

3.0 Masterplan

3.6 Proposal

- 985 homes, includes 60 dedicated Extra Care homes
- 71% 2+bed family homes
- 12% Wheelchair homes. 120 homes.
- 60% affordable housing. The tenure split is:
 - 70% social rent. 415 homes, including the 60 Extra Care Homes. Rents will be set at Target Rent levels.
 - 30% London Shared Ownership. 178 homes.

Social Rent Accommodation

1 Bed 2 Person	106 Homes
2 Bed 3 Person	13 Homes
2 Bed 4 Person	196 Homes
3 Bed 4 Person	10 Homes
3 Bed 5 Person	77 Homes
4 Bed 5 Person	1 Homes
4 Bed 6 Person	9 Homes
4 Bed 7 Person	3 Homes
Total	415 Homes

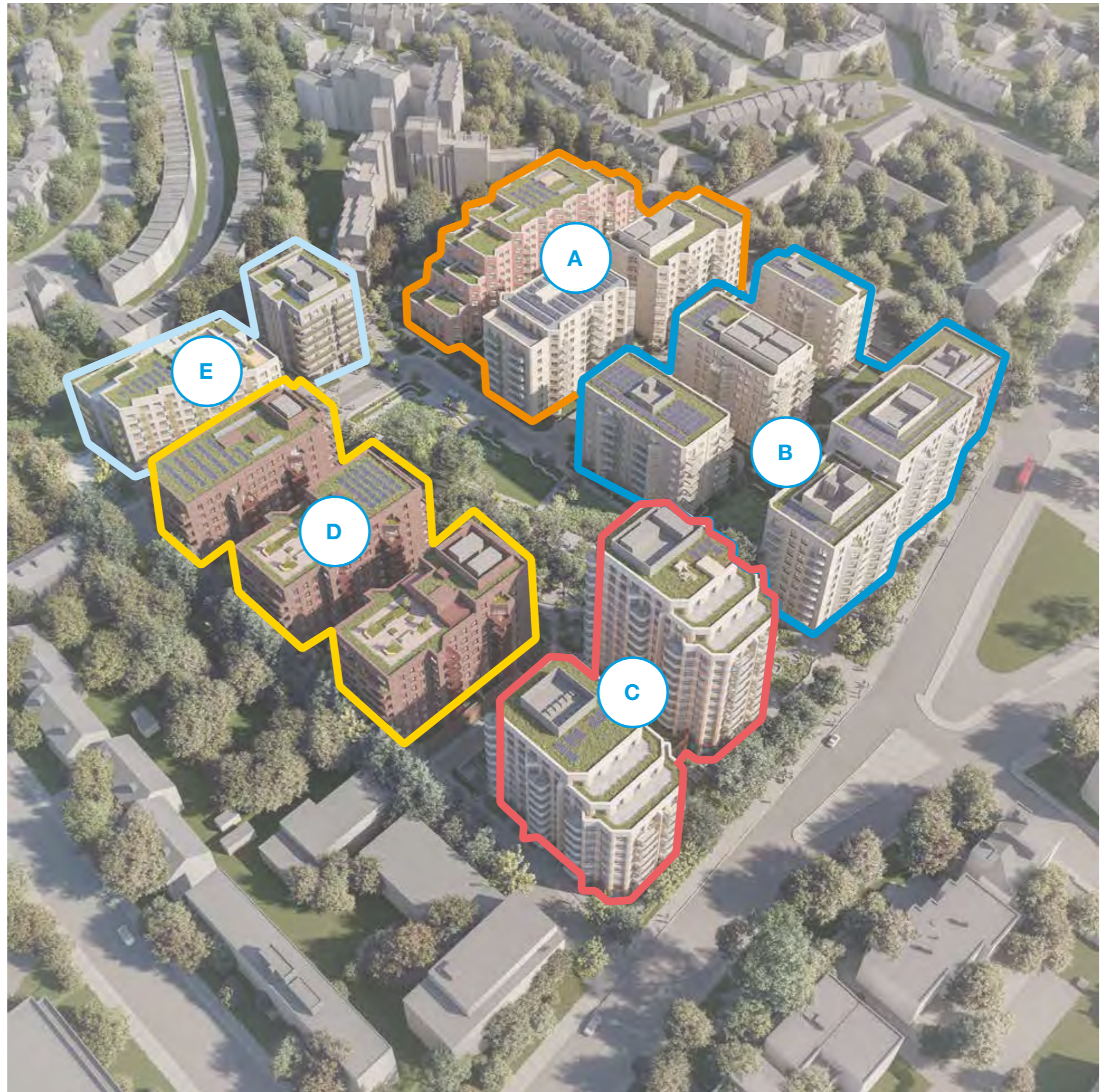
S/O Accommodation

1 Bed 2 person	96 Homes
2 Bed 3 Person	6 Homes
2 Bed 4 Person	76 Homes
Total S/O	178 Homes

Market Accommodation

1 Bed 2 person	87 Homes
2 Bed 3 Person	25 Homes
2 Bed 4 Person	253 Homes
3 Bed 5 Person	27 Homes
Total Market	392 Homes

Total residential units **985 Homes**



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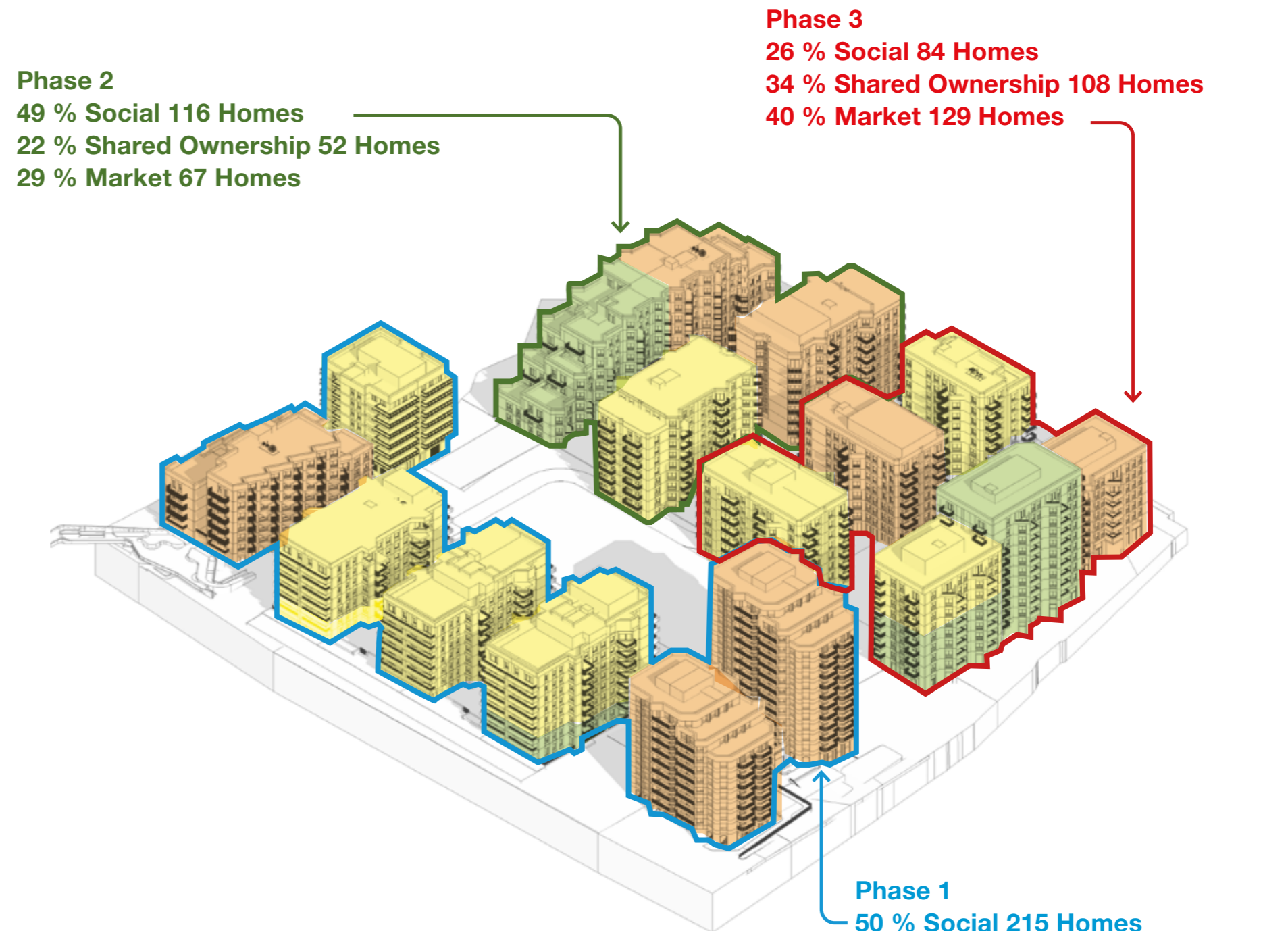
3.6 Proposal

The following diagram illustrates the tenure distribution and proposed phasing. The scheme has been designed to be tenure blind, however the following key principles has influenced the distribution:




- A rich mix of market and affordable accommodation addressing every public space, street and urban elevation.
- Both market and affordable accommodation addressing and overlooking the park.
- Both market and affordable accommodation on the prime urban elevation facing Camden and Parkhurst Road.

The masterplan also follows key phasing principles:

- Phase 1 to include 75% of the park, The Women's Building and the Extra care building
- More than 50% affordable accommodation in every phase



Key

-  Social Rent
-  Shared Ownership
-  Market

3.0 Masterplan

3.7 Scale

The scale of the development has evolved through extensive consultation with stakeholders, officers and the community.

As a starting point we have looked at the surrounding context. While the majority of the local area is 2-4 stories there are a number of developments in close proximity that are significantly taller. Some of these are above +30m. As indicated in the adjacent image these taller buildings are situated in prominent sites adjacent to main roads and on prominent junctions. They are markers for significant developments within Islington.

Similarly this proposal marks the position of a significant new public space and nationally important Women's Building. Height is positioned towards Camden and Parkhurst road with the tallest element set at the junction of Hillmarton in the centre of the site and above the Women's Building at the primary entrance to the development.

Tall buildings within Islington:

- Rowstock Gardens, N7 0BE
- Nicholas House, N7 8TW
- Talbot House, N7 7LT
- Stapleton House, 279 Holloway Rd, N7 8FB
- Dixon Clark Ct, Canonbury Rd, N1 2UR
- London Metropolitan University, N7 8DB

The following pages set out in more detail the key constraints on height and the conceptual approach and justification in further detail.



3.0 Masterplan

3.7 Scale

The following diagram illustrates the constraints on height in relation to the locally important view Lv4B. This view and its significance is explained in further detail in the Townscape Document, in which other local views are set out and explained. The proposal is less visible in these views and therefore have had less influence in the resultant proposal.

The proposal is visible in Lv4B, forming part of the silhouette and ridge line of Islington alongside other buildings and in particular a clear view of the dome and peristyle of St. Paul's. As a result the view has become a key constraint to the bulk and massing. The proposal is carefully sculpted to minimise visibility and ensure any mass that is visible is positioned away from St. Paul's.

- ① Viewing plane created by the two views to ensure the massing does not obscure St. Paul's.
- ② Massing set below the view plane.
- ③ Taller elements set outside the viewing plane.

Local view LV4B



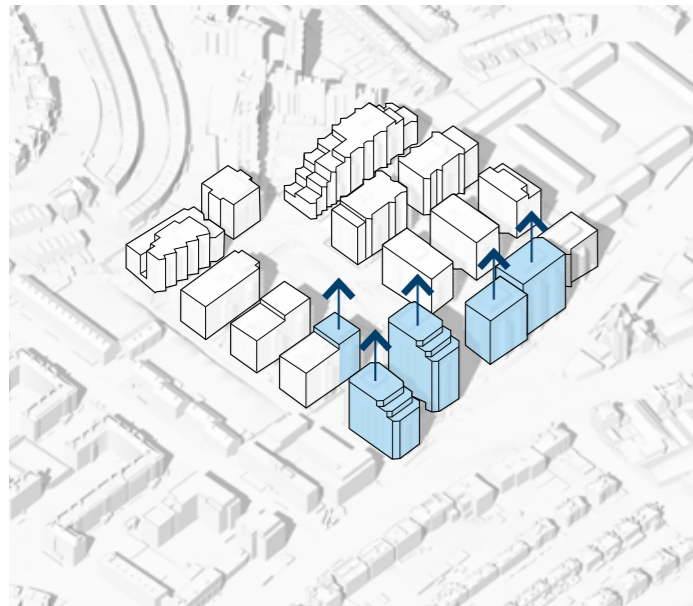
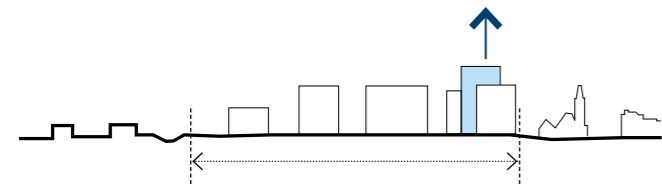
Zoom in of LV4B in which the proposed mass is highlighted in blue indicating that it sits away from St. Paul's.



3.0 Masterplan

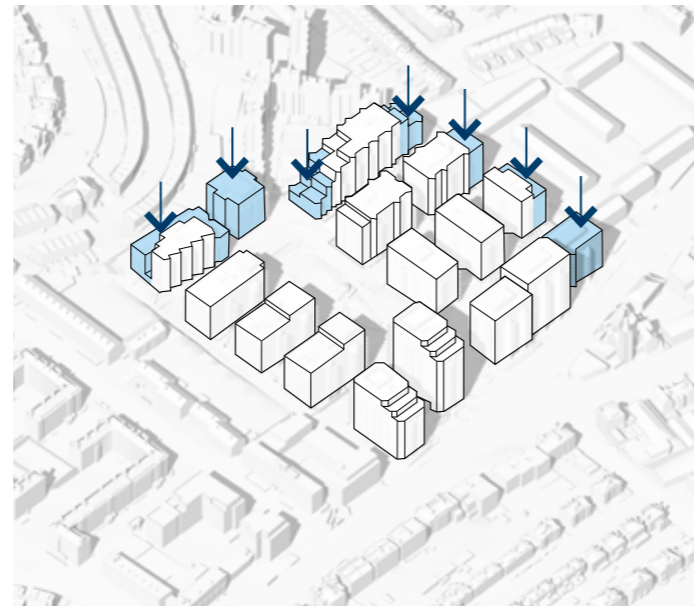
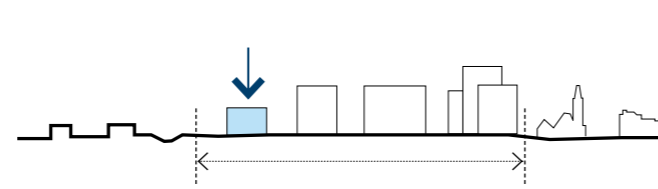
3.7 Scale

The following diagrams set out the principles for the height of the buildings across the masterplan. The primary approach is to include height in the most appropriate location for the local context and reduce height adjacent our nearest neighbours.



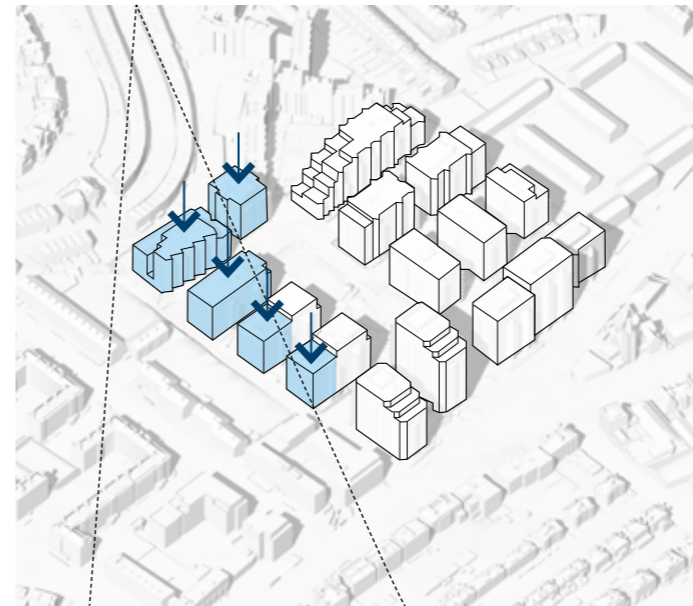
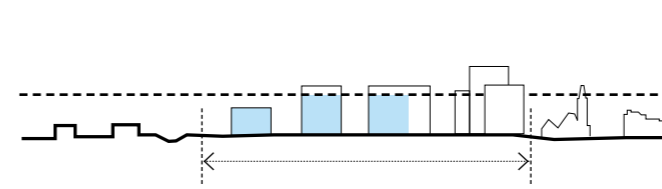
Taller buildings towards street frontage

The tallest buildings in the masterplan are located along Camden and Parkhurst road. These buildings mark the entrance to the masterplan and line the primary urban route.



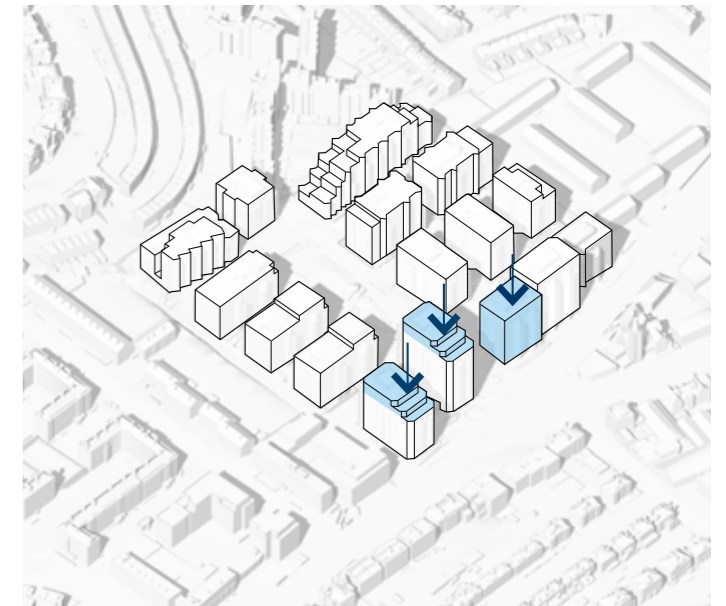
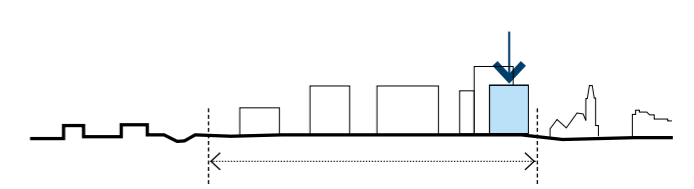
Lower buildings towards the neighbours

The lower buildings in the masterplan are located on the boundary to the site.



Lower for the view towards St. Paul's

The south west corner buildings are reduced to ensure they are not visible in front of the dome of St. Paul's in LV4B



Reduced for local townscape

Stepped back façades and reduced height elements for local views from the Hillmarton Conversation Area and Camden Road views North and South.

3.0 Masterplan

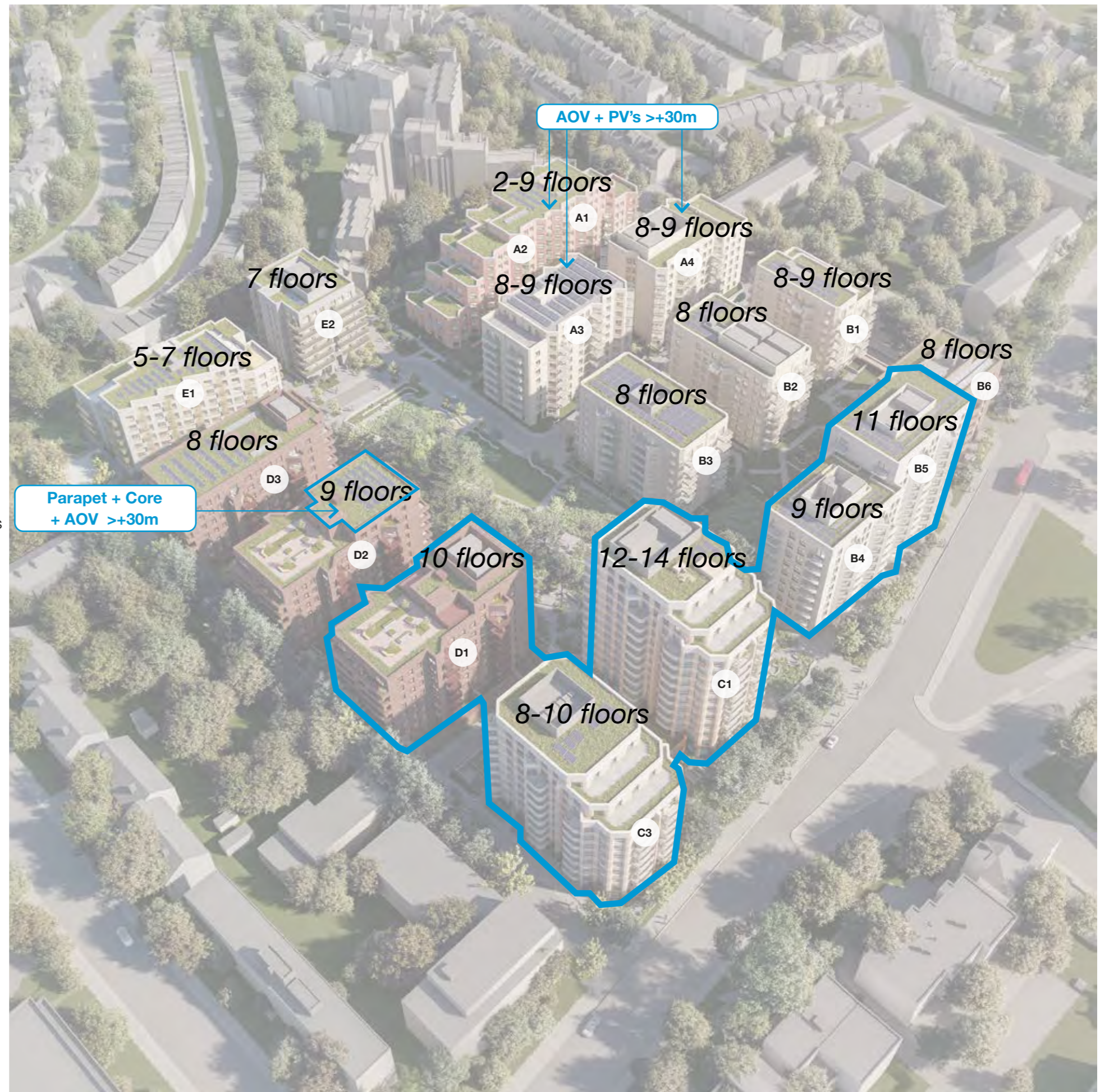
3.7 Scale

The diagram highlights the heights across the masterplan.

The buildings in blue are above +30m above ground. In addition, there are isolated elements above +30m including; AOV's for smoke extract, satellite dishes and flues, as discussed with Islington planning officers. All are detailed in the elevations. The parapet, core overrun of D2 also extends above +30m as noted on the elevations. These have been reviewed in detail with officers and are positioned in locations which have the minimum impact.

The taller buildings are positioned along the frontage towards Camden and Parkhurst Road. There are a number of benefits of taller buildings located on the frontage as detailed below:

- Most appropriate place to locate height toward urban street frontage, following a similar approach to other key urban streets in Islington. Refer to the previous information that sets out height within the local context.
- Ensures site is appropriately optimised to make best use of this highly accessible, vacant, public sector brownfield land. While policy does not prescribe a set density, for comparison the density of the scheme at 707.96 hr/ha and 260 units/ha is comparable to the previous London Plan (2016) density guide of 700 hr/ha and 260 units/ha.
- Positive contribution to the existing and emerging skyline
- Positive contribution to the local townscape in terms of legibility, proportions and materiality.
- Appropriate transition in scale between the taller buildings and their surrounding context to protect amenity and privacy
- Aid legibility and way finding. Plot C in particular is a landmark to identify the Women's Building and public park
- At ground level the base of each building is of appropriate scale and character. Plot C offers Women's Building with 3.25-3.95m generous floor to ceiling heights, Plot B offers range of commercial spaces with 3.5-5.5m floor to ceiling height to enable use by a range of occupiers, Plot D includes resident amenity at ground floor accessible to all future occupiers with 2.6-2.8m floor to ceiling height and has direct visual relationship with new public open space so the scale is considered appropriate.



3.0 Masterplan

3.7 Scale

Site context section

The following information sets out the proposed scale in relation to the immediate context.

The section below illustrates the cross section through the park, the change in level across the site from Dalmeny estate (high up to the left) towards the Holloway Estate (lower down on the right).

Summary of key moves for scale

The section below illustrates the general consistency of height across the masterplan. Taller elements are located towards the primary urban frontages while lower elements are located towards the South West boundary abutting Penderyn Way and Bakersfield. As illustrated buildings D2 and A4 both step down towards the boundary. The natural variation in level across the masterplan also gives variety to the roof scape.



