

WOODLAND ROAD
COMMUNITY 'DROP-IN' UPDATE
19.01.2021

WAUGH THISTLETON ARCHITECTS


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SITE OVERVIEW

Toward London Victoria ←

Lambeth ← | → Southwark

- Train Station 
- Public Green Space 
- Surface Parking / Yards 
- Building Footprints 
- Roads 
- Borough Boundary 
- Site Location 



Lambeth ← | → Southwark

→ Toward Surrey

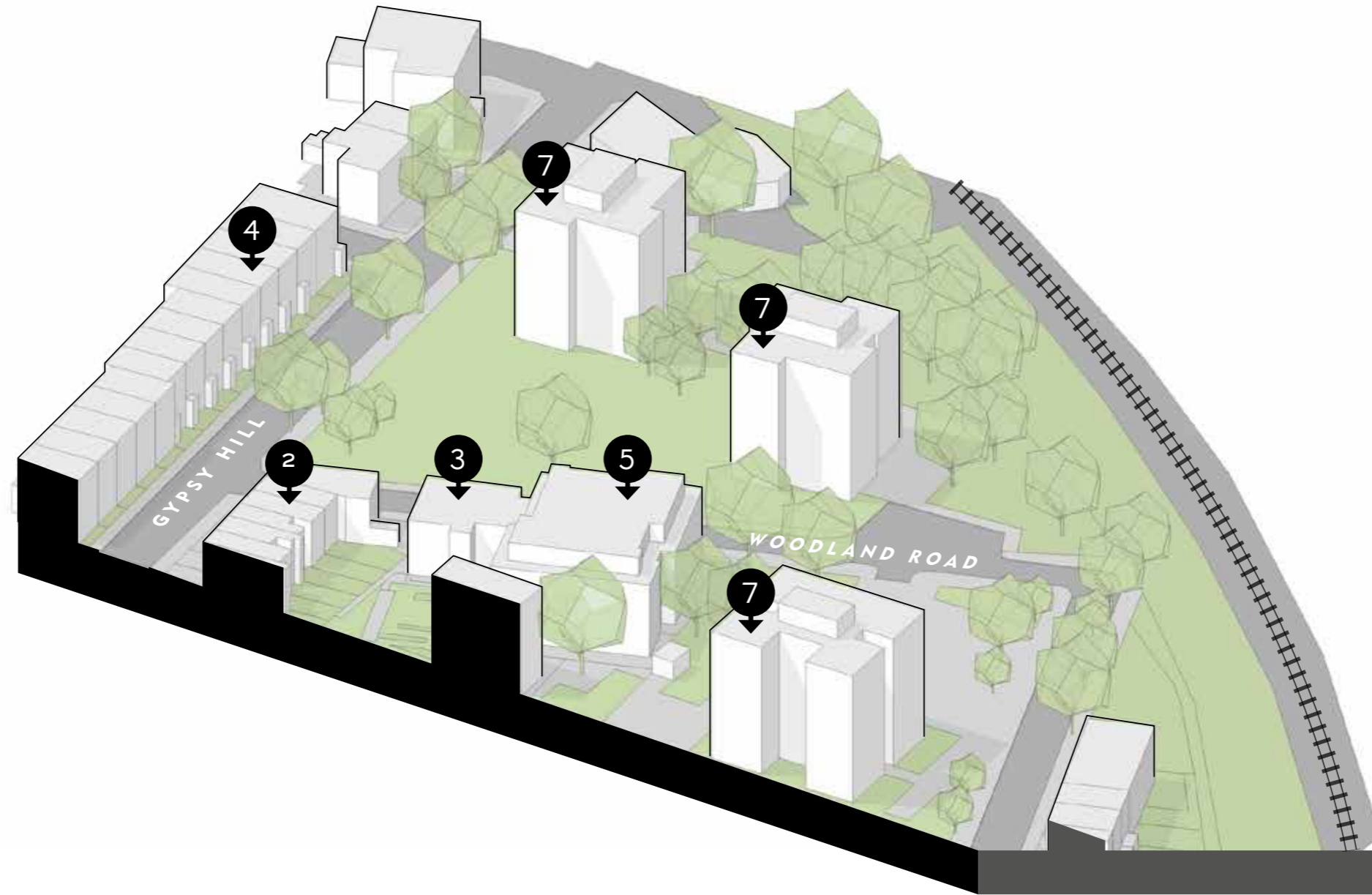
KEY LOCAL INFORMATION

Lambeth ← | → Southwark



Lambeth ← | → Southwark

THE PROPOSAL SITE ITSELF



THE PROPOSAL SITE IN 3D



TREE 1



TREE 2

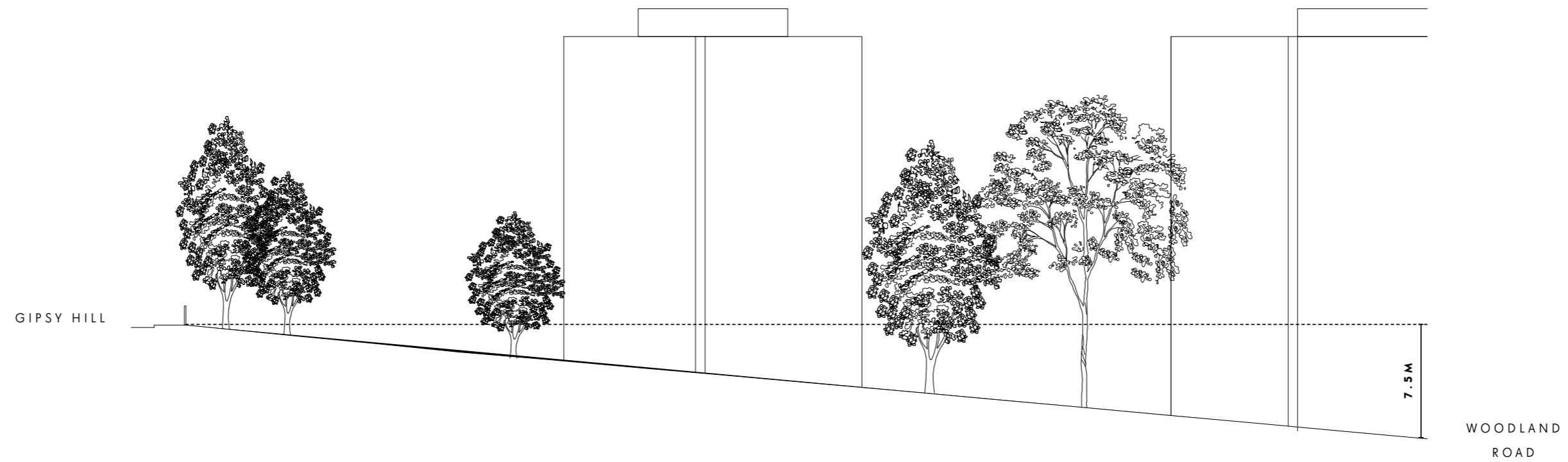


TREE 3



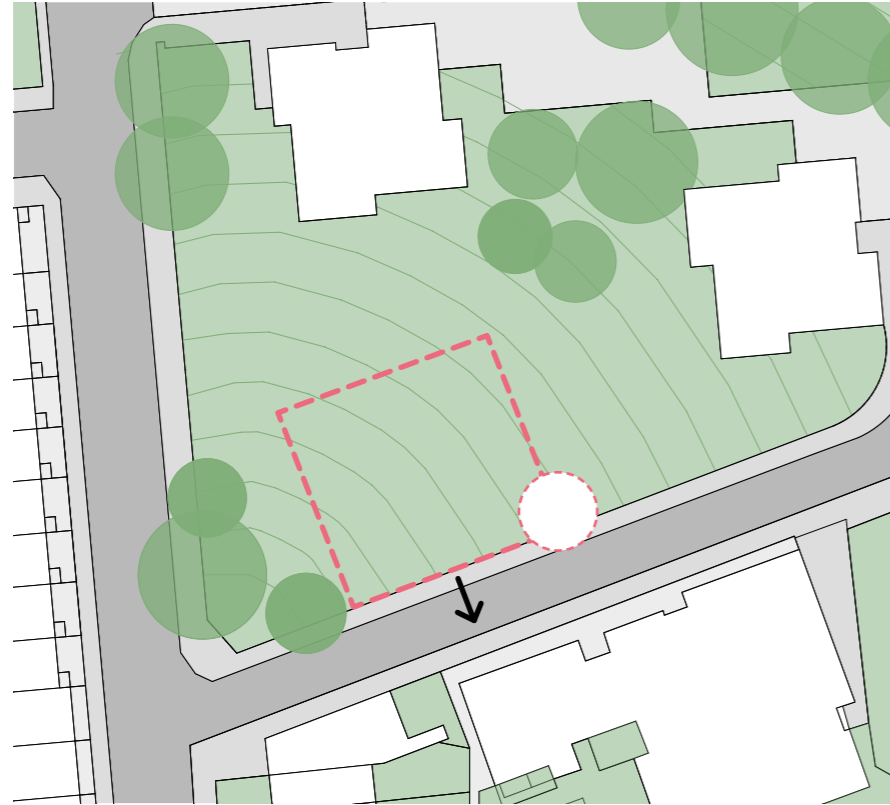
TREE 4

IMPORTANT TREES



A KEY DRIVER: THE SITE SLOPE

These photos illustrate the significant slope across the site. In the third image we can see the existing townhouses on Gypsy Hill and the way they respond to this by stepping along their length. The response of the existing point blocks is unsatisfactory. No doors or windows engage directly with the landscape and in some places the blank wall becomes quite tall