

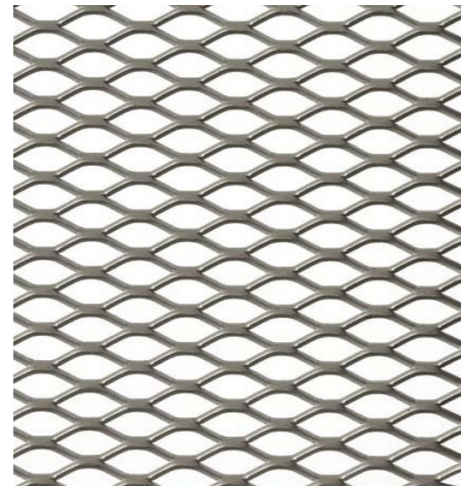
2.5 Material Specification

The material palette has not changed greatly from the scheme presented in the DAS Vol.2 Addendum Revision A submitted to LBN in June 2019.

As in that submission, the material palette opts for a red stock brick for the main elevations paired with another lighter red/pink stock brick to break up the elevation and create diversity. Both of these are speckled and need a visible and obvious variety within the brick range to break up the massing of the building.

The lower courses of the building will be finished with a glazed brick, either in a darker red stock brick or a grey engineered style brick to give the architecture a clear and robust but elegant footing as it meets the ground.

The metal work and powder-coated panels are a key element to the scheme, and high quality and robust metalwork in dark grey tones will be proposed for both flat and perforated panels, as well as meshes where wind mitigation measures dictate levels of porosity and required vegetation. On the podium landscaping and on the public realm, the planters and street furniture will be proposed as corten steel to differentiate uses and also to allude to the industrial heritage of the site.



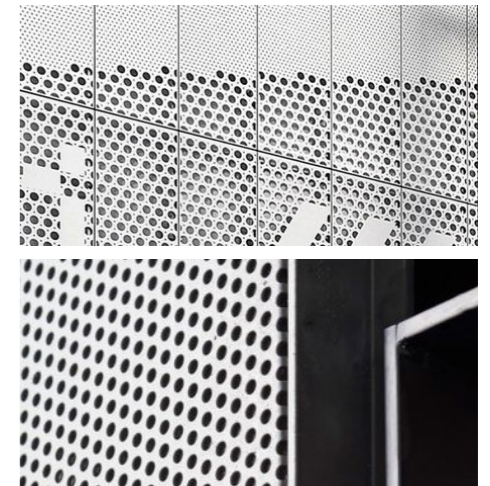
1



2



3



4

New Material Palette:

1. Expanded/perforated panels for wind screens
2. Cor-ten steel / powder coated finishes for landscape furniture
3. Dark grey powder coated aluminium panels and fenestration details
4. Perforated aluminium panels at entrances, unit fronts and garage doors, as well as modesty panels and privacy screens on balconies. Signage and lettering integrated into the panels where required
5. Red Stock speckled brick on main building elevations
6. Varied Light Pink and Red Stock bricks for secondary volumes
7. Glazed Red Stock brick or Engineers Bricks with dark mortar on base of elevations



