within, the courtyard a focus on matching materials & maximising sunlight penetration.
- The previous 'book end' feature that was evident on the primary front elevation in the two corners has been retained and reinterpreted.

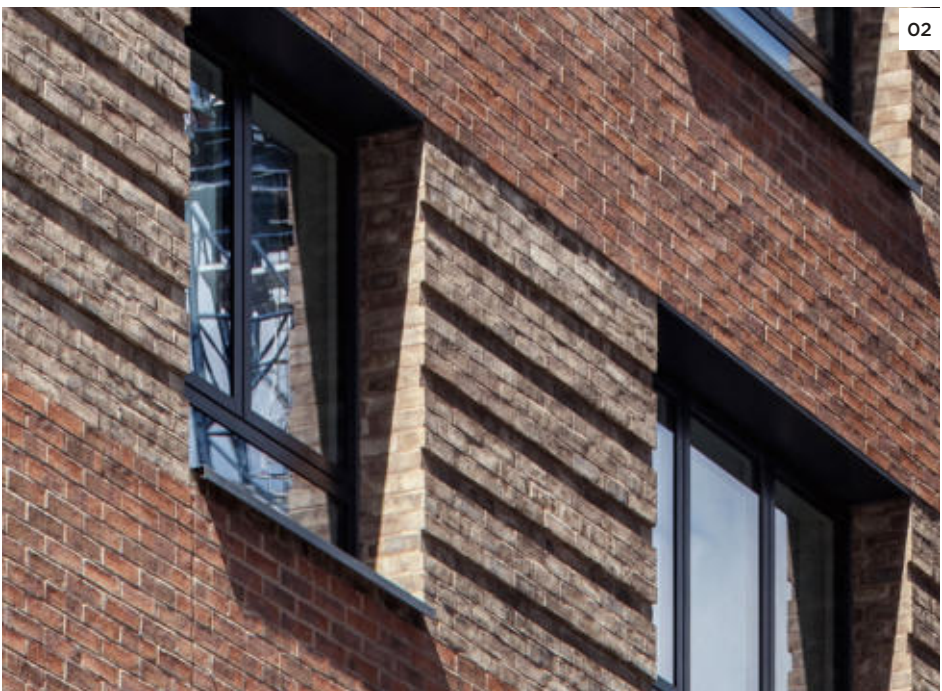
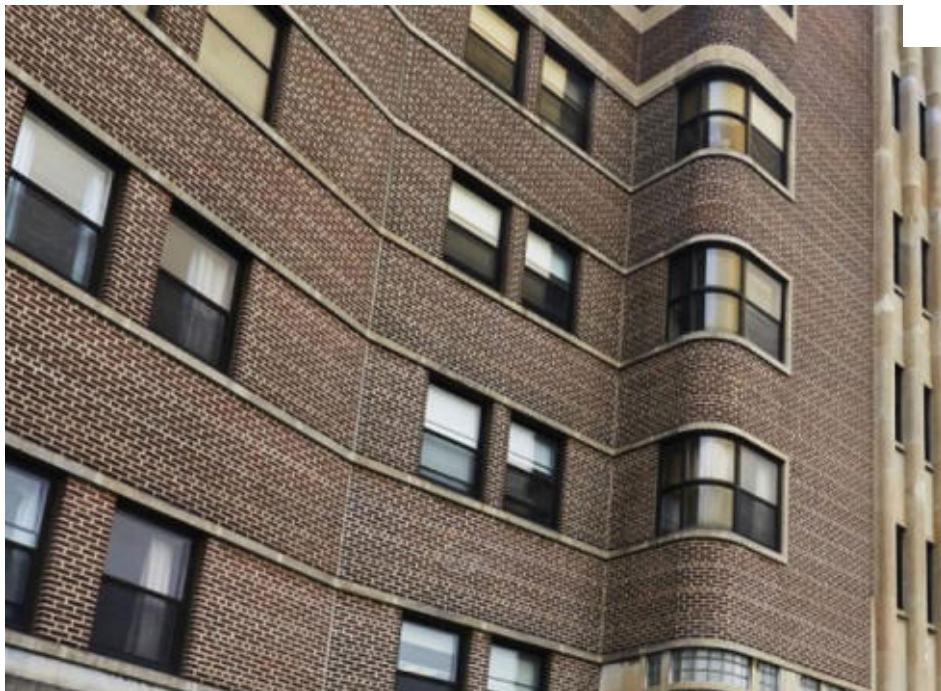
PRECEDENTS

TORONTO EAST GENERAL HOSPITAL

This precedent example has articulation through banding and presents a distinctive character through this horizontal banding pattern. The contrast in colour between the brick and the stone creates subtle horizontal stripes across the facade, giving it structure and visual rhythm. This design appears to incorporate Art Moderne (a late Art Deco- inspired) styling which emphasises clean linear banding as a decorative element. A slight projection of stone banding creates depth to the brick banding.

BULRUSH COURT

Bulrush Court is defined by its horizontal brick banding by the use of the red brick banding, which contrasts dark street-facing elevations with lighter facades. The use of protruding bricks introduces a tactile quality, casting shadows that animate the smooth red banding and emphasise the building’s rhythm. Combined banding and textured brickwork create both a strong presence and a softer and more residential character.



01 Toronto East General Hospital

02 Bulrush Courts - Brick Detail

03 Bulrush Court - Facade

04 Bulrush Court - Balcony

04 DESIGN PROCESS

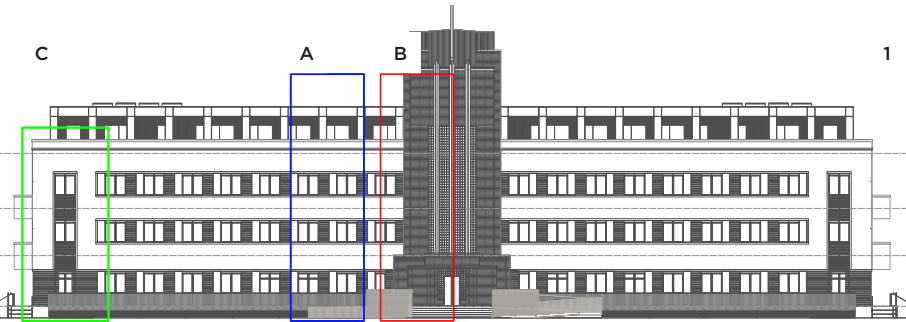
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FACADE DESIGN ITERATIONS - NEW & OLD INTERFACE

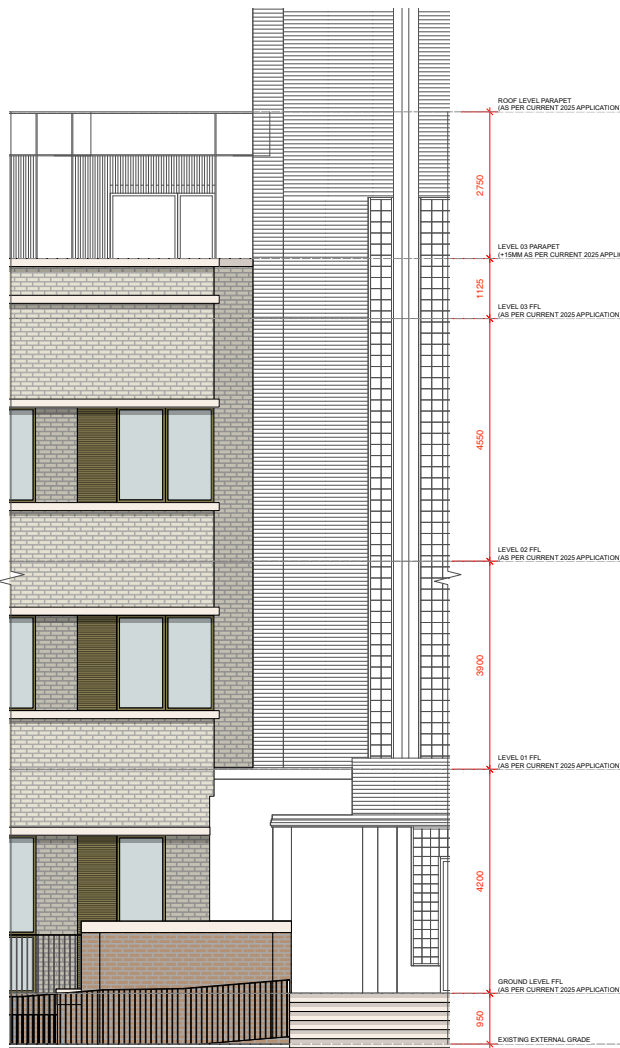
After establishing the key principles of proportion and rhythm for the wing facades, we explored a range of opening designs and arrangements. The existing non-designated heritage asset expresses a predominantly horizontal language accented by vertical elements that terminate each wing at the central tower. Our proposal maintains this horizontal emphasis, allowing it to wrap continuously around the building and eliminating the former vertical termination to create a more refined and consistent rhythm. To articulate this horizontal banding, we introduce slender concrete bands that project slightly from the surface, within which varied brick patterns and proportions are used to add texture and depth.