3.0 Masterplan

3.7 Scale

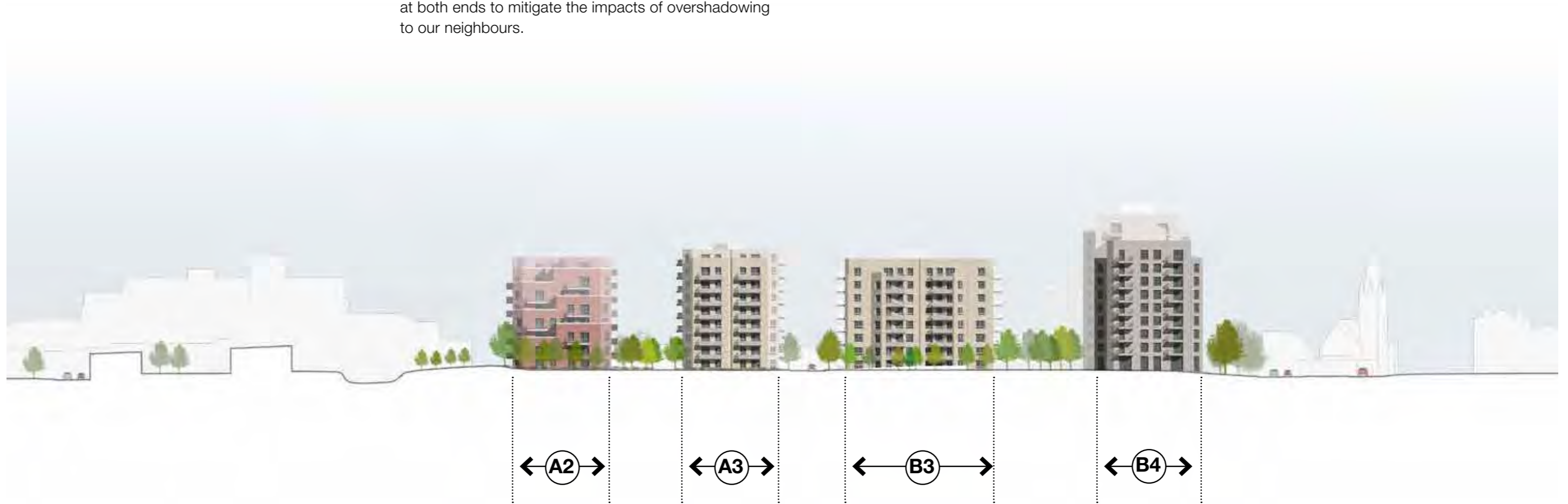
Site context section

The following information sets out the proposed scale in relation to the immediate context. To the left side of the drawing the Penderyn properties are shown with Bakersfield behind. To the right the Camden Art centre is shown as well as the split in Camden Road and Parkhurst Road, with the Hillmarton conservation area beyond.

Summary of key moves for scale

The section below illustrates the taller buildings above +30m on Parkhurst Road with a general consistency of height to the buildings behind. Taller elements are located toward the primary urban elevation increasing density in a location with minimal impact while lower elements are located towards our nearest neighbours at the South West boundary.

As illustrated buildings A1&A2 step dramatically down at both ends to mitigate the impacts of overshadowing to our neighbours.



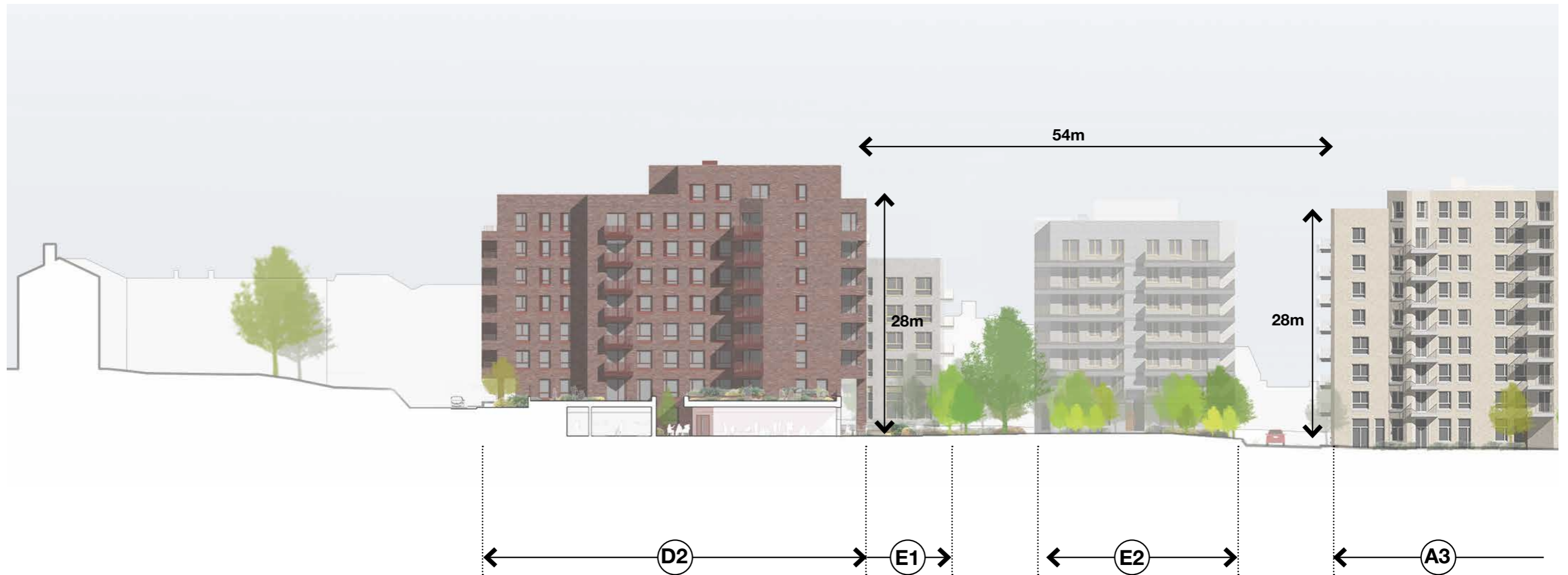
3.0 Masterplan

3.7 Scale

Site context section

The following information sets out the proposed scale in relation to the immediate context and particular sets out the scale of the proposed buildings around the primary public space positions at the centre. Key dimensions are given to explain the proportions of the space. The space is approximately 54m wide and 28m tall - as ratio of very close to 2:1.

The section below illustrates the change in level of the landscape from one side of Plot D to the other. It also shows the relationship between Plot D and the Dalmeny Estate which are set back beyond the communal amenity space between.



3.0 Masterplan

3.7 Scale

Site context section

The following information sets out the proposed scale in relation to the immediate context. Plot C stands to the left, marking the entrance gateway to the public park. Plot D steps floor by floor down to Plot E shown on the right. To the far right the relationship with Penderyn way is illustrated. This relationship is constantly changing given orientation and plan, however at the tightest point the buildings are 19.5m apart.



3.0 Masterplan

3.8 Appearance

The following pages set out the overarching approach to appearance across the masterplan. In subsequent chapters further detail is set out on a plot by plot basis.

A key driver for any project of this scale set in such a historic part of London is the existing context. Throughout the project the best of the existing has been our reference point for what is appropriate and suitable.

Inspired by the existing

The Tufnell Park Conservation area characterised by very high quality architecture, variety of styles and materials and colours. There are some excellent examples to be inspired by, emulate and learn from. Carleton & Anson road are a mix of Victorian and Edwardian Villa's and Terraces, circa. 1870 - 1920. They are significant not only because of their quality and providence but also because of the local people who built and designed them.

Through our research we have walked the streets to find excellent examples. Below are some relevant ideas that we have taken forward into our design proposals.

- A simple system of brick wall, punched opening, bay window.
- The massing creates special moments, order, hierarchy, elegant proportions
- Tuned with simple / inexpensive details
- Expressed lintel
- Two tone brickwork
- Window size / position
- Clipped on / vs inset balconies
- Feature entrances



Asymmetric window



Bridging balconies



Broken Stacks



Special entrances



Playful proportions



Grouped windows



Paired bays



Mirrored bays



Special corners



Front / side elevs



Asymmetric massing



Stepping scale



Datums



Special rooms



Two tone brick



Accent details



Depth / Rhythm



Unusual lintels



Surprising datums



Window sizes

3.0 Masterplan

3.8 Appearance

The colours and materials of the place

The best of the existing context gives us a rich source of precedent materials and colours. We have looked at the existing to create a materials palette that fits in with the context and can stand the test of time in the way that the best homes of the Victorian and Edwardian homes have done.



Holloway Estate



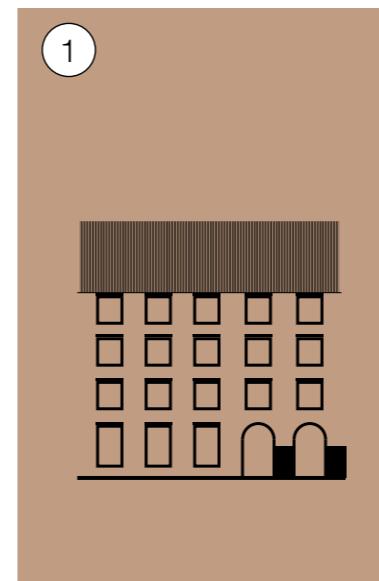
Hilldrop estate



Anson Road
Carleton Road

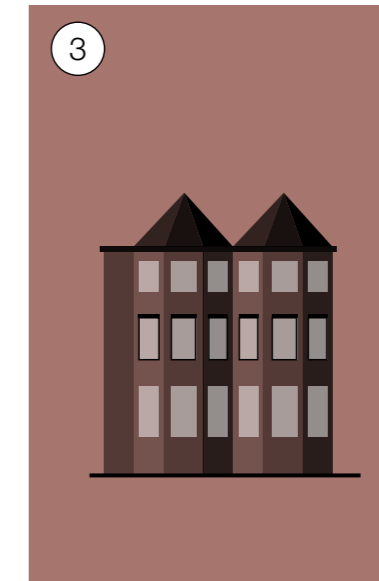
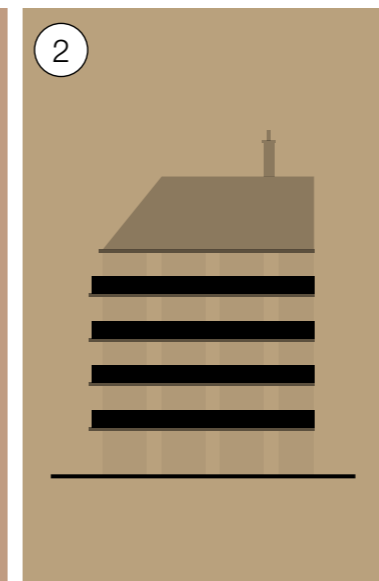


Beacon Hill
Hungerford Road



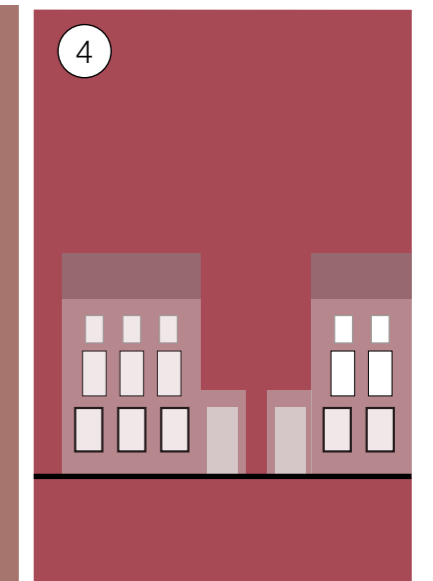
Creating wonderful spaces between

- Successful shared spaces
- Defined by the simple architectural system
- Embellished with characterful entrances



Delightful particular conditions

- Turning / holding corners
- Creating a rhythm of entrances / bays
- Establishing order (base / middle / top)
- Playful with proportion



3.0 Masterplan

3.8 Appearance

Learning from the context

Ideas for character, variety and interest, developing from our investigation into the quality and richness of the context. The architecture is a system of brick walls and openings for windows, that fundamentally provides good internal light and great aspect and can flex and change to create variety and joyful moments of delight. This application follows the same approach.

The following images are a selection of photos of the surrounding context that give us an idea of colour / quality / tone / material and detail to be used for the application in order to be sensitive and appropriate for the context.

Where appropriate the masterplan also aims to compliment the adjacent properties. The City of London estate with a warm calm brick is echoed in the materials proposed for Plot B. A similar approach is taken for Plot D for Dalmeny Avenue estate and Plot A for Bakersfield.

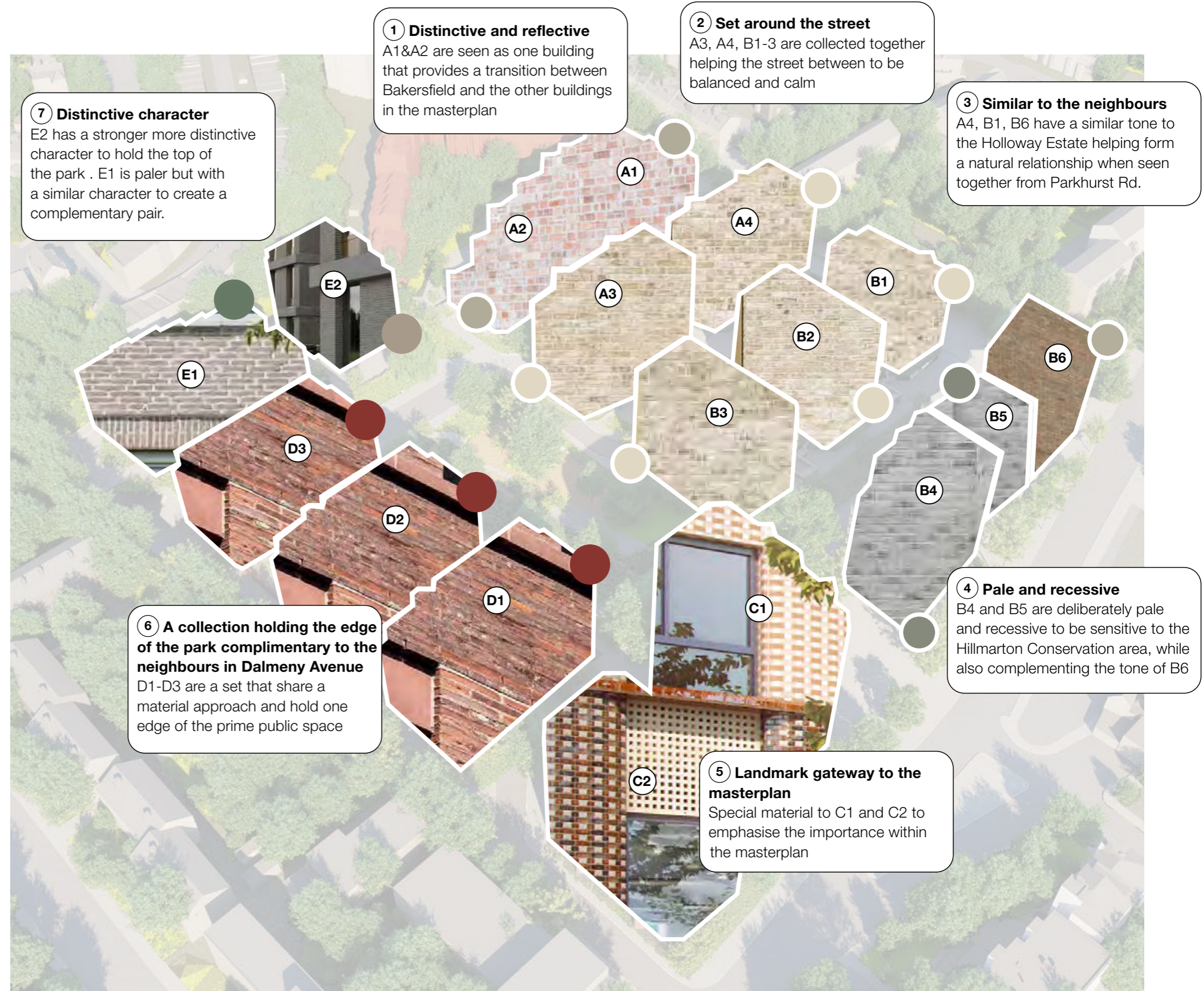


3.0 Masterplan

3.8 Appearance

A collection of calm brick buildings

The following diagram sets out the approach to materials across the masterplan. The detail for each plot is set out in the following chapters. This diagram explains the approach, why it is considered appropriate and how it relates to the immediate context.



3.0 Masterplan

3.8 Appearance

Precedent materials

The following precedents illustrate the proposed materials for the masterplan and gives a commentary of why and where they might be used.

With the exception of Plot C, throughout the masterplan all brickwork will be standard brick sizes and laid in a stretcher bond.



The idea of a monolithic / solid / robust building with a sculptural quality

- Complementary mortar colour
- Flush mortars joints
- The right amount of variation without too much variety



The idea of a London brick

- Natural variation in brick tone
- Hand made aesthetic
- Tonal variation
- Weathering well



3.0 Masterplan

3.8 Appearance

Precedent materials

The following precedents illustrate the proposed materials for the masterplan and gives a commentary of why and where they might be used. With the exception of Plot C, throughout the masterplan all brickwork will be standard brick sizes and laid in a stretcher bond.



Complementary details

- Matching lintels
- Changing brick colour to base
- Matching concrete coping

Textural quality

- Deliberate roughness in surface texture
- Emphasised with mortars joints and variation in bricks



Revealing the joints to respond to scale

- Smaller scale buildings to have less variation in brick colour
- Expressed mortar joints to add texture

Complementary difference between both buildings

- Difference to brick colour
- Common mortar and metal work
- Matching tone and colour distinct to the other plots



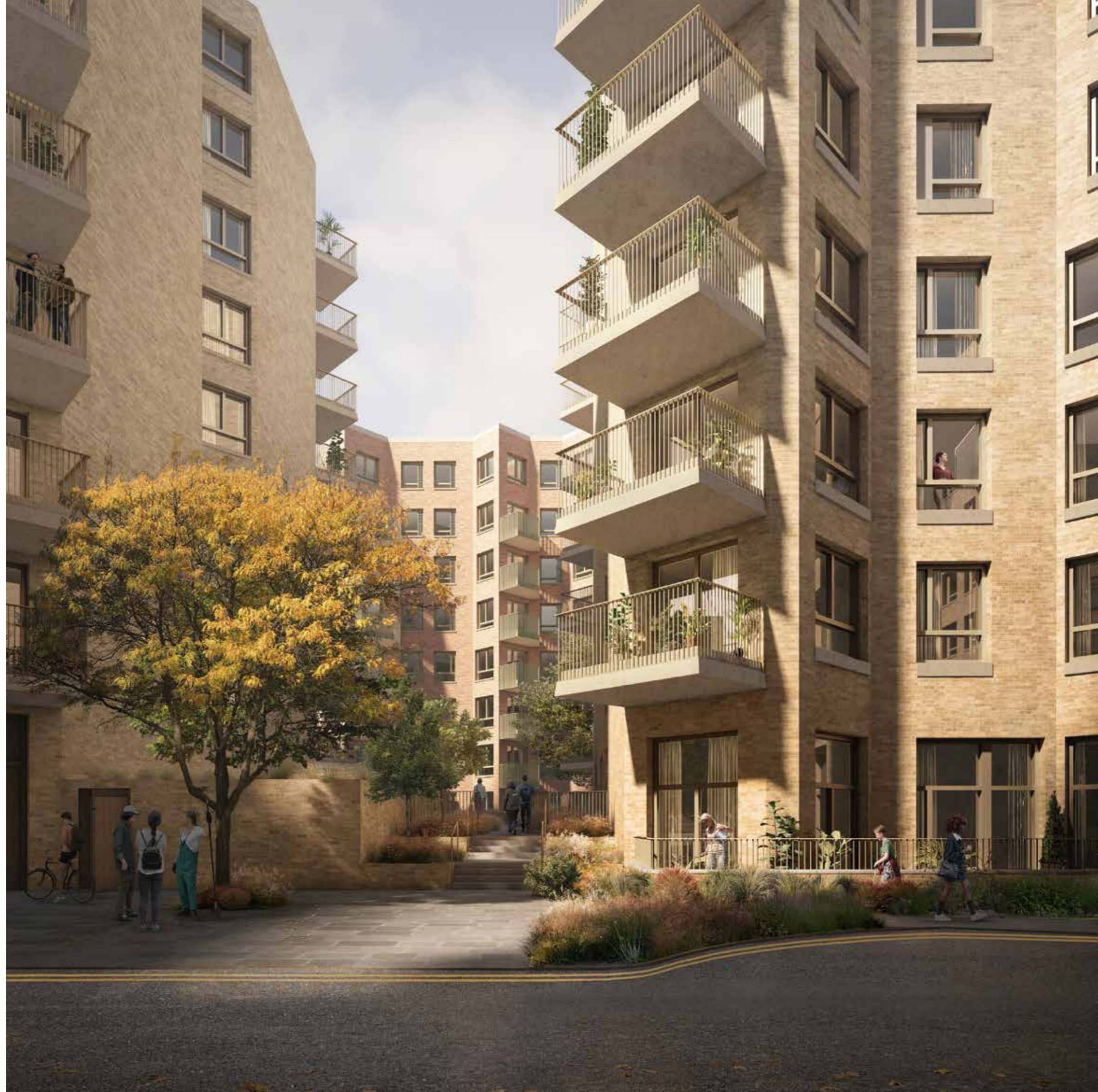
3.0 Masterplan

3.8 Appearance



3.0 Masterplan

3.8 Appearance







3.0 Masterplan

3.8 Proposal

Balcony typology

The following illustrates the proposed balcony materials across the masterplan. The key identifies their type. Further detail on the appearance and detail can be seen in the following chapters.

-  Brick balcony
-  Concrete balconies with metal guarding and handrail
-  Deeper concrete balconies with metal handrail
-  Painted metal guarding with angled metal flats for privacy and painted metal handrail and soffit

The approach to the material of the balconies is related to their position within the masterplan. We have brick or concrete balconies facing the more formal public fronting elevations, and metal balconies facing the more private or communal facing elevations.

Along Camden and Parkhurst Road the more solid deeper balconies provide acoustic protection against the noisy main road. While mainly consistent this approach is only broken when it is considered that a more solid balcony might confuse the clarity of the volume and break the simple silhouette which is considered an important consideration for townscape.

The prime elevations facing the park all have solid deep set balconies concealing their occupation and providing privacy from this primary public space.

Metal balconies are used in less formal more communal locations. The angled metal flats open up towards key views and light and close down to create privacy between neighbours in close proximity.



3.0 Masterplan

3.8 Proposal



● Brick balcony



● Concrete balconies with metal guarding and handrail



● Deeper concrete balconies with metal handrail



■ Painted metal guarding with angled metal flats for privacy and painted metal handrail and soffit

3.0 Masterplan

3.9 Cleaning and Maintenance

Summary

This section of the report considers the strategies that will allow safe and efficient access for routine cleaning and light maintenance. Strategies to allow safe means for major repairs such as replacement of glazing, cladding panels, and other sections of the façades will be subject to detail design by the relevant contractors under guidance of the design team.

Finishes are selected to minimise requirements for maintenance. Brick and powder coated finishes will be virtually maintenance free.

Detailing of the façade and glazing will be undertaken with the emphasis on optimising the cleaning and maintenance demand whilst accepting the limitations of various forms of access.

The systems proposed for access will be in accordance with current good practice and compliant with statutory regulations, codes and guidelines appropriate in the UK/Europe, and in accordance with the particular requirements of the London Borough of Islington.

This should include future changes in statutory regulation, codes and HSE guidance to ensure the systems provided acknowledge and where appropriate incorporate and exceed these requirements.

Proposals take into consideration the specific nature of the site and design:

- Restrictions of the site (adjacent roads and properties)
- Size and bulk of buildings
- Types of occupancy
- Current limitations and availability of the access equipment market

The assumed frequency of access routine for each building part are:

- Access for cleaning - every three months
- Access for maintenance/inspection - annually
- Access for glass replacement - infrequently

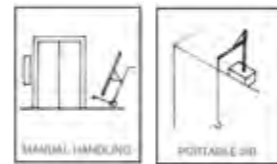
Facade cleaning

Windows have been designed to allow safe cleaning from the inside by residents. Taller glazing in commercial and entrance areas to be cleaned from the ground with short and long pole.



Glass maintenance and replacement

Glass replacement will be done from the building internally. Glazing to be transported by lift. Glazing has been sized to allow transport in a standard 13 person lift. Necessary works from the exterior to be done via roped access from a temporary portable jib.



