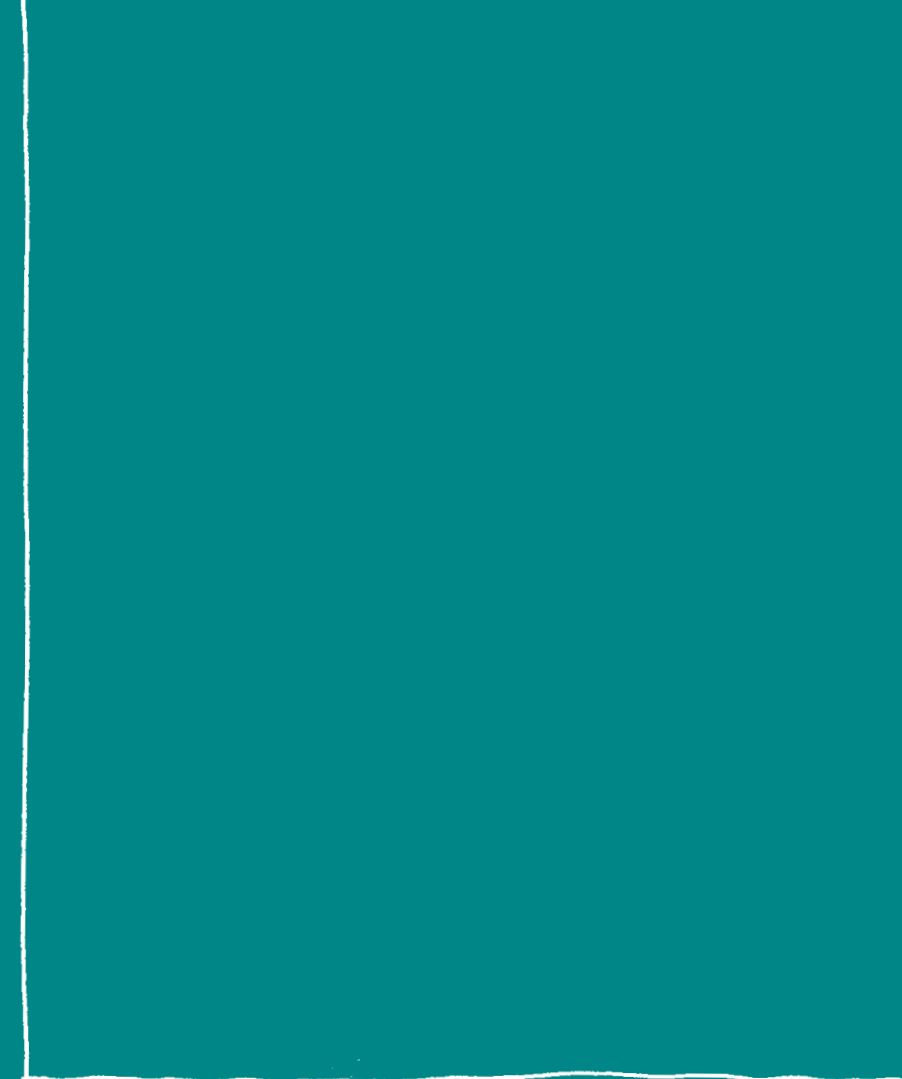
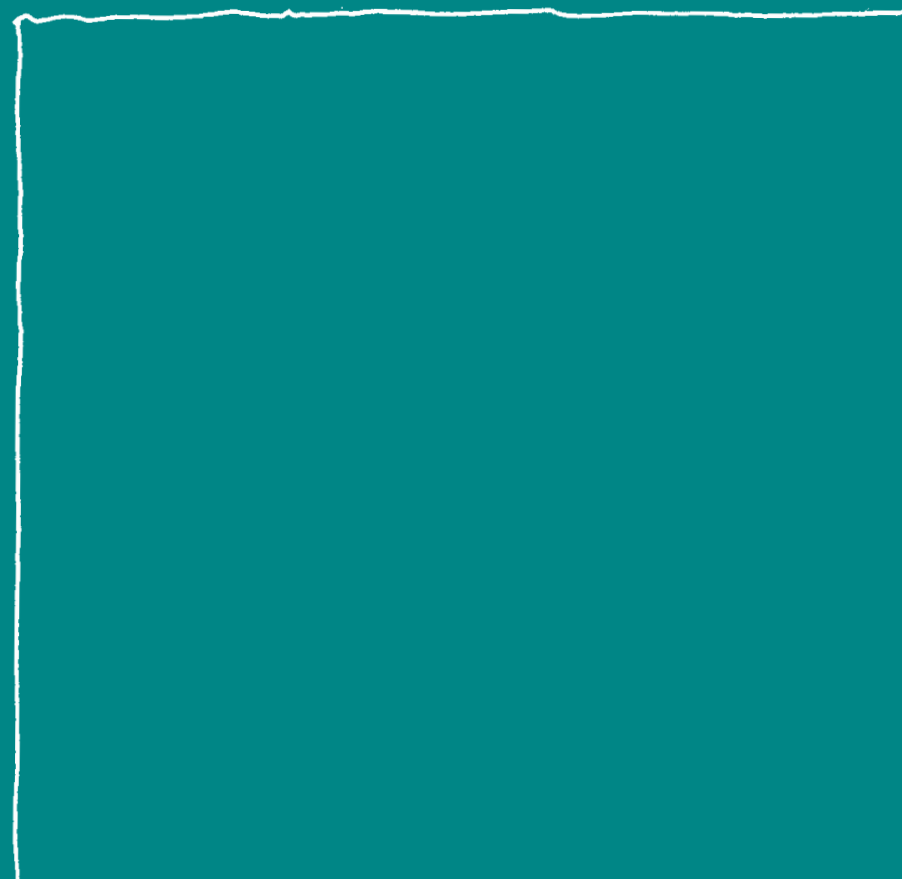
