



THE GOODSYARD

Design and Access Statement Addendum

May 2020



ballymore.



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THE GOODSYARD

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1.0 INTRODUCTION

1.1 INTRODUCTION

This document is provided as an addendum to the amendments to the Design and Access Statement (DAS) submitted to accompany the September 2019 amendments to the Goodsyard outline planning application. It is intended that this addendum be read in conjunction with the amended DAS (dated September 2019).

Since submission of the amendments to the application in September 2019, the team have continued to be involved in a constructive dialogue with the Local Planning Authority, the Boroughs, the local community and other key stakeholders. During this post-submission period feedback has been received on the original proposals; this addendum has been produced to summarise the proposed amendments to the illustrative elements of the scheme.

A full description of the revisions are provided throughout this document and are briefly summarised below:

- Amendments to the submitted Design Guide (DG) for Plots 1, 3 and 8 (see Design Guide Addendum, May 2020)
- Amendments to the parameter plans for Plots 1, 3 and 8 (See submitted plans).
- Amendments to Plot 1 responding to the revised DG and comments raised by statutory consultees.
- Amendments to Plot 2 responding to specific design comments raised by statutory consultees.

1.1.1 Document structure

This DAS addendum document highlights proposed changes to Plot 1 and Plot 2 only. All other illustrative information remains as per the original DAS (dated September 2019).

The adjacent diagram gives an overview of the Application structure and the relationship between this DAS addendum and the rest of the application material.

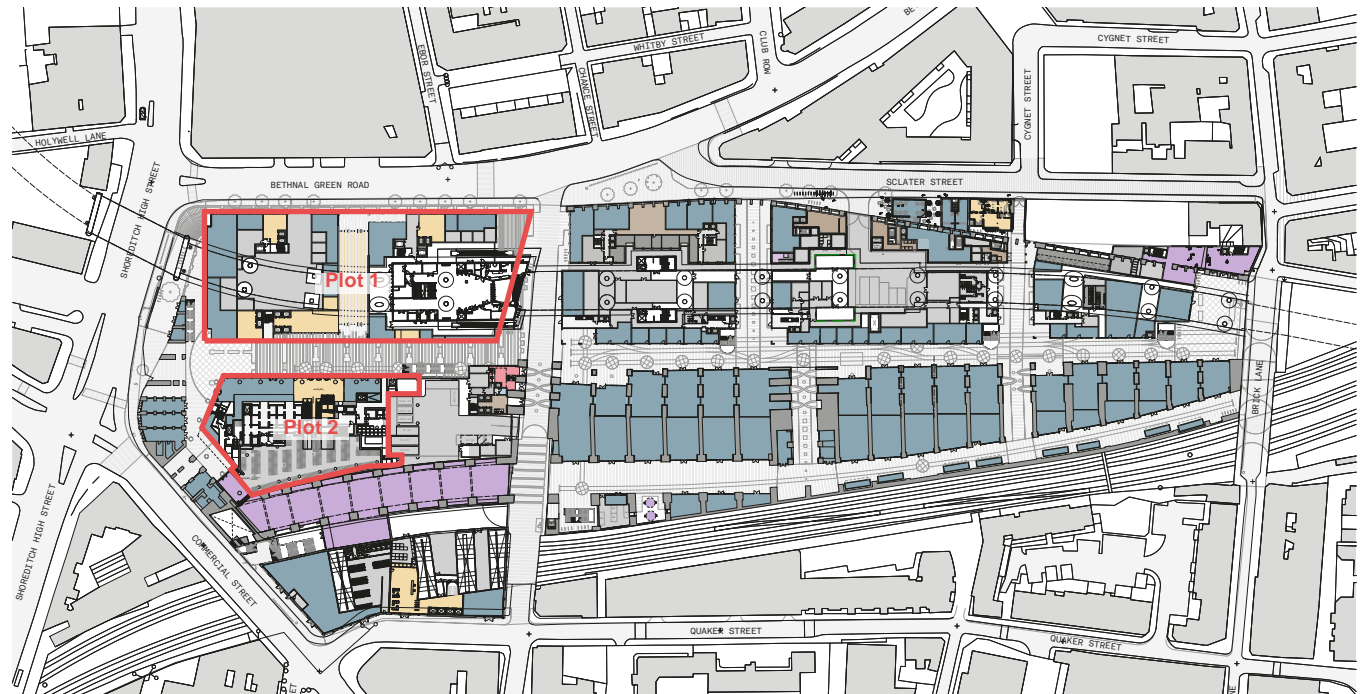


Fig 1.1.1: Proposed amendments highlighted on illustrative masterplan

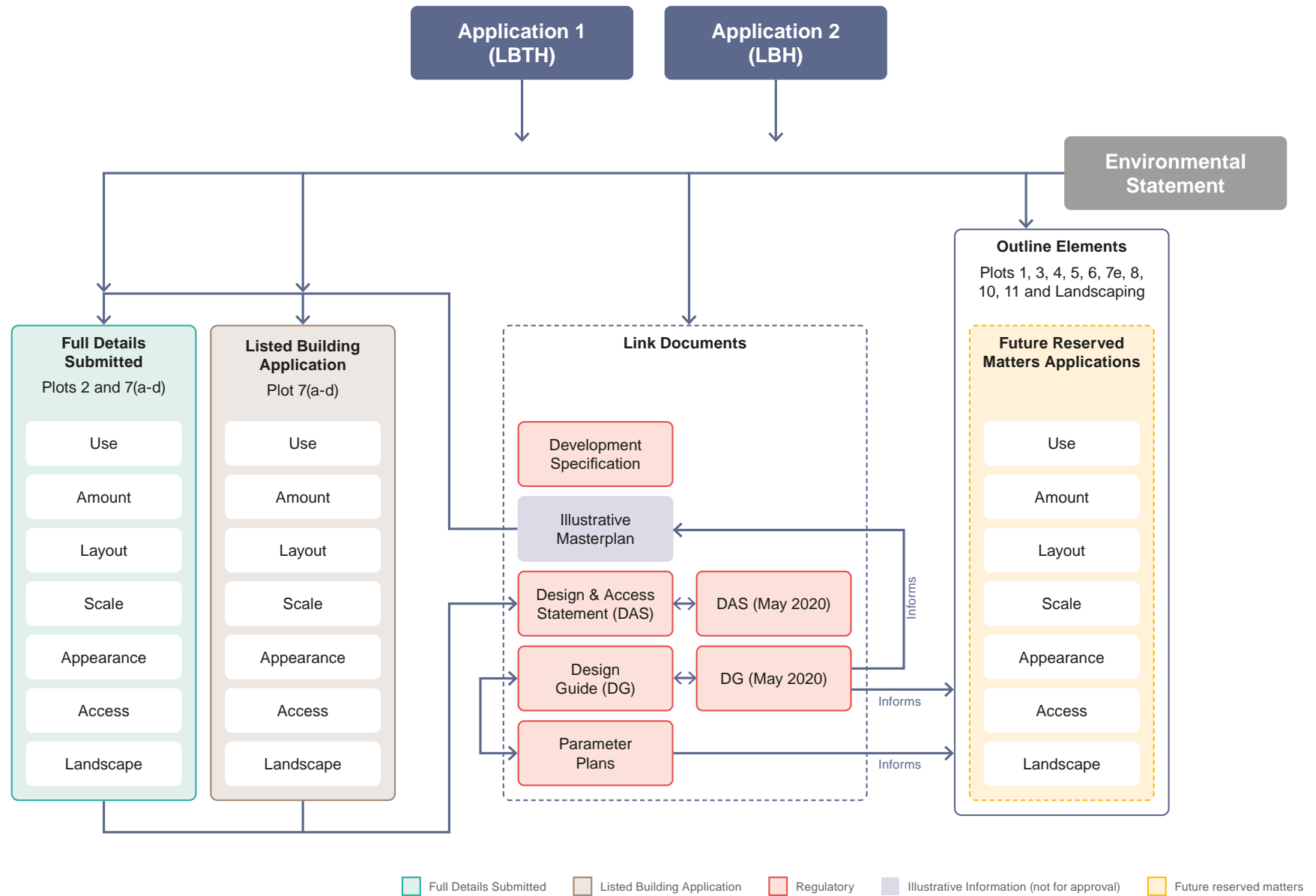


Fig 1.1.2: Application structure, May 2020.

2.0 ILLUSTRATIVE INFORMATION

2.1 PLOT 1

2.1.1 Introduction to updates

The purpose of this document is to show two potential new illustrative scheme options that have been developed since March 2020 to address the feedback received from the GLA officers. The options show the how schemes could be brought forward for future reserved matters applications using the updated design guide.

The plot use, quantum, context and constraints are covered extensively in the Design and Access Statement submitted September 2019, the following pages should be read in conjunction with this.

2.1.2 Two illustrative proposals

The following pages demonstrate two possible illustrative proposals that respond directly to the revised Design Code, May 2020. The design guide limits the variation in composition and materiality to ensure designs of the highest quality only are brought forward. The following two options show how the rules and flexibility provided by the guide can be interpreted into a detailed design.

The first illustrative proposal is aligned to the maximum parameters and the second is aligned to the minimum parameters outlined in section 4.1 of the Design Code.

The illustrative proposals demonstrate two possible approaches that could come forwards at Reserved Matters stage.



Fig 2.1.1: Plot 1 - Illustrative design, September 2019. View to East.



Fig 2.1.2: Plot 1 - Illustrative design, September 2019. View to West.



Fig 2.1.3: Plot 1 - Illustrative design, September 2019. View to East.



Fig 2.1.4: Plot 1 - Illustrative design, September 2019. View to North.

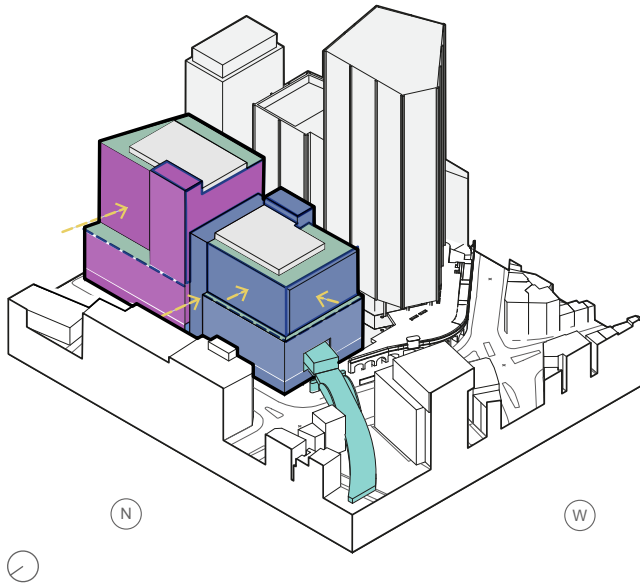


Fig 2.1.5: Massing axonometric: Compositional approach type A

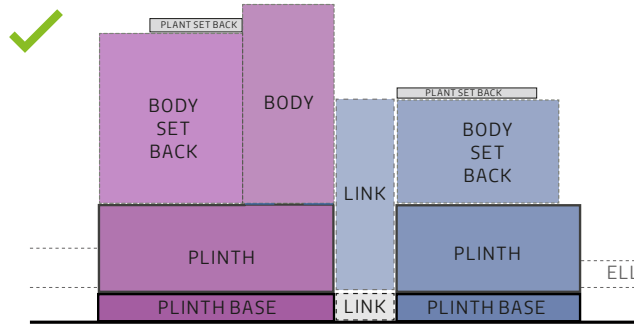


Fig 2.1.6: Acceptable compositional approach type A

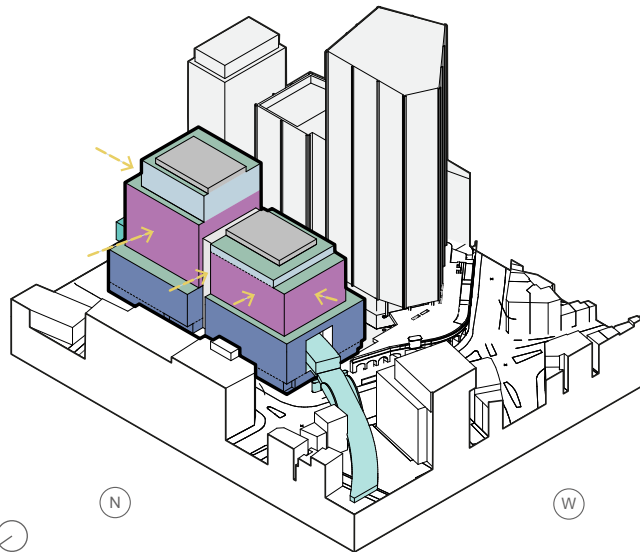


Fig 2.1.8: Massing axonometric : Compositional approach type B

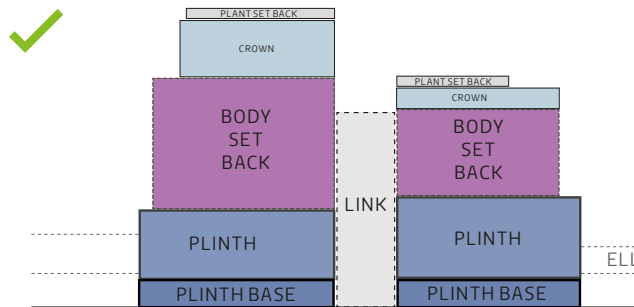


Fig 2.1.7: Acceptable compositional approach type B

2.1.3 Updates to Design Guide

The following points act as a brief summary of changes to the Design Guide that influence plot 1:

- Guide allows for two compositional approaches (Type A and B) but prevents a composition where the core is either expressed as solid or as a vertical element coming to ground;
- Rules added to ensure the body of the building is set back from the plinth to define shoulder height and allow for external terraces;
- Rules to ensure that the design brought forward is not read as one long building along the street; this is either done by a material shift between east and west or by the 'link' divide between the two blocks;
- Flexibility added in terms of vertical circulation through the building to allow for alternative core positions and rules added to ensure any external core is integrated into the architecture of the body element;
- Further definition added with regards to the legibility of the Tea Building and the urban design relationship between the two;

2.1.4 Alignment with Design Guide

The illustrative schemes shown within this section both are within the maximum and minimum parameters and strictly align with the key urban design principles outlined within the Design Guide that include use & amount, scale & massing, maximums & minimums, composition & materiality and access & servicing.

2.2 ILLUSTRATIVE PROPOSAL 1

2.2.1 Another look...

The masterplan parameter plans provide a clear maximum and minimum quanta that a development on Plot 1 must meet. However, within these parameters, the opportunity exists for a design to evolve and be tailored to meet future market demands.

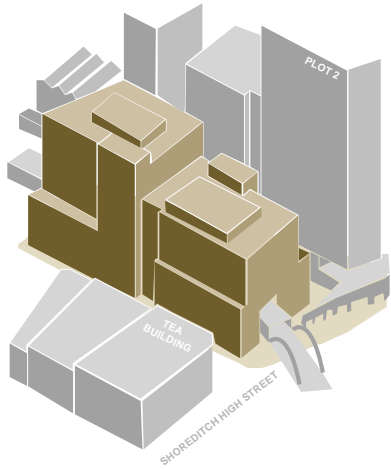
The Design Codes have similarly been devised to ensure that a range of design responses could be provided which all adhere to the core principles set out within it.

The illustrative scheme which was submitted in 2019 provides one interpretation of the design codes.

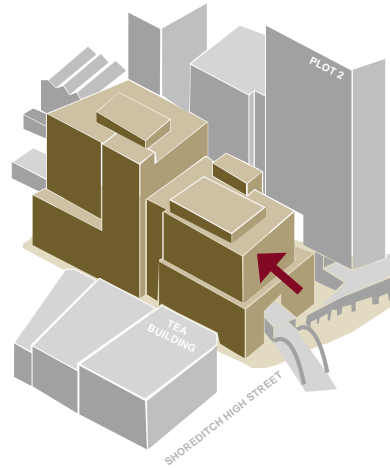
A number of alternative solutions have also been explored since the submission. These alternatives took a fresh look at the design codes, the parameters, the physical and functional constraints of the site, and the contextual setting of Plot 1. Moreover, they have sought to respond to the feedback received during the consultation process.

The sketches shown here provide a snapshot of the design explorations which have been undertaken since the original submission, in the development of an alternative design solution for the site.

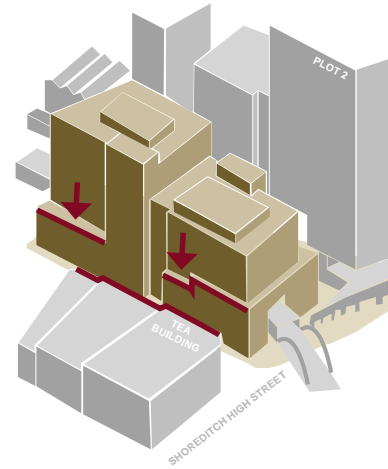




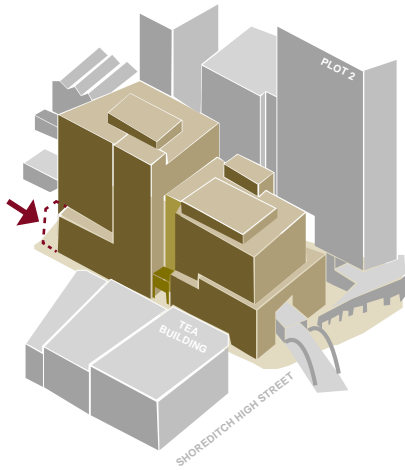
The submitted scheme
Massing of illustrative scheme.