below window cills as the ground falls away from the entrance level. To develop our initial design whilst a formal survey is being undertaken, we have estimated the height of the slope from the information we have available. This section follows Woodland Road indicating approximately 7.5 m difference.

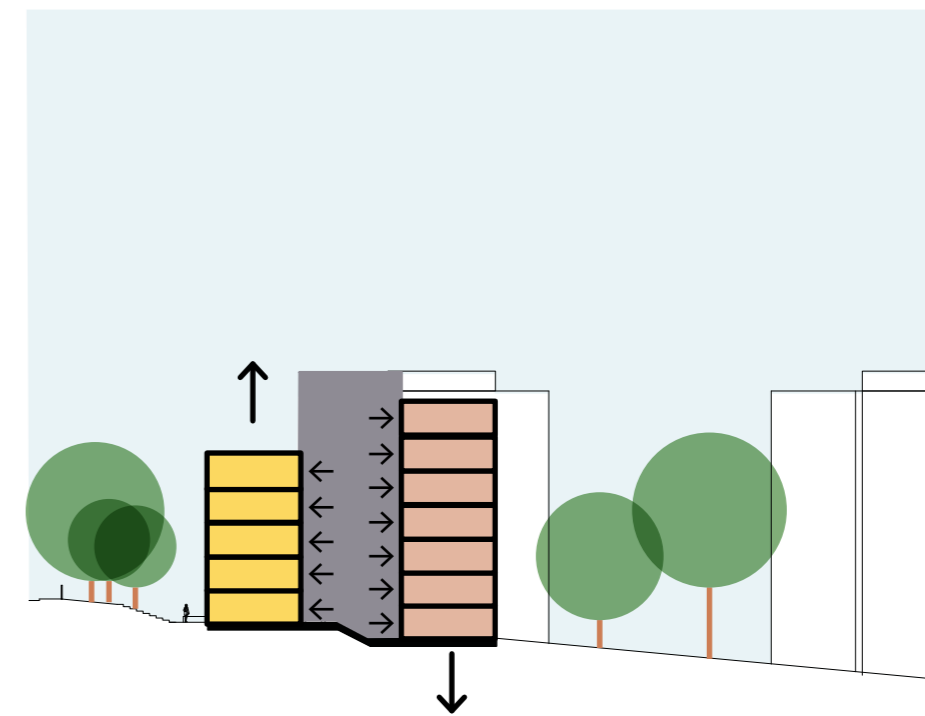


From the initial studies, we rotated the placement of the block as it proved to be dominating the perception of open space.

The pavilion now sits adjacent to Woodland road widening the view of the park from Gypsy Hill and allowing for access directly from the street



The proposed building is split into 4 blocks at differing levels allowing the building to respond to the complex topography of the site



A central core provides access to the individual flats at different levels and allows each block to respond to the heights of the surrounding buildings meaning the homes at ground floor can engage directly with the levels outside.

THE PAVILION: SITE RESPONSE

To develop our initial design whilst a formal survey is being undertaken, we have estimated the height of the slope from the information we have available. This section follows Woodland Road indicating approximately 7.5 m difference.



The crescent forms a delineation between purely public and the owned residents garden beyond, providing a visual 'full stop' to the conservation area between it and the point blocks beyond.

To the east, stepped terraces follow the contours down Woodland Road defining the street edge in a traditional manner.



The terraced block on Woodland Road is split into recognisably sized blocks. These are rotated in plan to create front gardens & a more active street frontage whilst allowing space to mitigate between the entrance level and the street level where they differ.



Rotating each block also helps express the separation of the 'blocks' mirroring the rhythm and proportions of the existing townhouse terrace on Gypsy Hill.

THE CRESCENT: SITE RESPONSE

Above are a series of diagrams explaining how the form of the crescent option has been developed to reflect the context as well as the constraints of the site.



