



THE GOODSYARD

Design and Access Statement

September 2019 - Part 12 of 21



ballymore.



5.8 PLOT 8

5.8.1 Plot Brief - Inception

Plot 8 is located to the centre of the revised scheme and is partially sited above the Grade II listed Braithwaite Viaduct. The entire plot sits wholly within the London Borough of Tower Hamlets.

Plot 8 was initially proposed as a 330 bed hotel across three buildings. 2 sitting wholly atop the Braithwaite Arches and 1 grounding on the west of Braithwaite/Wheeler Street.

5.8.2 Plot Brief - Application

Following the residential optimisation study, the revised brief was to provide up to 138 residential units as part of a mixed use block, retaining hotel use at lower levels. The unit mix has been established as a site wide proposal aligned to LBTH policy mix.

Block 8a will be the mixed use block as this is the only building element that is able to come to ground, allowing for super structure to support a taller building, as well as providing entrance lobbies for both uses from the street.

The hotel element will be located across all three blocks; up to level 4 in block 8a and on levels 2, 3 and 4 on plots 8b and 8c.

The hotel is proposed to contain (subject to operator requirements) spa, gym and restaurant functions at level 04 for hotel users and the general public.

The platform levels will contain public use, with A3 use class food and beverage proposed at level 1 (platform level) of all three plots.

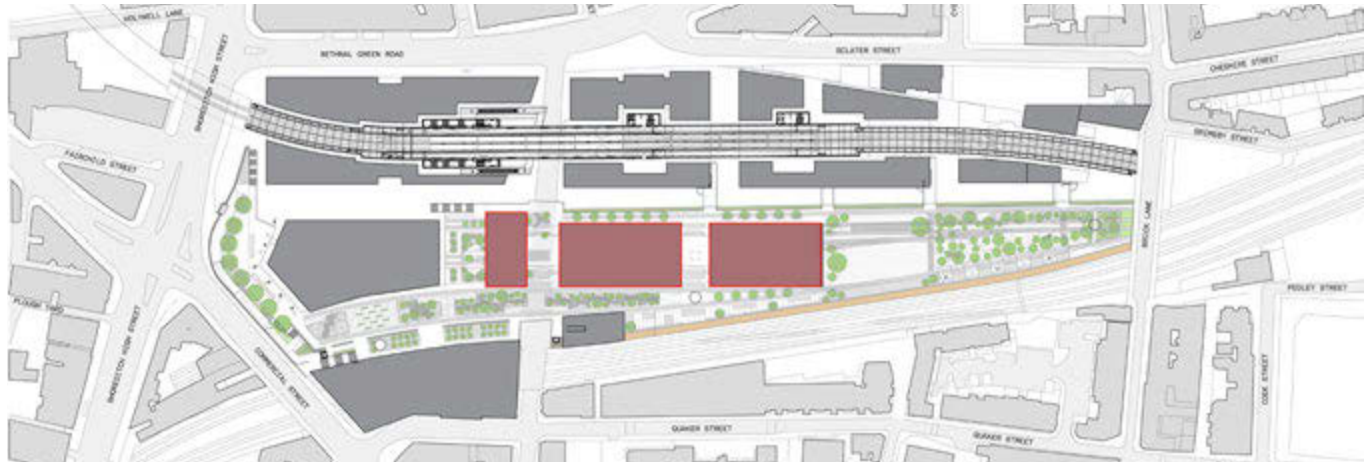


Fig 5.8.1: Plot location plan

Level	Retail GEA m ²	Residential GEA m ²	Hotel GEA m ²	D1/D2 GEA m ²	Plant / Ancillary / Service GEA m ²	Total GEA m ²
Total	2,578	11,300	11,595	299	3,042	28,515

Table 5.8.1: Plot 8 maximum GEA

Level	Retail GEA m ²	Residential GEA m ²	Hotel GEA m ²	D1/D2 GEA m ²	Plant / Ancillary / Service GEA m ²	Total GEA m ²
Total	2,123	7,323	10,135	295	2,904	22,780

Table 5.8.2: Plot 8 minimum GEA

Maximum Residential Units	1	2	3	4	Total
Total number units	116	22	0	0	138
Habitable rooms per unit	232	66	0	0	298

Table 5.8.3: Plot 8 Maximum number of residential units

Minimum Residential Units	1	2	3	4	Total
Total number units	78	13	0	0	91
Habitable rooms per unit	156	39	0	0	195

Table 5.8.4: Plot 8 Minimum number of residential units

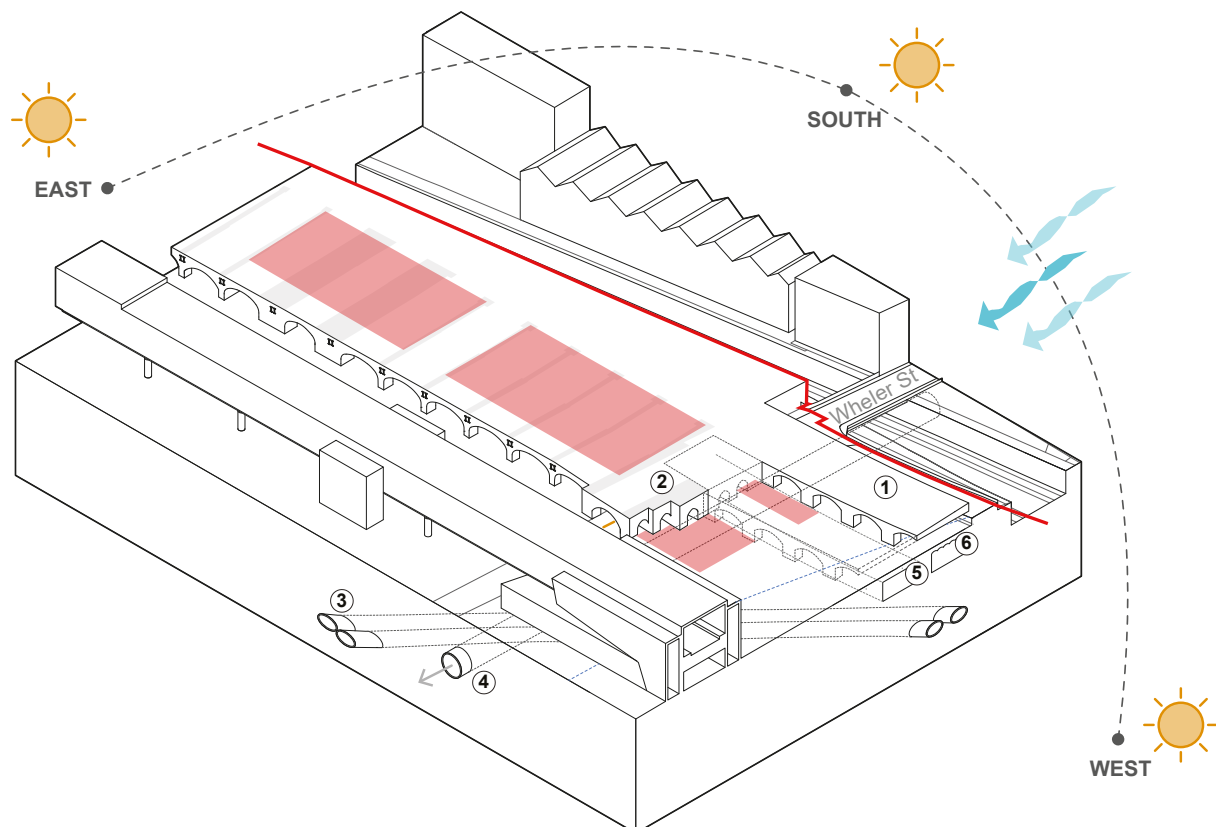


Fig 5.8.2: Plot 8 constraints axonometric

- | | | | |
|----------------------------------|----------------|-------------------|---------------|
| ① London Road Retained Structure | ③ Central Line | ⑤ 8 Track Reserve | Plot Extents |
| ② Braithwaite Viaduct | ④ BT Tunnel | ⑥ SLT | Site Boundary |



Fig 5.8.3: Braithwaite/Wheler Street runs under Plot 8 looking south



Fig 5.8.4: Platform level (c. 2015)

Plot 8a will accommodate residential units from Level 06, with an interstitial plant and ancillary accommodation associated with the residential use at level 05.

The tables opposite (Table 5.8.1 and Table 5.8.2) 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.

5.8.3 Plot Constraints

Plot 8's constraints are mostly explained in section 2.8 Site Constraints. Specific constraints to plot 8 are as follows:

- Building atop the grade II listed Braithwaite Viaduct
- BT tunnel
- Central Line tunnel
- 8-Track reserve
- SLT (Suburban Line Tunnel)
- Facilitating access to the service yard within plot 2

5.8.4 Historic Context

For general historical background on The Goodsyards refer to the Heritage Statement that accompanies this application and chapters 2.5 and 2.6 of this design and access statement.

Plot 8 straddles over the top of both the original grade II listed Braithwaite viaduct and the later 1880 additions onto London Road.

The Listed Viaduct was built in 1840 as part of the Shoreditch Passenger Station. Over time this was extensively redeveloped and extended, becoming the largest goods station in London.

Historically the Goods Yard included a large warehouse and goods station on the upper deck over the existing arches / viaduct with wagon lifts working the upper and lower levels allowing railway wagons to be lowered down and shunted around on tracks.

5.8.5 Building on the Platform

Plot 8 is split into three blocks, two of which sit directly over the listed viaduct (8b and 8c). The block furthest west (8a), sits on the west side of Wheler Street in an area where the non-listed arches are proposed to be demolished. This is the only block that is able to connect to ground level.

The two eastern blocks have no direct connection to ground level; as a design principle there are to be no intrusive interfaces with the listed structures and as such, no cores have been threaded through the arches to connect to ground.

Given the previous warehouse use and rail infrastructure above the arches, the surviving structures have the potential to carry loads provided these are appropriately distributed.

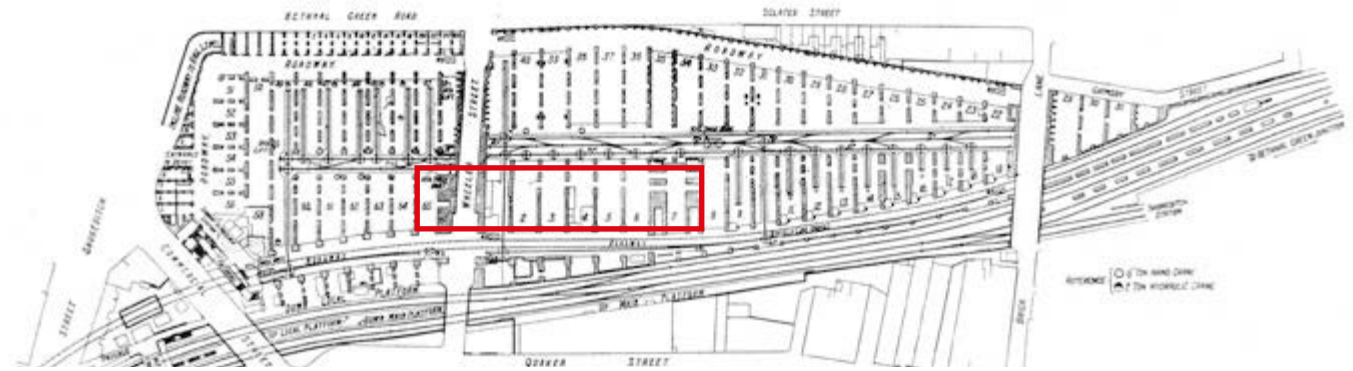
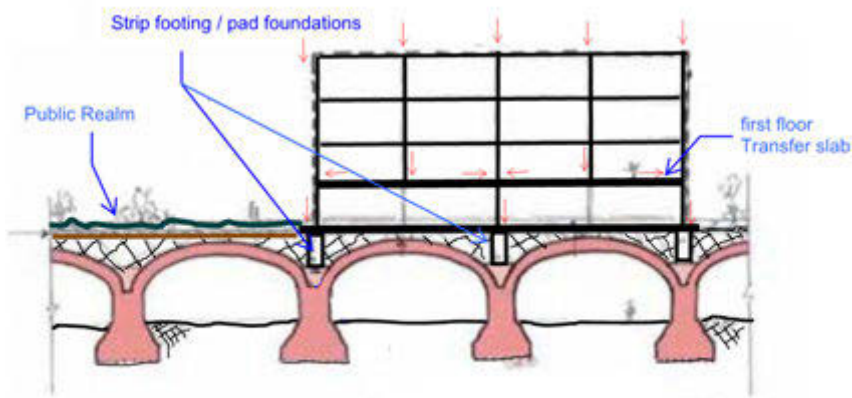


Fig 5.8.5: Historic Images



Through an initial structural appraisal the team believe the arches can support up to four storey's of light weight construction supported on a reinforced concrete raft foundation spreading the load over the arches.

The current proposal is for the two hotel blocks (8b and 8c) to be supported on strip footings / pad foundations over the arch supports.

Columns will be located on the strip footings with a transfer slab at first floor level to allow column positional flexibility to suit hotel / residential room layouts above. The transfer slab will ensure the main building superstructure loads are transferred to the columns located over the foundations / arch supports.

It is an important consideration therefore that the building footprints of the two blocks sitting directly over the existing structures are not only limited in load to four storeys, but also limited in footprint as in order to spread the load, the buildings should be arranged such that the principle structures line up with the strip footings, in turn positioned line of supporting arch pier walls below.

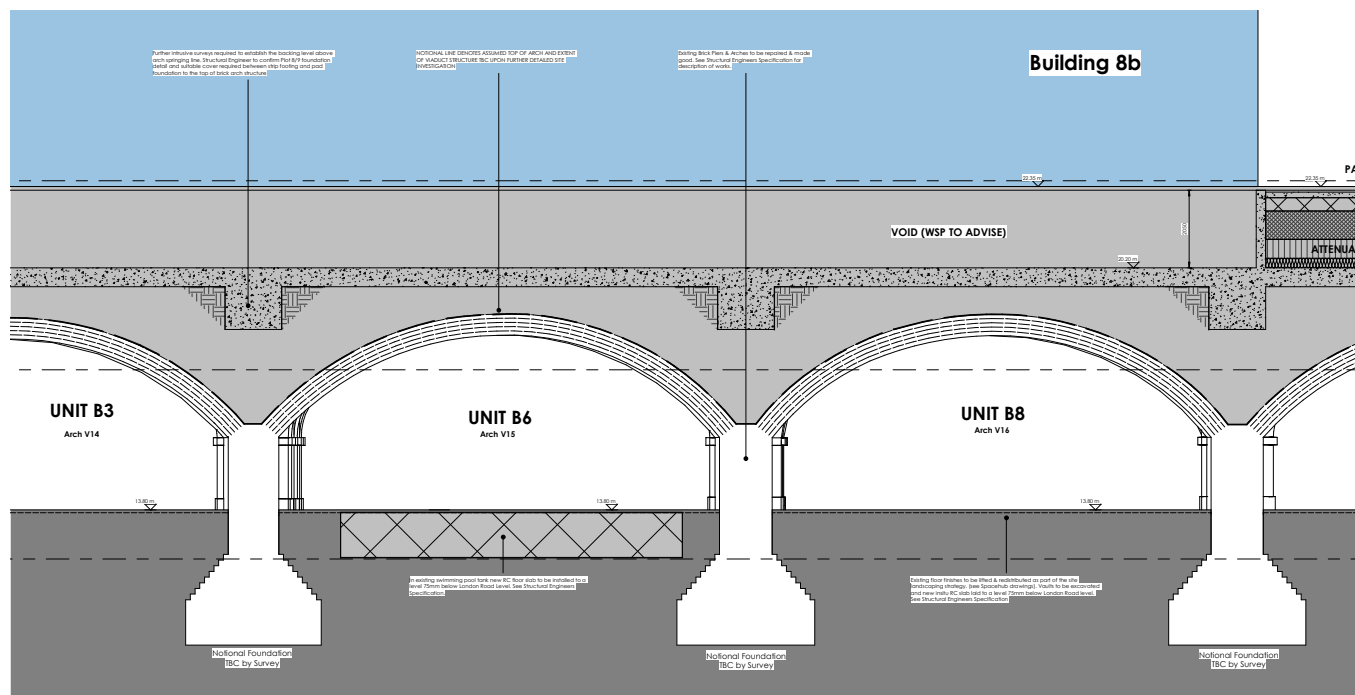


Fig 5.8.6: Structural Strategy Sections

5.8.6 Massing Development

The height, form and massing concept for the plot responds to the heights of the illustrative schemes to the west and the open park landscape to the east.

