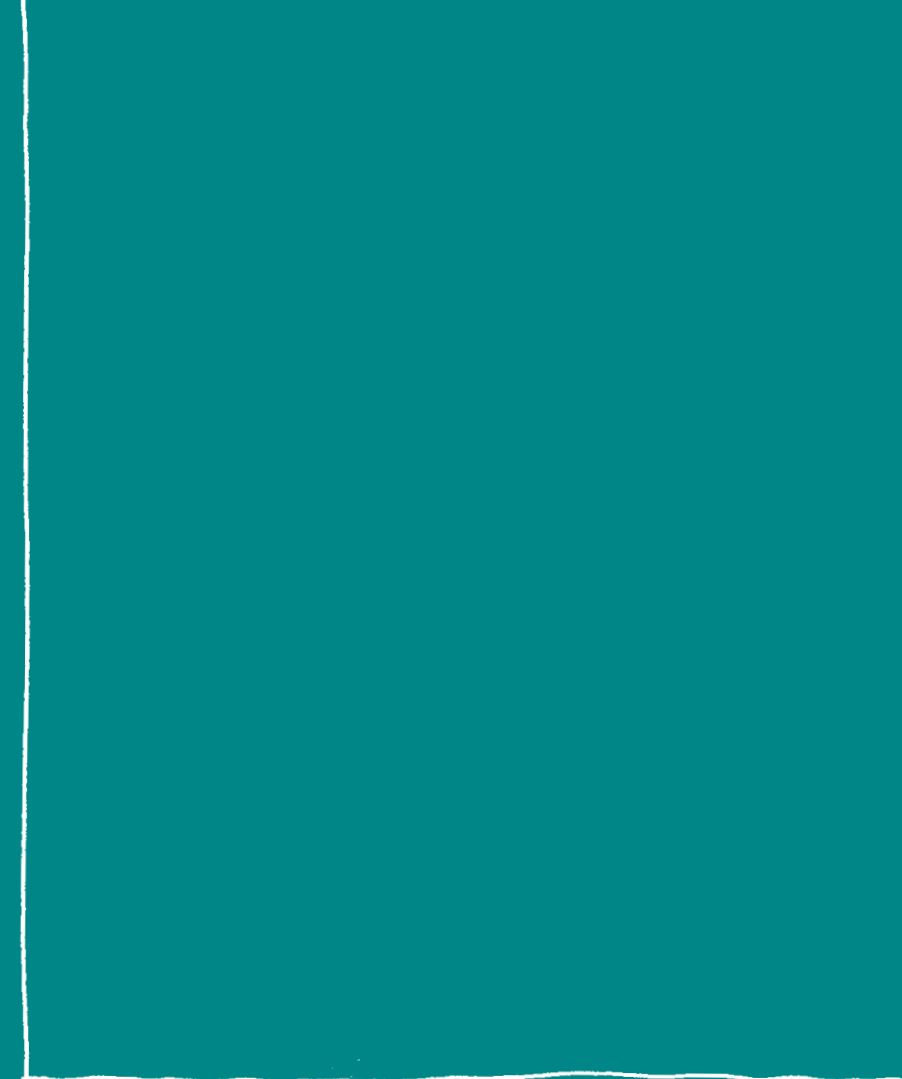
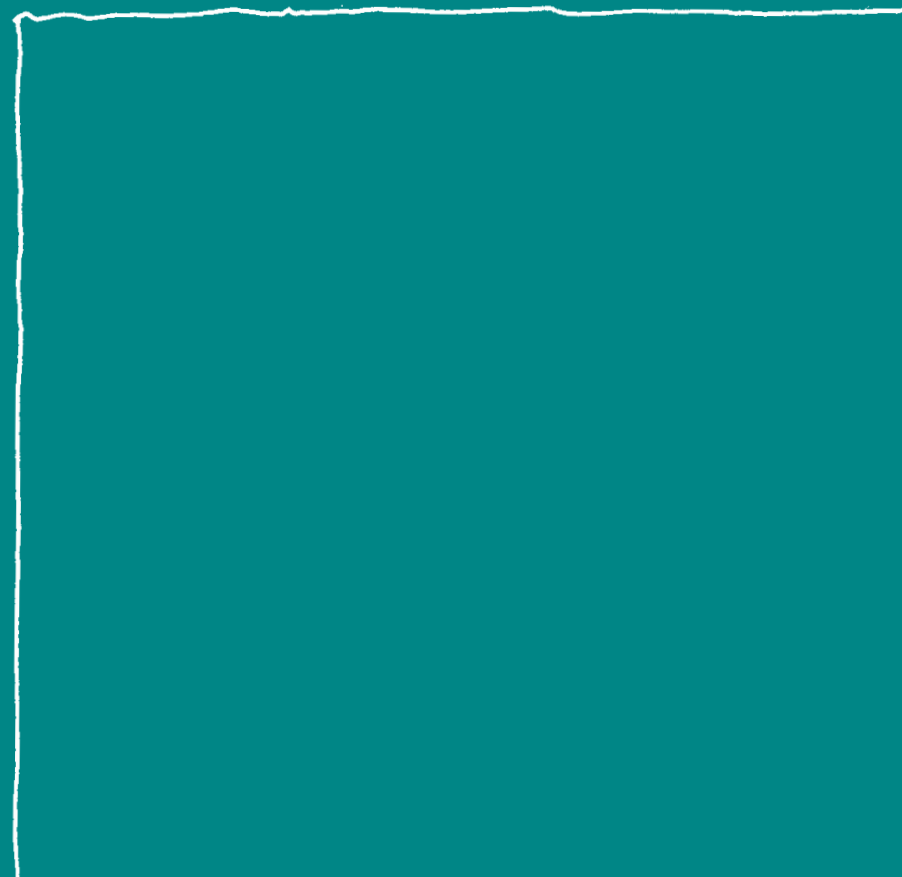
