

4.0 Plot A

4.8 Scale and Massing

The following image illustrates the gap between A3 and A4 leading up to the communal courtyard space beyond.

In the foreground you can see the public street between Plots A & B. Along the street are private amenity spaces for the homes that activate the ground level. The balconies above give amenity space and views along the street and back into the communal courtyard space.

Beyond a set of steps up into the communal courtyard is a secure space shared by the residents of Plot A. A1 and A2 can be seen in the background articulated by projecting corners holding private balconies.



4.0 Plot A

4.9 Appearance

Building A1/A2 is stepped and has a consistent approach to materials and details. Brick façades with a light pink tone variation in contrast with concrete parapets and metal balconies give the building a solid timeless appearance with a strongly textural quality to the surface of the brick and the setting out of the mortar.

The stepping in massing offers an opportunity for biodiverse roofs and private terraces for the residents. The ground floor homes can benefit from generous private gardens and views on the courtyard and adjacent proposed nature garden and public park.

The typical material palette will be as set out in the key below and in the following page:

- ① Light pink with natural variation of tone. Light mortar to match brick tone
- ② Simple windows set within a simple brick reveal.
- ③ Metal balconies with light colour metal balustrade made with rods and a metal flat on top.
- ④ Concrete parapet
- ⑤ Garden walls to match the facade brick tone



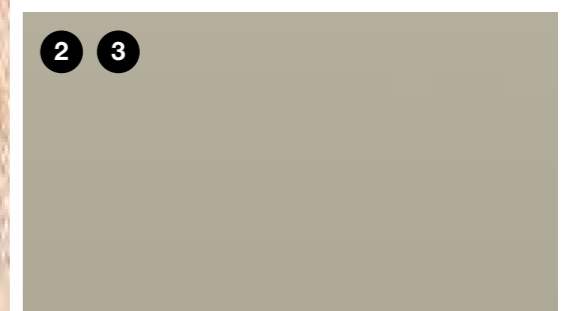
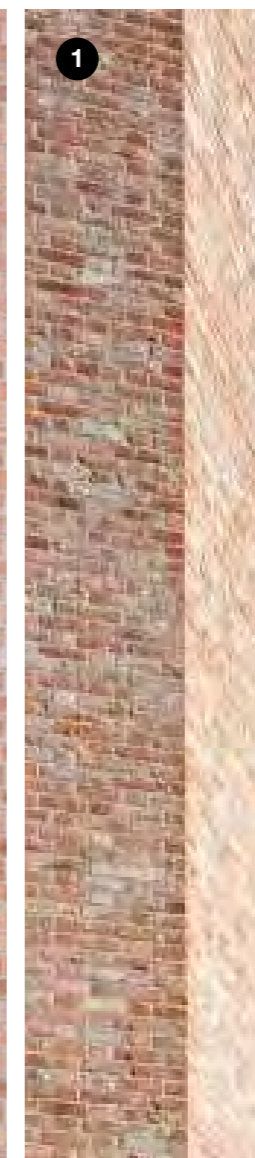
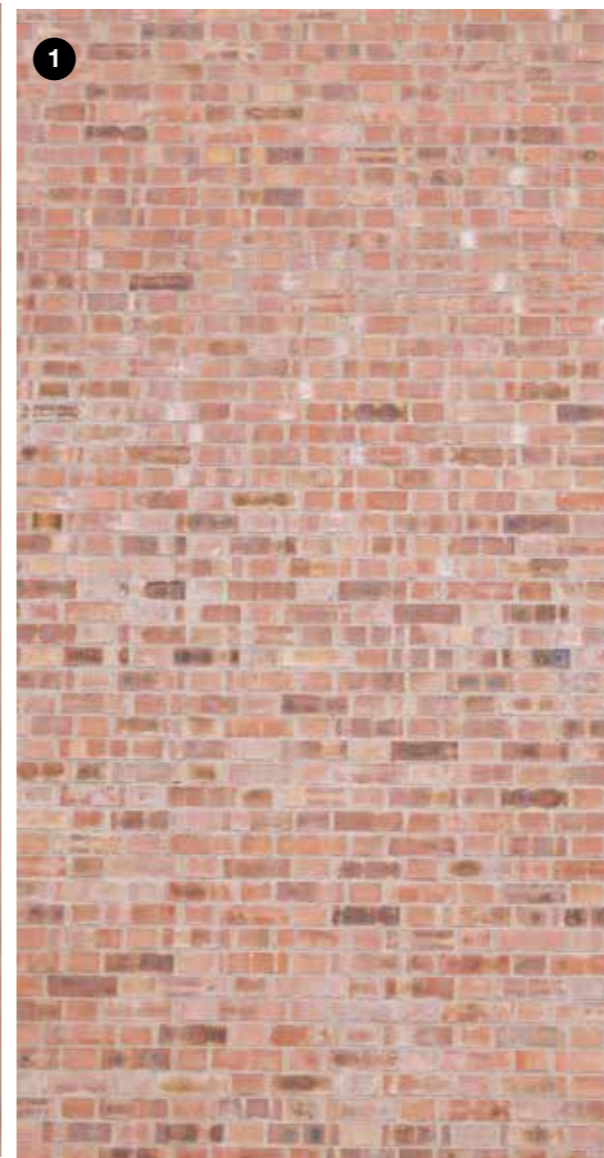
Note: Images are indicative of the material type, quality and colours proposed

4.0 Plot A

4.9 Appearance - Materials

The material palette for buildings A1 and A2 is set out in the key below:

- ① **Brickwork** : Light pink red brick with natural variation of tone created by traditional firing process. Light flush mortar to match brick tone
- ② **Painted metal window frame**: Simple windows set within a simple brick reveal. PPC metal window frame, green / grey matt smooth finish
- ③ **Balcony**: painted metal balcony PPC metal balustrade, green / grey matt smooth finish
- ④ **Concrete parapet**
- ⑤ **Brick plant enclosure**: to match facade
- ⑥ **Pre-cast concrete cill**

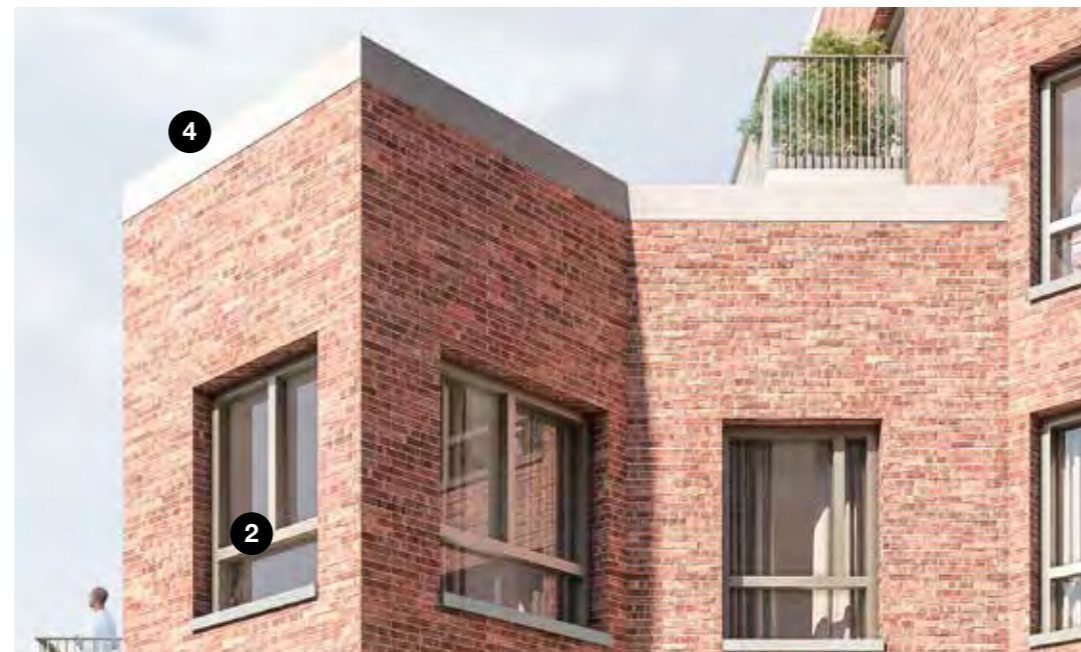


Proposed colour of the metal



Proposed colour of the pre cast concrete

Precedent image of brick colour



Note: Images are indicative of the material type, quality and colours proposed.

Proposed image of metal balcony

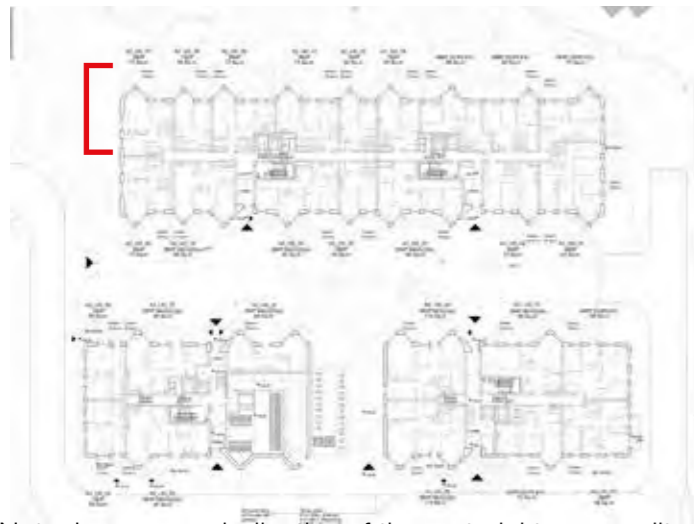
4.0 Plot A

4.9 Appearance

The bay study shown opposite is an example of part of the A2 facade facing on the park. The massing in this location is stepped on every floor, to both respond to context and allow for great private terraces and biodiverse roofs facing the public realm.

Projecting balconies with concrete base and light colour metal balustrade alternate with the more solid brick-wall terraces. Concrete parapet in contrast with the light pink tone of the brick.

- ① **Brickwork :** Light pink with natural variation of tone. Light mortar to match brick tone
- ② **Painted metal window frame:** Simple windows set within a simple brick reveal. Pre-cast concrete cill. PPC metal window frame, green / grey matt smooth finish
- ③ **Balcony:** painted metal balcony with concrete base. PPC metal balustrade, green / grey matt smooth finish
- ④ **Concrete parapet**
- ⑤ **Brick plant enclosure:** to match facade



Note: Images are indicative of the material type, quality and colours proposed.



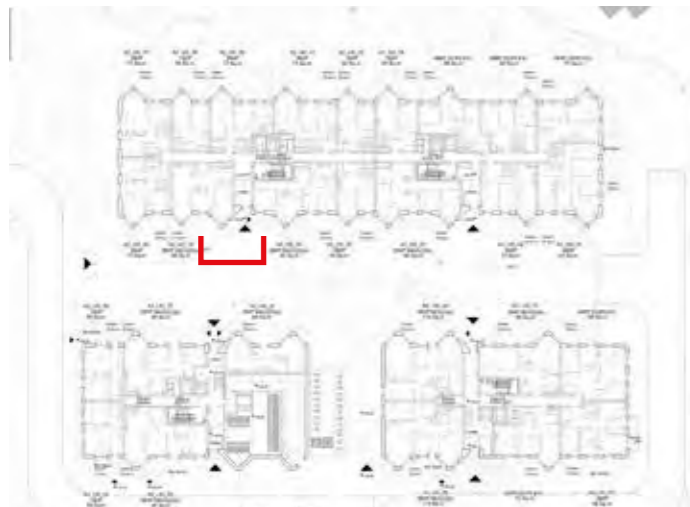
4.0 Plot A

4.9 Appearance

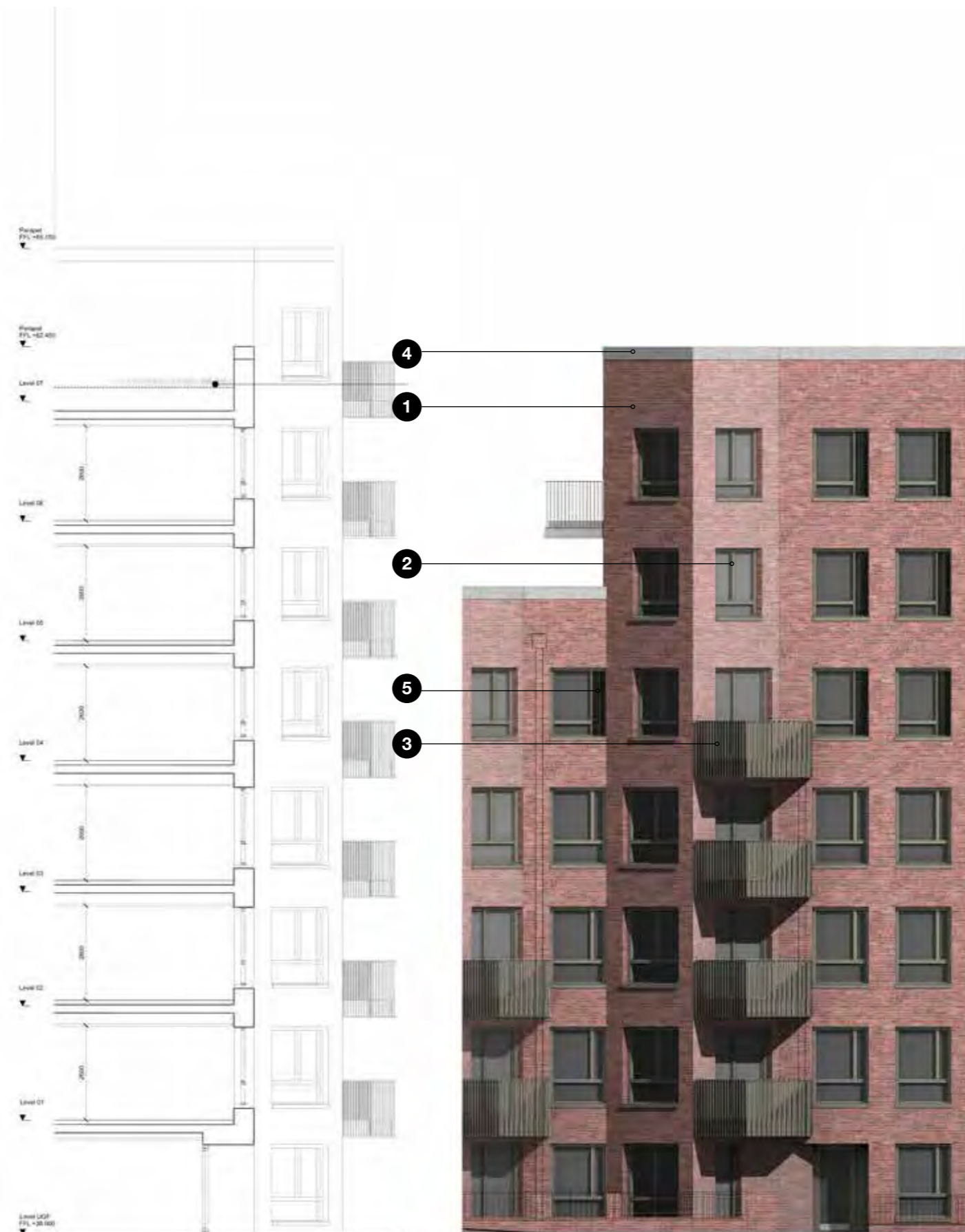
In contrast to the park elevation on the A1-A2 building, balconies to the main long elevations are proposed as lighter metal projecting elements. Balustrade uprights are angled or shaped for privacy between adjacent apartments.

Window reduce in size from lower to upper floors to minimise apartment overheating. Painted metal acoustic louvres are proposed to enable sufficient ventilation for cooling.

- ① **Brickwork** : Light pink with natural variation of tone. Light mortar to match brick tone
- ② **Painted metal window frame:** Simple windows set within a simple brick reveal. Pre-cast concrete cill. PPC metal window frame, green / grey matt smooth finish
- ③ **Balcony:** painted metal balcony PPC metal balustrade, green / grey matt smooth finish
- ④ **Concrete parapet**
- ⑤ **Louvre metal panel:** integrated within window green / grey matt smooth finish



Note: Images are indicative of the material type, quality and colours proposed.



4.0 Plot A

4.9 Appearance

An illustrative view of the street between Plots A & B. In this view buildings A3-A4 can be seen on the right side of the road with Plot D seen in the distance.

The buildings have a common material palette, using a calm natural buff brick, concrete balconies and a complimentary light coloured metal balustrade. The brick has a natural variation in colour and tone. The concrete balconies with metal balustrades are designed to appear light and open to help reduce the sense of enclosure.

Windows change in size in accordance with the requirements for daylight and to reduce any overheating. Window reveals angle to open towards the light and add detail to very simple calm façades.

The natural articulation of the projecting corners and rotated buildings gives variety to the street scape allowing the buildings to all have a common material palette and a simplicity to the details.

The communal and private amenity spaces are defined and protected by garden walls using the same brick with a concrete capping.

Front doors for homes are whenever possible at street level - these flats benefit for extra internal headroom due to the site change in level

- ① Calm buff brick with natural variation of tone and matching mortar colour
- ② Light coloured concrete balconies with light colour metal balustrade made with rods and metal flat handrail on top.
- ③ Simple windows set within a simple angled reveal to open towards the light
- ④ Bricks garden walls to ground floor homes with concrete capping

Note: Images are indicative of the material type, quality and colours proposed.

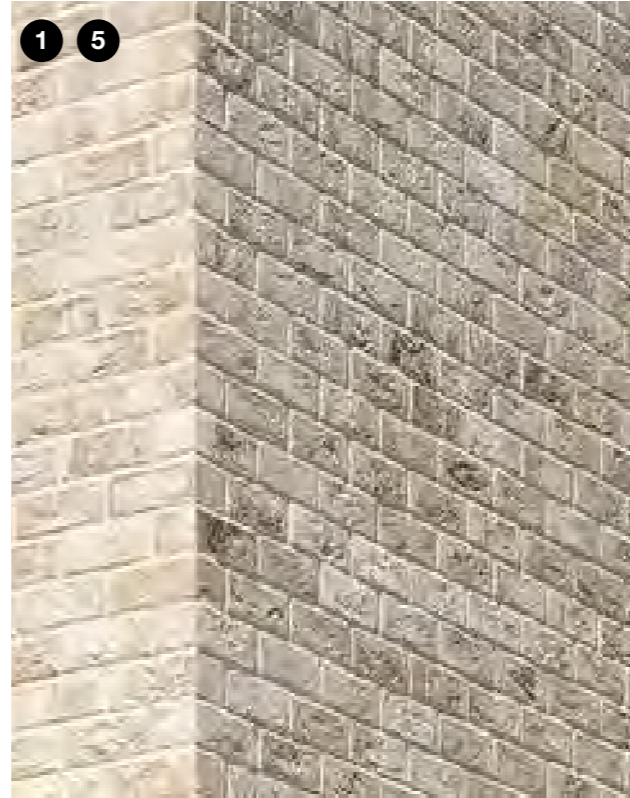


4.0 Plot A

4.9 Appearance - Materials

The material palette for buildings A3 and A4 is set out in the key below:
(this palette is similar to B1-B3 and is included for clarity in Plot B chapter also)

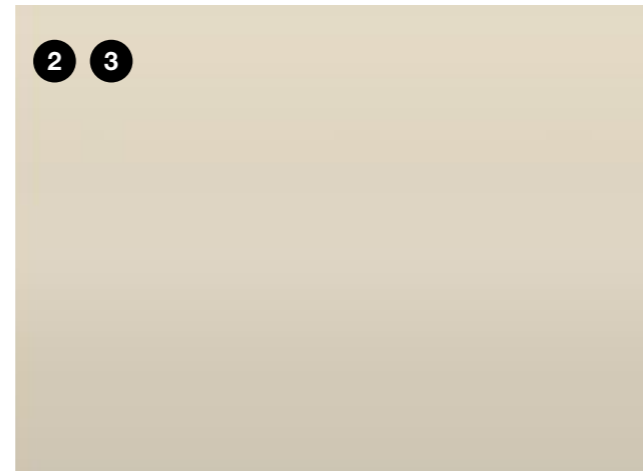
- ① **Brickwork:** Light buff brick with natural variation of tone and matching flush mortar colour
- ② **Painted metal window frame:** PPC metal window frame, cream matt smooth finish
- ③ **Balcony:** Light coloured concrete balconies with light colour metal balustrade made with rods and a metal flat handrail. PPC metal balustrade, cream matt smooth finish
- ④ **Concrete cills:** to all windows for variety and robustness
- ⑤ **Bricks plant enclosure:** to match facade
- ⑥ **Garden walls:** Brick to match facade with concrete capping and railings for security.



Precedent image of brick colour
Images are indicative of the material type, quality and colour proposed



Proposed balconies



Proposed colour of the metal



Proposed colour of the pre cast concrete



Proposed colour of windows

Note: Images are indicative of the material type, quality and colours proposed.

4.0 Plot A

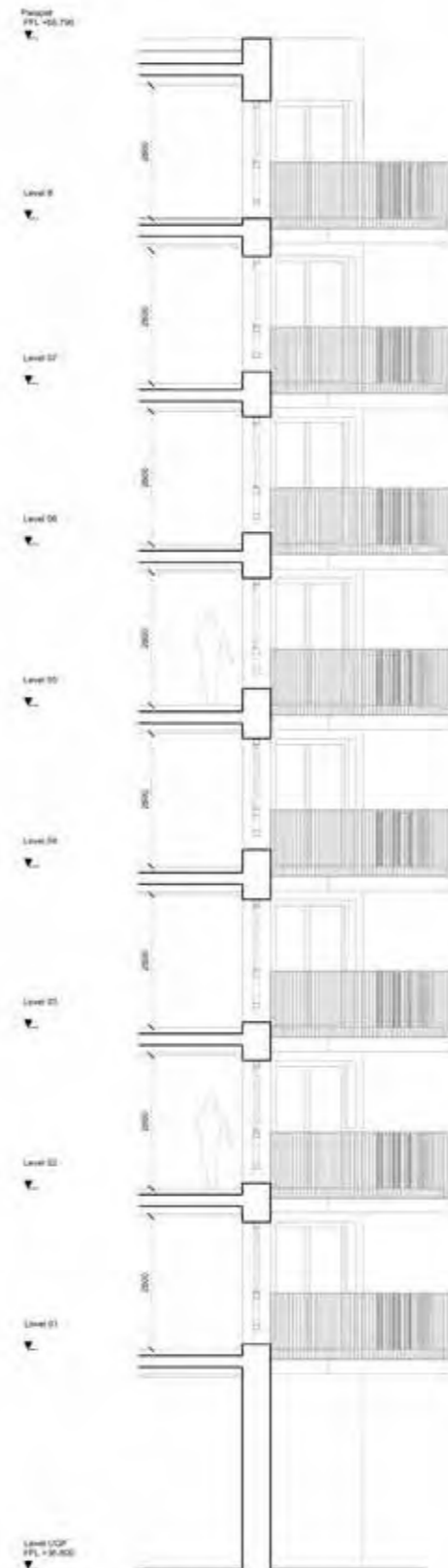
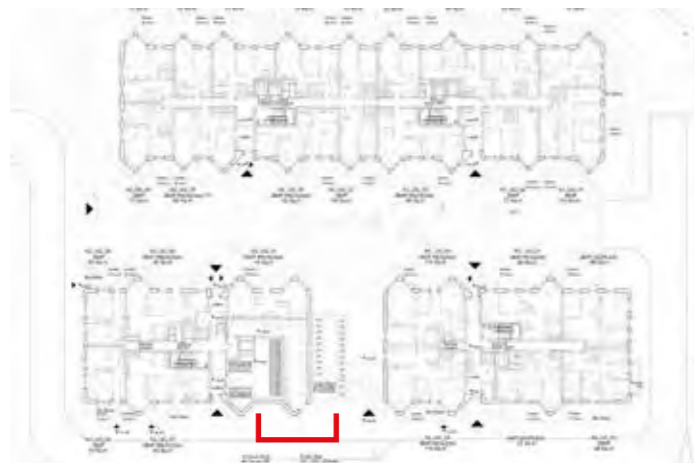
4.9 Appearance

The bay study shown opposite is an example of part of the A3 and A4 facade facing the street.

The facade presents a calm natural buff brick, concrete balconies and a complimentary light coloured metal balustrade. The brick has a natural variation in colour and tone. The concrete balconies and metal balustrades are designed to appear light and open to help reduce the sense of enclosure.

Windows change in size in accordance with the requirements for daylight and to reduce overheating. Window reveals angle to open towards the light and add detail to very simple calm façades. Where required concealed blinds provide addition solar protection against overheating.

- ① Brickwork
- ② Painted metal window frame
- ③ Light coloured concrete balconies
- ④ Light coloured concrete cill to match balconies
- ⑤ Bespoke metal louvre panel: integrated within window cream matt smooth finish



Note: Images are indicative of the material type, quality and colours proposed.

