

Facades

Detailed Bay Elevation

Body and Terraces

Plot J is primarily clad in rich red brickwork with flush faced colour matched mortar to emphasise the simple steps and chamfers in the massing. These steps in massing which create roof terraces whose solid balustrades are distinguished from the body by textured brick work.

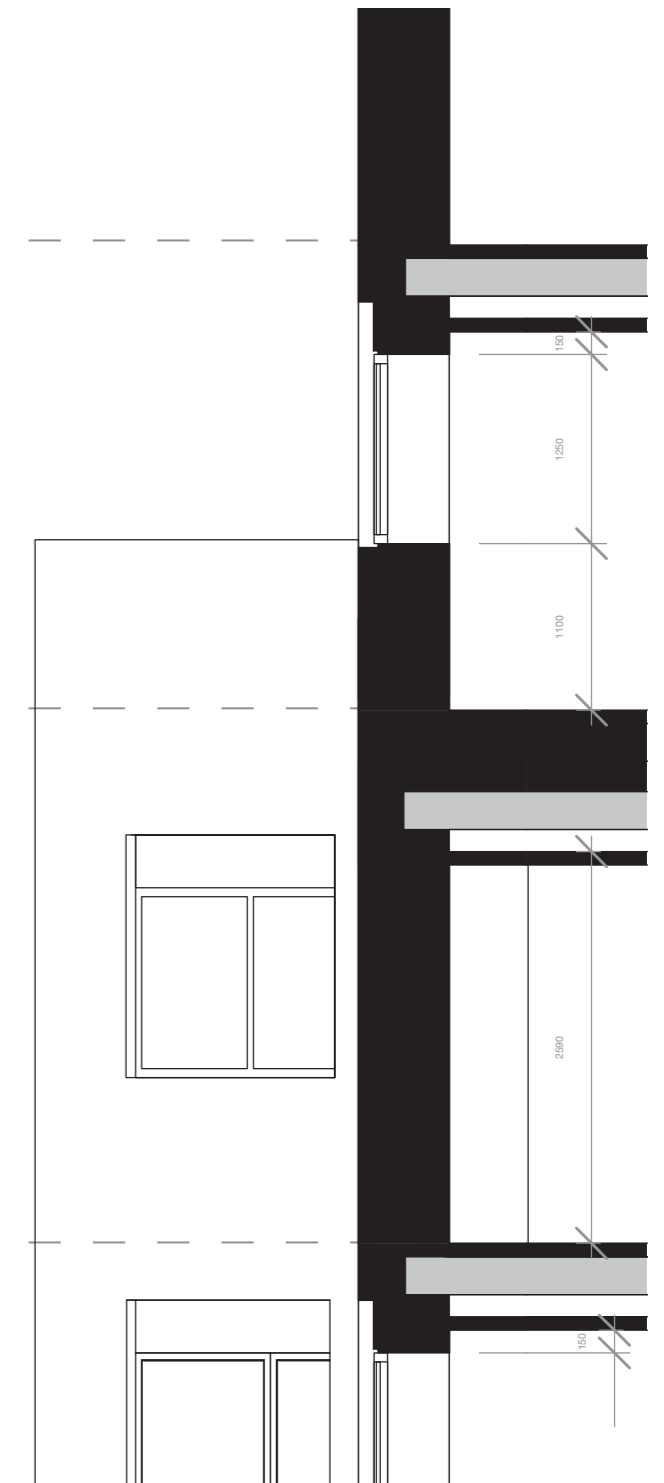
Window

Window openings are visually elongated by a metalwork panel above the window and a portion of textured brickwork below each window.

The panel above the window provides an opportunity to discretely ventilate the apartments through the window componentry alleviating the need for superfluous spouts and vents in the brickwork body. An 800mm high cill promotes views out from habitable rooms.



Detailed Bay - South Elevation



Partial Section

Facades

Materiality

The adjacent demonstrates a suggestive material palette for Plot J, embodying rich red tones in combination with textured applications of precast concrete.

Brick

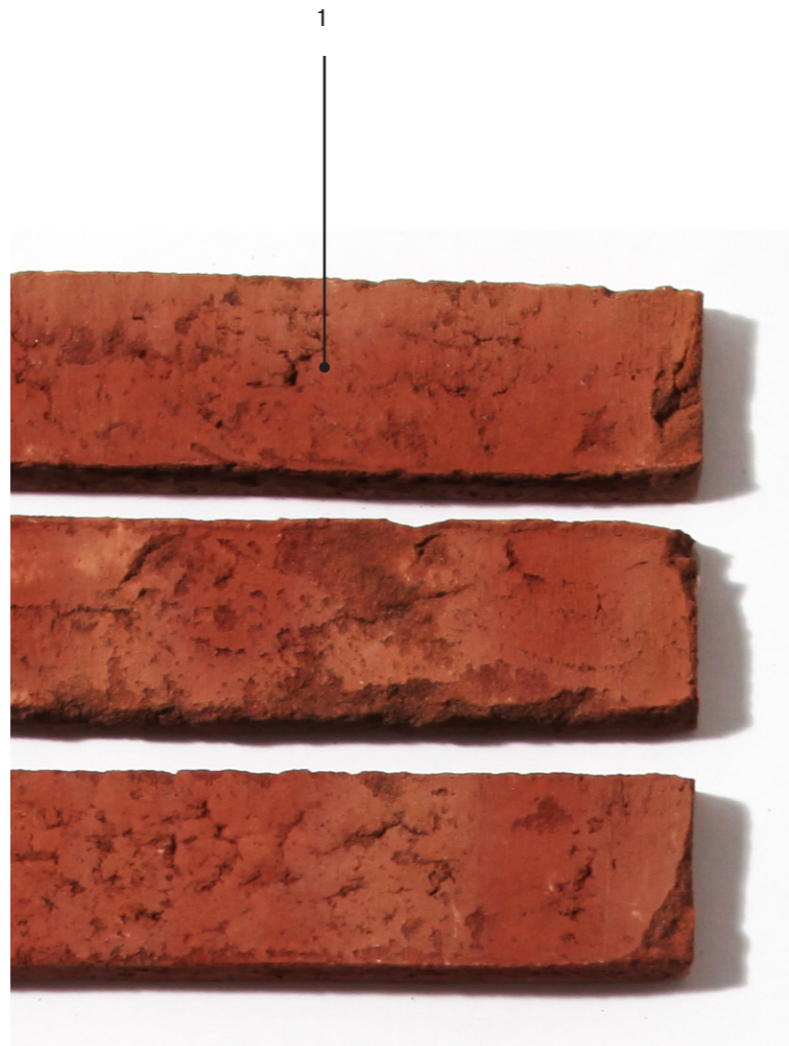
The indicative brick shown represents a textured face whilst consistent in tone to enable a 'sculpted', monolithic impression to the building. A colour matched, flush faced mortar would be utilised to realise this.

Precast Concrete

Rough faced precast samples are shown for the base and crown of the building with varying scale and hues of aggregate for testing. The exact finish would look to be consolidated at the next stages to allow refinement with specialist input from supplier / contractor.

Metalwork

Balustrades, window/door frames and vents would be finished in a polyester powder coating (PPC) to ensure a bold and vibrant red finish that will withstand the elements.



