

# 7.0 Plot D

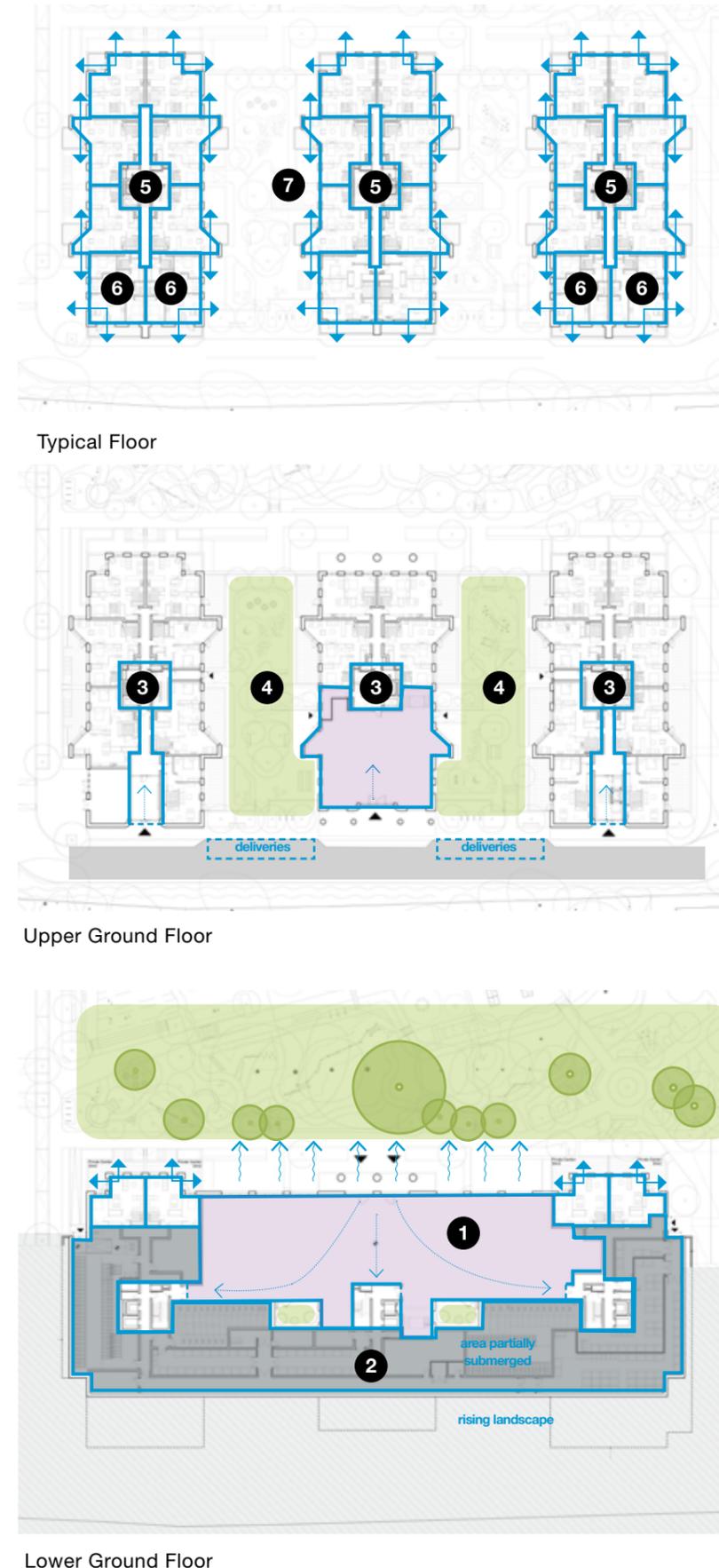
## 7.3 Design Evolution & Principles

### Internal Layout Principles

The internal layout of plot D is designed in response to existing topography and context and the development of the massing design. Strategic layout principles are listed below.

- 1 Shared facilities space with view onto park**  
 The resident's shared facilities indicatively includes a lounge, gym and dining room. They provide an active frontage along the parks edge at lower ground floor.
- 2 Ancillary spaces placed below ground**  
 Due to the sloping topography, the building is partially submerged at lower ground floor. Ancillary spaces such as bin, bike and plant rooms are located in this area. This has reduced the amount of inactive frontage at the base of the building.
- 3 Central cores accessed from street**  
 Main entrances to the building's stair cores are located at Upper Ground Floor with direct access from the street. The resident's shared concierge space (shown in pink) which includes a post room is located centrally in close proximity to loading bays for deliveries.
- 4 Shared amenity between buildings**  
 A communal garden for Plot D residents is located between buildings.
- 5 Apartments accessed from central corridor**  
 Cores are located centrally within each of the three buildings. Each apartment is accessed along a central corridor with a maximum of 8 homes around a core.
- 6 Larger homes located at corners**  
 On a typical floor, the larger 3 bedroom apartments are located at the corners of each building to gain maximum facade length, light and aspect.
- 7 100% of homes on typical floor with dual aspect**  
 Pushing out corners in the centre of the building enables 100% of homes to become either stepped or corner aspect.

-  Views
-  Dual Aspect
-  Entrance Route



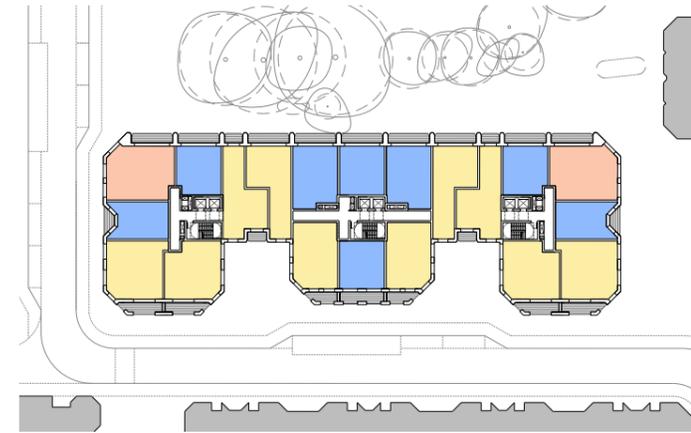
# 7.0 Plot D

## 7.3 Design Evolution & Principles

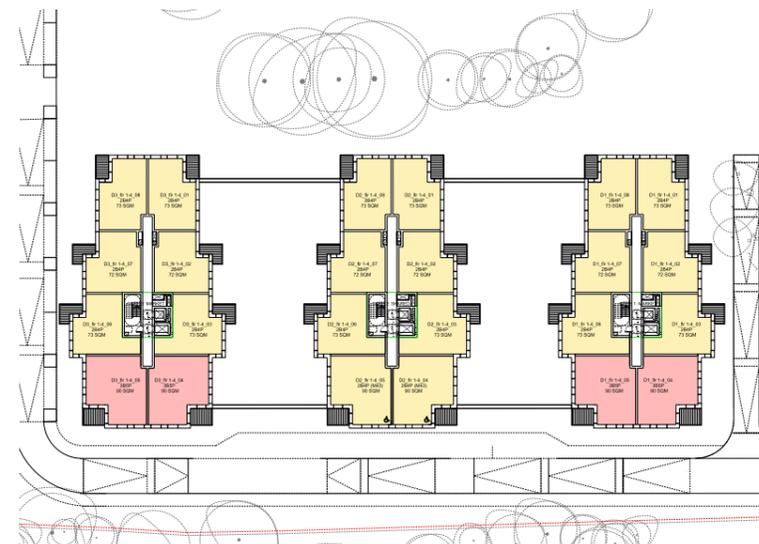
### Internal Layout Evolution

The layouts opposite show how the typical floor of Plot D has evolved over time. The plan has evolved to improve light and aspect for individual homes and also to improve the quality and sunlight to external amenity.

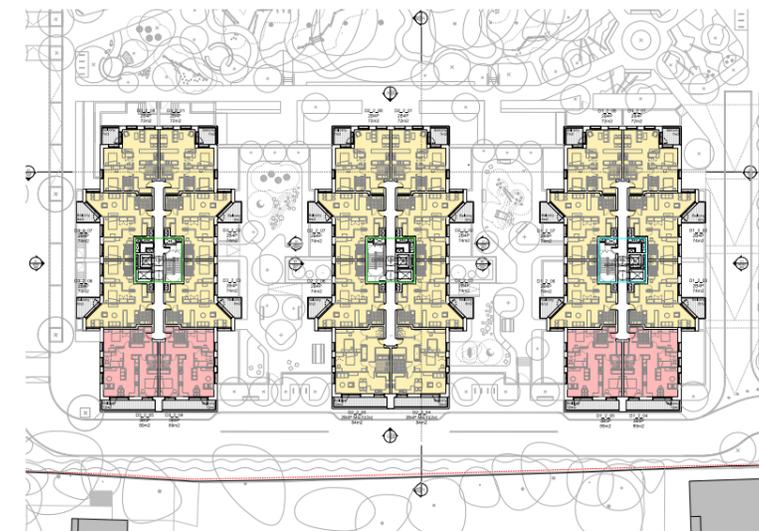
As described previously, originally conceived as a linear building facing the park (see June 2020), in plan this configuration made 100% dual aspect for a typical floor difficult to achieve. The plan progressed to three separate buildings connected at lower ground floor (see Jan 2021), with all apartments at typical floor achieving dual aspect and providing better views towards the park. Further refinements to the massing were made to improve internal daylight to homes and to provide an architecturally elegant sculpted massing facing the park (see Nov 2021).