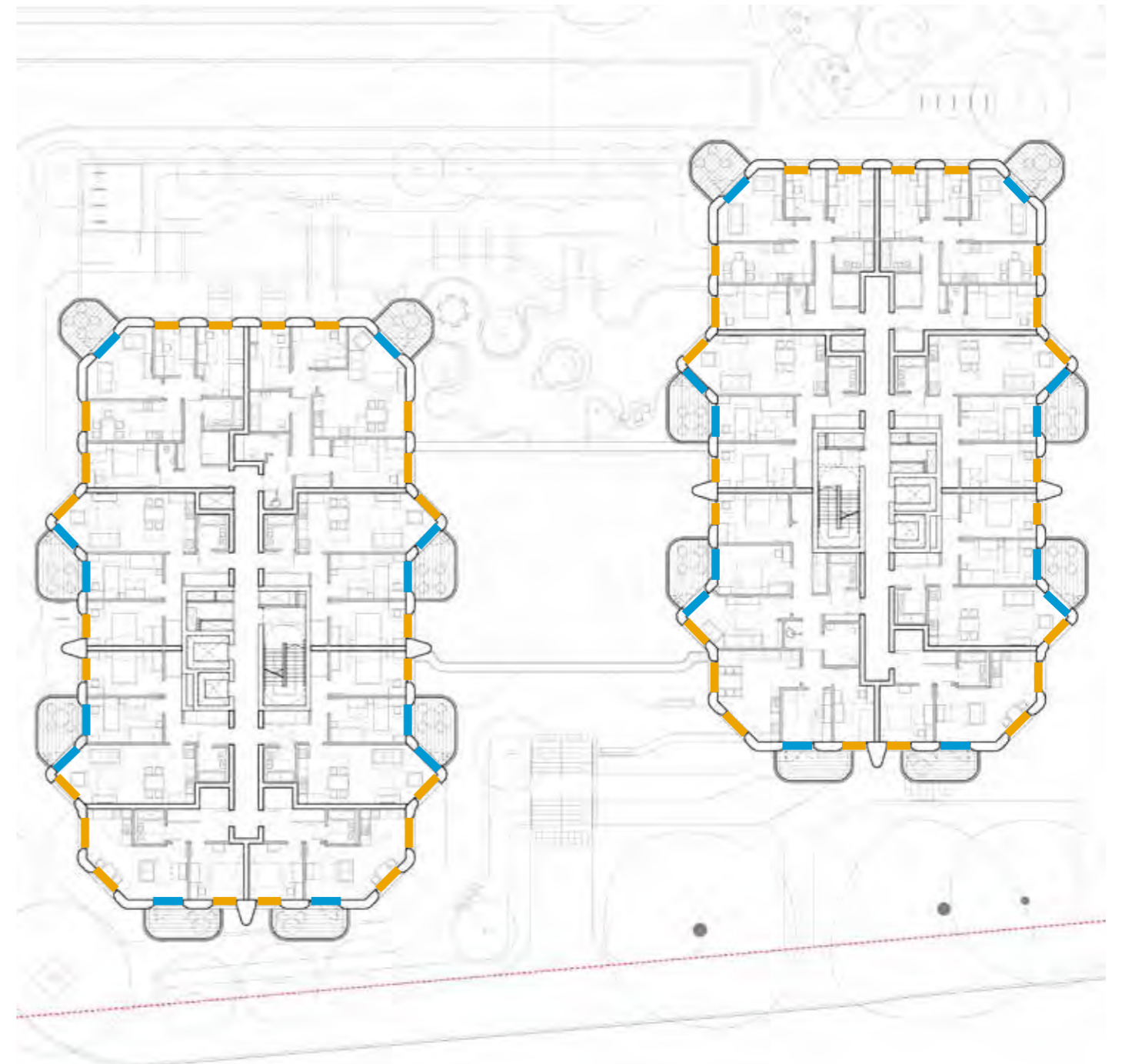
Roof access

1100mm roof parapet to be provided to roofs as standard. Full height parapet not feasible on Building A3. On this roof, a fall restraint system for use by trained personnel only will be provided.



General plant access

The majority of the plant is located within the easily accessible podium space. Substations and generator rooms generally have direct access from the street.



Plot C - Window cleaning strategy

- Inward opening windows cleaned from inside
- Window cleaned from balcony



3.0 Masterplan

3.6 Proposal

The following diagram shows maintenance access only roofs within the masterplan. All roofs have direct access via a secured permanent stair leading to an either an access hatch or directly onto the roof.

Other than Building A3, all maintenance roofs have a 1100mm parapet allowing free unrestricted access to the trained personnel carrying out the maintenance.

On Building A3 the parapet has been kept low in order to keep within height restrictions. Here a fall restraint system will be in place. Access will be infrequent, only be required for maintenance to solar panels and the biodiverse roof.

-  Stair with access hatch to roof level
1100mm high parapet edge protection.
Infrequent access for maintenance of solar panels and biodiverse roof.
Trained personnel only.
-  Stair with access hatch to roof level.
Low parapet with man-safe protection system.
Infrequent access for maintenance of solar panels and biodiverse roof.
Trained personnel only.



3.0 Masterplan

3.10 Sustainability

Sustainability is an integral part of good architecture and Allford Hall Monaghan Morris and the wider design team have worked hard to make the best use of the opportunities presented for this project.

We appreciate the importance of the social, environmental and economic issues that we can influence and work to actively address them in a focused, committed and effective manner, promoting wherever possible, an intelligent and considered approach to the way buildings are designed, developed and enjoyed.

We recognise the significance of our changing climate and consider both mitigation and adaptation to be crucially important as we work to help avoid the unmanageable and manage the unavoidable. We aim to design buildings that are best prepared for future changes whilst considering their impacts from inception and construction to operation and beyond. Our vision of how great architecture can be made more sustainable has been developed throughout the work of the practice. Great Notley Primary School was recognised with a RIBA Sustainability Award in 2000 and many established and emerging themes have been developed through collaboration with like minded others, completed projects and research since. Strategies are developed and refined over time with continuing research and development.

An active and well supported sustainability group was formed in 2005 to enable and direct further development within the practice in the most effective manner. Rather than focusing on niche projects, this group works across the practice and has grown to include a significant number of architects working at every level, on every project and in every sector. Allford Hall Monaghan Morris are proud to be members of the UK Green Building Council, supporting their aim to “dramatically improve the sustainability of the built environment, by radically transforming the way it is planned, designed, constructed, maintained and operated.”

The bulk of our influence relates to the buildings we design, however our own operations are also important. As a practice we promote sustainably

responsible behaviour at all levels and throughout our operations. Our Sustainability Design and Assessment Toolkit and Environmental Management System have been certified by a UKAS accredited body as meeting the requirements as ISO 14001:2004

RIBA 2030 Climate Challenge

In June 2019, the UK government passed a law that requires the UK to end its contribution to global warming by 2050 by bringing all greenhouse gas emission to net zero.

Shortly after, RIBA launched the 2030 Climate Challenge for the RIBA Chartered Practice, which AHMM is one. The challenge is to achieve the following reductions as soon as possible:

- Reduce operational energy demand
- Reduce embodied carbon
- Reduce portable water use
- Achieve all core health and well-being targets

The targets are based on domestic and commercial building. The RIBA set out in detailed table, inserted below, the targeted reduction of the current baselines and minimum regulatory standards.

These reduction will inform RIBA's recommendations to Government for future Building Regulations requirements.

Sustainability Toolkit

The extract opposite has been taken from the AHMM toolkit assessment that has been carried out based on the Stage 2 design to assess overall design performance in relation to the RIBA 2030 targets.

A summary of the findings is provided here. The results of this are based on the current level of design and so are subject to change, but have been included here to help inform decision making for the brief and design for Stage 3.

The data used to populate this information has been taken from analysis carried out throughout the stage, in collaboration with the design team.

Sustainability Toolkit

Project Information

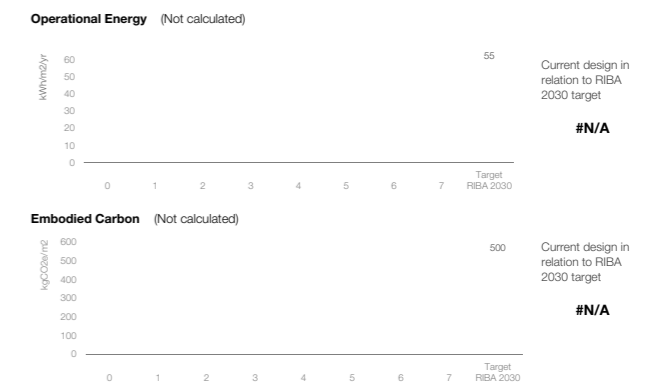
TK 2		Location		Floor to Floor (m)	
Project Code	17105	Holloway		3.150	
Project Name	Project Holloway	Sector	Private & Social	Floor to Ceiling (m)	2.6
Workstage	2	Floor Area (m ²)	circa 1000 units.	Cost (£)	200m
AHMM Team	LL, FN, SW	Levels	LG +UG +9		

Strategy

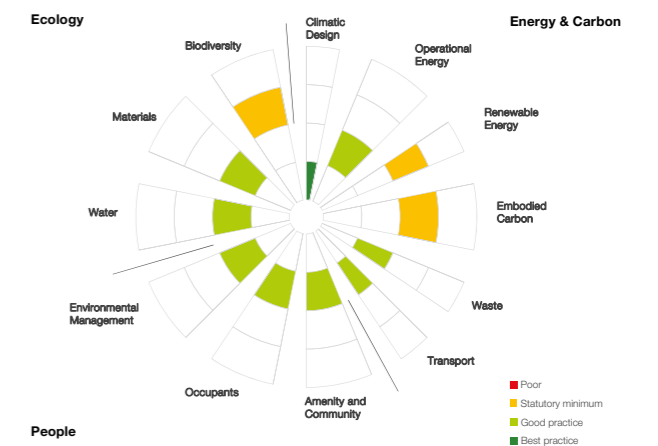
Category	Notes:	Opportunities:
Climatic Design	AHMM study used to show the benefits of dual aspect units. Glazing ratio assessed against nominal 'targets'.	Climatic design to check the effectiveness of the overheating mitigation.
Operational Energy	U-values stress tested to deliver lower EUI, 41kWh/m ² . Op Ems offset to compliance standard. Ground source heating investigated.	
Renewable Energy	1500m ²	
Embodied Carbon	Net zero carbon assessment carried out. Options for various assessed. 935 kgCO ₂ /m ² total embodied carbon.	
Waste	Handset brick with metsec.	
Transport	200 bike spaces, car free apart from 3% blue badge spaces.	
Amenity and Community	Active frontages, new park for use by Islington residents generally. 100% of play space provided.	
Occupants	Overheating mitigation tested and measures implemented. External blinds, operable windows etc. Vent panels introduced.	
Environmental Management	Green field run-off rates.	
Water		
Materials		
Biodiversity	350 new trees, 29 retained trees, 44 removed. 0.4UGF	

AHMM sustainability toolkit tracker

RIBA 2030 Tracker



Rose



3.0 Masterplan

3.10 Sustainability

As part of the design research process and the fine tuning of our proposals we have looked at overheating in the homes within this masterplan.

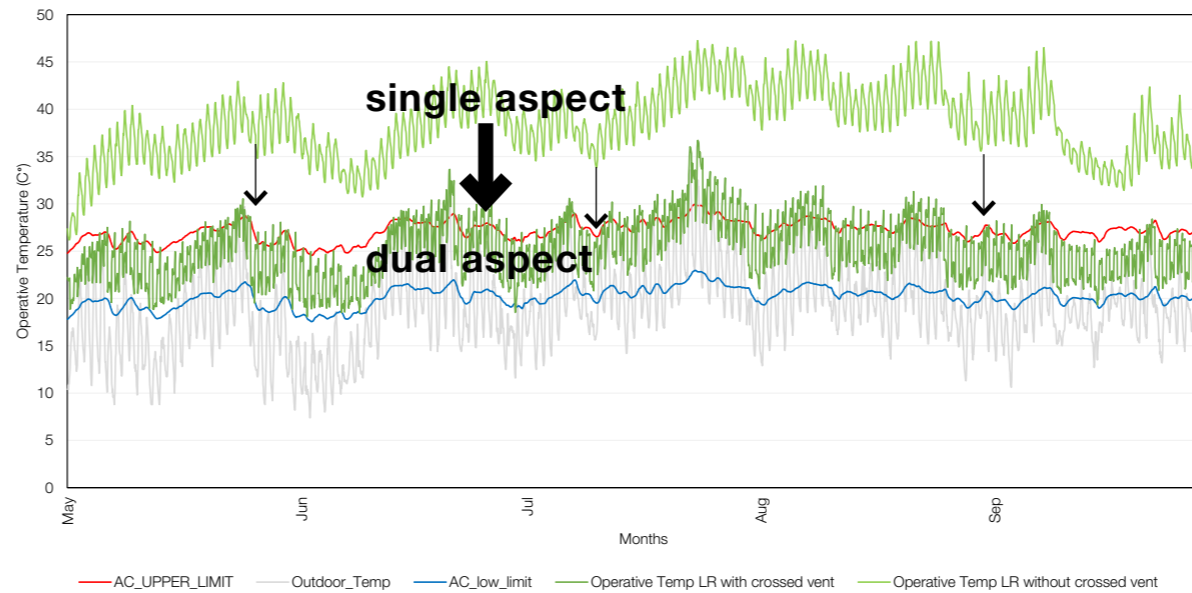
Our approach has been to first design homes that work well, are naturally ventilated and reduce overheating concerns by considering the layout / arrangement of balcony / window and position of space behind. This is the ultimate passive measure. Before thinking about glazing / shading / other more active measures - we first need to think about the arrangement of each home and how we can make use of the arrangement of spaces and the articulation of elevations to introduce measures that can avoid further measured at a baseline level.

One of our key considerations has been how we can improve ventilation in homes through passive means. Cross ventilation with corner aspect has the benefit of helping reduce temperatures throughout the year. By introducing improved aspect to homes you can improve natural light within homes by have multiple light sources. Different orientations of windows enables good light deeper into homes, helping window sizes to reduce as the overall spread of light is better throughout the day.

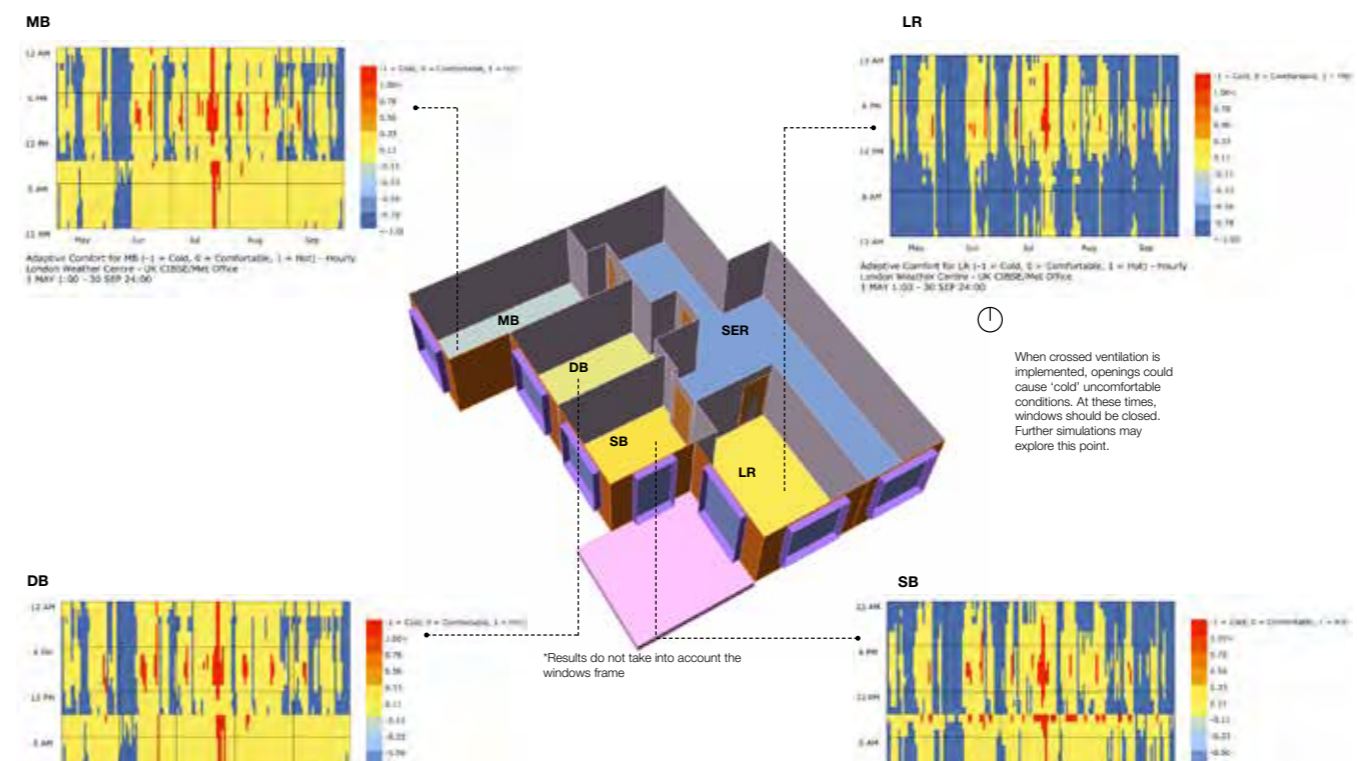
The following diagrams illustrate the testing we have carried out to a particular home within Plot C. This research has helped us to design better homes throughout the masterplan, increasing dual aspect and reducing overheating and in turn operational energy use.

Aspirations

In order to push the project to be as sustainable as possible, Peabody and the design team have undertaken a Net zero feasibility study in collaboration with the London Borough of Islington. Plot C has been used as an exemplar building, informing the design of all homes. The design team has worked hard to reduce embodied and operational energy. Further details are set out in the net zero carbon assessment.



← One window more overheating for more time → Two windows Less overheating for less time →



AHMM study of environmental performance and overheating of single vs dual aspect rooms

3.0 Masterplan

3.10 Sustainability

Designing a passive response to overheating

As previous noted, our approach has been to first design homes that work well, are naturally ventilated and reduce overheating concerns by considering the layout / arrangement of balcony / window positions and aspect.

In addition the application introduces passive measures to reduce any overheating, improve comfort and reduce operational energy consumption. The following passive measures are used in combination where appropriate to suit the various orientations and arrangements across the masterplan. Included in the application is an Assessment of the Overheating Risk. This report provides a summary of the results of the overheating assessment undertaken on a representative sample of dwellings of the Holloway Prison development.

Acoustic constraints on site have been considered and iterations of several overheating analyses undertaken to develop the façade design and performance. In some locations given the acoustic conditions that exist on the site it is not considered appropriate to rely on opening windows to mitigate overheating. In these circumstances tempered air will be provided in addition to passive measures.

The following passive design options have been incorporated into the final passive solution:

- Balconies;
- Ventilation panels (louvres);
- G-value of 0.35;
- External blinds;
- Tilt/turn windows - side hung during the day and top hung overnight;
- Side hung balcony doors open during the day and 20% open overnight.

Reduce window sizes



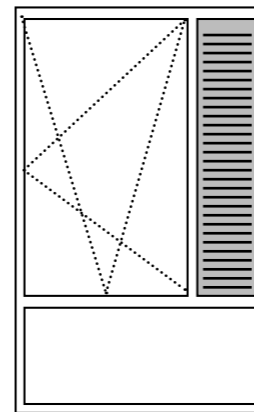
Where possible we reduce windows sizes in order to reduce the effects of solar gain and reduce heat loss whilst maintaining adequate levels of internal light. On some elevations and in some cases it is not required or possible to reduce window sizes given orientation or internal light results, in these cases other passive measures are proposed.

Positioning balconies on south facing elevations



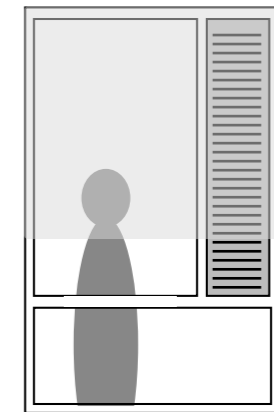
We have sought to locate balconies to the southerly facing elevations to enable the units to benefit from the natural shading provided by the balconies. This has the dual benefit of reducing the number of balconies on other elevations to further improve daylight penetration to those locations.

Additional natural ventilation



In some locations we provide louvres to provide additional ventilation when it is consider not appropriate to open a window either due to security concerns or because of acoustic constraints.

External blinds



In some locations we provide external blinds to reduce the effects of solar gain. These are concealed within the external envelope and only visible in use. The following pages gives further information.

3.0 Masterplan

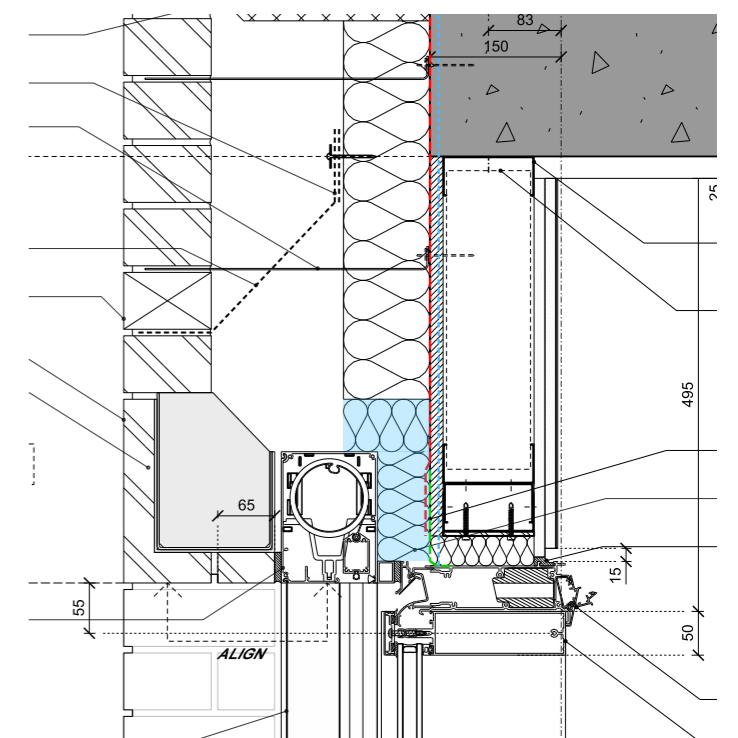
3.10 Sustainability

The Assessment of Overheating tests a sample of units from across the development which represent those that would be most likely to overheat. The Assessment tests these units with the proposed mitigation measures to demonstrate that the development will be fully compliant with TM59 and will successfully mitigate the risk of overheating.

Further detail is provided in the Assessment including the position and performance of the assessed homes. These results set an example of which measures will be required for which homes to be further developed in detail design. As noted, external blinds are proposed where required. These will be concealed within the external envelope as illustrated in the following example.



Image of a external blinds set behind a brick reveal. The window on the left shows the blind partially lowered. The window on the right shows the blind concealed.



Example detail of a concealed external blind.

3.0 Masterplan

3.11 Ecology

Mitigation

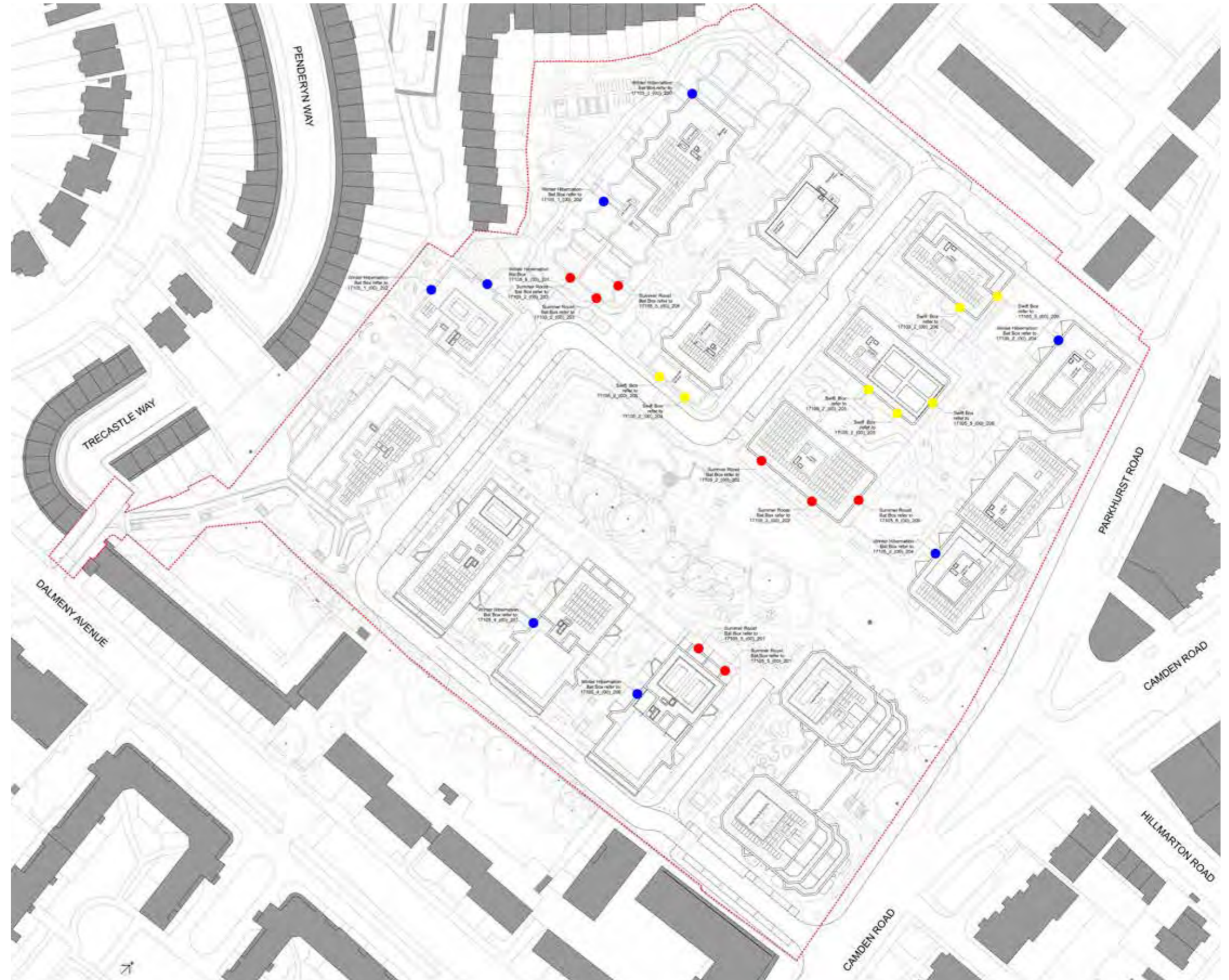
Ecological mitigation has been considered from the outset on the project.