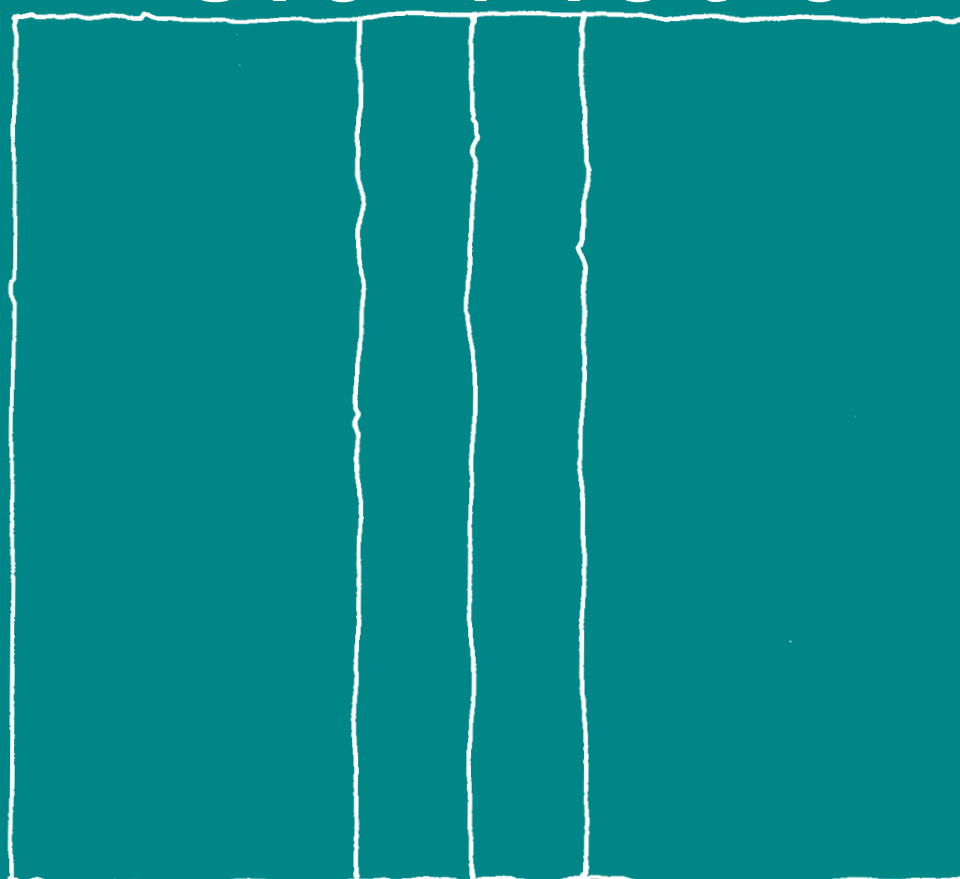
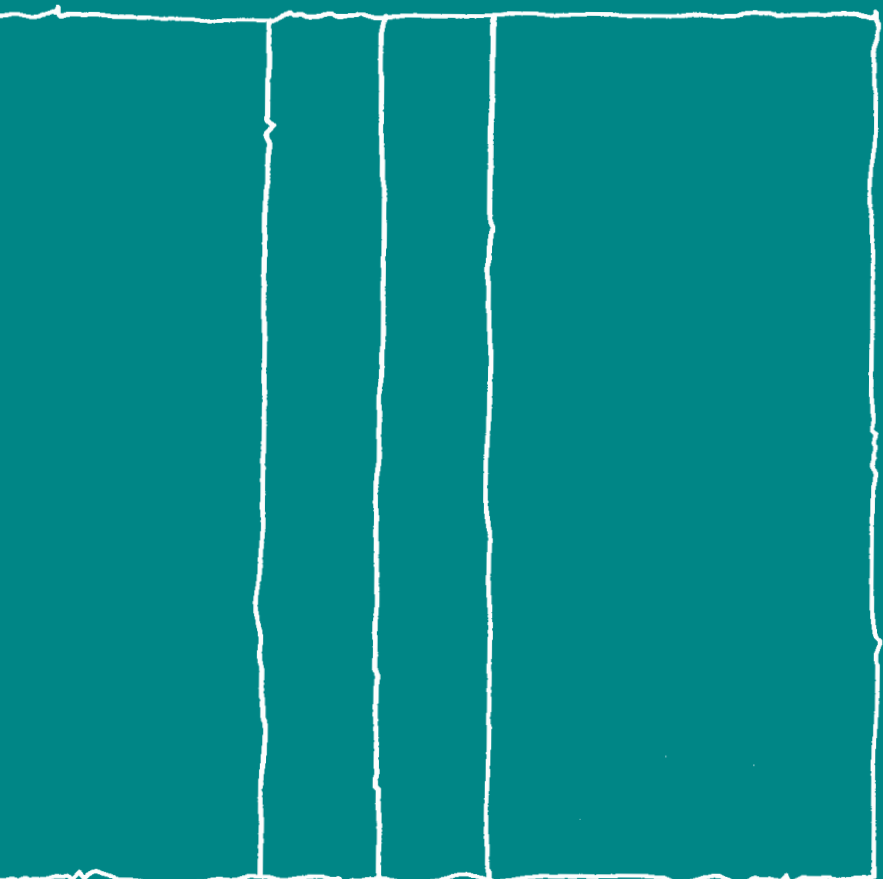