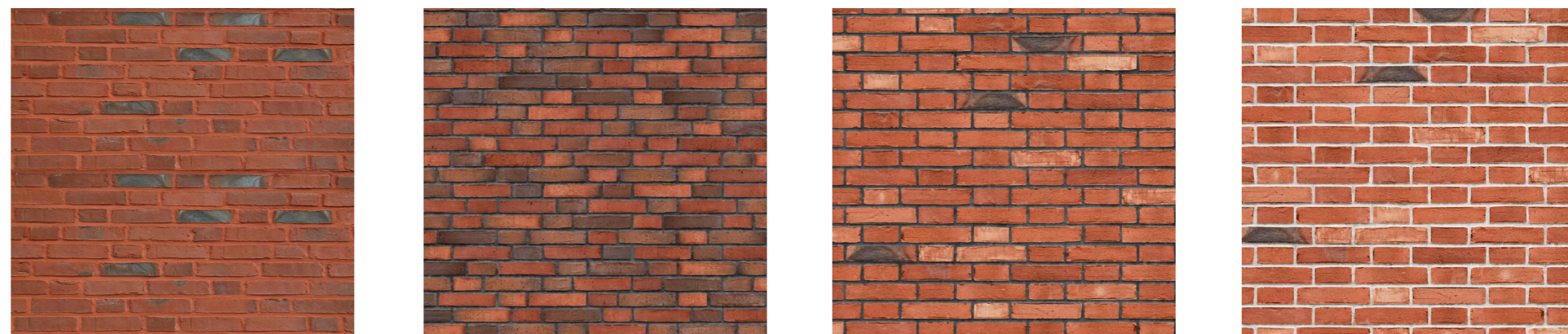
PROPOSED MATERIALS PALETTE

Brick Tones

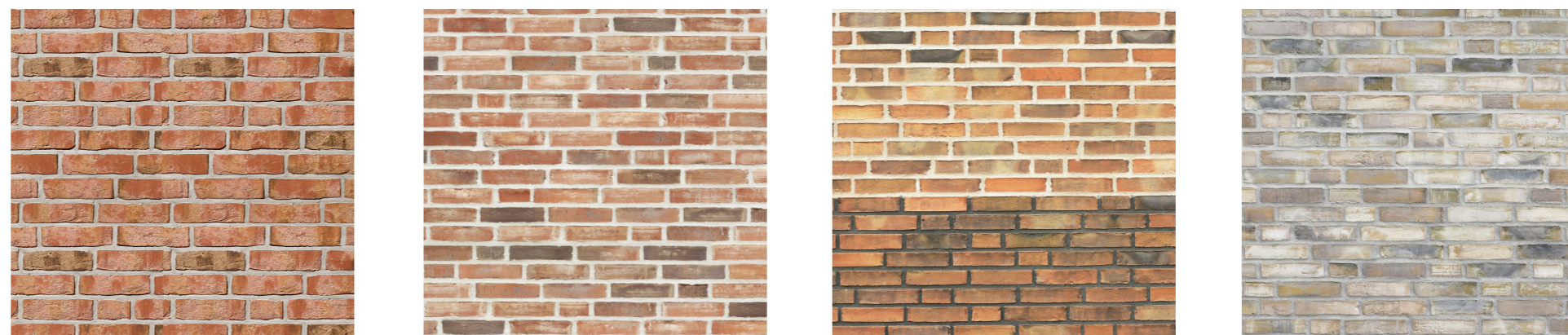
The process to finding the ideal brick product and tone is a journey that will continue through the conditions attached to this planning application. In order to allow for and guide this process we would like to propose a palette with a spectrum of brick tones, all sitting within the principle of the agreed on 'red speckled brick' paired with a 'light pink' varied brick. The product choices are immense, and the nuances found within each brick can make a difference to the overall appearance of the building.

The adjacent set of bricks shows the options in the variation of bricks tones that can be chosen for the scheme in the following stages of conditions.

The column on the far left is the chosen combination that was used to represent the scheme in all visual material.



