

3.4 WPB1

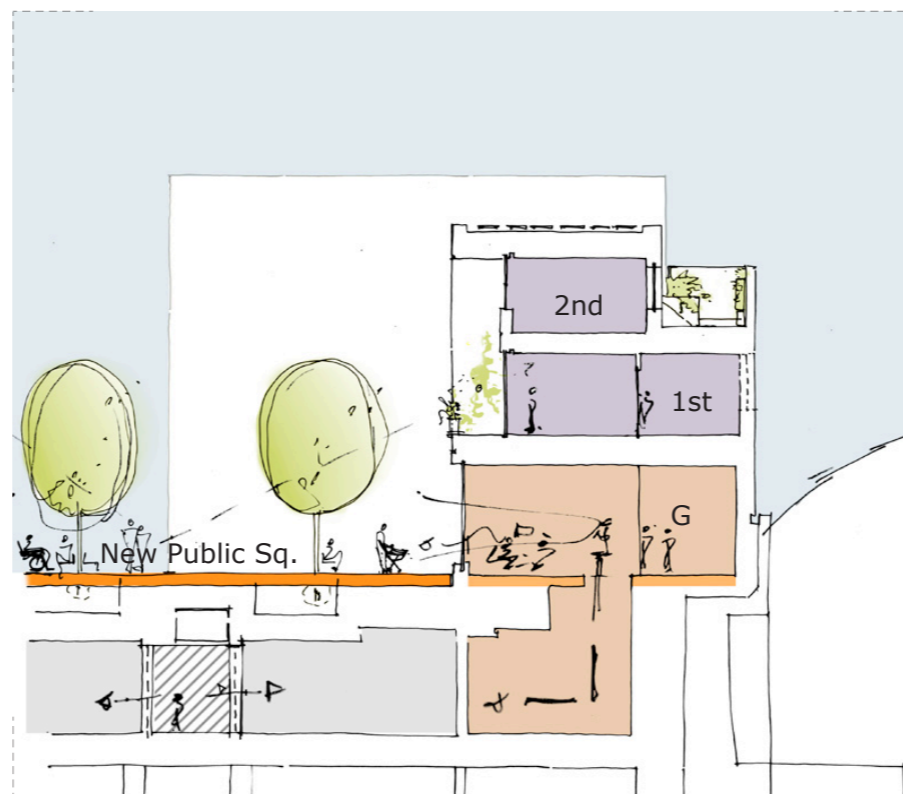
1st & 2nd Floor

The first to second floors have been developed to enhance the residential provision on the site and deliver 4 affordable duplex homes, comprising of 2x3bed (5person) and 2x3bed (4person) apartments.



GLA Call In July 2018 - Proposed 1st & 2nd Floor Plan

Planning Sept 2017 - 1st & Mezzanine Floor Plan



Proposed Concept Section

Concept Section

3.4.1 Planning Submission Sept 2017 DAS:

"West Perimeter Building 1 would line the currently blank wall of the London Underground Station, where a row of terraces historically stood, and provide an active West edge to the new public square. WPB1, with its smaller scale, would respond to the finer urban grain to the West. The massing would step from ground+1 along the sensitive west edge, up to ground+1+mezzanine facing on to the new public square."

(DAS 2017 p.100 para.4.3.1)

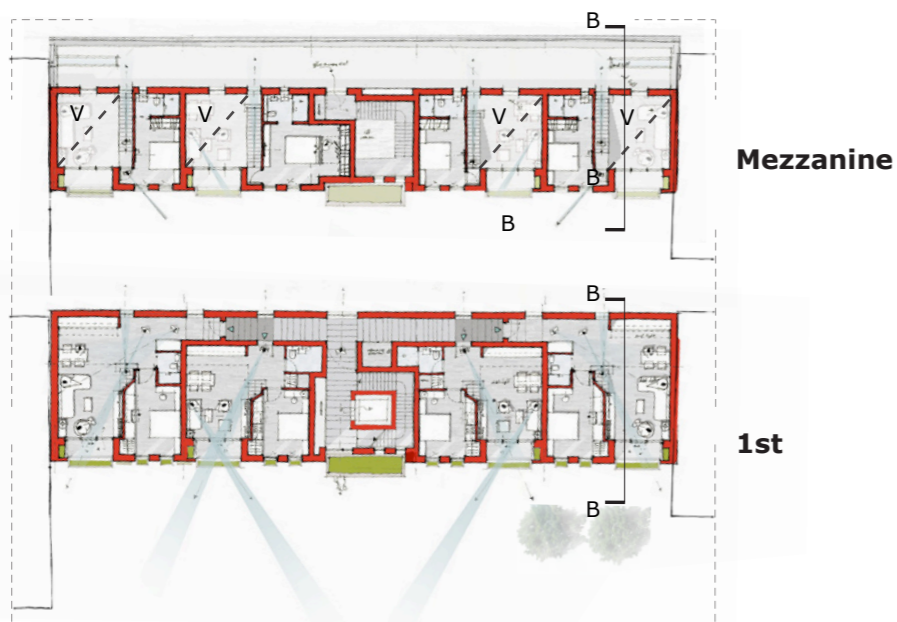
3.4.2 GLA Call In July 2018:

WPB1 building form and its role within the urban quarter is maintained.

Within the proposed building form, the mezzanine floor has been extended over the double height living area, now providing a full second floor and maximising the residential affordable accommodation.

At **ground floor** the provision of 4 retail units (supported by further below ground space) is maintained alongside a residential entrance.