- 1 Primary facade: textured red brick finish
- 2 Parapet Coping: Textured red pigmented precast
- 3 Metalwork: Matching tones to balcony / frames
- 4 Ventilated Panels: Above key windows

Indicative Material Palette

General Arrangement

Ground Floor Plan

Townhouses

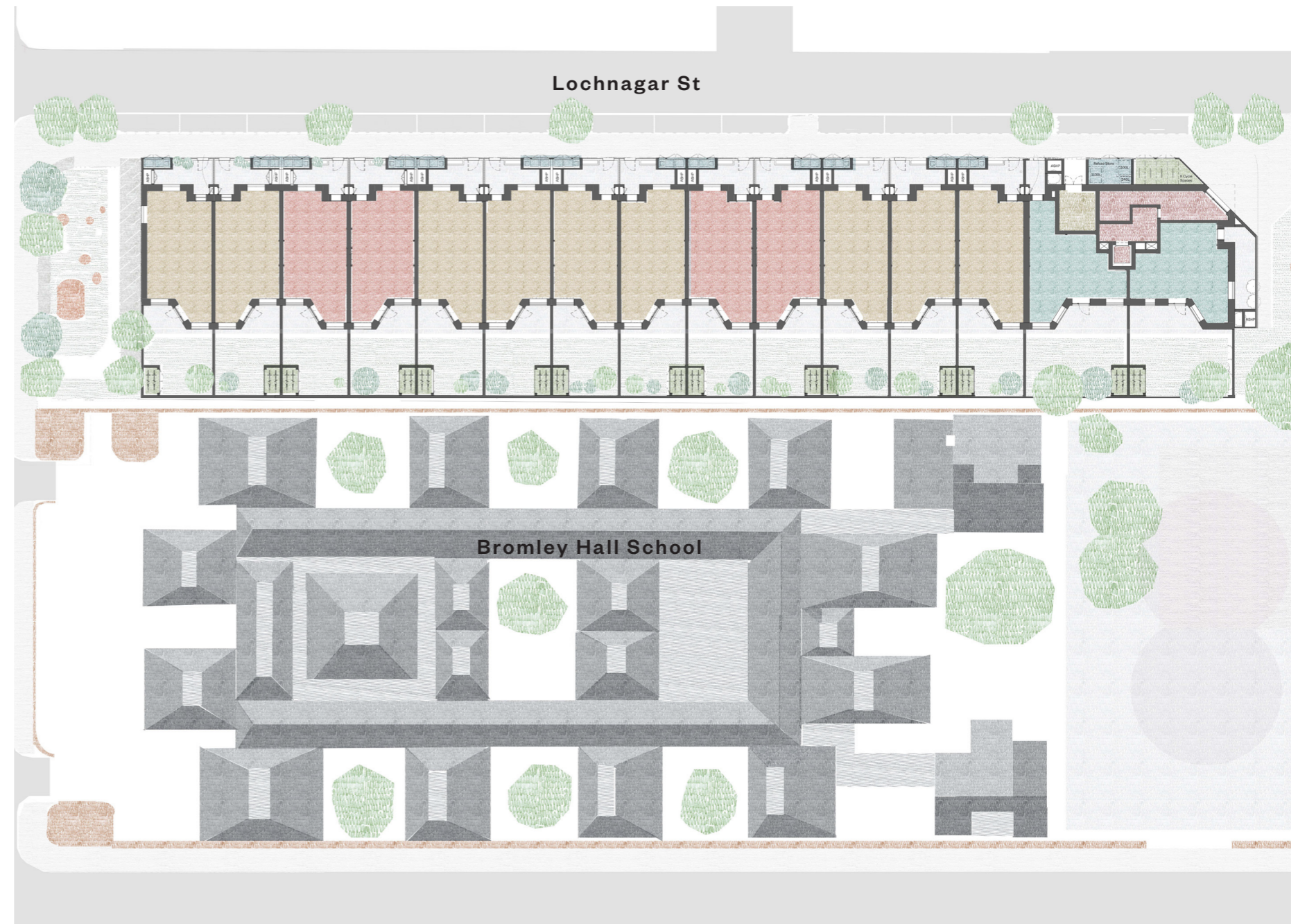
Every dwelling at ground has a front door to foster a sense of ownership within the street. Defensible space acts as a buffer between the street and living spaces maintaining privacy of each house. Entrances are paired and designated meter cupboards, bin stores and plant cupboards ensure free up gardens and internal spaces.

Cycle sheds are provided in the gardens for increased security. On street parking is provided for townhouse residents. Bin stores are accessed from the public realm to facilitate easy refuse collection.

Maisonette Block

The maisonette block is entered off the corner to improve access and flow around to the adjacent playspace. The chamfer provides relief to the entrance allowing for incidental places to stop and chat with neighbours by a newly planted playspace garden.

Communal bin store and lockable cycle parking is contained in separate rooms outside of the thermal envelope and are accessed externally from the street for ease of collection and parking.



- Residential Lobby
- Cycles
- Plant
- Refuse
- 3 Bed
- 4 Bed
- 6 Bed

Ground Floor Plan



Residential Design

Key Principles

The adjacent diagrams reflect the key layout principles that have been employed across the floorplates to deliver good quality, generously articulated homes.

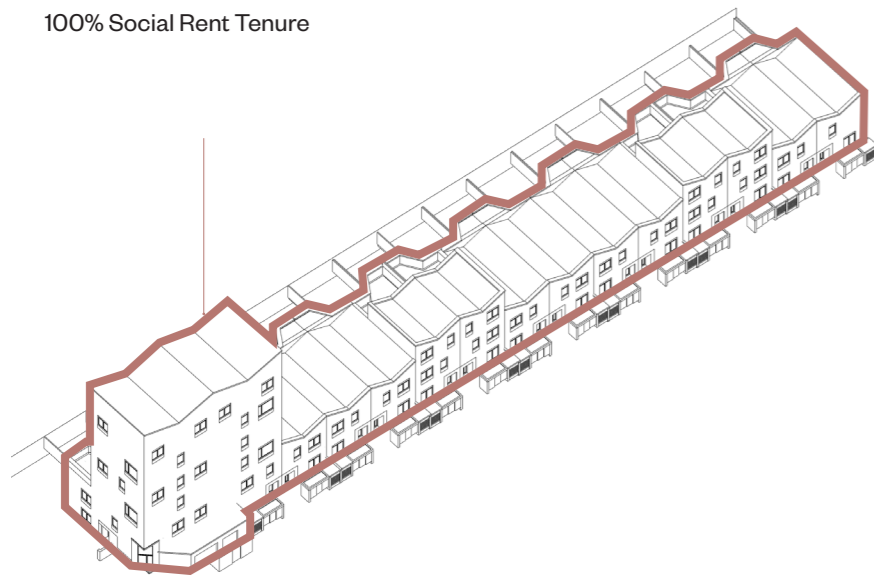
Plot J is 100% social rent tenure and designed to prioritise family houses and maisonettes within its footprint.

The terrace consists of x4 6b9p houses and x9 4b6p houses. Houses are accessed from the north along Lochnagar Street. All townhouses benefit from a dual aspect South facing kitchen diner which leads onto a 40m² garden as per Resident's Steering Group's feedback. Generously proportioned living spaces are defended from the street by a defensible zone.

The maisonette block consists of x6 3bed maisonettes accessed of a naturally lit stair core. The core is double loaded with entrances every 2 floors.

The same guiding principles have let the design of the maisonettes despite gardens only being possible at ground. Due to communal plant constraints ground floor maisonettes benefit from South facing living spaces as well as the requested South facing kitchen diners.