The massing on the eastern blocks is controlled by the structural constraints as explained.

The two blocks on the platform are envisaged as pavilion like structures sitting within an expansive landscaped public realm.

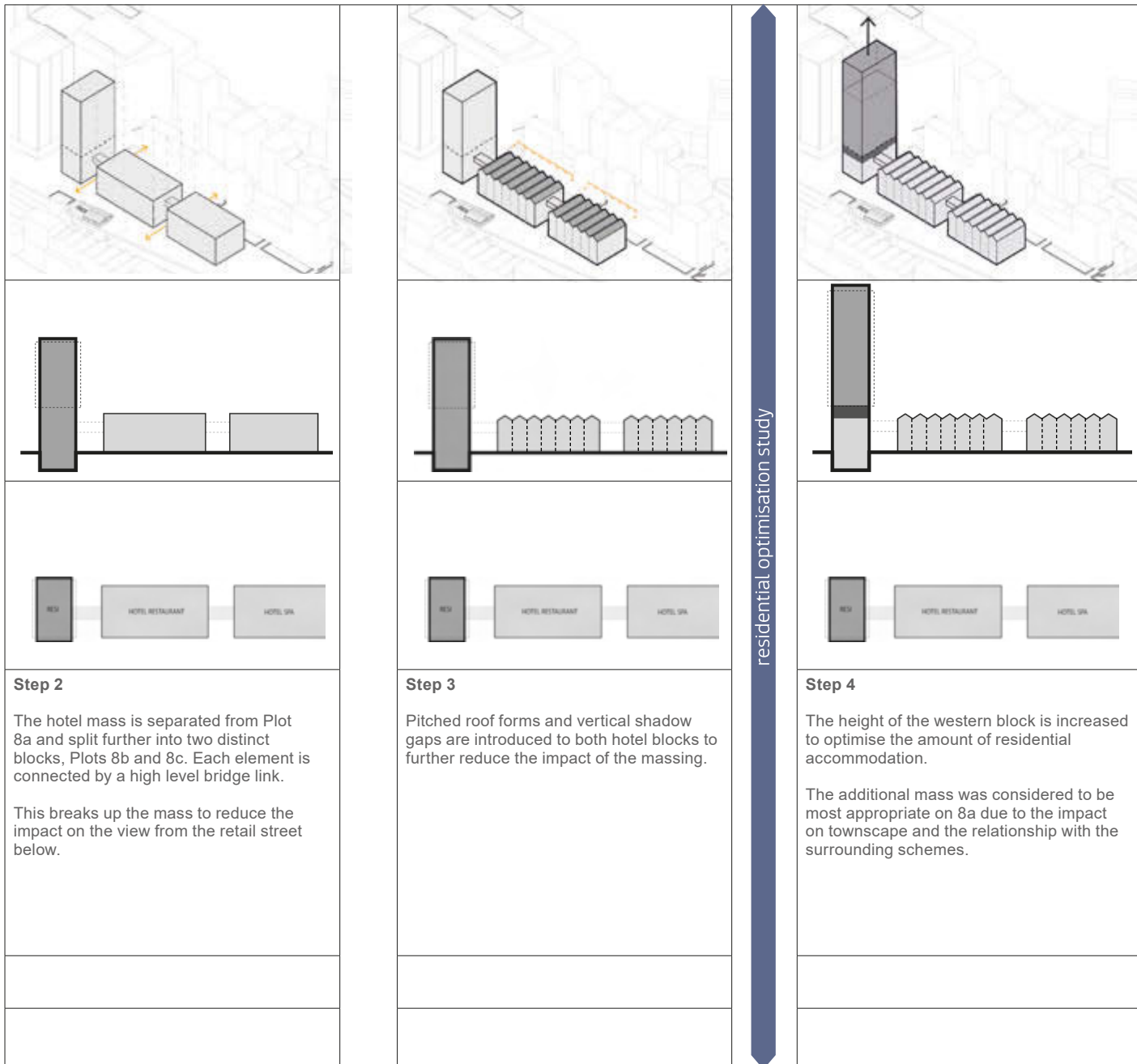
The massing of Plot 8a was always considered to be a taller module, mediating the height of the building structures on the platform level and the larger commercial buildings to the west.

The adjacent diagrams show the massing development, approach to form, and the impact of the residential component being added to the tallest module.



Fig 5.8.7: Key Plan

3D Mass	
Elevation	
Plan	
Description and Analysis	<p>Step 1</p> <p>Massing is expressed as a simple 'L' shape extrusion that responds to the surrounding context.</p> <p>Plot 8a to the west is expressed as a taller element due to the tight constraints at ground level and to reflect the heights of the surrounding illustrative schemes.</p> <p>The hotel accommodation is contained in a lower elongated block that is more human in scale and responds the eastern park landscape.</p>
Unit Numbers	
AOD Max Height	



residential optimisation study

5.8.7 Strategic Plot Layout

Plot 8a acts as the main servicing conduit for both user and service access.

The ground floor will contain lobbies to both residential and hotel. The hotel will shuttle guests from a modest ground level lobby to a larger main lobby at level four.

Guests can then travel across linked sky bridges to the two blocks on the platform. The connected level 4 will house all of the hotels facilities including the restaurant bar and spa. The floor will have access to covered roof terraces with fantastic views of the city to the south and the new public realm to the east.

All hotel bedrooms are contained within levels 2 and 3 across all three blocks. Separate cores will operate between levels 1 and 4 transporting guests to bedroom levels and giving access to the platform level public realm.

The residential component will be a separate entity with lifts for residents from ground level by passing all hotel levels and serving residential from level 5.

An interstitial level of plant separates the two uses and provides area for residential plant, cycle stores and refuse which cannot be accommodated at ground level due to the restricted footprint.



Fig 5.8.8: Ground Level Strategy

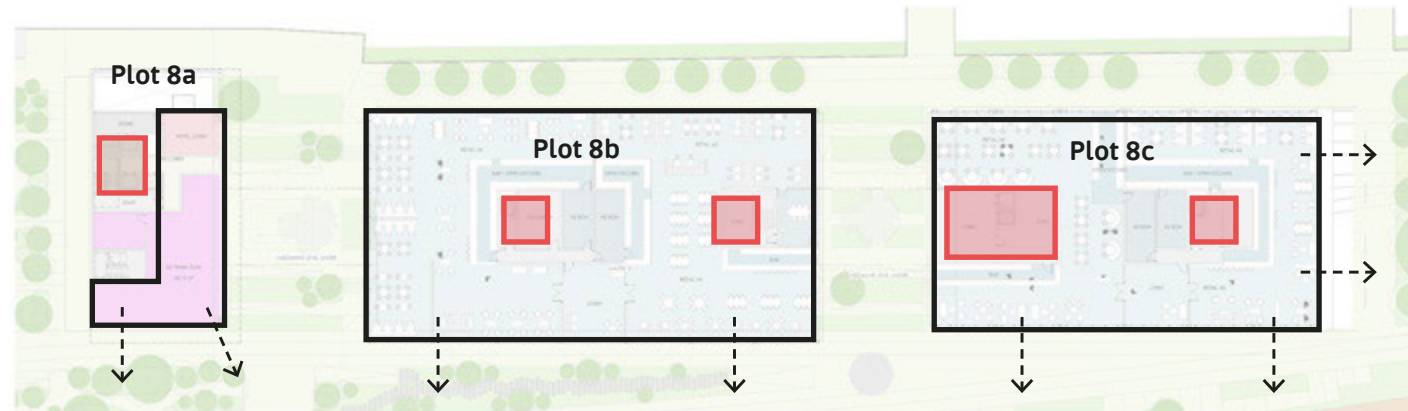


Fig 5.8.9: Platform Level Strategy

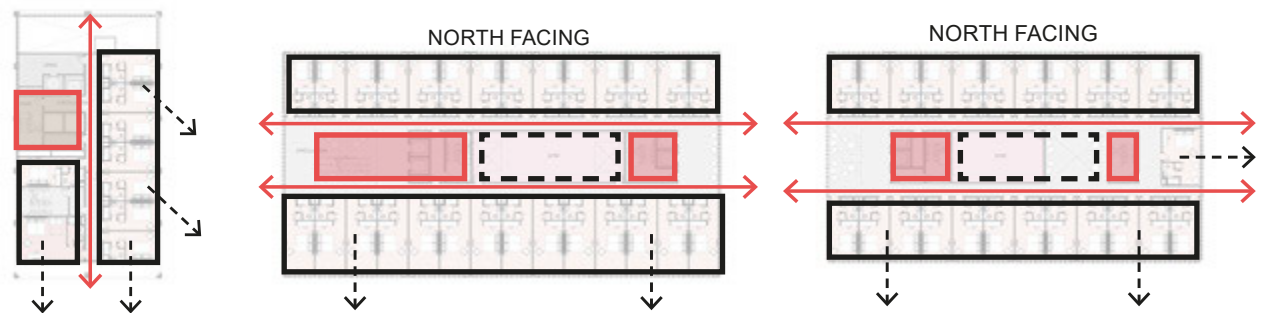


Fig 5.8.10: Level 02/03 Strategy

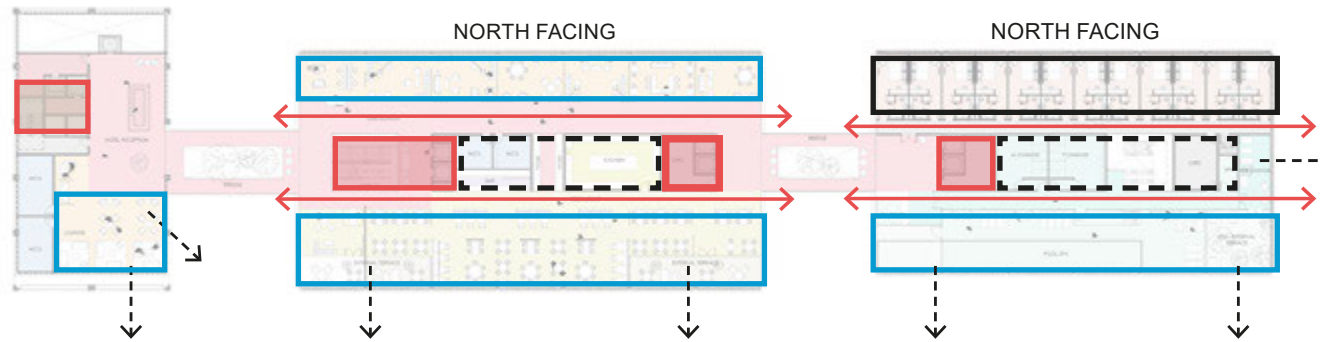


Fig 5.8.11: Level 04 Strategy

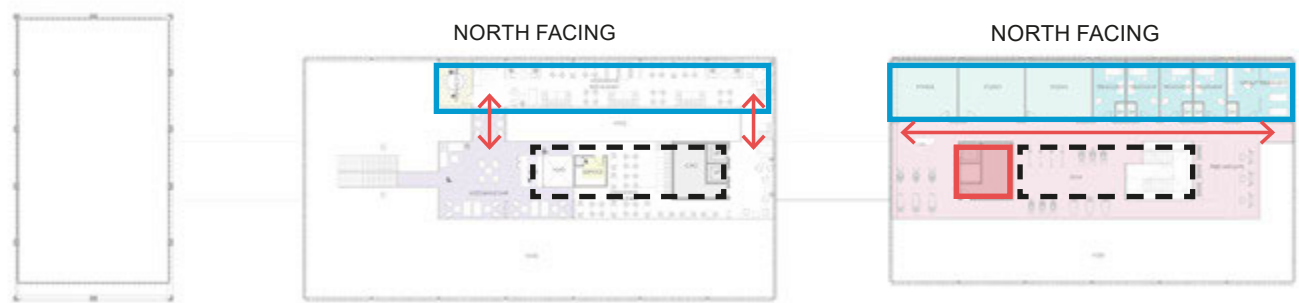


Fig 5.8.12: Level 04 Mezzanine Strategy

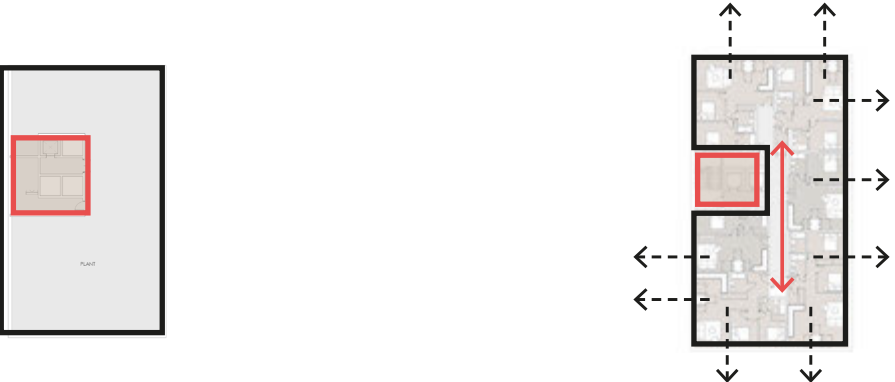


Fig 5.8.13: Residential Levels

- Key
- Hotel Circulation Core
 - Residential Circulation Core
 - Hotel Ancillary
 - Hotel Bedroom Area
 - Hotel Facilities Area
 - Horizontal Circulation Corridor
 - Aspect

5.8.8 Ground Floor Organisation

The ground floor of Plot 8a sits below podium level integrating with the existing Braithwaite Viaduct and the feature cross vaults which are open to Braithwaite Street. The northern edge of the plan faces the proposed public street that runs east to west through the site.

Access at ground level is through 3 entrance points located within the existing vaults. The two most northern entrances serve the hotel and lead to a modest double height lobby area. The most southern entrance provides private access to a lobby for the residential component. By accessing lobbies through the existing arches the entrance sequence will be unique to the scheme.

The two lobbies are kept separate via a central service corridor that provides access to the rear service yard.

The service yard wraps around the southern and western edges of the plan. Vehicle access to the yard is via Wheler Street.

A small internal plant room is located to the north western corner of the plan. To the south, further plant is located within a separate building accessed via the service yard.

5.8.9 Level 00 - Mezzanine

A mezzanine at level 00 accommodates bin stores, plant area and storage rooms accessed via a service corridor that runs the length of the building.

Level 01 - Podium Level Organisation

At podium level, the plot is expressed as 3 separate blocks, surrounded by green public parkland. Within plot 8a, a second hotel lobby area is located north of the residential lobby along with a small storage area. The level 01



Fig 5.8.14: Ground Floor Layout



Fig 5.8.15: Level 00 Mezzanine Layout

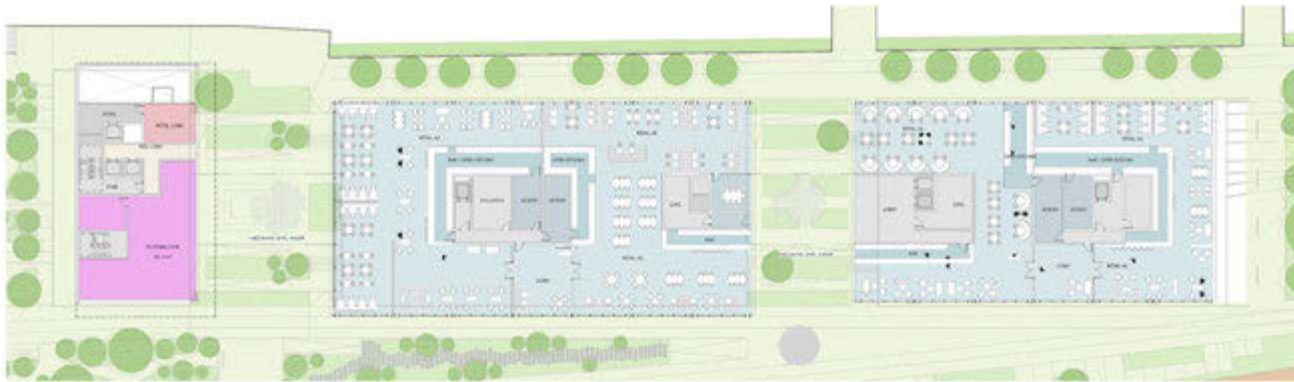


Fig 5.8.16: Level 01 Layout

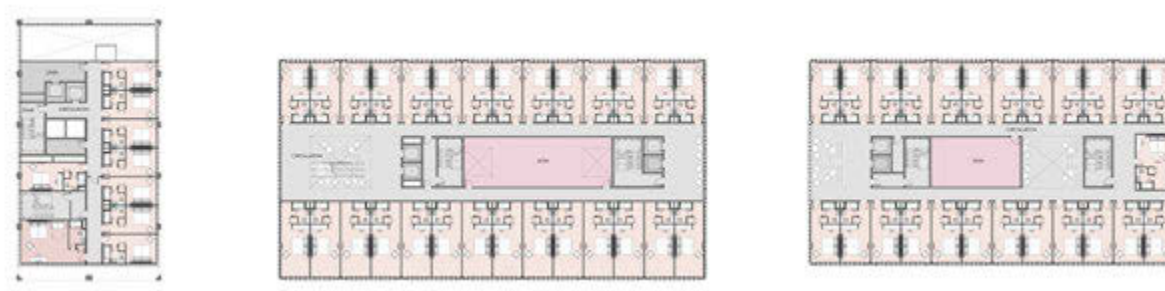


Fig 5.8.17: Level 02 & 03 Layout

lobby over looks the double height main lobby space below. A platform lift located within the void provides access between the two spaces.