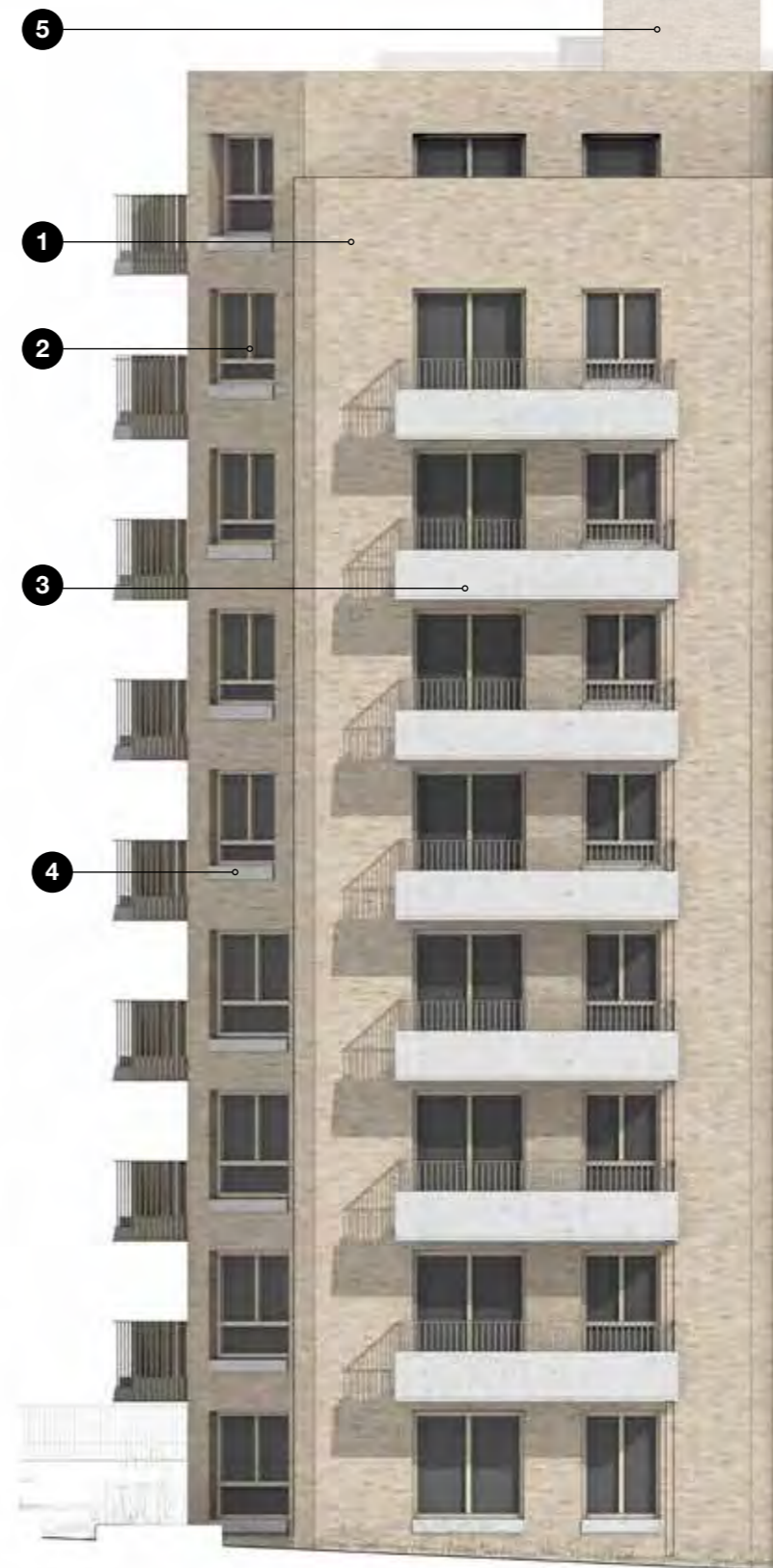
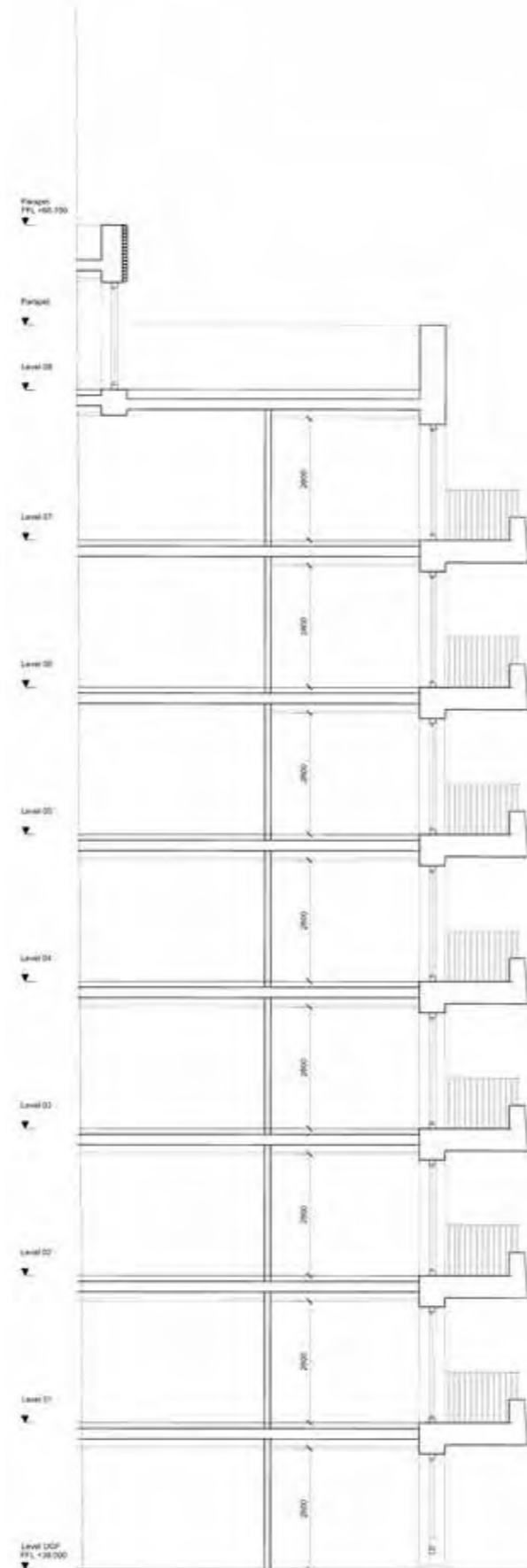
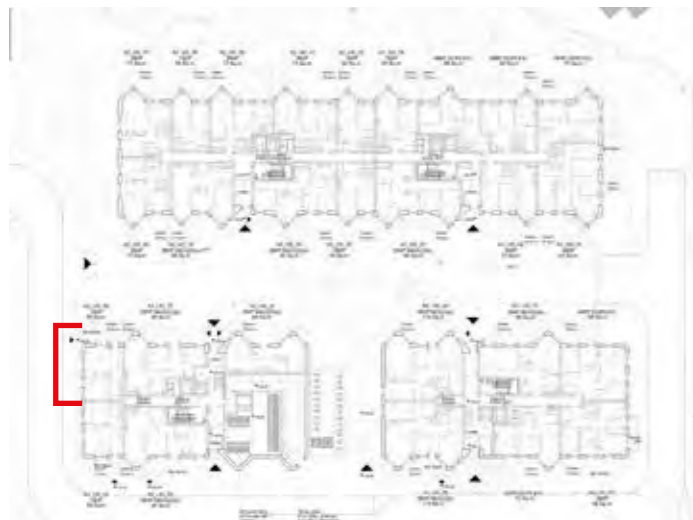
4.0 Plot A

4.8 Appearance

The park elevation on the A3 building has generous solid concrete balconies up-stands to provide an additional level of privacy and enclosure, in contrast with the light metal to the main long elevations.

Where required concealed blinds provide additional solar protection against overheating.

- ① Brickwork
- ② Painted metal window frame
- ③ Light coloured concrete up-stands on balconies with light colour metal balustrade made with rods and a metal flat on top. PPC metal balustrade, cream matt smooth finish
- ④ Light coloured concrete cill to match balconies
- ⑤ Bricks plant enclosure to match facade



Note: Images are indicative of the material type, quality and colours proposed.

4.0 Plot A

4.10 Entrances

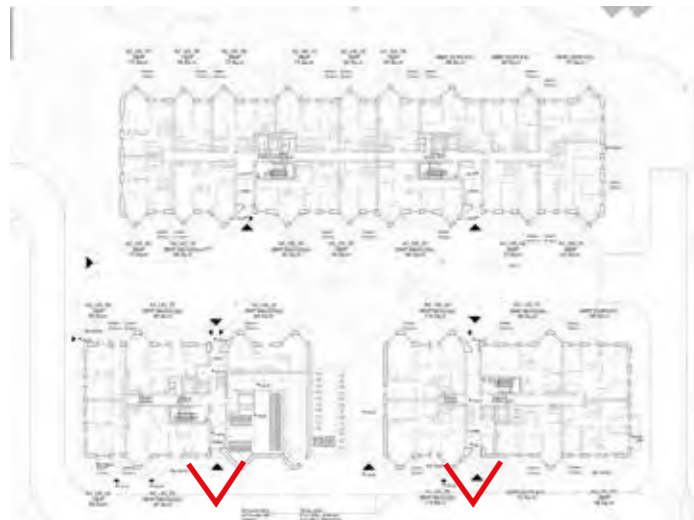
Residential entrances on street

Entrances to buildings A3 and A4 are located onto the street and benefit from generous internal headroom, with finished floor level matching AOD levels across the street. Internal steps and a dual entry lift provide access and a visual link to the landscape courtyard.

The angled brick wall leads you to a timber communal entrance door. Internally the external brick work continues through to the lifts to lead the visitor through the entrance to the lifts and stairs to the upper floors.

Where homes are located at ground floor there are multiple measures proposed for privacy and security. Between pavement and window defensible planting, secure brick walls with concrete coping, metal balustrade fences and front gardens create separation between public and private. Refer to landscape information for details.

- ① Angled brick wall
- ② Painted metal communal entrance door
- ③ Internal brick wall beyond leading you through to the lifts.
- ④ Defensible planting and secure walls and fences are provided for privacy.



Note: Images are indicative of the material type, quality and colours proposed.



View 01: Plot A4 street entrance



View 02: Plot A3 street entrance

4.0 Plot A

4.10 Entrances

Residential entrances on courtyard A2 and A4

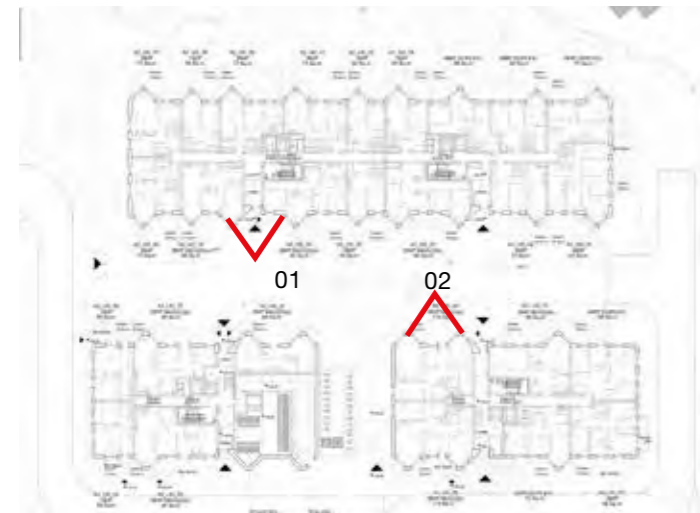
Entrances to Plot A1 and A3 are located on the courtyard side with finished floor level set at + 38.00 AOD.

Again here an angled brick wall leads you to a painted metal communal entrance door. Internally the external brick work continues through to the lifts to lead the visitor through the entrance to the lifts and stairs to upper floors.

- ① Angled brick wall
- ② Painted metal communal entrance door
- ③ Internal brick wall beyond leading you through to the lifts.
- ④ Defensible planting and secure walls and fences are provided for privacy.



View 01: Plot A2 courtyard entrance



Note: Images are indicative of the material type, quality and colours proposed.



View 02: Plot A4 courtyard entrance

4.0 Plot A

4.11 Elevations

Northwest elevation A1 and A2

In contrast to the park elevation, the balconies on the A1-A2 building are proposed as lighter metal projecting elements. Balustrades uprights are angled and shaped for privacy between adjacent apartments.

Windows reduce in size from lower to upper floors to minimise apartment overheating and respond to daylight requirements. Painted metal louvres are proposed to enable sufficient ventilation for cooling.

- ① Brickwork : Light pink with natural variation
- ② Painted metal window frame with precast concrete cill
- ③ Concrete parapet
- ④ Painted metal balcony
- ⑤ Brick plant enclosure: to match facade
- ⑥ Private gardens/terraces on UG
- ⑦ Bespoke metal louvre panels integrated in windows
- ⑧ Painted metal rainwater pipe



4.0 Plot A

4.11 Elevations

Southeast Elevation A3 and A4

The southeast elevation faces towards the street. The brick has a natural variation in colour and tone. The concrete balconies and metal balustrades are designed to appear light and open to help reduce the sense of enclosure. The bikes and bins store for A3 residents is also located above ground, with access from the core and from the street. Apartments at ground benefit from generous private gardens screened by a planted green buffer. Front doors to these homes are located at street level whenever possible, with taller floor to ceiling height and windows which allow sunlight in.

Windows change in size from L4 in accordance with the requirements for daylight and to reduce overheating.

- ① Brickwork: Light buff brick
- ② Brick parapet edge protection to terrace
- ③ Private gardens at UG with planted buffer edge
- ④ Light coloured concrete balconies with light colour metal balustrade
- ⑤ Brick plant enclosure to match facade
- ⑥ Lobby entrance - connecting to courtyard through steps and dual entry lift
- ⑦ Bin store external access
- ⑧ Stepped access to courtyard
- ⑨ External bike store with matching brick enclosure
- ⑩ Bespoke metal louvre panels integrated in windows



4.0 Plot A

4.11 Elevations

Northeast elevation A4 and A1

The Northeast elevation faces towards the Holloway Estate. Building A4 + A1 present wide concrete and metal balustrades, with podium and service loading bay access at lower ground in matching brick with simple openings.

- ① Brickwork type 1: Light pink with natural variation
- ② Brickwork type 2: Light buff brick with natural variation
- ③ Painted metal window
- ④ Light coloured concrete balconies with light colour metal balustrade
- ⑤ Brick plant enclosure
- ⑥ Concrete parapet
- ⑦ Stepped access to courtyard
- ⑧ Cycle access to podium
- ⑨ Loading bay entrance
- ⑩ Landscaped courtyard above podium
- ⑪ Painted metal RWP



4.0 Plot A

4.11 Elevations

Southwest elevation A2 and A3

The Southwest Elevation faces towards the park. The massing of Building A1 steps down towards the park and Plot E.

A3 building - The park elevation has generous solid concrete balconies up-stands for privacy towards the park.

A2 building - Projecting balconies with concrete base and light colour metal balustrade alternate with solid brick-wall terraces. The light pink brick is topped with a concrete parapet for additional detail.

- ① Brickwork type 1: Light pink red brick as previously described
- ② Brickwork type 2: light buff brick with natural variation as previously described
- ③ Painted metal windows
- ④ Light coloured concrete up-stand balconies with light colour metal balustrade
- ⑤ Painted metal balcony with concrete base.
- ⑥ Concrete parapet
- ⑨ Brick plant enclosure



4.0 Plot A

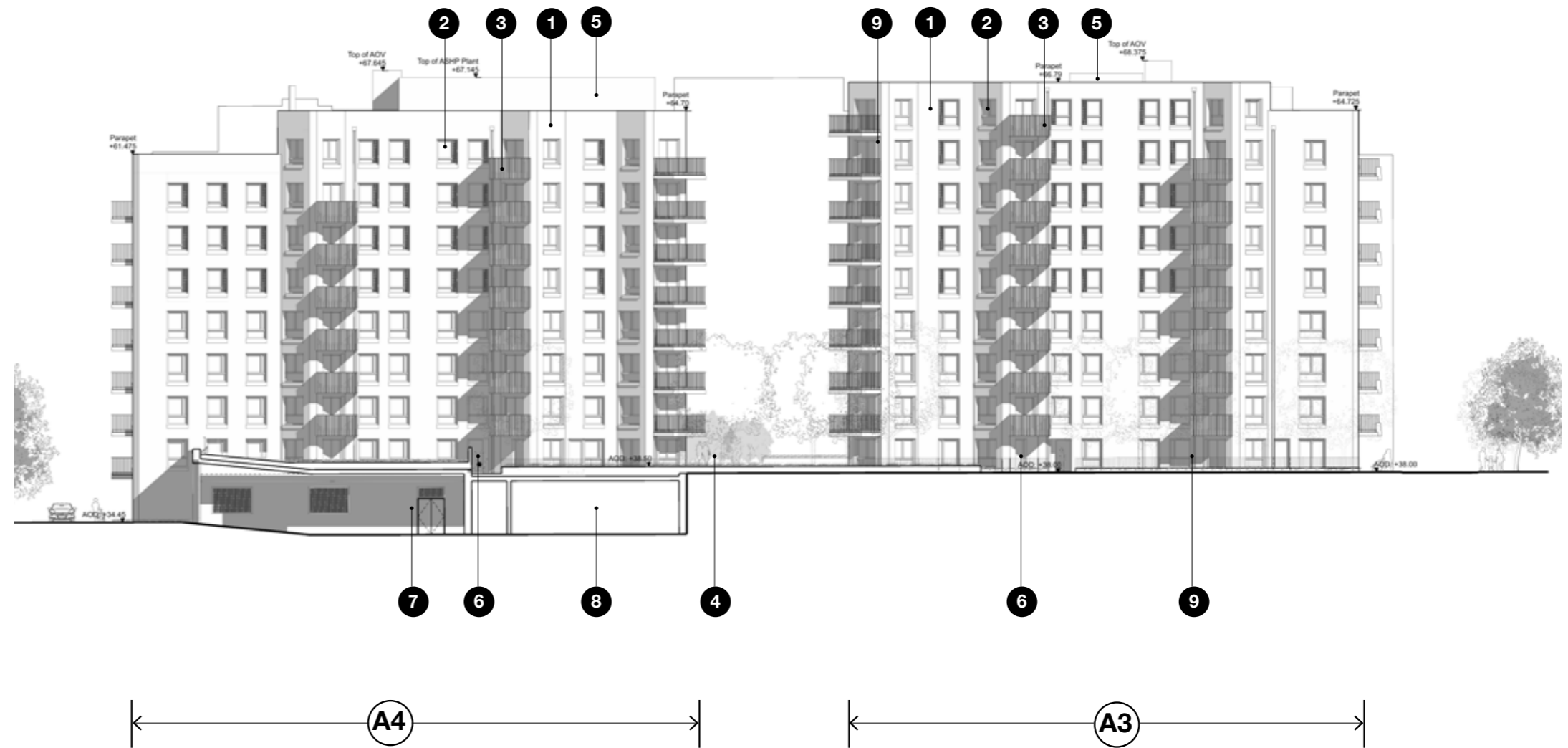
4.11 Elevations

Northwest elevation A4 and A3

Building A3-A4 - In contrast to the park and street elevations, the elevations facing the courtyard have lighter metal projecting balconies. Balustrades uprights are angled and shaped for privacy between adjacent apartments.

Windows reduce in size from lower to upper floors to minimise apartment overheating. Painted metal louvres are proposed to enable sufficient ventilation for cooling.

- ① Brickwork: light buff brick
- ② Painted metal window
- ③ Painted metal balcony
- ④ Landscaped podium
- ⑤ Brick plant enclosure: to match facade
- ⑥ Lobby entrance - courtyard side
- ⑦ Service bay
- ⑧ Ancillary space - bike store
- ⑨ Painted metal RWP



4.0 Plot A

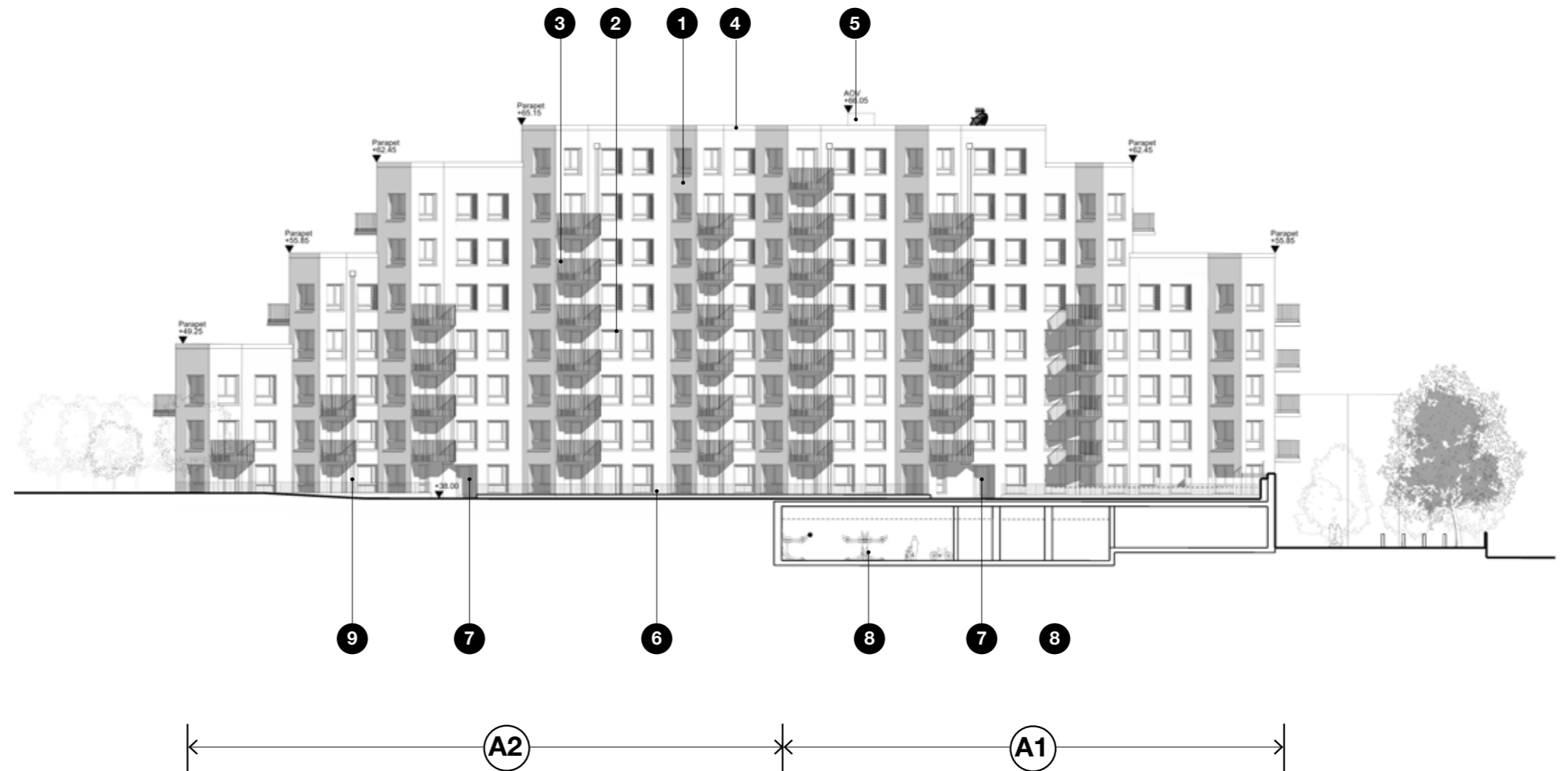
4.11 Elevations

Southeast elevation A1 and A2

Buildings A1- A2 courtyard elevation follows the same language of the northern facade. Balconies are proposed as lighter metal projecting elements. Balustrades uprights are angled and shaped for privacy between adjacent apartments.

Windows reduce in size from lower to upper floors to minimise apartment overheating. Painted metal louvres are proposed to enable sufficient ventilation for cooling.

- ① Brickwork : Light pink with natural variation
- ② Painted metal window frame
- ③ Painted metal balcony
- ④ Concrete parapet
- ⑤ Brick plant enclosure: to match facade
- ⑥ Landscaped communal courtyard
- ⑦ Lobby entrance - courtyard side
- ⑧ Bike store in basement
- ⑨ Painted metal RWP



4.0 Plot A

4.11 Elevations

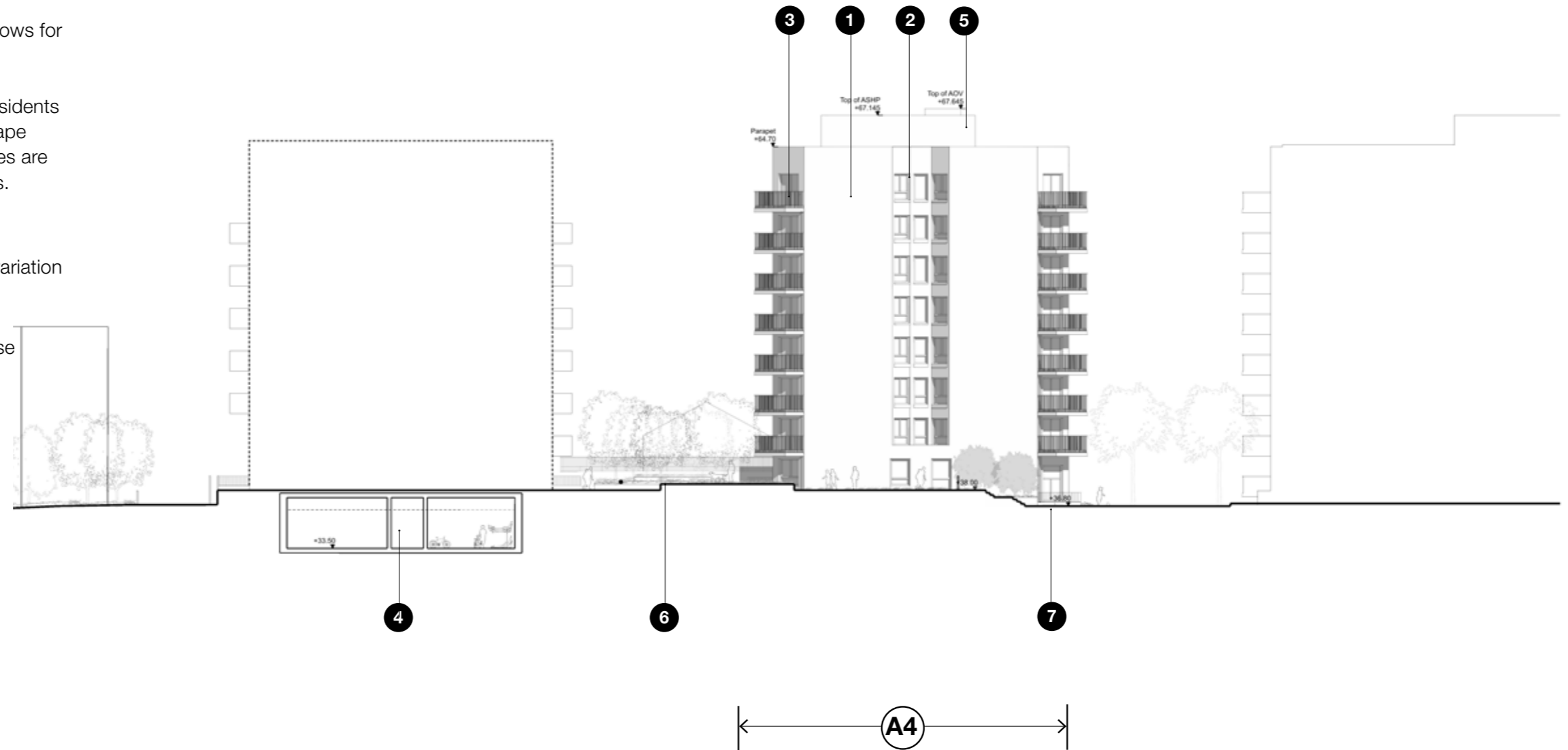
Southwest elevation A4

Building A4 elevation facing the gap between the street and the courtyard, is a simple brick facade activated by windows to the communal corridors and bedroom windows. The bedroom windows do not directly face each other and are angled at 90 degrees to avoid overlooking.

A central window to the communal corridor allows for natural light and ventilation.

A secondary stepped landscape access for residents only, connects the street level with the landscape courtyard set at +38.00 AOD. Accessible routes are provided through the main split level entrances.

- ① Brickwork: Light buff brick with natural variation
- ② Painted metal window
- ③ Painted metal balcony with concrete base
- ④ Ancillary space
- ⑤ Brick plant enclosure: to match facade
- ⑥ Landscaped communal courtyard
- ⑦ Stepped access to courtyard



4.0 Plot A

4.11 Elevations

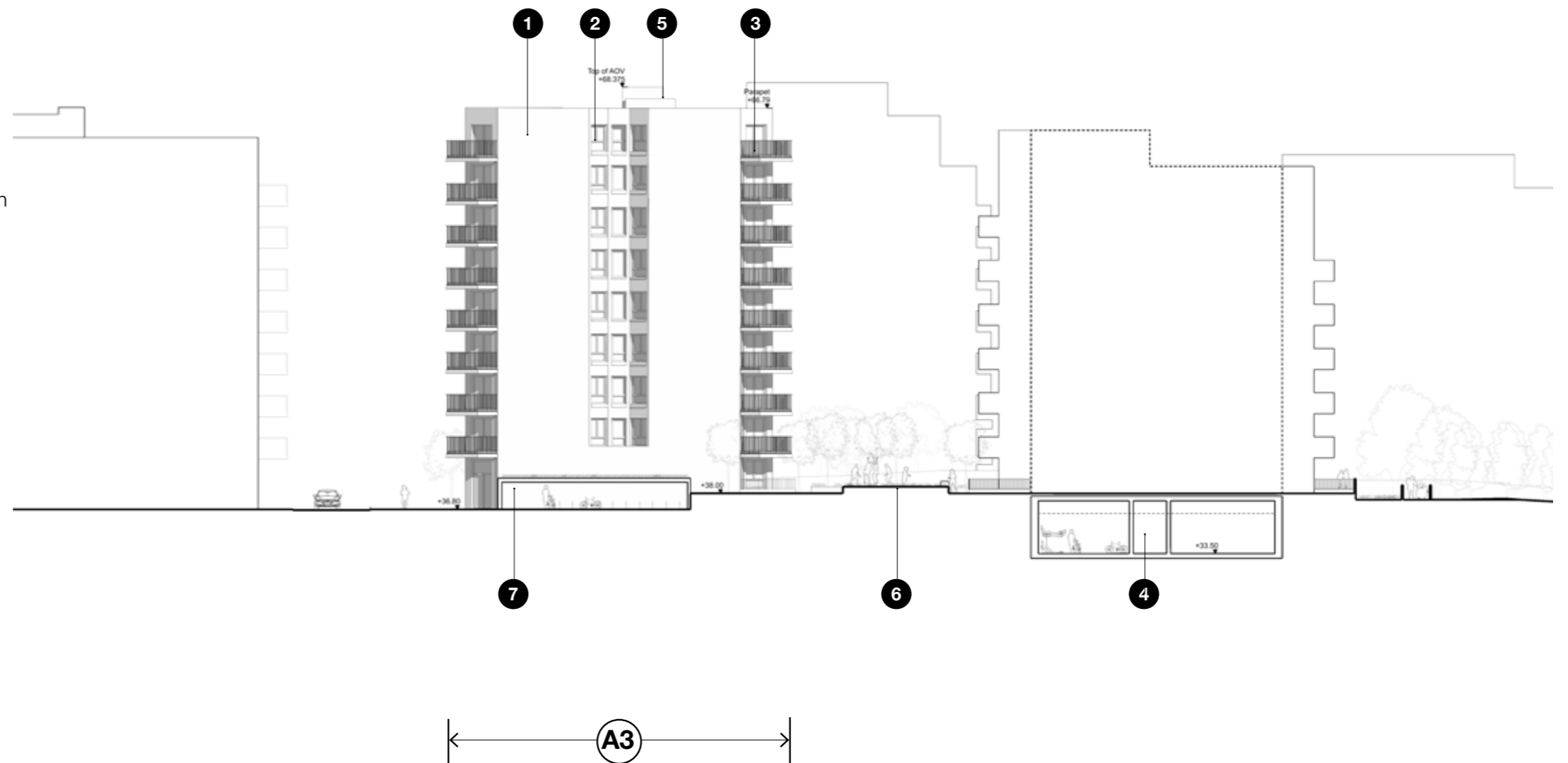
Northeast elevation A3

The Building A3 elevation facing the gap between the street and the courtyard is a simple brick facade activated by windows to the communal corridors and bedroom windows. The bedroom windows do not directly face each other and are angled at 90 degrees to avoid overlooking.

