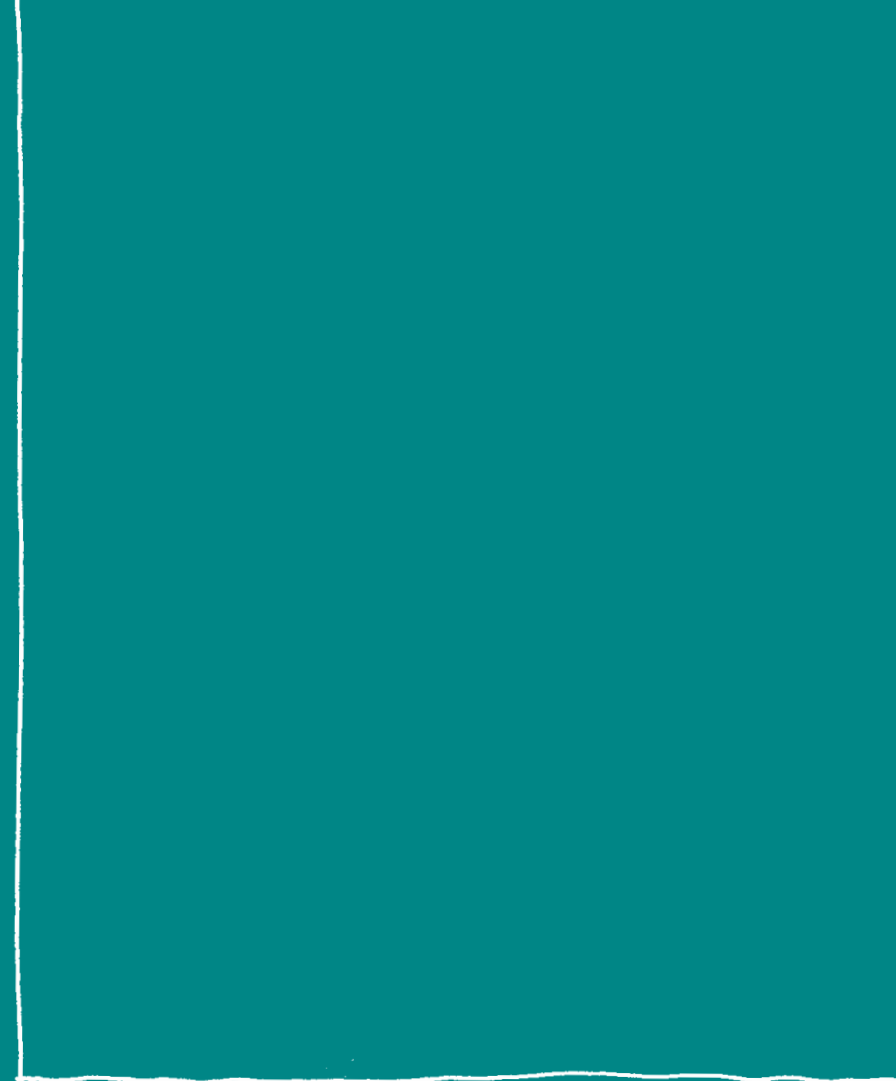
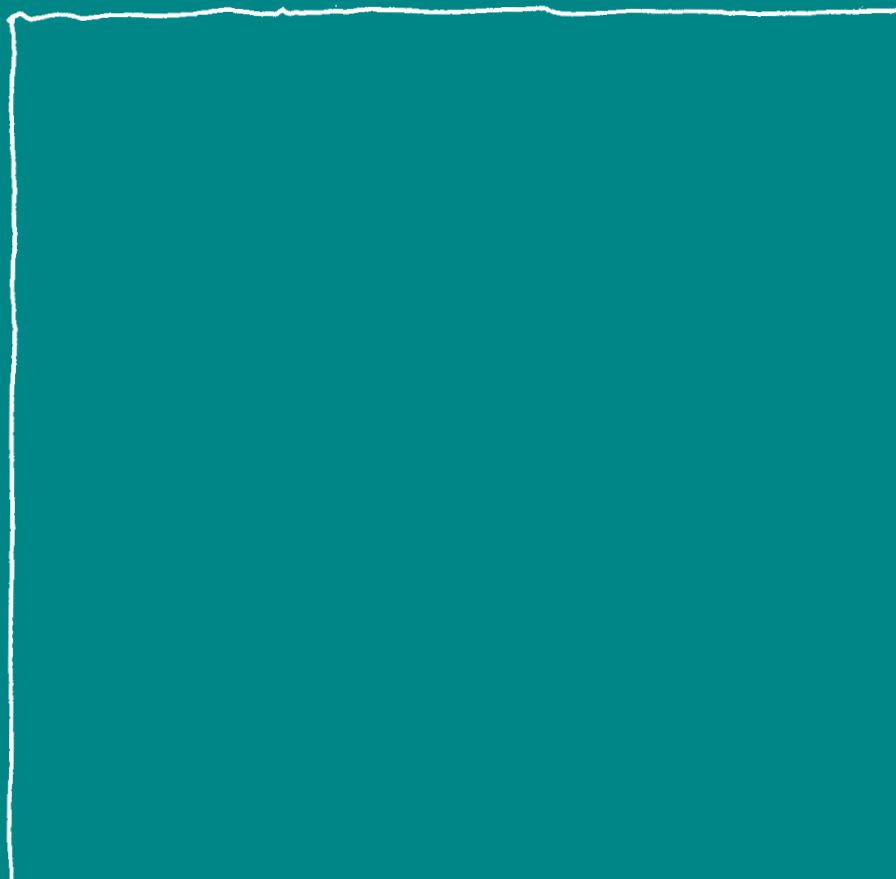
