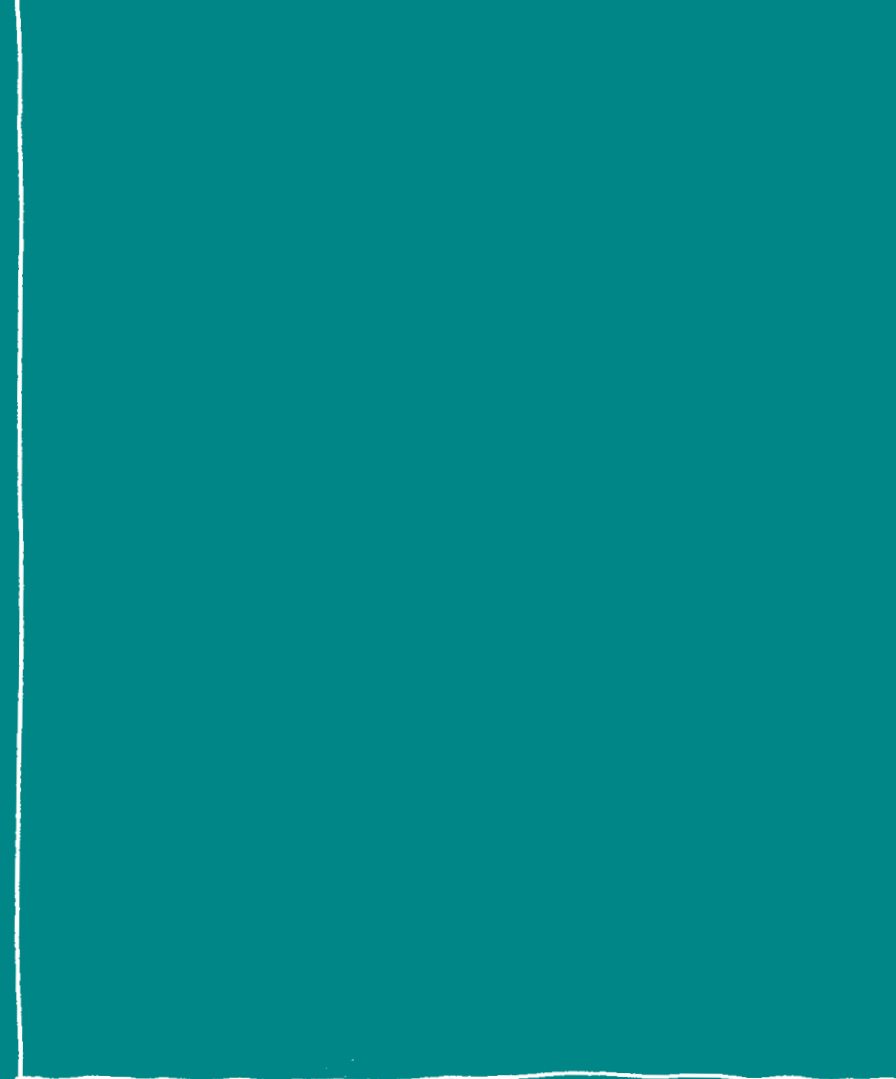
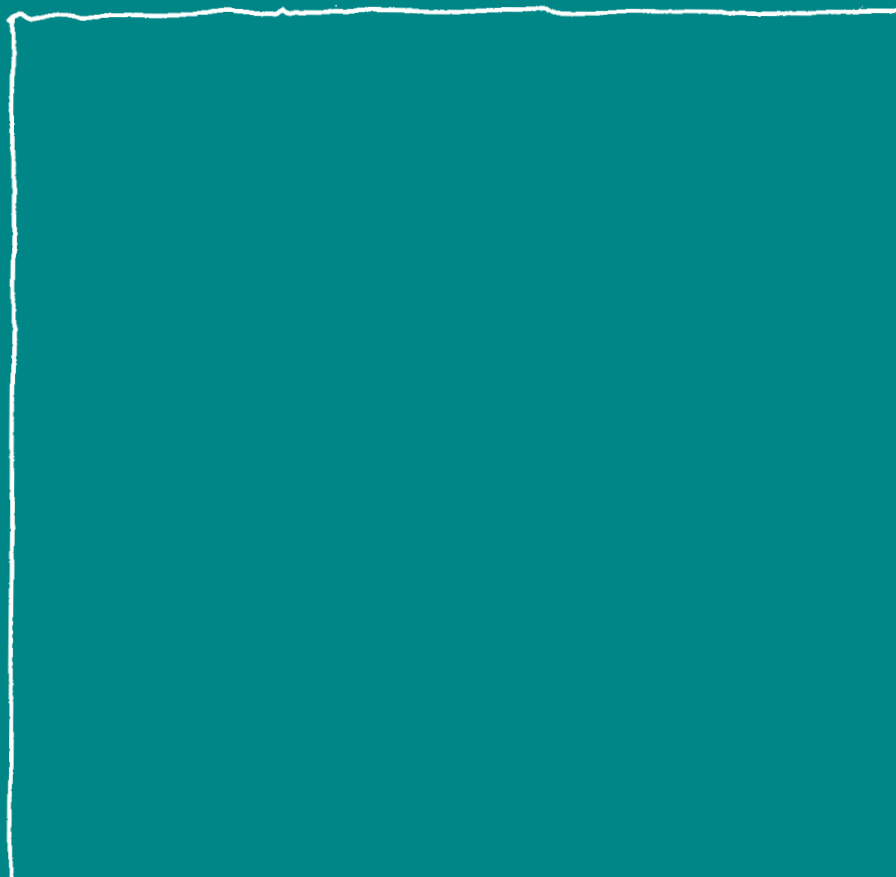