Another focus of the design development has been the scale and placement of façade penetrations and adjacent panels, testing their proportions both above and beside the openings. These studies, documented on the following page, illustrate the iterative process and resulting façade composition.

In parallel with the exploration of the two wings, careful consideration has been given to the junction between new and old; the new wings and the retained central tower. The design establishes a clear and deliberate interface, providing a distinct yet sympathetic connection that respects the character of the existing tower while expressing the contemporary identity of the new additions.

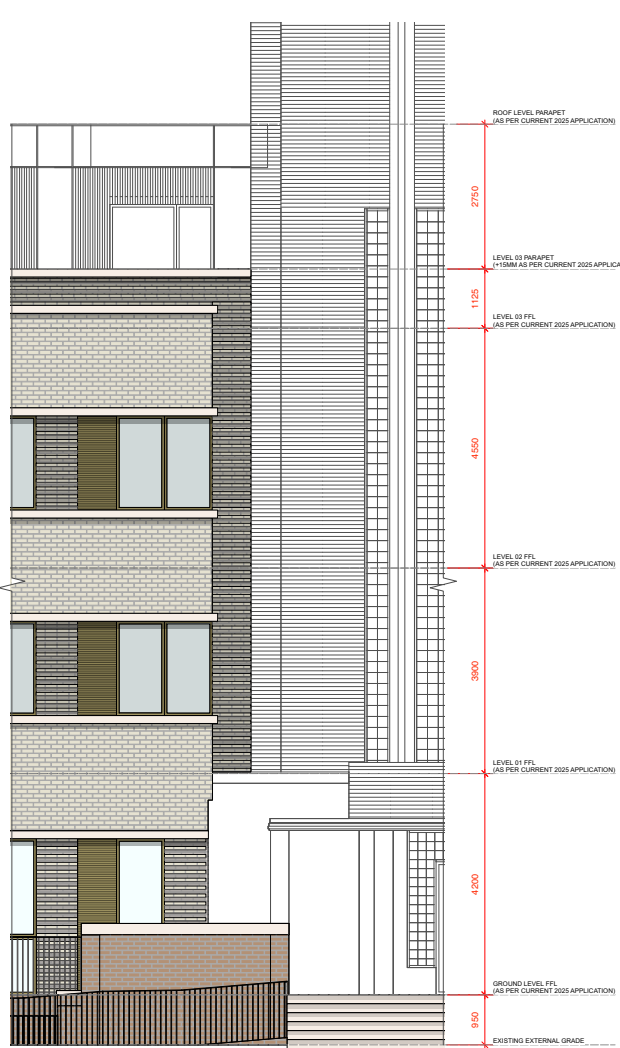


01 Existing Non-designated Heritage Asset Building North West Elevation.
A Design Iterations of the typical bay elevation .
B Interface between new and old.
C 'Book end' feature.



DESIGN ITERATION 1 - NEW & OLD INTERFACE

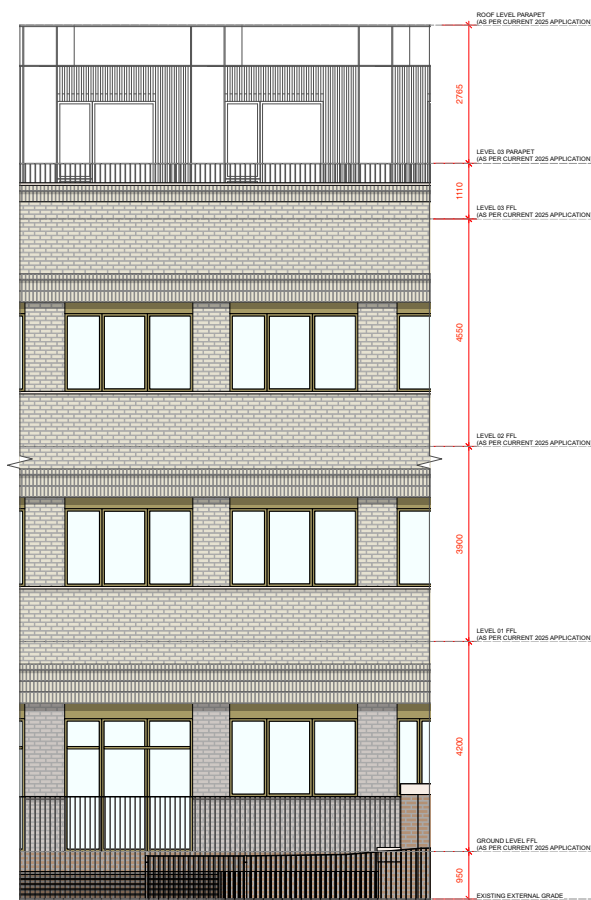
We explored approaches to connecting the new facade elements with the existing vertical tower. The new wing begins with a recessed brick strip, creating a defined junction before meeting the existing tower. This design move provides a clear distinction between the new and the existing, potentially losing a coherent relationship between the two.



DESIGN ITERATION 2 - NEW & OLD INTERFACE

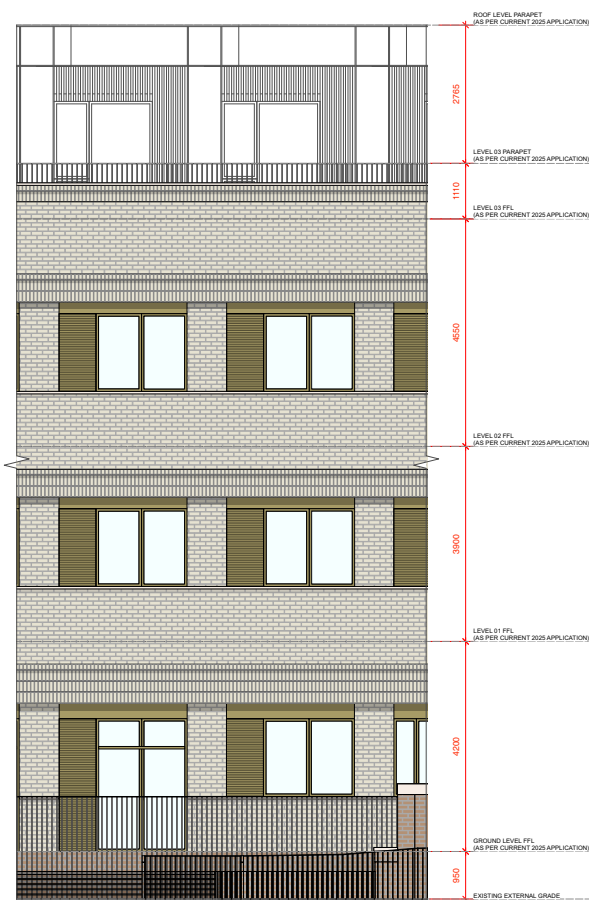
We also explored an alternative junction between the tower and the new wing, incorporating a more detailed brick feature. However, this approach drew undue attention to the façade separation, detracting from the overall composition.

FACADE DESIGN ITERATIONS AND DEVELOPMENT



DESIGN ITERATION 1

The initial façade design drew inspiration from the surrounding apartment buildings, incorporating coherent design elements to create a unified scheme. Brick soldier coursing and an aluminium panel was introduced above the window openings, complemented by a thin concrete sill band running horizontally across the elevation. While the proportions of the window frames were maintained, the additional detailing introduced too much visual complexity.



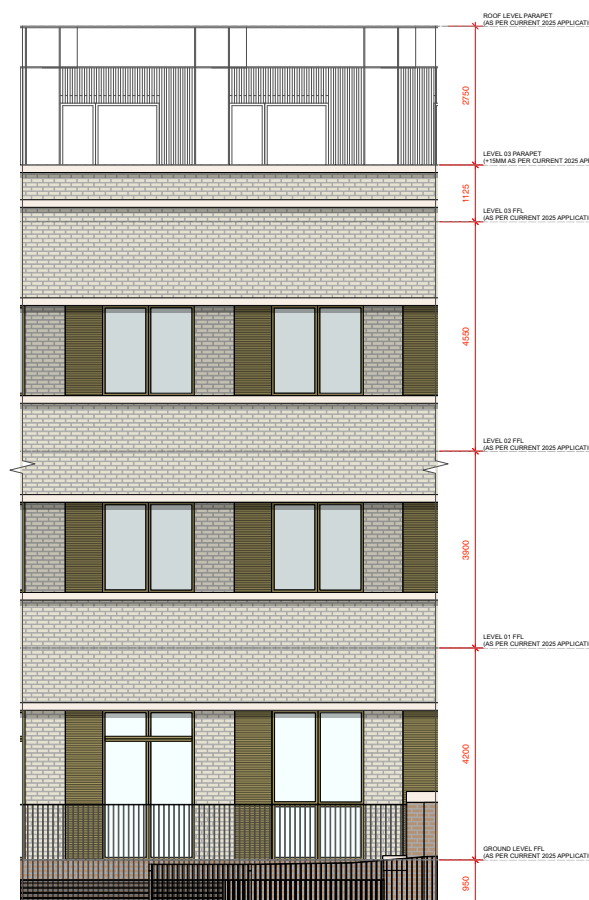
DESIGN ITERATION 2

We approached the rooftop extension design holistically, ensuring that its features align with the proportions of the existing windows on the wings. To create a cleaner and more robust rhythm, the transoms were removed. An aluminium panel was introduced to address overheating concerns, while the horizontal expression of the façade was reinforced through the addition of thin concrete strips beneath the windows, wrapping continuously around the building.