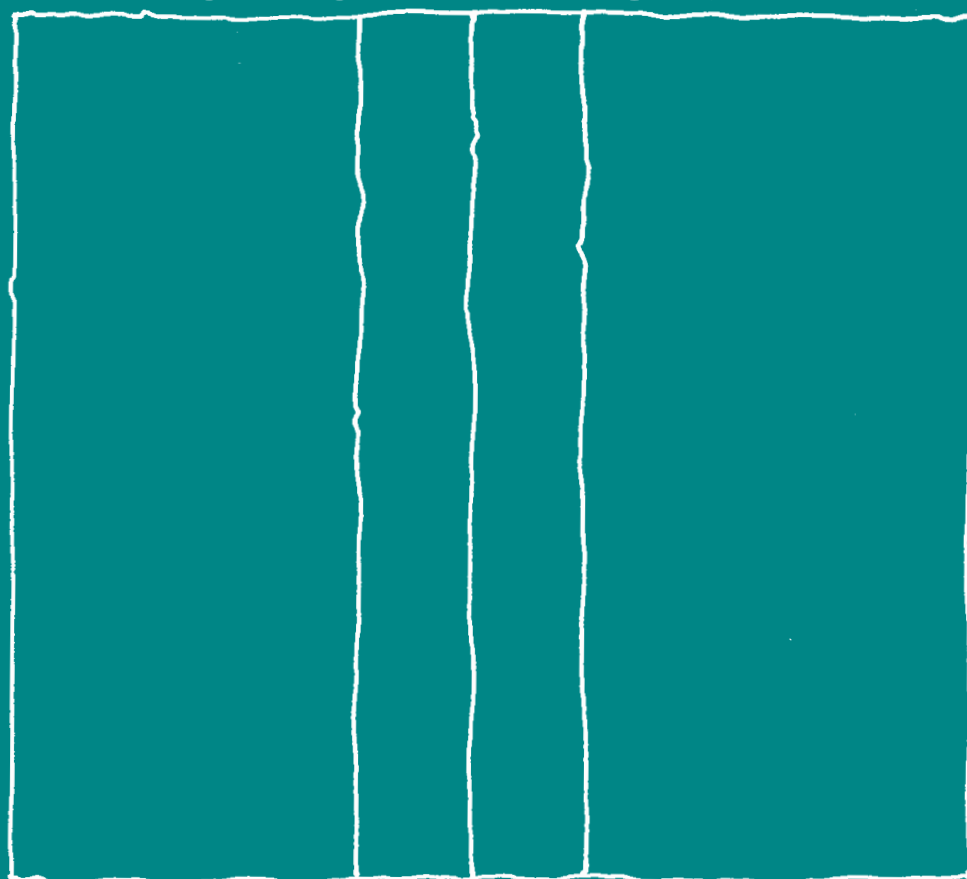
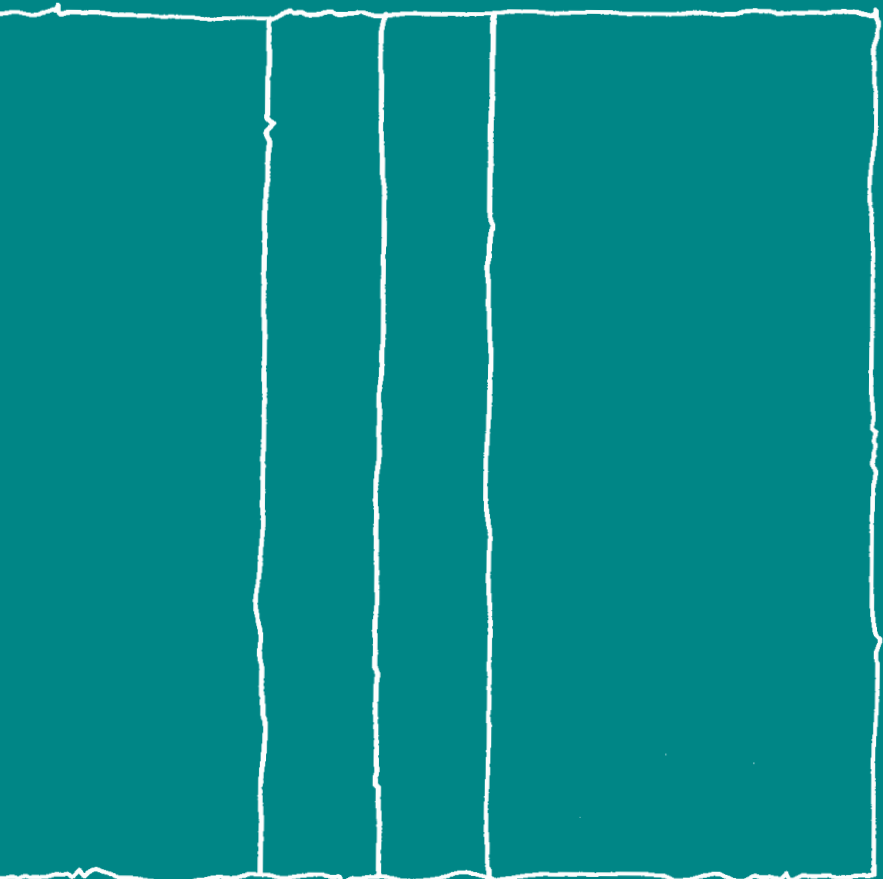