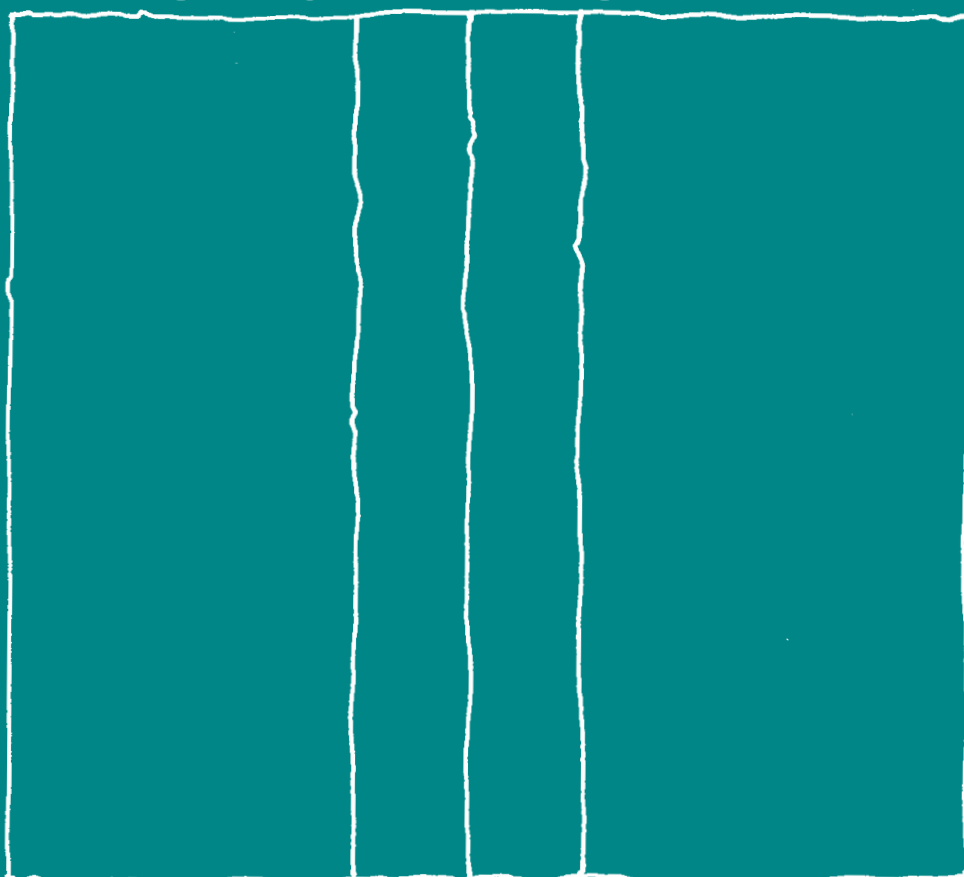
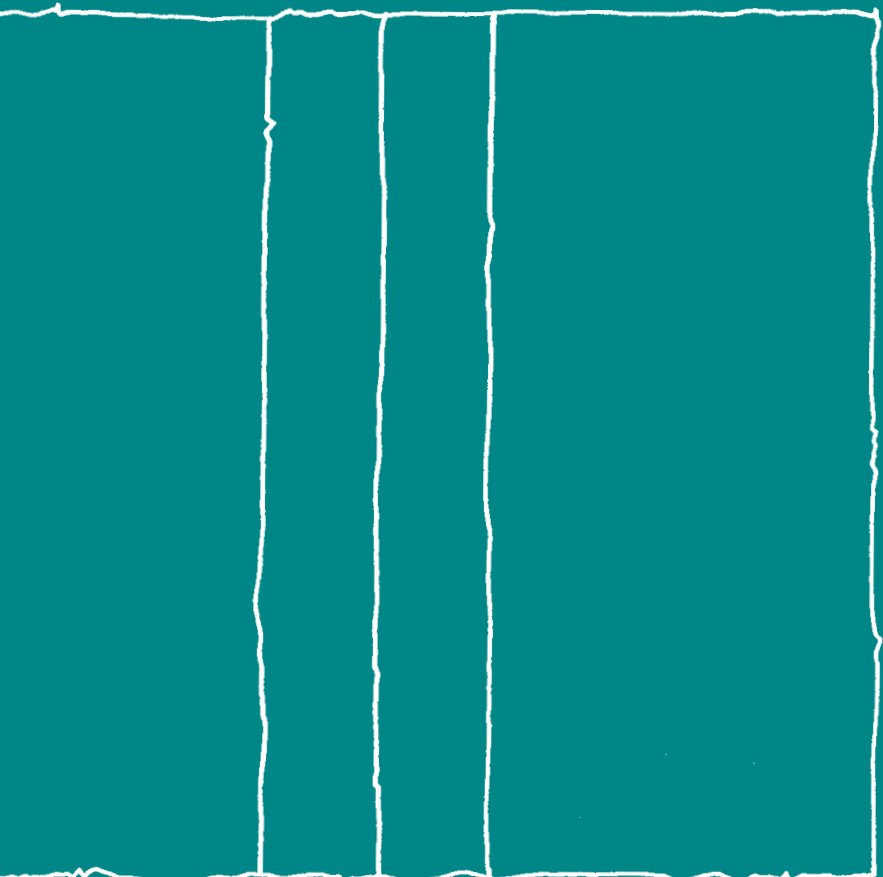




