



THE GOODSYARD

Design Guide

September 2019 - Part 5 of 6



ballymore.



4.0 PLOT DESIGN GUIDELINES

4.1 RESIDENTIAL STRATEGY

The residential strategy seeks to deliver high quality homes which all meet, as a minimum, nationally described space standards.

The residential development is laid out to line the north and south sides of the London Overground Viaduct, in a coherent manner, to deliver a series of new streets and spaces around the buildings, extending the surrounding network.

Dual aspect homes will be maximised and the layouts will be carefully designed paying particular diligence to the position of and relationship with the existing Overground structure.

The proposed residential buildings will create a new neighbourhood area where all residents will have easy access to the range of amenities offered by the revised scheme, green and open spaces as well as easy access to public transport.

The public open space provided within the Revised Scheme will be overlooked and accessible from the residential plots, offering amenity and playspace area.

The site-wide residential strategy will be delivered in accordance with the adopted housing policies for both the GLA and LBTH.

The Design Guide does not seek to repeat policies, strategies or rules contained within other relevant guidance documents, but it is intended to sit alongside and be used in tandem with such documents. Where discrepancies occur between the differing housing policies LBTH will take precedence.

As described in the Development Specification, the Revised Scheme will deliver a mix of tenures across the whole site which will be delivered through a phased approach.

This will ensure that affordable housing units are well integrated into the development and the strategy will deliver a range of sizes and type.

Single aspect north facing units will be avoided where possible.

The Draft London Plan states that single aspect north facing units should not be permitted. However, due to site constraints, this is not always possible.

All residential accommodation will be designed to Lifetime Homes standard as a minimum.

All residential units will be provided with private open space in the form of a balcony, garden, terrace or winter garden, and will align with the standards identified in the adopted London Plan and Draft London Plan.

This will ensure that adequate private outside space is provided relative to the size of the residence.

Private open space is to be provided in the form of projected or recessed balconies. Balconies will not project beyond 2m from finished building face and should be a minimum of 1.5m in depth and width.

This will ensure that adequate private outdoor space is provided and allows for a greater amount of space than the stated policy guidance.

Playspace for the age of under 5 will be provided on plot for each of the residential buildings.

This will ensure that adequate space for play and informal recreation is allowed for within each building.

Principal access and egress points to residential buildings will be from grade (ground level).

All residential buildings will have visible entrances from streets and lanes and be clearly identifiable.

This will ensure that the buildings have high quality entrances that are accessible and fit for purpose.

All residential units will have communal refuse storage and cycle storage facilities within the plot.

All residential units will be designed to be 'tenure blind' from the outside.

This will ensure that affordable housing will be well integrated within the scheme.

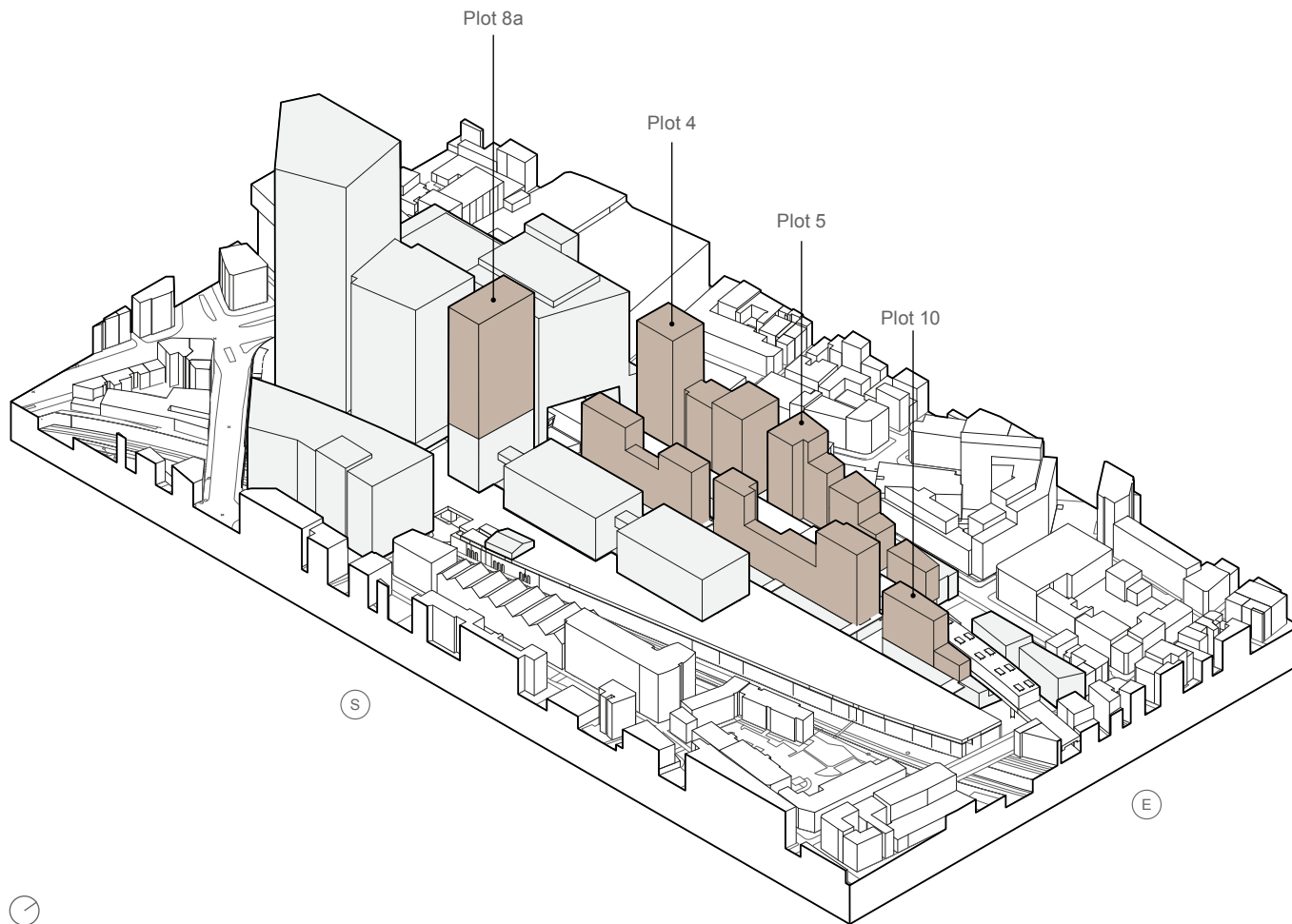


Fig 4.1.1: Buildings covered by residential strategy guidance

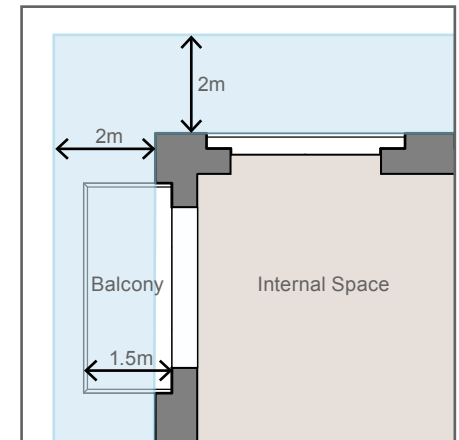


Fig 4.1.2: Projecting balcony diagram

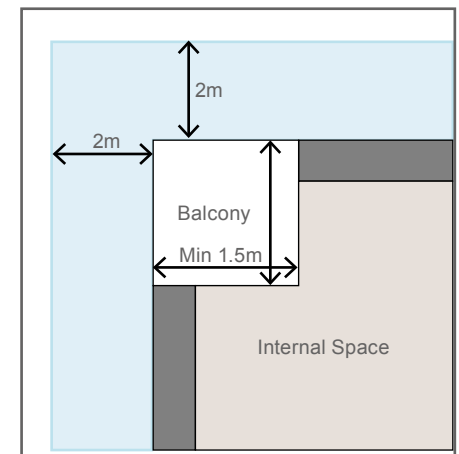


Fig 4.1.3: Set back balcony diagram

2m max balcony zone

4.1.1 Design Guide Overview

The adjacent extract (Fig 4.1.4) provides an example Design Guide page layout and clarifies and defines specific elements that stakeholders should be aware of.

4.1.2 Design Element (Bold Black Text)

Is the topic, element or subject that the rules and explanations are expanding upon.

4.1.3 Design Rule (Blue Italic Text)

A rule that a designer must follow as part of the reserved matters submission.

4.1.4 Design Explanation (Black Standard Text)

Supplementary text that explains the purpose of the rule.

Note: Content has been deliberately obscured to allow reviewers to establish the format of the page layouts used throughout this section.

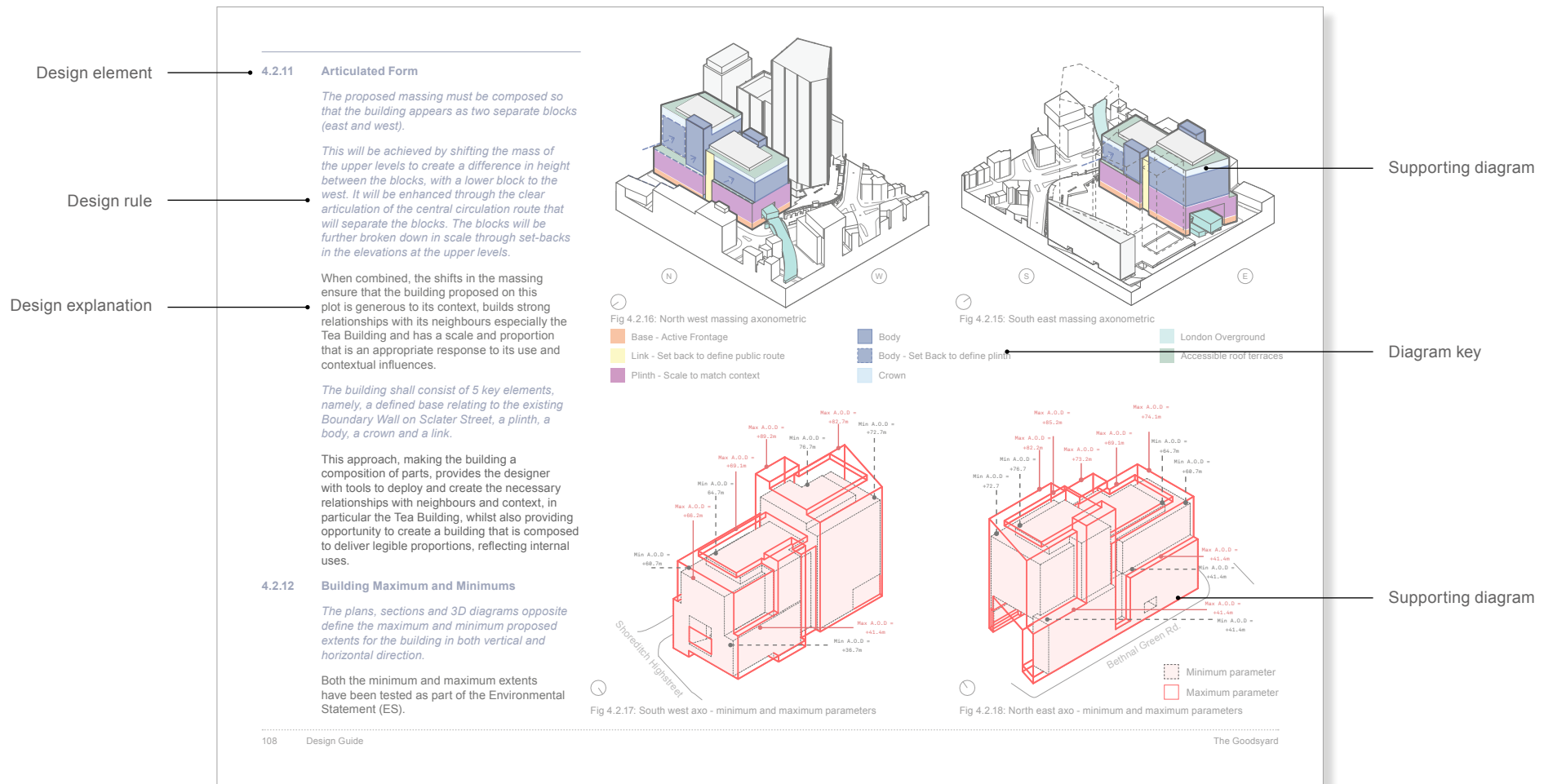


Fig 4.1.4: Overview example Design Guide page layout

4.2 PLOT 1

4.2.1 Use and Quantum

Building 1 will be a multi-layered, mixed use building made up of a mix of retail and office uses.

This supports the wider masterplans ambition to create a campus of office uses to the west of the site, with active ground floor uses.

4.2.2 Quantum of Uses

The maximum and minimum areas by use class are identified on tables Table 4.2.1 - Table 4.2.2.

A maximum and minimum quantum enables the detail design to evolve and be tailored within the defined parameters and meet future market demands.

Within the areas shown, there are two options for use class at ground and platform level, offering the flexibility for office or retail use to meet market demands. This also gives the option for the office space within the lower floors to be independent from the main office entrance, with their own front door access from the street.

4.2.3 The Ground Level

The Ground floor level will be predominantly Retail (A1/A3 use), with servicing / ancillary, and Office (B1 use). A service yard is to be provided to support the building.

This will ensure an active ground plane and provide animation to the street.

4.2.4 Plinth Levels

Smaller scale, single aspect office space shall straddle either side of the London Overground.

This format offers a variety of floor plate sizes that can appeal to a mix of tenant requirements, specifically those requiring smaller floor areas. This makes best use of the site area either side of the London Overground Viaduct.

4.2.5 Upper Levels

The typical office upper plans are shaped to be double aspect also incorporating atria and is designed to be as open and as flexible as possible.

This will allow maximum flexibility for the detail design to evolve and meet with specificity the demand of potential occupiers.

4.2.6 Area Flexibility

4.2.7 The tables below (Table 4.2.1 and Table 4.2.2) indicate the minimum and maximum area parameters for the Plot; it should be noted that the sum of the maximum areas by use for the Plot exceeds the figure shown in the total maximum. This allows for a degree of flexibility in the distribution of uses within the Plot (see 4.2.2).

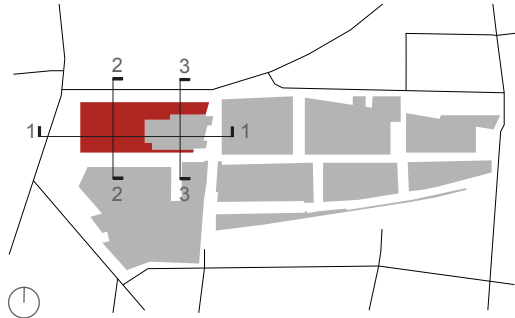


Fig 4.2.1: Plot location key

Level	Retail GEA m ²	Office GEA m ²	Plant/ Ancillary GEA m ²	Total GEA m ²
Total	945	54,230	7,038	61,572

Table 4.2.1: Plot 1 maximum GEA

Level	Retail GEA m ²	Office GEA m ²	Plant/ Ancillary GEA m ²	Total GEA m ²
Total	631	36,504	4,637	41,344

Table 4.2.2: Plot 1 minimum GEA

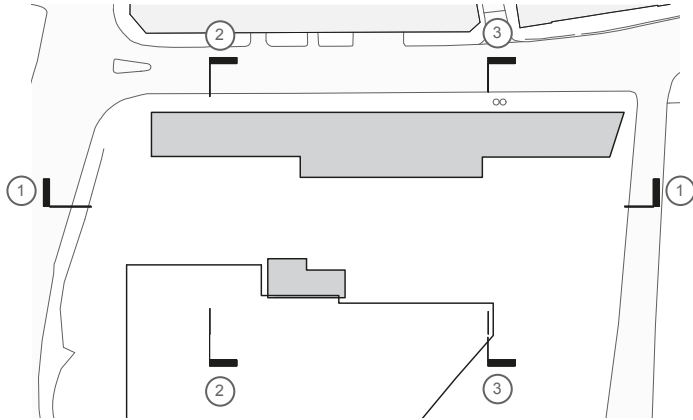


Fig 4.2.2: Typical use at basement level

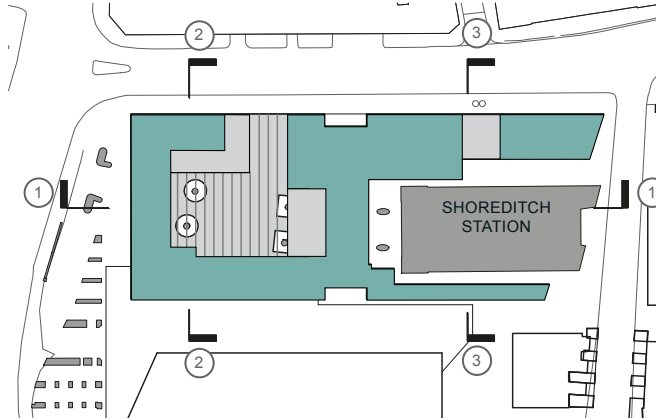


Fig 4.2.3: Typical use at ground level

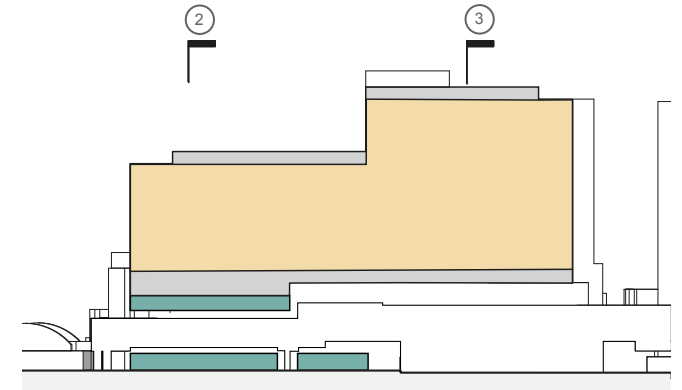


Fig 4.2.6: Typical use split, long section - 1

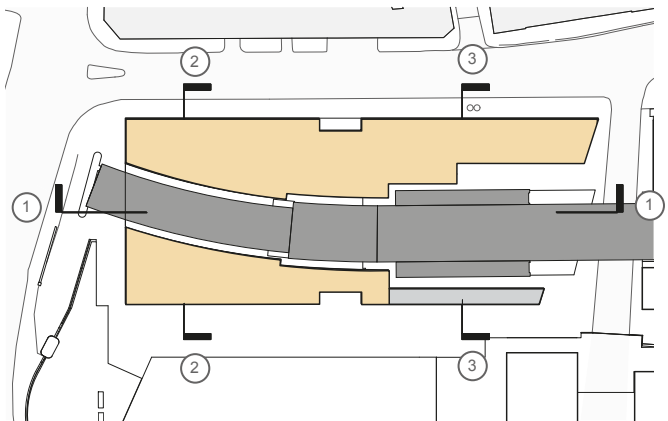


Fig 4.2.4: Typical use at lower to middle levels

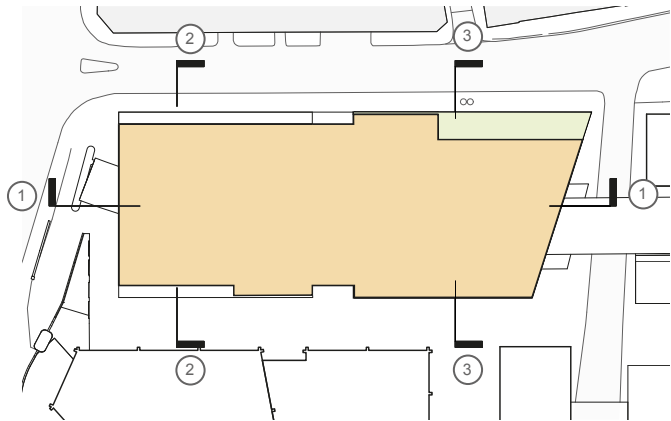


Fig 4.2.5: Typical use at upper levels

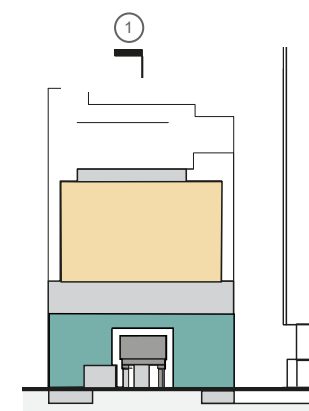


Fig 4.2.7: Typical use split short section - 2

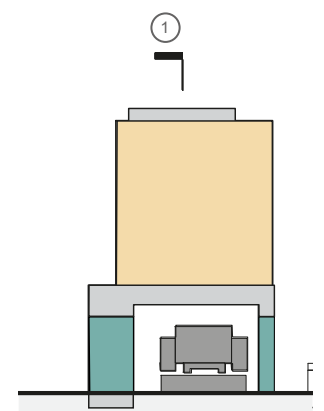
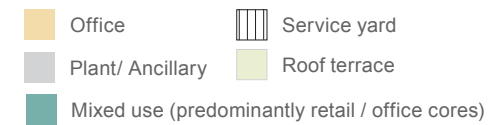


Fig 4.2.8: Typical use split short section - 3



4.2.8 Scale and Massing

4.2.9 Constraints and Influences

The building has to respect the following TFL constraints and restrictions:

- A 2m exclusion zone around the London Overground viaduct in plan and section;
- Allow for exit / entrance to the station and respect the current passenger flow and escape regimes generated by the station;
- Avoid the restriction zones associated with the structural footings.
- An additional zone will be left either side of the station entrance to allow further expansion of the station capacity with external escalators.

The building must allow appropriate visibility of the Tea Building from the south.

The building plot boundary is deliberately set back from the north west corner of the site. This will provide more prominence to the Tea Building. The architecture of the building should respond to this important townscape consideration. Refer to the TVIA view 65 for further information.

4.2.10 Heritage Interfaces

The plot parameter is set back from the identified heritage features (minimum 7.3m) to the west of the plot. The building will address the increased public realm and provide animation to the street edge whilst respecting the adjacent listed structures.

The area of increased public realm will allow a greater pedestrian flow around the listed structures and under the London Overground viaduct. It is important the proposed building interacts with the newly created spaces and offers surveillance and animation via frontages.

