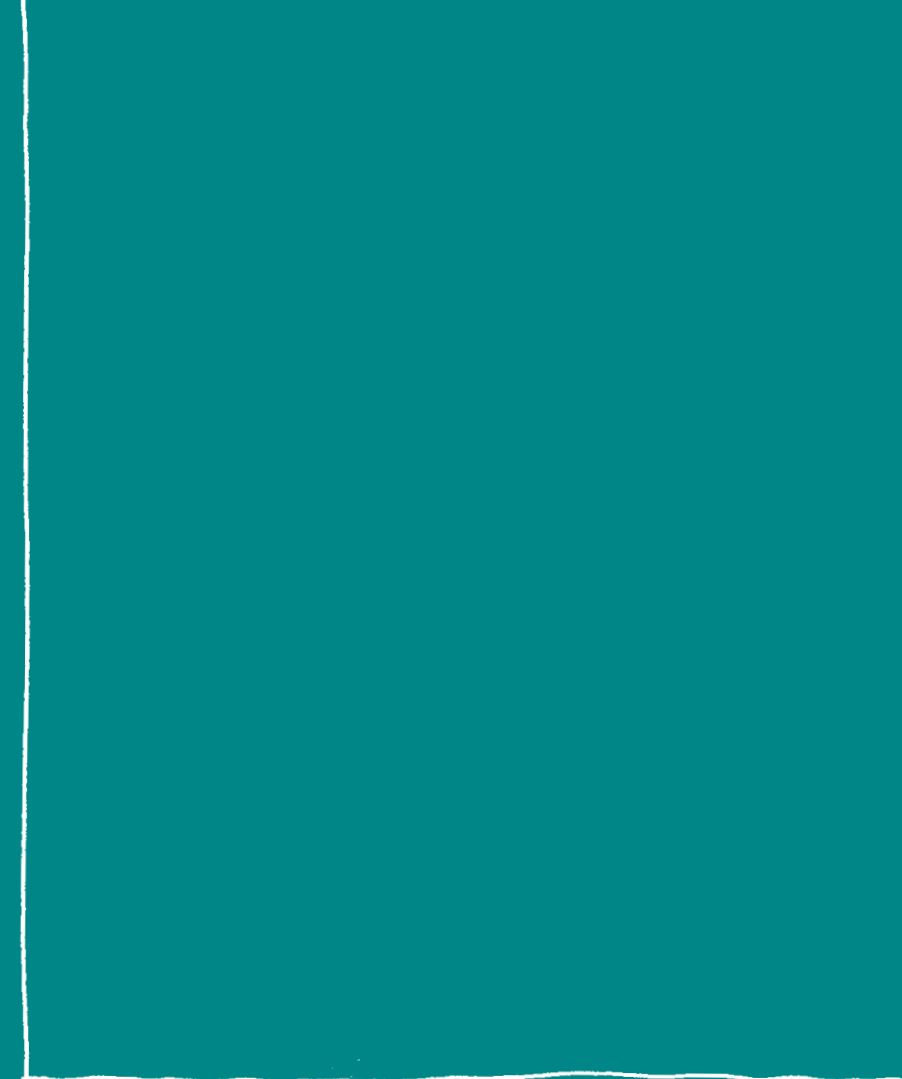
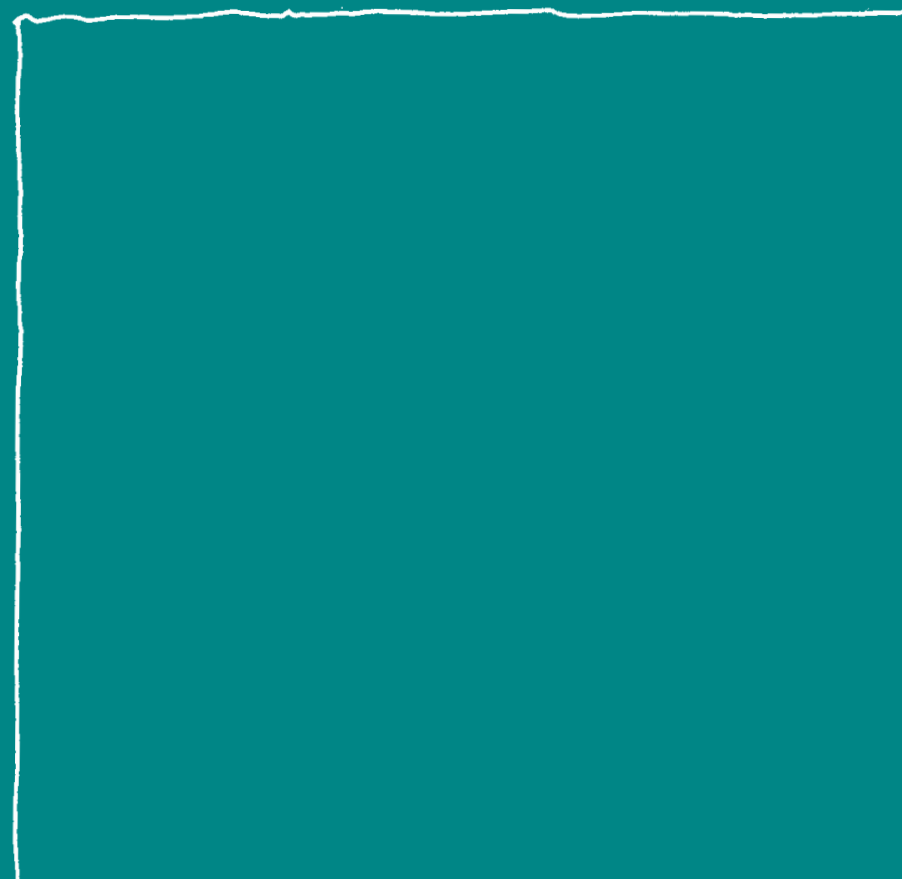