5.0 Plot F



5.1 Plot F Proposals

Plot F comprises two buildings around a central courtyard:
Building F1 - London Affordable Rent

1B2P	2B3P	2B3P WCH	2B4P	3B5P	TOTAL
21		4	20		45

Building F2/3 - Private Sale

1B2P	2B3P	2B3P WCH	2B4P	3B5P	TOTAL
26	6	12	12	12	68

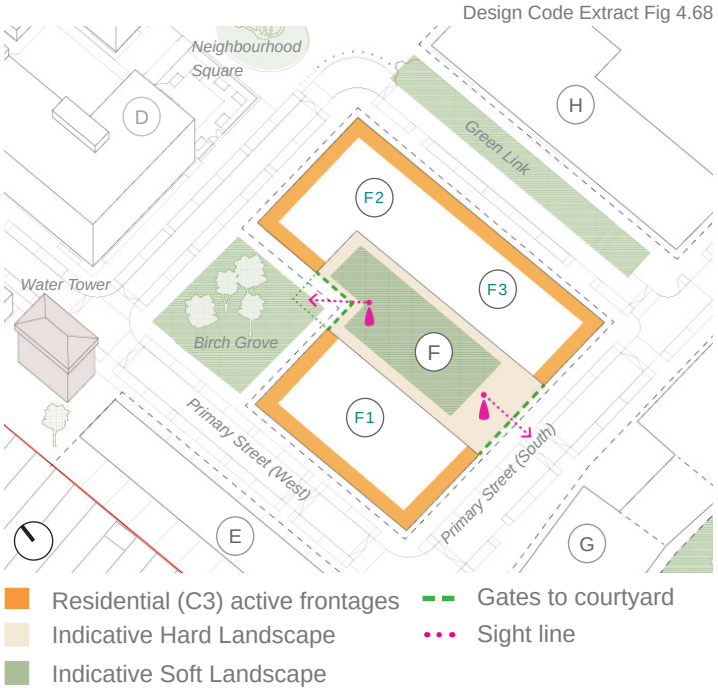
Design Code Requirements:

Key requirements for Plot F are illustrated above right.

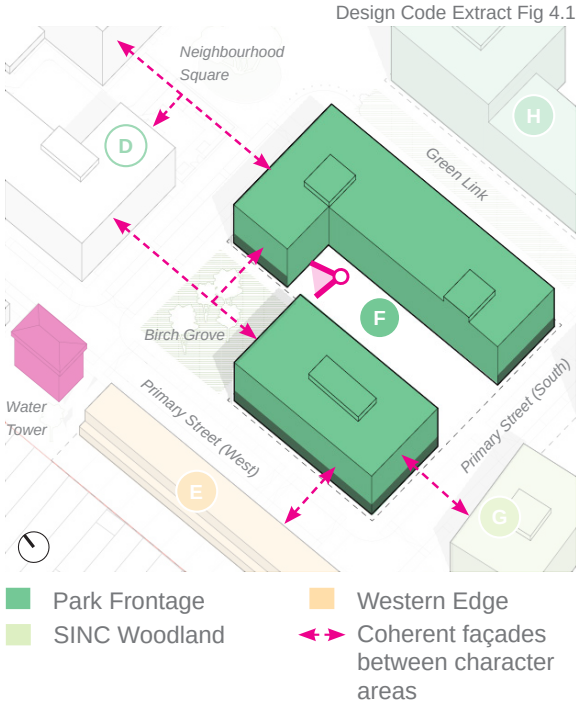
Key design principles:

- Courtyard Typology - 'Park Frontage' Character Area
- Two 6-storey buildings
- Delivers 45 LAR homes and 68 Private Sale homes
- Responds to the retained Water Tower
- Welcoming lobbies and ground floor flats activate frontages
- All 2 bed and 3 bed dwellings are dual aspect, all 1 bed dwellings are East or West facing
- Cores serve between 5-8 homes per floor

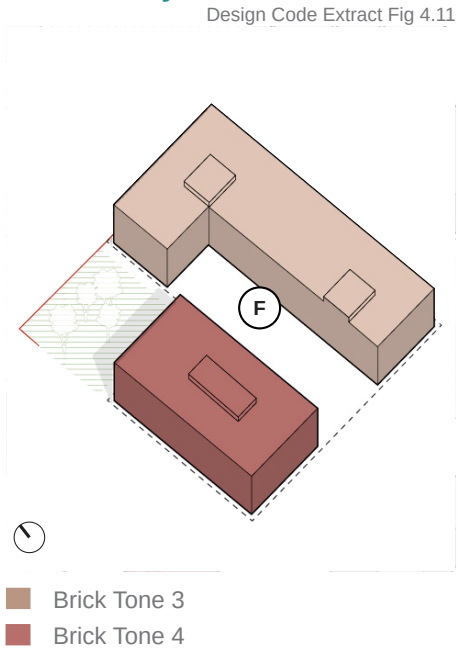
Ground Floor



Character Area



Materiality



Model Photo of proposed Plot F in context

Design Code Extract Fig 2.9 - Sketch view to the Water Tower from Plot F courtyard