8.0 Plot J



8.1 Plot J Proposals

Plot J comprises three stand alone villa buildings:

Building J1 - London Affordable Rent

1B2P	2B3P	2B3P WCH	2B4P	3B4P WCH	3B5P	TOTAL
8	2		16	3	14	43

Building J2 - London Living Rent

1B2P	2B3P	2B3P WCH	2B4P	3B4P WCH	3B5P	TOTAL
7	2		14	4	11	38

Building J3 - Community Land Trust

1B2P	2B3P	2B3P WCH	2B4P	3B4P WCH	3B5P	TOTAL
6	1	7	6		13	33

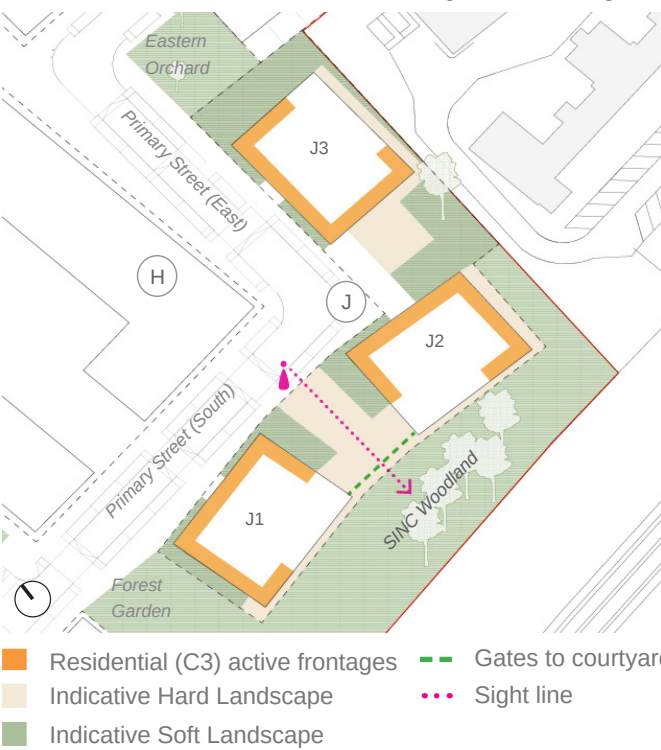
Design Code Requirements:

Key requirements for Plot J are illustrated above right.

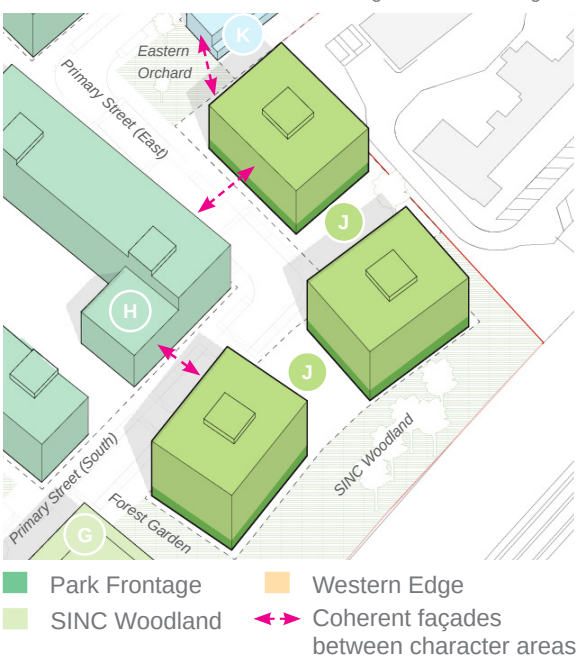
Key design principles:

- Villa Typology - 'SINC Woodland' Character Area
- Three buildings of 7, 8 and 9 storeys
- Delivers 114 homes - 43 LAR homes, 38 LLR homes and 33 CLT homes
- Responds to the NHS boundary, and the SINC woodland and series of landscape spaces
- 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