A central window to the communal corridor allows for natural light and ventilation.

A secondary stepped landscape access for residents only, connects the street level with the landscape courtyard set at +38.00 AOD. Accessible routes are provided through the main split level entrances. A external Bike store is located at street level lined with the same brick as the buildings.

- ① Brickwork: Light buff brick with natural variation
- ② Painted metal window
- ③ Painted metal balcony with concrete base
- ④ Ancillary space
- ⑤ Brick plant enclosure: to match facade
- ⑥ Landscaped communal courtyard
- ⑦ External bike store lined in matching buff brick



4.0 Plot A

4.12 Servicing & Refuse

The following diagram explains the refuse strategy at podium level for cores A1, A2 & A4. These cores have direct access to the basement level: each core has an individual bin store located within 30m from each apartment front door.





A loading bay with 4.5m clear headroom is located to the eastern side of the plot. The refuse vehicle has sufficient manoeuvring space to reverse and enter the loading bay on bins collection day.

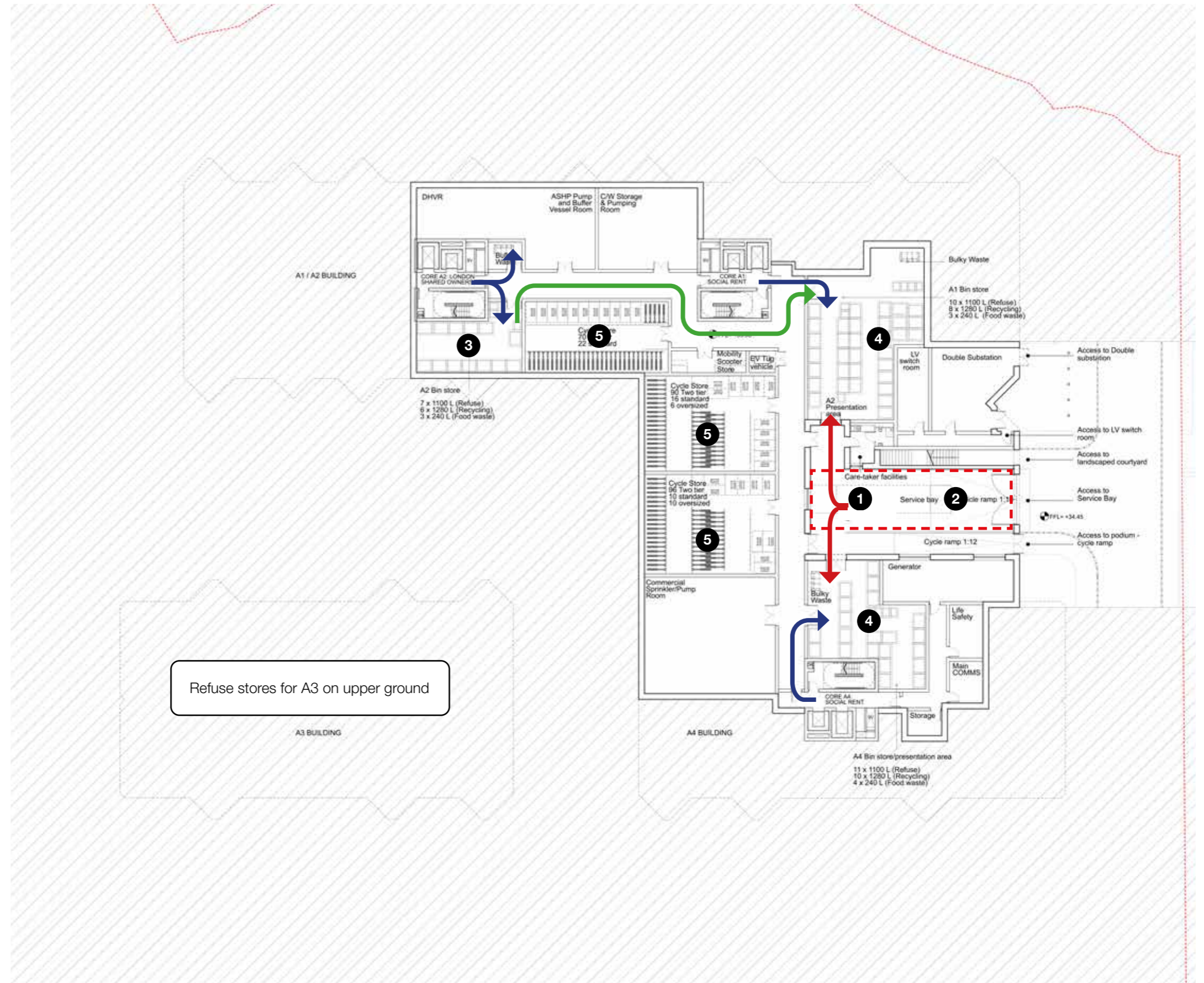
Core A1 bin store is shared with the presentation area for Core A2. Bins for both cores are collected via the adjacent loading bay.

Core A4 bin store is also a presentation area, with direct access to the loading bay collection area.

- ① Loading bay for refuse collection
- ② Loading bay ramp
- ③ Refuse store
- ④ Refuse store & presentation area
- ⑤ Bike store

KEY

-  Residents route from core to refuse store (less than 30m from unit entrance to refuse store entrance)
-  Peabody FM route from refuse store to presentation area - weekly exchange
-  Refuse collection by LBI - weekly collection
-  Loading bay



Lower ground 01 floor plan


4.0 Plot A


4.12 Servicing & Refuse

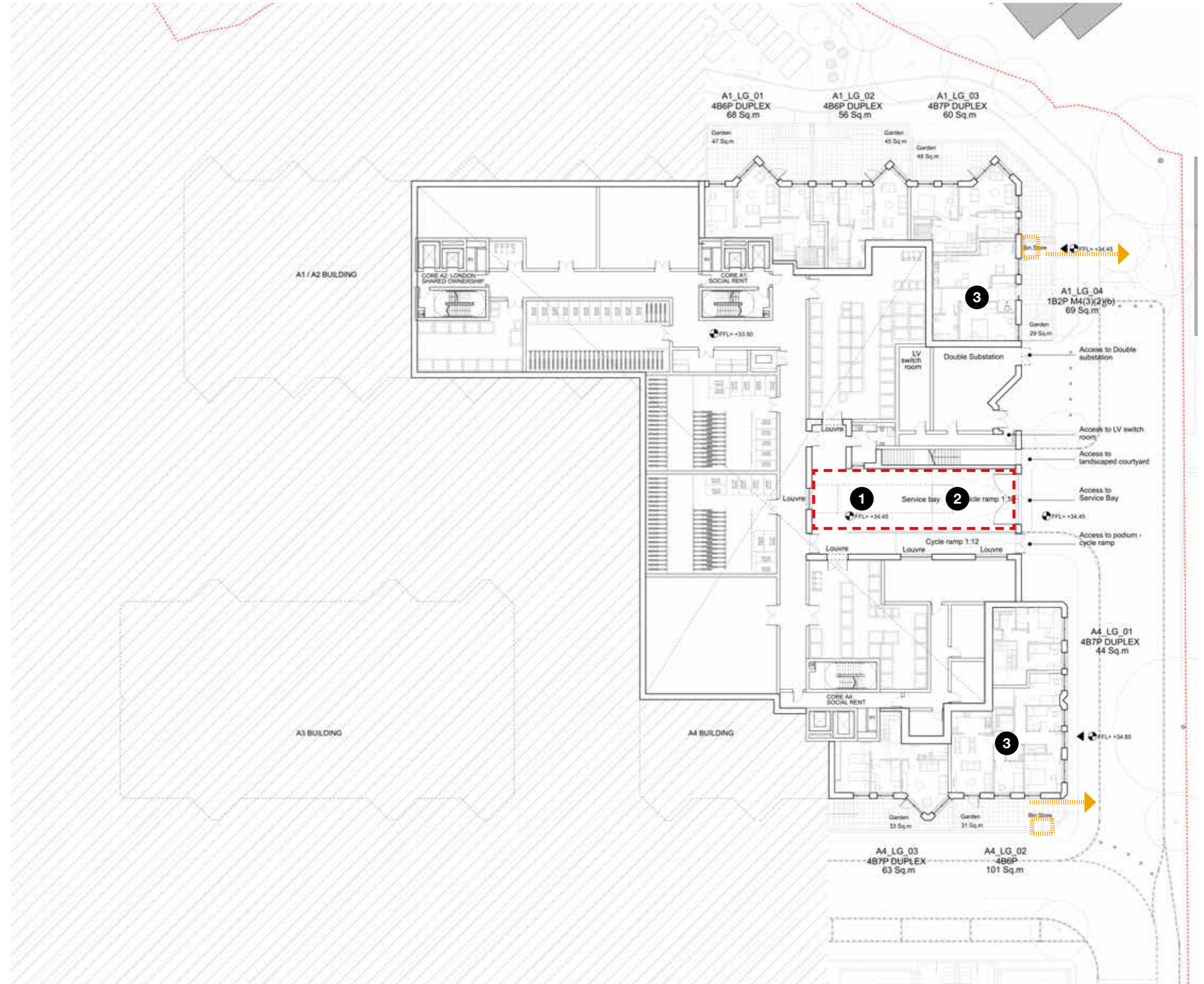
Some of the homes located at Lower Ground have direct access from street. These homes have a dedicated bin area located in the front gardens. Bins for these homes are moved by residents on the adjacent pavement on collection day.

- ① Loading bay for refuse collection
- ② Loading bay ramp
- ③ Refuse collection for unit from street

KEY

 On-street individual refuse collection (homes accessed from street)

 Loading bay



Lower ground 02 floor plan

4.0 Plot A





4.12 Servicing & Refuse

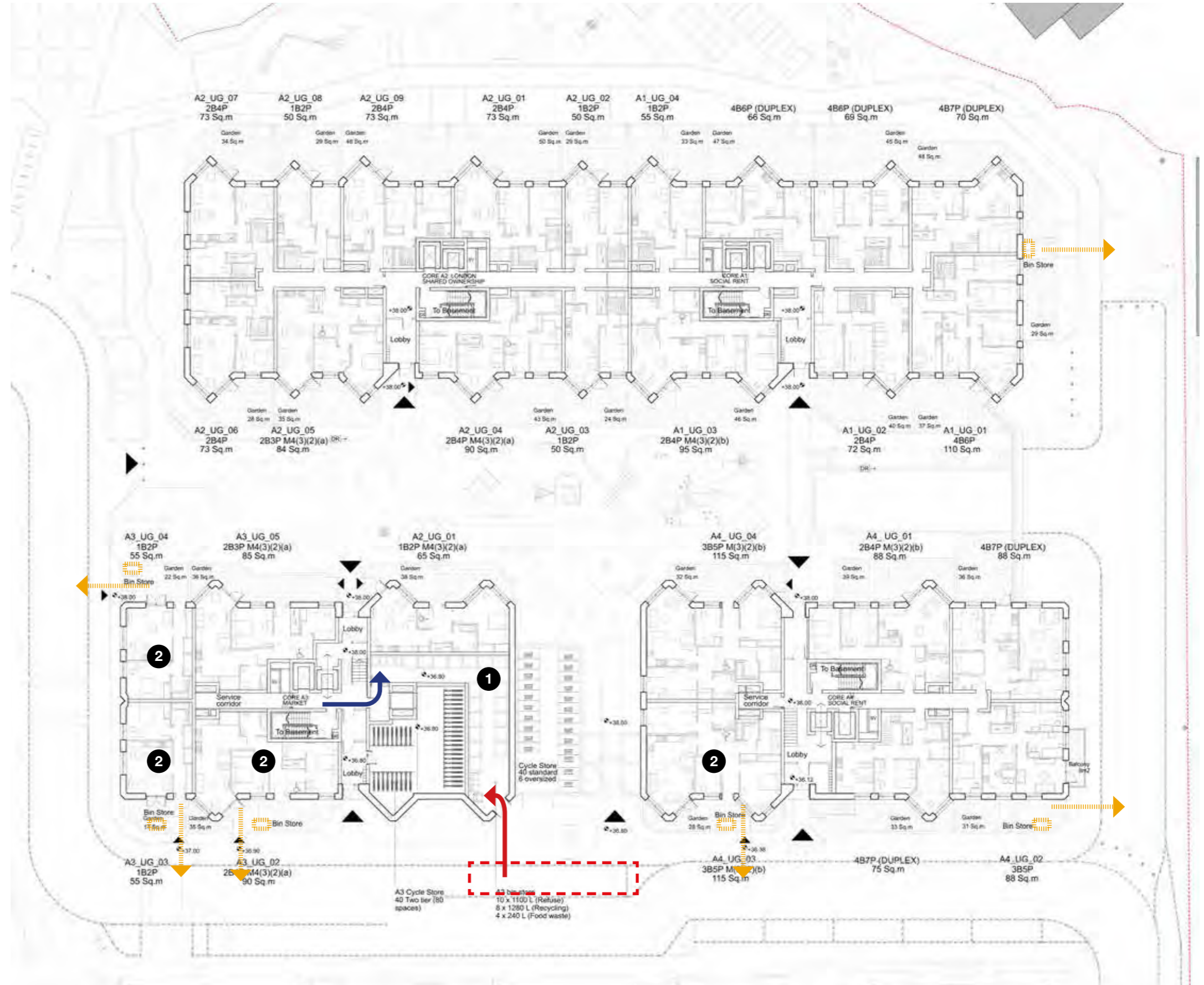
To minimize basement excavation and maximize space available in courtyard for planting trees, A3 bin store is located above ground. Bins are accessed internally via the core or externally at street level. A dedicated loading bay is located in front of the external entrance door, within 10m.

Some of the homes located on Upper Ground, with direct access from street, have a dedicated bin area located in the front gardens. Wheeled bins for these homes are moved by residents on the adjacent pavement on collection day.

- ① Refuse store
- ② Refuse collection for unit from street

KEY

-  Residents route from core to refuse store (less than 30m from unit entrance to refuse store entrance)
-  On-street individual refuse collection (homes accessed from street)
-  Refuse collection by LBI - weekly collection
-  Loading bay



Upper ground floor





4.0 Plot A

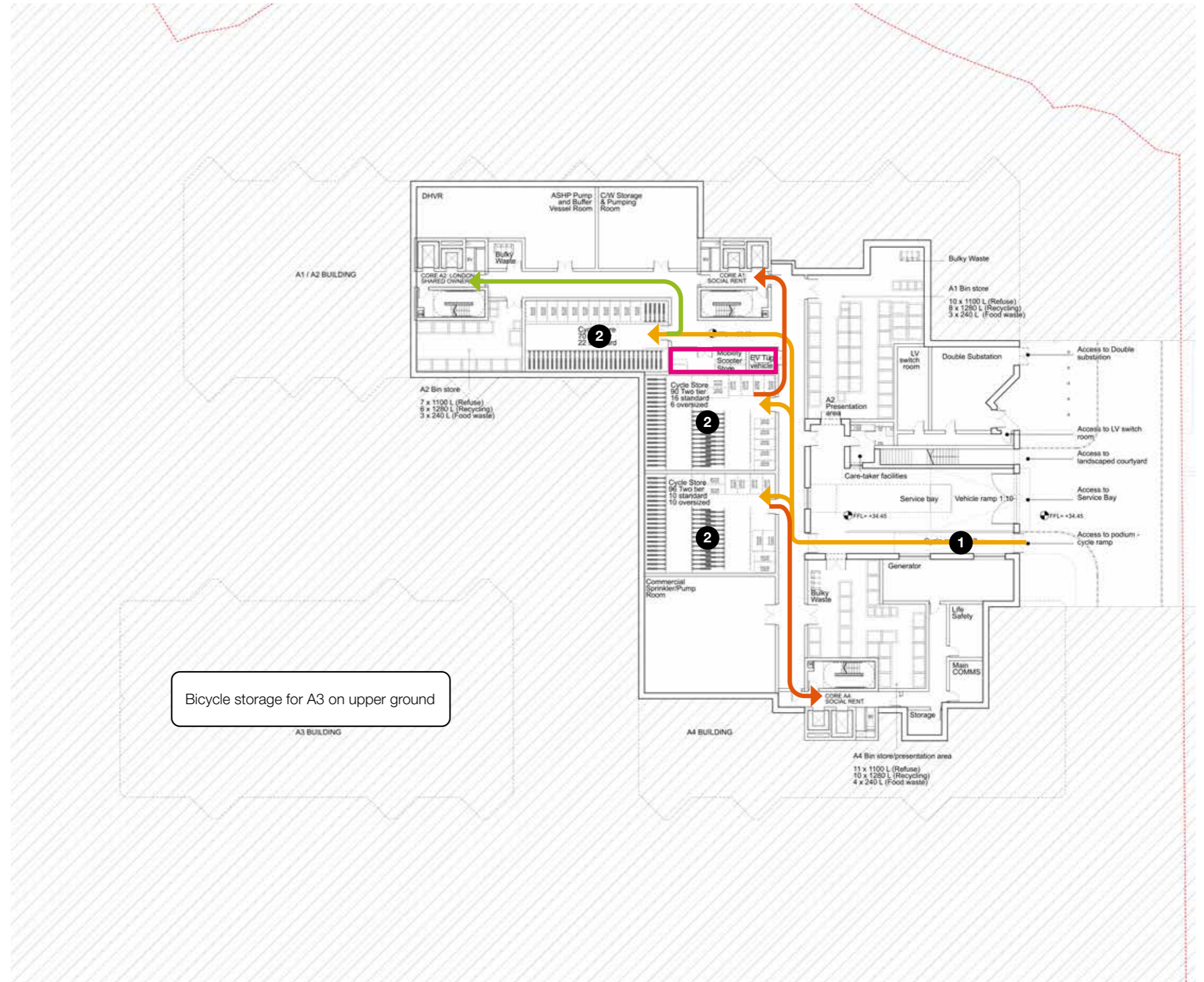
4.13 Bicycle Strategy

The following diagram explains the bike storage at basement level for cores A1, A2 & A4. These cores have direct access to the basement level: and to the shared secured bike store located at this level. External access via a secured 2m wide cycle ramp is located on the eastern edge, adjacent to the loading bay area. Each bike store offers a variety of cycle stands, including oversized and standards Sheffield's stands and two tier racks. A mobility scooter dedicated store is also provided.

- ① Cycle ramp
- ② Bike store

KEY

-  Residents route from external to bike stores
-  Residents route from bike store to social rent core
-  Residents route from bike store to shared ownership core
-  Mobility scooter store for use by Plot A residents



Lower ground 01 floor plan



4.0 Plot A

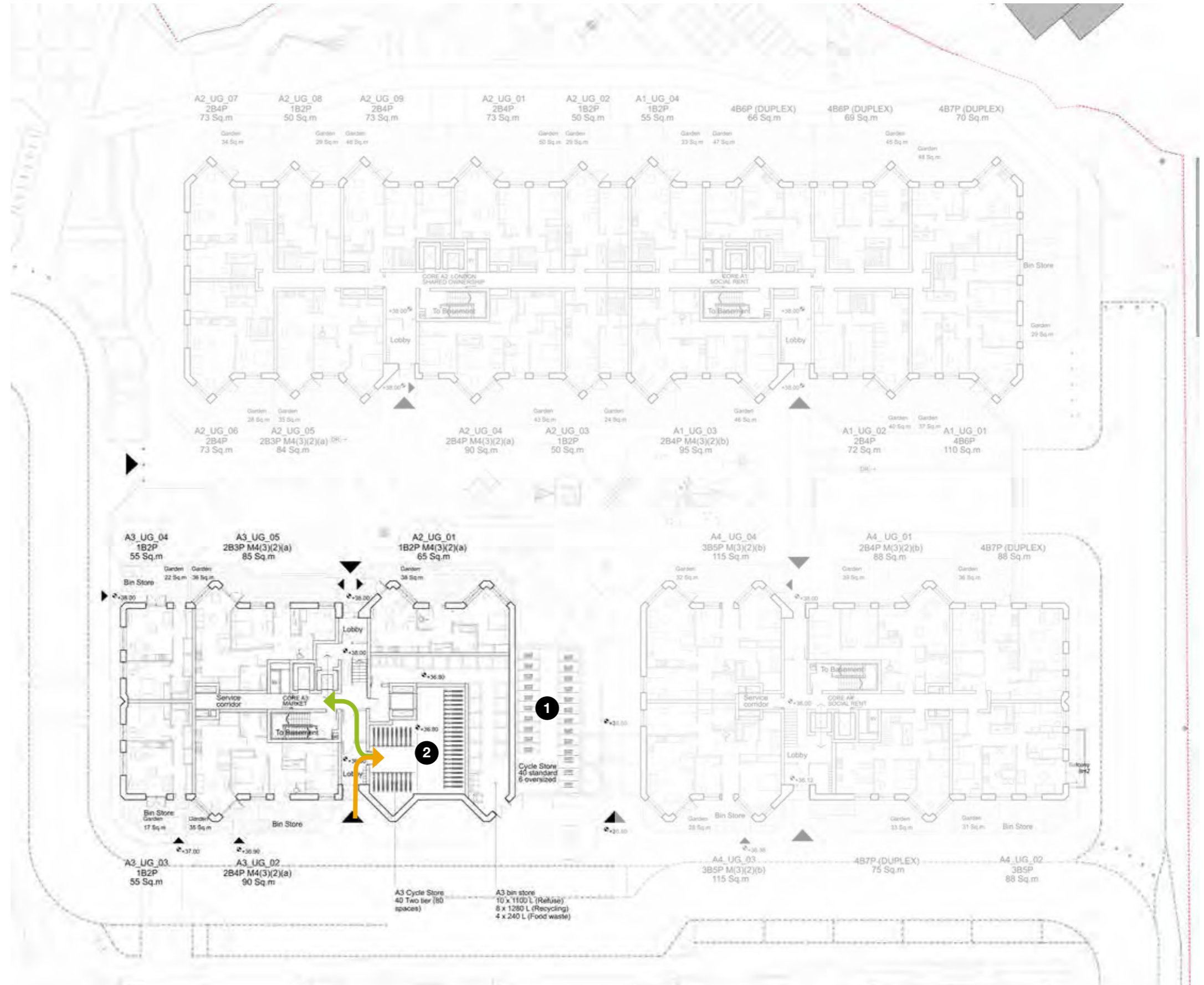
4.13 Bicycle Strategy

To minimize basement excavation and maximize space available in courtyard for planting trees, A3 bike store is located above ground. An internal store with direct access via the lobby is provided, with two tier racks. An additional secured external bike store with Sheffield's stands is also located within the gap between A3 and A4, integrated in the landscape and lined with matching brick of the A3 and A4 buildings.

- ① Sheffield stands in secured external store
- ② Internal Bike store accessed via Lobby

KEY

-  Residents route from external to bike stores
-  Residents route from bike store to market core



Upper ground floor plan

■ 5.0 Plot B



5.0 Plot B

5.1 Location & Summary of Use

Summary

Plot B is the largest plot within the masterplan comprising 321 residential uses and commercial accommodation activating Parkhurst Road. Plot B has 5 buildings, 4 of which are connected at lower ground. Cores B4 and B5 are connected while other buildings are separate identifiable volumes. Between each building is a shared communal courtyard for use of all Plot B residents. Cores B1 and B4 lead to residents roof terraces for the use of residents of that core only.

- ① B1 building stepped for neighbours
- ② Communal courtyard shared between B buildings
- ③ Terraces for residents of that core only
- ④ Plant enclosure for Plot B
- ⑤ Lowered mass for townscape

Social Rent Accommodation:

2 Bed 3 Person	13 homes
2 Bed 4 Person	53 homes
3 Bed 4 Person	1 homes
3 Bed 5 Person	14 homes
4 Bed 6 Person	3 homes

Shared Ownership Accommodation:

1 Bed 2 person	71 homes
2 Bed 3 Person	3 homes
2 Bed 4 Person	34 homes

Market Accommodation:

1 Bed 2 person	52 homes
2 Bed 3 Person	16 homes
2 Bed 4 Person	58 homes
3 Bed 5 Person	3 homes

Total Residential Homes 321 homes

Commercial Areas:

Lower Ground	791 sqm
Upper Ground	361 sqm

Total Commercial Area 1152 sqm



Masterplan axo showing the location of Plot B

5.0 Plot B

5.2 Site Constraints & Opportunities

① Existing Trees

Existing cat A tree and other existing trees to be retained. Root protection zones maintained.

② Existing Levels and Topography

Significant level difference. Terrain levels within Plot B vary from 34.10 to 38.00

③ Views onto the Park

Views towards proposed park and Camden Road New Church create opportunity for quality attractive living and amenity spaces

④ Proximity to Adjacent Properties

Windows of residential home in Fairweather House of Holloway Estate overlooking Plot B site.

