



Artist's impression view from the south: studies for cladding colour and inset balcony arrangement
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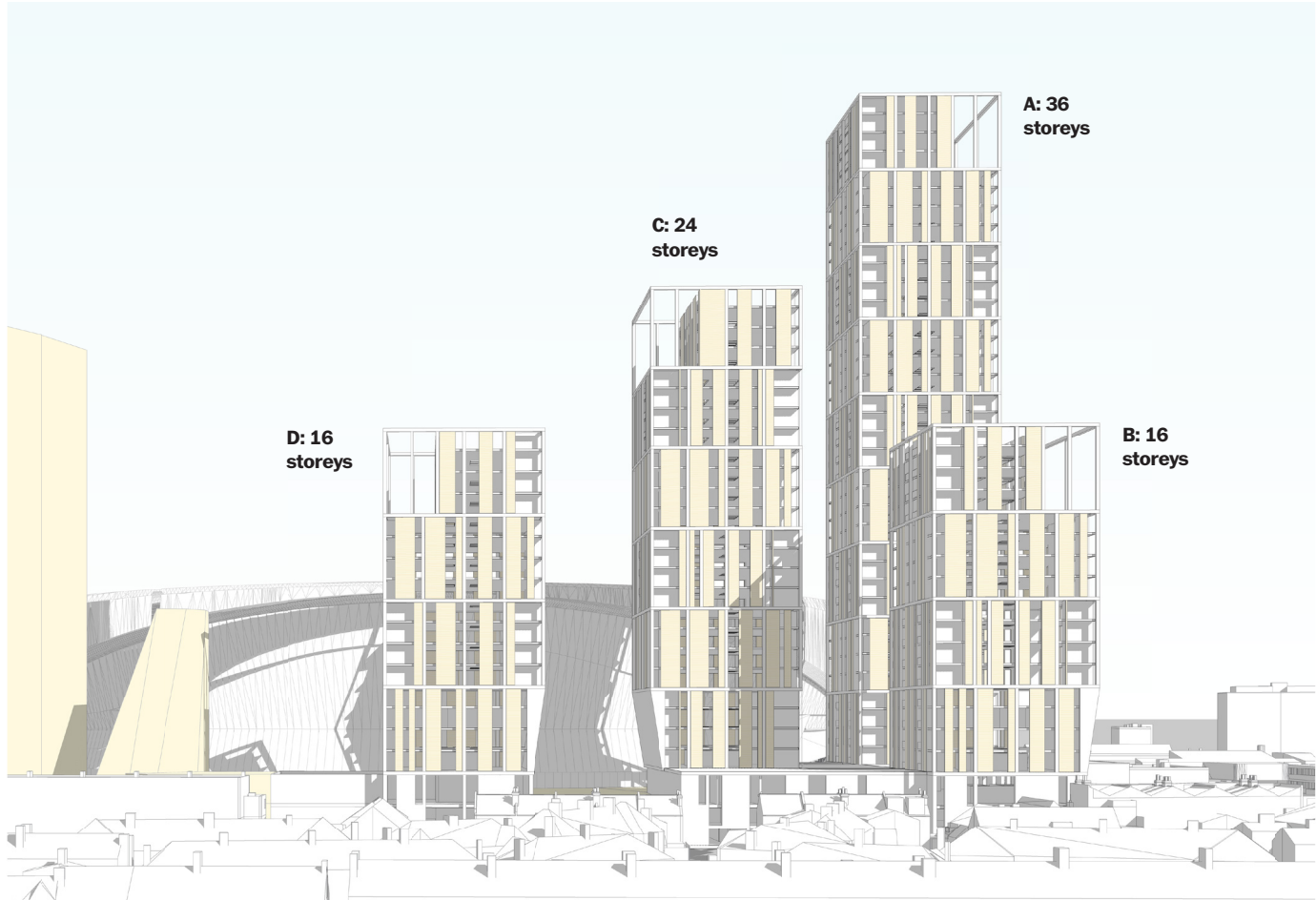


