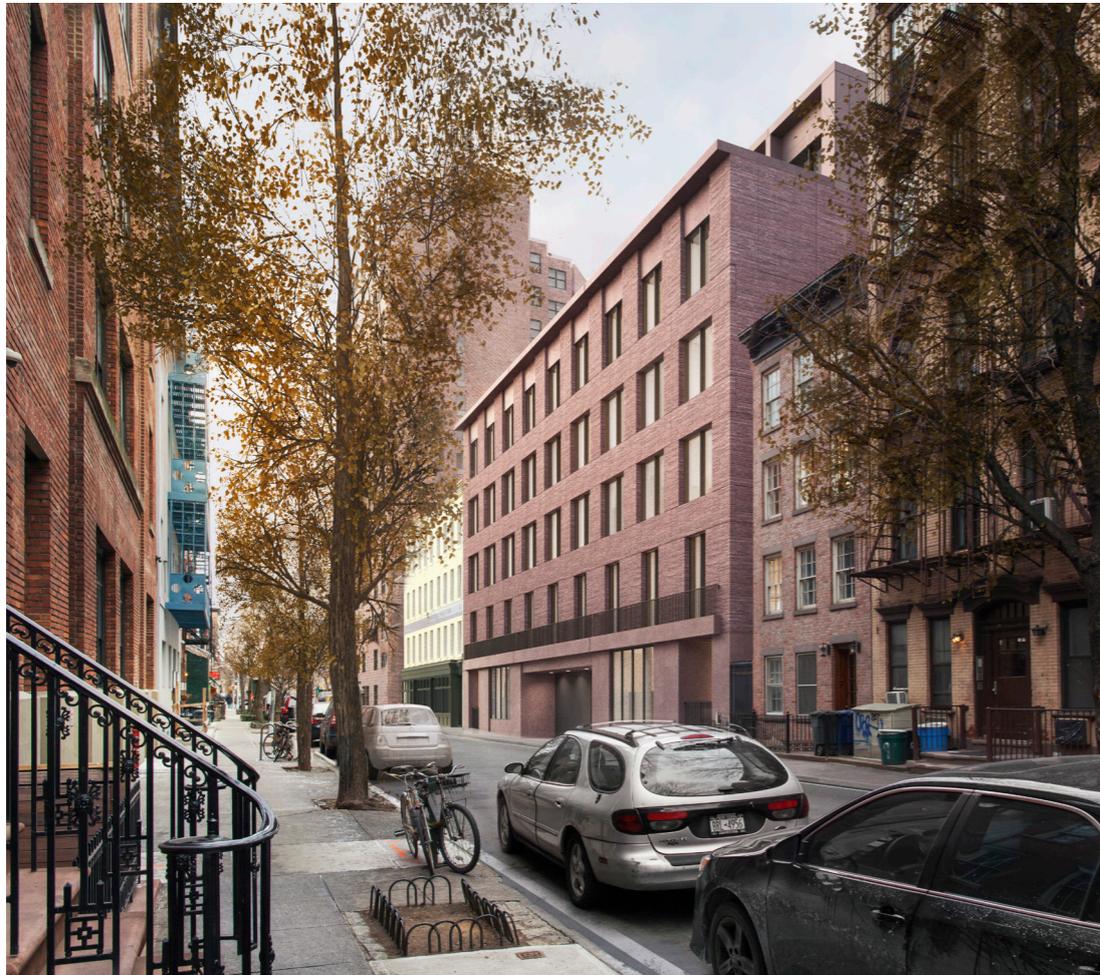# David Chipperfield Architects

Higgins and Quasebarth & Partners

11 - 19 Jane Street   LPC Public Meeting   14 February 2017

Summary

Street view looking west showing previous and current proposal
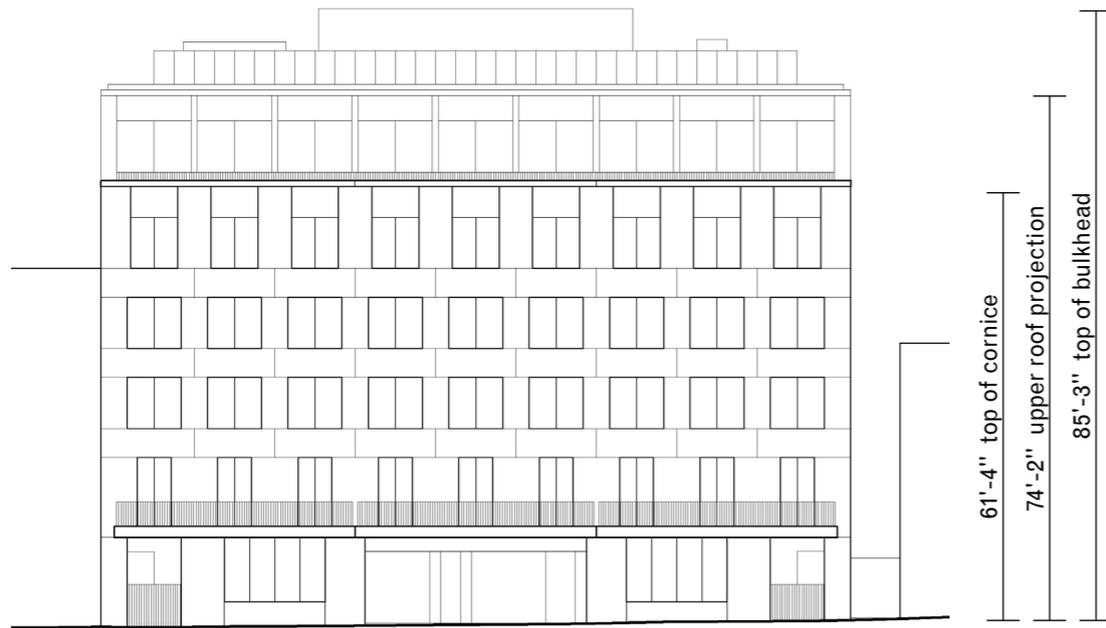