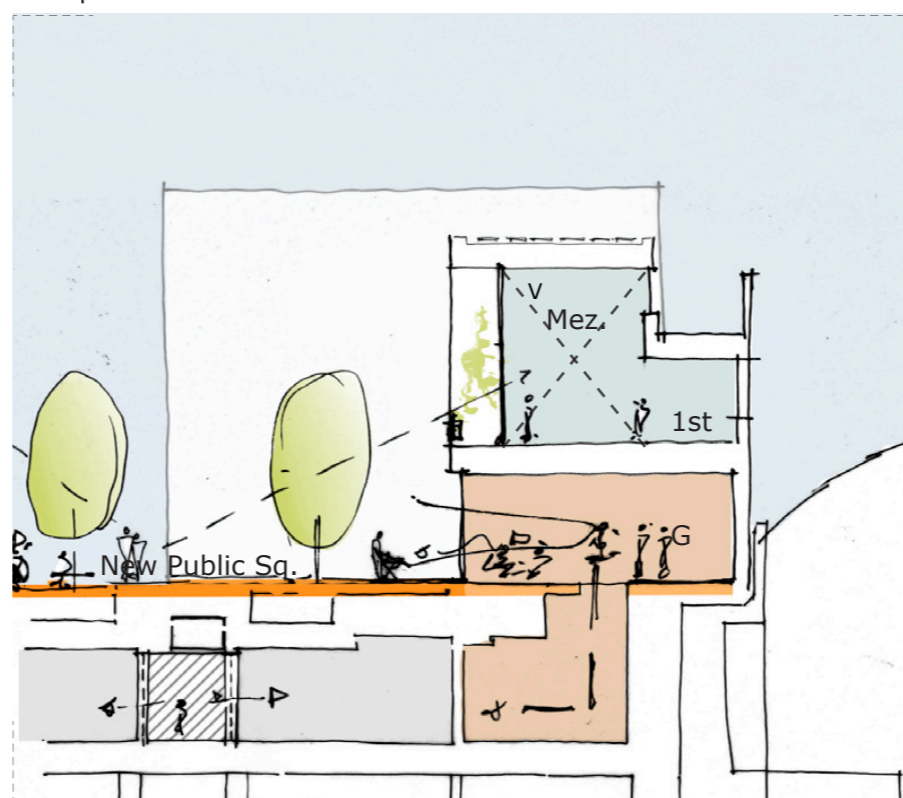
At **roof level** the provision of photovoltaic panels (set behind and below the roof's parapet) is maintained, contributing to the site's renewable energy source. A small refinement to the roof elements, behind and below the roof's parapet line, introduces two new small projected roof forms to integrate soft landscaping and provide good headroom to private staircases serving the two duplex apartments at the ends of the floor plate.



1st & Mezzanine Floor

At first floor and mezzanine level the layouts provided private residential, with 4x2bed (4 person) apartments.

Scale: 1:500@A3
0 5 10 20



Scale: 1:250@A3
0 5 10 15m

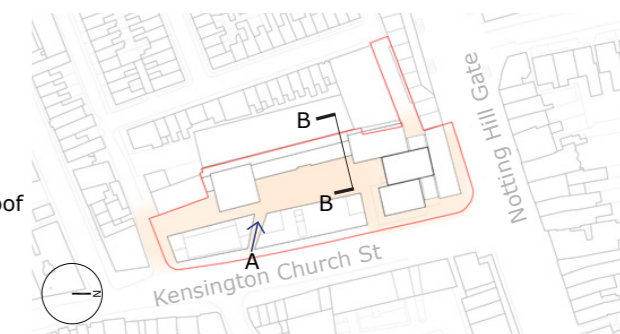
3.4.3 Planning Submission Sept 2017:

At **ground floor** the provision of 4 retail units (supported by further below ground space) were located alongside the residential entrance.

At **roof level**, discreetly integrated services within a pitched roof form, were set back from the building's edges. At roof level a provision of photovoltaic panels (set behind and below the roof's parapet) contributed to the site's renewable energy source.

Key

- Retail
- Surgery
- Office
- Residential
- Affordable
- Communal Private Roof Terrace (Residents)
- Supporting Space
- Services
- V - void



3.4 WPB1

3.4.4 Planning Submission Sept 2017 DAS:

"The elevation of the building would fully open up onto the new public square. Larger scale retail openings would define the base of the building. A combination of smaller scale openings to bedrooms and double height openings, with setback terraces, to its living areas would define the upper part of the building."
(DAS 2017 p.102 para.4.3.3)

3.4.5 GLA Call In July 2018:

The approach to the WPB1 architecture has been maintained, including its entrance zones, rhythm of fenestration, materiality and detailing.

There is only small refinement to the East elevation, to give privacy to the new bedrooms (above living areas). This is achieved through the provision of solid metal cladding at the lower level of the 2nd floor, within the double height facade recesses. The West elevation design has been developed, with the location of the openings reflecting the amended layouts.

The distances between the proposed West elevation and the existing Jameson Street properties (located further to the West, at the other side of the LUL station roof) are unchanged. The opportunity to green this elevation is maintained in the proposal.

3.4.6 Planning Submission Sept 2017:

The elevation opened up onto the new public square. Larger scale retail openings defined the base of the building. A combination of smaller scale openings to bedrooms and double height openings, with setback terraces, to its living areas defined the upper part of the building.

WPB2 - Cube

WPB1

Solid metal cladding at the lower level of the 2nd floor, within the double height facade recesses, added to achieve privacy to new bedrooms (above living areas)



KCS2
KCS1
New KCS Lane to New Public Square
GLA Call In July 2018 - Proposed View A. New KCS Lane looking West towards New Public Square (Miller Hare CGI)