

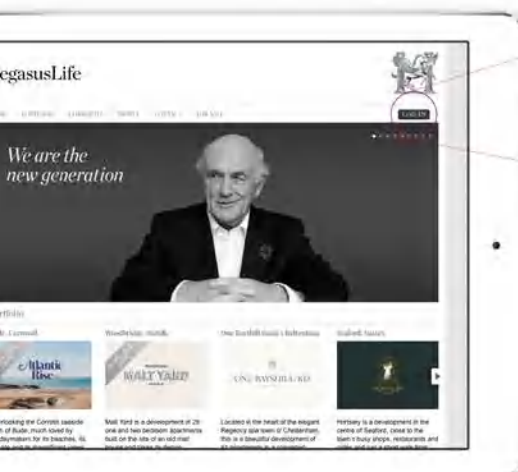
PegasusLife

PegasusLife



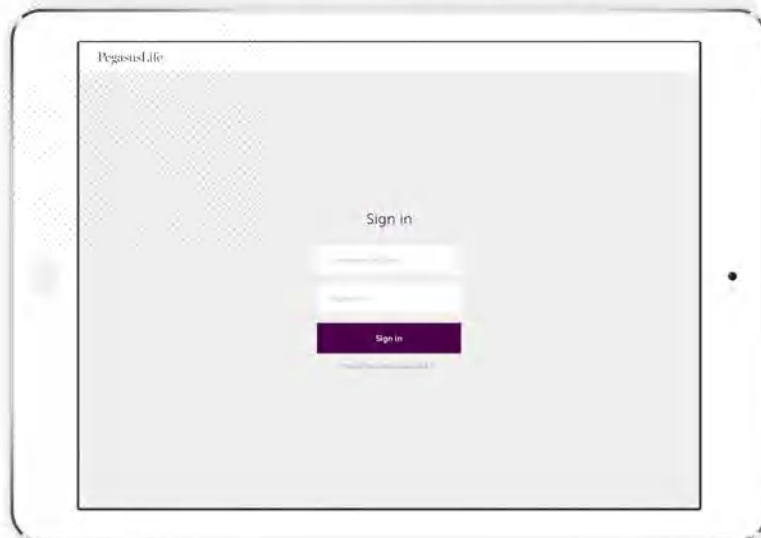
Housing for older people,
but not as you know it.

1. Logging-in



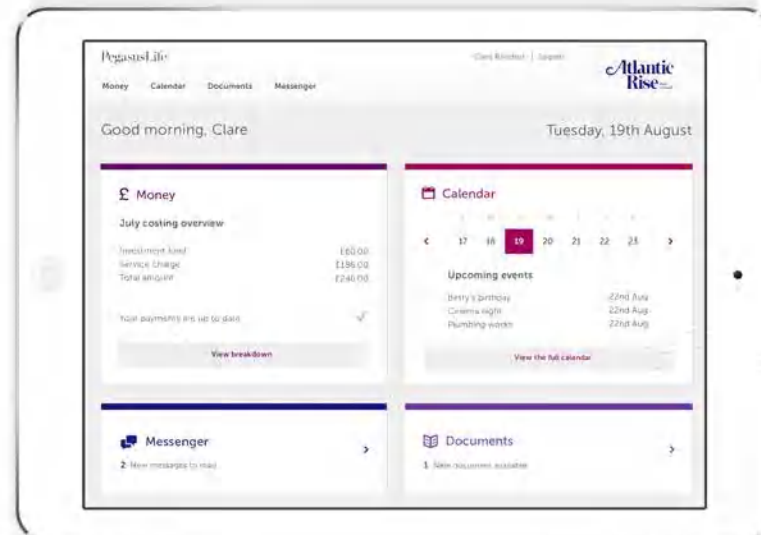
To log-in, go to pegasuslife.co.uk and use the log-in button in the top right hand corner.

This will take you to the portal log-in page where you can use the details provided by your host to securely log-in.



2. Dashboard

This page is an overview of all the key information available in the portal.



This includes your service charge and property reinvestment contributions for the month, upcoming calendar events and a notification if any new documents or messages have been sent from your host.

For more detail in a section click the respective panel.

3. Money

Here you can view a monthly snapshot of service charges and property re-investment contributions for the month, and whether your payments are up-to-date.



You can use the arrows ◀ ▶ at the top right to change months.

Service charges

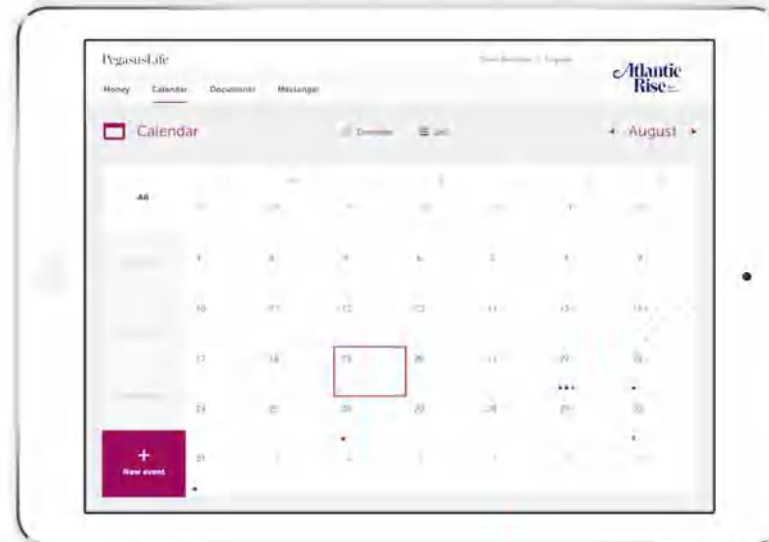
This shows a breakdown of how your monthly service contributions are allocated. The left side shows a list of categories, which can be clicked to see more detail. Click **Total Service charge** at the bottom right to see your percentage of contributions in relation to the total annual cost.

Investment fund

This section shows your monthly and total contribution to the property re-investment fund.

4. Calendar

Here you can see a calendar of all important Atlantic Rise events. You can see what's happening on a month by month basis, create events and invite fellow residents as guests.



A calendar date with a dot ● indicates that there is an event on that day. You can click on the date to see what's happening. Alternatively, you can view all upcoming events in a list by clicking 'List view' above the calendar.

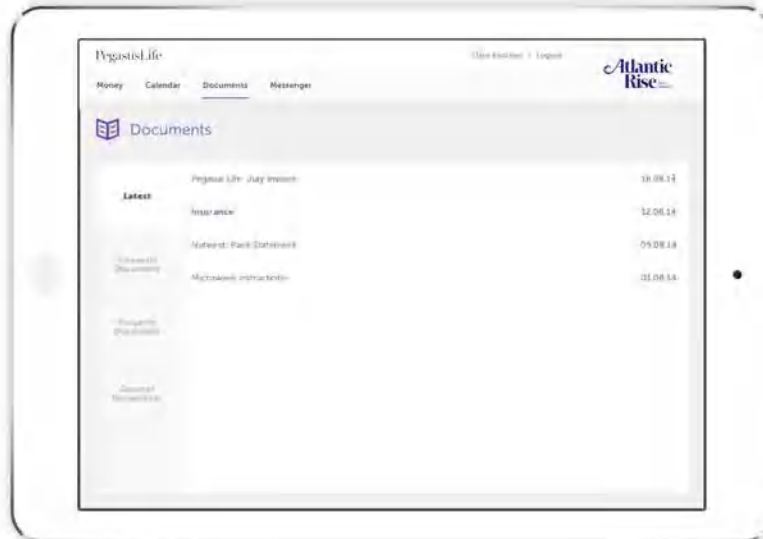
You can use the filters on the left to sort by event type. To switch the month, use the arrows ◀ ▶ next to the month at the top right.

Create event

In the calendar you can create events to share with your fellow residents. This could be your birthday, a film you're going to, etc. To create an event, click the 'New event' link in the bottom left and fill out as much detail as you can (including your name). Remember, these events will display for all residents. If you would like your event edited or removed, please contact your host via the Messenger section.

5. Documents

This section contains useful documents for living at Atlantic Rise. This could include financial documents, property documents or other general documents.

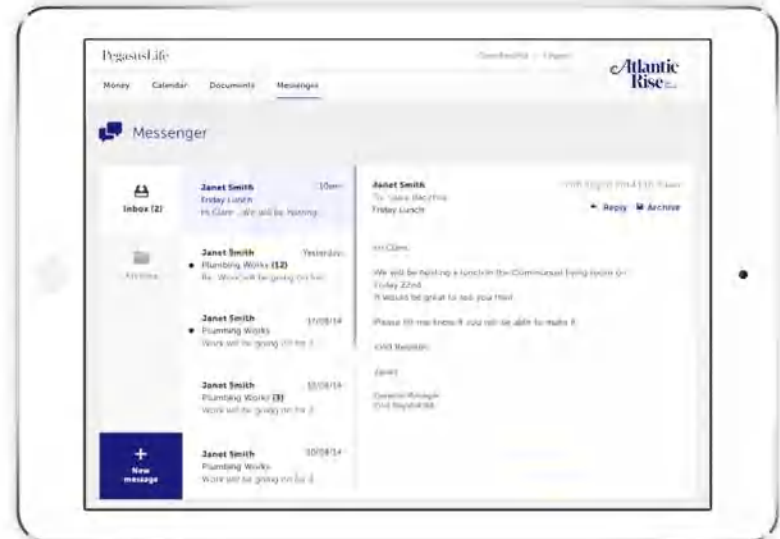


To open a document, simply click on it or download the file to your computer. Any unopened documents will display in bold purple.

You can use the filters on the left to view different document categories. The 'Latest' documents category will show the latest five documents uploaded, but you can use these filters to access older documents at any time.

6. Messenger

This is a simple messenger allowing you to connect quickly and easily with your host. You can send, receive and view messages here.



Unread messages will have a blue dot next to them.

Create a new message by clicking **+** 'New message' (bottom left) and filling out the fields. This will automatically be set to go to your host.

Reply to a message by clicking **Reply** (top right). You can then write a message to send back to your host.

Archive a message by clicking **Archive** (top right). This will move it to the Archive folder. We recommend using this when you no longer need a message. If you archive it by mistake, don't worry. You can find it in the Archive folder (on the left) and move it back to the Inbox.

That's Not Me.

London living for a
generation defined
by who they are, not
how old they are.



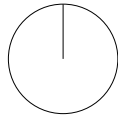
PegasusLife

*Retirement living,
but not as you know it*

KERB APPEAL AND TRANSITION EXPERIENCE

Contextural Analysis: Conservations Areas

Definition of conservation areas surrounding project site



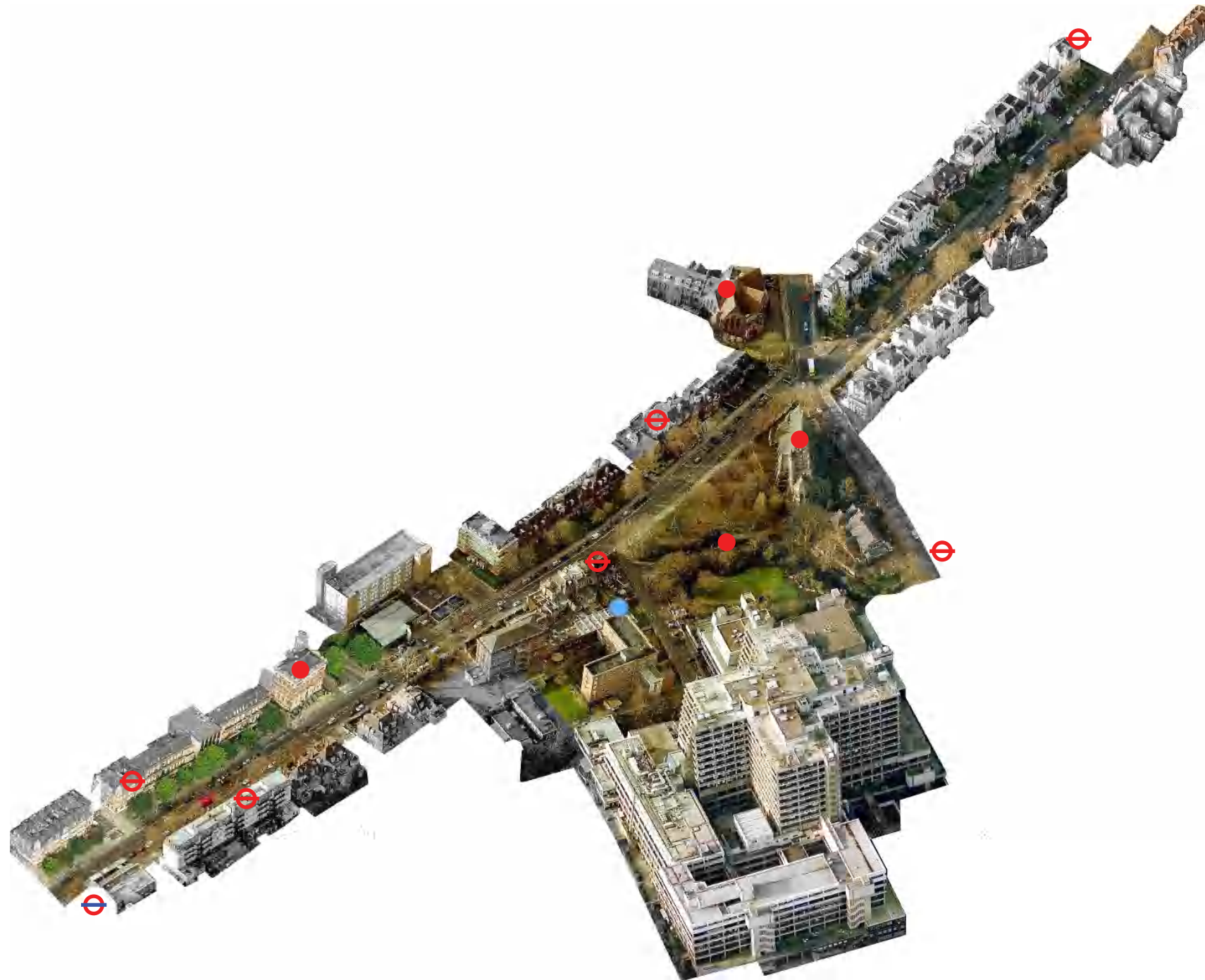
Above (left)

Plan
Site plan



Contextual Analysis: Haverstock Hill

Assessment of urban structure and identification of amenities on Haverstock Hill



Above (left)

Photographic isometric
Assessment of urban structure

Contextual Analysis: Hampstead Heath

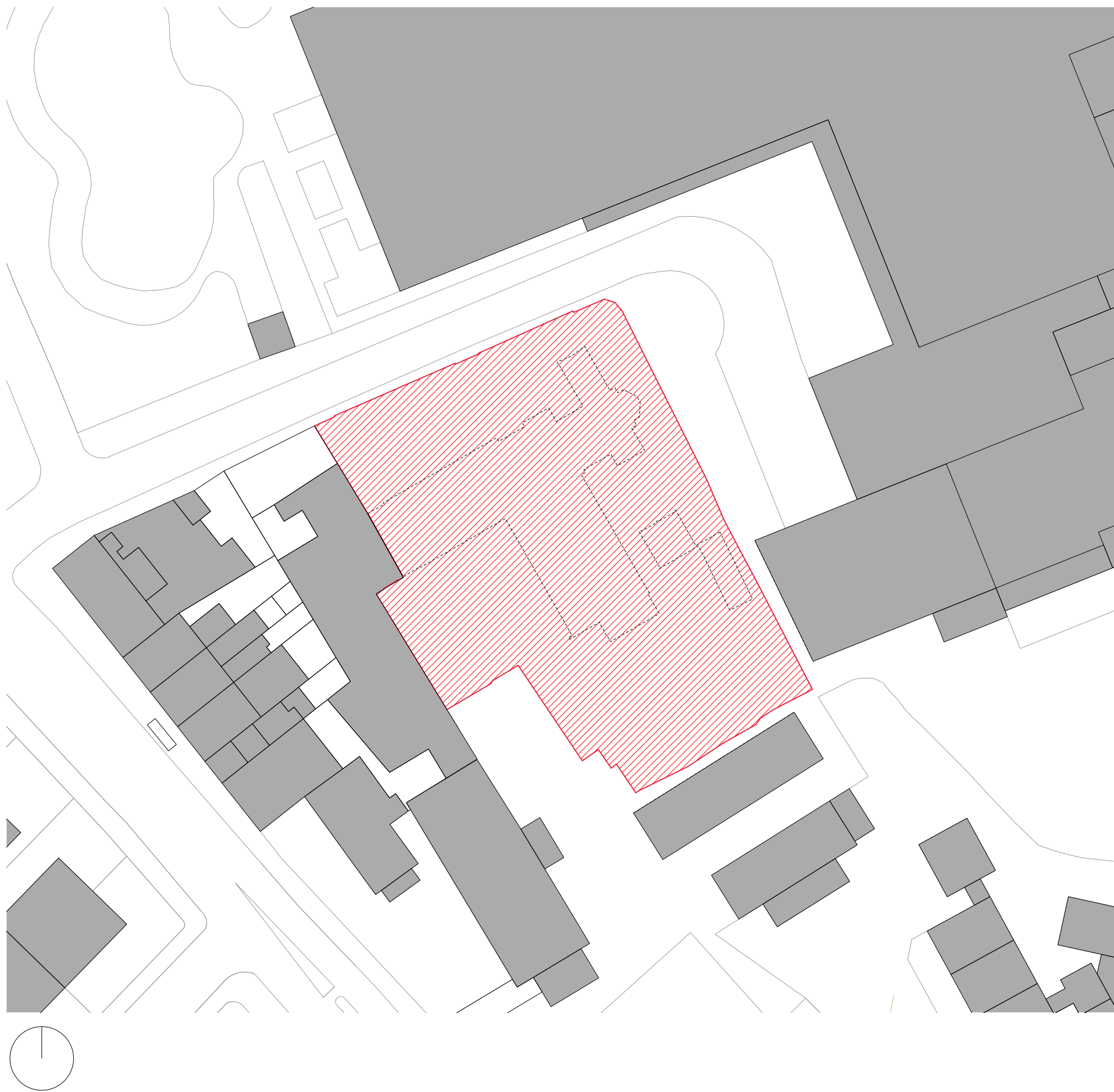
Definition of link/connection between project site and Hampstead Heath