9.0 Plot E



9.1 Plot E Proposals

Plot E comprises a row of terraced houses:

Plot E - London Affordable Rent

4B6P	TOTAL
14	14

Design Code Requirements:

Key requirements for Plot E are illustrated above right.

Key design principles:

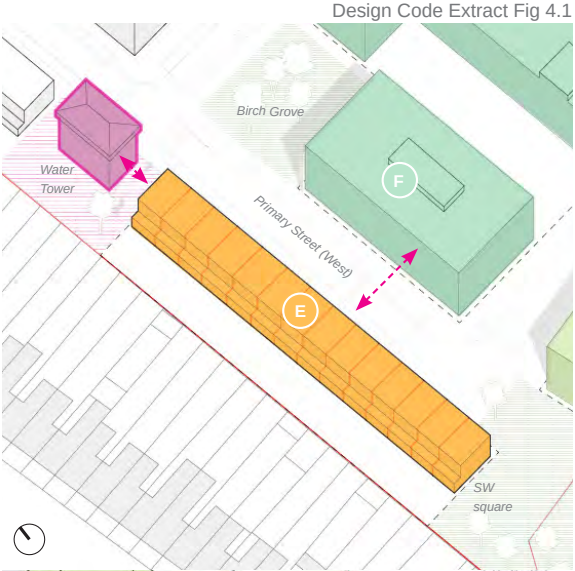
- Terraced House Typology - 'Western Edge' Character Area
- Continues language of Phase 1A (Plot B) homes
- Responds to the retained Water Tower
- 3 storey massing
- All homes are dual or triple aspect
- Front doors to the street, with refuse and cycle storage within defensible space
- West facing first floor balcony overlooking back gardens, accessed from double bedroom.
- Rear private garden towards retained boundary wall
- Additional fenestration to end gable homes.