At Level 01, both 8b and 8c accommodate retail and restaurant space. Large glazed openings in the facade connect the internal spaces with the surrounding public park space.

The footprint of 8c is smaller than 8b in depth to avoid a pinch point in the public realm as it narrows to the south. This allows an opportunity to have larger bedrooms with 8b, giving flexibility for brand room sizes. Access into the restaurants is direct from the public realm at platform level.

A separate hotel lobby area is located along the western facade, providing a secondary customer entrance to the hotel and spa above. The hotel cores have the opportunity to connect to the restaurant spaces to provide flexibility during detail design.

5.8.10 Level 02 and 03 Organisation

The second and third floors are dedicated to the hotel accommodation. On 8a a central corridor running north to south provides access to the hotel rooms.

Both 8b and 8c follow the same organisational approach. An ancillary core runs through the centre of the plan and contains all the vertical circulation, informal seating areas, meetings spaces and hotel stores. Corridors run along both the northern and southern edges of the ancillary core, linking it with and providing access to the hotel rooms.

Bedrooms are located north and south of the plan in linear runs, ideal for hotel operation.

5.8.11 Level 04 Organisation

As with levels 02 and 03, level 04 is also dedicated to the hotel. The floor is accessed from the hotel lobby located at ground level via a dedicated lift within Plot 8a.

Plot 8a accommodates the main hotel reception along with an open plan lounge area to the south that looks out on the park and city beyond.

8b houses the hotel restaurant along with further lounge and meeting space. The block is accessed from the reception area via a glazed bridge link. An ancillary core is located in the centre of the plan, containing wc's, kitchens, bars and the vertical circulations cores that serve the restaurant and bar.

The restaurant and bar are located along the length of the south facade to provide guests and diners with views out across to the city. Covered terraces are positioned at the southern corners of the block, creating outdoor dinings spaces that connect with the park below.

From the middle block a second bridge link provides access to the hotel spa facilities. The spa pool area is positioned to the south, again, to take advantage of the dramatic city views. A covered internal garden area is located on the southeast corner of the plan which looks out across the park landscape.

As with the middle block a central ancillary core serves the spa facilities.

5.8.12 Level 04 Mezzanine

In 8b and 8c mezzanine floors are located above the level 4 cores and extend out towards the northern facade.

In 8b the mezzanine is accessed from the central lobby space below.



Fig 5.8.18: Level 04 Layout

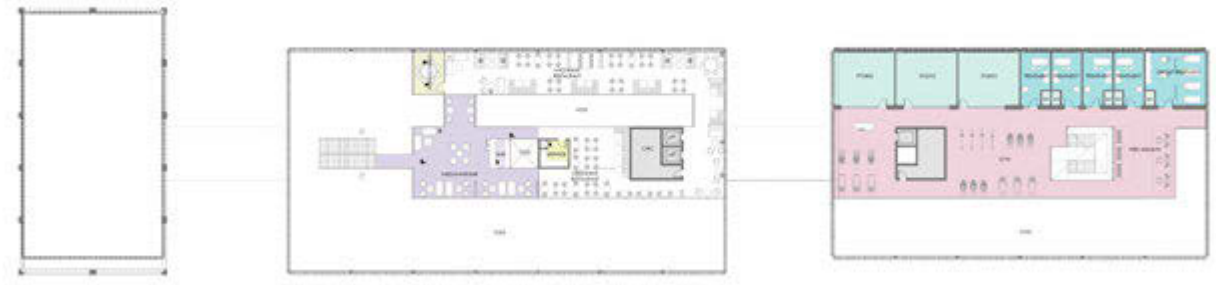


Fig 5.8.21: Level 04 Mezzanine

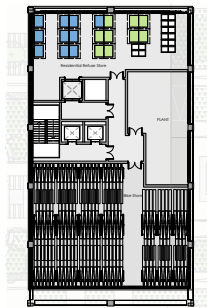


Fig 5.8.19: Level 05 Layout

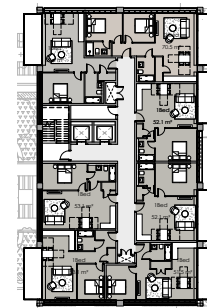


Fig 5.8.20: Typical Upper Floor Residential Layout

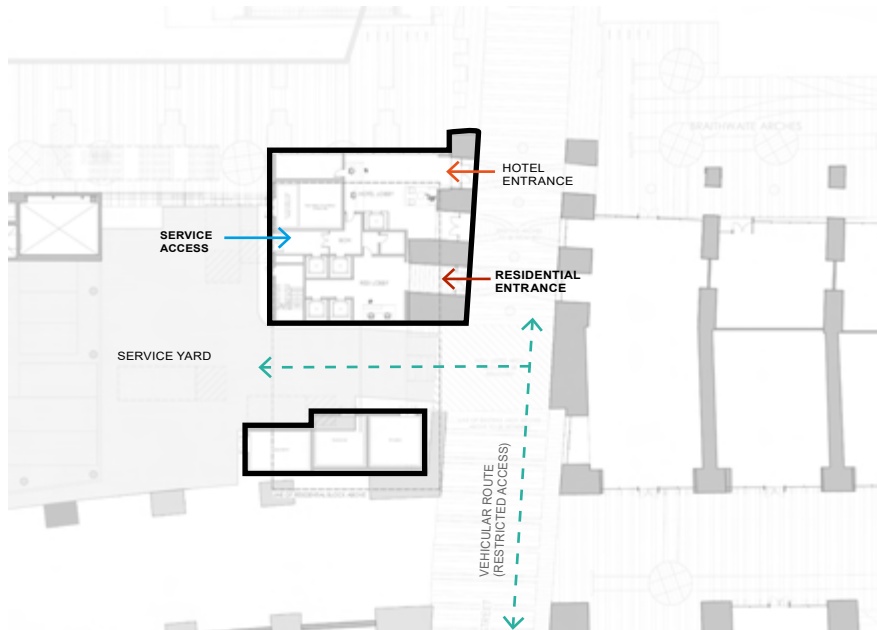


Fig 5.8.22: Level 00 Service Yard Access

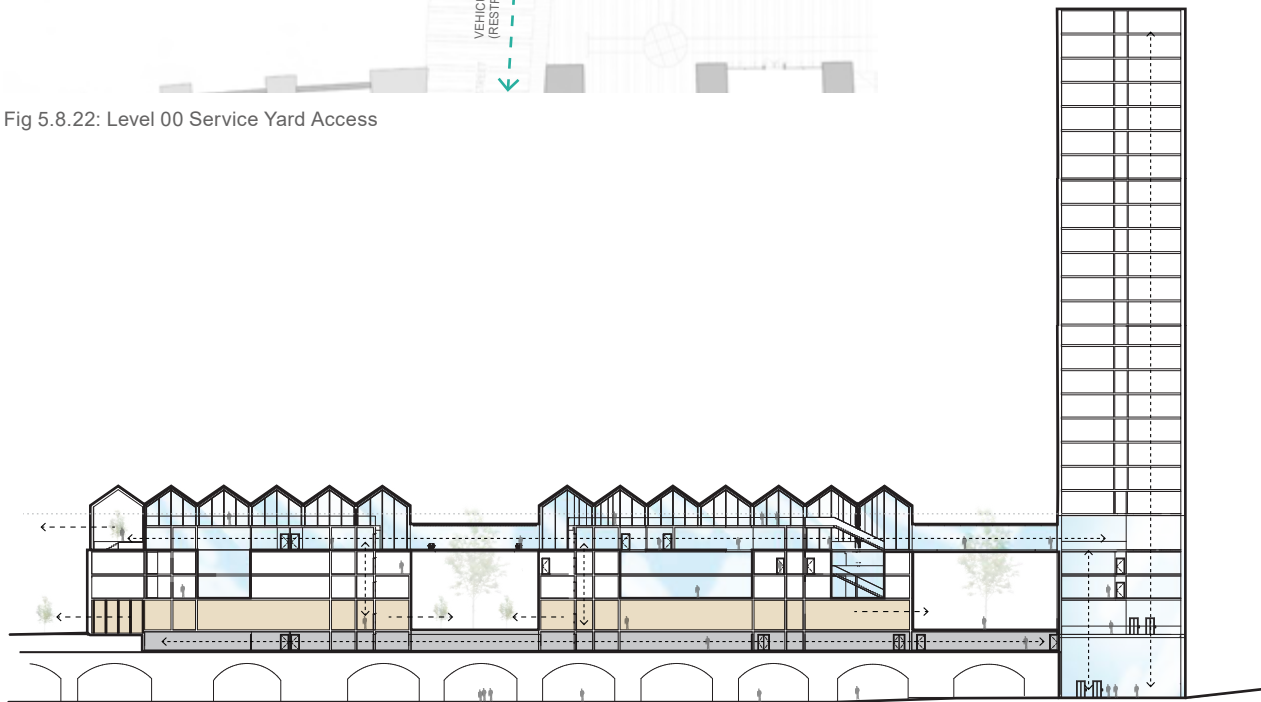


Fig 5.8.23: Long Section - Circulation Strategy

In 8c the mezzanine accommodates a gym with a series of supporting fitness suites.

5.8.13 Upper Level Organisation

It is only the western block (Plot 8a) that continues above level 04. Level 05 accommodates plant equipment for the building. All the levels above this are all comprised of residential units.

5.8.14 Typical Upper Residential Floor Layout

A typical upper floor accommodates one 2 bed units and six 1 bed units. The mix is distributed according to a policy compliant site wide offer. There is flexibility within the illustrative scheme to vary the mix.

Projecting balconies are located on the eastern and western facades and are accessed off living areas.

Two bed units will be positioned in the corners of the plan, providing dual aspect living and dining spaces.

5.8.15 Servicing

Service access to Plot 8 is via a service corridor at level 00 mezzanine level that is connected to the rear service yard via a good lift located in Plot 8a.

Goods will be trollyed from the service yard up to the mezzanine corridor. The corridor will allow both retail and hotel servicing via the centralised vertical circulation cores. Residential services will be via a separate lift that serves Plot 8a.

5.8.16 Illustrative scheme

5.8.17 Learning from Shoreditch

The architectural approach to Plot 8 has been inspired by the site's historical industrial aesthetic. A repetitive, uniform pitched roof form sat centrally within the site creating a distinct historic character within the townscape.

As well as the roof form, the warehouse aesthetic is defined by the characteristic horizontally proportioned windows. The form of which allows large amount of light to penetrate the building, historically providing better working conditions, but today providing opportunities for framed views and bright internal spaces.

Today, the townscape is characterised by brick terraces with larger openings at their base for retail frontage.

Both the historic and modern industrial aesthetics for the site have been used to form the contemporary aesthetic of the Plot 8 Illustrative Scheme Design.

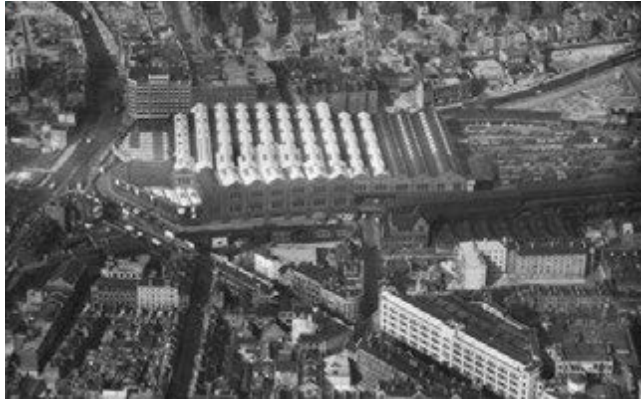


Fig 5.8.24: Historical Precedent - Warehouse Roof Forms



Fig 5.8.25: Historical Precedent - Warehouse Roof Forms

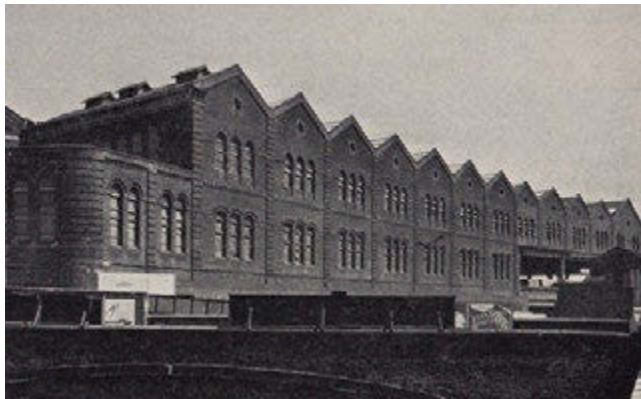


Fig 5.8.26: Historical Precedent - Repetition



Fig 5.8.27: Shoreditch Precedent - Brick Warehouses



Fig 5.8.28: Historical Precedent - Repetition

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5.8.18 Illustrative Elevations

Aesthetically, Plot 8 is expressed as two distinct entities, the residential block to the west (Plot 8a) and the hotel block to the east (Plots 8b and 8c).

The elevations for both elements are influenced by the industrial characteristics identified previously. The blocks are unique in form and mass but respond and relate to each other through detailed elements to create a cohesive scheme.

In both blocks, similar devices have been employed to reflect the Shoreditch vernacular by using horizontally proportioned windows, vertical piers and large openings at ground level.

The height, form and massing concept for the blocks respond to that of the illustrative schemes to the west and the open park landscape to the east.

The Residential block sits between the office scheme (Plot 2) and the hotel block. The expressed frame of the block takes its proportions from Plot 2 and the facade detail relates to the fine detail of the hotel facade.

The hotel relates to the green public space to the west, and creates a more positive environment at a human scale.