Previous proposal (17 January 2017)

Current proposal

Revised townhouse entrances, fenestration and roof profile

Front elevation showing previous and current proposal

Previous proposal (17 January 2017)

Current proposal

Revised townhouse entrances, fenestration and roof profile

Context and materiality

336 West 4th

277 West 11th

Context and materiality

171 West 12th

85 Bedford

Townhouse entrances

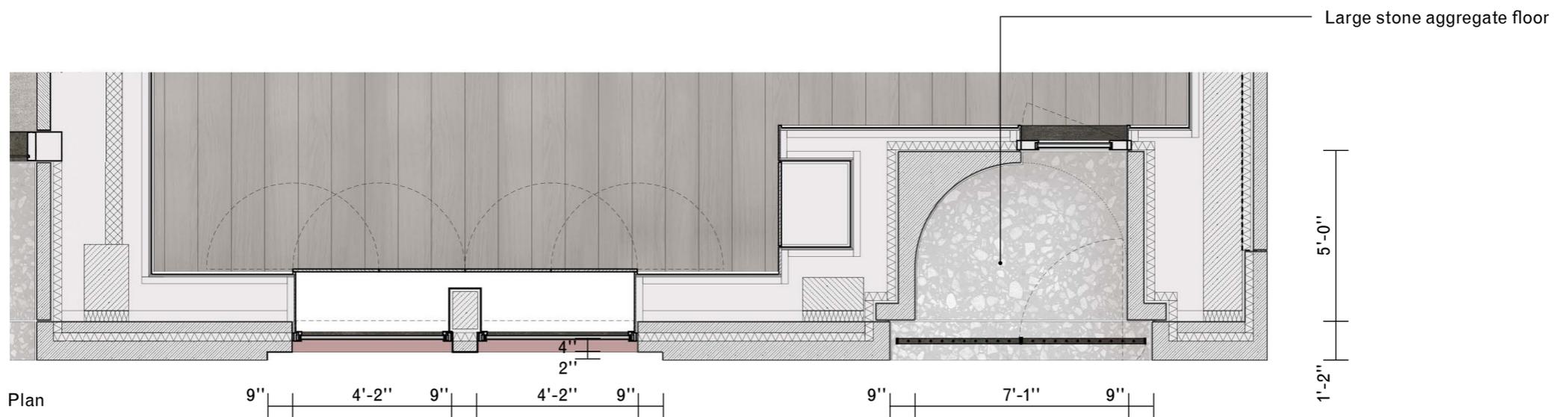Street view showing first floor entrances (17 January 2017)

Street view showing first floor entrances

Typical townhouse front elevation and plan

Roman brick panel

Bronze balustrade

Suspended light fitting

Fair faced precast panel

Entrance door with bronze frames and glass infill

Bronze gate

Internal timber shutters

Elevation

Large stone aggregate floor

Plan

9''   4'-2''   9''   4'-2''   9''   9''   7'-1''   9''

4''
2''

5'-0''

1'-2''

Add detail and articulation to townhouse windows and entrance

10

Townhouse entrance street view

Six foot deep entrance creates traditional and comfortable areaway transition between private residence and public domain;

Translucent residential entry doors provide light and privacy, and appropriately differentiates private entrance from the apartment building;

Emphasis on detail at residential entries: sculptural quality of concrete elements, residential entry components (lighting, gates) and rich texture of concrete and brickwork;

Subtle colour variation between brick and concrete elements identifies the base of the apartment building.

