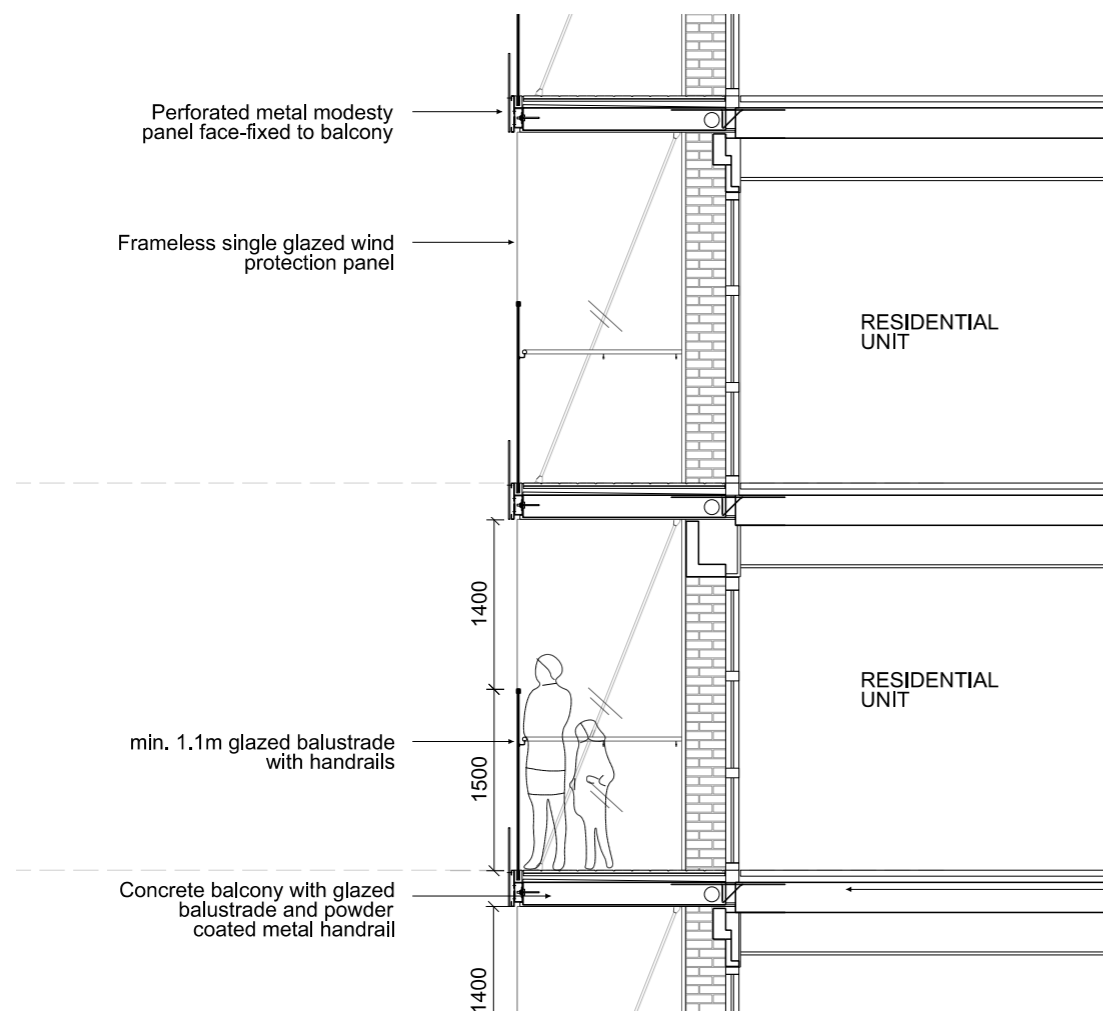


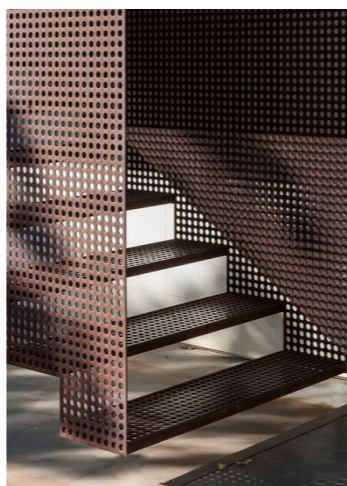
EXTERNAL BALCONIES & WIND MITIGATION

The winter garden balcony typology previously proposed on Core 4, Block B (north elevation) has been removed from the scheme. It has been replaced by an external balcony type in a new location (south west elevation). Even though this new location obtains better results and does not need to be fully enclosed, a full height glazed screen is still required along with a 1.5m balustrade.