THE PAVILION



THE CRESCENT

THE COMMUNITY'S CHOICE



THE PAVILION

- 'the pavilion' proposal between 5 and 6 storeys high
- it will provide fewer new homes than 'the crescent'
 - the pavilion is narrower than the crescent
- this means views past the new building are preserved for most existing homes
- the new homes in the pavilion are concentrated as far as possible away from the existing ones.
- this means the new building is unlikely to cast shadows that reduce daylight and sunlight to existing homes.
- because the new homes do not all face in the same direction in this version, we can better hope to avoid new windows facing into existing homes.

THE COMMUNITY'S CHOICE



THE SHAPE OF THE BUILDING

- The design was thought to be too different from the buildings nearby.
- The nearby buildings are the same shape all the way up, whilst our proposal steps back. They should be more similar.



THE BALCONIES

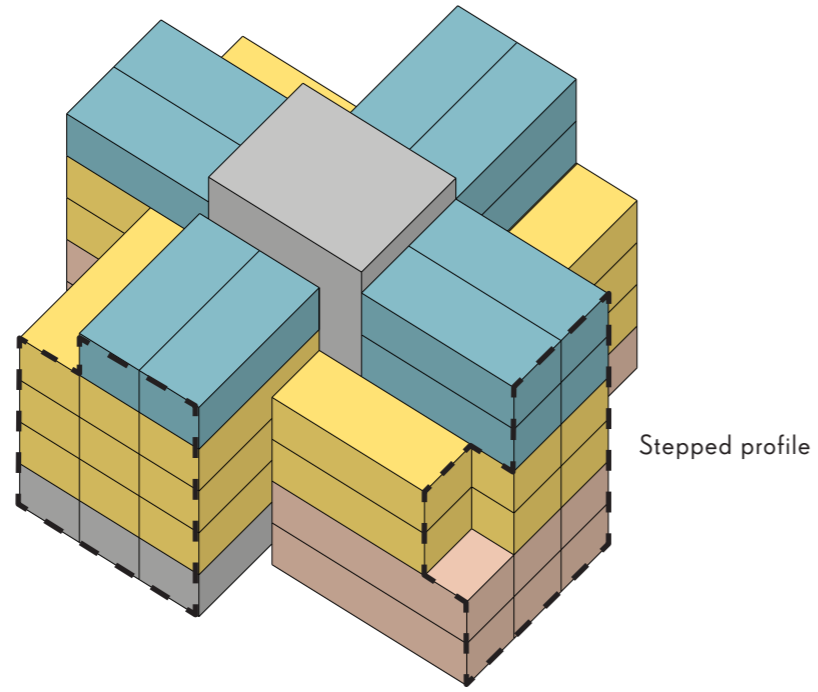
- Balconies should be recessed into the shape of the building rather than 'stuck-on'.



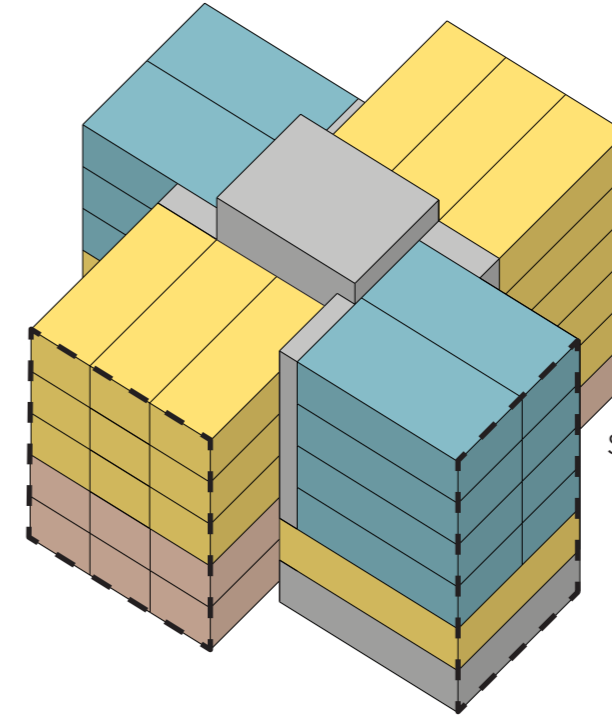
THE MATERIALS ON THE OUTSIDE

- The materials should look more like the materials on the existing buildings
- There should be fewer materials so that the building is more simple in its appearance.