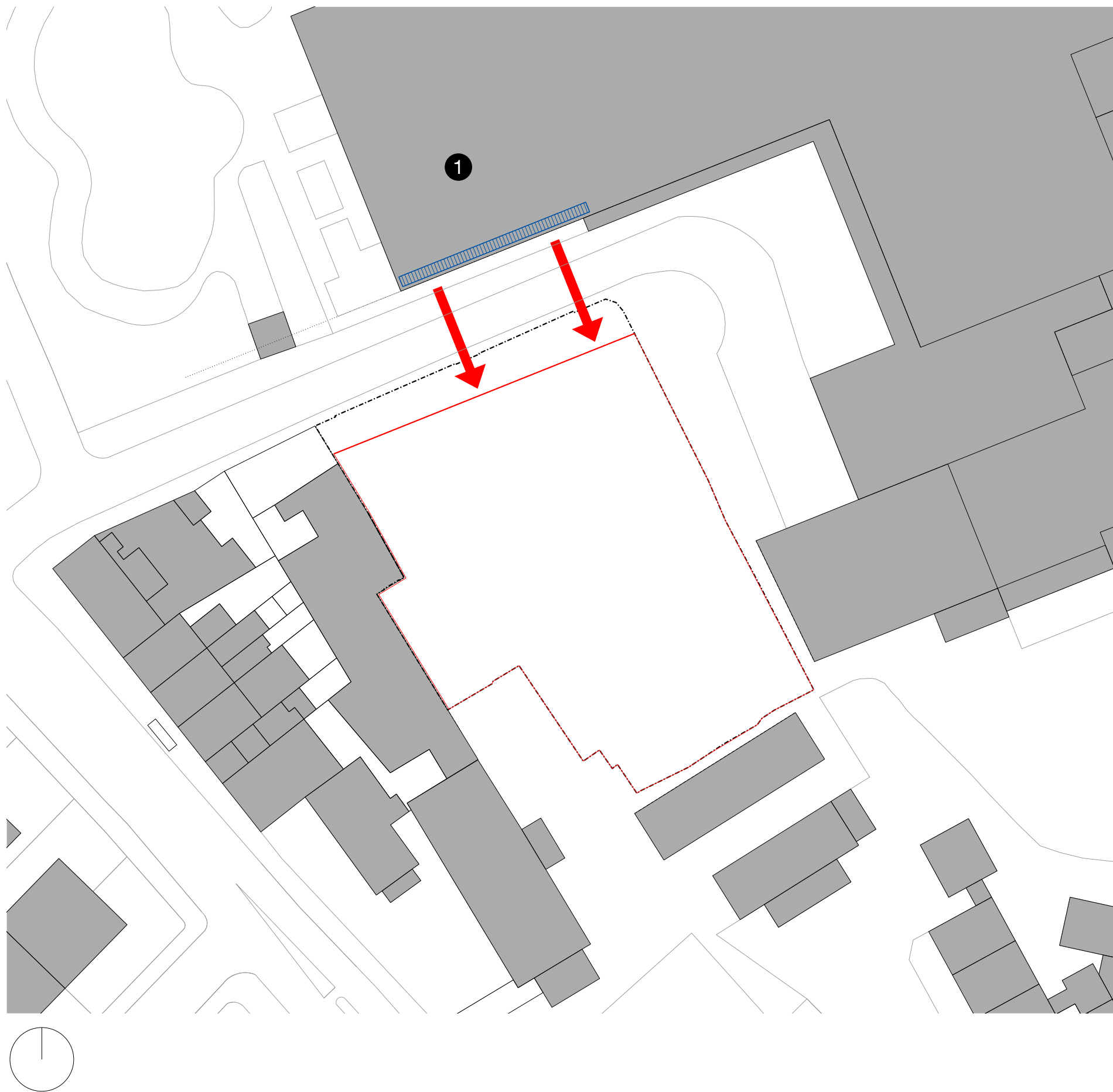


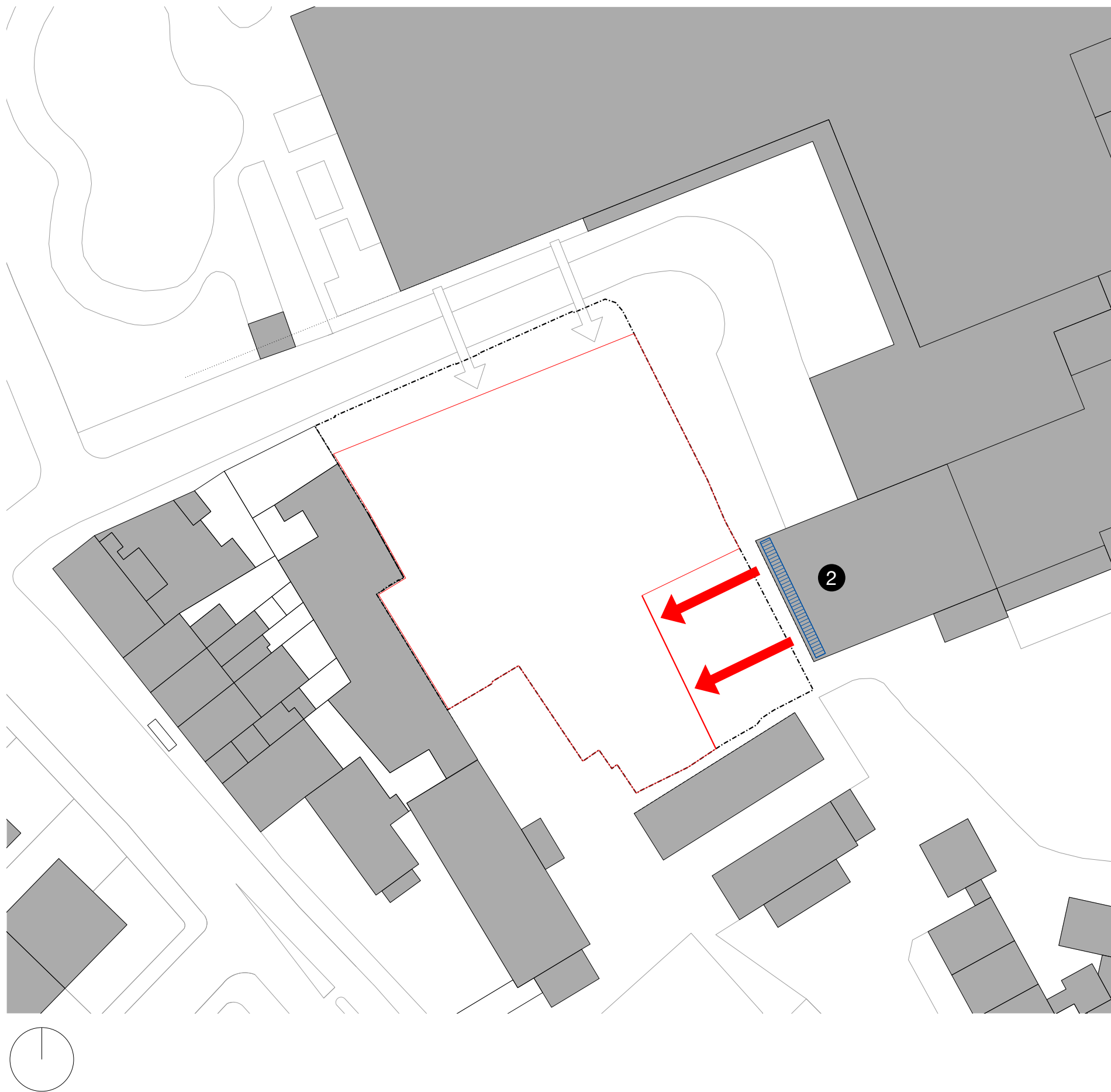
Above

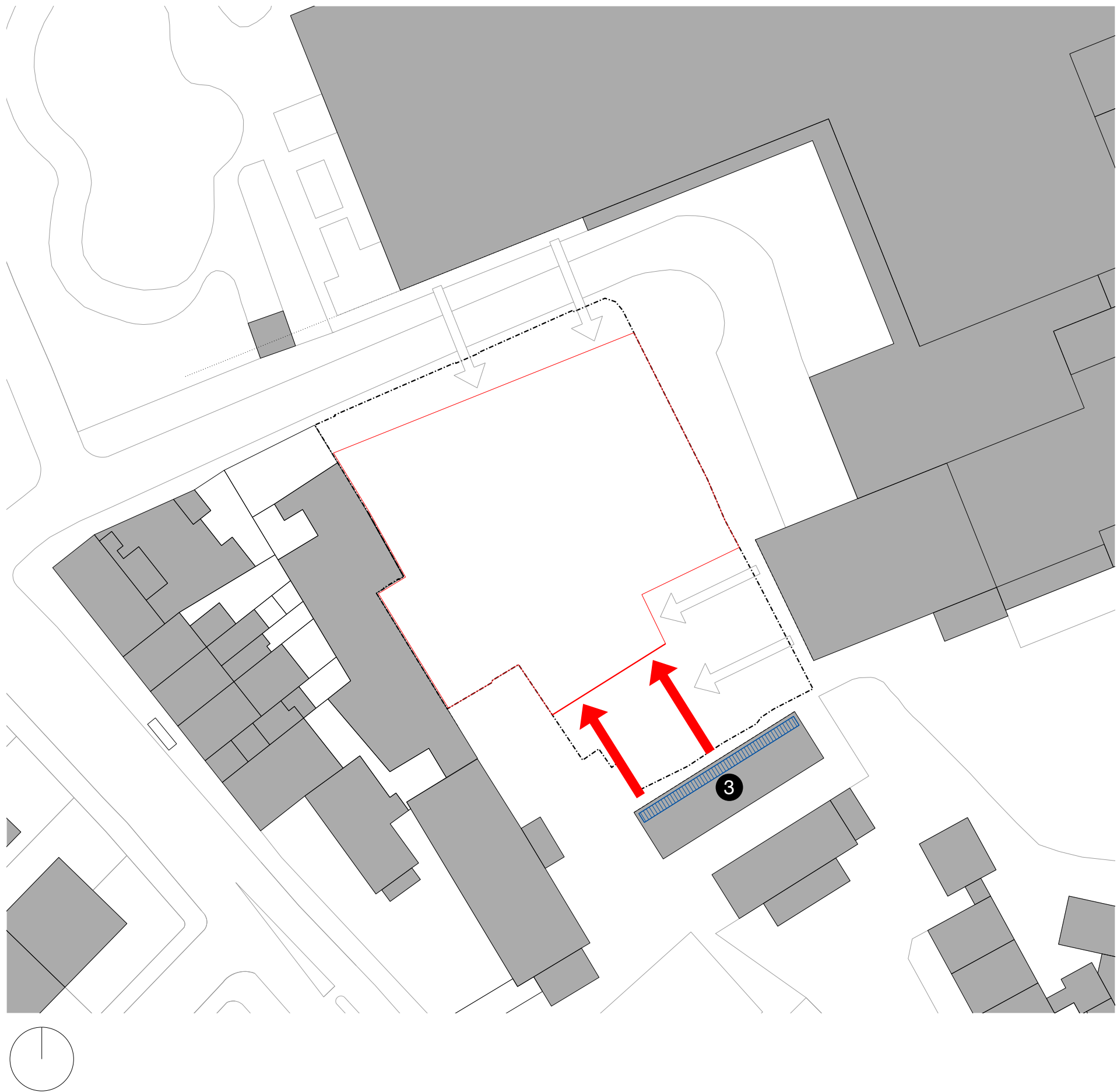
Aerial Photograph showing connection between Hampstead Heath and 'island' project site