DESIGN ITERATION 3

In design iteration 2, the façade appeared to be overwhelmed by excessive detailing. To simplify the design, the aluminium panel was removed and replaced with a new feature: protruding ribbed brickwork, intended to add depth and texture. However, the use of two-pane windows increased the width of the brick piers, creating larger areas of ribbed brick detailing, which in turn made the façade appear visually busy once again.



DESIGN ITERATION 4

Removed the soldier coursing brick headers, which previously interrupted the horizontal bands. In their place, a thicker stone band has been introduced between the window openings to establish a stronger and more consistent horizontal language across the wing facades. At ground-floor level, aluminium panels have been added to infill the area below windows positioned 1100mm above finished floor. The parapet has been articulated with a double horizontal band,

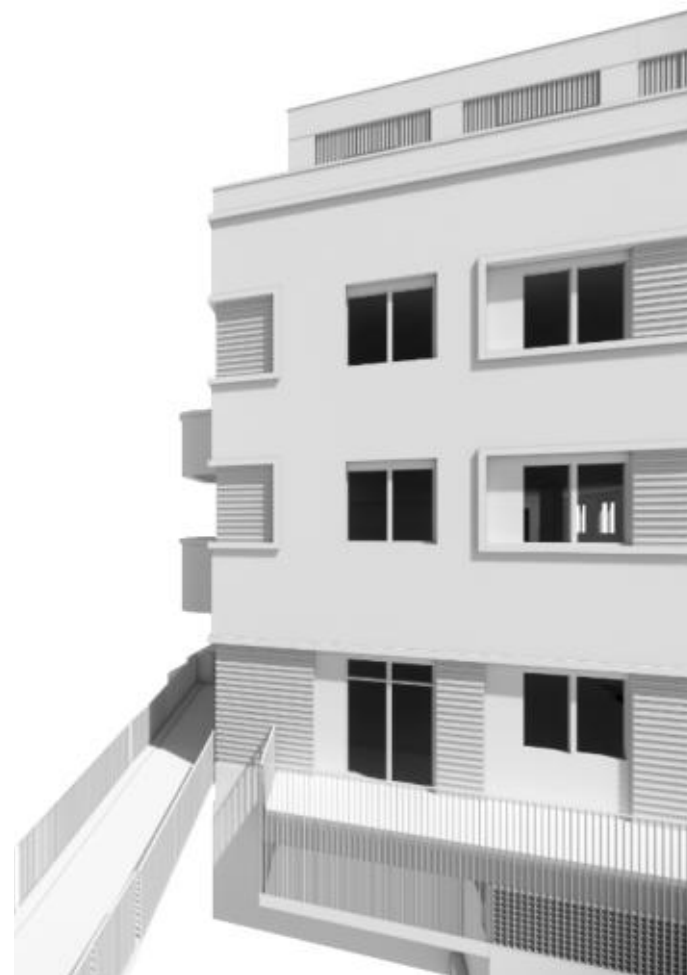
FACADE DESIGN ITERATIONS - 'BOOK END' FEATURE DEVELOPMENT



DESIGN ITERATION 1

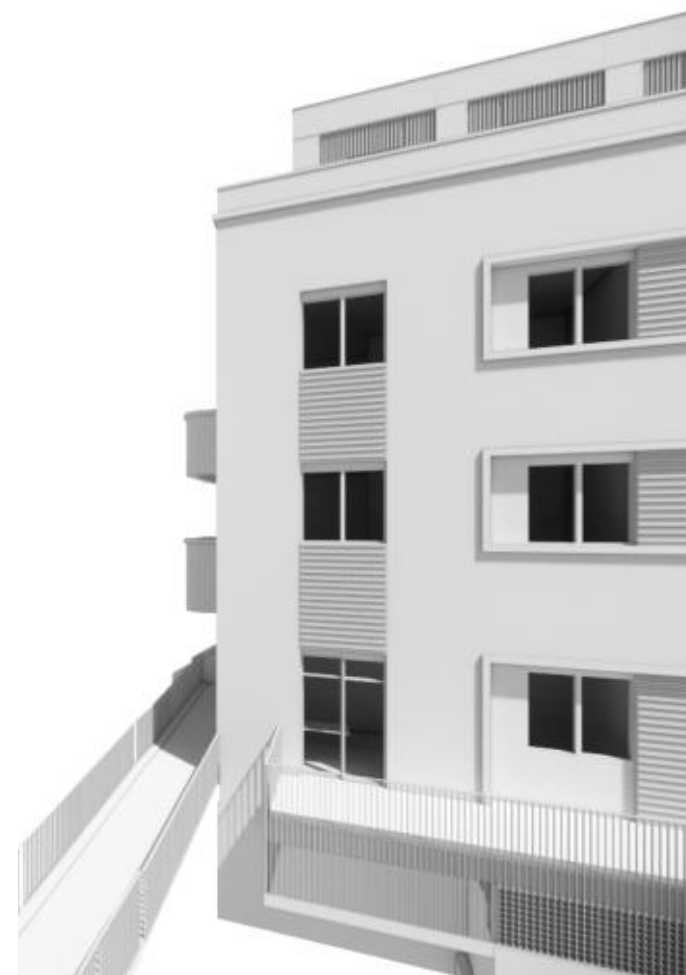
Following discussion with HDC further iterations of the primary Northwest façade and the corner 'book end' feature was undertaken.

This initial option whilst 'breaking' the horizontal bands of precast concrete and ribbon windows continuing around the corner did not go far enough to reinforce the verticality and essence of the currently constructed façade. The wrapping and turning down of the precast band at the end of the horizontal ribbon window is an effective strategy to punctuate and conclude this feature.



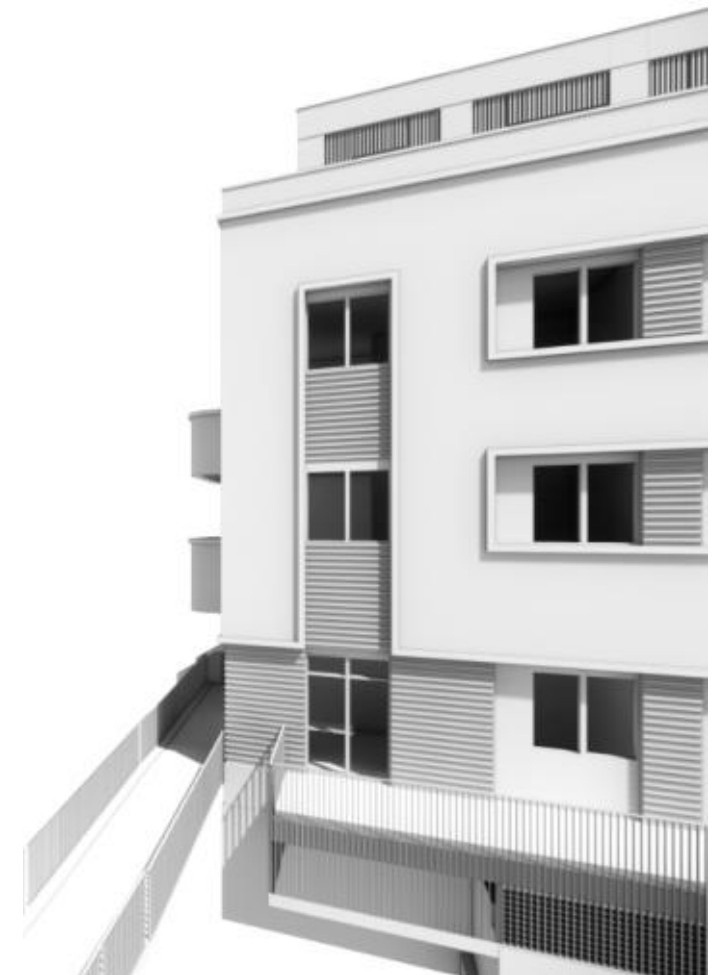
DESIGN ITERATION 2

This option is a progression from design iteration 1 and has removed the end window within each row from the horizontal ribbon strategy. Further isolating and emphasizing this column in a similar way to that which is currently evident on the constructed elevation.