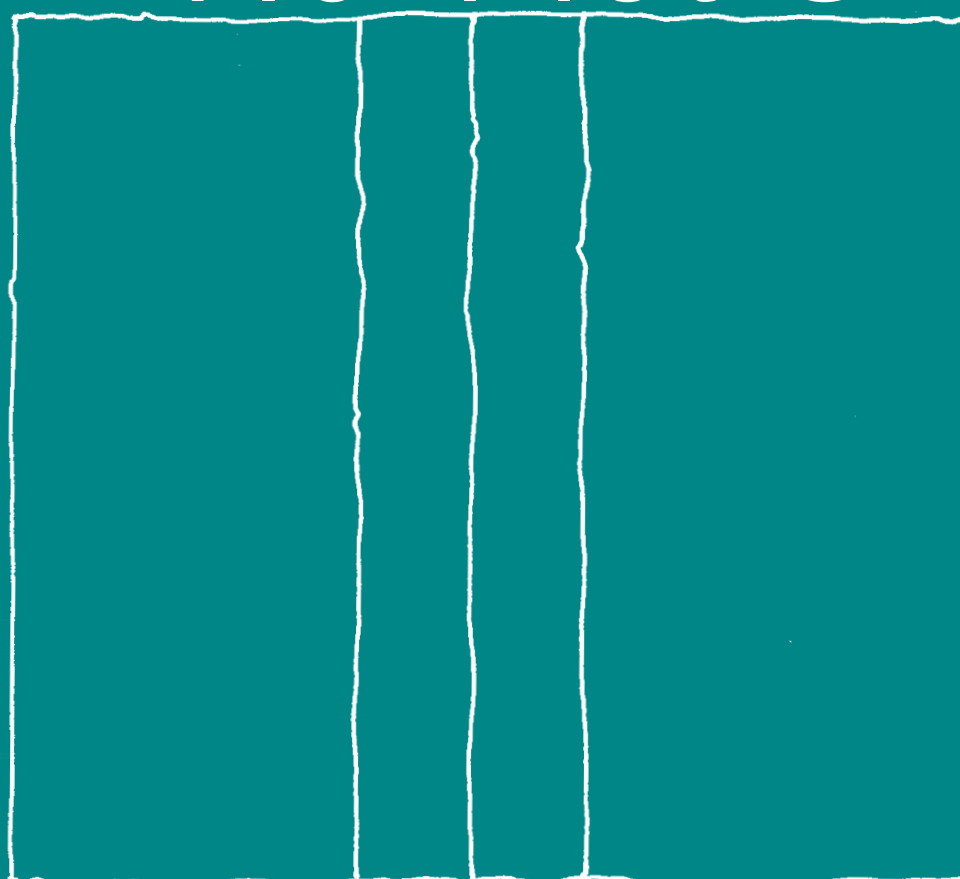
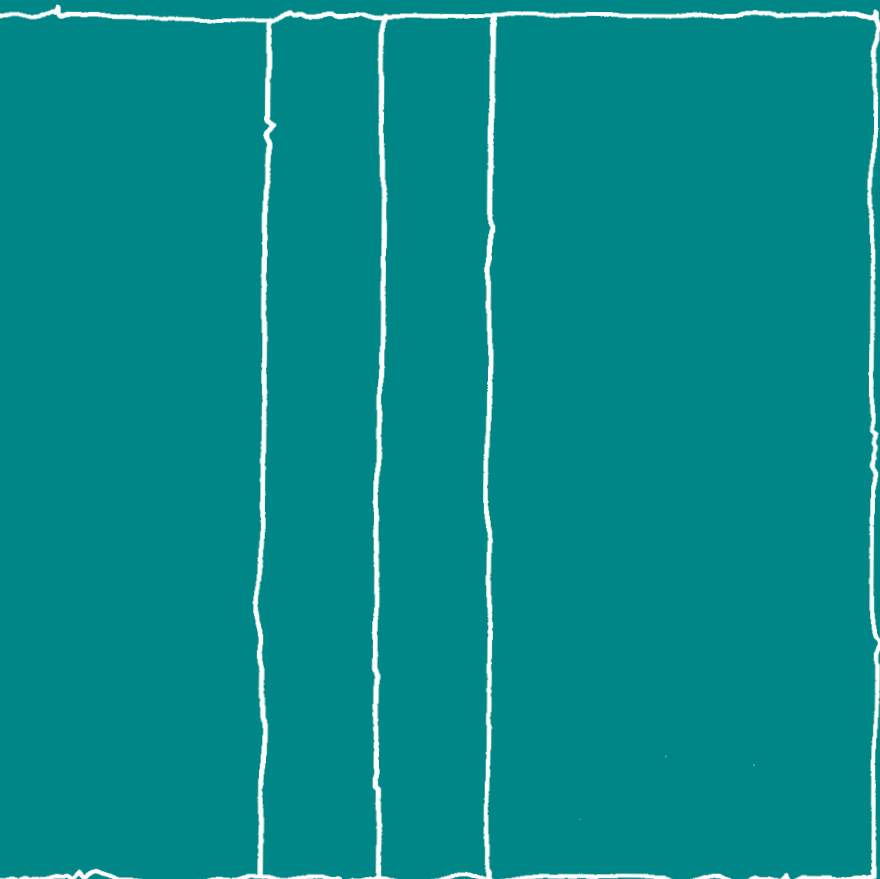