Typical Floor - June 2020



Typical Floor - Jan 2021



Typical Floor - Nov 2021 (current)

- 1B2P
- 2B4P
- 3B5P

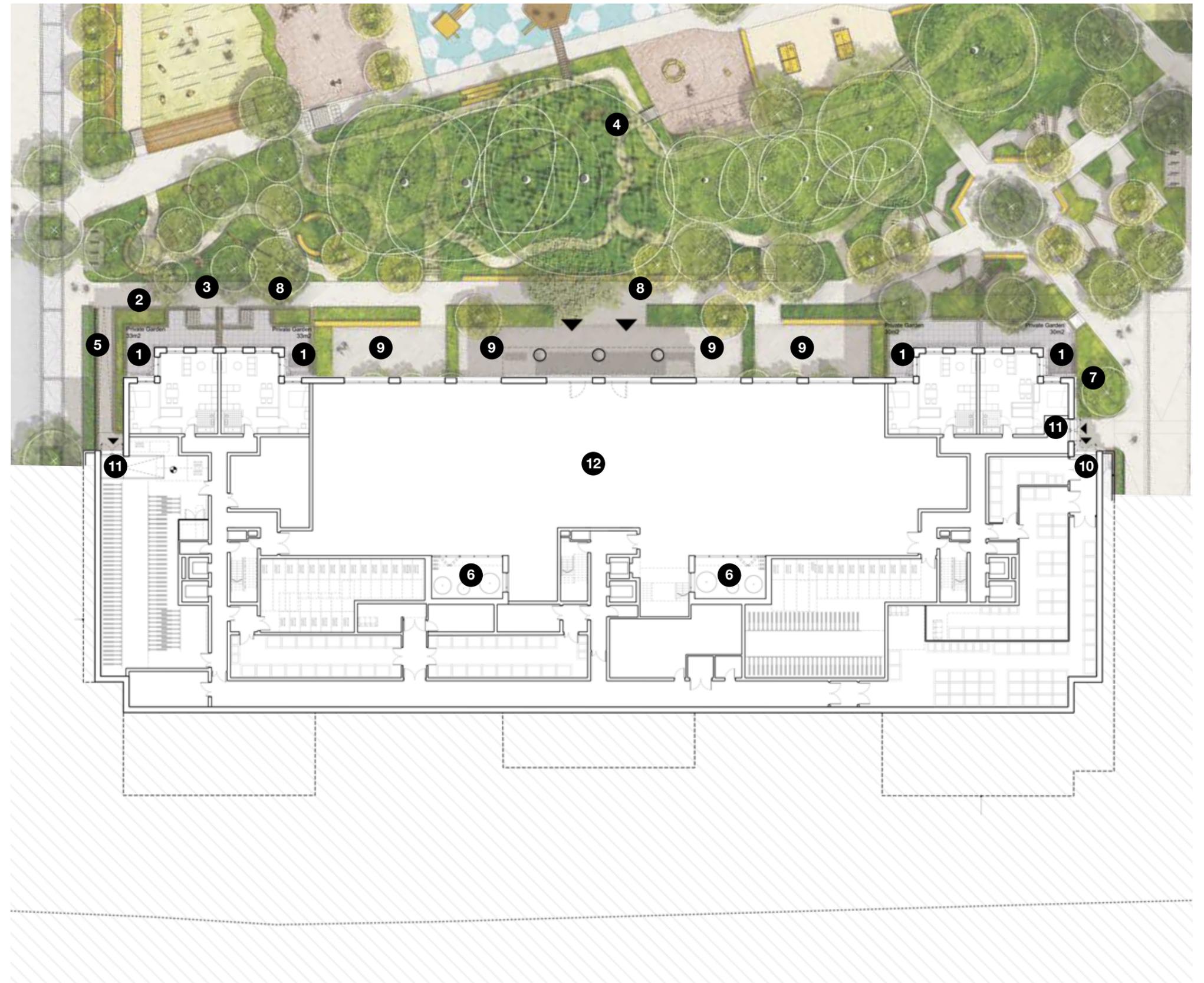
## 7.0 Plot D

### 7.4 Landscape Summary

#### Lower Ground Floor

Zones of hard landscaping (10) are provided as spill out space for seating and amenity in front of the residents shared facilities space (13). Private gardens (1) are provided to the lower ground floor one bedroom apartments with gated access from the park. Planting is proposed as a defensible space along the gardens edge (2). A pedestrian pathway (9) is located between the garden edge and the park. A ramp is provided to slope down into the bike store at lower ground floor (6). A planted buffer edge is set between the ramp and the private garden space. Bin store access (11) is proposed along the buildings' side elevation and is separated by trees and planting from the private garden spaces. Lightwell courtyards (7) are proposed to the rear of the residents shared facilities to bring greenery, light and ventilation to the centre of the floor plan.

- ① Private garden space
- ② Defensible planted edge
- ③ Gate access from park
- ④ Public Park
- ⑤ Ramp to bike store
- ⑥ Lightwell courtyard
- ⑦ Planted soft landscaping
- ⑧ Pedestrian Pathway
- ⑨ Shared amenity for resident's shared facilities
- ⑩ Bin store access
- ⑪ Bike store access
- ⑫ Resident's Shared Facilities



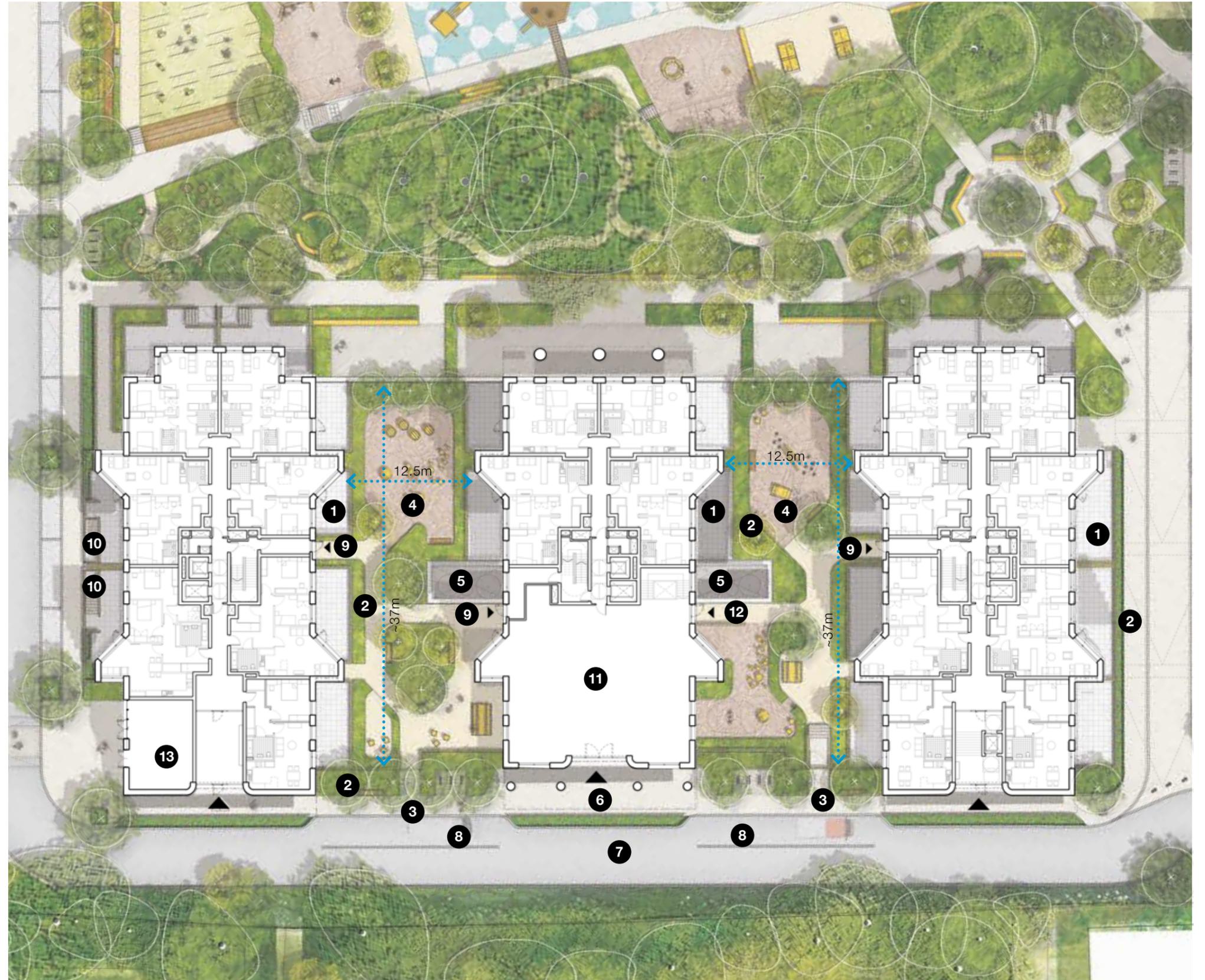
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### 7.4 Landscape Summary

#### Upper Ground Floor

Communal resident's gardens (4) are proposed between the buildings. These spaces overlook the park and will provide spill-out and play areas for the central shared facilities space (11). Gated access (3) from the street is proposed and residents can also access the gardens via the stair cores. The edge of the common space along the street is also defined by deep planting and a tree lined buffer edge. Private terraces (1) are provided to the apartments around the perimeter of the common space. A planted edge (2) to provide defensible space is proposed between the communal areas and the private terraces. Delivery loading bays (8) are located along the street either side of the central concierge space. The facade line to the central building D2 is pushed back at ground floor to provide more generous pavement zone in front of the concierge. Private terraces (10) along the street edge to D3 are provided with gated access and steps from street level to activate this frontage.