5.2 Ground Floor Layout

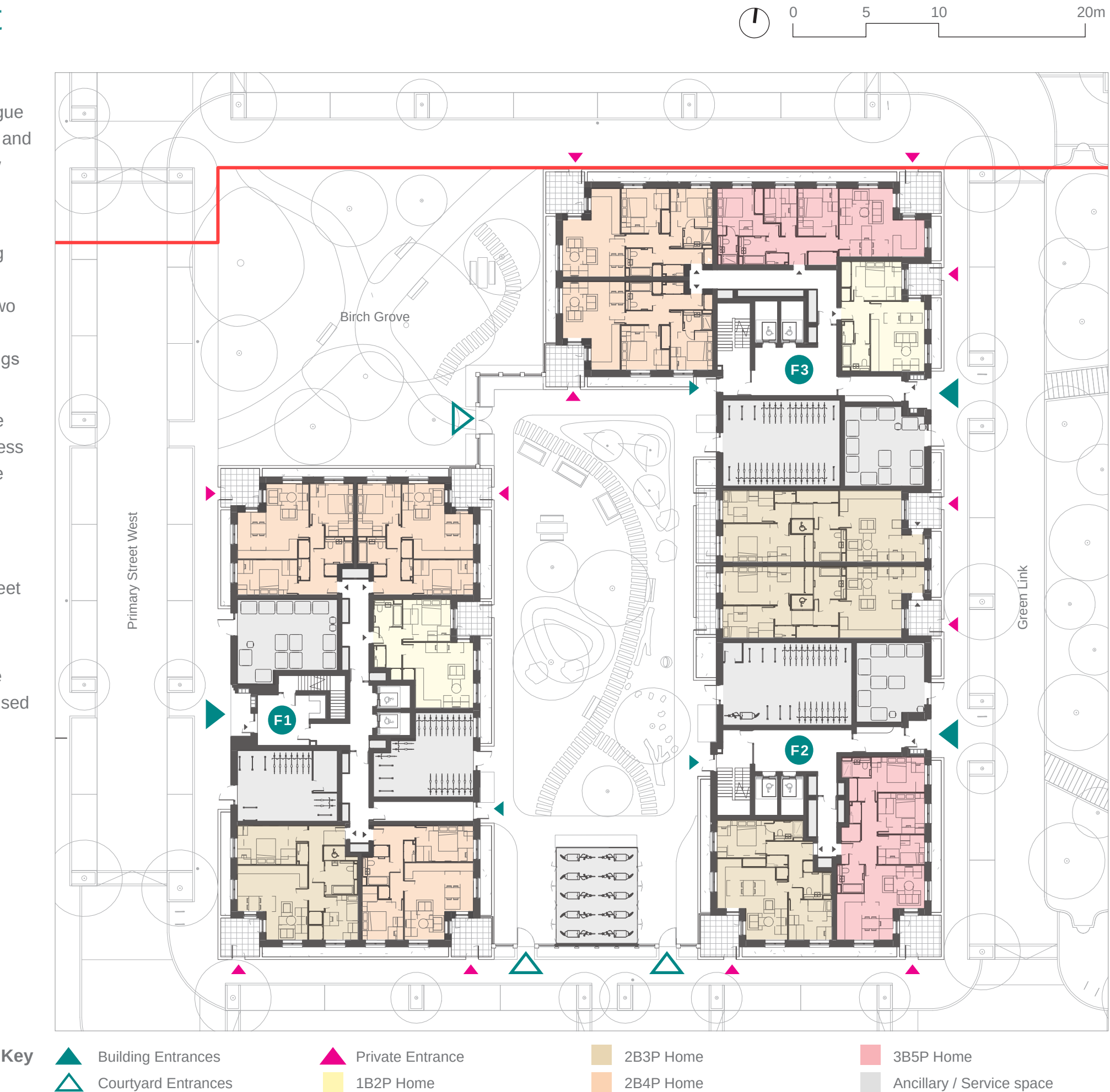
Plot F addresses Birch Grove public space and the retained heritage Water Tower to the north west. Plot F creates a dialogue with the buildings of Phase 1A and the neighbourhood square and Peace Garden beyond to the north, and to Plot G and the new south western square to the south.

Building F1 fronts on to the primary neighbourhood street and the new houses of Plot E to the west, with a central welcoming entrance lobby. Building F2/3 fronts onto the generously landscaped 'Green Link' and Plot H beyond to the east, with two welcoming lobby entrances. Communal entrances are clearly signified through recesses and concrete detailing. Both buildings provide courtyard access through the lobby.

The central semi-private residential courtyard is intended to be open to the public throughout the daytime, with controlled access provided through a gated system. This allows public use of the facilities provided within different courtyards, delivering safe, secure, and welcoming communal amenity spaces for all.

Ground floor homes to building corners maximise active frontages, with terraces providing secondary access to the street increasing activity and passive surveillance.