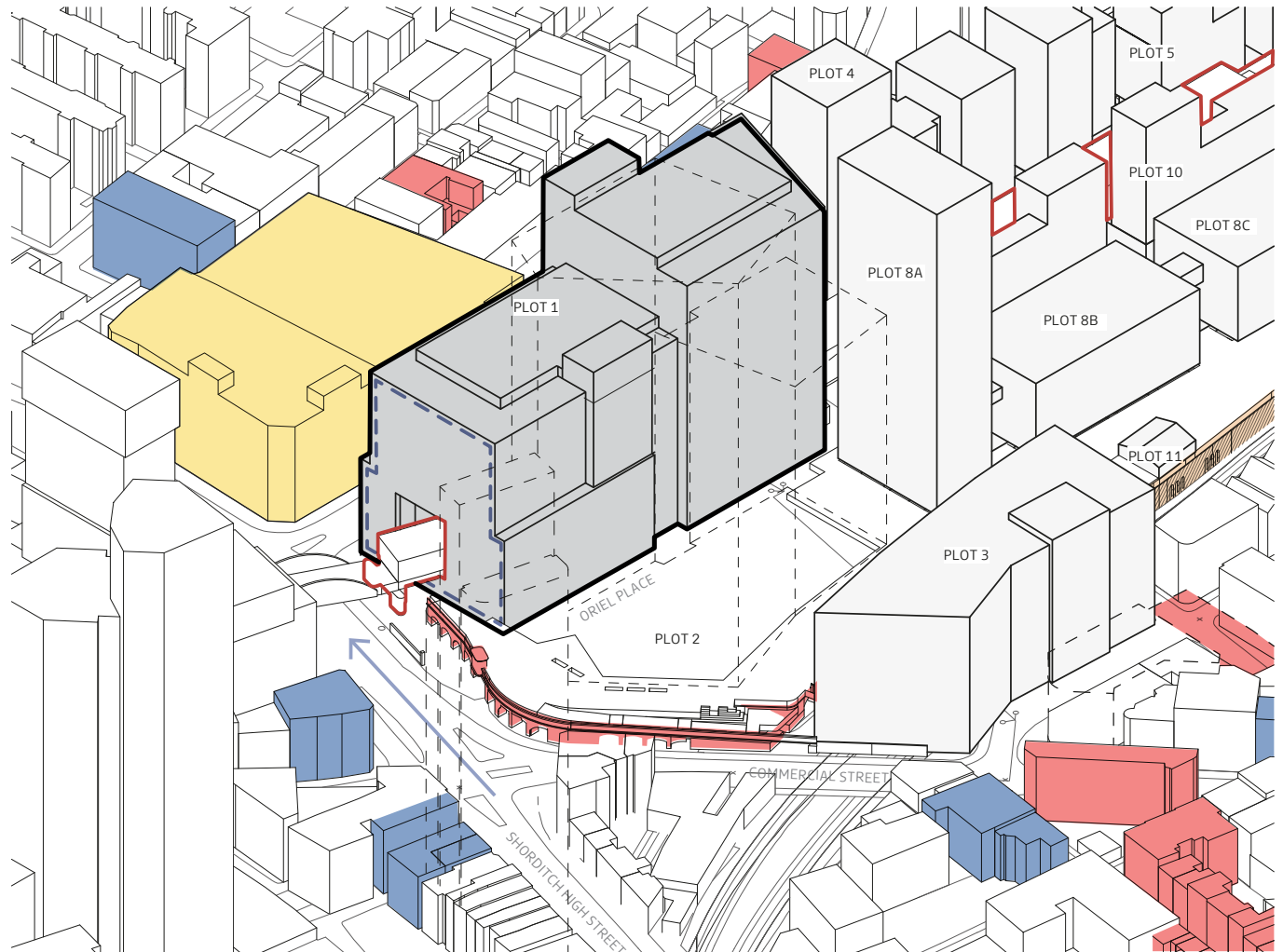
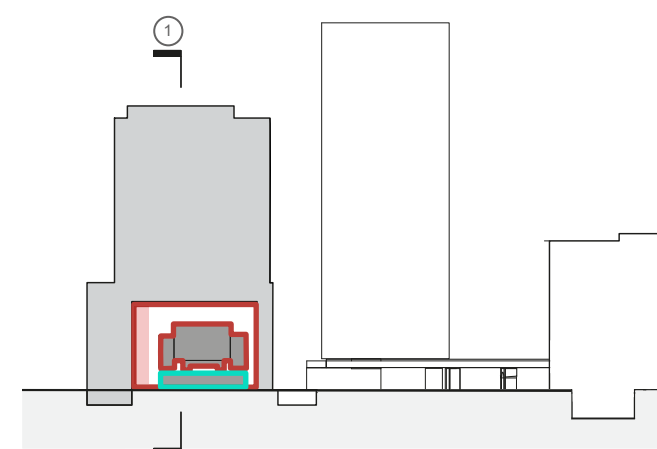
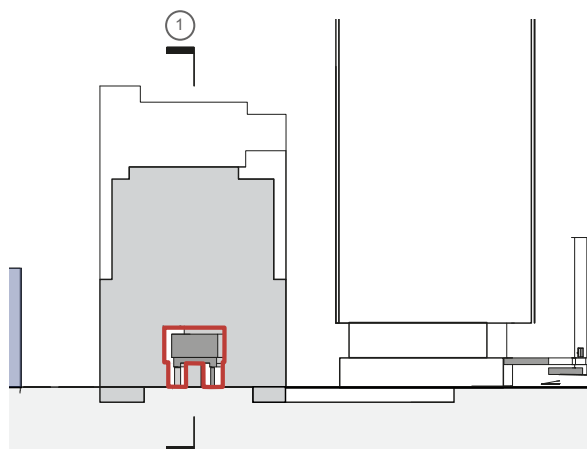
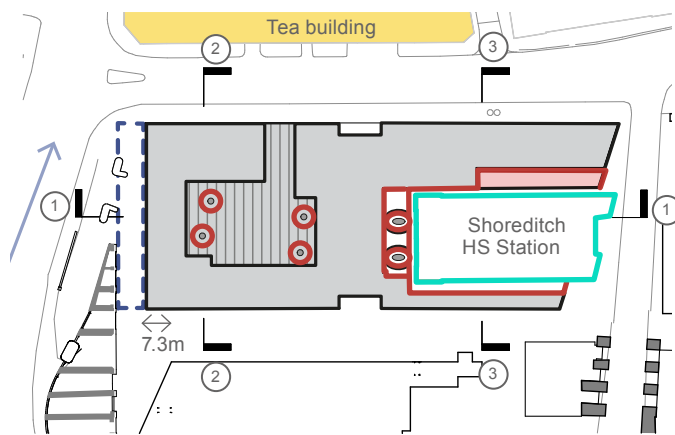
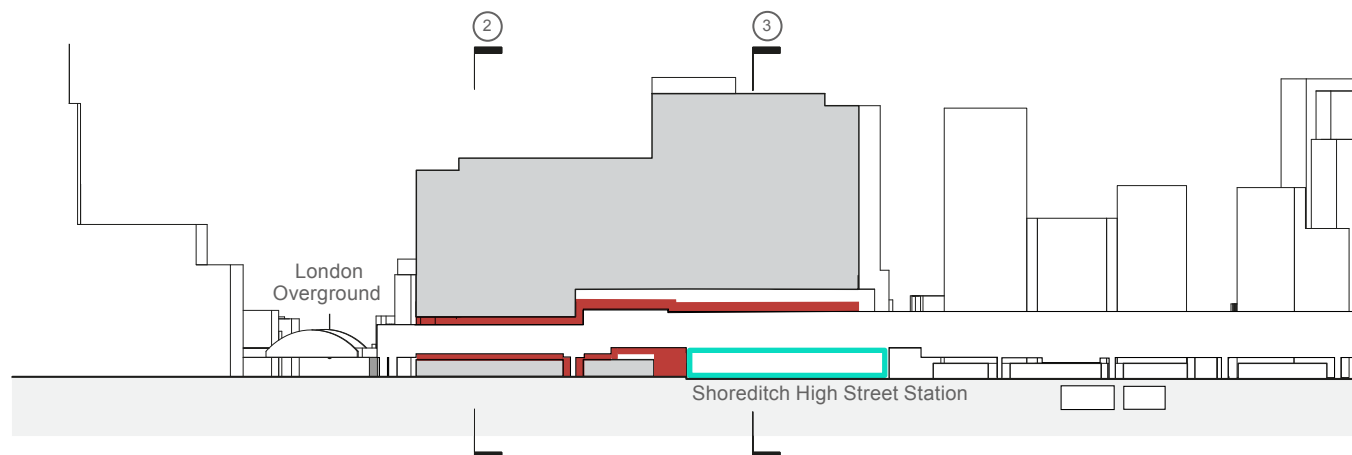
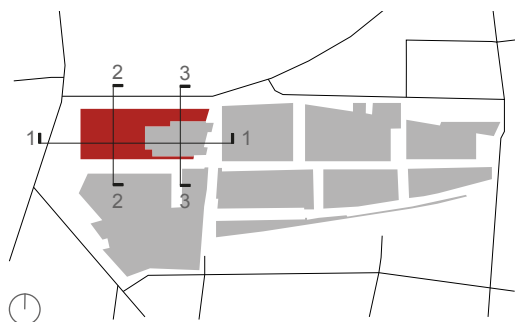


Fig 4.2.9: Constraints and influences

- Statutory listed building (Grade II)
- Locally listed building
- Historically significant to be retained
- Tea building
- ← View to Tea building
- London Overground 2m exclusion zone



- London Overground exclusion and expansion zones
- Tea building
- ← View to Tea Building
- Step back from identified heritage
- Shorditch High Street Station
- Expansion zone for external escalators

4.2.11 Articulated Form

The proposed massing must be composed so that the building appears as two separate blocks (east and west).

This will be achieved by shifting the mass of the upper levels to create a difference in height between the blocks, with a lower block to the west. It will be enhanced through the clear articulation of the central circulation route that will separate the blocks. The blocks will be further broken down in scale through set-backs in the elevations at the upper levels.

When combined, the shifts in the massing ensure that the building proposed on this plot is generous to its context, builds strong relationships with its neighbours especially the Tea Building and has a scale and proportion that is an appropriate response to its use and contextual influences.

The building shall consist of 5 key elements, namely, a defined base relating to the existing Boundary Wall on Slater Street, a plinth, a body, a crown and a link.

This approach, making the building a composition of parts, provides the designer with tools to deploy and create the necessary relationships with neighbours and context, in particular the Tea Building, whilst also providing opportunity to create a building that is composed to deliver legible proportions, reflecting internal uses.

4.2.12 Building Maximum and Minimums

The plans, sections and 3D diagrams opposite define the maximum and minimum proposed extents for the building in both vertical and horizontal direction.

Both the minimum and maximum extents have been tested as part of the Environmental Statement (ES).

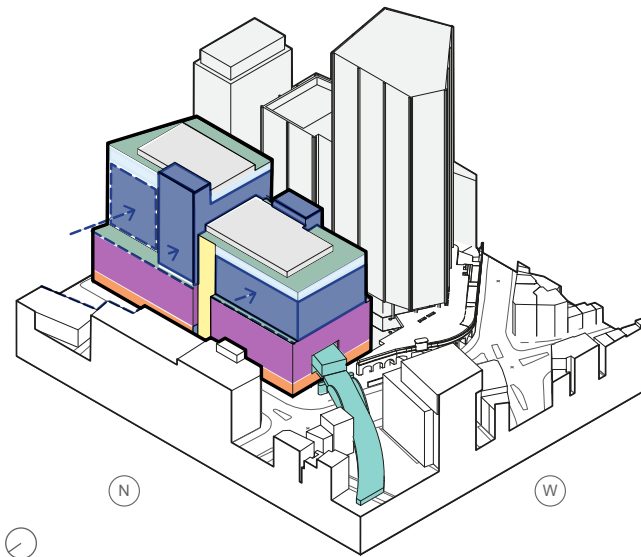


Fig 4.2.16: North west massing axonometric

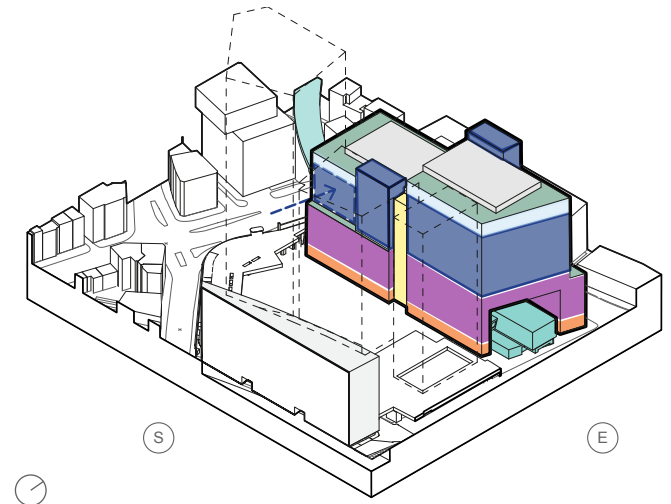
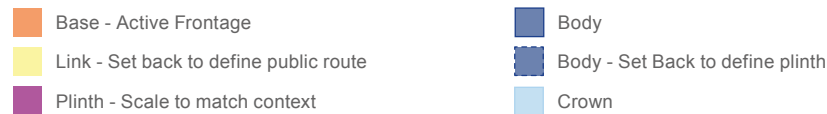


Fig 4.2.15: South east massing axonometric

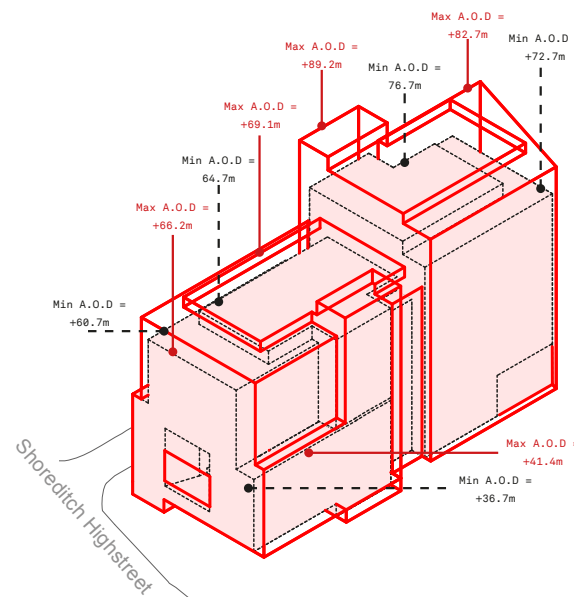


Fig 4.2.17: South west axo - minimum and maximum parameters

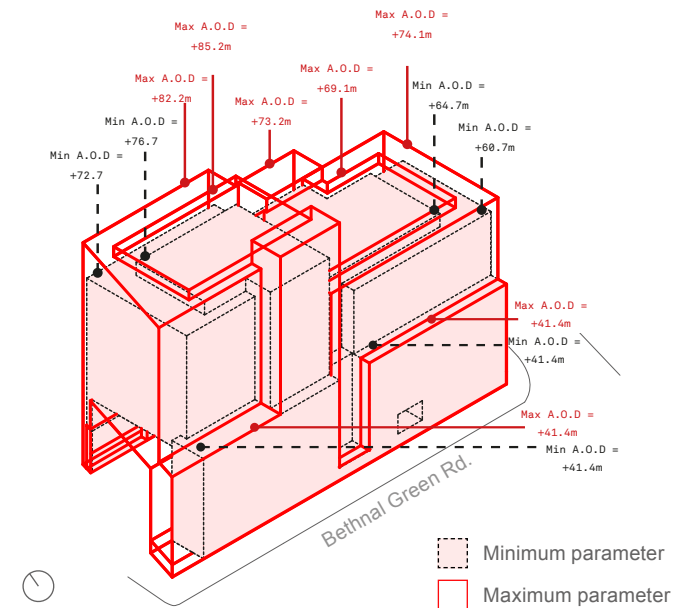


Fig 4.2.18: North east axo - minimum and maximum parameters

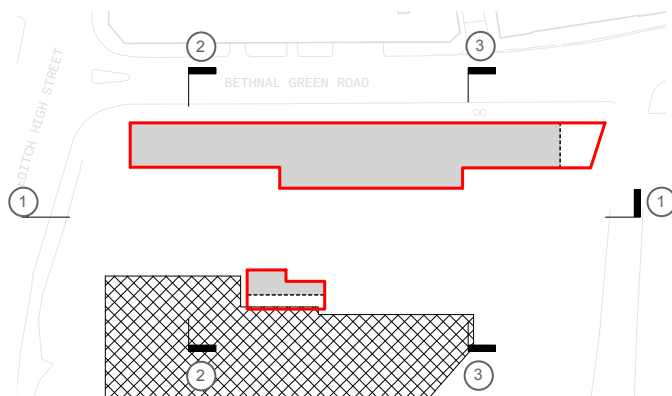


Fig 4.2.19: Basement level

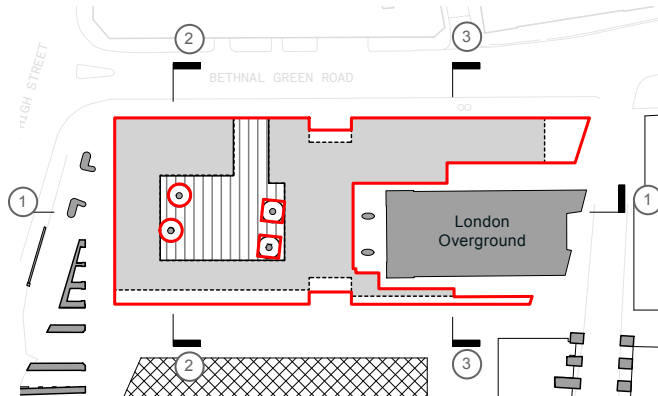


Fig 4.2.20: Ground level

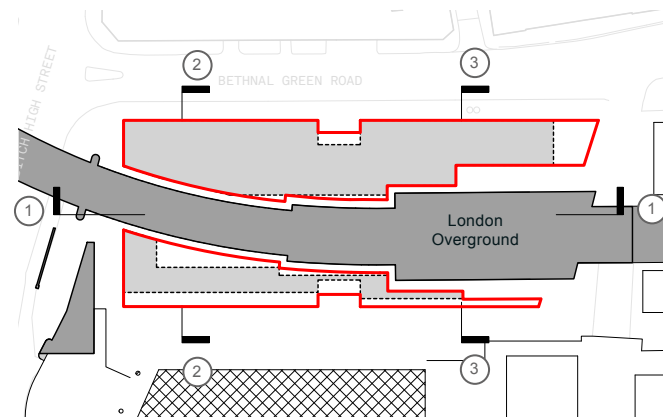


Fig 4.2.22: Lower to middle levels

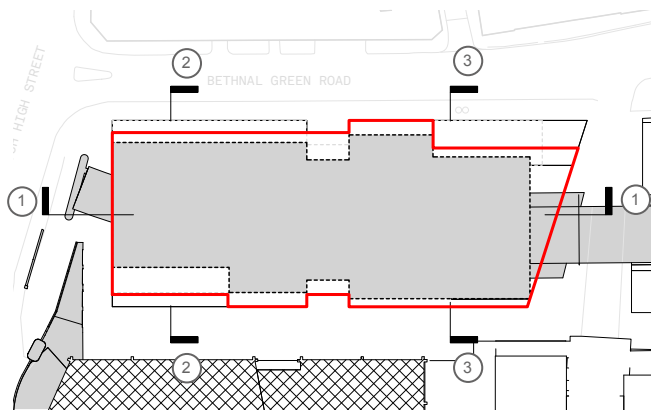


Fig 4.2.23: Upper levels

Fig 4.2.26: Maximum and minimum parameters

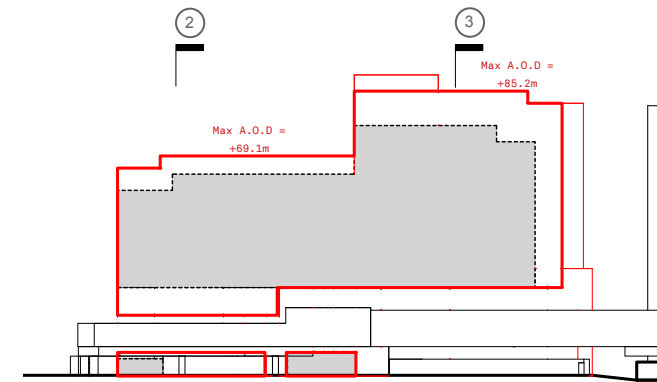


Fig 4.2.21: Long section - 1

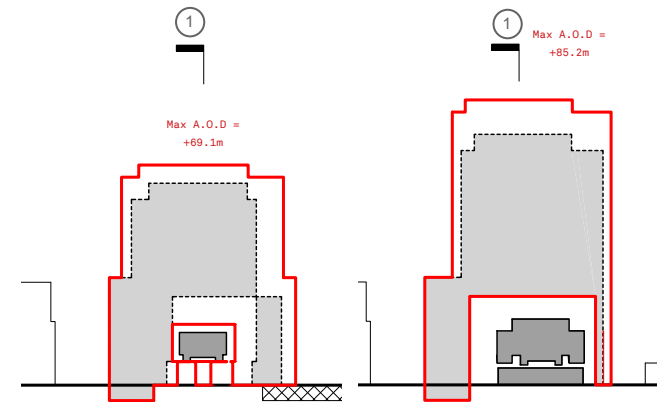


Fig 4.2.24: Short section - 2

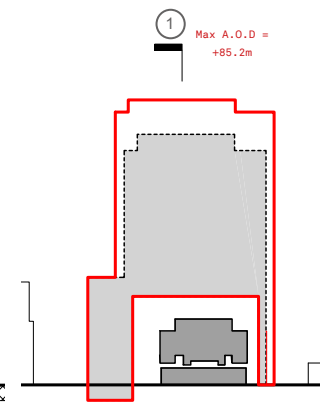


Fig 4.2.25: Short section - 3

--- Minimum parameter
— Maximum parameter

4.2.13 Composition and Materiality

4.2.14 Ground

Active frontage shall engage with and animate the adjacent streets.

The ground level should be designed such to pick up on the datum line generated along the street by the retained existing Boundary Wall. This will continue around the block to the west onto Shoreditch High Street. The ground expression will be of robust masonry material in keeping with the historic wall.

This strategy will draw on the scale and proportions of the existing wall to bring a unified human scale to the outward facing elevations.

Shop frontages will be fully glazed, within a masonry surround, with a consistent head detail where signage can be mounted.

Signage should be located in a consistent position on each shop front, but allow for a variety of designs on a common background. It should be visible from short and long distance and respond to unit use.

This aligns with the site wide shop front design strategy.

4.2.15 Plinth

The maximum height of the plinth is defined within the plot parameters. The immediate context should be carefully considered when determining the height at both sides of the building.

The articulation of a plinth builds a relationship with the street. It also provides a compositional element that has synergy with other buildings in the masterplan that use historic features as a grounding base.

The plinth of the building should be clad in masonry and have a relationship with the sites heritage and immediate neighbours whilst also portraying a sense of solidity. Additional details, such as horizontal banding between ground and first floor, should be deployed to further emphasise links between the building and its context.

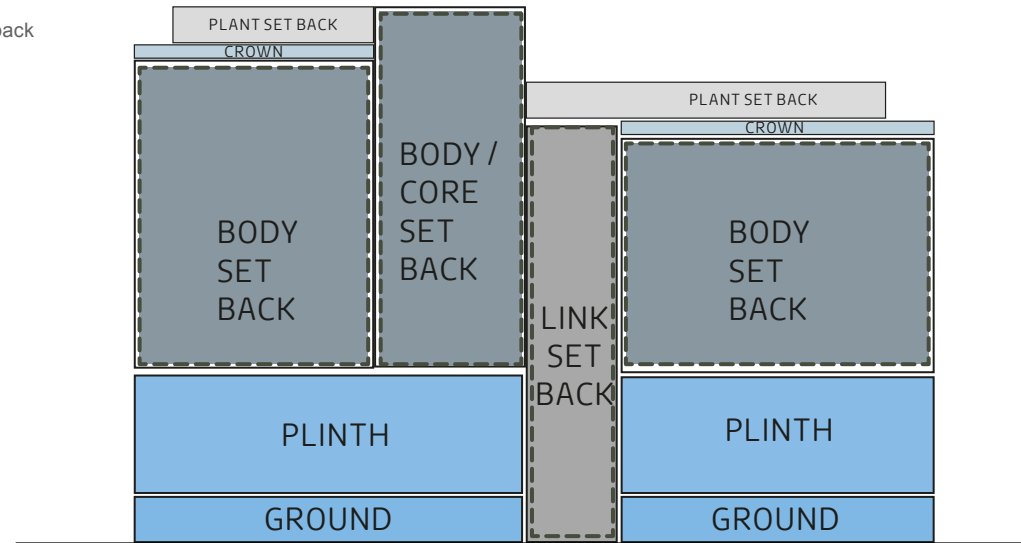


Fig 4.2.27: Elevation key



Fig 4.2.28: Body materiality precedent



Fig 4.2.29: Plinth materiality precedent



Fig 4.2.30: Glazed shopfronts precedent

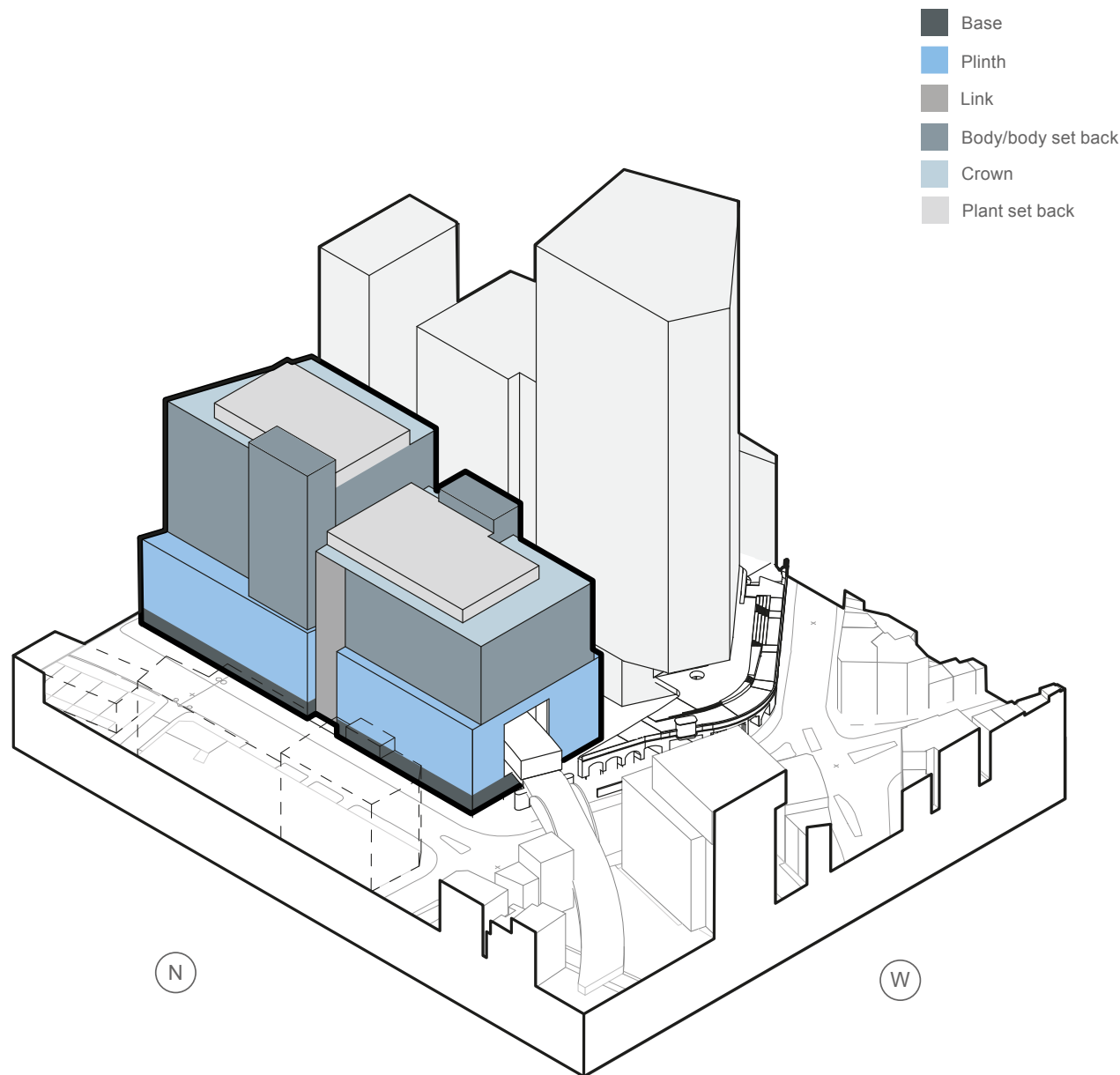


Fig 4.2.31: Massing axonometric

4.2.16

Body

The body element shall be light weight and translucent in appearance. The body will be set back in different planes to the plinth to reveal roof gardens/terraces.