Private House in London, David Chipperfield Architects

Façade
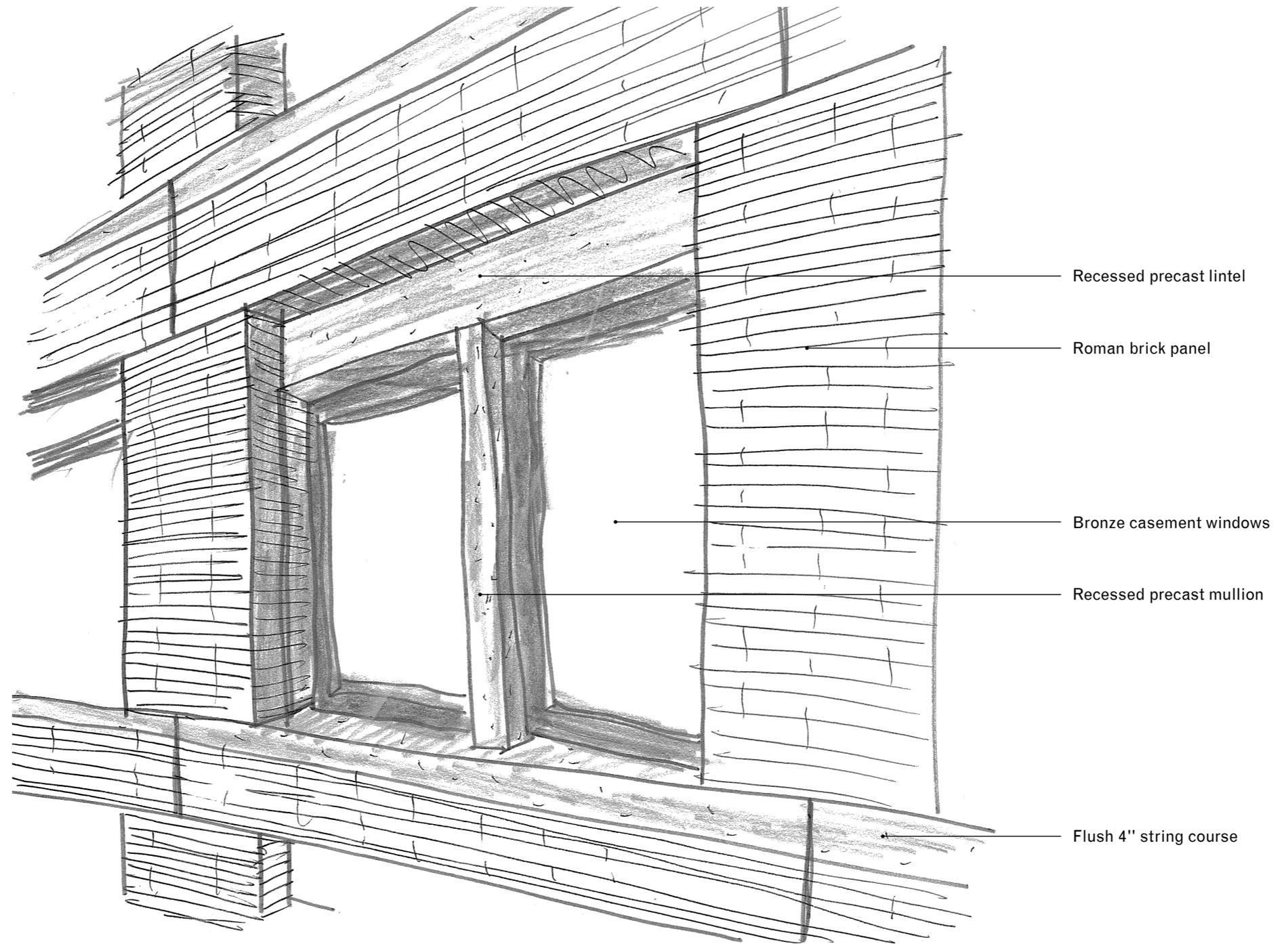
Front elevation of previous proposal (17 January 2017)

85'-3"

74'-2"

61'-4"

IN INC. BRONZE MANUFACTURERS   21

Front elevation and section of upper levels

A

Previous roof projection

Level 6

Level 5

Front elevation

Section A

3'-8"

Current roof projection

Level 6

Level 5

Front elevation

Section A

Further reduction of penthouse visibility by lowering roof profile

15

Window detail sketch drawing

Recessed precast lintel

Roman brick panel

Bronze casement windows

Recessed precast mullion

Flush 4" string course

Typical façade details

Masonry opening proportions changed to more traditional residential proportions by the use of precast lintel and mullion;

Window opening proportion is consistent with apartment buildings in Greenwich Village;

Addition of cast lintel and the mullion between paired casement windows gives articulation and depth to window openings;
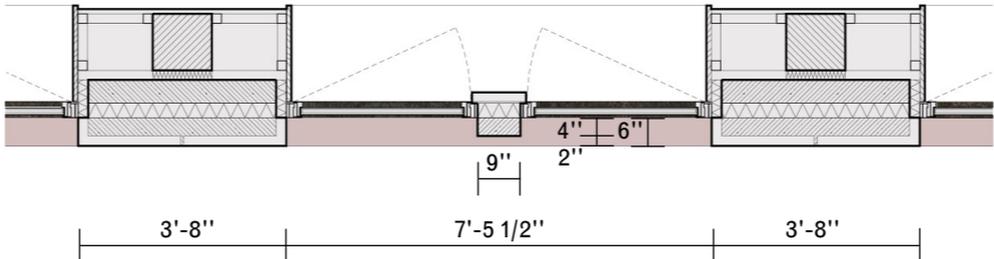
Added 4'' flush string course at sill defines floors;

Casement window operation is consistent with residential character of Greenwich Village.
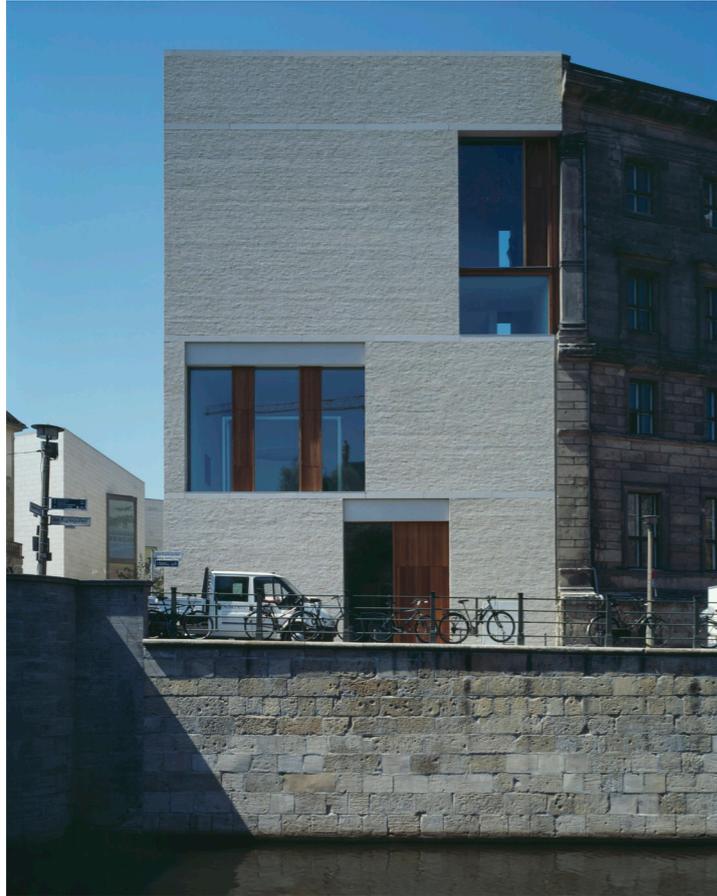

