



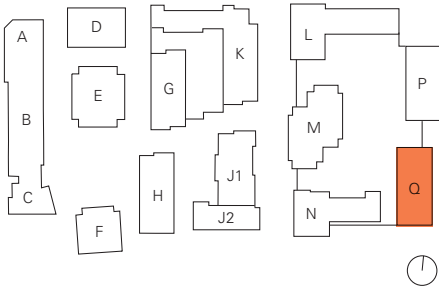
Building Q



Overview

Building Q is a social rent building situated in the south-east corner of the Proposed Development. The south facade faces Hanover Park and the east facade runs along Mckerrell Road, both residential streets.

The form is rectilinear in plan, marking a corner of the podium gardens. The ground floor, along with residential uses, houses the ramped entrance to the Morrisons supermarket basement car park. This is accessed from the south on Hanover Park. The cycle hub for buildings Q and P is based on the first floor, accessed from the east on Mckerrell Road.

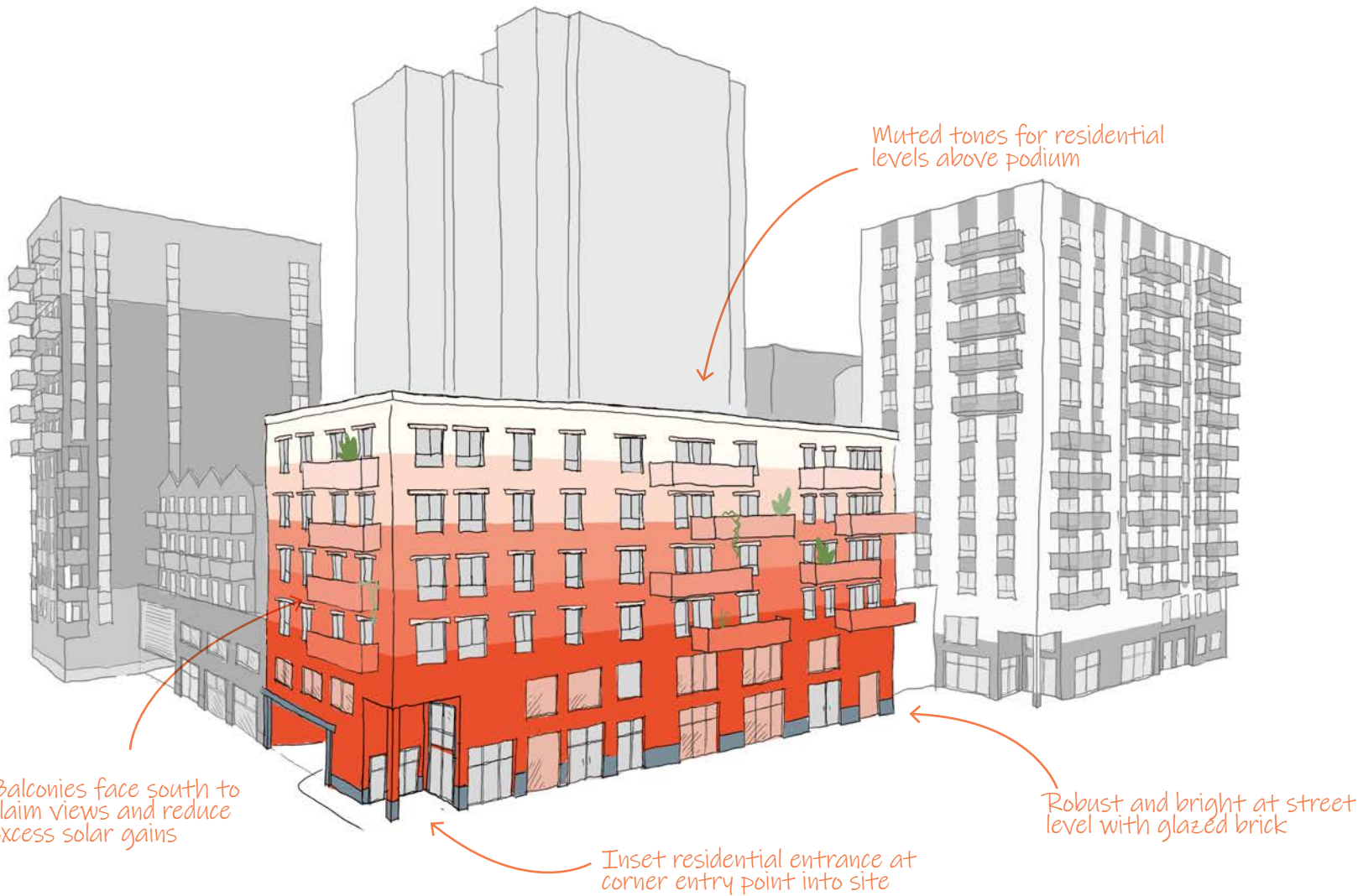


Typical layout

Building Q's primary core is positioned centrally to provide a corner entrance, maximise dual aspect opportunities and reduce internal corridor lengths. Building Q provides both a firefighting stair and evacuation stair to allow for future flexibility in the management of the social rent tenure homes.