There are roosting bats on the site at the moment and therefore providing suitable mitigation is a key issue. A range of summer, maternity and hibernation features have been provided for bats within a number of the buildings.

In total eight winter hibernation boxes and eight summer roosting boxes will be provided within the façades of the buildings. In addition seven swift boxes will also be provided within the buildings façades.

For further ecological mitigation measures please refer to the Landscape strategy report.

The location of the bird and bat boxes has been scoped opposite with specific locations on the relevant noted elevation drawings.



- KEY**
- WINTER HIBERNATION BAT BOX
 - SUMMER ROOST BAT BOX
 - SWIFT BOX

Bird and Bat Box Scope

3.0 Masterplan

3.11 Ecology

Bird and Bat Boxes

Bird and Bat boxes can be unobtrusively integrated into the façades of the building. Off the shelf products can be lined with brick slips made from the buildings brick to give a seamless appearance.

Images on the right show examples of bat boxes and swift nesting boxes, they do not reflect the materials and bricks that will be used on the buildings.



Example of Swift nesting box



Example of Summer Roosting Bat Box

3.0 Masterplan

3.12 Security

To be designed to follow the principles of Secure by Design for Homes 2019 and Peabody's own secure homes design guide.

Peabody own and managed their properties. There will be Peabody estates management on site with a estate management office located on site. Security of all residents is seen as a key part of the trusted brand that is Peabody and is taken extremely seriously. Should any particular concerns or repeated problems occur it will be brought to the attention of the management team who have the ability to implement security measures to prevent further disturbances.

The following paragraphs detail the measures proposed as part of the application. These measures and the overall design approach have been discussed during the process with Secure By Design advisors , officers and The Metropolitan Police, helping to ensure the security of all residents is consider from the outset and designed in to the application.

Layouts + Routes:

Vehicular and pedestrian routes have been designed to ensure that they are visually open, direct and well used.

Design features help to identify the acceptable routes through a development, thereby encouraging their use, and in doing so enhance the feeling of safety.

Defensible space has been designed into the streets and pavements in a way which enables the resident to control the areas around their home. Primary pedestrian routes will be lit in accordance with BS 5489-1:2013

The Communal and play space areas have been designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go.

Homes

Dwelling frontages will be open to view, with walls, fences and hedges kept low and including combination of wall and railings.

Dwellings are positioned facing each other to allow neighbours to easily view their surroundings and thus making the potential offender feel vulnerable to detection, incorporating a mix of dwellings, enabling greater potential for homes to be occupied throughout the day.

For each core residents will be able to access each floor and the roof terrace if provided. Residents will not able to access each others cores and there will no roof terraces which connect to more than one core. Peabody's preference and approach to other schemes, is that residents wouldn't be restricted to only their floor (i.e. could get to/from each floor within their block).

Lighting

All street lighting will comply with comply with BS 5489-1:2013. Further detail of the lighting in the public realm is set out in the landscape document.

Doors:

Communal entrance doors to be specified and in accordance with the requirements of Building Regulations Part B, M and Q. Additionally, communal entrance doorsets shall be LPS 1175 Security Rating 2 (SR2) certified.

Dwelling entrance doors to be in full compliance with Building Regulations Part Q (Security) and additionally shall be PAS 24 Certified.

Access to each plot

Access to the building via a visual door entry and access control system to the outer and inner communal entrance doors, the cycle store doors and refuse store doors. The door entry system shall feature Entrotec hardware and door access control shall be KMS fobs. The system will allow the Landlord and dwelling occupant to gain entry through the main entrance by use of an access control fob.

CCTV

CCTV will be installed to meet Peabody's own secure homes Design guide covering key areas and part of the Peabody's general security and management of the entire estate.

The Women's Building

As part of the design process and engagement with key stakeholders the Women's Building has been discussed from the particular point of view of security. Given the nature of some of the proposed services the secure design of this element of the masterplan has been carefully considered with input from The Metropolitan Police as well as other experienced stakeholders. The design has also been informed by the principles of Trauma informed design and these requirements are carefully balanced with the need to provide a safe and secure space for Women as part of the legacy of the history of the site.

4.0 Plot A



4.0 Plot A

4.1 Location & Summary of Use

Summary

Plot A is a residential building with private, shared ownership and social rent homes distributed around a communal landscaped courtyard for use of all residents. Private gardens for the homes are located at the courtyard level and at street level.

Plot A has three buildings and four cores. A1 and A2 visually appear as one building, with adjoining party walls. Buildings A3 and A4 are separated to allow for an additional link to the courtyard from the street. The residential homes facing the road between Plots A and B benefit from individual private entrances and gardens at street level to activate the frontage.

At lower ground level there is a semi-sunken podium, which accommodates bikes, bins, plant and other ancillary uses. Above this is the communal courtyard where residents can enjoy the landscape (free of ancillary uses) and shared amenity.

- ① A1/A2 building stepped for light to neighbours
- ② Communal courtyard shared between plots
- ③ All terraces for private access only
- ④ ASHP enclosure shared between all the A blocks
- ⑤ Communal roof terrace

Summary of accommodation

Social Rent	
1 Bed 2 person	13 homes
2 Bed 4 Person	68 homes
3 Bed 4 Person	0 homes
3 Bed 5 Person	26 homes
4 Bed 6 Person	6 homes
4 Bed 7 Person	3 homes

London Shared Ownership	
1 Bed 2 person	20 homes
2 Bed 3 Person	2 homes
2 Bed 4 Person	30 homes

Market Accommodation	
1 Bed 2 person	17 homes
2 Bed 3 Person	1 homes
2 Bed 4 Person	49 homes

Total residential units 235 Units



Masterplan axo showing the location of Plot A

4.0 Plot A

4.2 Site Constraints & Opportunities

1 Existing Trees

There are two existing trees adjacent to the northern edge of Plot A, that are to be retained. The two trees sit along the site boundary and dictate the landscape levels along this edge. The group of existing trees marking the south western edge are also retained and influence the proposed park landscape levels.

2 Existing Levels and Topography

There is a significant level difference across the Plot A site: terrain levels within Plot A vary from 34.45 to 38.00, with raised shared amenity above podium set at 38.50.

3 Views onto the Park

The homes on the south western edge of A2 & A3 benefit from views onto the new park.

4 Proximity to Adjacent Properties

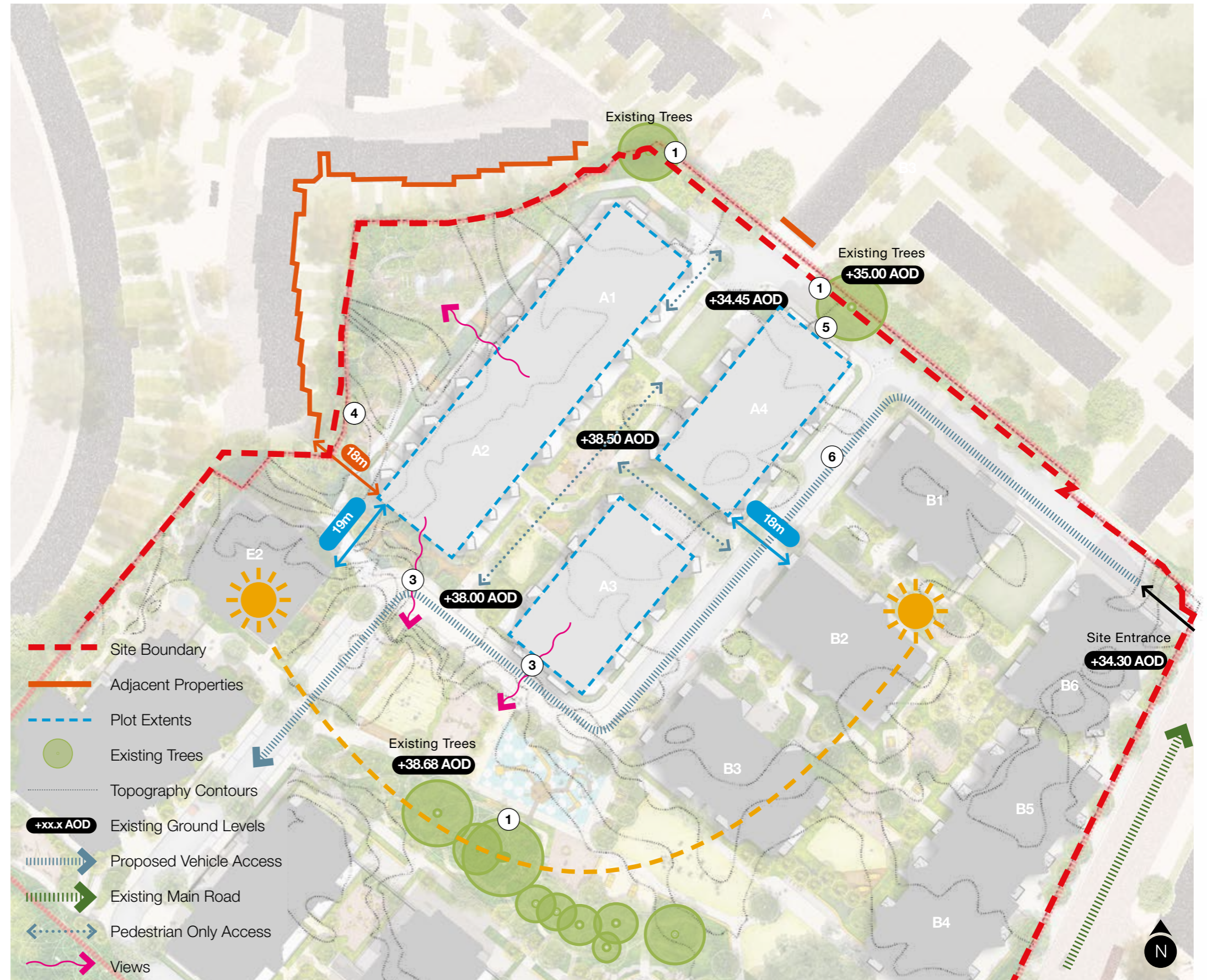
The Bakersfield Estate sits to the north-west of Building A1/A2. The massing of A1/A2 steps significantly to reduce the impact on neighbours. The stepped massing creates an opportunity for bio-diverse roofs and private terraces for residents, with great views to the park.

5 Proximity to Boundary & Neighbours

The building's distance from the boundary is determined by an allowance of sufficient space for a street with an associated footpath, a generous green buffer as well as the protection of existing trees along the site boundary.

6 Vehicular Access

Vehicular access to Plot A is limited to servicing and emergency access from Parkhurst Road via the proposed servicing roads within the masterplan. The proposal is designed as a car-free development.



4.0 Plot A

4.3 Design Evolution & Principles

The Figure Ground

The diagrams adjacent describe the key principles of the figure ground. The design principles are focused on responding to the park/public amenity space, improving views and permeability, creating clear simple volumes in plan, allowing light through and into homes and communal spaces and minimizing the impact to neighbouring properties.

① Lining the park

Creating an edge to the park and allowing for a generous buffer from the existing Bakersfield estate

② Creating shared amenity for residents

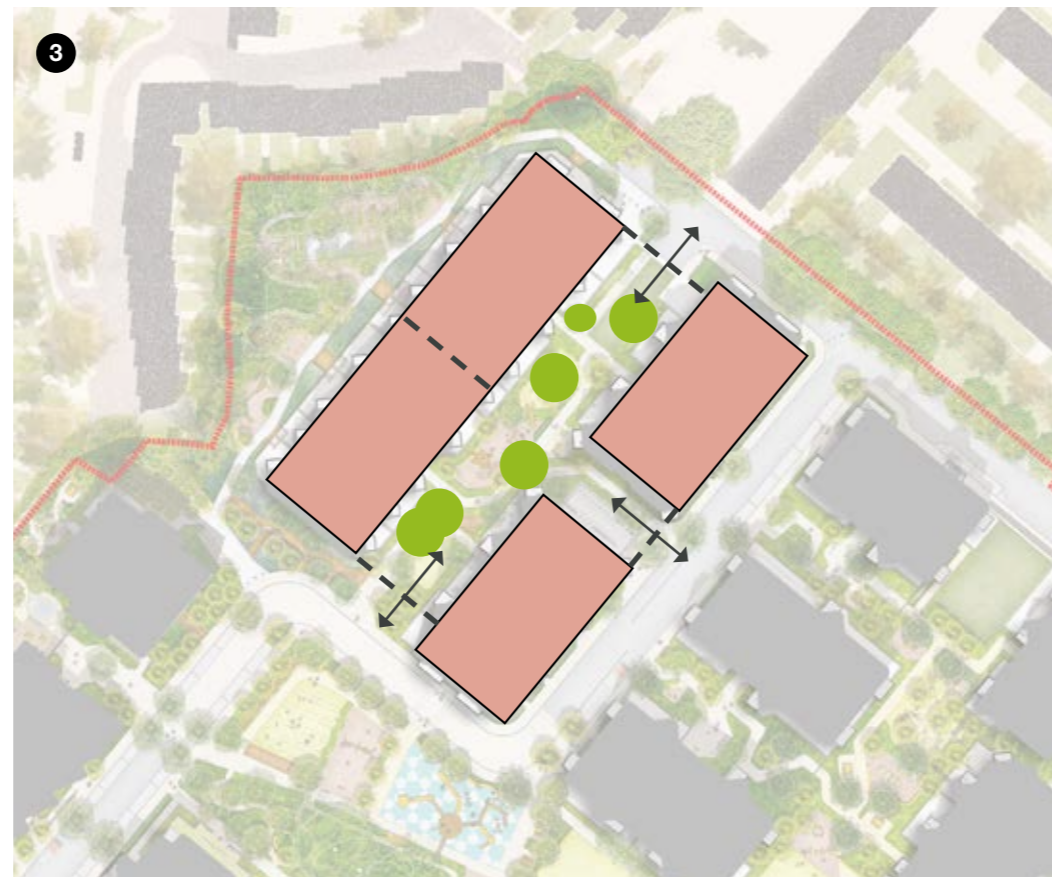
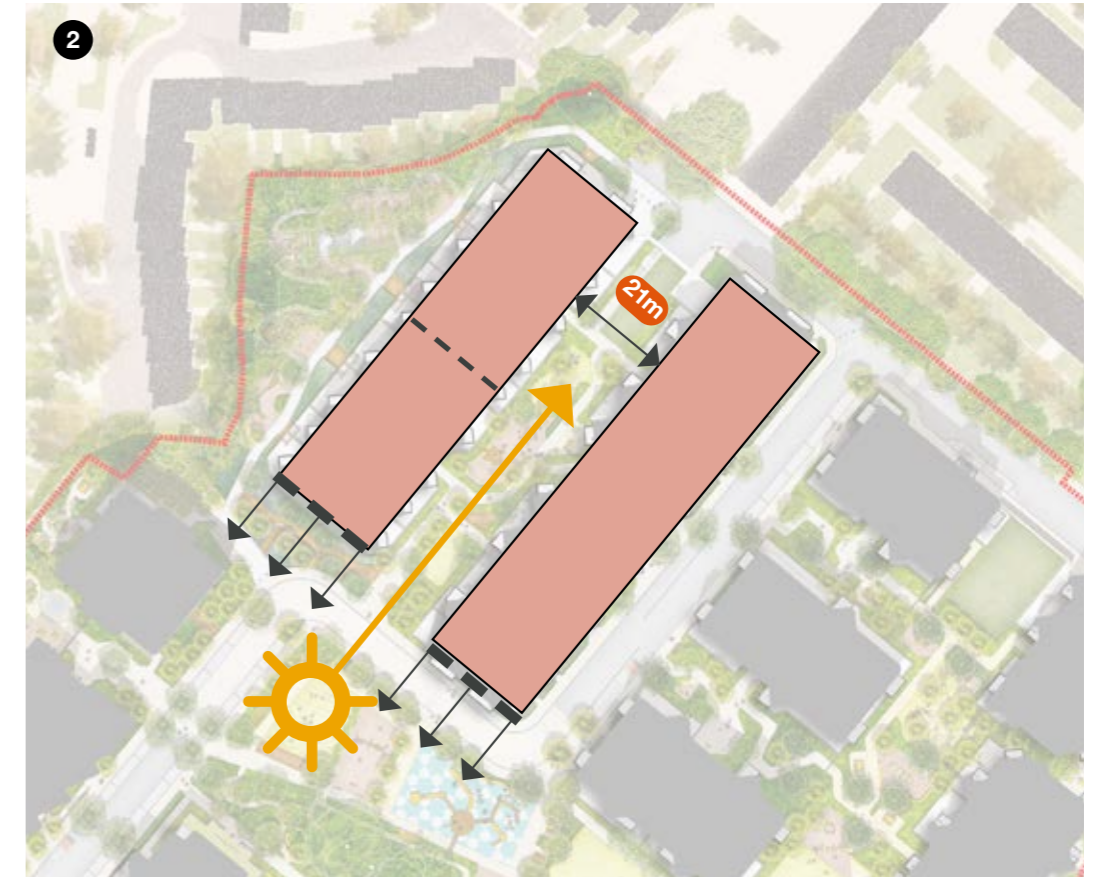
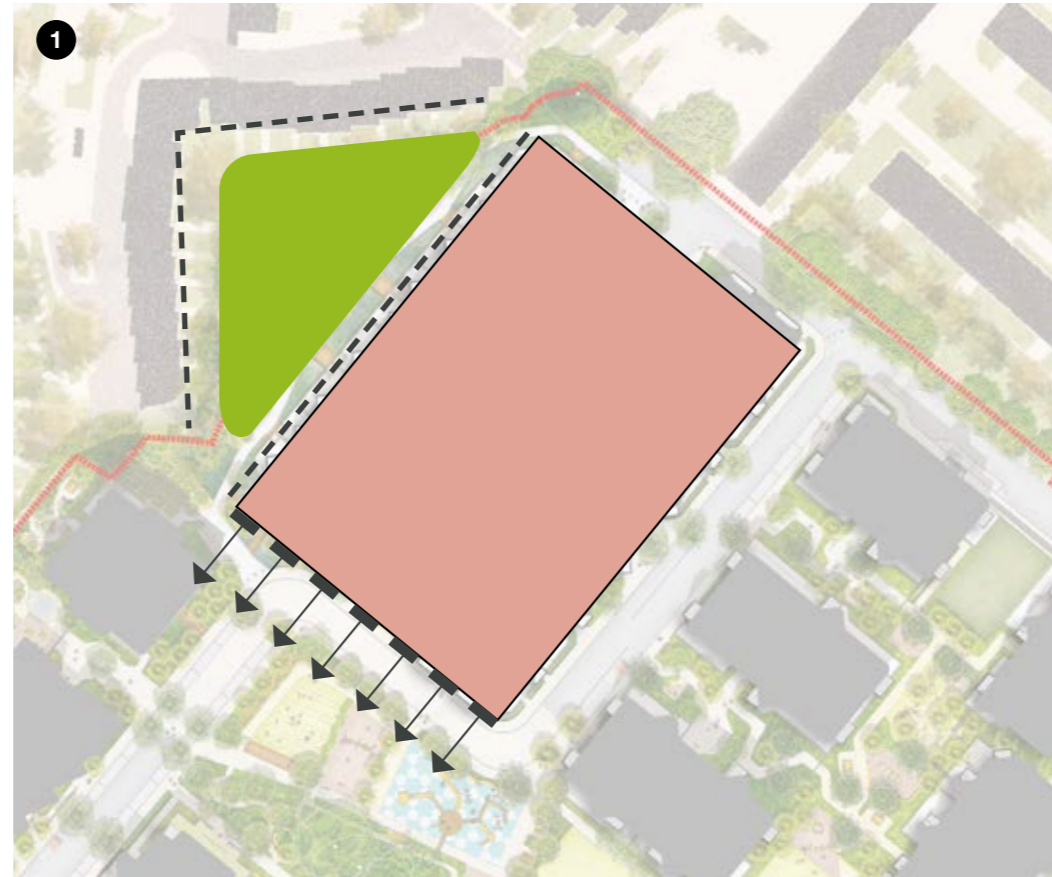
The provision of a landscaped protected courtyard provides a shared amenity space for the residents. Buildings are set at a 21m distance to allow for good quality light into homes.

③ Separated volumes to improve light

Two separated volumes allow light and access into the landscaped courtyard. This also reduces the length of elevation facing the street. Within the gap created, there are no directly facing windows of habitable rooms.

④ Add articulation to increase dual aspect

To maximize the number of dual aspect apartments, projecting corners with windows are introduced to the facade. This articulates the elevations adding a unique architectural character that improves internal daylight results inside each of the apartments.



4.0 Plot A

4.3 Design Evolution & Principles

Shaping the Volume

The volume carefully responds to site constraints, context and the requirements for good light to our neighbours. The massing design provides variety, consistency and an appropriate scale.

① Holding the edges

Creating an edge to the park and allowing for a generous buffer from the existing Bakersfield estate, lining the street between the Holloway estate and the park.