- Location: South-West elevation, corner facing Public Park
- Material: Laminated glazed panels and perforated modesty panel
- Dimensions: full height, fixed panel as an extension of the balustrade



03 TYPICAL BAY 05 - SECTION
1:50



Perforated panel precedents



Block B - Balconies with glazed wind mitigation screen

EXTERNAL BALCONIES & PRIVACY

Following a thorough re-planning of balconies with an aim to improve and simplify balcony typologies, there are only 3 locations on typical floors with balconies at close proximity. Two of these are on Block A, Core 1 and the other is in Block B. The privacy screen will be a perforated metal panel of a sufficiently small perforation to provide the right level of privacy at close range. The panel may be more decorative and will be designed and build at a high quality to ensure it is appropriate for residential amenity.

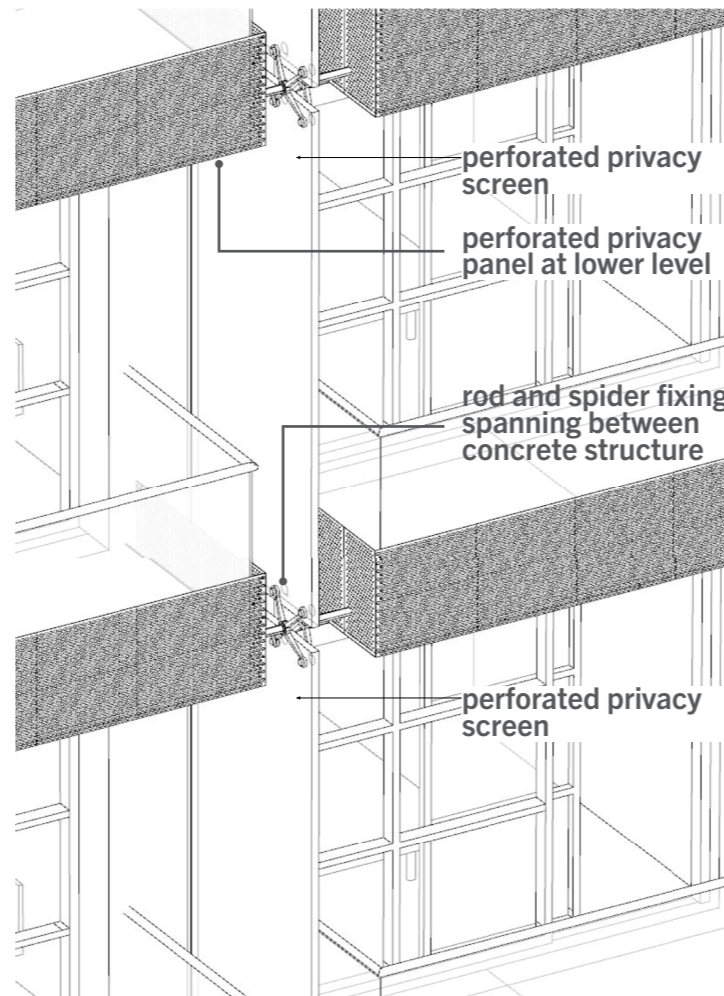
- Location: Balconies set adjacent to each other, in close proximity (Blocks A and B)
- Material: Perforated metal panel, fixed between balconies with visible fixings
- Dimensions: full height and full depth of balconies



Polyanka decorative perforated panels by JMP



Perforated balustrade and screens precedent



3D line drawing showing set back perforated privacy screen, fixed to concrete balcony structure



Block A - Balconies with perforated privacy screen

INSET BALCONIES

Inset balconies appear on three locations on the typical residential levels of Block B. Residential layouts have been amended to ensure these are all individual balconies belonging to one flat rather than inset balconies requiring privacy screens. Inset balconies are located in areas with higher wind speeds and where single aspect flats face each other between Blocks A and B for some added privacy.

- Location: Block B on north and internal podium elevations
- Material: Perforated modesty panels with glazed balustrades, alternative balconies are brick clad
- Dimensions: 1.1m glazed balustrades, 1.3m above the 10th floor



Inset balcony within double storey bay precedent



Inset metal balconies by AHMM



Block B - Inset balconies on North Elevation