7.0 Plot G



7.1 Plot G Proposals

Plot G comprises two villa buildings connected by a single storey element

Building G1 - Community Land Trust

1B2P	2B3P	2B3P WCH	2B4P	3B5P	TOTAL
5			20		25

Building G2 - London Affordable Rent

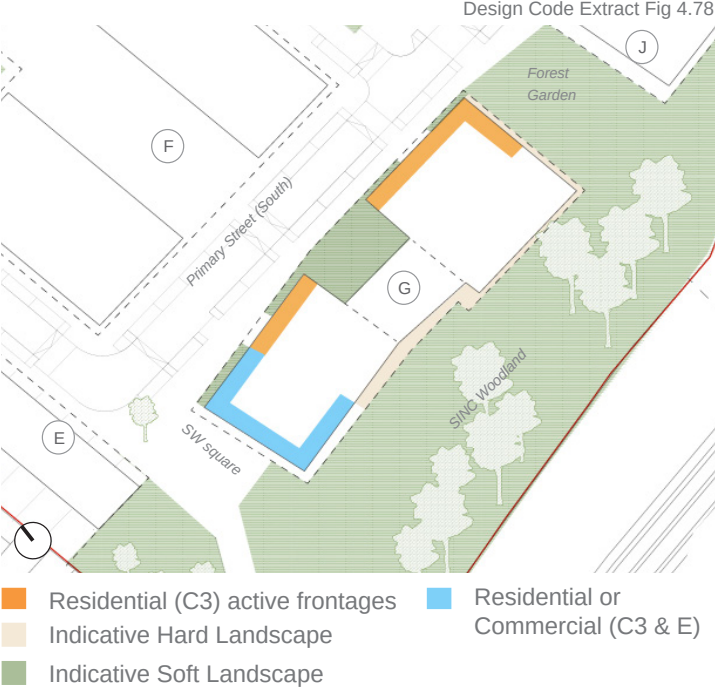
1B2P	2B3P	2B3P WCH	2B4P	3B5P	TOTAL
8			17	17	42

Design Code Requirements:
Key requirements for Plot G are illustrated above right.

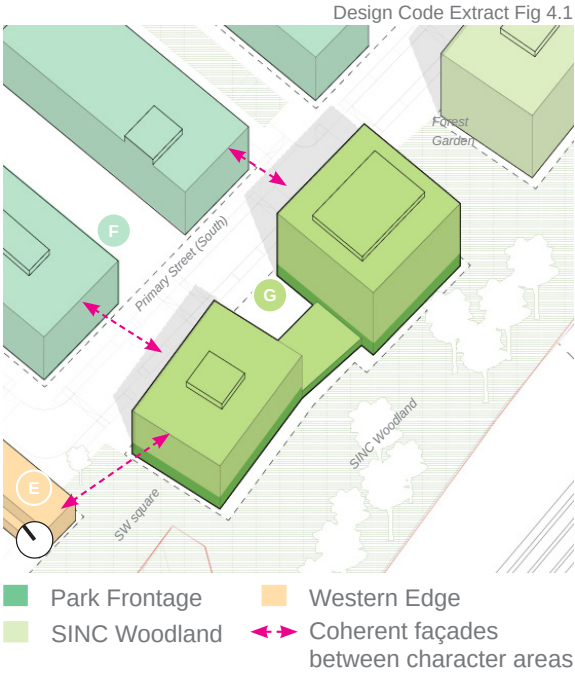
Key design principles:

- Villa Typology - 'SINC Woodland' Character Area
- Two buildings of 6 and 9 storeys, connected by a single storey element
- Delivers 67 homes - 25 CLT homes and 42 LAR homes
- Commercial Unit located towards South Western square
- Welcoming lobbies and ground floor flats activate frontages onto the public realm
- All 2 bed and 3 bed dwellings are dual aspect.
- Cores serve 5 homes per floor
- Semi-recessed balconies to street and square frontage, fully protected balconies towards the SINC
- Plot G provides the energy centre and plant rooms for all buildings in Phase 1B & 2, including ASHP at roof level