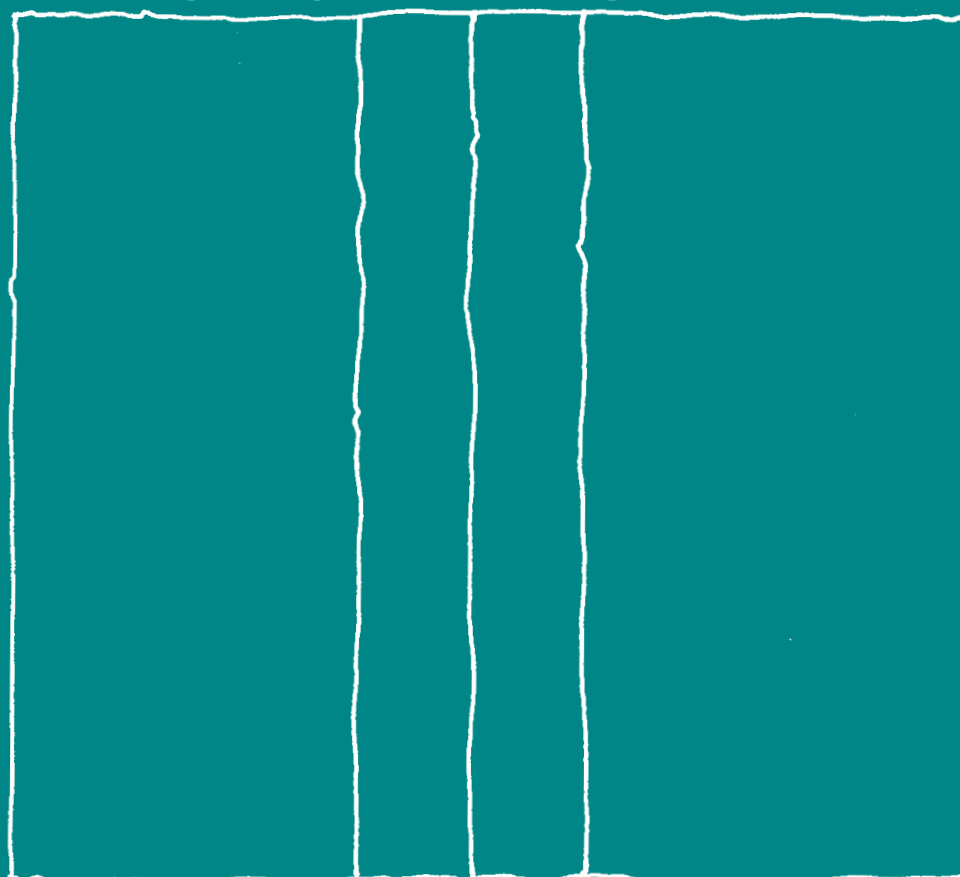
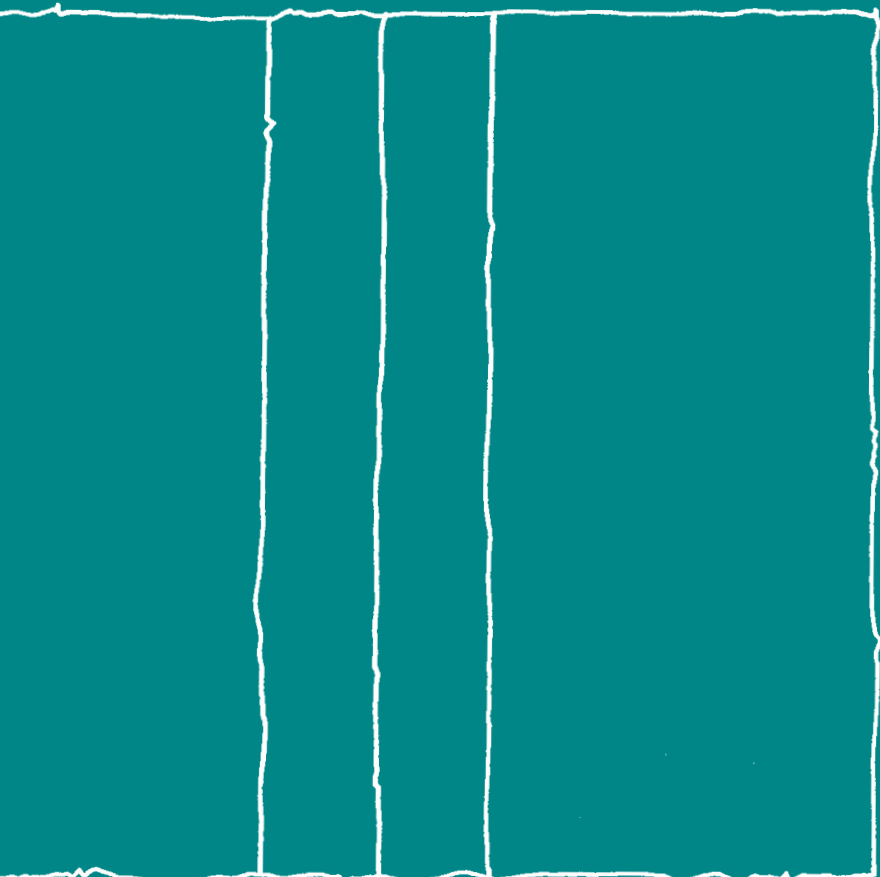




