

BAYS

The architectural design intent of upper and lower bays has remained largely the same as in the submitted scheme of June 2019.

Blocks A and B are robust red-brick buildings. To emphasise their verticality, the elevation is broken up into two-storey bays, where brick reveals and set backs create variation in the facade line. Metalwork and crittal-style windows add another scale of grids and interest to bring the development down to a human-scale, whilst always referring back to the site's industrial heritage and its uses on the lower levels.

On the upper levels, the massing sets back to create private terraces and communal amenity spaces. Brick detailing here is topped with pre-cast robust copings over parapets and pre-cast sills to windows. The metal work is simplified at the upper levels.

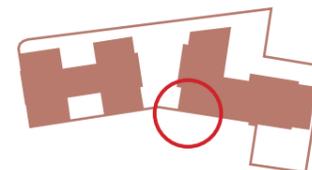
The amendments to the detail design are seen in the simplification of balcony typologies and metal work: modesty panels included at the lower portion of balconies, the inclusion and detail design of privacy screens between balconies and glass panels with metal fixings at locations of higher wind speeds.

At the lower levels, the heavily detailed three-storey brick bays are extended around the whole development to form a whole (previously this was not continuous as shown in page 22). Metal work at the lower levels and balconies are all of the same perforated language, making reference to the riveted metal panels that were used to build trading ships and liners. The panels would then also be used to incorporate signage and unit numbers, in-keeping with the way-finding strategy used under the DLR and urban realm.

The changes to the scheme are illustrated in the revised Bay renders and Bay Drawings in the following pages.

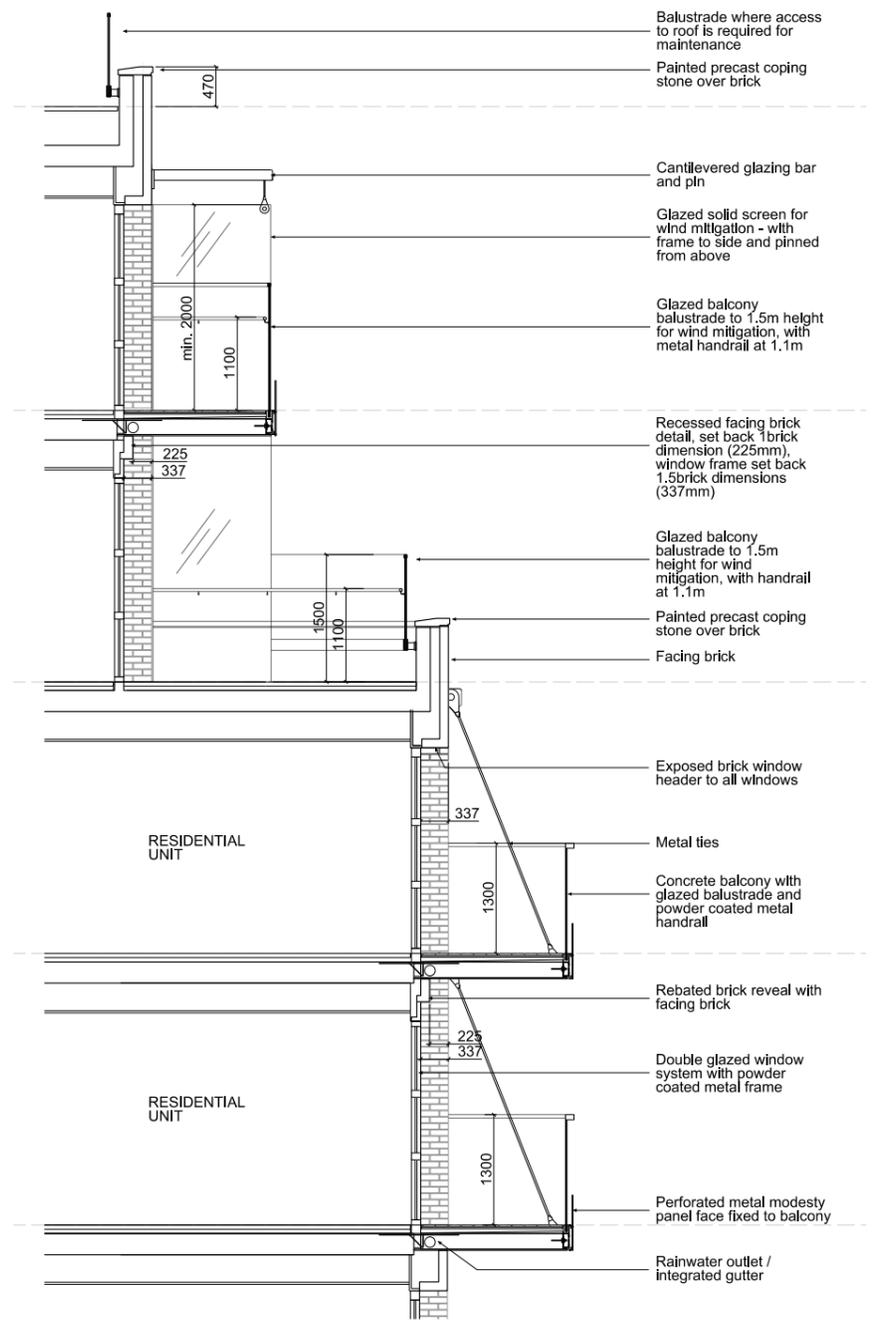
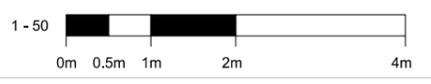