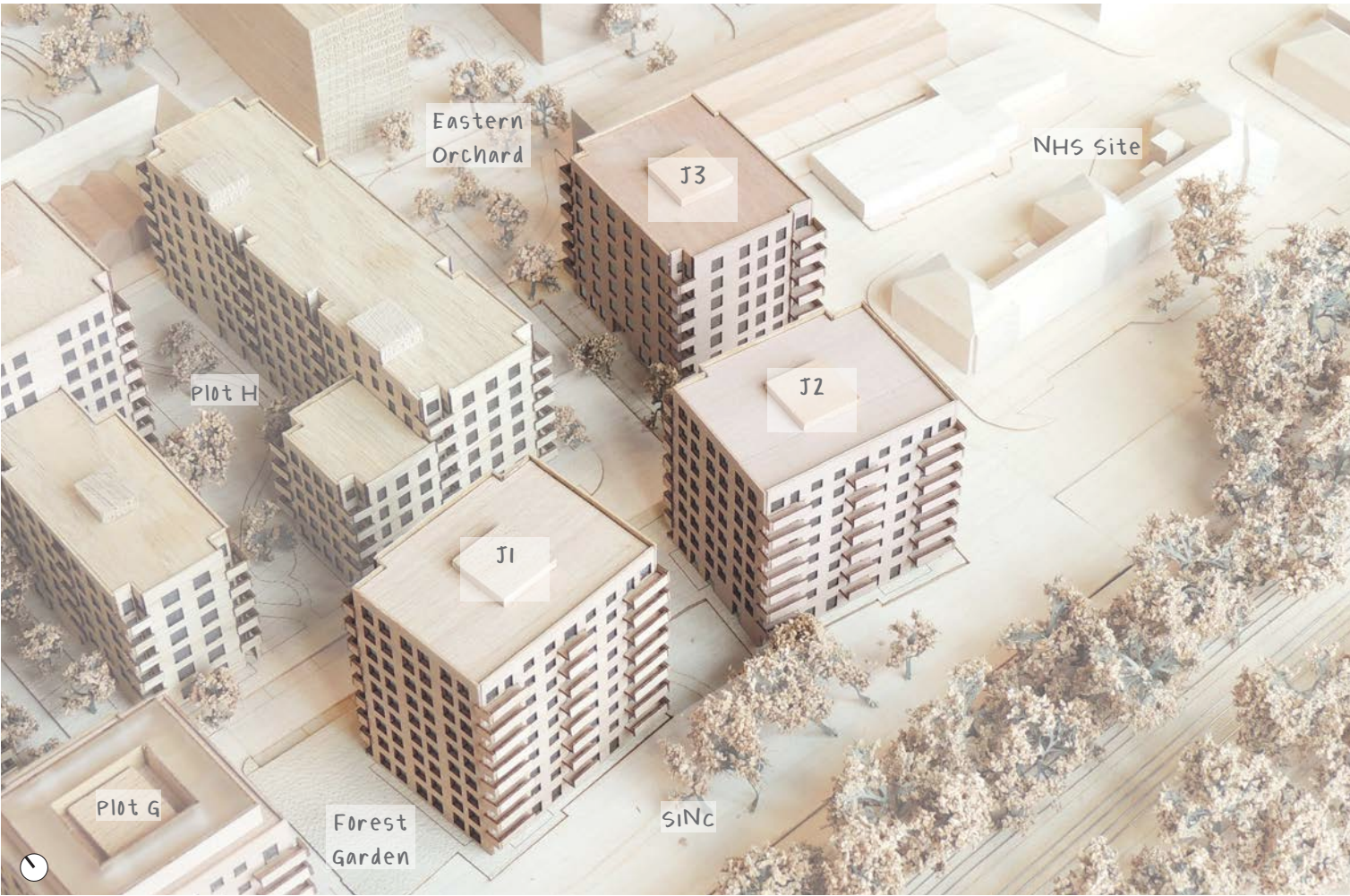
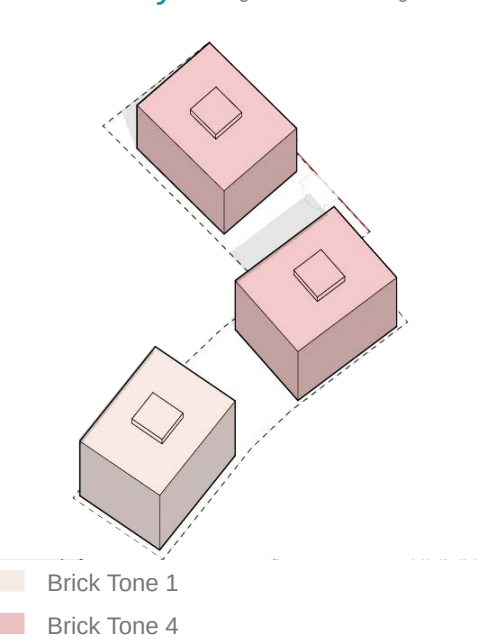
Ground Floor



Character Area



Materiality



Model Photo of proposed Plot J in context

8.2 Ground Floor Layouts

Located to the south eastern corner of the masterplan, the villas of Plot J front onto the Primary Street, and nestle into the SINC woodland boundary, as well as defining the edge towards the NHS site to the east. The spaces between the buildings are characterised by active landscaped areas (refer to Landscape DAS Volume II for further details):

- To the west of J1 is the 'Forest Garden' play space, providing access to the SINC woodland path;
- Between buildings J1 and J2, amenity space balances planting and play with hard surfacing and cycle and servicing access;
- Between buildings J2 and J3, a growing space provides an important community asset;
- To the north of J3 is the 'Eastern Orchard' of new and retained trees (to be delivered in Phase 3).

Communal entrances are located along the Primary Street, identified through the use of contrasting materials and detailing, with a concrete canopy and corbelled recessed bricks defining the threshold and residential lobby beyond.

Maximising active frontages, ground floor homes face the Primary Street and address the green spaces between the buildings. Ground floor homes are provided with defensible space ensuring an appropriate buffer and with gated access to the street, increasing activity and passive surveillance.

Ancillary spaces including refuse and cycle stores are located to minimise inactive frontage, facing the SINC where possible. The ground floor layouts of Plots J1 and 2 are mirrored to minimise servicing access requirements within the landscape.