Building Q layout principles diagram

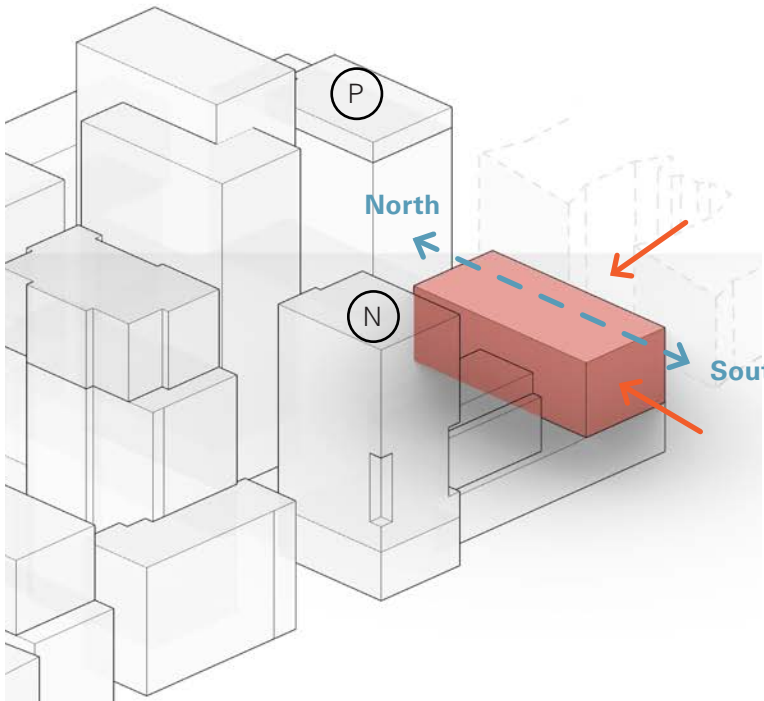


Building Q early concept diagram

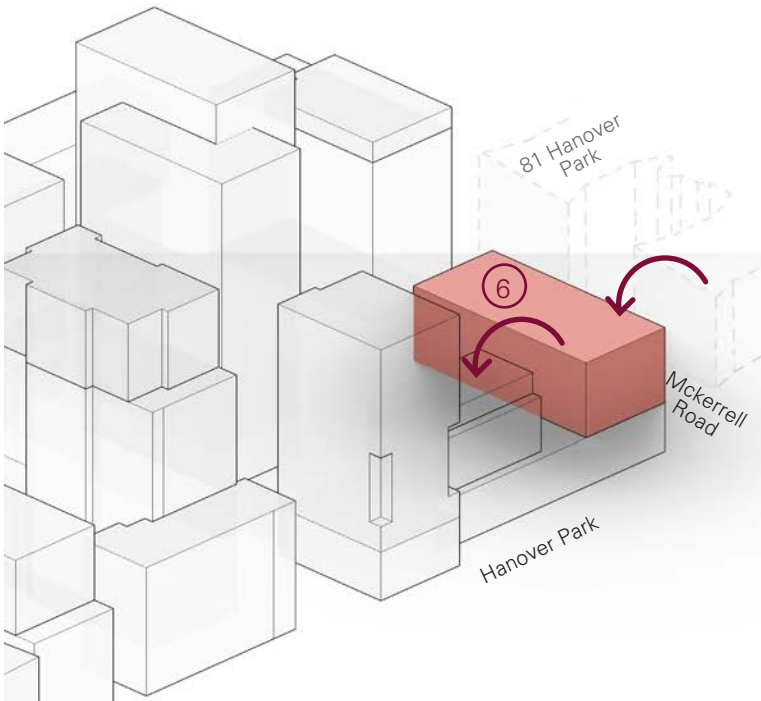
Scale and form

Building Q is a key corner building and will be visible from further west on Hanover Park. The height has been determined in response to the neighbouring residential building on Mckerrell Road, 81 Hanover Park.

At six storeys building Q responds sympathetically to the residential context on Hanover Park and Mckerrell Road. The simple rectilinear form of building Q is similar to Building P.



Oriented north-south, building Q is positioned to respond directly to Hanover Park to the south and Mckerrell Road to the east.



Height responds to neighbouring residential building, 81 Hanover Park and the lower wing of building N across the podium garden to the west.



Building Q viewed from junction of Hanover Park and Clayton Road looking west

Architectural approach

Building form

The building is made up of a singular form which is grounded and at a low level, minimising visual impact.



Grounded building

Contrast