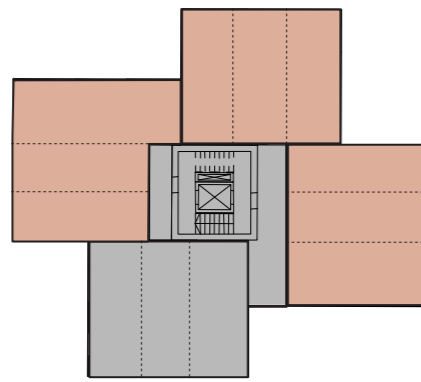
PLANNERS COMMENTS



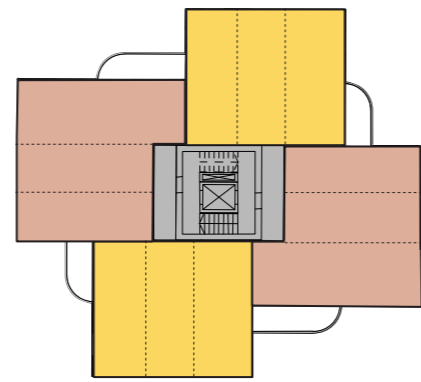
Stepped profile



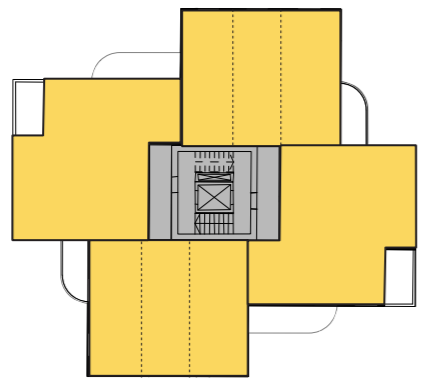
Simplified profile



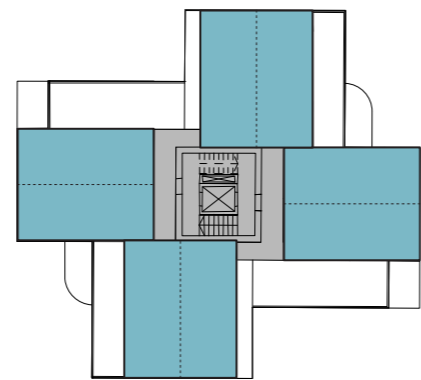
GROUND



1ST

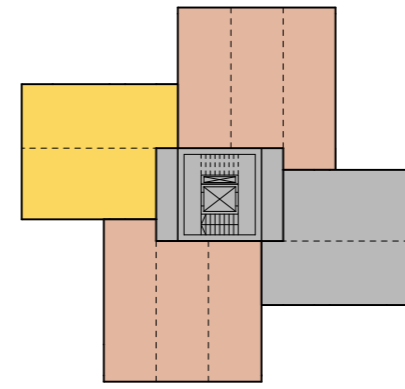


2ND/3RD

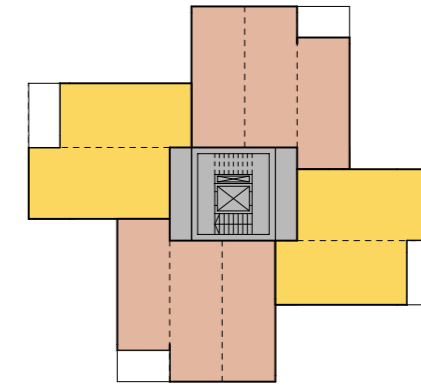


4TH

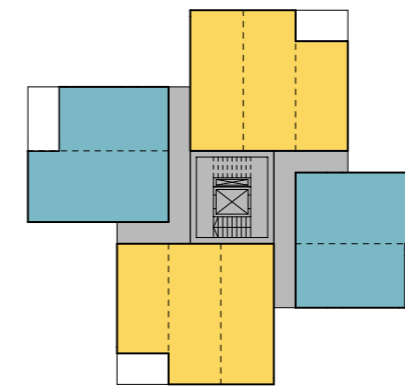
PLANNING SCHEME



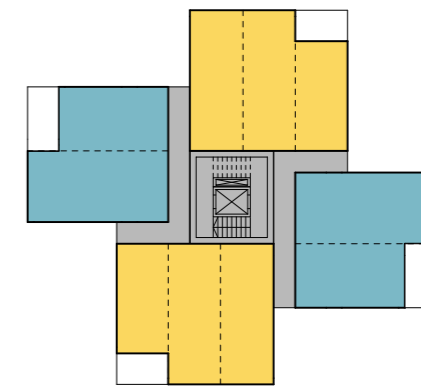
GROUND



1ST



2ND/3RD



4TH

REVISED SCHEME



THE PAVILION: GROUND FLOOR

The arrangement is a 'pin-wheel' allowing double and triple aspect for all homes. The homes are as close as possible to the ground level meaning we can provide front door entry adding to general movement around the site and passive surveillance as well as generous private amenity spaces. The main entrance and bin / bike provision is directly from Woodland Road.