- ① Private terrace space
- ② Defensible planted edge
- ③ Deep planting and gated access
- ④ Communal Resident's Garden
- ⑤ Lightwell to lower ground floor
- ⑥ Pavement
- ⑦ Road
- ⑧ Delivery parking bay
- ⑨ Access to residential stair core
- ⑩ Gated access from street
- ⑪ Resident's shared facilities and concierge
- ⑫ Access to resident's shared facilities
- ⑬ Substation



## 7.0 Plot D

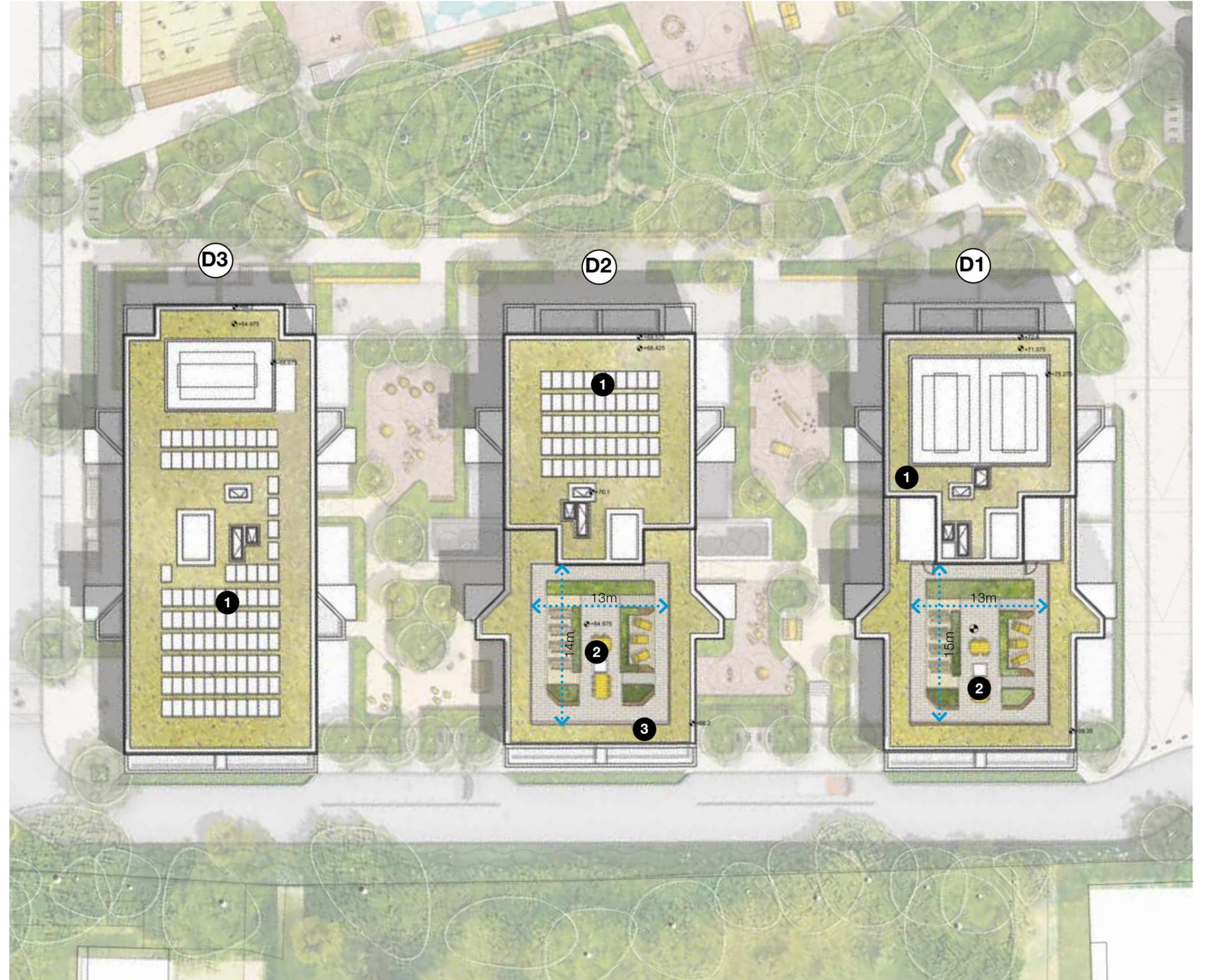
### 7.4 Landscape Summary

#### Roof Plan

Two residents' communal terraces (2) are proposed on buildings D1 and D2 and are open to the residents of those buildings only. These terraces will be provided with a combination of planted and seated areas. A planted green edge is proposed around the terrace's perimeter, improving the schemes biodiversity and ecology.

The remaining roofs of buildings D1, D2 and D3 are accessible for maintenance purposes only and are proposed as brown biodiverse roofs.

- ① Biodiverse Roof
- ② Resident's communal terrace
- ③ Planted edge



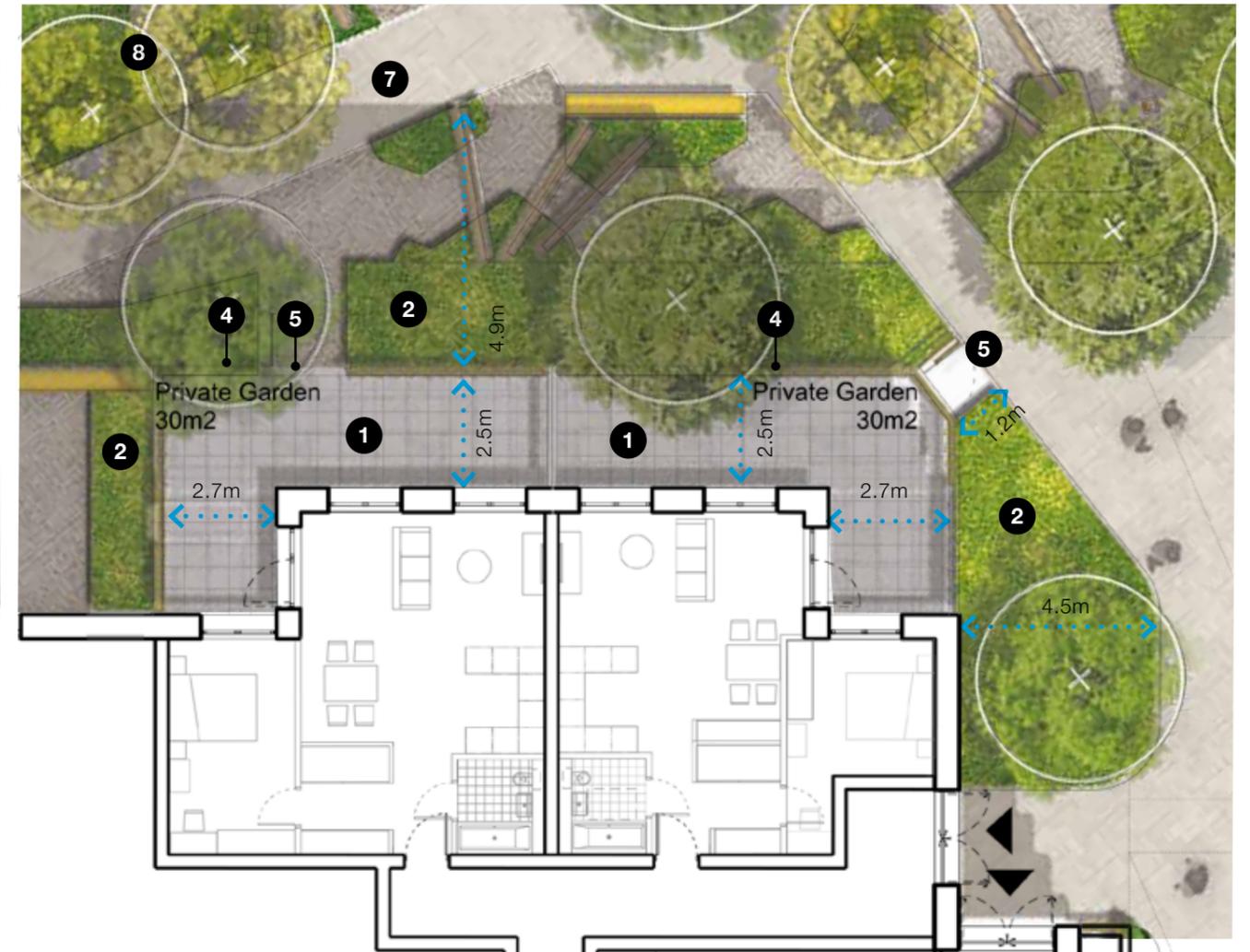
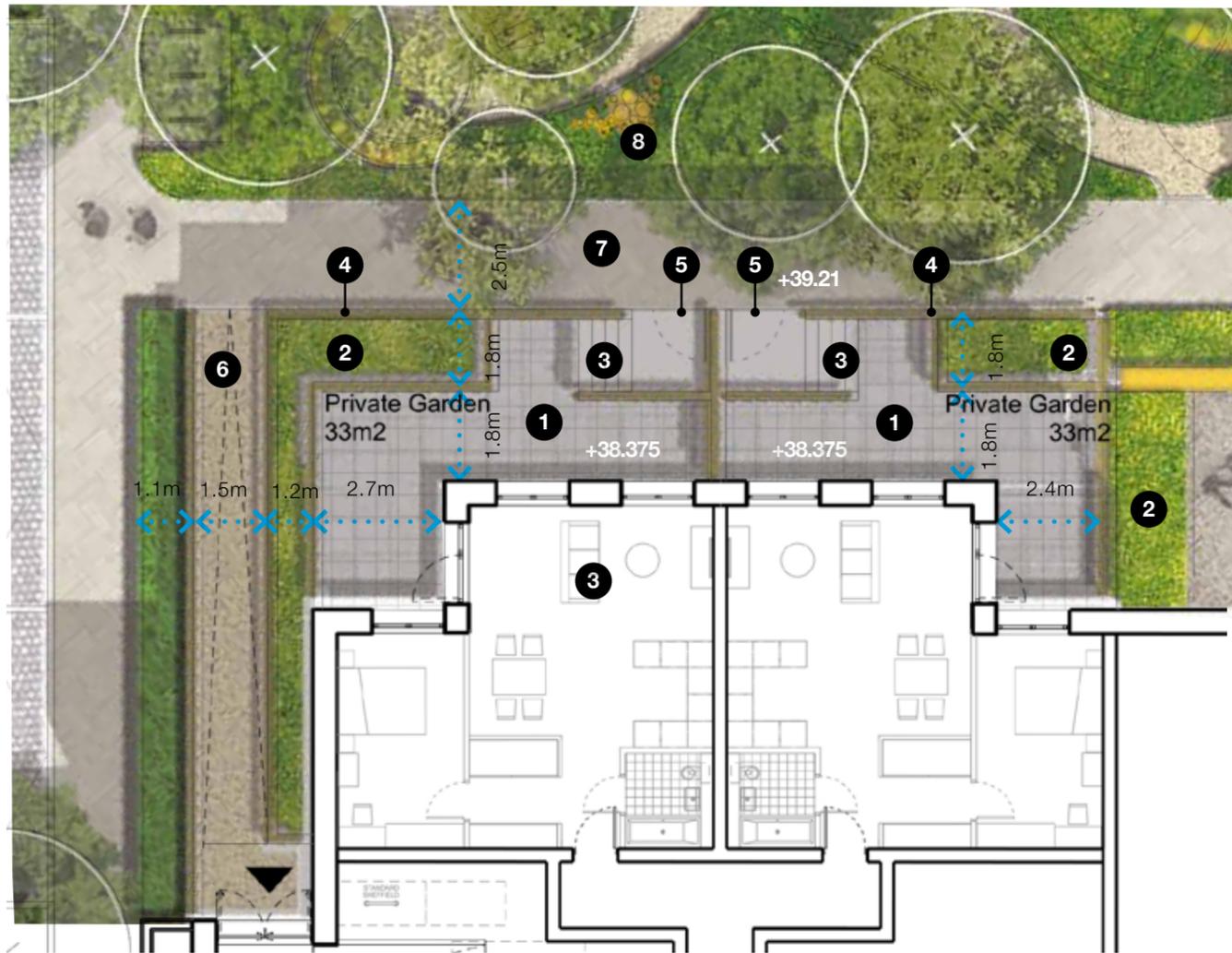
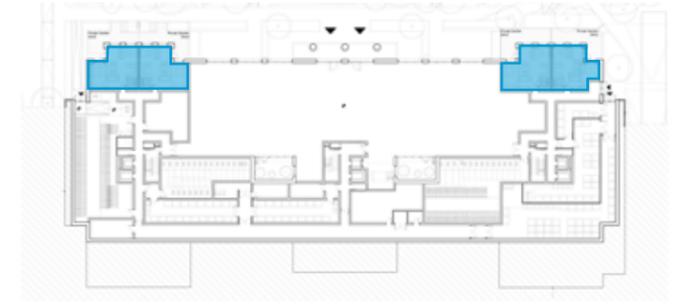
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## 7.4 Landscape Summary