DESIGN ITERATION 3

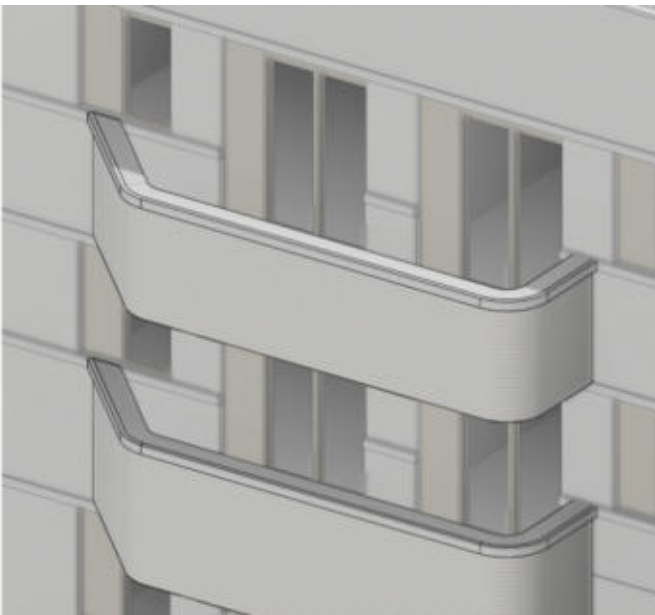
This option starts to 'tie' the end bay of fenestration together and emphasize its verticality, positively punctuating the horizontal bands and providing a positive response to the corner. However, the solidity of the brickwork is awkward and at odds with the consistent podium plinth that has been diminished in this option.



DESIGN ITERATION 4

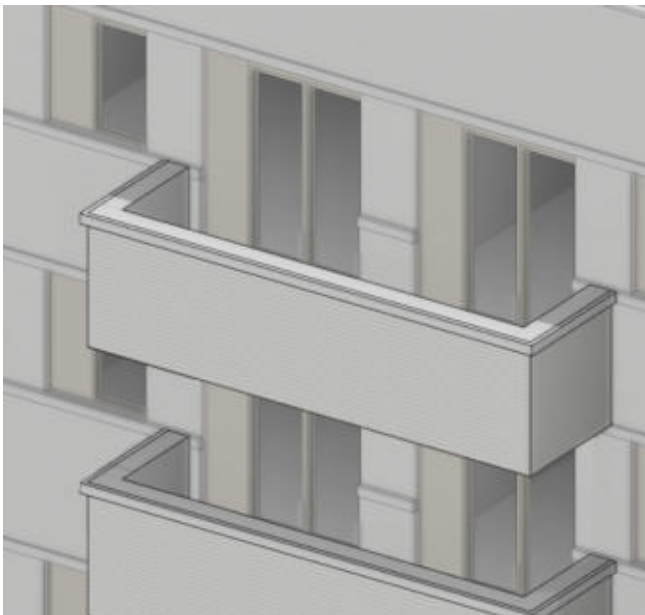
This final option represents the proposed elevational direction to be submitted to Horsham District Council and concludes the evolution process undertaken. The extension of the horizontal precast band (located at the Level 01 FFL datum) to encapsulate and frame the perimeter of the vertical bay of fenestration attempts to join the contrasting geometries together. This ensures the continuity of the band around the entire Ground Floor, emphasize this verticality 'locally' whilst maintaining the separation with the Ground Floor 'plinth'.

BALCONY DESIGN ITERATIONS



ITERATION 1- CHAMFERED BRICK

Our initial exploration considered both materiality and form. The first iteration adopted a bold approach, chamfering the balcony towards the window to increase usable footprint. However, the chamfered portion offered limited functional benefit, and the proposed use of brick introduced a heavier visual mass to the façade. In contrast, the introduction of curved edges helps soften the perceived width of the balcony, while the continuation of the concrete bands into the parapet establishes a cohesive architectural expression.



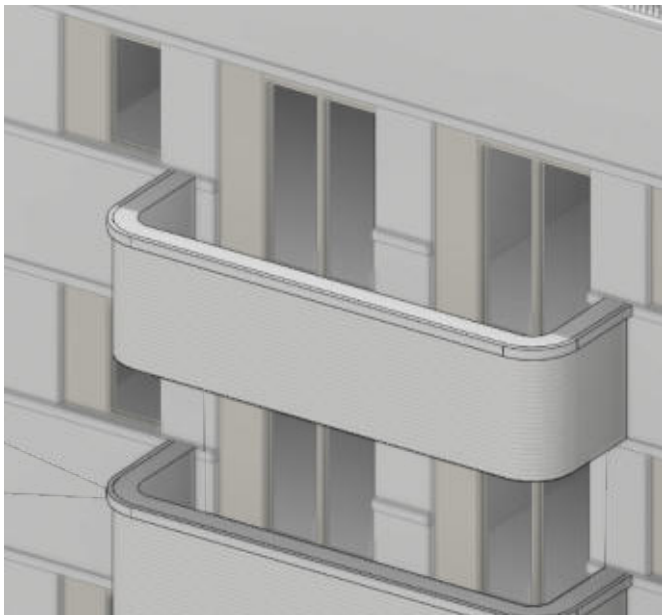
ITERATION 2 - EDGED BRICK

In the next stage of development, we refined the concept by returning to a simpler composition, using brickwork and a squared profile complemented by a continuous concrete band. The projecting band was intended to align seamlessly with the brick course that wraps the new wings, creating a unified expression. However, the 90-degree corners read as overly sharp on the façade, an effect heightened by the projecting brick material, prompting the introduction of softer elements to moderate the overall appearance.



ITERATION 3- CURVED METAL PANELS

Building on the previous iteration and incorporating the comments, we explored softer edges by introducing a subtle curve. This immediately distinguished the balcony as a feature element, clearly legible from a distance as separate from the main façade. While the use of matching metal cladding provided visual continuity with the new-build balconies, we recognised that this non-designated heritage building warrants a distinct identity. Furthermore, the limited section of metal balustrade introduced excessive detailing, and its panel configuration failed to align with the horizontal bands that define the façade.



ITERATION 4 - CURVED BRICK

Incorporating insights from previous iterations, we have developed a solution that resolves the key issues identified earlier. The design continues the brick and concrete bands across the façade, maintaining consistent proportional height. A brick balcony was selected over metal cladding to give the wing its own character, while a gently curved edge helps soften the overall massing. Because the façade already features metal panels, introducing additional metalwork would have drawn undue attention to the balcony, so brick provided a more balanced and complementary material choice.

REVISED CORE LAYOUT AND CORNER GROUND FLOOR UNIT

Changes have been limited internally to the currently issued floor plans, with no alterations to the unit mix. The updates specifically respond to the fire engineering requirements (BS 9991:2024) and the need for compliance within the core layout.

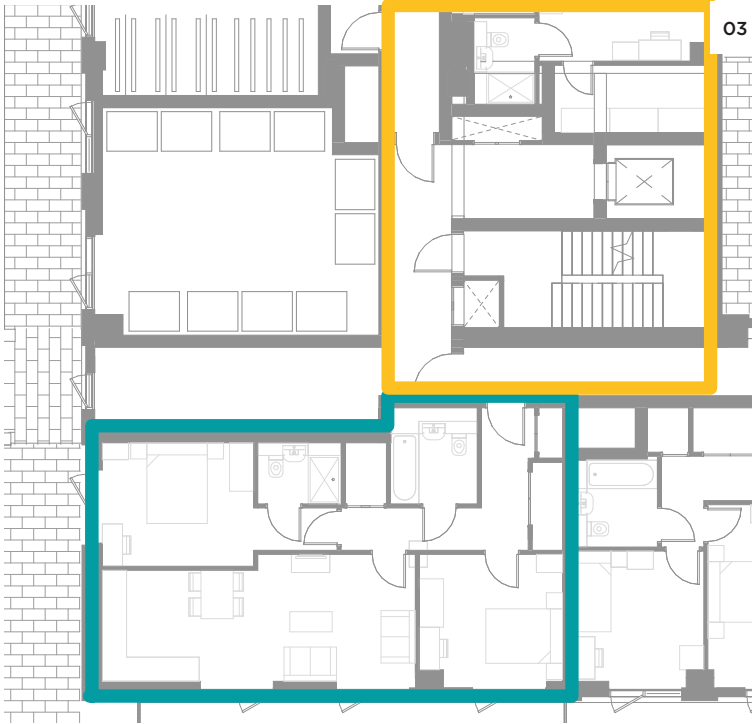
Core and circulation: The stair and lift cores have been revised to achieve compliance, with the staircase redesigned as a compliant element and separated by the independent lobby. These updates were necessary as the previous configuration did not meet current standards.

Corner units: A single unit in both the northeast and northwest corners has been adjusted internally to reflect revised fenestration. The 2B4P corner unit, in particular, required amendment due to the last unit windows forming part of the new horizontal rhythm, in contrast to the existing vertical proportions. The previous internal partition layout conflicted with the proposed fenestration and therefore had to be rearranged accordingly.