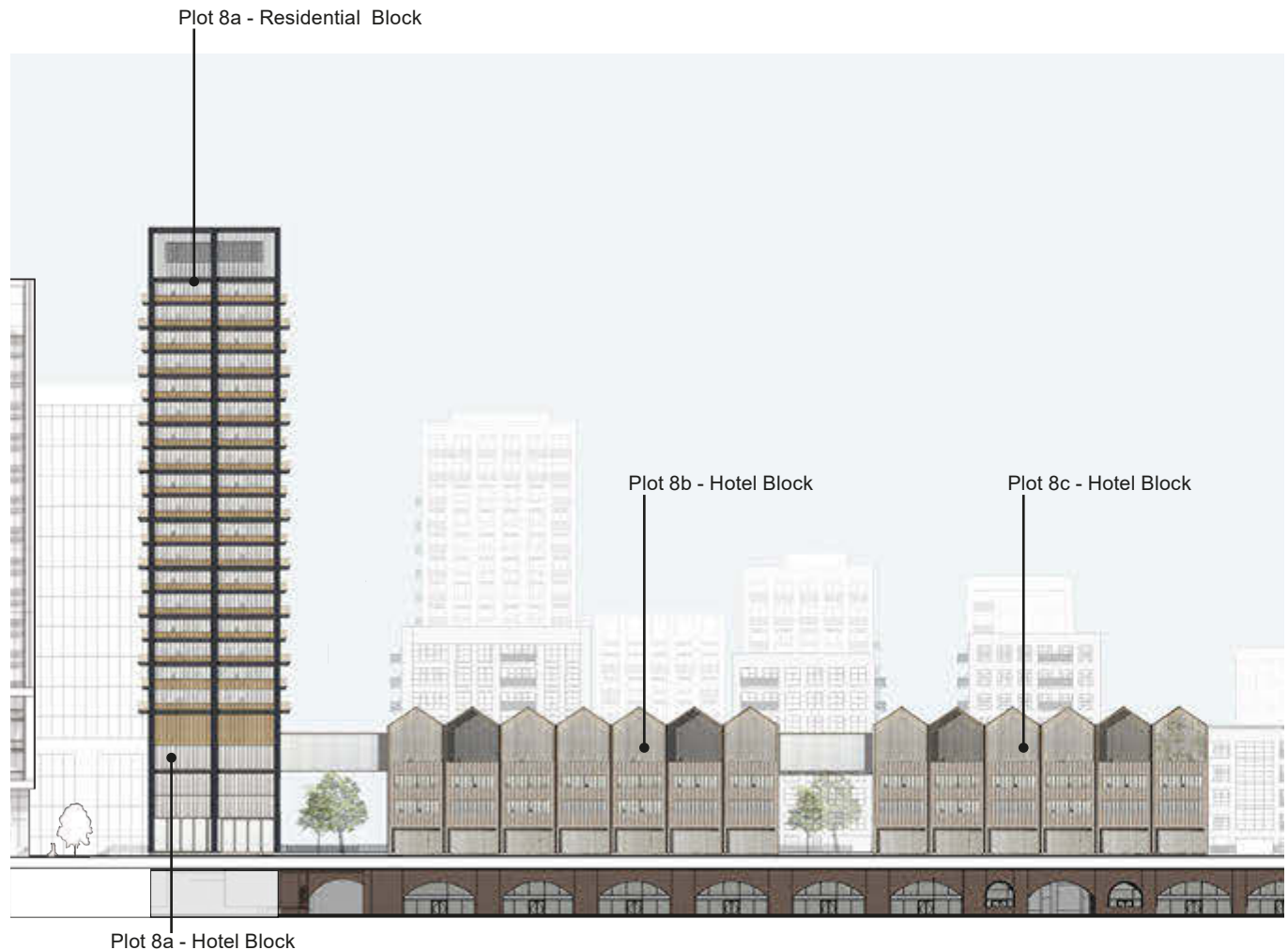


Fig 5.8.29: Illustrative South Elevation

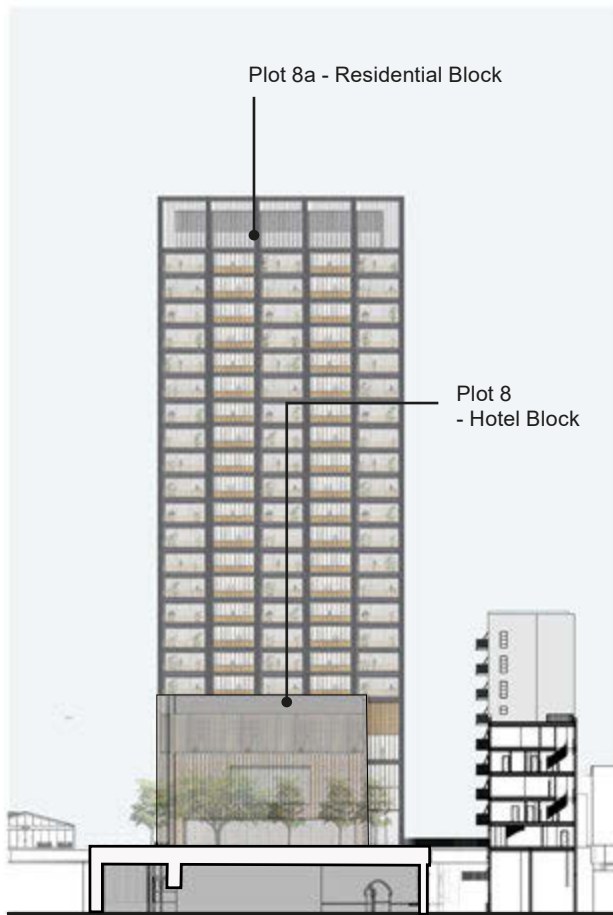


Fig 5.8.30: Illustrative East Elevation

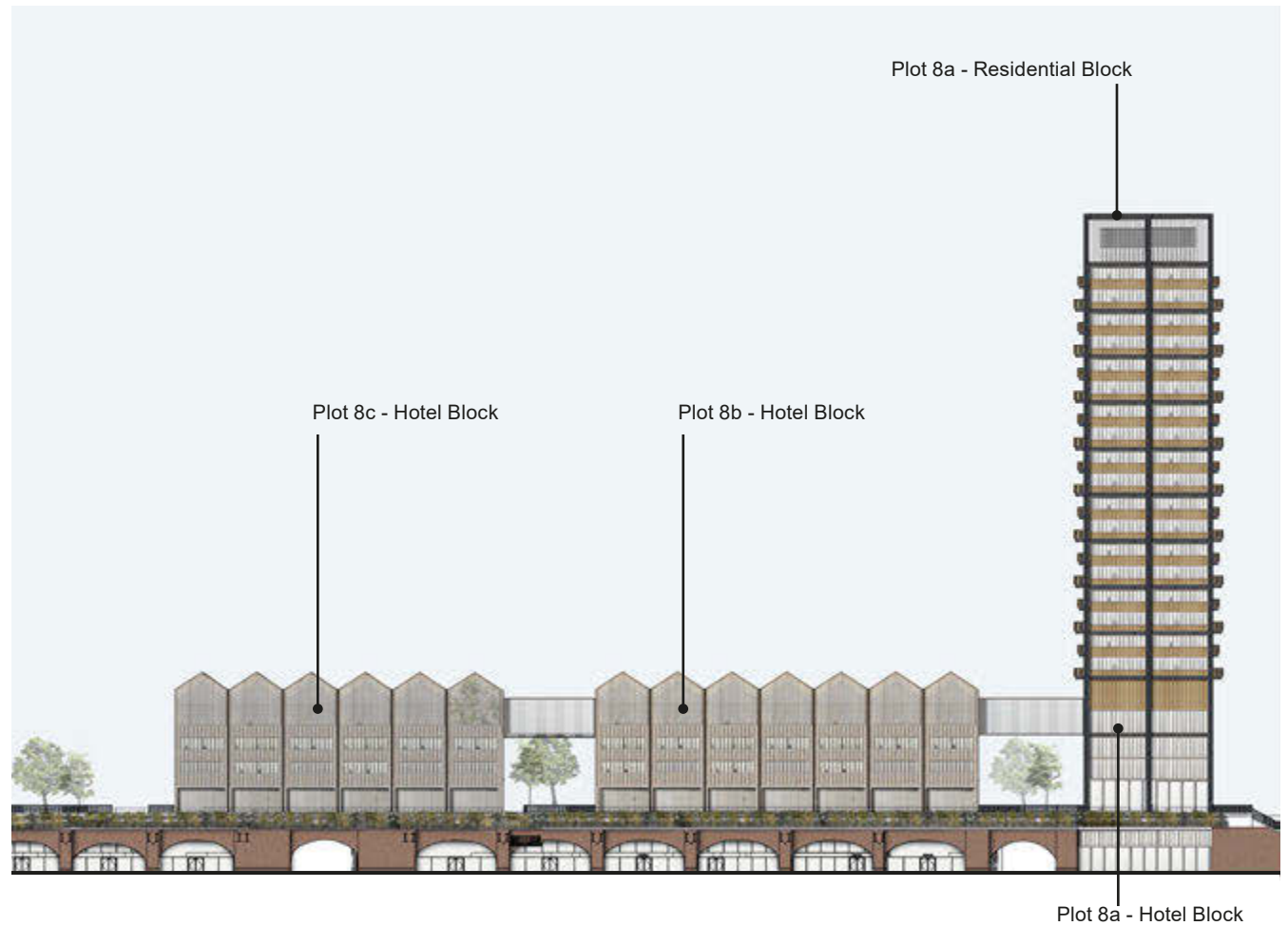


Fig 5.8.31: Illustrative North Elevation

5.8.19 Plot 8a Hotel and Residential Hybrid Tower

The elevations for Plot 8a are influenced by both the 'warehouse' aesthetic of the site and the proportions and rhythm of the illustrative schemes to the west. Expressed vertical brick piers are broken by horizontal masonry lintels which are positioned at every level to create an expressed frame with a 'single-storey' proportion.

Within the frame sits a metal window system which includes feature fins to create an overall framework. Within the framework sits bronze panels to echo the fin and timber detail of the adjoining hotel.

The block comes to both the ground and podium levels, responding to their different conditions. At ground it forms a duel entrance for residents and hotel guests providing separate lobbies and shuttle lifts. Large three and four storey readings express the transition between hotel and residential. An internal garden sits within a void with a shuttle lift connecting to the level 4 hotel lobby, visible from Braithwaite Street (fig 5.8.37).

The buildings exoskeletal structure overruns the top two floors to create a roof feature that also responds to the Plot 2 office scheme, acting as a clearly defined crown.

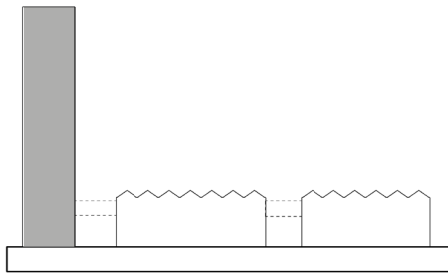


Fig 5.8.33: Key



Fig 5.8.34: Plot 8a South Elevation



Fig 5.8.35: Precedent: Expressed frame and materiality



Fig 5.8.36: Precedent: Expressed frame and materiality



Fig 5.8.37: View from Braithwaite Street

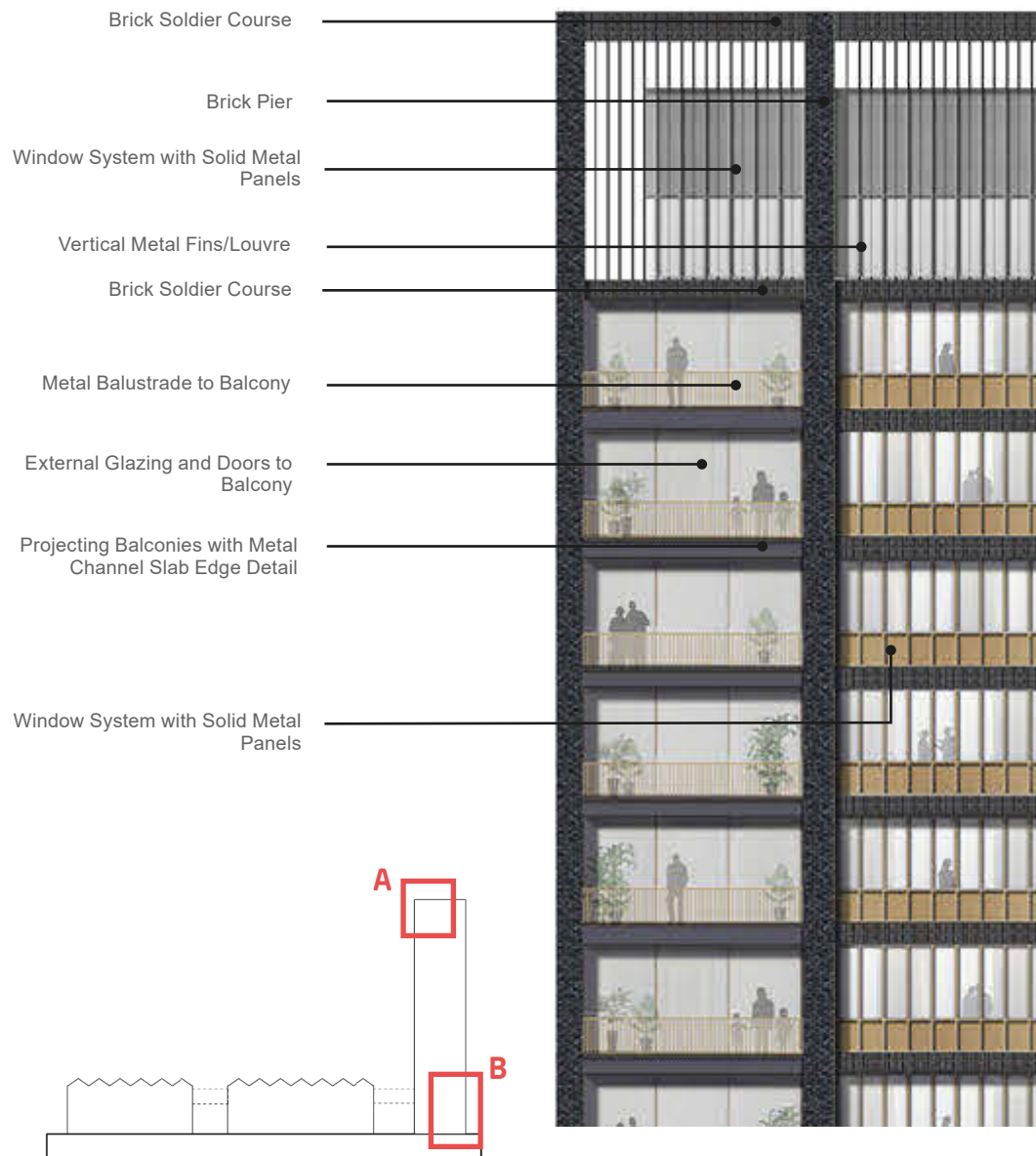


Fig 5.8.38: Key

Fig 5.8.39: Illustrative Fragment A

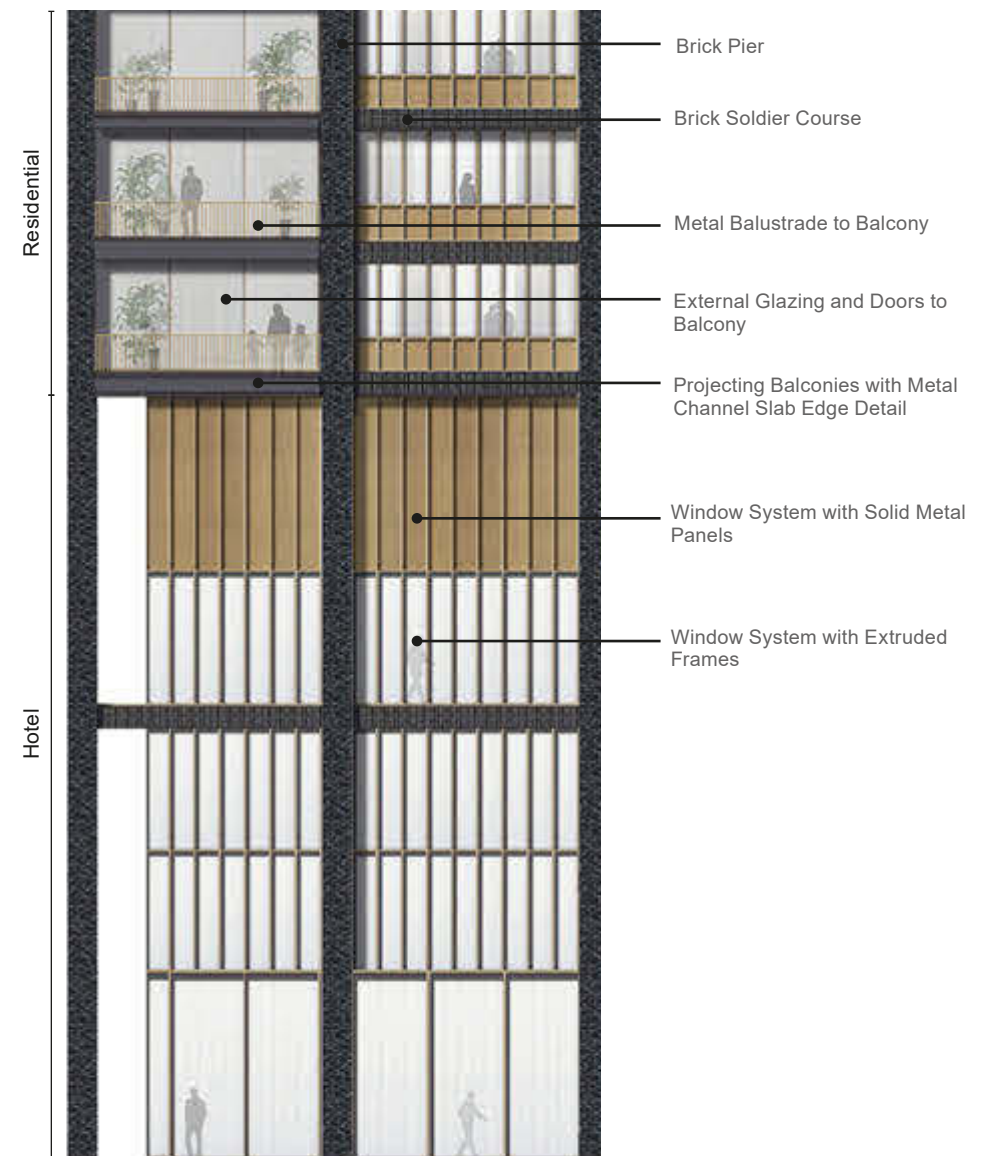


Fig 5.8.40: Illustrative Fragment B



Fig 5.8.41: View Across Park.