Key



 Building Entrances



 Courtyard Entrances



 2B3P Home



 3B4P Home



 3B5P Home



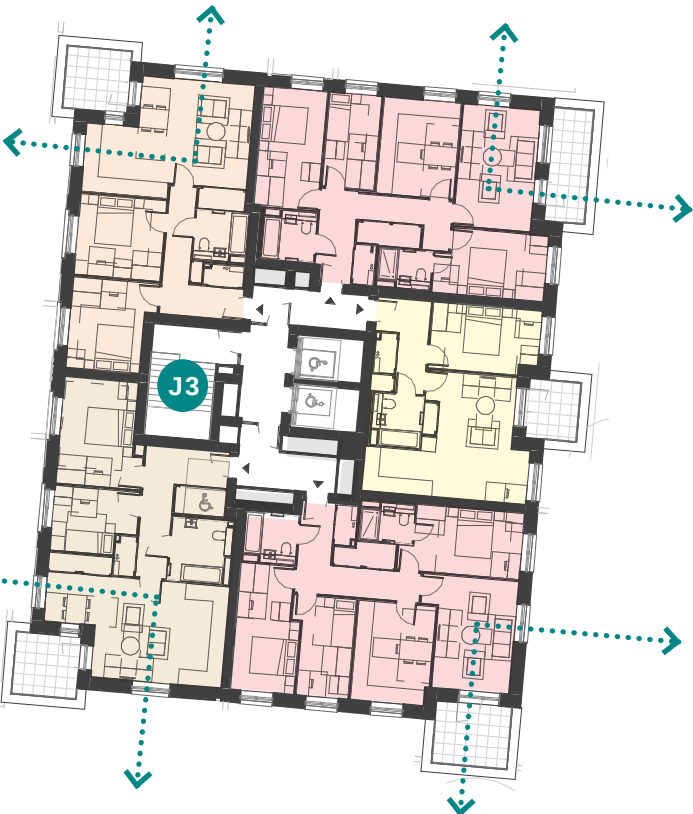
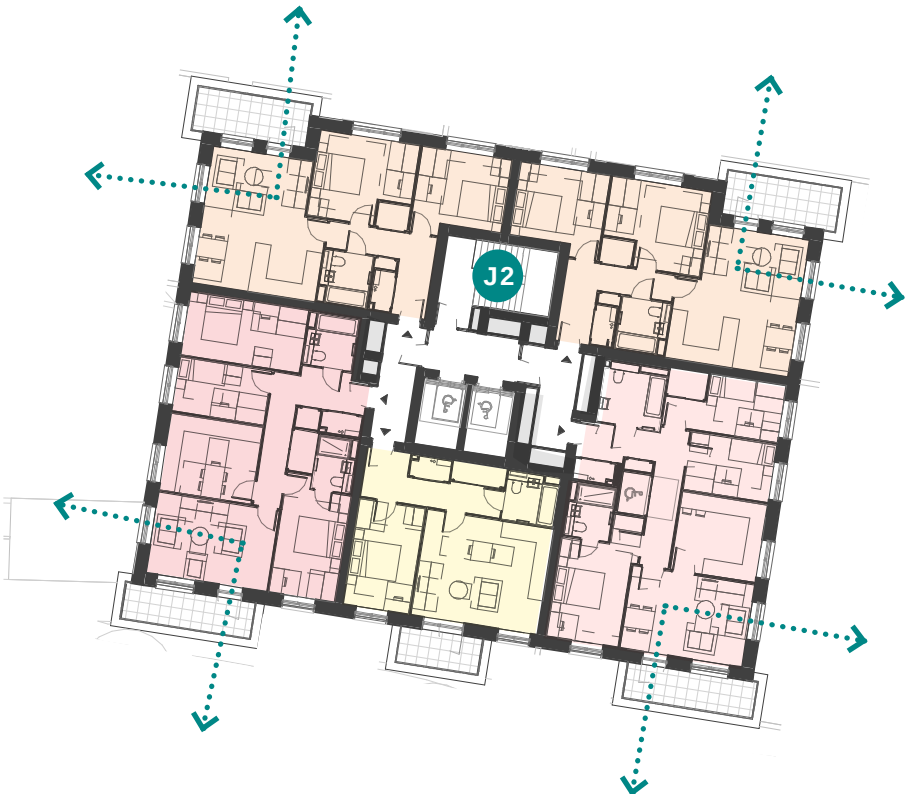
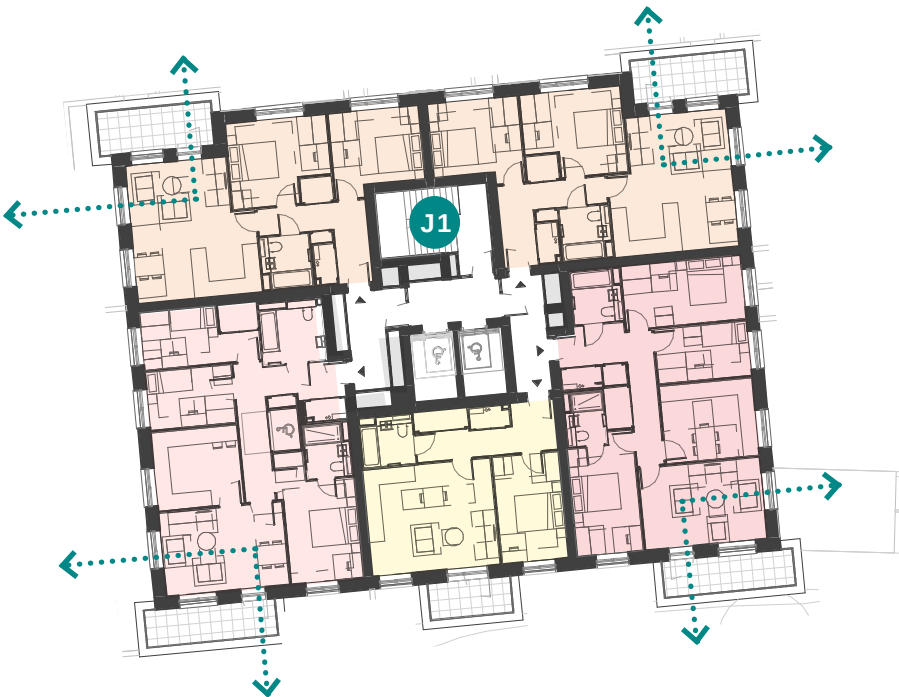
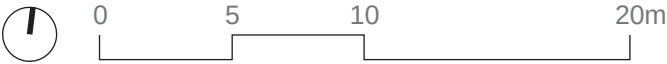
 Ancillary / Service space