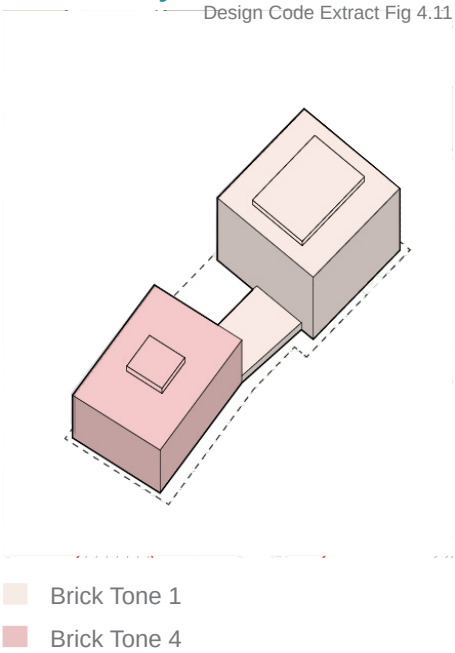
Ground Floor



Character Area



Materiality



Model Photo of proposed Plot G in context

7.2 Plot G Layout

Plot G is located to the southwest corner of the masterplan, nestled into the woodland boundary. Plot G addresses the South Western Square to the west, the Primary Street to the north, the SINC Woodland to the south and 'Forest Garden' to the east.

Ground Floor Layout:

A commercial unit fronts onto the South Western Square and provides passive surveillance towards the pedestrian and cycle route through the SINC. Welcoming lobby entrances to both villas face onto the primary street. These entrances are slightly recessed and identified through the use of contrasting materials and detailing. A pre-cast canopy and corbelled bricks define the communal entrance and residential lobby beyond.

Ground floor homes wrap the corner and eastern facade of building G2 towards the Primary Street and Forest Garden, which provides play space and access to the SINC, increasing activity and passive surveillance.

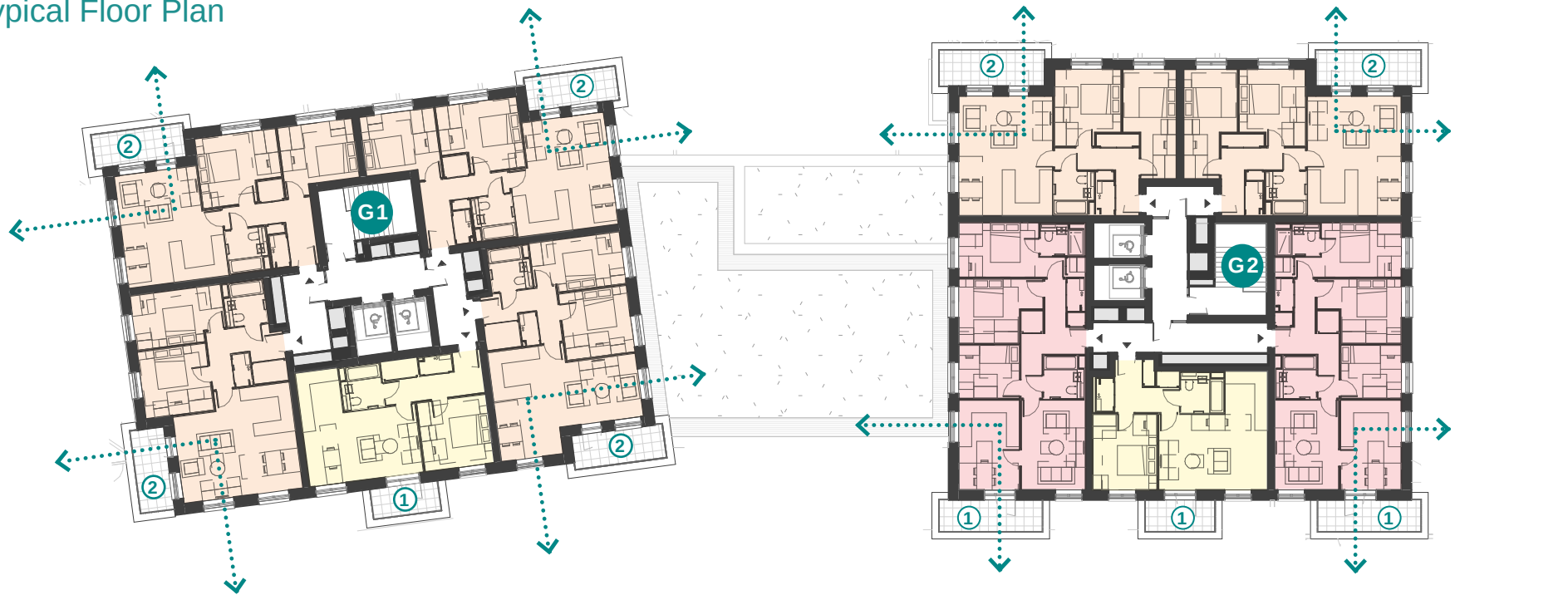
A central energy centre and substation are located within a single storey element to the centre of the plot, set back from the main facade with a biodiverse roof. Ancillary plant spaces are predominantly located to the rear of the block towards the SINC, minimising inactive street frontage.