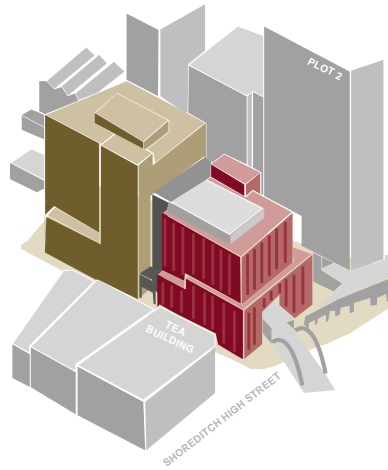
Move 1
It is proposed that the top part of the western block is pushed back from Shoreditch High Street to create a clear "shoulder" condition.



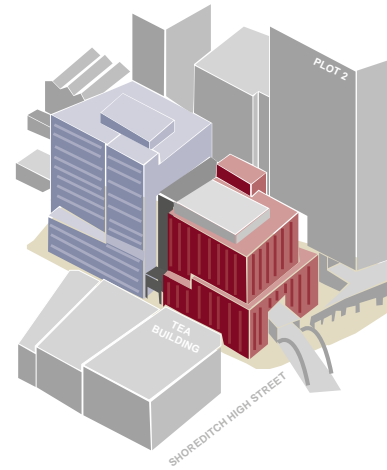
Move 2
The base of building is proposed to be articulated to more directly respond to massing of the Tea Building opposite.



Move 3
The base on north-east corner has been cut back by approximately 7m to provide additional, generous public realm around the station entrance.



Move 4
It is proposed that the western block adopts a brick materiality, with a strong vertical emphasis - taking its cues from the Tea Building opposite.



Move 5
The eastern block is proposed to have pre-cast concrete cladding, with a strong horizontal emphasis. The change in materiality helps the building appear as two blocks.

2.2.2 Massing development

The underlying principles that defined the massing and shape of the building in the previous planning application generally remain in the current revised proposals. However, a number of adaptations have been introduced to further improve the relationship of the building with the masterplan and existing context.

The adjacent diagrams illustrate the key design changes which are now proposed.

2.2.3 An overview

The alternative scheme is intended to closely respond to the existing context, whilst working cohesively with the architecture and landscape of the new masterplan.

A key driver of the new proposals is the ambition to articulate the mass. To this end, the building has been designed to now appear as two separate entities, with distinct material and elevational approaches to each block.

The upper part of the western block has been pushed back to create a “shoulder” condition on the Shoreditch High Street frontage.

The “gap” between the two blocks has been pushed back further to help reinforce the split between the eastern and western parts of the building.

The base has been articulated to more closely respond to the varying heights of the Tea Building (fig. 2.2.1), whereby creating a more layered streetscape along Bethnal Green Road.



Fig 2.2.1: Varying height datums, Tea Building

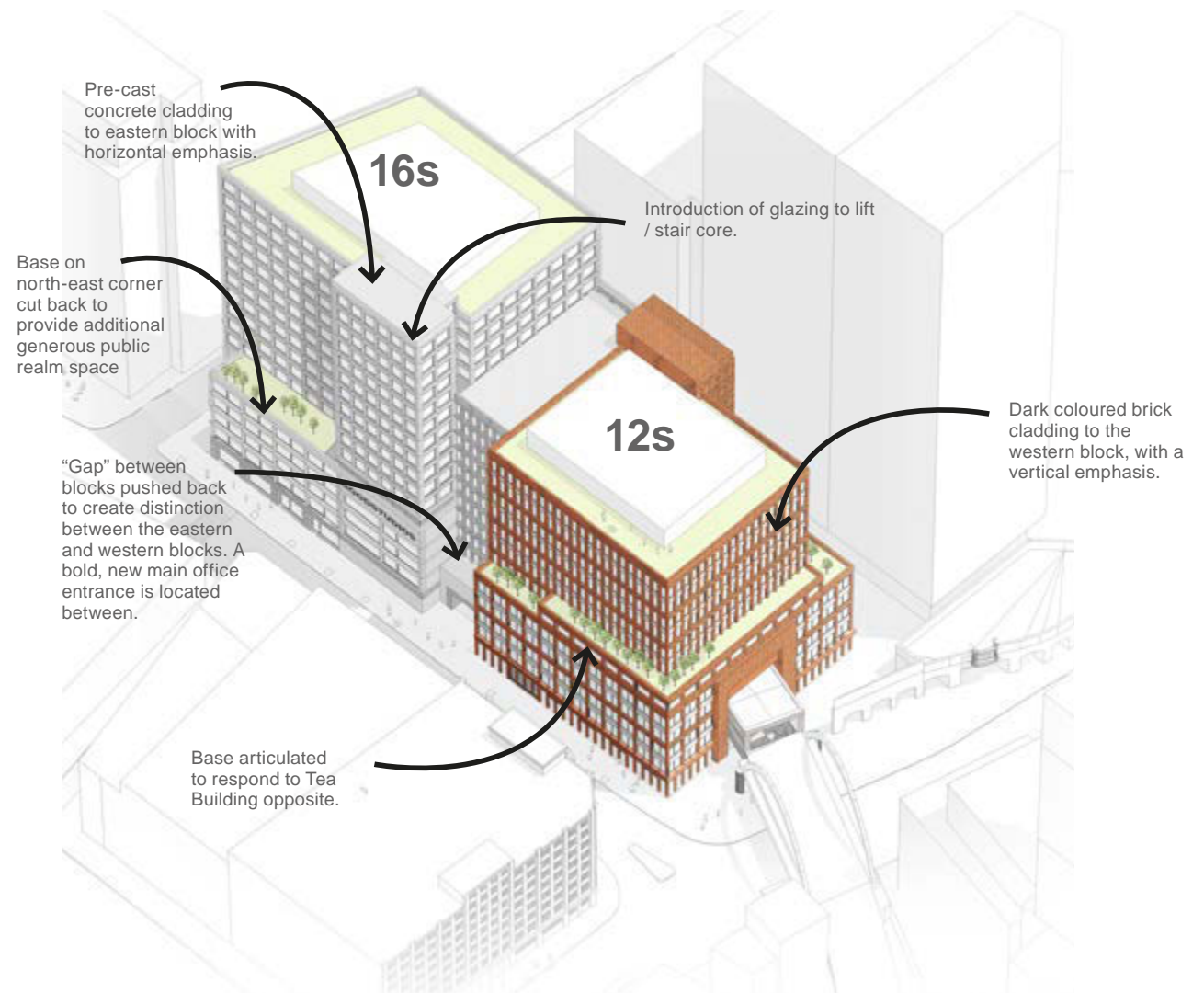


Fig 2.2.2: Undated proposal overview

2.2.4 Materials

The architectural language seeks to fit with the spirit of the context and employ a limited, carefully considered material palette. The proposed materials reference the aesthetic of the converted warehouse buildings prevalent in the area to provide a 'refined industrial' building image.

The building has been designed to appear as two separate entities, with distinct material and elevational approaches to the eastern and western blocks.

The western block is proposed to have dark brick cladding on the base and top of the building. The facade has been designed to have a strong vertical emphasis, taking its cues from the rhythm and proportion of the Tea Building opposite.

The eastern block, on the other hand, is proposed to be comprised of pre-cast concrete cladding, with a strong horizontal emphasis.



Fig 2.2.3: Eastern block material references;
concrete / horizontal / light



Fig 2.2.4: Western block material references;
brick / vertical / dark



2.2.5 Streetscape

The proposed massing for the illustrative scheme has been carefully composed to allow the office building to appear as two separate buildings.

In order to achieve this a central recessed vertical slot has been created in the middle of the building. The vertical circulation cores of the building sit adjacent to this slot on the north and south elevations to further accentuate the split. On the ground floor, the central slot coincides with the location of the entrances to the building.

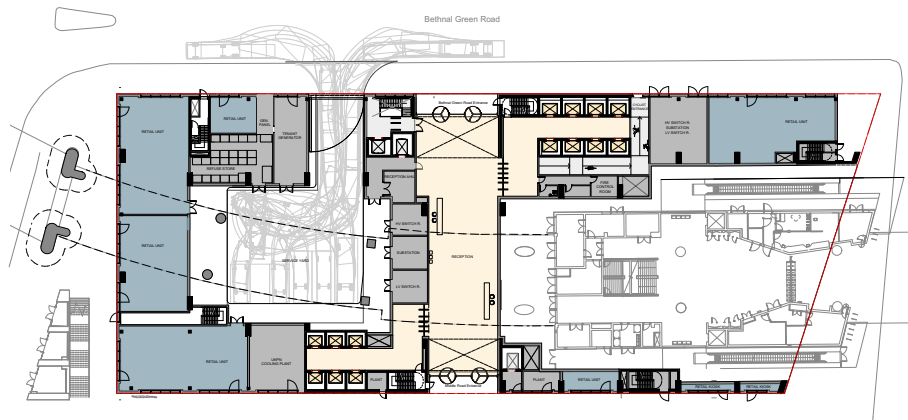
To articulate the mass, the upper floors of the building are set back from Bethnal Green Road. The base onto Bethnal Green Road steps down from 6 storeys to 5 storeys to create a layered streetscape; referencing the existing buildings opposite.

When combined, these alternating shifts in the massing ensure that the both blocks will be perceived as slender, independent buildings. The split between the east and west blocks of the building is further accentuated by the difference in height between them, with the height of the western block being four storeys lower than the eastern one.

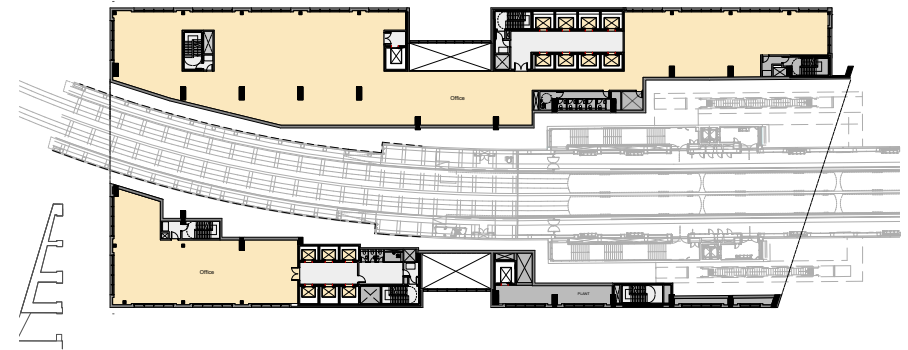


2.2.6 Plans

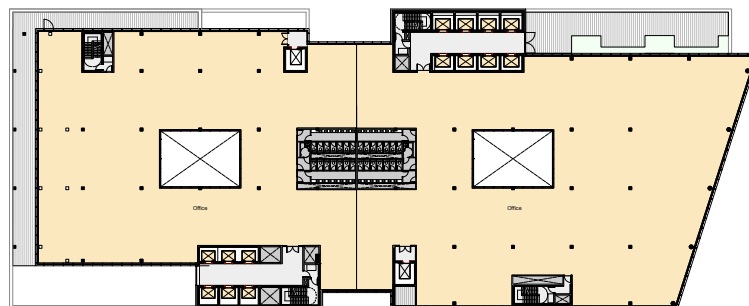
The constraints to the site has shaped the architectural form of the building, and helped infomed the type of commercial office floor space on offer. The lower parts of the building, which straddle the ELL, is comprised of narrow, small office floorspace, well suited to an SME/ co-working offer. Meanwhile, the upper floors provide larger, flexible floor-plates, akin to the scale of the Tea Building.



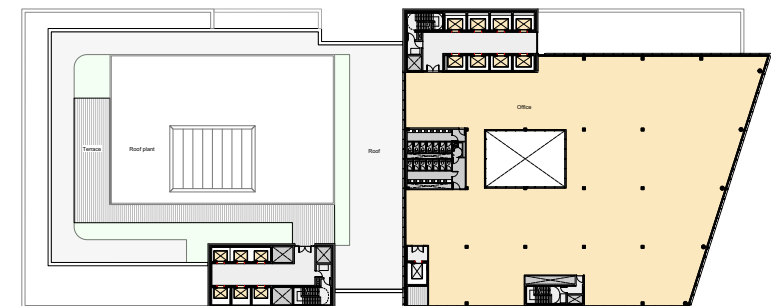
As proposed Ground floor plan



As proposed Lower floor plans (1st-5th)



As proposed Typical floors (6th-11th)



As proposed Upper floors (12-15th)

2.2.7 Illustrative proposal 1, massing views



Fig 2.2.5: View towards corner of Bethnal Green Road and Shoreditch High Street.



Fig 2.2.6: View looking east along Bethnal Green Road.



Fig 2.2.7: View looking south down Shoreditch High Street.



Fig 2.2.8: View looking west along Bethnal Green Road..



Fig 2.2.9: View looking north up Shoreditch High Street.

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2.3 ILLUSTRATIVE PROPOSAL 2

2.3.1 A new approach...

The masterplan parameter plans provide a clear maximum and minimum quanta that a development on Plot 1 must meet. The minimum parameter was not previously explored as an illustrative design option.

This illustrative option 2 provides a considered design solution for bringing forward a building which is closely aligned to the minimum parameter area and massing.

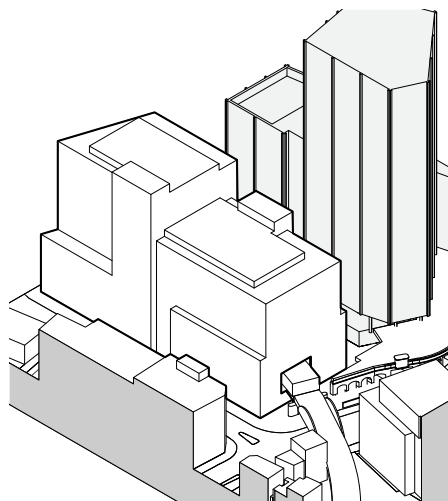
The design is derived from following the design rules set out in the updated Design Guide for Plot 1 and shows how the flexibility within the guide allows the designer to bring forward an alternate building proposal in the future, which can be relevant to the market for office buildings at the time it is brought forward.

This option considers and addresses all of the feedback received on Plot 1 during the statutory consultation period, embedding the principles within the proposed design. In particular closer reference is paid to the composition of the Tea Building and Shoreditch House which form an important collection of buildings in the immediate context and will have a relationship with the new building along Bethnal Green Road.

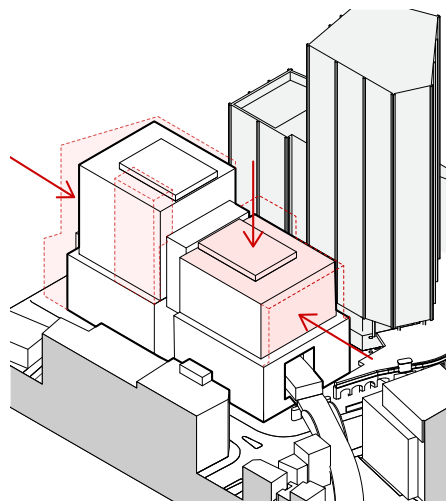
The illustrative scheme shown in this section provides a snapshot of the design explorations which have been undertaken since the original submission, in the development of an alternative design solution for Plot 1.



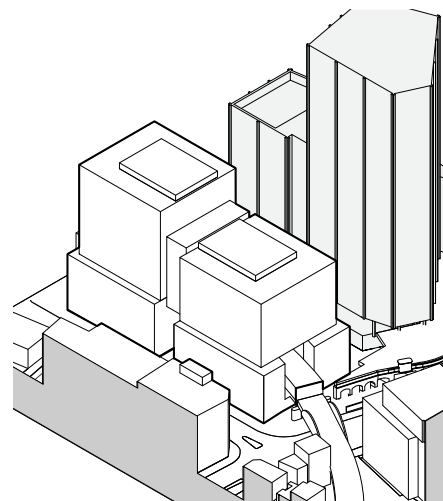
Fig 2.3.1: The Tea Building,



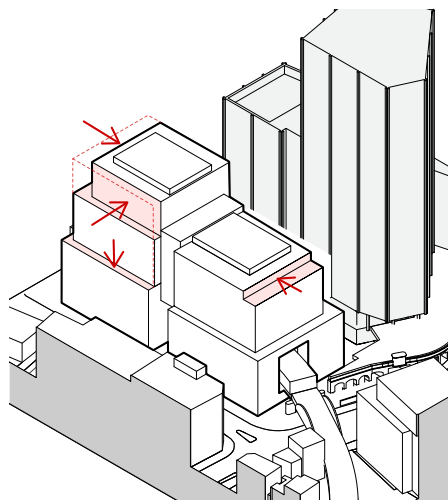
Original maximum parameter massing.



