

# 5.0 Design Development

## 5.1 Hostel Proposals

The YMCA hostel brief and plans were developed in response to discussions with the Client and informed by the initial costing exercises. The design development process began with preparation of a spatial relationship diagrams to demonstrate the client requirements, particularly in relation to maintenance and security.

A number of layout options, with various room configurations, were developed and appraised. The design process was iterative and took into account the requirements of the Client and building users. The current layout is the result of this careful and thorough design process.

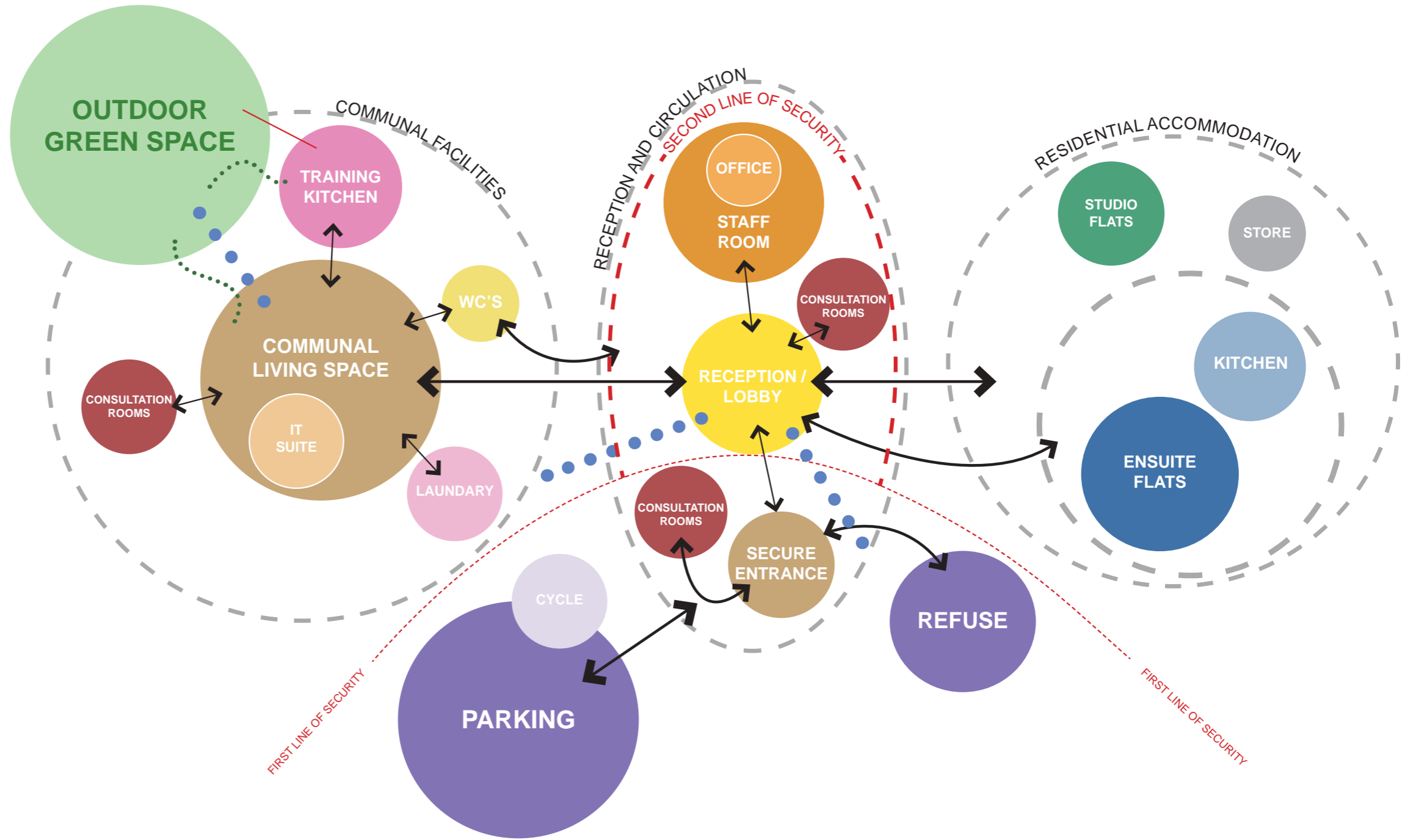
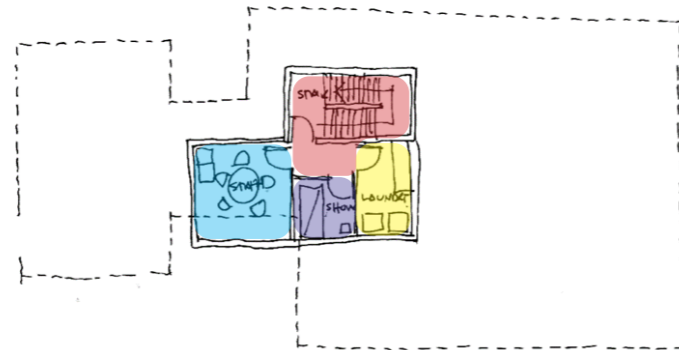