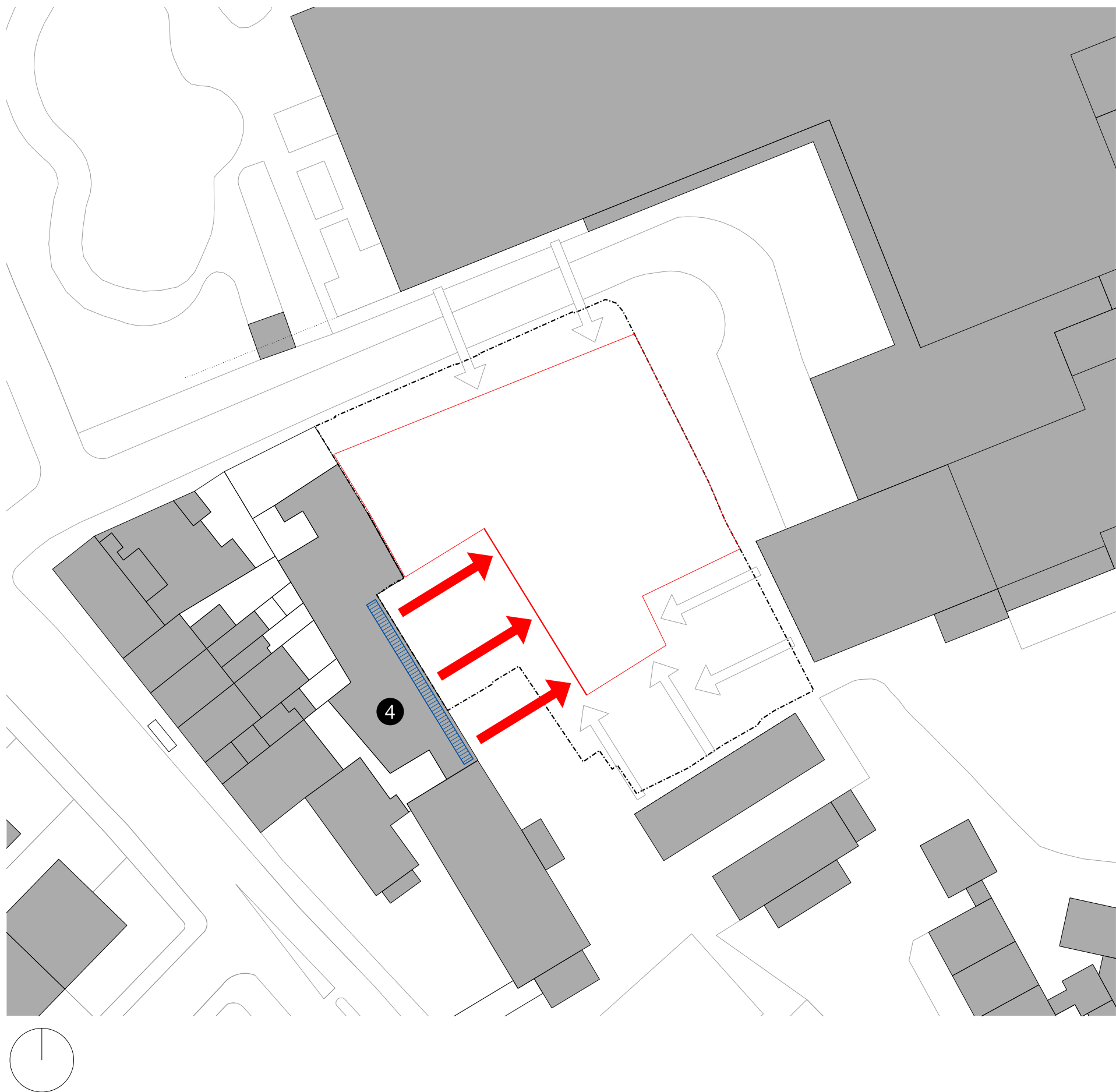


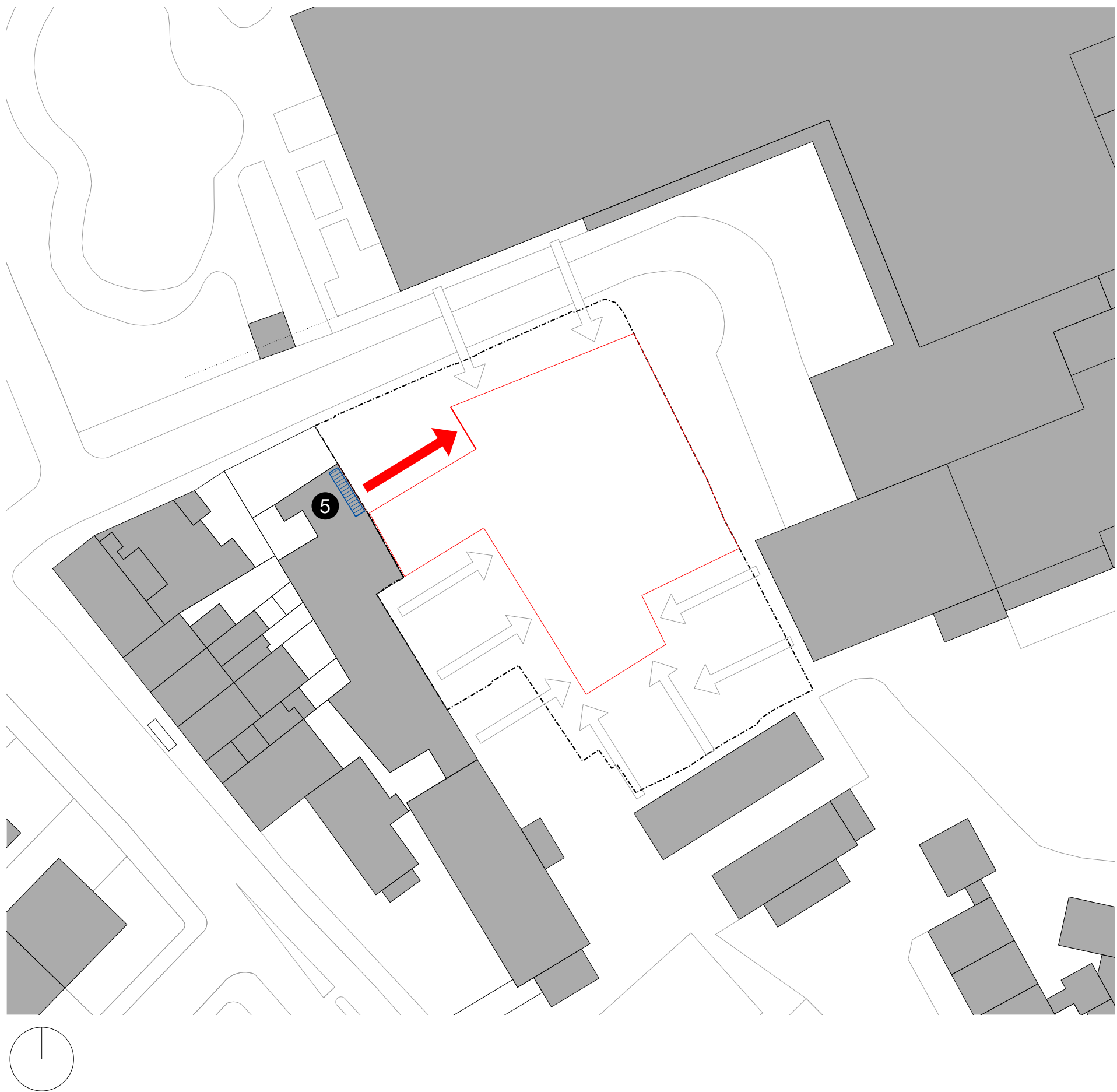


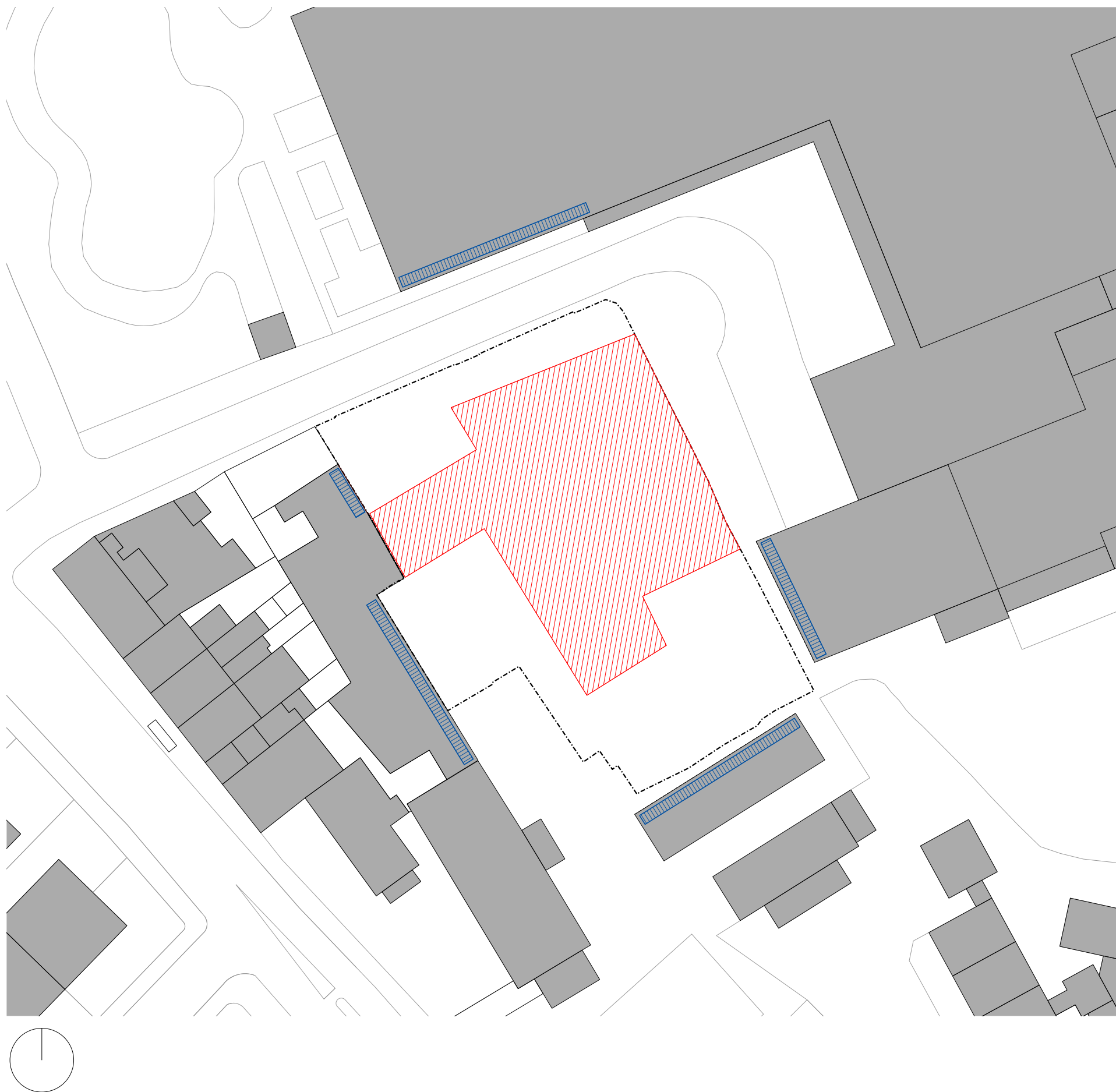










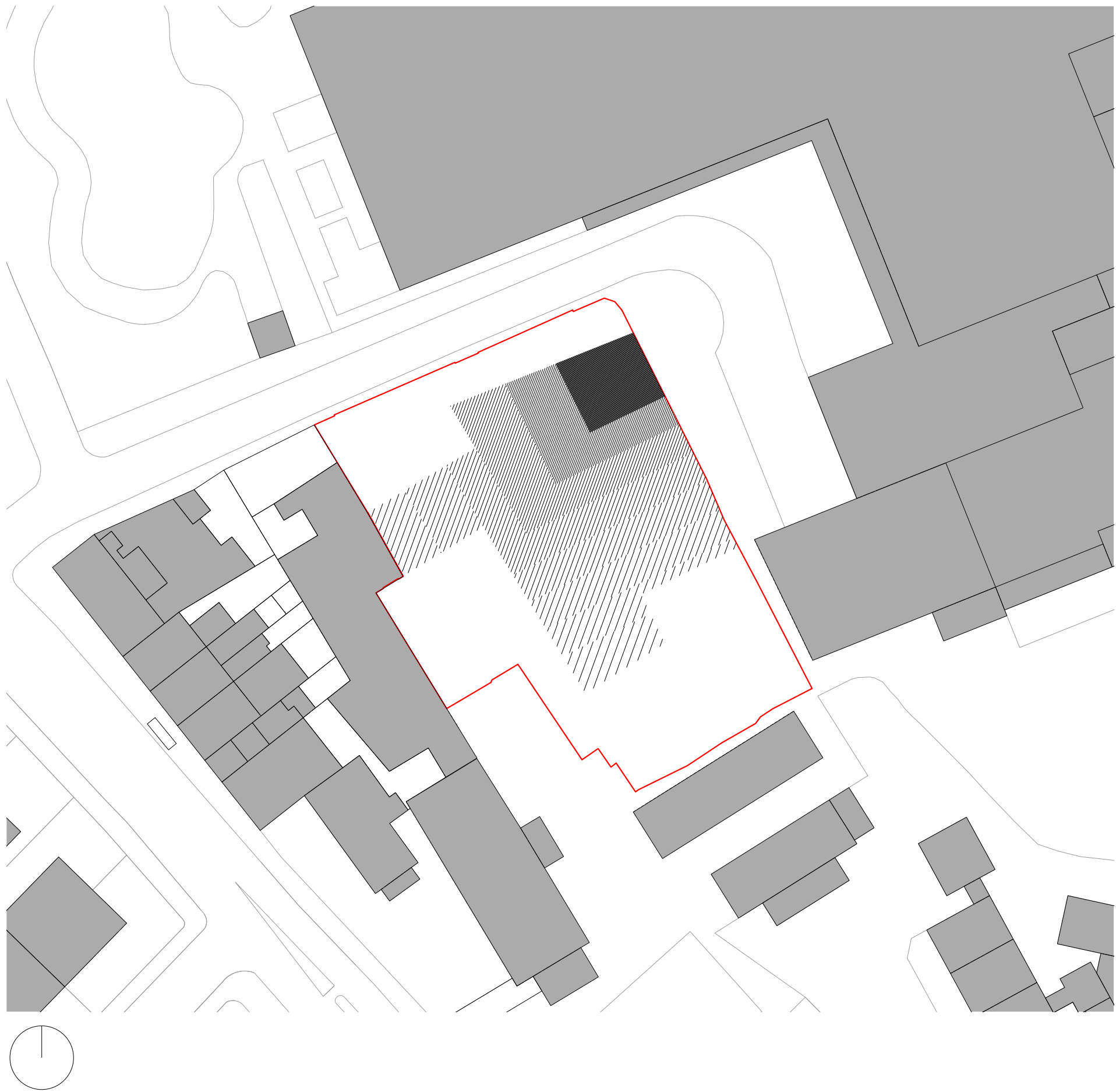




Found Condition

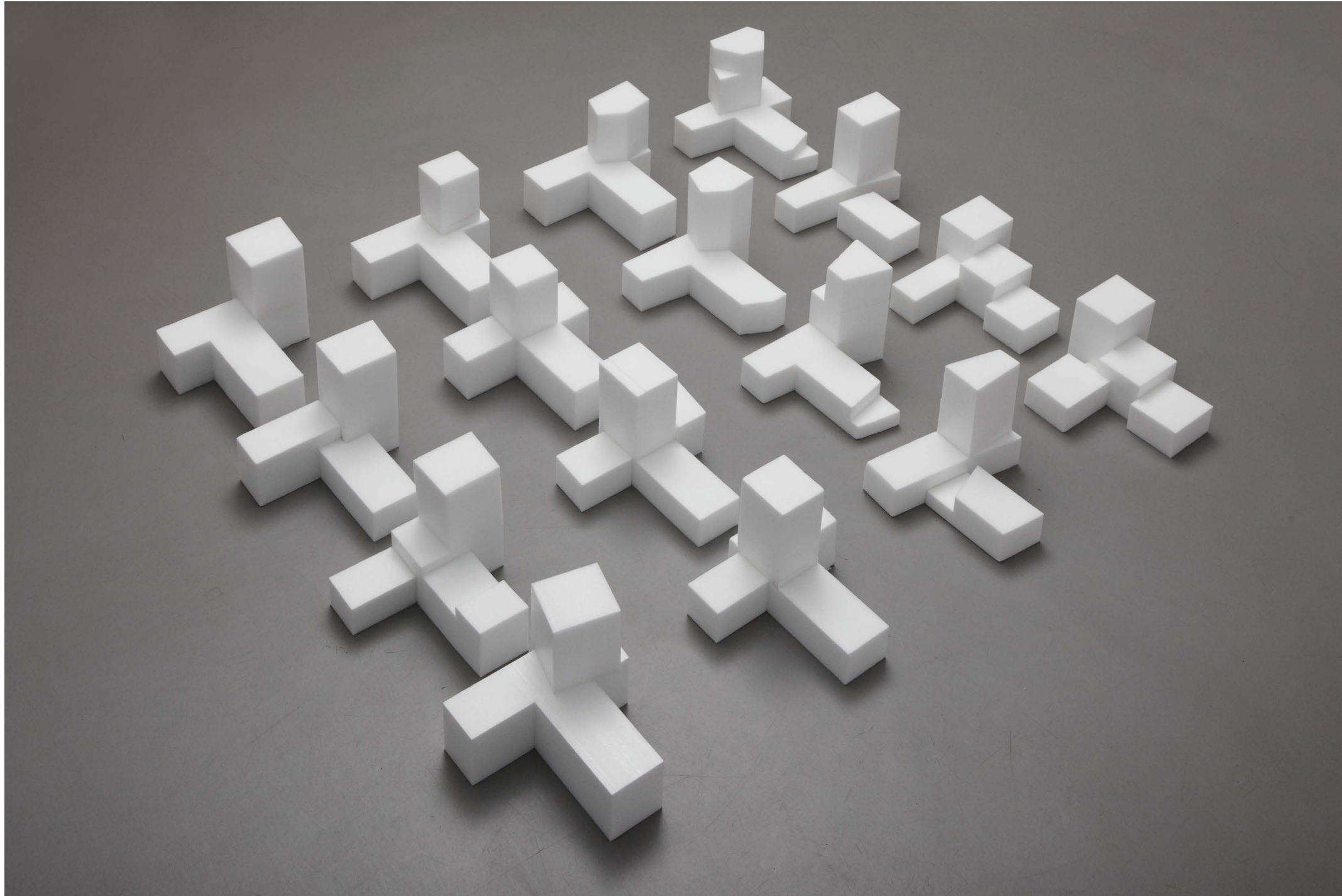


Proposed Threshold



Design Development: Massing Studies

Model studies investigating 'T'-shaped volumetric composition



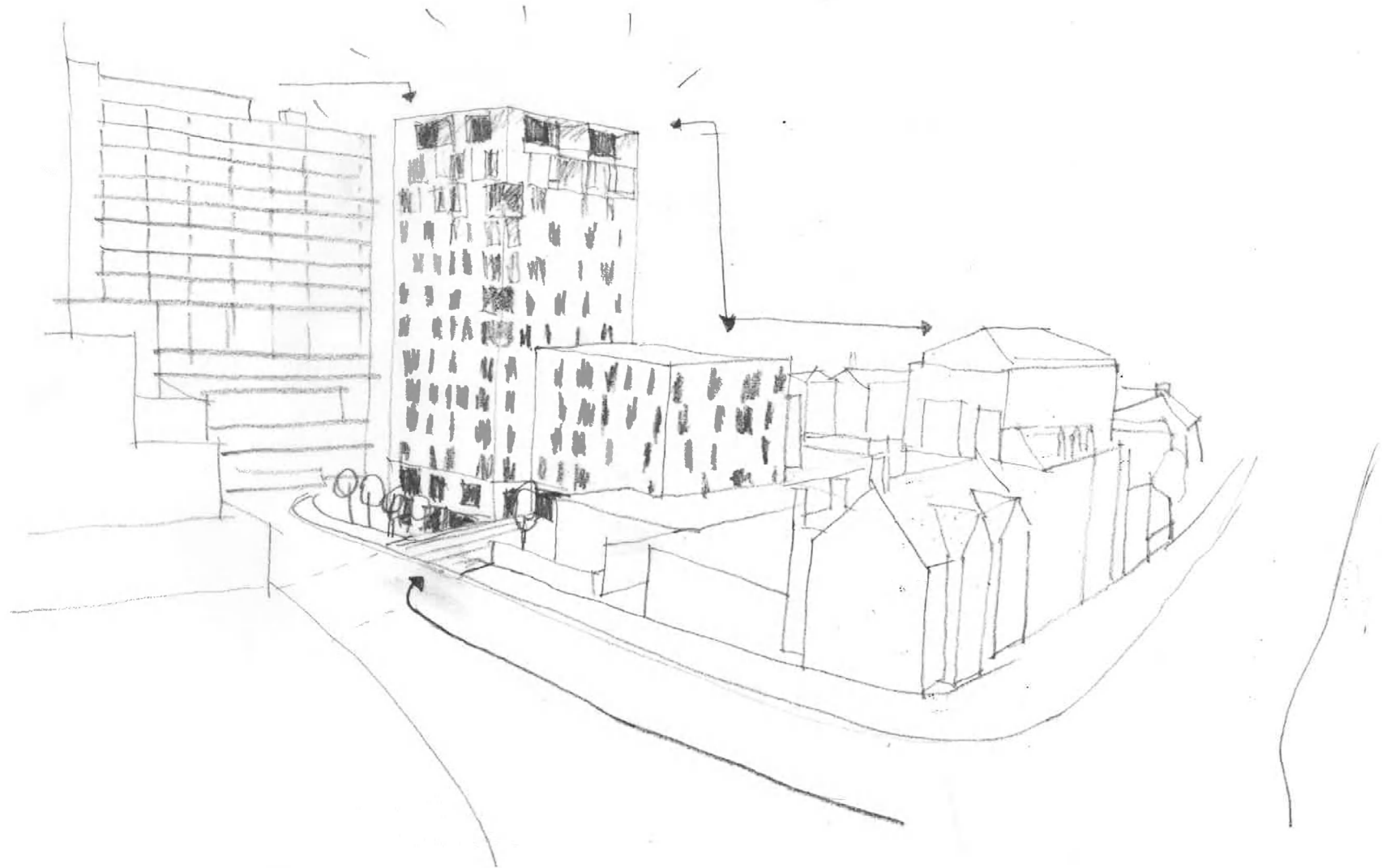
Above

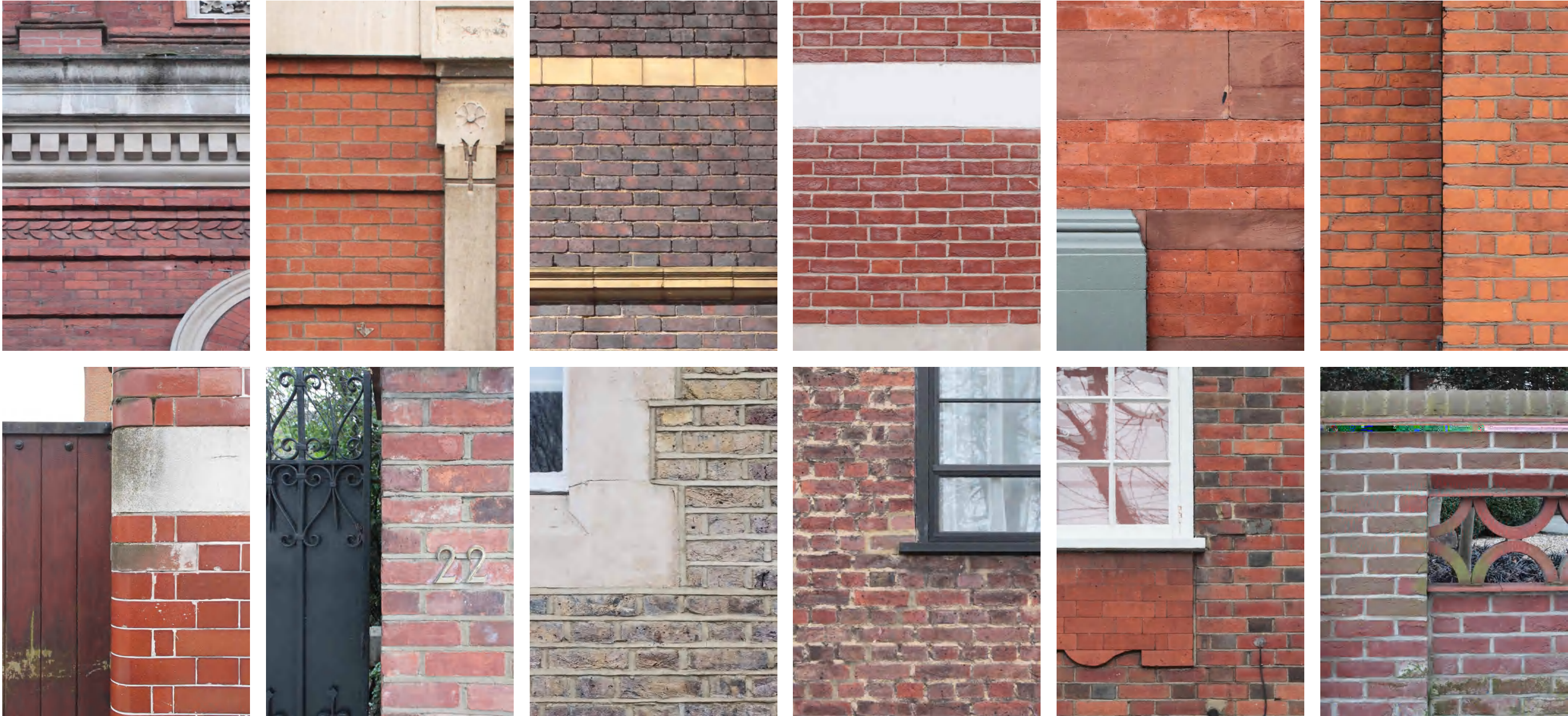
Models
1:250 massing models



Context Analysis

Bartram's housing to mediate between mass and bulk of Royal Free Hospital and the adjacent buildings on Haverstock Hill. To improve public access to Rowland street , to have an active frontage that increase permeability to the gardens beyond. Bartram's to create a new landmark in front of the RFH and to therefore improve the skyline from Haverstock Hill.





Above
Photographic catalogue
Surface wall colours

Hampstead: Window Frames

Windows framed by special bricks or lined with contrasting material

1.



2.