View up from plinth top garden:
 cladding colour option studies

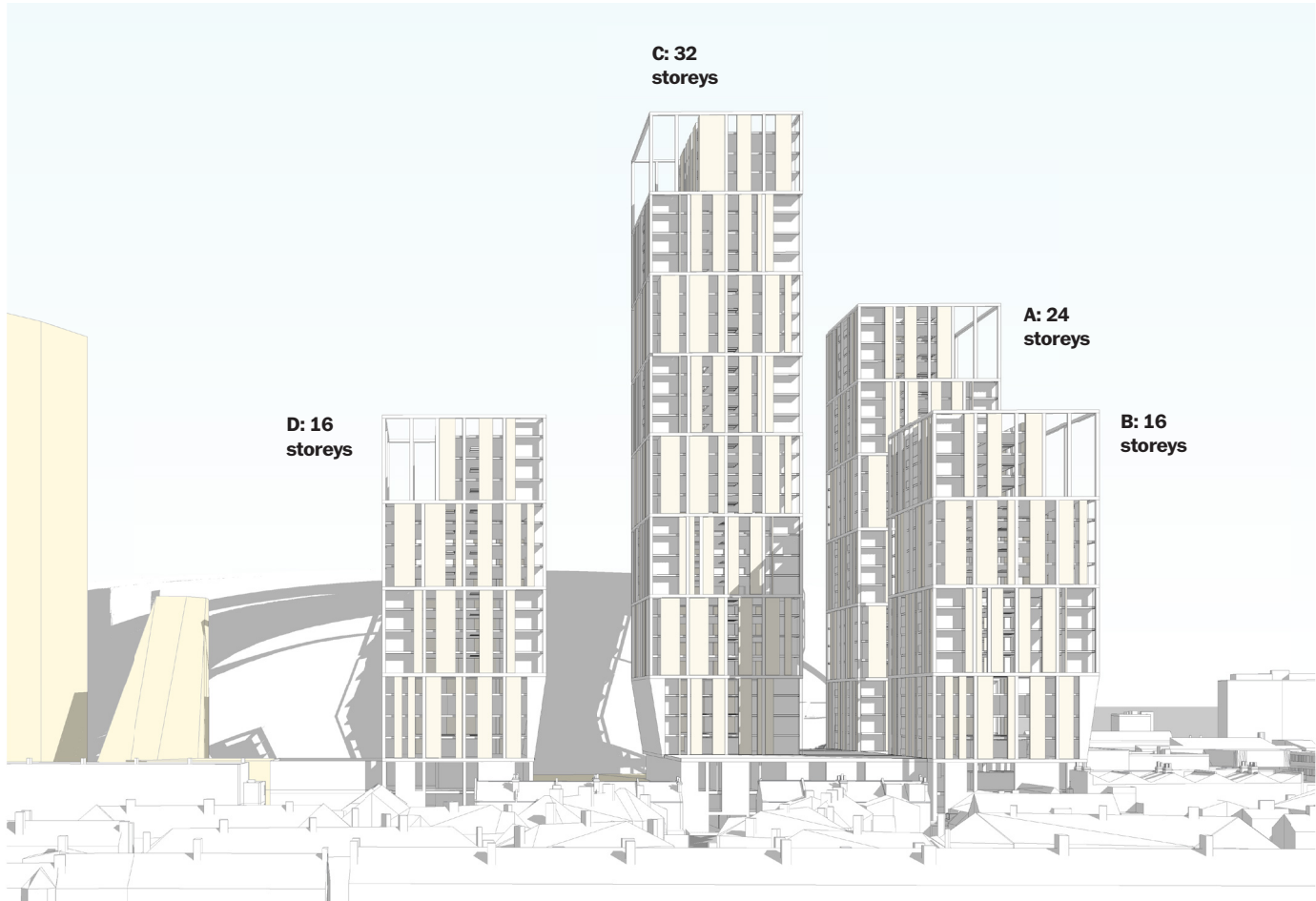
11.3.9 PRESENTATION TO LBH PLANNING OFFICERS AND GLA: LATE JUNE 2015

Following a period of carrying out overshadowing and visual impact studies, the following changes were made to the scheme:

- The location of the tallest tower was relocated from tower A on the NE corner of the site, to tower C in the centre of the site. This enhances the ‘clustered’ composition of the towers and reduces the overshadowing impact on the neighbouring buildings to the east.
- The height of the tallest tower was reduced from 36 to 32 storeys above podium, resulting in a loss of 32 units
- The form of the top of the towers was considered. In line with the chamfered base, the top storeys of the towers were sloped at the same angle as the bottom four storeys. This produced a correctional gesture facing either east or west.
- Options for the sloped top forms were considered in response to distant and mid-range views, as well as daylight and privacy between communal rooftop terraces. Ultimately, townscape view analysis confirmed that the chamfered tops should relate to the position of the tower on its site, and to enhance the cluster of four towers, with the sloped tops facing away from the centre of the cluster.



Option 1



Option 2

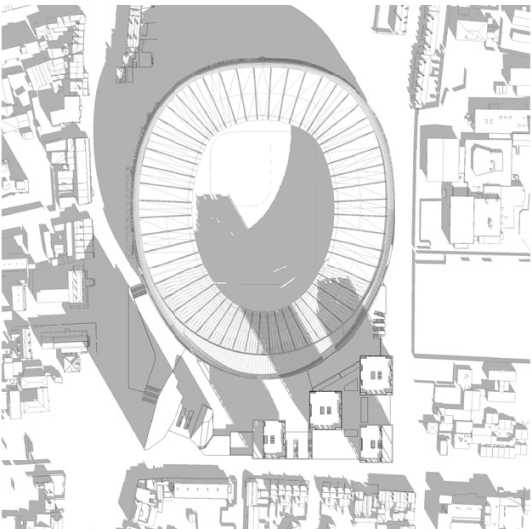
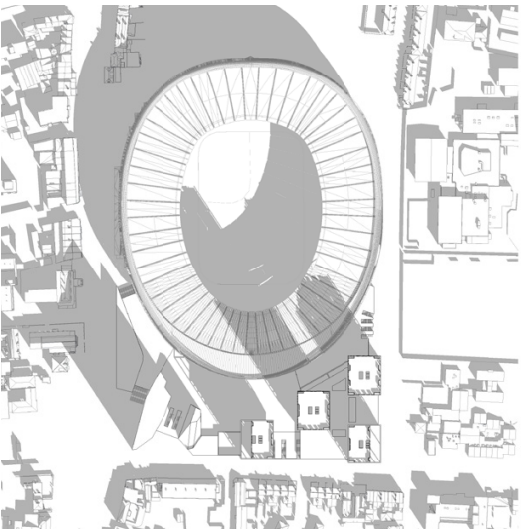
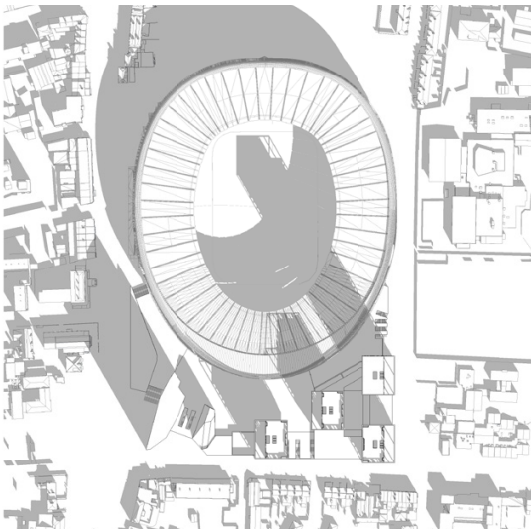
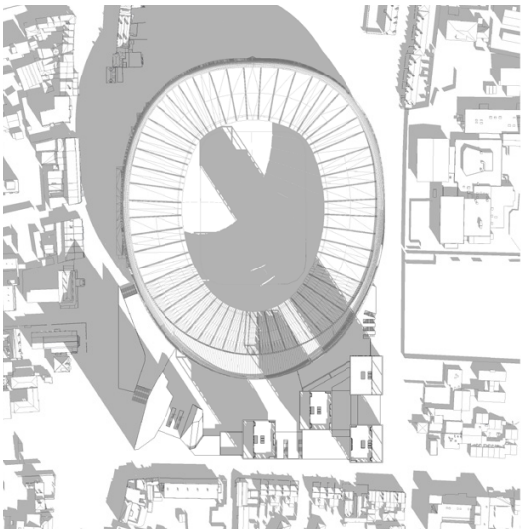
21 March