In summary, the internal layout changes have been kept to a minimum and are driven solely by regulatory compliance and design coherence, ensuring both the safety and quality of the scheme are maintained.



02 Existing Ground Floor Plan.
Green- Existing 2 Bed 4 P Apartment Unit Layout
Yellow- Existing Core Layout



03 Proposed Ground Floor Plan.
Green- Proposed 2 Bed 4 P Apartment Unit Layout
Yellow- Proposed Core Layout



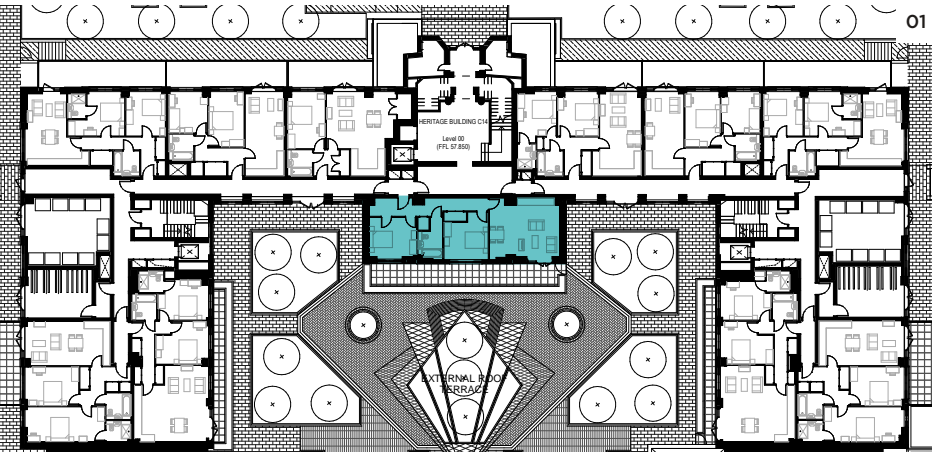
01 Existing Non-designated Heritage Asset Building North West Elevation.

REVISED UNIT TO ACCOMMODATE COMMUNITY FACILITY

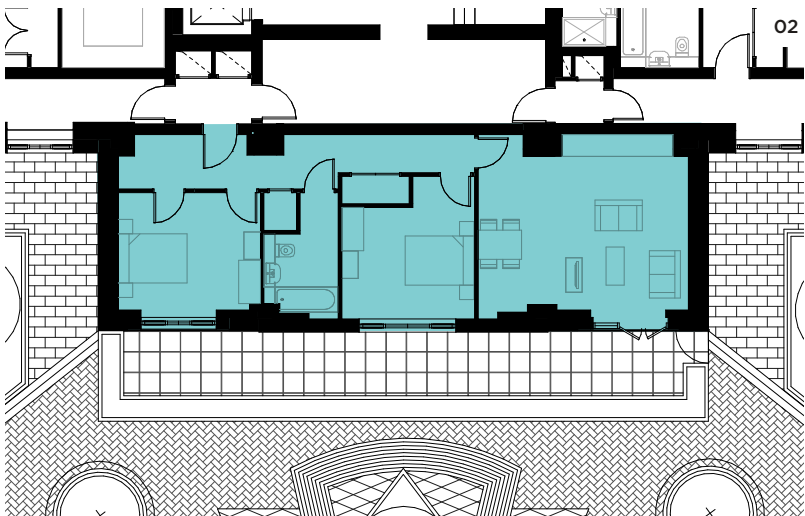
Following a meeting held between Lovell and Horsham District Council (HDC) towards the end of October the aspect of community facilities was discussed and the opportunity to integrate a community facility within Phases 1 & 2, further this could be located in the non-designated heritage building.

Please refer to an extract of the original Ground Floor layout, submitted as part of the planning application early this year. This indicated a 2B4P unit located at the base and rear of the clock tower feature.

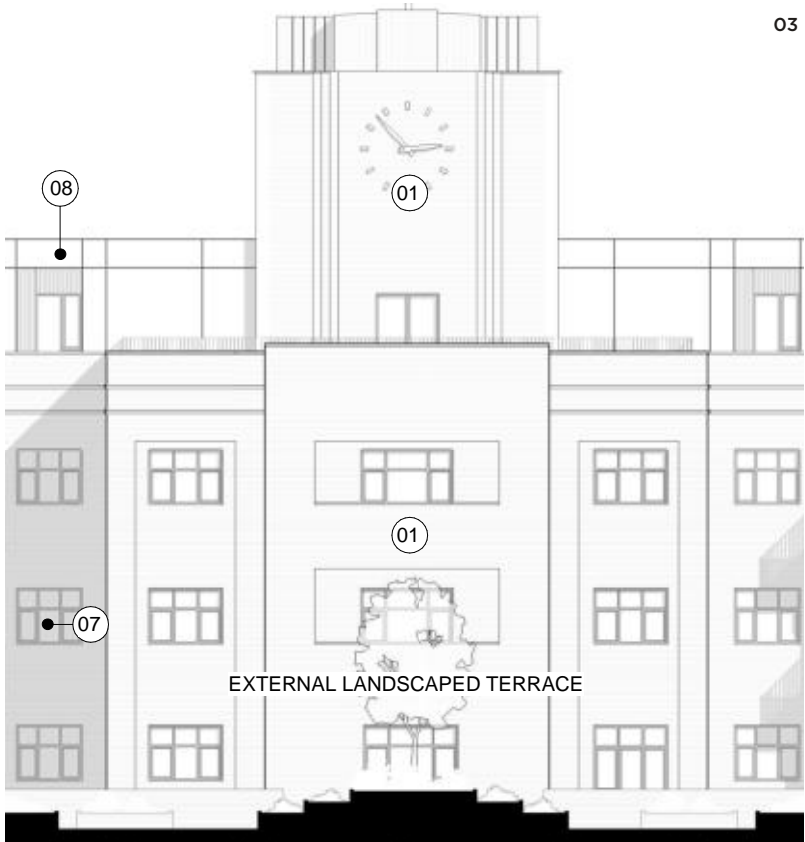
Following discussions with HDC this area has been reassigned to provide space for a community facility that has direct access out into the landscaped courtyard space. The result is a reduction in the total amount of residential units for Phases 1 & 2 from 206 to 205.



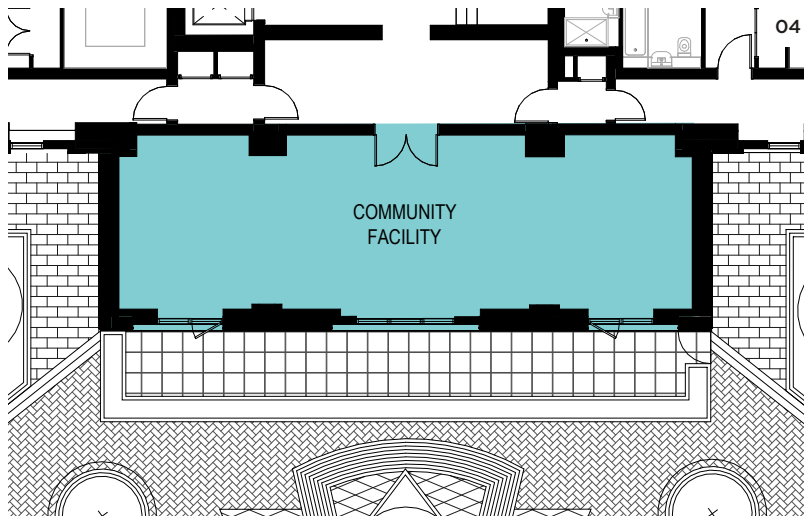
01 Existing Non-designated Heritage Asset Building Ground Floor Plan.