This strategy will reduce the buildings perceived mass and differentiate the body from the plinth, clearly defining the shoulder.

A lightweight glazing system will be adopted on the upper floors and shall provide depth and shadow in a contemporary arrangement.

This should be read as a high quality facade, providing elegant proportions to the elevation. Shading of the facade and reduction of solar gains are an important consideration to reduce glare and maximise daylight.

The body design will use vertical elements to break down the massing and ensure a relationship to the proportions of the plinth and base.

This will ensure a coherent building design relationship between all of the elements and help to visually control the massing.

4.2.17

Link

The material and fenestration patterns shall be distinctly different from the base and body to ensure that there is a compositional split between the buildings east and west blocks.

At ground level the linking space will act as a public route through the building. Office circulation and lobbies will populate the link on the upper floors.

4.2.18

Crown

Building parapets are to be visually integrated into facade.

This will provide a coordinated approach to the appearance of building facades and provide suitable levels of safety for maintenance access to the roof.

4.2.19 Access and Servicing

4.2.20 Pedestrian Access

The primary building entrances and cores are to be located on the North and South facades to provide access to the office accommodation. Secondary entrances will be provided to support the retail uses at ground. Fire escapes shall be provided in opposing corners.

The split core arrangement allows for the building to be accessed from both Bethnal Green Road and the new internal east west street. These streets will be the primary approaches to the building.

Both cores will be served from ground via a linking lobby space.

This arrangement will create a welcoming, dramatic and animated arrival and reception space.

4.2.21 Service Access

Plot 1 will be serviced at grade from within a dedicated service yard accessed via Bethnal Green Road.

This is in accordance with the traffic assessment that accompanies the application.

4.2.22 Plant Strategy

Plant associated with the building is to be provided on the roof (and at other levels if required). Plant should be visually enclosed on all sides, but can be open topped.

This is to ensure that from a townscape perspective, plant is concealed from adjacent buildings and from street level perspective.

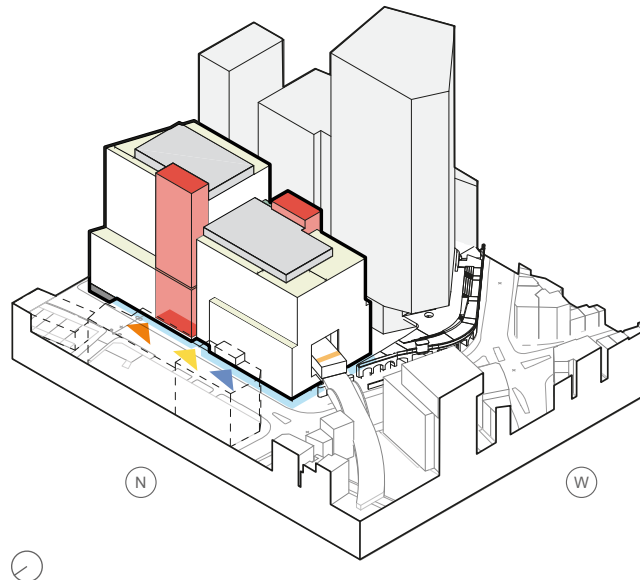


Fig 4.2.33: Access and servicing axonometric

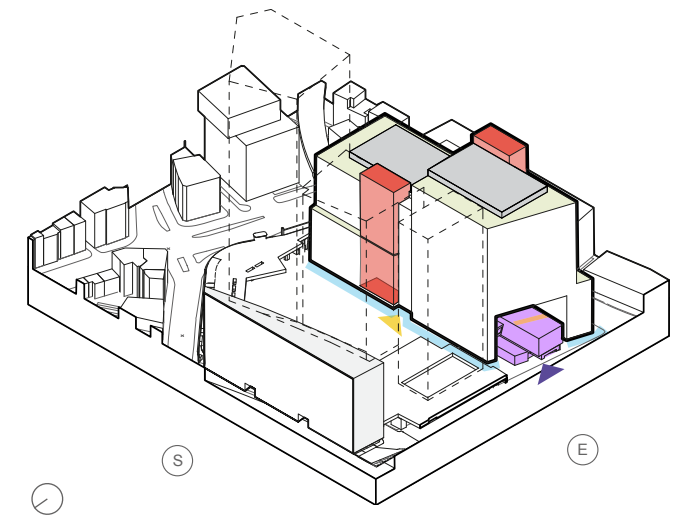
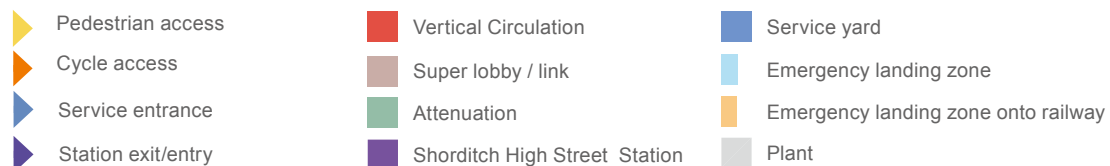


Fig 4.2.34: Access and servicing axonometric



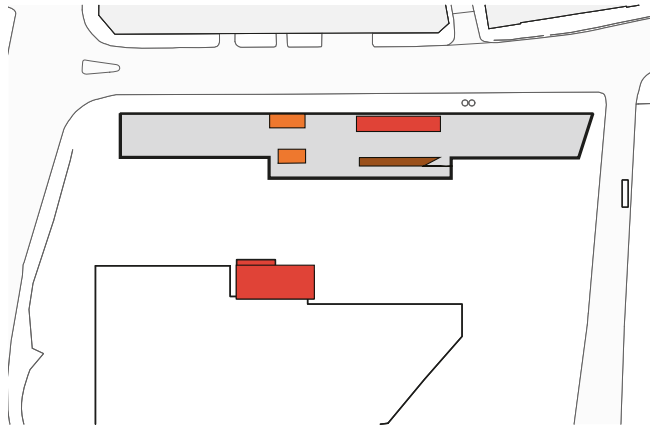


Fig 4.2.35: Basement level

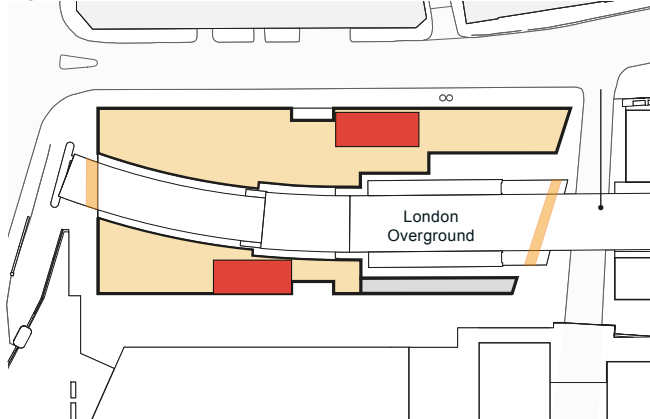


Fig 4.2.37: Lower to mid levels

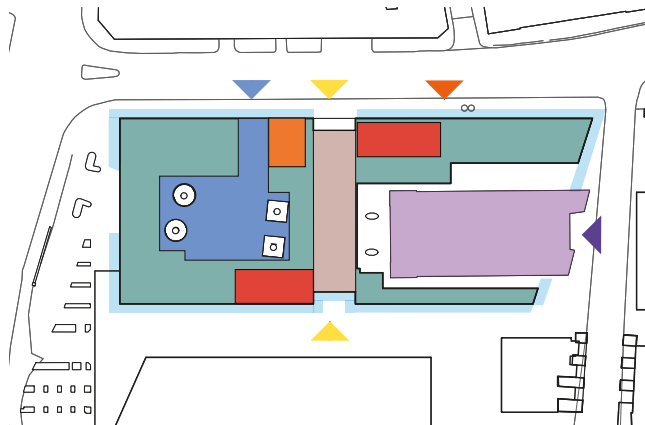


Fig 4.2.36: Ground level

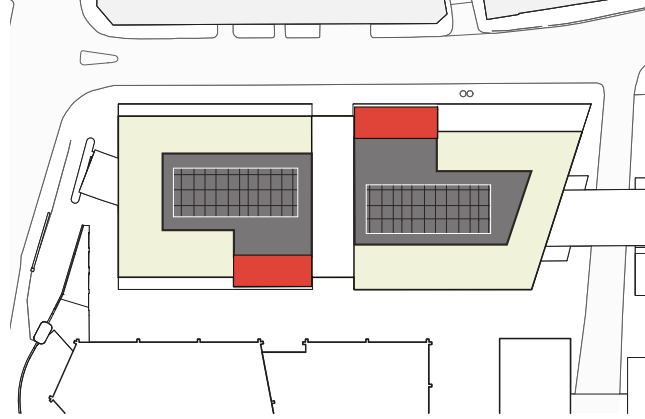
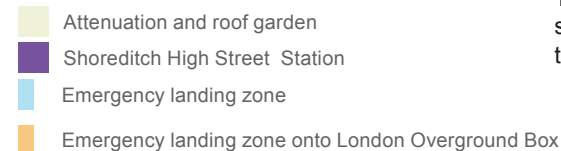
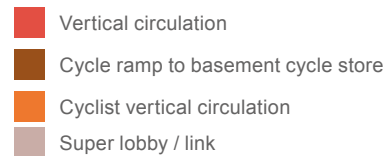
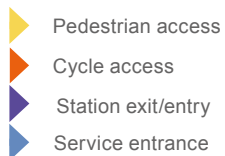
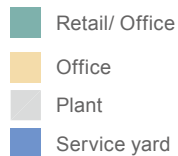


Fig 4.2.38: Roof plan



4.2.23 MEP (Plant, Water, Substation location etc)

The building shall align with the SUDS attenuation strategy for the site, which allows for the site to come forward in phases and supports a specific catchment area.

The proposed drainage network has been designed to contain the 1 in 100 year return period plus 40% climate change event.

Substations and LV rooms will be located at ground level with suitable access.

The building should align with the site wide energy strategy.

4.2.24 Maintenance Access

Plot 1 is to support a roof mounted Building Maintenance Unit (BMU) access strategy and ensure that a 1.5m suspended access emergency landing zone is provided at grade.

This strategy will provide suitable access to the entirety of the building façade. Good practice solutions have been considered to enable all the tasks to be undertaken over the life-cycle of the building making it possible for designers to minimise risk to maintenance contractors.

4.2.25 Cycle Storage

Plot 1 is to provide short stay and long stay spaces as defined by the Traffic Assessment. Long stay cycle storage is to be located within the building.

Visitor cycle storage will be positioned externally within the public realm.

This will ensure that the building aligns with statutory guidance on cycle provision and links to the site wide strategy.

4.3 PLOT 3

4.3.1 Use and Quantum

Building 3 will be a multi-layered, mixed use building made up of retail, office uses and a cultural exhibition space.

This supports the wider masterplan ambition to create a campus with office uses to the west of the site, with active ground floor use.

4.3.2 Quantum of Uses

The maximum and minimum areas by use class are identified on Table 4.3.1 - Table 4.3.2.

A maximum and minimum set of quanta enables the detail design to evolve and be tailored, within the defined parameters, to meet future market demands.

Within the areas shown, there are two options for use class at ground and platform level, offering the flexibility for office or retail use to meet market demands. This also gives the option for the office space within the lower floors to be independent from the main office entrance, with their own front door access from the street.

4.3.3 The Ground Level

The ground floor level will be predominately Retail (A use) with servicing and ancillary and Office (B1 use). An exhibition space is to be provided to the north (D2 use), within the existing structures spanning London Road.

This mix of uses will ensure an active ground plane and provide animation to the street.

4.3.4 Upper Levels

The typical office upper plans should be designed to be as open and flexible as possible.

This allows maximum flexibility for the detail design to evolve and meet with specificity the demand of potential occupiers.

4.3.5 Area Flexibility

The tables below (Table 4.3.1 and Table 4.3.2) indicate the minimum and maximum area parameters for the Plot; it should be noted that the sum of the maximum areas by use for the Plot exceeds the figure shown in the total maximum. This allows for a degree of flexibility in the distribution of uses within the Plot (see 4.3.2).

Level	Retail GEA m ²	Office GEA m ²	D1/D2 GEA m ²	Plant/ Ancillary GEA m ²	Total GEA m ²
Total	2,470	17,342	3,685	1,134	20,363

Table 4.3.1: Plot 3 maximum GEA

Level	Retail GEA m ²	Office GEA m ²	D1/D2 GEA m ²	Plant/ Ancillary GEA m ²	Total GEA m ²
Total	2,035	10,029	1,694	1,018	14,776

Table 4.3.2: Plot 3 minimum GEA

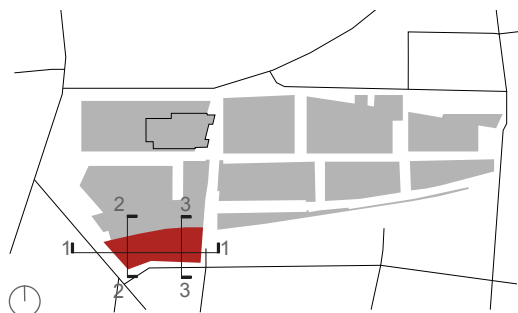


Fig 4.3.8: Plot location key

- Office
- Exhibition space
- Plant
- Mixed use (predominantly retail / office cores)
- Void zone over existing gantries
- Roof / plant / terraces
- Service yard

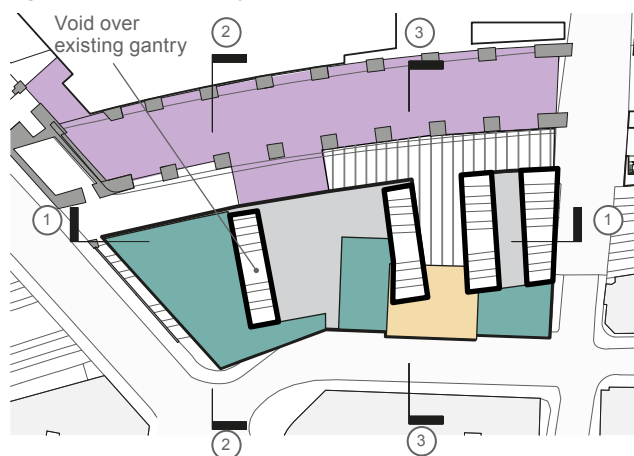


Fig 4.3.1: Typical use at ground level

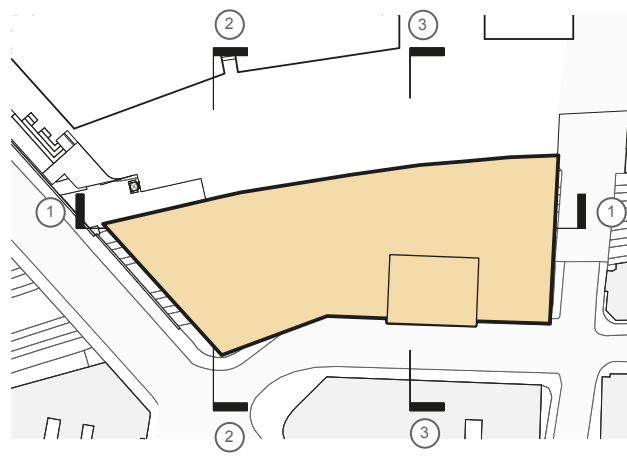


Fig 4.3.2: Typical use at upper levels

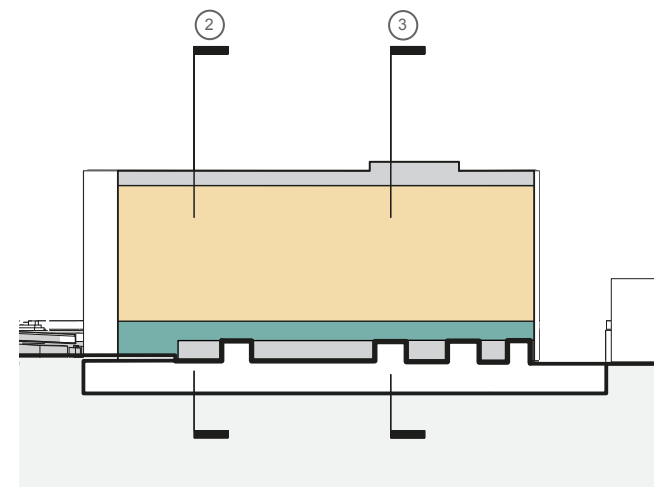


Fig 4.3.5: Typical use split, long section - 1

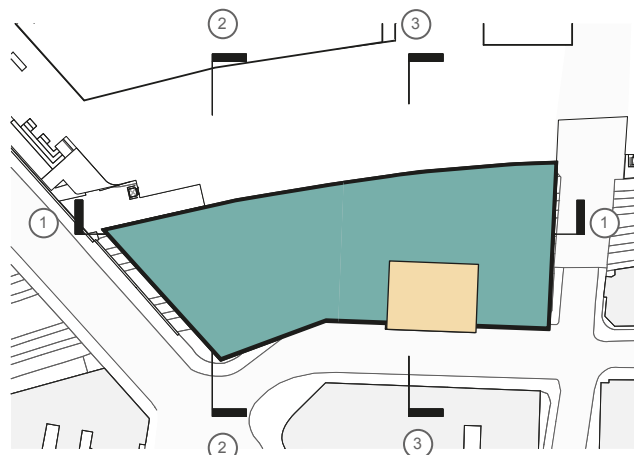


Fig 4.3.3: Typical use at platform level

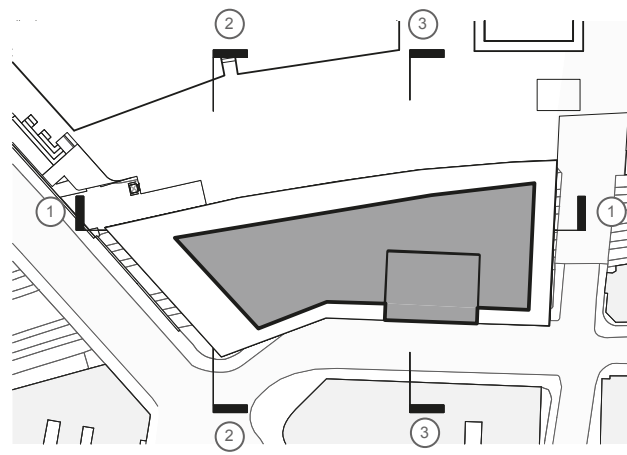


Fig 4.3.4: Typical use at roof level

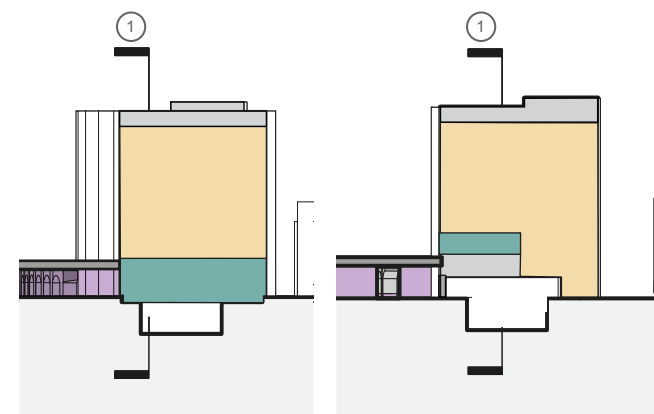


Fig 4.3.6: Typical use split
Short Section - 2

Fig 4.3.7: Typical use split
Short Section - 3

4.3.6 Scale and Massing

4.3.7 Constraints and Influences

The Network Rail constraints have to be maintained and respected, these include;

- 1. Not building within the Network Rail open mainline rail route.*
- 2. 3m exclusion zone required along the railway on the south side*
- 3. Four existing gantries over the railway line on Plot 3. The top of the gantries sit close to grade level, a 2.5m exclusion zone is required.*

The exact location of these 4 gantries has been agreed with Network Rail. They influence structural positioning, the location of the office cores and the buildings servicing strategy.

The building height is limited by the parameters to consider the urban relationship to the existing context.

The height of plot 3 is restricted due to consideration of daylight amenity to surrounding buildings, some of which are listed.

Heritage Interfaces

A small section of the boundary wall to the south west of the site is to be demolished to allow for vertical pedestrian access to the Platform Level from Shoreditch High Street / Commercial Street.

This aligns with the site-wide strategy to improve accessibility from ground to platform levels and will allow greater connectivity between Plots 2, 3 and the ground.

The building will act as a transition between the immediate context to the south of the site and the development.

This will ensure an appropriate relationship with the townscape.