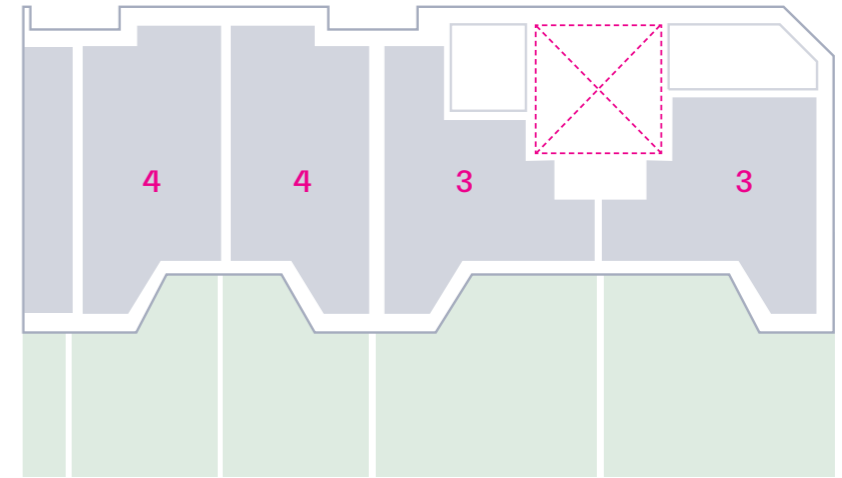
100% Social Rent Tenure



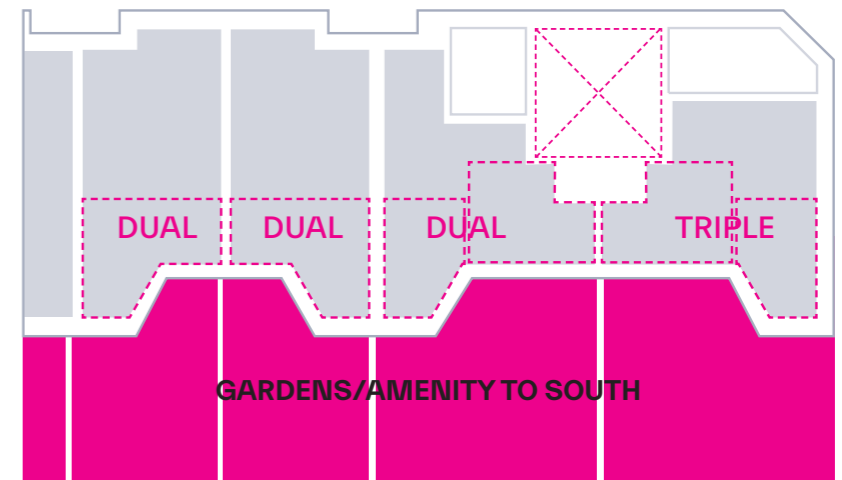
Tenure Split Isometric

4/6 BED TOWNHOUSES

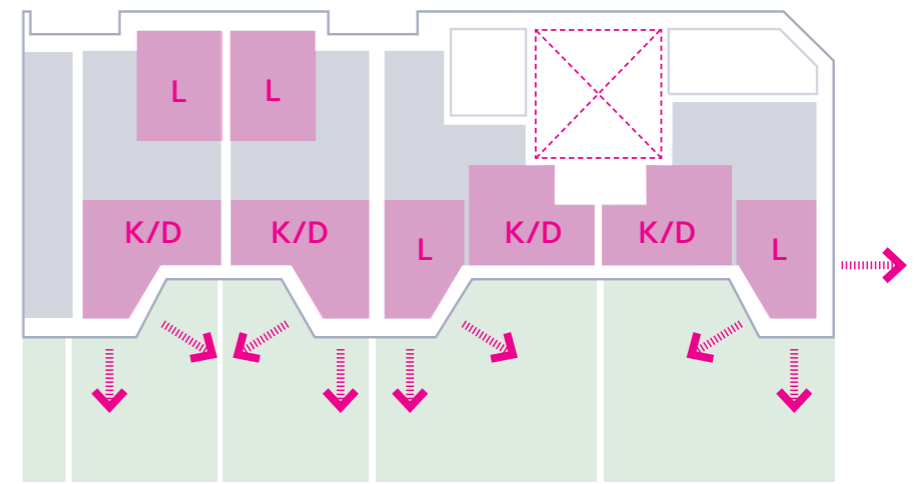
3BEDS IN STACKED MAISONETTE BLOCK



Typical: Unit Arrangement + Size



Typical: Amenity + Aspect



Typical: Living

Residential Design

Typical 4b6p House

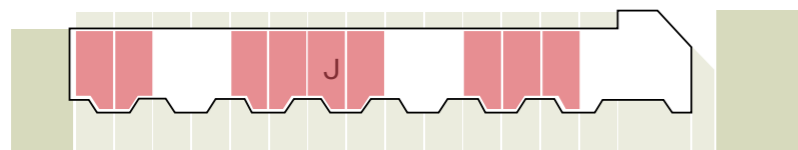
Throughout the concept design, meetings with the eventual Plot J tenants developed the layout principles of the dwellings on Plot J. In unison with the façade development, the units have been considered from a point of habitable comfort, practicality, form-factor and aspect. The proposals optimise the depth of the plot to deliver dual aspect units and consistently good quality daylight in the arrangement. House types are mirrored and repeat room layouts to drive efficiencies throughout the build.

Ground Floor

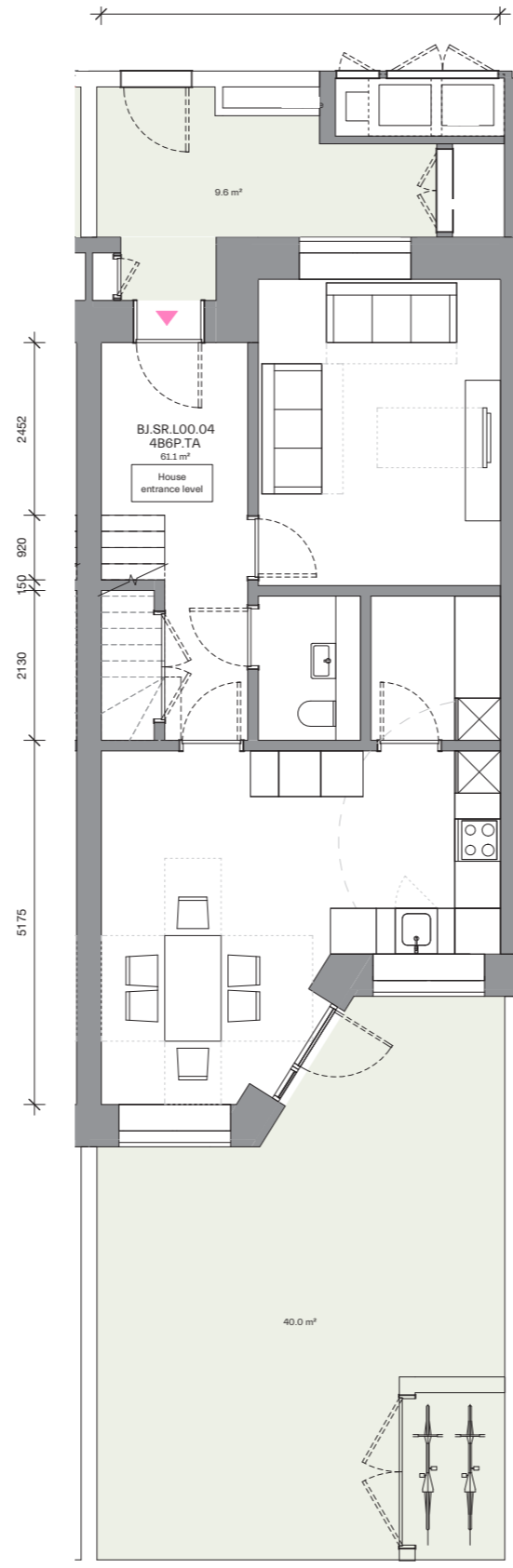
The adjacent example is a typical 4 bed townhouse that benefits from a dual aspect arrangement across both stories. Townhouses are entered off Lochnagar Street through a defensible space which sets back the North facing living rooms from the public realm. The defensible space has dedicated bin storage, meter cupboards and plant housings to prevent clutter whilst providing opportunities for residents to inhabit and personalise their entrances on the street through planting. Kitchen diners have been prioritised to the South strengthening connections to generous gardens. The centre of the ground floor plans is inhabited by a M4(2) compliant WC cloakroom and a utility/pantry accessed directly off the kitchen.

First Floor

Upstairs a single bathroom serves 2 double bedrooms and 2 single bedrooms. Specific feedback from residents requested no 'box rooms' when considering the design of the single bedrooms which leading the design to employ a consistent 2.75m bedroom width permitting a variety of furniture layouts. Ample built in storage is provided directly off communal areas of the house.

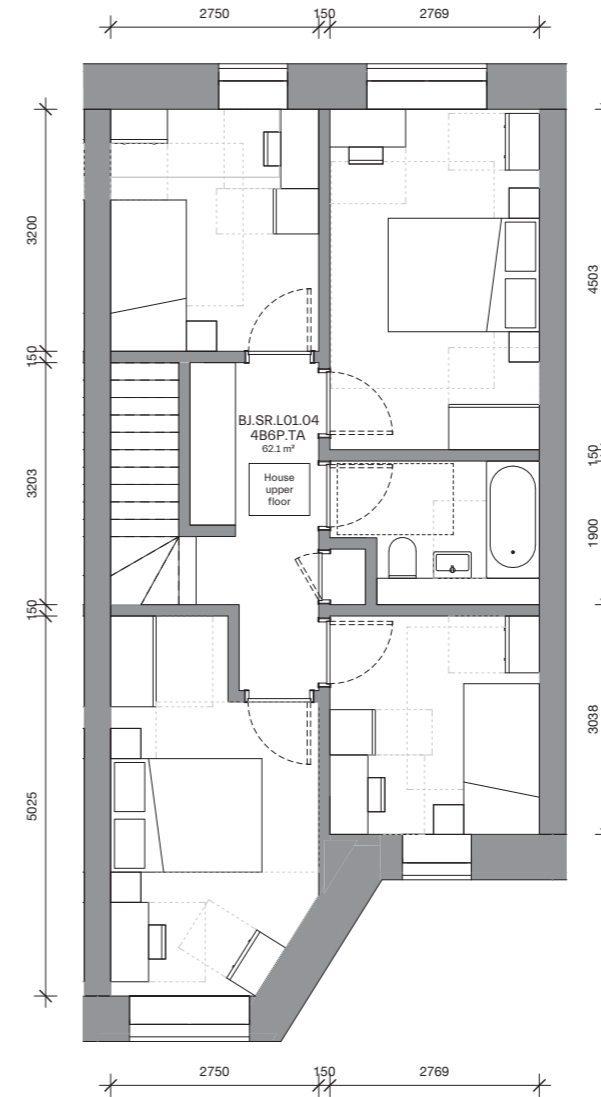


Key Plan



Ground Floor Plan

Typical 6b9p Townhouse Layouts



First Floor Plan



Residential Design

Typical 6b9p House

6bed townhouses follow the same ground and first floor arrangements as the 4beds but benefit from a second storey housing 2 more bedrooms, an additional bathroom and a South facing roof terrace.