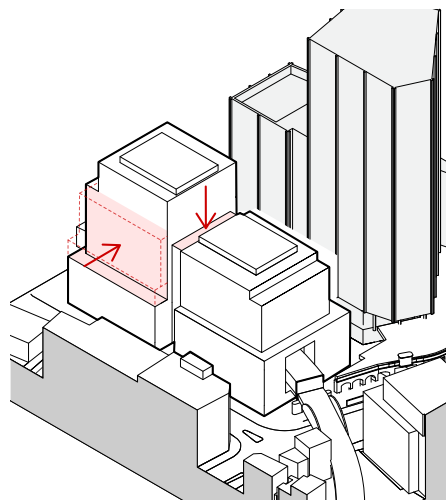
Step 1: The massing is reduced in three key areas back to the minimum parameter. Reduced length to east, remove external core and push back western face of the upper element.



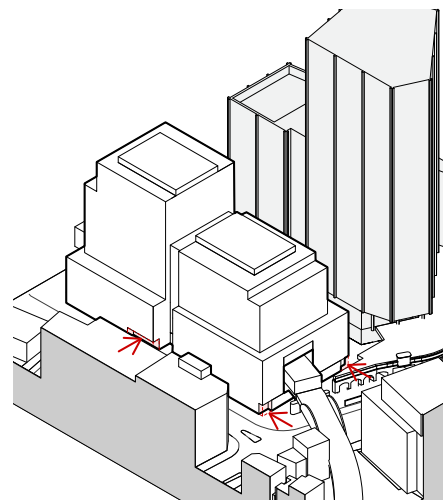
Step 2: The reductions in massing reveal a simplified form with a more distinguished base (plinth).



Step 3: The body elements are further eroded and shifted in massing to define a 'crown' element and further reduce the impact of the upper levels on the surrounding townscape.



Step 4: The eastern block is further set back from the plinth. The plinth level is reduced to differentiate east and west blocks in the street and relate to the Tea Building. The link mass is reduced to help the building be read as two blocks.



Step 5: The revised massing is further articulated at ground level to increase pavement widths at key corners and entrances to the building.

2.3.2 Massing development

Option 2 is a contextually led approach to delivering the minimum parameter scheme.

The minimum parameter allows for a reduction in length of the building east west along Bethnal Green Road. Illustrative option 2 reduces the length of the building as a first principle, pulling the eastern face away from building 4 and creating a new public space to the north of Shoreditch High Street Station.

The massing is composed into two distinct footprints with a link between them, acting as a deliberate break between the two blocks and further reducing the buildings perceived massing in the street. The massing is stacked up to follow the guidance in the design guide in terms of a defined plinth, body and crown.

The massing further considers the townscape relationship with the immediate neighbours to the north, particularly the parapet line of the Tea Building and the manner in which this steps down to the east of the block. The plinth to the west block therefore forms an important urban relationship with the Tea Building and aligns the parapet height of the plinth with the parapet on the Tea building. On the east block, the plinth parapet is deliberately set 1 storey lower to reflect the step down in height at Shoreditch House.

The body element is deliberately set in from the elevation line of the plinth to help define the shoulder in the street and to reduce the massing of the upper floors. This also affords break out spaces from the workplace within. The massing approach deliberately simplifies the 'body' element into rectangular forms, omitting the core elements of massing from the perimeter of the building and suggesting these could be central to the blocks, reducing their impact on the surrounding townscape.

The massing proposes a set back of 4.5m on the west face of the building to help further emphasise the buildings relationship with the Tea Building and help retain the important visual presence of the corner of the Tea Building on approach from the south on Shoreditch High Street.

The massing is further articulated by a crown to both blocks which pulls the elevation faces back on both the east and west elevations at the upper most levels, utilising the volume of area available between the maximum and minimum parameters. The crown is a deliberate device to further reduce the impact of the height and scale of the building, reducing the footprint of the uppermost floors on each block to diminish building scale against the sky. This approach allows more light to the spaces around the lower floors and creates opportunity for further high level roof terraces on the building, providing opportunity for a further layer of visual interest to the appearance.

The link between east and west blocks is deliberately reduced in scale from the footprint of the block either side. This articulation both in plan and elevation helps to break the massing of the building into two and reduce the appearance of scale. The option envisages the link as being able to articulate activity within, connecting the blocks via delicate bridges contained within a glazed atria.

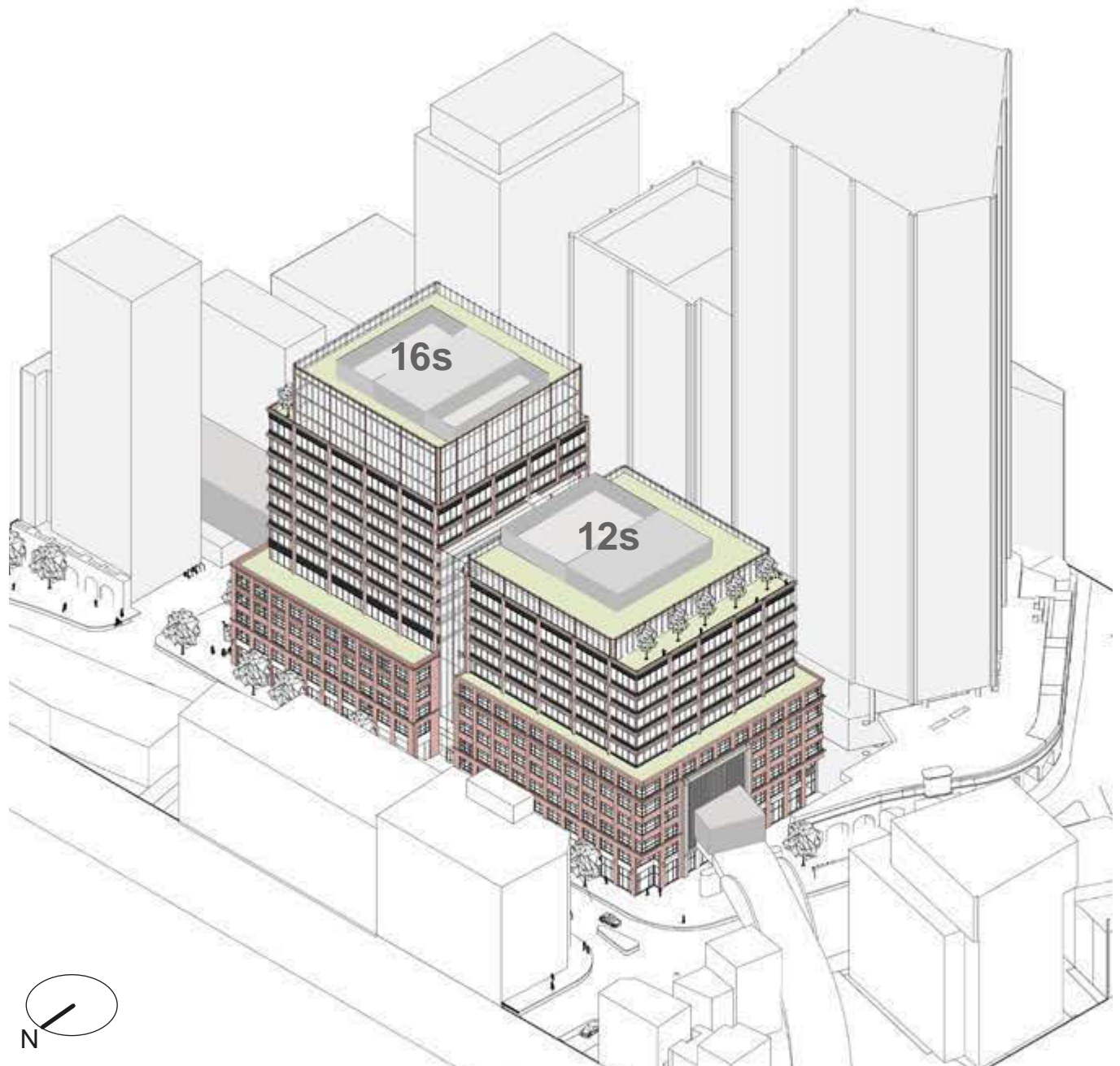


Fig 2.3.2: The proposed massing

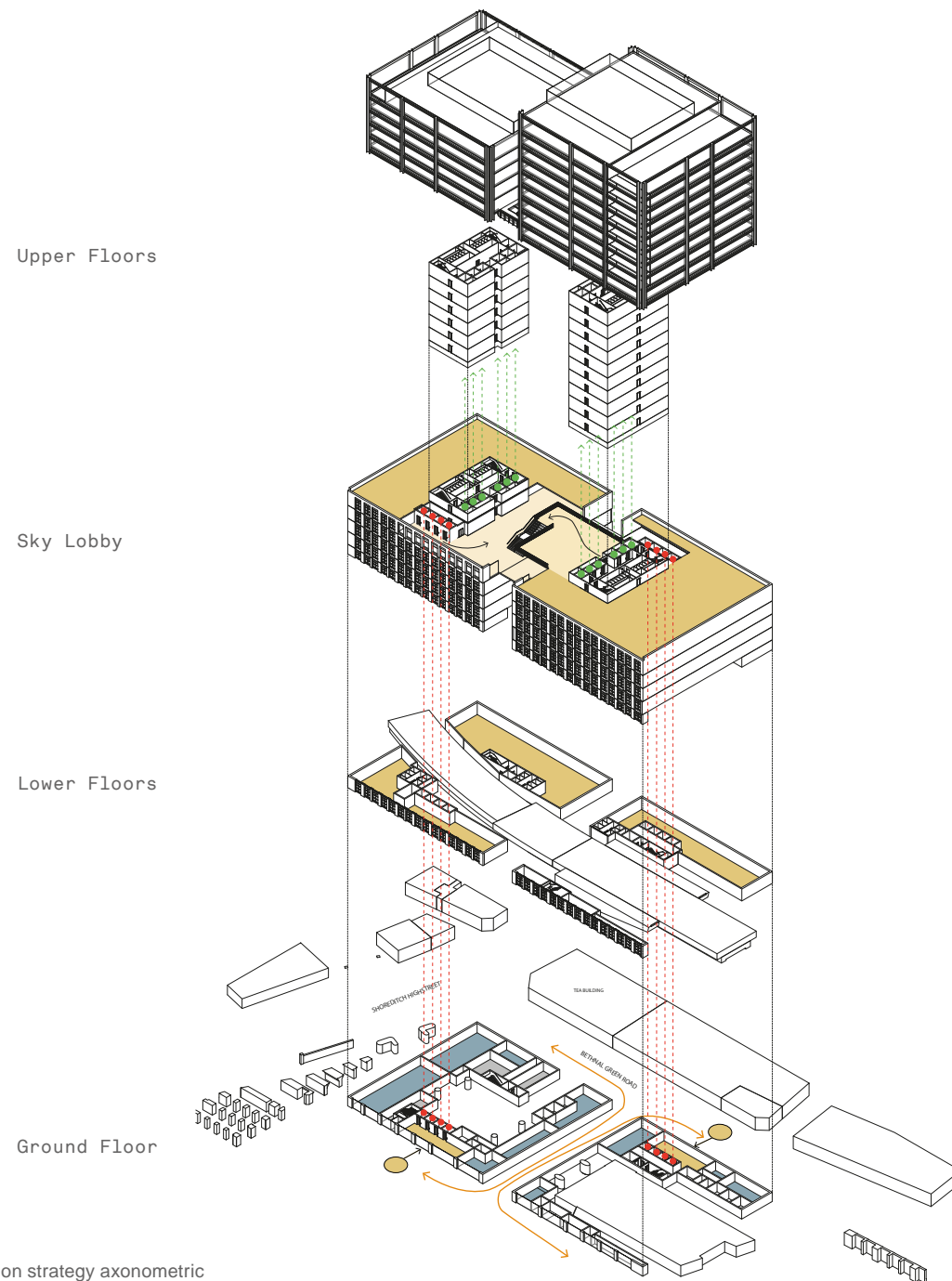


Fig 2.3.3: Circulation strategy axonometric

2.3.3 Circulation strategy

This option proposes an access and circulation strategy whereby an office shuttle lobby is located on the north and south of the building footprint; this connects ground floor and fifth, where the main office reception space will be located.

At level five a double height 'sky lobby' will then offer reception and touch down spaces with a route into a more traditional core arrangement in each block, east and west. These traditional cores, built in steel off the top of the transfer trusses spanning the ELL and Shoreditch High Street station, then serve all of the office levels from level 5 upwards.

2.3.4 Ground floor layout

The revised circulation strategy for the building frees up some of the area around the ground floor internal link for retail spaces, ensuring the link becomes more of an 'arcade' through the building and not solely acting as an office reception.

The plan also recesses some of the ground floor spaces to the north and south of the link to increase the public space either side and promote the legibility of the entrance link.

The reduction in building length to the east allows for an increased area of public realm immediately north of Shoreditch High Street Station. This will be flanked each side by retail spaces at ground floor and give more open area to the west face of plot 4.

The lower areas of office which sit within the plinth either side of the ELL can be served by independent entrance lobbies and cores, serving those smaller contained office spaces up to level 4.

The ground floor plan retains the service yard location as proposed in the original illustrative scheme. Equally, the strategy of having retail spaces around the perimeter of the plan to bring animation and surveillance to the surrounding streets is maintained throughout all options.

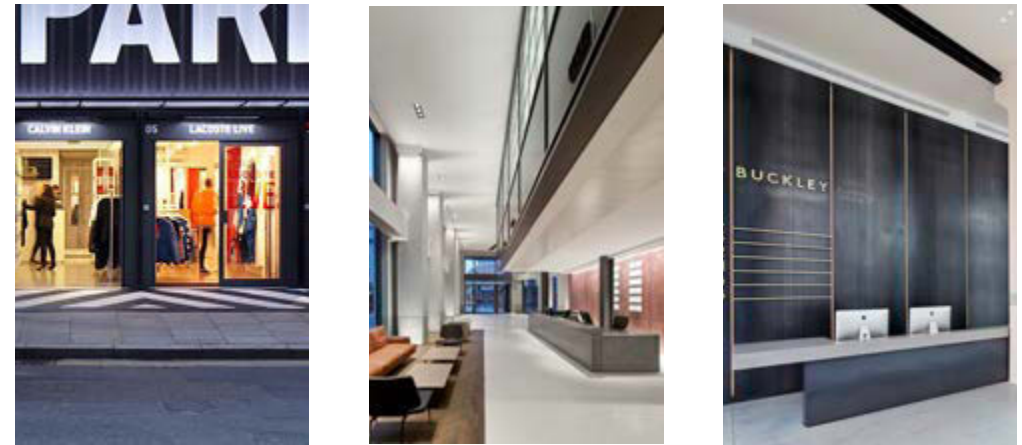


Fig 2.3.4: Retail and Reception spaces precedents



Fig 2.3.5: Illustrative Scheme - The Ground Floor



Fig 2.3.6: Office space Precedents

2.3.5 Typical lower floor layout

The floors below the transfer level (1st-4th), an ideal place is created for smaller scale office space, designed to fit either side of the viaduct and station with varying depth and single aspect orientation.

These levels can be accessed via independent office cores served from ground floor level. Equally they provided added flexibility and could be designed to be linked within the building link space should the tenancy require a larger space.

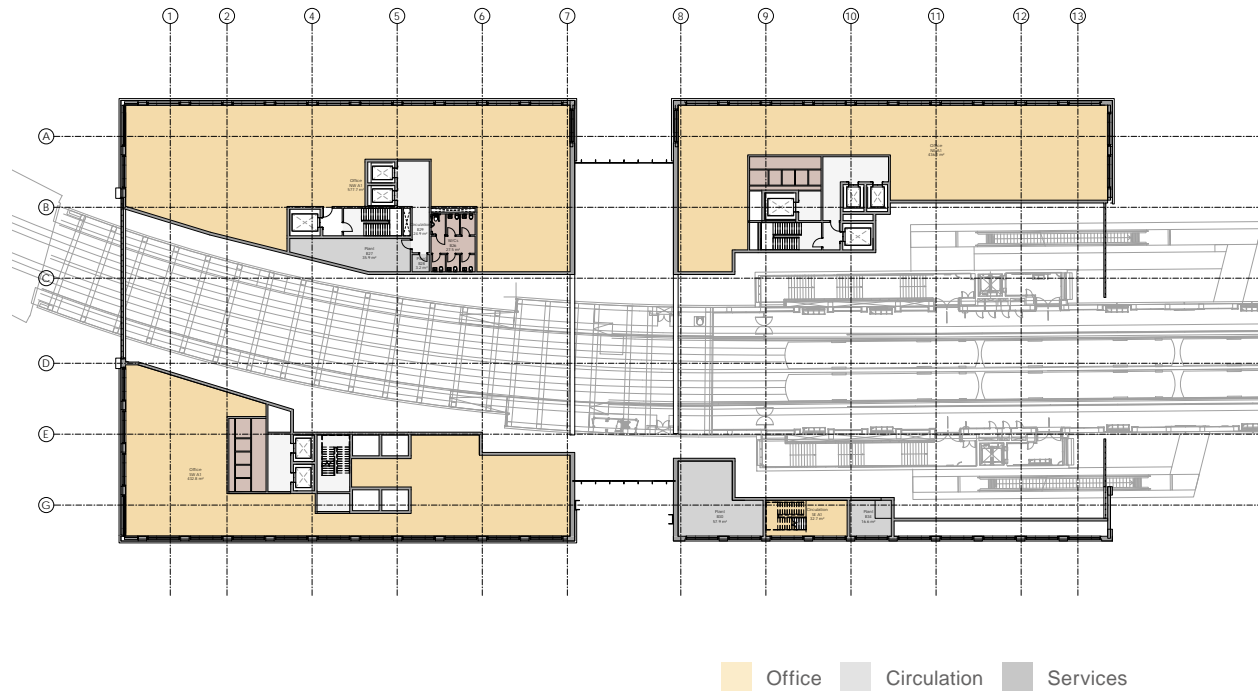


Fig 2.3.7: Typical lower floor

2.3.6 The sky lobby

This option reorganises the access and circulation strategy for the offices uses to remove the singular core either side of the ELL serving all levels of the building. Instead, the building proposes the use of an office shuttle lobby which connects ground floor and fifth, where the main office reception space will be located.