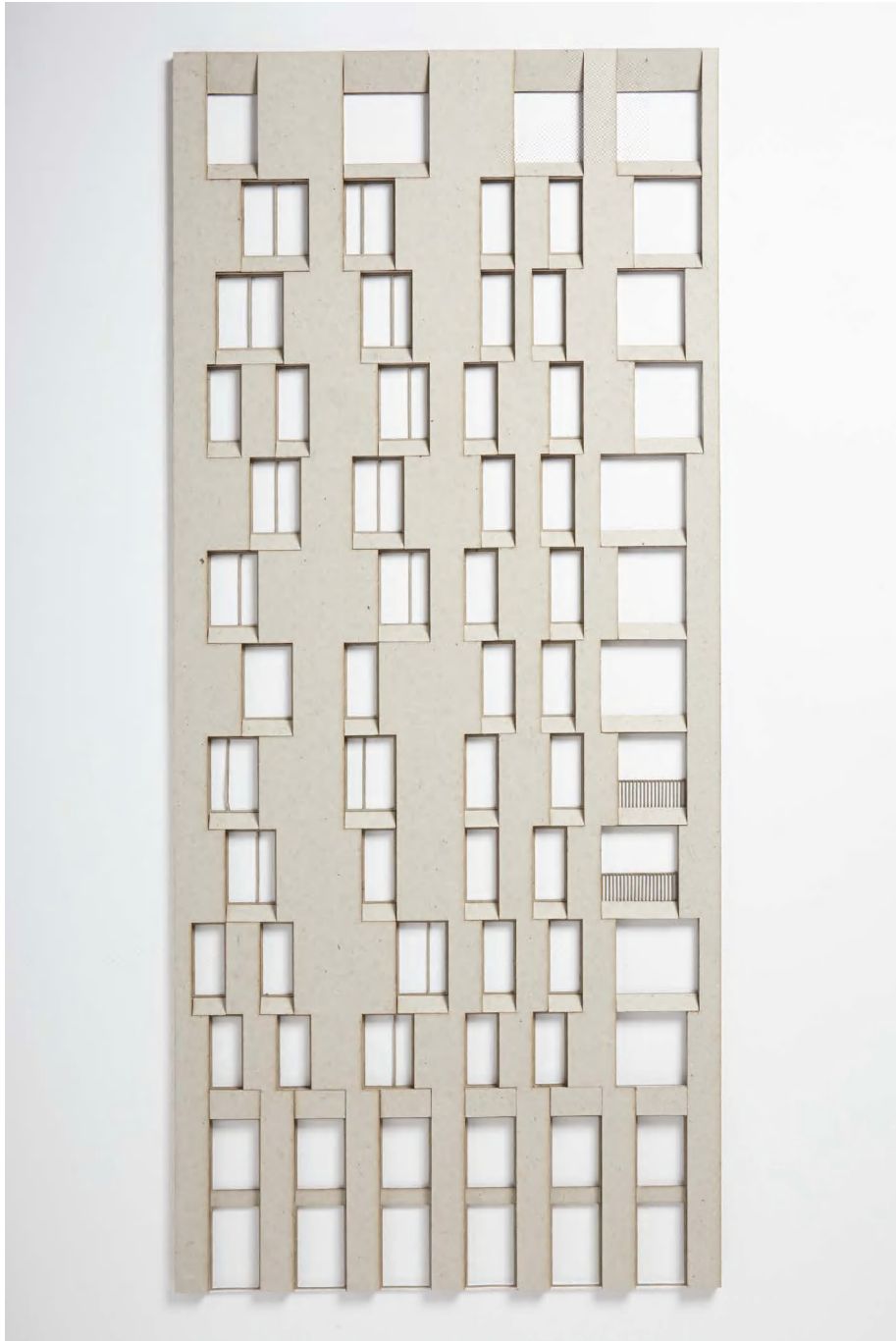


Clockwise from left

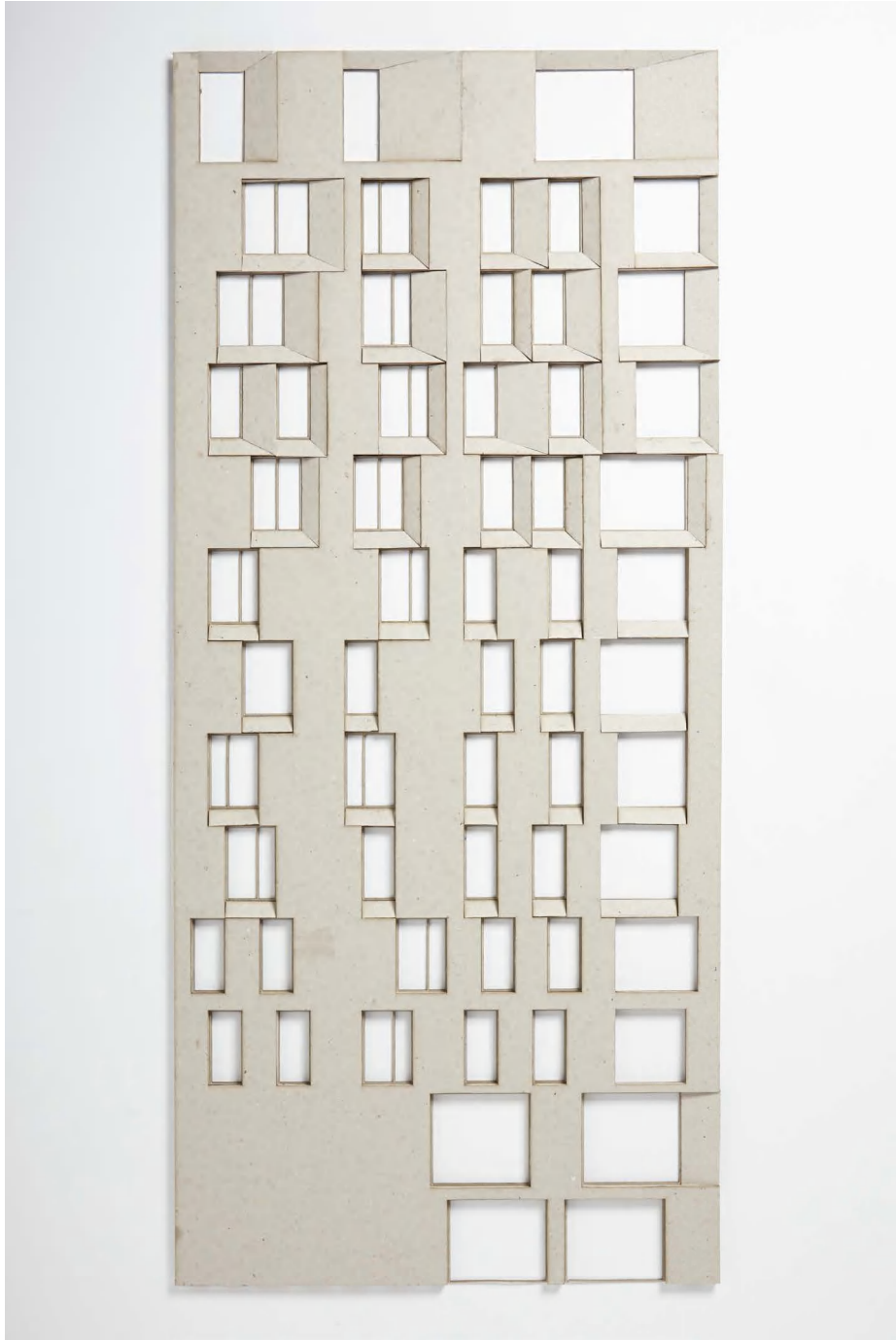
1.
Window frames in immediate context

2.
Höweler + Yoon Architecture Sky Courts
Chengdu

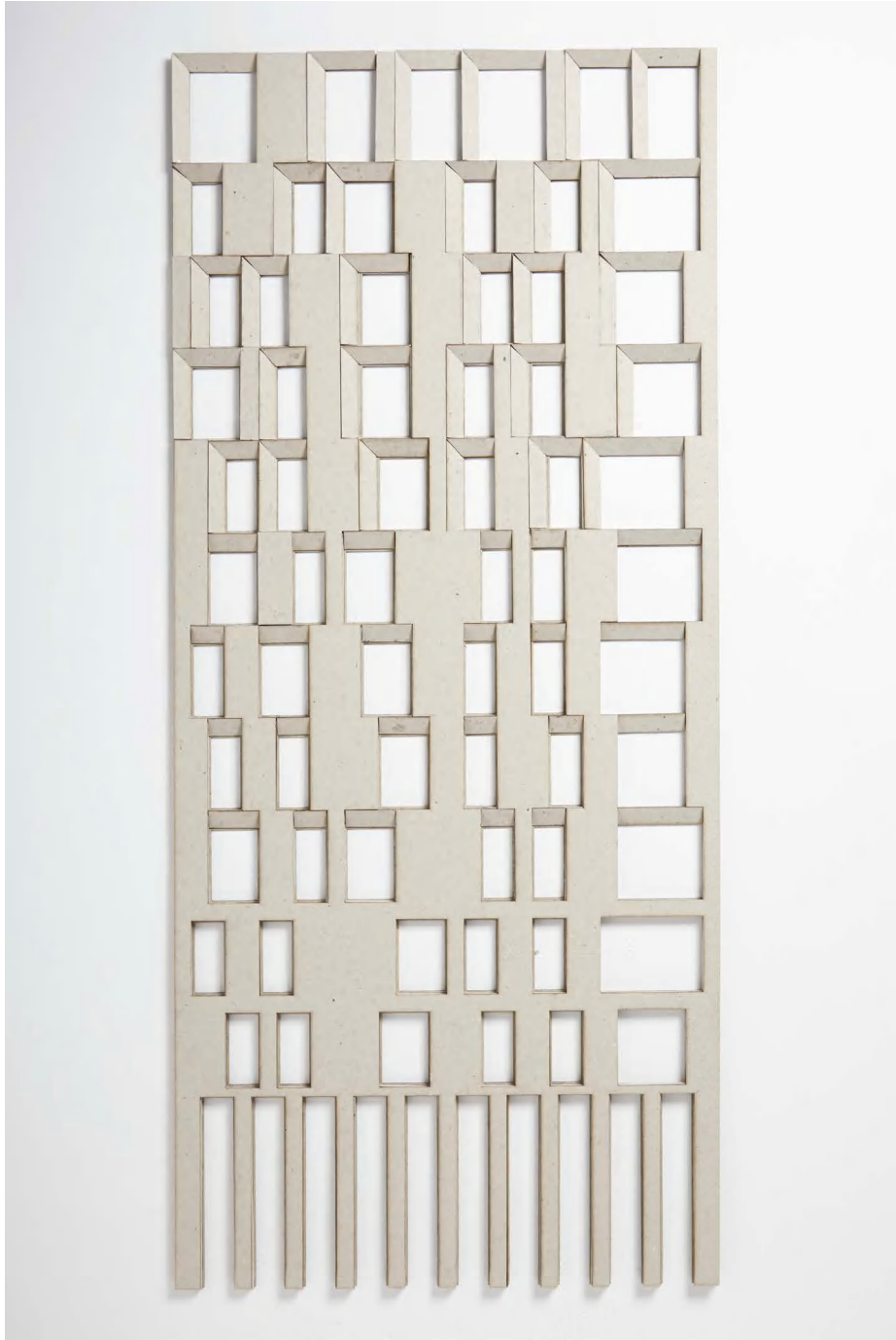
1.



2.



3.



Vertical Order

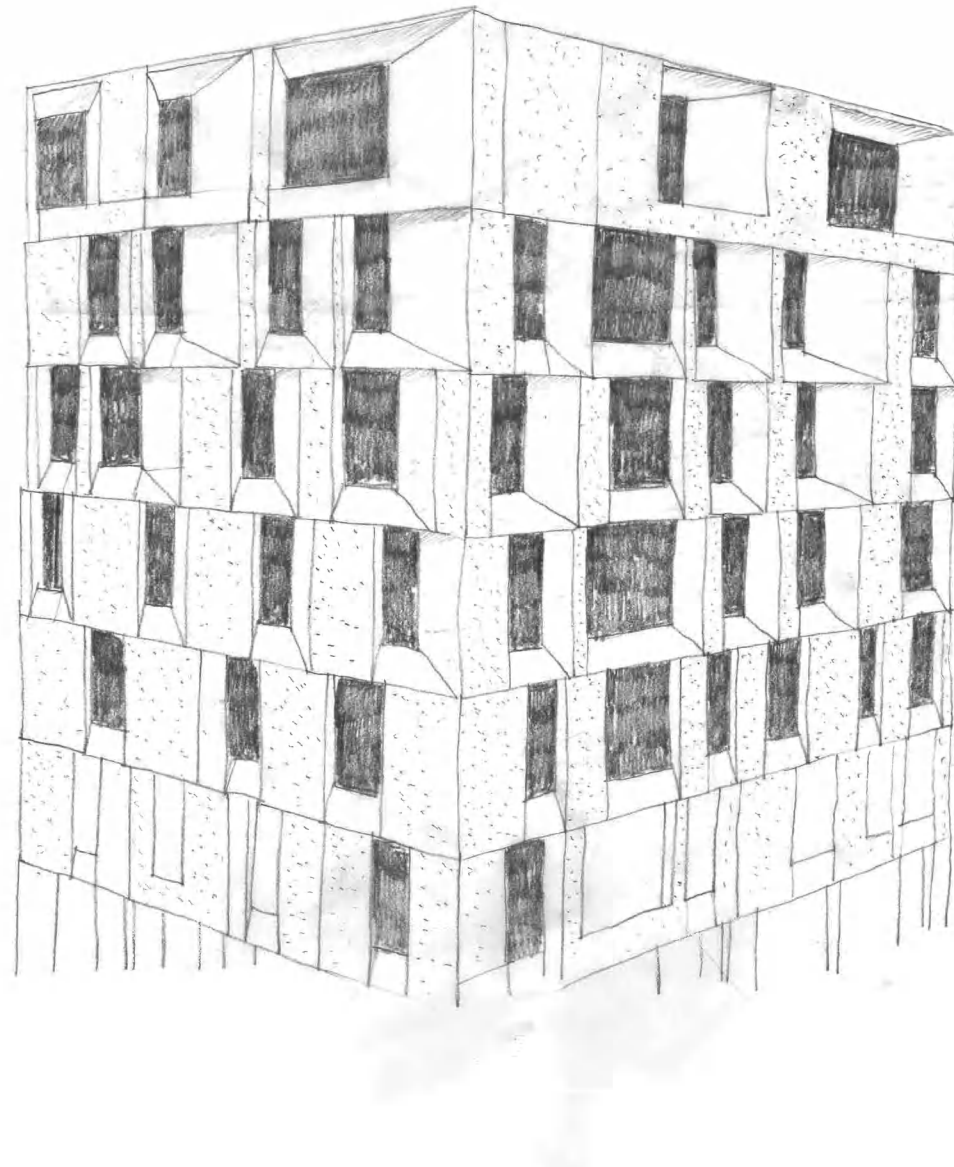
Options of testing base body and crown of taller block

Clockwise from left

1.
Splayed window sill, no splay at base, splayed window head detail at crown
2.
No splay at base to far more sculpted crown through splayed head and cheek of window
3.
No splay at base to far more sculpted crown through splayed head and cheek of window

Sculpted facade

1.



2.



Clockwise from left

1.
Sketch study of sculpted object

2.
Grafton Architects, Medical School,
Limerick

View to the sky

View up to the splayed head details at the window frames and the crown

1.



Above

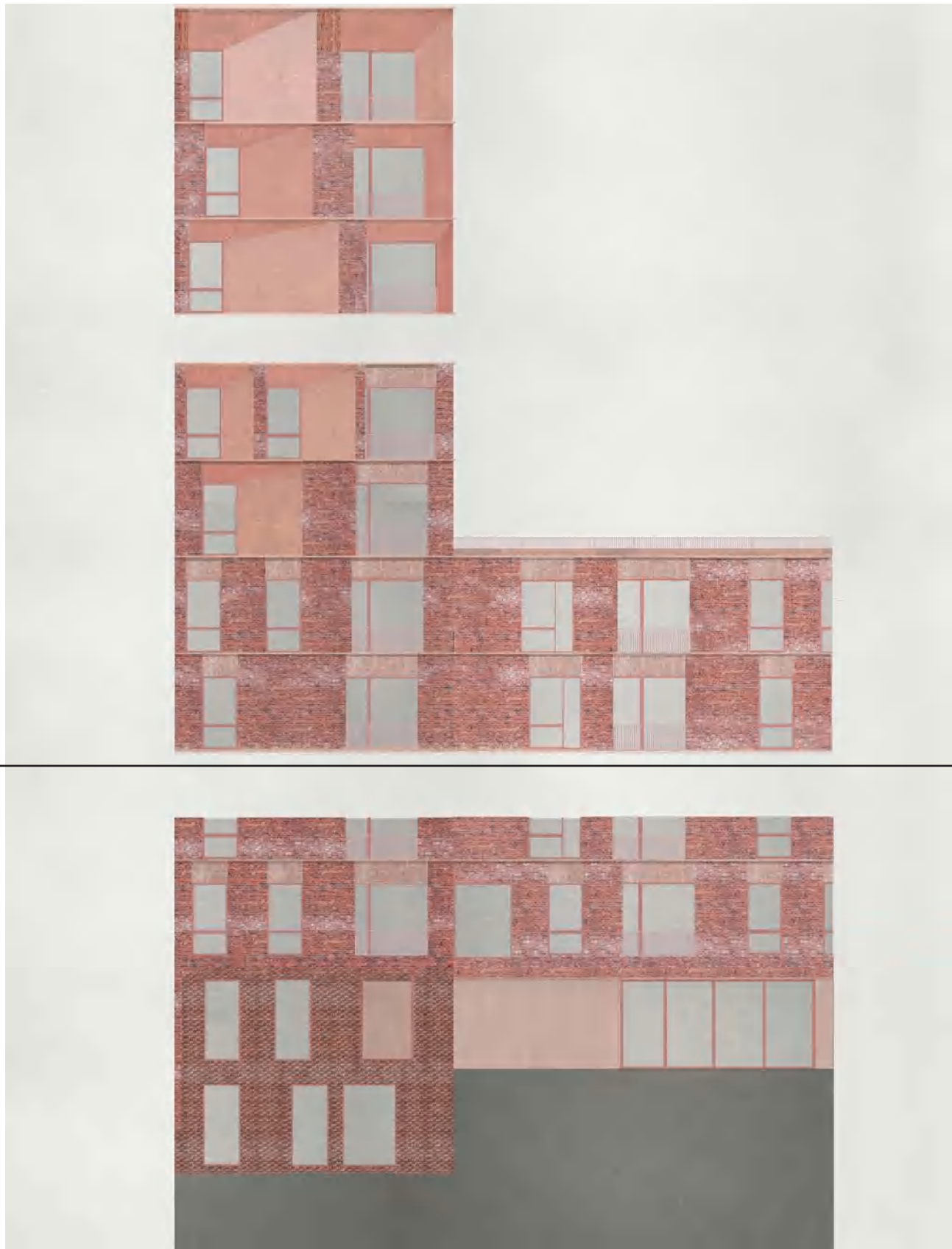
1.
Model study of the splayed head detail and
the splayed head detail at the crown

Facade Development studies

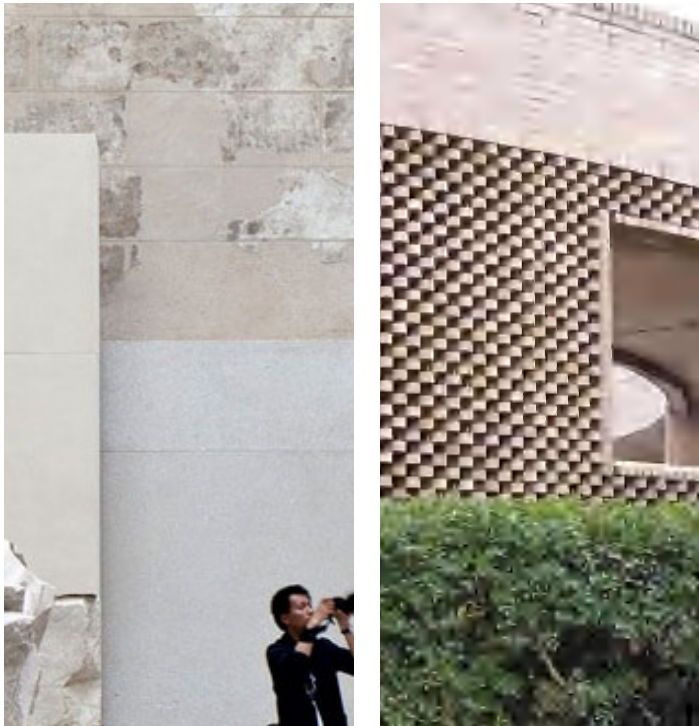
Key communal spaces celebrated

External material or texture change expressing internal communal spaces within the proposal

1.



2.

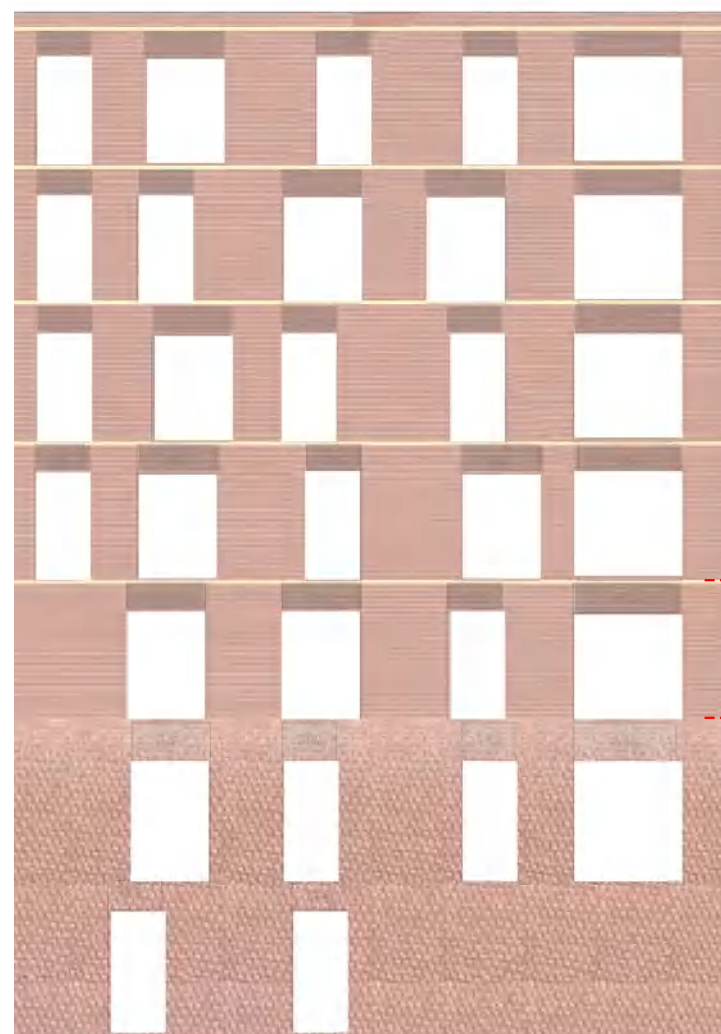


Left to Right

1.
Communal spaces expressed by use of contrasting texture or colour

2.
Terrazzo texture and brick changes

1



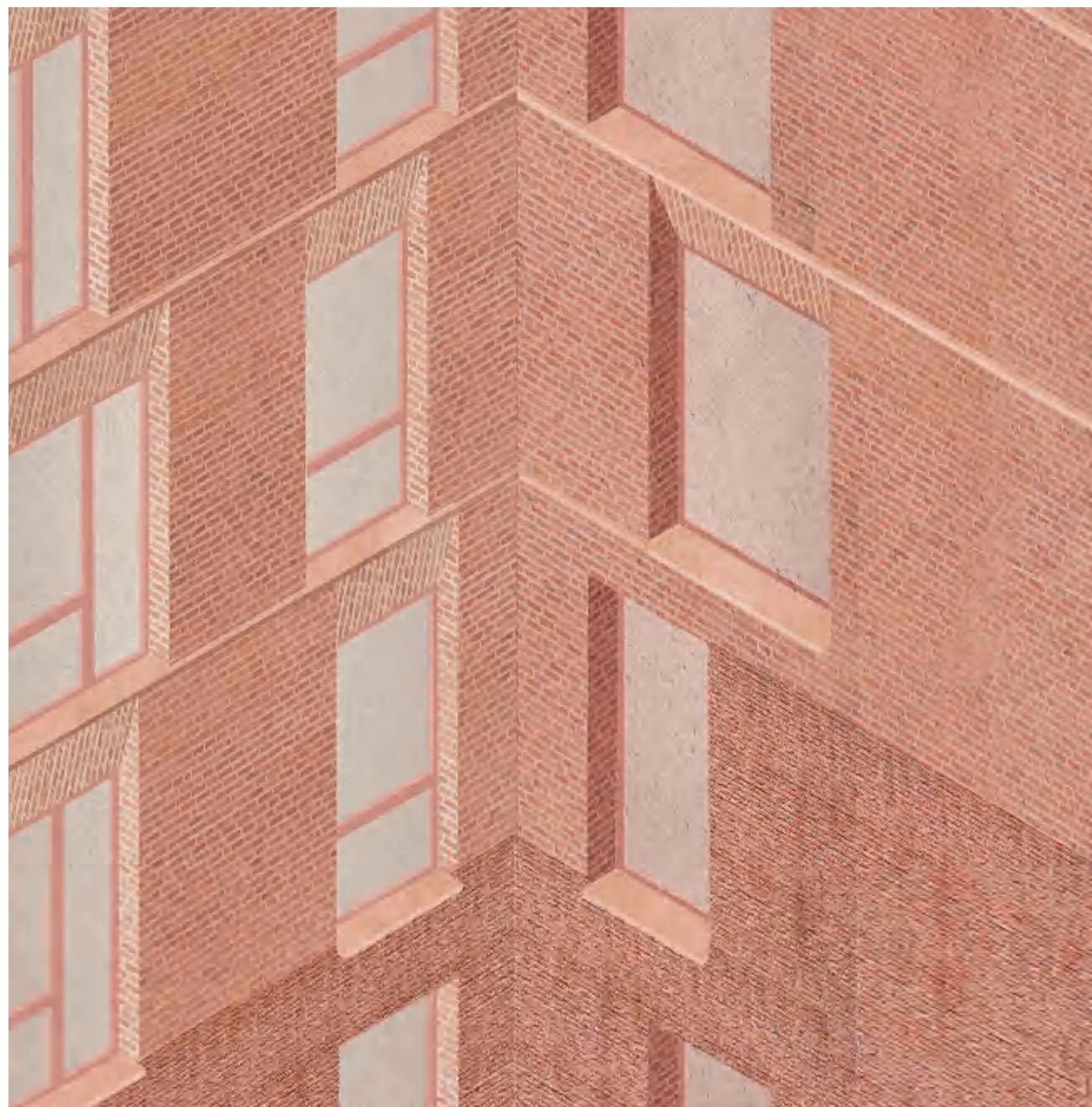
Cornice height one floor
above rough brick datum

Rough Brick datum



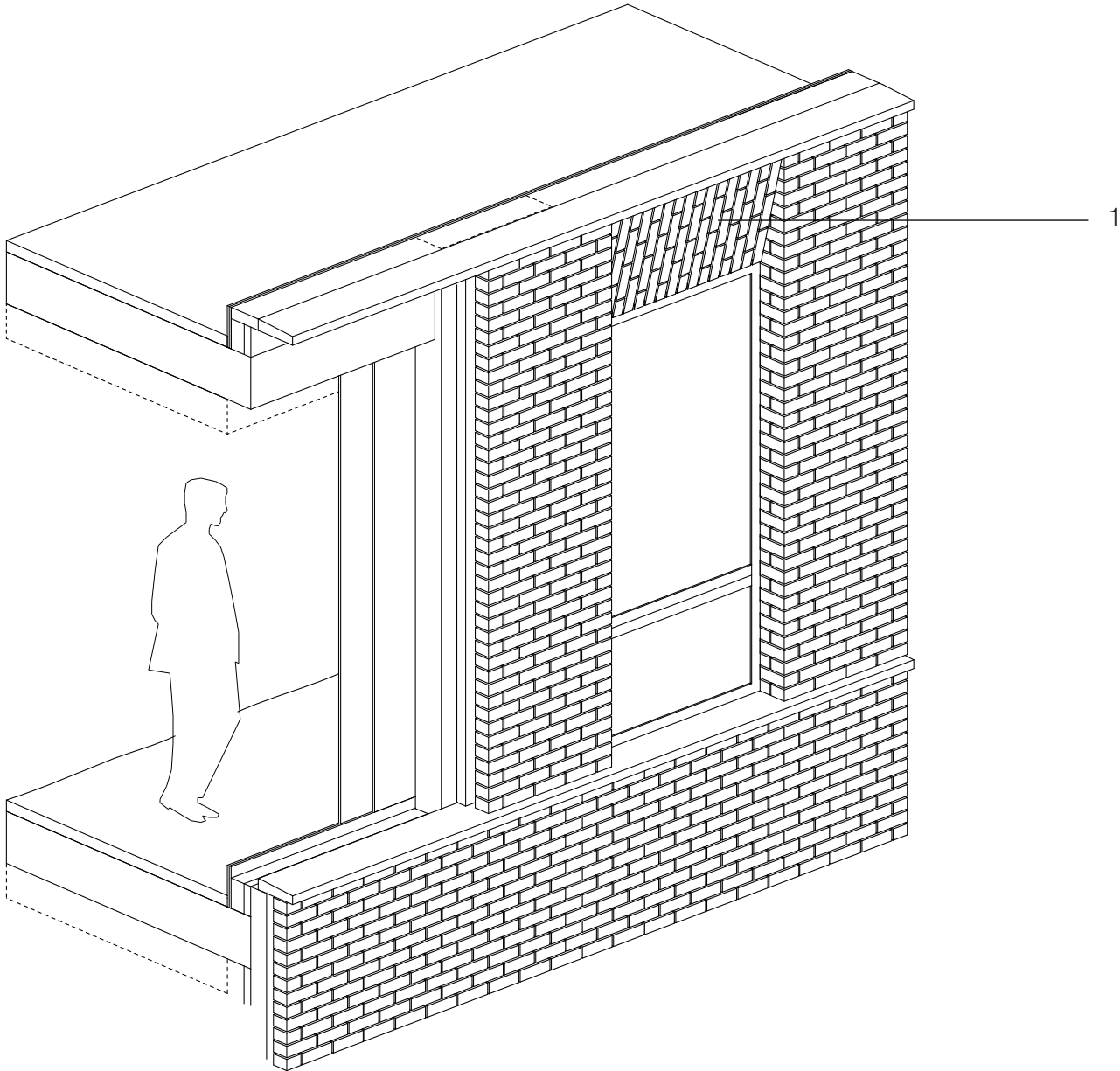
Junction Between Blocks Detail Study

The textured 'special' brick base, shifts datum from block to block to highlight use and proportion of the individual block.