5.8.20 Hotel Block (Podium)

5.8.21 The elevation for the hotel is predominantly defined by the roof form of the building, which mirrors the historic typologies of the site to create a contemporary building form.

The building is split into two similarly sized blocks to provide a break in the long northern and southern elevations. The two sections are connected via a glazed bridge link that provides routes between the hotel facilities on level 4.

The facade is divided further into series of bays by vertical metal channels. This helps reduce the mass of the blocks and reflects the rhythm of the historic warehouses previously located on the site.

The façade to the north is a predominant feature of the retail street below and presents itself with a rhythm of vertical timber fins. The projection of the fins creates a subtle layering, which is animated during the day as the sun moves to cast shadows. At night, light penetrates through the timber screen creating a glowing beacon within the landscape.

The rhythm of the fins provides moments of privacy and activity, creating a dynamic and interesting face to the street at high level.

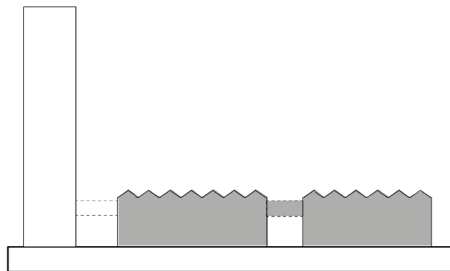


Fig 5.8.42: Key

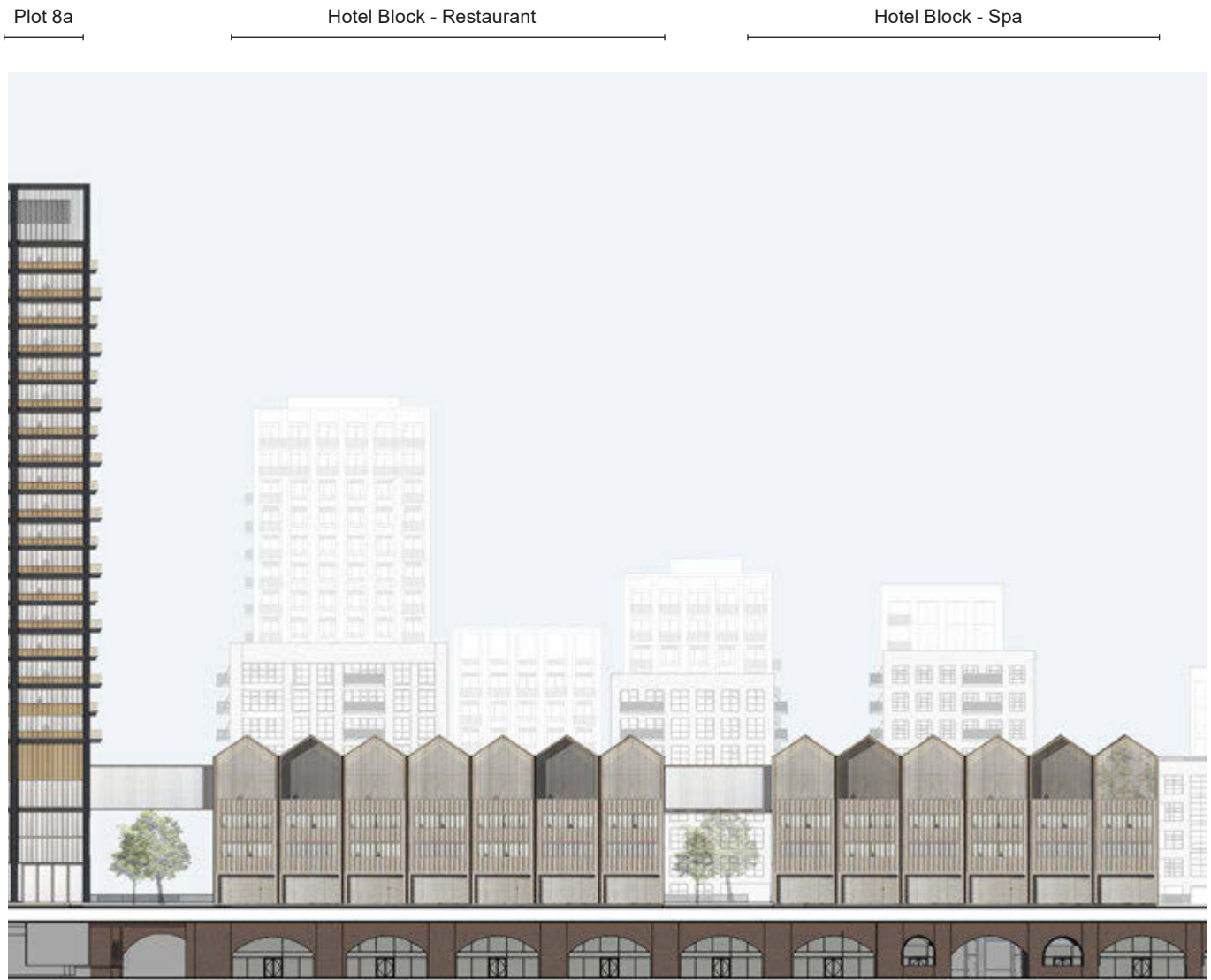


Fig 5.8.43: Hotel South Elevation



Fig 5.8.44: View from Retail Street



Fig 5.8.45: Hotel Bay Study Model



The facade is expressed as a base, middle and top, that each respond to the activities and layouts contained within.

Where the building meets the ground, large glazed opening provide frontage for retail units and restaurants to create active street frontage to the public park.

In contrasts to the base of the building, the middle of the facade is solid reflecting the private nature of the hotel rooms behind. Each bay contains two rooms at both first and second floor levels. Horizontal window openings maximise views out and let light in.

The top storey is defined by its double height pitched openings which help to give the building a lighter appearance. The openings are a response to the restaurant and spa activities contained within. On the southern elevation the double storey proportions of the top level provide dramatic views of London across the surrounding park.

On the southern facade sections are set back to create outdoor terraced areas and to reduce the scale and massing of the building.

All 3 sections of the facade are clad in timber and are held together in a series of vertical timber fins. As the fins rise they increase in density to provide variety and texture to the elevation.

The uniform timber cladding adds a unique contrast in a predominantly masonry context.

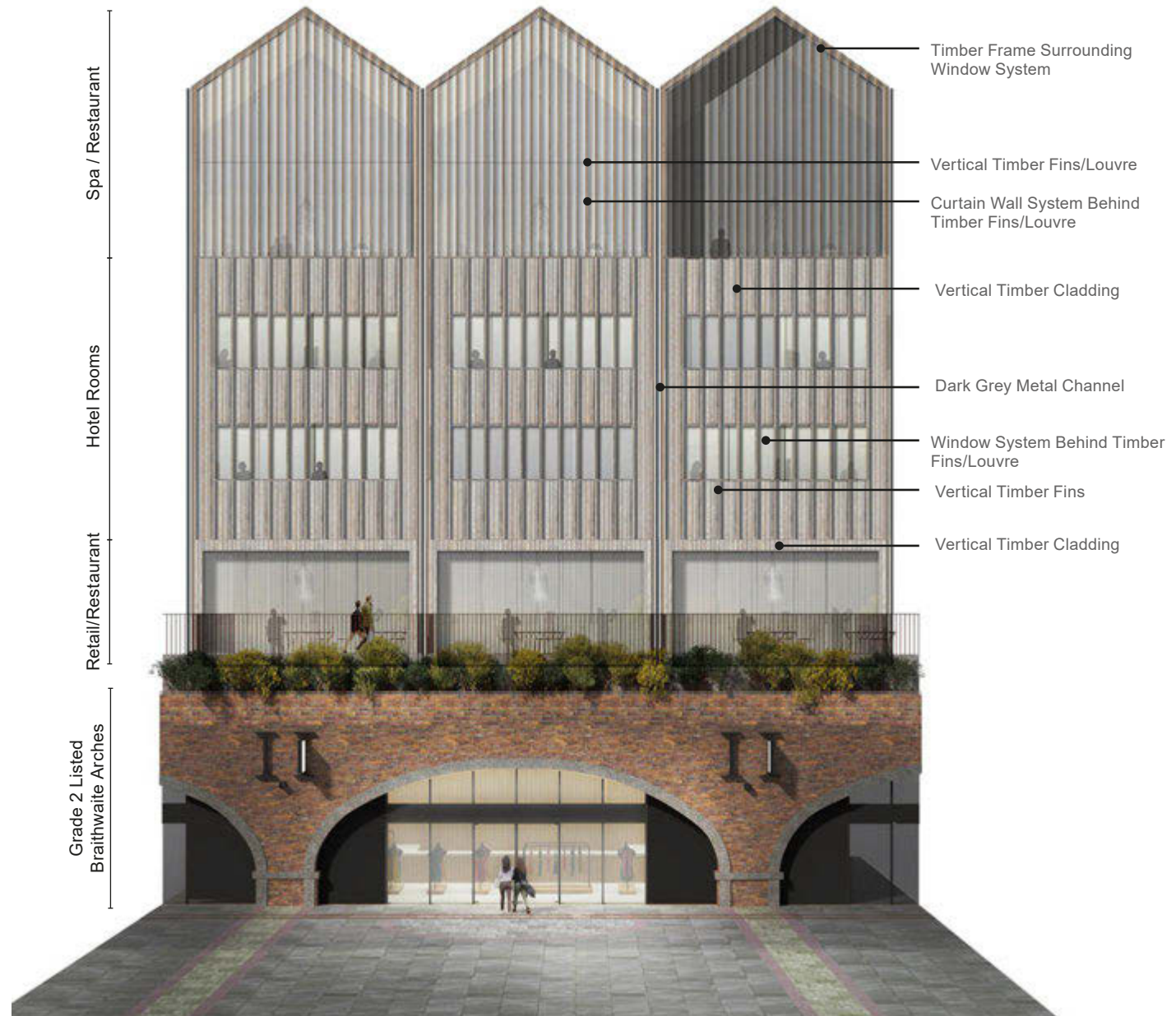


Fig 5.8.46: Hotel Bay Illustrative Elevation



Fig 5.8.47: Timber Cladding Precedent



Fig 5.8.48: Timber Cladding Precedent



Fig 5.8.49: Timber Cladding Precedent



Fig 5.8.50: View from Park

5.9 PLOT 6

5.9.1 Introduction

All of the information within this section is part of the outline application and is therefore illustrative, demonstrating one way in which a proposed scheme could come forwards in the future as a reserved matters application, guided by the Design Guide and plot parameters. Plot 6 is the most easterly plot within The Goodsyards masterplan.

The viaduct passes east-west through the masterplan and provides elevated platforms for Shoreditch High Street Station.

To the north, the plot abuts an existing terrace which wraps the corner from Sclater Street to Brick Lane and a vacant site which has previously had planning permission for residential use.

To the south the plot forms one side of a new square off Brick Lane. Brick Lane is an important local pedestrian destination and as such the street is frequently busy with pedestrians - most notably on market days.

The immediate built environment is characterised by 3-4 storey terraced, perimeter blocks with commercial ground floor use.

5.9.2 Plot Brief and Quantum

Plot 6 will be exclusively cultural use (D use class).

Plot 6 is proposed to be a 'beacon' for the development acting as a cultural landmark for Shoreditch.

Tables 5.9.1 and 5.9.2 show the maximum and minimum gross external areas for the plot.

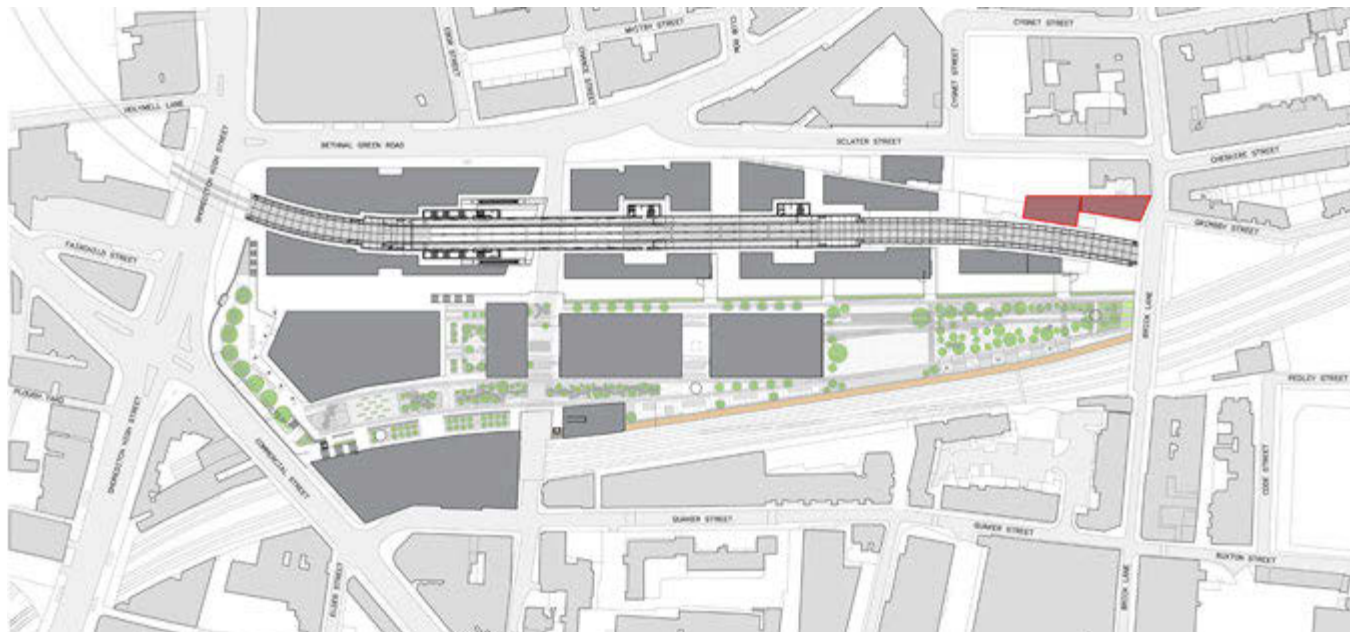


Fig 5.9.1: Plot location plan

Level	D1/D2 GEA m ²	Plant / Ancillary GEA m ²	Total GEA m ²
Total	2,385	78	2,463

Table 5.9.1: Plot 6 Maximum GEA

Level	D1/D2 GEA m ²	Plant / Ancillary GEA m ²	Total GEA m ²
Total	1,768	78	1,846

Table 5.9.2: Plot 6 Minimum GEA

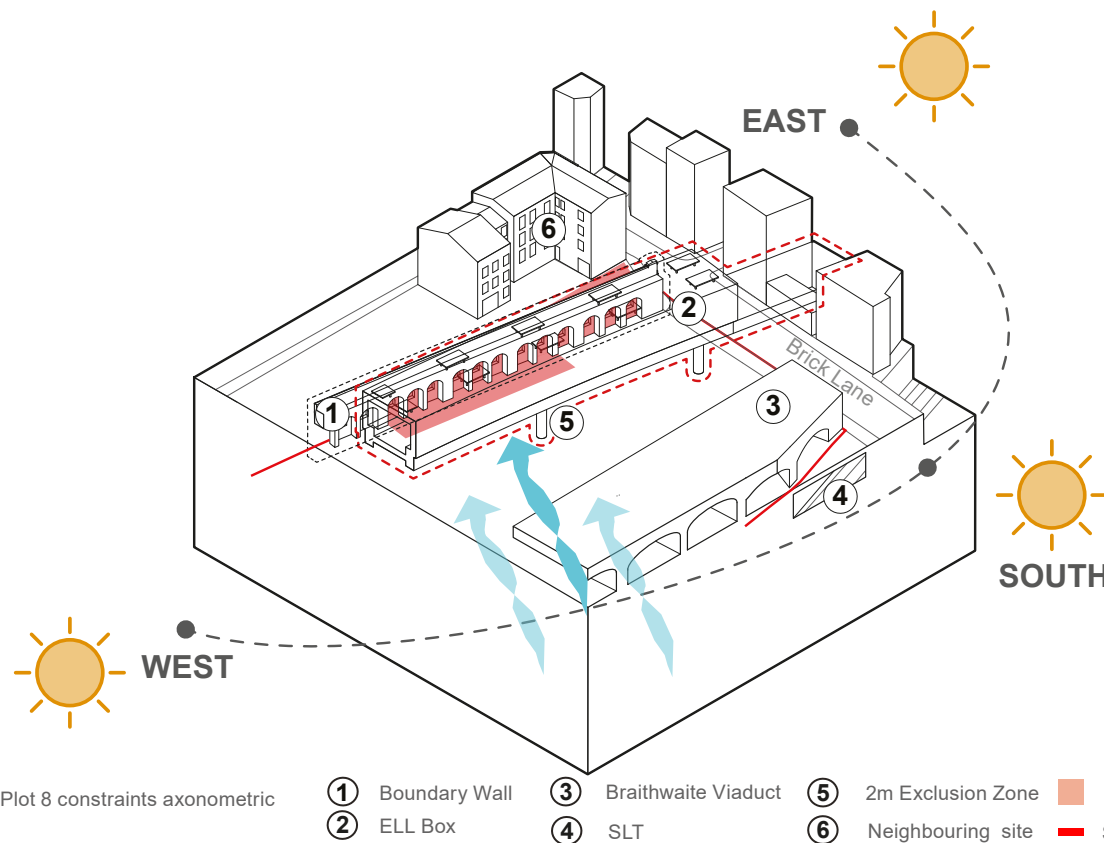


Fig 5.9.3: Plot 8 constraints axonometric

- | | | | |
|-----------------|-----------------------|---------------------|---------------|
| ① Boundary Wall | ③ Braithwaite Viaduct | ⑤ 2m Exclusion Zone | Plot Extents |
| ② ELL Box | ④ SLT | ⑥ Neighbouring site | Site Boundary |