6.0 Plot H



6.1 Plot H Proposals

Plot H comprises two buildings around a central courtyard:

Core H1 - London Affordable Rent

1B2P	2B3P	2B3P WCH	2B4P	3B5P	TOTAL
12			11		23

Core H2 - Private Sale

1B2P	2B3P	2B3P WCH	2B4P	3B5P	TOTAL
23			34		57

Core H3 - Shared Ownership

1B2P	2B3P	2B3P WCH	2B4P	3B5P	TOTAL
6	13	5	9		33

Core H4 - London Affordable Rent

1B2P	2B3P	2B3P WCH	2B4P	3B5P	TOTAL
20		7	9	7	43

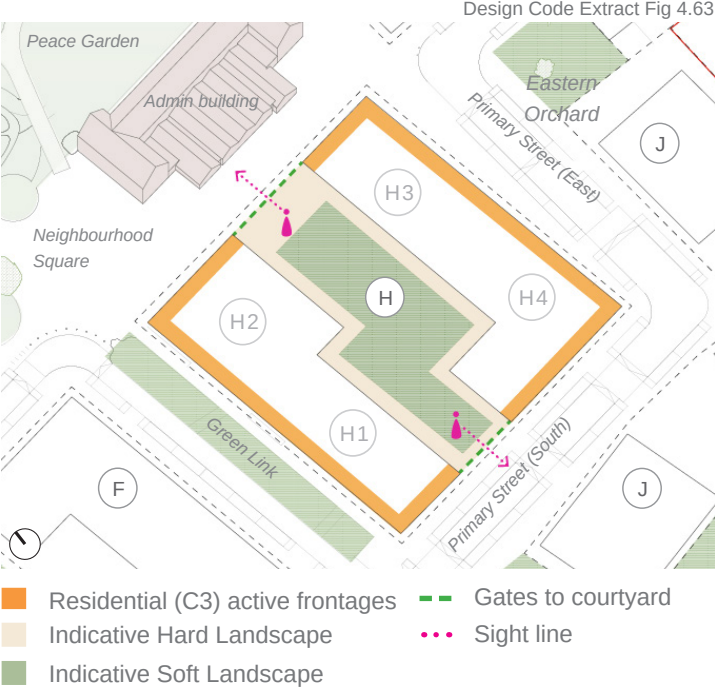
Design Code Requirements:

Key requirements for Plot H are illustrated above right.

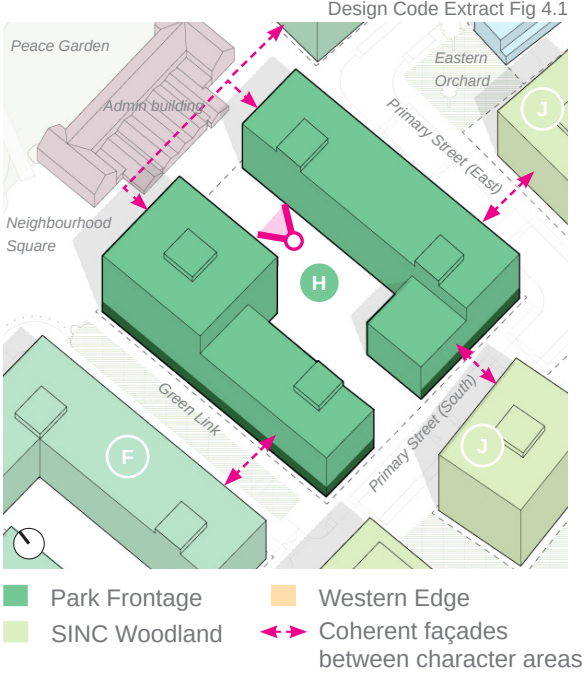
Key design principles:

- Courtyard Typology - 'Park Frontage' Character Area
- Two buildings of 6-9 storeys and 5-7 storeys
- Delivers 156 homes: 66 LAR homes, 57 Private Sale homes and 33 Shared Ownership homes
- Responds to the retained Admin Building
- Welcoming lobbies and ground floor flats activate frontages
- The majority of 2 bed, and all 3 bed dwellings are dual aspect
- Cores serve between 4-8 homes per floor
- Fully recessed balconies to H2 Peace Garden frontage, Semi-recessed balconies to all other homes