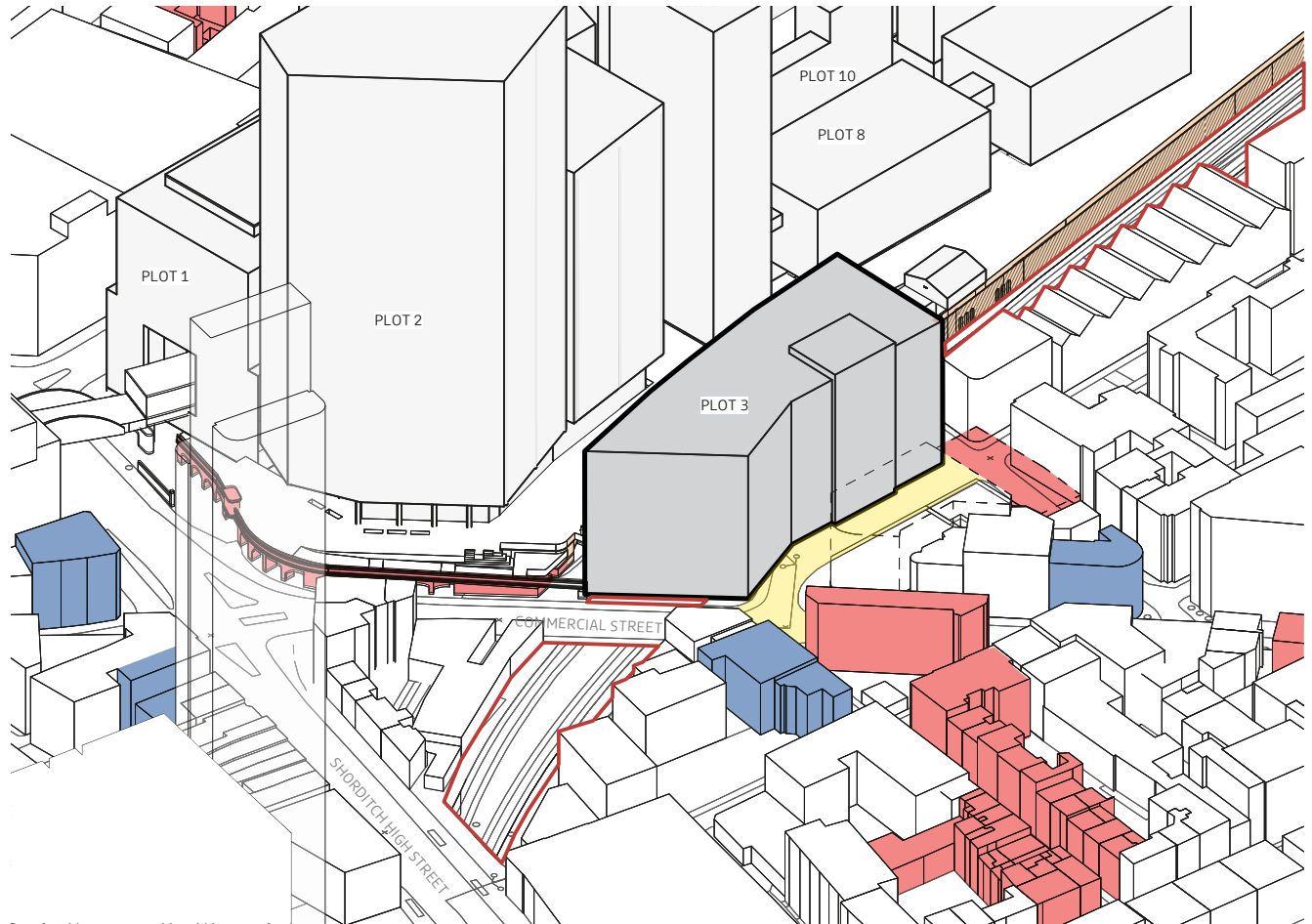


Fig 4.3.9: Plot 3 Constraints and influences

- Statutory listed building (grade II)
- Locally Listed Building
- Historically significant to be retained
- Quaker Street constraint
- National Rail boundary

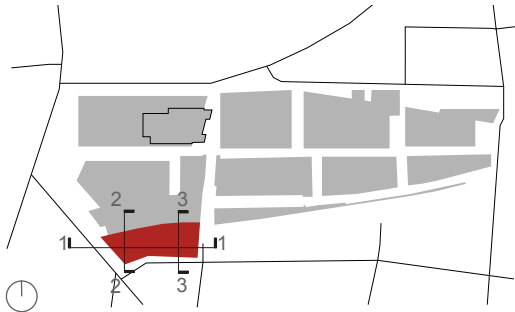


Fig 4.3.10: Plot location key

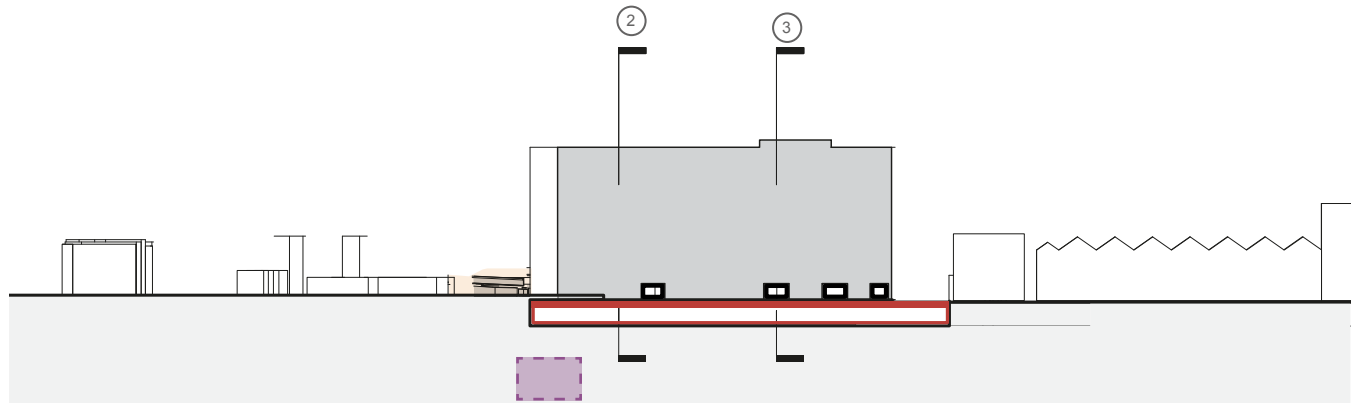


Fig 4.3.12: Section 1

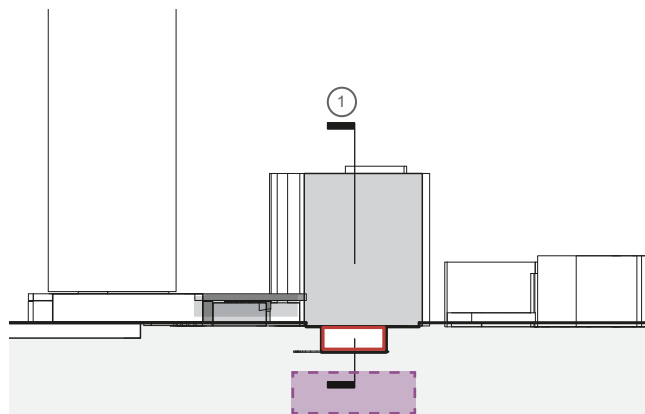


Fig 4.3.13: Section 2

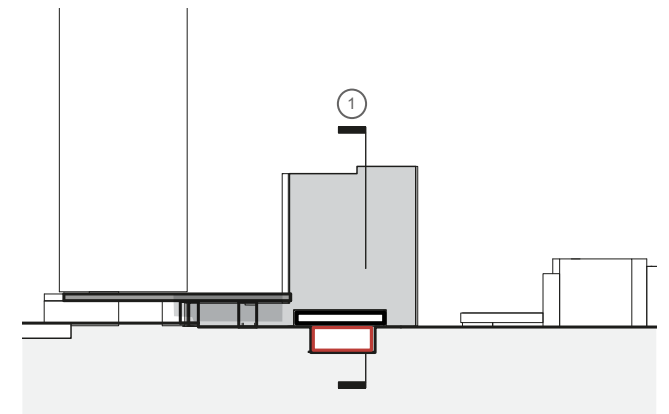


Fig 4.3.14: Section 3

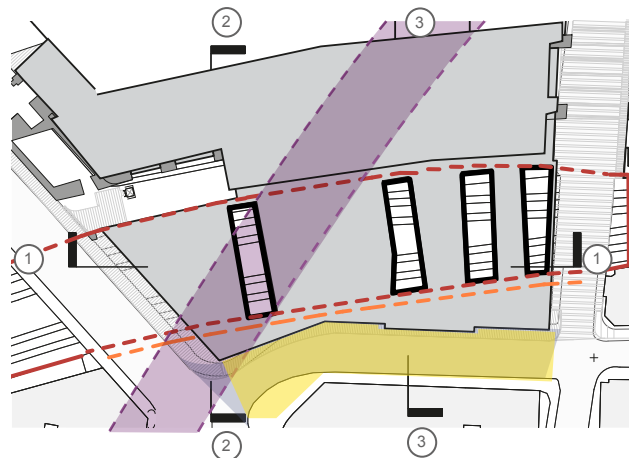


Fig 4.3.11: Ground level

- | | |
|---|---|
|  Historically significant to be retained |  National Rail main line track |
|  Quaker Street constraint |  Main Line exclusion zone |
|  Central Line |  Gantries 2.5m exclusion zone |

4.3.8 Articulated Form

Plot 3 will be composed of a single block spanning over the railway line following the plot shape and is contained by the street edges of Commercial Street, Wheler Street and Quaker Street.

This approach will assist in naturally breaking down the mass, through the angled facade to Quaker Street. It also will allow the architecture to sit comfortably with the existing and proposed buildings.

The building shall consist of a base, body, crown and core.

This approach makes the building a composition of parts and provides the designer with tools to deploy to create the necessary relationships with neighbours and context. It also provides opportunity to create a building that is composed to deliver a suitable proportion and legibility.

4.3.9 Building Maximum and Minimums

The plans, sections and 3D diagrams opposite define the maximum and minimum proposed extents for the building.

Both the minimum and maximum extents have been tested as part of the Environmental Statement (ES).

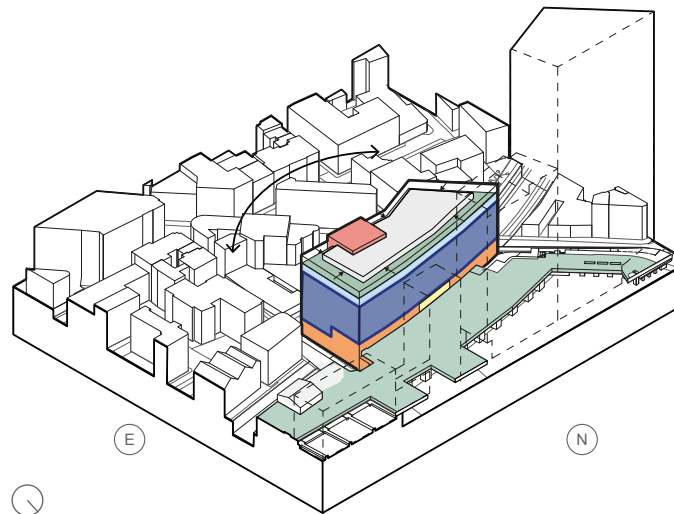


Fig 4.3.16: North East Massing Axonometric

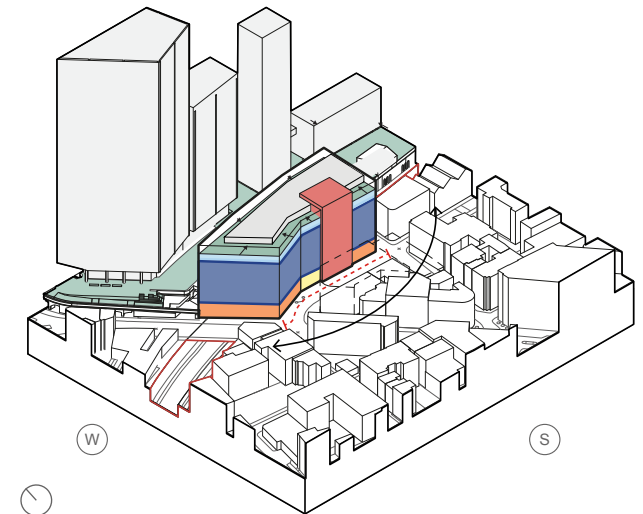
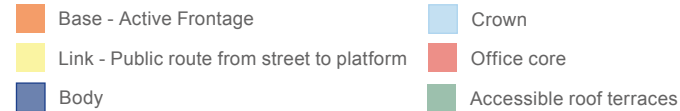


Fig 4.3.15: South West Massing Axonometric

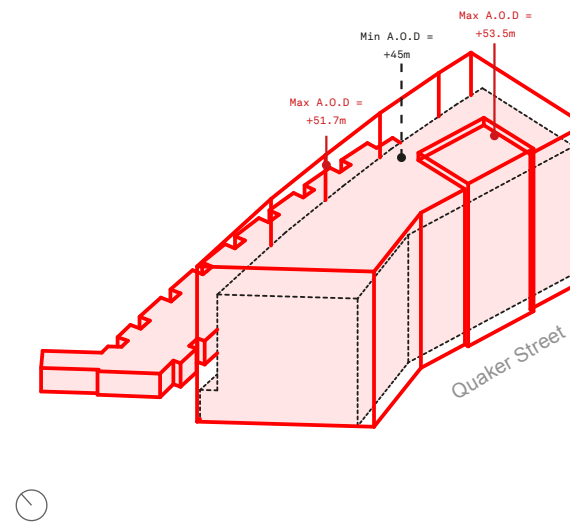


Fig 4.3.17: South West Axo - Minimum and Maximum Parameters

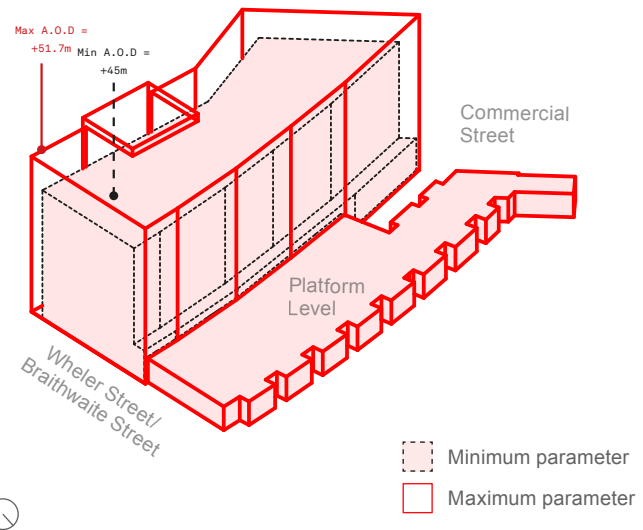


Fig 4.3.18: North East Axo - Minimum and Maximum Parameters

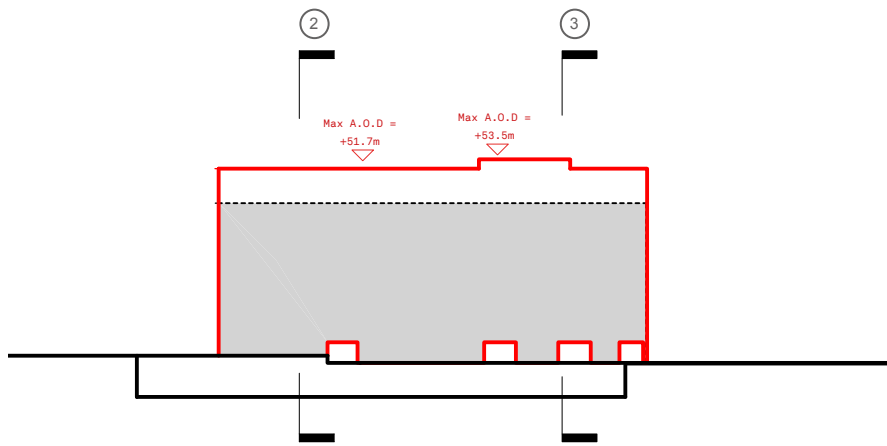


Fig 4.3.20: Long Section - 1

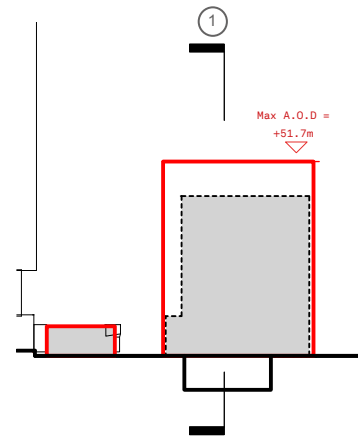


Fig 4.3.23: Short Section - 2

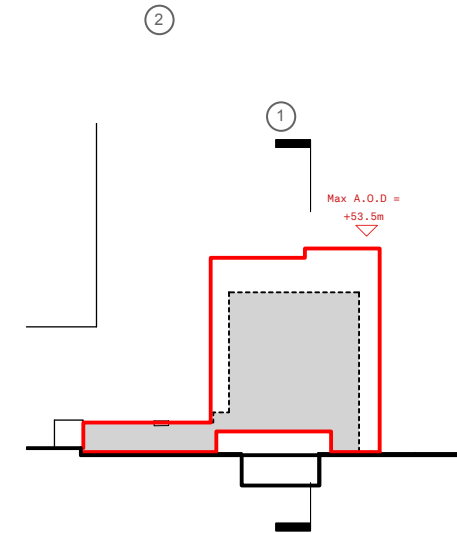


Fig 4.3.24: Short Section - 3

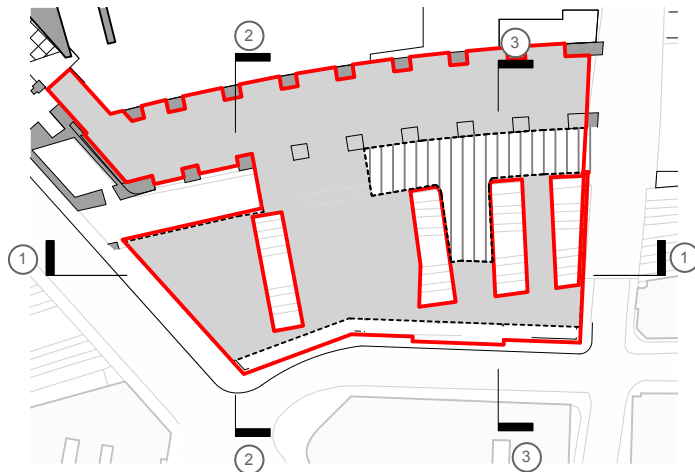


Fig 4.3.22: Ground Level

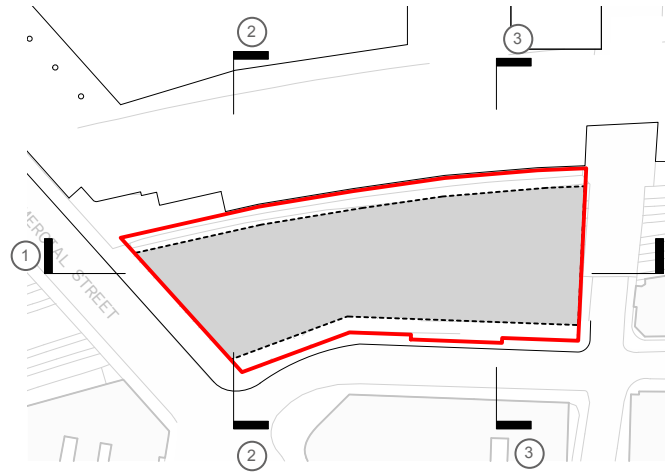


Fig 4.3.19: Platform Level

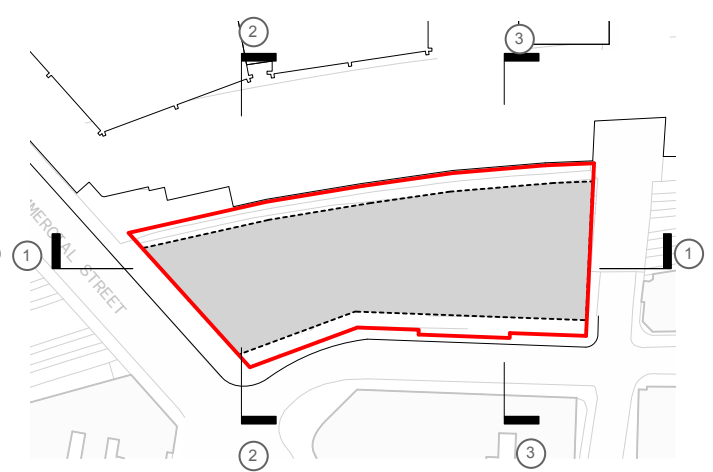


Fig 4.3.21: Typical Upper Levels

- Minimum parameter
- Maximum parameter

4.3.10 Mass and Materiality

4.3.11 Composition

The building shall consist of a base, body, crown and core.

The scale of the building will be reduced when utilising this approach.

The facade design of Plot 3 proposes a contemporary warehouse aesthetic.

This will allow a greater integration with the architecture of the area.

4.3.12 Base

The base will utilise robust materials with carefully articulated lighter openings forming the shop fronts to retail units and the office reception space matching.

This will visually tie the building into the local look and feel of the existing brickwork of the original arches and neighboring buildings.

4.3.13 Body

The upper floors will appear lighter weight than the base.

This will reflect the nature of the building structure itself.

Core

The main circulation core should be expressed in the façade and massing with a more solid appearance, slightly projecting from the plane of the glazing to provide articulation.

The verticality of the core which sits adjacent to the main entrance will help to emphasize the entrance and improve the overall legibility of the building.

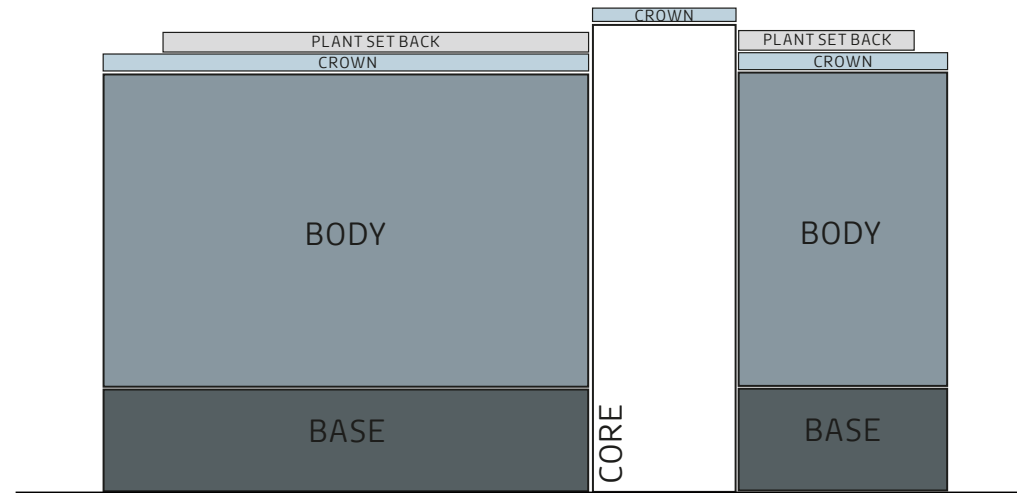
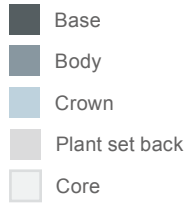


Fig 4.3.25: Elevation key



Fig 4.3.26: Base materiality precedent



Fig 4.3.27: Body materiality precedent



Fig 4.3.28: Crown materiality precedent

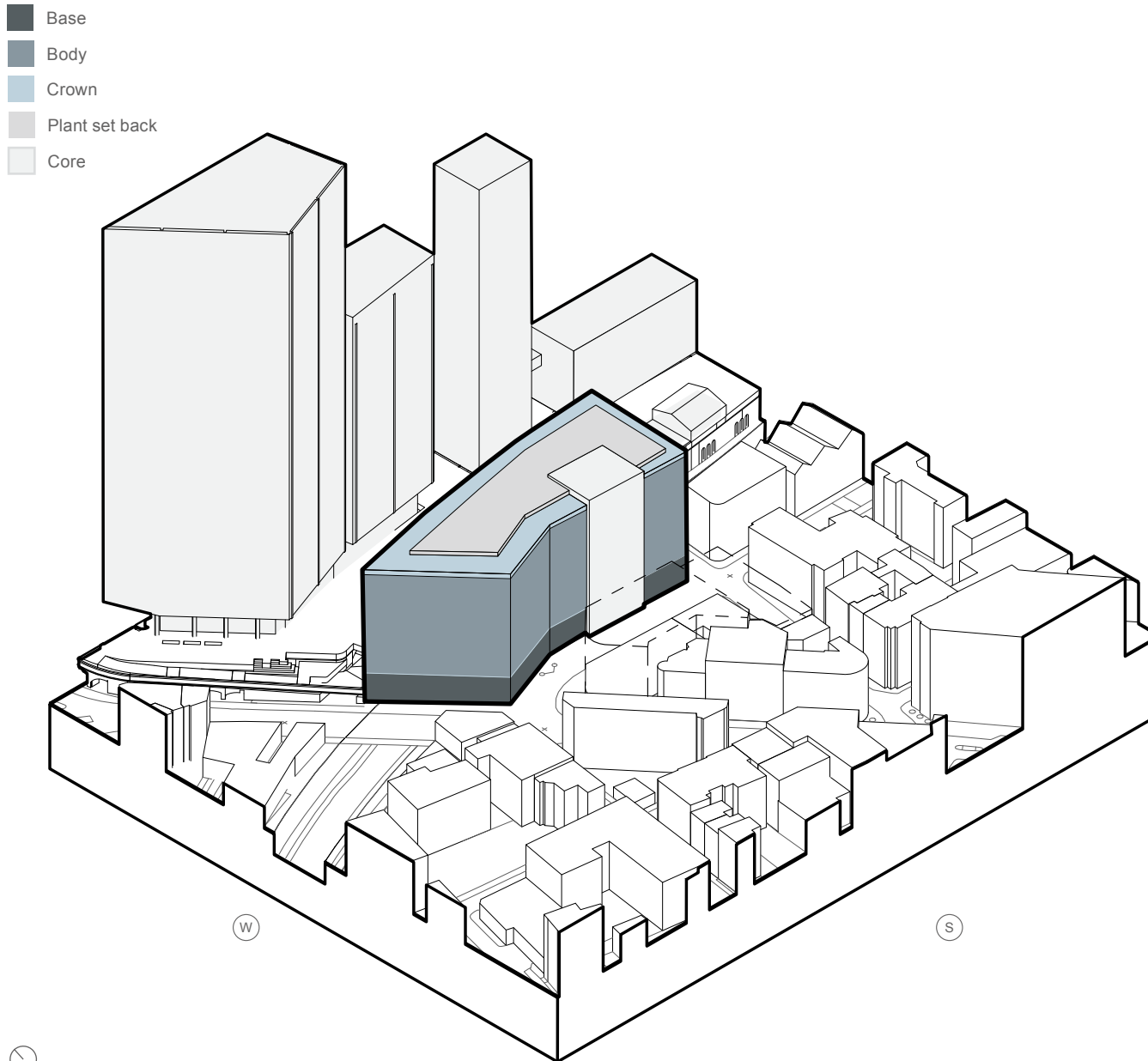


Fig 4.3.29: Massing axonometric

4.3.14 Crown and Plant

Building parapets to be provided at roof level are to be visually integrated into the façade following the aesthetic principles of the body of the building; this should also provide a solid horizontal band at the top to crown the glazed façade below.