At human scale, aligning with the podium level, the design is bold. Above this residential floors have more muted tones.



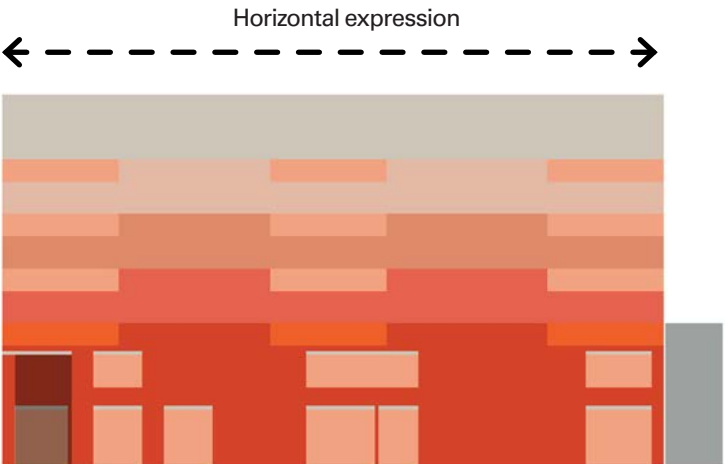
Banding

The two approaches are brought together through a gradient of horizontal bands. From the bold ground and first floor, the colour tones fade as you move up through the storeys.



Articulation

The building's horizontality is further emphasised through articulations, such as balcony positions and non-residential apertures on the lower floors.



Elevation approach

All facades share the same playful gradient, with colours chosen to spark a sense of joy. The ground and first floors of the elevations are designed to be bold and respond to the neighbouring residential palette, using limited areas of glazed brick.

The north and west elevations that face inwards towards the podium host more muted tones to reflect daylight and create a peaceful environment. The gradient is tied together through the orange metal colour of the balcony railings, and window and door frames, further softening the horizontal banding.