Ground Floor

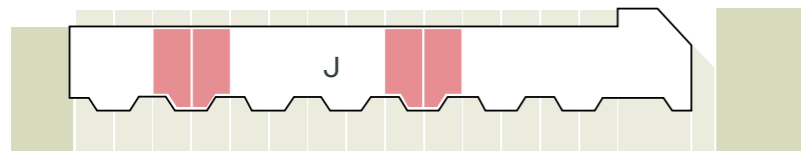
The adjacent example is a typical 6 bed townhouse that benefits from a dual aspect arrangement across both stories. Townhouses are entered off Lochnagar St. through a defensible space which sets back the North facing living rooms from the public realm. The defensible space has dedicated bin storage, meter cupboards and plant housings to prevent clutter whilst provides opportunities for residents to inhabit and personalise their entrances on the street through planting. Kitchen diners have been prioritised to the South strengthening connections to generous gardens. The centre of the ground floor plans is inhabited by a M4(2) compliant WC cloakroom and a utility/pantry accessed directly off the kitchen.

First Floor

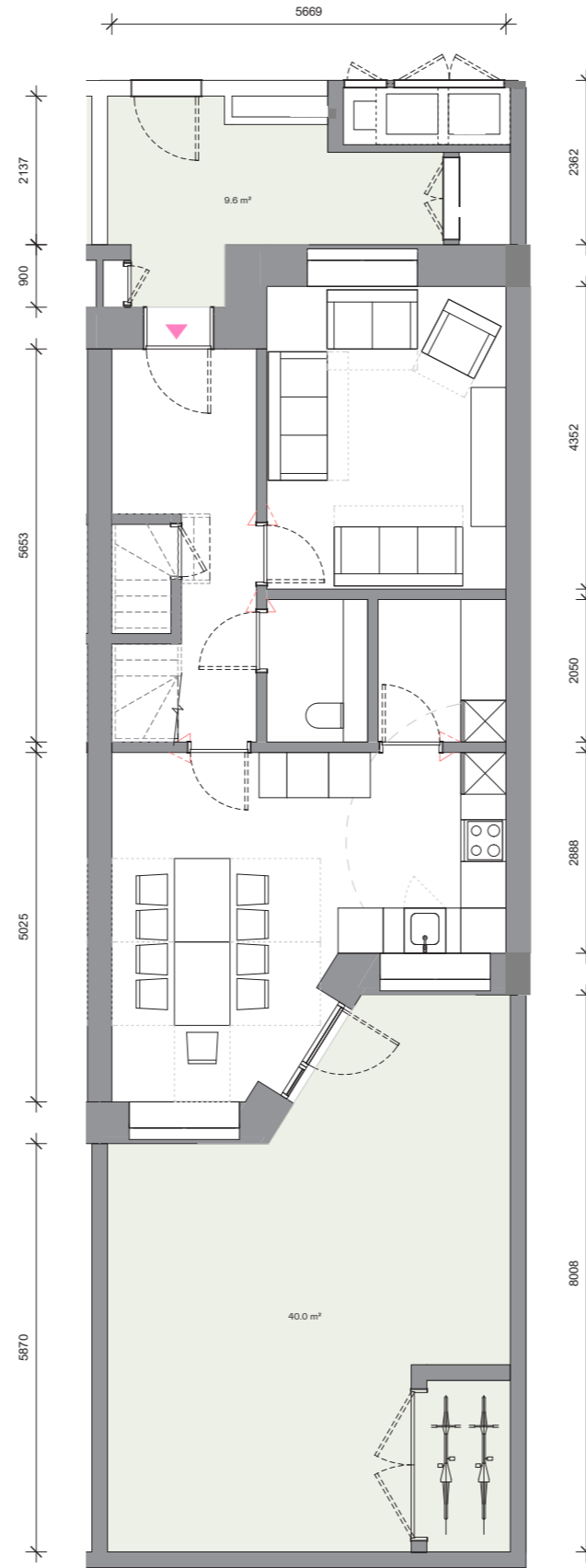
At first floor, a single bathroom serves 2 double bedrooms and 2 single bedrooms. Specific feedback from residents requested no 'box rooms' when considering the design of the single bedrooms which leading the design to employ a consistent 2.75m bedroom width permitting a variety of furniture layouts. Ample built in storage is provided directly off communal areas of the house.

Second Floor

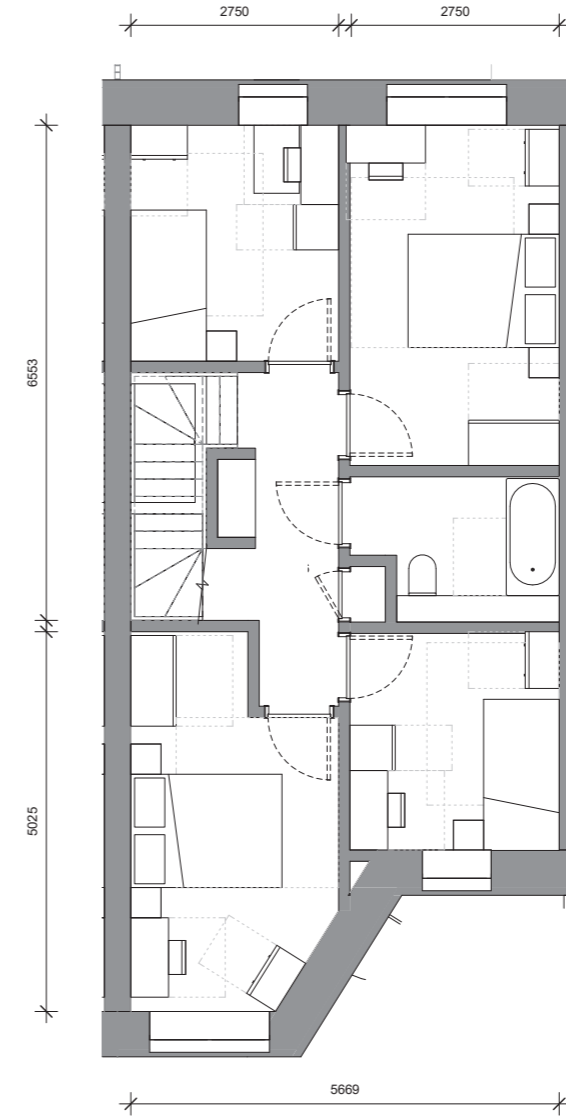
Additional South facing external amenity is provided through a generously proportioned roof terrace which is accessed from the stair well. A bathroom, fifth and sixth bedrooms follow the layout of the floor below.