② Creating shared amenity for residents

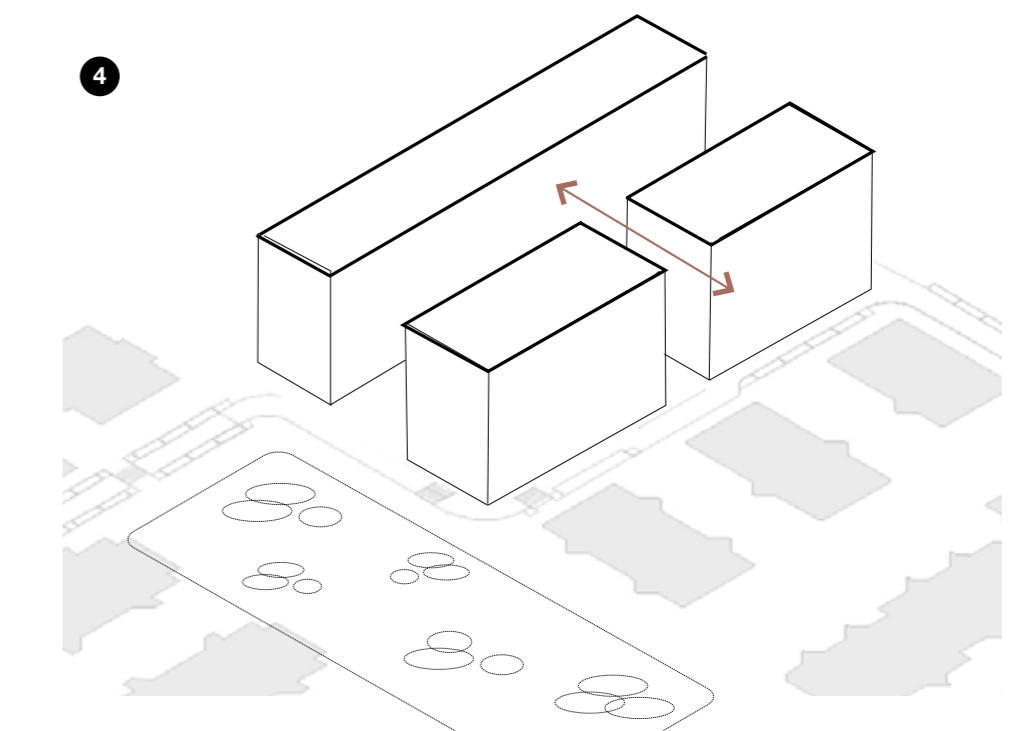
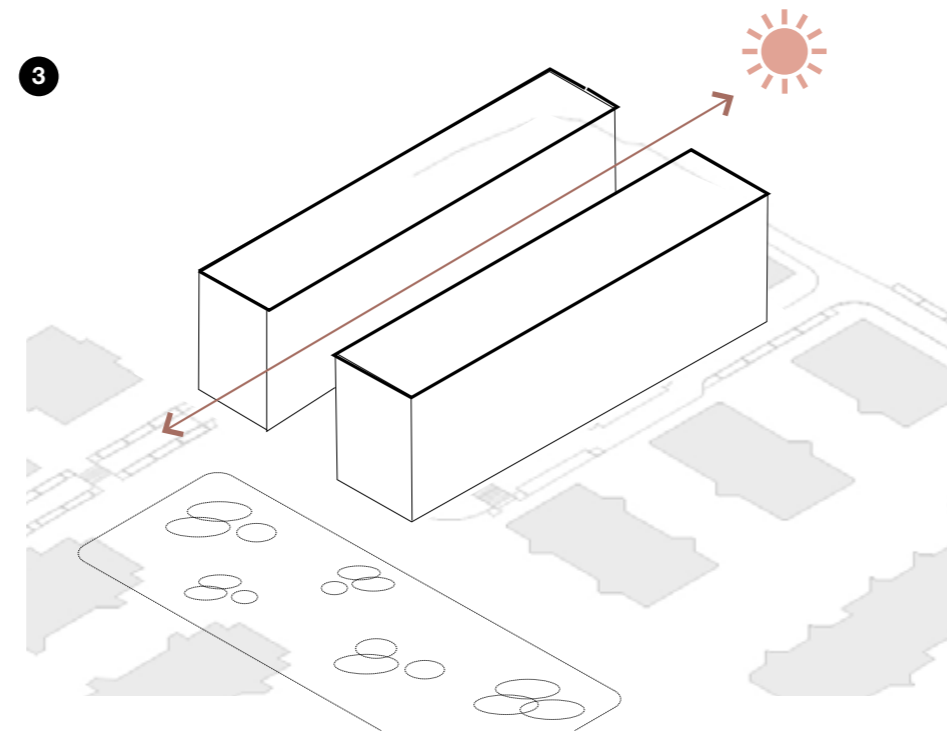
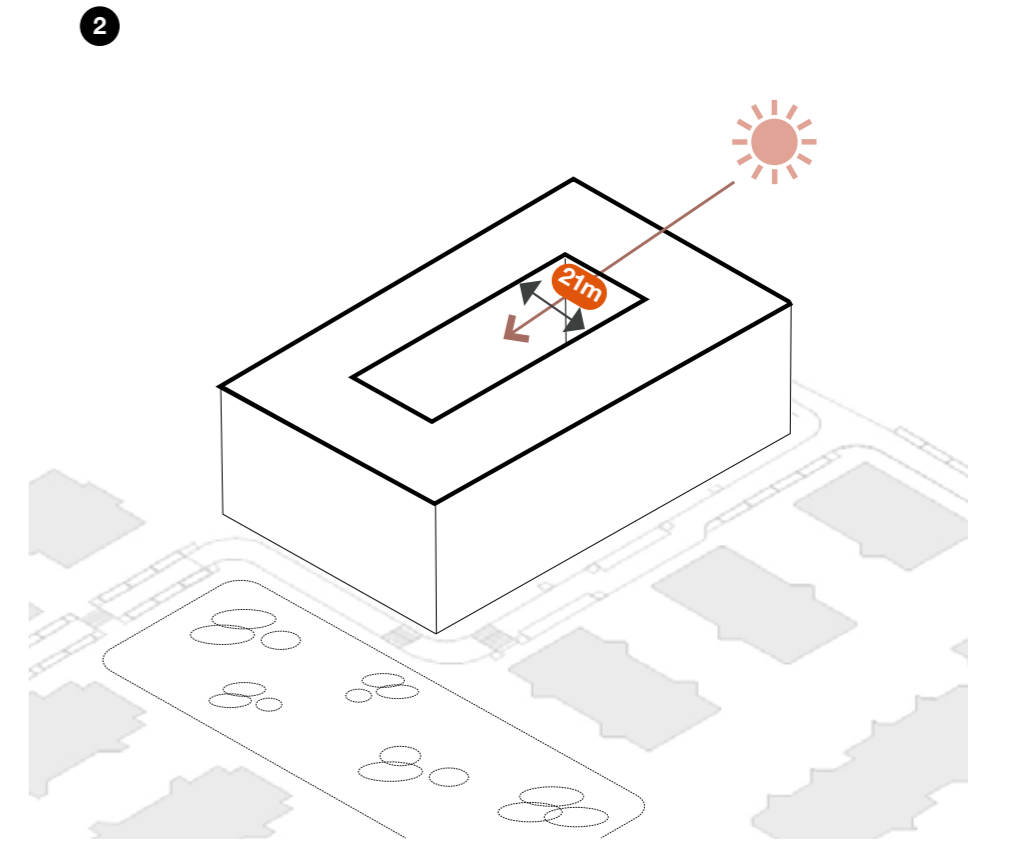
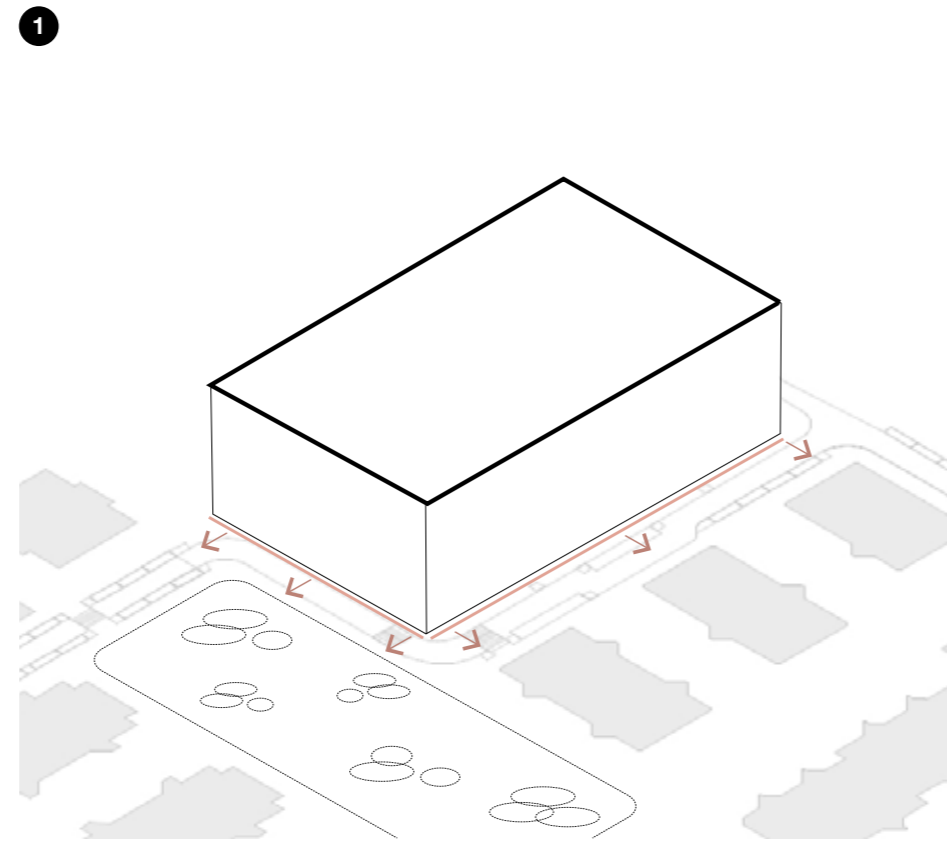
The provision of a landscaped protected courtyard provides a shared amenity space for the residents. Buildings are set at 21m distance to allow for good quality light into homes.

③ Volume along street, opening to the park

Holding the street elevation and creating active frontage along the road between Plot A and B. Opening views onto the park and creating a landscaped courtyard facing the park.

④ Separated volumes to improve aspect

Two volumes along the street are separated as much as possible for views into the landscaped courtyard. This reduces the length of elevation facing the street. Buildings are set at 21m distance to allow for generous amenity at ground and good quality light into homes.



4.0 Plot A

4.3 Design Evolution & Principles

Design Evolution

The design has evolved through discussion with stakeholders, officers and in consultation with the public. The key drivers are :

- Scale and massing in relation to neighbours, particularly the Bakersfield's Estate.
- Ensuring good activation at the ground level on the street between Plot A and B, with front doors directly onto the street whenever possible.
- Quality of internal light and sun on the ground in communal and public space
- Relation with the proposed park edge and public realm

As part of the iterative development there have been some key moves that have defined the buildings volume and setting out. The proposed street between Buildings A and B has been a particular focus; the evolution of the design is summarized below:

- April- May 2020 - Vibrant colour metal recessed balconies.
- June 2020 - Testing balcony positions to improve dual aspect - adding character to the main entrance by introducing colour.
- September 2020 - Half projecting balconies with chamfers to improve internal light.
- October-November 2020 - Testing a new approach with more corners and rectangular projecting balconies for improved dual aspect
- November 2020 - Linear block facing street with rectangular projecting balconies
- June 2021 - Introducing bolt-on metal balconies and projecting corners to maximize dual aspect. Different materials and colour tones used across Plot A and B street frontage.
- August 2021 - Both Plot A and B street elevations are tested with the same materials and colour palette to give a consistent urban character to the street. All balconies are proposed with a concrete base and metal balustrade and handrail for consistency.



April 2020



May 2020



July 2020



September 2020



October 2020



November 2020



November 2020



June 2021



August 2021

4.0 Plot A

4.3 Design Evolution & Principles

The proposed park elevations for A2 and A3 have evolved throughout the process as summarised below:

- June - July 2020 - The investigations focused on a variety of ways of addressing the corner of the street and the park, articulating using different approaches to create additional variety across the scheme.
- August 2020 - Testing the idea of gathering the private amenity balconies on the corners to create a thinner elevation facing the park.
- August 2020 - As seen in another view Plot A is a linked courtyard building creating a communal courtyard separated from the park with two town houses.
- September 2020 - An alternative approach began to look at Plot A formed by a collection of smaller separated buildings. This opens the views through the site and improves the light to the courtyard and the associated homes.
- September 2020 - May 21 - An alternative approach began to look at Plot A as formed by a collection of smaller separated buildings. This opens the views through the site and improves the light to the courtyard and the associated homes. The massing of A2 steps dramatically down to two storeys for light to Bakersfield.



June 2020



June 2020



July 2020



August 2020



August 2020



September 2020



September 2020



May 2021



August 2021

4.0 Plot A

4.3 Design Evolution & Principles

Design Principles

The following diagrams set out the design principles that influence the scale, bulk and massing for Plot A. These diagrams set out in greater detail some of the key masterplan moves and why they are considered important.

1 Stepped massing for the context

Towards the north boundary, consideration for Bakersfield and the properties of Crayford Rd have influenced the massing. The massing is tallest in the middle furthest away from our neighbours and reduced at both ends. The aim of the steps is to reduce the scale of the building and open up these tighter moments for light to neighbouring windows and gardens. The stepped massing offers an opportunity to introduce bio-diverse roofs and private terraces for residents, with great views on the park.

The articulated section gives the A1/A2 buildings their own unique architectural character, created in response to the context, light and views. The two buildings facing the street A3 and A4 step at their edges towards the park and the Holloway estate. The simpler linear massing is typical of a London street and creates a calm urban character of windows and balconies, front doors and private gardens.

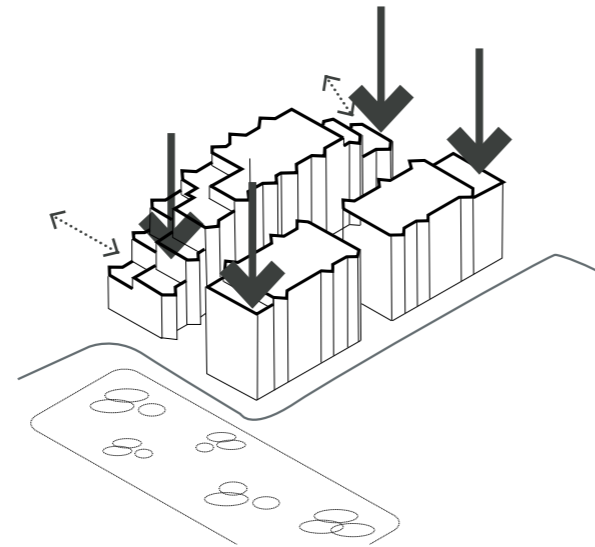
2 Separated volumes to improve aspect

Two volumes along the street are separated as much as possible for views into the landscaped courtyard. This reduces the length of the elevation facing the street, creating variety and activation.

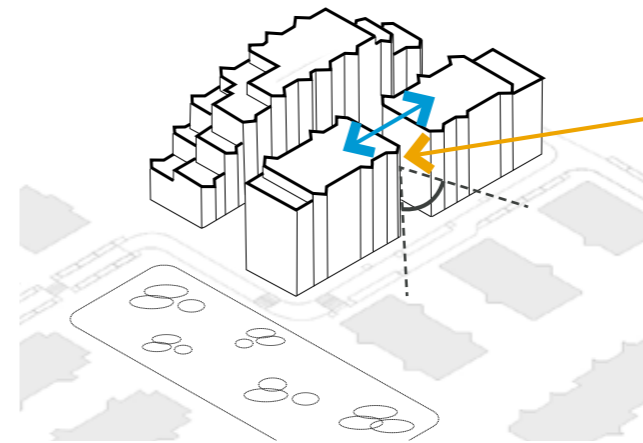
3 Add projecting corners

To improve dual aspect, projecting corners with windows are introduced to the facade. These elements articulate the elevations. The shaping of the building increases facade length and improves aspect and internal light.

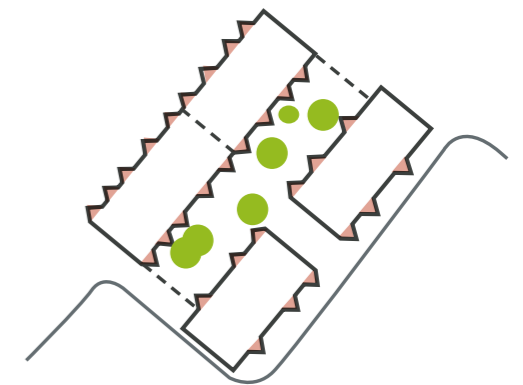
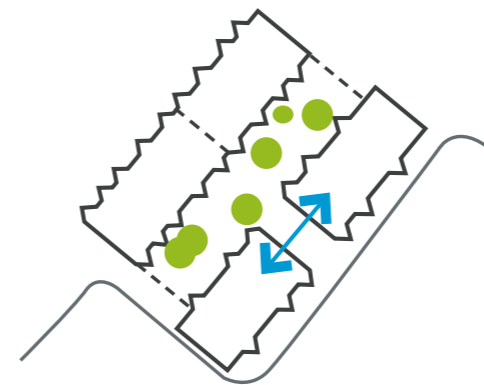
1 Stepped massing for the context



2 Separated buildings for views and light



3 Add projecting corners



4.0 Plot A

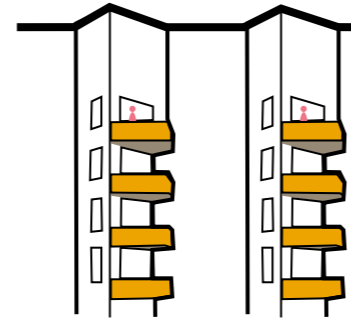
4.3 Design Evolution & Principles

⑤ Projecting corners provide longer views and improved aspect. The projecting corners hold balconies creating amenity for residents with a sense of privacy and protection between homes. These continue to the ridge line, provide improved aspect for all homes and give the street its own rhythm and character.

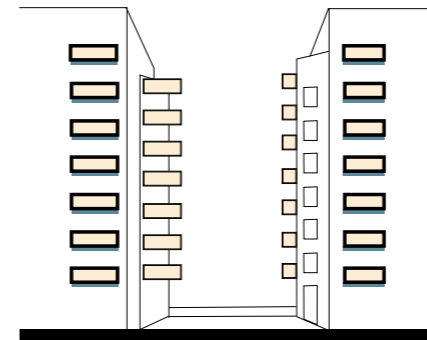
⑥ Concrete balconies address the more public streets and areas of public realm. Metal balconies are set within communal courtyard spaces. The change in balcony material helps to define the character of the spaces from most formal and urban to more private and social.

⑦ Split section for Buildings A3/A4 connect the changing landscape levels of the courtyards and streets. The communal entrances connect to both levels and provide stairs and lifts to mediate the changing level creating accessible routes for all residents at each core. The change in level also creates homes with increased volume along the street. Front gardens are protected by defensible edges made from in ground planting, brick walls and railings.

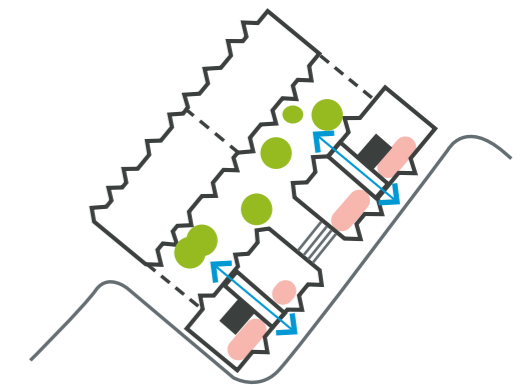
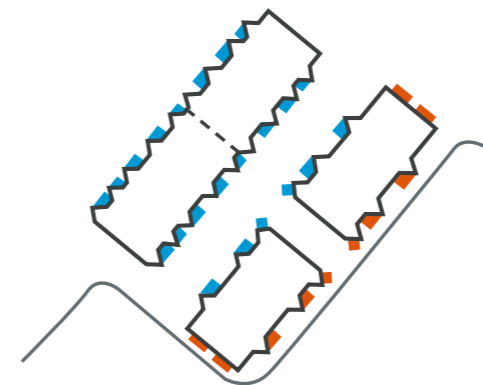
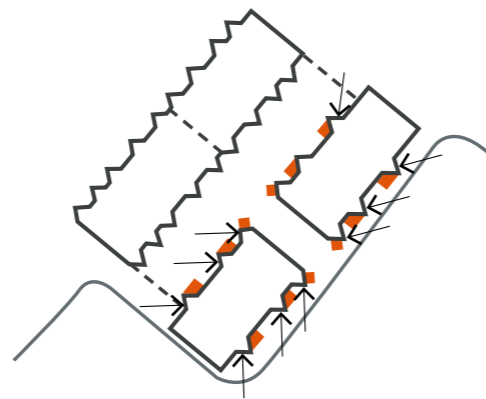
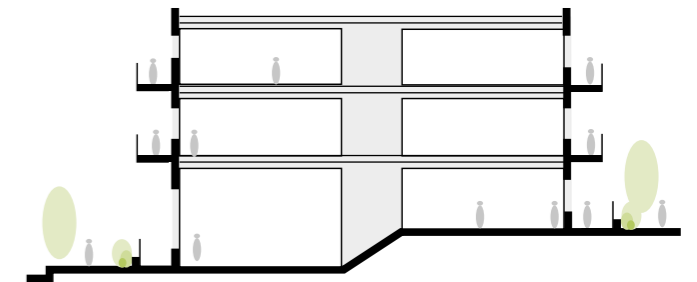
⑤ Balconies held by projecting corners



⑥ Concrete balconies to more urban conditions, metal balconies for communal spaces



⑦ Split section homes and communal entrances connecting upper and lower ground floor creating access routes for all



Concrete balconies
Metal balconies

Homes with increase volume
Split level entrances

4.0 Plot A

4.4 Design Evolution & Arrangement Principles

Arrangement Principles

The lower floor of Plot A provides ancillary uses to support the residential accommodation of buildings A1, A2, A4. There are no commercial units.

The ancillary accommodation, provides refuse / bicycle / plant accommodation and can be directly accessed by the cores. By collecting this ancillary accommodation and locating it beneath the landscape space we have reduced the areas of inactive frontage onto public routes and maximised the residential facade.

A3 is kept entirely separately with all of its own ancillary accommodation set at ground floor. This arrangement has helped reduce the overall size for the podium area, maximise efficiency and reduce costs.

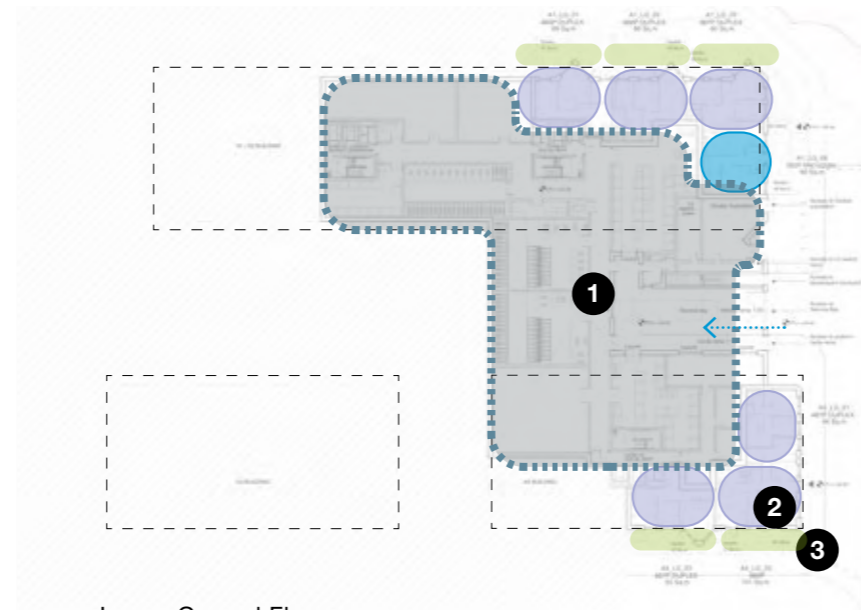
To the lower floors there are large duplex family sized homes and accessible homes which have either good direct access to street or from the cores.

Along the street, homes have direct access for additional activation.

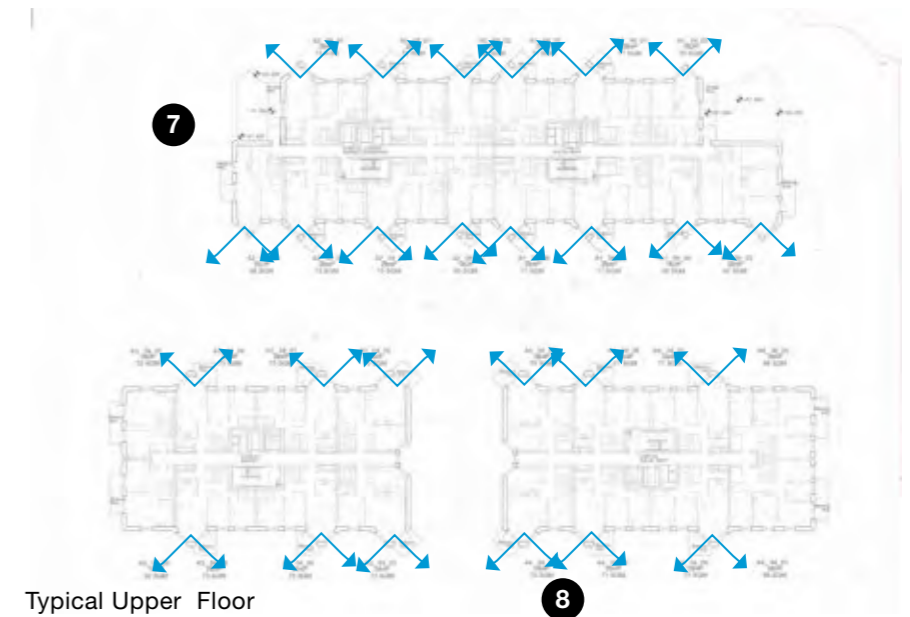
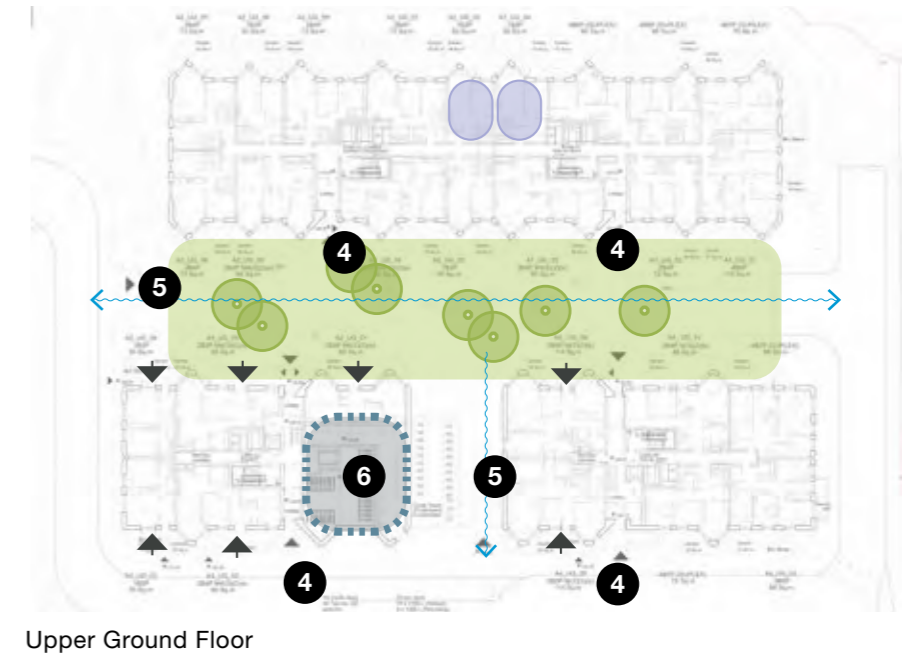
To A3 & A4 the entrance lobbies split across the changing landscape level providing lift access to both levels.

On the upper floors the typical floor plan repeats with accommodation set around centrally located cores and minimised corridors.

- ① Ancillary accommodation
- ② Duplex's at lower ground
- ③ Front gardens onto street
- ④ Residential entrance lobbies
- ⑤ Access to communal courtyard for residents
- ⑥ Bicycle and refuse store for A3
- ⑦ Stepping back terraces
- ⑧ Projecting corners for improved aspect and light



- Views
- ↔ Dual Aspect
- ⋯ Entrance Route



4.0 Plot A

4.5 Landscape Summary

The proposed landscape layout for Plot A is an activated series of private, semi-private and shared outdoor spaces for the residents. These spaces are connected to the ground floor public realm through a series of slopes and steps. Lifts within the main entrances connect to the split levels for the landscape providing multiple options for accessible routes for all residents. For further details refer to the Landscape Strategy Report.