④ Proximity to Boundary & Neighbours

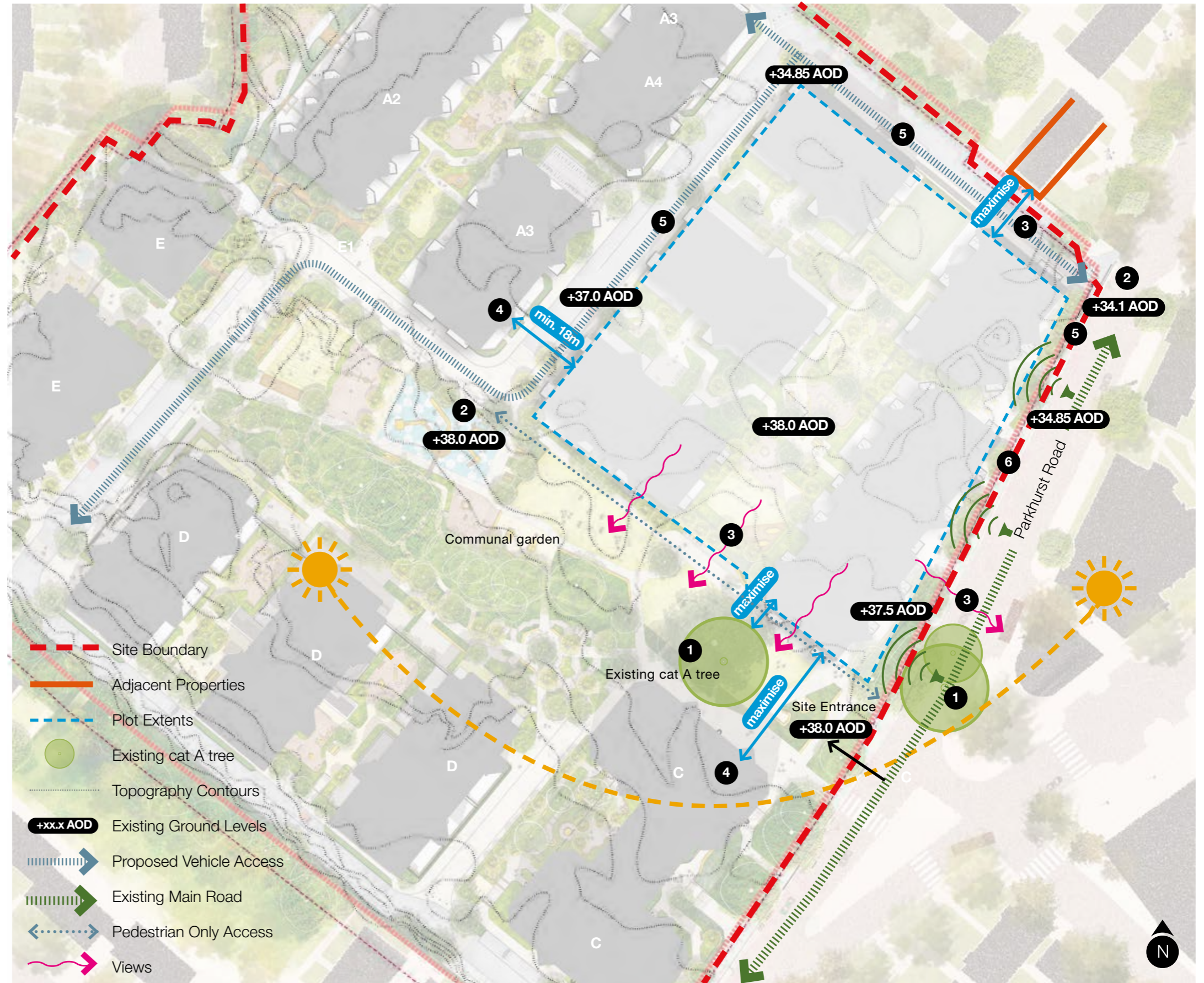
Plot B is surrounded by residential buildings to the North, Parkhurst Road and church to the East, proposed communal amenity space and Plot C to the South and Plot A to the West

⑤ Vehicular Access

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

⑥ Proximity to Main Road

Plot B is adjacent to Parkhurst Road, which is a busy street of high noise pollution. All proposed commercial home are to be located along Parkhurst Road to provide noise buffer and active frontage along this facade.



5.0 Plot B

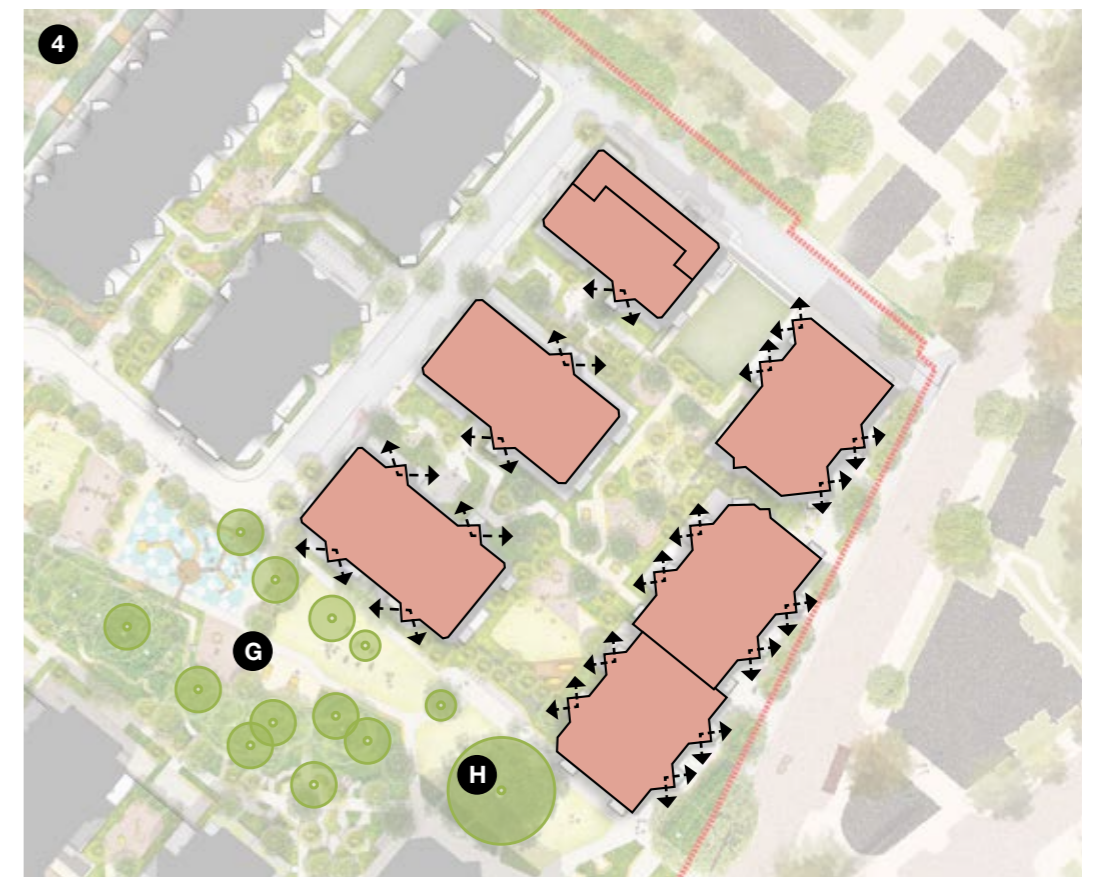
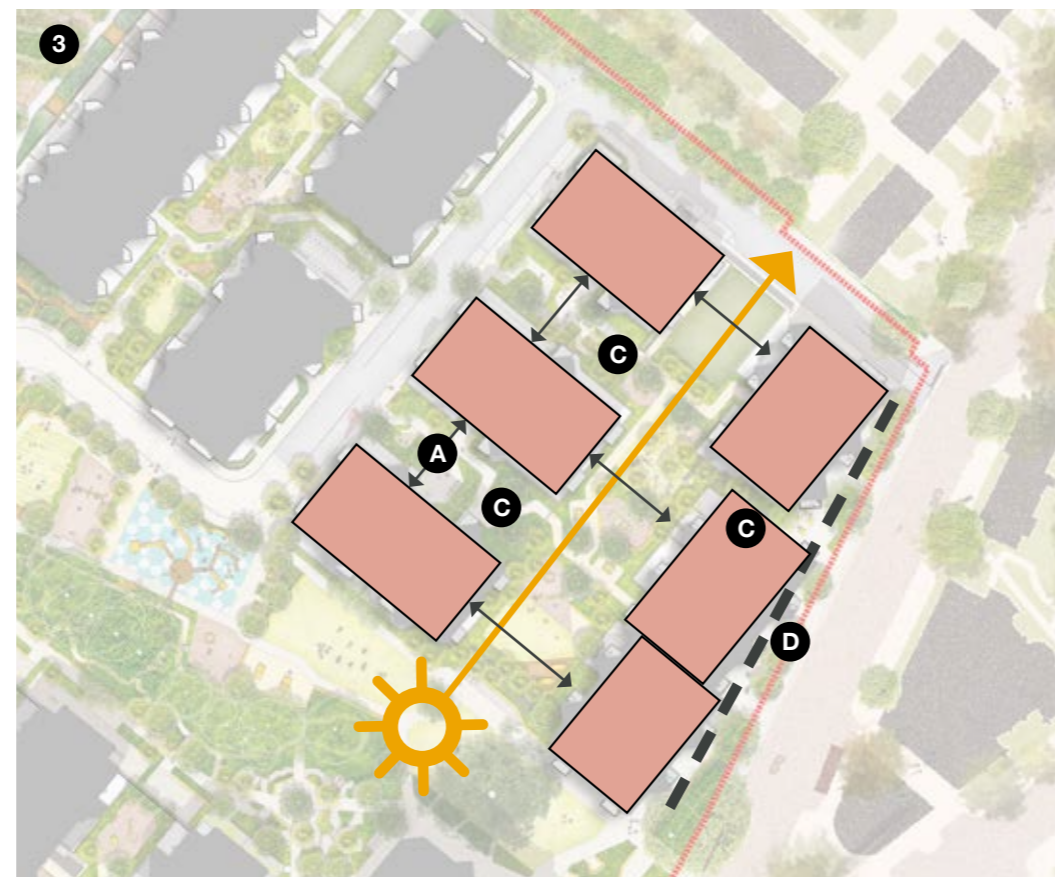
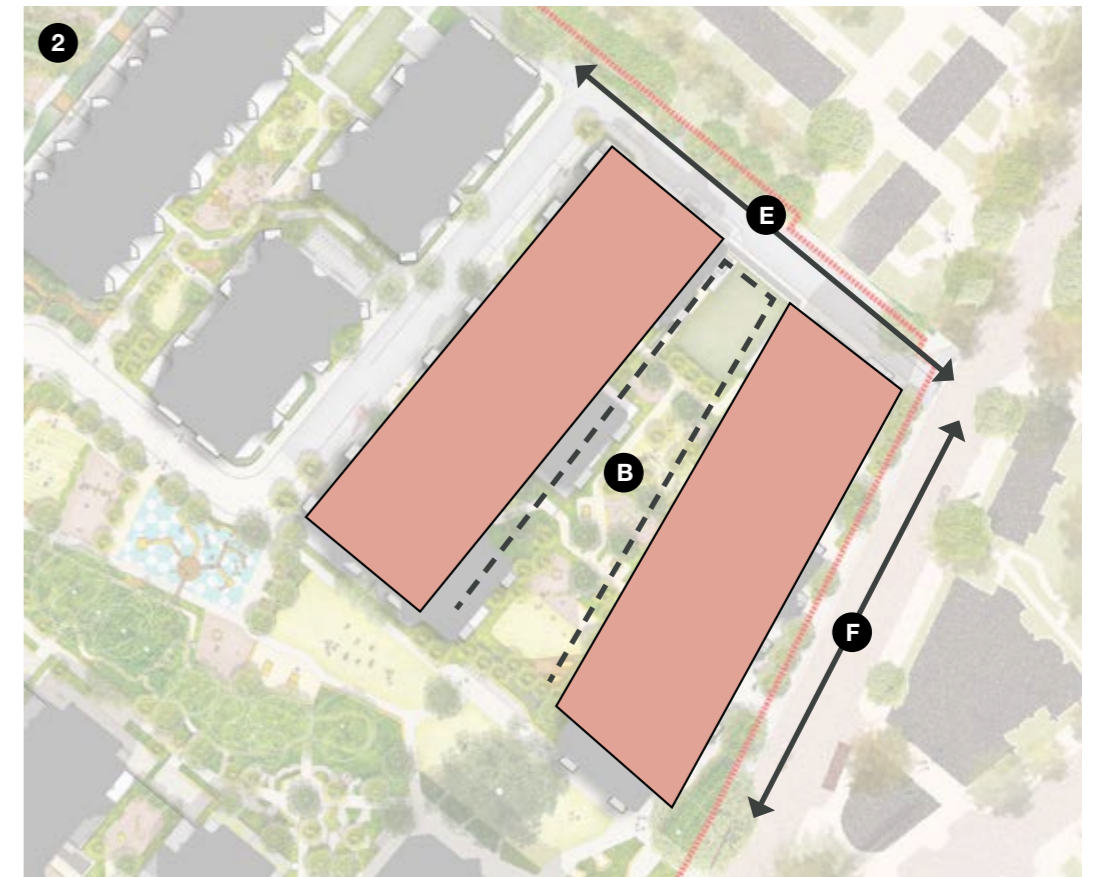
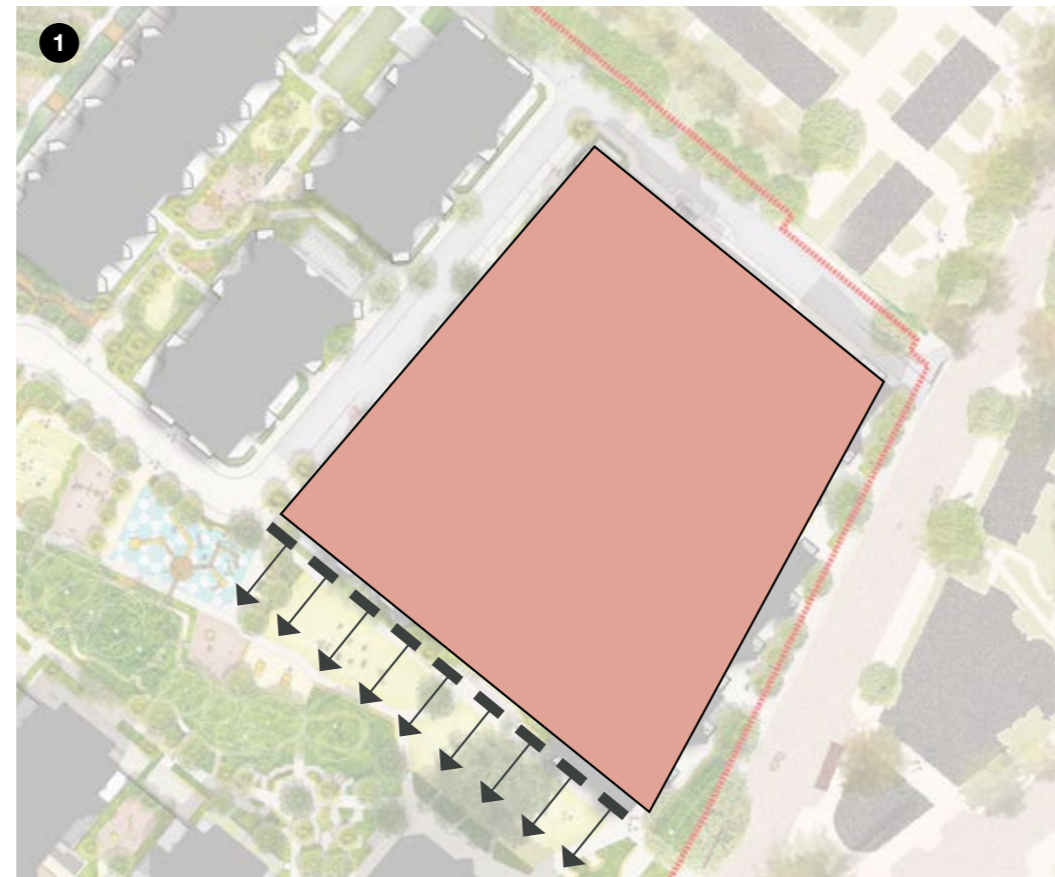
5.3 Design Evolution & Principles

The Figure Ground

Plot B is located at the junction of Parkhurst Road and proposed servicing road. The South - West edge faces proposed park. Design principles have focused on responding to the park / public amenity space, protecting a Cat A tree, creating active frontage, locating commercial accommodation along Parkhurst Road and breaking up the volumes in plan and in height in order to allow quality light to homes and communal spaces. The buildings are articulated with additional corners for improved aspect / light / ventilation.

- ① Lining the park
- ② Creating communal amenity space for residents
- ③ Separate volumes with light between
- ④ Add articulation to increase dual aspect

- Ⓐ Generous gaps between buildings
- Ⓑ Residents' courtyard amenity
- Ⓒ Separated volumes for light and townscape
- Ⓓ Proposed active frontage and commercial uses
- Ⓔ Proposed servicing road
- Ⓕ Parkhurst Road
- Ⓖ Proposed public amenity
- Ⓗ Existing cat A tree



5.0 Plot B

5.3 Design Evolution & Principles

Shaping the Volume

Plot B volume is designed in response to site constraints, immediate context and lighting conditions. Massing design provides variety, complex composition and appropriate scale.

1 Volume along street, opening to the park

Creating continuous street elevation and active frontage along Parkhurst Road and communal residents' courtyard facing proposed large public amenity space.

2 Separated volumes

The volumes are separated into clearly defined buildings carefully positions for light and to create a shared communal space between. Buildings B1-B3 are rotated to allow good light into the proposed residents' courtyard and inside the homes.

3 Responding to views

Articulation in massing, along the Parkhurst Road frontage, introduced in response to townscape considerations. The lowest building (B6) is sensitive to the low rise buildings of the Holloway Estate. The building adjacent to site gateway (B4) is also lower to defer to Plot C the primary marker to the site and give space to the spire of Camden New Church.

4 Softening the mass

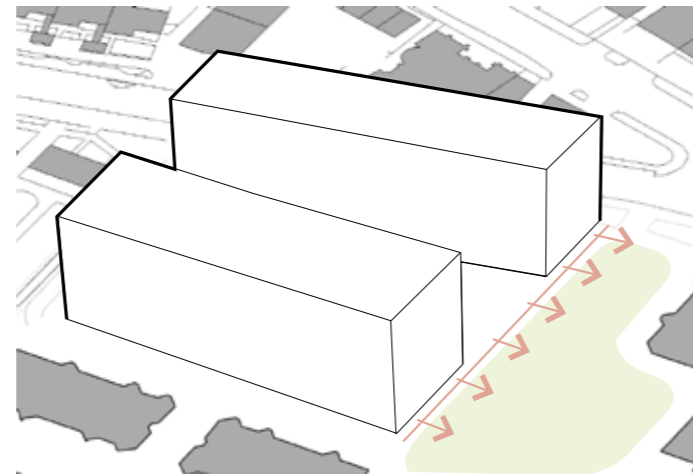
Chamfered corners soften and open for views. Larger chamfers open up gaps to improve within residents courtyard.

5 Projecting corners for dual aspect

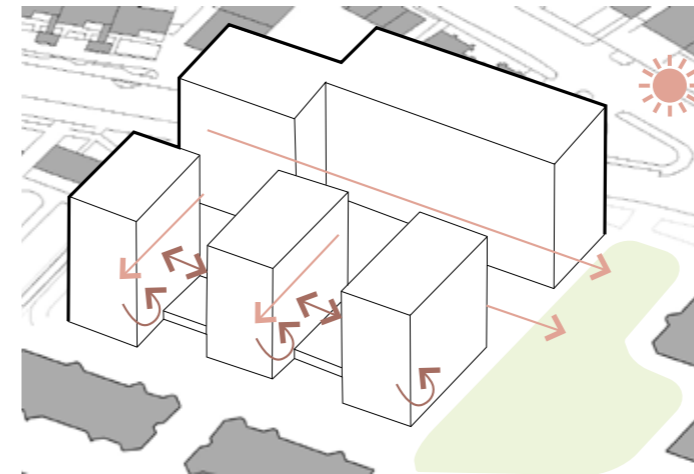
Introduced to provide residential homes with improved aspect.

6 Step down wings

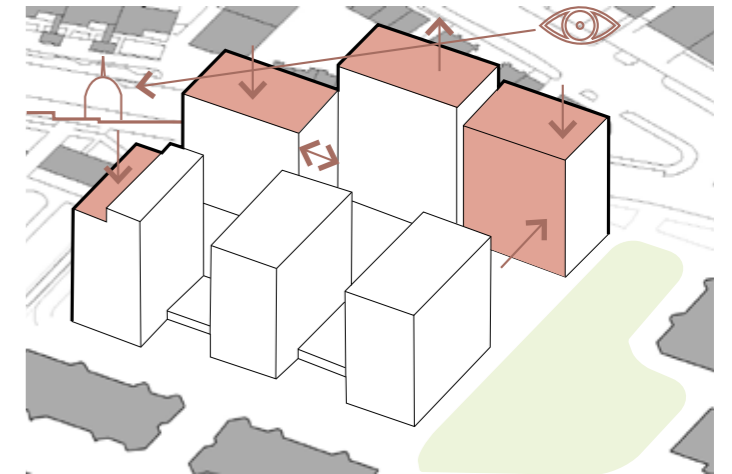
The projecting corners don't extend to the top to maintain a simple silhouette.



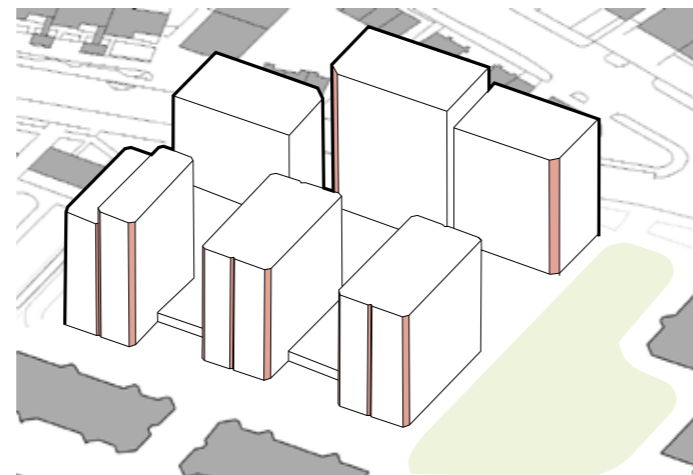
1



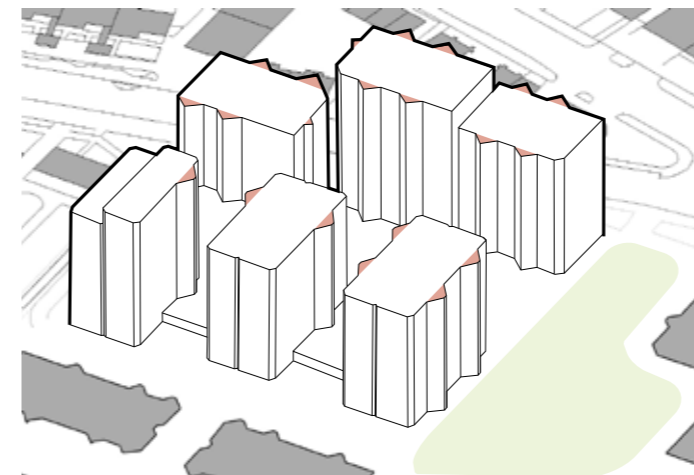
2



3



4



5



6

5.0 Plot B

5.3 Design Evolution & Principles

Design Evolution

The design has evolved through discussion with stakeholders, officers and in consultation with the public. Throughout the process key considerations of townscape, environmental and visual impact have driven the design. These key drivers are set out in the masterplan section of this document. They are summarised as:

- Scale and massing in relation to neighbours
- Townscape views especially from the Hillmarton conservation area
- Ensuring good activation at the ground level
- Quality of internal light and sun on the ground in communal and public spaces
- How the buildings form the gateway to the site
- Root protection zones for the existing trees
- Definition of the urban edges and the continuity of Camden Rd.

Key moments of evolution:

As part of the iterative development there have been some key decisions that have crafted the volumes, these are summarised below:

- May 2020 - Chamfered corners turn the corner into the park.
- June 2020 - Testing balcony positions to slim the volume and reduce the appearance of bulk and mass
- July 2020 - Creating of 3 clearly identifiable volumes that step along Camden Road in continuity of this stepping urban edge.
- September 2020 - Testing a new approach with more corners for improved dual aspect
- December 2020 - Rotating the massing to be parallel to Parkhurst and improve light to the communal courtyard
- January 2020 - Overall reduction in scale towards the Hillmarton corner in deference to the Hillmarton conversation area and the spire of the Camden New Church.
- August 2020 - Reset as three separate volumes with a gaps between for light into the courtyard.



May 2020



May 2020



May 2020



June 2020



June 2020



June 2020

5.0 Plot B

5.3 Design Evolution & Principles



July 2020



July 2020



July 2020



July 2020



August 2020



August 2020



November 2020



December 2020



January 2021



June 2021



August 2021



October 2021

5.0 Plot B

5.3 Design Evolution & Principles

Design Evolution

Similarly the design of Plot B from the park has evolved through discussion with stakeholders, officers and in consultation with the public. Throughout the primary consideration has been the appearance of the mass from this public park, to ensure the buildings do not appear overbearing. Overall the scale of the buildings has reduced as the scheme design has evolved. The buildings now appear smaller and calmer. They can be read as separate buildings rather than one large urban building. This has helped to improve visual permeability.

Key moments of evolution

As part of the iterative development there have been some key decisions that have crafted the volumes, these are summarised below:

- May 2020 - Chamfered corners turn the corner into the park.
- July 2020 - Testing balcony positions to slim the volume and reduce the appearance of bulk and mass
- September 2020 - Testing a new approach with more corners for improved dual aspect
- October 2020 - Testing proportions of windows to the park
- May 2021 - Alternative proposal for separate volumes rotated onto the street.
- July 2021 - Creation of a simple clear silhouette articulated with projecting corners and balconies.



May 2020



May 2020



June 2020



June 2020



June 2020



June 2020



July 2020



July 2020



July 2020

5.0 Plot B

5.3 Design Evolution & Principles



July 2020



July 2020



September 2020



September 2020



October 2020



October 2020



October 2020



October 2020



May 2021



June 2021



July 2021



October 2021

5.0 Plot B

5.3 Design Evolution & Principles

Design Evolution

Similarly the design of Plot B from the corner facing Holloway Road has evolved. Throughout the process we have considered the appearance of the mass from this primary view, assessing the environmental and visual impact for the context.

Overall the scale of the buildings has reduced, now being smaller and calmer. This corner reflects the scale and material quality of the Holloway Estate. The buildings that make up Plot B read as separate buildings rather than one large urban building. This has helped to improve visual permeability.

Key moments of evolution

As part of the iterative development there have been some key decisions that have crafted the volumes, these are summarised below:

- May 2020 - Chamfered corners turn the corner into the park.
- July 2020 - Testing alternative approaches to the corner
- September 2020 - Testing the position of the balconies and the symmetry of the facade
- October 2020 - The courtyard building is split and identifiably separate buildings emerge.
- July 2021 - Creation of long linear building presenting the short elevation to Holloway.
- August 2021 - The Parkhurst building is split apart into smaller buildings with a reduced scale social rent building holding the corner sympathetic in scale to the neighbouring estate.



April 2020



June 2020



June 2020



July 2020



July 2020



July 2020

5.0 Plot B

5.3 Design Evolution & Principles



July 2020



August 2020



August 2020



August 2020



October 2020



October 2020



October 2020



July 2021



July 2021



October 2021

5.0 Plot B

5.3 Design Evolution & Principles

Design Principles

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

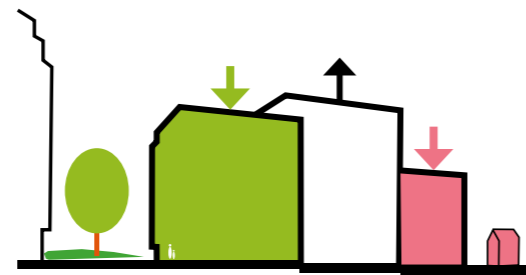
① Along the Parkhurst Rd frontage the massing is pushed up in the middle and down towards the Holloway Estate (pink) and towards Plot C (green). The aim of the strong steps is to emphasise, alongside stepping in plan, three separate and identifiable buildings along the frontage. The massing is low towards Plot C to give space in the skyline to the truncated spire of the Camden New Church opposite. As a result, the spire can clearly be seen as the primary element of significance as you walk up Camden Road silhouetted in the sky. The massing is low towards the North East corner to be sensitive to the scale of the immediate neighbours in the Holloway Estate.

② As noted in the masterplan section, the smaller buildings along the street are rotated to improve the light into the street and the internal light of the homes surrounding these elements. This change creates variety in the street scape and moments of light and shadow in the communal courtyards and the public street.