5 - Spectrum of red stock bricks



6 - Spectrum of varied pink/buff bricks to match



7 - Glazed and engineering brick options for base

3.0

Proposed Accommodation Changes



3.1 Accommodation Schedule

Previous Accommodation Schedule

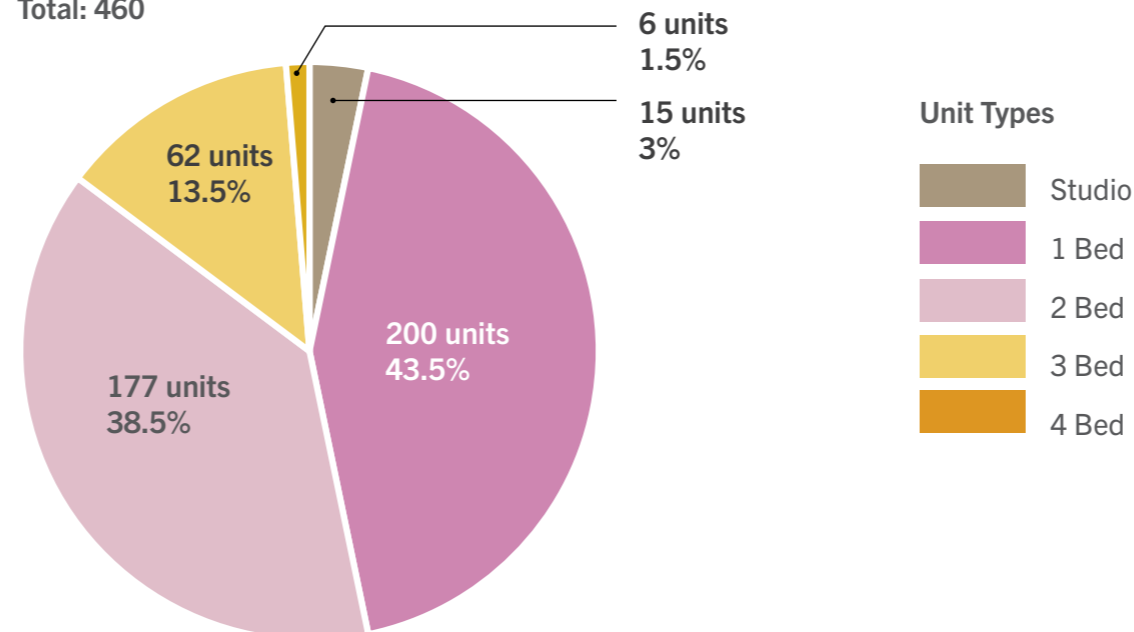
Phase 1 contains both industrial and residential accommodation - and this has not changed in the new proposal. This and the following pages give an overview of the changes in the accommodation areas and types.

Overall Accommodation Schedule

BUILDING	LEVELS	INDUSTRIAL		RETAIL		PLANT ROOM		RESI (Service and Community)		RESIDENTIAL ACCOMMODATION			
		G/A	GEA	G/A	GEA	G/A	GEA	G/A	GEA	N/A	G/A	GEA	UNITS
A	GF	1255 sqm	1322 sqm			535 sqm							
	Mezzanine	452 sqm	475 sqm			131 sqm							
	1					185 sqm		1158 sqm					
	02-19									17158 sqm	21214 sqm	22696 sqm	227 units
B	GF	1271 sqm	1311 sqm										
	Mezzanine	284 sqm	309 sqm	135 sqm	162 sqm								
	1					100 sqm		1359 sqm	166 sqm	171 sqm	201 sqm	3 units	
	02-19								15482 sqm	18998 sqm	20551 sqm	230 units	
TOTAL		3262 sqm	3417 sqm	135 sqm	162 sqm	954 sqm		2517 sqm		32806 sqm	42616 sqm	43447 sqm	460 units

Overall Residential Unit Mix

Total: 460



Proposed Accommodation Schedule

Phase 1 contains both industrial and residential accommodation. There is a total increase in the Industrial provision of 191 sqm, from 3,417sqm to 3,608 sqm GEA. The retail provision has also increased by 68 sqm from 162 sqm to 230 sqm.

Due to the changes in the massing of the scheme, the total residential provision has dropped by 59 units, from 460 to 401 units. However, the unit mix has been kept at the same percentages.

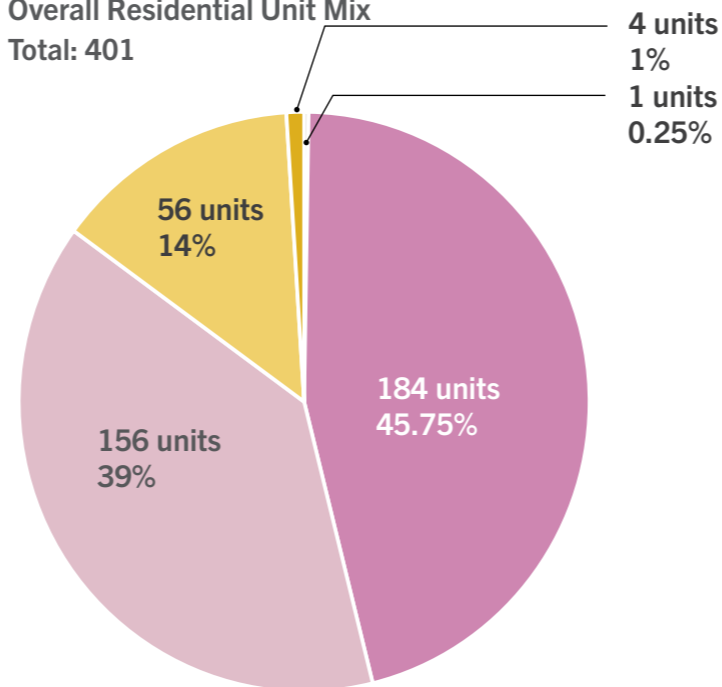
It must be noted, that as before, Phase 1 proposes a reduced percentage of 3bed units. Phase 1 is not considered to be the most appropriate location for family sized units when considering the full masterplan, due to the proximity to the Allnex site. A higher percentage of family sized units are proposed on Phases 2+ in more suitable locations of the masterplan and neighbouring amenity.