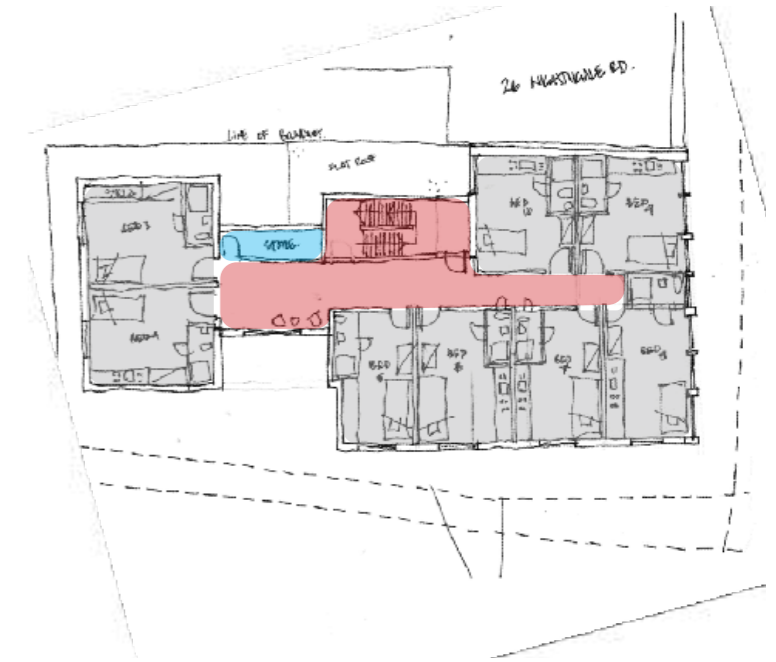
Fig 19 Spatial Relationships Diagram



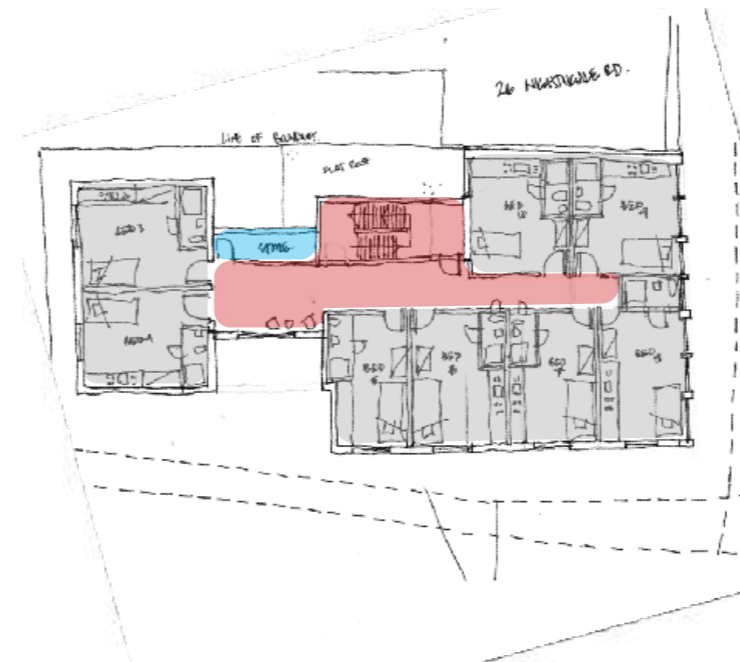
Basement Plan



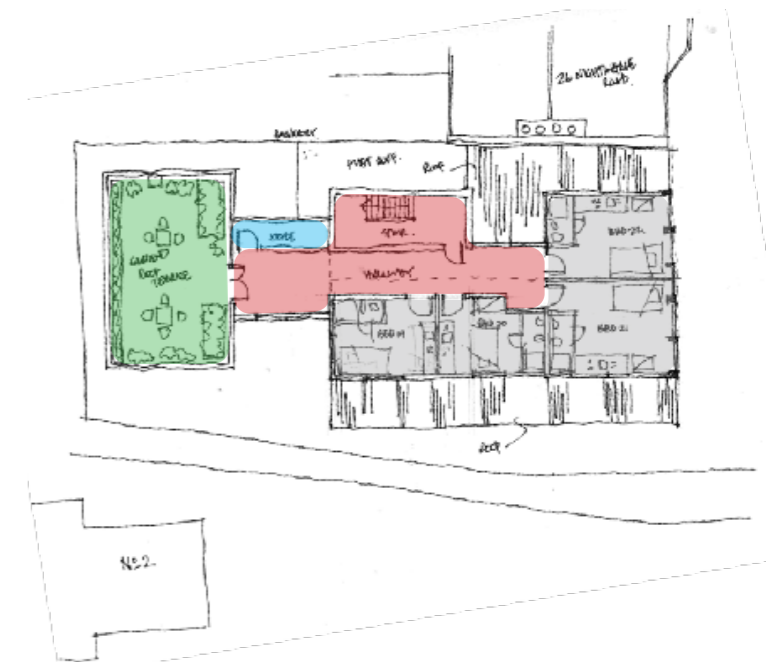
Ground Floor Plan



1st Floor Plan



2nd Floor Plan



3rd Floor Plan

Key:

- Circulation
- Toilets / Showers
- Staff Areas
- Residents Areas

- Gardens
- Kitchen
- Reception
- Bedrooms

5.4 Early Hostel Facade Studies

A variety of elevational treatments were tested in the development of the current proposal.