THE PAVILION: IN SECTION

This closer view of the cross section shows how the building steps down the hill to engage more effectively with the ground. Each floor is accessed at half landing level on the stair, whilst the lift can be configured to stop at each half storey for level access.



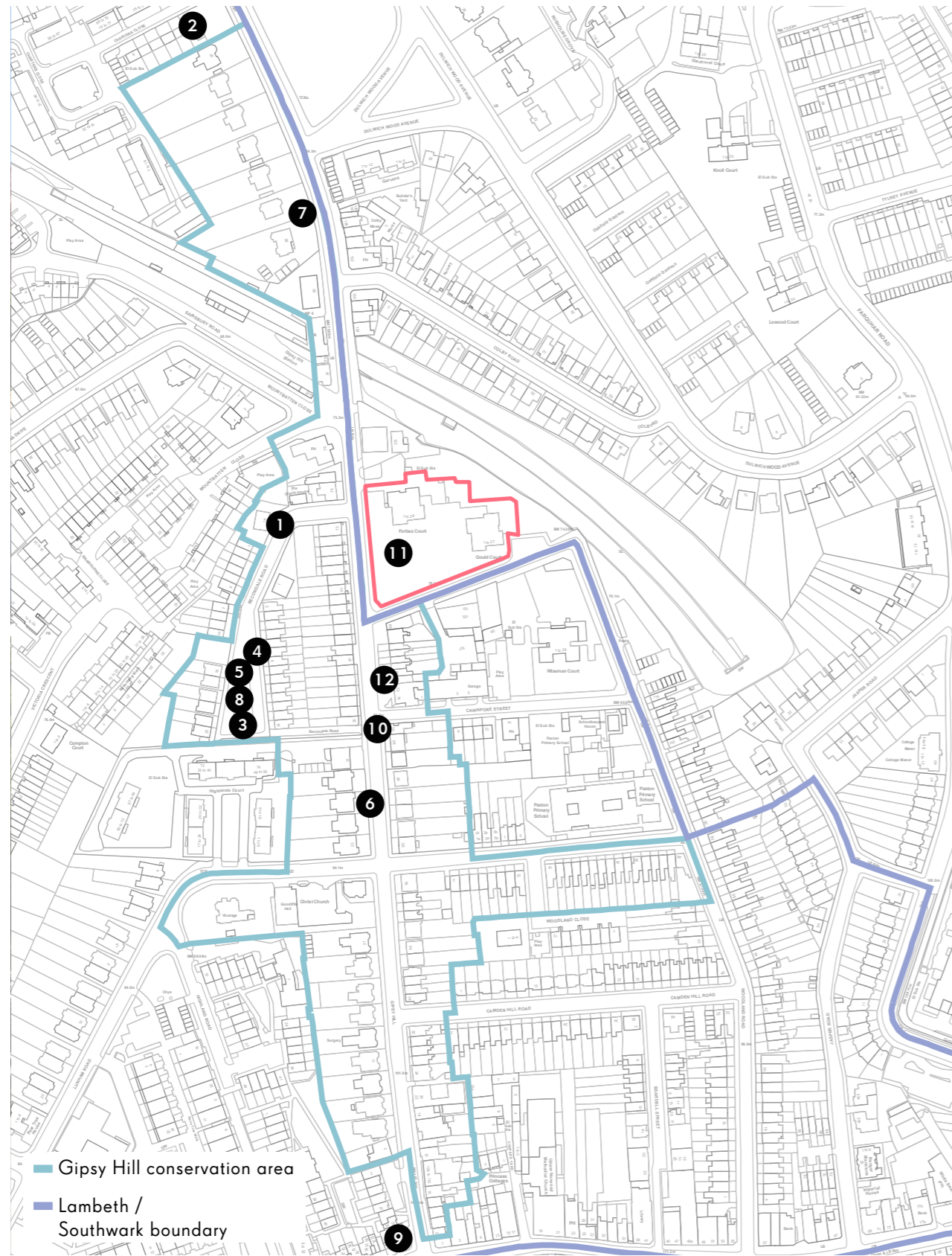
FROM THE CORNER OF GYPSY HILL / WOODLAND ROAD



FROM GYPSY HILL



FROM WOODLAND ROAD



Above are a number of buildings we felt were indicative of the range of buildings we found in the north of the conservation area. We were surprised to see larger forms - detached and semi-detached alongside the terraced townhouses immediately adjacent to the site. We also found a number of modern buildings of varying quality, but many of which took motifs from the more traditional ones - for example by dividing the elevation into a clear top / bottom, or applying strongly horizontal arrangements of materials along terraces. We were also intrigued by recurring curved balcony forms and metalwork.