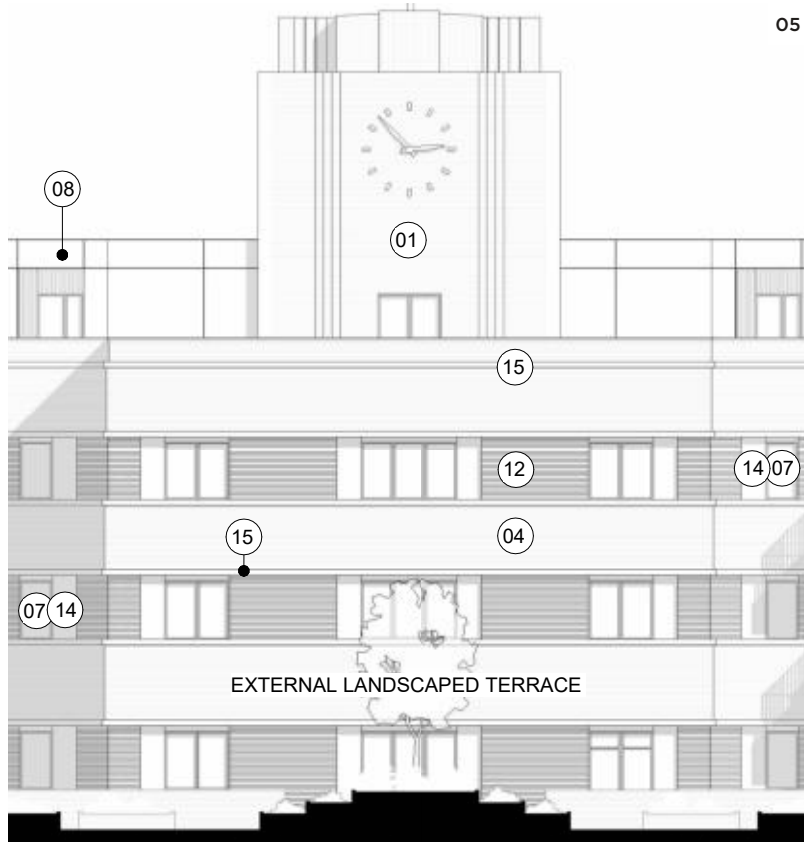
02 Existing Ground Floor Plan.
Green- Existing 2B4P Apartment Unit Layout



03 Existing South-East Elevation.



04 Proposed Ground Floor Plan.
Green- Proposed Community Facility.



05 Proposed South-East Elevation.

NEW BUILD BLOCK & NON-DESIGNATED HERITAGE ASSET BUILDING COHERENCE

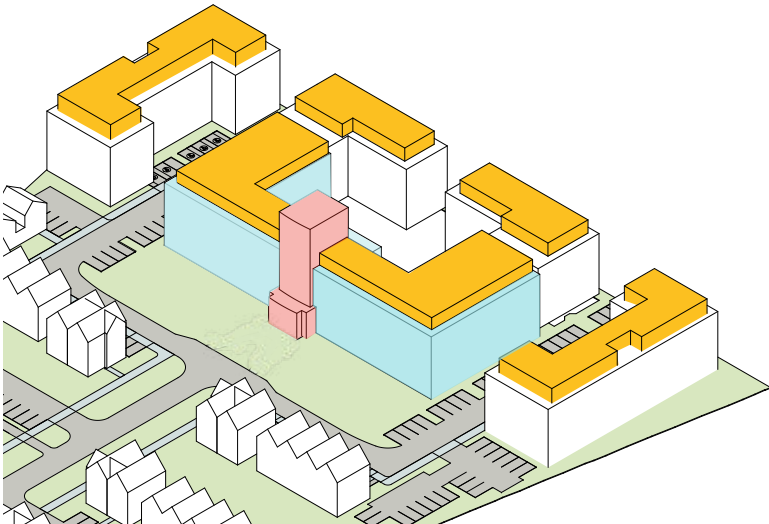
Several measures have been taken to ensure that the new build of the non-designated heritage assets introduces a contemporary character while retaining selected existing features. Our design explorations ensured that the new apartment block establishes visual connections with the newly built wings by adopting a similar architectural language. This approach allows the central tower to stand on its own merit and remain a distinctive highlight against the surrounding new-build elements

MATERIALS

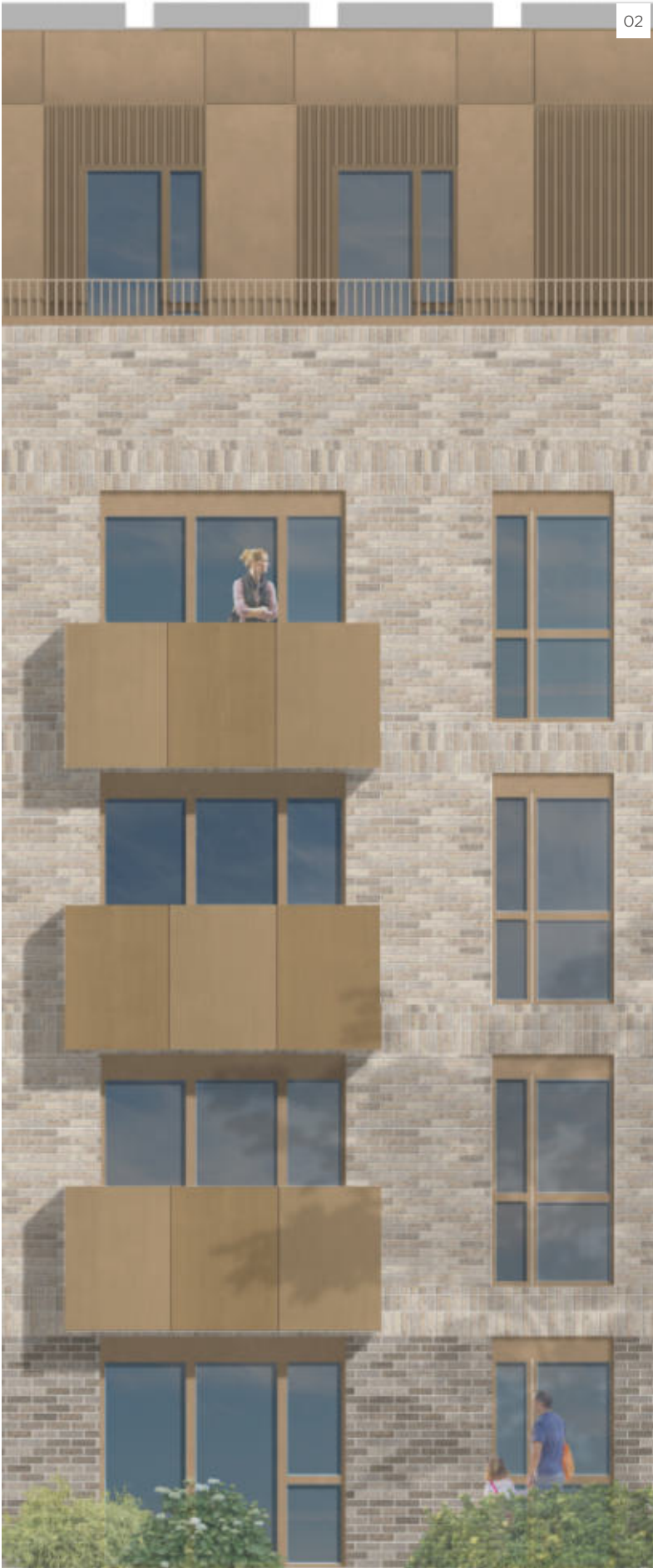
The new-build (C14) will utilise matching brickwork, tying in with both the new apartment blocks (C11, C12, C13 and C15) and the wider conservation area surround the site. Both the new build blocks and wings will incorporate a top floor clad in smooth aluminium (see 01), which will also be applied to all secondary cladding elements, including infill panels, windows and balustrades, thereby visually unifying this part of the site. A concrete band is introduced to break up the horizontal runs of bricks and windows, continuing the architectural language established in the existing wings where concrete window sills provide a similar rhythm.

HEIGHT

The brick facade of the new build wings (C14) incorporate a slightly raised parapet that serves as a balustrade while reinforcing the solidity of the elevation. This reduces the perceived top floor massing in relation to adjacent subservient buildings, maintaining overall height but ensuring the brick bands read as a continuous, coherent elements across the facade.