Overall Accommodation Schedule

BLOCK	LEVELS	INDUSTRIAL (B1, B2 restricted, including back of house)		RETAIL (Including back of house)		NON-RESIDENTIAL BIKES AND CARS			PLANT ROOM *** (Area which is already included within RESIDENTIAL ANCILLARY)		RESIDENTIAL ANCILLARY (Service and Community uses including lobbies, cycle and car parking and waste rooms, including Plant Rooms)						RESIDENTIAL ACCOMMODATION (includes corridors and cores on residential levels, excludes all types of balconies and terraces)					TOTAL GIA (measured from internal walls)	TOTAL GEA (measured from external face of walls, exclude all types of balconies and terraces)	
		GIA sqm	GEA sqm	GIA sqm	GEA sqm	Car Spaces on Street	Cycles Short Stay	Cycles Long Stay	GIA sqm	GEA sqm	GIA sqm	GEA sqm	Bins	Cycles Short Stay	Cycles Long Stay	Cars Spaces within Building	Cars Spaces on Street	N/A sqm	GIA sqm	GEA sqm	UNITS	PRIVATE AMENITY (balconies)	GIA sqm	GEA sqm
A	GF	1262	1337						530		1400	1533											2688	2870
	Mezzanine	432	468						131		947	1257											1380	2870
	1	95	114			1	2	8	55		1023	1167	33	5	338	7	9						1130	1284
	02-19																	13774	17214	18464	195	1352	17214	18464
	Roofs																							
B	GF	1220	1283								783	862											2000	2146
	Mezzanine	341	406	198	230						577	628											960	2146
	1					2	11	9	52		990	1132	39	6	371	6	10	165	160	199	3	15	1020	1330
	02-19																	14570	17784	19288	203	1443	17784	19288
	Roofs																							
TOTAL		3350	3608	198	230	3	13	17	768		5720	6579	72	11	709	13	19	28509	35158	37951	401	2810	44176	50398

Overall Residential Unit Mix

Total: 401



BLOCK	LEVELS	INDUSTRIAL & RETAIL USES COMBINED (B1, B2 restricted and Retail, including back of house and internal walk)	
		GIA sqm	GEA sqm
A & B	GF	2482	2620
	Mezzanine	971	1110
	1	198	114
	Total	3651	3844