Walking the conservation area it was also clear that there was variation in the colour palette - with a good number of bright red bricks to go with the familiar London stock. Stone and stucco contrasting linear elements were often found along with decorative treatments, and more reinforcement of the use of curves, either in building forms or on balconies. Townhouse parapets struck strong flat roof lines from the view at street level but there were pitched roofs on larger detached values and modern mono-pitches on some of the more modern buildings.

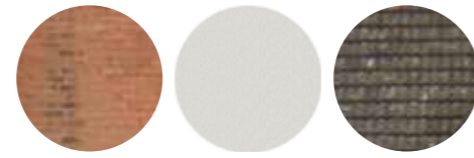
GYPSY HILL ARCHITECTURAL CHARACTER

Above is an overview of our study of the conservation area and some consideration of the buildings, streets, materials and forms we found there.



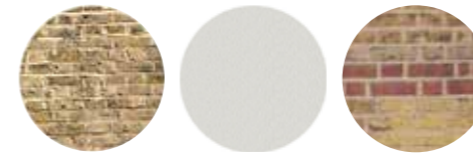
Gipsy Hill

- Consistent rhythm of fenestration
- Generous, tall windows at first floor, smaller windows on upper levels
- Metal railing detail & decorative string course adds definition and interest to facade
- Varying materials between building storeys
- Staggered architectural forms, relating to topography



Gipsy Hill

- Decorative brickwork and ornamentation
- Decorative string course
- Distinctive bay window gives the building character
- Prominent raised entrance
- Gabled roof
- Contrasting material colours- red brick and white stucco



Becondale Road

- Entrance given prominence by curved balcony
- Decorative string course and ornamentation
- Symmetric composition
- Consistent rhythm of fenestration
- Generous, bay windows at first floor, smaller windows on upper level

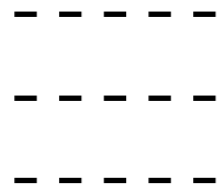


Burma Terrace

- Staggered architectural forms, relating to topography, exaggerated by party wall
- Contrasting materials between building storeys, breaking up facade
- Entrance portico
- Contemporary interpretation of Victorian & Georgian terrace

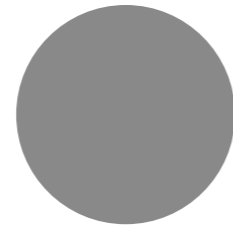
GYPSY HILL ARCHITECTURAL ANALYSIS

In the diagrams above we begin to codify some of the features we discovered in the conservation area.



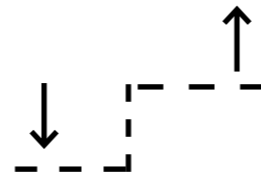
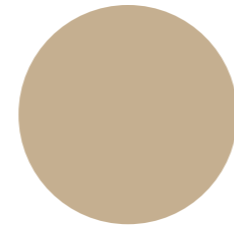
**BUILDING SPLIT
HORIZONTALLY**

Buildings are split horizontally creating a datum across the site and defining the entrances.



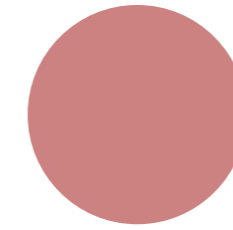
HORIZONTAL DETAILING

Decorative string course/ banding in contrasting material.



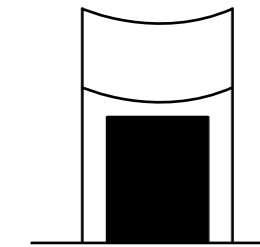
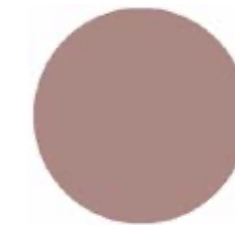
STAGGERED LEVELS

Buildings levels step to react to the topography of the site.



VARYING MATERIALS

Contrasting materials on lower and upper floors



PROMINENT ENTRANCE

Entrances given prominence by curved balcony.