8.3 Typical Floor Layouts

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 one bedroom home, facing south towards the SINC (J1/2) or east towards the hospital site (J3). The balcony strategy comprises semi-recessed balconies facing the street and NHS site, and projecting balconies towards the SINC, providing shading to living spaces and relief to this woodland elevation.

Building J3 presents a slightly different treatment as required by the Design Code, with semi-recessed balconies towards the NHS site to the east. J3 and it's parallel orientation to Plot H and matching seven storey height is given a greater relationship with building H3/4 opposite, adopting Plot H's more square-shaped balcony format and breaking up the perceived length of the 'villas'. The North-East gable of building J3 addresses the Eastern Orchard and the Peace Garden beyond to the north.



- Key
- Dual aspect
 - Oblique views
 - 1B2P Home
 - 2B3P Home
 - 2B4P Home
 - 3B4P Home
 - 3B5P Home

8.4 Landscape Approach

The positioning and the architectural approach of the villa buildings ensure that they nestle within the southern landscape boundary to the site, with a more playful and less formal street-frontage to the other plots.

A series of amenity spaces between the villas bring green space right to the street edge, and open up connections to the SINC woodland, making the most of the unique ecological setting and allowing vistas through, drawing the woodland into the neighbourhood.

Masterplan Heritage and Landscape Approach, landscape flows between the villas



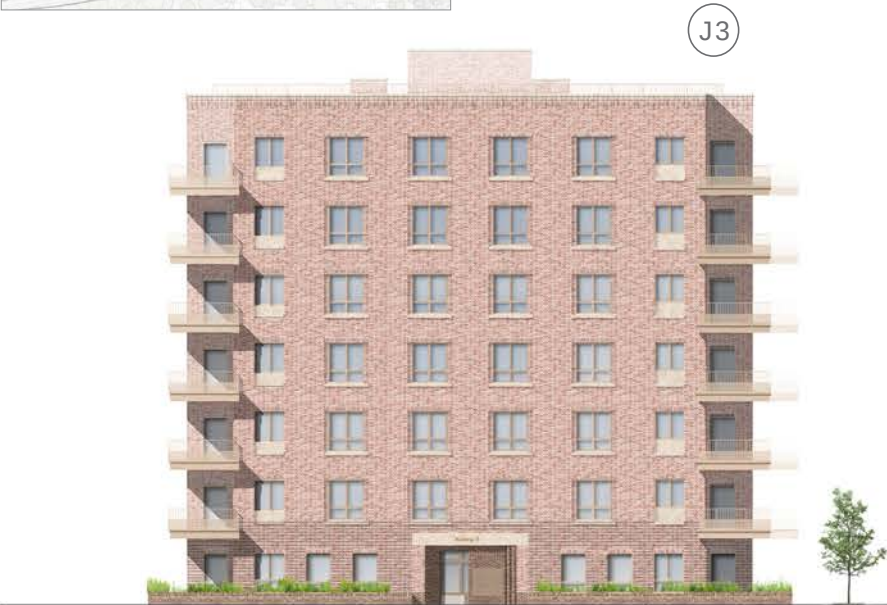
8.5 Architectural Approach

The villas of Plot J continue the language of Plot G, with the tallest building J1 to the centre of the site adopting the lightest brick tone (as G2) and the lower buildings J2 and J3 which step down in height towards the context adopting a light red tone (as G1), as set by the design code.

The street facing facades adopt the same elevation principles as plot G, with a clear base, middle and top, comprising two storeys of contrasting white brick banding to the base of J1, and rusticated brickwork to the ground floor of buildings J2 and J3, with a low level of darker brickwork rising within the lobby entrance, framed with a concrete canopy and corbelled brickwork.

Buildings J1 and J2 respond most closely to the language of Plot G, with wide semi-recessed balconies slimming building proportions, and triple paned windows throughout the body of the building, articulated as double paned windows within a brickwork reveal across the top two floors.