This double height 'sky lobby' will then offer a reception and touch down spaces with a route into a more traditional core arrangement in each block, east and west. These traditional cores, built in steel off the top of the transfer trusses spanning the ELL and Shoreditch High Street station, then serve all of the office levels from level 5 upwards.



Fig 2.3.8: Illustrative view of sky lobby lower level 5



Fig 2.3.11: Sky Lobby precedents

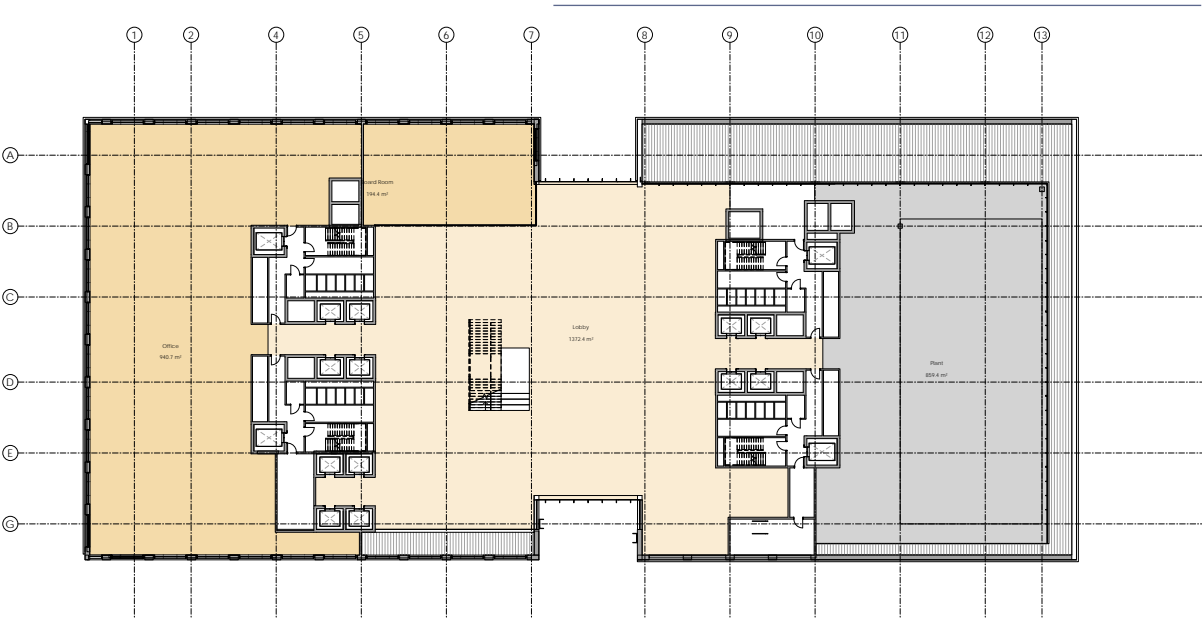


Fig 2.3.9: Sky Lobby Level 5

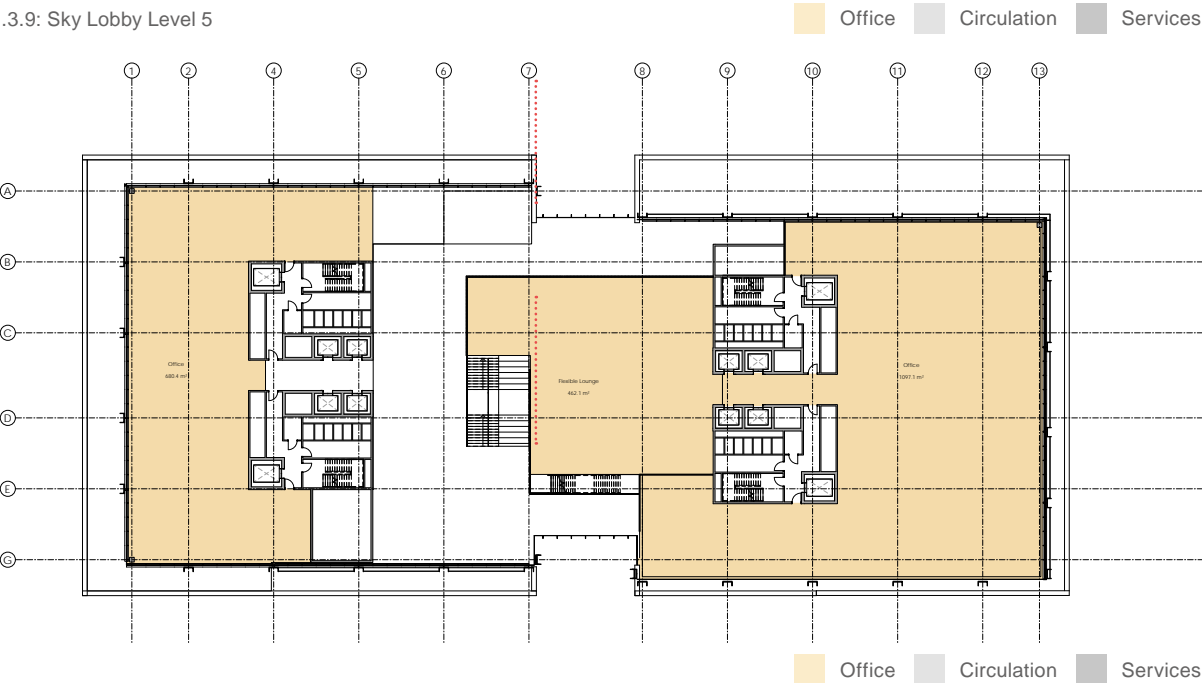


Fig 2.3.10: Sky Lobby Level 6

2.3.7 Flexibility of the upper floors

The typical upper floor is designed to be more like a traditional central core office but with the flexibility of connecting floors across the 'link' area of the plan for larger tenant areas. Equally, this central area could be utilised for meeting spaces and touch down pods.

There is the opportunity to offer connectivity to the 'sky lobby' spaces via a grand stair which connects multiple upper levels of office within the link space. The office floors are designed to be let as a single tenant or split into multiple smaller tenancies.



Fig 2.3.12: Office space precedents

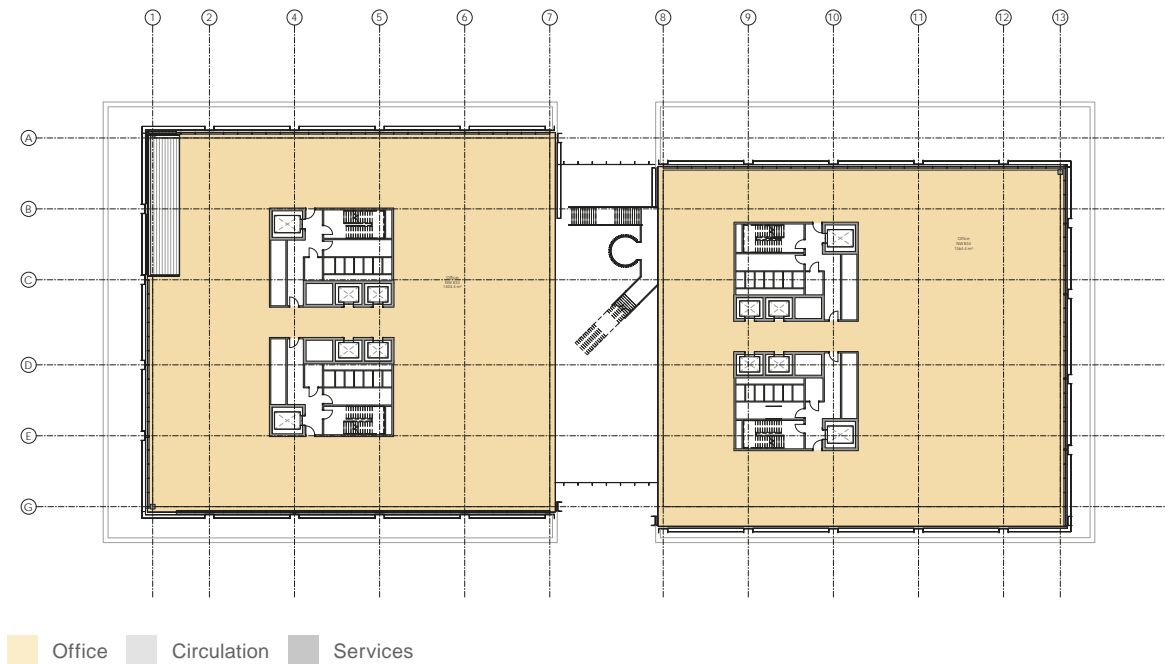


Fig 2.3.13: Typical upper floor



Fig 2.3.14: Roof usage

- Green Roof
- Terrace
- Roof Plant

2.3.8 Special spaces - terraces

The illustrative scheme allows for multiple terrace and break out spaces from the office areas, across multiple levels. There are significant roof terrace areas afforded by the shifts in massing between the compositional elements.

Roof plant is to be located towards the centre of the roof as much as practicable to minimise visual impact and to free up space on the perimeter of the roof for amenity spaces.

Where roofspace is not required for mechanical plant it is proposed to have biodiverse/blue roof planting for biodiversity, habitat creation, ecology benefit and site wide water attenuation purposes.



Fig 2.3.15: Roof Terrace precedents

2.3.9 Townscape

The views on this page illustrate the approach to the massing from a street level point of view. The massing, composition and materiality have extensively reviewed these key external townscape views to inform and influence the proposals.

View 1

a. The height of the building base (dotted red line) responds to the Tea Building and the scale of the streetscape along Bethnal Green Road.

b. The body element of the building is set back from the elevational line of the plinth to diminish the massing and ensure the parapet height of the plinth is prominent in the view.

View 2

a. The height of the building plinth has a direct relationship with the Tea Building on this approach from the south, reinforcing the street edge.

b. The body element of the building is pushed back from the elevation line of the plinth to reduce the impact on the prominent corner of the Tea Building.

View 3

a. The link element breaks the massing into two distinct blocks, reducing the perceived length of the building along Bethnal Green Road.

b. The plinth height changes between the two blocks to help them read differently within the street but also responding to the step in the parapet height between the Tea Building and Shoreditch House.



Fig 2.3.16: The Tea Building has various parapet heights along the street

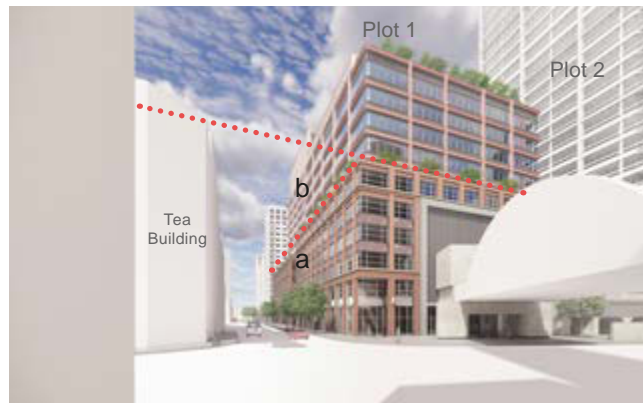


Fig 2.3.17: Townscape view 1

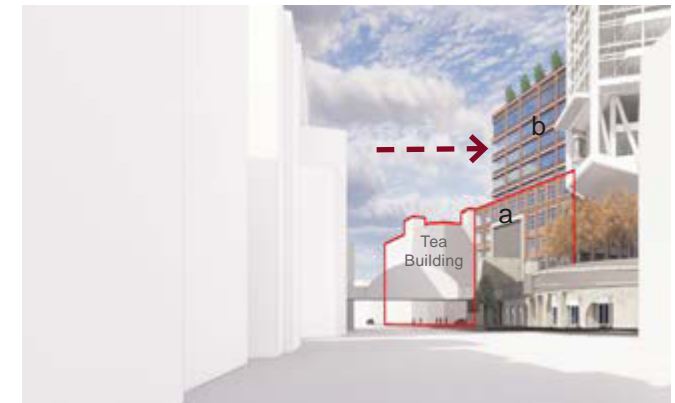


Fig 2.3.18: Townscape view 2

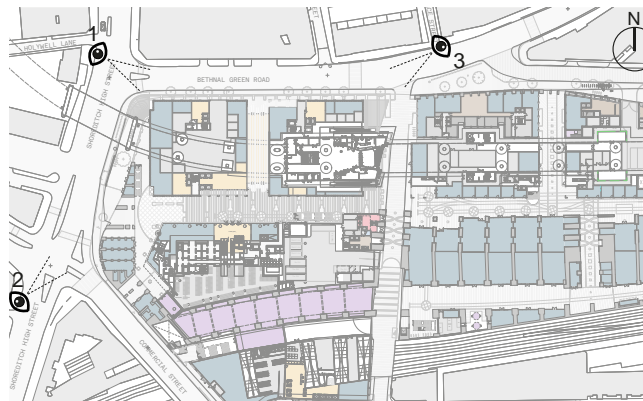


Fig 2.3.19: Illustrative Scheme - Townscape view key



Fig 2.3.20: Townscape view 3



Fig 2.3.21: Crown material precedent



Fig 2.3.23: Body material precedent



Fig 2.3.24: Link material precedent (right) Plinth material precedents (left)



2.3.10 Design Approach, the look and feel

The approach to the facade design is based upon the principles established by the massing composition. This approach ensures a strong contextual approach to materiality across the masterplan, the materials proposed are of a restrained palette, appropriate to setting and of a timeless and robust quality. The building is composed of a solid base, a lighter body and an even lighter top, but with a relationship across all three elements to ensure a considered and high quality design aesthetic.



Fig 2.3.22: Illustrative Scheme - Concept Sketch

2.3.11 Plinth materiality

The plinth is envisaged as being clad in brick, with a subtle change in mortar colour for the 'base' element, which picks up upon the scale and relationship with the retained Goodsyard Boundary Wall which envelopes the adjacent residential plots at ground level.

The base is articulated to ensure the building touches the ground in an elegant manner,

revealing glazed shop fronts between the brick piers.

The prevailing traditional Shoreditch 'warehouse' aesthetic is considered appropriate to the plinth, reinforcing the relationship with the Tea Building in the scale and proportion of the openings.

Horizontal precast concrete bands are used as a device to articulate the 'base' from the mid levels of the plinth, and again where the

shoulder is higher on the western block. The façade is layered, with differing brickwork depth and recessed windows, to help afford a sense of quality in the detailing. Window frames have extruded surrounds, the head of which picks out the colour used in the body frame element to help tie the overall composition together. The mid band of windows could have brickwork or ceramic pattern inset to emphasise the vertical pier and further reinforce the relationship with the Tea.