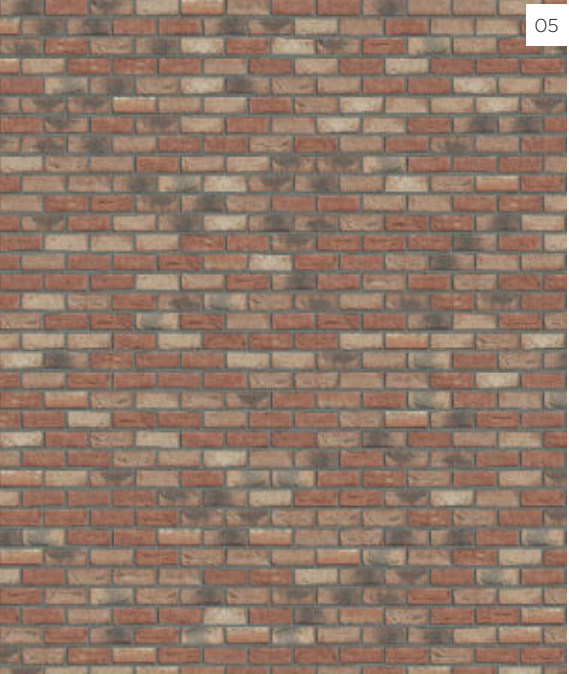
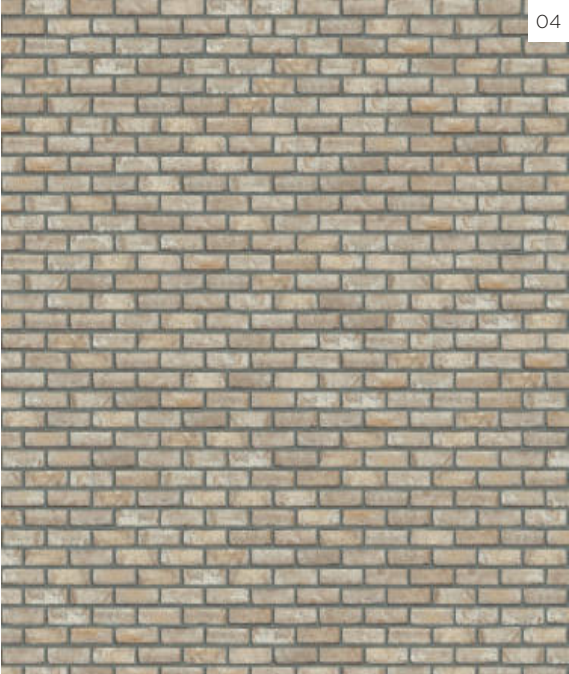
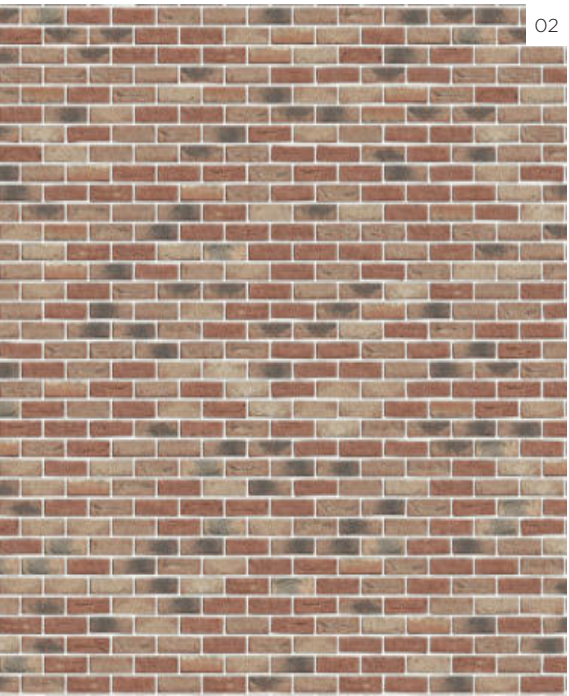
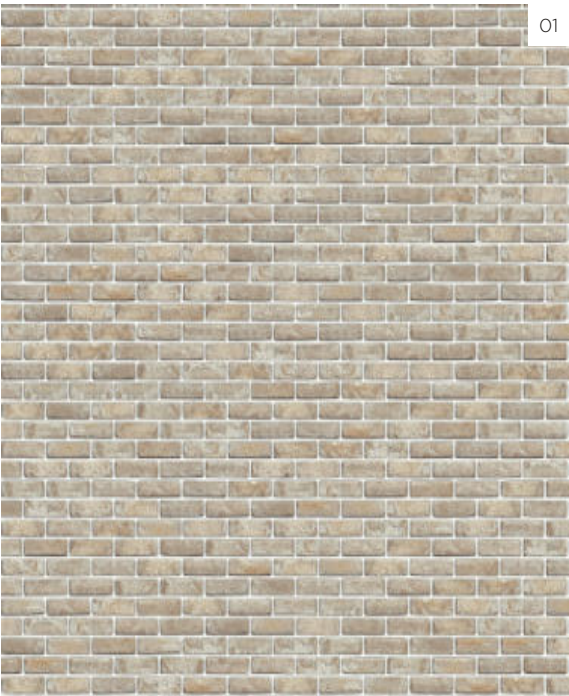
01 Axonometric diagram of the site showing the new and the retained elements from the non-designated heritage asset. Blue- new build wings , Red- Retained central tower. Yellow - New top floor coherence
 02 Bay elevation of proposed new build apartment blocks - NTS
 03 Bay elevation of proposed re-build of the non-designated heritage asset building - NTS



MATERIALS

The proposed treatment of the new-build wing (C14), with its raised brick parapet and continuous brick banding, directly supports the wider architectural strategy. These elements reinforce solidity and coherence across the facade while reducing the perceived top- floor massing in relation to adjacent subservient buildings. The approach complements the overall material strategy for the site, where masonry brick remains the predominate material, carefully hues to respect surrounding character areas while maintaining consistency across the proposals.

The articulation of horizontal bands echoes the stone banding within the wider scheme, while red tones connect to the grounded plinth of the existing heritage building. In contrast, buff and grey brickwork provide balance at the upper levels, reinforcing a layered reading of the facades. Secondary elements in smooth aluminium cladding, including infill panels, windows and rainwater goods, introduce contemporary note, ensuring that the new build interventions both respect and complement the demolished brick structures and the established Art Deco character of the Non-designated Heritage Asset Building.



02 & 05 Masonry brickwork examples - red hues.
01 & 04 Masonry brickwork examples - buff and grey hues.
03 Aluminium infill / panel example.

05 CONSULTATIONS

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CONSULTATION MEETINGS

CONSULTATION SUMMARY

During meetings held with representatives of both West Sussex County Council and Horsham District Council (on Thursday 4th & Thursday 11th September respectively) we have had the opportunity to outline the reasons and rationale for the proposed revisions to the non designated heritage building (formally known as Building 3).

FEEDBACK

Whilst the architectural narrative and proposed facade enhancements were received positively during both meetings, concerns were raised around the perception of the application amendments proposed when out in the public domain and the subject of the existing 'building retention strategy' and its feasibility and justification was critical.

The request for further detailed assessment and technical justification for the demolition of the existing wings was requested to be submitted with the documentation.

Architecturally, retention of the existing overall massing, top floor strategy and building footprint was verified. Further the adoption of a simplistic approach to both details and materials within what is considered a reinterpretation of the facade was favourably received, in conjunction with general support to retain and celebrate the central tower feature.

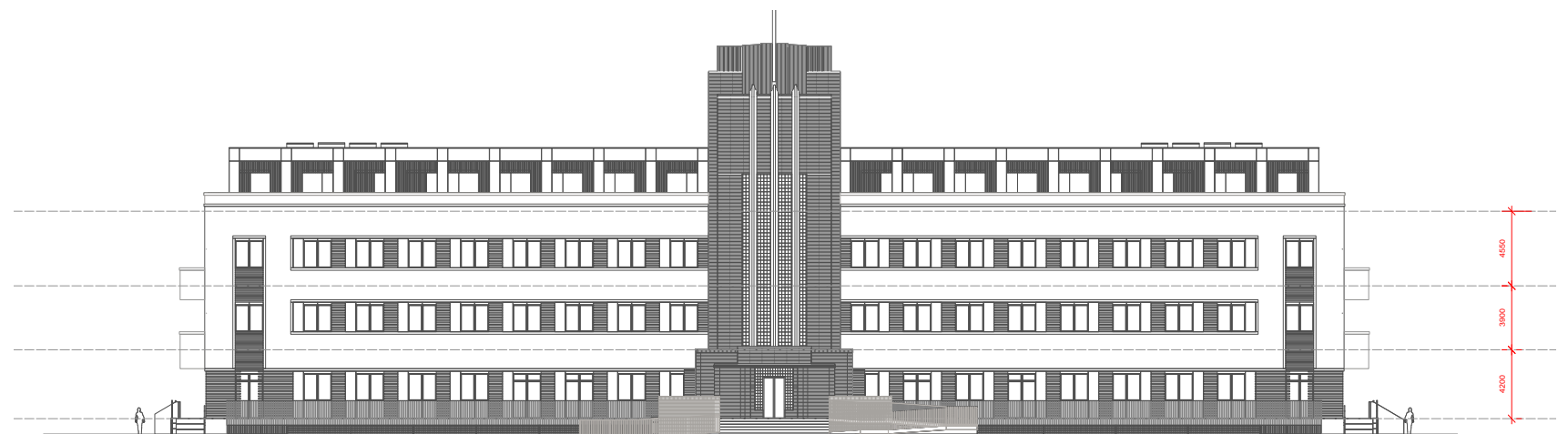
Finally the design team were asked to ensure that both the current and proposed elevations were graphically represented the same to enable a comprehensive understand of the proposals and the departure point.

During a further meeting held between Lovell and Horsham District Council (HDC) towards the end of October the primary Northwest Elevation to the Non designated heritage building was discussed in more detail. Whilst the planning team appeared to be supportive of the rationale for the demolition of the existing building 'wings and the proposed reinterpretation of the facades, the aspect of the 'book end' feature was discussed.

This architectural feature is present towards the extreme end of both wings and visible on the primary front elevation. The design team were asked to relook at the current elevation submitted and integrate a similar approach within the current design.