Elevation

Section

Plan

Front elevation

85'-3''

70'-4''

61'-4''

Fair faced precast cornice

Brick panels

Bronze windows

Fair faced precast lintel and mullion

Bronze gate

Fair faced precast panels

Rear elevation

85'-3"

70'-4"

Fair faced precast panels

Brick panels

Bronze windows

Fair faced precast lintel and mullion

Fair faced precast panels

East townhouse rear garden

West townhouse rear garden

Gallery Building in Berlin, David Chipperfield Architects

Part street view of front elevation

Stronger articulation and detail to the window openings clarify the residential character of the building;

Expressed precast lintel and mullion reinforce the residential proportions of openings and establish a connection to the base and cornice;

Distinct traditional expression of base, transitional second story, typical floors and attic story;

Simplified brick panels, string course and cornice divisions give ordering to facade composition.

Street view looking east showing previous proposal (17 January 2017)

Street view looking east showing current proposal

Street view looking west showing previous proposal (17 January 2017)

Street view looking west showing current proposal

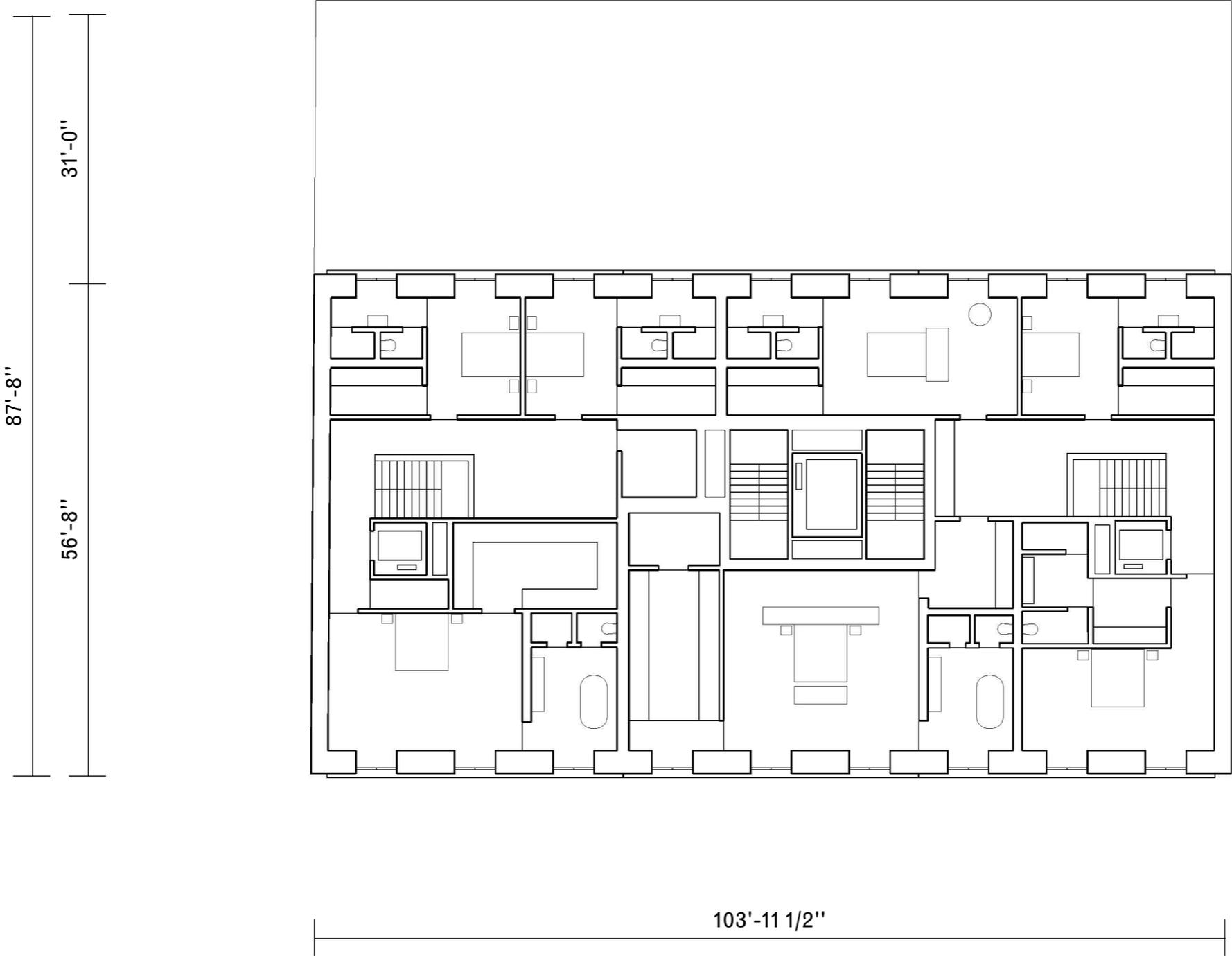# Context and materiality
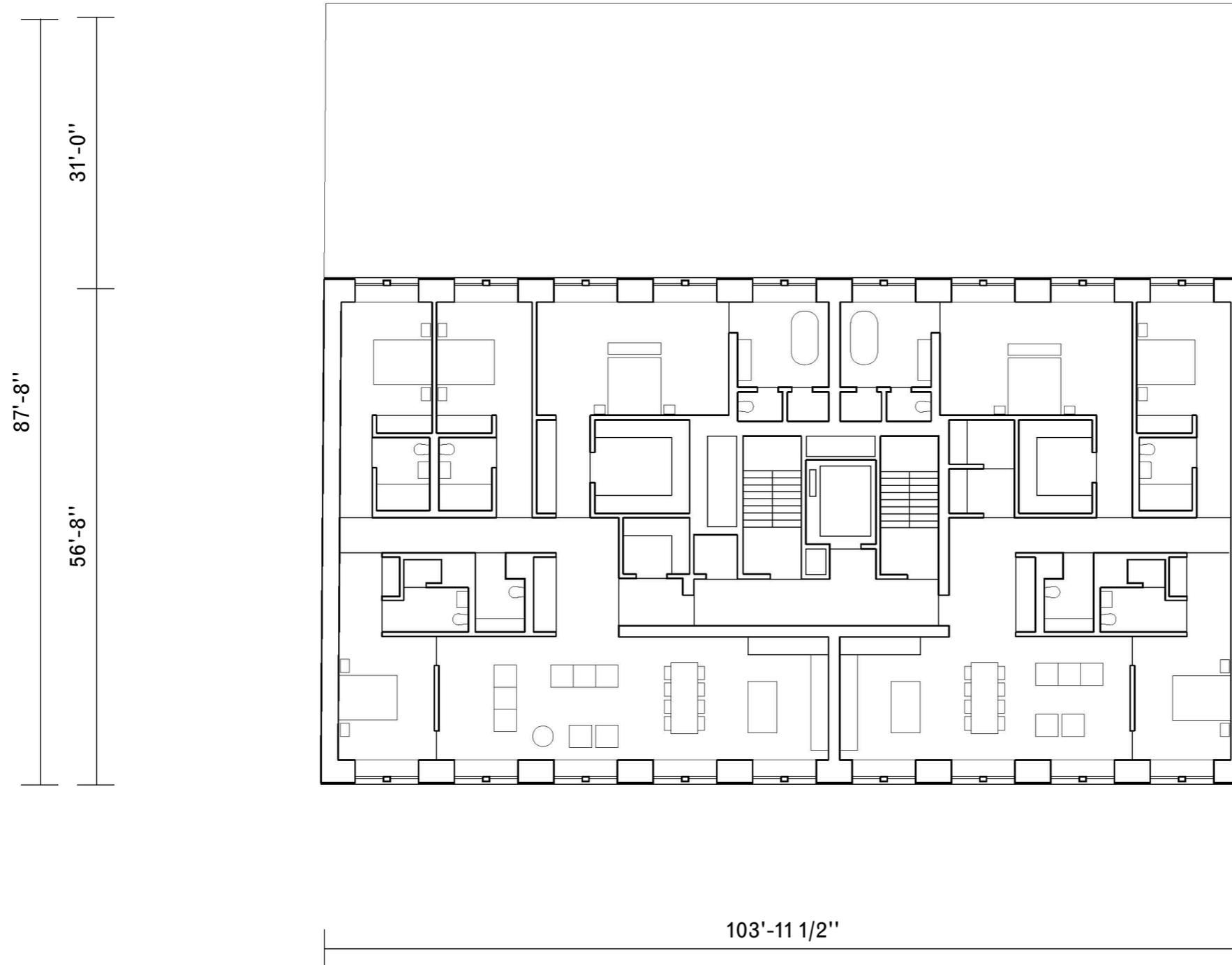