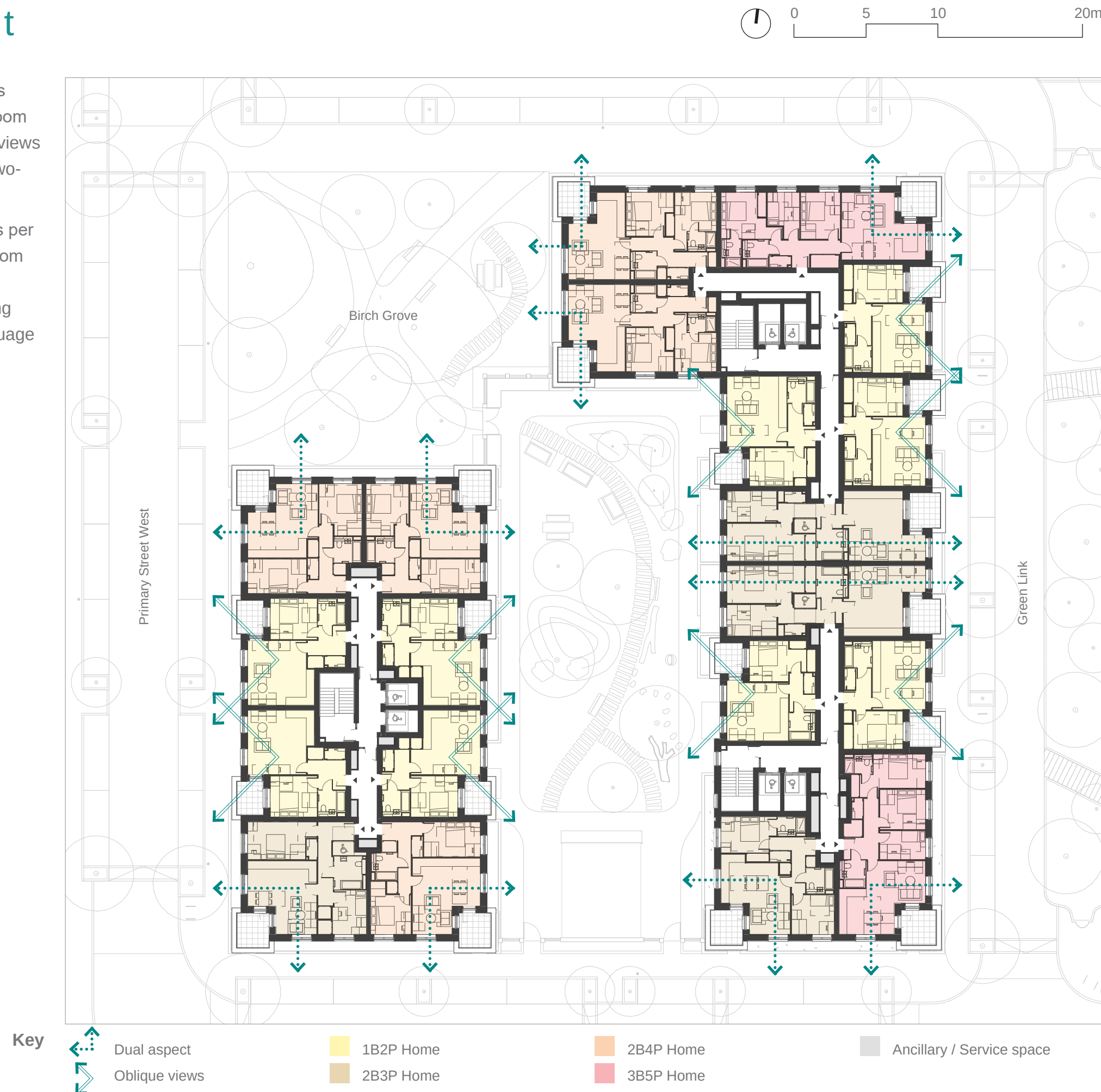
Refuse and cycle stores open directly onto the primary road and green link, with secondary cycle stores accessed from the central courtyard. Defensible space to the street comprises raised planters, adopting principles from Phase 1A.



5.3 Typical Floor Layout

At upper floor levels, building F1 accommodates eight homes per floor within a mirrored core arrangement. Four one bedroom homes face east/west to the centre of the plan, with oblique views enabled by semi-recessed balconies, and four dual aspect two-bedroom homes are located to the building corners.

The two cores of building F2/3 provide seven and five homes per floor respectively. These comprise through-aspect two bedroom homes to the centre, one bedroom homes facing east/west and dual aspect two and three bedroom homes to the building corners. All balconies are semi-projecting, following the language set by Phase 1A and as per the design code..