Current Planning Elevation submitted - focus on solid & void



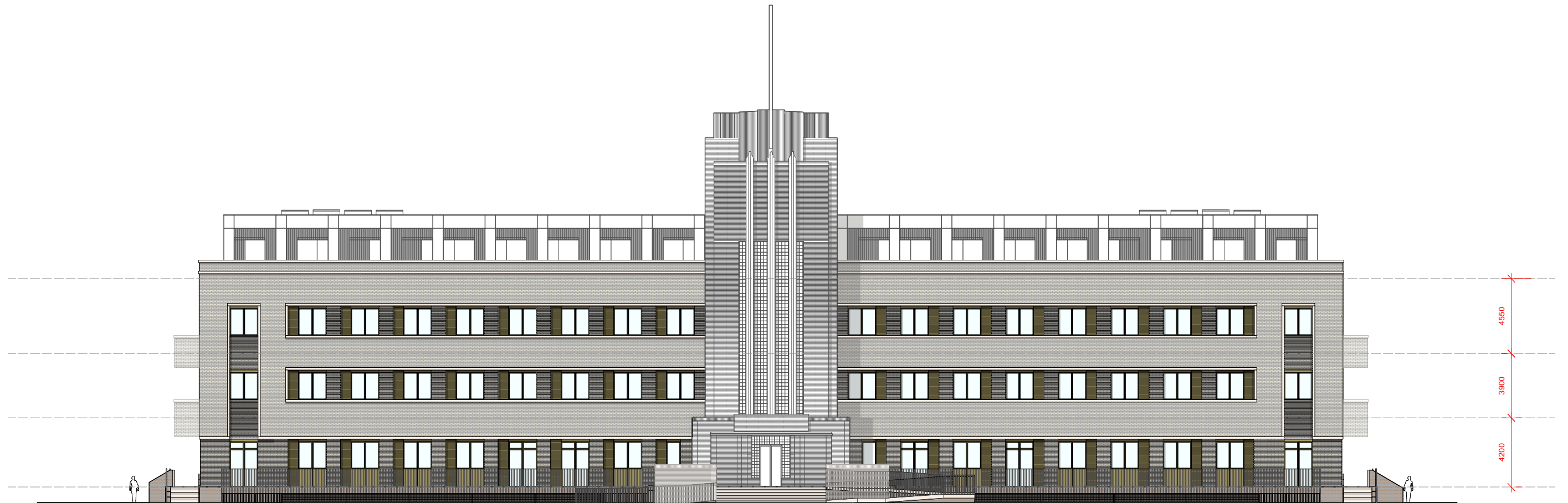
Proposed Elevation - A reinterpretation but a clear focus on solid & void retained

CURRENT PLANNING APPLICATION NORTH WEST ELEVATION



The existing non-designated heritage asset building stands within the context of the surrounding apartment buildings. Its central tower, retained a strong vertical emphasis and the symmetrically arranged wings, gave the structure a sense of grandeur and establishes it as a key focal point upon arrival to the site.

PROPOSED NORTH WEST ELEVATION



The recommended proposal achieves coherence and harmony by coordinating fenestration across all the buildings, retaining the established three-pane rhythm while refining proportions and solidity to improve energy performance and comfort.

Consistency is reinforced through a unified cill height, rationalised brick banding, and the introduction of aluminium panels. Materially, the use of brick as the predominant finish respects the site's character, while secondary aluminium elements provide a contemporary balance. Together, these measures ensure the new surrounding apartment blocks complement rather than compete with the central heritage building, integrating modern detailing in a way that enhances its unique character and reinforces a unified architectural language across the development.

The emphasis on the horizontal with the introduction of PC concrete bands trimming the ribbon of windows, top and bottom at every floor is a significant feature. This provides a counterpoint to the verticality of the retained central tower and ensures that this is retained as the primary focal point. Secondary to this and to retain interest and variety within this reinterpreted art deco façade the re-introduction of the historical 'book end' feature at the end of each wing helps to provide a subservient and secondary vertical emphasis, whilst breaking the dominance of horizontal bands that wrap around the façade and further solidifying these prominent corners.

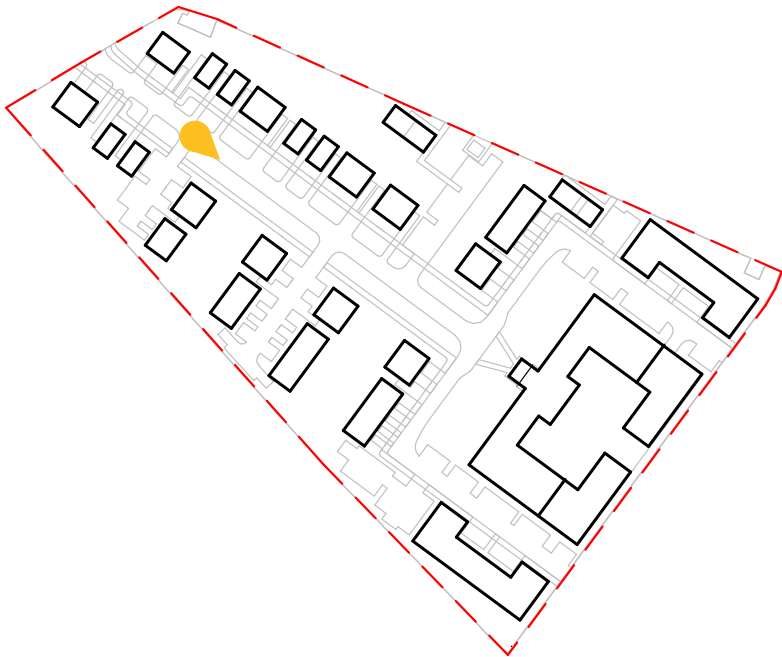
06 RENDERINGS

AYRE
CHAMBERLAIN
GAUNT

EXTERNAL VIEW



01 Existing external view

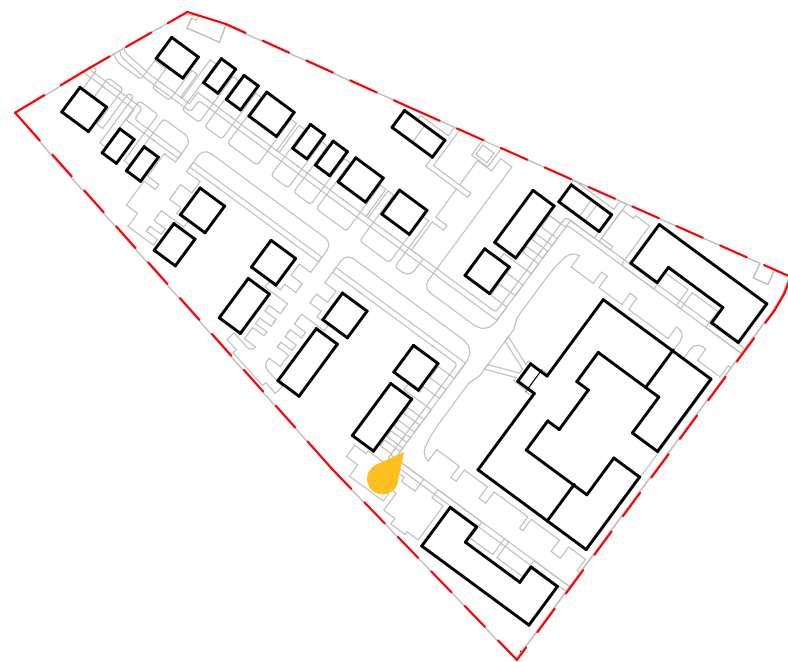


02 Proposed external view

EXTERNAL VIEW



01 Existing external view

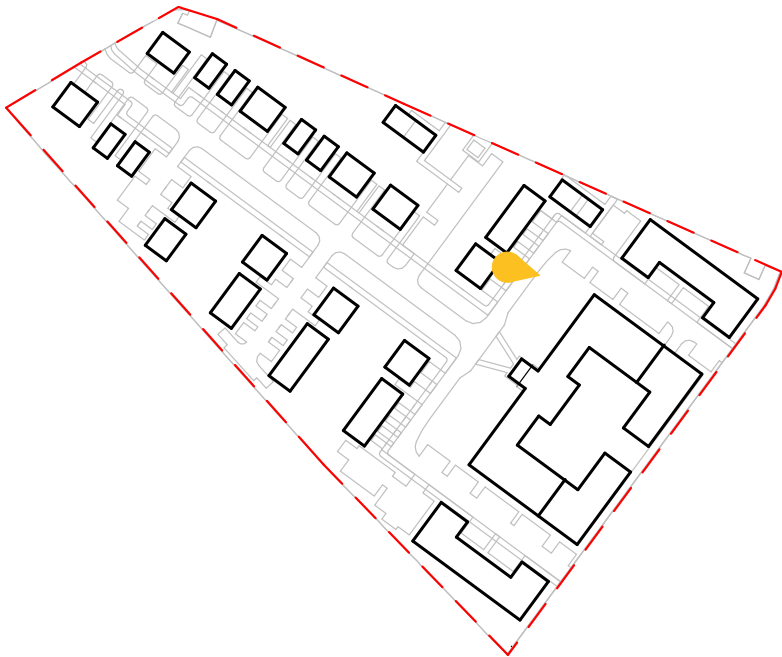


02 Proposed external view

EXTERNAL VIEW



01 Existing external view



02 Proposed external view



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