Fig 5.9.2: The Goodsyrd existing boundary wall

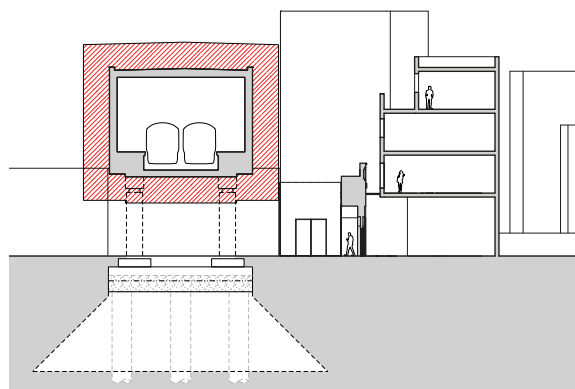


Fig 5.9.4: ELL constraints section

5.9.3 Plot Constraints

Plot 6 is located on a complex and constrained piece of land. Below ground, the pad foundations and associated exclusion zones for the columns supporting the London Overground viaduct run east-west to the south of the site. The effect of this is to sanitise any potential basement area and limit areas where new structure can be placed.

Above ground, the plot is bound to the south by the elevated London Overground viaduct. The underside of the viaduct is approximately 4.4m above ground level. The top of the viaduct is approximately 15.5m above ground level (30.3m AOD approx).

The viaduct has a 2m exclusion zone prescribed from the outer faces of the concrete viaduct to allow future maintenance by the rail operator. This exclusion zone applies to all sides of the viaduct. The top of the no-build zone ends approximately 17.5m above ground level (32.3m AOD approx).

To the south the plot forms the northern edge of a new proposed public square off Brick Lane. The existing boundary wall forms part of this edge and is incorporated into the building.

To the north, the proximity of the existing buildings should be considered alongside daylight to existing windows.

The plot sits wholly within King Henry VII's Mound LMVF view cone.

5.9.4 Conceptual Approach - Massing

The massing of Plot 6 is highly constrained within the masterplan and its architecture reflects this.

The diagrams opposite show a logical progression in the massing from a simple extrusion of the plots plan extents.

In order to maximise the potential of the plot the building has come forward as two blocks linked at ground level.

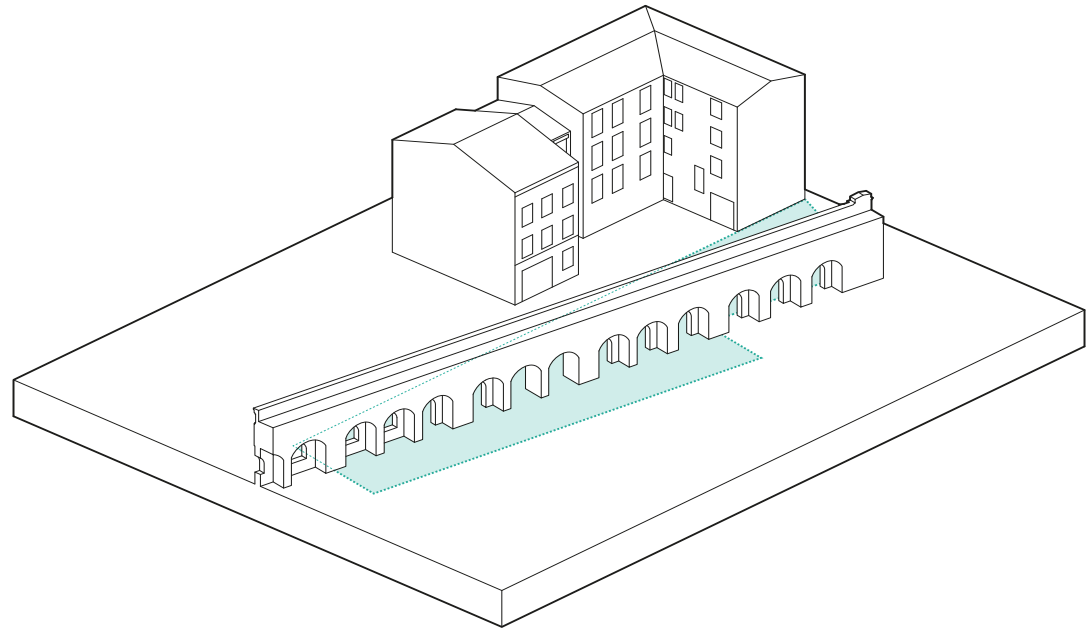


Fig 5.9.5: Site extents, neighbouring dwellings and existing boundary wall

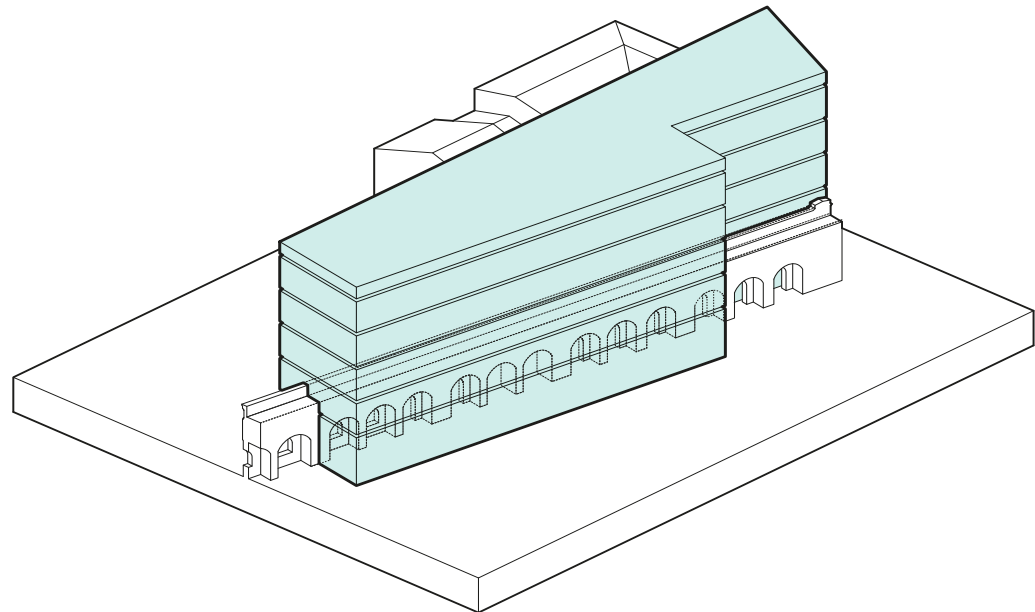


Fig 5.9.6: Maximum parameter

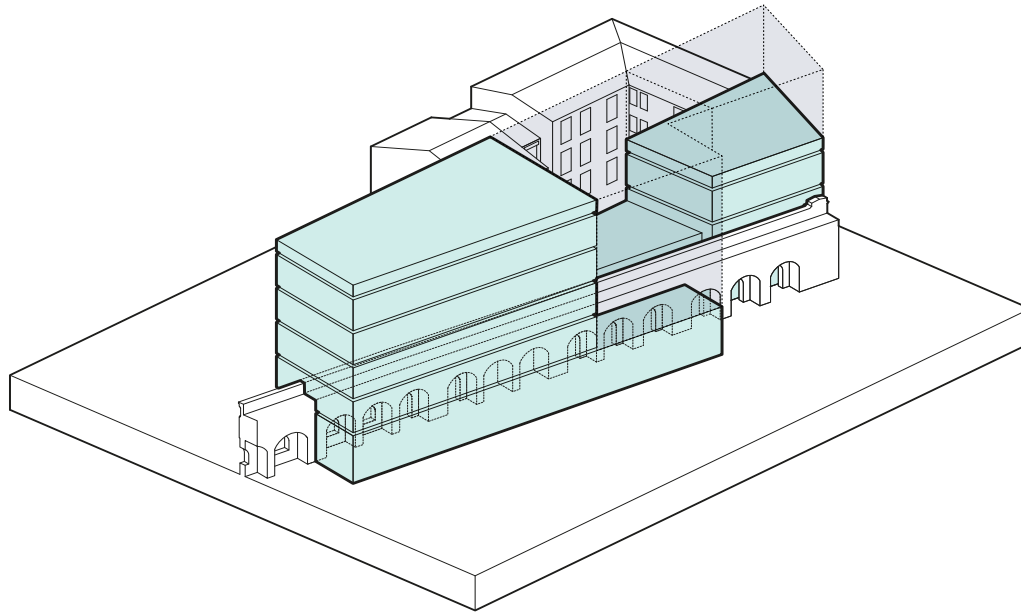


Fig 5.9.7: Minimum parameter.

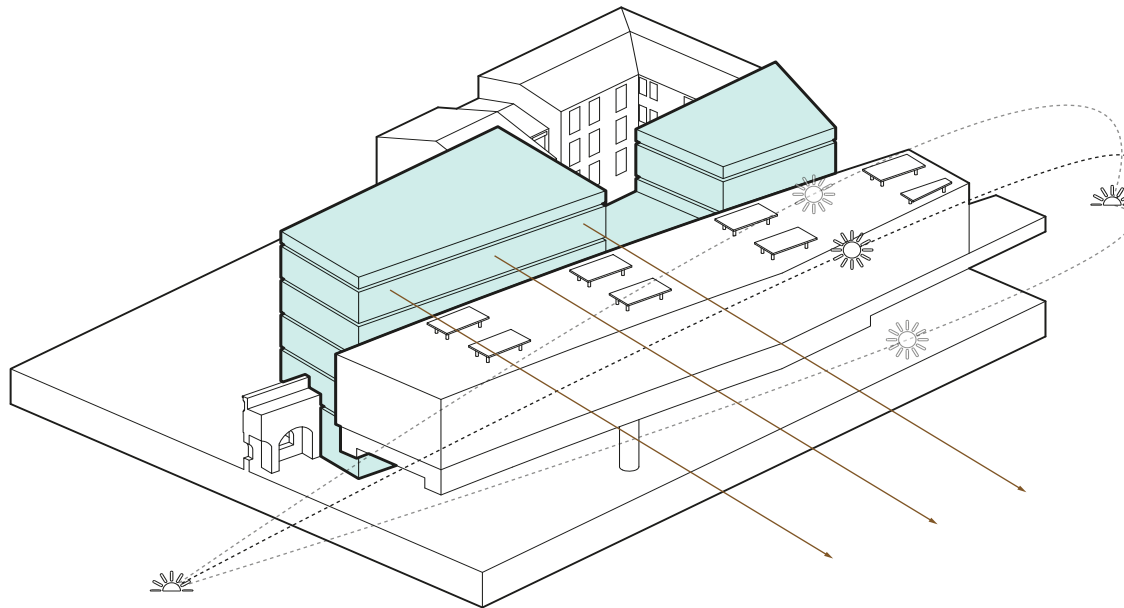


Fig 5.9.8: The west block is raised to allow views over the ELL line, while the front block maintains a domestic scale to Brick Lane.

The block that addresses Brick Lane is of a comparable scale to the existing fabric of the street; abutting the blank gable wall to its north.

The western block peaks above the London Overground viaduct to offer views south from the upper levels.

The scale of the link is defined by the datum line of the existing boundary wall; allowing the existing fabric to proudly address the new square and be brought into use as an animated, permeable elevation.

5.9.5 Strategic Plot Layout

The plot layout looks to maximise the available footprint, given its contextual constraints.

The plot is organised in 2 blocks, linked by a shared ground floor.

The building footprint builds up to the boundary set by the 2m exclusion zone defined around the London Overground viaduct. The plot builds up to the application boundary to the north and east as well as forming the northern edge of the new public square off Brick Lane.

Plot 6 therefore has frontage onto two key movement corridors and a new public square; Brick Lane to the east and the new proposed Middle Road to the south. This makes it prominently placed as an important cultural proposition within the masterplan.

5.9.6 Access and Servicing

Access to Plot 6 is via a shared lobby at ground level. This lobby is accessed directly off the proposed Brick Lane Square within the masterplan.

Service access to Plot 6 is via a shared service yard to the west between Plots 10 and 5. The service yard is accessed via Sclater Street and goods would be required to be trolleyed to the Plot.