Typical Floor Layout:

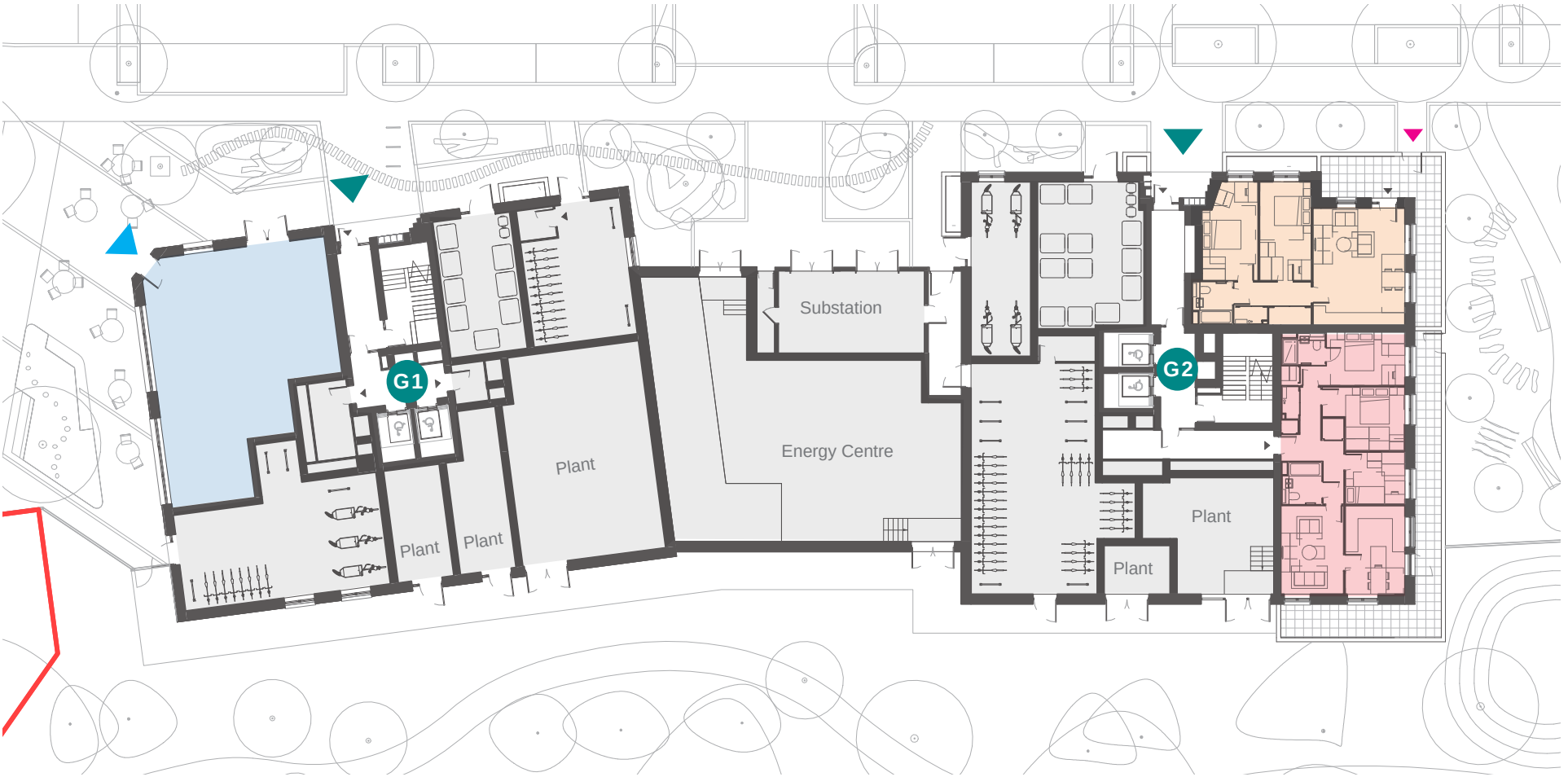
At upper floor levels, the 'villa' typology is structured around the provision of dual-aspect corner layouts that provide bright, well ventilated spaces with private amenity spaces, maximising aspects both towards the woodland and to adjacent streets. Four dual-aspect homes are located to building corners, with a single aspect south facing one bedroom home.

Balconies are semi-projected towards the street and fully projected towards the SINC. Building G1 presents a semi-recessed balcony towards its western gable, addressing the South Western Square.

Typical Floor Plan



Ground Floor Plan



- Key**
- ▲ Building Entrances
 - ▲ Private Entrance
 - ▲ Commercial Entrance

- ↔ Dual aspect
- ↔ Oblique views

- 1B2P Home
- 2B3P Home

- 2B4P Home
- 3B5P Home

- Commercial Space
- Ancillary / Service space

7.3 Architectural Approach

Plot G comprises two buildings of six and nine storeys, connected by a central single storey element, set back from the street frontage. As required by the design code, the lower building G1, adopts a light red brick tone, and the taller building G2, adopts a light buff tone.