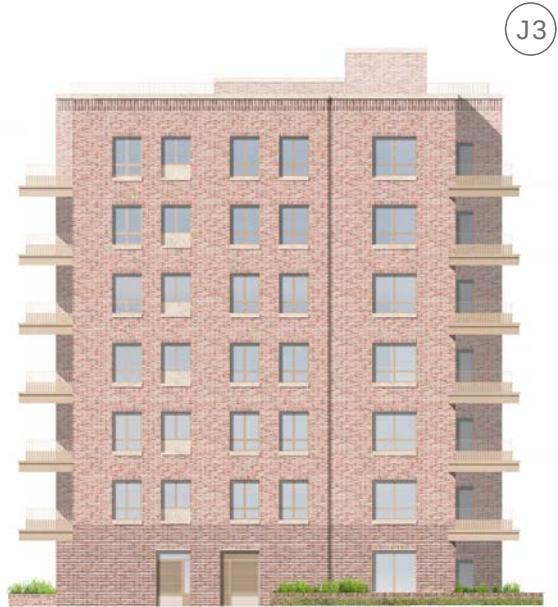
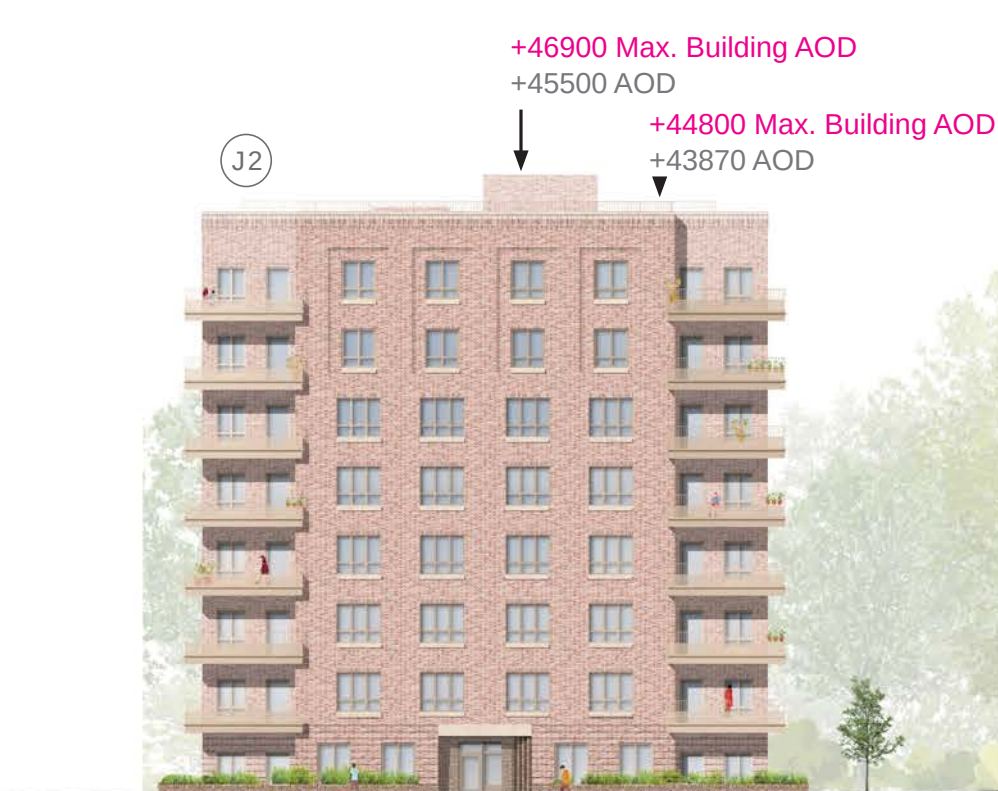
Elevation Key



Elevation 1 - Primary Street Elevation

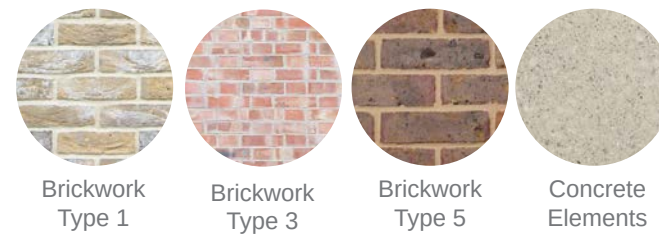
The facade strategy for building J3 is given a greater relationship with building H3/4 opposite, given its parallel orientation and seven storey height, adopting Plot H's more square semi-projected balcony format and double-paned windows, breaking up the perceived length of the 'villas'. The northern gable of J3 addresses the Eastern Orchard and the Peace Garden beyond, and picks up motifs found elsewhere in the phase on Plot F.

The South facing façades of villas J1 & J2 face the SINC and the railway boundary, and continue the approach of Plot G, with projecting balconies articulating 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. Building J3's eastern facade towards the NHS site incorporates semi-recessed balconies.