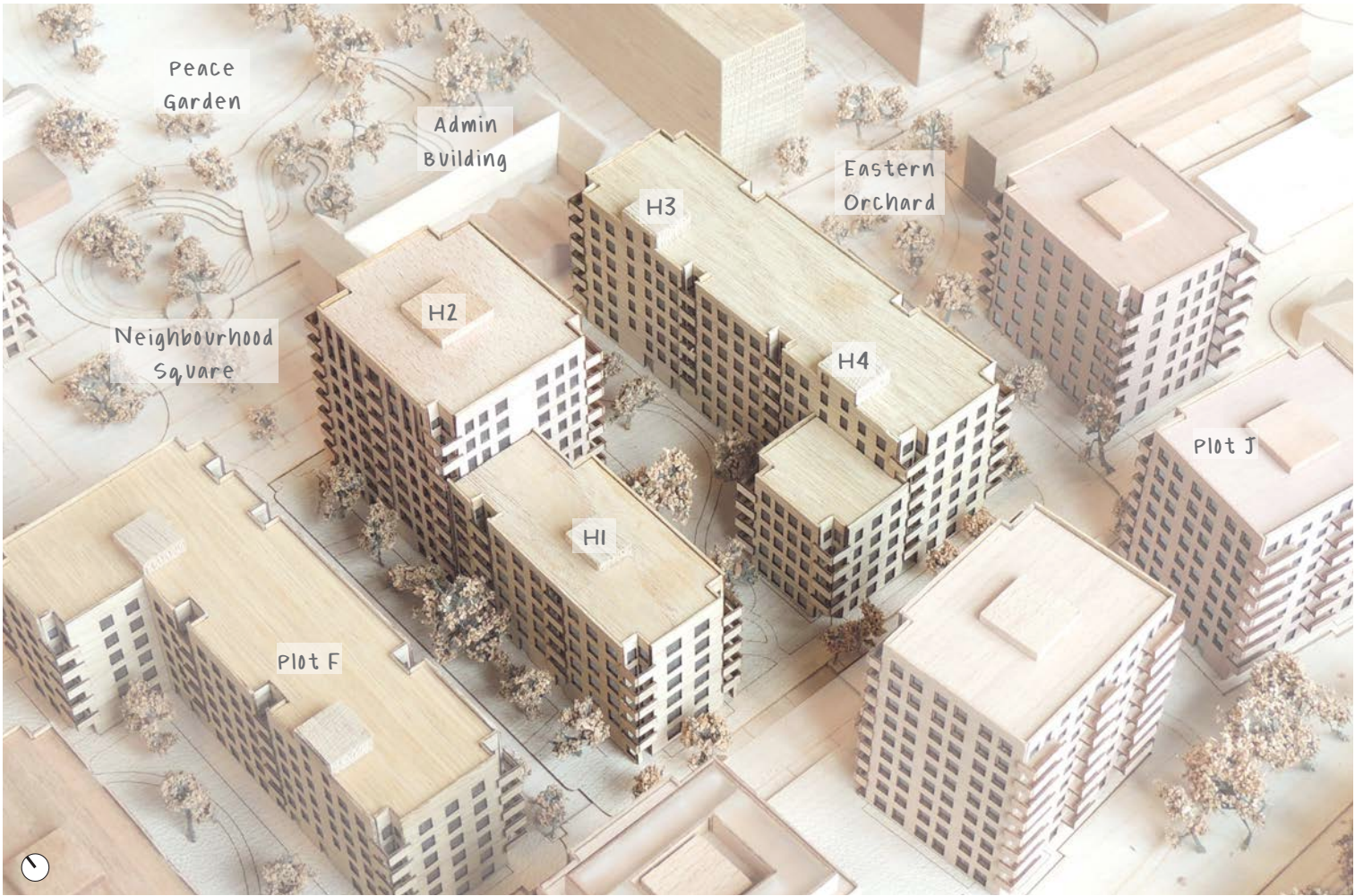
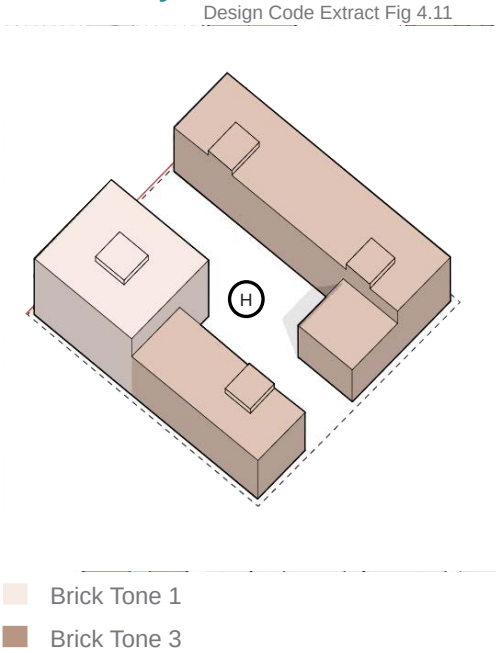
Ground Floor