Ground Floor



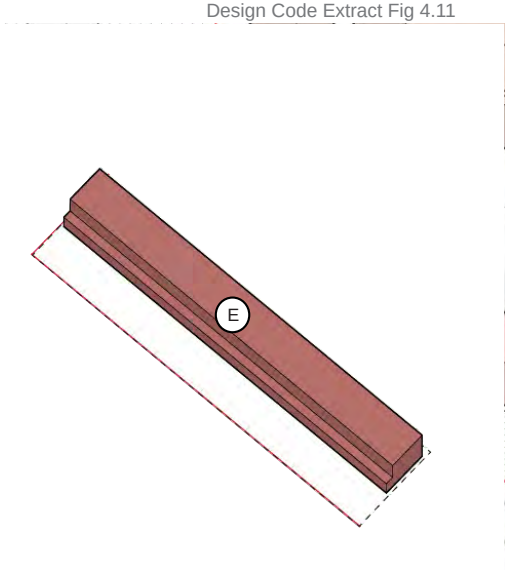
- Residential (C3) active frontages
- Indicative Hard Landscape
- Indicative Soft Landscape

Character Area



- Park Frontage
- SINC Woodland
- Western Edge
- Coherent façades between character areas

Materiality



- Brick Tone 4



Model Photo of proposed Plot E in context



Plot E Houses

East-west section through Plot E

9.2 Plot E Layout



The houses of plot E run along the site's western boundary with Warwick Gardens, from the retained Water Tower to the new South Western Square. These houses seek to continue the rhythm along the length of the terrace, established within Phase 1A (Plot B). This typology sensitively addresses the low rise neighbouring homes to Warwick Gardens and acts as a transition to the increased heights in the centre of the site.

Homes are offset from the retained historic boundary wall to create private back gardens. Planting along the boundary provides an important north-south wildlife corridor.

To the east, homes face 'Birch Grove' open space and the six storey mansion building of plot F1 across the primary street, maintaining a 15.5m offset. Defensible space to the front of the homes creates a privacy buffer, neatly accommodating cycle and refuse storage. With the prevalence of front doors to the street, these terraces provide a well-defined urban edge and contribute to a legible and active street.