PROPOSED UPPER BAY - BLOCK A

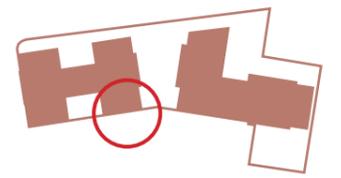


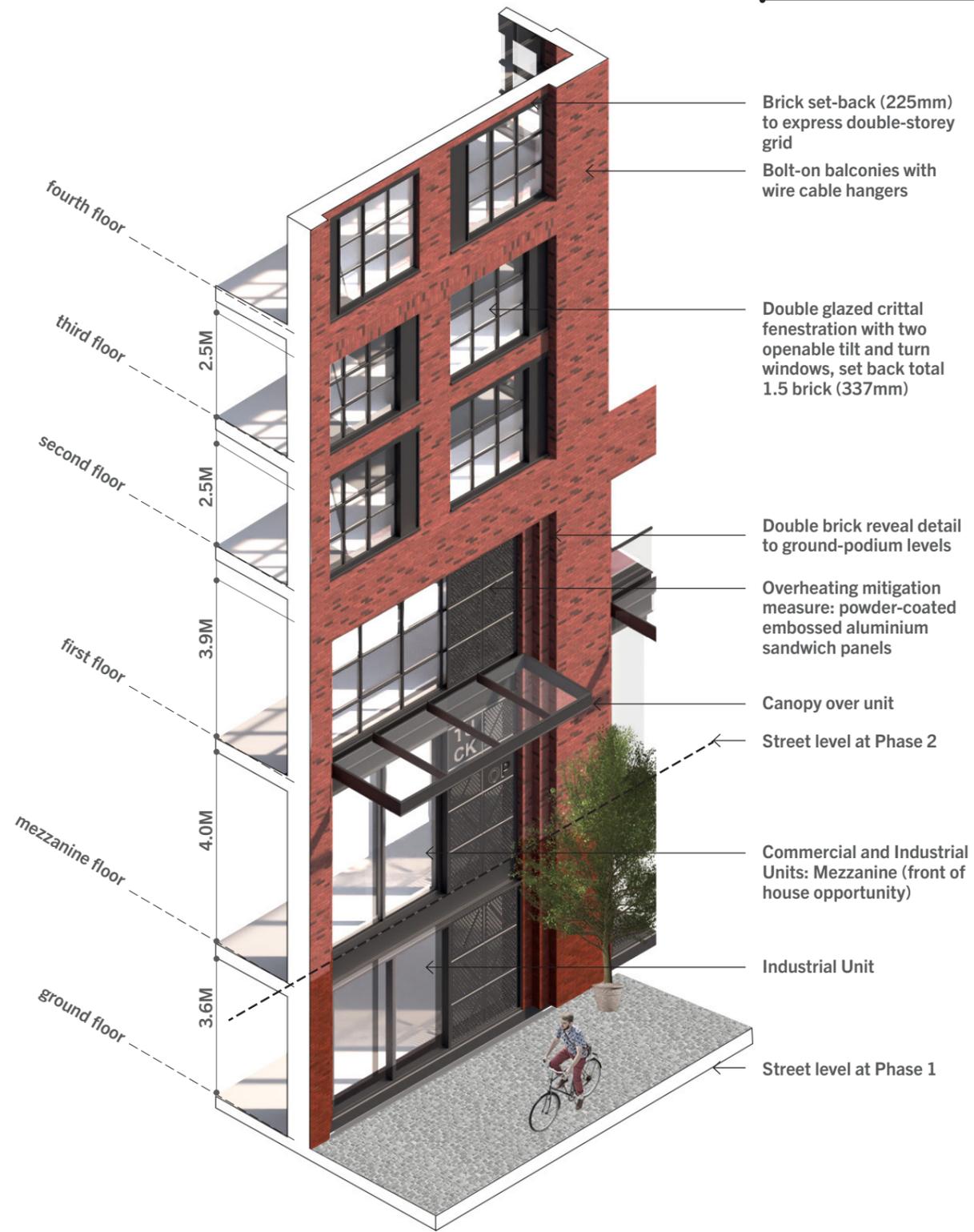


01 TYPICAL BAY 02 - ELEVATION
1:50



03 TYPICAL BAY 02 - SECTION
1:50





- Brick set-back (225mm) to express double-storey grid
- Bolt-on balconies with wire cable hangers
- Double glazed crittal fenestration with two openable tilt and turn windows, set back total 1.5 brick (337mm)
- Double brick reveal detail to ground-podium levels
- Overheating mitigation measure: powder-coated embossed aluminium sandwich panels
- Canopy over unit
- Street level at Phase 2
- Commercial and Industrial Units: Mezzanine (front of house opportunity)
- Industrial Unit
- Street level at Phase 1

PROPOSED SECTIONAL BAY ILLUSTRATION
south-west elevation



PROPOSED LOWER BAY - BLOCK B