Fig 5.9.10: Level 00 plan

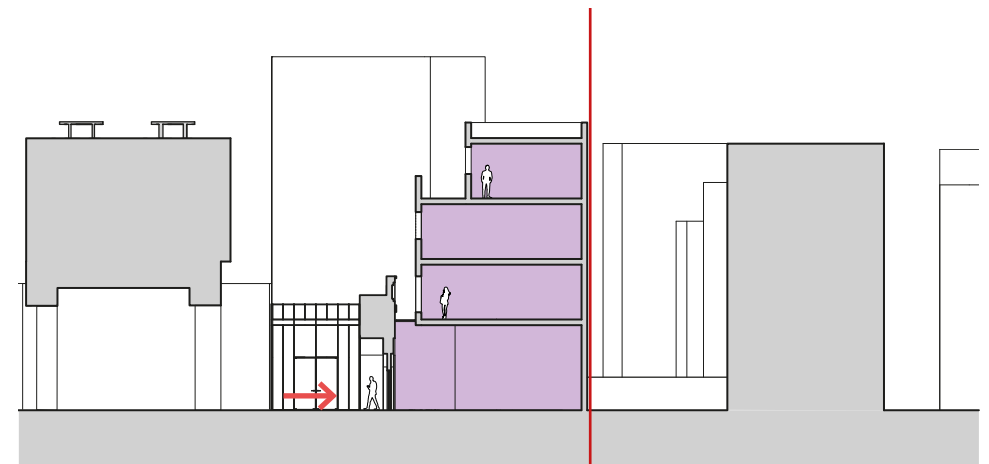
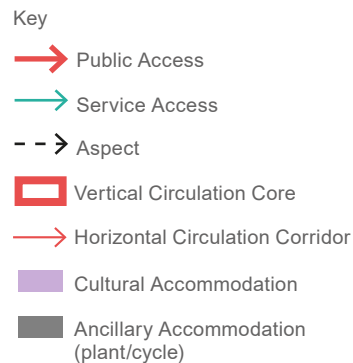


Fig 5.9.9: Strategic plot section AA

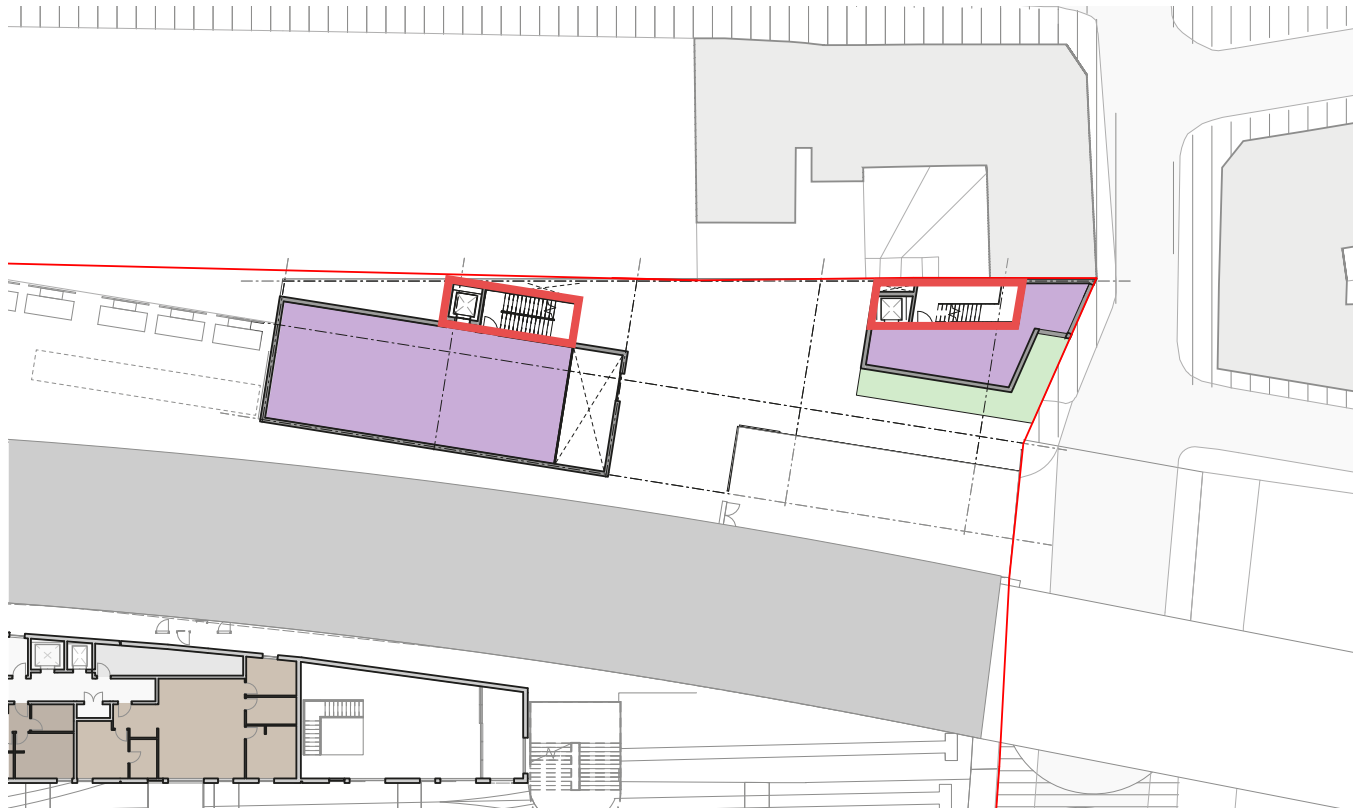


Fig 5.9.13: Typical upper plan

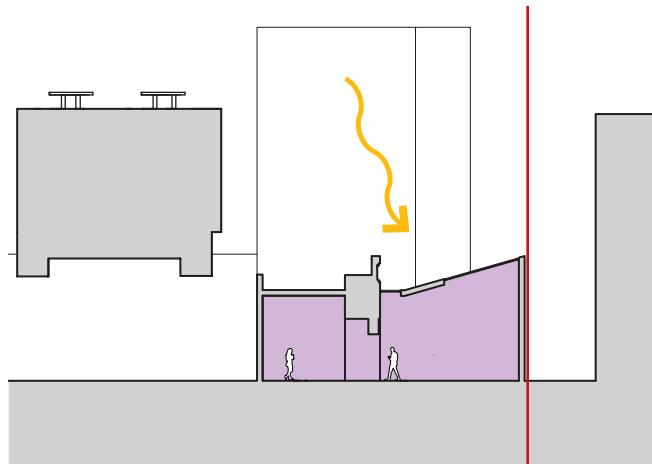


Fig 5.9.11: Strategic plot section BB

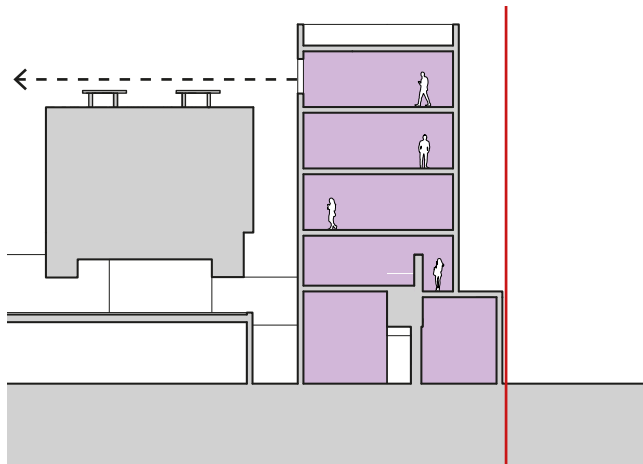


Fig 5.9.12: Strategic plot section CC

5.9.7 Strategic Internal Layout

Each block is proposed to have an independent core, allowing the building to be sub-divided, should the end user require it. These cores are pushed to the northern edge of the plot.

In the articulation of the mass terraces have been created at two points. One above the entrance helping to activate the new square at multiple levels and a second terrace on the eastern most block at level 03 - creating an external breakout space tat allows views towards the square below.



5.9.8 Ground Floor Organisation

At ground floor the central, open plan space is top lit and will facilitate a range of community activities. Plant and back of house spaces are placed to the west to allow servicing from the service routes within plot 10.



Fig 5.9.14: Level 00 plan

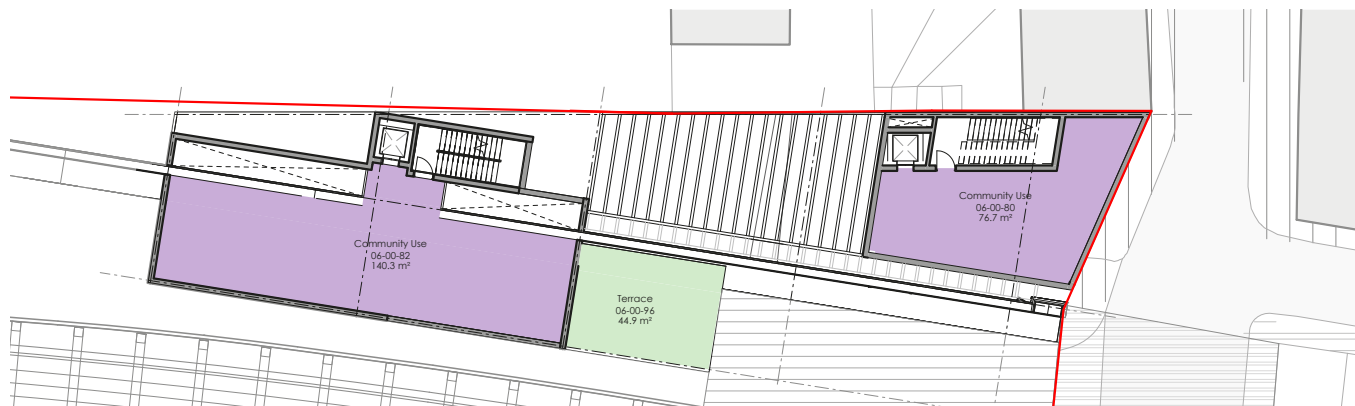


Fig 5.9.15: Level 01 plan

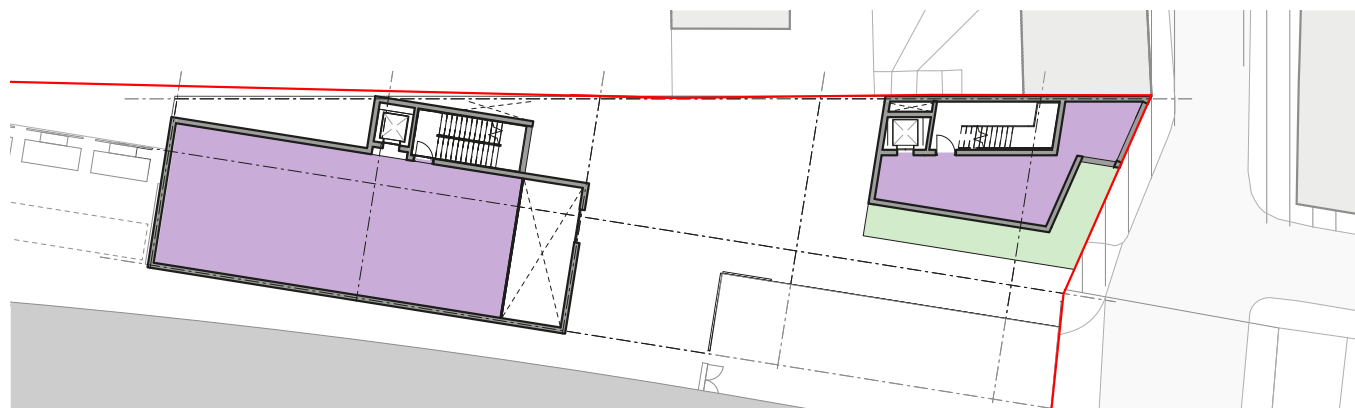


Fig 5.9.16: Level 03 plan

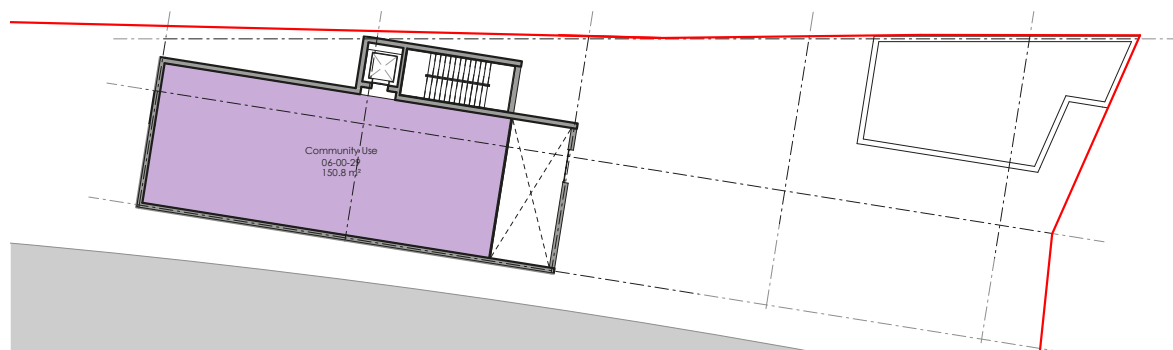


Fig 5.9.17: Level 04 plan

5.9.9 Upper Floors Organisation

At upper levels Plot 6 is formed of 2 blocks each served by a core.

Each block is relatively small and houses one, open-plan space per floor.

In the articulation of the mass terraces have been created at two points. One above the entrance helping to activate the new square at multiple levels and a second terrace on the eastern most block at level 03 - relating to prevalent trends within the capital to reclaim roof space for active uses.

5.9.10 Elevations and Material Palette

5.9.11 Brick Patchwork

Plot 6 has two key frontages. One forming the northern edge of the new proposed square, bringing the existing boundary wall into public life. And the second to Brick Lane, acting as a key marker on a threshold between the Goodsyards and one of Shoreditch's most iconic streets.

The elevation to Brick Lane is playful and evokes the arches of both the boundary wall and the historic Braithwaite viaduct.

To be in-keeping with the surrounding context the elevation is dominated by brick. Feature perforated brick walls and translucent concertina glass will allow light to ooze from the building in hours of darkness. In this way Plot 6 will become a literal and figurative beacon for community involvement in The Goodsyards's future.

The larger block to the west is proposed to be clad in the same translucent material used to articulate the smaller eastern block.

The simple architectural treatment of the larger architectural block will focus attention on the smaller block; as well as celebrating the existing heritage asset of the boundary wall.

Detail studies for the proposed elevations overleaf show in more detail the design elements that comprise Plot 6's aesthetic.