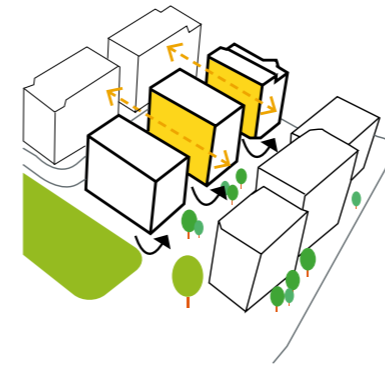
③ In order to create calm simple background to the more prominent important landmark of the Camden New Church the silhouette is kept deliberately simple. The projecting corners of the lower floors stop before the top giving a strong clear shape to the parapet line. Balcony materials are changed from brick to concrete to help emphasise the clarity and simplicity of the shape.

④ Strong chamfers are introduced at key moments to cut and sculpt the massing for views through or into / to make space for light / trees / windows.

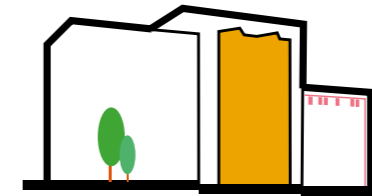
① Stepped massing for townscape



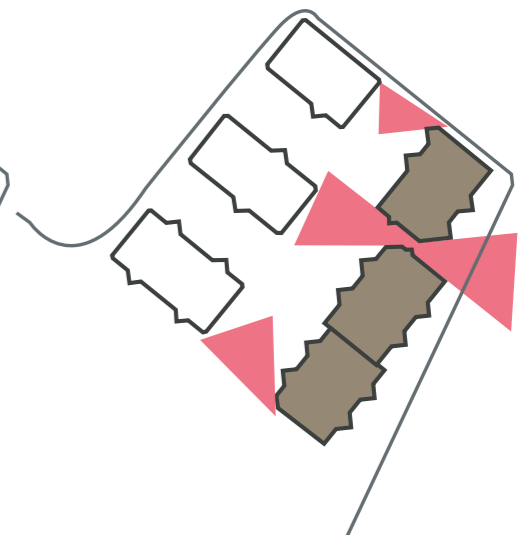
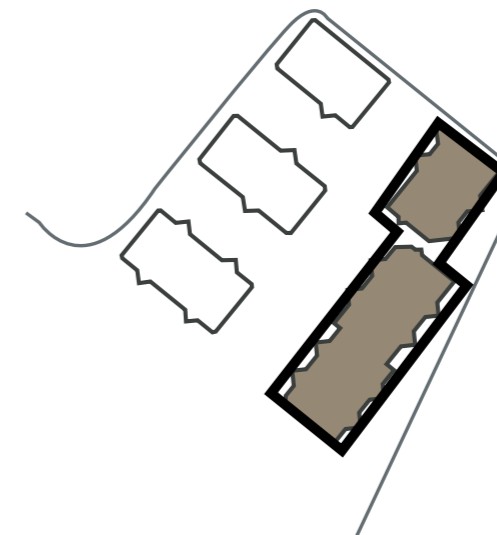
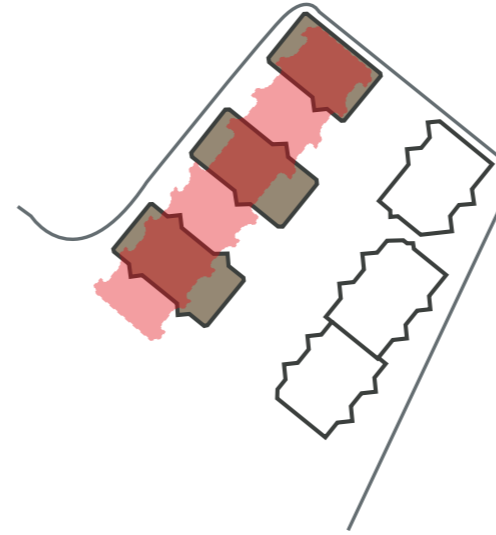
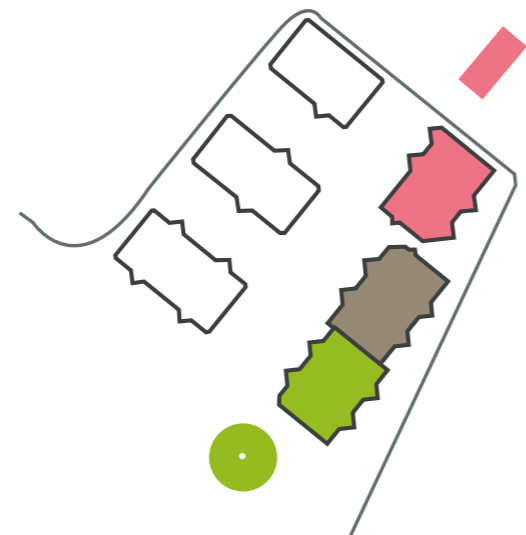
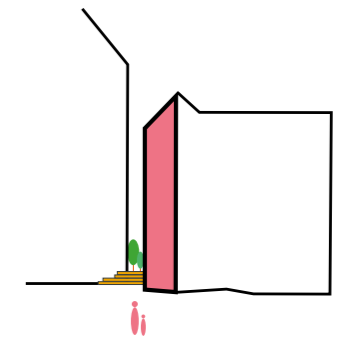
② Massing rotated to create light and views



③ Simple silhouettes



④ Strong chamfers where needed



5.0 Plot B

5.3 Design Evolution & Principles

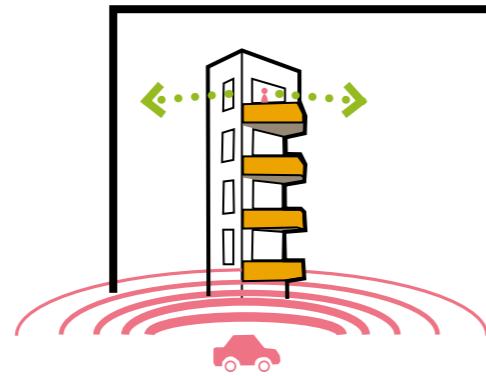
⑤ On the primary facing urban elevation towards Parkhurst Road, projecting corners provide longer views and improved aspect. The projecting corners hold brick balconies protecting the amenity from the noise and busy life of the main road. These stop short of the ridge line to maintain a simple silhouette.

⑥ Within the masterplan away from the busy main road concrete balconies address the more public streets and areas of public realm. Metal balconies are set within communal courtyard spaces and between facing elevations. The change in balcony material helps to define the character of the spaces from most formal and urban to more private and social.

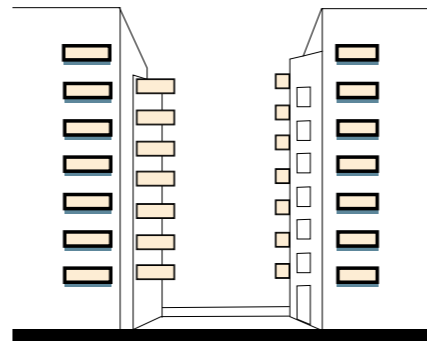
⑦ For buildings B1-B3 which are set in close proximity to the central street we introduce micro chamfers to address each corner, helping turn your eye and soften the ends in close proximity.

⑧ Communal entrances are set within landscaped spaces rather than directly from street. These create active micro parks open to the public, breathing life and nature into the spaces between and improving the overall urban greening factor.

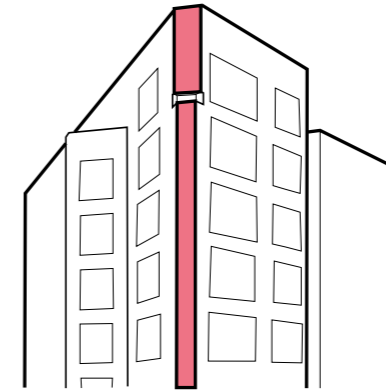
⑤ Corner projections and brick balconies



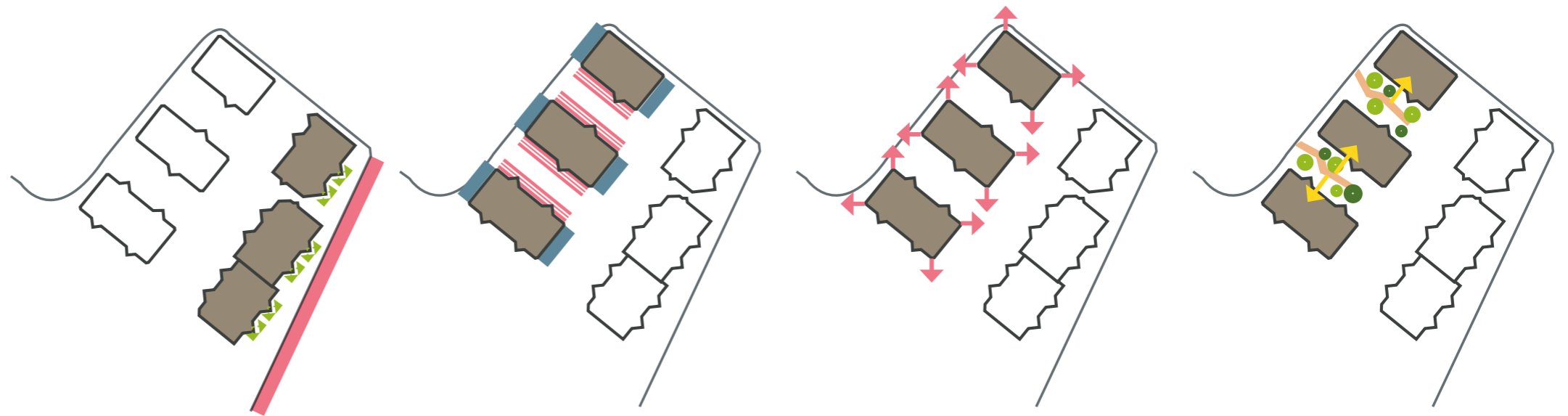
⑥ Concrete balconies to more urban conditions, metal balconies for communal spaces



⑦ Address corners in detail



⑧ Landscaped entrances



5.0 Plot B

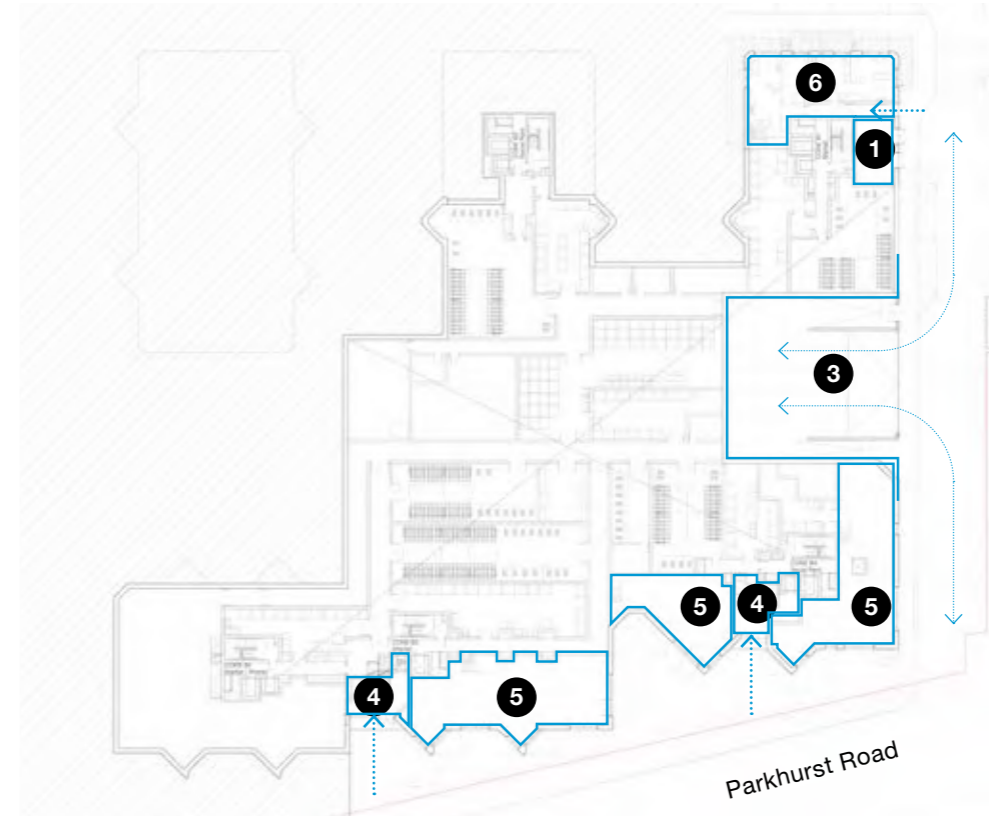
5.4 Design Evolution & Arrangement Principles

Commercial Arrangement Principles

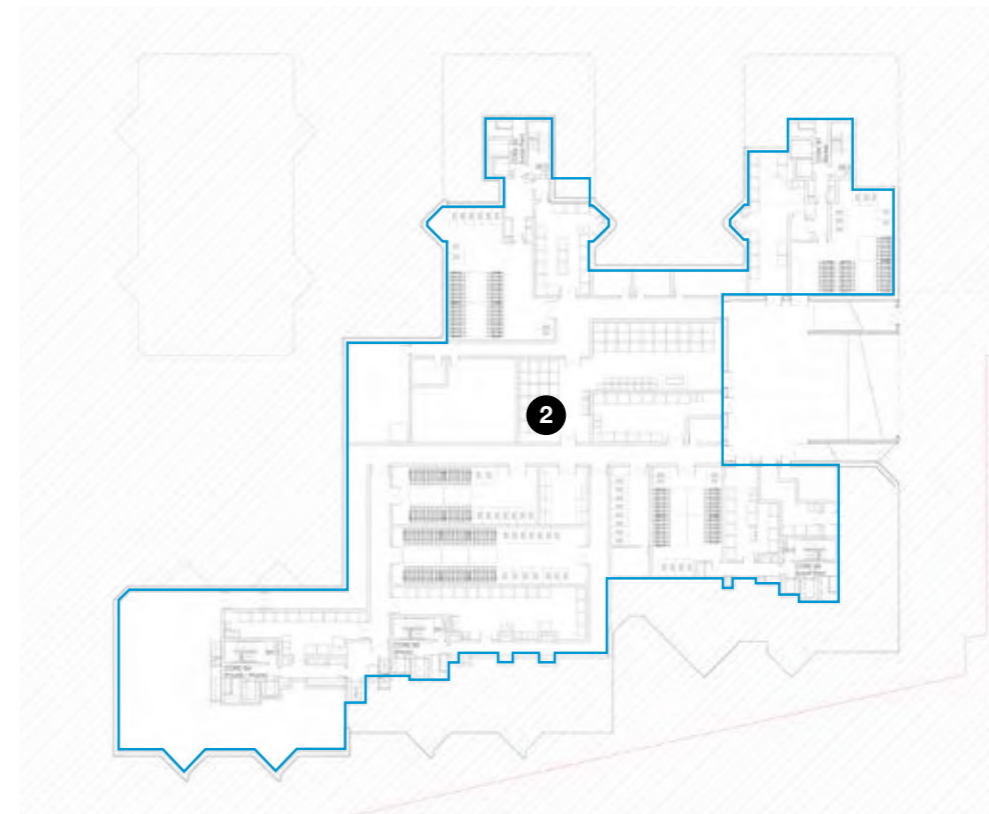
The lower floors of Plot B provide commercial uses along Parkhurst Road split over two floors negotiating the level change across the site. Commercial units are drawn at the maximum size for future flexibility and each can be split into two or three units depending on future requirements. Set behind the commercial space is the ancillary accommodation for each of the five cores that have direct access. By collecting this ancillary accommodation and locating it beneath the landscape space above we have reduced the areas of inactive frontage onto public routes and maximised the commercial or residential facade.

B1 and B2 have access to semi submerge podium, however B3 is kept entirely separately with all of its own ancillary accommodation set at ground floor and away from the public facing elevations. This arrangement has helped reduce the overall size for the podium area to maximise efficiency.

- ① Double substation accessed from street
- ② Ancillary spaces
- ③ Covered loading bay and access to bike stores
- ④ Residential entrance lobbies
- ⑤ Commercial units accessed from street
- ⑥ Homes accessed from street



Lower Ground Floor (street level +34.8 AOD)



Lower Ground Floor (basement level +33.5 AOD)

5.0 Plot B

5.4 Design Evolution & Arrangement Principles

Residential Arrangement Principles

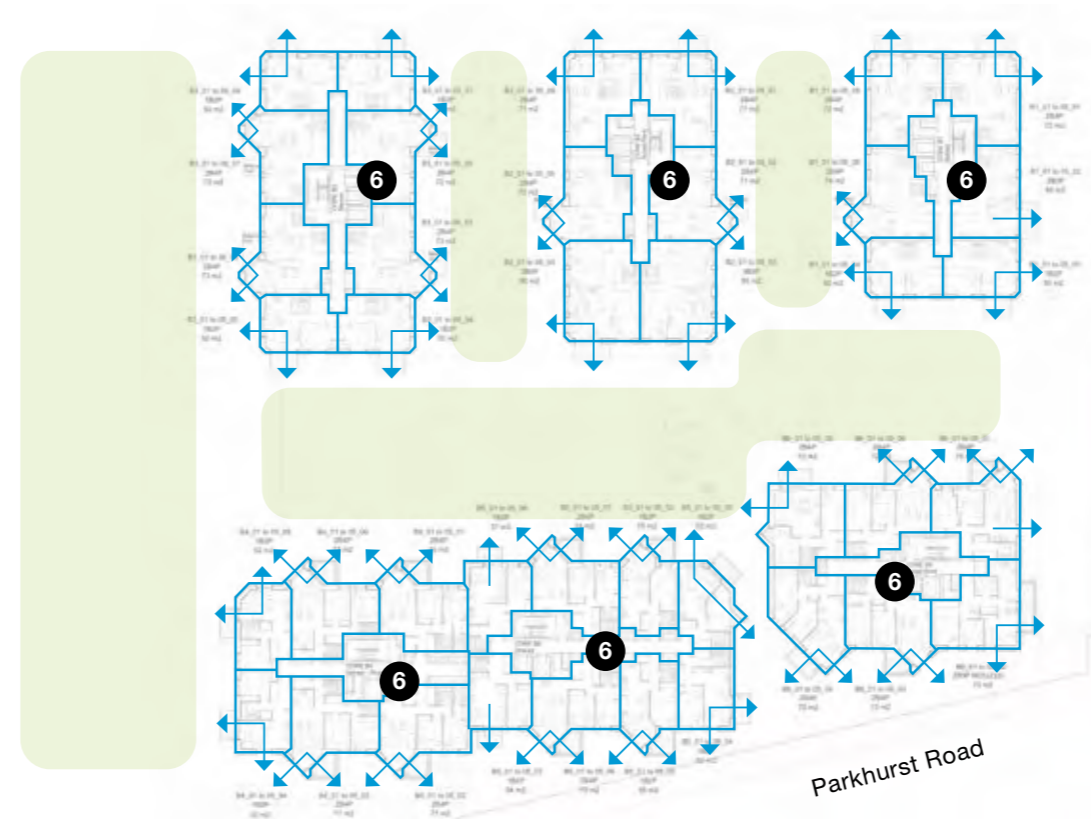
The residential accommodation is set on the upper ground floor and above. To B1-B3 there are large family sized and accessible homes with direct access from street and private amenity space. To B4-B6 the residential accommodation is located on the courtyard side only, with commercial units facing the urban frontage.

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

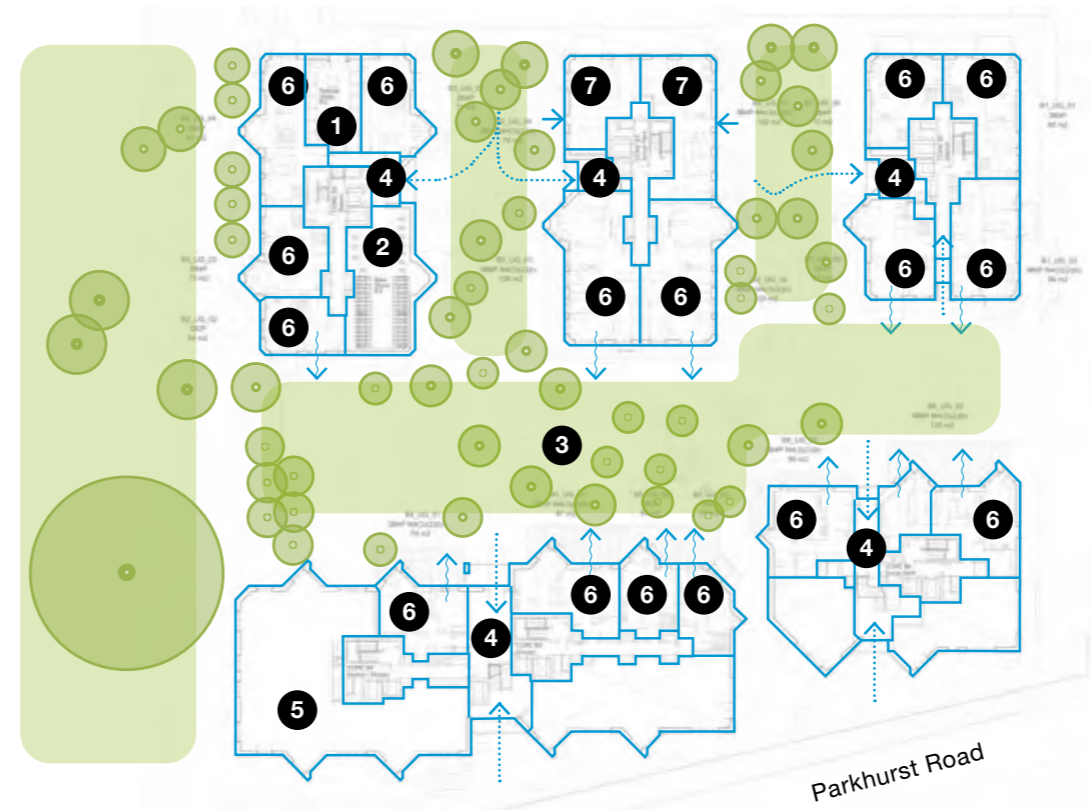
In some homes dual aspect is achieved by projecting corners, which improve quality of light inside the homes and also form architectural features.

- ① B3 refuse store
- ② B3 cycle store
- ③ Communal gardens for plot B residents
- ④ Residential entrance lobbies
- ⑤ Commercial units accessed from street
- ⑥ Homes accessed from central corridor
- ⑦ Homes accessed from street

- Views
- ↕ Dual Aspect
- Entrance Route



First Floor (typical floor)



Upper Ground Floor (garden level)

5.0 Plot B

5.5 Landscape Summary

Landscape at Ground Floor

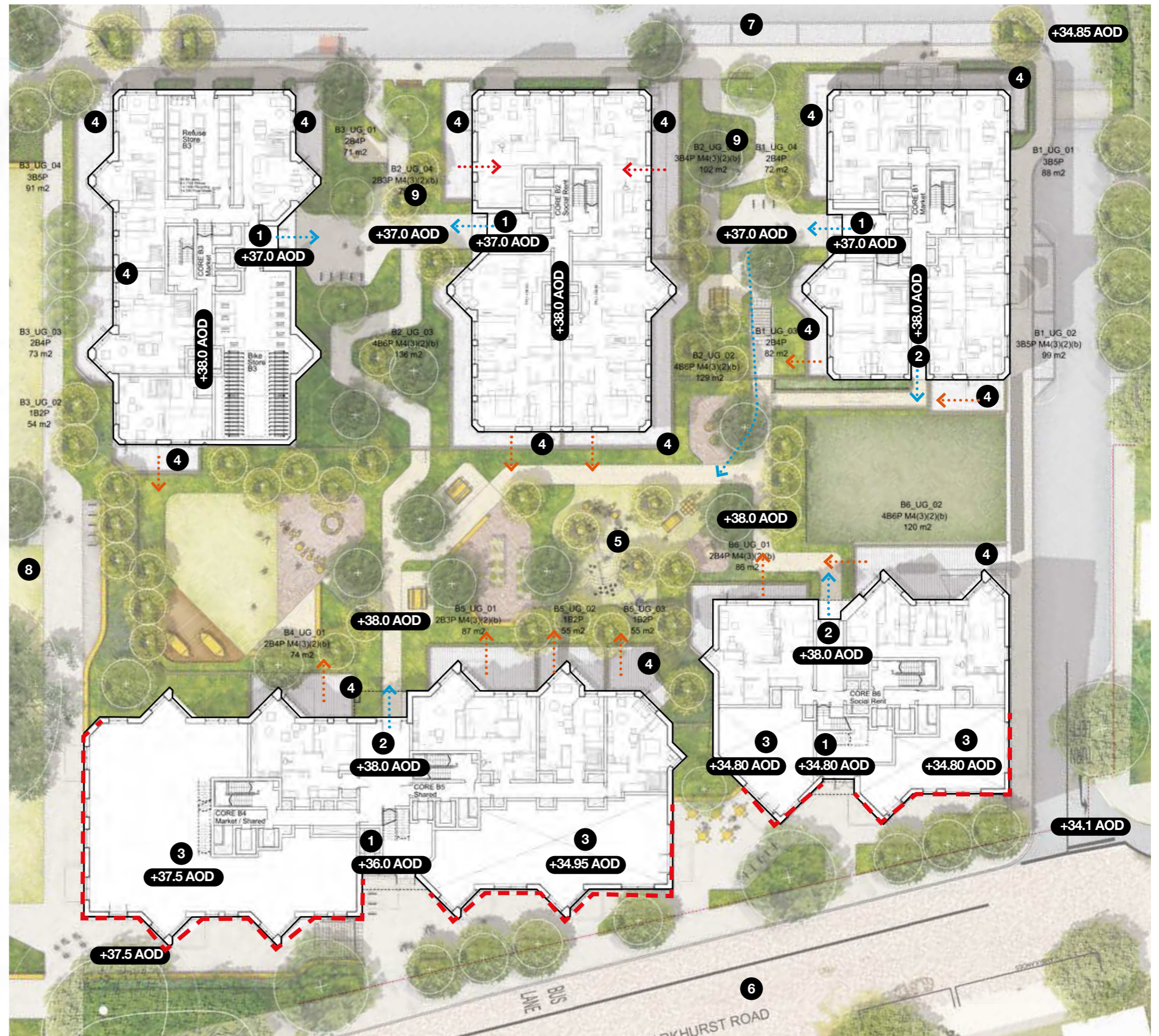
Landscape at upper ground level comprises large shared amenity space for Plot B residents use, private amenity spaces adjacent to homes and pedestrian access routes from residential lobbies and private amenity spaces directly to courtyard. Main courtyard garden benefits from southern lighting and gaps between buildings to provide good quality sun light throughout the day.

Substantial level difference at ground floor of Plot B has created challenges and opportunities for creative solutions to landscaping design. For further detail refer to the landscape document.

The main courtyard space (no. 5) located at level +38.00 AOD is accessed by residents either by pedestrian routes between buildings or via residential lobbies (no. 2) of buildings B1, B4, B5 and B6. Along Parkhurst Road elevation where commercial units are located at ground floor a safe pedestrian route has been provided, separated from busy street by a line of soft landscaping and trees to help with activation of the route adjacent to the main street facade of the plot and one of the main street frontages of the scheme.

- ① Residential entrance lobbies
- ② Access to courtyard
- ③ Commercial units
- ④ Residential private amenity spaces
- ⑤ Residential courtyard for Plot B residents
- ⑥ Parkhurst Road
- ⑦ Proposed servicing road
- ⑧ Proposed public amenity space
- ⑨ Planted soft landscaping

- ➡ Access to Plot B residents' courtyard
- ➡ Private access to courtyard from homes
- ➡ Street access to homes
- Commercial active frontage



5.0 Plot B

5.5 Landscape Summary

Landscape at roof level

All roofs of Plot B have been designed as brown roofs. On top of building B1 and B4 residents' terraces have been allocated and stair and lift access to these has been provided.