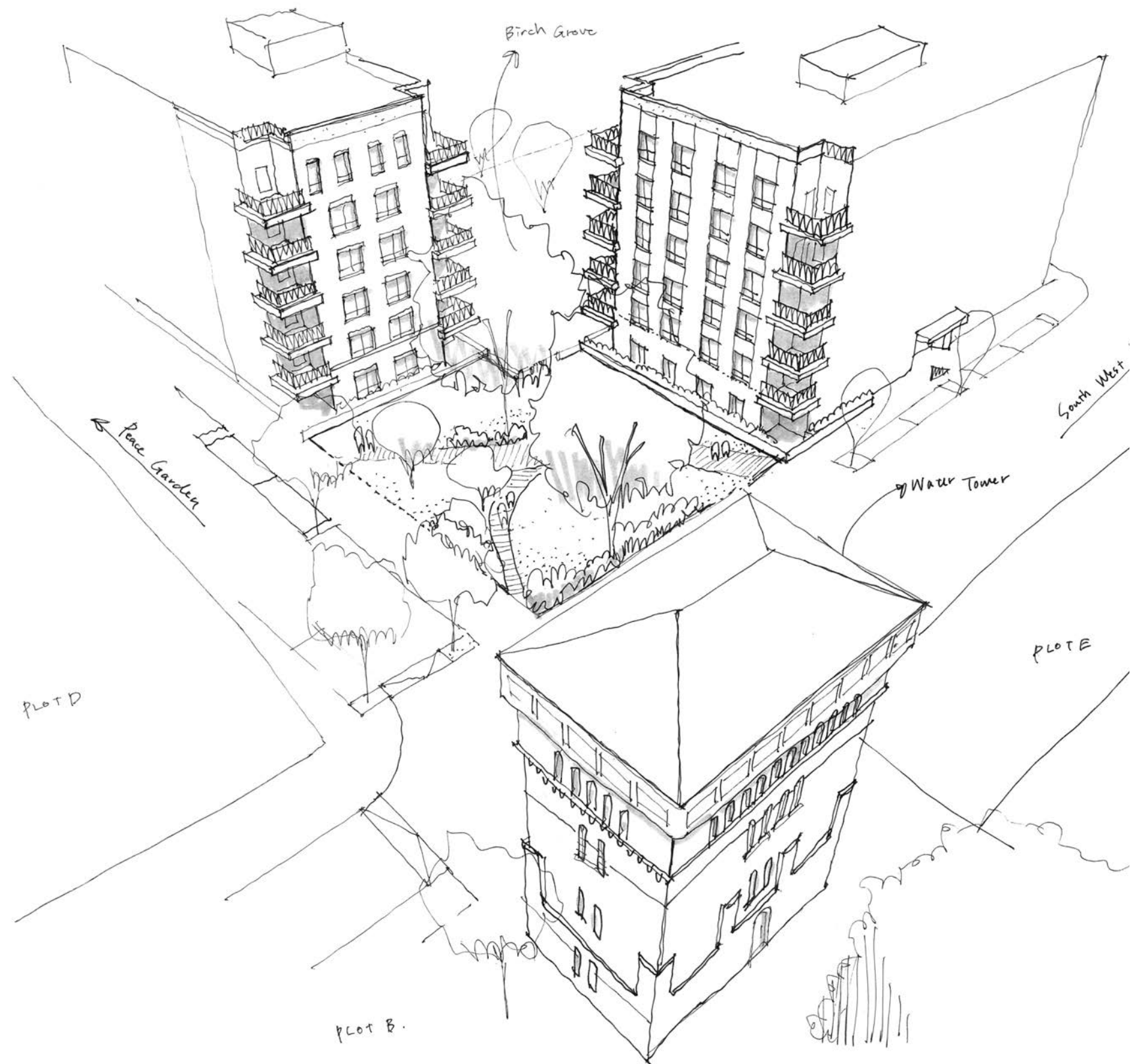
5.4 Heritage Approach

This application is supported by a heritage statement, and our approach has been developed with Turley Heritage consultants.

Together the two buildings of Plot F address the retained Water Tower at the end of the masterplan's East-west 'Civic Route' and the new 'Birch Grove' open space, planned around an existing cluster of birch trees on the site.

The gable elevations of Plot F work together with the comparably designed buildings as part of Phase 1A to form a backdrop to this new public space which improve the setting and views of the Water Tower as local landmark within the Site.

The western gable of Plot F2/3 takes architectural cues from the Water Tower, with corner balconies slimming the massing and a rhythm of windows creating a dialogue with the vertical proportions of the retained heritage building. A contrasting darker base brick and concrete detailing echo the language of the water tower. The northern gable of F1 addresses the public space through relief and verticality creating a dialogue with the Water Tower as well as the treatment of the Phase 1A facade opposite.