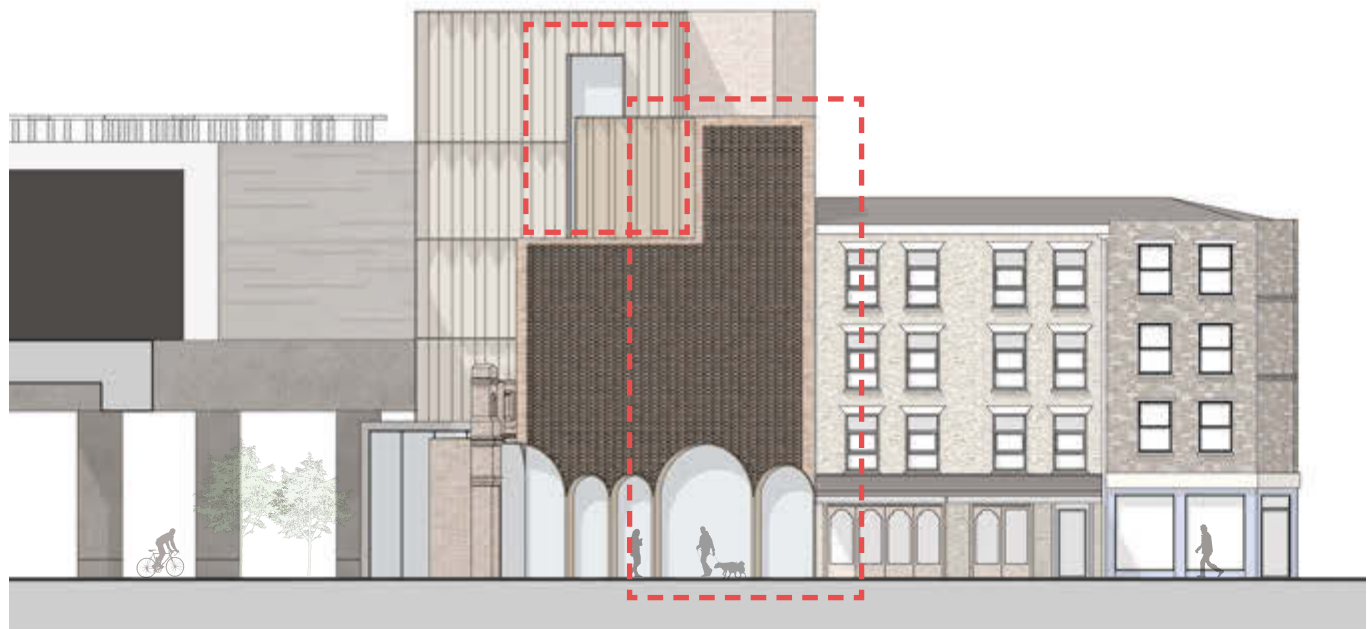


Fig 5.9.18: Illustrative Brick Lane East Facade

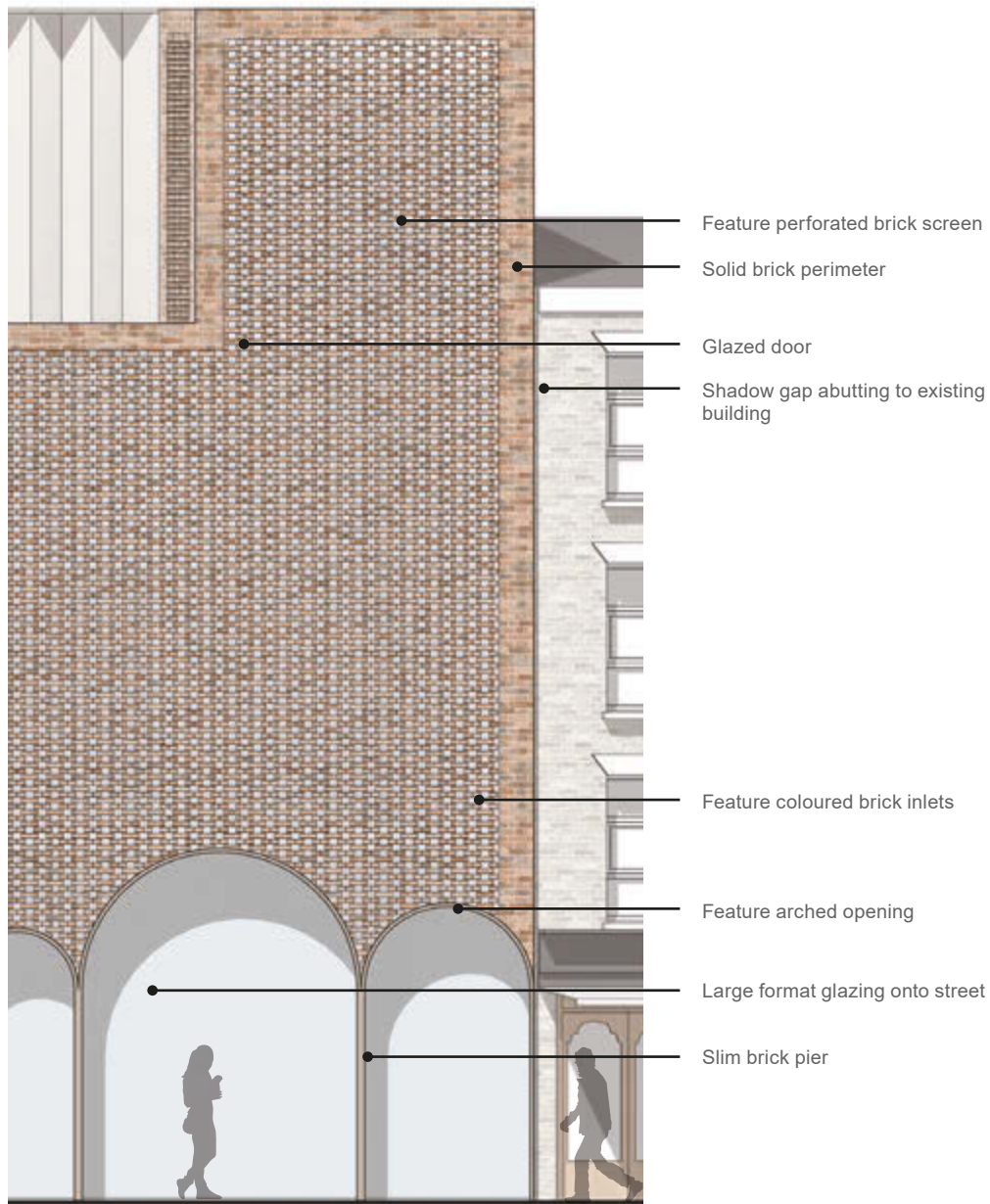


Fig 5.9.19: Illustrative fragment of Brick Lane East Facade (B)

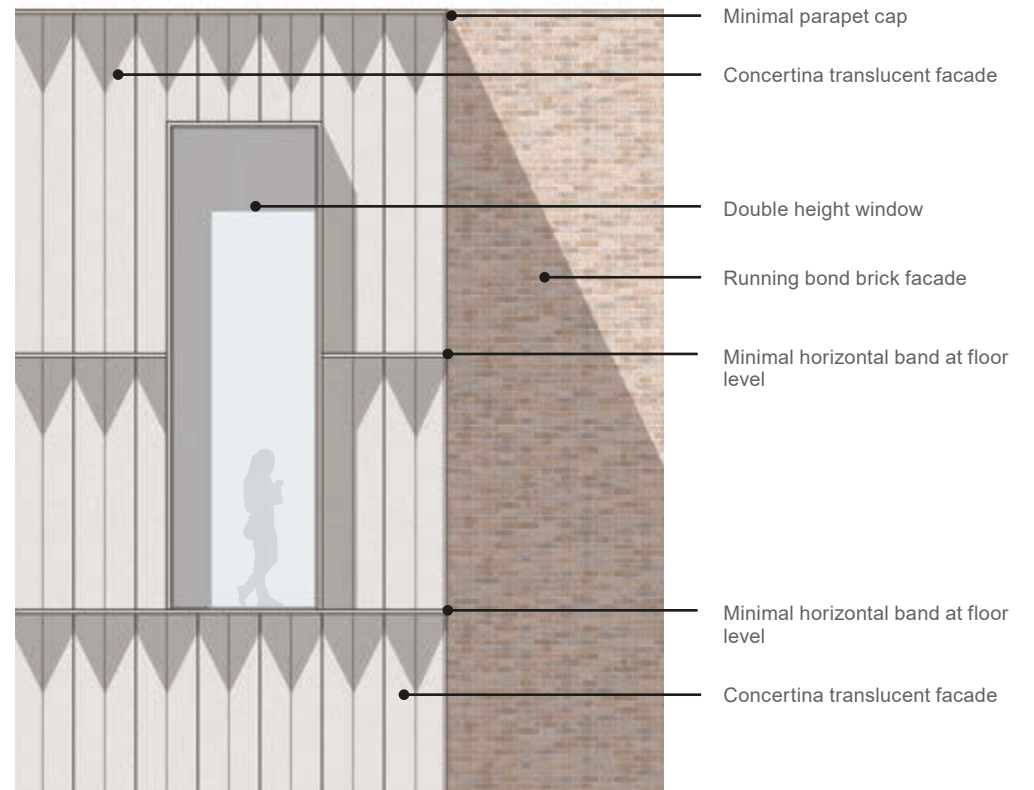


Fig 5.9.20: Illustrative fragment of Brick Lane East Facade (A)

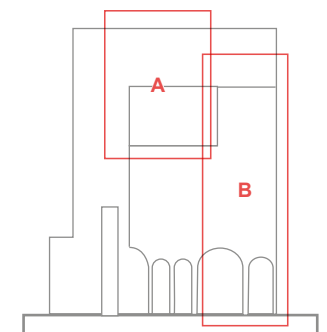


Fig 5.9.21: Detail elevation key

5.9.12 A New Landmark for Shoreditch

The architectural approach to Plot 6 is driven by the ambition to create a new cultural, community landmark building within the masterplan.

The dominant material in Shoreditch is brick, but as the area has been developed and redeveloped intermittently over the years, street elevations have become patchworks of different brick colours, tones and textures.

These terraces are almost always grounded with commercial space, characterised by much larger openings at their base.

The base principles of varied brick texture and commercial frontages at ground along with the ambition to create a cultural, community landmark building has informed the architecture of plot 6.

Additionally the building aspires to integrate the boundary wall into the building and the public realm by re-purposing it as a permeable elevation.

These design principles present in Plot 6 are explained by the sketch opposite.

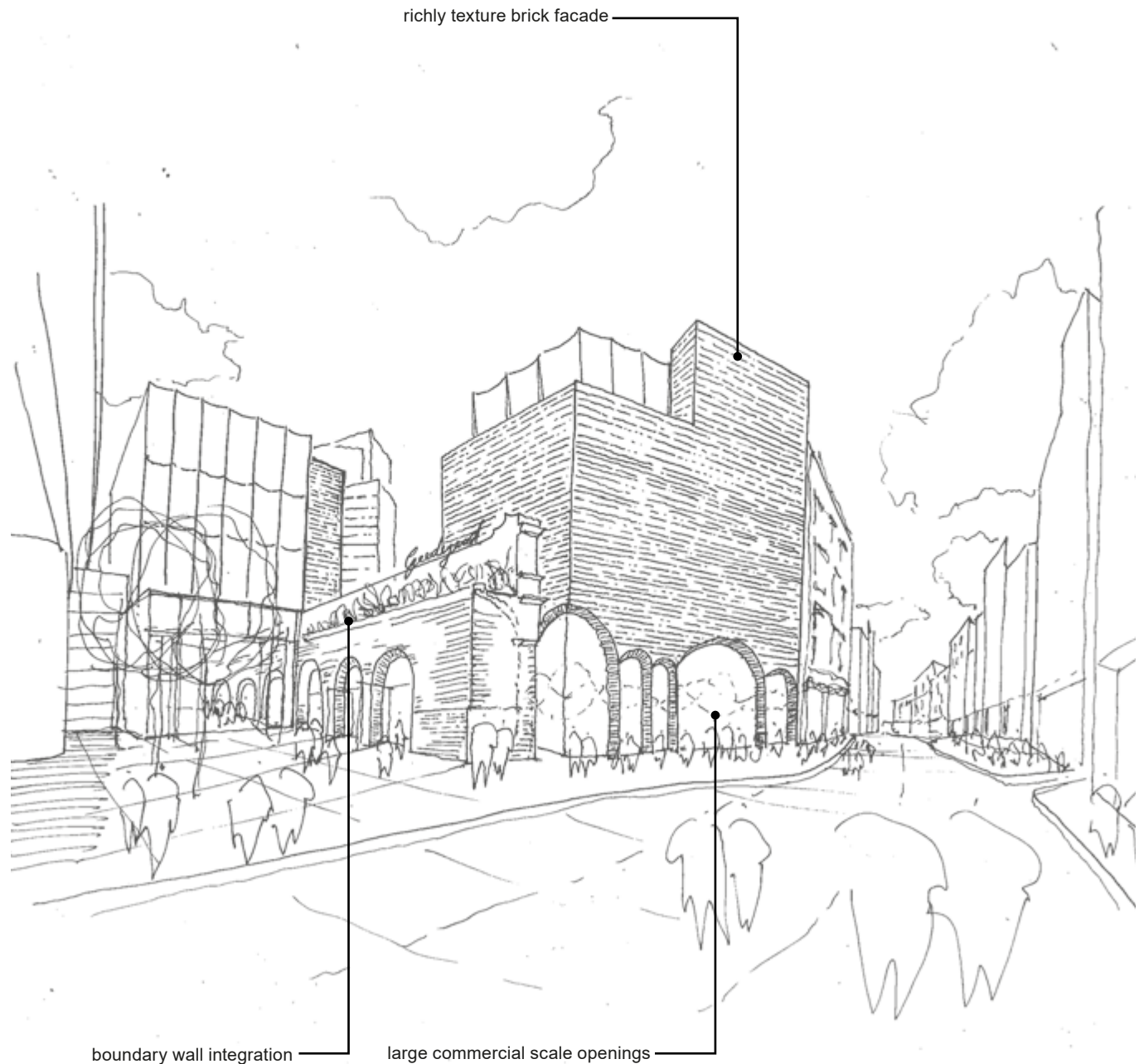


Fig 5.9.22: Artists impression of east facade , facing Brick Lane



5.10 PLOT 11

5.10.1 Introduction

All of the information within this section is part of the outline application as is therefore illustrative; the section does demonstrate one way in which a proposed scheme could come forwards in the future as a reserved matters application, guided by the Design Guide and plot parameters.

5.10.2 Plot Brief and Quantum

Plot 11 is proposed to be a retail plot situated on the southern edge of the masterplan, within the Platform Park.

The small plot can accommodate a single storey pavilion comprising 170m² of retail space.

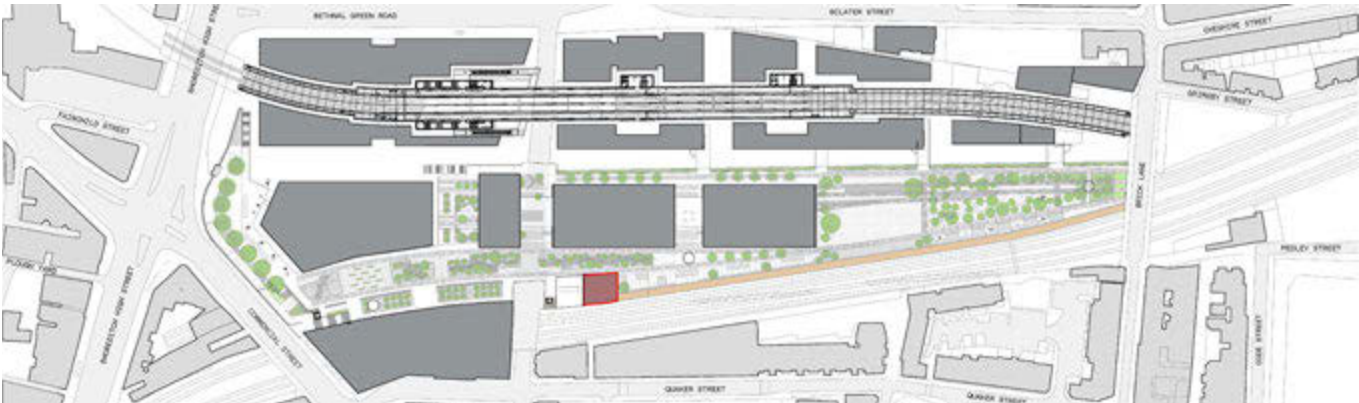


Fig 5.10.1: Plot location plan

Level	A3 GEA m ²	Total GEA m ²
Total	170	170

Table 5.10.1: Plot 11 maximum GEA

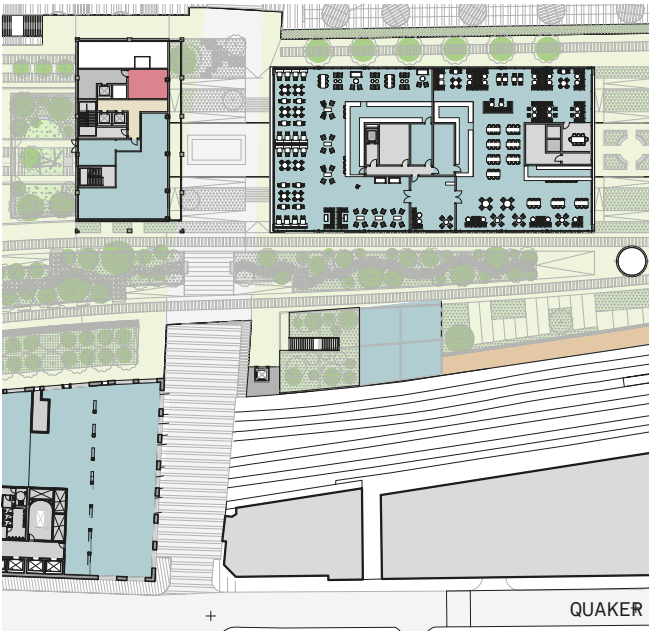


Fig 5.10.2: Plot 11 plan



Fig 5.10.3: Artists impression of the scheme from the south east
Plot 11 highlighted



Fig 5.10.4: Artist impression of the pavillion, platform level

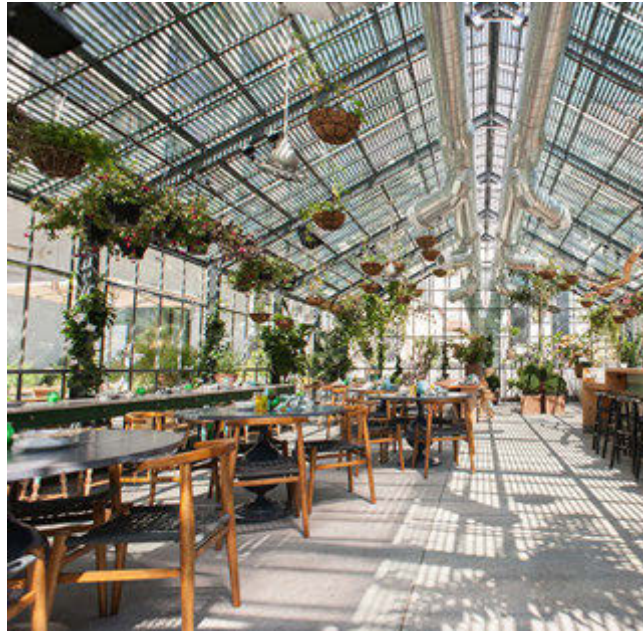


Fig 5.10.5: Examples of the pavilion retail space

5.10.3 Elevations and Material Palette

Plot 11 has two key frontages:

- The first, forming the southern barrier edge along the Platform Park, which faces out and down onto the main line railway
- The second, facing out onto Grain Road, the proposed new route running east-west through the park

The simple, yet elegant architecture proposed responds to both of these conditions, in particular the rail operator's requirement to provide a barrier to the southern edge