### Lower Ground Floor Gardens

As described previously lower ground floor gardens are provided with gated access from the park. Planted edge buffer is proposed to act as a defensible space to provide privacy.

- ① Private Garden
- ② Planted Edge
- ③ Steps
- ④ Wall and railings
- ⑤ Gate
- ⑥ Ramp access to bike store
- ⑦ Pedestrian path
- ⑧ Park



# 7.0 Plot D

## 7.5 Layout

### Lower Ground Floor Plan

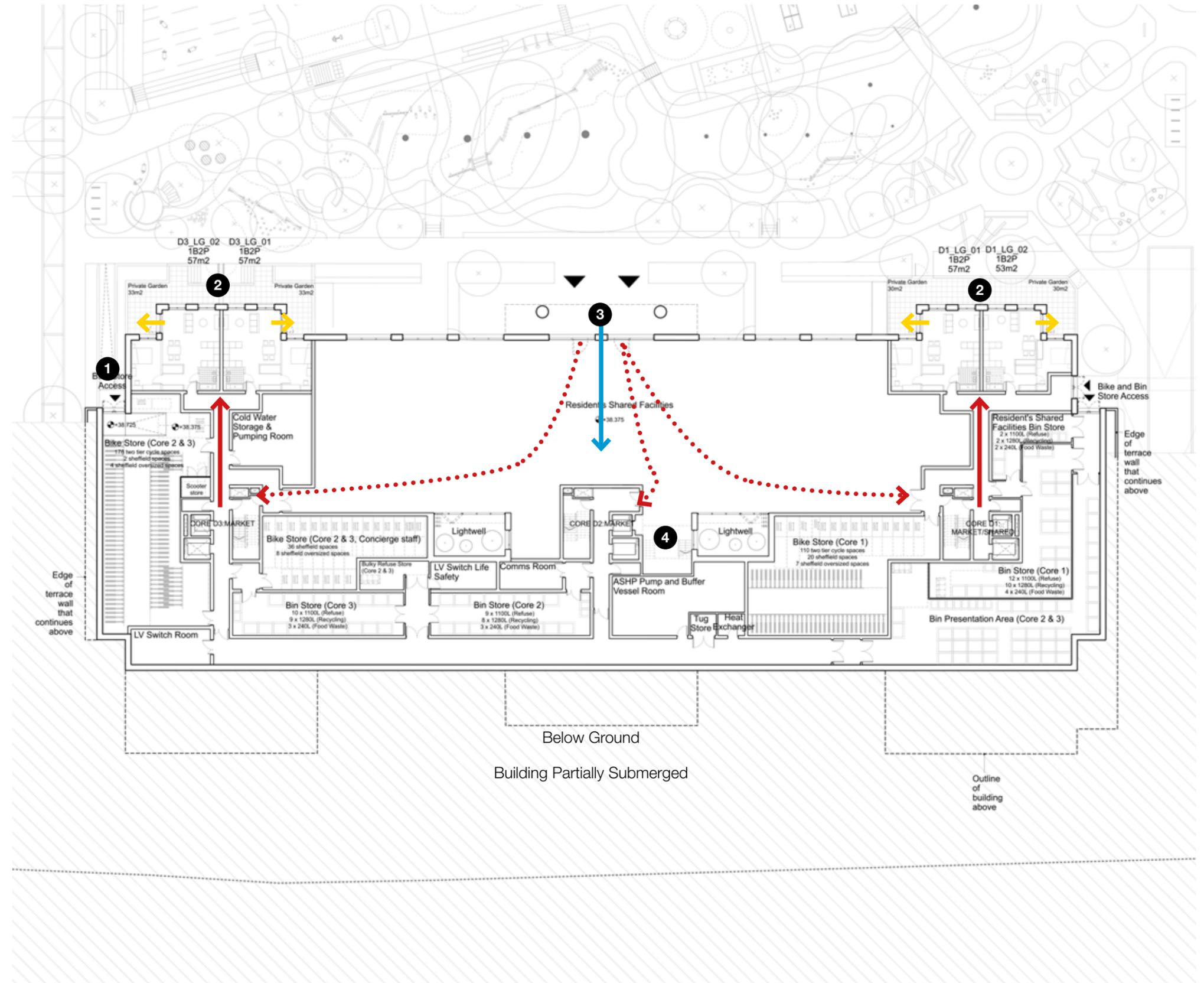
Residential shared facilities are set at park level. Facilities could include a gym, lounge, work space, screening room and dining space. An indicative detailed layout is described later in this chapter.

Other accommodation set at lower ground floor includes cycle stores, plant rooms and refuse stores.

Residential accommodation located at lower ground level will have direct access from core and secondary access from park.

- ① Cycle ramp to bike store
- ② Private amenity
- ③ Resident's shared facilities
- ④ Access to upper floor residents lounge

-  Residential Facilities entrance
-  Primary residential entrance
-  Communal secondary access
-  Secondary access



# 7.0 Plot D

## 7.5 Layout

### Upper Ground Floor Plan

Communal resident's gardens are set between the three buildings at Upper Ground Floor level. Private external amenity is provided for each home separated from the main communal garden with defensible space and planting. Secondary access to the communal gardens is provided from each staircore.

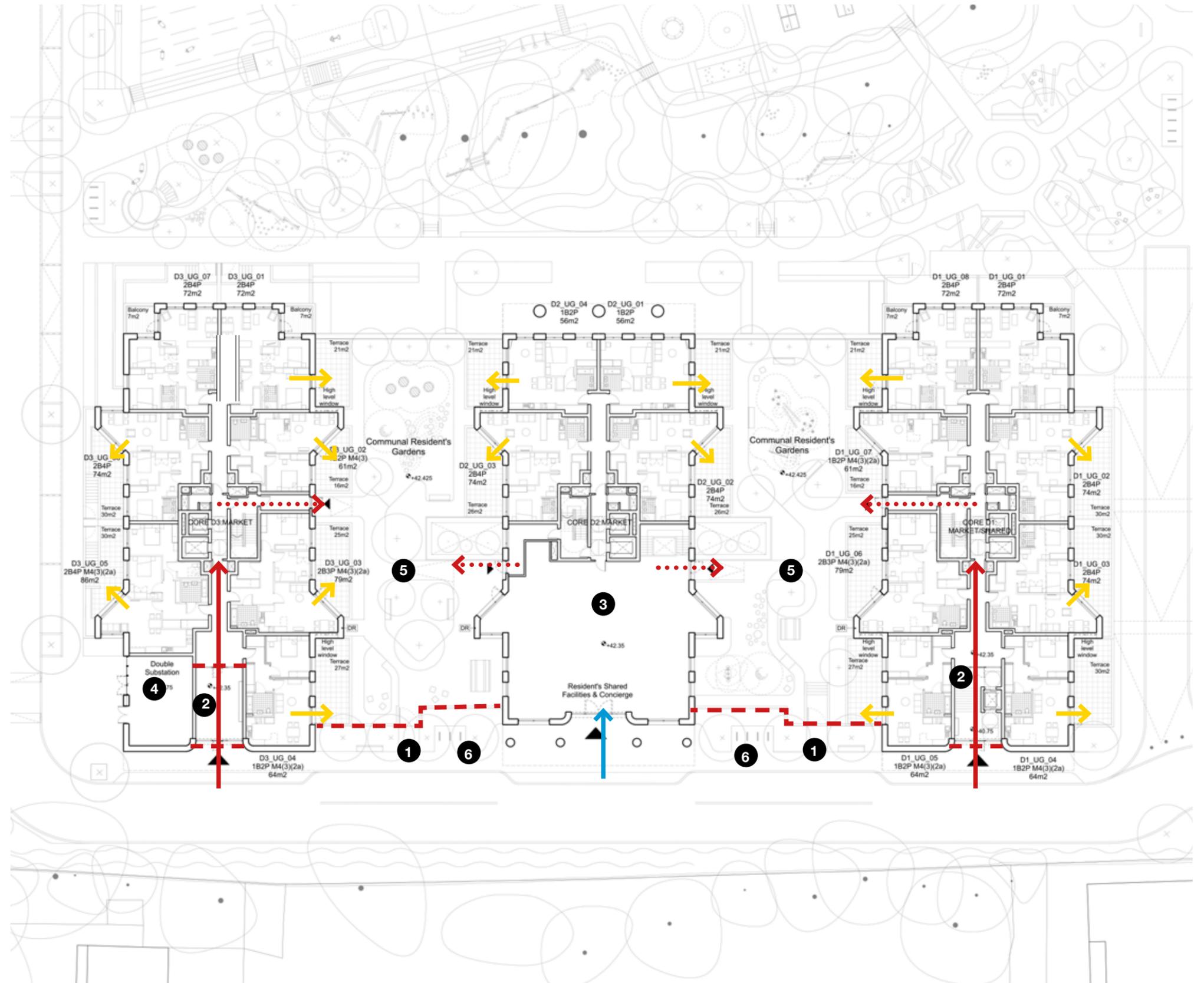
The resident's shared facilities and concierge is accessed from the street and an internal staircase connects this space to the lower ground floor shared facilities.