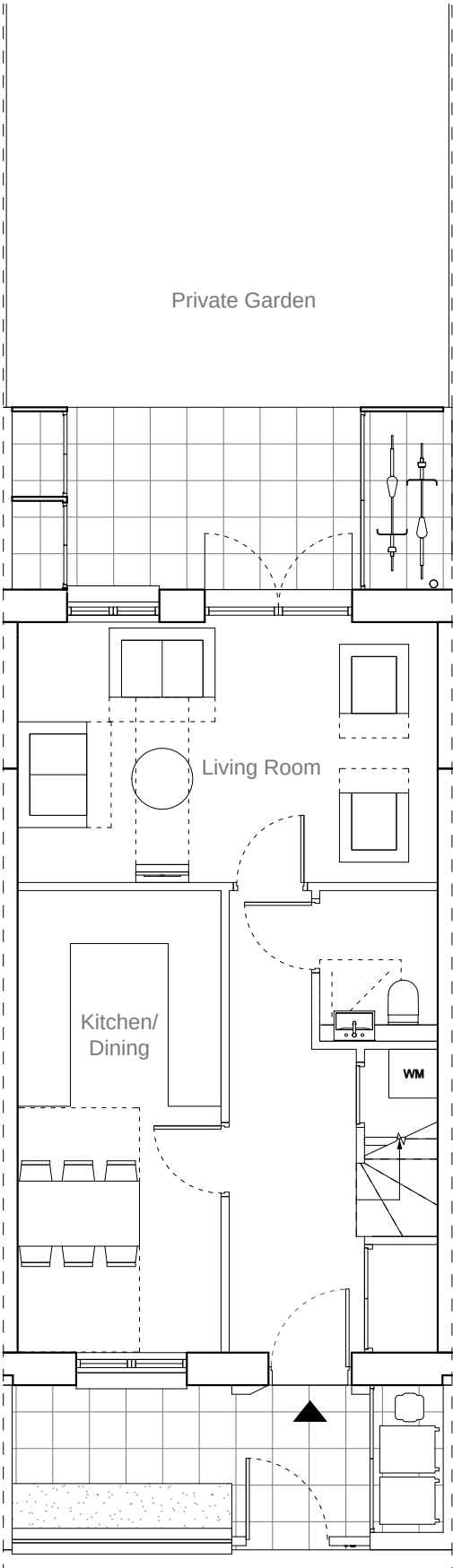
The gable ends of each terrace offer the opportunity to introduce additional fenestration, animating the relationship to the water tower to the north and the SINC / south western link to the south.

The only change compared to the Phase 1A houses is the tenure, from Private Sale to London Affordable Rent. These homes have been designed with two separate living spaces at ground floor and a communally-accessed bathroom at first floor level in line with Peabody's ERs. The layout is as follows:

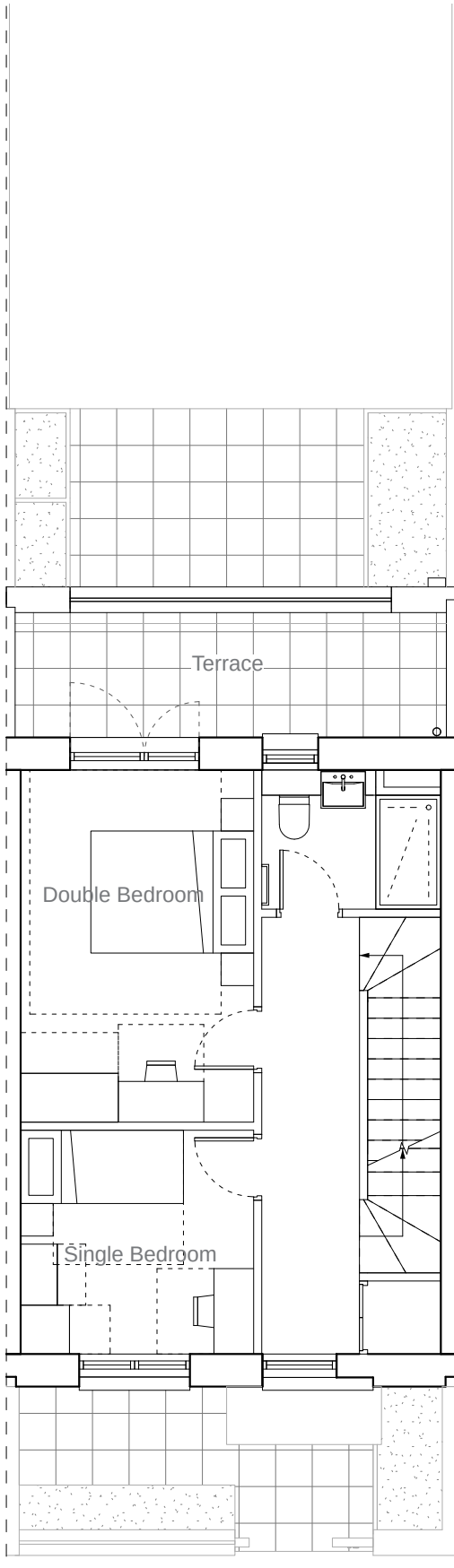
Ground floor: Kitchen / dining room to the front facade, separate living room opening onto the private rear garden, cloakroom WC.