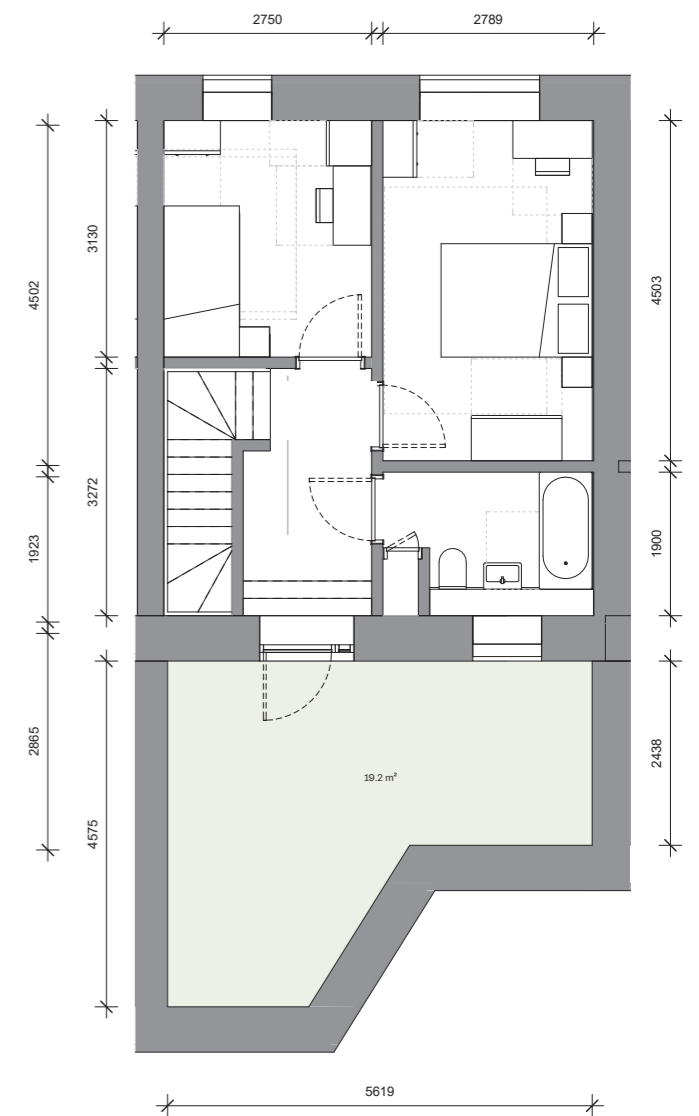
Key Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan



Typical 6b9p Townhouse Layouts

Residential Design

Maisonette Block

Common Areas

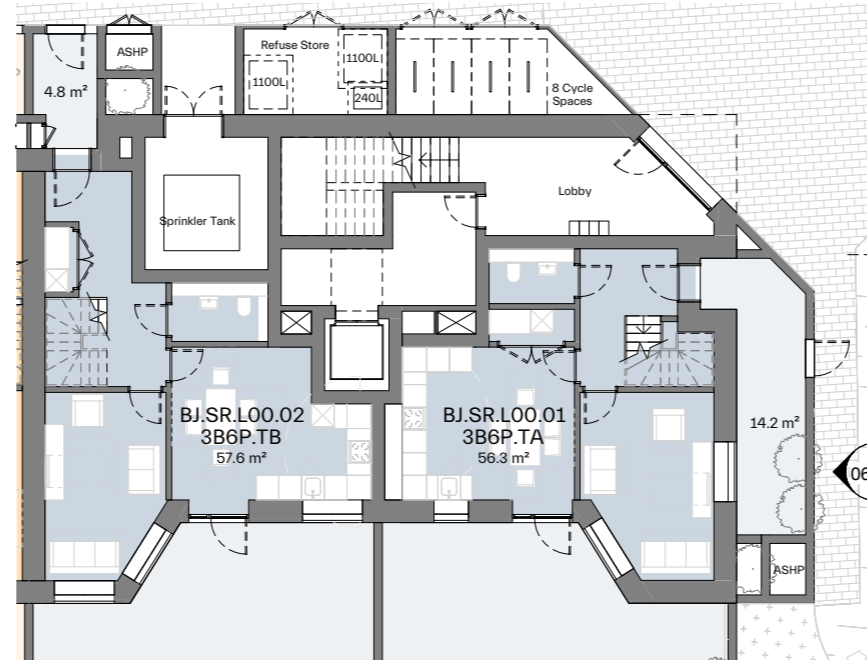
The communal entrance is located to the North-East and is chamfered up to L01 to provide shelter and improve the openness of the adjacent playspace to the East. Ground floor units are accessed from the street to promote a sense of ownership and an identifiable front door for residents.

Postboxes for units accessed off L02 and L04 is located in the generous naturally lit entrance lobby which permits for chance encounters and conversations to take place. Bins and bikes are accessed off the street for convenience and are located outside the thermal envelope to minimise heatloss area of the block.

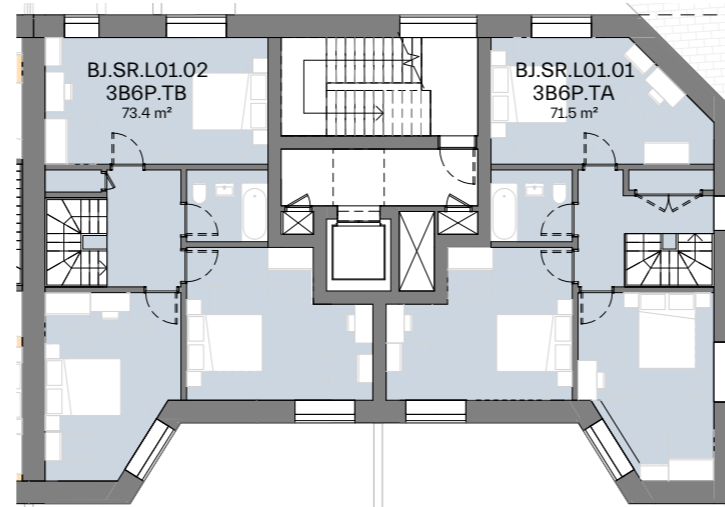
The compact communal stair core is naturally lit and directly accessed from the lobby to promote taking the stairs over lift when possible. A lift is provided for less ambulant guests and residents and convenience of upper stories.

The Maisonettes

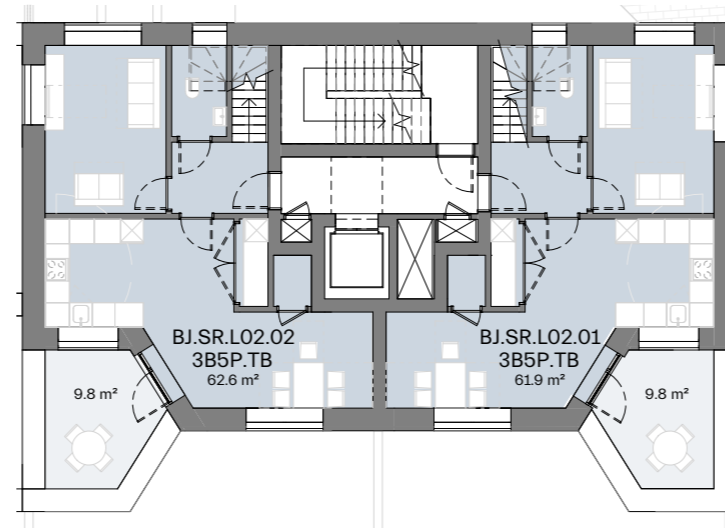
Units are mirrored about a small naturally ventilated communal lobby which houses metre cupboards and entered from the street, L02 and L04. The same layout principles of the townhouses drive the maisonette designs, such as prioritising South facing kitchens and external amenity at entrance level with bedrooms on the upper storey. All maisonette dwellings benefit from south facing roof terraces or gardens with views over the roof line of Grade II listed Bromley Hall School.