Entrances to D1 and D3 are centrally located and accessed from the street.

Short stay cycle spaces for residential and resident's shared facilities spaces are located between buildings.

- ① Secure line with access to communal courtyard
- ② Residential entrance lobbies
- ③ Concierge entrance and residential access
- ④ Substation
- ⑤ Communal Resident's Garden
- ⑥ Short Stay Cycle Spaces

-  Residential facilities entrance
-  Primary residential entrance
-  Communal secondary access
-  Secondary access

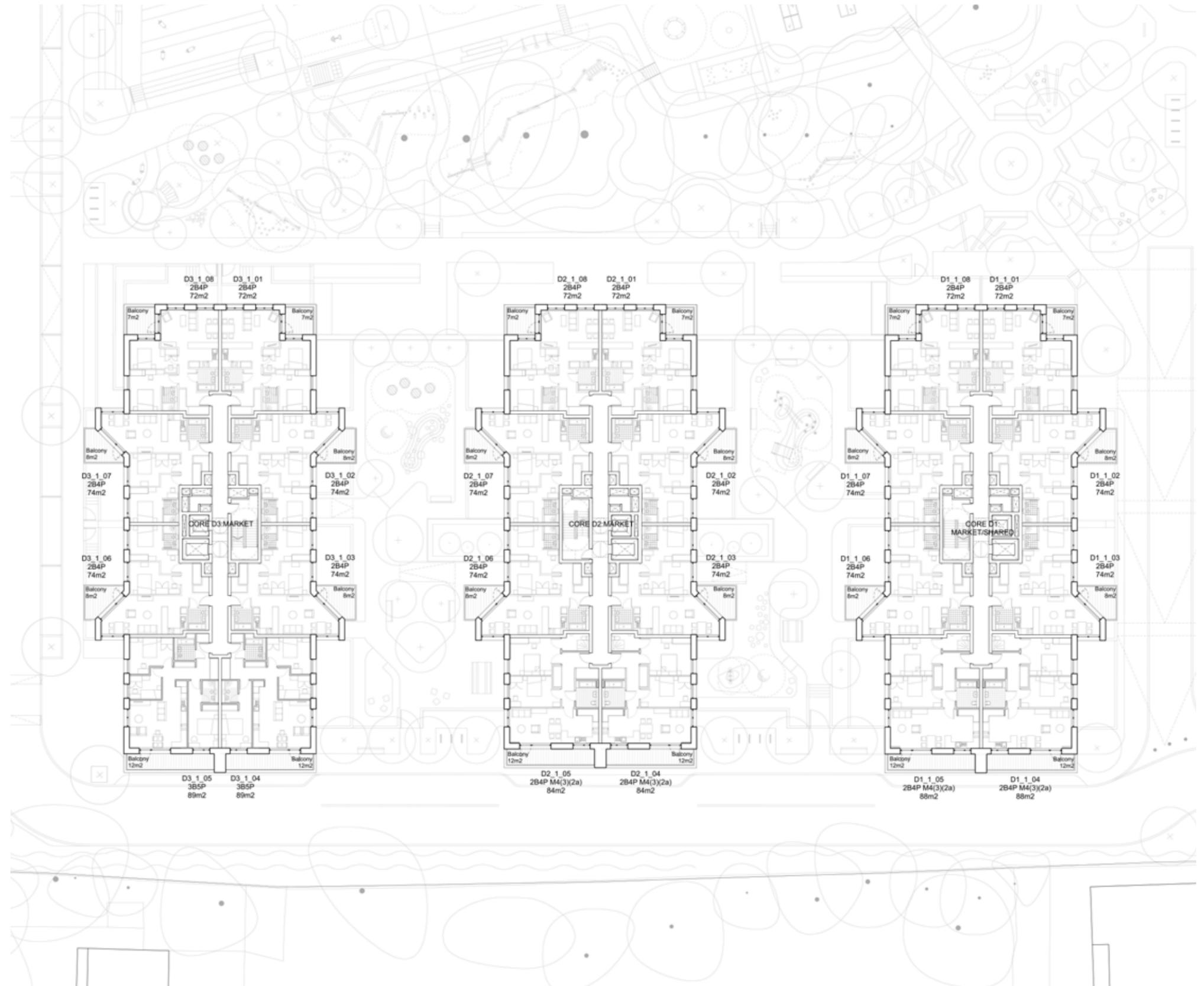


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## 7.5 Layout

### Level 01

Eight homes are organised around a centrally located core. Larger three bedroom apartments are located at building corners for maximum facade length and aspect. At first floor four number wheelchair adaptable homes (M4(3)(2a)) are provided in building D1 and D2.

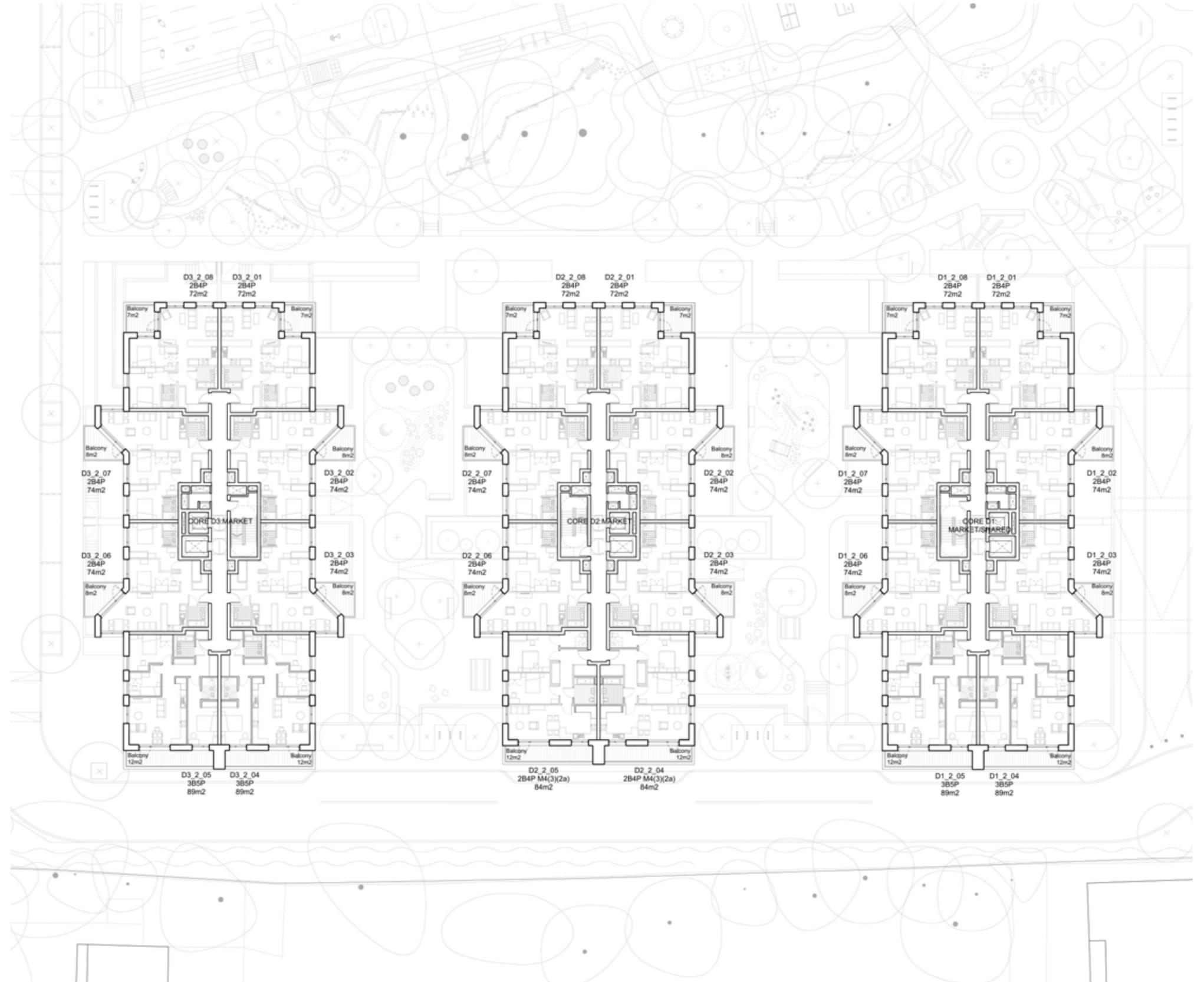


# 7.0 Plot D

## 7.5 Layout

### Level 02

The second floor plan is shown opposite. Two number wheelchair adaptable homes (M4(3)(2a)) are located at this level and continue up to the full height of the building. They are accessed from core D2.