The homes located on the Upper ground floor have generous private amenity space. Gardens have level access with front doors onto street whenever possible, with secondary stepped gated entrances when the flats are accessed from the core. This provides street frontage activation. A generous planted buffer to private gardens protect the resident's privacy. The main courtyard garden benefits from good quality sun light throughout the day. The semi-private areas offer spaces for residents and guests that give people access to nature on their doorstep, with a direct connection to the adjacent public park.

The Nature Garden is located between Plot A and Bakersfield's Estate. This community garden encompasses productive plots, self-grow beds, and an area for residents to appropriate and retain as their own. New vegetation combined with the existing trees in this area provide an 'eco-buffer' to retain neighbours privacy and create wildlife habitats.

- ① Private garden space
- ② Defensible planted edge
- ③ Landscaped podium with play-space
- ④ Stepped access to landscaped podium
- ⑤ Main level access to landscape podium
- ⑥ External bike store (long stay)
- ⑦ Nature Garden
- ⑧ Entrances with through lifts servicing both levels to create accessible routes for all residents



4.0 Plot A





4.6 Layout

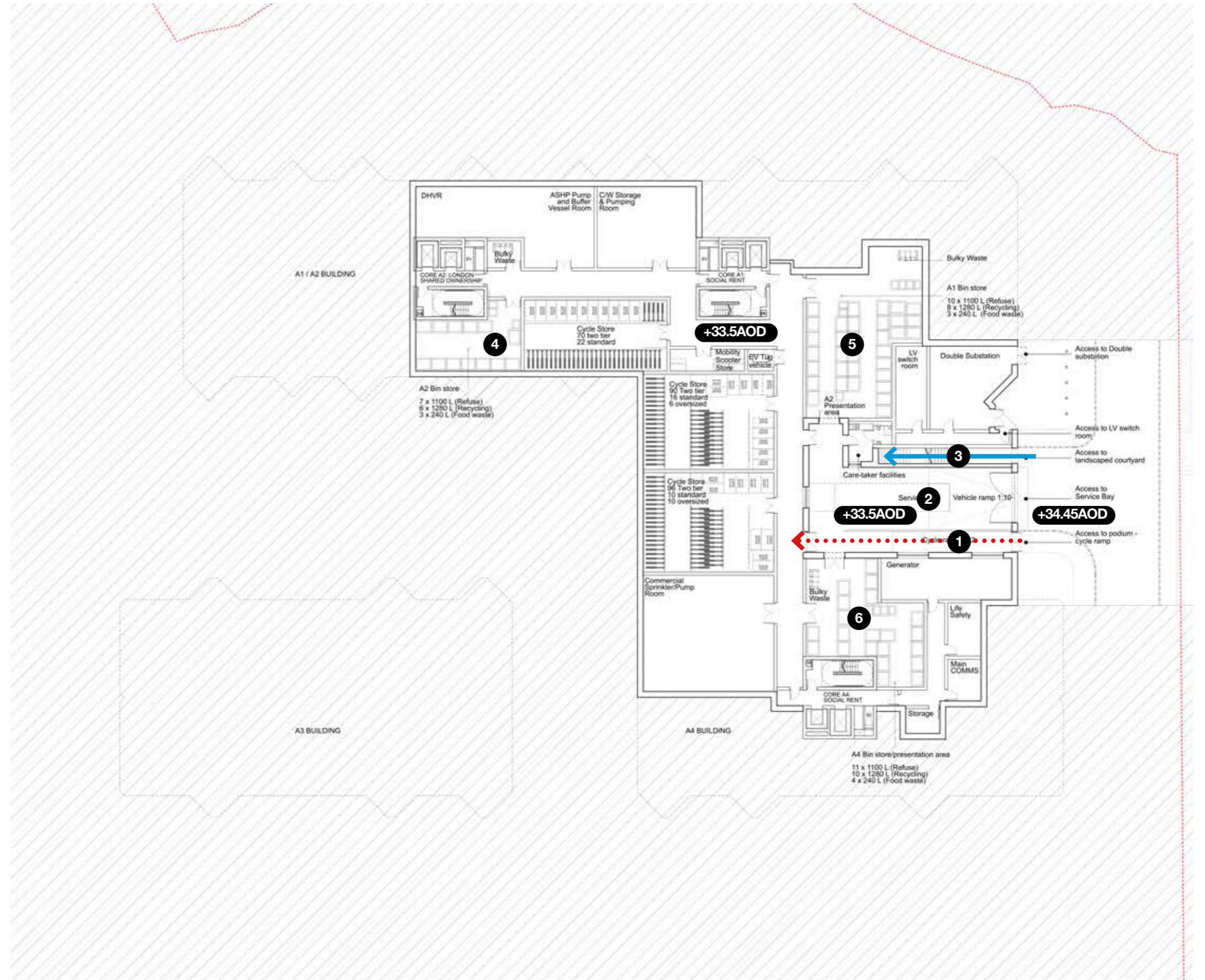
Lower Ground 01 floor plan

Due to the significant levels difference across the site, the basement level is located at +33.5 AOD, with residential lower ground floor set at +34.85 AOD.

The plan shown in this page refers to basement area set at +33.50 comprising ancillary spaces, plant room and the covered loading bay with vehicular and bike ramps. Refuse & Bike stores for cores A1, A2 & A4 are also located at basement level, with direct access via the residential cores.

- ① Cycle ramp
- ② Loading bay for refuse collection
- ③ Stepped route into courtyard
- ④ A2 bin store
- ⑤ A1 bin store and A1/A2 bin presentation area
- ⑥ A4 bin store and presentation area

-  Stepped access into courtyard
-  Primary residential entrance
-  Front door to home
-  Secondary access to home



Lower ground 01 floor plan

4.0 Plot A





4.5 Layout

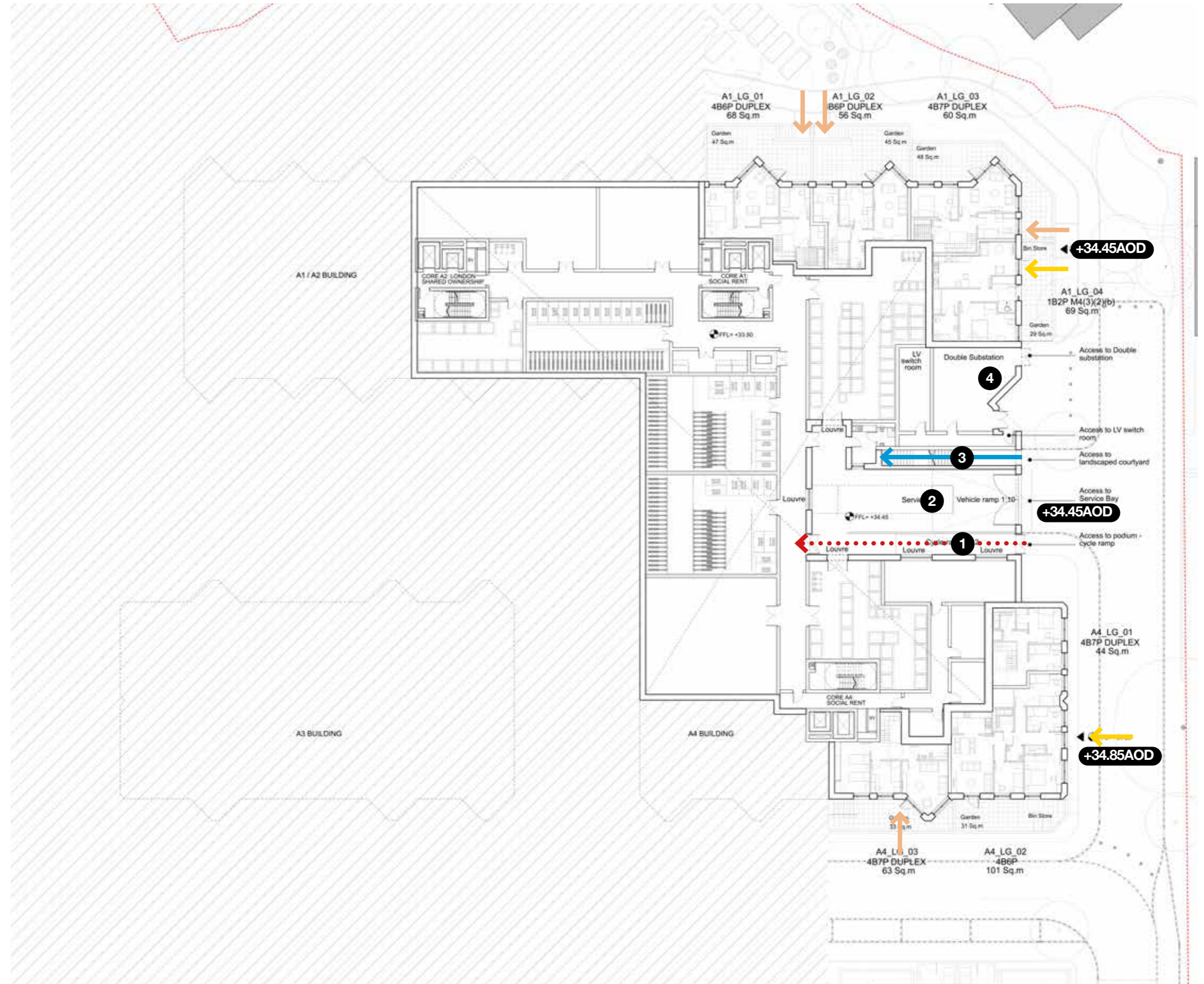
Lower Ground 02 floor plan

Ramped access to podium from street for cycle and refuse vehicle access.

Residential accommodation is set at ground level with a mix of typology - both single level homes and duplexes. Some homes have direct access from core and secondary access from street, some homes have access from street only.

- ① Cycle ramp
- ② Loading bay for refuse collection
- ③ Stepped route into courtyard
- ④ Double sub-station

-  Stepped access into courtyard
-  Primary residential entrance
-  Front door to home
-  Secondary access to home



Lower ground 02 floor plan

4.0 Plot A





4.5 Layout

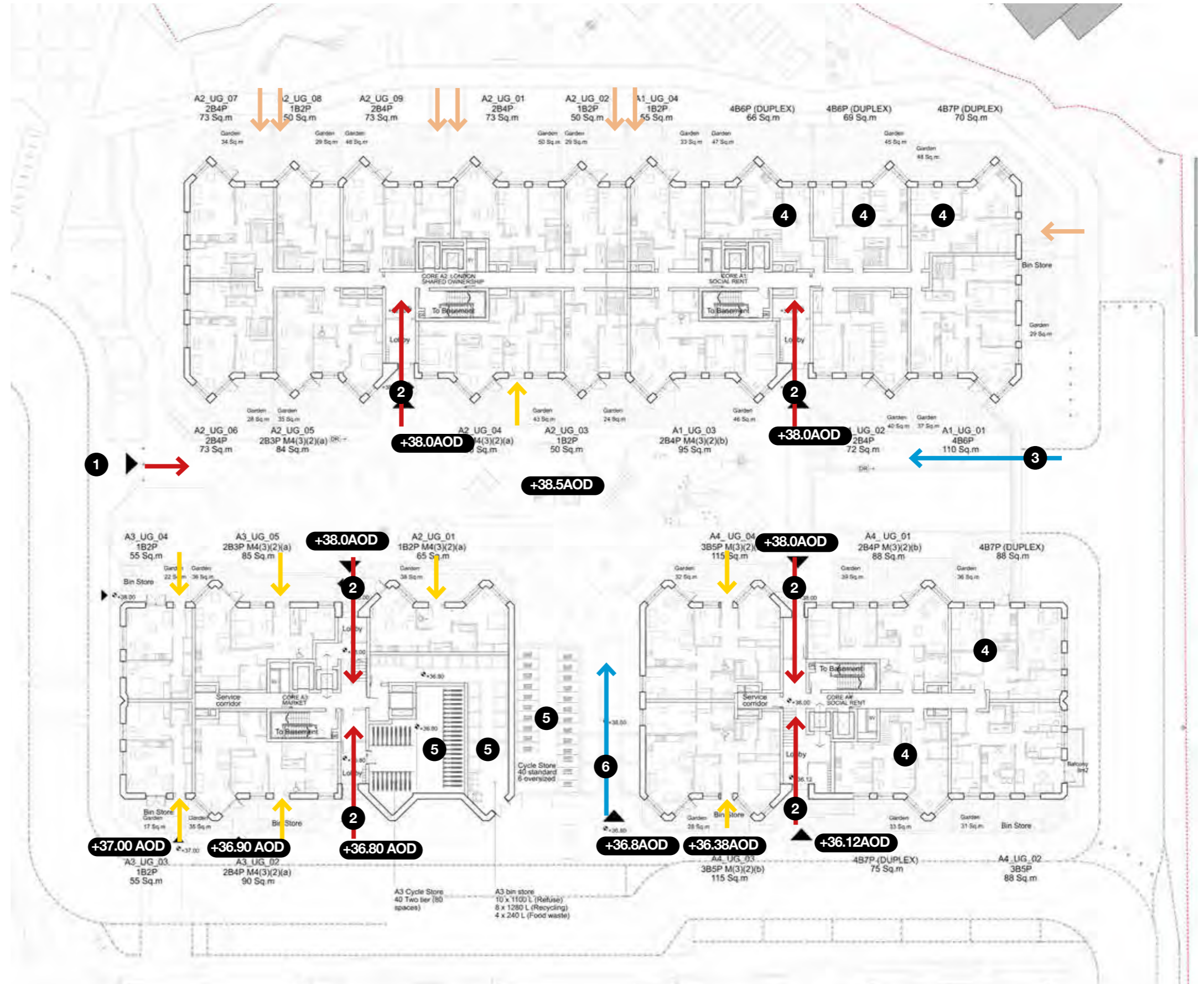
Upper Ground floor plan

The Upper ground floor level distributes around the central communal courtyard with access at grade from the park side and secondary stepped access from the streets, lift access is available through split level cores as agreed with the access officer.

Private external amenity for each home is separated from the main communal courtyard with defensible space. Multiple wheelchair accessible homes are also located on this level. Homes with yellow arrows have their front door in the location highlighted.

- ① Main access into the landscaped courtyard
- ② Entrance lobbies with street and courtyard access with stairs and lifts for level change.
- ③ Stepped route into courtyard
- ④ Duplexes accessed from upper floors with kitchen diners on primary access level.
- ⑤ Bike store and bin store for residents of Core A3
- ⑥ Secondary landscape stepped access

-  Stepped access into courtyard
-  Primary residential entrance
-  Front door to home
-  Secondary access to home



Upper ground floor plan

4.0 Plot A

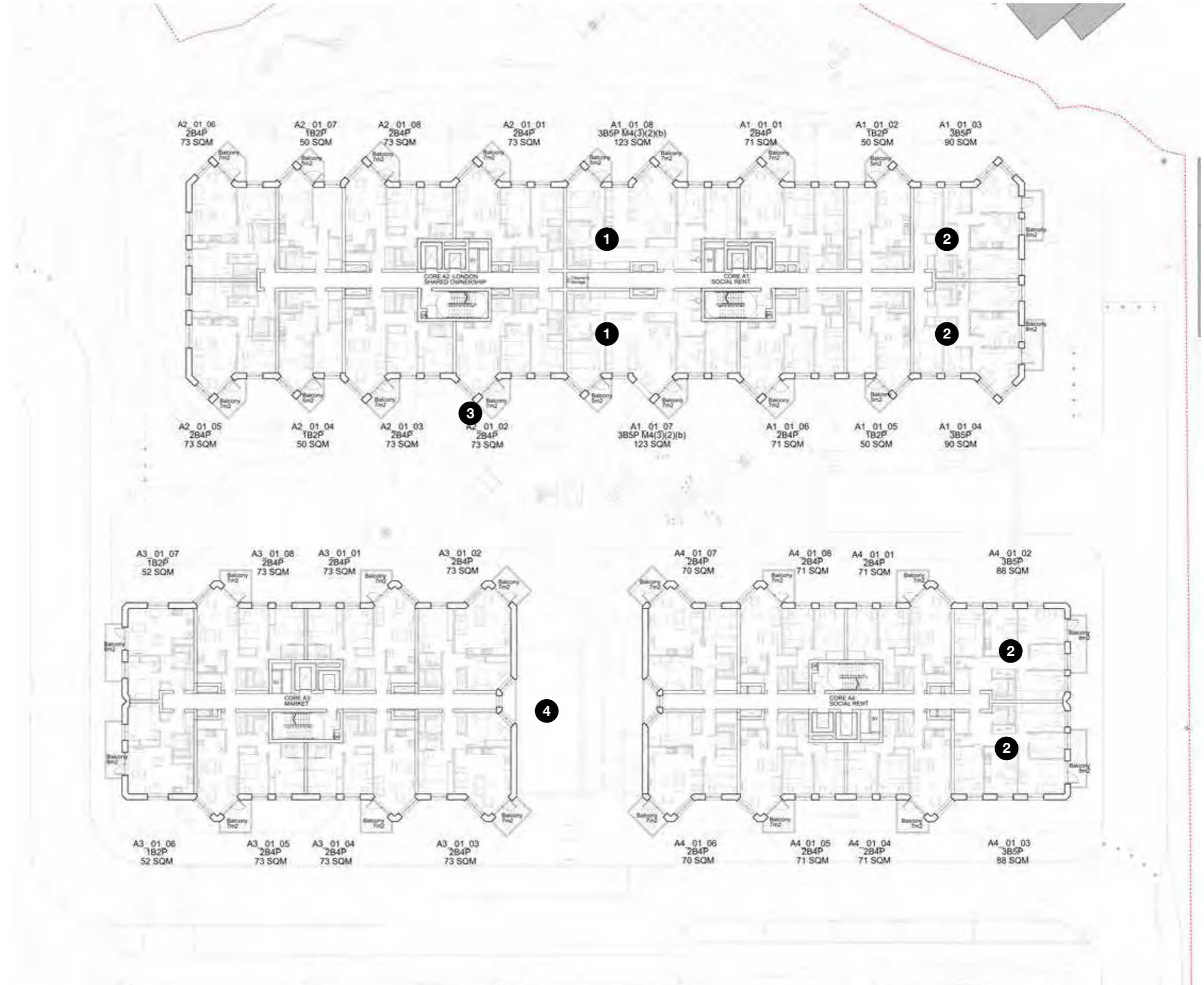
4.5 Layout

Level 01

The first floor plan includes the typical flat typologies. All flats on these levels are dual aspect with projecting corners.

The larger family homes (3beds) are located at the corners in order to benefit from long balconies and to maximize the length of facade for windows. Two large family wheelchair accessible homes are also located on this floor, with front doors located close to the residential core.

- ① 3 bed accessible homes to first floor
- ② 3 bed homes to corner
- ③ Brick projecting corners with angled windows
- ④ Green roof above external bike store



First floor plan

4.0 Plot A

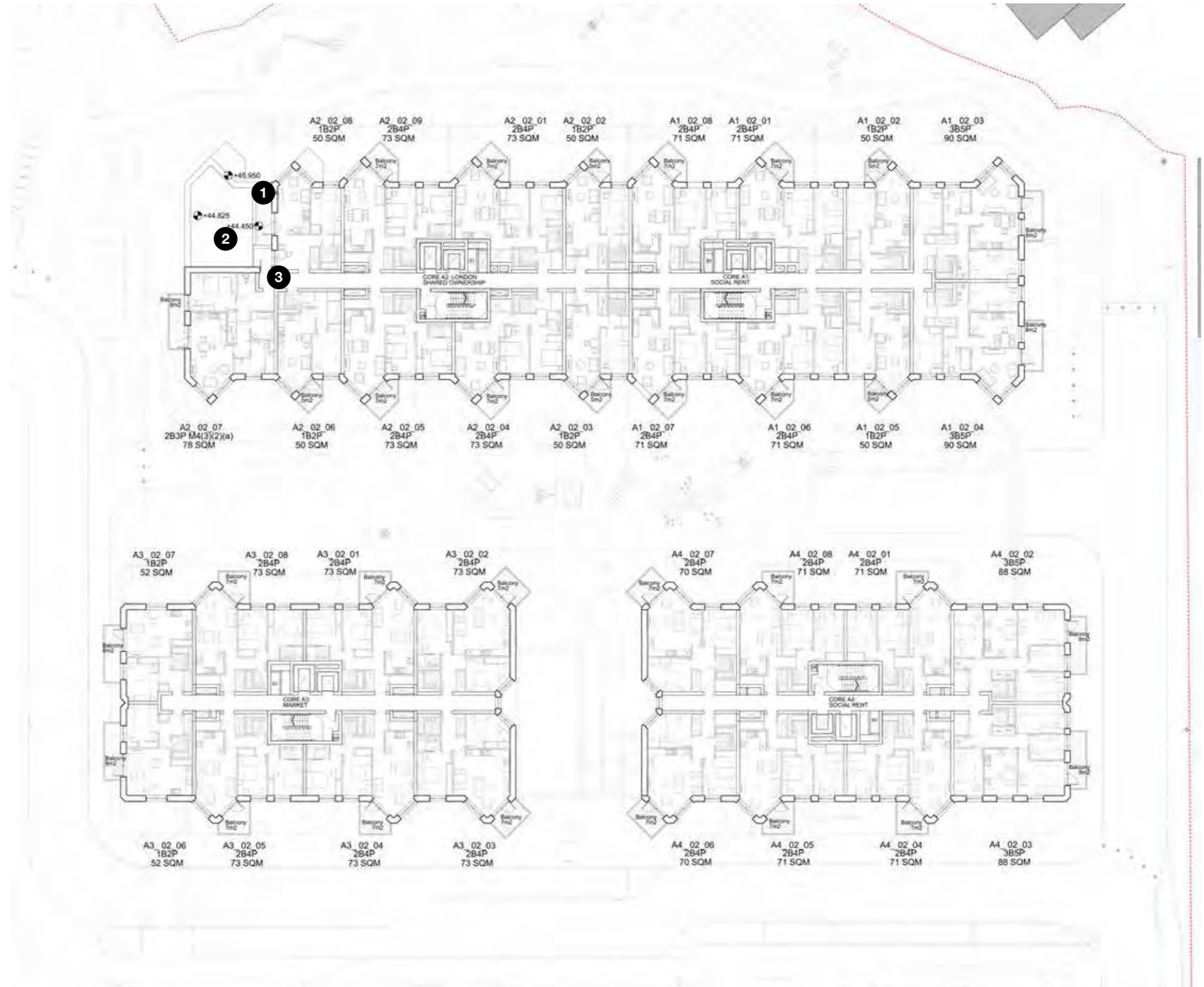
4.5 Layout

Level 02

Plot A1 and A2's massing start stepping from Level 2 to respond to context and minimize impact on adjacent properties. The stepping offers an opportunity for bio-diverse roofs, private terraces for the residents and corner aspect homes with a great overview onto the public realm.

As a result of the housing mix and articulated massing the A2 core has nine homes using the core at this level only. To mitigate this additional unit the communal corridor is extended to the facade for natural light and ventilation. On all other floors there is a maximum of eight homes sharing a core. On the floors below there are homes directly accessed from the courtyard. On the floors above there are larger homes or the massing steps back to reduce the number of homes.