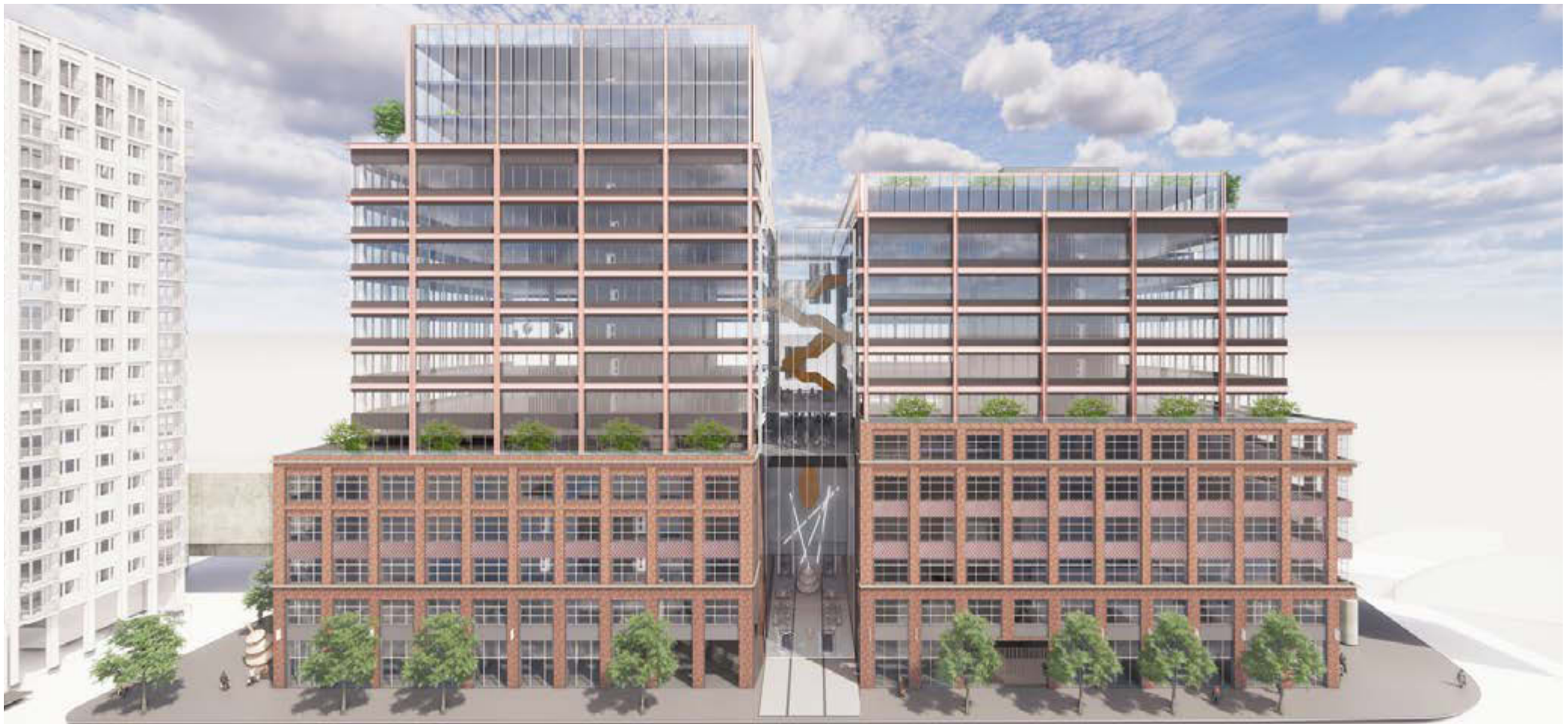


Fig 2.3.25: Development of the facade design

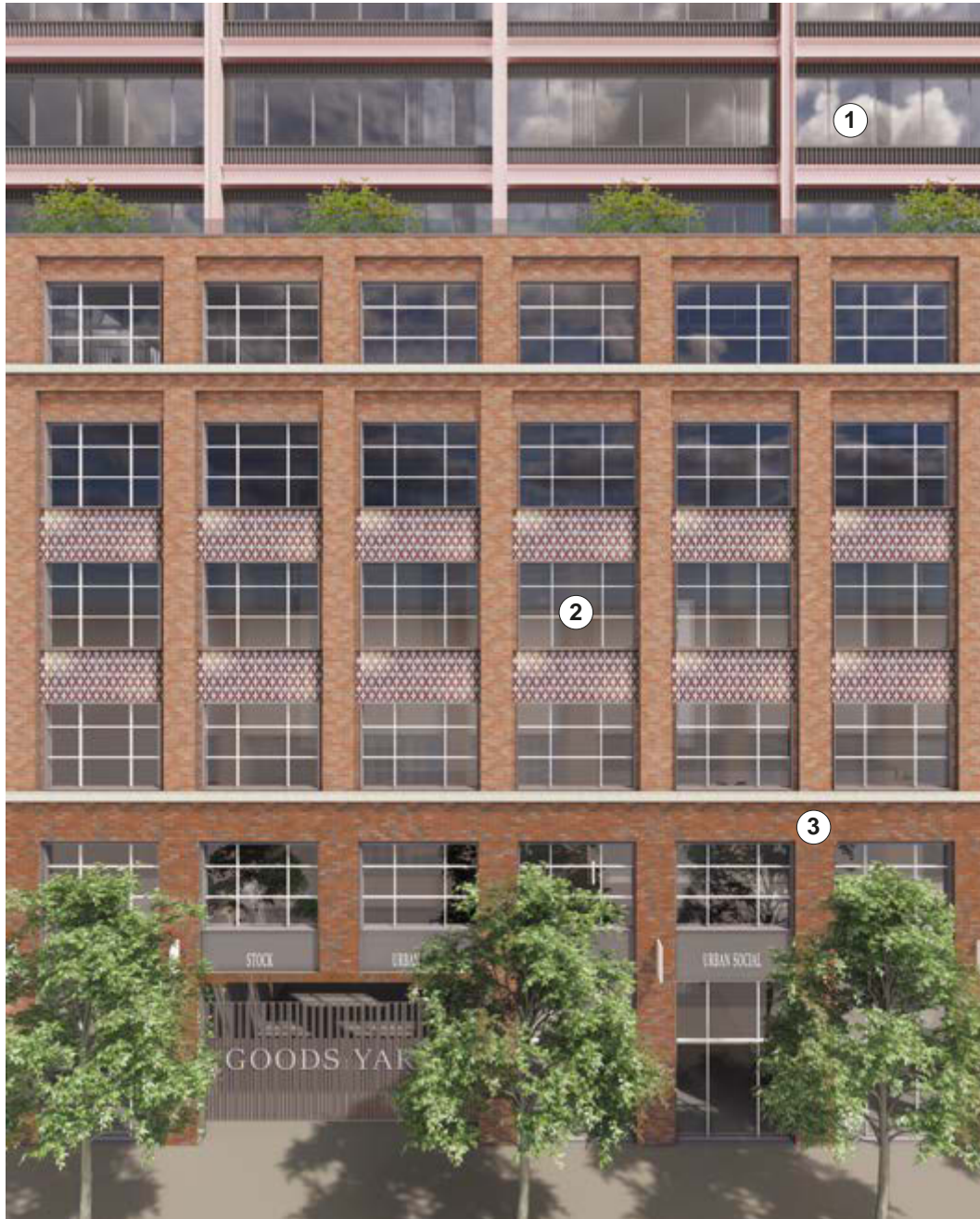


Fig 2.3.26: Elevation bay study, plinth, body

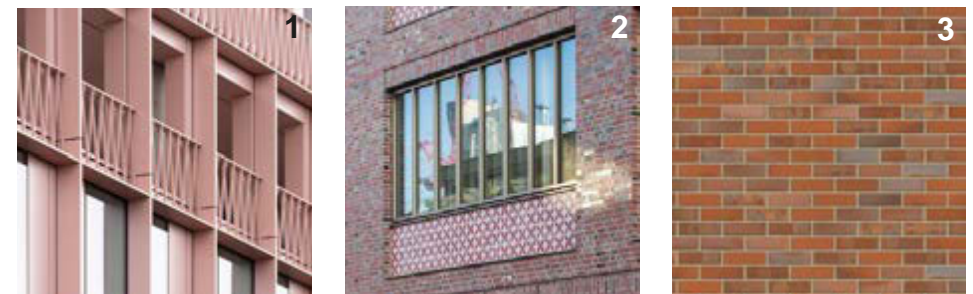
2.3.12 Body and crown materiality

The body element is proposed as a framed aesthetic, with strong vertical elements and large horizontal window arrangements framing a traditional office grid.

The large expanses of glazing helps to reduce the weight of the architecture and differentiate the 'body' from the plinth; the cladding elements are layered into different planes from the glass line, to articulate depth and shadow and ensure the façade does not appear 'flat' from street views.

The crown elements reduce the weight of the framed elements of the body to reveal larger areas of glazing. The frame retains the same finish colour as the body to unify the design.

The crown massing elements are expressed as single elements with no expressed divided horizontally at floor level. The floor level division lines will be concealed with the curtain walling to give the impression of a singular form on the top of the building, reducing the sense of scale.



Proposed materials: 1 - Painted expressed cladding frame. 2 - Inset framed glazing. 3 -Brickwork.

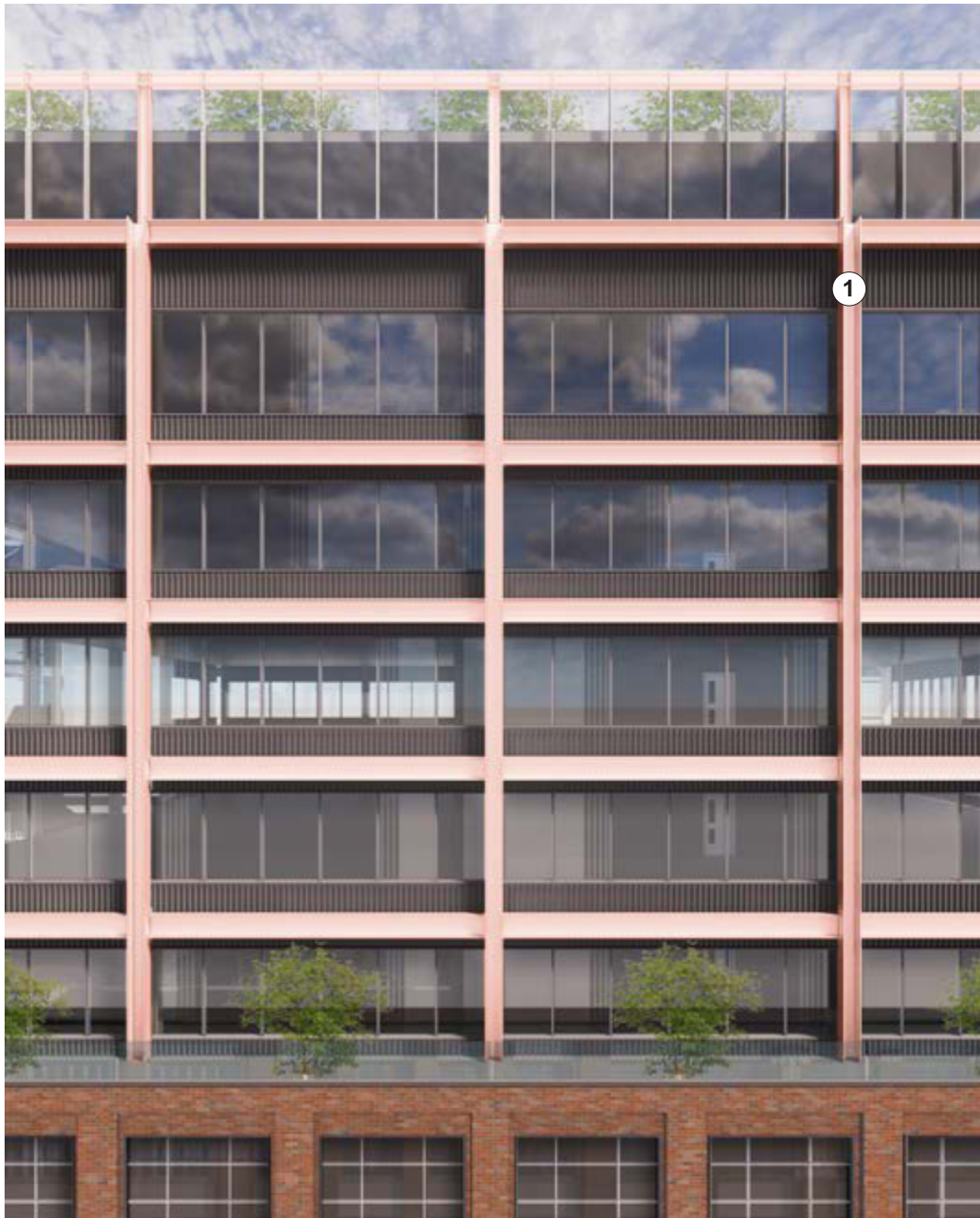


Fig 2.3.28: Elevation bay study, plinth, body, crown.



Fig 2.3.27: View towards east, along Bethnal Green Road.

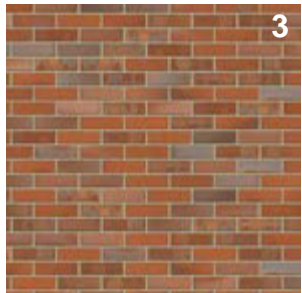
Proposed materials: 1 - Painted expressed cladding frame.
 2 - Inset framed glazing. 3 - Brickwork. 4 - Glazed shop fronts
 with aluminium spandrels.



1



2



3



4



Fig 2.3.29: View towards west, along Bethnal Green Road.

3.0 DETAILED DESIGN

3.1 PLOT 2

3.1.1 Introduction to update

Following the submission of the revised proposals for the office building on Plot 2 the project team have engaged in further consultations with the GLA and reviewed the responses from the Boroughs of Hackney and Tower Hamlets. The reviews have focussed on the appearance, structure and maintenance of the building's projecting fins.

Section 3.1 describes the proposed updated detailing to the framing to these fins.

In section 3.1.6 the method for the cleaning and maintenance of the revised projecting fins is described.

In section 3.1.7 the illustrations that showed the projecting fin detail in the submission have been updated and included.

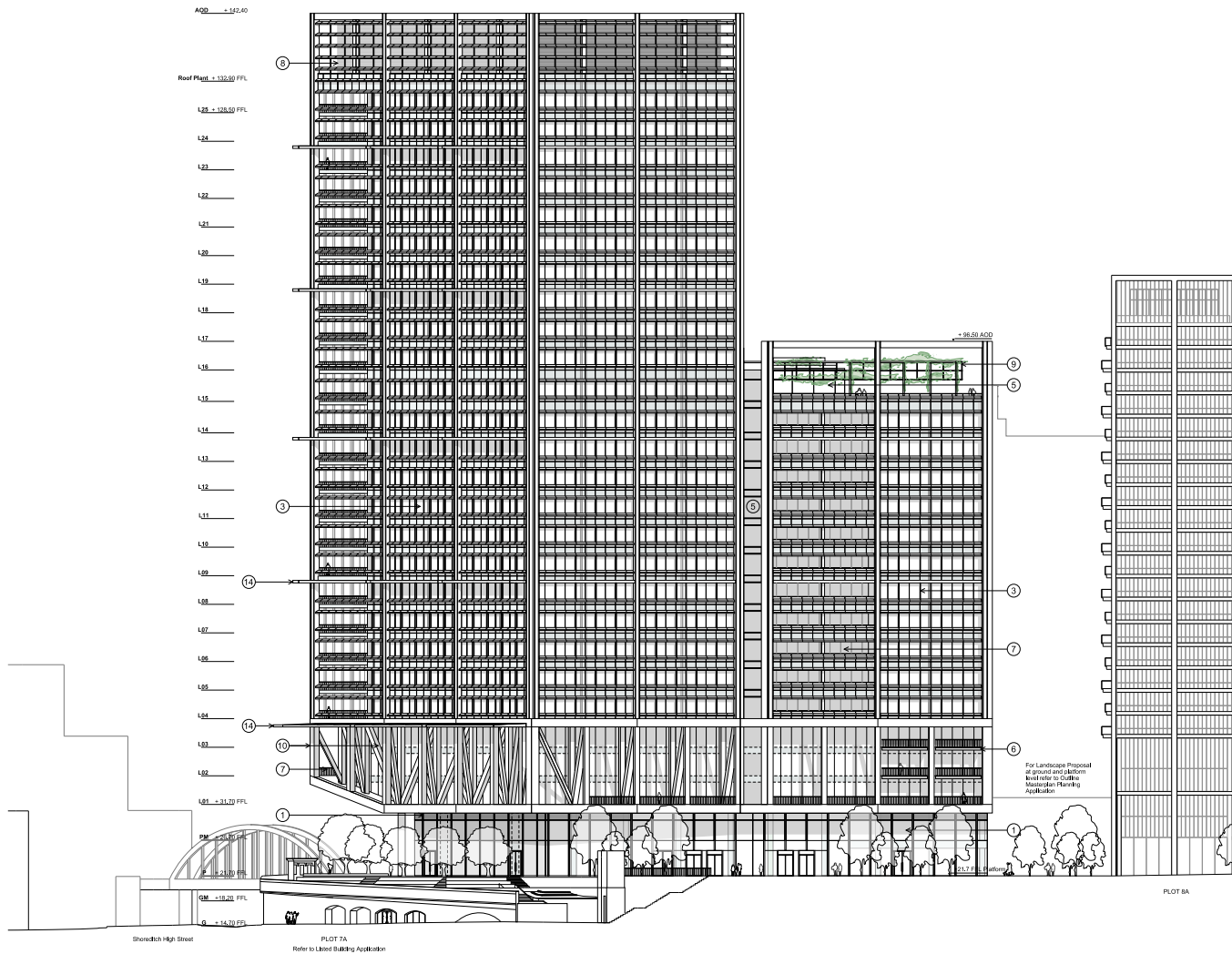


Fig 3.1.1: Plot 2 seen from the West with Glazed Projecting Fins onto the Principal Frontages

3.1.2 Revised Design

The structure and façade detailing for the office building on Plot 2 is expressed and functional. The form of the building is defined by the exposed steel transfer structure and the framing of the super cladding to the upper levels. The depth of the façade allows good natural daylighting with controlled solar shading and also wind mitigation through the recessed terraces and projecting glazed fins.

The design for the projecting fins has been revised and now incorporates a stronger structural framing to the glazing. This section describes how the scale, materials and detailing of these projections are integral to the facades and how they are responsive to the site orientation and street frontages, and as seen in the townscape views.