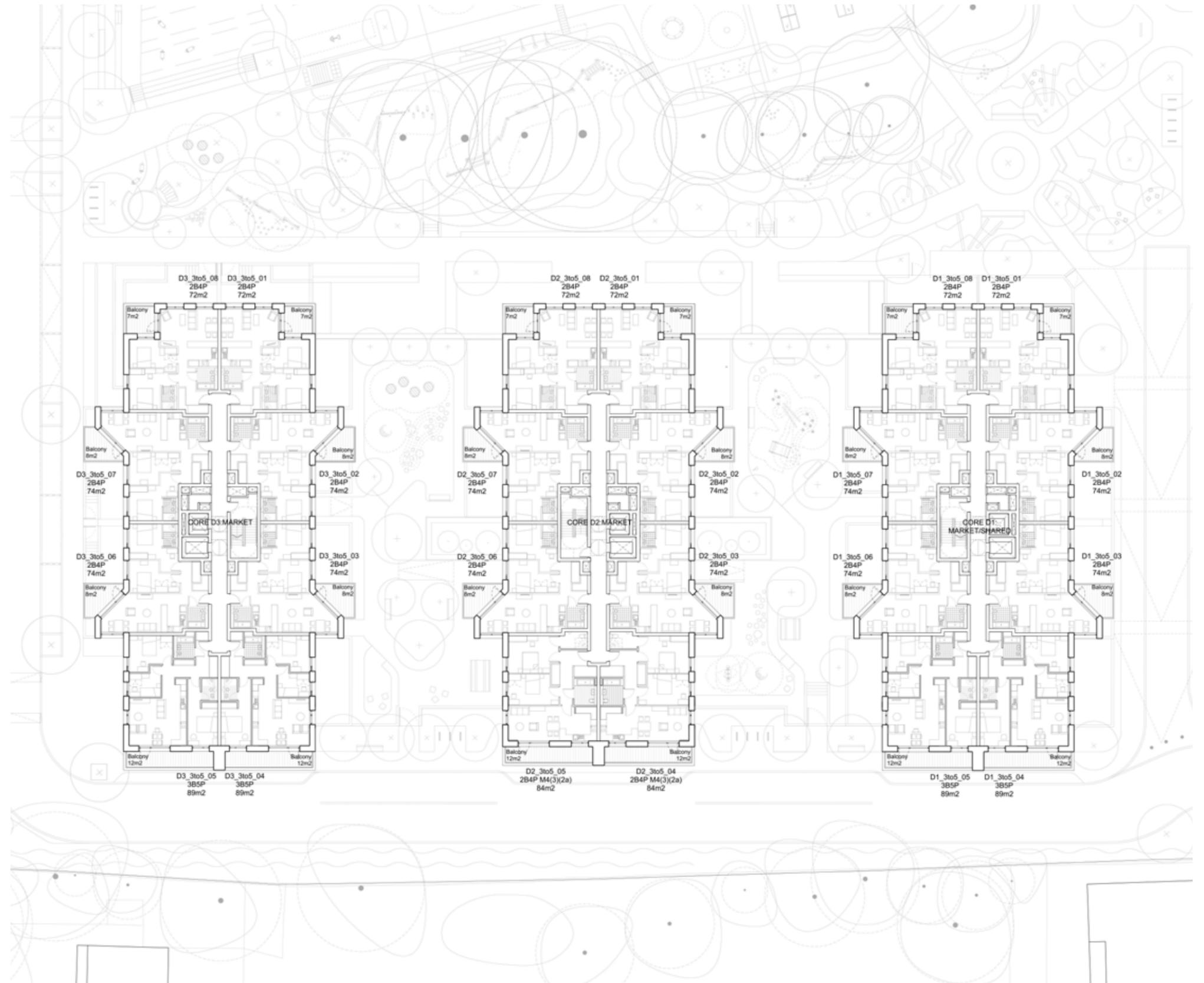


# 7.0 Plot D

## 7.5 Layout

### Level 03 to 05

The layout of level 03 to 05 matches the level 02 internal layout however windows sizes are reduced in places and acoustic louvres panels are added. This is to eliminate apartment overheating.



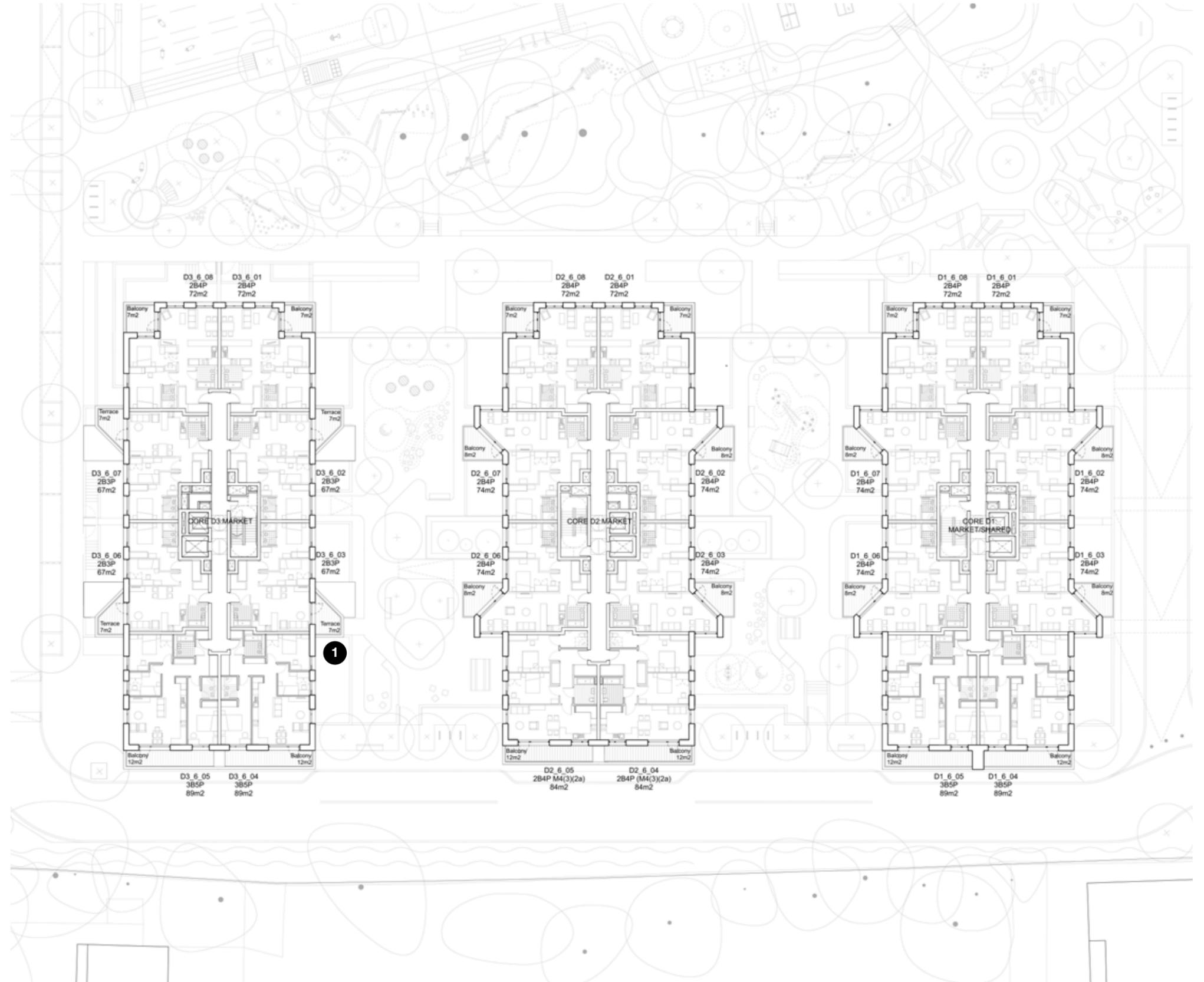
# 7.0 Plot D

## 7.5 Layout

### Level 06

At Level 06, building D3 starts to step back. The projecting corners are lowered to provide terrace space for two bedroom apartments.

- ① Private Roof Terrace



# 7.0 Plot D

## 7.5 Layout

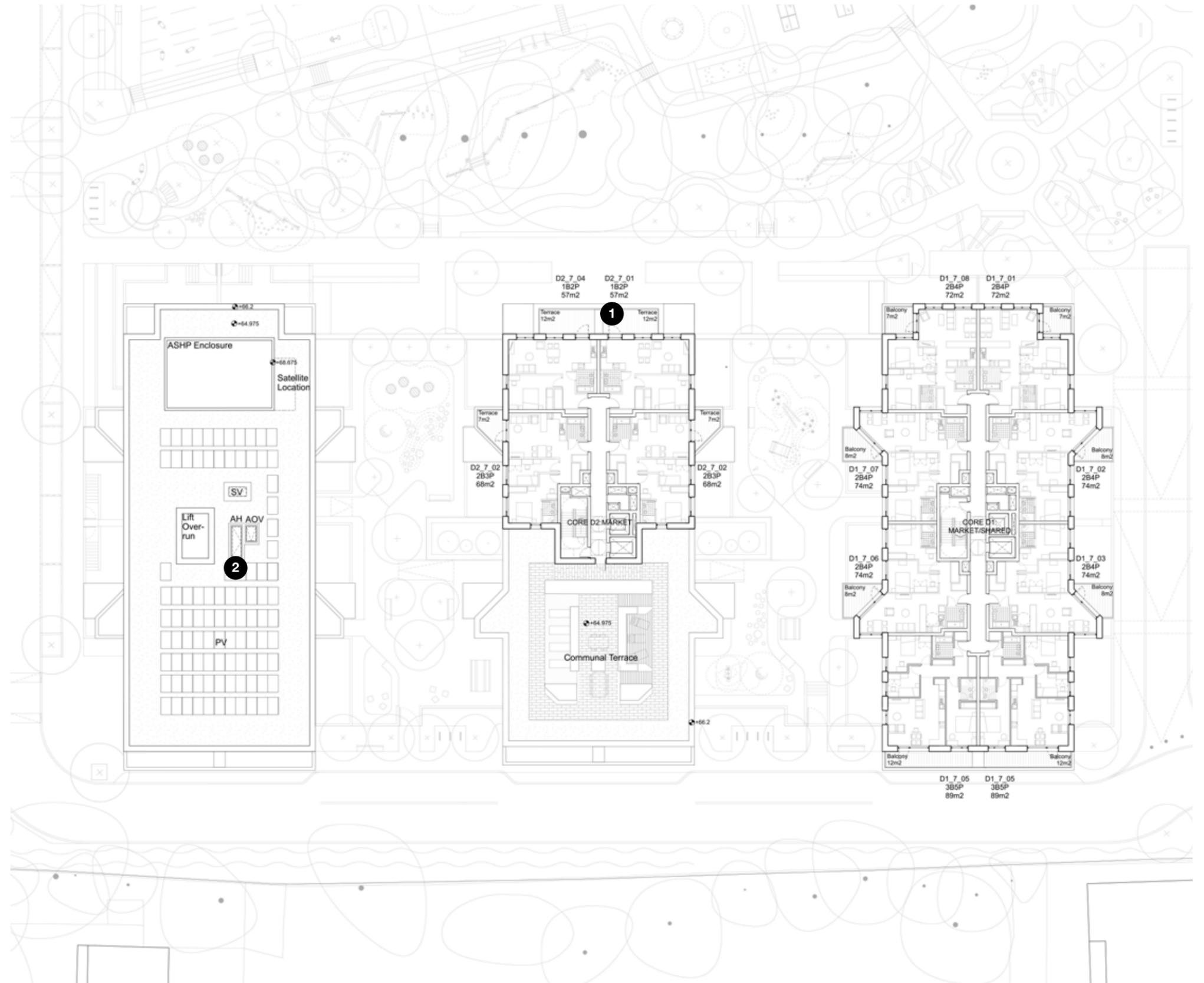
### Level 07

At Level 07, building D2 steps back and a residents communal terrace space (accessible only to the buildings residents) is provided.