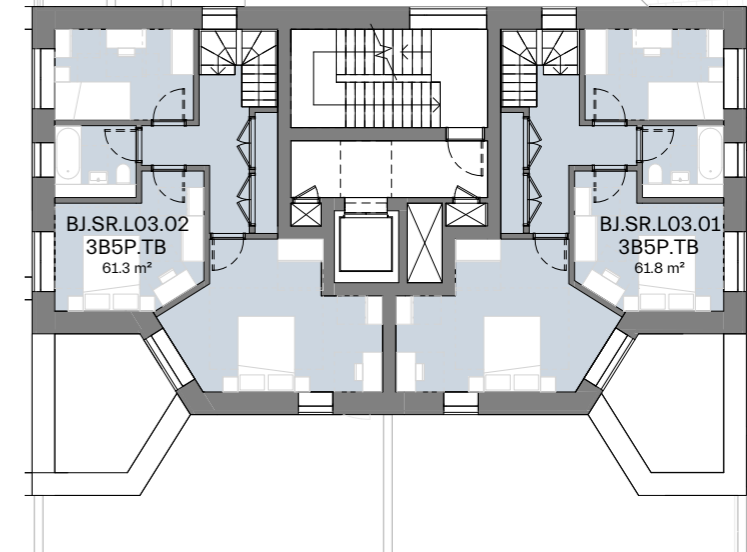
L00



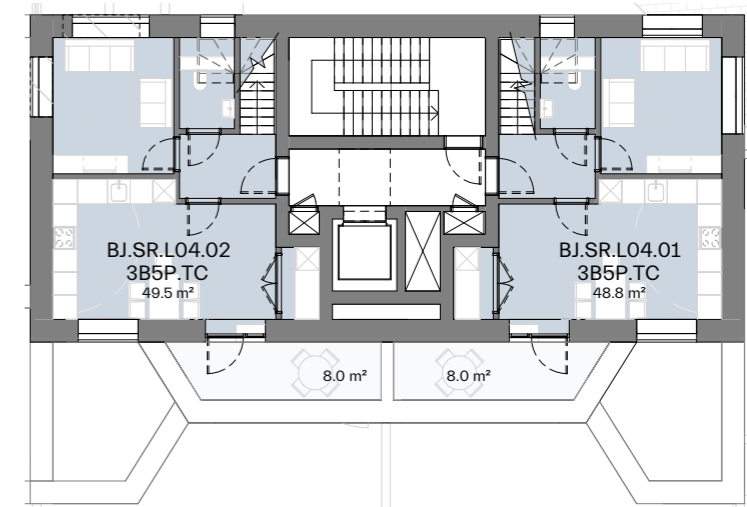
L01



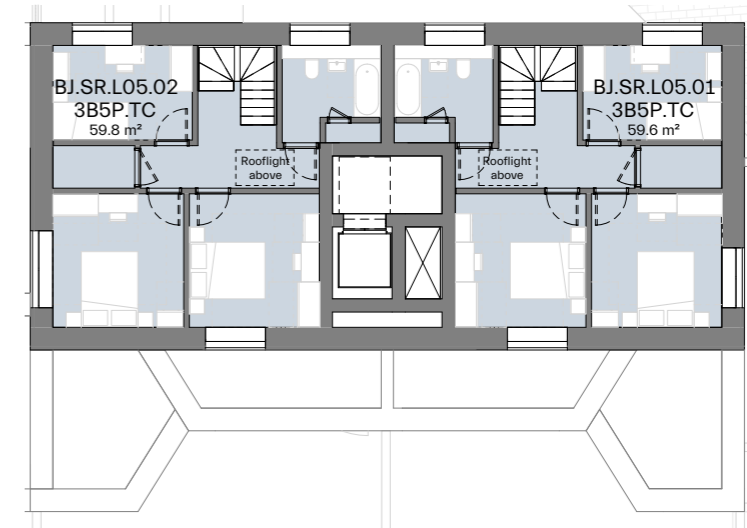
L02



L03



L04



L05

- Studio
- 1Bed
- 1Bed WuD
- 2Bed
- 2Bed WuD
- 3Bed
- 3Bed WuD
- 4Bed
- 4Bed WuD
- 5Bed
- 5Bed WuD
- 6Bed
- 6Bed WuD



Accommodation Mix

Summary

The adjacent figures detail an area and mix summary reflective of the previous pages and coordinated arrangement for Plot J. Please refer to chapter 9.0 for full Phase A accommodation schedule.

	3 Bed	4 Bed	6 Bed	No. of units	Hab Rooms
Total Social Rent	<u>06</u> 31.6%	<u>09</u> 47.4%	<u>04</u> 21%	<u>19</u>	<u>116</u>

	Residential GIA	Residential GEA
Total		
<u>sqm</u>	2,852	3,200
sqft	30,696	34,442

	M4(2)a Homes	M4(3)2(a) Adaptable Wheelchair Homes	M4(3)2(b) Accessible Wheelchair Homes
Total			
<u>number</u>	19	0	0
% of block	100%	0%	0

Unit Aspect	Single	Semi	Dual	Triple
Total				
<u>number</u>	0	0	14	5
% of block	0%	0%	74%	26%

7

PUBLIC REALM

Play and Open Space Provision

Phase A Proposed Open Space

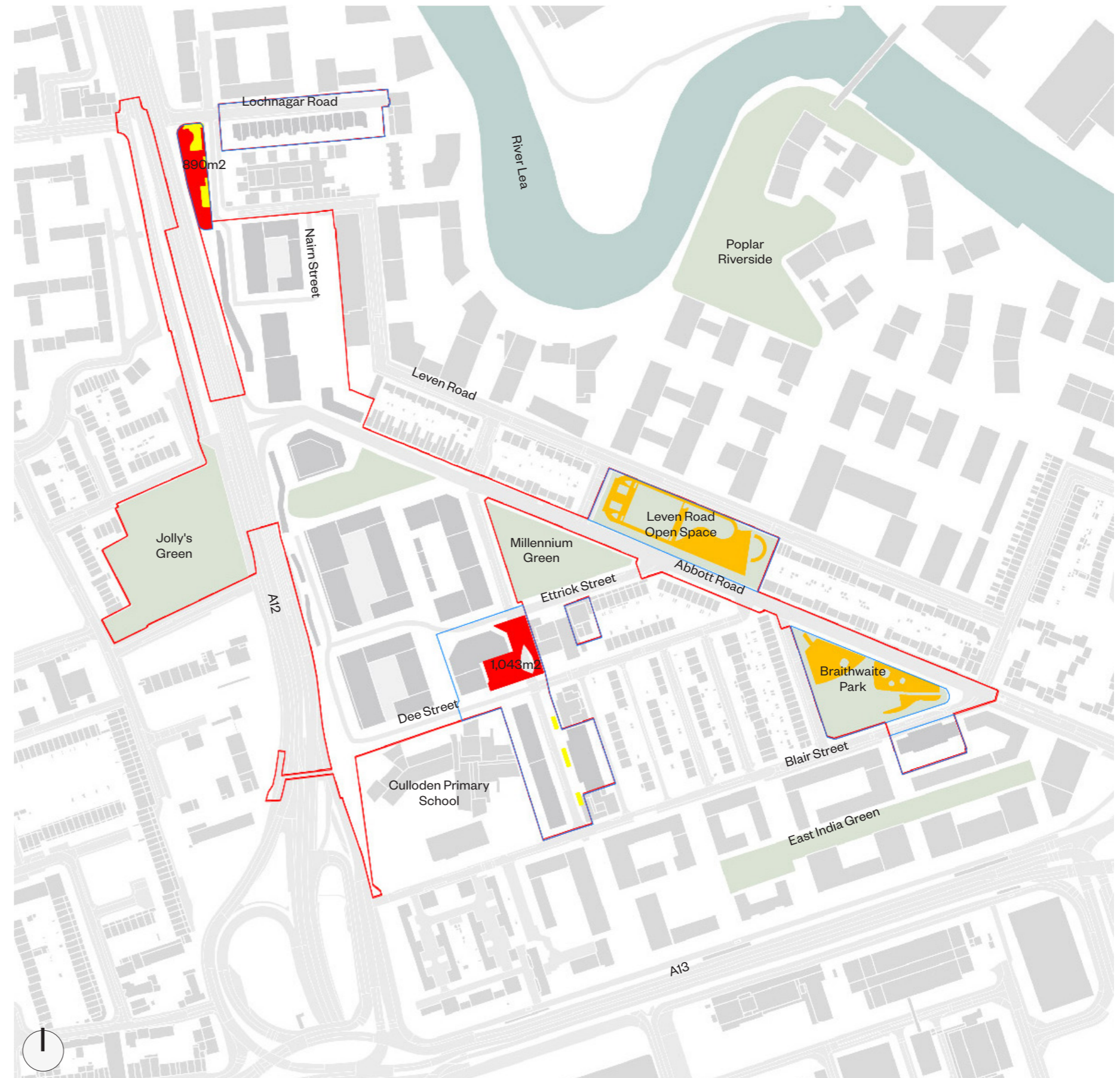
The diagram opposite illustrates the detailed proposals have a combined offer of 1,933m² of new public open space. The open spaces are of high quality and varying character, enabling a variety of uses and meeting the needs of the existing community as well as the new residents.