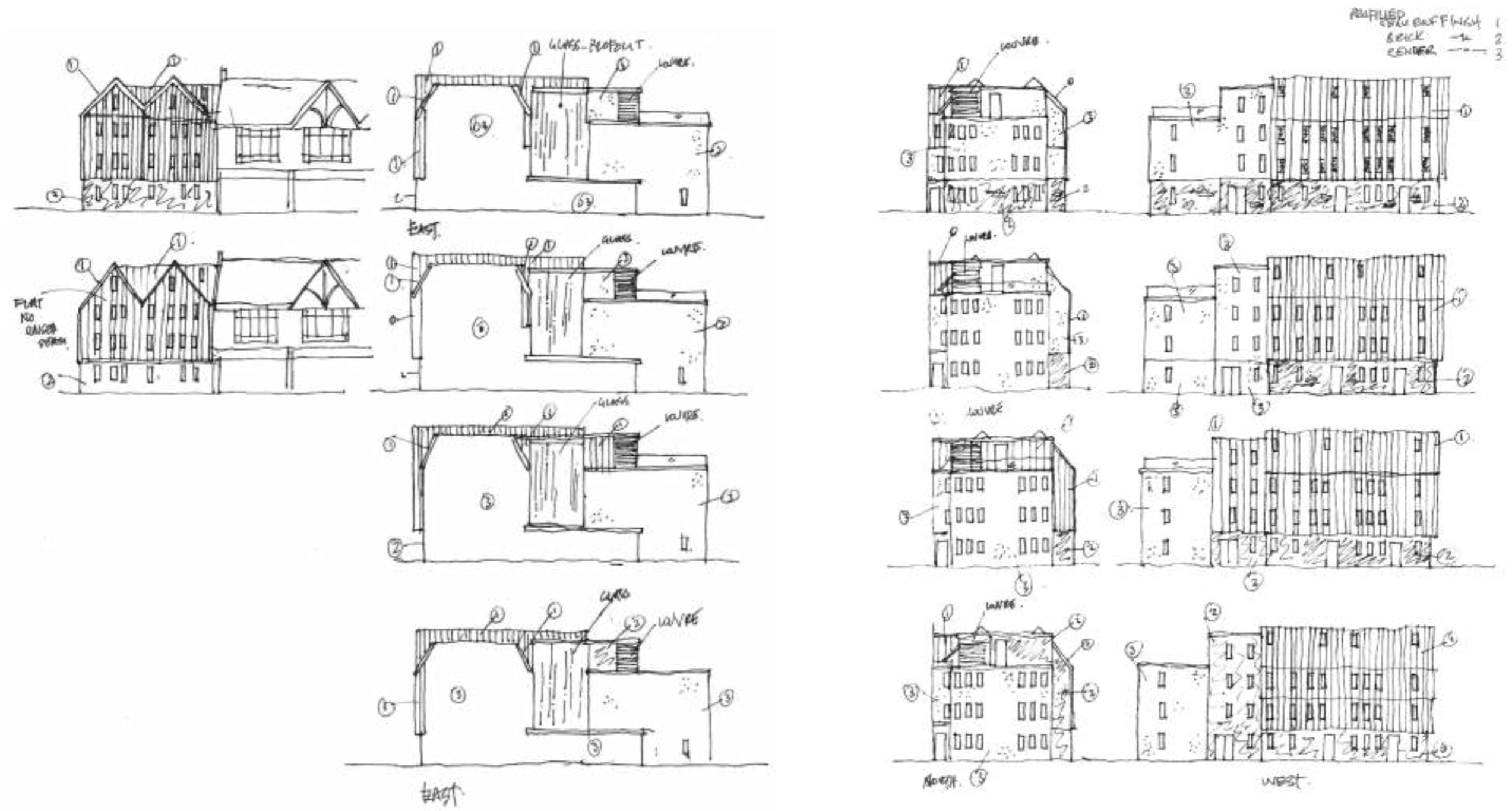


Fig 27 Option 1

### 5.5 Hostel Design Intent

It is proposed that the residential scheme, facing onto Nightingale Lane, should be designed to retain the character of the local residential vernacular whilst expressing a more modern use of materials. This element of the scheme is outline at this stage; however it is proposed that steep standing seam profiled metal roof should extend down façade to level 1 and should be incorporated with regular window arrangements and formal symmetrical configurations. The front façade would replicate the rhythm of the standing seam roof again with symmetrical windows punching through the vertical arrangement.

The lower level of the scheme also aims to incorporate architectural details such as Flemish bonding brickwork and materials including brick to ground the building and to contribute to the existing character of the area.

The proposal responds to the scale of the immediate context, facing on to Nightingale Road incorporate 4 storey elements. The massing of the units decreases towards the rear of the site with a 3-storey element, designed to respond to the adjacent site, to deliver a cohesive character of development.



Fig 32 Building Sketch



Fig 33 Building Sketch Render

6.3 Access, Parking and Cycles

The access is retained from Grove Road through the residential development to the rear parking. The car park is retained, providing 2 dedicated car parking spaces. There is unrestricted pedestrian access to the site over the bridge with clear wayfinding routes. A cycle store with 4 spaces is proposed in a centrally accessible location.

Key

- Hostel Staff Car Parking
- Bike Stores
- Not in Scope



Fig 36 Access, Parking and Cycles Diagram

### 6.4 Lighting

External lighting installations offer the benefits of increased security and allow safer pedestrian and vehicular movements, while enhancing the visual appearance of buildings. Lighting should be of an appropriate intensity and generally directed downwards for illuminating paths, vehicular routes and other areas of concern. The purpose should be to incorporate safe and glare-free illumination of ground surfaces while being dark-sky conscious.

The adopted principles are generally in line with Secured by Design guidelines.

The lighting scheme to be well integrated, non obstructive and should respond to the character of the area, this section aims to provide guidance for the strategy, and details to be dealt with as a condition.