The use of a parapet will provide suitable levels of safety for maintenance access to the roof.

Plant screens will be designed by considering the overall aesthetic of the building while complying with ventilation and acoustic requirements and should be set back from the edges of the façade.

This will ensure that the plant enclosures are not visible from ground/platform levels and that when visible (from above) the screens are as complementary to the architectural approach as possible.

4.3.15 Shop front and signage strategy

Signage design shall allow for a variety of design on a common background which responds to the unit use and visible from short and long distances.

Signage approach should be sympathetic with the aesthetics of the building and the overall masterplan.

This aligns with the site wide approach to shop front design as described in the retail strategy of the Design and Access Statement.

4.3.16 Access and Servicing

4.3.17 Pedestrian Access

Main entrance of the building will be located on the south-east corner of the site on Quaker Street leading to the reception space.

A second entrance will be located at Platform Level leading to an office amenity area for the building occupiers linked to the main circulation core.

This will allow access to the building directly from the masterplan's landscaped platform level and associated public amenities.

4.3.18 Service Access

Plot 3 will be serviced on plot at grade via access from Braithwaite Street

This is in accordance with the traffic assessment that accompanies the application.

4.3.19 Plant Strategy

Plant associated with the building is to be distributed between the roof and the ground floor. On the ground floor plant spaces can be located between the areas required for the gantry's exclusion zones.

This will allow the volume of plant on the roof to be reduced.

4.3.20 M+E (Plant, Water, Substation location etc)

The building shall align with the SUDS attenuation strategy for the site, which allows for the site to come forward in phases and supports a specific catchment area.

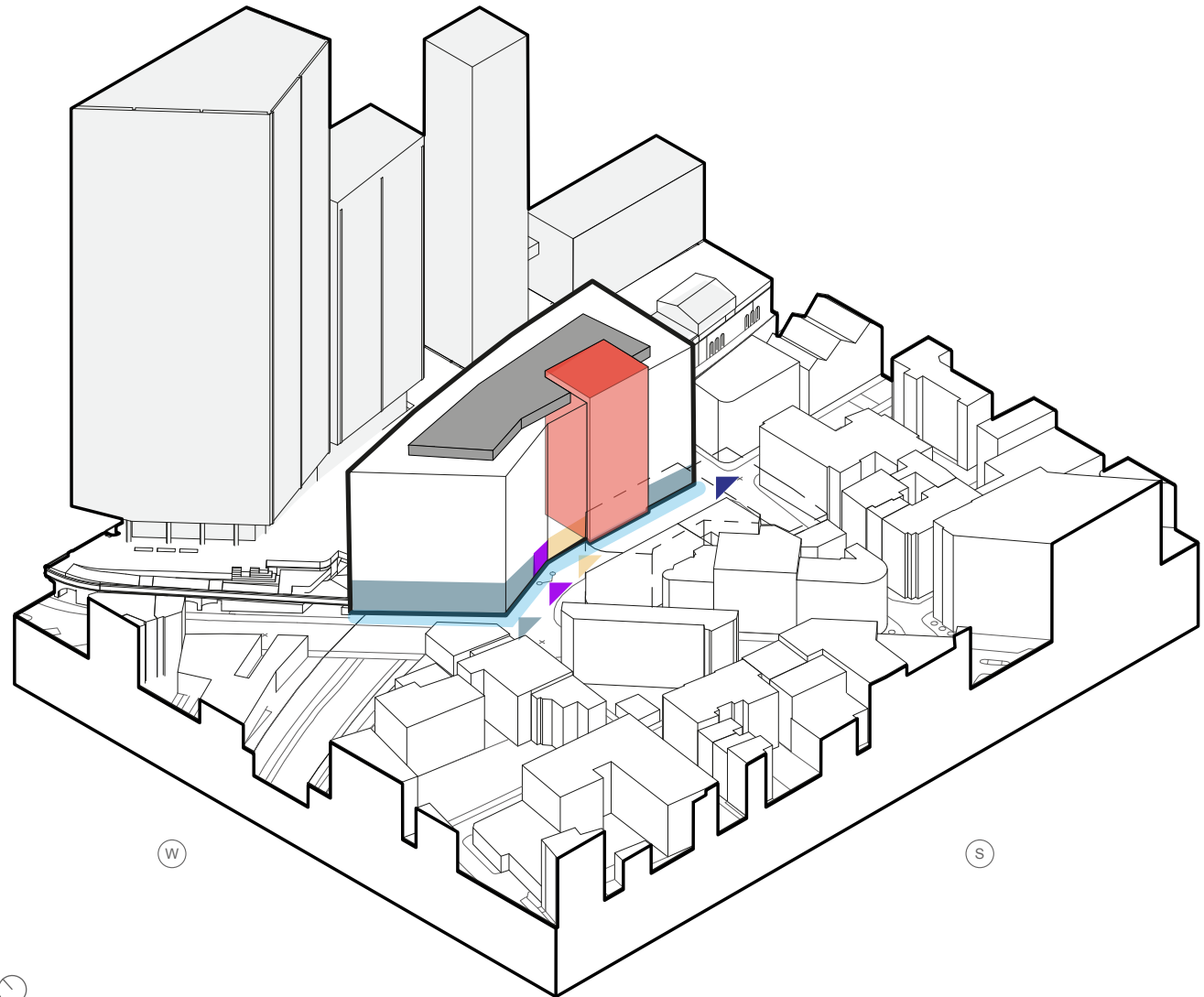


Fig 4.3.30: Access and servicing axonometric

 Retail entrance	 Office access	 Core	 Plant / terraces
 Office entrance	 Cycle entrance	 To service entry	 Emergency landing zone

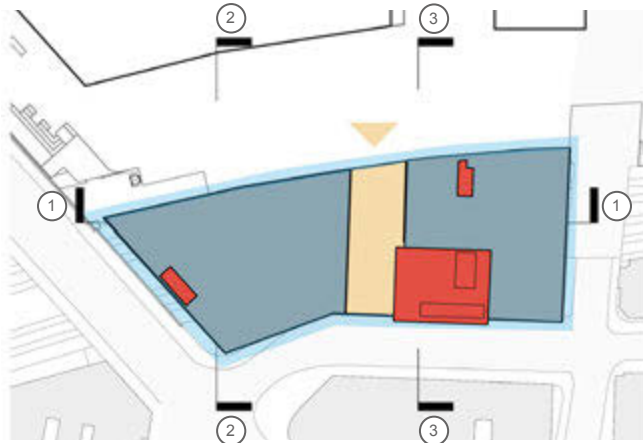


Fig 4.3.33: Platform Plan

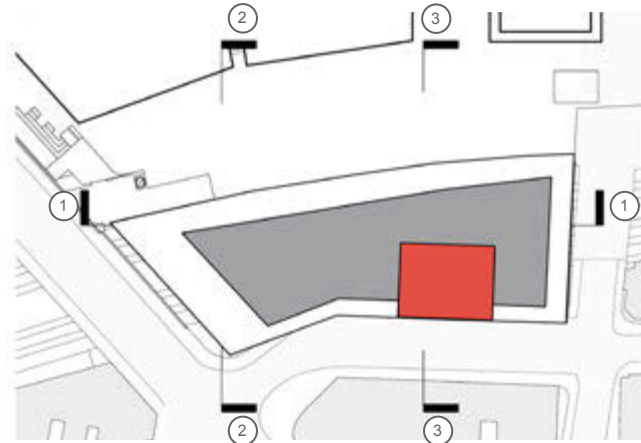


Fig 4.3.31: Roof Plan

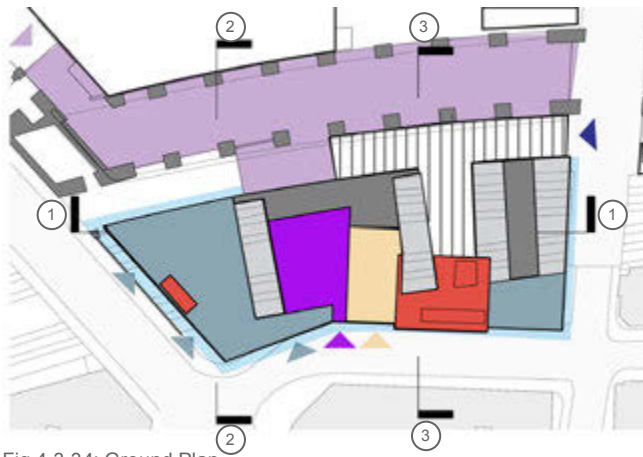


Fig 4.3.34: Ground Plan

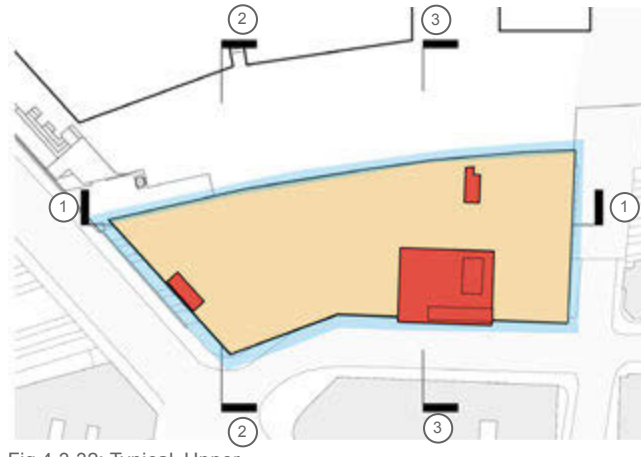
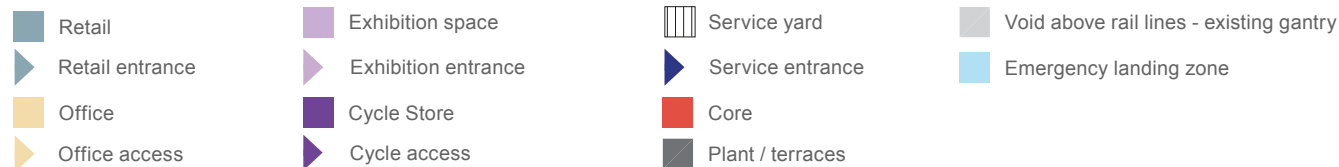


Fig 4.3.32: Typical Upper



The proposed drainage network has been designed to contain the 1 in 100 year return period plus 40% climate change event.

4.3.21 Maintenance Access

The building will be fitted with a BMU located on the roof to provide access for access, cleaning and replacement on all facades.

This strategy will provide suitable access to the entirety of the building façade. Good practice solutions have been considered to enable all the tasks to be undertaken over the life-cycle of the building making it possible for designers to minimise risk to maintenance contractors.

4.3.22 Cycle Storage

Long stay cycle storage and associated facilities will be located in the ground floor with an independent access from Quaker Street.

This will ensure that the building aligns with statutory guidance on cycle provision and ties through with the site wide strategy.

4.4 PLOT 4

4.4.1 Use and Quantum

Plot 4 will be a mixed use building made up of retail and residential uses.

This supports the wider masterplan ambition to create a city quarter with a mix of uses. The predominantly residential use class across the eastern part of the site balances against the office buildings located to the west.

4.4.2 Quantum of Uses

The maximum and minimum areas by use class are identified on (Table 4.4.1 and Table 4.4.2.)

A maximum and minimum set of areas enables the detail design to evolve and be tailored, within the defined parameters, to meet future market demands.

4.4.3 The Ground Level

The ground floor level will be predominately Retail (A use) and the upper floors Residential (C3 use).

This mix of uses will ensure an active ground plane providing animation and passive surveillance to the street.

4.4.4 Lower Levels

The lower levels are to provide residential units and ancillary space for cycles and plant. Proposals will restrict the number of single aspect apartments.

This ensures that the development volume is deployed to realise best value and deliver high quality and policy compliant residential dwellings.

4.4.5 Upper Levels

The typical upper floor plans should be organised as taller elements with 1, 2 and 3 Bed units clustered around a core.

This will articulate the massing and reduce the impact on the townscape. Flats will be high quality and dual aspect.

Level	Retail GEA m ²	Residential GEA m ²	Plant/ Ancillary GEA m ²	Service Yard m ²	Total GEA m ²
Total	587	13,969	1,218	206	15,980

Table 4.4.1: Plot 4 maximum GEA

Level	Retail GEA m ²	Residential GEA m ²	Plant/ Ancillary GEA m ²	Service Yard m ²	Total GEA m ²
Total	587	12,151	1,218	206	14,162

Table 4.4.2: Plot 4 minimum GEA

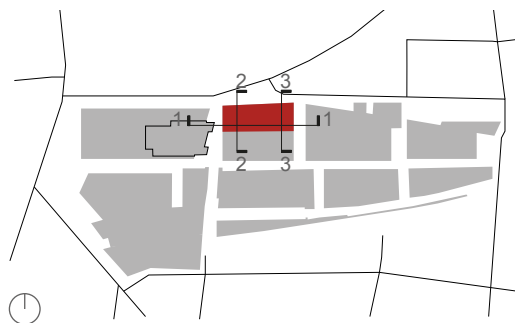


Fig 4.4.8: Plot location key

- Retail
- Plant
- Residential
- Mixed use (predominantly retail / residential cores)

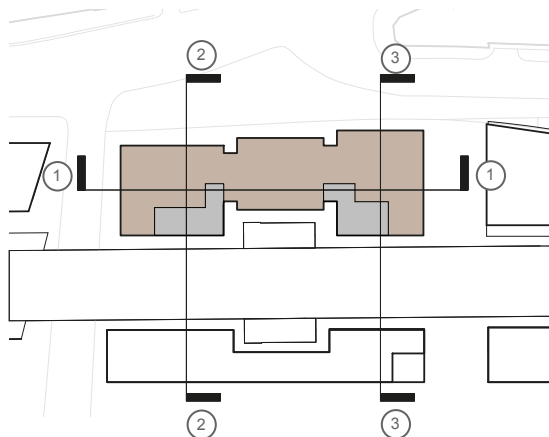


Fig 4.4.1: Typical use at platform level

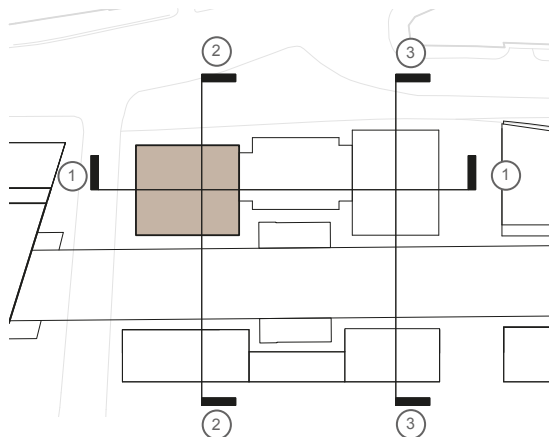


Fig 4.4.2: Typical use at tower levels

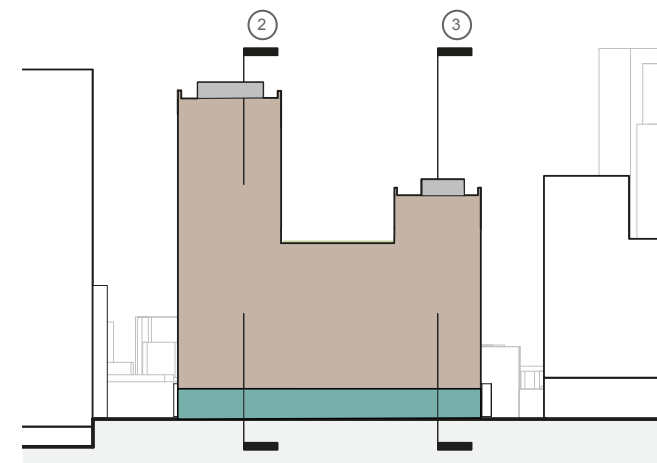


Fig 4.4.5: Typical use split, long section - 1

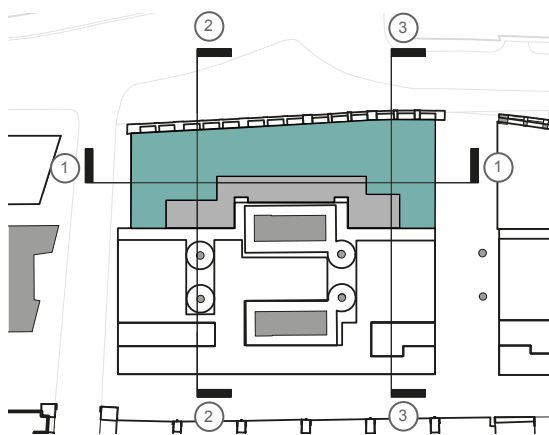


Fig 4.4.3: Typical use at ground level

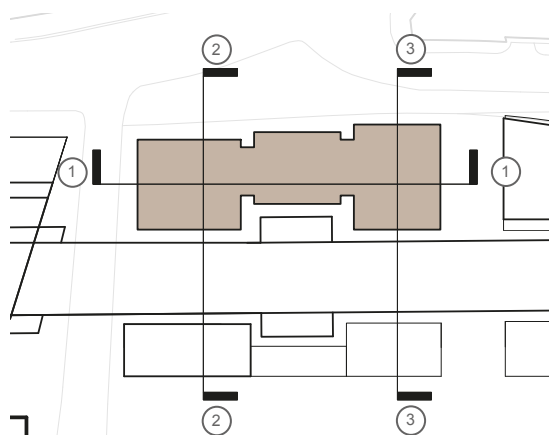


Fig 4.4.4: Typical use at upper levels

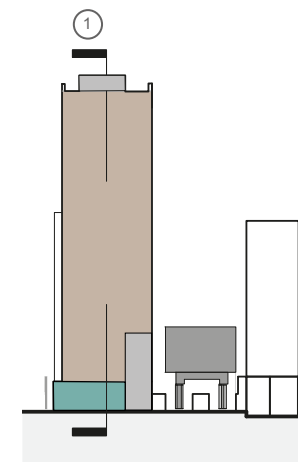


Fig 4.4.6: Typical use split short section - 2

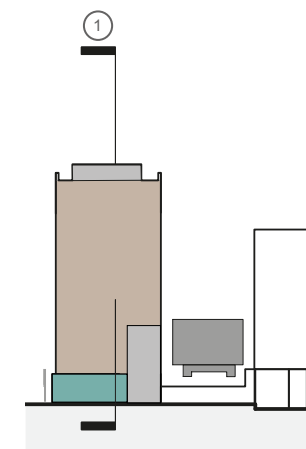


Fig 4.4.7: Typical use split short section - 3

4.4.11 Scale and Massing

4.4.12 Constraints and Influences

The building (including its balconies) has to respect the 2m exclusion zone around the London Overground viaduct in plan and section and avoid the restriction zones associated with the structural footings.

This is a TfL restriction that must be adhered to.

The building, where possible, should be designed to minimise daylight amenity impacts on adjacent existing buildings.

This will ensure that the buildings where possible adhere to planning policy guidance, whilst being cognisant of target unit numbers and mix.

Heritage Interfaces

The historic Boundary Wall will be retained and incorporated within the design of the northern façade of plot 4.

This supports the masterplan approach to heritage where elements shall be refurbished, retained and re-purposed where possible. The wall appears as a visual base to plot 4 – grounding it in the street and composing the development so that the symbiotic relationship between the site heritage and new building, create a authentic identity for the development on Bethnal Green Road and Sclater Street.

The new buildings will all be set behind the existing Boundary Wall.

This is to reinforce prominence to the historic structures along Sclater Street, which are significant elements of the street's existing character.