The building also steps down along the park edge creating private roof terraces for two homes.

An access hatch is provided to access the roof of D3 which is accessible for maintenance purposes only.

- ① Private Roof Terrace
- ② Roof access hatch to building D3



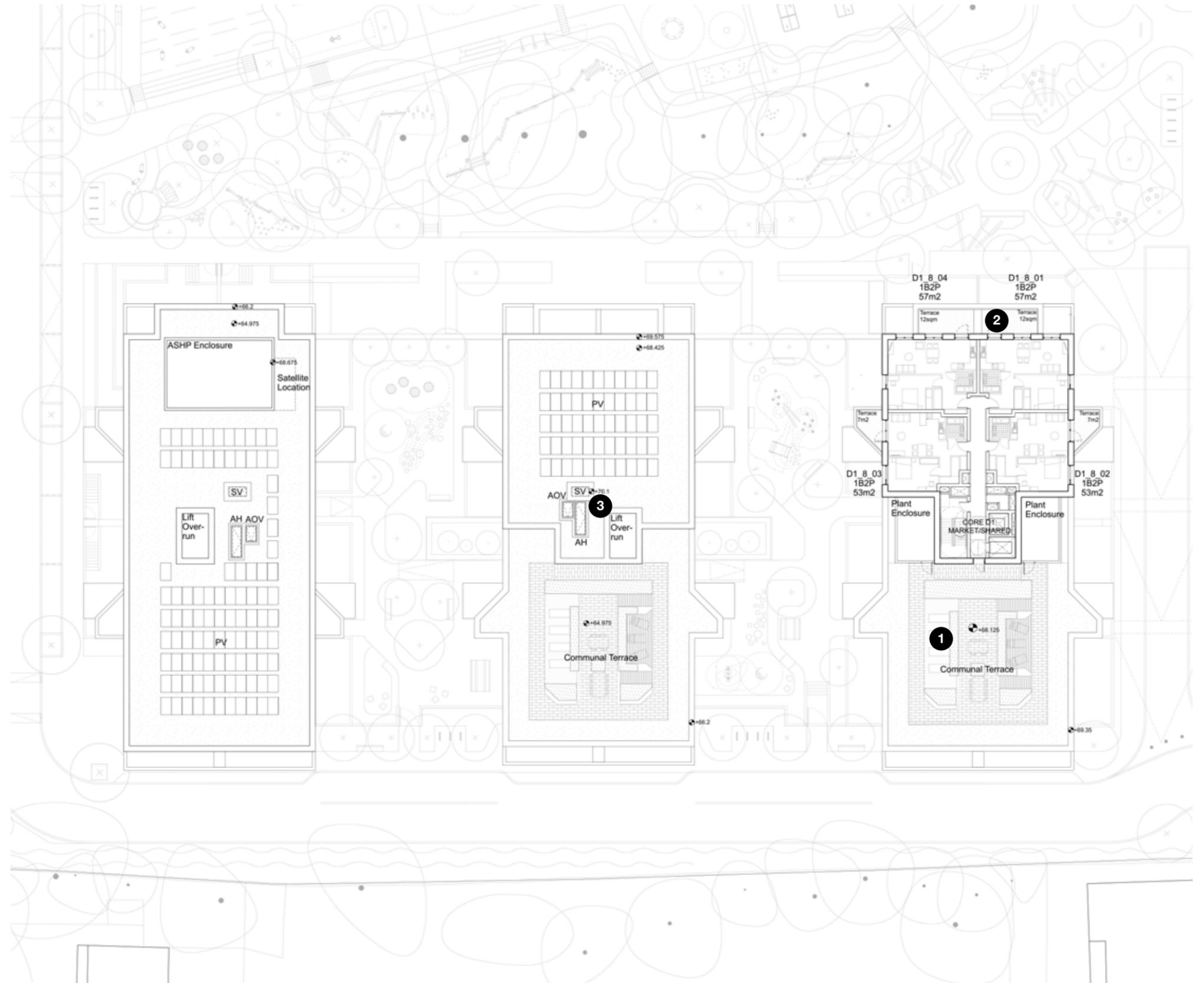
# 7.0 Plot D

## 7.5 Layout

### Level 08

A second residents communal terrace (accessible only to the buildings residents) is provided at level 08. Building D3 also steps down at the front along the park edge and providing a terrace to overlook the park for two one bedroom apartments. The roof on building D2 is accessed via a roof hatch and accessible for maintenance purposes only.

- ① Level 08 Resident's Communal Terrace
- ② Private Roof Terraces
- ③ Access Hatch to roof of building D2



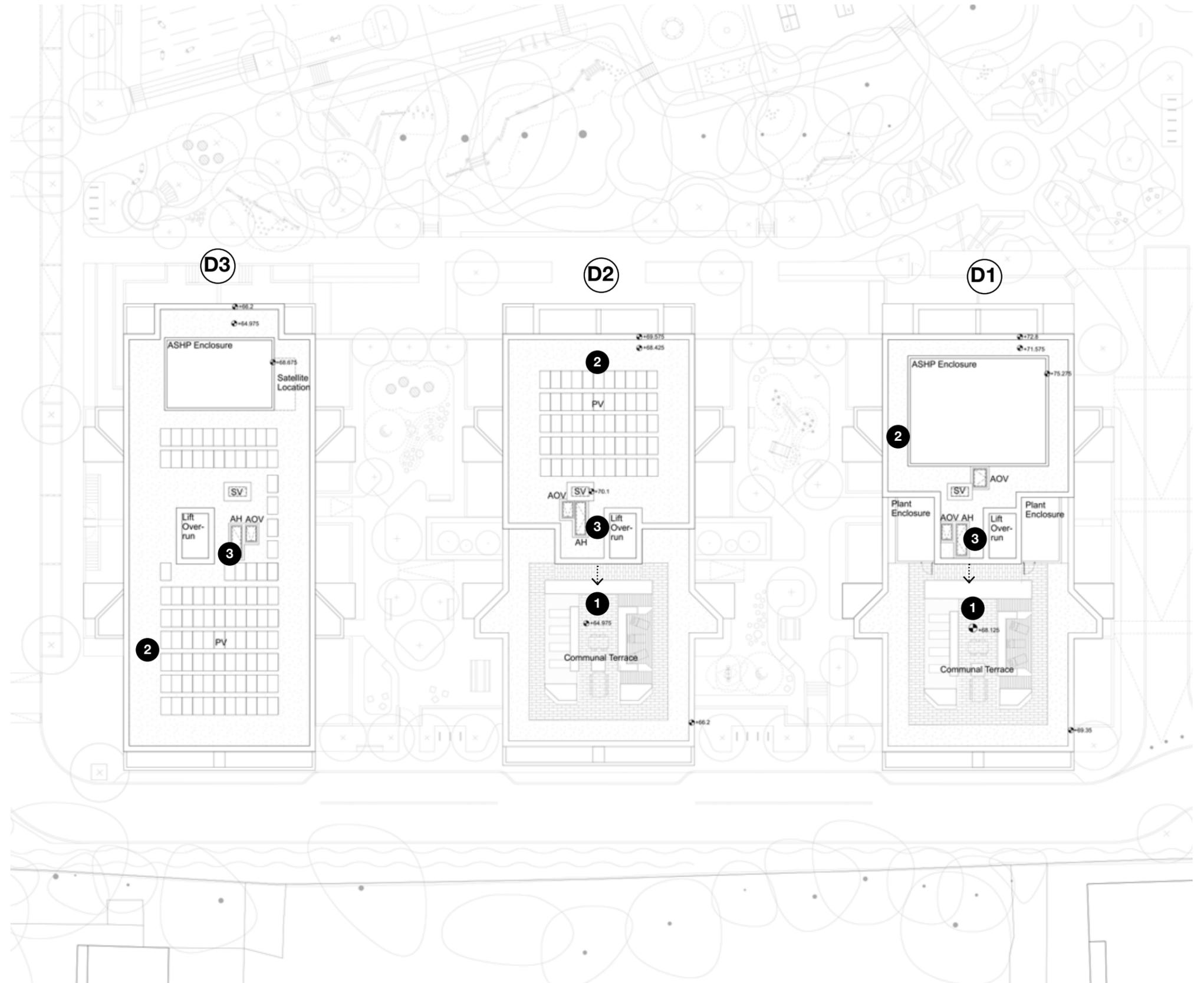
# 7.0 Plot D

## 7.5 Layout

### Roof

Residents communal terraces (accessible only to the buildings residents) are provided with access directly from the lift and stair core at level 7 and 8. Other roofs are biodiverse roofs and are accessed by roof hatch only.