This section identifies lighting scheme principals for four key areas within the development:

- Footpath and approach leading to hostel entrance
- Rear areas of the building, with limited passive surveillance
- Building entrances and amenity areas
- Car parks

The images alongside suggests the general character of the lighting scheme. Preference should be given to installations with low maintenance cost and discourage vandalism. Thought should also be given to location and height of installations to enable projection of sufficient light at the right heights.



#### Key

- Footpath and Approach
- Rear Areas of Building
- Entrances and Amenity Areas
- Car Parking
- Not in Scope



Fig 37 Lighting Diagram

### 7.2 Massing

Initial massing studies resulted in the proposal for a simple, contemporary 4 storey building. The height of the building responds directly to previous applications on the site and the built form of the surrounding context. The form incorporates a carefully composed combination of recessed and projecting elements, with a clear expression of the entrance and communal areas.

The residents' garden and cycle storage are screened as part of the landscape strategy, however activity and planting within these spaces will still be visible from the public domain.



*Fig 40 Proposed Massing*

### 7.3 Elevational Treatment

The position of the hostel within the site provides an opportunity for the proposal to employ a contemporary configuration and material palette. The client was keen for the building to be robust and functional whilst making a bold architectural statement. The OYMCA were keen for the scheme to be welcoming, uplifting and colourful.

The scheme responds to these client aspirations in the following ways:

- The building is generally constructed in brick
- The steep standing seam roof extends down the brick to the west elevation
- Regular window arrangements and formal symmetrical configurations.
- The rear of the space reflects the change in material allowing the
- The front façade would replicate the rhythm of the standing seam roof again with symmetrical windows punching through the vertical arrangement.

Proposed materials are shown on the elevations and described in the key. They are indicative only and are to be agreed by condition.



Fig 41 Proposed Elevation Treatment



7.4 Material Development



Fig 42 Material Development

7.5 Illustrative Sketch - Artist Impression