85 Bedford

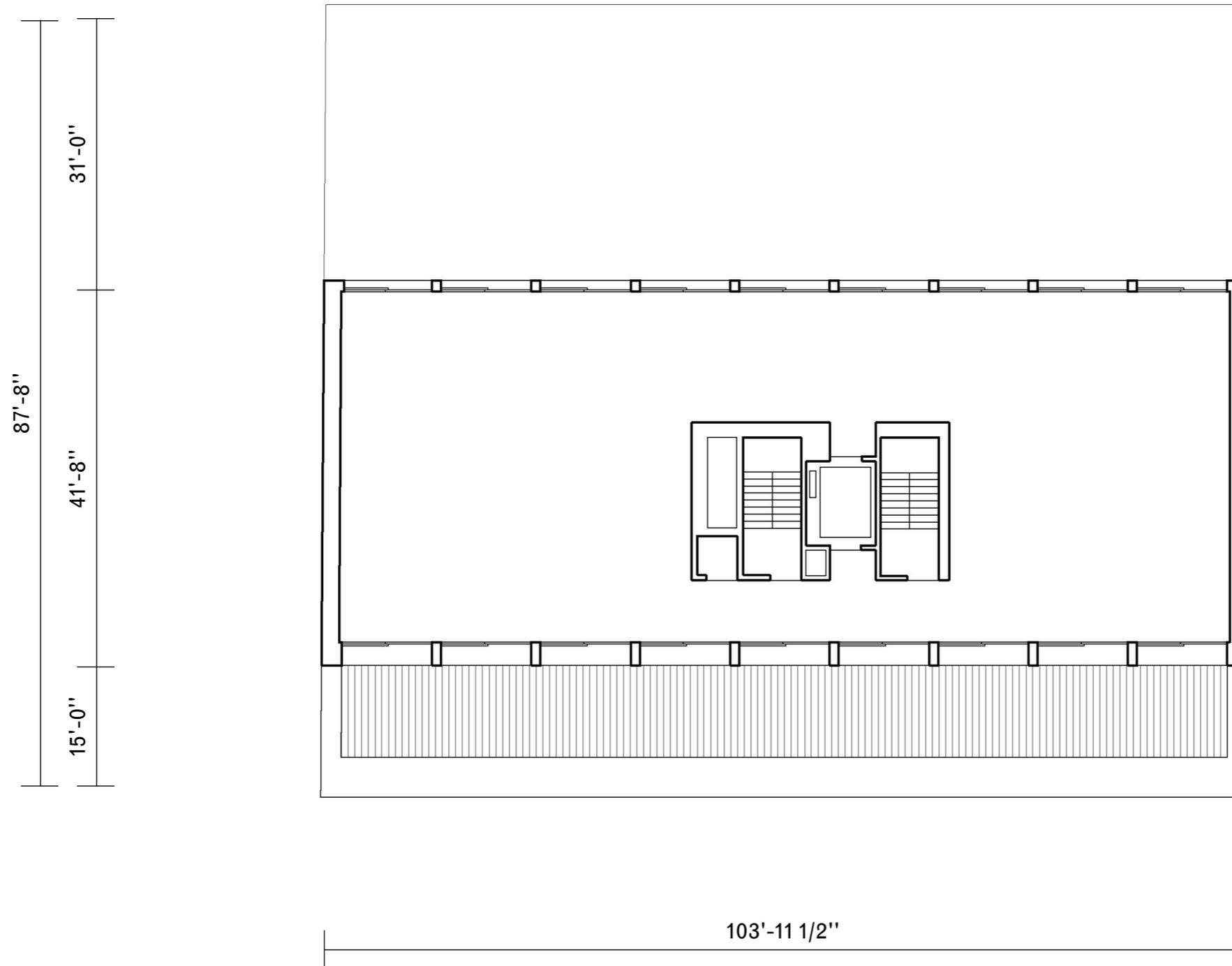Front elevation street view
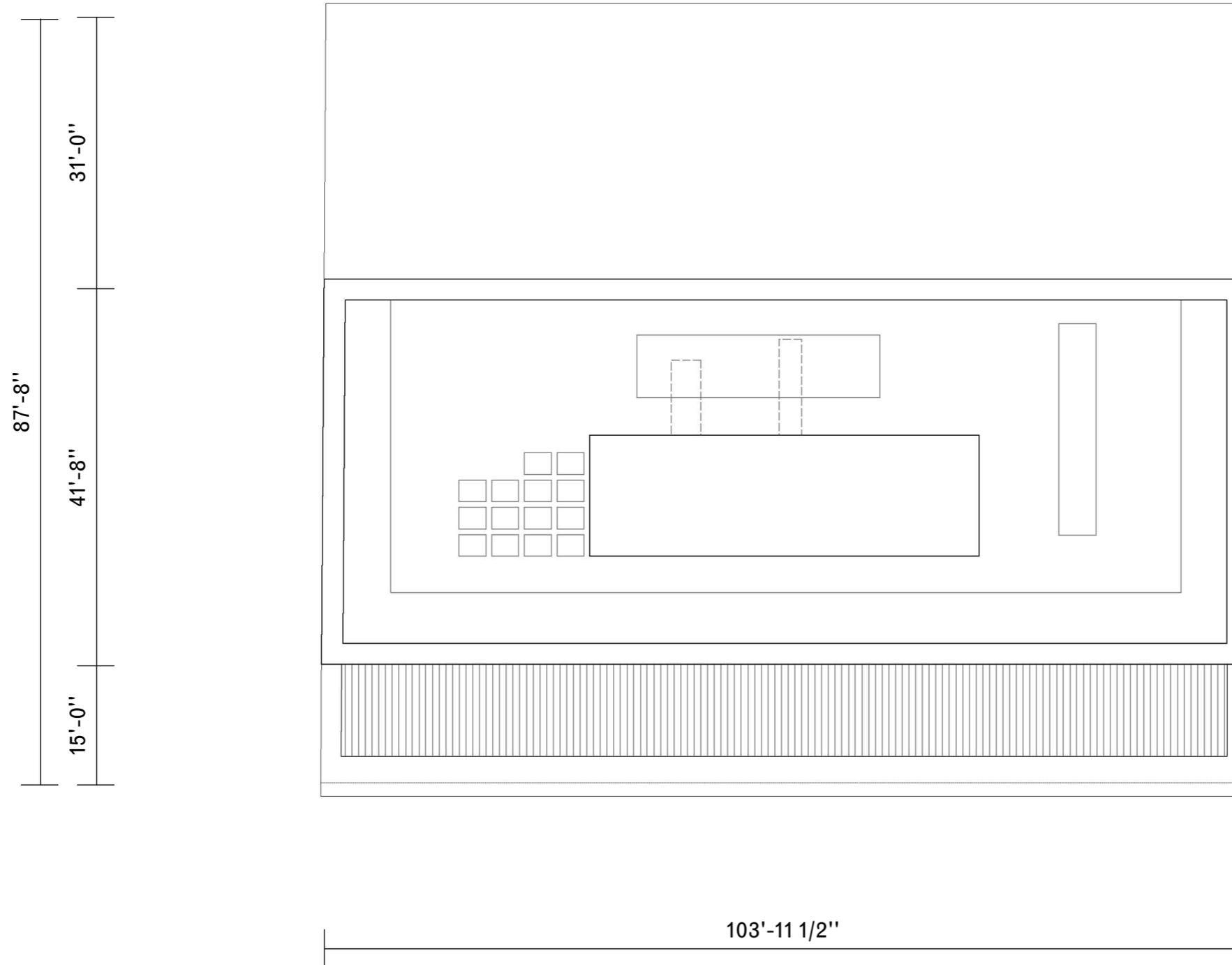
Appendix