21 September

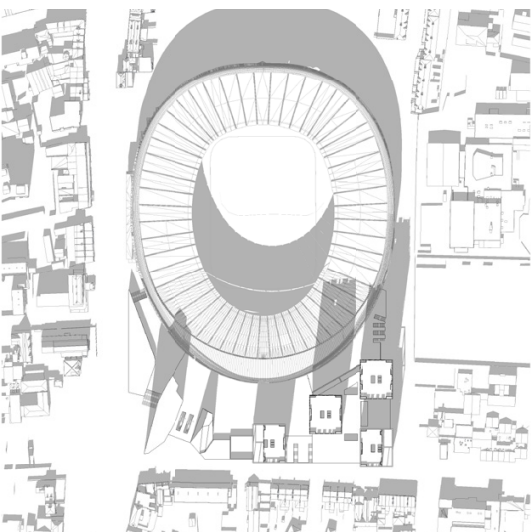
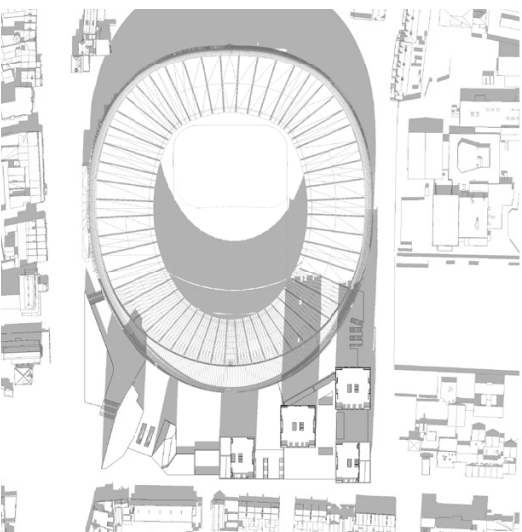
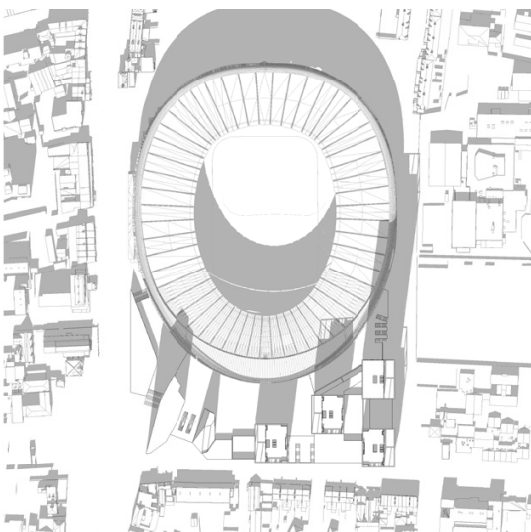
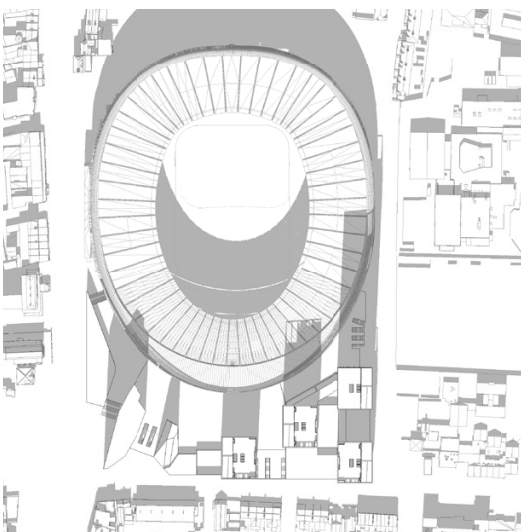