Elevation 2 - Building J3 North Gable





Brickwork
Type 1

Brickwork
Type 3

Brickwork
Type 5

Concrete
Elements

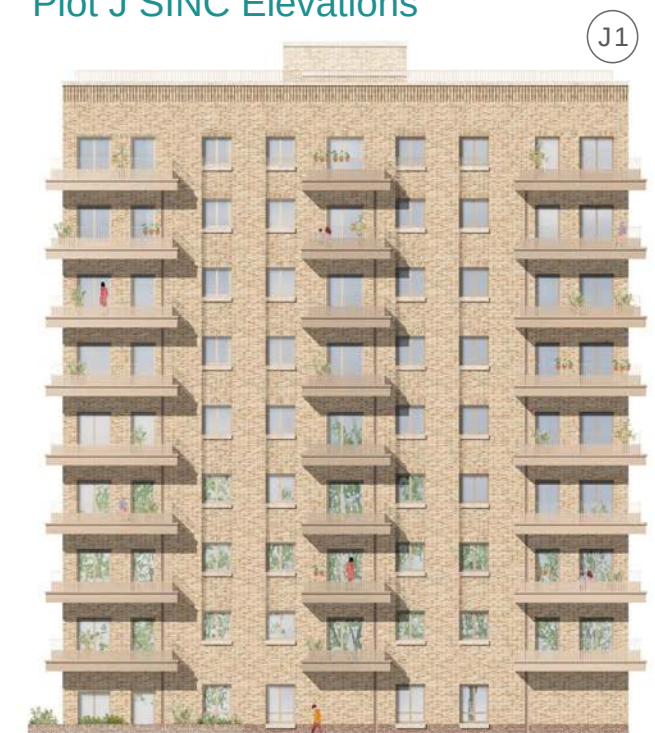
ILLUSTRATED ELEVATIONS LEGEND

- | | |
|---|---|
| 1.1 Facing Brickwork 1 - DC Tone 01 | 4.2 Defensible Space Railings and Gates |
| 1.3 Facing Brickwork 3 - DC Tone 04 | 5.3 Architectural Plant Screen |
| 1.5 Facing Brickwork 5 - Dark contrasting brick | 5.4 Roof Balustrade |
| 1.6 Facing Brickwork 6 - White contrasting brick | |
| 1.8 Rusticated brickwork detail | |
| 1.9 Recessed Brick Detail to Window Jambs / Stallrisers / Spandrels | |
| 1.10 Single Soldier Course | |
| 1.13 Brickwork Planters | |
| 1.14 Brick Garden Wall | |
| 2.1 Concrete Cills / String Course / Lintels | |
| 2.2 Concrete Copings | |
| 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 | |
- Please refer to the following drawing reference numbers for further information:
- N15302-KCA-J1-ZZ-DR-A-31100
N15302-KCA-J1-ZZ-DR-A-31101
N15302-KCA-J1-ZZ-DR-A-31102
N15302-KCA-J2-ZZ-DR-A-31100
N15302-KCA-J2-ZZ-DR-A-31101
N15302-KCA-J2-ZZ-DR-A-31102
N15302-KCA-J3-ZZ-DR-A-31100
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N15302-KCA-J3-ZZ-DR-A-31102

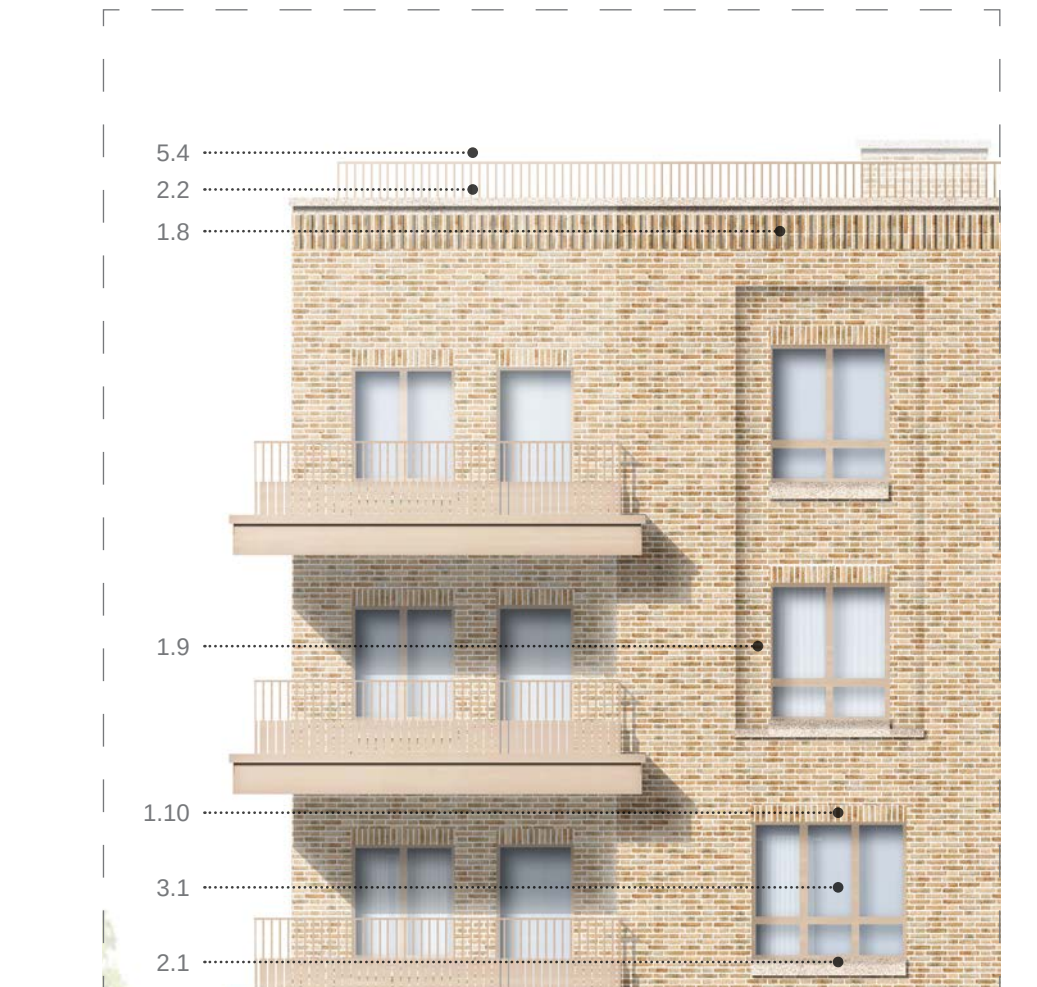


Elevation 3 - Building J3 East Elevation facing NHS site

Plot J SINC Elevations



Elevation 4 - Buildings J1 + J2 South Elevations facing the SINC



Callout H2 - J1 North Elevation facing the Primary Street South