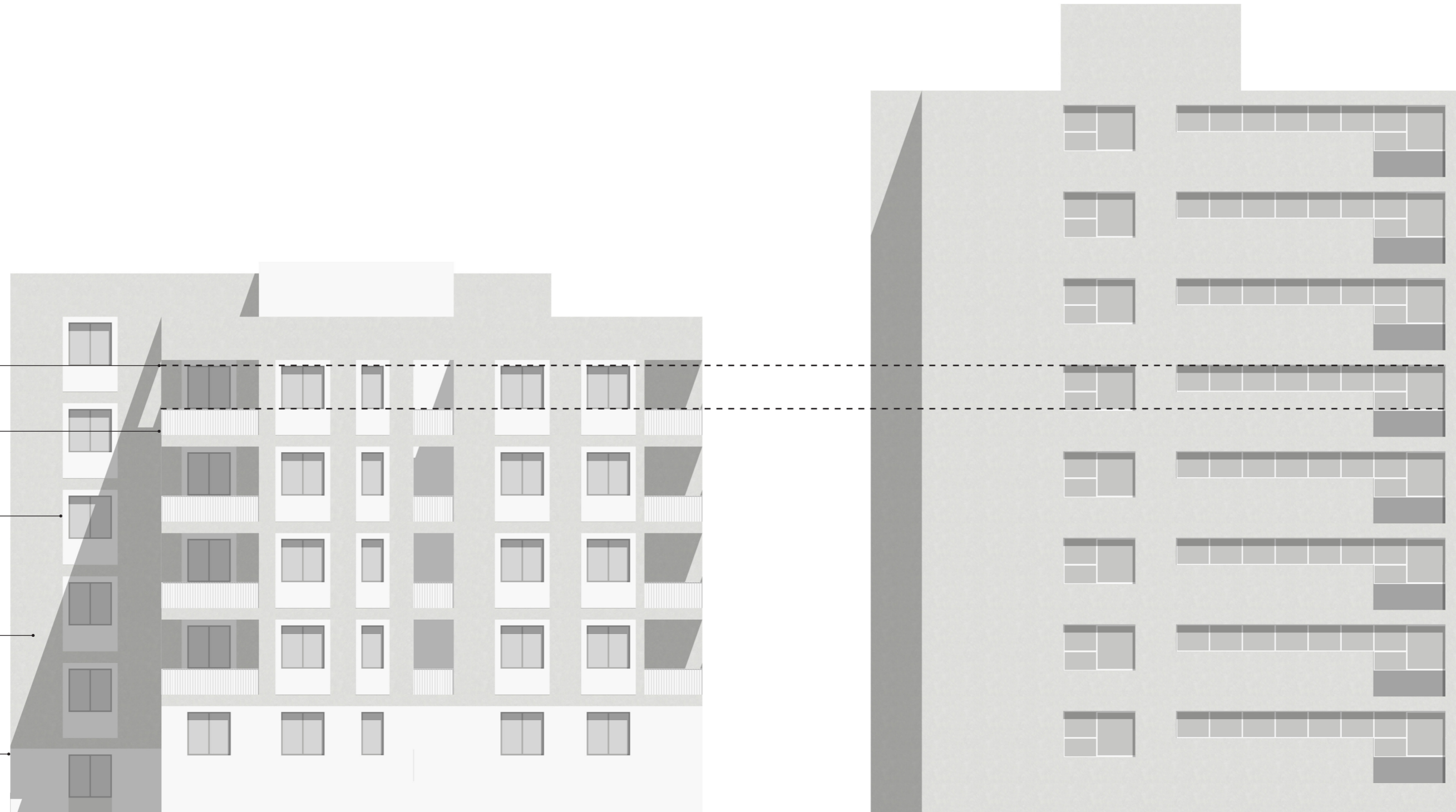
A TOOLKIT AND PALETTE OF COLOURS

We have distilled this study into some relevant architectural devices which give us strong clues as to how we might go about expressing the architectures we have developed. We are interested to hear your thoughts on these - often, if the final expression of a building provokes some disagreement, it is helpful to agree on the devices that underpin this in order to make progress toward alternatives.



PRECEDENTS

- Windows of a similar proportion & datum
- Balconies expressed in a lighter material to emphasise the horizontal
- Window surrounds in a polished/smooth render referencing the Georgian terraces
- Rough finished lime based render
- Ground floor in a more robust material such as fibre C or brick



ELEVATIONS





Architectural design by:

WAUGH THISTLETON ARCHITECTS

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Landscape design by:

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