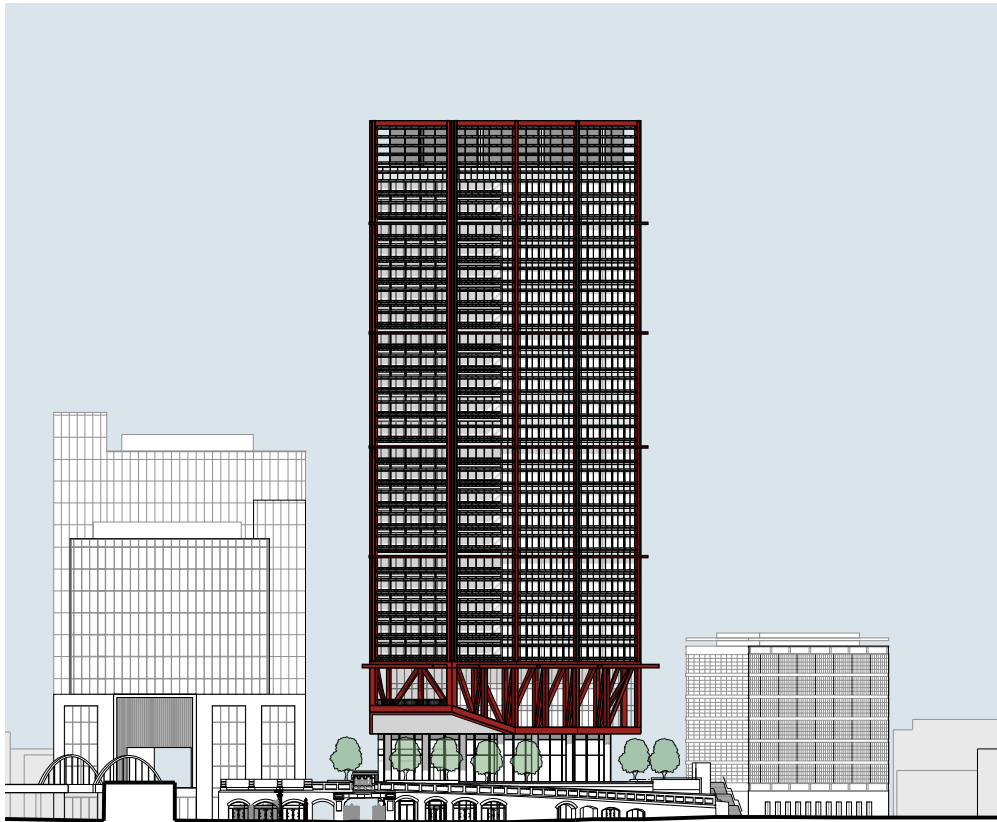


Fig 3.1.3: Shoreditch High Street – Revised Elevation with structural framing to projecting Fins

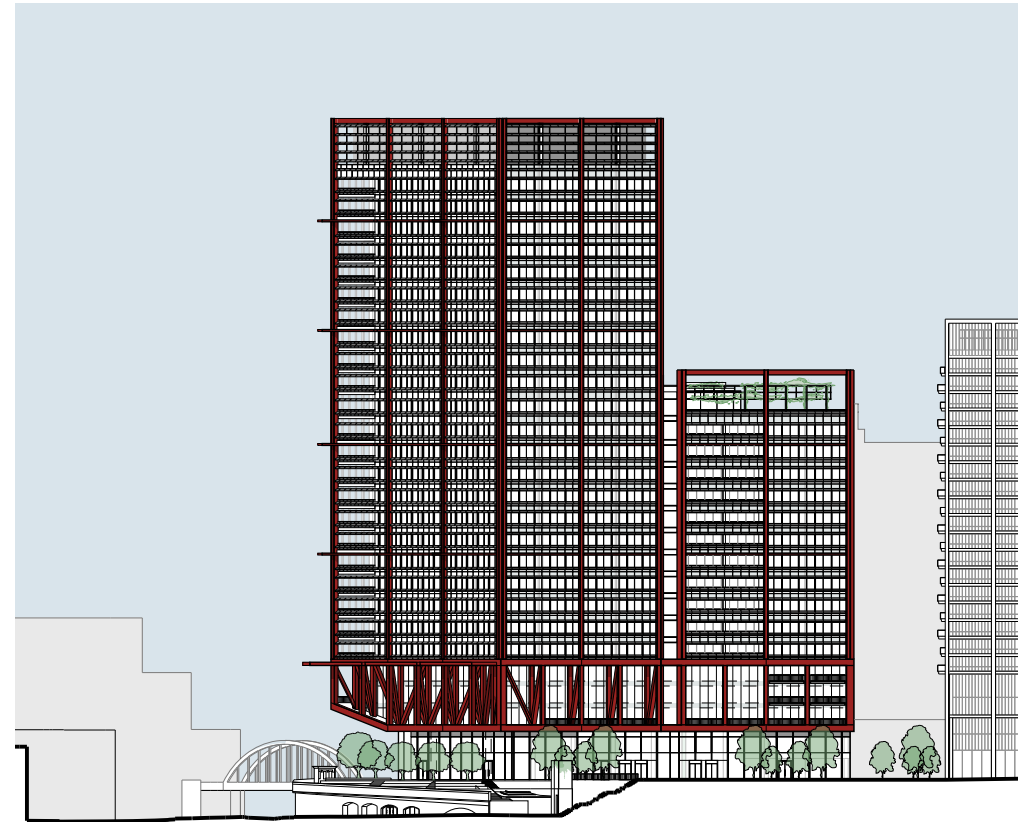


Fig 3.1.4: Commercial Street – Revised Elevation with structural framing to projecting Fins

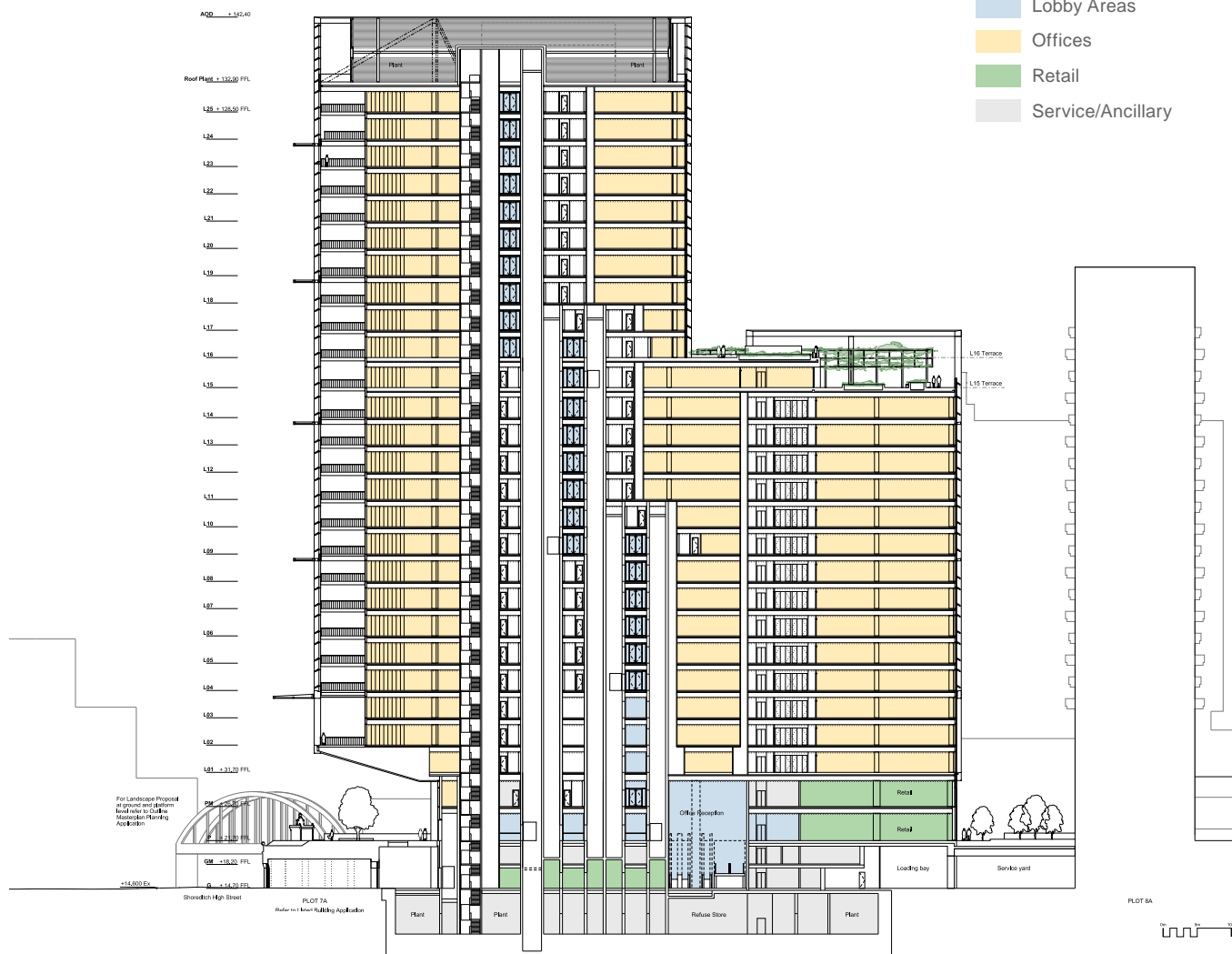


Fig 3.1.6: Long Section

3.1.3 Projecting Lower Canopy

The lower canopy is on the south-west and west facing elevations only. The lower canopy is formed of steel structure between the primary steel columns that are at the 15m rhythm of the building. To the south-west there are three canopy sections and to the west there is a single canopy. The lower canopy is above the Platform public realm landscape and is at the level of the Level 4 office floor.



Fig 3.1.5: Typical Lower Office Floor

3.1.4 Integrated Facade

At Level 4 the transfer structure takes the loads from the perimeter steel columns above back to the setback columns that continue to the ground and the building's foundations. The transfer structure for Levels 1-4 are illustrated in the Structural Design section 6.2.21.

The canopy structure achieves a cantilever of 6m through connection to the vertical columns and back to the perimeter horizontal edge beams and floor slab. Each canopy has four glazed sections that will drain back to the main facade. These glazed bays are approximately 3.75m wide and supported on the main cantilever supports (five per canopy). The steel structure continues along the front edge and supports the laminated glass panels which will also have support from midspan transom sections. The structure spandrels at this level is 1.15m high and the steel supports shown at 600mm deep tapering to around 300mm at the edge.

The canopy structure is outside the thermal line of the building. The drainage of rainwater from gutter sections at the facade line will be routed to below as part of the facade water management.

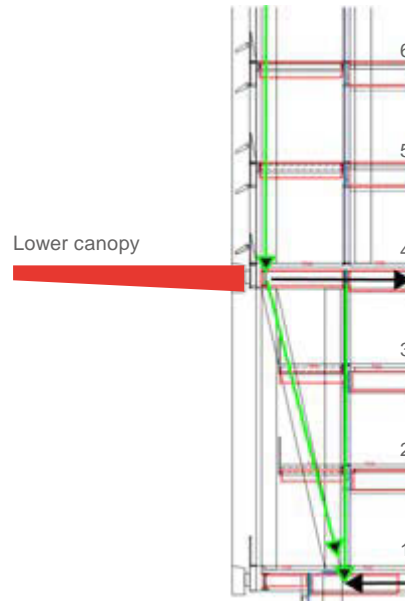


Fig 3.1.8: Perimeter Racking Columns Load Path (Level 01 – 03)



Fig 3.1.7: The Lower Canopy has four sections at the Level 4 slab which is the Level above the transfer structure

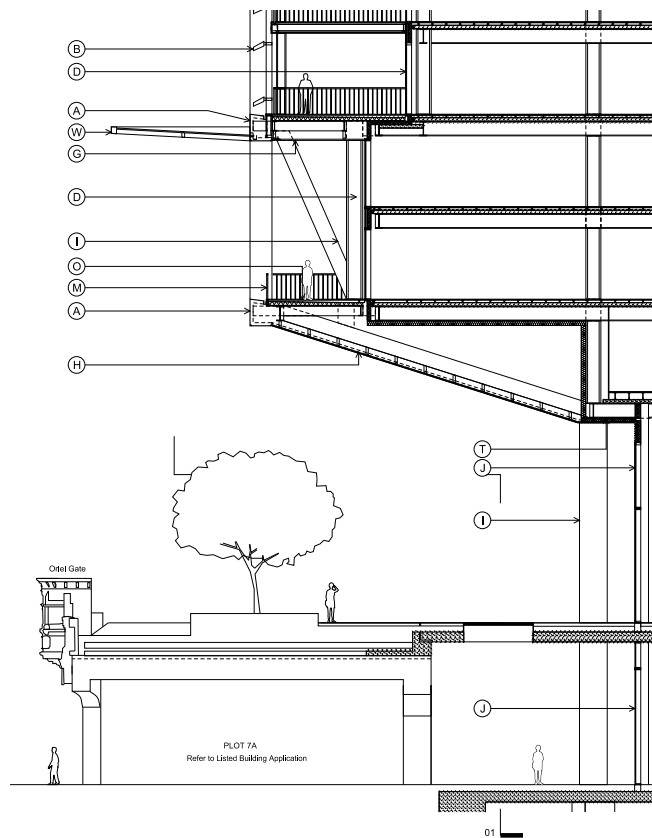


Fig 3.1.9: Section — Facade Study Northwest Corner

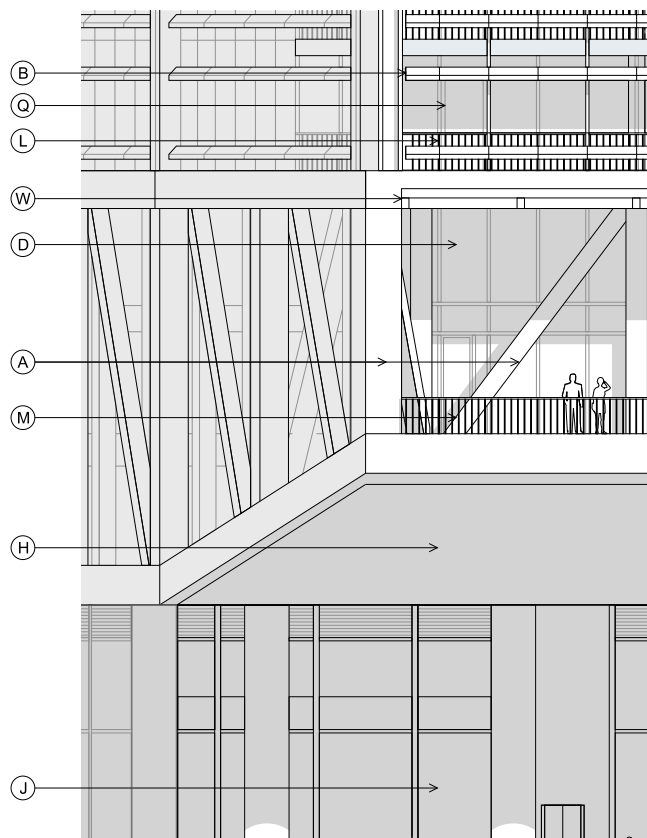


Fig 3.1.10: Elevation — Facade Study Northwest Corner

Key

- (A) Painted metal external cladding / structure
- (B) White metal brise soleil with aluminium / stainless steel sub-frame and fixed to curtain wall with aluminium / stainless steel brackets
- (D) Aluminium unitised curtain walling with insulated glass units - dark cappings and frame
- (G) Panelled soffit cladding to underside of terraces and balconies
- (H) Dark reflective soffit
- (I) External columns
- (J) Full height reception / shop front glazing. Curtain wall system with fabricated metal profiles, high level insulation backed louvre grille to retail units
- (L) Balustrade with metal railing and metal handrail to inset balcony
- (M) Painted metal railings to L1-3 balcony and terraces
- (O) External flooring to terrace/balcony
- (Q) Doors for access onto terrace and balconies, dark framing to match curtain walling.
- (T) Public realm lighting
- (W) Wind mitigation fins - painted steel and glass panes

The lower canopy is above the transfer structure and on the tapered west elevation. It is above the two-storey volume of the inset Level 2 terrace. The structure of the canopy is set between the raking steel columns which are on the 15m grid and integral to the horizontal datums of the super cladding that frames the upper levels of the building.