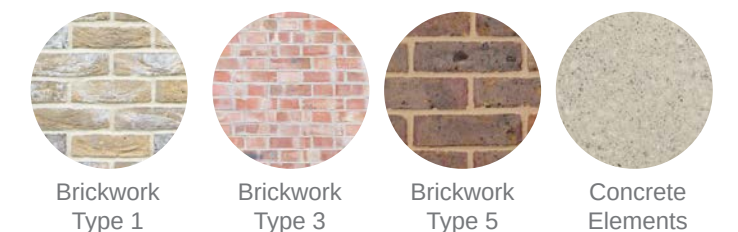
Plot G presents a coherent frontage onto the Primary Street. Residential entrances are celebrated with concrete canopies and recessed corbelled brickwork. A low datum of contrasting brickwork connects two buildings, rising within the entrances and the single storey element. A commercial unit wraps the western corner of building G1 towards the South Western Square, introducing a generous ground floor height, large openings and a concrete signage zone.

Façades are composed symmetrically with an even number of openings and semi-recessed corner balconies which slim the proportions of each building. Building G2 employs a double-paned window expression, achieving a similar facade rhythm to Building G1 within a narrower plot width.

Plot G provides a tripartite composition. Following LPA feedback, the 2-storey base of building G2 is lightened with banding in light contrasting brick every fourth brick course - a nod to Peabody's affordable housing legacy. A similar rhythm is given to the base of the red brick G1, achieved through rusticated brickwork to the same spacing.

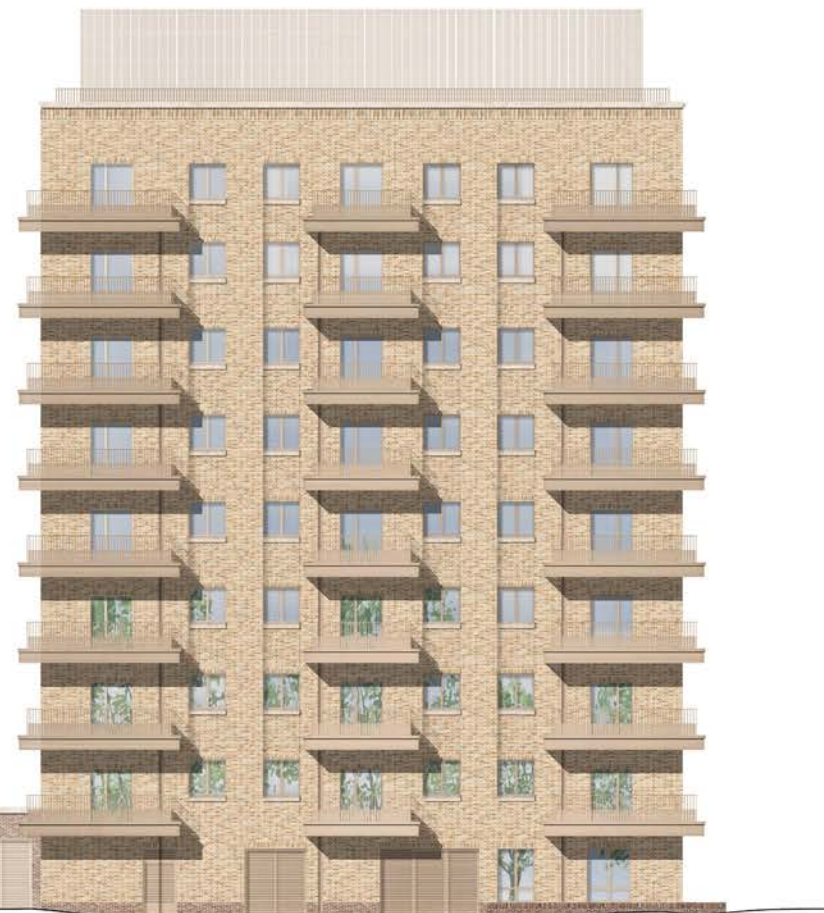
The top of building G2 is expressed through two-storey recessed brickwork panels. To the roof level of building G2, a decorative plant screen conceals rooftop ASHP and references the rooftop metalwork of the historic Water Tower.

Away from the street frontage, a less formal approach is adopted towards the wilderness of the SINC Woodland and movement along the railway line. Projecting balconies articulate the facade, providing relief, shading to living spaces and capitalising on the homes' south facing aspect and views. Overheating is considered in the design approach, maximising openable areas of glazing to bedrooms to ensure comfortable summer temperatures.