This has been designated as illustrated in the adjacent diagram and comprises of the following:

- Town Square; a sizeable space at 1,043m², this performs an important civic and social function for the neighbourhood.
- Allotments; the transformed area of public realm around plot J.
- Leven Road Open Space and Braithwaite Park; existing green spaces will be significantly improved in quality.

Open space calculations exclude trafficable and servicing areas, and allow for an offset of 1.5m from all building facades.

- Proposed Open Space (1,933m²)
- Proposed Open Space/ Playable Landscape (326m²)
- Existing Greenspace Proposed Open Space/ Playable Landscape (3,245m²)
 - Braithwaite Park (1,443m²)
 - Leven Road Open Space (1,802m²)
- Phase A Boundary



Proposed Open Space diagram - Phase A

Play Space Provision

Phase A Dedicated Play & Playable Space

The quantities of required play space are calculated using LBTH criteria. Play space should be provided as a mix of informal playable space or equipped play space. When meeting the LBTH quantities, play space should be delivered only on the ground floor and podium levels, and follow the guidance in the LBTH High Density Living SPD.

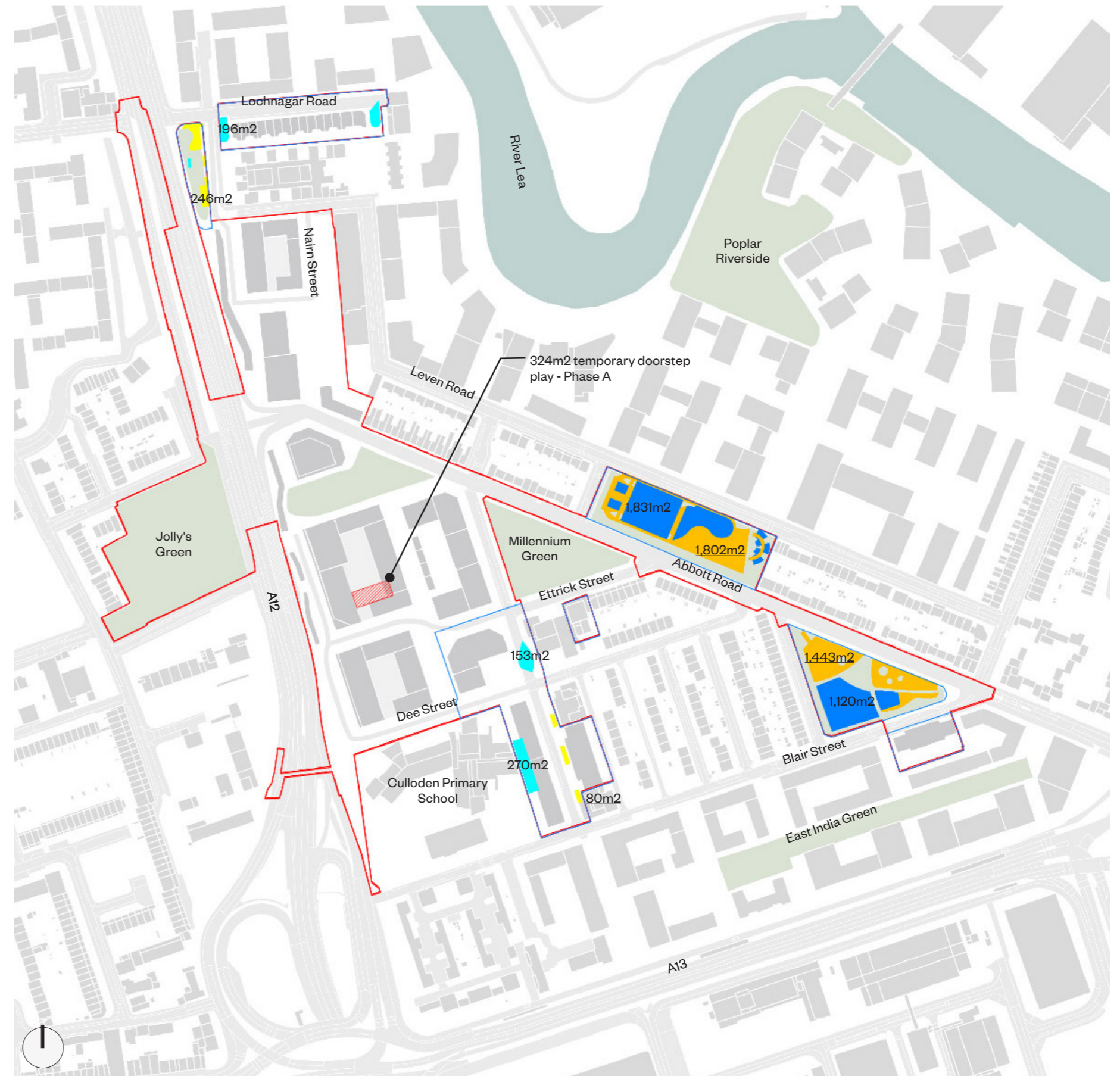
Dedicated Play Space

This is defined in the High Density Living SPD as 'Spaces where play space is identified as a prime function. These include playgrounds, playing fields, skate parks and other recreation areas.'

Playable Space

This is defined in the High Density Living SPD as 'A playable space is one where children's active play is a legitimate use of the space. Playable space typically includes some design elements that have 'play value': they act as a sign or signal to children and young people that the space is accessible, safe and fun'.

Play Typology	Scheme Requirement (sqm)	Scheme Provision (sqm)
Dedicated Play (All ages)	1,841	943 (619 + 324 temporary)
Playable Landscape (All ages)	(excluding Braithwaite Park and Leven Road Open Space)	326
TOTAL		1,269
Dedicated Play Braithwaite Park (Existing Open Space)		1,120
Playable Braithwaite Park (Existing Open Space)	n/a	1,443
TOTAL		2,563
Dedicated Play Leven Road Open Space (Existing Open Space)		1,831
Playable Leven Road Open Space (Existing Open Space)	n/a	1,802
TOTAL		3,633



Dedicated Play and Playable Space diagram - Phase A

Phase A Boundary

Play Space Provision

Phase A By Age

The Phase A play strategy consists of a mixture of outdoor play spaces with dedicated and playable components woven incidentally throughout the public realm, as well as a temporary doorstep play adjacent to Block F. All the play requirements have been satisfied in Phase A. The temporary play area will be replaced by permanent play area in subsequent phases of the masterplan. Please refer to the Masterplan Design and Access Statement submitted along with this application for further details.

0-4yrs, doorstep play

Doorstep play is located such that at least one play space is located within 100m of every residential front door within the public open space. The play provision for the younger age group will be landscaped spaces that includes engaging play features for young children and places for parents to sit and talk close to the activity and with a good view of the children.

5-11yrs, local play

Play for older children will consist of elements upon which children can play and be physically active. This can range from simple changes in level, undulating forms, raised platforms and playful terrains, to fixed equipment integrated into the landscape that allows children to swing, slide and climb. Seating areas would be set slightly further back from play space for passive supervision by parents and carers.