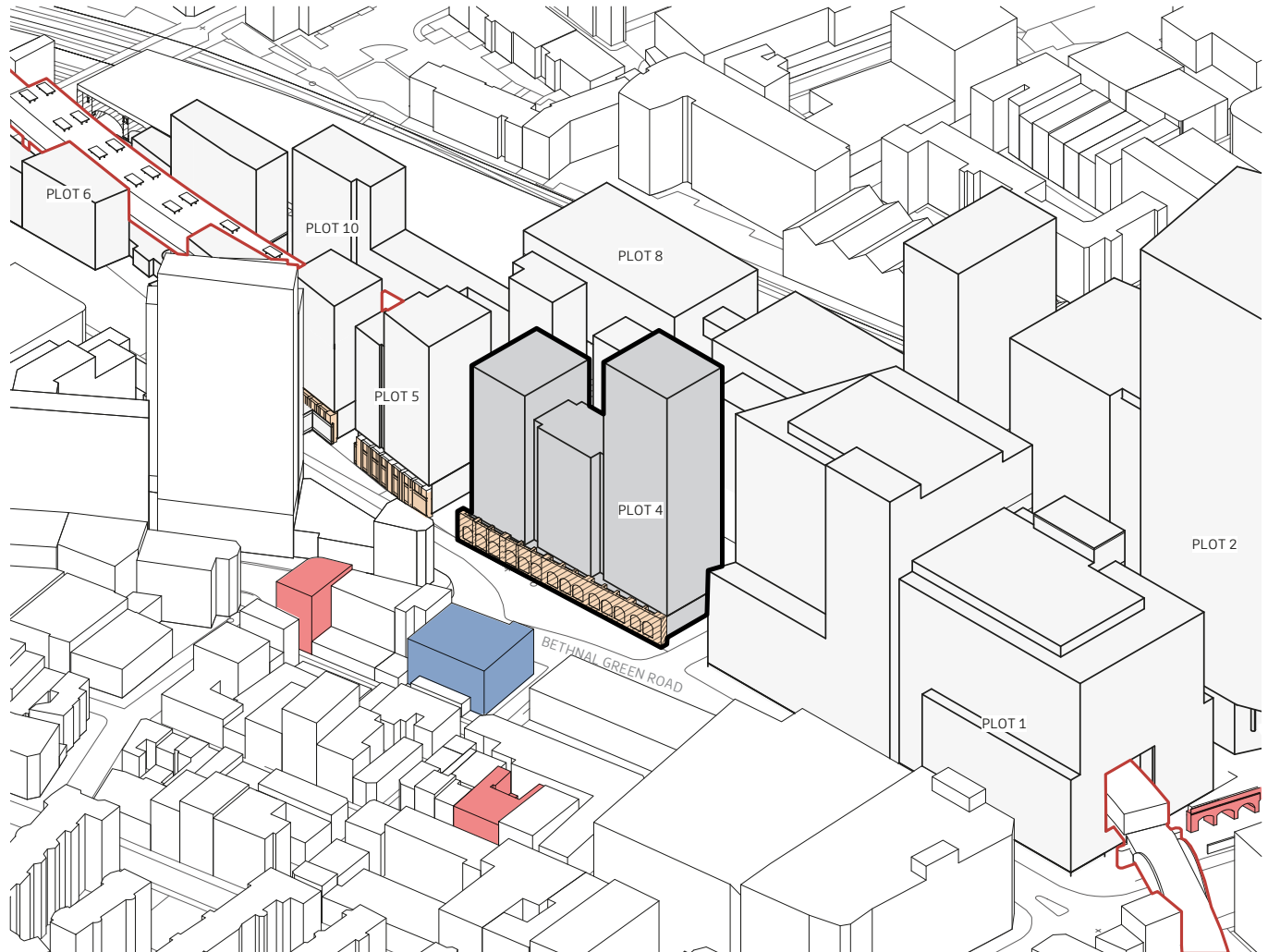


Fig 4.4.9: Constraints and Influences

- Statutory listed building (Grade II)
- Locally listed building
- Historically significant structures to be retained

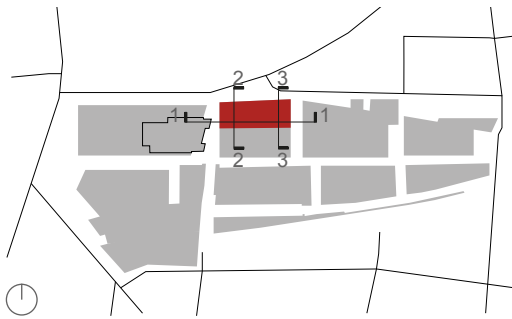


Fig 4.4.14: Plot location key

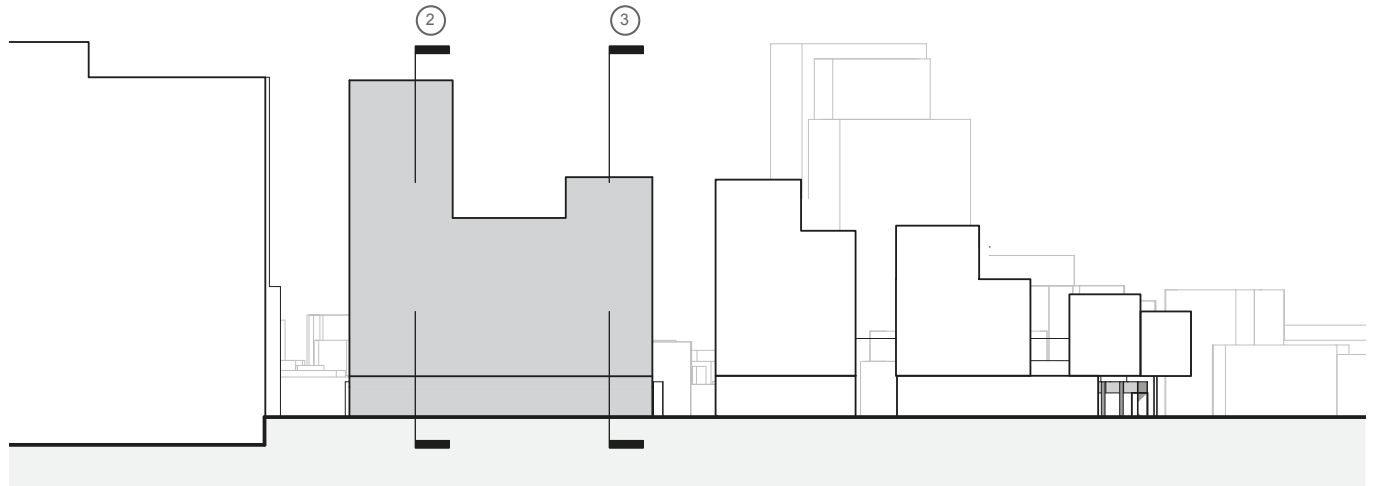


Fig 4.4.11: Section 1

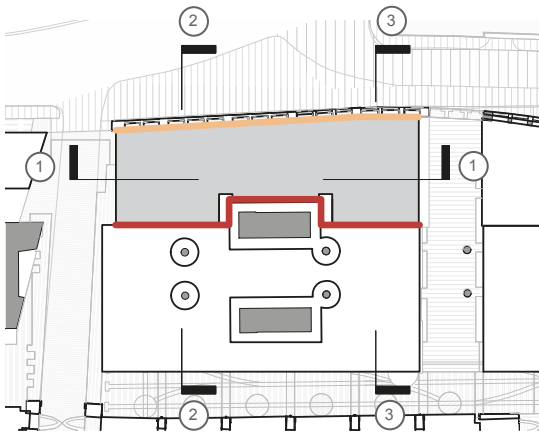


Fig 4.4.10: Ground level

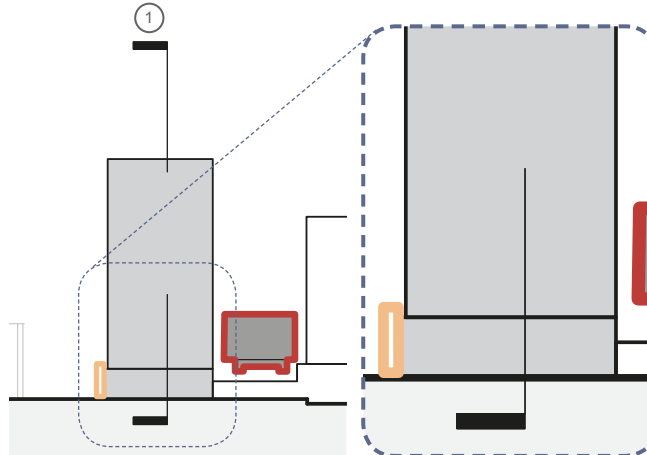


Fig 4.4.12: Section 2

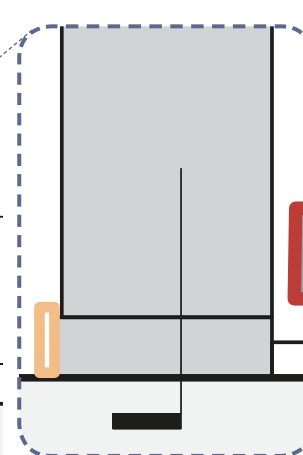


Fig 4.4.15: Section 2 (wall)

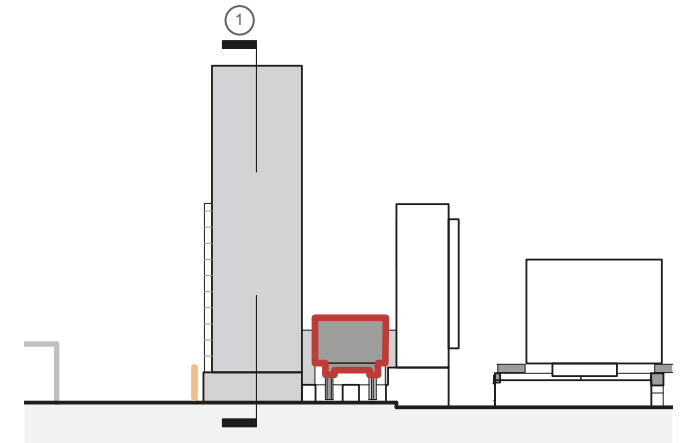


Fig 4.4.13: Section 3

- London Overground 2m exclusion zone
- Historically significant structures to be retained

4.4.13 Articulated Form

The new building should be broken down into 3 blocks. This will be achieved using recesses and varying heights articulated within the massing. The stepping approach to eaves height should be maintained within the max/min parameters.

This will ensure the articulated form can be delivered within the parameters set.

The individual block heights have been defined as a response to the context and neighbouring development propositions. The proposed massing is composed so that the most western block has a scale relationship to plot 1 and the most eastern block with plot 5. The central block is reduced in scale to bring variance to the eaves' line and further enhance the composition.

This strategy builds a strong authentic relationship between the building and Sclater Street. The recesses create slender proportions and a more appropriate massing within the street.

The central block will have the lowest roof level which will be accessible.

This will allow outdoor space provision with good surveillance, with access from both cores.

4.4.14 Active Ground Plane

The plot will provide street facing retail units to the north, east and west.

Plot 4 fronts onto three key movement corridors into the site and along Sclater Street. Retail units will create new animation to the streetscape.

4.4.15 Building Maximum and Minimums

The plans, sections and 3D diagrams opposite define the maximum and minimum proposed extents for the building. A 2m wide balcony zone surrounds the maximum parameter envelope.

Both the minimum and maximum extents have been tested as part of the Environmental Statement (ES). The balcony zone allows flexibility on location subject to detailed design.

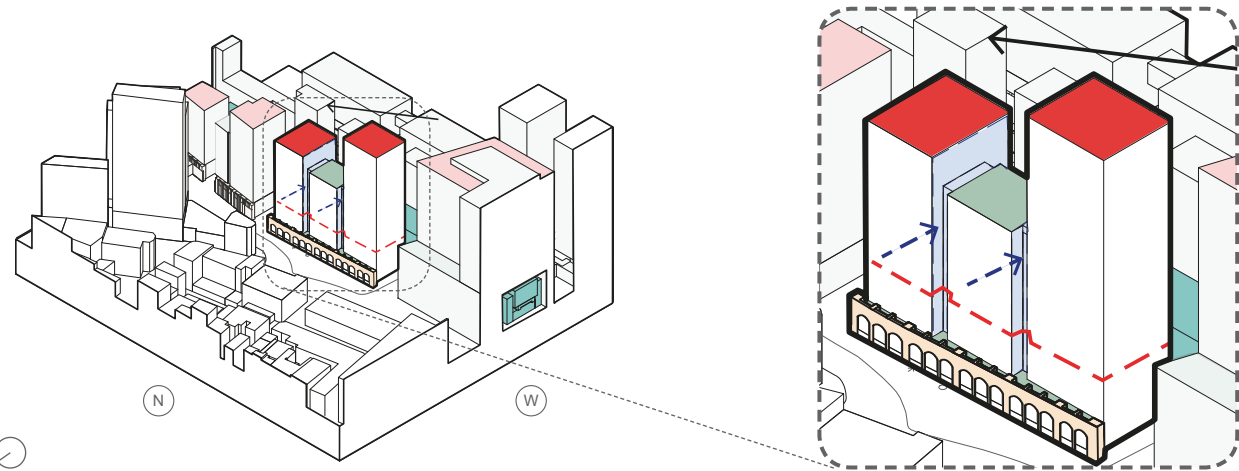


Fig 4.4.16: South East Massing Axonometric

- London Overground
- Historical significance to be retained
- Accessible roof terraces

- Stepped facade
- Stepped mass
- Set back to break up facades

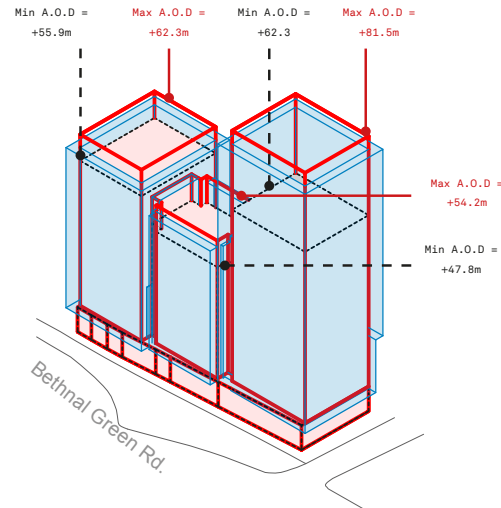


Fig 4.4.17: South west axo - minimum and maximum parameters

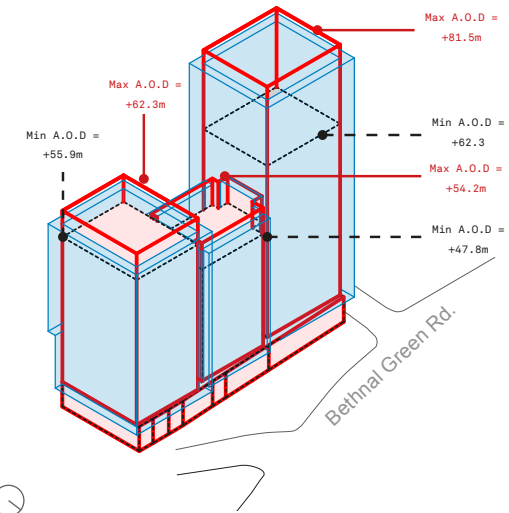


Fig 4.4.18: North east axo - minimum and maximum parameters

- 2m balcony parameter (outside 2m restriction London Overground zone)
- Minimum parameter
- Maximum parameter

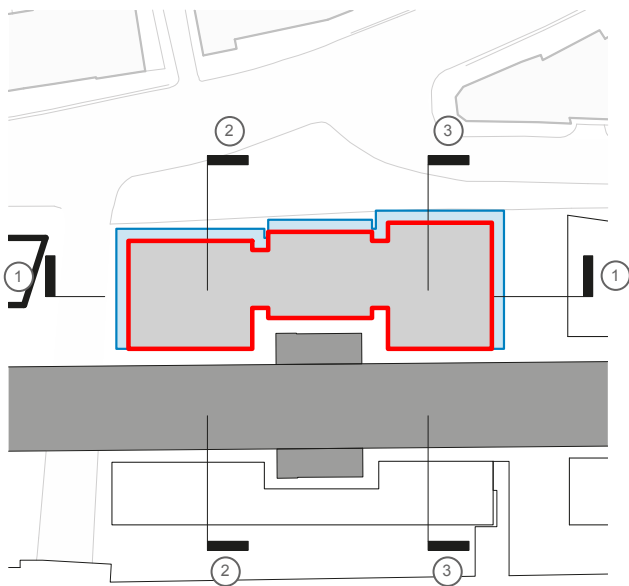


Fig 4.4.19: Platform level

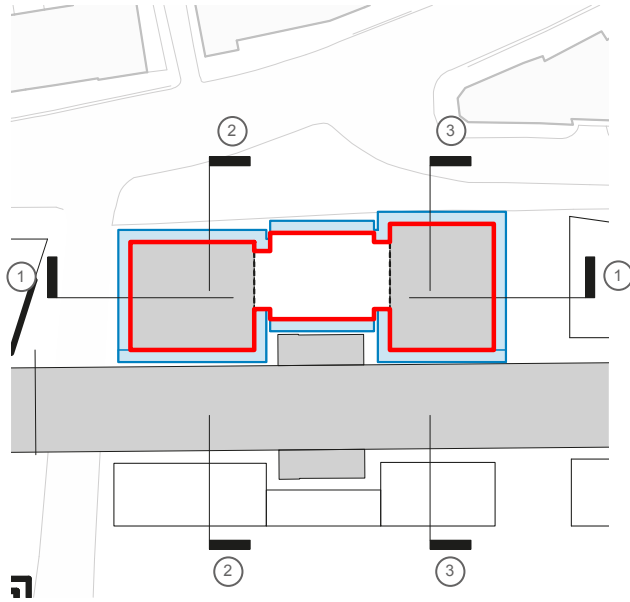


Fig 4.4.20: Typical upper

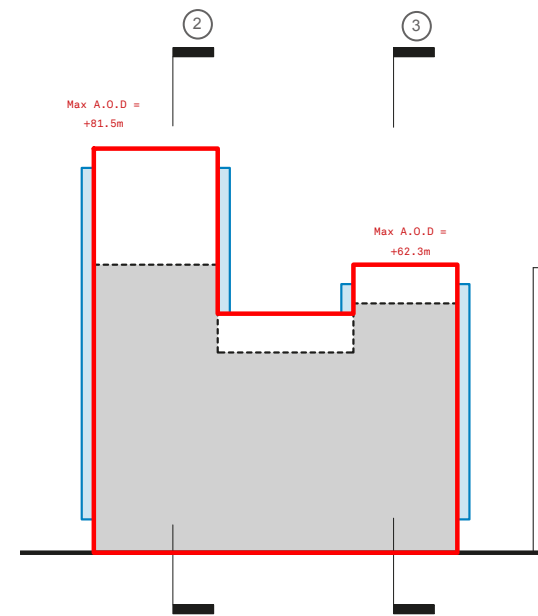


Fig 4.4.21: Long section - 1

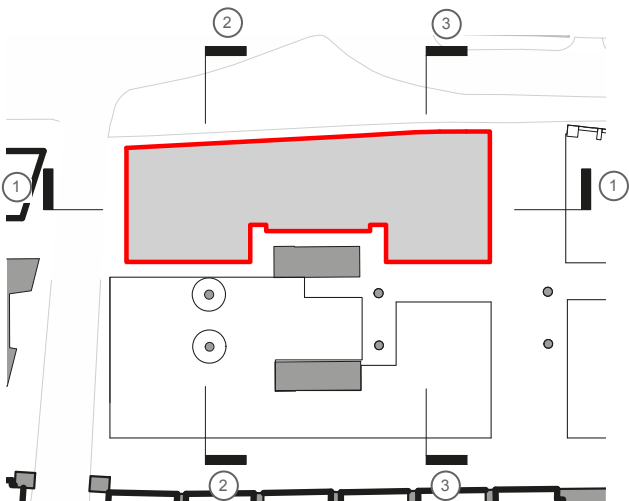


Fig 4.4.22: Ground level

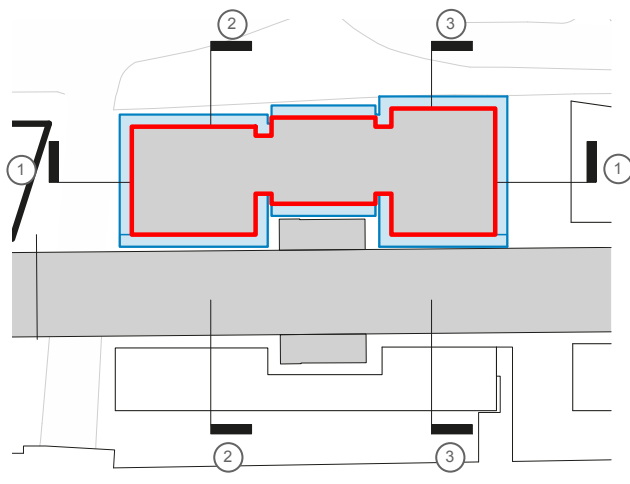


Fig 4.4.23: Typical middle

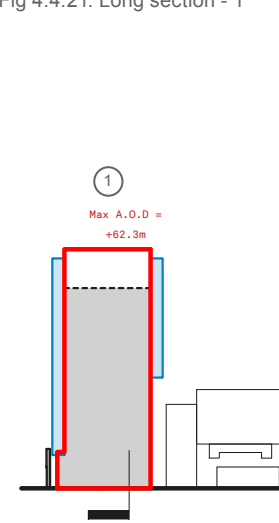


Fig 4.4.24: Short section - 2

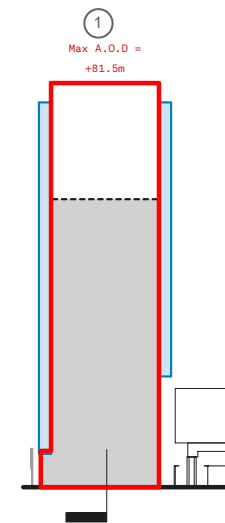


Fig 4.4.25: Short section - 3

2m balcony parameter (outside 2m restriction London Overground zone)

Minimum parameter

Maximum parameter

4.4.17 Mass and Materiality

4.4.18 Composition

The building shall consist of a base, body, crown and recesses.

The composition of the block shares these principle elements with the neighbouring context.

4.4.19 Base

The Boundary Wall is to be retained and will form the base of the new buildings along the northern edge.

The inclusion of the Boundary Wall as a base will assist in introducing a human scale to the proposed massing and create a consistent language derived from the local context.

Only minor interventions will be made in the Boundary Wall, using the existing arched openings.

This will ensure the Boundary Wall is fully integrated into the scheme, taking advantage of the character and architectural qualities the wall brings to the street edge.

4.4.20 Body

The window openings should be designed as horizontally proportioned repeating bays with expressed vertical window transom/glazing bars, set between vertical masonry piers. An allowance should be made in the fenestration for window openings and louvred panels for air intake/extract.

This will reference the architecture of the Shoreditch warehouses' and provide a compositional strategy that enables the layering of the buildings architecture and helps to control its apparent scale.

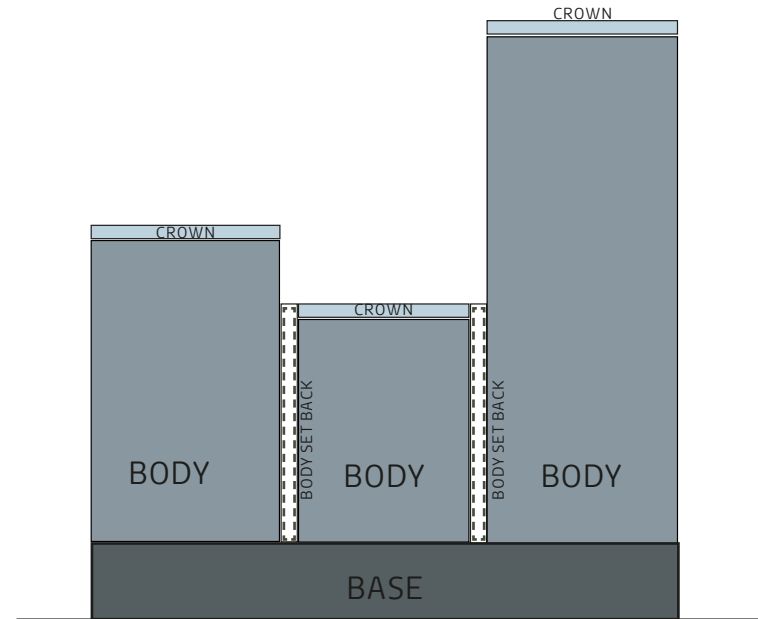


Fig 4.4.28: Approach to mass and materiality



Fig 4.4.26: Base existing Boundary Wall refurbishment precedent



Fig 4.4.27: Paired repeating bays

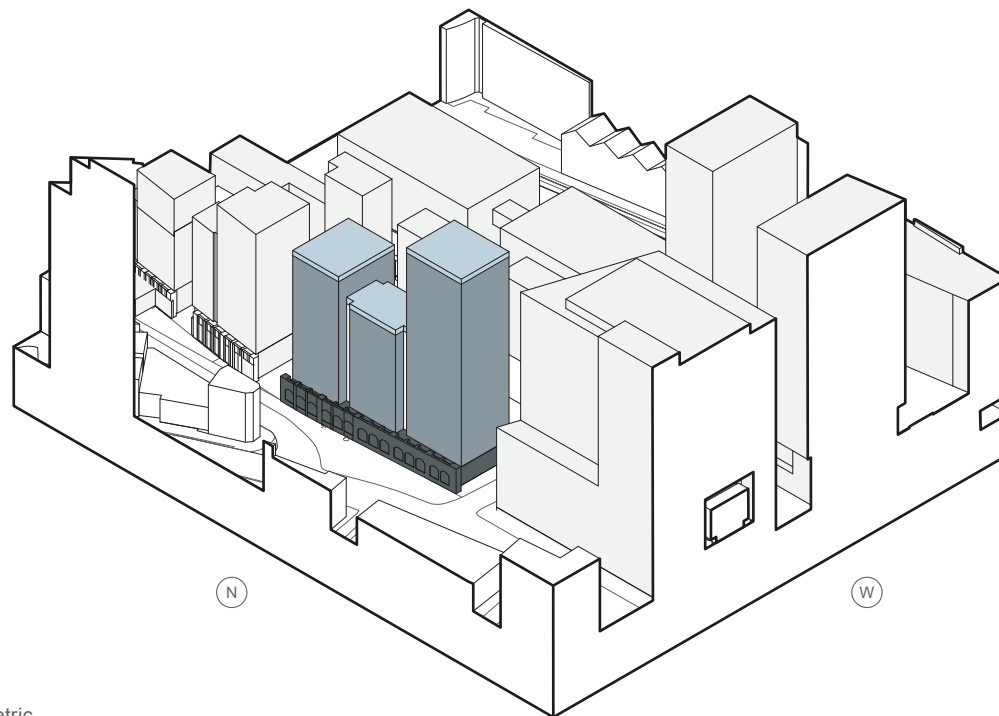
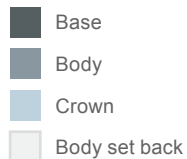


Fig 4.4.30: Massing axonometric



Fig 4.4.31: Body materiality precedent



Fig 4.4.29: Shoreditch shop front vernacular

Balconies will be projecting and located within the defined balcony zone. Their final locations should reflect the detailed design and not project outside of the application boundary.