Elevation 2 - Building G1 South Elevation facing SINC



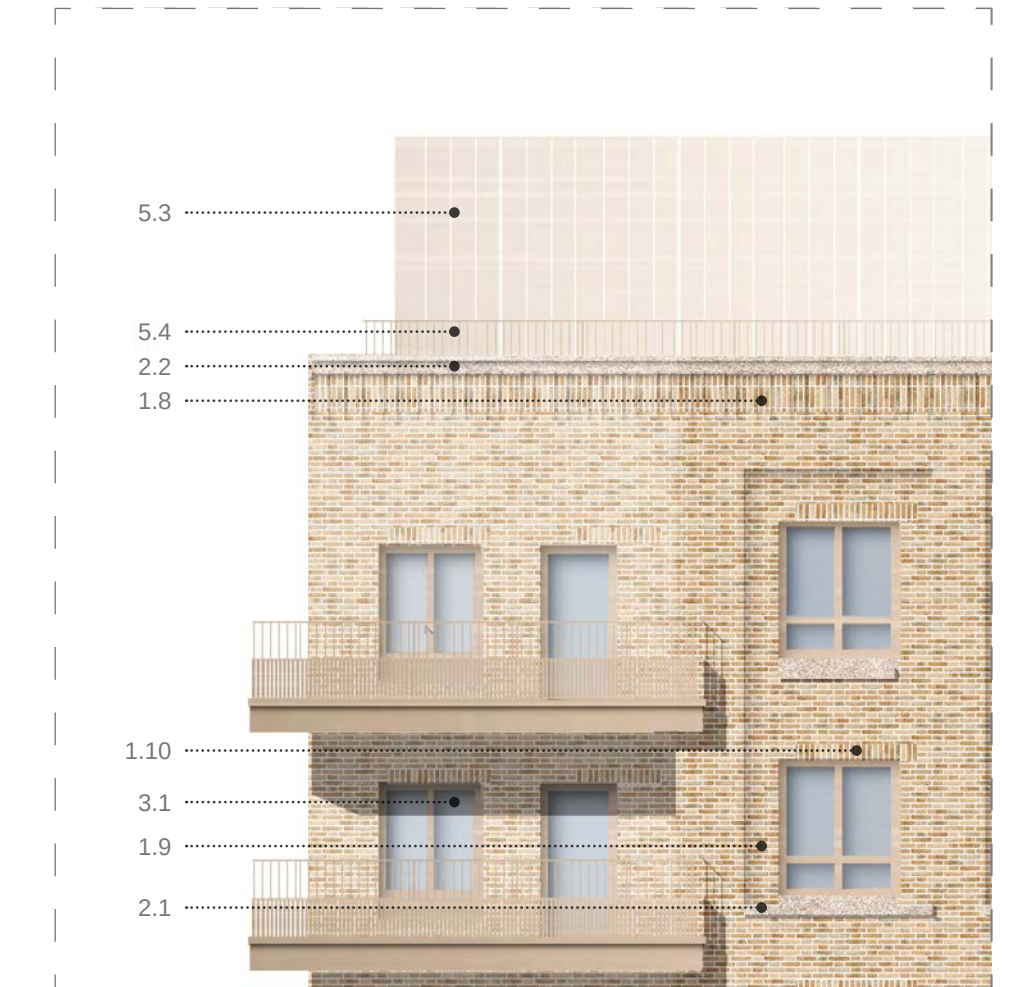
Elevation 2 - Building G2 South Elevation facing SINC

ILLUSTRATED ELEVATIONS LEGEND

- | | |
|---|--|
| 1.1 Facing Brickwork 1 - DC Tone 01 | 1.10 Single Soldier Course |
| 1.3 Facing Brickwork 3 - DC Tone 04 | 1.13 Brickwork Planters |
| 1.5 Facing Brickwork 5 - Dark contrasting brick | 1.14 Brick Garden Wall |
| 1.6 Facing Brickwork 6 - White contrasting brick | 2.1 Concrete Cills / String Course / Lintels |
| 1.8 Rusticated brickwork detail | 2.2 Concrete Copings |
| 1.9 Recessed Brick Detail to Window Jambs / Stallrisers / Spandrels | 2.5 Concrete Canopies |
| | 2.6 Exposed Concrete Soffits |

- | |
|---|
| 2.7 Metal Balcony Facings / Fascia Panels |
| 3.1 Aluminium Windows & Doors |
| 4.1 Steel Balustrades to Balconies |
| 5.3 Architectural Plant Screen |
| 5.4 Roof Balustrade |

Please refer to the following drawing reference numbers for further information:
 N15302-KCA-GX-ZZ-DR-A-31100
 N15302-KCA-GX-ZZ-DR-A-31101
 N15302-KCA-GX-ZZ-DR-A-31102
 N15302-KCA-GX-ZZ-DR-A-31103



Callout G2 - Building G2 North Elevation facing the Primary Street South

7.4 Gable Approach

The south western Gable of G1 is a significant urban moment in the St Ann's masterplan. This facade fronts onto the South Western Square at the threshold of the new entrance to the site from Warwick Gardens.

This gable addresses the square with a ground floor commercial unit. A generous ground floor height is accompanied by large commercial windows and a corner entrance creating a positive relationship with the square, and a commercial typology familiar to the local context.

Semi-projecting balconies are oriented towards the public space, animating the facade and providing passive surveillance as well as creating a well-proportioned and attractive gable. Additional articulation is provided to this facade in the form of stacked brickwork between windows, and Juliette railings which support the mitigation of overheating on this exposed south west facade.