Other roofs where only service and maintenance access is required are accessed via stair (B1, B5 and B6) or via hatch (B1 and B2).

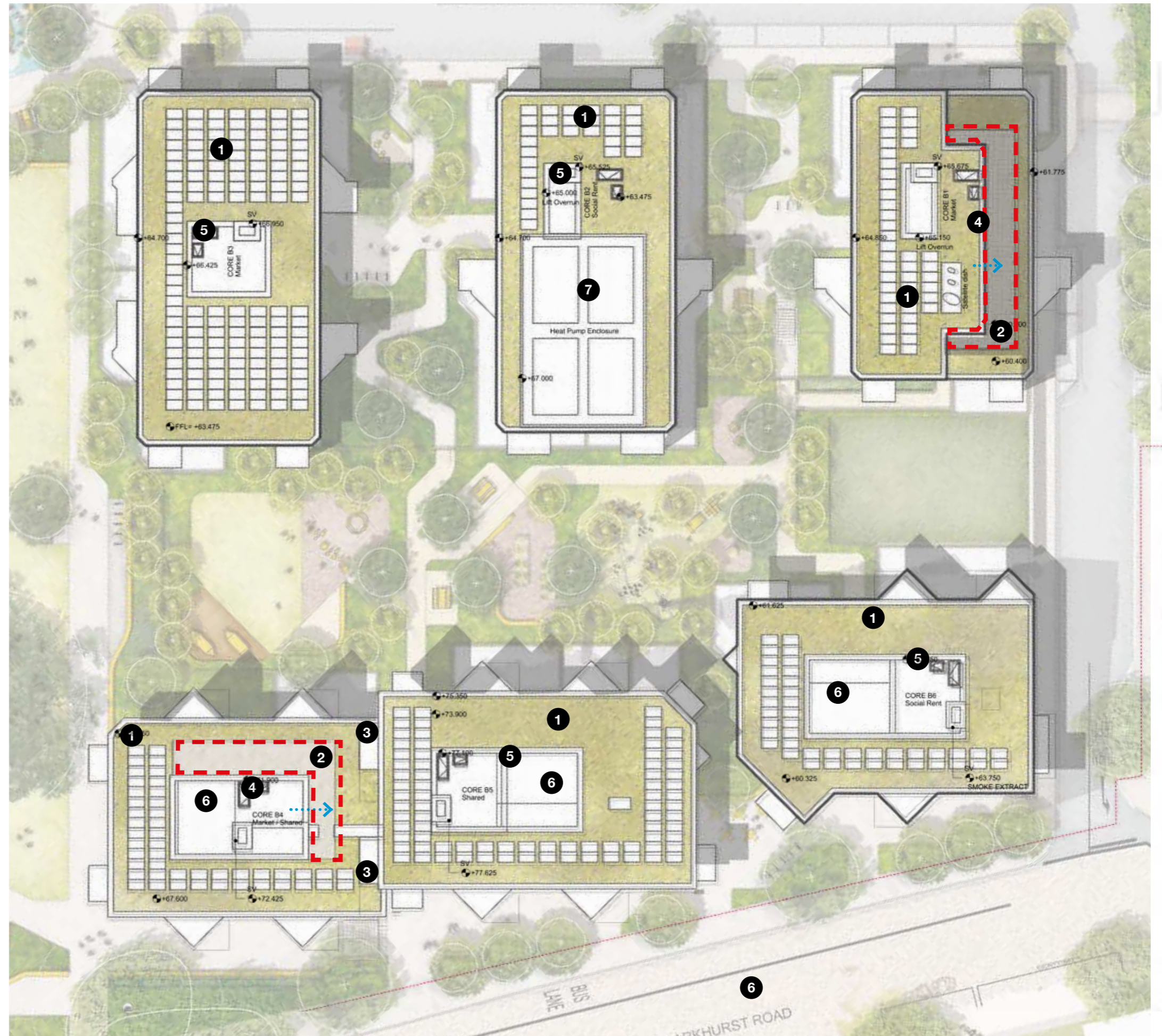
Two residential homes in building B5 have their private amenity spaces on as roof terraces.

Commercial plant areas are located on roofs of plots B4, B5 and B6.

ASHP plant and their enclosure are located on building B2 and serve entire Plot B.

- ① Brown roofs
- ② Residents' roof terraces
- ③ Private amenity spaces
- ④ Cores providing resident's access to roofs
- ⑤ Service and maintenance access only
- ⑥ Plant areas
- ⑦ ASHP with enclosure

-➔ B1 and B4 residents' access to roof terraces
- — — Residents terrace extent



5.0 Plot B




5.6 Layout

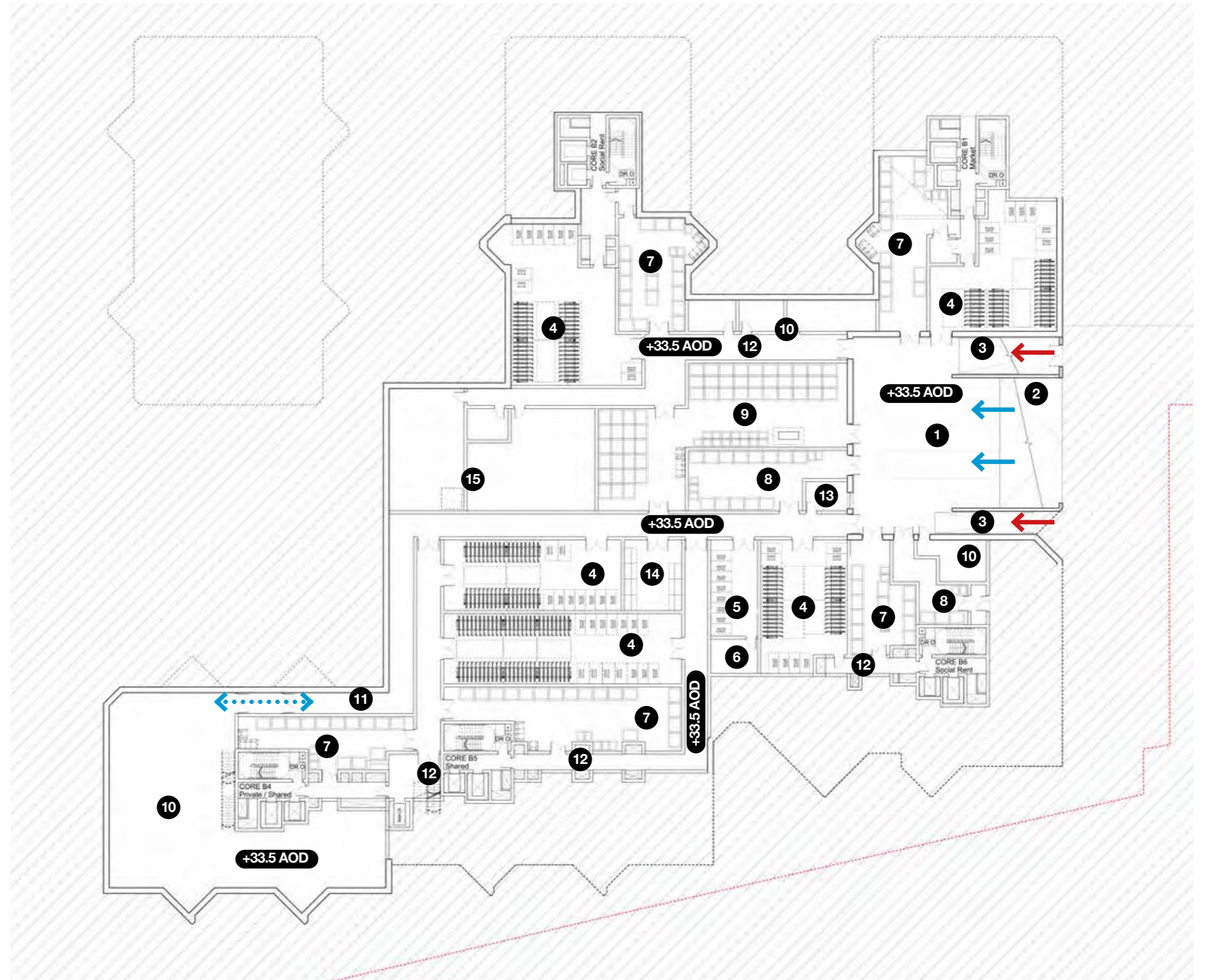
Lower Ground floor plan (basement)

The lower ground floor is split on two levels, partly below ground at +33.5 AOD and another part at street level comprising two residential homes in building B1 and commercial units accessed from Parkhurst Road.

This below ground level at +33.50 comprises ancillary spaces, servicing corridors and covered loading bay with vehicular and bike ramps as well as the lower floor of one of the commercial units located in building B4.

- ① Covered loading bay
- ② Vehicular ramp to loading bay
- ③ Cycle ramp to cycle stores
- ④ Residential bike stores
- ⑤ Commercial bike store
- ⑥ Commercial shower facility
- ⑦ Residential refuse stores
- ⑧ Commercial refuse stores
- ⑨ Bin presentation area
- ⑩ Double storey commercial unit (lower floor)
- ⑪ Commercial service corridor
- ⑫ Residential service corridor
- ⑬ Care taker's facility
- ⑭ Mobility scooters
- ⑮ Ancillary spaces

-  Vehicular access to loading bay
-  Ramp access to bike stores
-  Commercial servicing access





4.0 Plot B

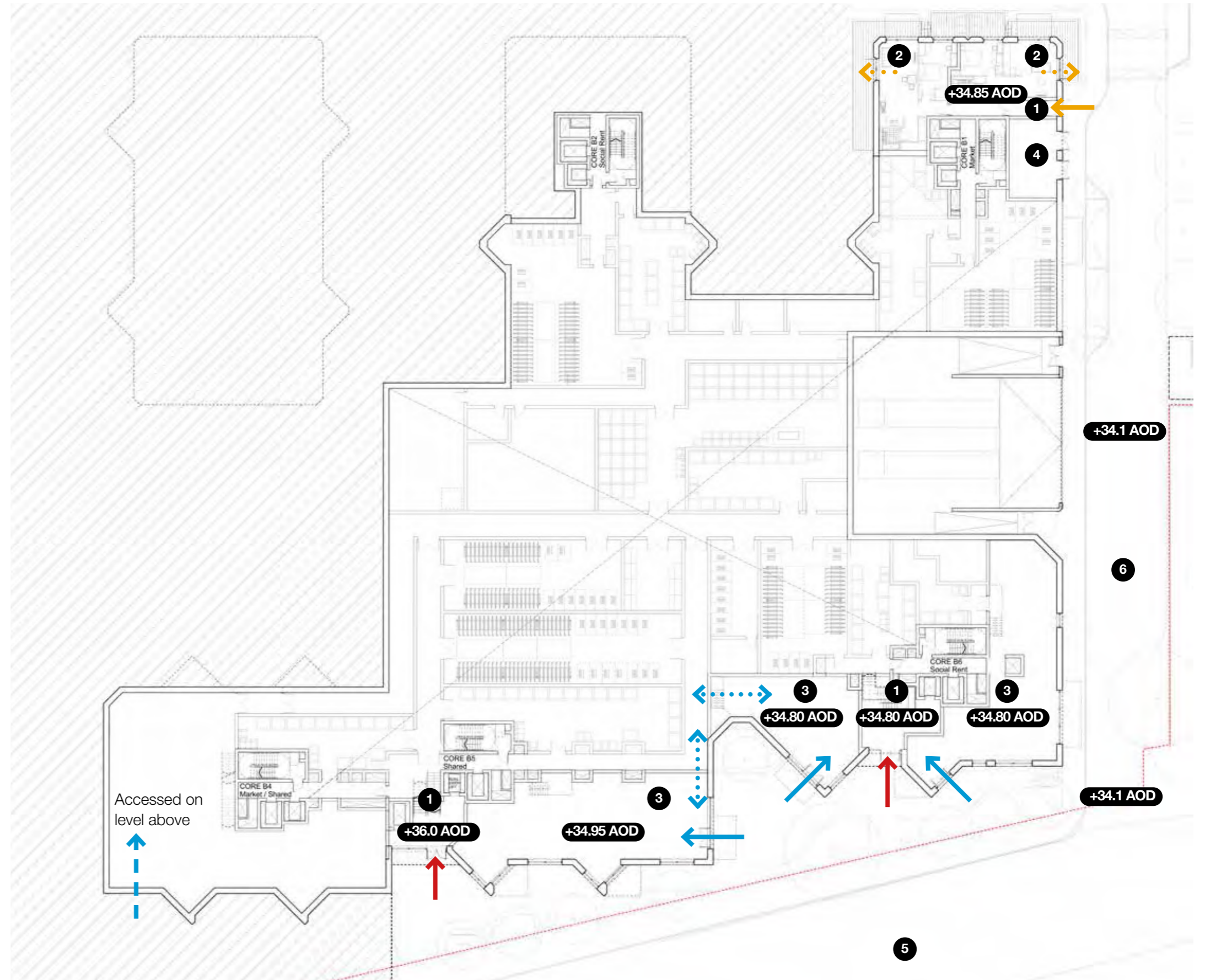
5.6 Layout

Lower Ground floor plan

The plan shows the spaces accessed from street level. These are two homes at +34.85 in building B1 and commercial units and residential lobbies along Parkhurst Road at level +34.8 and +36.00.

- ① Residential entrance lobbies
- ② Residential homes accessed from internal corridor and with secondary access street or courtyard
- ③ Commercial units
- ④ Double substation
- ⑤ Parkhurst Road
- ⑥ Proposed service road

-  Primary access to residential lobbies
-  Secondary access to residential lobbies
-  Primary access to residential homes
-  Secondary access to residential homes
-  Access to commercial units
-  Commercial servicing access



5.0 Plot B

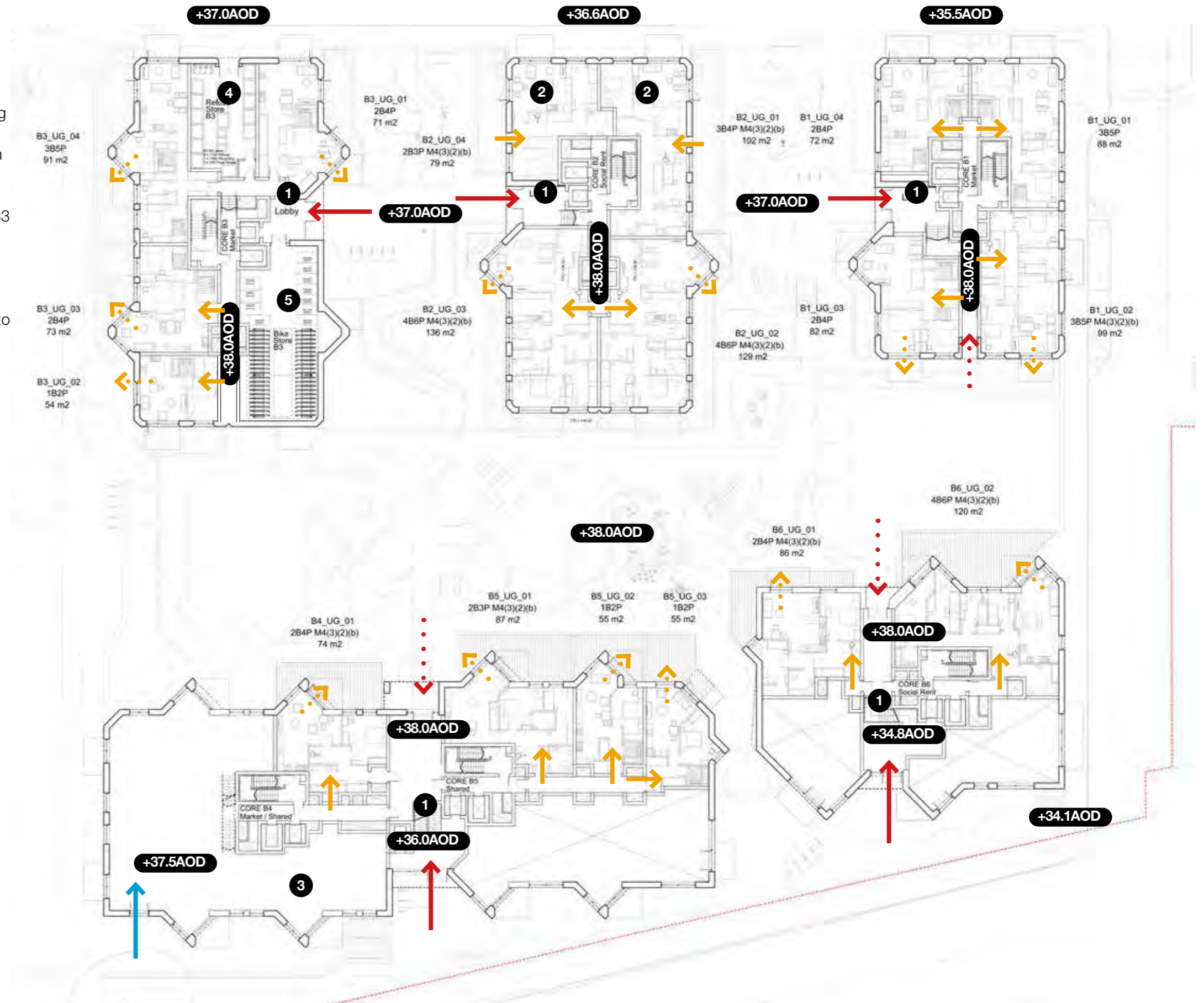
5.6 Layout

Upper Ground floor plan

Buildings B1, B2 and B3 are accessed via courtyard at level +37.00. There are also some homes in B1 and B2 that are accessed directly from street. Secondary access to courtyard garden has been provided in building B1 for disabled residents. B4, B5 and B6 have primary access from Parkhurst Road and secondary access from courtyard garden. Cores B4 and B5 share one entrance lobby. Double storey commercial unit in building B4 is accessed at level +37.5 from Parkhurst Road. Building B3 does not have access to basement, therefore its refuse store and bike store have been located at Upper Ground level. Refuse store is accessed directly from street and bike store is accessed from entrance lobby. All private terraces at Upper Ground have direct access to courtyard garden at level +38.00

- ① Residential entrance lobbies
- ② Residential homes with primary access from street
- ③ Double storey commercial unit (upper floor)
- ④ B3 refuse store
- ⑤ B3 cycle store

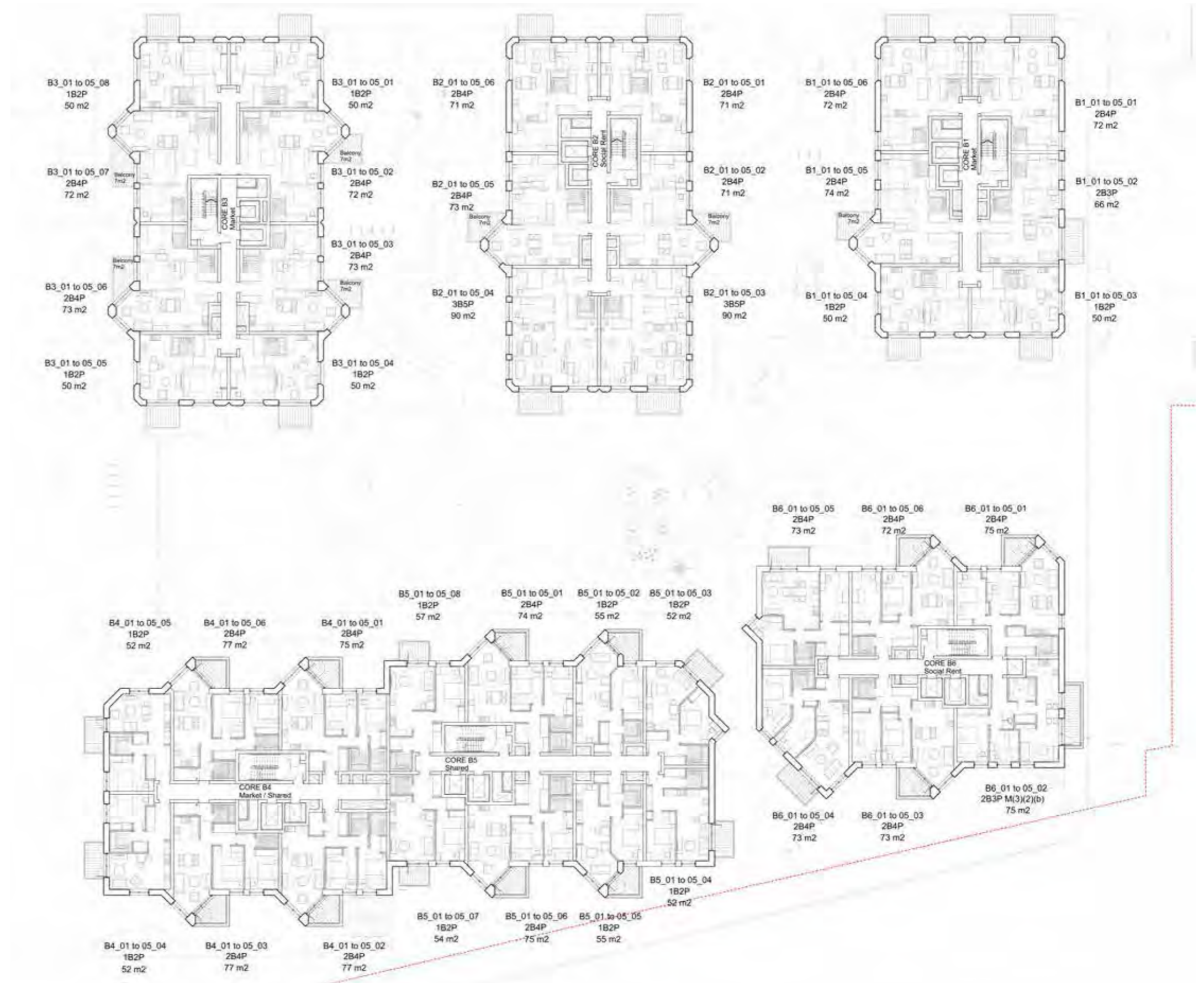
- Primary access to residential lobbies
- Secondary access to residential lobbies
- Primary access to residential homes
- Secondary access to residential homes
- Access to commercial units



5.0 Plot B

5.6 Layout

First and second floor plan

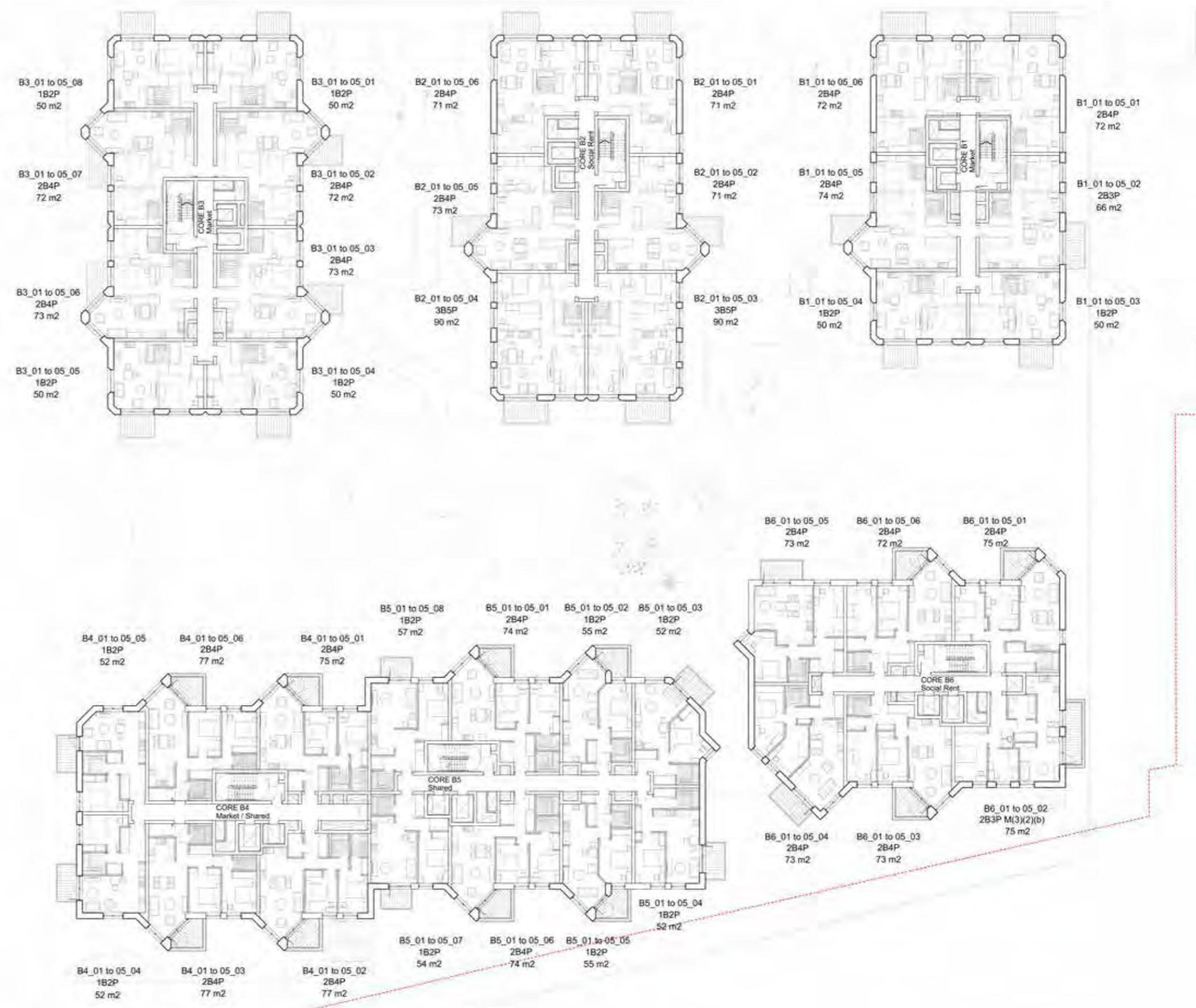


5.0 Plot B

5.6 Layout

Third floor plan

Third floor apartment layouts are the same as on floors below, however windows are reduced where possible for daylight to minimize overheating. All flats on these levels are dual aspect, except 2 one bedroom flats accessed from core B5 and 1 two bedroom 3 people flat in building B1.