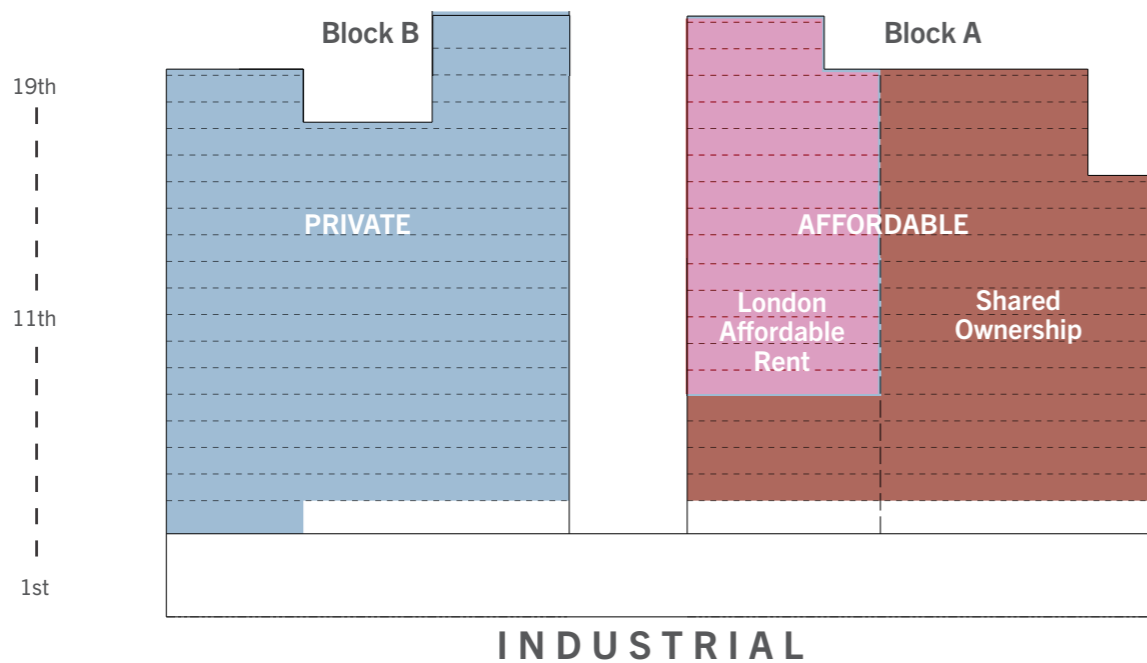
Unit Types

- Studio
- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed

Previous Residential Schedule

The information below gives an overview of the previously proposed tenure mix, affordable housing provision and accessibility provisions in each block.

Tenure Mix - By Block



LEVELS

Block B - Private Units					
studio	1-bed	2-bed	3-bed	4-bed	
15	100	78	34	6	
					233

Block A - London Affordable Rent					
studio	1-bed	2-bed	3-bed	4-bed	
0	48	39	16	0	
					103

Block A - London Shared Ownership					
studio	1-bed	2-bed	3-bed	4-bed	
0	52	60	12	0	
					124

Block B - TOTAL					
studio	1-bed	2-bed	3-bed	3-bed	
15	100	78	34	6	
					233
					15648

Block A - TOTAL					
studio	1-bed	2-bed	3-bed	4-bed	
0	100	99	28	0	
					227
					17158

Total Unit
Total NIA (sqm)

Key

- Affordable Units
- Private Units

Tenure Mix

Total Residential GEA 43,447
Total Residential NIA 32,806

Private Units					Affordable Units				
studio	1-bed	2-bed	3-bed	4-bed	studio	1-bed	2-bed	3-bed	4-bed
15	100	78	34	6	0	100	99	28	0
					227				
					233				
Total: 460 units									

Private Unit Percentage					Affordable Unit Percentage				
studio	1-bed	2-bed	3-bed	4-bed	studio	1-bed	2-bed	3-bed	4-bed
6%	43%	35%	15%	3%	0%	44%	44%	12%	0%

Affordable %

Habitable Rooms					Habitable Rooms				
studio	1-bed	2-bed	3-bed	4-bed	studio	1-bed	2-bed	3-bed	4-bed
15	200	234	136	30	0	200	297	112	0
					609				
					615				
Total: 1224 hrs									