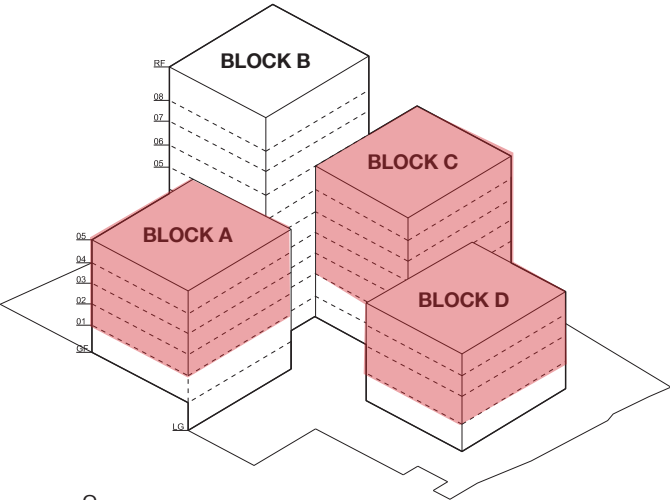


Key Brick Details.

1. Chamfer Head detail
External Wall buildup Block ACD
Typical Flat



Key



2



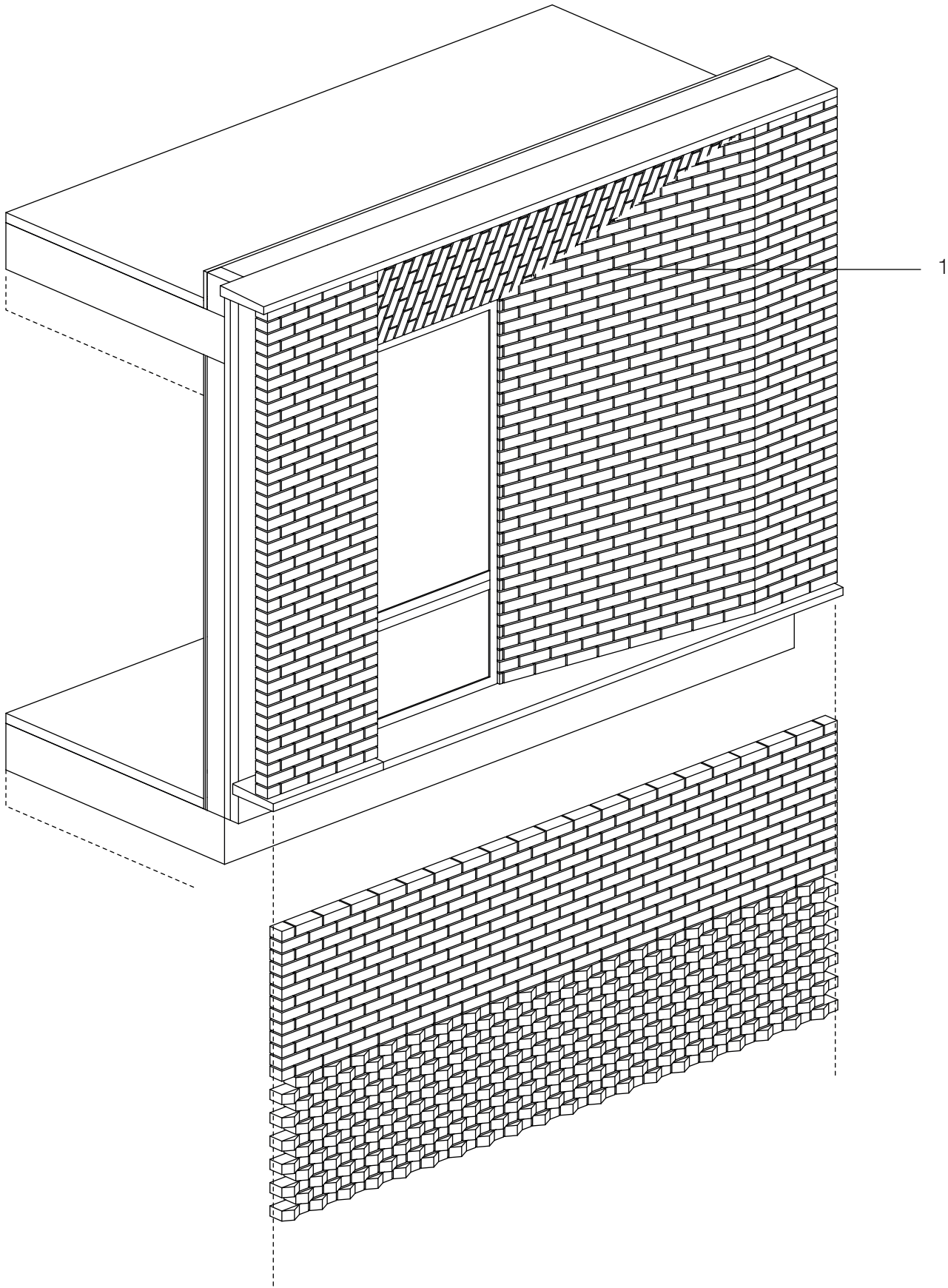
Left

1.
Chamfered brick lintel detail

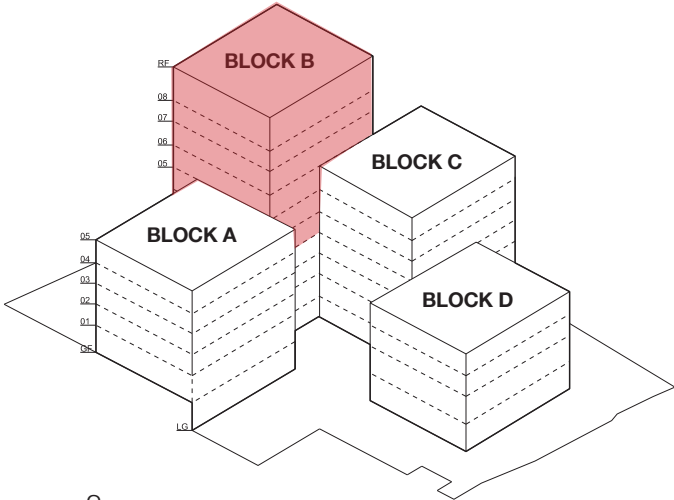
2.
Inspiration from context
brick detail

Key Brick Details.

Chamfer Detail
External Wall buildup Block B
Typical Flat



Key



2



Left

1.
Brick detail - Chamfer

2.
Inspiration from context
brick detail

Brick Details.

Studies of bricks applied to chamfers



Left

1.
Brick detail - Chamfer
Studies in 1:20

2.
Model 1:50



5.2 Facade Development studies

Crown treatment- tallest block

Investigating material combinations, with the juxtaposition of textured flat elements and smooth eroded chamfers to the openings.

-
- Left to right**
-
- 1.**
Heavily textured brick to flat faces with smooth chamfers
-
- 2.**
Common brick to flat faces with smooth chamfers
-
- 3.**
Brick with notable colour variation to flat faces, and smooth chamfers