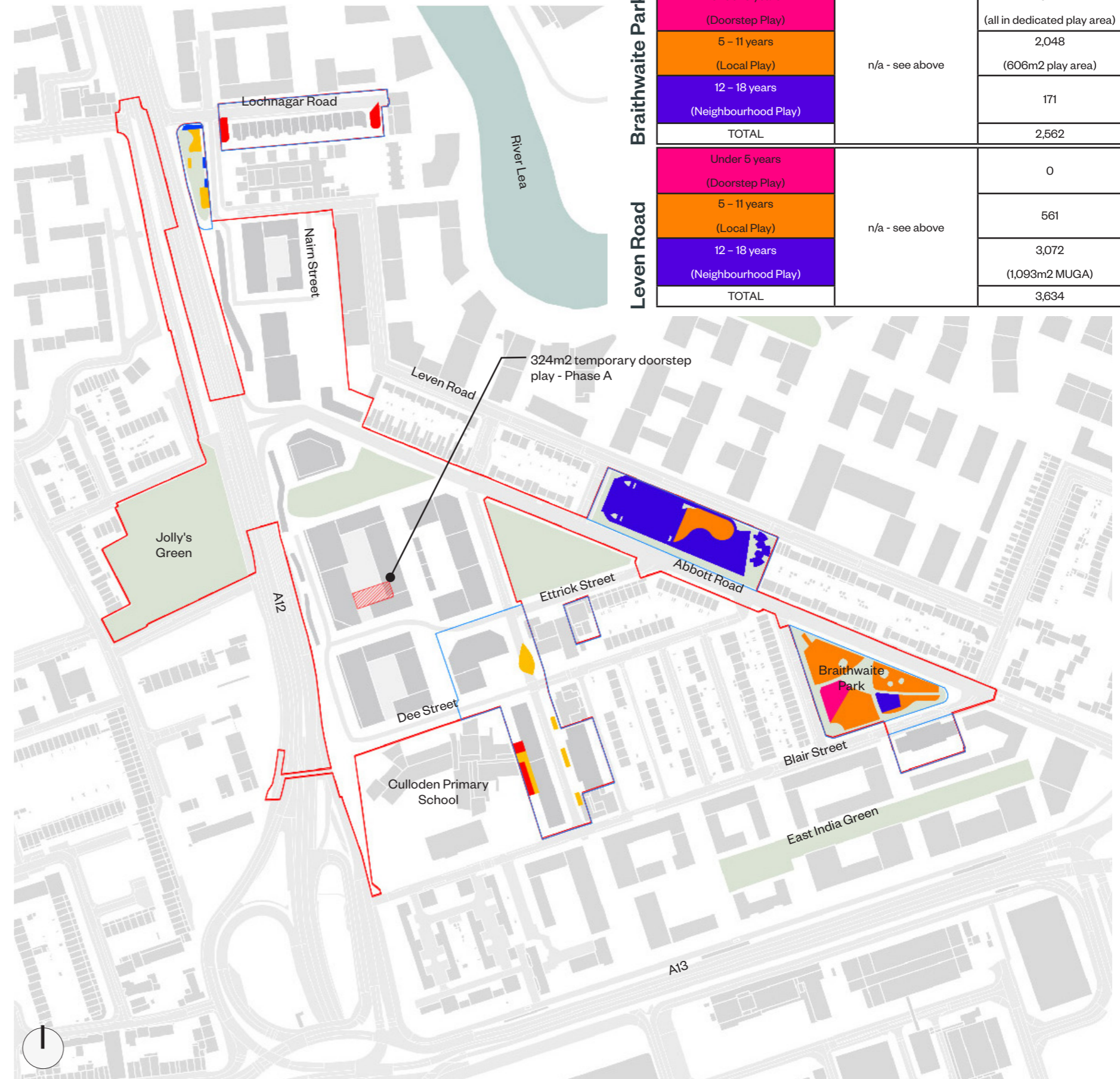
12+ yrs, neighbourhood play

Play provision for this age group in their teens should include facilities for informal sport or recreation activities, providing a space for space for young people to meet and congregate.

It is vital to consider both gender mainstreaming and accessibility when designing for children and young people, and the different age groups.

Age Profile (Play Typology)	Requirement (sqm)	Provision (sqm)
Under 5 years (Doorstep Play)	643	643 (319 + 324 temporary)
5 - 11 years (Local Play)	564	564
12 - 18 years (Neighbourhood Play)	634	62
TOTAL	1841	1,269

Age Profile (Play Typology)	Requirement (sqm)	Provision (sqm)
Under 5 years (Doorstep Play)	n/a - see above	344 (all in dedicated play area)
5 - 11 years (Local Play)		2,048 (606m2 play area)
12 - 18 years (Neighbourhood Play)		171
TOTAL		2,562
Under 5 years (Doorstep Play)	n/a - see above	0
5 - 11 years (Local Play)		561
12 - 18 years (Neighbourhood Play)		3,072 (1,093m2 MUGA)
TOTAL		3,634



Play Space Provision by Age diagram - Phase A

Phase A Boundary

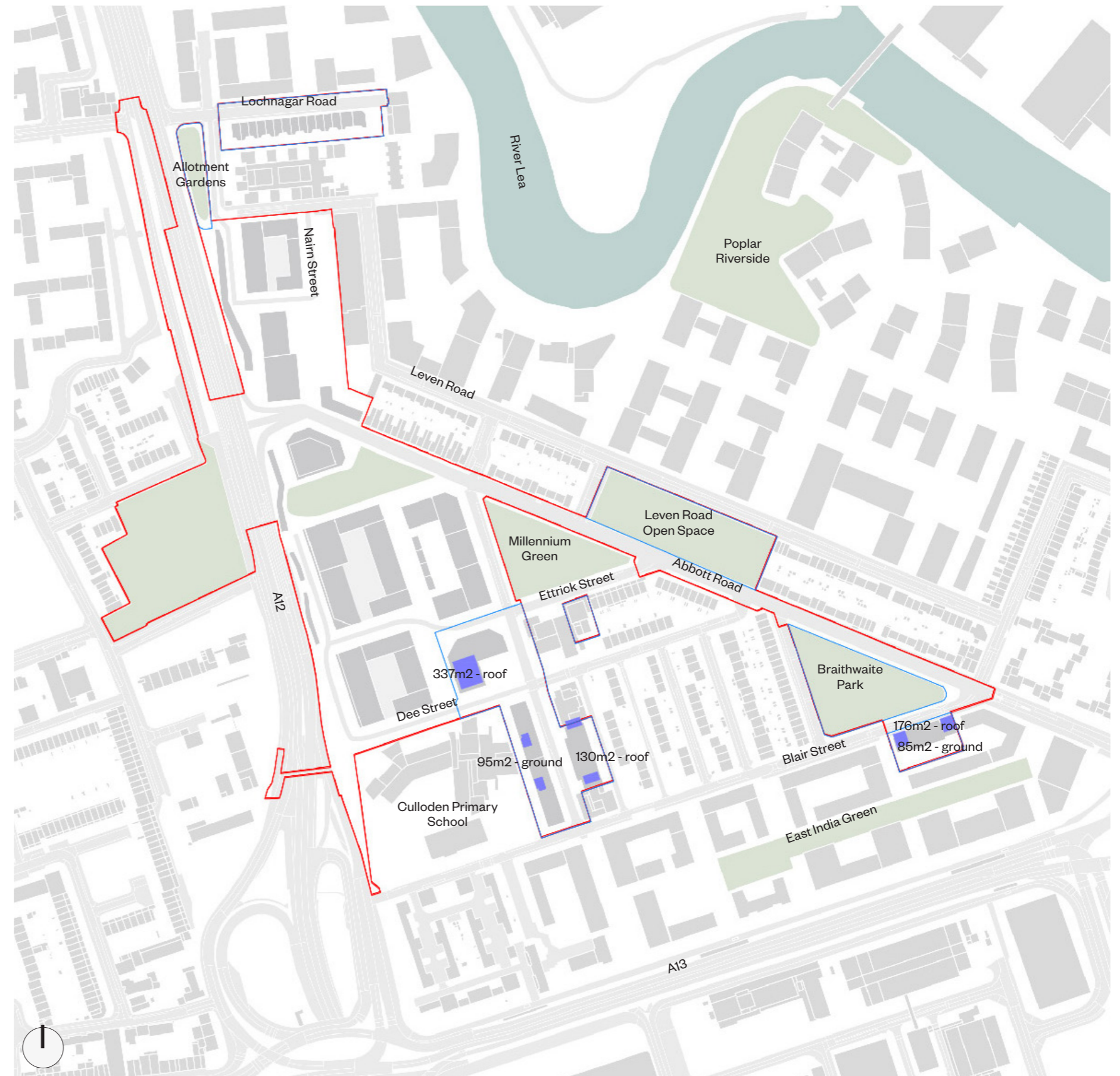
Space Provision

Phase A Communal Amenity Space

LBTH Policy D.H3 of the Local Plan (2020) requires minimum communal amenity space (excluding circulation areas, access routes and waste or bike storage) of 50 sqm for the first 10 units plus a further 1 sqm for every additional unit thereafter.

The external communal amenity spaces are in Phase A area Roof Gardens. The internal communal amenity spaces are in block H 1 and 2 ground floors: one room is a homework club, the other room is for soft play/ a jungle gym.

There is an excess amount of community space provided for each plot apart from plot J where front and back gardens are provided for the houses and there is access to the nearby open space at the allotment gardens.



Typology	Plot	Scheme Provision (sqm)
	Plot F	337 (roof)
	Plot H	130 (roof) + 95 (GF)
	Plot I	176 (roof) + 85 (GF)
	Plot J	0
	Total	823

Communal Amenity Space Provision diagram - Phase A

■ Phase A Boundary