First floor plan

Second floor plan

31'-0''

87'-8''

56'-8''

103'-11 1/2''

Typical floor plan

31'-0"

87'-8"

56'-8"

103'-11 1/2''

Sixth floor plan

31'-0"

87'-8"

41'-8"

15'-0"

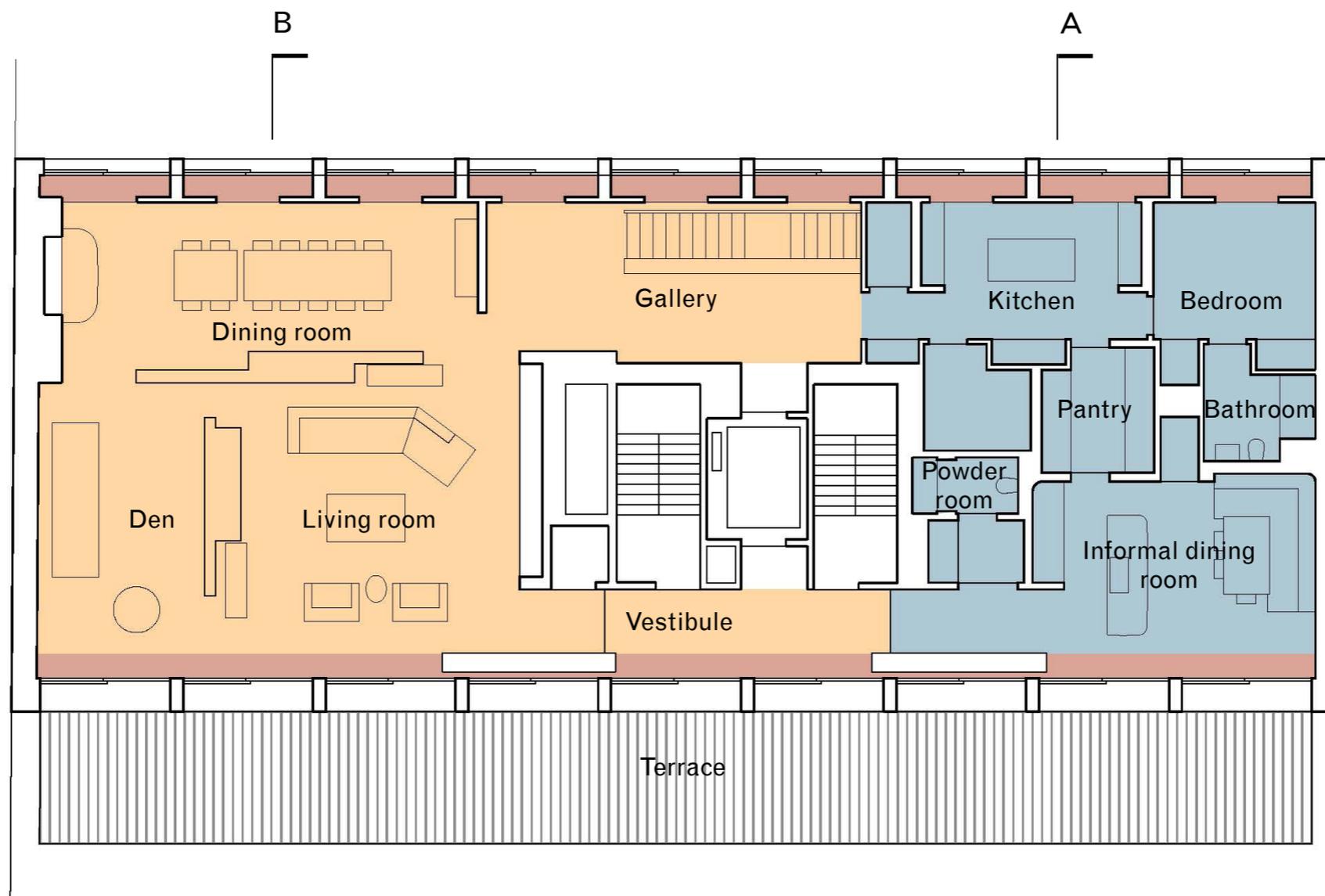103'-11 1/2''

Roof plan

31'-0''

87'-8''

41'-8''

15'-0''