Character Area



Materiality



Model Photo of proposed Plot H in context

6.2 Ground Floor Layout

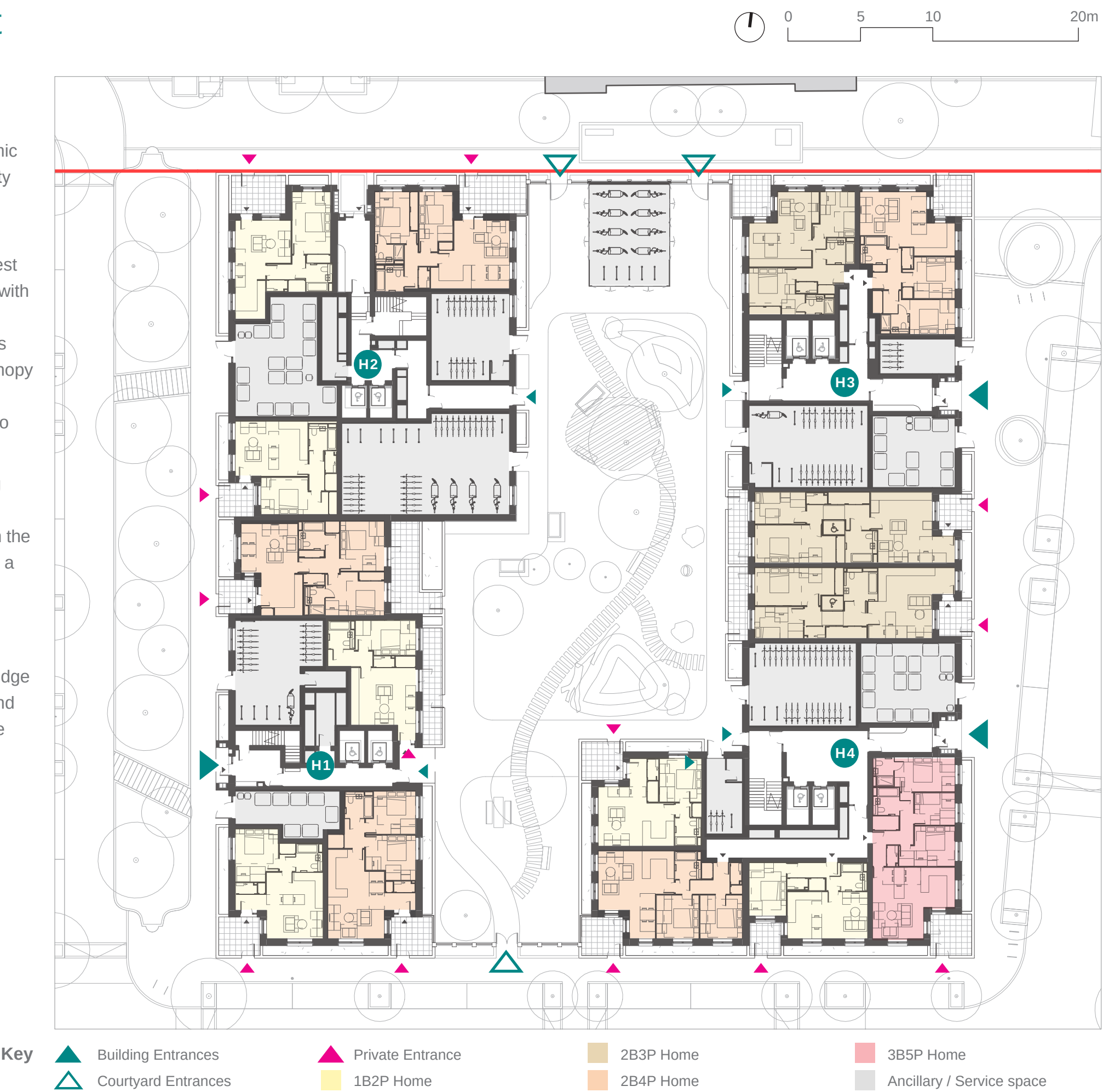
Plot H provides the primary backdrop to the Peace Garden, Neighbourhood Square and refurbished Admin Building.

This contemporary courtyard mansion block provides panoramic views to the north and defines streets and semi-private amenity space. North-south breaks in the massing create visual permeability and maximise daylighting in the courtyard.

Communal entrances are located to the 'Green Link' to the West (H1) and primary road to the East (H3&4) creating a dialogue with the adjacent Plots F and J, as well as the 'Eastern Orchard' to be delivered in Phase 3. The tallest park-facing building (H2) is entered from the new Neighbourhood Square. A projecting canopy extends into the public realm, clearly defining the communal entrance and lobby beyond. All lobbies provide direct access to the central courtyard.

Ground floor homes are located to building corners, maximising active frontage. Refuse and cycle stores open onto the primary road and green link, with secondary cycle stores accessed from the central courtyard. Defensible space and raised planters provide a buffer to the street, adopting principles from Phase 1A.

The semi private residential courtyard is intended to be open to the public throughout the daytime, with controlled access provided through a gated system at night-time. The northern edge of this courtyard establishes a dialogue with the refurbished and extended Admin Building to the north, which will accommodate non-residential use.