First floor: Double bedroom onto private terrace, single bedroom, shower room.

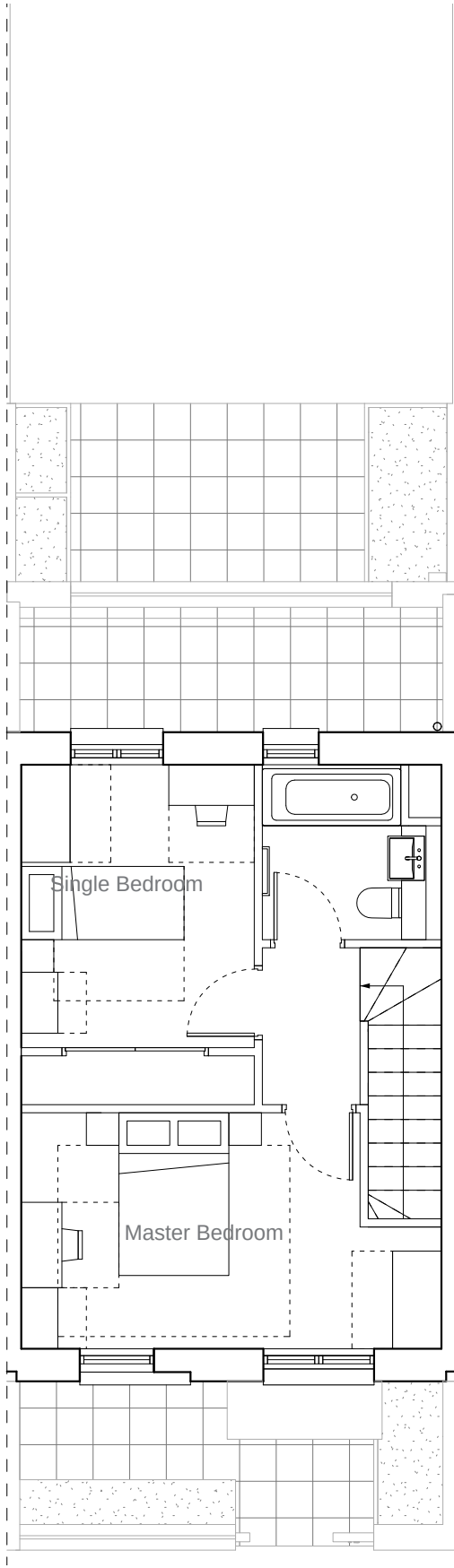
Second Floor: Master bedroom, single bedroom, family bathroom.