103'-11 1/2''
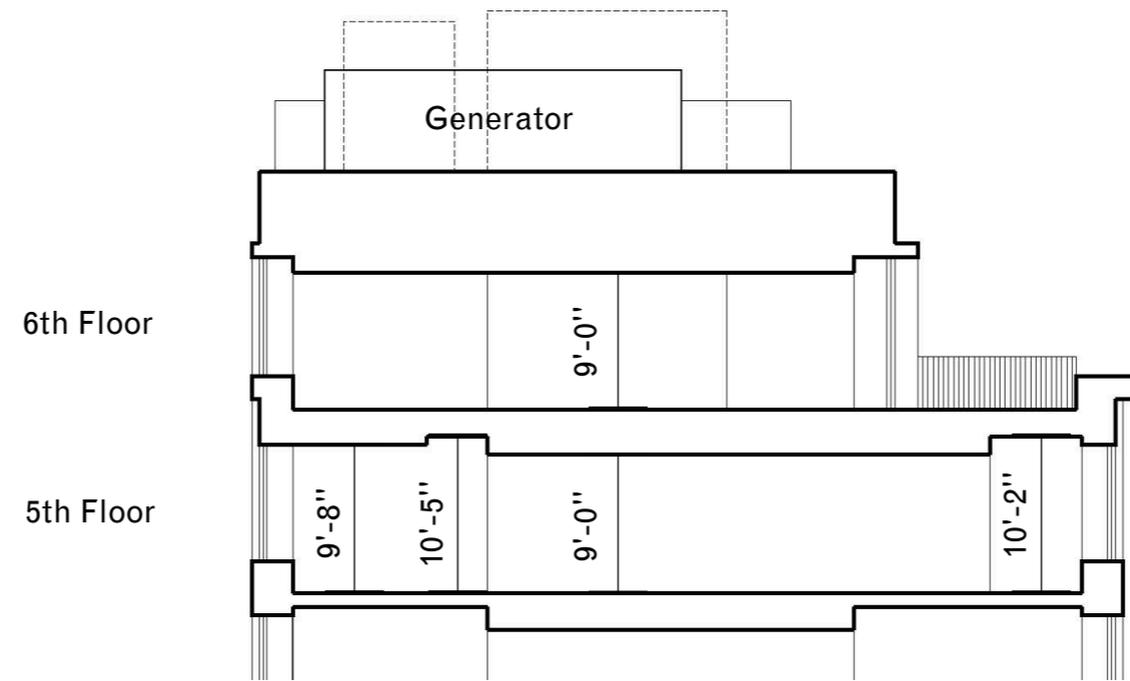
Sixth floor plan RCP

- ▬ 10'-0" floor to ceiling height
- ▬ 12'-6" floor to ceiling height
- ▬ 9'-0" floor to ceiling height

B

A

Gallery

Kitchen

Bedroom

Dining room

Pantry

Bathroom

Powder room

Den

Living room

Informal dining room

Vestibule

Terrace

Cross sections through upper levels

Cross section A
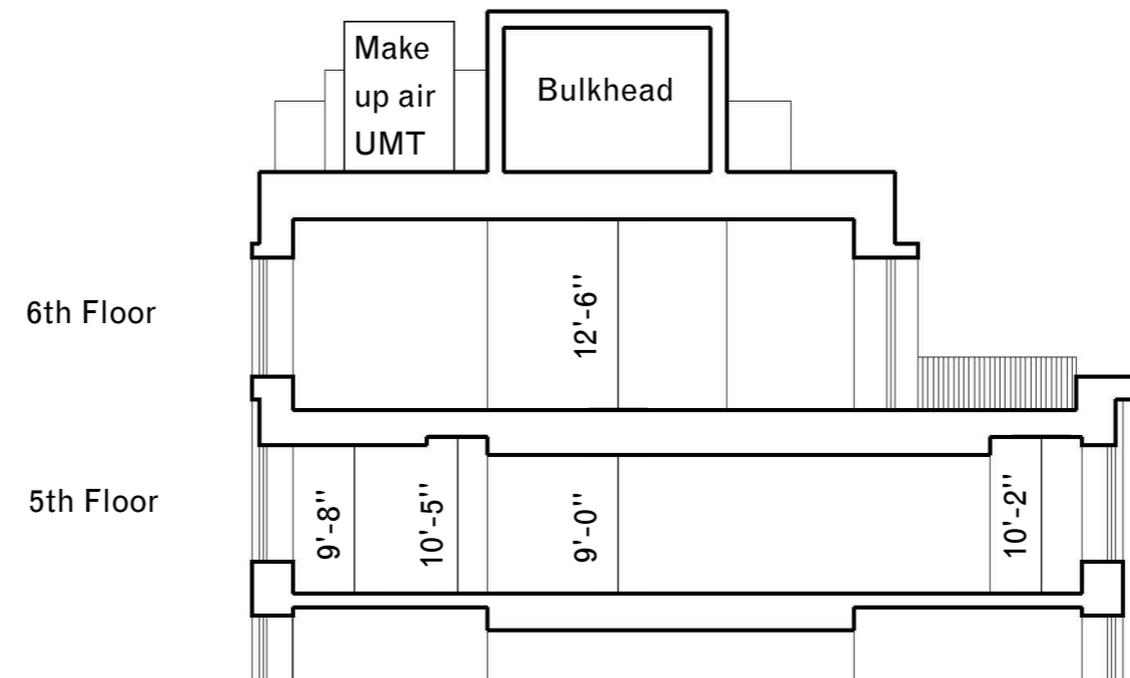
Cross section B

Cross section

Labels within the section (floor heights, top to bottom):

- 12'-6"
- 9'-0"
- 9'-8" | 9'-0" | 10'-2"
- 10'-2" | 8'-8"
- 10'-2" | 8'-8"
- 10'-2" | 8'-8"
- 12'-6" | 10'-11"

Right-side height references:

- 61'-4" top of cornice
- 70'-4" top of upper roof projection
- 85'-3" top of bulkhead

Front elevation

85'-3" top of bulkhead

70'-4" top of upper roof projection

61'-4" top of cornice

Fair faced precast cornice

Brick panels

Bronze windows

Fair faced precast lintel and mullion

Bronze gate

Fair faced precast panels

Rear elevation

Fair faced precast panels

Brick panels

Bronze windows

Fair faced precast lintel and mullion

Fair faced precast panels

85'-3" top of bulkhead (to main entrance level)

70'-4" top of upper roof projection (to main entrance level)

East townhouse rear garden

West townhouse rear garden

Side elevation

85'-3" top of bulkhead

70'-4" top of upper roof projection

61'-4" top of cornice

Fair faced precast panels (setback)

Fair faced precast panels

Brick panels

Brick panels

Fair faced precast panels