6.3 Typical Floor Layout

At upper floor levels, building H2 facing the park accommodates six homes per level with a single centrally located lift core. All two bedroom homes are dual aspect, while one bedroom homes are East or West facing. At lower levels, a seventh central home provides through-aspect. Building H1 to the south provides four homes dual aspect corner homes per floor.

The two cores of building H3/4 provide seven and five homes per floor respectively. These comprise through-aspect two bedroom homes to the centre, one bedroom homes facing east/west/south and dual aspect corner two and three bedroom homes. One single-aspect east-facing 2B3P home is proposed to the shared ownership core.

All balconies are semi-projecting with the exception of recessed balconies to H2 facing the park, following the language set by Phase 1A and as per the design code.

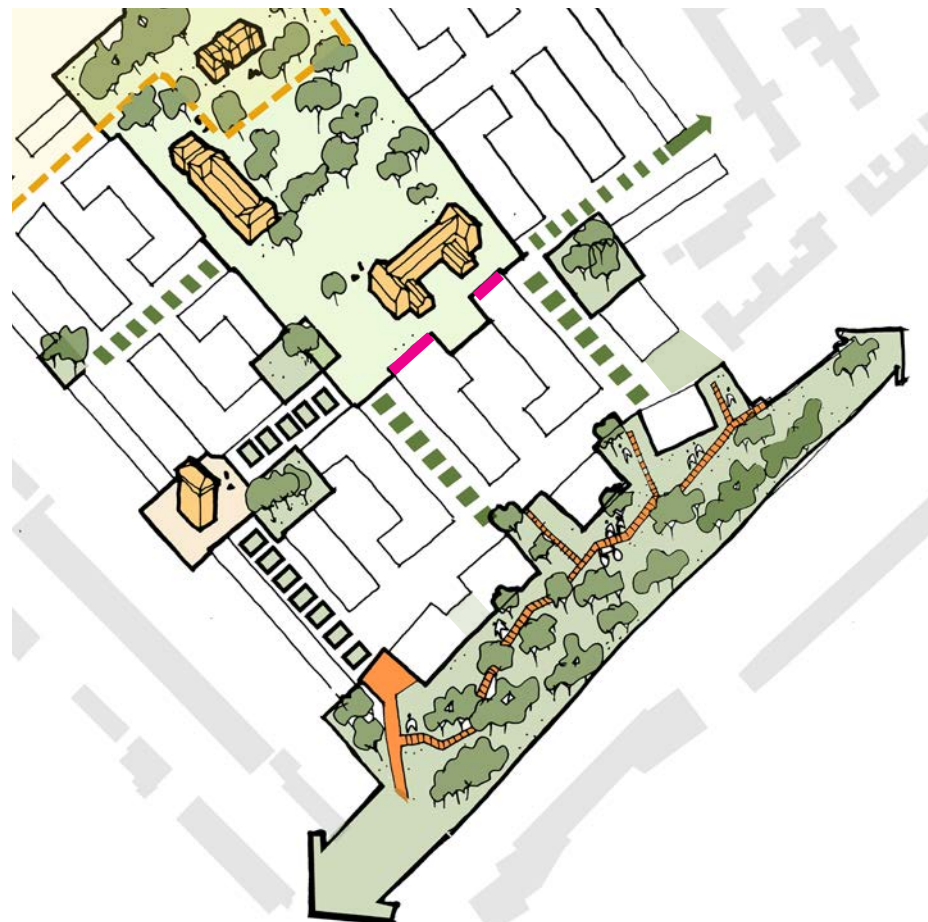


6.4 Heritage Approach

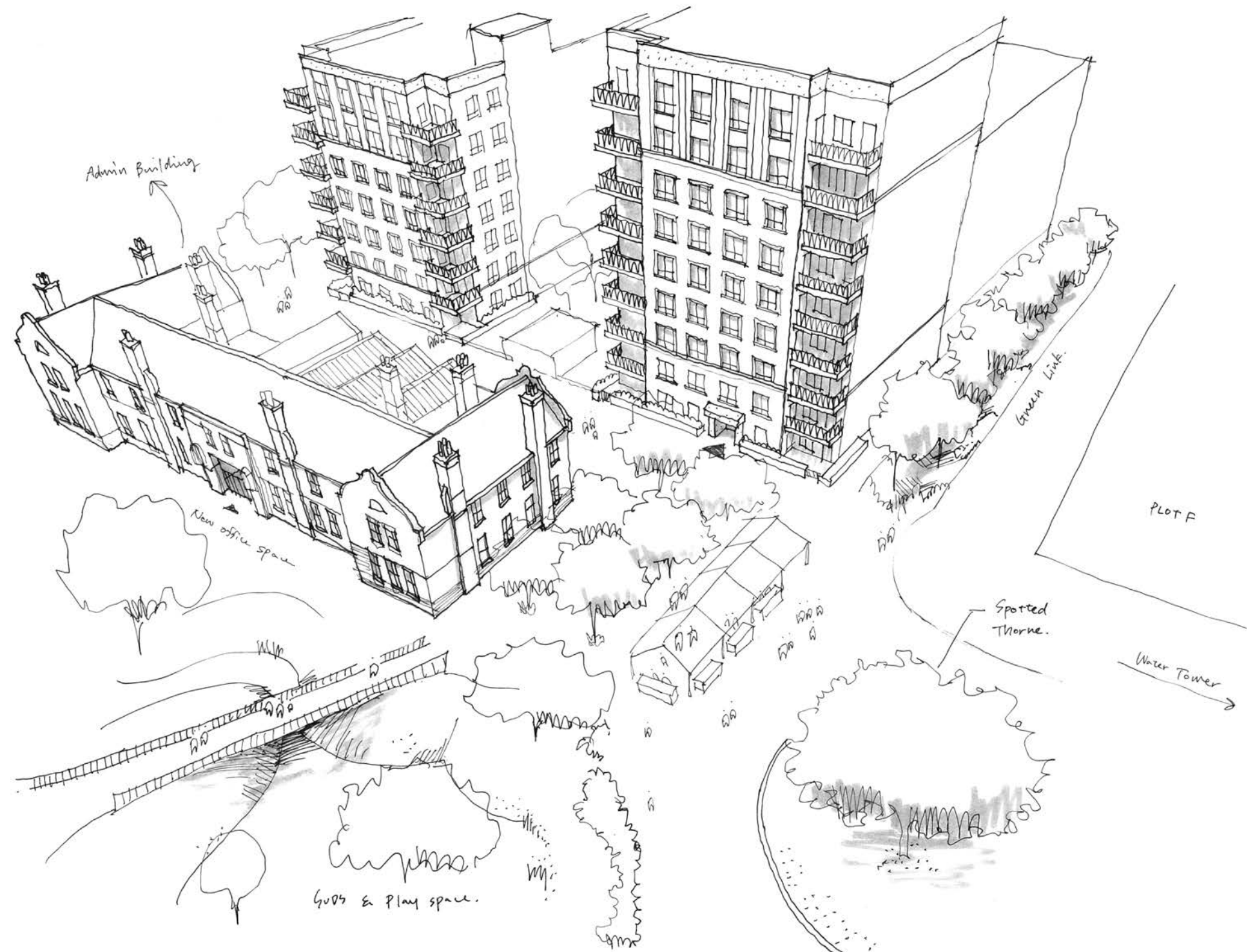
The positioning and the architectural approach of the new buildings of Plot H ensure that they appear as a sympathetic backdrop to the retained Admin Building, responding positively to the materiality, detailing and proportions of the retained building.

The north elevation of building H2 is articulated with a clear base, middle and top, picking up on brickwork detailing found on site and giving a clear legibility at street level, with a two storey base referencing the scale of the adjacent Admin Building. An articulated parkfront entrance includes decorative brickwork and concrete detailing; a contemporary interpretation of the stone detailing found in the retained buildings.