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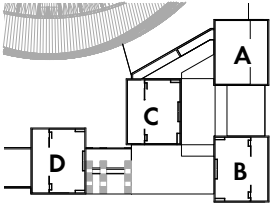
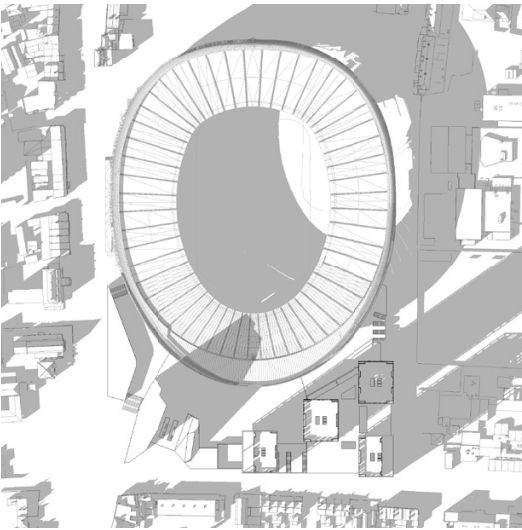
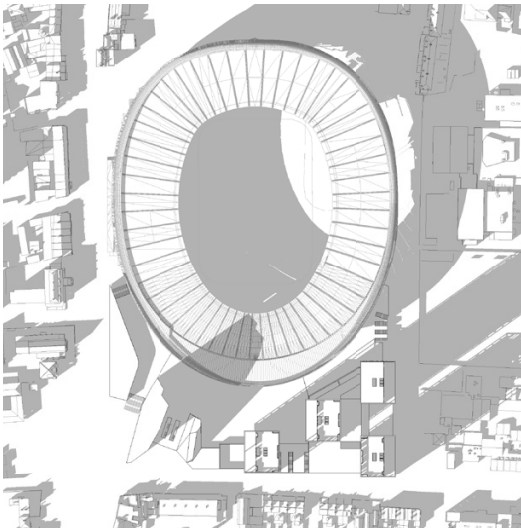
10:00