Ground floor plan



First floor plan



Second floor plan

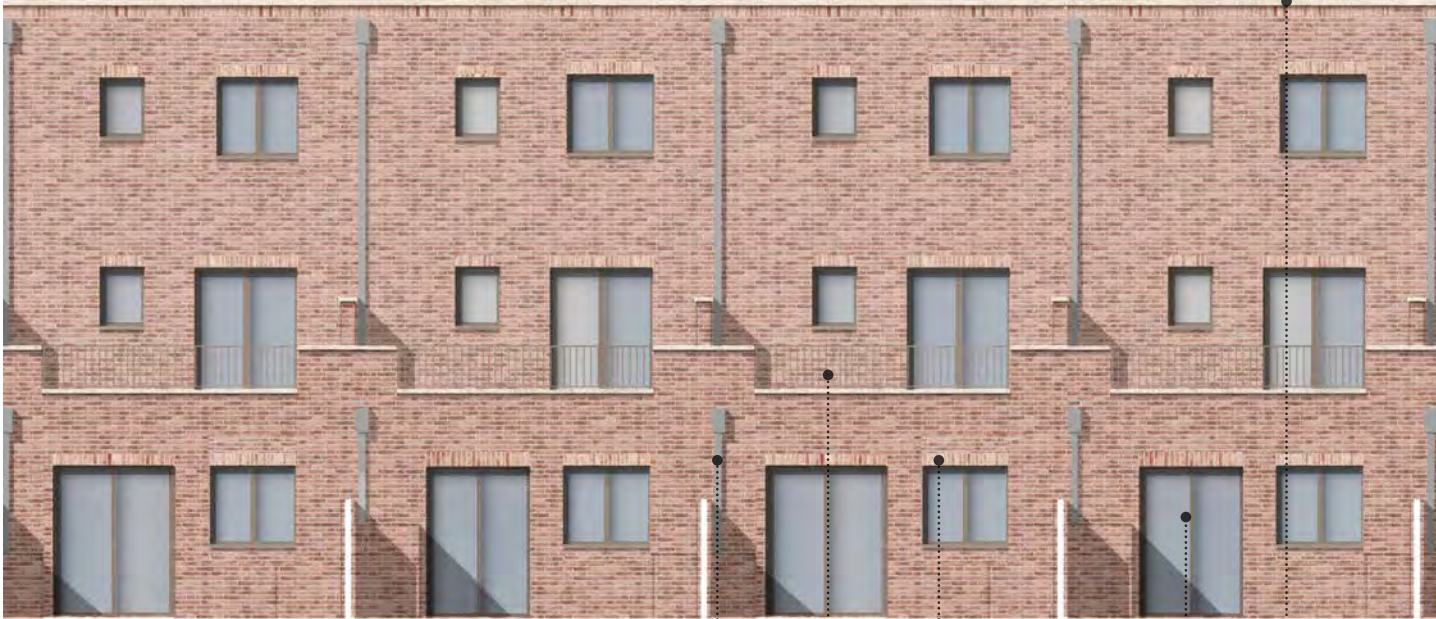
9.3 Architectural Approach

The townhouses continue the language of this western terrace set within Plot B of Phase 1A, ensuring a tenure-blind approach despite the difference in tenures along this street. Façades reference a domestic Haringey character, with a considered and playful window composition and brickwork shadow gap detail to express each house individually.

Warm red brickwork, matching the adjacent building F1, is complimented by concrete canopies denoting private entrances. Defensible space to the street frontage provides a privacy buffer to the houses and matches in the contrasting base brickwork found to the apartment buildings across the site.



Elevation 1 - Plot E East Elevation facing Primary Street



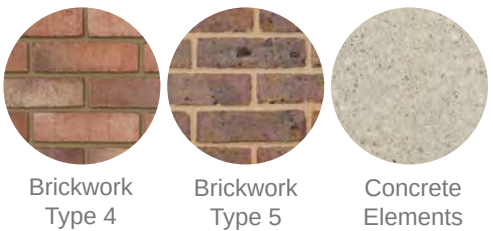
Elevation 2 - Plot E West Elevation facing Warwick Gardens



Elevation 3 - Plot E South Elevation facing Southwest Square

ILLUSTRATED ELEVATIONS LEGEND

- | | |
|---|--|
| 1.4 Facing Brickwork 4 - DC Tone 05 | Please refer to the following drawing reference numbers for further information: |
| 1.5 Facing Brickwork 5 - Dark contrasting brick | N15302-KCA-EX-ZZ-DR-A-31100 |
| 1.9 Recessed Brick Detail to Window Jambs / Stallrisers / Spandrels | N15302-KCA-EX-ZZ-DR-A-31101 |
| 1.10 Single Soldier Course | N15302-KCA-EX-ZZ-DR-A-31102 |
| 1.12 Brickwork Shadow Gap Detail | |
| 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 / Surrounds | |
| 2.5 Concrete Canopies | |
| 3.1 Aluminium Windows & Doors | |
| 3.4 Private front entrance doors to homes | |
| 4.1 Steel Balustrades to Balconies | |
| 4.2 Defensible Space Railings and Gates | |
| 4.4 Aluminium Rainwater Goods | |



9.4 Heritage Approach

This sketch view captures the Western Street of terraced houses looking north towards the Water Tower. The Water Tower gains prominence along the street facade through its 5 storey massing rising above the 3 storey datum of the townhouses, and the subtle set back of the Townhouses, creating a focal point along the streetscape.

Masterplan Heritage and Landscape Approach, framing views towards the Water Tower



Sketch view looking north along the Primary Street West