- ① Private terrace
- ② Biodiverse roof
- ③ Glazed opening vent



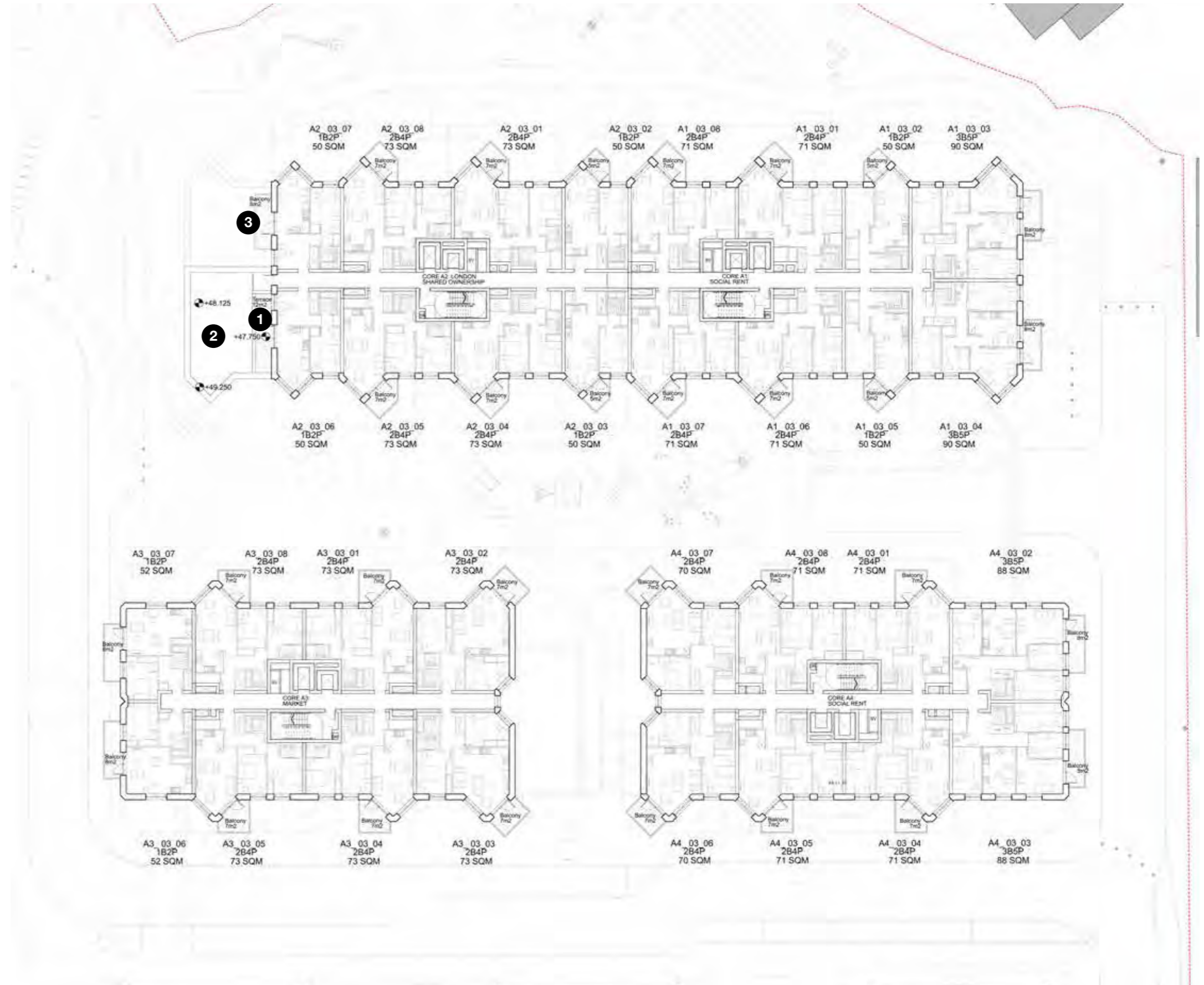
Second floor plan

4.0 Plot A

4.5 Layout

Level 03

- ① Private terrace
- ② Biodiverse roof
- ③ Balcony oriented to face park



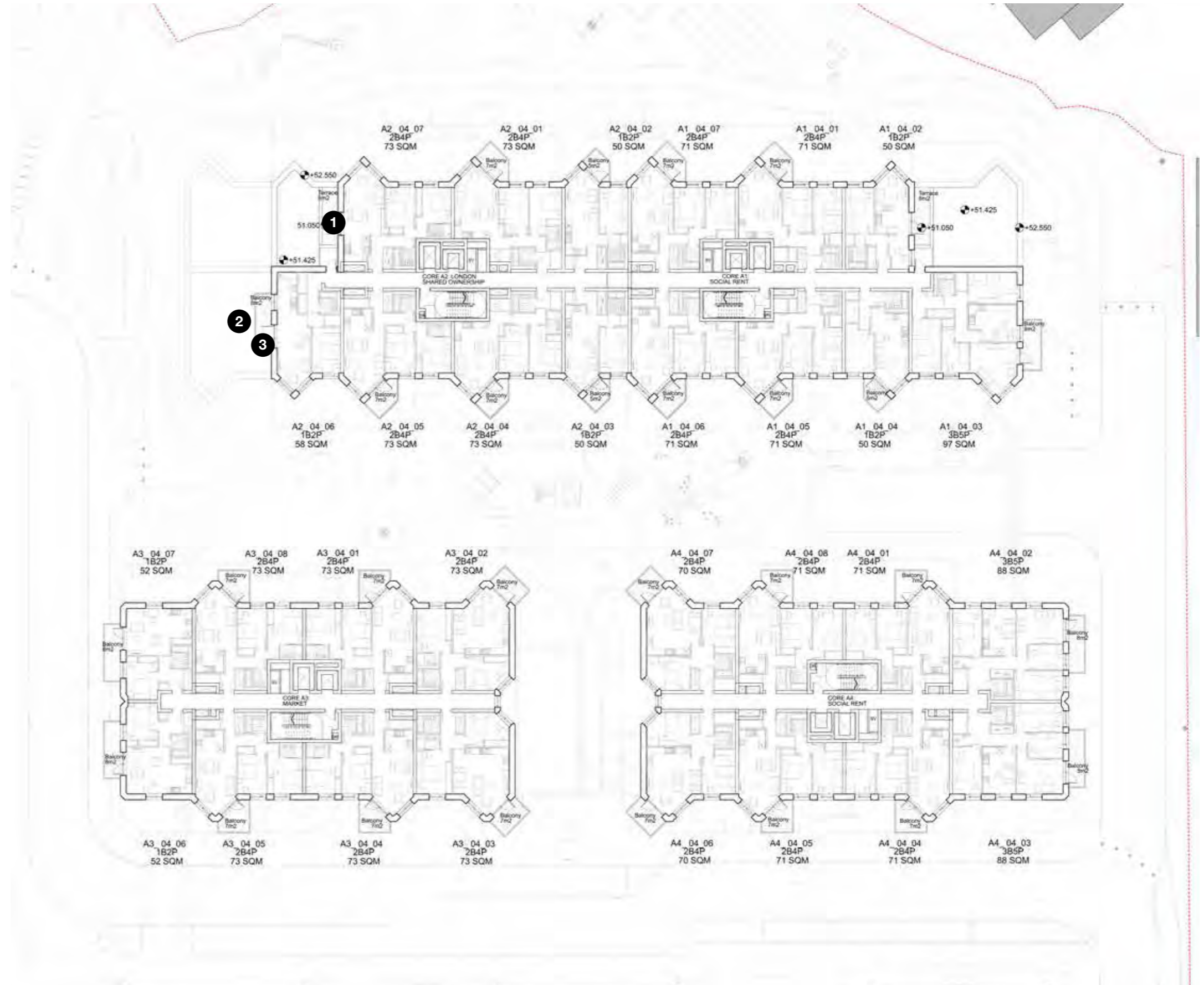
Third floor plan

4.0 Plot A

4.5 Layout

Level 04

- ① Private terrace
- ② Biodiverse roof
- ③ Balcony oriented to face park



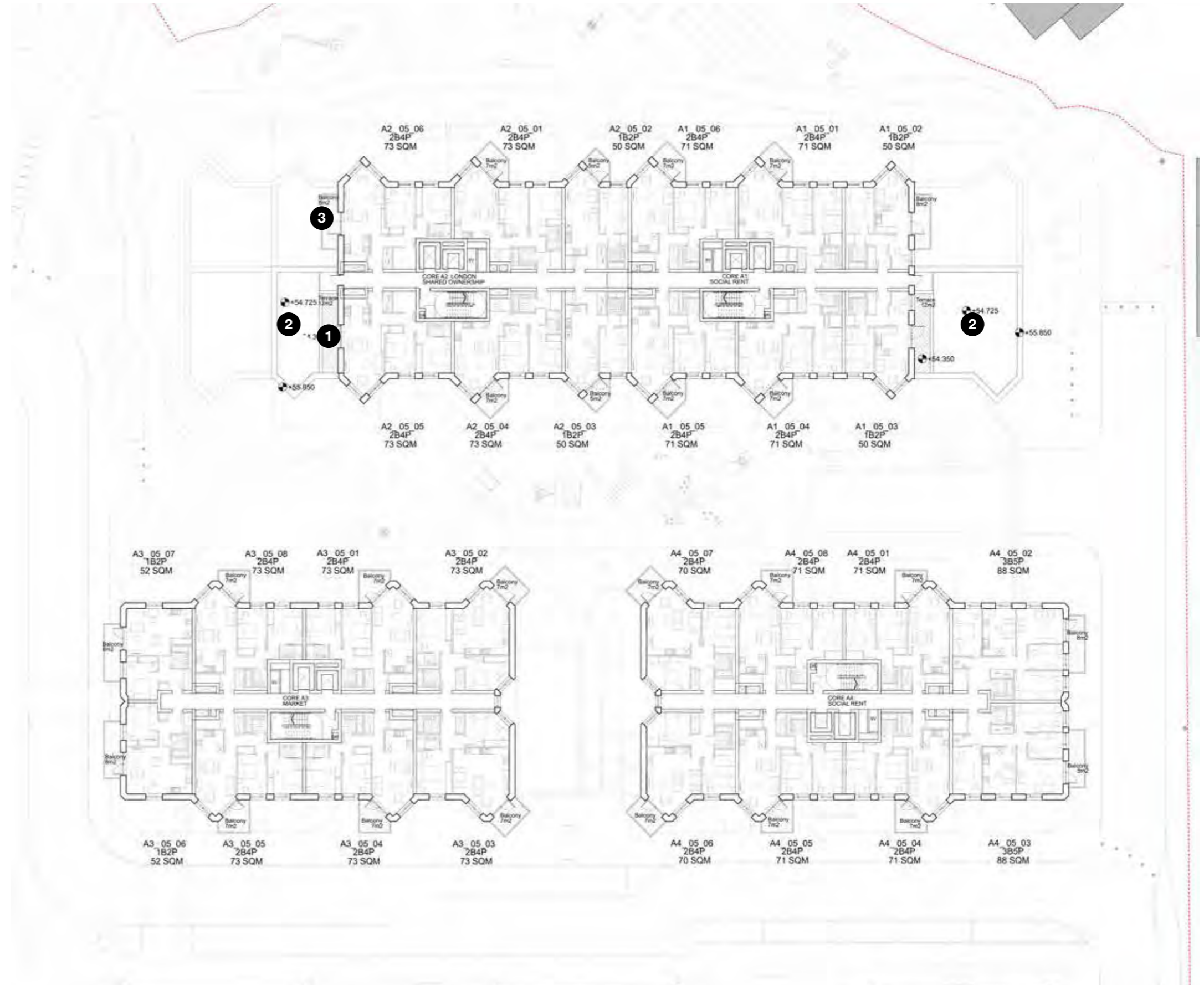
Fourth floor plan

4.0 Plot A

4.5 Layout

Level 05

- ① Private terrace
- ② Biodiverse roof
- ③ Balcony oriented to face park



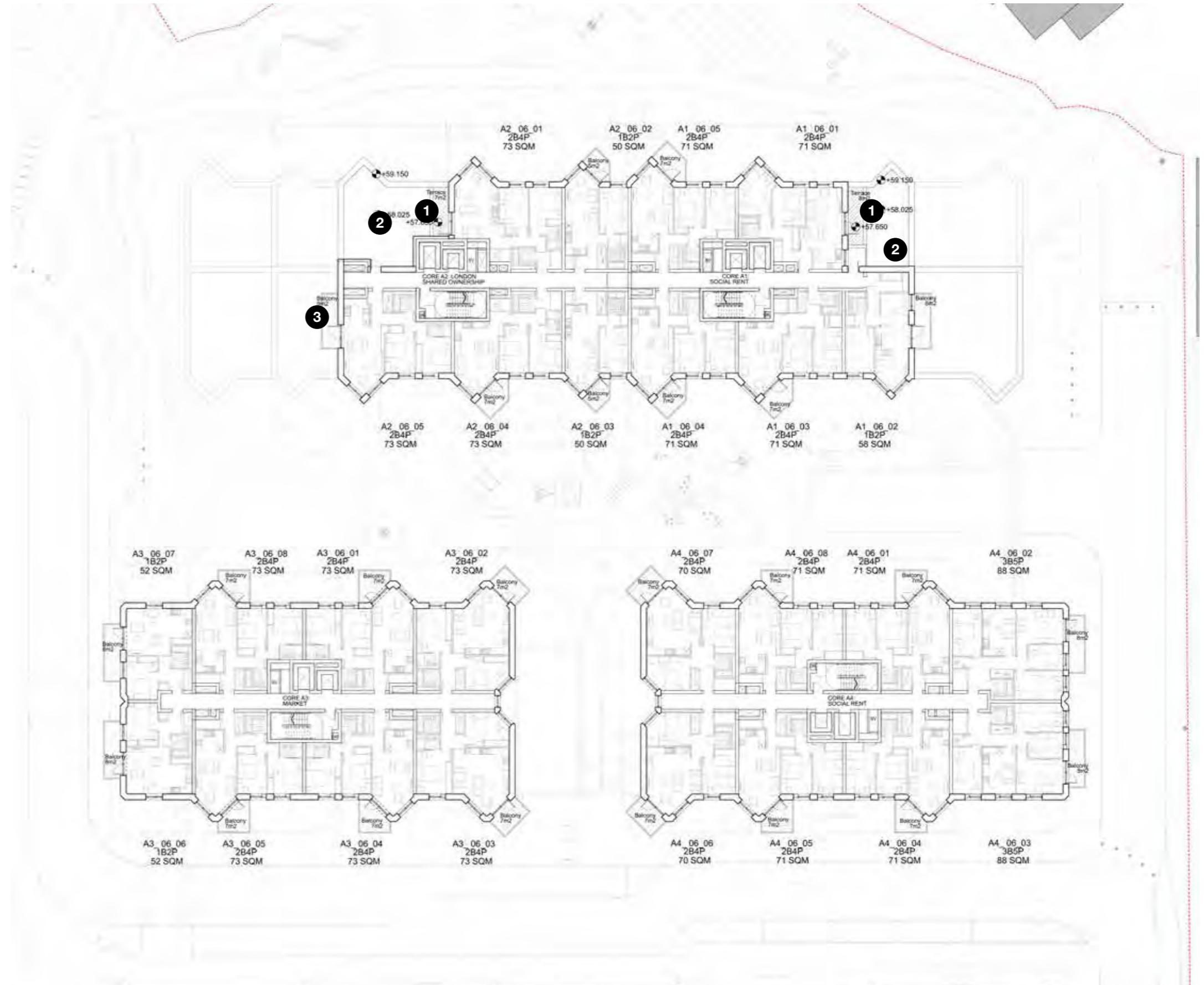
Fifth floor plan

4.0 Plot A

4.5 Layout

Level 06

- ① Private terrace
- ② Biodiverse roof
- ③ Balcony oriented to face park

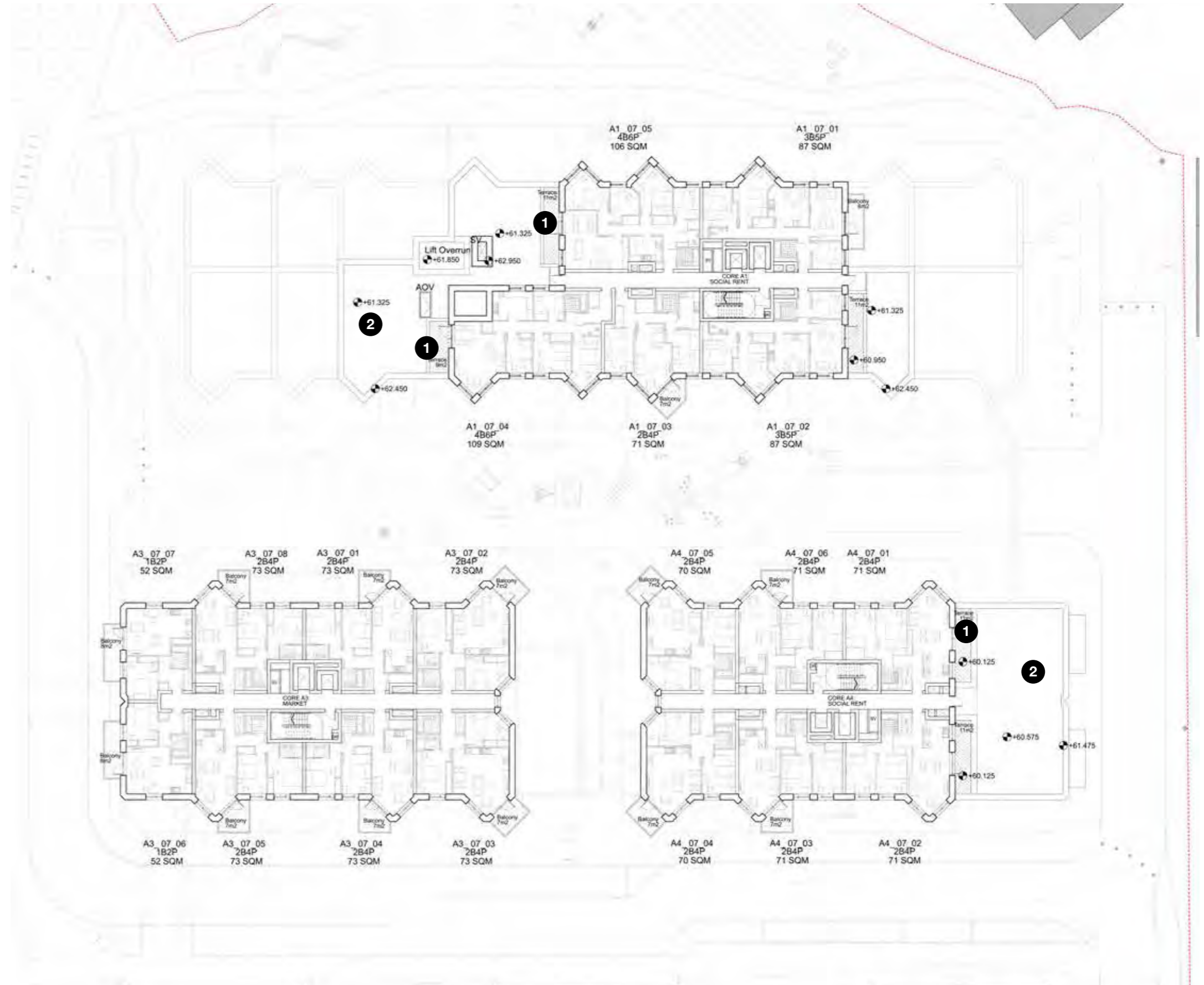


Sixth floor plan

4.0 Plot A
4.5 Layout

Level 07

- ① Private terrace
- ② Biodiverse roof
- ③ Balcony oriented to face park



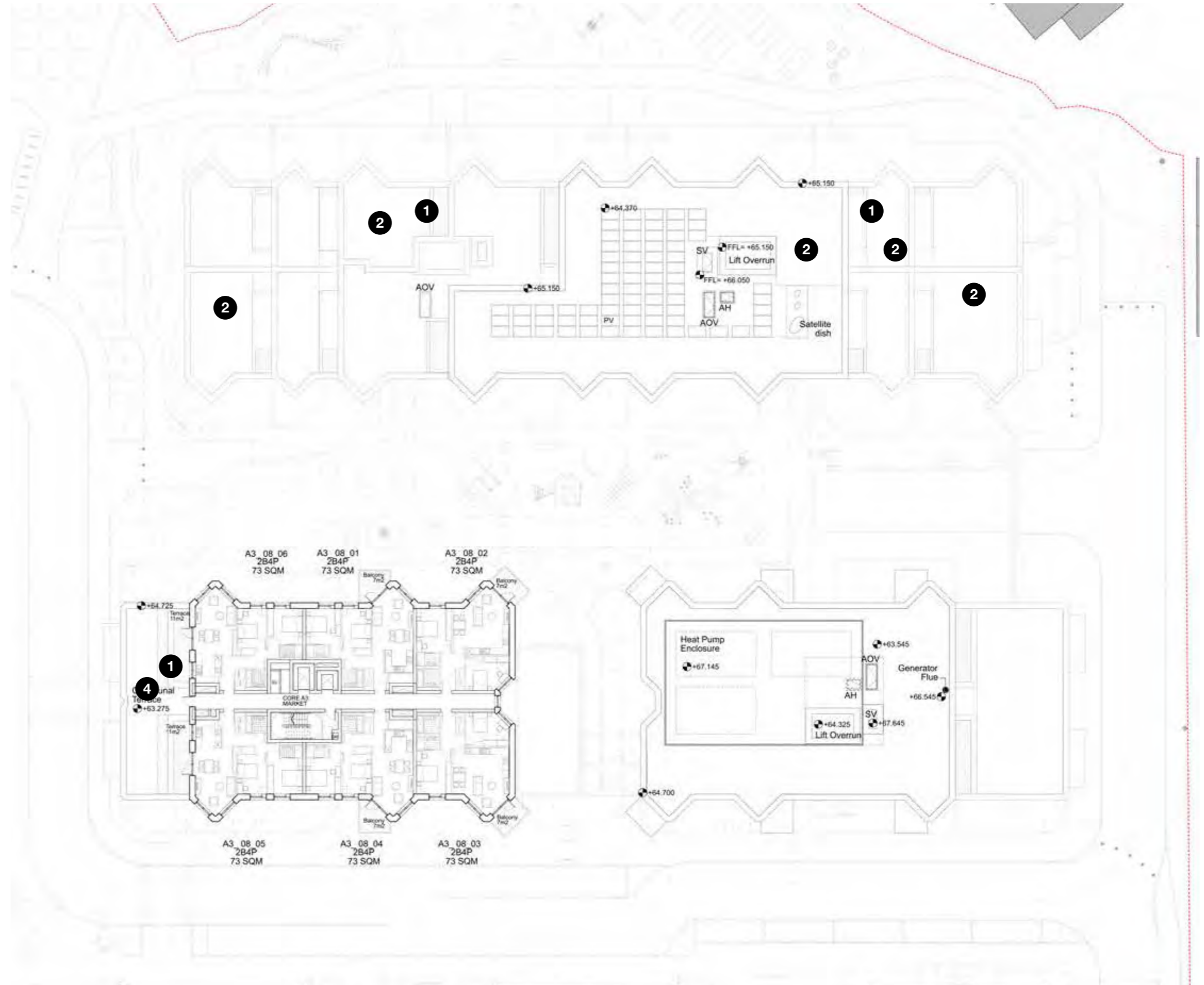
Seventh floor plan

4.0 Plot A

4.5 Layout

Level 08

- ① Private terrace
- ② Biodiverse roof
- ③ Balcony oriented to face park
- ④ Communal terrace



Eighth floor plan

4.0 Plot A

4.5 Layout

Roof

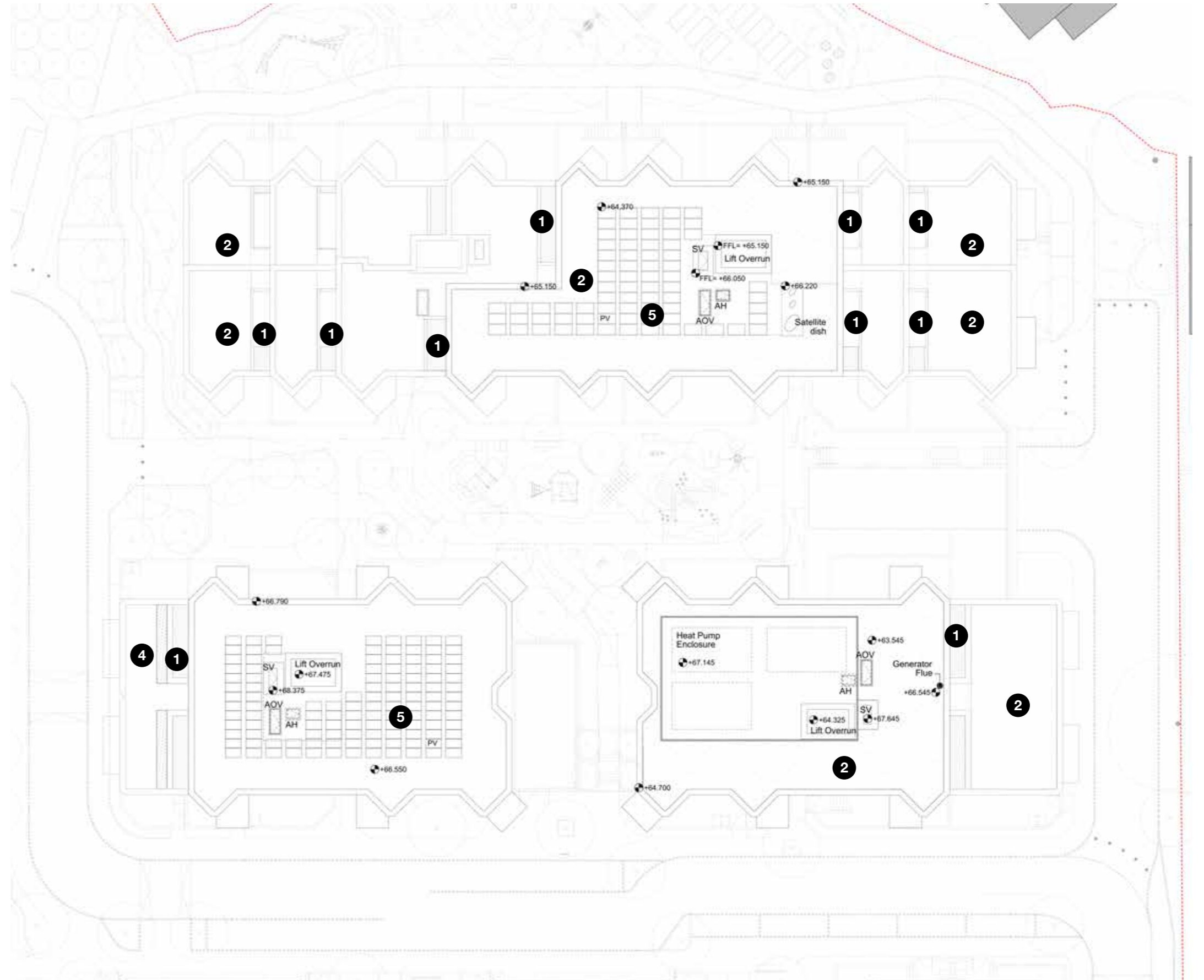
The roof terraces provide private and shared residential amenity spaces at elevated levels, taking advantage of the sunny aspect and views into London and the surrounding proposed public realm.