Balconies will be used to allow for private outdoor amenity space and should be designed to at least minimum policy standards .

4.4.21 Parapet and Plant

Building parapets to be visually integrated into facade and emphasise the top, or 'crown' to the building.

Integration of the building parapets will provide a coordinated approach to the appearance of building facades and provide suitable levels of safety for maintenance access to the roof, as well as acting as a screen to roof mounted plant.

4.4.22 Shop front and Signage strategy

There shall be two formats for shop frontages:

- *Boundary Wall; openings should respect the existing openings in the wall with the exception of glazed doorways into units which should fill an entire arch.*
- *East and west elevations; shop frontages should utilise full height glazing with a consistent head detail.*

Signage design shall allow for a variety of designs on a common background. The background will which respond to the unit use and be located to ensure visible from short and long distances.

This aligns with the site wide approach to shop front design as described in the retail strategy of the Design and Access Statement.

4.4.23 Access and Servicing

4.4.24 Pedestrian Access

The residential lobby is accessed from Sclater Street, through the Boundary Wall. Retail units shall be accessed from the north (Sclater Street), east and west - where new pedestrian routes will be created.

This arrangement allows for the residential and retail units to be accessed from Sclater Street where the primary pedestrian movement will take place.

Service Access

Plot 4 will be serviced from the service yard within the Plot 5 boundary located at ground floor accessed via Sclater street.

This will allow the plot servicing to be segregated from pedestrians creating a better environment for all.

4.4.25 Plant Strategy

Plant associated with the building is to be provided to the south of the plan, adjacent to the London Overground (ground - level 4) and at roof level.

This strategic zoning makes best use of the proximity of the London Overground structure and the associated lack of aspect to the south at levels 1-3. It ensures that any plant is concealed from street view.

4.4.26 MEP (Plant, Water, Substaion location etc)

The building shall align with the SUDS attenuation strategy for the site, which allows for the site to come forward in phases and supports a specific catchment area.

The proposed drainage network has been

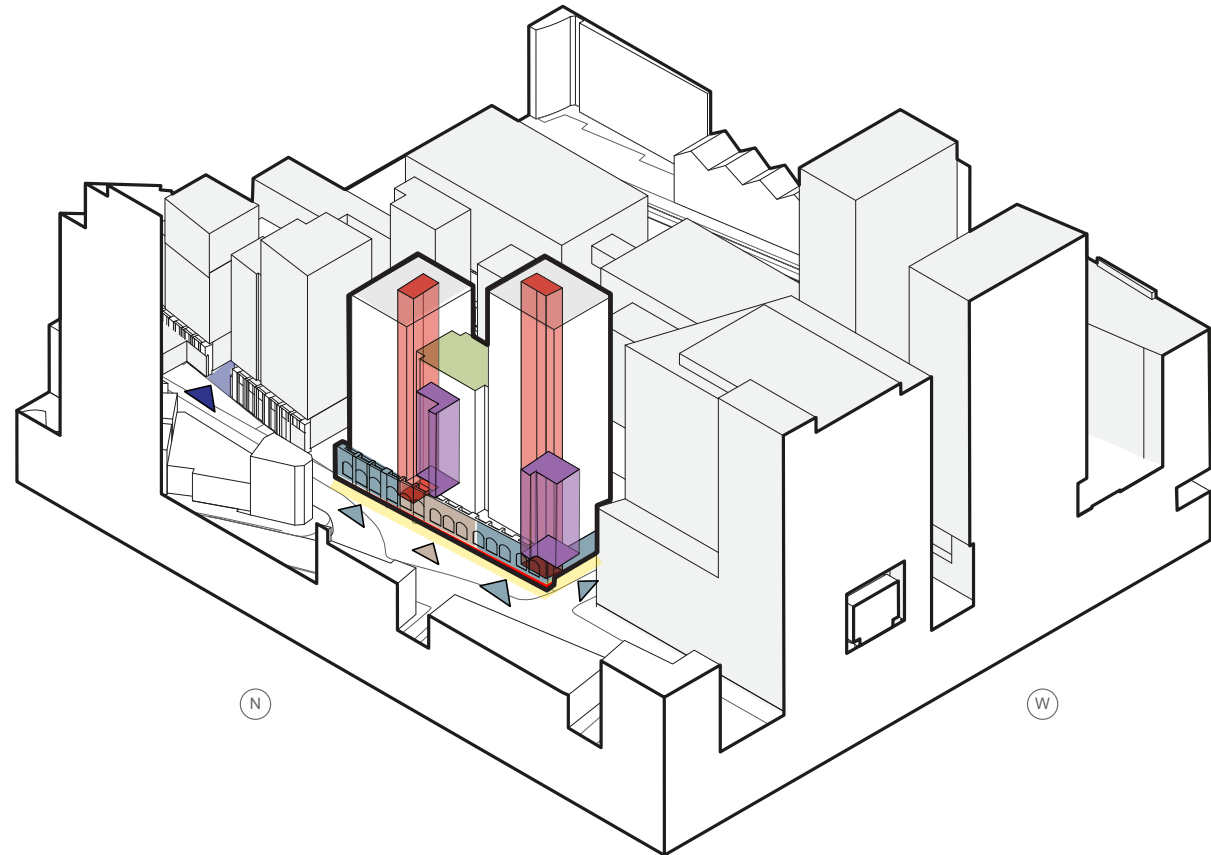


Fig 4.4.32: Access and servicing axonometric

- Retail entrance
- Residential entrance
- Residential access
- Core

- Cycle storage
- Roof Gardens / attenuation / play space
- Service entry
- Plot 5 service yard

- 1.5 system operating zone
- Internal or suspended hoisting methods or scaffold

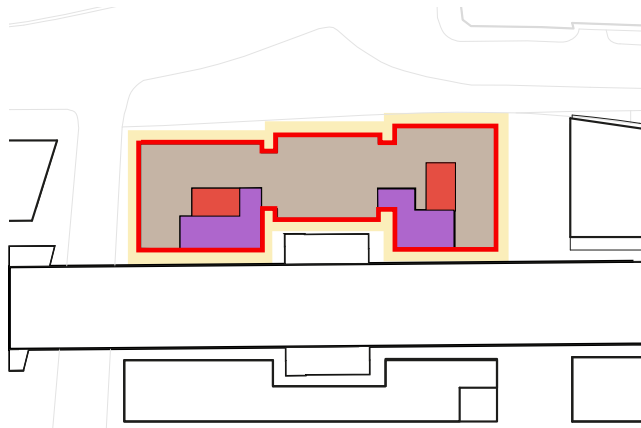


Fig 4.4.35: Typical lower plan

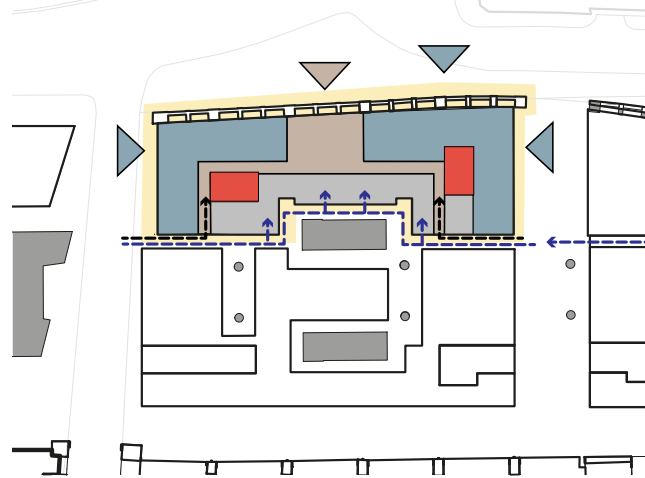


Fig 4.4.36: Ground plan

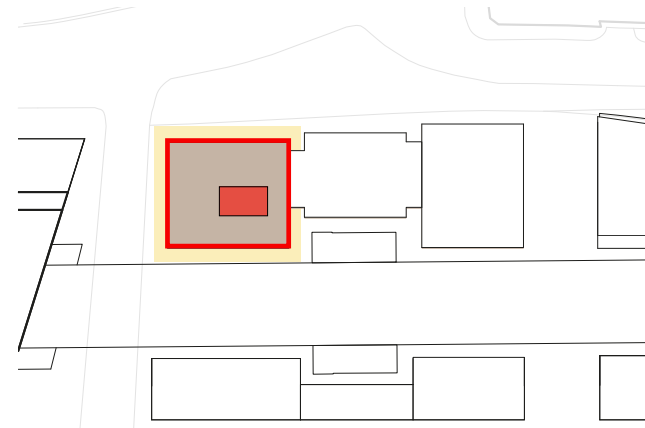
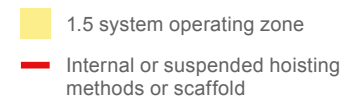
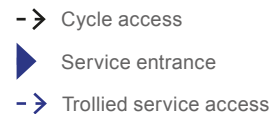


Fig 4.4.33: Typical tower plan

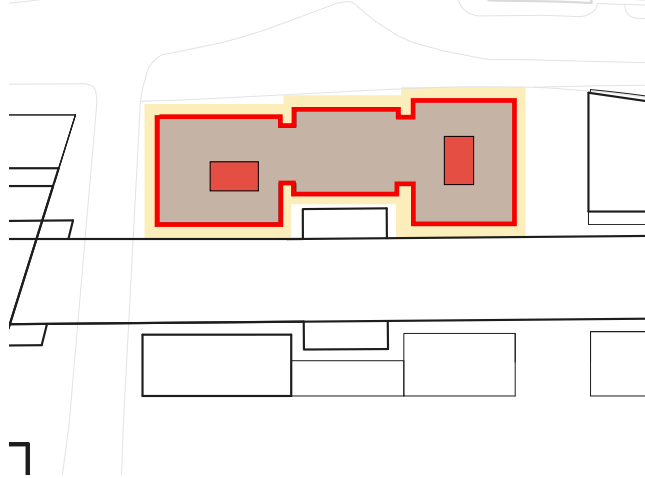


Fig 4.4.34: Typical upper plan

designed to contain the 1 in 100 year return period plus 40% climate change event.

Substations and LV rooms will be located at ground level with suitable access.

This aligns with the site wide energy strategy.

4.4.27 Maintenance Access

Plot 4 is to support suspended access/internal maintenance access methodology with also a 1.5m suspended access clear emergency landing zone.

This strategy will provide suitable access to the entirety of the building façade. Good practice solutions have been considered to enable all the tasks to be undertaken over the life-cycle of the building making it possible for designers to minimise risk to maintenance contractors.

4.4.28 Cycle Storage

Long stay cycle storage will be located to the South of the floor plan on the lower residential levels (1 - 4) next to the London Overground.

Visitor cycle parking will be positioned within the landscape.

Long stay cycle provision shall be located in secure storage on lower levels where aspect is poor due to the proximity of the London Overground viaduct.

4.5 PLOT 5

4.5.1 Use and Quantum

The new build element of Plot 5 will be mixed use (residential and retail).

This supports the wider masterplan ambition to create a city quarter with a mix of uses. The predominantly residential use class on the eastern part of the site balances against the office buildings located to the west.

The existing Weavers Cottages will be a co-working building.

Smaller scale offices are appropriate for the east side of the masterplan. This also follows Tower Hamlets' Managing Development Document, Section DM15 which welcomes the development of new employment floor space with flexible units including units less than 250m² & 100m² to meet the needs of Small & Medium Enterprises.

The existing Victorian Building will be a mixed use building with residential units above retail.

This matches the typologies that can be found on Brick Lane and will create an active use at ground floor.

The existing Mission Hall will be part of a new commercial unit.

This will repurpose the building and allow it to be brought back into use.

4.5.2 Quantum of Uses

The maximum and minimum areas by use class are identified on table (Table 4.5.1 - Table 4.5.2).

A maximum and minimum set of areas allows for the development to come forward in the future so that it can respond to market demands.

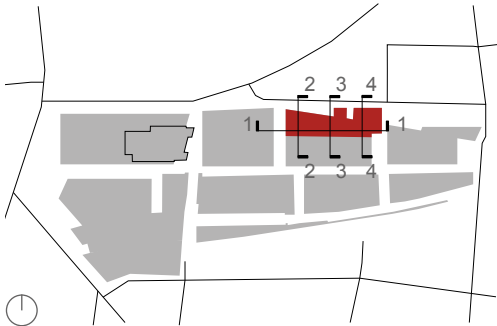


Fig 4.5.1: Site plan key

Level	Retail GEA m ²	Office GEA m ²	Residential GEA m ²	D1/D2 GEA m ²	Plant/Ancillary GEA m ²	Service Yard m ²	Total GEA m ²
Total	1,004	521	9,518	315	423	869	12,650

Table 4.5.1: Plot 5 maximum GEA

Level	Retail GEA m ²	Office GEA m ²	Residential GEA m ²	D1/D2 GEA m ²	Plant/Ancillary GEA m ²	Service Yard m ²	Total GEA m ²
Total	1,004	521	7,615	315	394	869	10,718

Table 4.5.2: Plot 5 minimum GEA

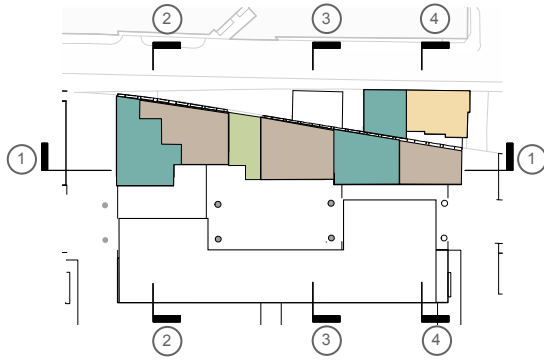


Fig 4.5.2: Typical use level one

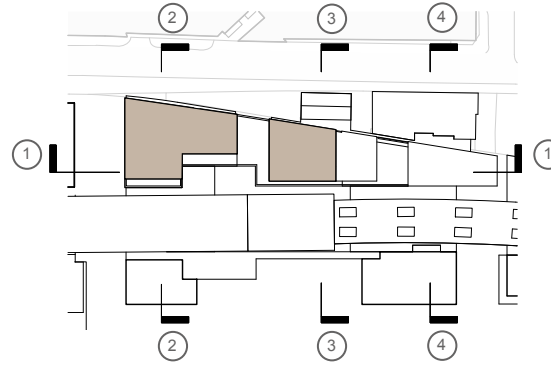


Fig 4.5.3: Typical use level nine



Fig 4.5.4: Typical use at ground level

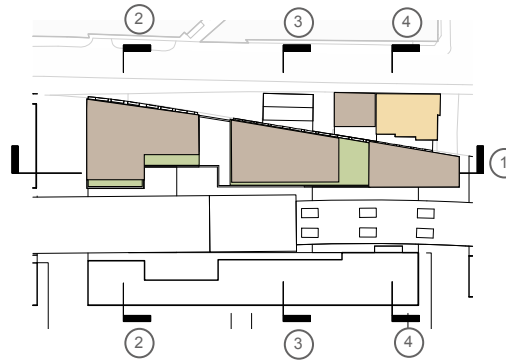


Fig 4.5.5: Typical use level two

- Office
- Residential
- Plant/ancillary
- Mixed use (predominantly retail / residential cores)
- Roof Gardens / attenuation / play space

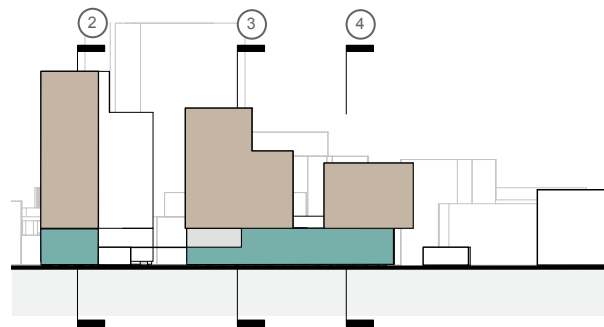


Fig 4.5.6: Typical long section - 1

4.5.3 The Ground Level

The Ground floor level of the new build elements of Plot 5 will be mixed use, predominantly retail with residential lobbies and office entrance.

This mix of uses will ensure an active ground floor and provide animation to the street.

4.5.4 Levels 1 and 2

The lower levels of the new build elements will provide residential units, plant and ancillary space.

This will make the best use of the new buildings' lower floors which sits between the existing constraints of the Boundary Wall and the London Overground viaduct.

4.5.5 Level 3 and above

The upper floors in the new build will contain residential units. The roofs should contain accessible terraces, play areas or ancillary plant.

This will allow maximum natural light into the residential units as well as animated roof tops and safe play areas.

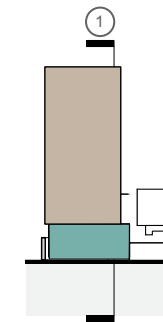


Fig 4.5.7: Typical short section - 2

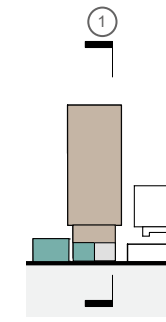


Fig 4.5.8: Typical short section - 3

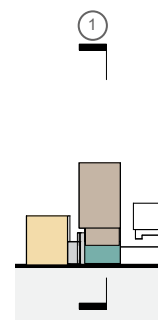


Fig 4.5.9: Typical short section - 4

4.5.6 Scale and Massing

4.5.7 Constraints and Influences

The building has to respect the 2m exclusion zone around the London Overground viaduct in plan and section. It has to allow for future escape stairs from the station and retain all historic structures including the, Boundary Wall, Weavers Cottages, Victorian Building and Mission Hall.

The 2m exclusion zone and escape stair provision are a TfL restriction. The retention of the historic structures is a site wide strategy with regards to the historic fabric.

Heritage Interfaces

The existing Weavers' Cottages are to be retained, refurbished and extended to the rear (south elevation).

This will provide a useful and useable space for flexible office accommodation.

The existing Weavers' Cottages will be extended to the east with a contemporary addition at level 2, forming a gateway threshold under to the new north south route into the proposed scheme.

This will add a gateway feature and extend Cygnet Lane from the north into the revised scheme.

The Victorian Building is to be retained and refurbished, the unsympathetic modern extensions and drainage are to be removed and the shop fronts are to be restored to align with the local Shoreditch shop-front vernacular.



Fig 4.5.10: Constraints and influences

- Statutory listed building (grade II)
- Existing Boundary Wall to be retained
- The Victorian Building
- Mission Hall
- Weavers Cottages
- Gateway Extension
- London Overground 2m exclusion zone



Fig 4.5.18: Site plan key

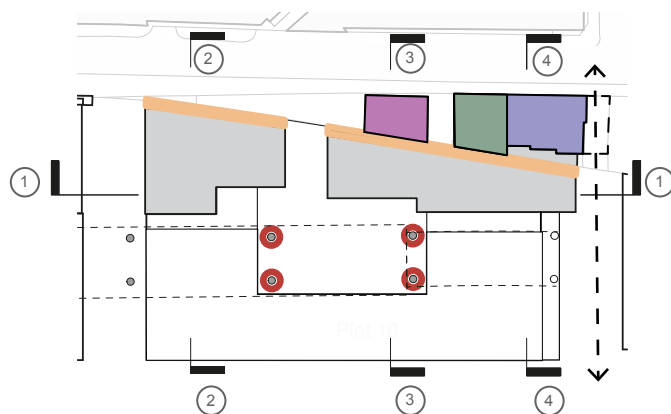


Fig 4.5.11: Ground level



Fig 4.5.12: Platform level

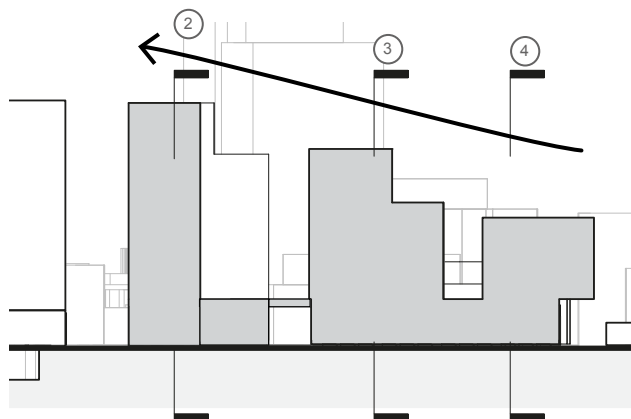


Fig 4.5.16: Section 1

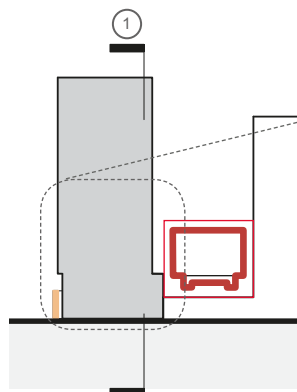


Fig 4.5.13: Section 2

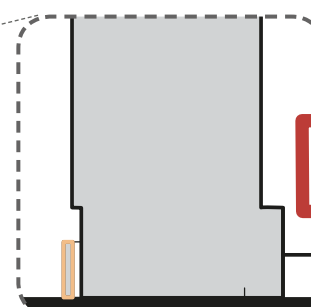


Fig 4.5.17: Section 2 (wall)

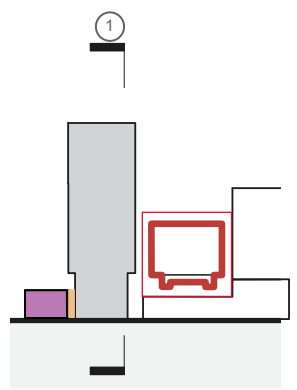


Fig 4.5.14: Section 3

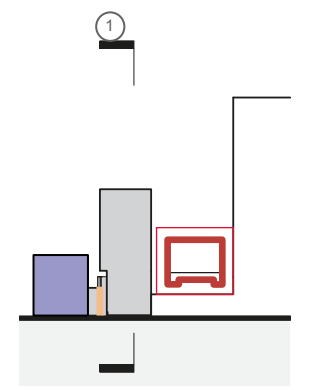


Fig 4.5.15: Section 4

This will ensure the building is brought back to its historic appearance whilst accommodating modern needs.

The Mission Hall is to be retained, refurbished with new openings where required .









Minor alterations will assist with updating the building in-line with modern standards.

The historic Boundary Wall will be retained and incorporated within the design of the northern façade.

This supports the revised scheme approach to heritage where elements shall be refurbished, retained and re-purposed where possible. The wall appears as a plinth to plot 5, grounding it in the street and composing the development so that the symbiotic relationship between the site heritage and new buildings create an authentic identity for the development on Sclater Street.

The new buildings will all be set behind the existing Boundary Wall.

This is to give prominence to the historic structures along Sclater Street, as they are significant elements of the streets overall character.

-  New public route
-  Podium deck
-  Weavers Cottages
-  The Victorian Building
-  Mission Hall
-  London Overground 2m exclusion zone
-  Existing Boundary Wall to be retained
-  Height steps up with Sclater Street context

4.5.8 Articulated Form

The Weavers' Cottages have a main body and a two-storey outrigger. The main body of the houses should be retained in massing and volume. The outrigger should be removed and replaced with a full width three-storey extension.

This will provide larger open plan areas which cannot be accommodated within the retained front section of the historic cottages, such as desk space, meeting rooms and circulation.

The Victorian Building will have its modern unsympathetic extension removed.

This will allow to provide access to a commercial unit behind the Boundary Wall and create an opportunity for new public realm.

The new buildings should be broken down into 3 distinct blocks. Spaces between the blocks should relate to the existing retained buildings to allow for aspect and amenity.

This is to reduce the massing impact on Sclater Street by creating views through the blocks.

Further articulation should be introduced in the two larger blocks utilising recesses. The buildings' heights should increase from smaller to taller towards the west. The crown of the lower building will have a massing relationship to the lower portion of the adjacent block creating a stepping profile in height.

The recesses will create more slender vertical proportions visually reducing the massing in the street. Building heights should allow for a varied skyline contributing to the existing townscape. The decreasing height from west to east allows the massing to relate to the immediate context in an appropriate way.

Building Maximum and Minimums

The plans, sections and 3D diagrams opposite define the maximum and minimum proposed extents for the building. A 2m wide balcony zone surrounds the maximum parameter envelope.

Both the minimum and maximum extents have been tested as part of the Environmental Statement (ES). The balcony zone allows flexibility on location subject to detailed design.