WELL BEING

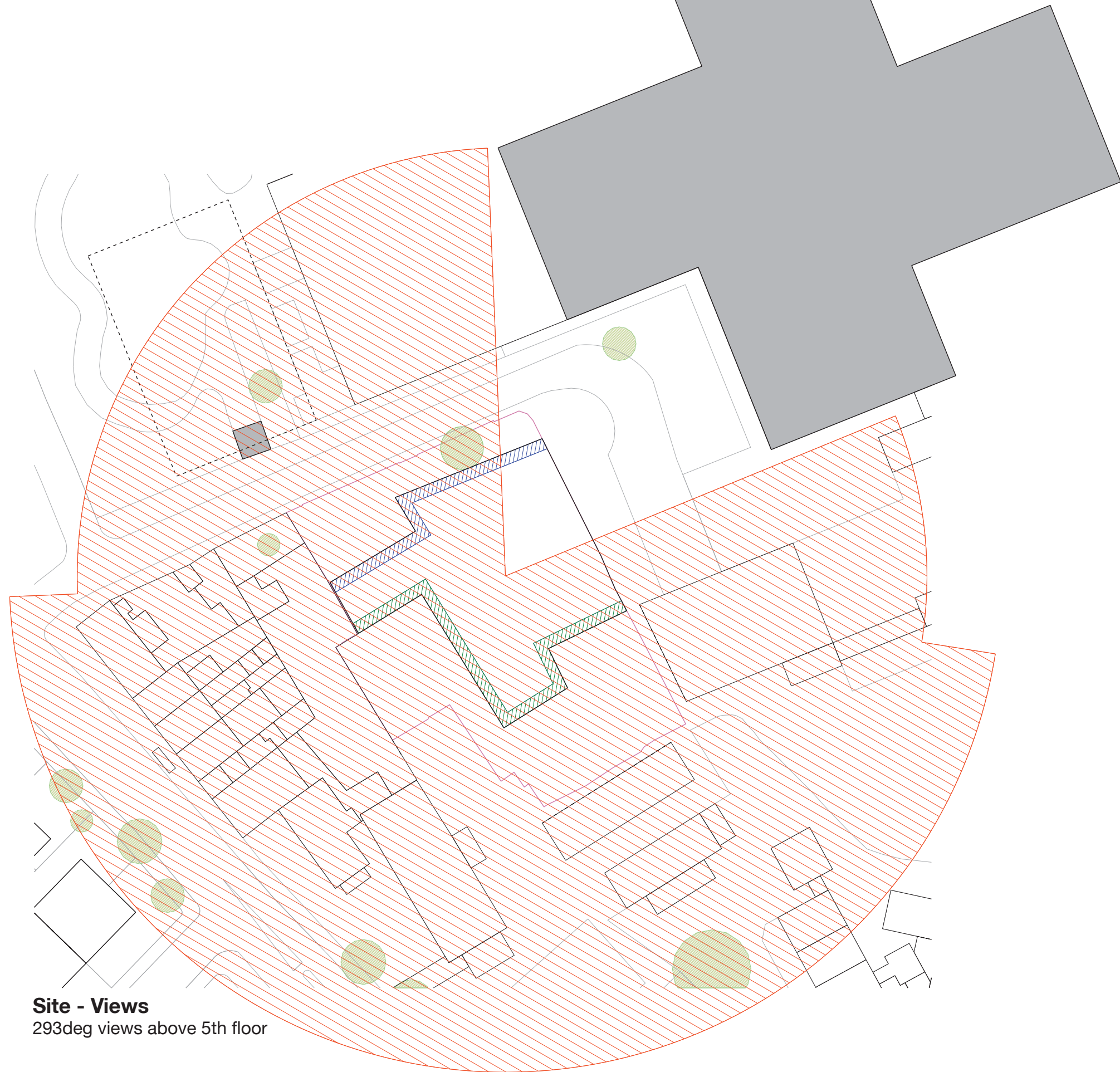


Site - Views

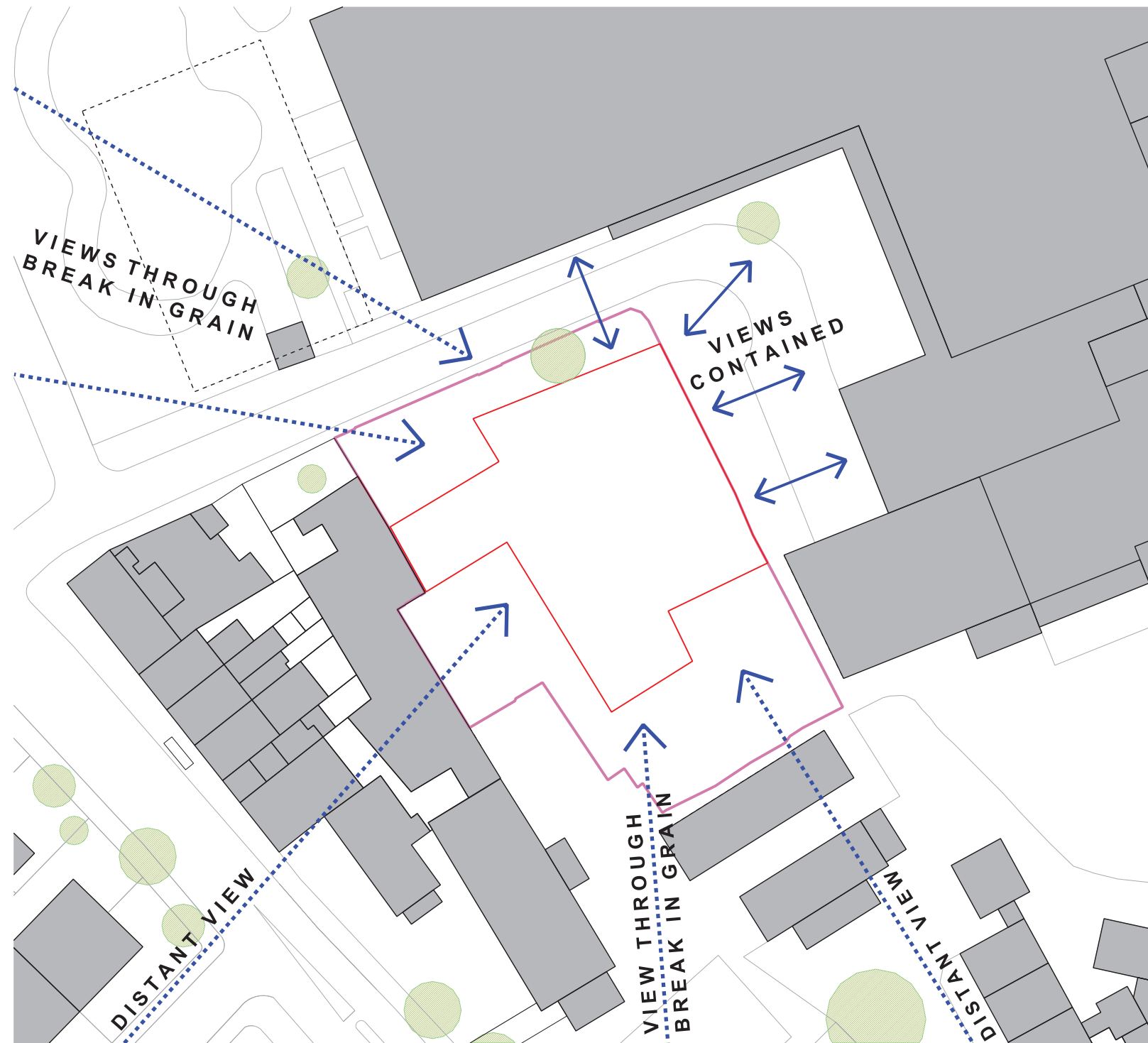
Key views. Depth, quality, topography



Site - Views
Key main views

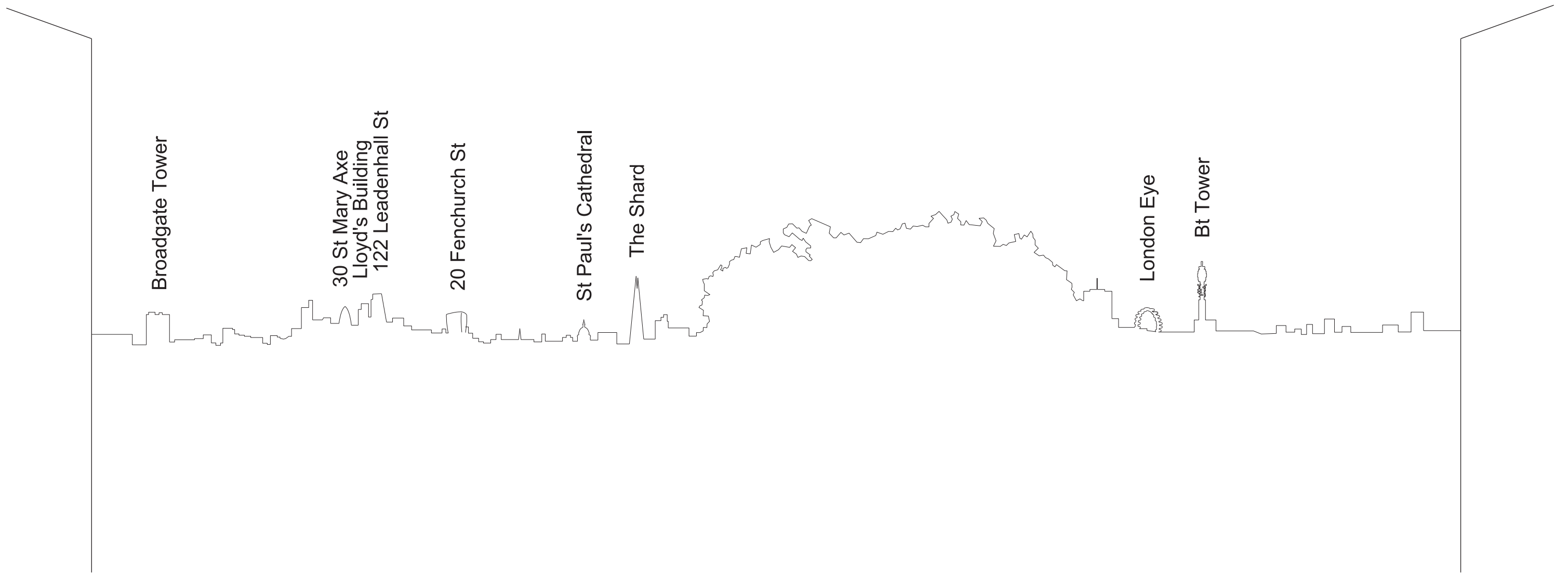


Site - Views
293deg views above 5th floor



Site - Views

Views to site from surroundings



Site - views

Key views to southeast - south

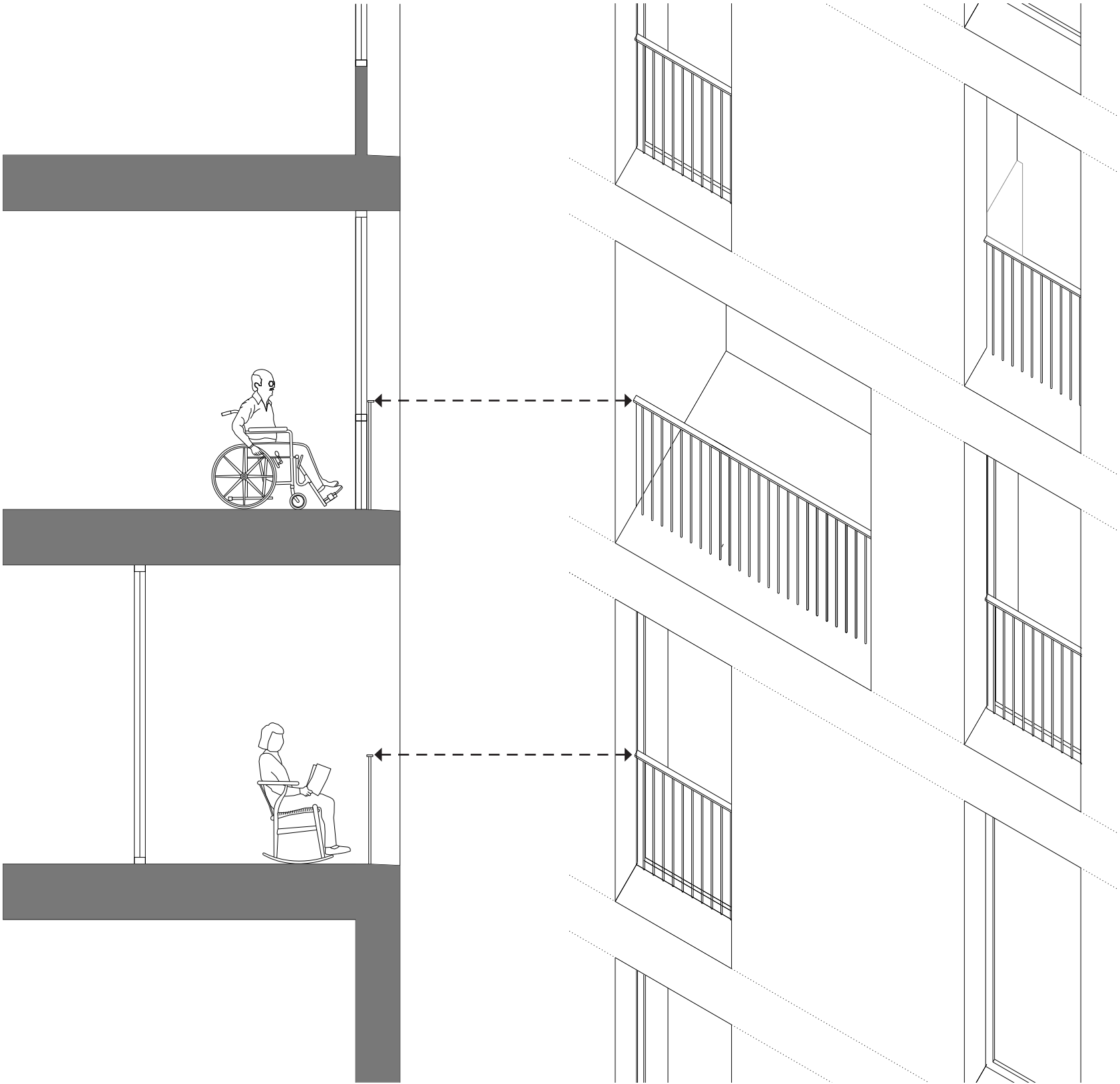


Site - views

Key views to southeast - south

Key Principles: User-Defined Design

Consideration of building dimensions to facilitate ease of use by future occupants



Section

Isometric/Elevation

Above (left)

Section/Isometric Elevation
Configuration of handrails and ballustrades
as example of user-defined design



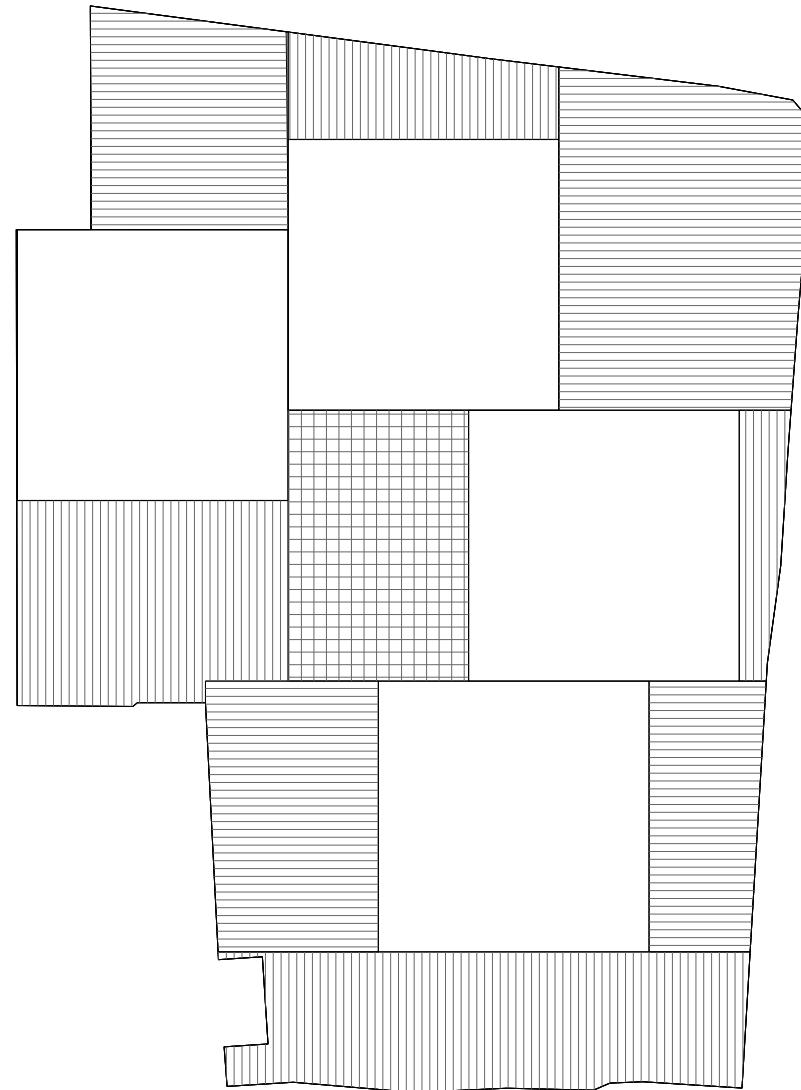
Above

Air and Light

Example of building in which double height internal volumes and terraces are created to encourage greater proliferation of air and light

Key Principles: Definition of Ground and Landscape

Definition of residual space/ground between and around building blocks as disparate collection of interconnecting landscapes



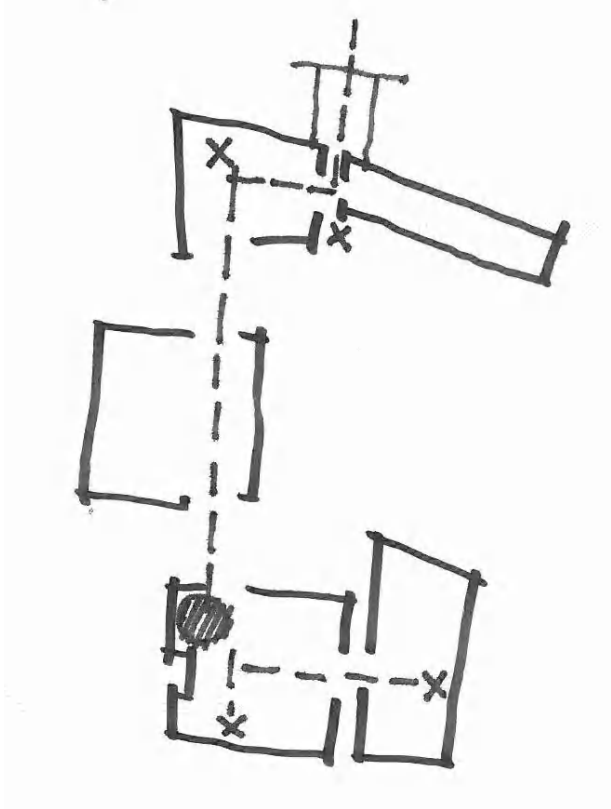
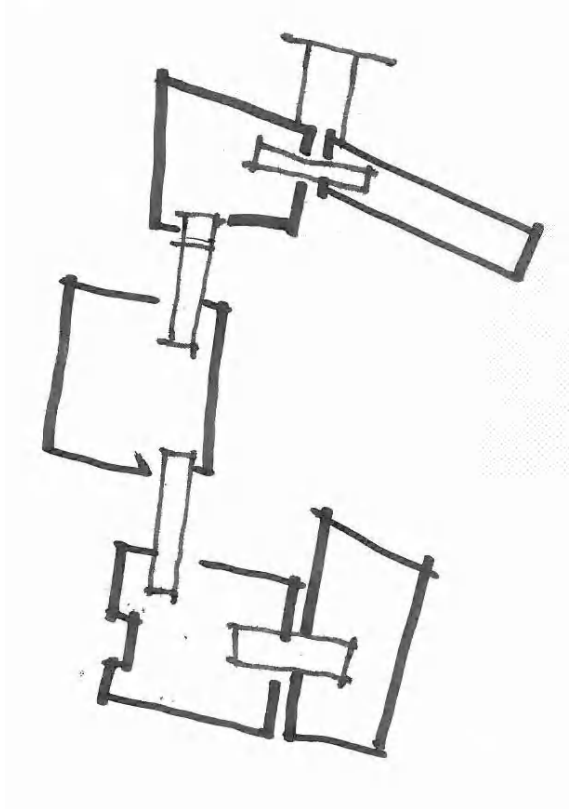
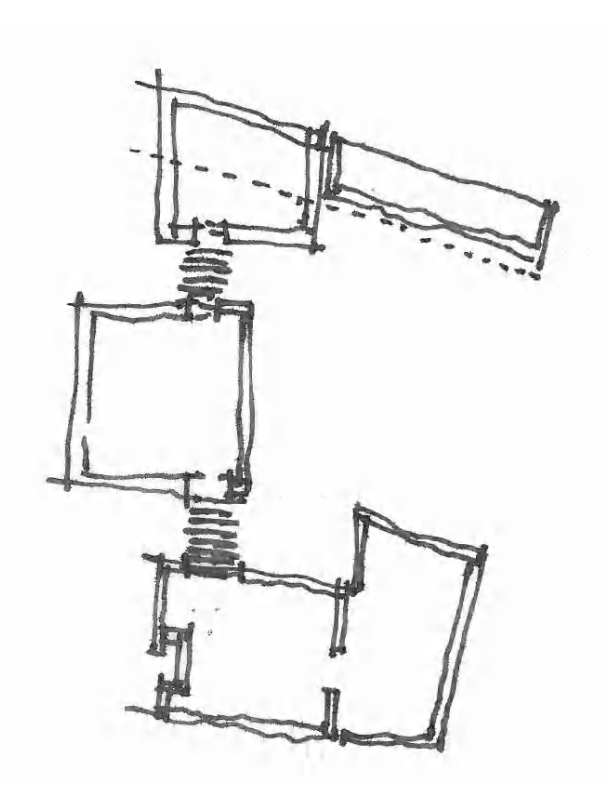
Definition of ground and landscape

Above (left)

Plan Diagram

Clear definition of individual outdoor spaces between and around blocks

Landscape- Interlocking courtyards



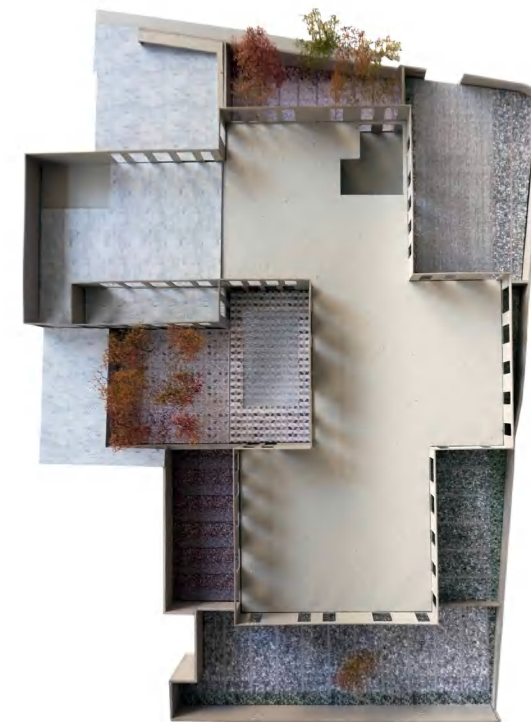
Landscape: Public and Private

Arrangement of courtyard spaces with different characters

1.



2.



Clockwise from left

1.
View of private courtyards to the rear,
which can be seen from the street at
ground level increasing feeling of green
public space

2.
Plan view, public courtyards leading to
private courtyards of differing characters

Proposed Landscape Design

The landscape plan features a series of unique courtyards and a gradation of hard surfaces to greenery from north to south. The courtyards addressing the street are mostly paved whilst those to the south of the site have significantly more space given over to planting.

Each courtyard is designed to have a distinct character so that there is a sense of progression, contrast and variety as one moves through the landscape and between the courtyards.



Key

1. Arrivals Court (open to pavement)
with single Japanese Great White Cherry
2. Tree Well Court
a sunken, shady plant-filled space
3. Shared surface
vehicular access and service entrance
4. Pool Court
with central reflective water feature
5. Grove Court
with clear-stemmed Chinese birches
6. Elevated Herb Garden
with thyme lawn and raised herb bed
7. Pear Court
with private terrace and single pear tree
8. Nuttury Court
with foraging areas
9. Apple Court
with private terrace and single apple tree

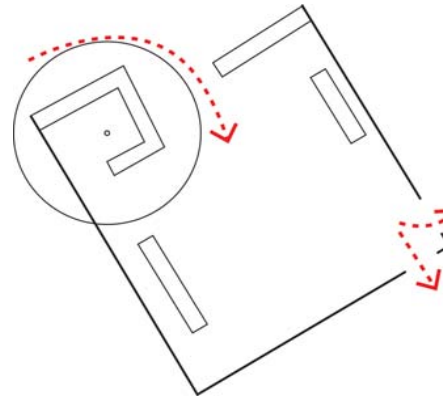
Left

Combined ground and lower ground floor
landscape plan

Proposed Landscape Design

Arrivals Court

This courtyard has been designed to be welcoming, open and vibrant. The entry point from Rowland Hill Street is punctuated with a single White Cherry Tree underplanted with grasses and perennials.

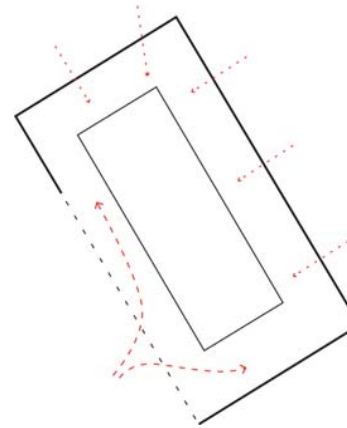


Key

- 1. Polished concrete benches
- 2. Great White Cherry tree
- 3. Railing (to match balcony)
- 4. Terrazzo tiling
- 5. Fire escape access to school
- 6. Spill-out area of cafe

Clockwise from top left

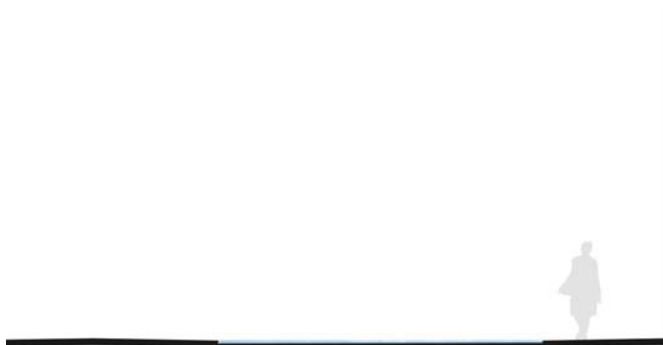
Arrivals court plan; circulation diagram;
cherry blossom detail; concrete benches;
section



Proposed Landscape Design

Pool Court

This courtyard has been designed to be a tranquil, reflective and simply laid out space. The main feature is a central reflective skim pool.



Key

1. Shallow skim pool

2. Terrazzo tiling

3. Outdoor seating

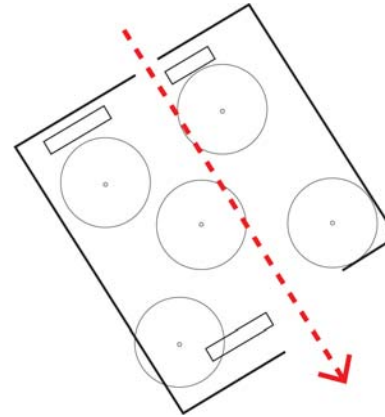
Clockwise from top left

Arrivals court plan; circulation diagram;
cherry blossom detail; concrete benches;
section

Proposed Landscape Design

Grove Court

This courtyard will broadly consist of a simply-paved area with seating and a grove of five birch trees planted in it. The birch trees will provide a canopy overhead and the bark's textural qualities act as a counterpoint to the solidity of the building, floor and seats. Bird boxes could be installed on the trees to attract wildlife to the courtyard. Glimpses of the adjacent 'Pear Court' can be seen through the threshold.



Key

- 1. Precast concrete paving
- 2. Polished concrete benches
- 3. Chinese Birch Trees (x3)
- 4. Threshold to Pear Court

Clockwise from top left

Grove court plan; circulation diagram;
threshold; section

Proposed Landscape Design

Foraging Planting

Throughout the courtyards there will be opportunities for foraging, ranging from fruit and nut trees and fruit-bearing shrubs. This will create an interactive and sensorially stimulating element to the landscape.



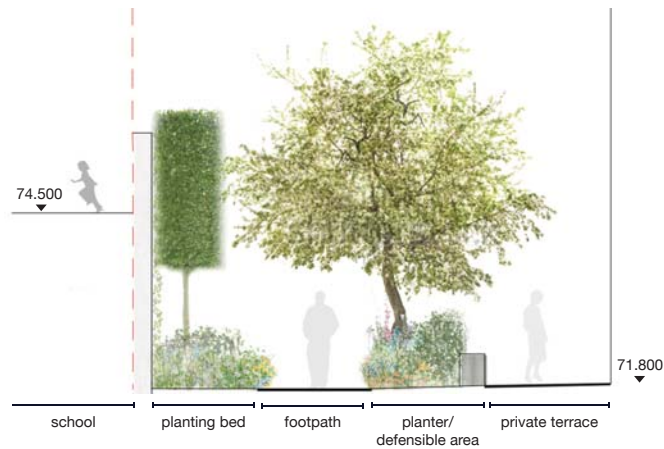
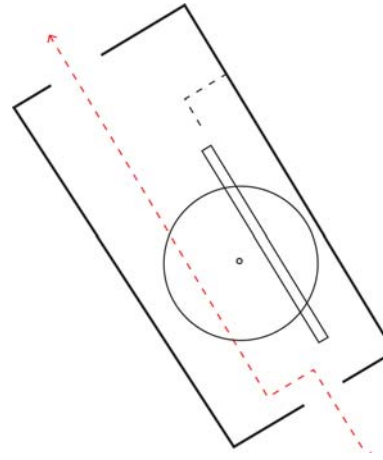
Left

Foraging for nuts, fruit, herbs and edible plants

Proposed Landscape Design

Pear Court

This courtyard is designed to be significantly 'greener' than the previously described courtyards. There is a simple path through the middle of the court flanked to one side by pleached trees and a bed filled with perennials and grasses. There are also small private patios to the other side of the space with a clear boundary defined with planting. The existing pear tree is to be replaced by a semi-mature heritage pear variety.



Key

1. Planting to include fruit bushes
2. Private terrace
3. Polished concrete seating
4. Pleached lime trees
5. Proposed pear tree
6. Precast concrete paving
7. Climbing Jasmine to boundary wall

Clockwise from top left

Pear court plan; circulation diagram; pear blossom detail; pleached lime trees creating green screen to boundary wall; section

Proposed Landscape Design

Roofscape

The roofscape to the proposed development can be considered as an extension to the landscape on the ground. The species used on the roof terraces should be selected to attract wildlife. The paved area to the terraces is kept to a minimum to maintain a significant vegetated patch that can make a real contribution to the surrounding city's ecosystem. Roof A and B are only accessible for maintenance. Roof C and D are accessible by residents.