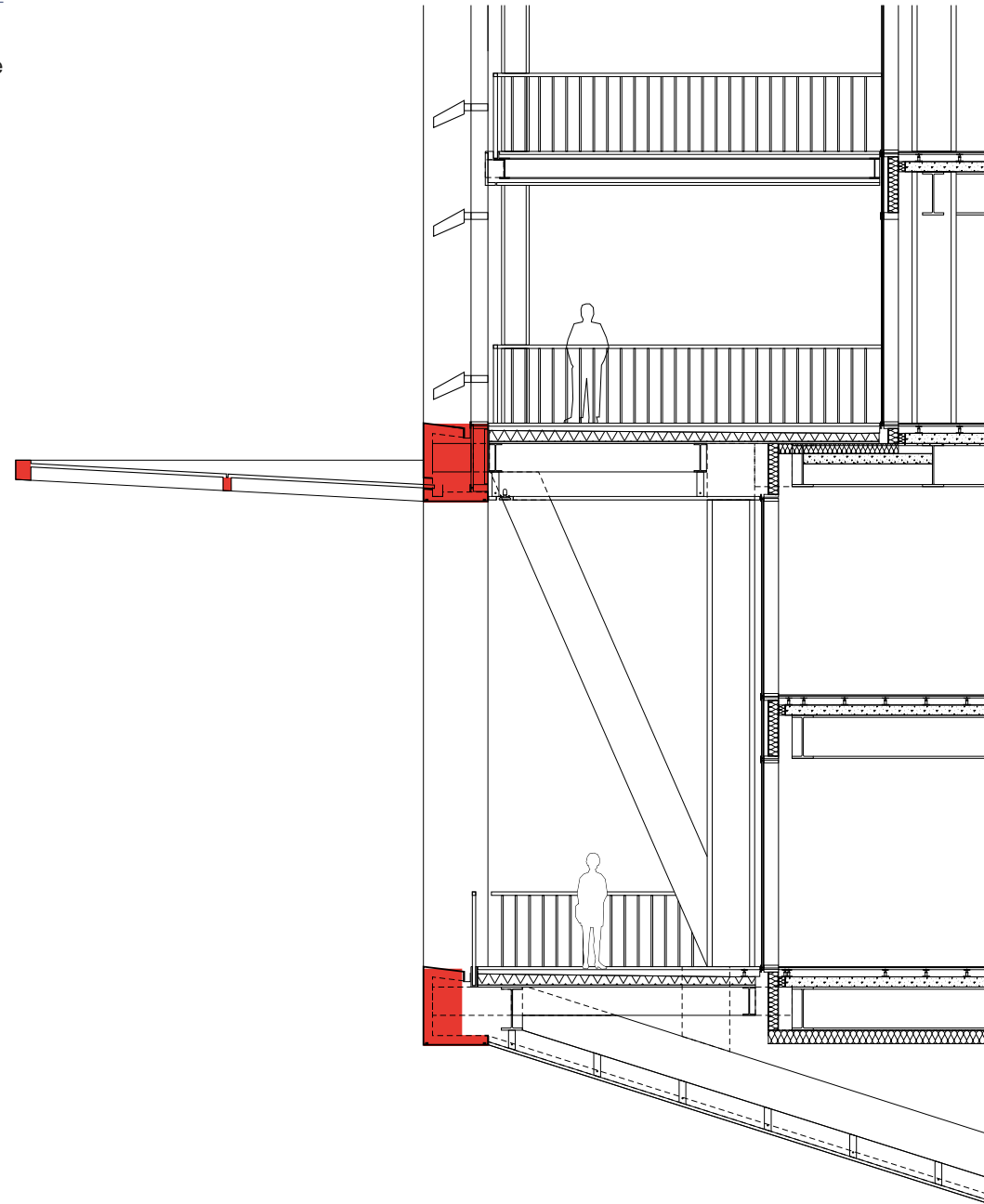


Fig 3.1.11: Section showing Lower Canopy projection at Level 4

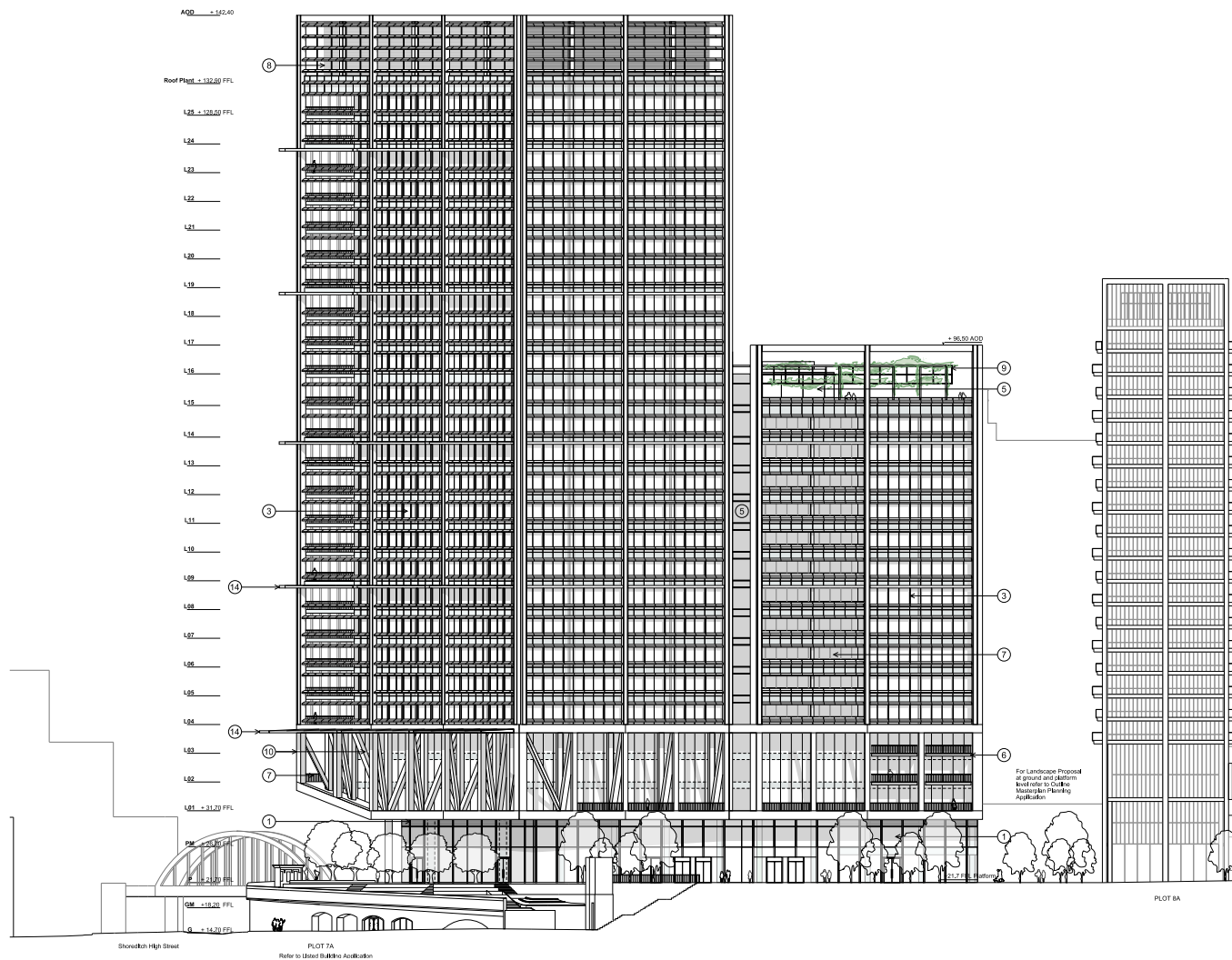


Fig 3.1.12: South Elevation with four sets of Upper Fins

3.1.5 Upper Fins

The upper fins are also on the south-west and west facing elevations only and follow the rhythm of the canopy below. The upper fins are every fifth floor at Levels 9, 14, 19 and 24.

The projection of these upper fins is 3m and are between the vertical 'super cladding' and connected to the horizontal perimeter structure of the floorplate.

The structural, glazing and drainage will be similar to the Lower Canopy but with reduced structural member sizes that will be in proportion to the horizontal 'super cladding' perimeter beams on adjacent elevations.

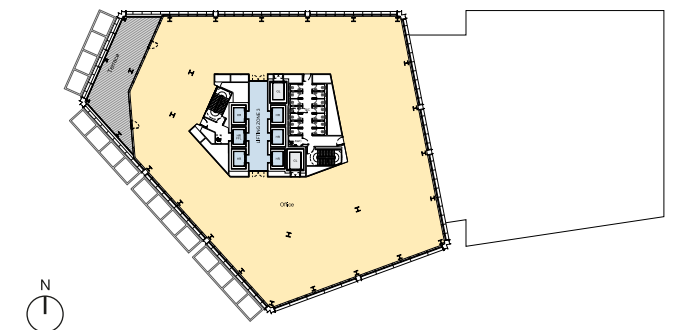


Fig 3.1.13: Typical Tower Office Floor

The projecting fins are integral to the façade and their scale provides environmental control as well as articulation to the primary street frontages. This can be seen in the townscape assessment views and in the updated illustrative views in section 3.1.7, where the fins can be seen in views up and down the two main frontages on Shoreditch High Street and Commercial Street.

The detailing, structural steel assembly and paint finish of the fins is consistent with the adjacent facades to the east and north and will align with the elevational datums.



Fig 3.1.14: The Upper Fins are supported from the perimeter beam and columns of the super cladding

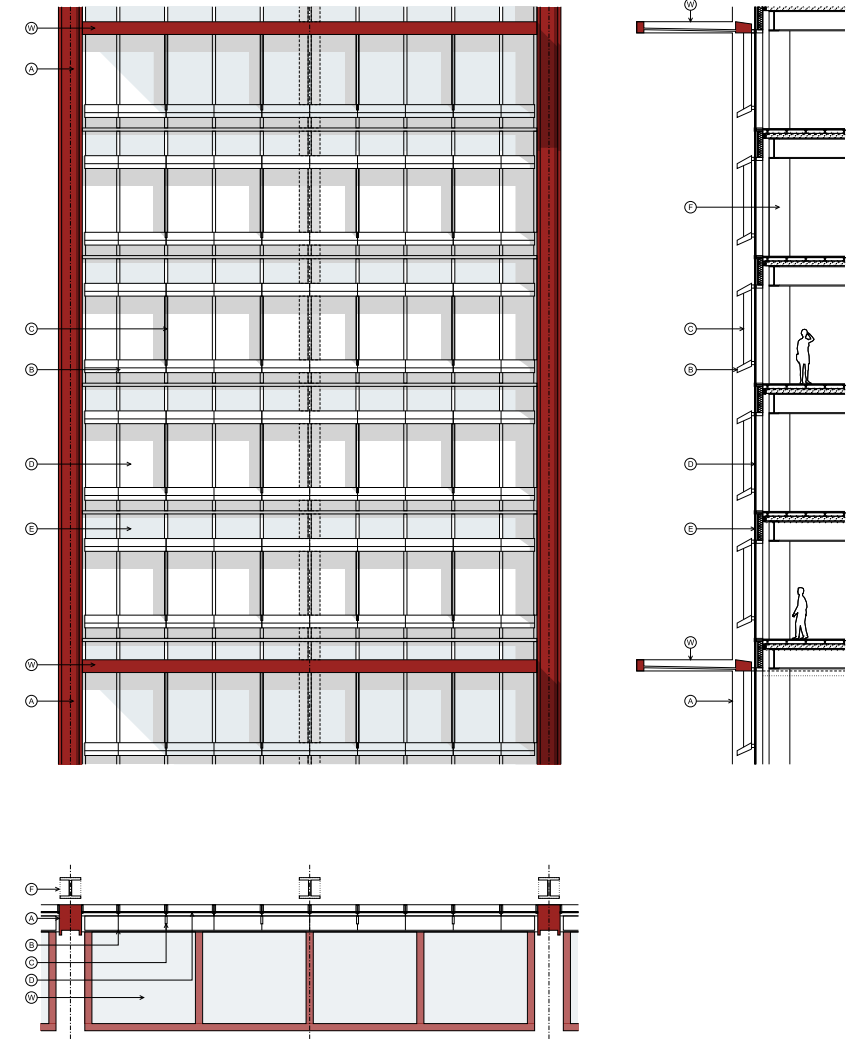


Fig 3.1.15: Typical South West Elevation with Upper Fin

3.1.6 Cleaning and Maintenance

All 3m deep upper environmental fins will be reached and maintained using a pantograph cradle (fig. 3.1.20) suspended off the BMU from the roof level. All facades underneath these fins will also be serviced using the same system.

These cradles employ a mechanism that extends a counterweight on one side and the cradle is extended on the other side, while the suspension ropes remain in a fixed position. This allows access above and under the fins. This is illustrated in the fig. 3.1.21.

The same system will allow accessing the top of the 6m deeper fins.

The underside of these deeper fins will be accessed and serviced using poles as shown in the fig. 3.1.22.

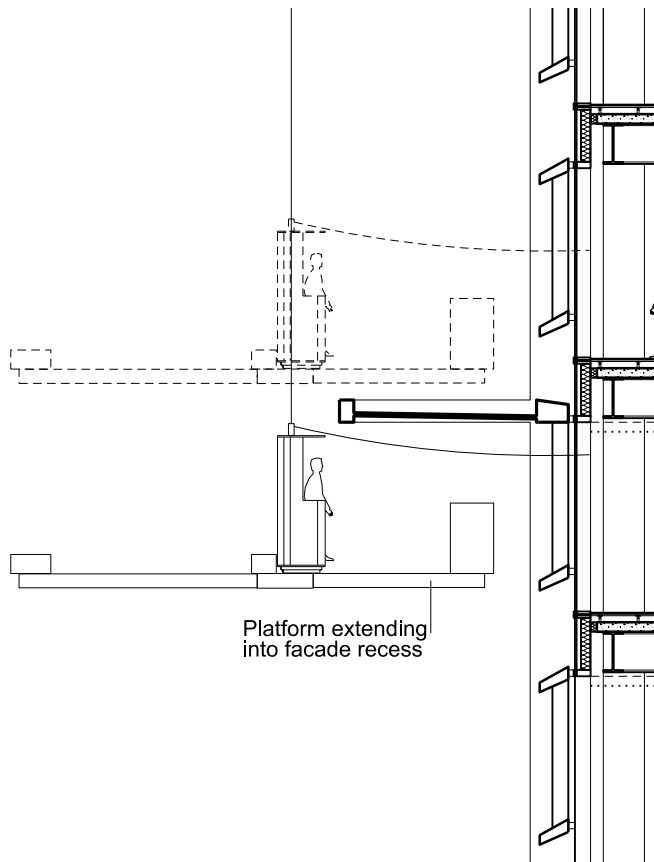


Fig 3.1.16: 3m Fins

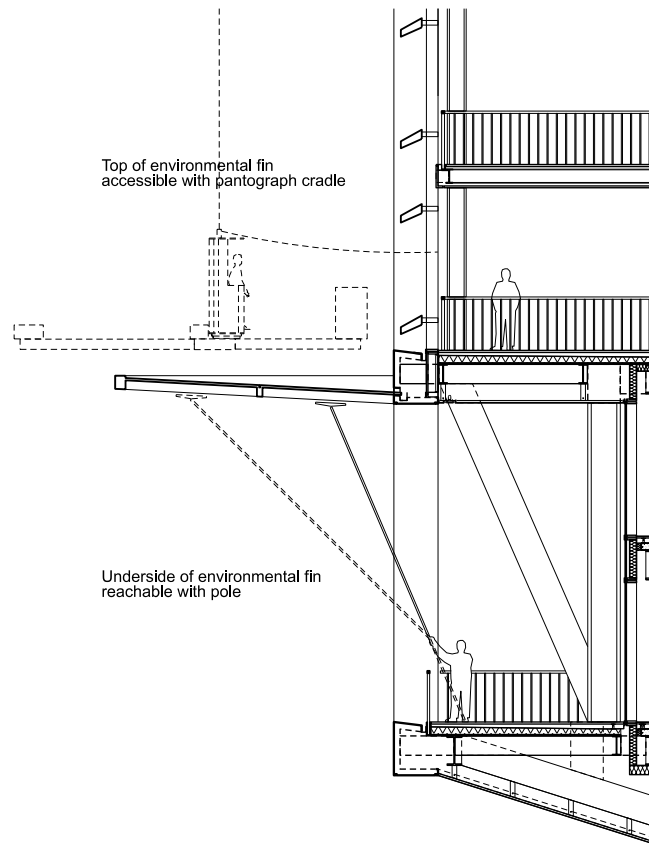


Fig 3.1.17: 6m Fins



Fig 3.1.18: Pantograph Cradle

3.1.7 Updated Figures and Illustrations

The following figures were included in section 6.2 PLOT 2 of the submitted Design and Access Statement and have been updated to show the proposed detailing to the projecting fins.

Other views which include Building 2 are included in the updated Townscape and Visual Impact Assessment.



Fig 3.1.19: UPDATE

Fig 6.2.7: 1 - Approach from the south-west - Bishopsgate



Fig 3.1.20: UPDATE

Fig 6.2.9: 2 - Approach from the west - Great Eastern Street





Fig 3.1.21: UPDATE

Fig 6.2.11: 3 - Approach from the north - Shoreditch High Street

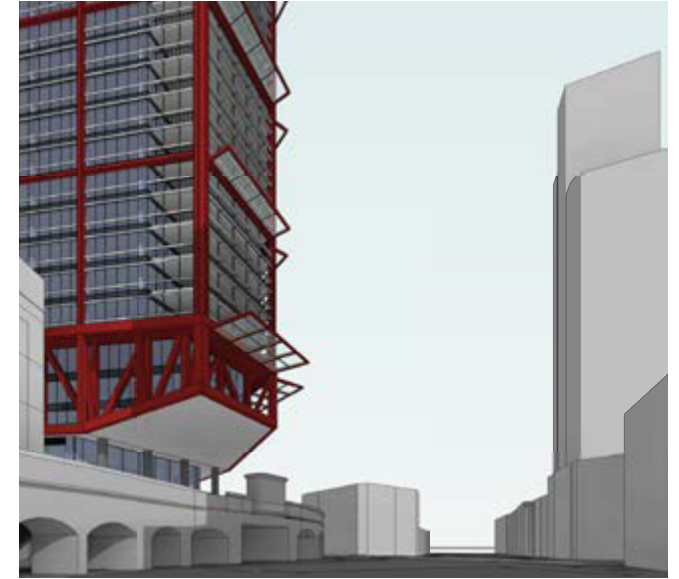
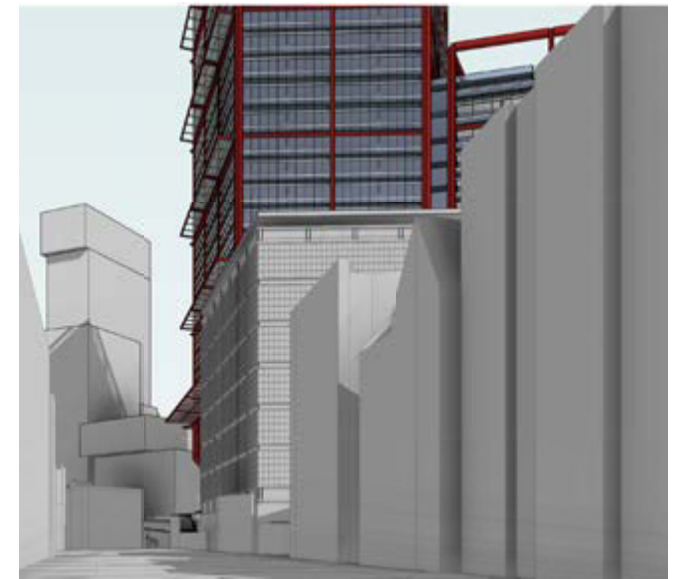


Fig 3.1.22: UPDATE

Fig 6.2.12: 4 - Approach from the south - Commercial Street



The illustrations and sketches on this page are updated to show the revised structural framing of the lower canopy.