12:00



15:00



Option 1 - 36 storey Tower A

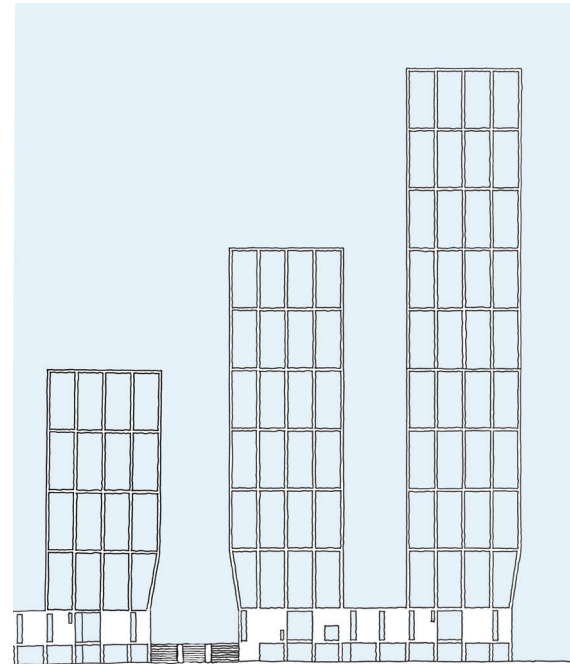
Option 2 - 32 storey Tower C

Tower form and facade development

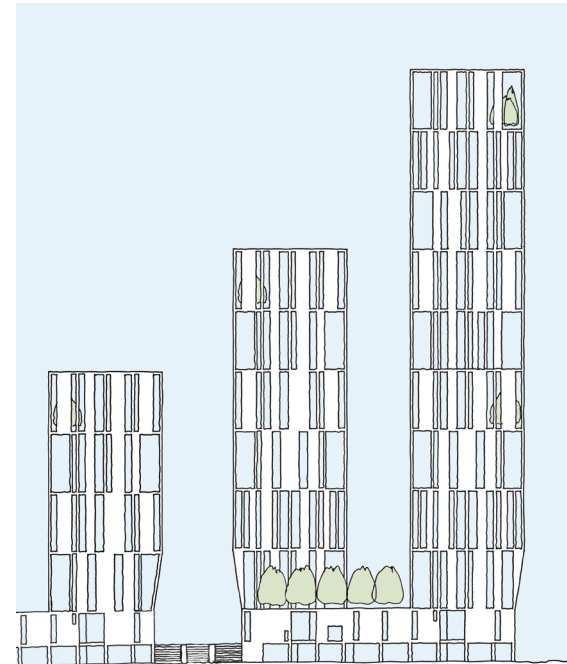
The nature of the ordering frame and its relationship to the plinth elevations was developed, in terms of scale, infill cladding, repetition and relationship of solid area to open area (balconies and windows). A strategy was developed with the framelike structure of the towers grew out of a more solid plinth base at street level. The scale and proportion of solid to glazed areas in the plinth should relate to the lower domestic scale of the residences to the south of the site..

In parallel, the form of the top of the towers was considered. Following the angle of the chamfered base, the top storeys of the towers were sloped at the same angle as the bottom four storeys. This produced a correctional gesture facing either east or west. Options for the sloped top forms were considered in response to distant and mid-range views, as well as daylight and privacy between communal rooftop terraces.

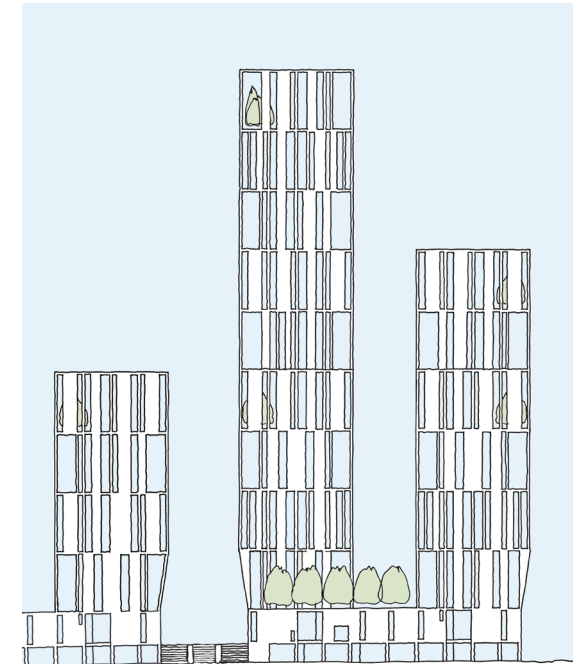
Ultimately, townscape view analysis confirmed that the chamfered tops should relate to the position of the tower on its site, and to enhance the cluster of four towers, with the sloped tops facing away from the centre of the cluster (diagram 6).