Aerial view of building Q looking north



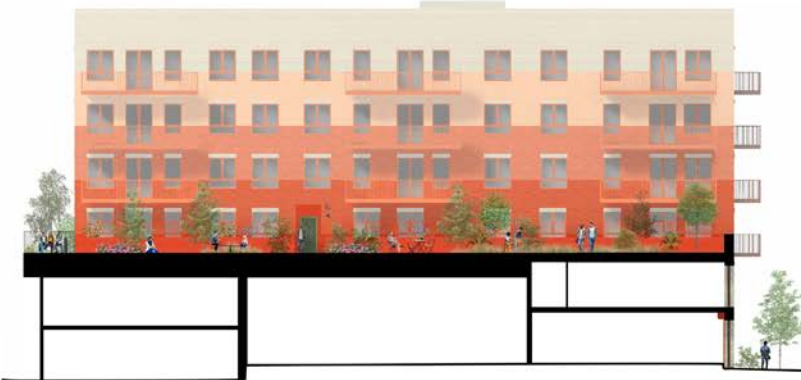
Building Q - north elevation



Building Q - east elevation



Building Q - south elevation

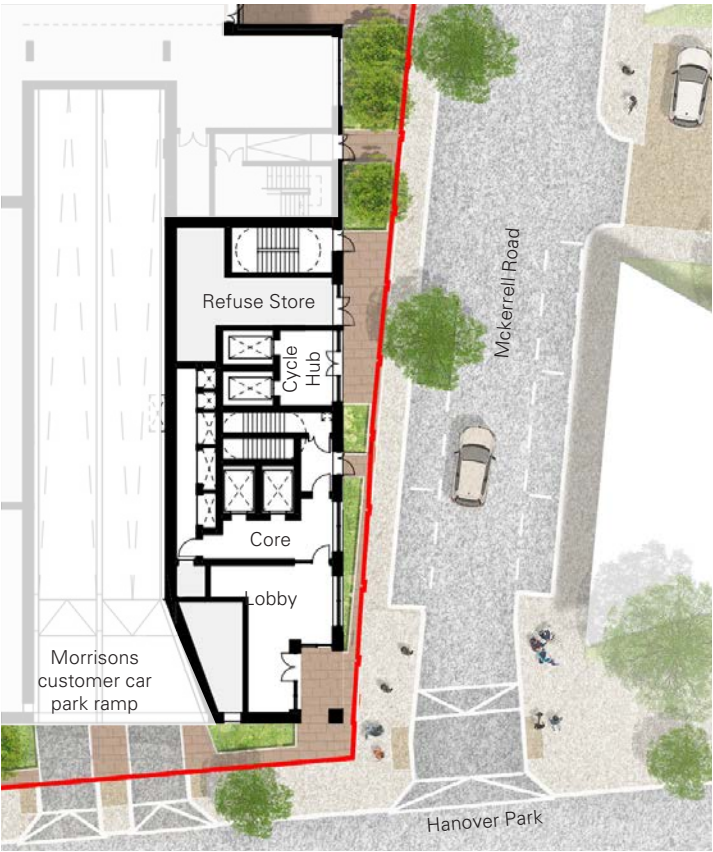


Building Q - west elevation

Entrance and arrival

The inset double-height residential lobby, located on the south-east corner, serves as an anchor for the building and engages with both residential streets. The recessed entrance separates the residential lobby from the street, creating a clear and distinct wayfinding point for residents on their approach. The cycle hub for buildings P and Q is accessed from Mckerrell Road, bringing activation and interest to the quiet residential street. Passenger lifts take users up to the large first floor facility.

A significant portion of the ground floor of Q is taken up by the ramp to the basement Morrisons customer car park, accessed from Hanover Park. The northern part of the ground floor caters for Morrison’s back of house requirements.



Ground floor of building Q



Sketch view looking north towards Mckerrell Road, with building Q entrance to the west

Bay study

The facades uses a gradient of dark orange brick to lighter white brick, in a clear horizontal banding. Subtle details are used to tie together the variety of brick shades and create a balance.

The white brick from the top layer is used for window and balcony door lintels across all layers, projecting 25mm from the facade. All metal work - window frames, balcony fascias and railings, maintain a single colour to complement and blend through the colours of the horizontal banding. The same beige mortar is used for the whole building.



Building Q - key elevation



White brick



Pale brick



Pale orange brick



Orange brick



Dark orange glazed brick



Metalwork colours

In the south-east corner of the site, building Q shares a close proximity to its neighbour, building N, adopting a complementary form and colour approach. A collection of buildings sit around a shared garden and play space.