Biodiverse roofs are proposed on the majority of Plot A wherever practicable.

Plot A3 residents can also benefit from a communal terrace with great views onto the public park.

PV panels have been integrated into the biodiverse roof scape where possible.

- ① Private terrace
- ② Biodiverse roof
- ③ Balcony oriented to face park
- ④ Communal terrace oriented to face park
- ⑤ PV panels



Roof plan

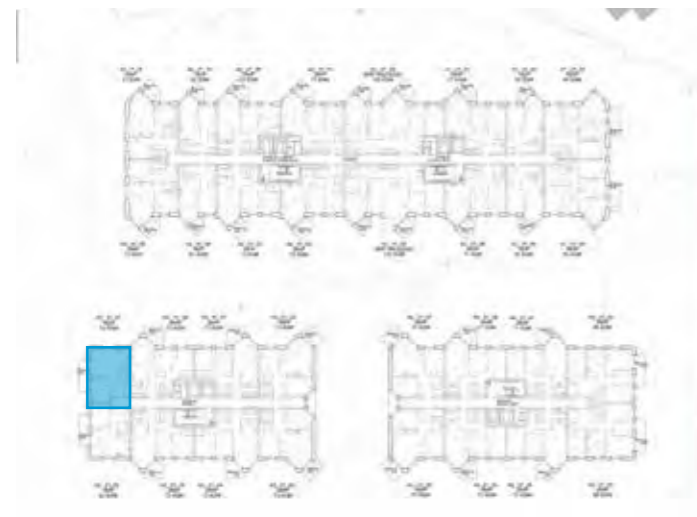
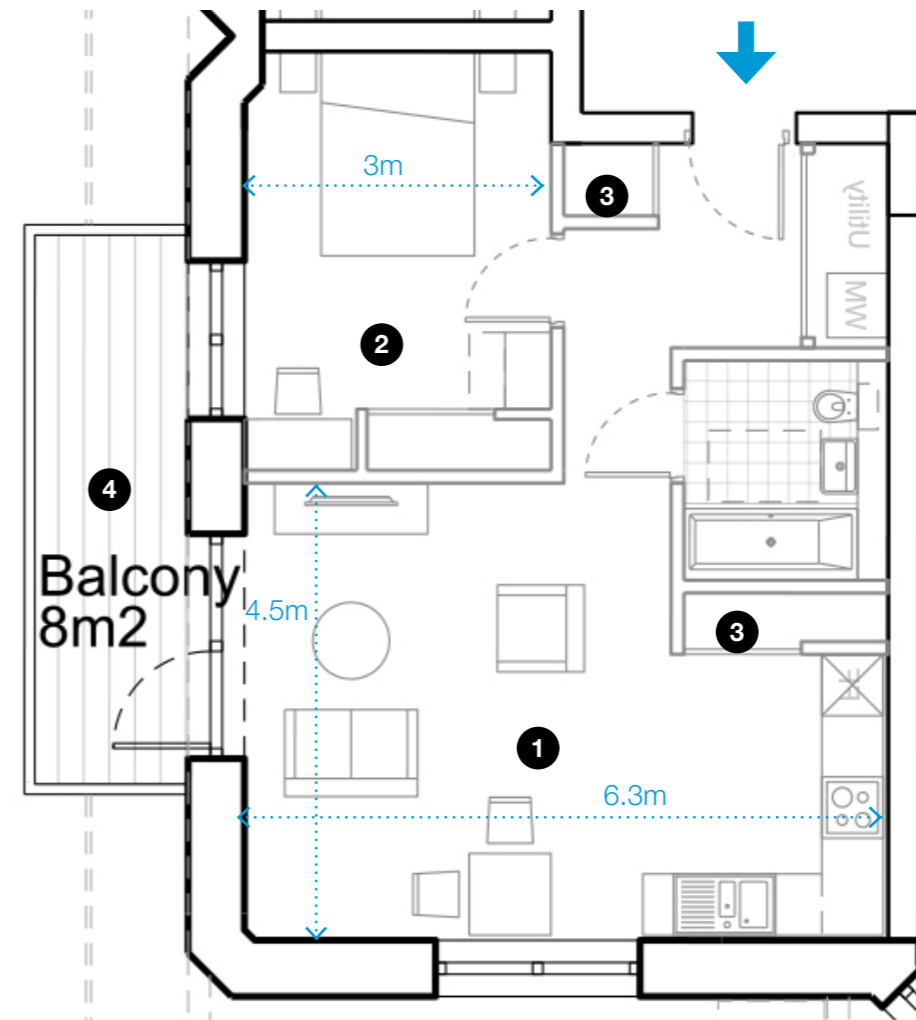
4.0 Plot A

4.7 Typical Flat Layouts

1b2p Market - Typical Floor - 52 sqm

These corner homes benefit from great views onto the public park. The flat 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 have a sill to increase the level of privacy.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Storage
- ④ Balcony



Location Plan - Typical Floor

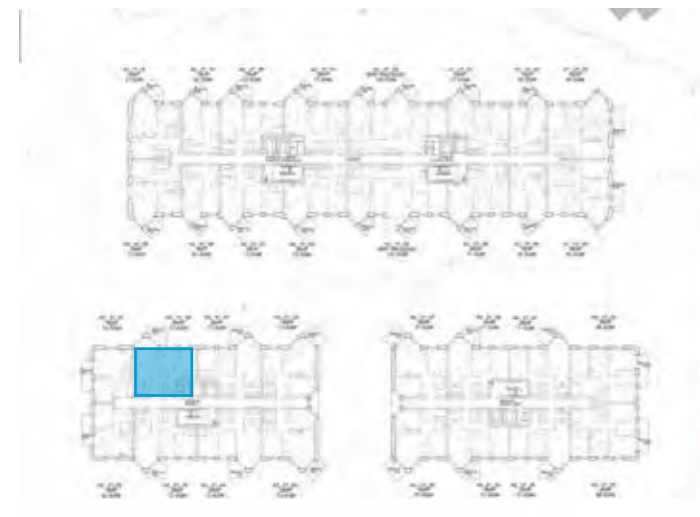
4.0 Plot A

4.7 Typical Flat Layouts

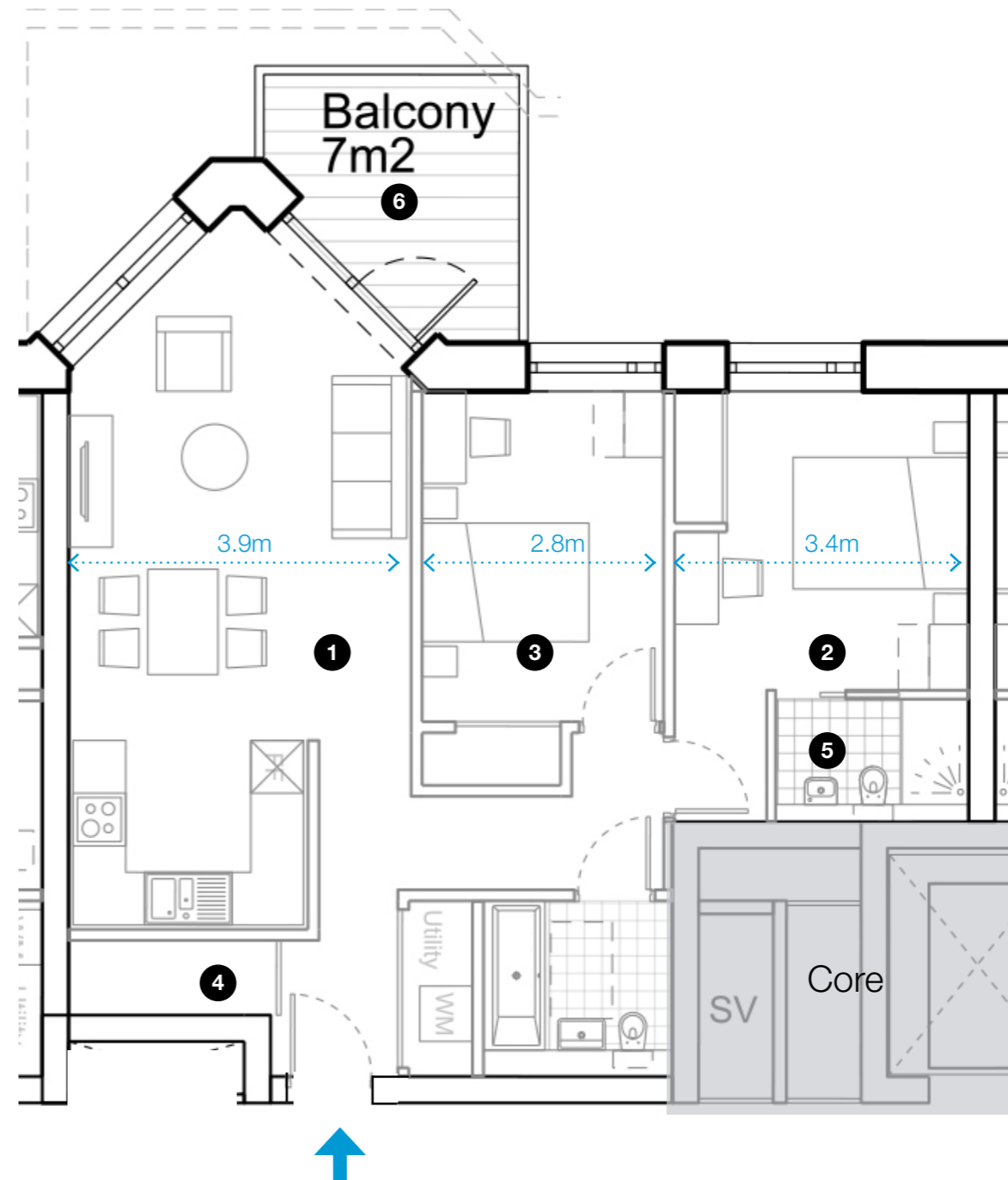
2b4p Market - Typical Floor - 73 sqm

The flat is arranged to ensure the open plan living room and kitchen space benefit from the projecting corner windows, which provide dual aspect.
The balcony is set away from the bedroom window to improve internal daylight and sunlight.
Market and Shared Ownership homes above 2+ beds have also an en-suite to the master bedroom

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Double Bedroom
- ④ Storage
- ⑤ En-suite
- ⑥ Balcony



Location Plan - Typical Floor



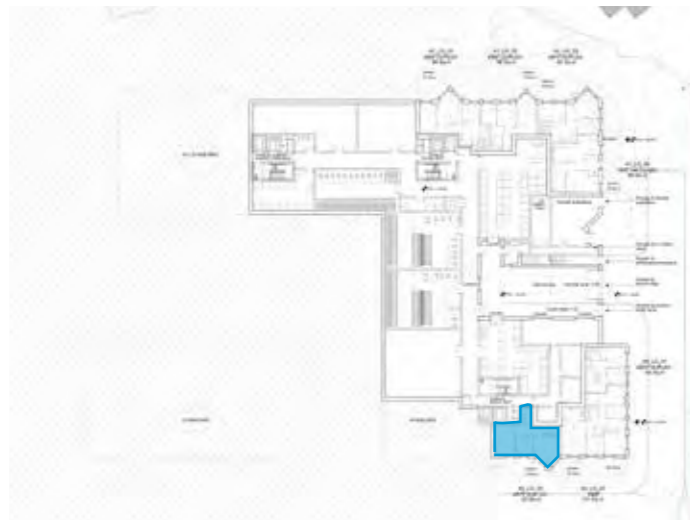
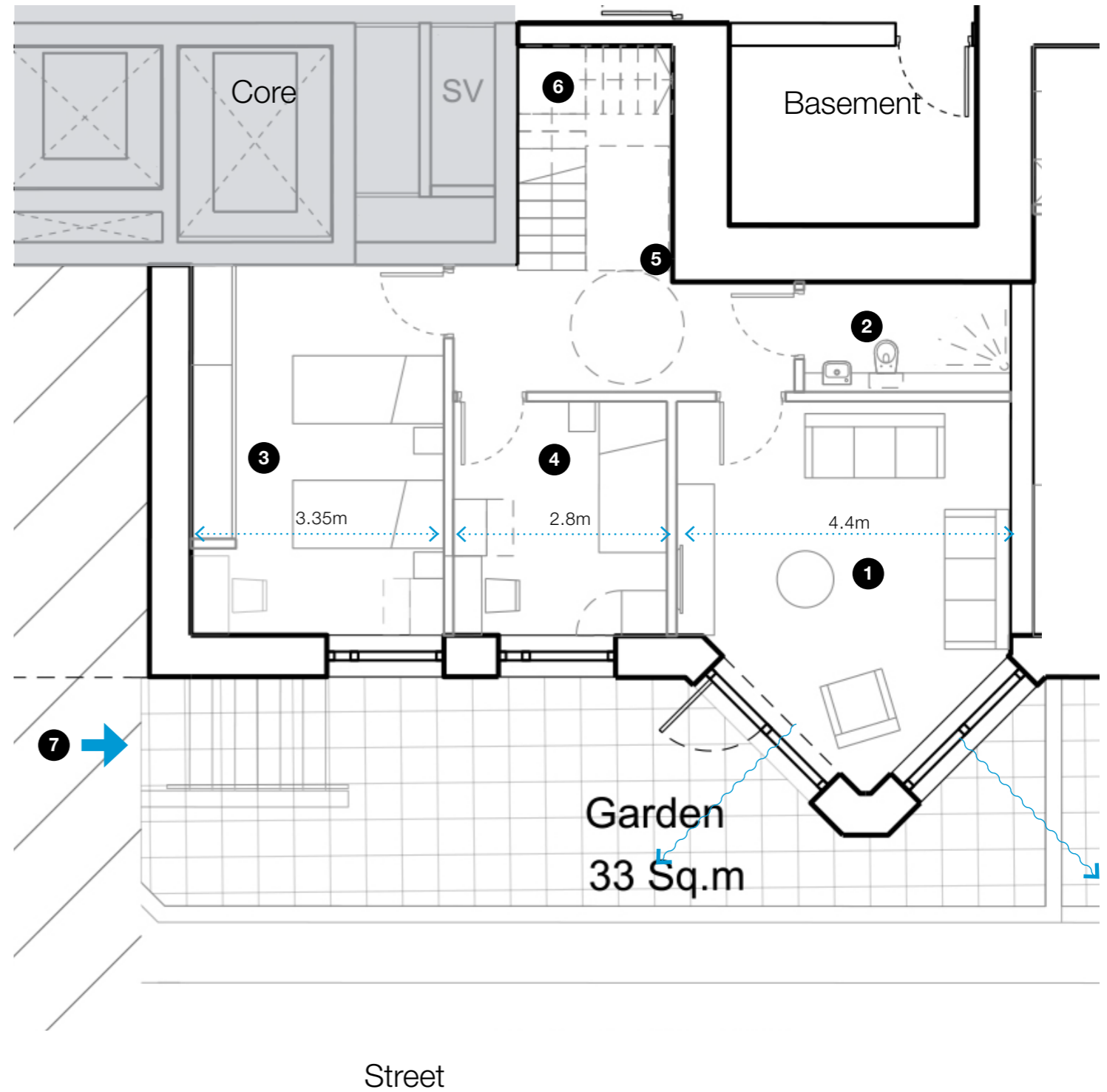
4.0 Plot A

4.7 Typical Flat Layouts

4b7p Social Rent - Lower Ground Floor - 63 sqm

Most of the 4bed family homes are located on lower levels and arranged as duplexes, to benefit from the generous outdoor amenity space. The living room is located on the lower floor, with direct access onto the garden.

- ① Living
- ② Second bathroom with accessible shower
- ③ Double Bedroom
- ④ Single Bedroom
- ⑤ Potential future lift provision
- ⑥ Stairs to upper floor (entry level)
- ⑦ Garden with secondary access from street



Location Plan - Lower Ground 02 Floor

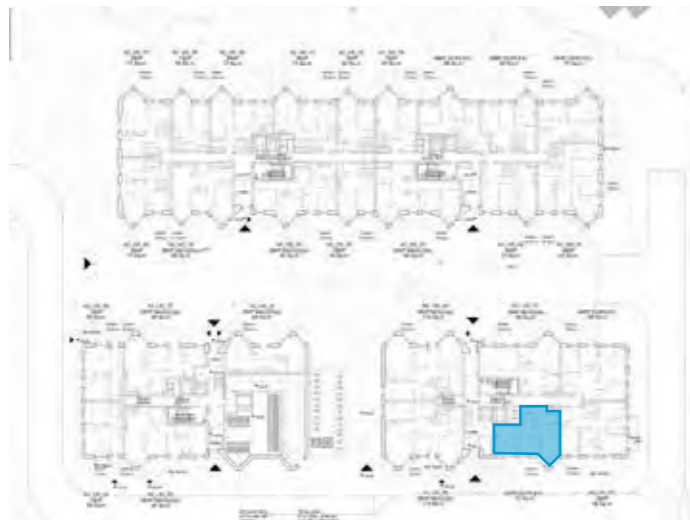
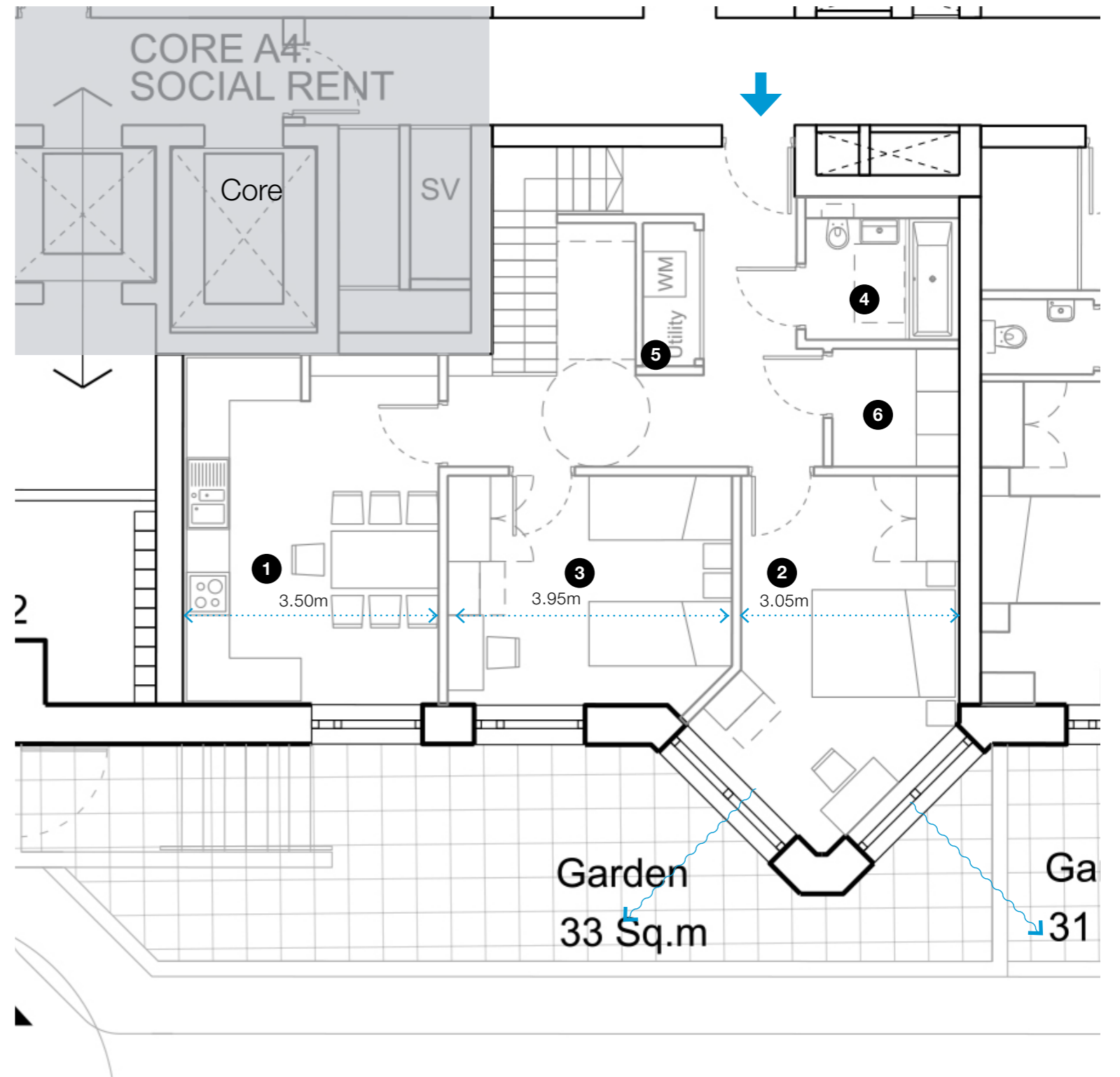
4.0 Plot A

4.7 Typical Flat Layouts

4b7p Social Rent - Upper Ground Floor - 75 sqm

Most of 4bed family homes are located on lower levels and arranged as duplexes, to benefit from the generous outdoor amenity space. The kitchen dining, master bedroom and bathroom are located on the entry level, in accordance with AD-part(M)
An area for future provision of a lift is also allowed for adjacent to the internal staircase, with associated 1500mm circulation zone in front of it.

- ① Kitchen / Dining Room
- ② Master Bedroom
- ③ Double Bedroom
- ④ Main bathroom
- ⑤ Utility cupboard
- ⑥ Utility Room



Location Plan - Upper Ground Floor

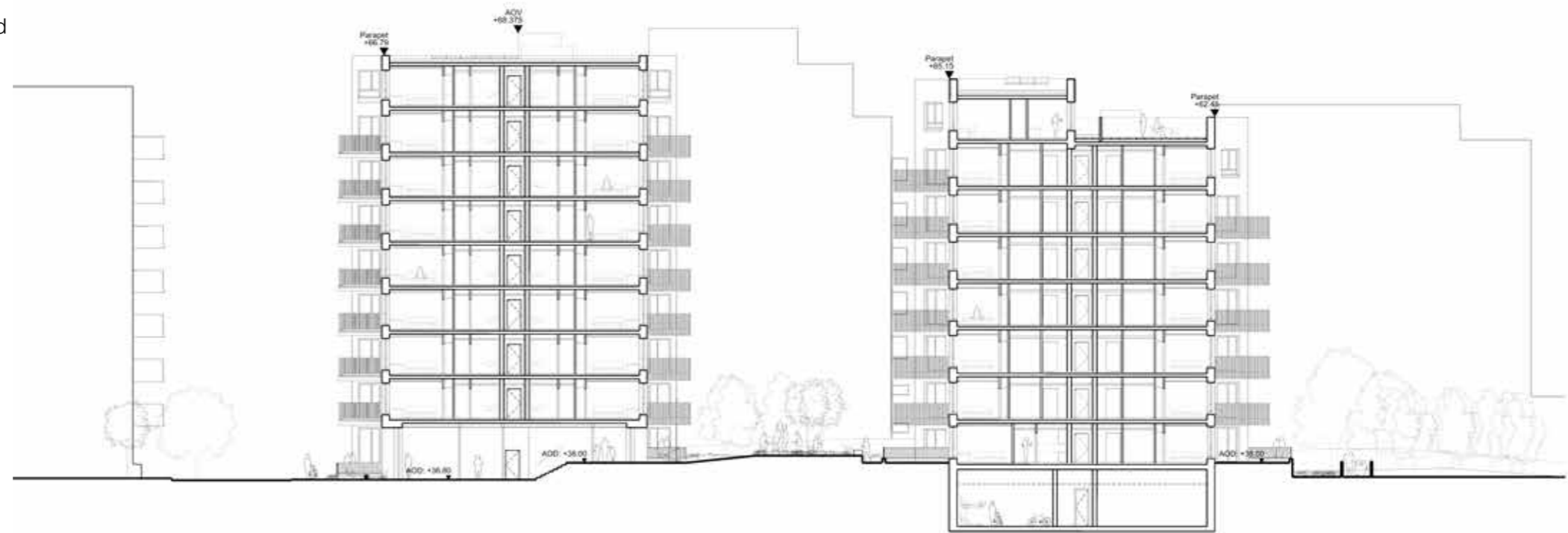
4.0 Plot A

4.8 Scale and Massing

The following drawing sets out the scale of the proposed buildings for Plot A. As set out in the design principles the tallest elements are set away from neighbouring properties.

The massing of A1/A2 proposal steps significantly to reduce the impact on neighbours Properties on at the North West end of Bakersfield have also affected building lines and massing, which steps significantly.

The A1/A2 buildings therefore have their own unique architectural character, with massing carefully stepped to respond to the context.



4.0 Plot A

4.8 Scale and Massing

The following image illustrates A4 and A1 stepping down at the corner to reduce the overall scale toward the Holloway estate.

A3 also steps down towards the park to mitigate the sense of scale and enclosure, providing a communal terrace for residents with great views on the public realm.

This image is of the proposal as seen from the Holloway Estate which is rendered in grey in the foreground of the image.



4.0 Plot A

4.8 Scale and Massing

The following image illustrates the corner of A2 as it steps down addressing the park and allowing improved views and light for Bakersfield.

In the far right of the image you can see the corner of A3 facing the park. A set back terrace on the top floor reduces the height onto the park.

The projecting corners of A1 and A2 present the prime window towards the view of the park for great light into the social living spaces. This corner also partially conceals the balcony for privacy.