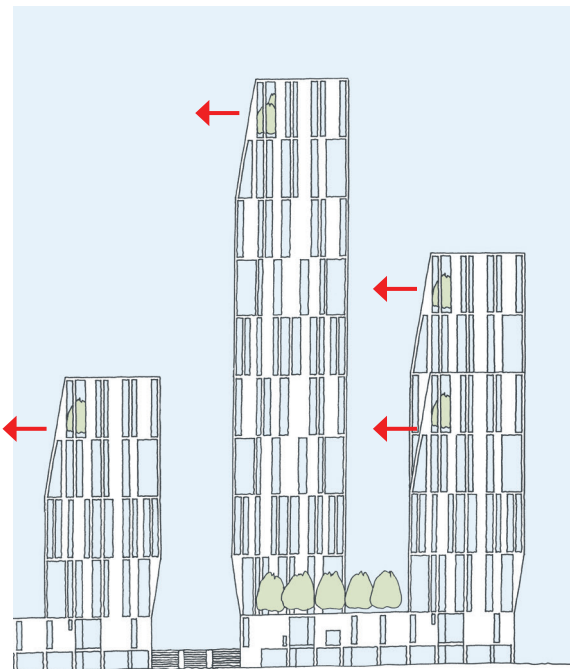
1 Four storey frame with chamfered base



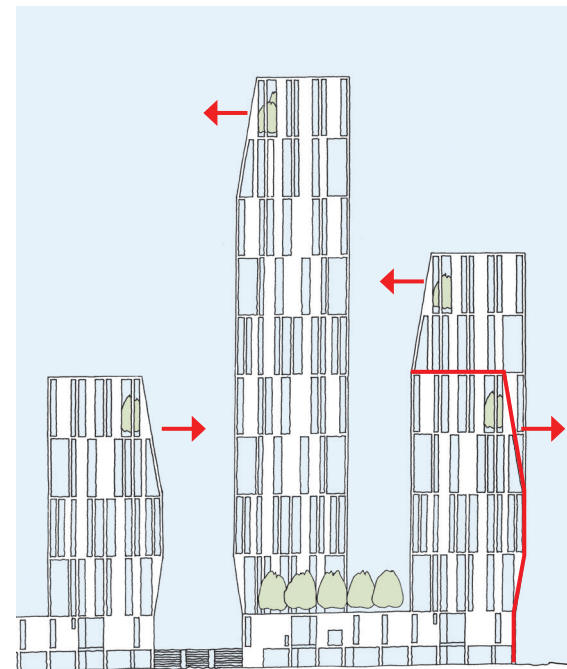
2 Frame and infill: tallest tower to the east



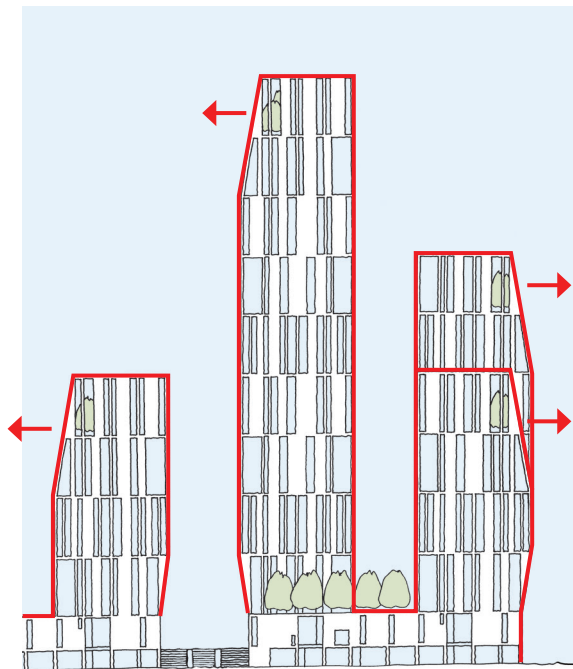
3 Frame and infill: tallest tower in the centre