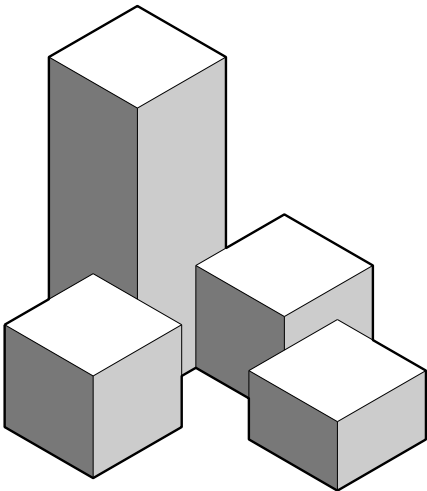
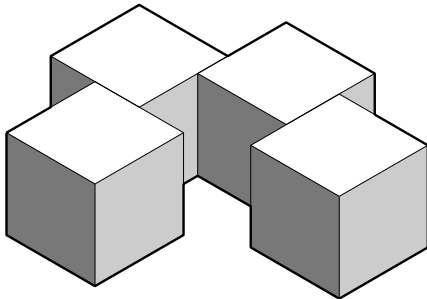
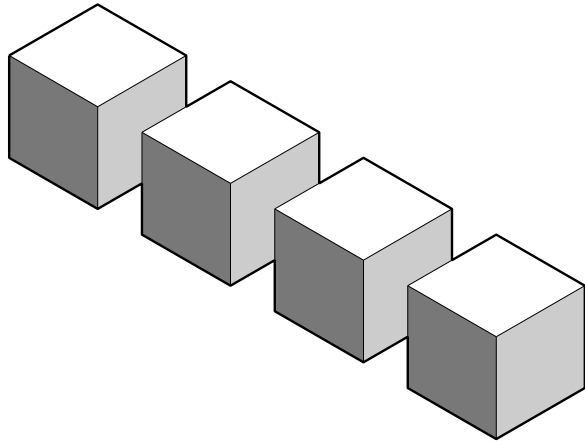
Left

Roofscape plan

SOCIAL INTERACTION

Design Development: Massing Concept

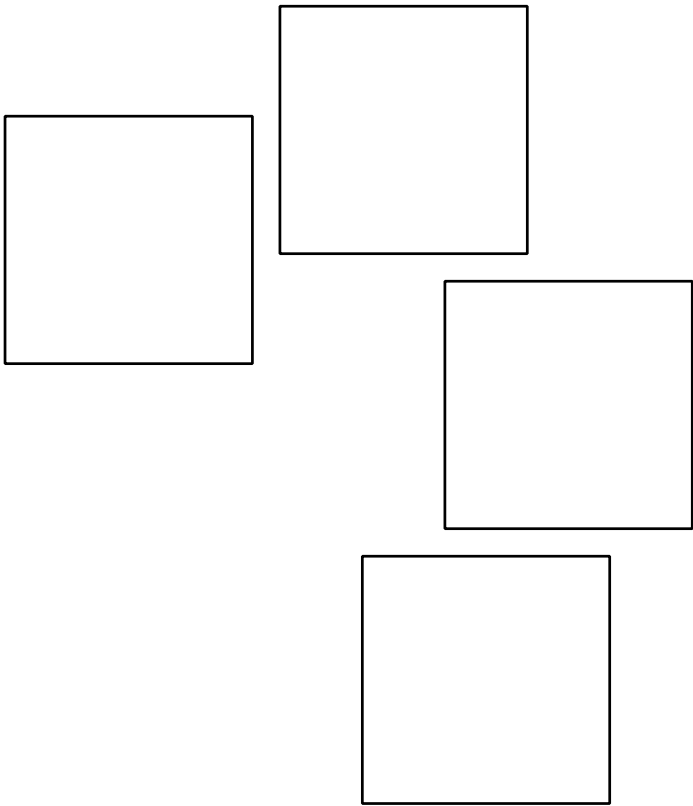
Configuring and defining block volumes within the site



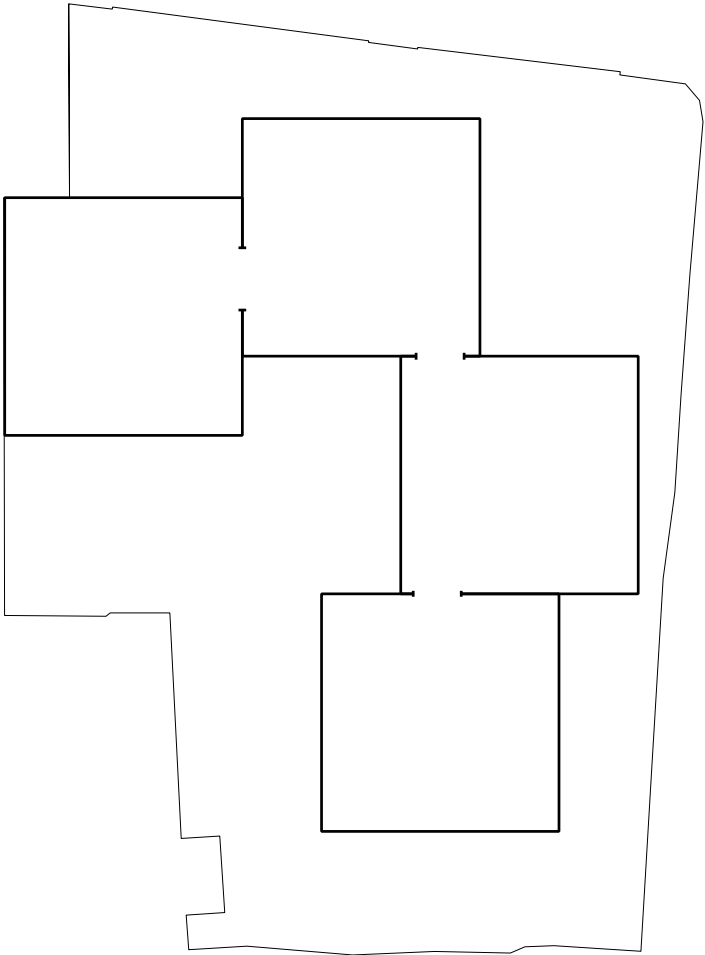
Above
Diagram
Massing diagram

Key Principles: A Cluster of Communities

Configuration of blocks to form four individual but connected communities



Four seperate blocks



Four linked communities

Above (left)

Plan Diagrams
Configuration of blocks forming a 'cluster' of individual communities



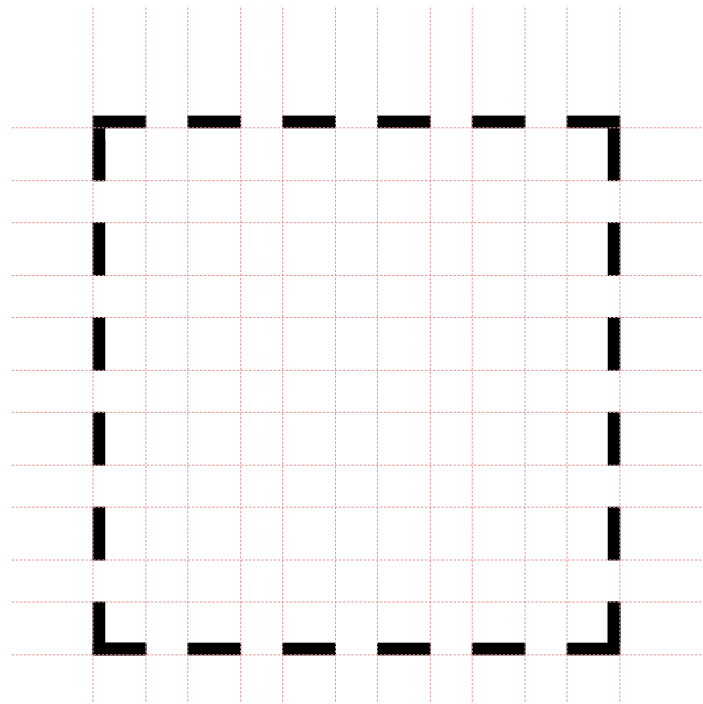
Above

Block transition

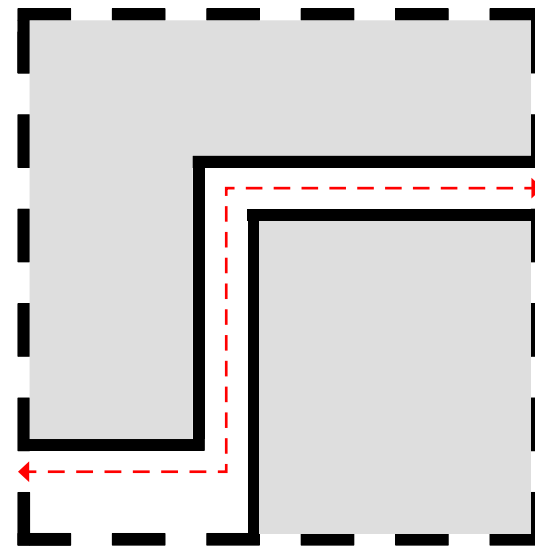
Example of building in which the transition from one volume to another is apparent

Key Principles: Celebrating a Journey

Dissection of blocks to form circulation corridors, each flooded with daylight to heighten the experience of passing through the building



Grid



Corridor

Above (left)

Plan Diagrams

Plan Diagrams

Configuration of blocks and circulation corridors to form salubrious interior public spaces



Above

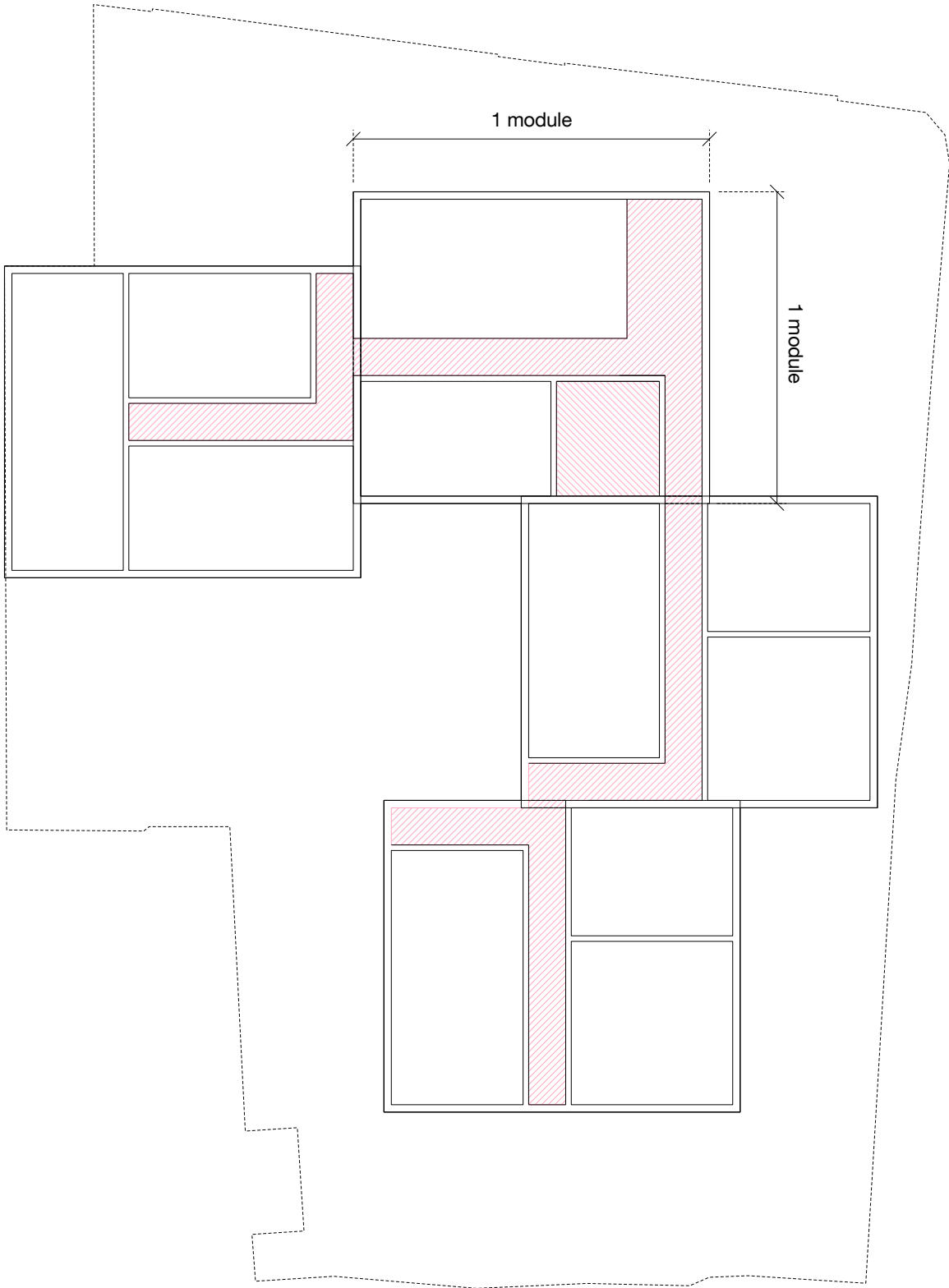
Interior circulation

Example of building in which the circulation spaces are made spatially generous and light

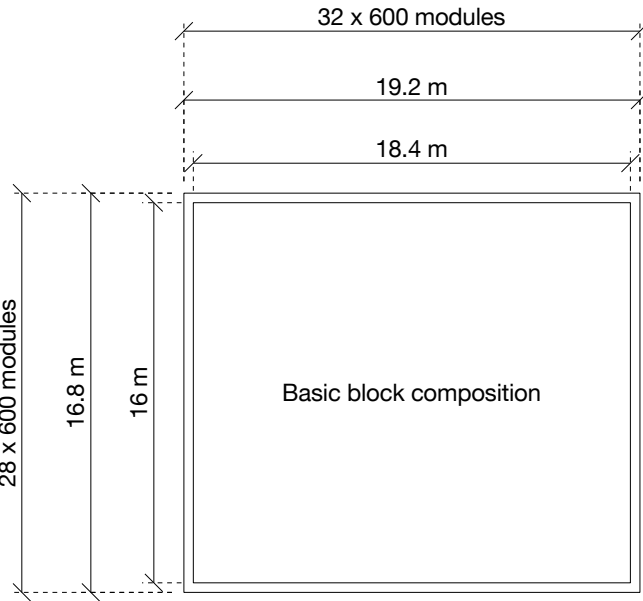
Design Development: Block Definition

Definition of block modules

1.



2.



Above

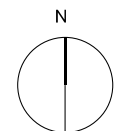
1.
Plan showing composition of modules and circulation between blocks

2.
Diagram showing module dimensions



1:300

0m 3m



15m

Rowland Hill Entrance

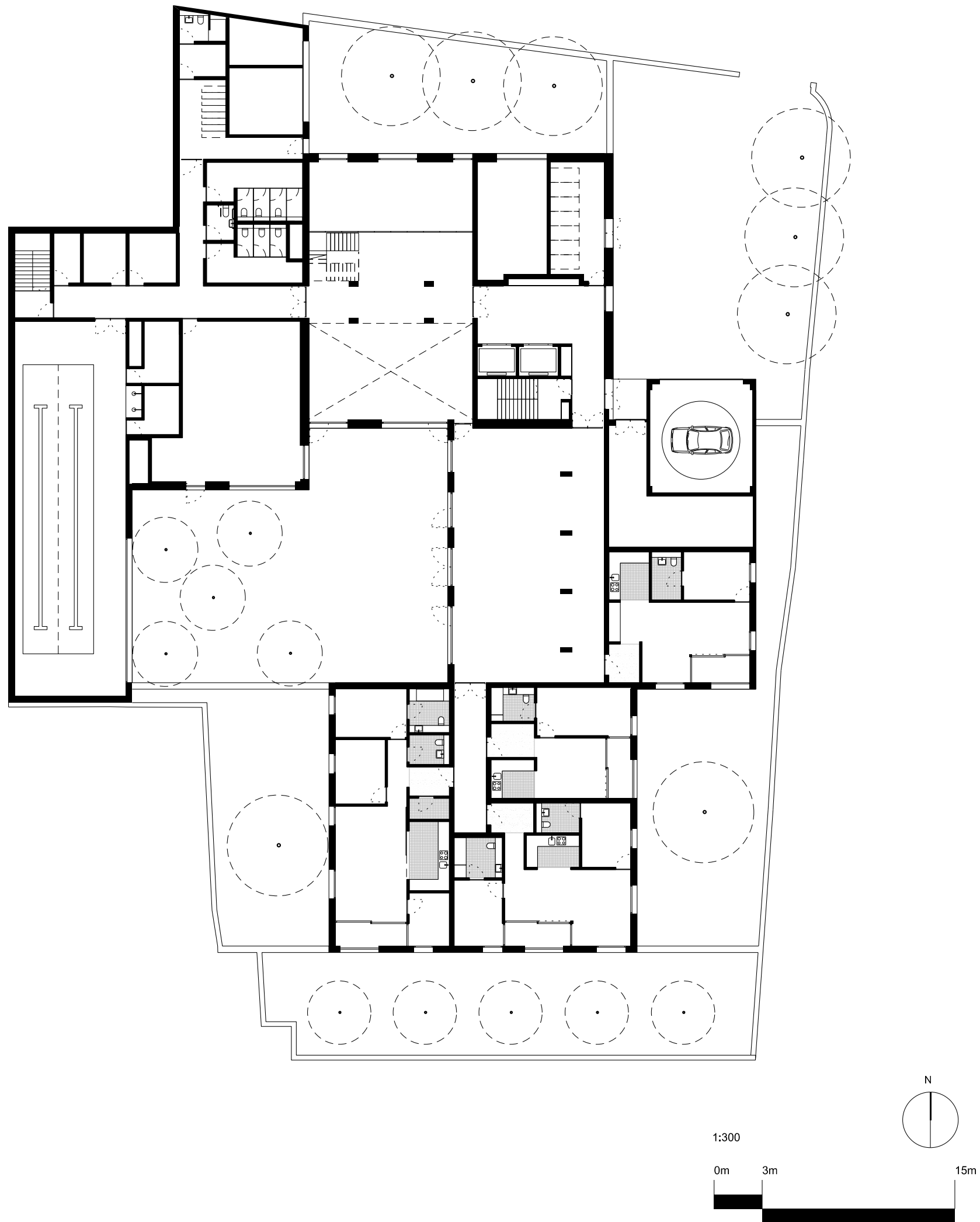




Above

Dispersed Public Spaces

Example of buildings in which spaces are designated specifically for public use, both internally and externally



Facade Development studies

Key communal spaces celebrated

Model studies, aiming to create spaces that celebrate communal activities

1.



Left to Right

1.
Communal spaces expressed by use of
contrasting texture or colour

2.
Terrazzo texture and brick changes

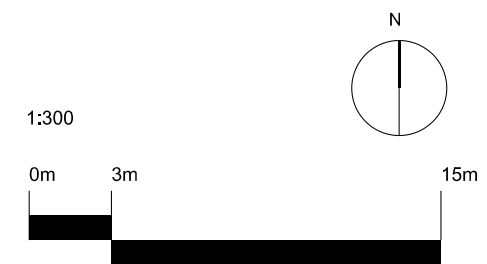
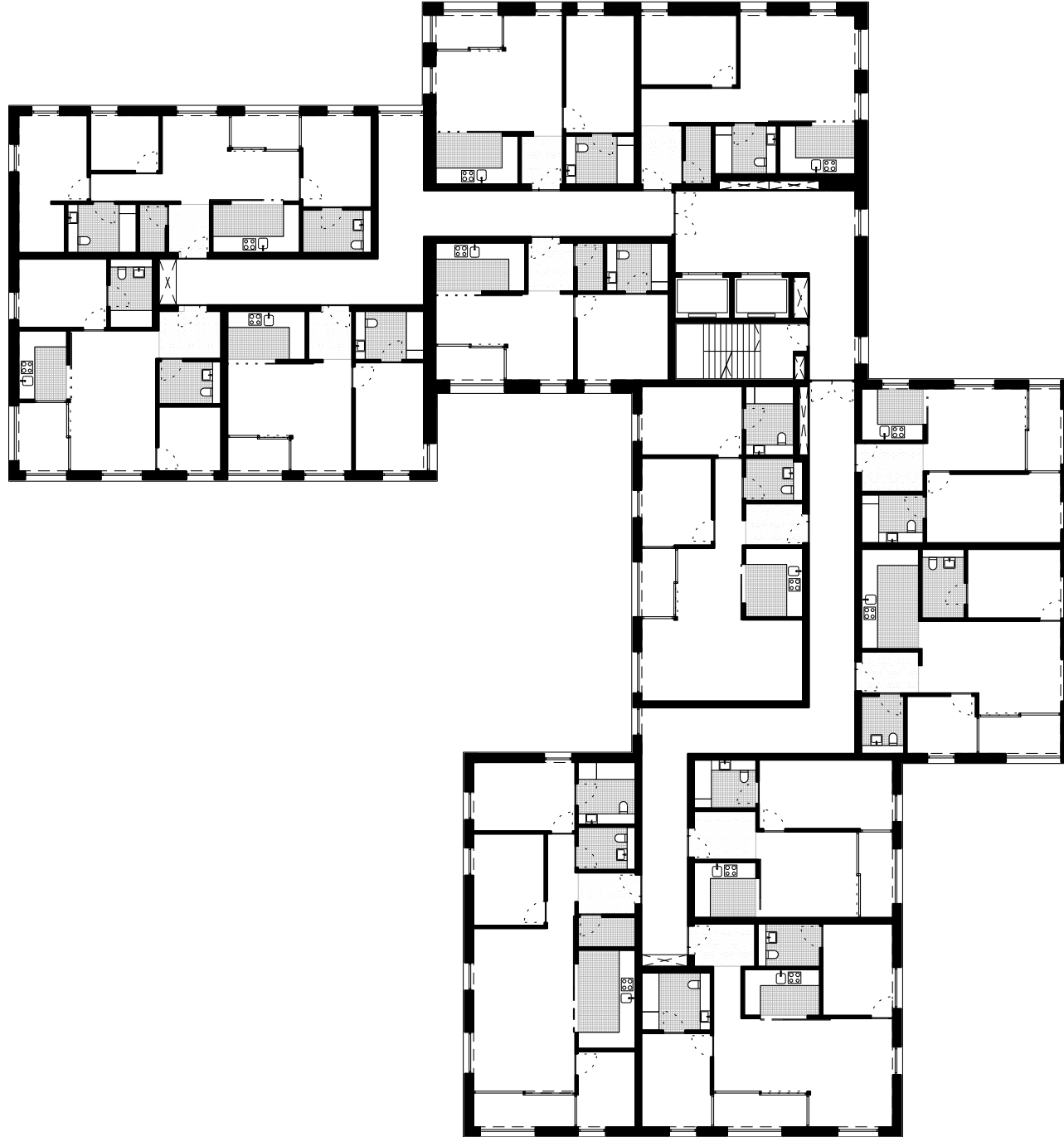




Communal Courtyards between blocks

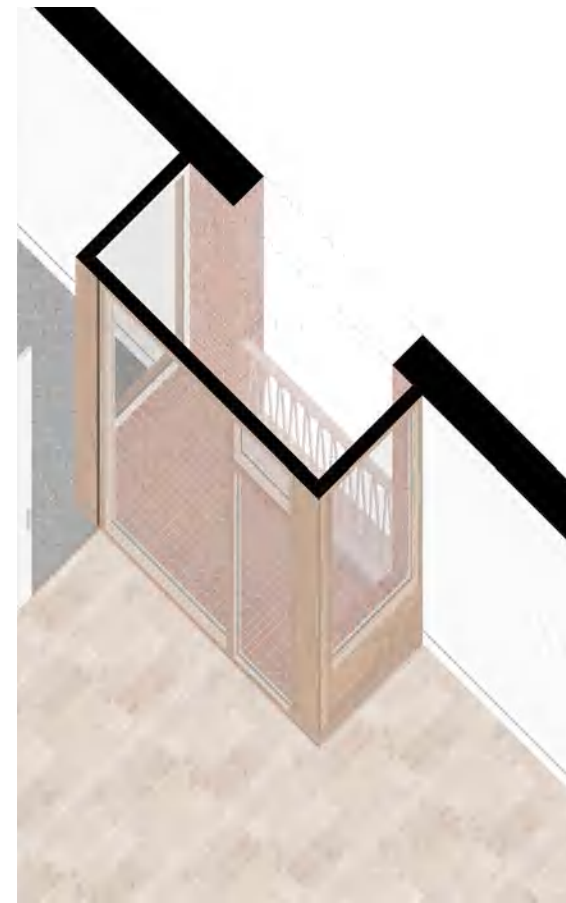
All of the gardens are open to the resident community and their visitors, with each block and elevation having a corresponding courtyard with their own character . The landscape planting and details react to the immediate programme use and surrounding boundary conditions.