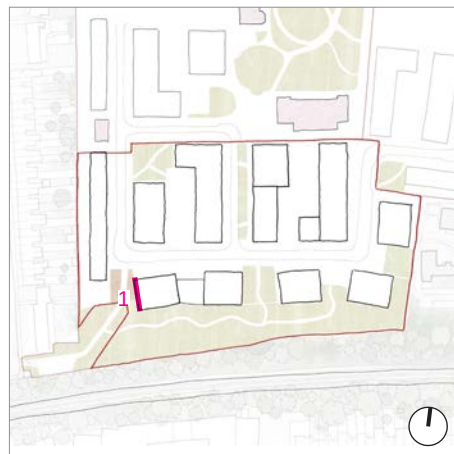
Masterplan Heritage and Landscape Approach, highlighting key south west approach

Sketch view looking north from the south west link



Sketch view of the commercial unit
interfacing at ground with the public realm

Elevation key



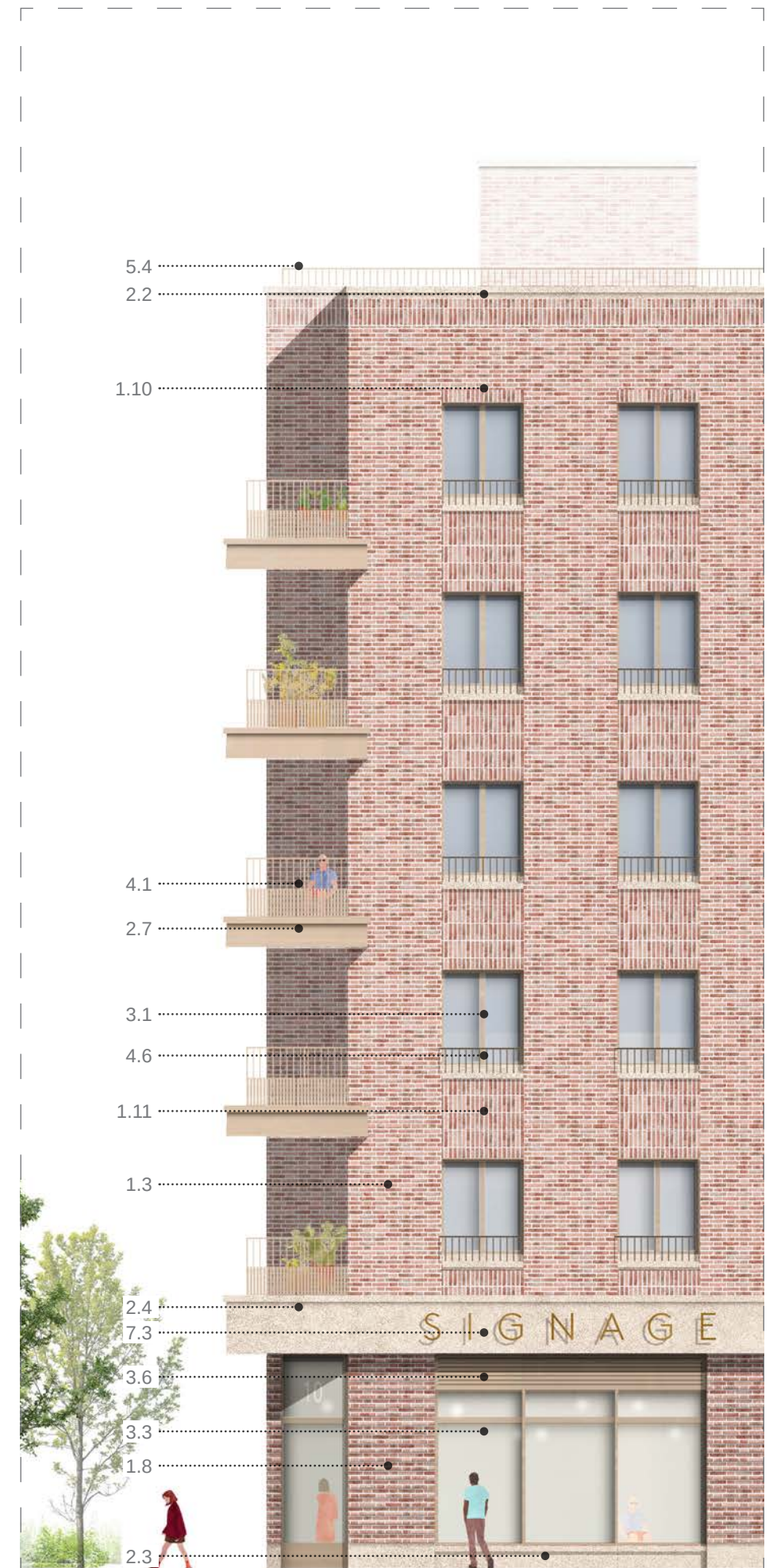
Callout G1



Elevation 1 - Building G1/G2 West Elevation facing South West Square

ILLUSTRATED ELEVATIONS LEGEND

- 1.3 Facing Brickwork 3 - DC Tone 04
- 1.8 Rusticated brickwork detail
- 1.10 Single Soldier Course
- 1.11 Stacked Soldier Course
- 1.13 Brickwork Planters
- 1.14 Brick Garden Wall
- 2.1 Concrete Cills / String Course / Lintels
- 2.2 Concrete Copings
- 2.3 Concrete Panels at Ground
- 2.4 Concrete Panels / Upstands
- 2.5 Concrete Canopies
- 2.6 Exposed Concrete Soffits
- 2.7 Metal Balcony Facings / Fascia Panels
- 3.1 Aluminium Windows & Doors
- 3.3 Retail Unit Shopfront
- 3.6 Louvres
- 4.1 Steel Balustrades to Balconies
- 4.6 Juliet Balcony Railings
- 5.4 Roof Balustrade



Callout G1 - West Gable Elevation detail