5.5 Architectural Approach

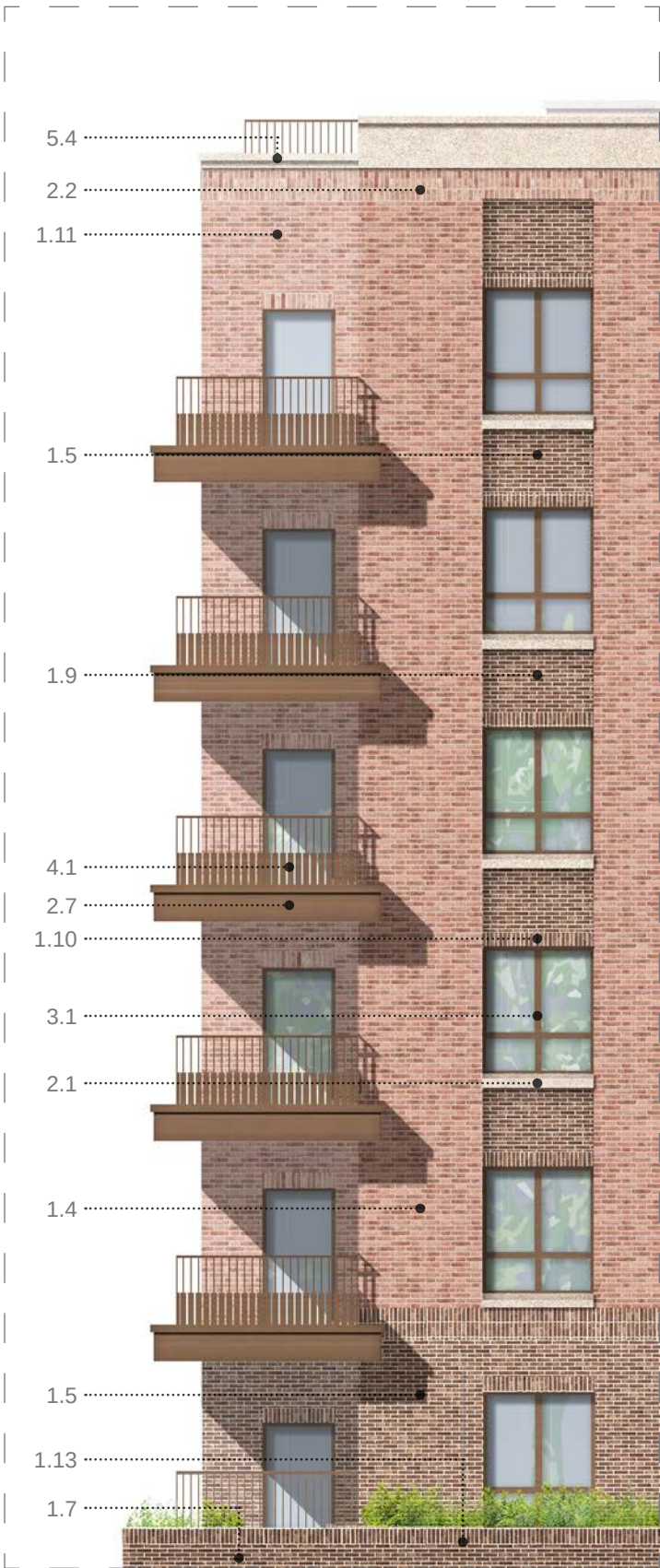
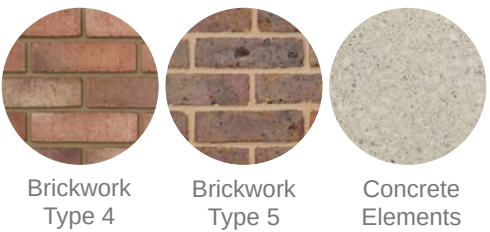
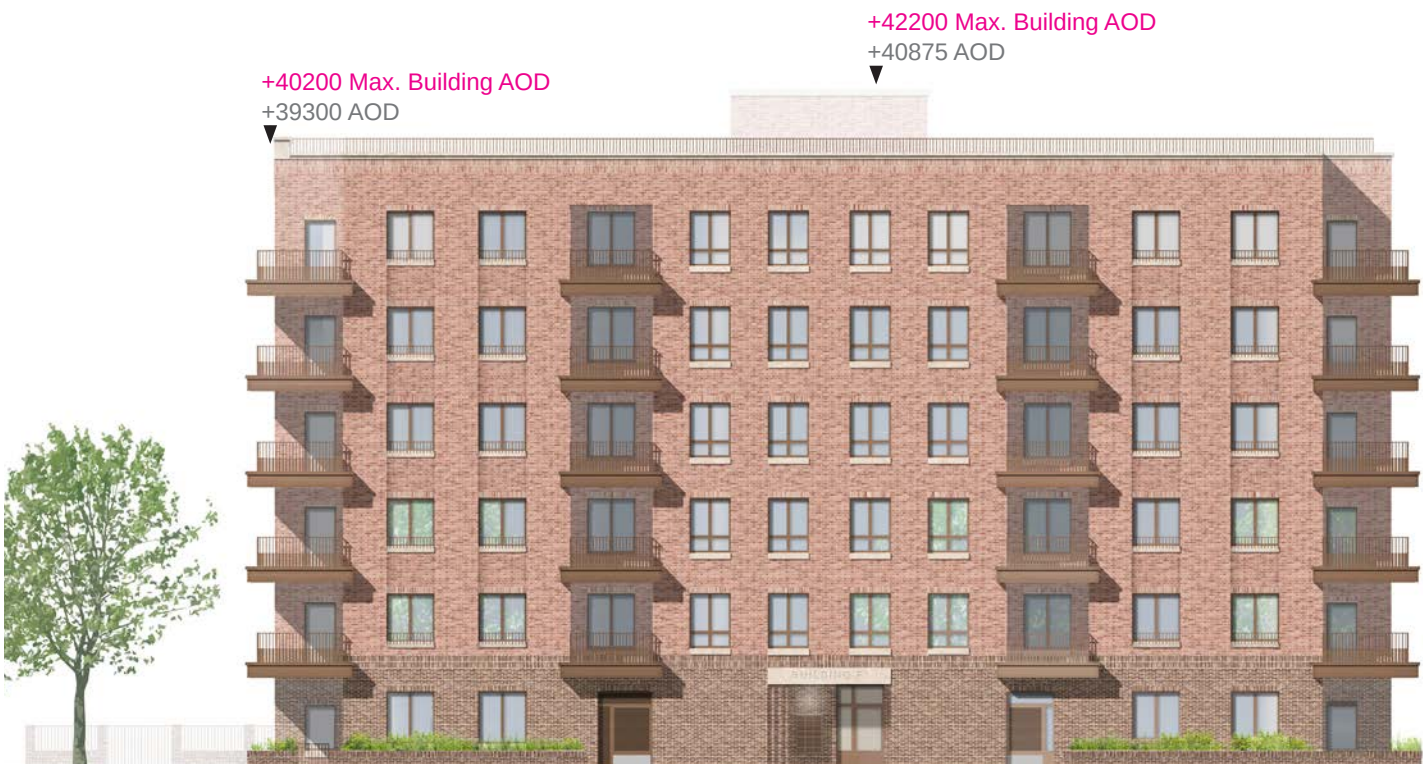
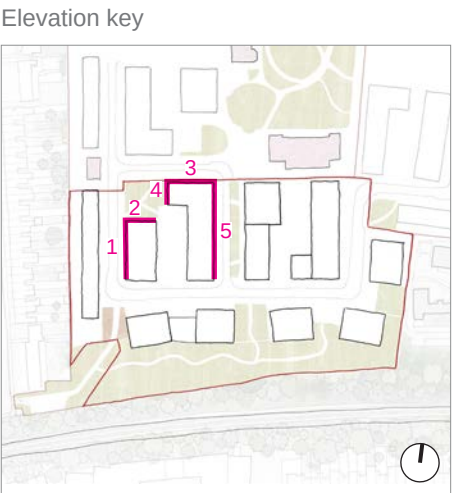
Plot F comprises a consistent 6-storey massing, in line with the approved Parameters.

Plot F1 continues the architectural language and brick tones of the Phase 1A mansion blocks on the primary street west, as required by the Design Code. Street facing elevations create a consistent frontage, composed with tripartite façades with well proportioned openings.

The North gable of F1 faces Birch Grove green space and the Water Tower. The gable addresses the public space through relief and verticality provided by recessed panels of dark brickwork and capped with a concrete parapet, mirroring the treatment of the Plot D facade opposite.