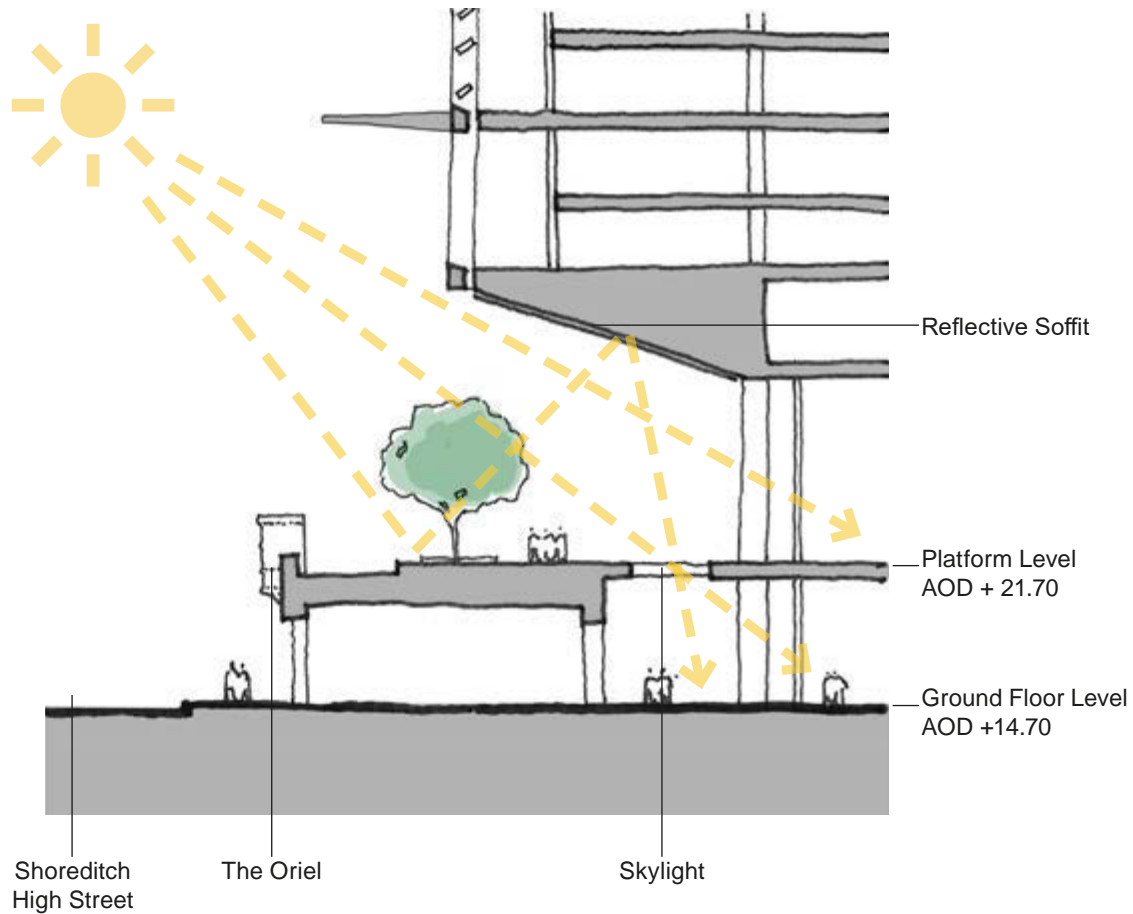


Fig 3.1.23: UPDATE
Fig 6.2.19: The Building Prow and the Platform - Section showing the landscaped Platform between The Oriel and Building 2

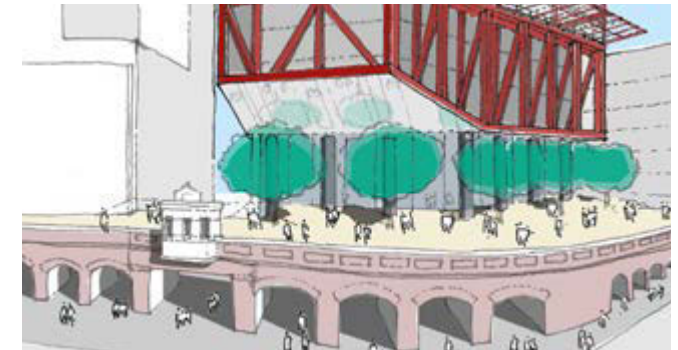


Fig 3.1.24: UPDATE
Fig 6.2.25: View from Great Eastern Street



Fig 3.1.25: UPDATE
Fig 6.2.26: Approaching the building from Shoreditch High Street

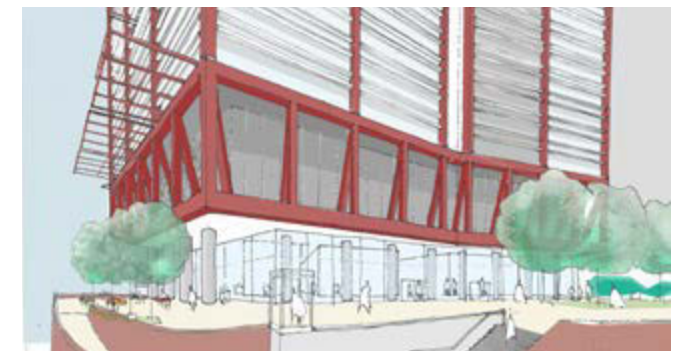


Fig 3.1.26: UPDATE
Fig 6.2.31: South-west stair and the Platform landscape



Fig 3.1.27: UPDATE
Fig 6.2.42: View from Commercial Street



Fig 3.1.28: UPDATE with revised structural framing
Fig 6.2.49: Framed clear glazing to upper fins



Fig 3.1.29: UPDATE with revised structural framing



Fig 3.1.30: UPDATE
Fig 6.2.52: Blossom Street (Day)



Fig 3.1.31: UPDATE
Fig 6.2.53: Shoreditch High Street junction with Bateman Row (Night)



Fig 3.1.32: UPDATE
Fig 6.2.61: Relationship between Platform and building

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3.0 PUBLIC REALM & LANDSCAPE

3.1 PUBLIC REALM & LANDSCAPE

3.1.1 Public Realm & Landscape Areas

3.1.2 Introduction

The following plans outline the full extent of the public realm and landscape within the proposed development. They are divided into the four levels.

3.1.3 Ground Level - publicly accessible open space

- Covered public realm space
- Open public realm space
-

3.1.4 Platform Level

- Public realm space
- Private realm space

3.1.5 Roof Garden Terrace Levels

- Private amenity residential
- Private amenity office

3.1.6 Roof Level

- Biodiverse roof

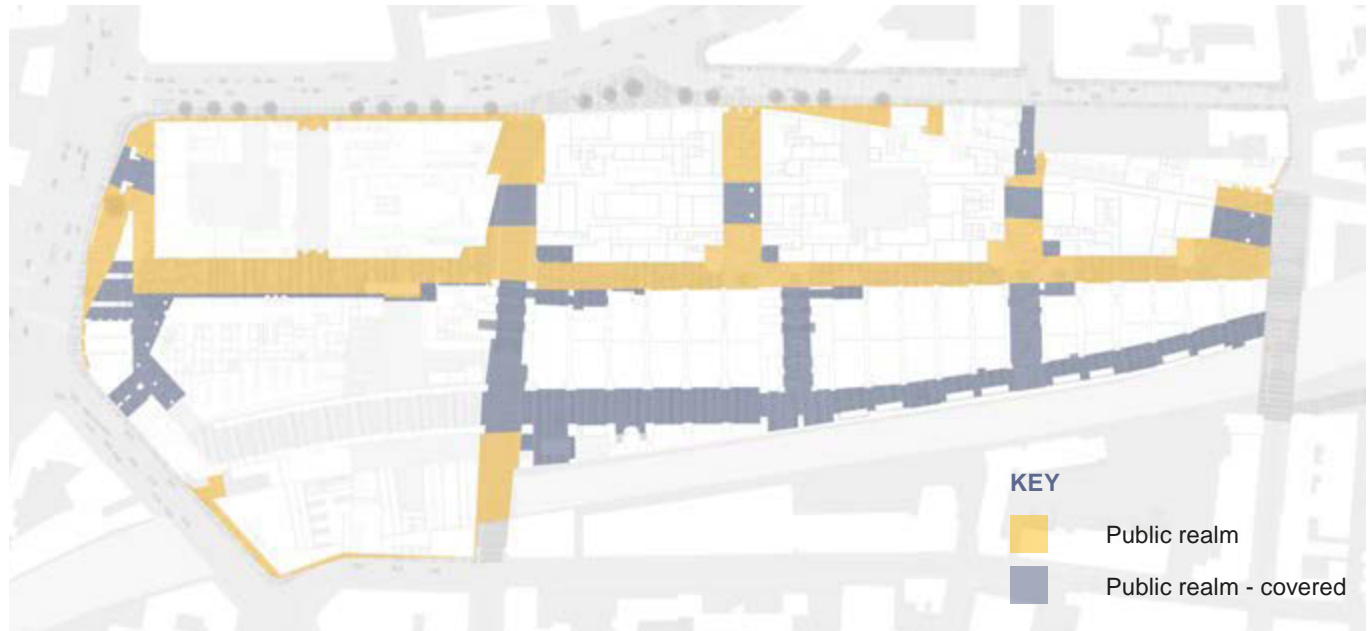


Fig 3.1.1: Ground level open space

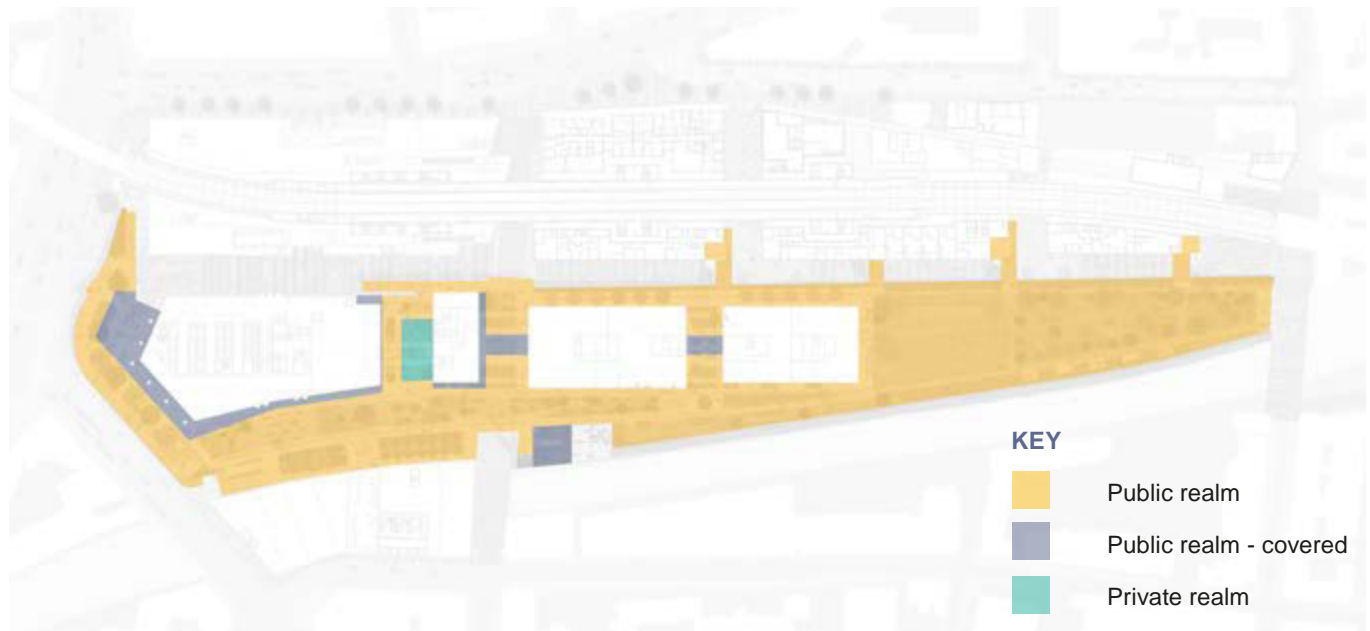


Fig 3.1.2: Platform level open space

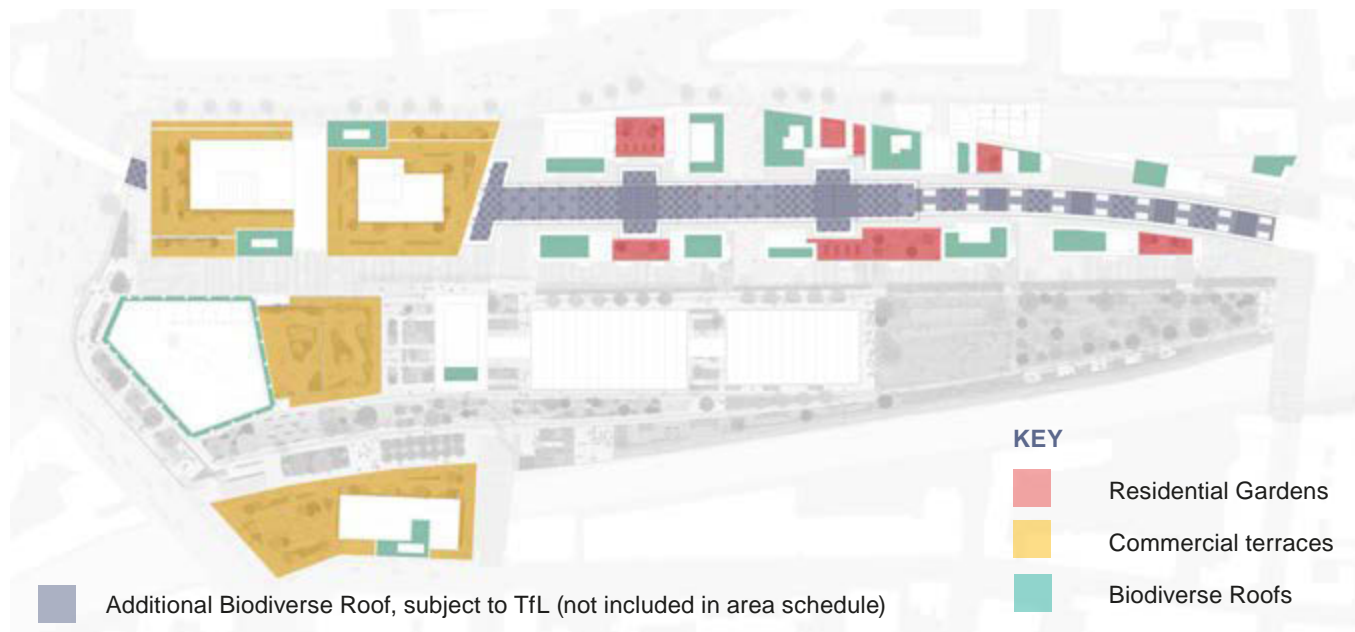


Fig 3.1.3: Roof level open space

Ground Level Public Realm	M ²	Hectares	Acres
Open	7005	0.70	1.73
Covered	5868	0.59	1.45
Total	12,872	1.29	3.18
Platform Level Public Realm	M ²	Hectares	Acres
Open	11,672	1.17	2.88
Covered	1182	0.12	0.29
Total	12,854	1.29	3.18
TOTAL PUBLIC REALM	25,726	2.57	6.36

Platform level Private Realm	M ²	Hectares	Acres
Residential Garden	210	0.02	0.05
Platform Level Total	210	0.02	0.05
Roofscape level Private Realm	M ²	Hectares	Acres
Shared Residential Garden	1116	0.12	0.28
Commercial Garden	5439	0.54	1.34
Biodiverse Roof	2079	0.20	0.51
Roofscape Level Total	8634	0.86	2.13

Fig 3.1.4: Area schedule

ballymore.



Hammerson