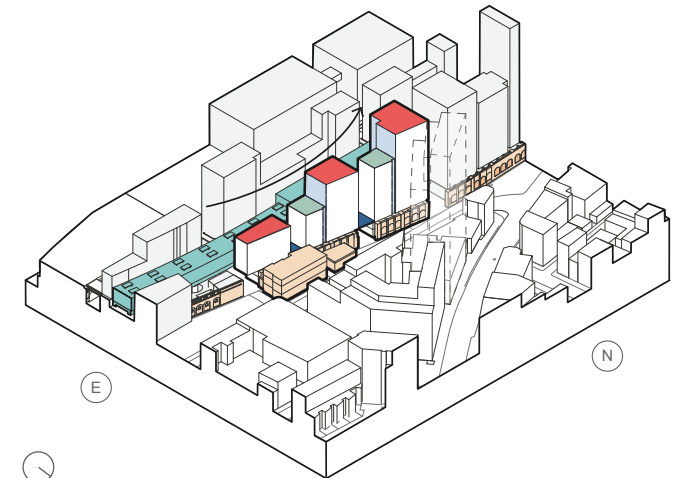


Fig 4.5.19: North east massing axonometric

- London Overground
- Historical significance to be retained
- Accessible roof terraces

- Podium deck over service yard
 - Height steps up with Sclater Street context
 - Break up facades set back
- Increasing height for transition to taller buildings

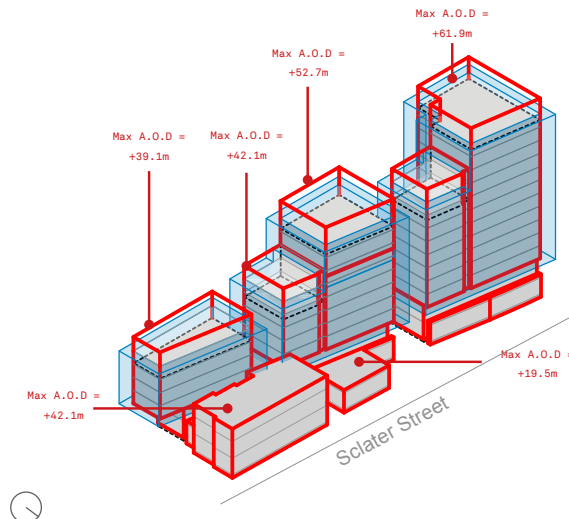


Fig 4.5.20: North east axo - minimum and maximum parameters

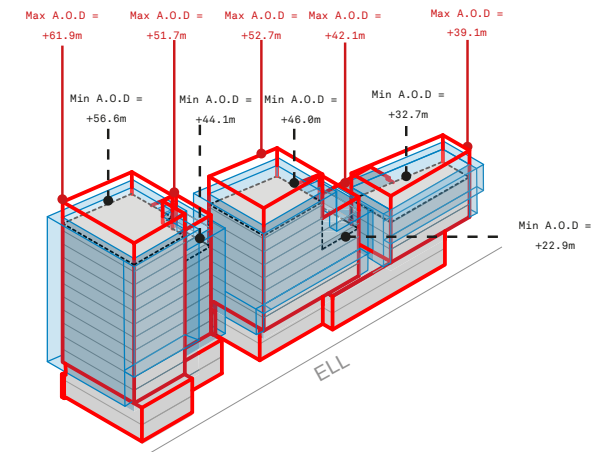


Fig 4.5.21: South west axo - minimum and maximum parameters

- 2m balcony zone
- Minimum parameter
- Maximum parameter

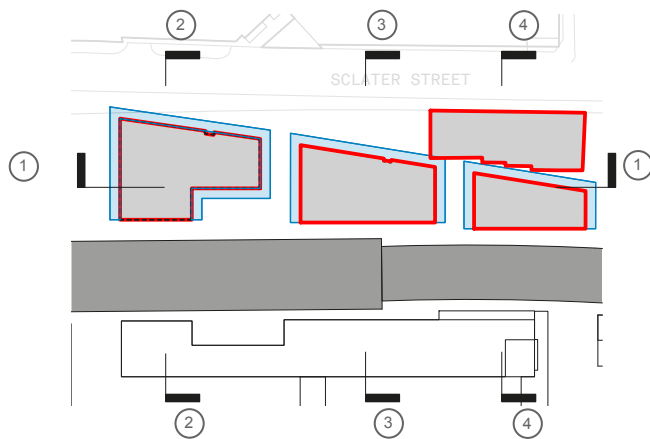


Fig 4.5.22: Platform level

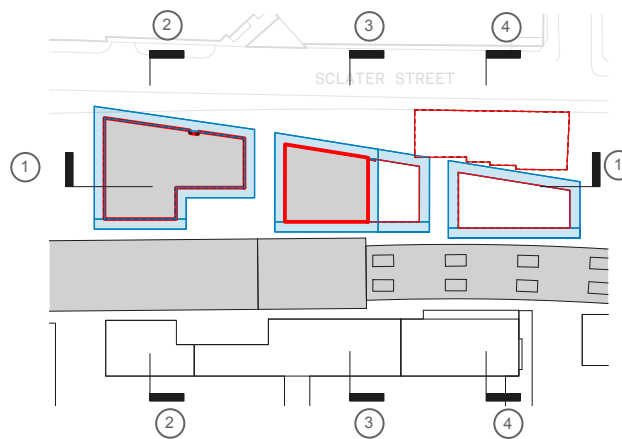


Fig 4.5.23: Typical upper levels

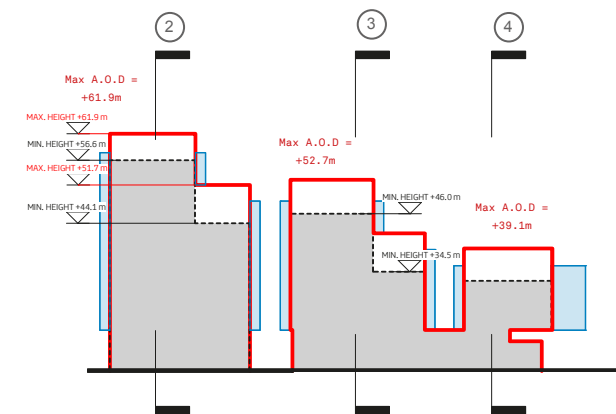


Fig 4.5.24: Long section 1

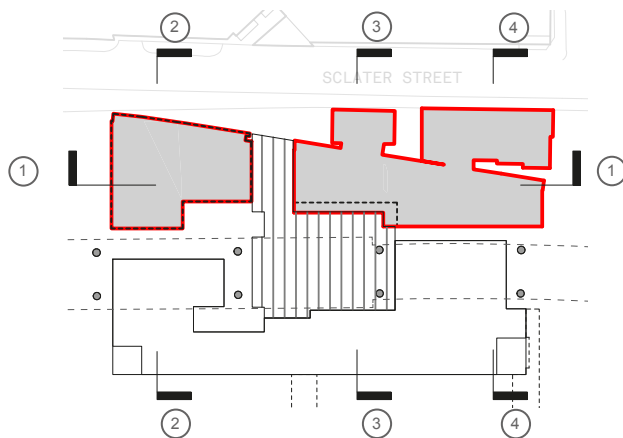


Fig 4.5.25: Ground level

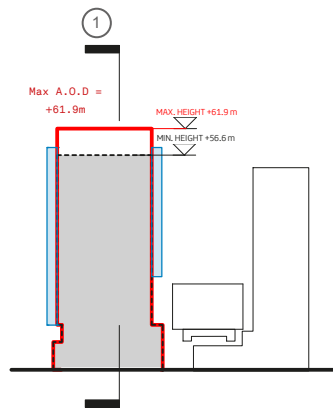


Fig 4.5.26: Short section 2

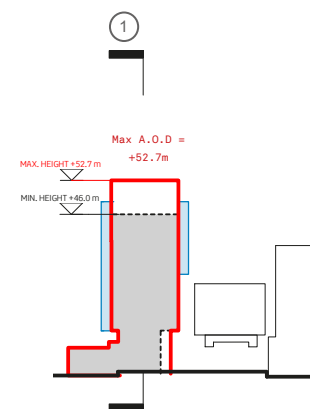


Fig 4.5.27: Short section 3

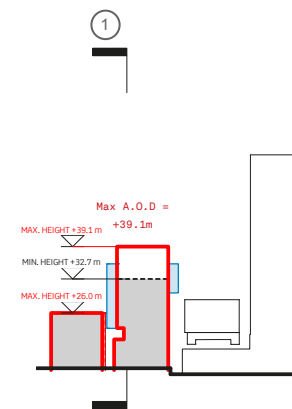


Fig 4.5.28: Short section 4

- 2m balcony zone
- Minimum parameter
- Maximum parameter

4.5.9 Mass and Materiality

4.5.10 Composition

The building shall consist of a base, body and crown.

The scale of the building will be reduced when utilising this approach and will reference the architecture of Shoreditch furniture warehouses.

4.5.11 Base

The Boundary Wall is to be retained and will form the base of the new buildings along the north elevation.

The inclusion of the boundary wall as a base will assist in introducing a human scale to the proposed massing and create a consistent language derived from the local context.

Only minor interventions will be made on the Boundary Wall, using the existing arched openings.

This will ensure the Boundary Wall is fully included in the scheme and advantage is taken of its depth and architectural qualities.

A segment of the boundary wall is to be removed to allow for access into the service yard.

This will allow for servicing of the eastern part of the revised scheme and aligns with the transport assessment.

4.5.12 Body

For the smaller block to the east, the materials, proportions and openings shall reference the ones of the existing Weavers' Cottages and Victorian Building. The detailing shall be modern. A mix of juliet and projecting balconies shall be used as necessary.

This will reference the architecture of the immediate context to ensure high quality details.

For the middle and west blocks, the window openings should be paired horizontally with intermediate mullions and soldier courses spanning between brick piers. Bays will be designed over two to three floors. An allowance should be made in the fenestration for window openings, louvred panels for air intake/extract. A mix of juliet and projecting balconies shall be used as necessary.

This will reference the furniture warehouses' architecture and provide a suitable level of detailing for buildings of such scale.

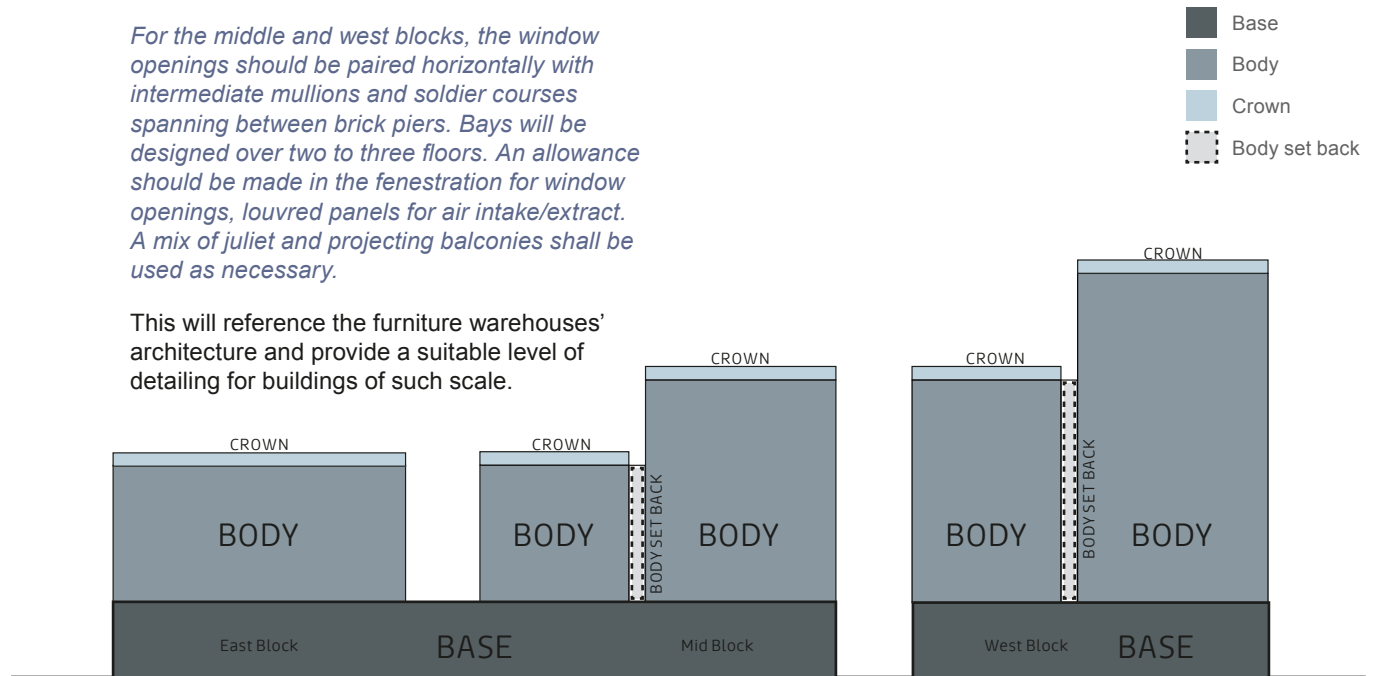


Fig 4.5.30: Approach to mass and materiality



Fig 4.5.29: Precedent, Chris Dyson Architects - Wapping Pier Head



Fig 4.5.31: Precedent, Chris Dyson Architects - Sekford Arms

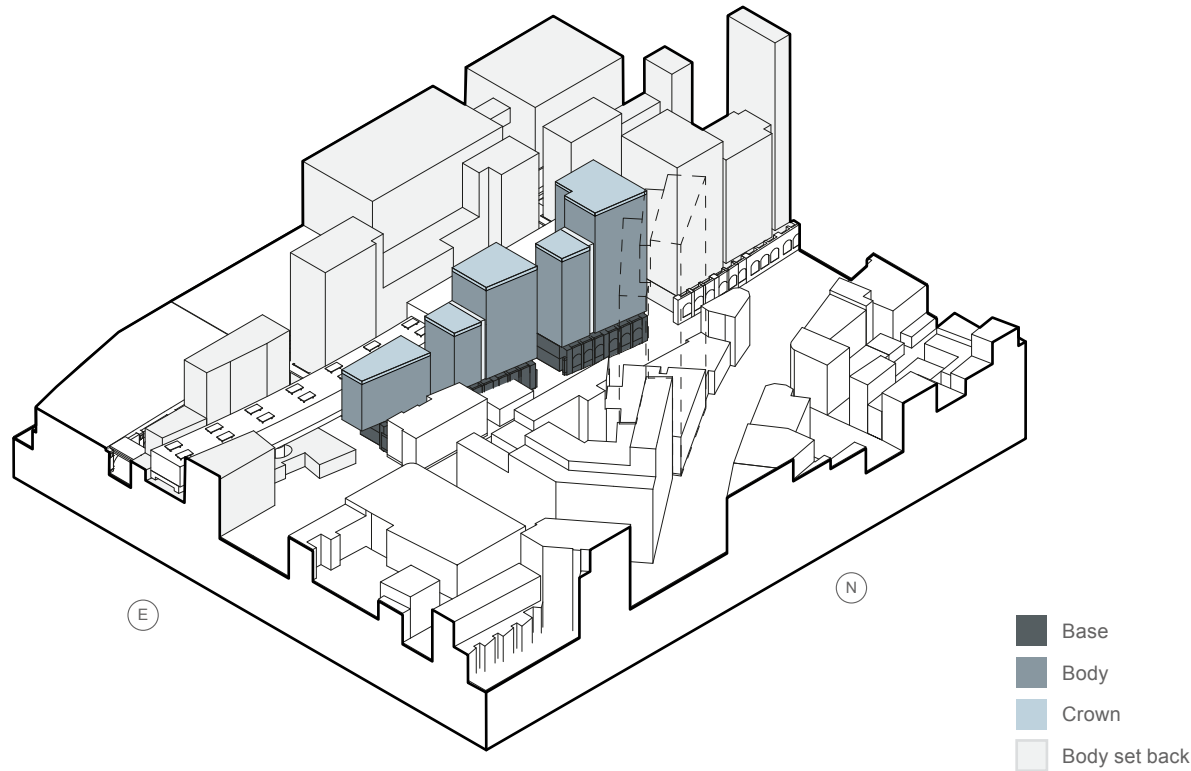


Fig 4.5.33: Massing axonometric



Fig 4.5.35: Precedent, Chris Dyson Architects - 1 Fashion Street



Fig 4.5.32: Image of existing boundary wall (arch)



Fig 4.5.34: Image of existing boundary wall

4.5.13 Crown

The new build elements will have architectural details marking the crown of the buildings, this detailing will also act as parapets.

Integration of the building parapets will provide a coordinated approach to the appearance of building facades and provide suitable levels of safety for maintenance access to the roof.

4.5.14 Shop Front and Signage Strategy

For the existing buildings, the existing shop fronts are to be restored using examples from Brick Lane and on the east part of Sclater Street as precedents. Signage will be painted onto new shop fronts.

This is to ensure the shop front designs compliment the architectural style of the historic building.

There shall be two formats for shop frontages:

- *Boundary Wall: openings should respect the existing openings in the wall with the exception of glazed doorways into units which should fill an entire arch.*
- *East and west elevations: shop frontages should utilise full height glazing with a consistent head detail.*

Signage design shall allow for a variety of designs on a common background. The background will which respond to the unit use and be located to ensure visible from short and long distances.

This aligns with the site wide shop front design guideline strategy.

4.5.15 Pedestrian Access

Weavers' Cottages: the primary entrance is to be located on Sclater Street to provide access to the co-working space. A secondary entrance will be provided for cyclists, to the rear, through the new gateway building on Cygnet Lane.

This arrangement allows for the building to be accessed from Sclater Street where the primary pedestrian movement will take place whilst providing a separate access for cyclists.

Victorian Building; the primary entrance to the residential units is to be located on Sclater Street. Secondary entrances on Sclater Street will be provided to support the retail uses at ground.

This arrangement allows for the residential and retail units to be accessed from Sclater Street where the primary pedestrian movement will take place.

New buildings; residential lobbies to the larger buildings are accessed from Sclater Street. The smaller building is accessed from the new route through, Cygnet Lane, to the east. Retail units shall be accessed from the north, Sclater Street, and west, where a new pedestrian route through is created.

This arrangement allows for the residential and retail units to be accessed from Sclater Street where the primary pedestrian movement will take place.

4.5.16 Service Access

Plot 5 will be serviced from the service yard located at ground floor accessed via Sclater Street.

This is in accordance with the traffic assessment that accompanies the application.

4.5.17 Plant Strategy

Plant associated with the new buildings is to be provided at ground floor or on the roof. Plant should be visually enclosed on all sides, but can be open topped.

This is to ensure that from a townscape perspective that plant is concealed from adjacent buildings and from ground view.

4.5.18 MEP Fixes (Plant, Water, Substation location etc)

The building shall align with the SUDS attenuation strategy for the site, which allows for the site to come forward in phases and supports a specific catchment area.

The proposed drainage network has been designed to contain the 1 in 100 year return period plus 40% climate change event.

Substations and LV rooms will be located at ground level with suitable access.

The building should align with the site wide energy strategy.

4.5.19 Maintenance Access

Plot 5 is to support long reach tools from ground and suspended access/internal maintenance access methodology.

This strategy will provide suitable access to the entirety of the building façade. Good practice solutions have been considered to enable all the tasks to be undertaken over the life-cycle of the building.

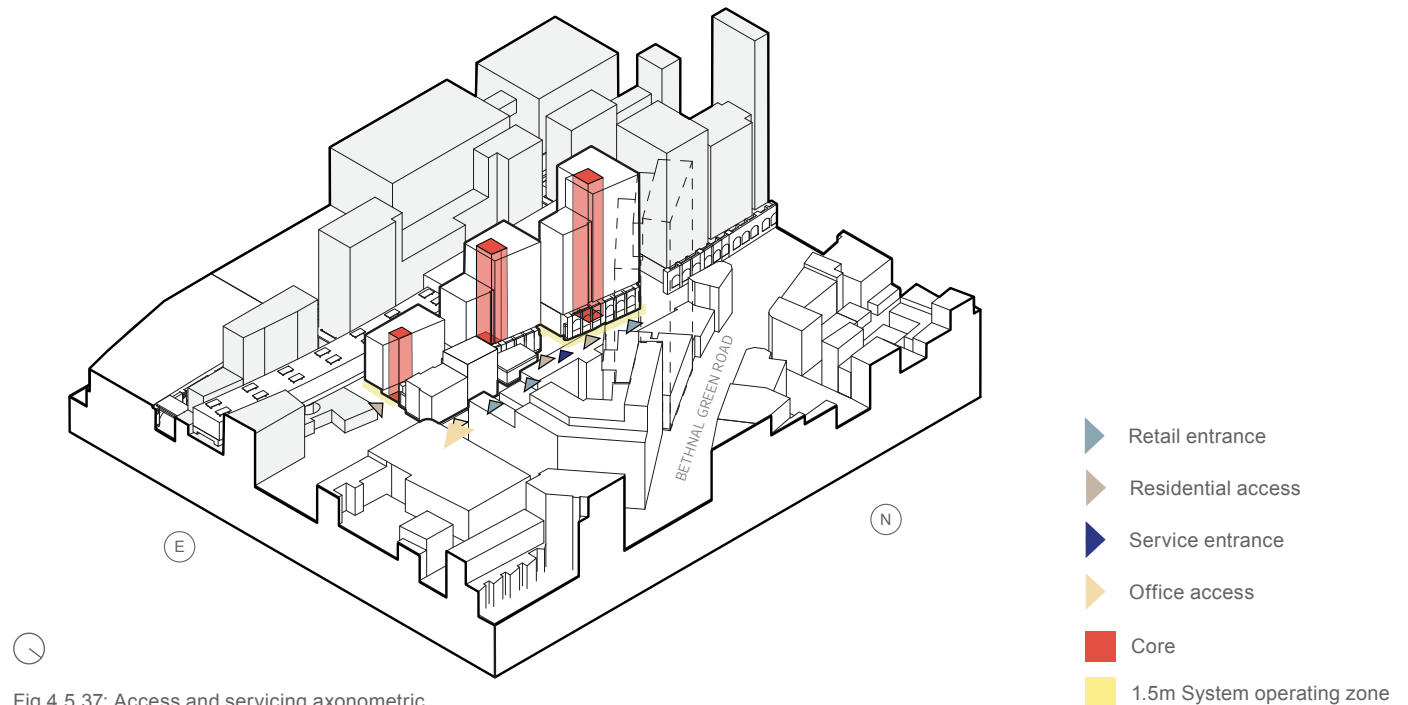


Fig 4.5.37: Access and servicing axonometric



Fig 4.5.40: Access and servicing level one



Fig 4.5.39: Access and servicing level nine

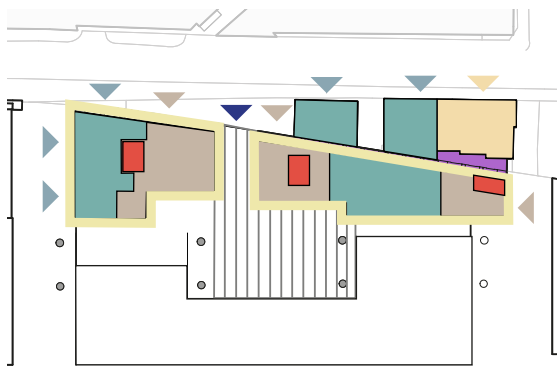


Fig 4.5.41: Access and servicing ground level



Fig 4.5.38: Access and servicing level two

Mixed use (predominantly retail)

Residential

Office

Retail entrance

Residential access

Office access

Core

Roof Gardens / attenuation / play space

Service yard

Service access

Bike storage

Internal or suspended hoisting methods or scaffold

1.5m system operating zone

4.5.20 Cycle Storage

Weavers Cottages and Victorian Building: long stay cycle parking spaces shall be provided within the gated rear courtyard. Short stay cycle parking forms part of a site-wide provision.

This is to ensure that long stay cycle parking is allowed for within close proximity of the building and short stay parking is coordinated with other plots for more coherence.

New buildings: each of the new buildings will have their own residents' long stay cycle storage provision on the lower levels to the south, facing the London Overground viaduct. Visitors' cycle parking forms part of a site-wide provision.

This will ensure that long stay residents cycle parking is allowed for within the building and short stay is coordinated with other plots for more coherence.

ballymore.



Hammerson