Loggia studies specific for our resident

Every flat has a relationship with a communal or private external space. The loggias are considered as a focal piece of furniture within each living room, providing fresh air to filter through the flat. For those less mobile the importance of easily accessible external space is essential.



The Proposed Plans

Central Courtyard

Views out from communal spaces to the main communal courtyard



Clockwise from left

Visualisation

Loggia looking down to the central courtyard

Visualisation

View from inside residents lounge looking out to the communal courtyard

FLEXIBLE AND INTUITIVE



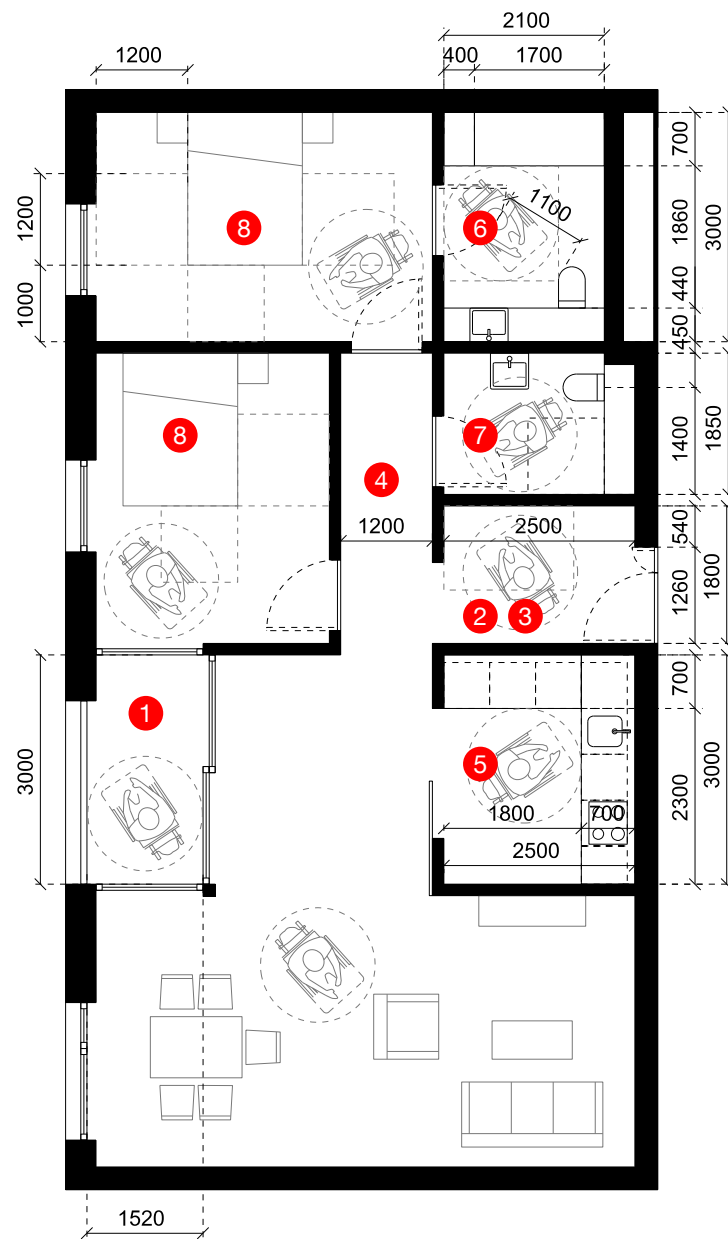
Above

1 1/2 bed apartment
Model 1:20



Above

1 Bed Apartment
Model 1:20



1 Outdoor spaces:

7.2.17 Where the outdoor space is a balcony it should be possible for a wheelchair user to enter it clear of any external door swings (1100mm min. clear of door swing) and with internal and external surfaces nominally level.

2 Entering and leaving:

7.2.18 An effective clear door width of at least 800mm will be adequate provided that the passage through in either direction is on line.

Where the door opens towards the direction of approach, the wheelchair user will need to approach the door head-on, release it and reverse while opening the door (space beside the lock edge of at least 300mm, preferably 550mm, extending 1800mm from face of door).

3 Transfer space:

7.2.19 Provide space within the house to manoeuvre wheelchair to transfer to a second chair, to store the first, and if necessary to leave it on charge, clear of circulation routes and the required approach to furniture and doors (1100x1700mm).

4 Hallways and circulation:

7.2.20 To allow turning at right angles there should be a 1200mm clear width in each direction, although 900mm in one direction will be manageable by most.

5 The kitchen:

7.2.21 A wheelchair user needs a space under the work top at hob, sink and other critical points of 600mm deep and a clear manoeuvring space of not less than 1800 x 1500mm. The layout should maximise the range of operations possible from one wheelchair position. An L-shaped arrangement may facilitate this.

6 The bathroom:

7.2.22 The following key factors should be noted:

- a minimum 1500 x 1500mm manoeuvring space should be provided clear of all fittings; footrest space under fitting will maximise this
- The sitting of WC should allow space clear of any door swing, be adjacent to a flank wall for firm support provision and allow for a full range of transfer methods
- adequate space should be provided for a full length, 1700mm, bath width, desirably, provision for an end transfer seat.
- the space between bath or shower area and WC should allow access to bath taps, transfer from wheelchair to shower seat as well as to WC, and for use of shower chair within shower and over WC
- the basin should be sited clear of the frontal approach to the WC
- there should be provision for direct access from an adjoining bedroom

7 Second WC:

7.2.23 In second WC increase side transfer space to incorporate defined wheel-in shower area with floor drain (2000 x 1750mm min.).

8 Bedrooms

7.2.24 Direct access from the main bedroom into the bathroom should be made possible whether a door is incorporated from the outset or its futures provision is allowed for by means of a knock-out panel.

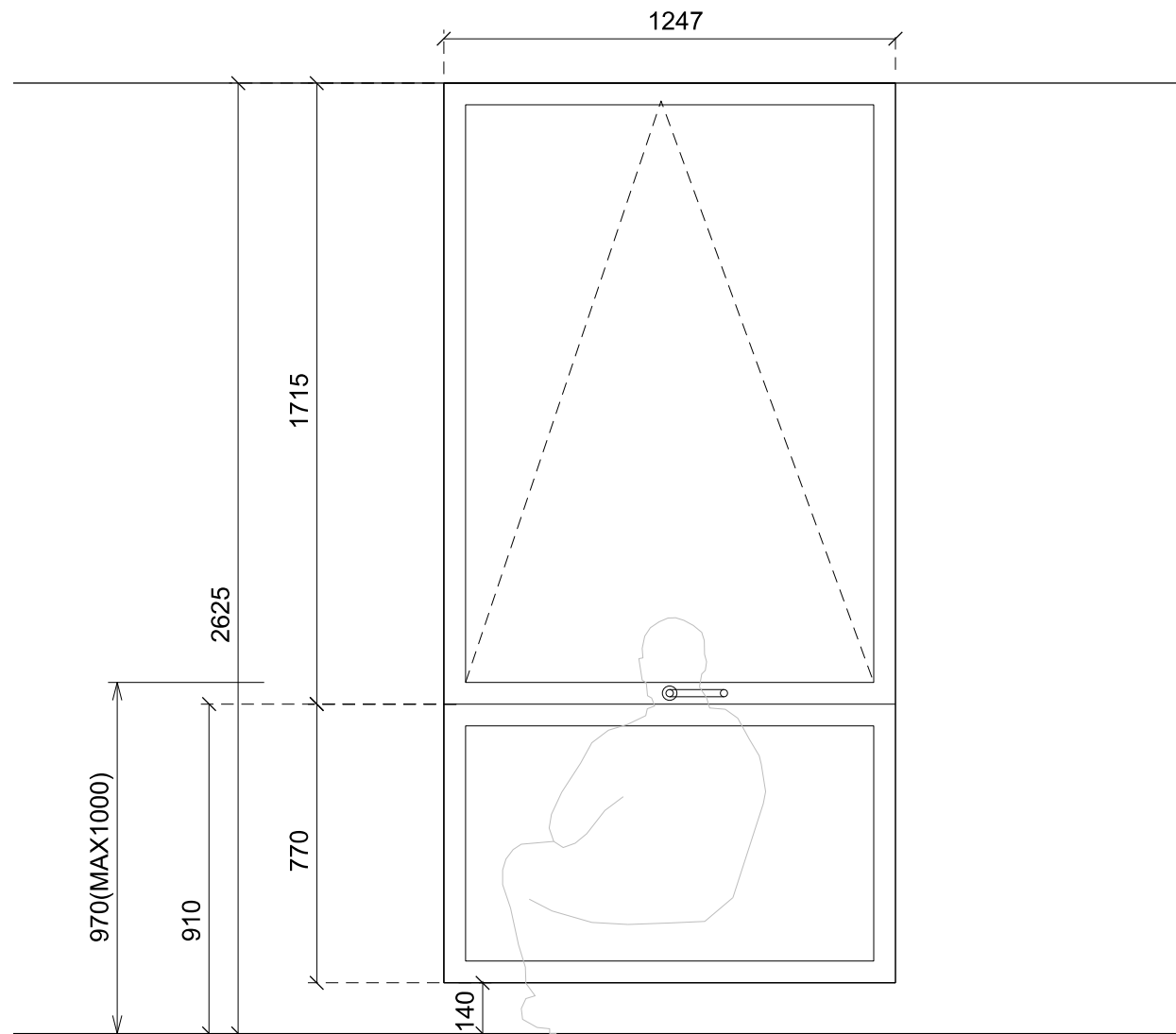
An effective double bedroom layout should allow a wheelchair user to:

- enter, manoeuvre clear of door swing, approach all furniture, leave room (with a minimum of 1200 x 1200mm activity square clear of bed, door swing and other fittings), (door to open beyond 90 degree)
- approach both sides of a double bed at an angle to transfer or attend to a child without need to reverse around the end of the bed (1000mm min to approach bed and transfer)
- approach and control windows

The layout of single bedrooms should follow a similar pattern but access to one side of the bed is acceptable

Window studies specific for our resident

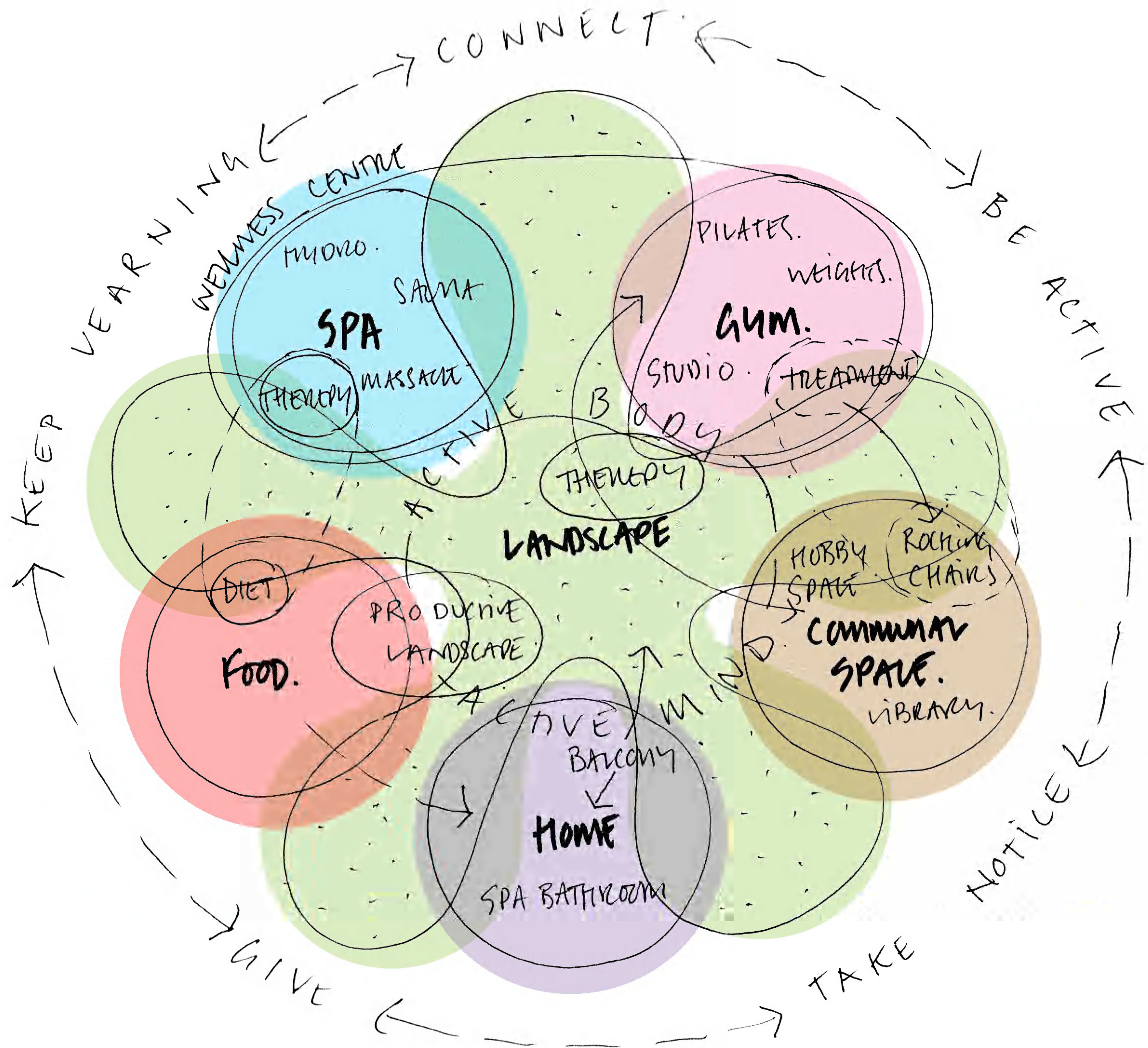
All details consider the particular requirements of the elderly resident, and take into account the experience when sitting or passing by in a wheelchair. The nearly full height windows embrace the view while complying to lifetime homes, and allow for a low window sill for privacy.

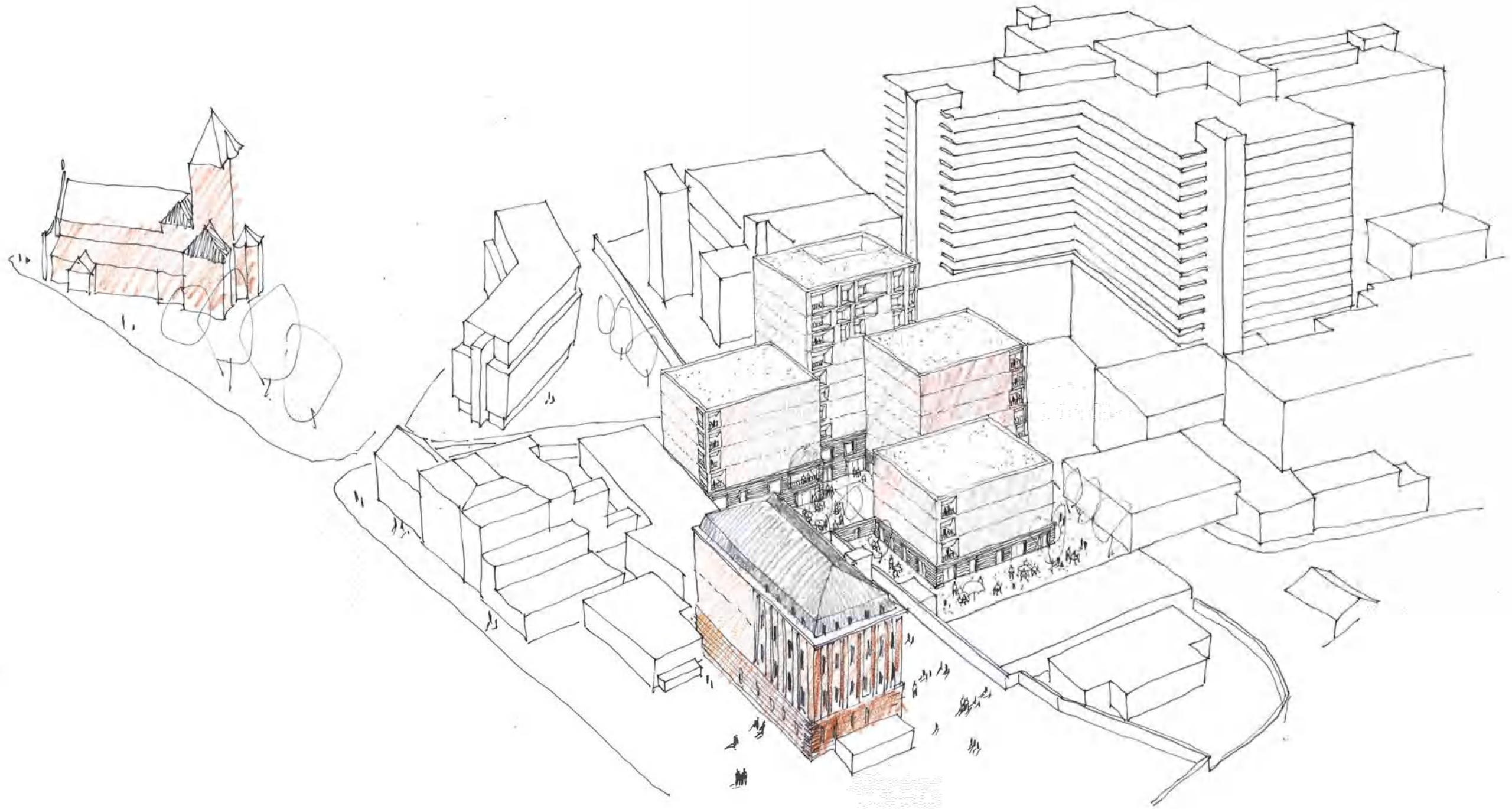






DESIGNED FOR LIFE















HAMPSTEAD GREEN PLACE

Menu	
Desserts	
Chocolate Cake	£3.50
Vanilla Ice Cream	£2.50
Beverages	
Soft Drink	£1.50
Tea	£1.20
Coffee	£1.80



HAMPSTEAD GREEN PLACE









Base and Crown

A textured 'special' brick datum and stone inserts at lower level highlights the communal and public uses of the building.