Plot F2/3 continues the architectural language of the Phase 1A mansion blocks fronting the Peace Garden. The North facade and west gable take architectural cues from the Water Tower, implementing brickwork relief in a manner consistent with the adjacent facade of Plot D in Phase 1A.

The East facade of Plot F2/3 addresses the new green link street with two symmetrical entrances at ground. The massing is broken up by the asymmetric rhythm of semi-projecting balconies and balanced with the termination of the facade in a 'gable' with brickwork relief and concrete parapets.



ILLUSTRATED ELEVATIONS LEGEND

- 1.2 Facing Brickwork 2 - DC Tone 02

1.4 Facing Brickwork 4 - DC Tone 05

1.5 Facing Brickwork 5 - Dark contrasting brick

1.7 Engineering Brickwork below DPC level

1.8 Rusticated brickwork detail

1.9 Recessed Brick Detail to Window Jambs / Stallrisers / Spandrels

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

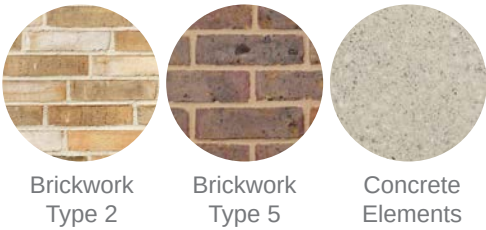
2.7 Metal Balcony Facings / Fascia Panels

3.1 Aluminium Windows & Doors

4.1 Steel Balustrades to Balconies

- 4.2 Defensible Space Railings and Gates
- 5.4 Roof Balustrade

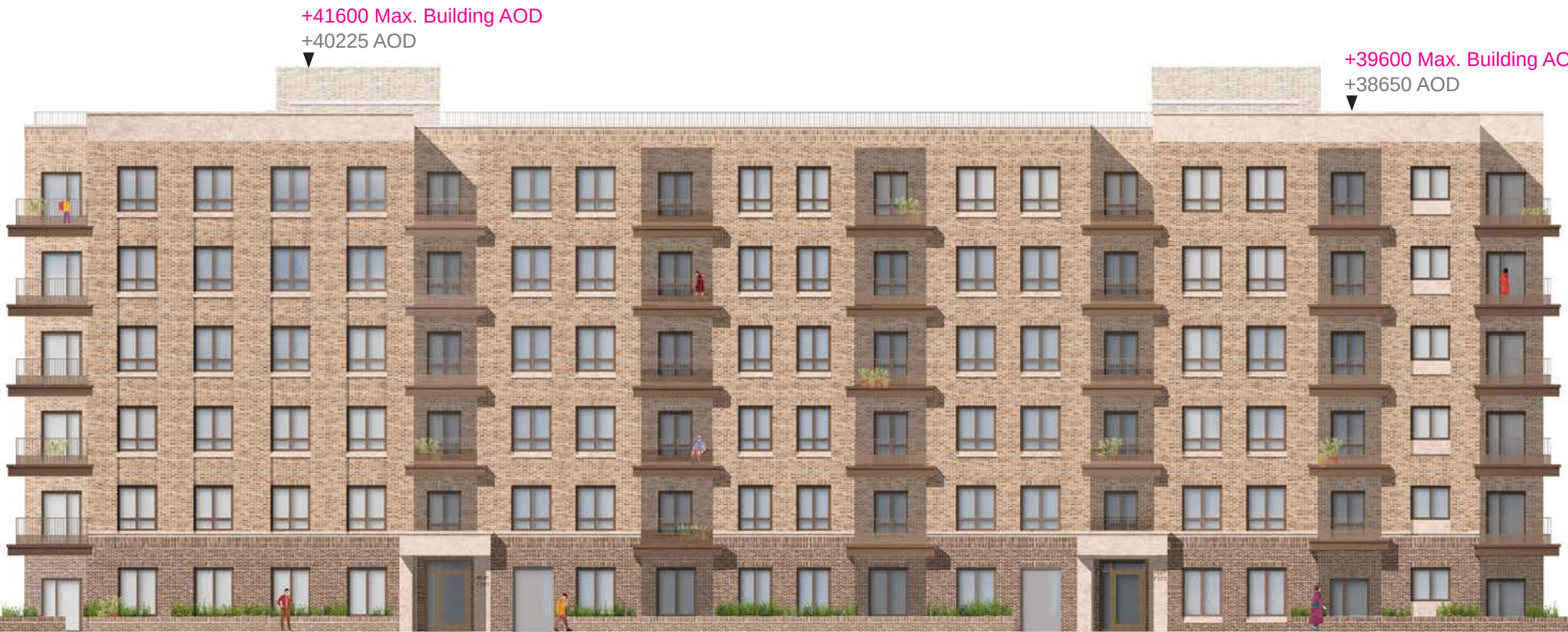
Please refer to the following drawing reference numbers for further information:
N15302-KCA-F1-ZZ-DR-A-31100
N15302-KCA-F1-ZZ-DR-A-31101
N15302-KCA-F1-ZZ-DR-A-31102
N15302-KCA-FX-ZZ-DR-A-31100
N15302-KCA-FX-ZZ-DR-A-31101
N15302-KCA-FX-ZZ-DR-A-31102
N15302-KCA-FX-ZZ-DR-A-31103



Elevation 3 - Building F2/F3 North Elevation facing Neighbourhood Square



Elevation 4 - Building F2/F3 North Gable facing Birch Grove



Elevation 5 - Building F2/F3 East Elevation facing Green Link street



Callout F3 - West Gable Elevation detail facing Birch Grove