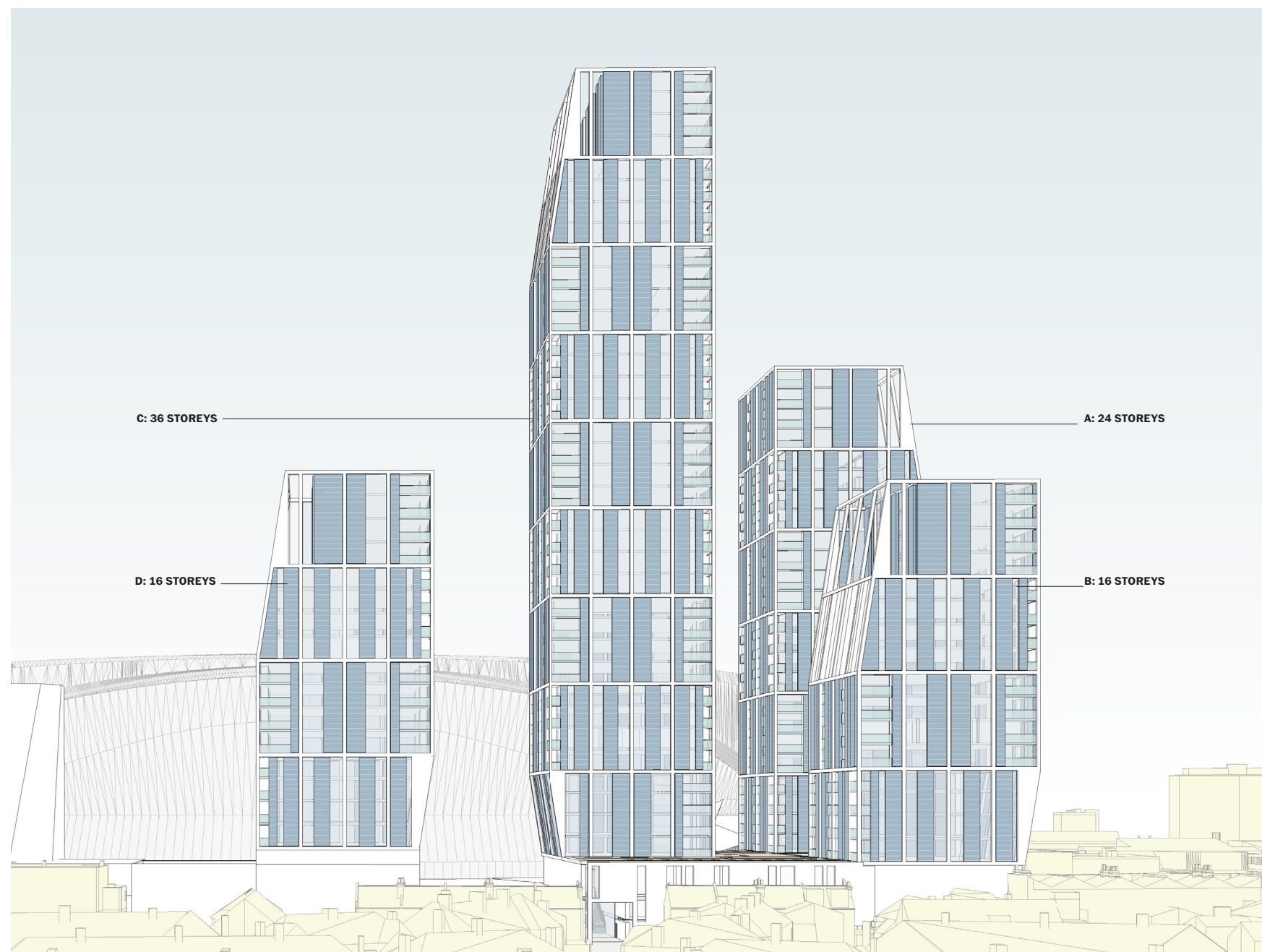
4 Introduction of chamfered tops: facing west



5 Chamfered tops: tall towers facing west, lower towers facing east



6 Chamfered tower: bases above stadium footways, western tower tops facing west and eastern tower tops facing east



C: 36 STOREYS

A: 24 STOREYS

D: 16 STOREYS

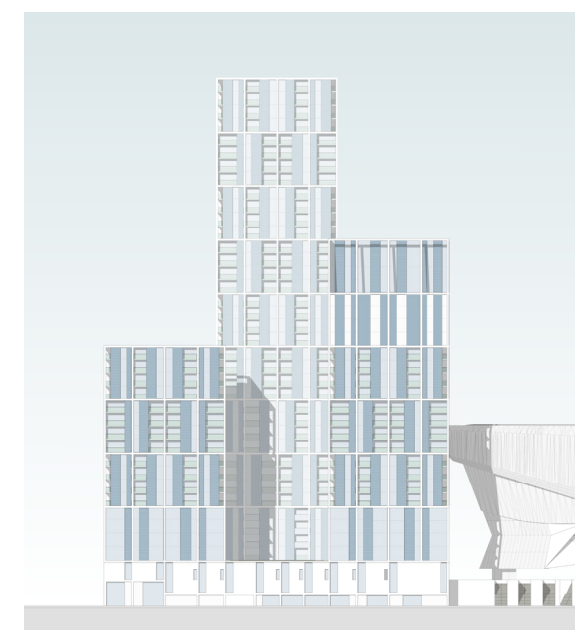
B: 16 STOREYS

Tower option 4: view from the south - sloped form at top 8 storeys

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South elevation



East elevation