Total Private % by hab rooms					Total Affordable % by hab rooms				
					50%				

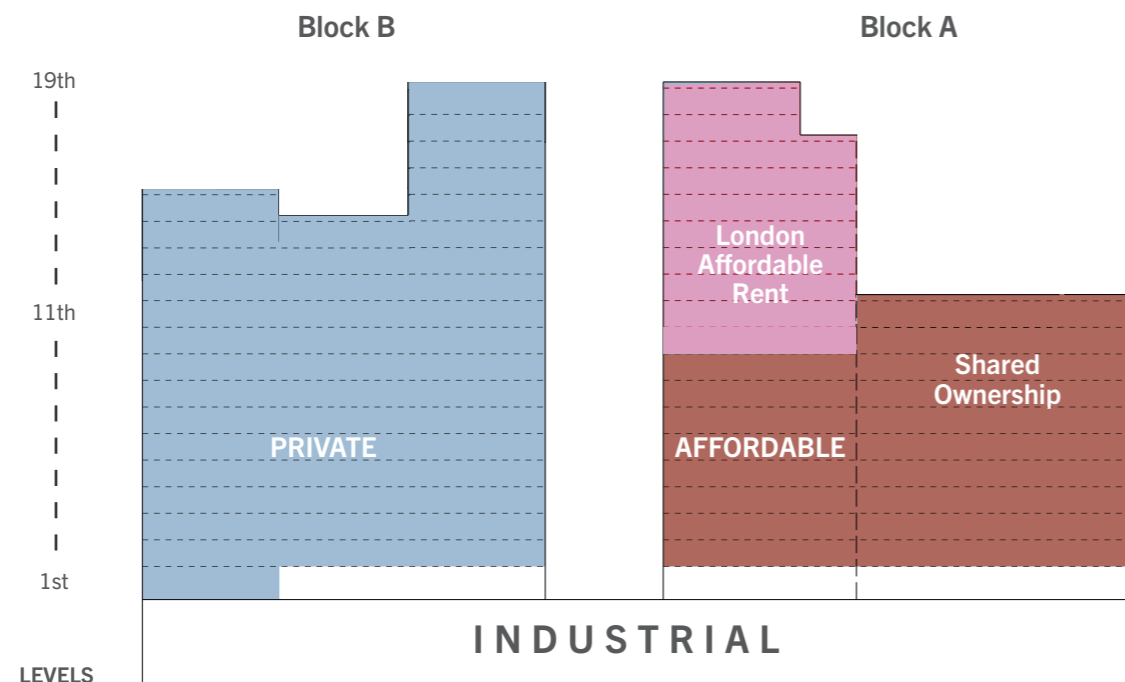
Accessibility %

Wheelchair Accessible Private Units					Wheelchair Accessible Affordable Units				
studio	1-bed	2-bed	3-bed	4-bed	studio	1-bed	2-bed	3-bed	4-bed
0	8	14	0	0	0	12	12	0	0
					24				
					22				
Total: 46 units (10%)									

Proposed Residential Schedule

As the bulk of the changes and reduction in mass was carried out to Block A, the provision of affordability has been marginally reduced from 50% to 46%. It must be noted however, that the units lost in this amended scheme are incorporated elsewhere on the outline masterplan. As before, 10% wheelchair adaptable units have been provided in each tenure type and as 1,2 and 3 bed units.

Tenure Mix - By Block



Block B - Private Units				
studio	1-bed	2-bed	3-bed	4-bed
1	80	85	36	4
206				

Block A - London Affordable Rent				
studio	1-bed	2-bed	3-bed	4-bed
0	32	27	12	0
71				

Block A - London Shared Ownership				
studio	1-bed	2-bed	3-bed	4-bed
0	72	44	8	0
124				

Block B - TOTAL				
studio	1-bed	2-bed	3-bed	3-bed
1	80	85	36	4
206				
Total NIA (sqm) 14571				

Block A - TOTAL				
studio	1-bed	2-bed	3-bed	4-bed
0	104	71	20	0
195				
Total NIA (sqm) 13788				

Total Unit
Total NIA (sqm)

Key

- Affordable Units
- Private Units

Tenure Mix

Total Residential GEA 43,447
Total Residential NIA 32,806

Private Units					Affordable Units				
studio	1-bed	2-bed	3-bed	4-bed	studio	1-bed	2-bed	3-bed	4-bed
1	80	85	36	4	0	104	71	20	0
206					195				
Total: 401 units									

Private Unit Percentage					Affordable Unit Percentage				
studio	1-bed	2-bed	3-bed	4-bed	studio	1-bed	2-bed	3-bed	4-bed
0%	39%	35%	17%	2%	0%	53%	36%	10%	0%

Affordable %

Habitable Rooms					Habitable Rooms				
studio	1-bed	2-bed	3-bed	4-bed	studio	1-bed	2-bed	3-bed	4-bed
1	160	255	144	20	0	208	213	80	0
580					501				
Total: 1081 hrs									

Total Private % by hab rooms					Total Affordable % by hab rooms				
54%					46%				

Accessibility %

Wheelchair Accessible Private Units					Wheelchair Accessible Affordable Units				
studio	1-bed	2-bed	3-bed	4-bed	studio	1-bed	2-bed	3-bed	4-bed
0	6	3	12	0	0	20	0	0	0
21					20				
Total: 41 units (10.2%)									