

7 Building K



Typical Floor Plan Building K

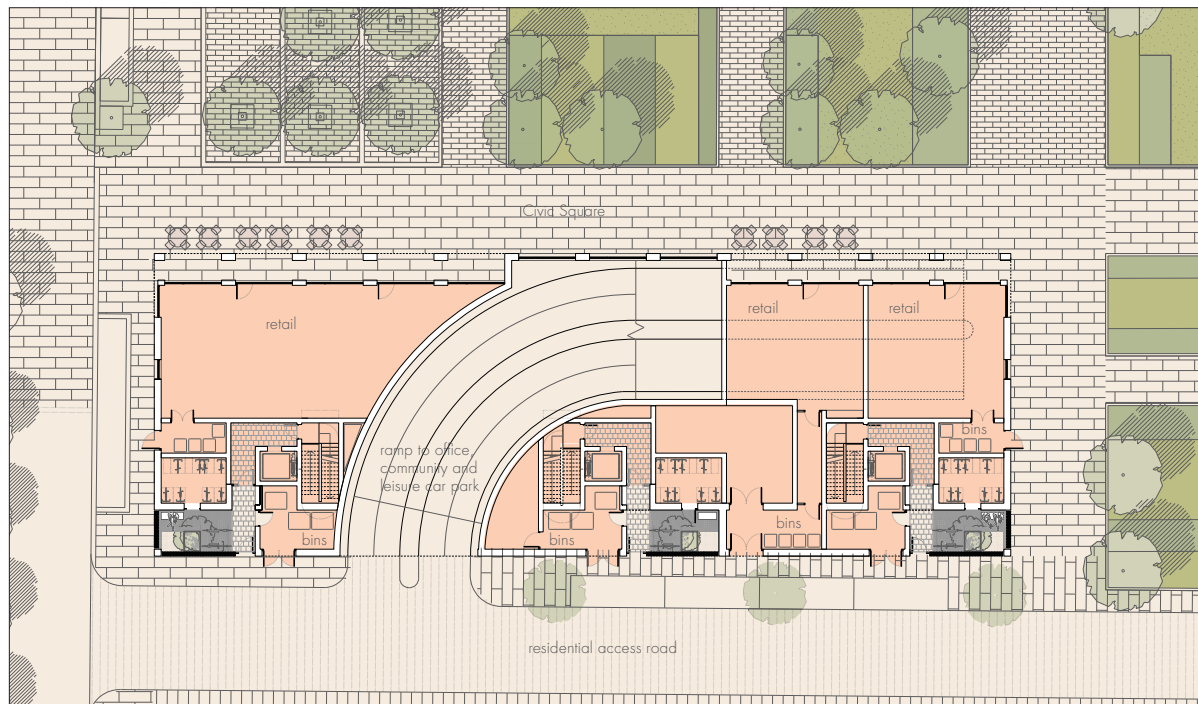
Situated to the south of the Civic Square and adjacent to the main pedestrian approach from the city Building K is the northernmost of the residential buildings within the master plan. A simple rectangular building, it is orientated with its principal facade facing north across the square and its flank walls adjacent to the internal Spine Road and the pedestrian entrance to the gardens.

three apartments per floor. The 2 bedroom flats have a size of around 75 square metres and the one bedroom flats are 54 square metres. All apartments have access to at least one balcony. There are additional south facing balconies at first floor above the extended ground floor.

Plans

Internally the building has five floors; the ground with retail units, entrances to the flats above and a ramp leading to the basement car park. The upper floors accommodate the flats. The retail units face the public square at ground level, to the other side the ramp to the car park and three residential entrances are positioned off a side road. The apartment entrance areas offer residents a well defined external courtyard with access to a bike shed and a bin store. The courtyard is seen as a buffer between the road and the entrance proper and serves as a communal meeting point.

The four upper floors contain twelve one bed and twenty four two bed apartments. They are served by three cores accommodating



Ground Floor Plan Building K



North-south section

7.0 Building K



North elevation



West elevation



South elevation

Elevations

The north elevation is articulated as a series of twelve repetitive bays four and a half metres wide divided by columns 900 mm wide. The bays are expressed as a colonnade at ground level and balconies or pergolas on the upper levels. Every fourth bay the rhythm is broken by the introduction of a window rather than a balcony, offering the one bedroom flats more light and a larger living room.

The south facade is composed of two parts: the ground floor providing access to the ramp and residential courtyards and the upper part which steps back by three metres. Divided into four parts by balconies the elevation is a structured facade with repetitive windows just over two metres wide. Like the north facade each window is part fixed glazing and part Juliet balcony.

Bay studies

In contrast to the white buildings of the Shredded Wheat Factory Building K's materials are chosen to reflect the more traditional materials predominant in the Welwyn area. Red brick is therefore proposed for the masonry elements. Perforate screens are articulated in vertical timber louvers and metal is used for the balustrades and window frames.



Bay study north