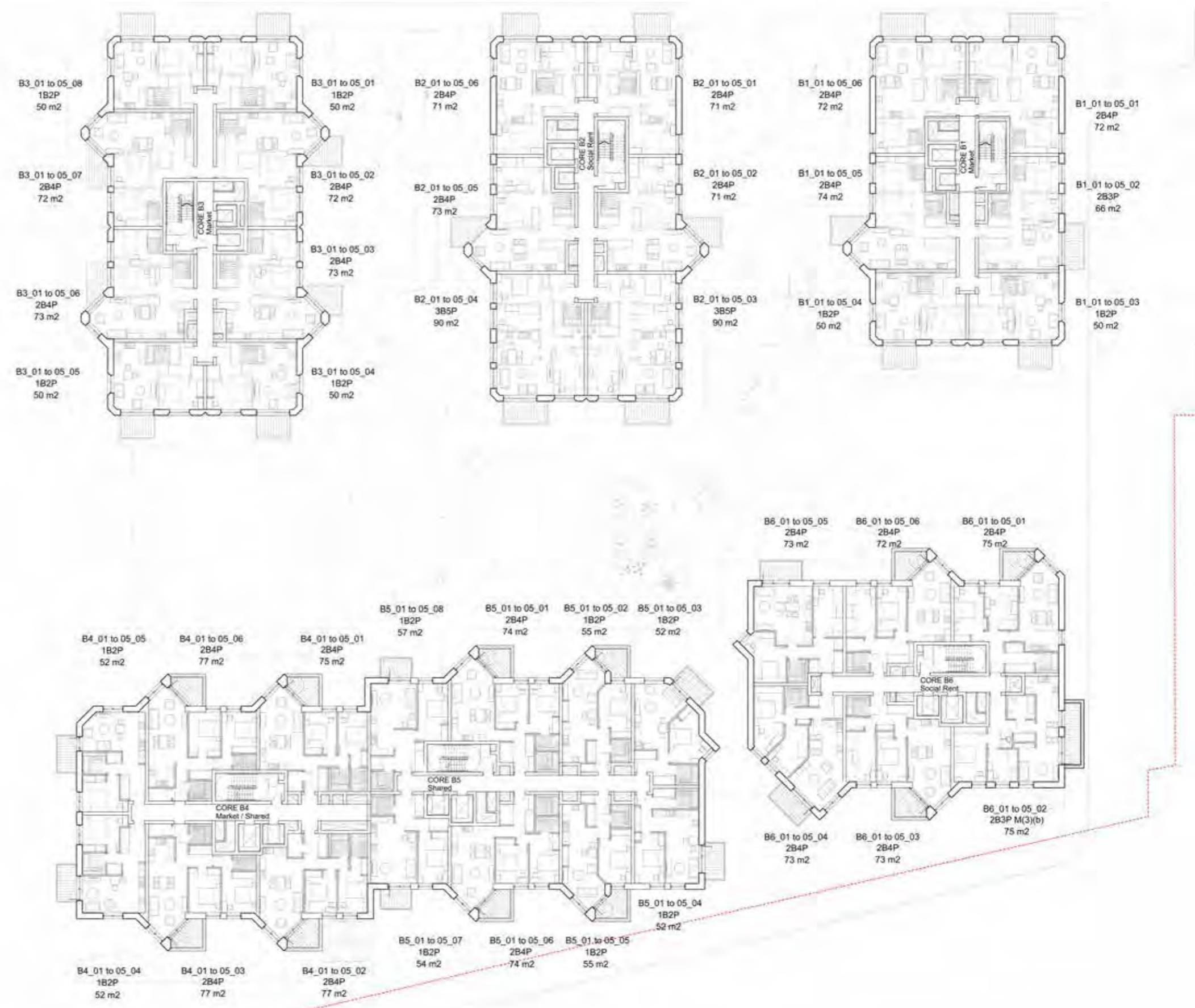


5.0 Plot B

5.6 Layout

Fourth and fifth floor plan

Fourth and fifth floor layouts are the same as on floors below, however more windows are reduced where possible for daylight to minimize overheating. All flats on these levels are dual aspect, except 2 one bedroom flats accessed from core B5 and 1 two bedroom 3 people flat in building B1.



5.0 Plot B

5.6 Layout

Sixth floor plan

In buildings B4 and B5 layouts on level 6 are the same as on floors below. Some windows are reduced in size to minimize overheating. Layouts of building B6 are different due to changes in massing.



5.0 Plot B

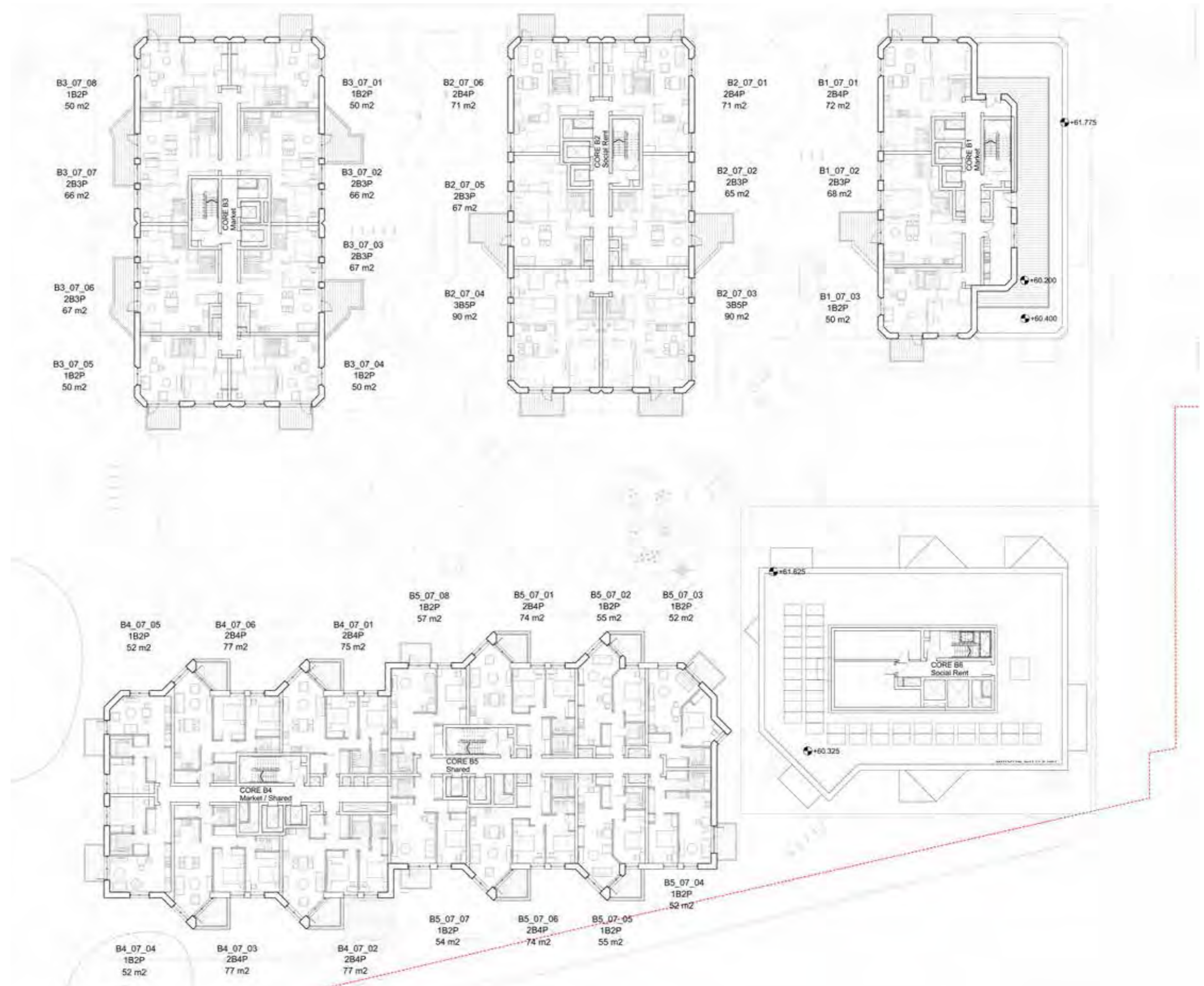
5.6 Layout

Seventh floor plan

In buildings B4 and B5 layouts on level 7 are the same as on floors below. Reduction in massing on level 7 of buildings B1, B2 and B3 created opportunities for large private amenity spaces. Some windows are reduced in size to minimize overheating.

Communal roof terrace with kitchen facility and outdoor furniture storage has been provided on level 7 of building B1. This amenity space is dedicated to residents of B1 building only.

- ① Internal corridors
- ② Plot B residents' courtyard garden at Upper Ground +38.00
- ③ The Park / public amenity space at ground
- ④ Proposed service road
- ⑤ Parkhurst Road
- ⑥ Roof terrace for B1 residents
- ⑦ Commercial plant

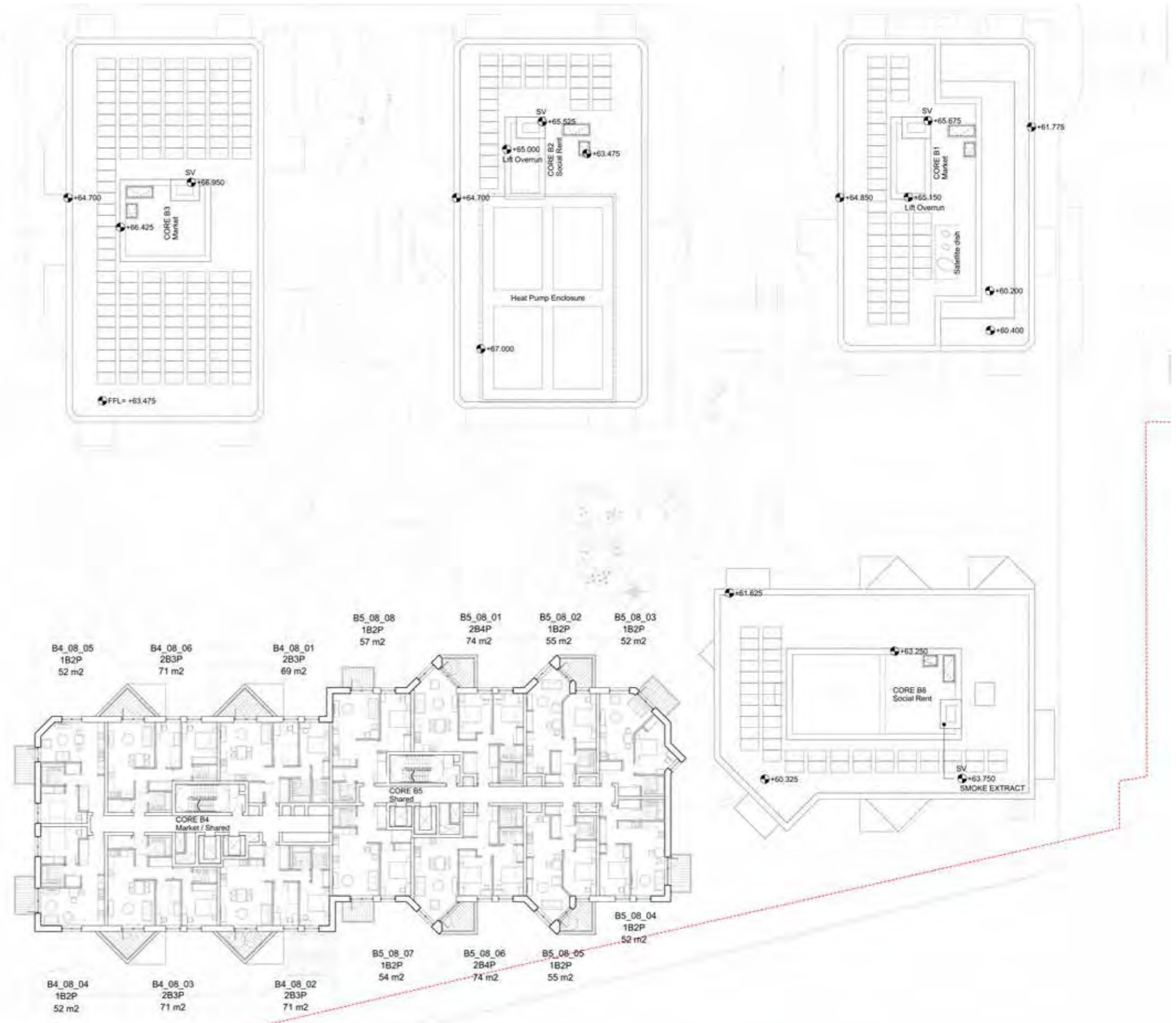


5.0 Plot B

5.6 Layout

Eighth floor plan

Only buildings B4 and B5 occupy the eighth floor. Most layouts on this level are identical as on levels below, In building B4 some layouts are different due to changes in massing.



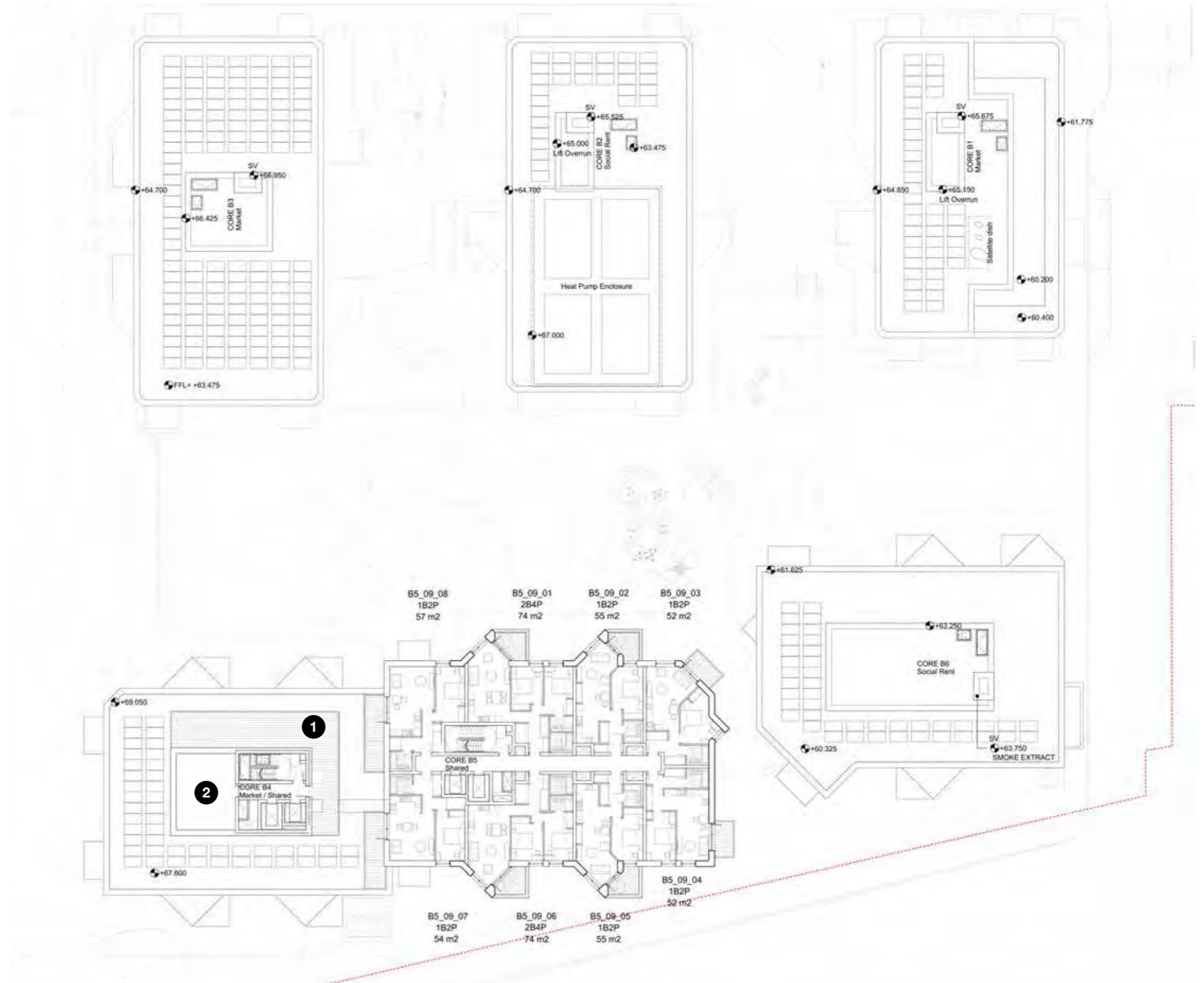
5.0 Plot B

5.6 Layout

Ninth floor plan

There are 8 homes on level 9, all of them are dual aspect. Their layouts are identical as of the flats on the levels below. A roof terrace has been designed on level 9, accessed from core B4 and dedicated to residents of building B4 only.

- ① Roof terrace for B4 residents
- ② Commercial Plant

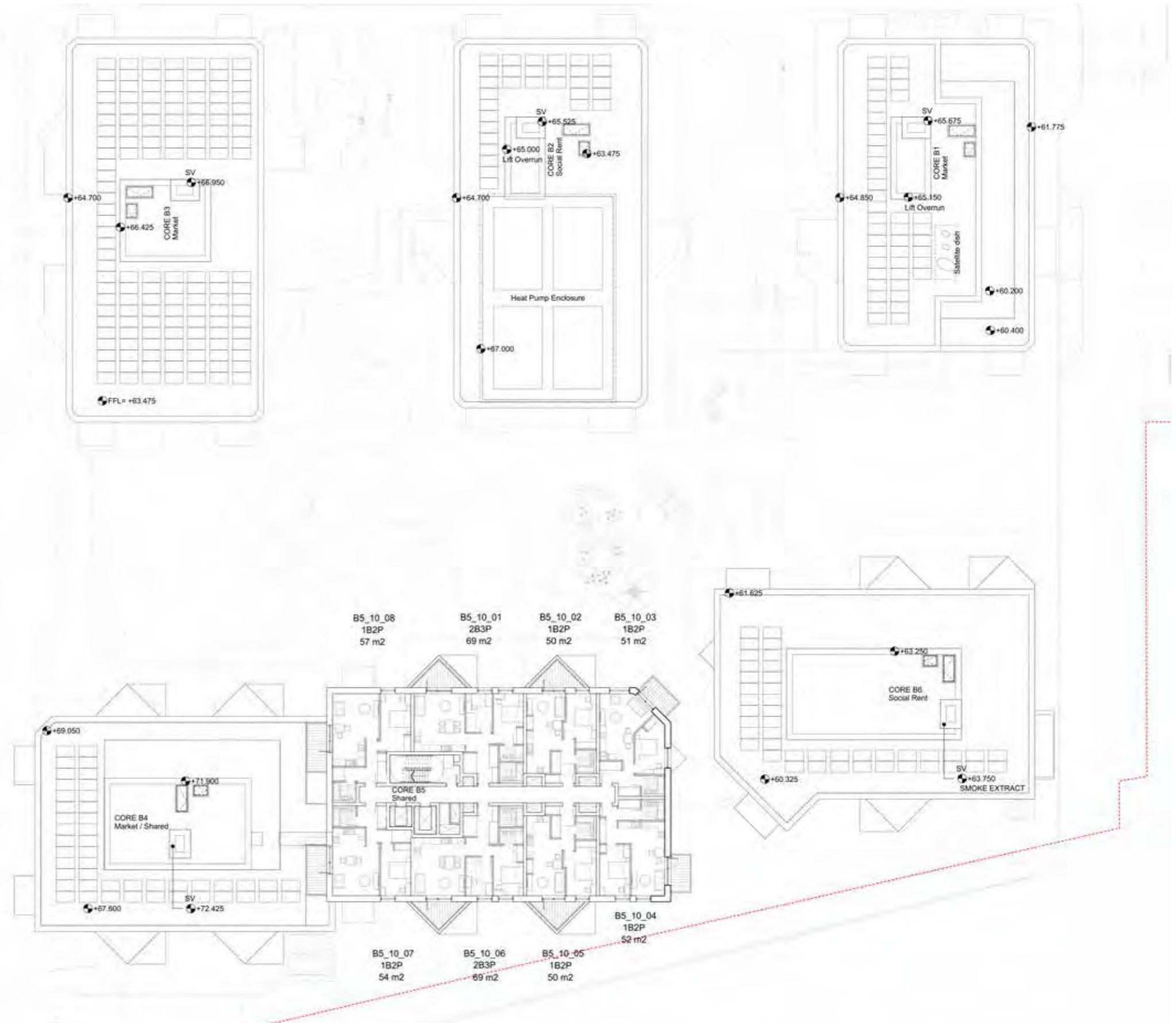


5.0 Plot B

5.6 Layout

Tenth floor plan

There are 8 flats on level 10. Most of them are dual aspect. Some of these homes are reduced in size due to massing changes at this level. Most of apartment layouts are identical as the layouts of flats on floors below.

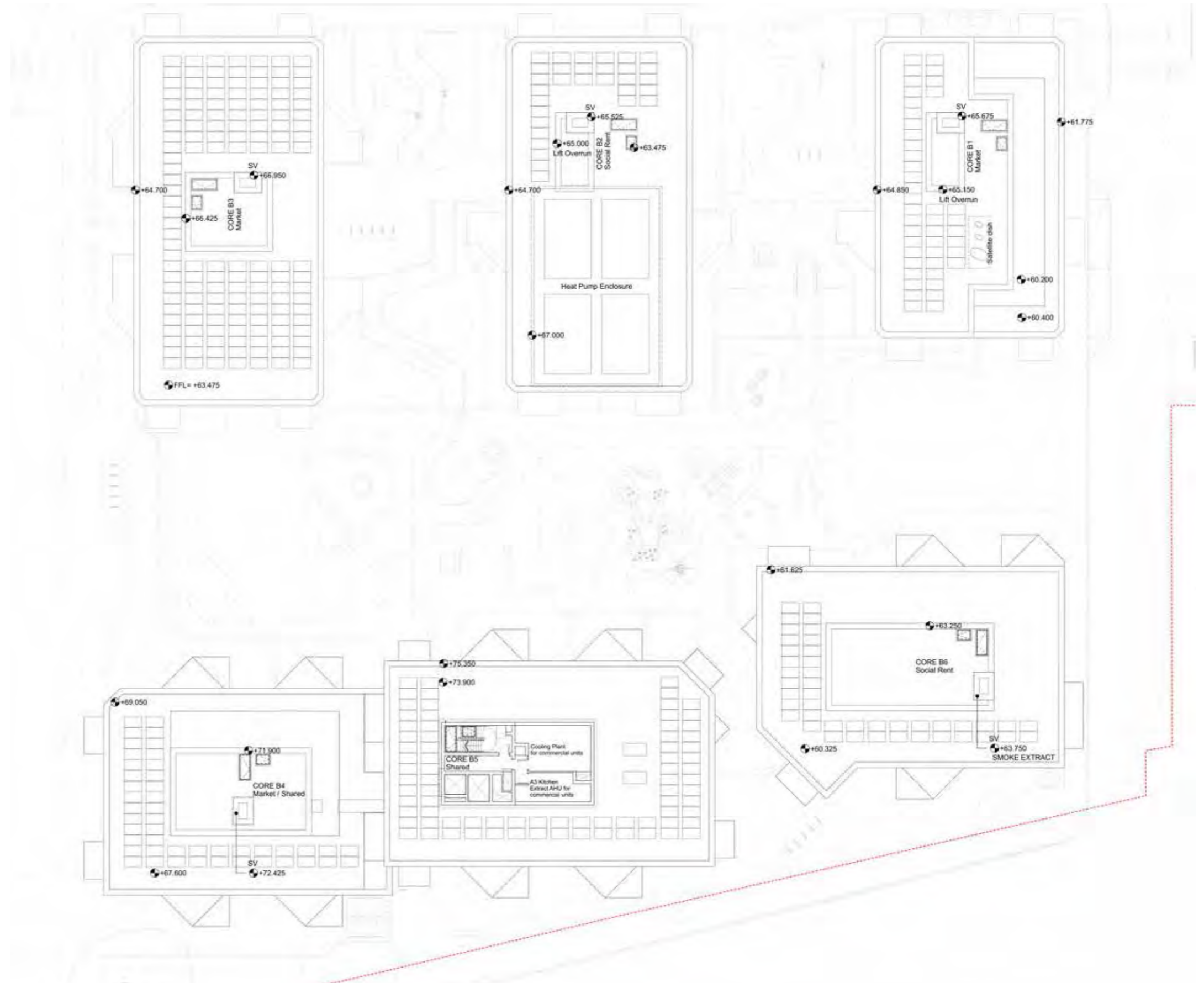


5.0 Plot B

5.6 Layout

Eleventh floor plan

Level 11 includes roof access stair and commercial plant on building B5. There is no amenity space at this level, servicing and maintenance access only.



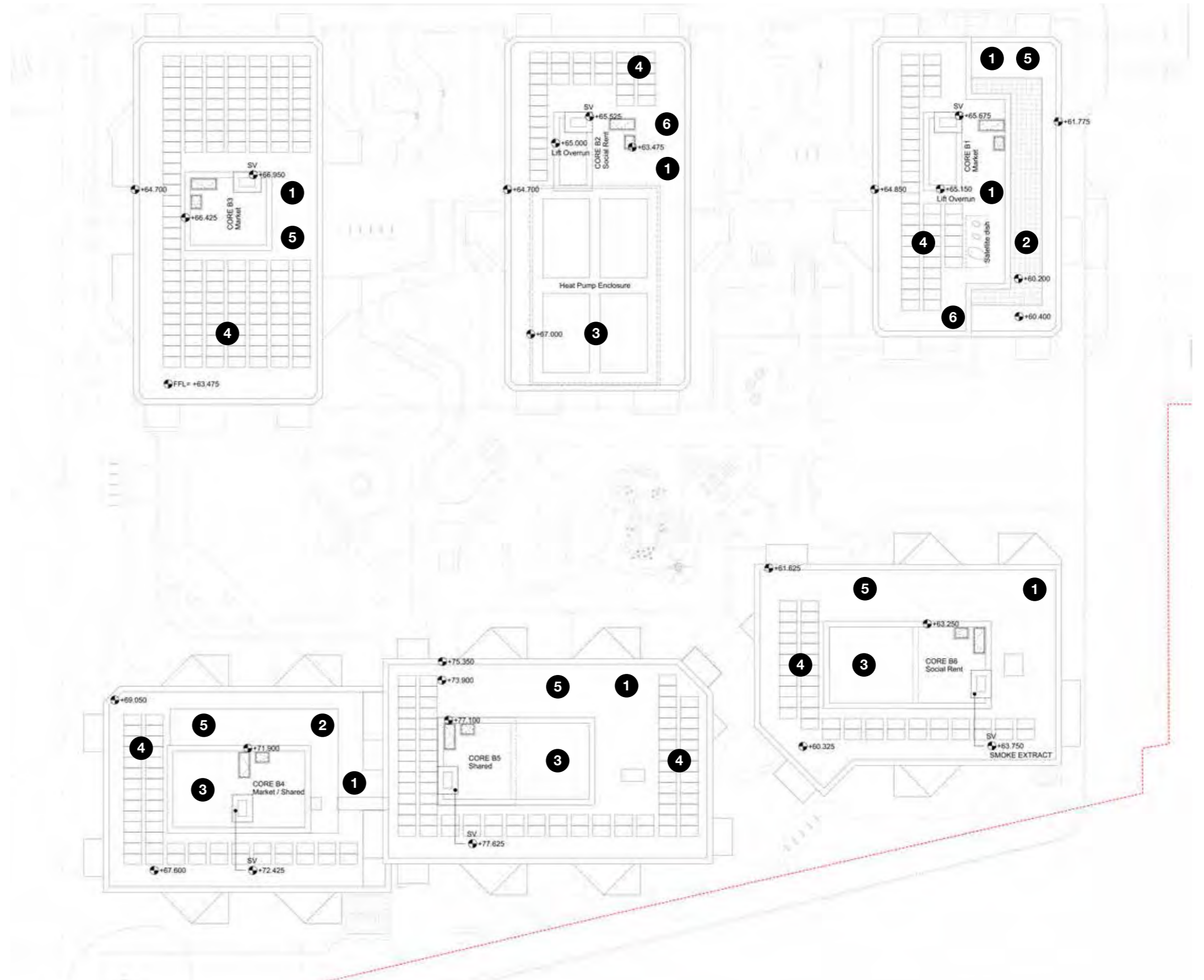
5.0 Plot B

5.6 Layout

Roof plan

Roof plan showing residential and commercial plant areas, proposed PVs and marking extent of residents' amenity spaces and brown roofs.