Elegant vertical proportions to Plot H's northern elevation reflect the proportions of the Admin Building, with simple openings of a double vertical composition and contrasting brickwork surrounds reflecting details on the existing building. The top two storeys are articulated, linking to the adjacent Phase 1A buildings around the Peace Garden, with decorative roof elements and articulation referencing the Water Tower tank structure which sits close by.



Masterplan Heritage and Landscape Approach, framing views of the Admin Building



Sketch view of the relationship between the Admin Building and Plot H frontage

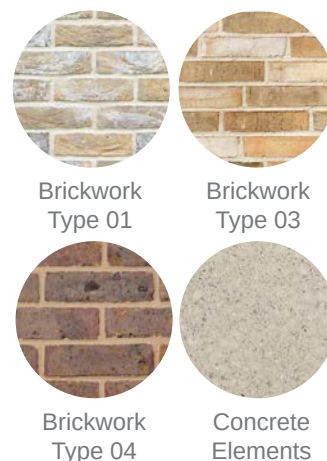
6.5 Architectural Approach

The North facade of buildings H2 and H3 face the Peace Garden, presenting a 7-9 storey massing towards the park. As required by the Design Code, H2 takes cues from the neighbouring 9 storey building D3 in Phase 1A to the east to ensure coherent rhythm and composition surrounding the Peace Garden. This includes recessing balconies towards the park frontage and emphasising a two storey top through brickwork relief and concrete elements. The 9 storey facade is clad in the lightest coloured brick as specified in the design code, consistent with the adjacent tall building and which emphasises the Admin Building heritage asset before it from the Peace Garden. The lower north facade of H3 adopts a similar approach, with slimmer openings and a single storey base, and darker brick tone.

The West facade of H1/2 facing the Green Link street shown overleaf negotiates the transition from 9-storeys at the park front to 6 storeys at the south. This is achieved through use of differing brick tones and the stepping down of the two storey base to one storey of dark brick on lower element.

The East elevation of building H3/4 shown overleaf fronts the Eastern Orchard public space. The tripartite composition of this facade is emphasised by a two storey top of brick relief of recessed dark brick panels which wraps around the lower 5 storey massing to the south.