- ① Access from core to resident's communal terrace
- ② Biodiverse roof
- ③ Roof Access Hatch



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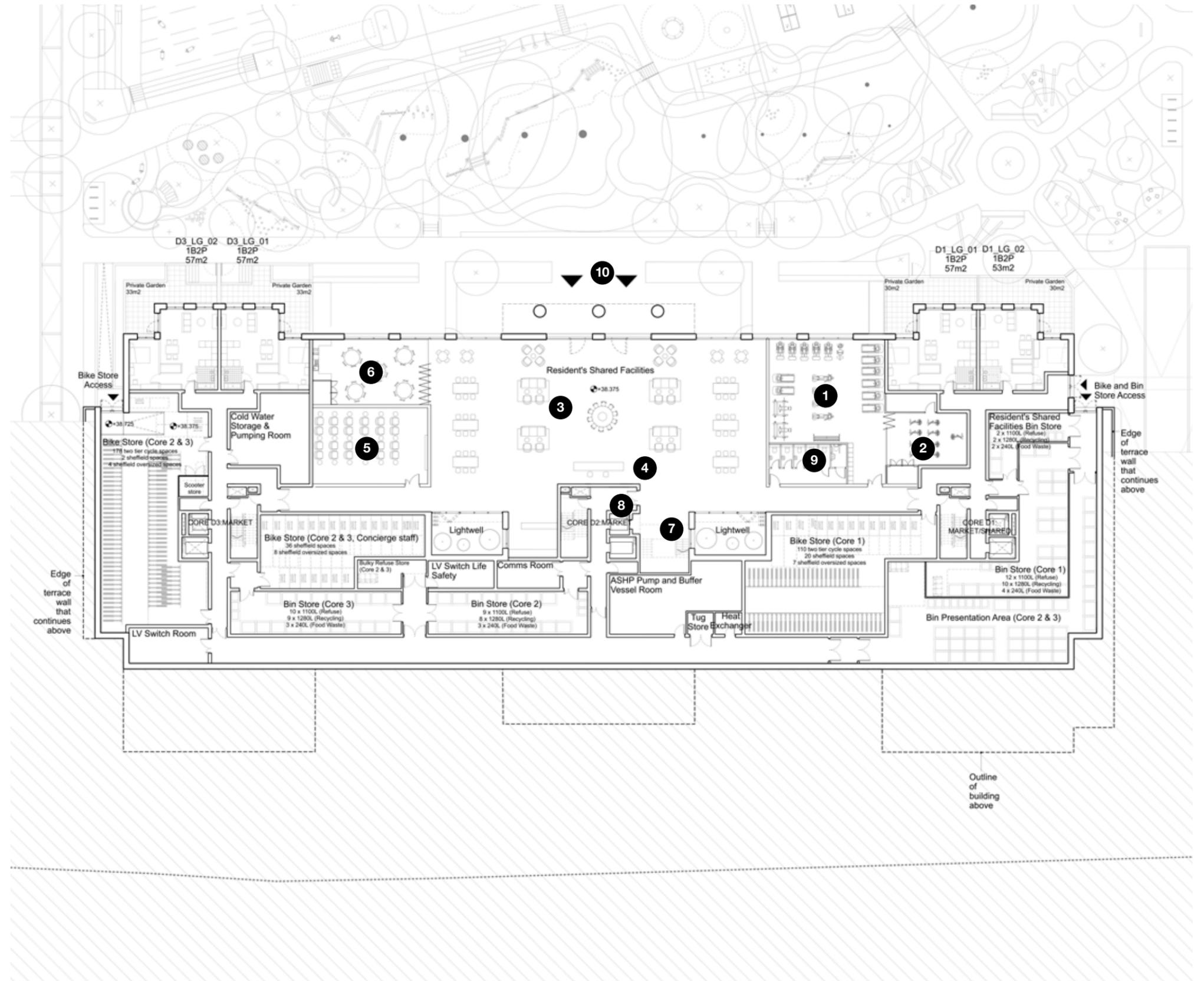
# 7.0 Plot D

## 7.5 Layout

### Resident's Shared Facilities - Lower Ground Floor

The plan opposite shows an indicative layout for the resident's shared facilities located at lower ground floor.

- ① Gym
- ② Studio for classes
- ③ Lounge / Workspace
- ④ Concierge Desk
- ⑤ Screening Room
- ⑥ Rentable Dining Space
- ⑦ Stair access to upper ground floor
- ⑧ Lift access to upper ground floor
- ⑨ Toilets
- ⑩ Main Entrance



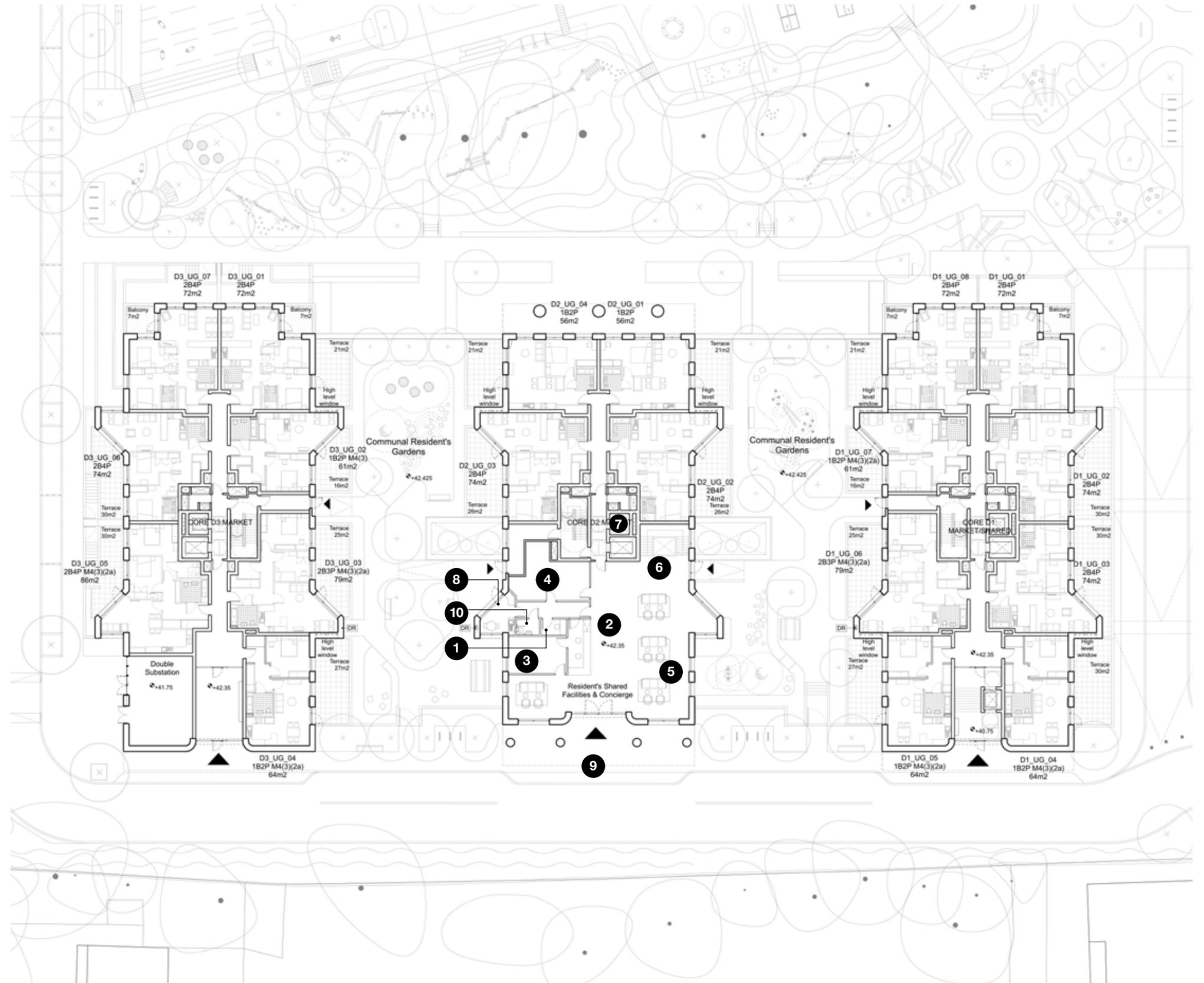
# 7.0 Plot D

## 7.5 Layout

### Resident's Shared Facilities - Upper Ground Floor

The plan opposite shows an indicative layout for the residents shared facilities located at upper ground floor.

- ① CCTV room
- ② Concierge reception desk
- ③ Bulky storage post room
- ④ Post room
- ⑤ Lounge area
- ⑥ Stair access to lower ground floor
- ⑦ Lift access to lower ground floor
- ⑧ Staff kitchen
- ⑨ Main Entrance
- ⑩ Accessible staff WC



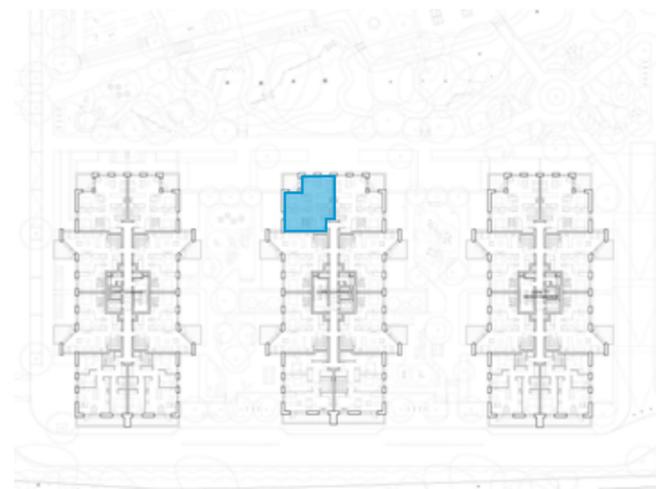
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## 7.6 Typical Flat Layouts

### 2B4P - Typical Floor Corner Unit - 72sqm

This apartment is arranged to ensure the open plan living room and kitchen space is located to gain maximum view and outlook onto the park. Bedroom windows face onto the shared amenity terrace spaces between buildings. The utility and storage cupboard is located close to the apartment entrance for ease of services transfer and for storage of coats and shoes. This apartment is provided with an ensuite to the master bedroom.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Double Bedroom
- ④ Ensuite
- ⑤ Utilities Cupboard
- ⑥ Storage Cupboard
- ⑦ Balcony
- ⑧ Bathroom
- ⑨ View onto public park



Location Plan - Typical Floor