Elevation key



Elevation 1 - Building H1/H2 + Building H3/H4 North Elevation towards the Peace Garden



Elevation 1 - Building H1/H2, Building H3/H4 & Admin Building North Elevation towards the Peace Garden

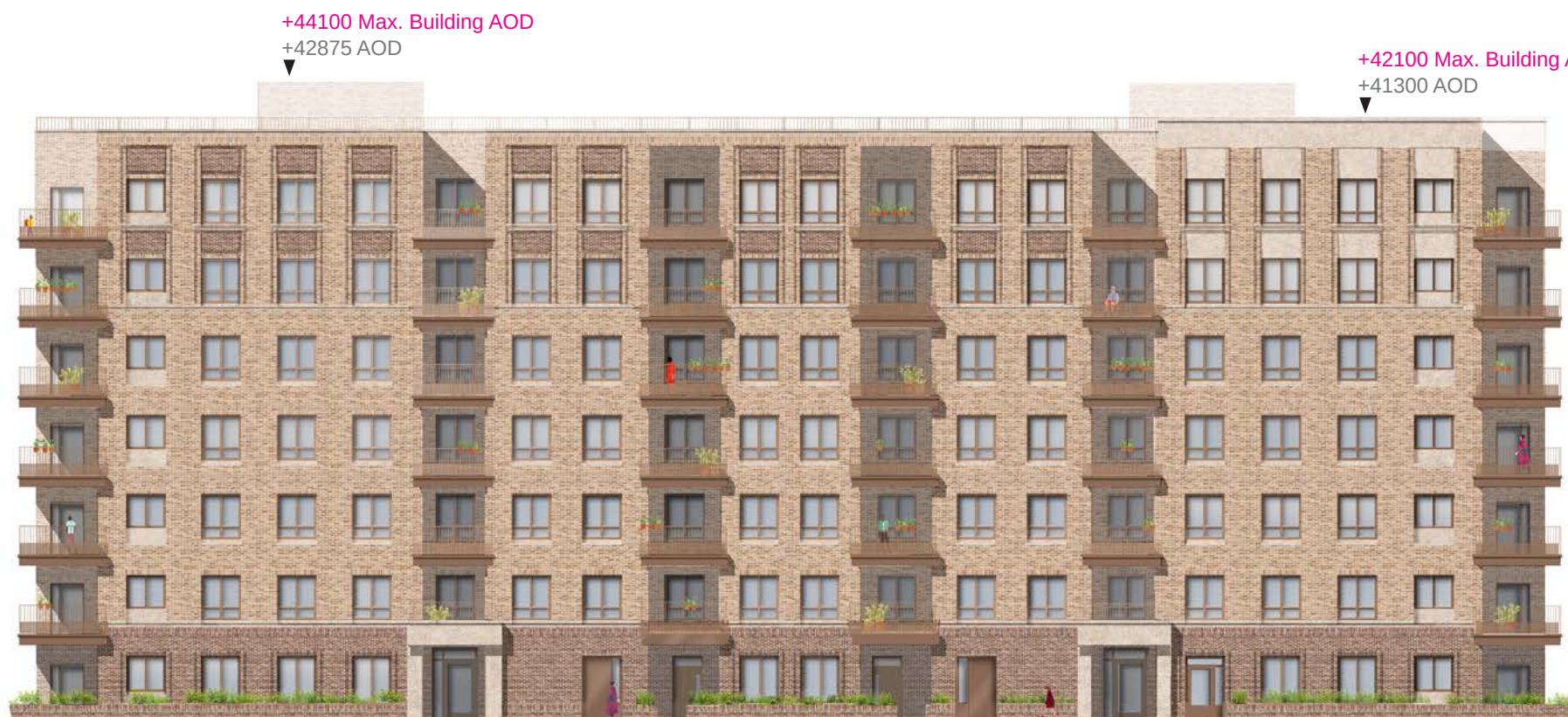


Elevation 2 - Building H1/H2 West Elevation facing Green Link street

ILLUSTRATED ELEVATIONS LEGEND

- | | |
|---|--|
| 1.1 Facing Brickwork 1 - DC Tone 01 | 1.14 Brick Garden Wall |
| 1.2 Facing Brickwork 2 - DC Tone 02 | 2.1 Concrete Cills / String Course / Lintels |
| 1.5 Facing Brickwork 5 - Dark contrasting brick | 2.2 Concrete Copings |
| 1.9 Recessed Brick Detail to Window Jambs / Stallrisers / Spandrels | 2.7 Metal Balcony Facings / Fascia Panels |
| 1.10 Single Soldier Course | 3.1 Aluminium Windows & Doors |
| 1.11 Stacked Soldier Course | 4.1 Steel Balustrades to Balconies |
| 1.13 Brickwork Planters | |

Please refer to the following drawing reference numbers for further information:
 N15302-KCA-H1-ZZ-DR-A-31100
 N15302-KCA-H1-ZZ-DR-A-31101
 N15302-KCA-H1-ZZ-DR-A-31102
 N15302-KCA-H1-ZZ-DR-A-31103
 N15302-KCA-H3-ZZ-DR-A-31101
 N15302-KCA-H3-ZZ-DR-A-31102
 N15302-KCA-H3-ZZ-DR-A-31103



Elevation 3 - Building H3/H4 East Elevation facing Eastern Orchard