- ① Brown roofs
- ② Resident's amenity spaces
- ③ Plant areas
- ④ PVs
- ⑤ Roof accessed via stair
- ⑥ Roof accessed via hatch



→ Apartment Entrances

5.0 Plot B

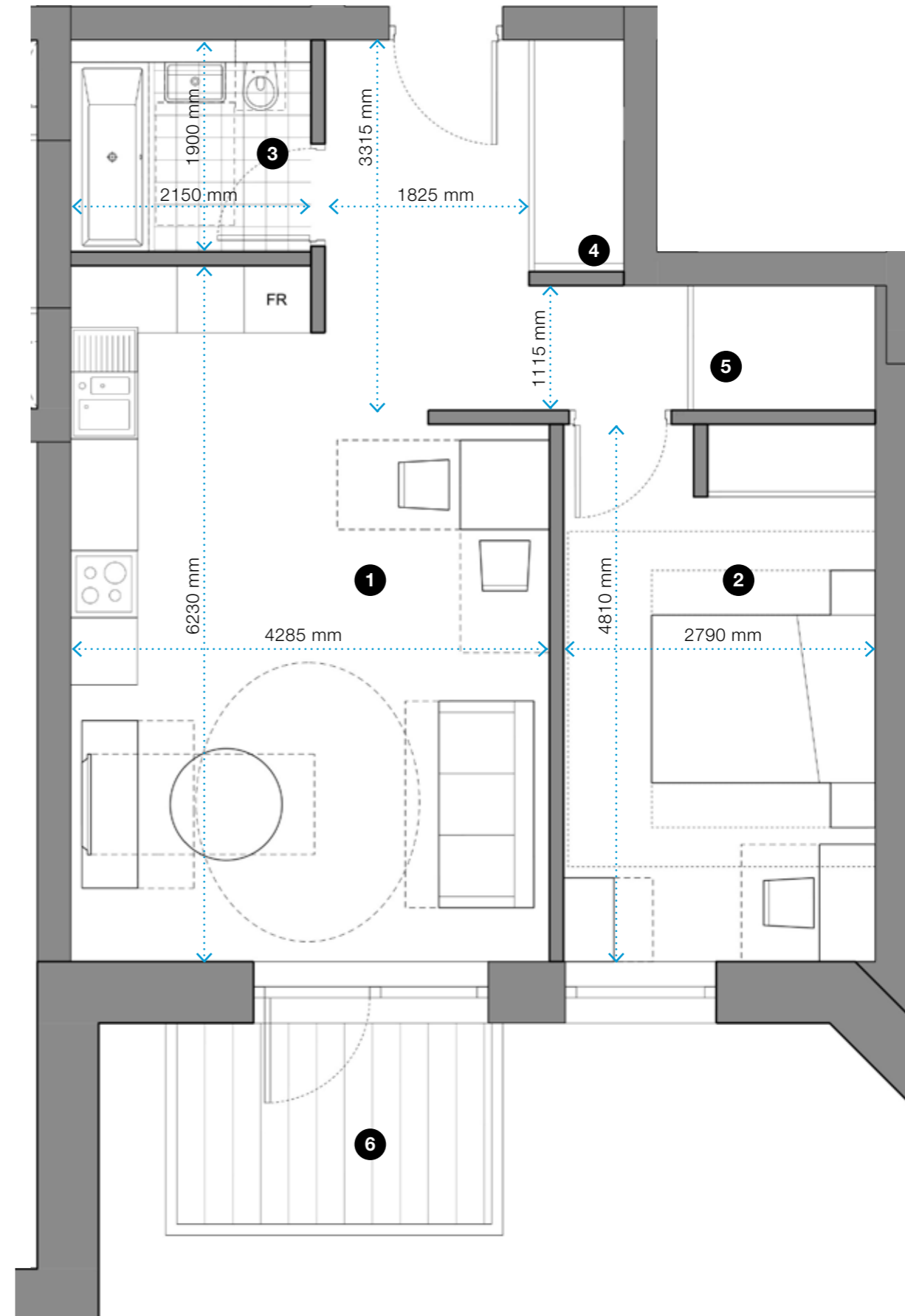
5.7 Typical Flat Layouts

Typical 1 bedroom flat

1B2P flat, building B5 (shared ownership)

54.5m²

- ① Living / Kitchen / Dining Room 23.3m²
- ② Master Bedroom 12m²
- ③ Bathroom
- ④ Utility Cupboard
- ⑤ Storage 1.9m²
- ⑥ Private Balcony 5m²



Location Plan - Typical Floor

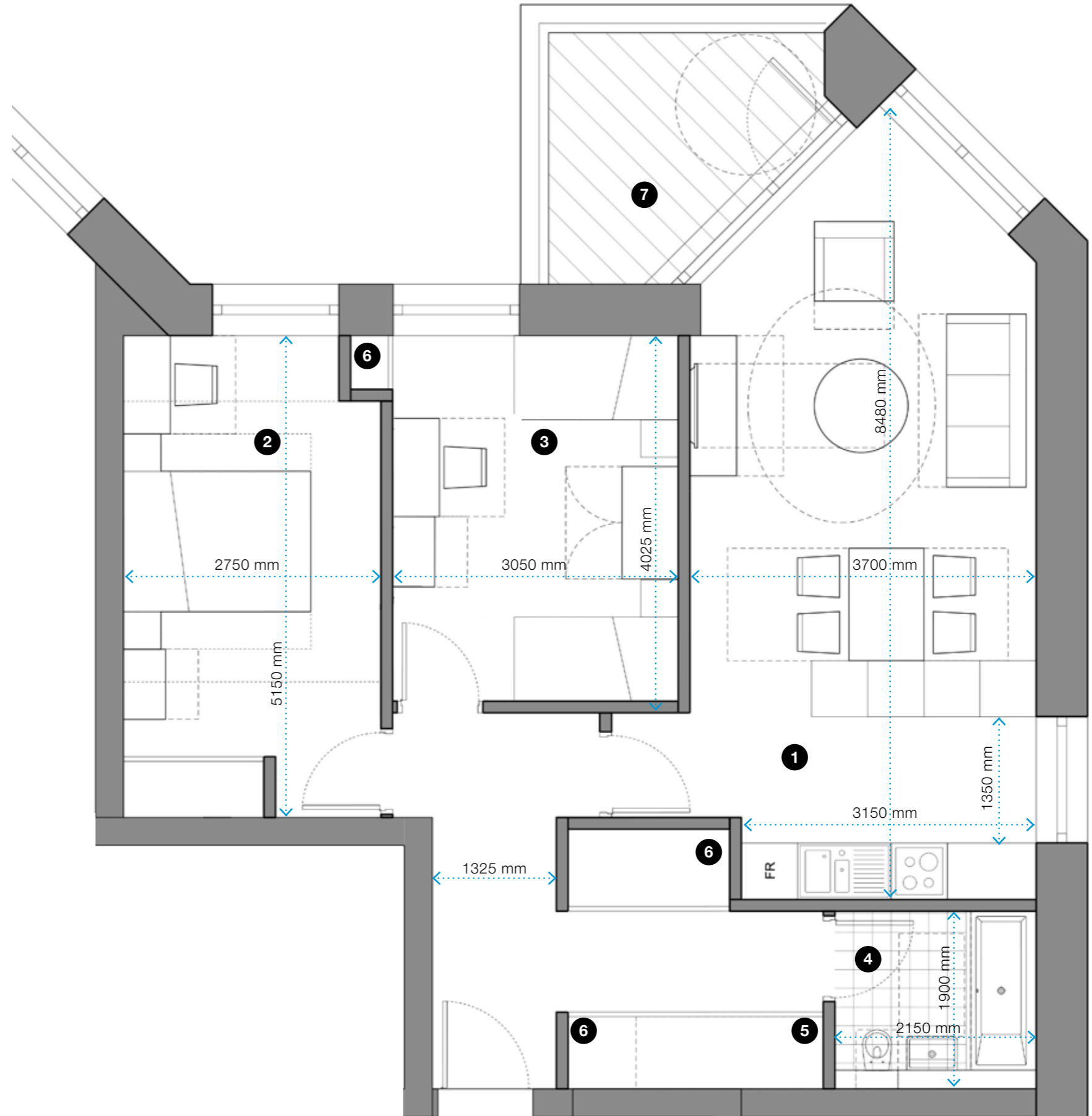
5.0 Plot B

5.7 Typical Flat Layouts

Typical 2 bedroom flat

2B4P flat, building B6 (social rent)
74.5m²

- ① Living / Kitchen / Dining Room 27.4m²
- ② Master Bedroom 14.2m²
- ③ Double Bedroom 12m²
- ④ Bathroom
- ⑤ Utility Cupboard
- ⑥ Storage 2.5m²
- ⑦ Private Balcony 7m²



Location Plan - Typical Floor

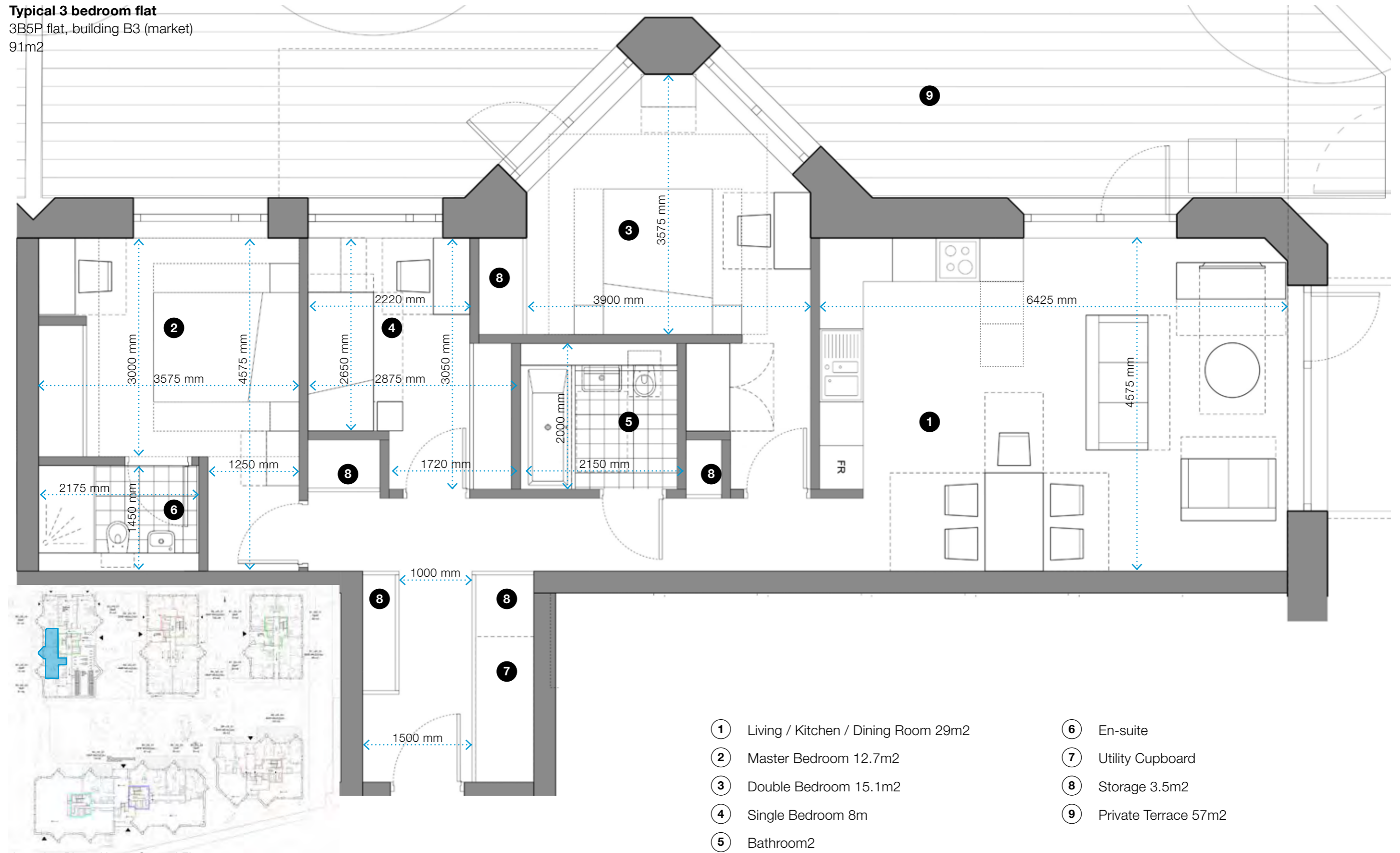
5.0 Plot B

5.7 Typical Flat Layouts

Typical 3 bedroom flat

3B5P flat, building B3 (market)

91m²

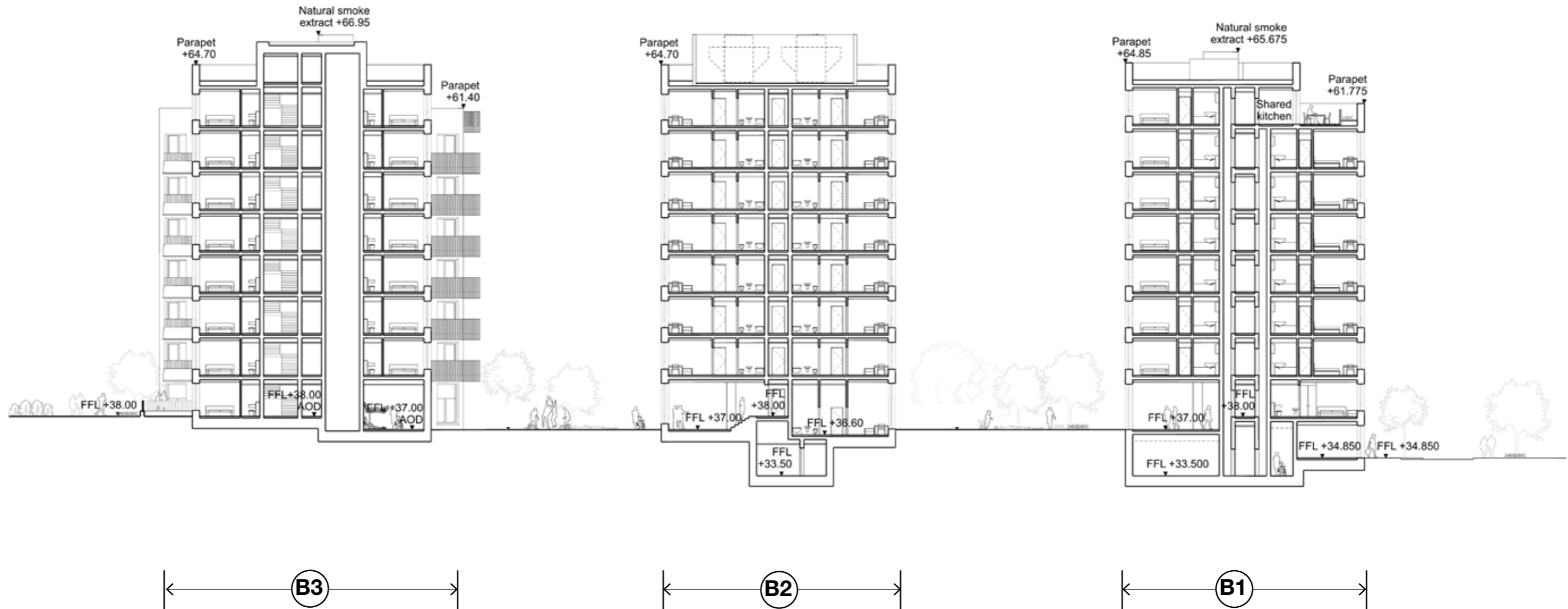


Location Plan - Upper Ground Floor

5.0 Plot B

5.8 Scale & Massing

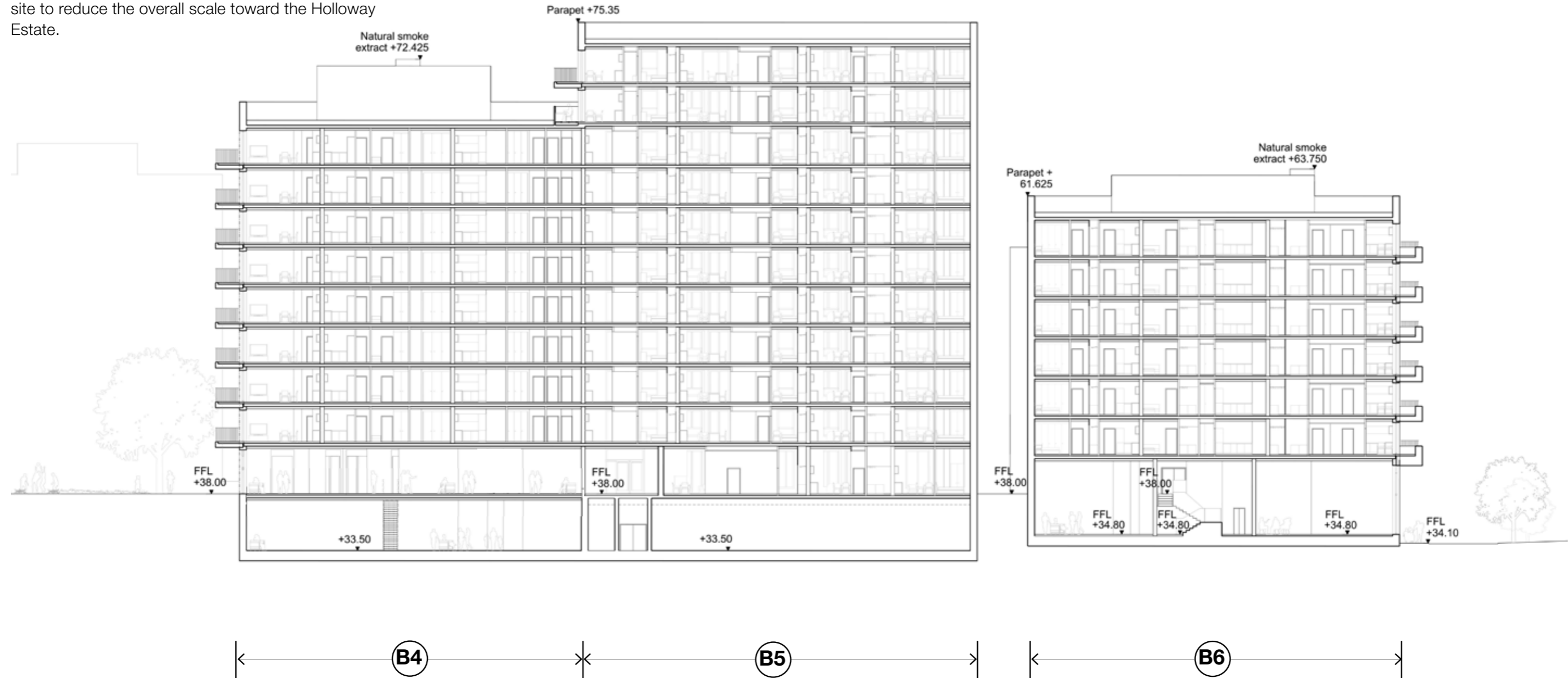
The following drawing sets of the scale of the proposed buildings B1, B2 and B3. The lower elements are set behind. B3 is also reduced to mitigate the sense of scale and enclosure towards the park.



5.0 Plot B

5.8 Scale & Massing

The following drawing sets of the scale of the proposed buildings B4, B5 and B6. As set out in the design principles the tallest elements are set towards Parkhurst Road. The lower elements are set behind. B1+ B6 building step down with the levels of the site to reduce the overall scale toward the Holloway Estate.



5.0 Plot B

5.9 Appearance

Illustrative axonometric view of Plot B setting out the each building and core. The following pages give further details of the appearance of each building.

B1-B3 are a collection of similarly detailed buildings with a similar approach to materials windows and balconies, as buildings A3 + A4.

B4 and B5 are connected with similar materials and appearance. Significant steps in plan and height help these two cores to be identifiable in volume from key townscape views.

B6 is separated from the other Plot B building with a gap that improves light and views. The details of the projecting corners and balconies are similar, but the materials identify the building as distinct, echoing in a subtle way the brickwork and fenestration of its immediate neighbours in the Holloway Estate. Further description is set out in the following pages.

- ① A collection of 5 buildings set around the street with common material palette and details
- ② A pair of similar paler buildings recessive in colour and details to be sensitive to the conservation area.
- ③ A smaller separate building reflecting the material and calm qualities of its immediate neighbours.



5.0 Plot B

5.9 Appearance

Illustrative view of B4-B6 as seen from Camden Road at the Hillmarton junction. In this image you can see the design principle of strong clear steps in the height helping to establish 3 clear simple volumes.

The massing is low towards Plot C to give space in the skyline as illustrated in the following townscape views. The buildings are low towards the North East corner to be sensitive to the scale of the immediate neighbours in the Holloway Estate.

As noted previously, to create a calm simple background to the more prominent important landmark of the Camden New Church the silhouette is kept deliberately simple. The projecting corners of the lower floors stop before the reaching the top giving a strong clear shape to the parapet line. Balconies material is changed from brick to concrete and metal to help emphasise the clarity and simplicity of the shape.

The material for all three buildings is predominantly brick. The smallest B6 is the strongest colour reflecting the colours of the Holloway Estate adjacent. The taller buildings are pale deliberately to appear recessive and avoid dominating the smaller building and the Hillmarton conservation area.

The direction of the balconies in relation to the projecting corner elements changes from the pale group of buildings to the darker, creating variety of rhythm as well as giving direction to the prime window facing towards the relevant prime view.

- ① Darker brickwork complementing the Holloway Estate
- ② Paler recessive brick for the taller building to be sensitive to the conservation area.
- ③ Brick balconies for privacy, acoustics and environmental protection.



Note: Images are indicative of the material type, quality and colours proposed.

5.0 Plot B

5.9 Appearance

Illustrative view of B5 and B6 as seen from Parkhurst Road / North east corner. In this image you can see the design principle of strong clear steps in the height, reduced towards the Holloway Estate and the idea of the simple silhouette.

The nearest building in view is B6 which is proposed in a warmer dark brick of its immediate neighbours. The window arrangement is again deliberately simple and calm. Proportionally they echo the neighbours and while generous they don't feel significantly larger than the windows of the existing buildings.

The corner is activated by commercial unit and fenestration details at the base.

The buildings behind are pale deliberately to appear recessive. Between the two a new public space is created activated by commercial units and protected with new planting and landscaping.

- ① Paler recessive brick for the taller building to be sensitive to the conservation area.
- ② Brick balconies for privacy and environmental protection from the main road.
- ③ Simple concrete balconies to keep the clarity of the simple volume.

Note: Images are indicative of the material type, quality and colours proposed.



5.0 Plot B

5.9 Appearance

Illustrative view of B4-B5 as seen from Camden Road and the Hillmarton Conservation area. In this image you can see the design principle of strong clear steps in the height and a simple silhouette.

The massing is low towards Plot C to give space in the skyline to the spire of the Camden New Church and towards the Cat A tree. The variation in height alongside the height point of Plot C helps to mark the gateway to the site at the Hillmarton junction.

To create a calm simple background to the more prominent important landmark of the Camden New Church the silhouette is kept deliberately simple. The projecting corners of the lower floors stop before the reaching the top giving a strong clear shape to the parapet line. Balconies material is changed from brick to concrete and metal to help emphasise the clarity and simplicity of the shape.

The material is predominantly brick. The buildings are pale deliberately to appear recessive and avoid dominating the smaller building and the Hillmarton conservation area.

- ① Paler recessive brick for the taller building to be sensitive to the conservation area.
- ② Brick balconies for privacy and environmental protection from the main road.
- ③ Simple concrete balconies to keep the clarity of the simple volume.

Note: Images are indicative of the material type, quality and colours proposed.



5.0 Plot B

5.9 Appearance

Illustrative view of B5 and B6 as seen from Parkhurst Road up towards the Holloway road junction. In this image you can see the design principle of strong clear steps in the height, reduced towards the Holloway Estate to the North and a the importance of a simple silhouette.

The massing is low towards the corner and steps up in further towards the centre of the plot at the same time as following the natural change in height of the existing levels.

The nearest building in view is B6 which is proposed in a warmer dark brick of its immediate neighbours. It is lower and smaller in plan more closely matching the scale of the Holloway Estate buildings.

The buildings behind are pale deliberately to appear recessive and avoid dominating B6 the smaller building and the Hillmarton conservation area.

Again the projecting corners of the lower floors stop before the reaching the top giving a strong clear shape to the parapet line. On B5 facing the balconies material is changed from brick to concrete to help emphasise the clarity and simplicity of the shape. On B6 the nearest balcony to our neighbours, the brick is retained to maintain privacy and present a more coherent and organised facade facing towards the Holloway Road.

- ① Paler recessive brick for the taller building to be sensitive to the conservation area.
- ② Brick balconies for privacy and environmental protection from the main road.
- ③ Simple concrete balconies to keep the clarity of the simple volume.

Note: Images are indicative of the material type, quality and colours proposed.



5.0 Plot B

5.9 Appearance

Illustrative view of B4-B6 from the courtyard (right side of the image), facing buildings B1-B3 (on the left side of the image). In this view we are at the level of the public park and communal courtyard areas. B6 can be seen in the centre of the view as it steps out into the courtyard to define the space. The landscape within the centre of the space will be for the shared use of all residents of Plot B. Private amenity spaces are at the base of each building private and secure with gardens walls, railings and defensible planting.

- ① Darker brickwork complementing the Holloway Estate
- ② Paler recessive brick for the taller building to be sensitive to the conservation area.
- ③ Light buff brick to buildings B1-B3 matching the Plot A buildings opposite.



Note: Images are indicative of the material type, quality and colours proposed.

5.0 Plot B

5.9 Appearance

Illustrative view of the street between Plot A & B. In this view B1-B3 can be seen on the left side of the road with Plot D seen in the distance beyond the public park. In this image you can see the effect of rotating the simple building through 90 degrees and to create gaps between the buildings for light. These gaps become the green entrance gateways into the communal entrances.

The buildings have a common material palette with buildings A3-A4, using a light calm natural buff brick, concrete balconies and a complementary light coloured metal balustrade. The brick has a natural variation in colour and tone as a result of the firing process. The concrete balconies with metal balustrades are designed to appear light and open to help reduce the sense of enclosure.

Windows change in size in accordance with the requirements for daylight and to reduce any overheating. Window reveal splay to open towards the light and add detail to very simple calm façades.

The natural articulation of the projecting corners and rotated buildings gives variety to the streetscape allowing the buildings to all have a common material palette and a simplicity to the details.

The communal and private amenity spaces are defined and protected by garden walls using the same brick with a concrete coping.

- ① Light buff brick with natural variation of tone and matching flush mortar colour
- ② Light coloured concrete balconies with light colour metal balustrade
- ③ Simple windows set within a simple splayed reveal to open towards the light and a concrete cill

Note: Images are indicative of the material type, quality and colours proposed.



5.0 Plot B

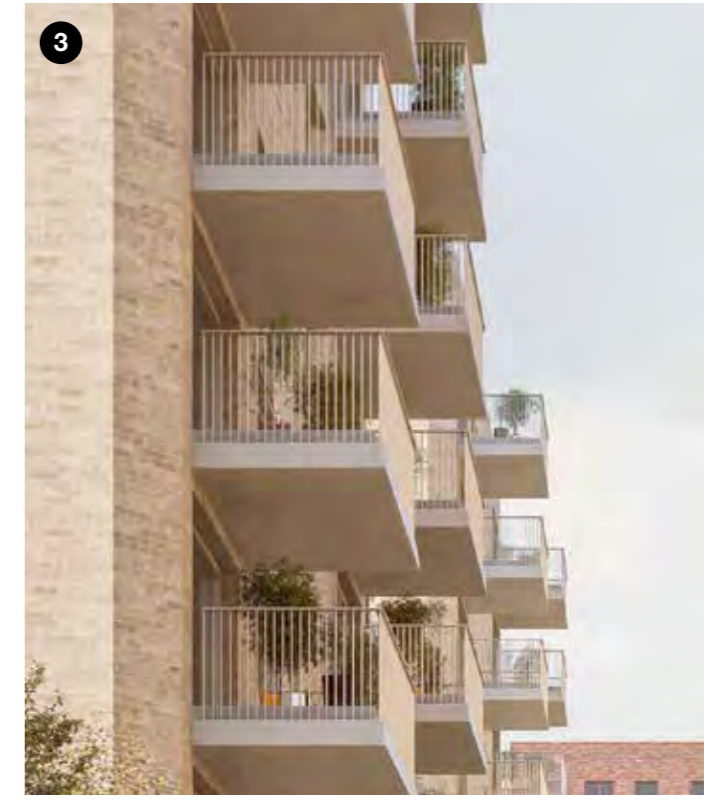
5.9 Appearance

The material palette for buildings B1-B3 is set out in the key below:
 (this palette is similar to A3+A4 and is included for clarity in Plot A chapter also)

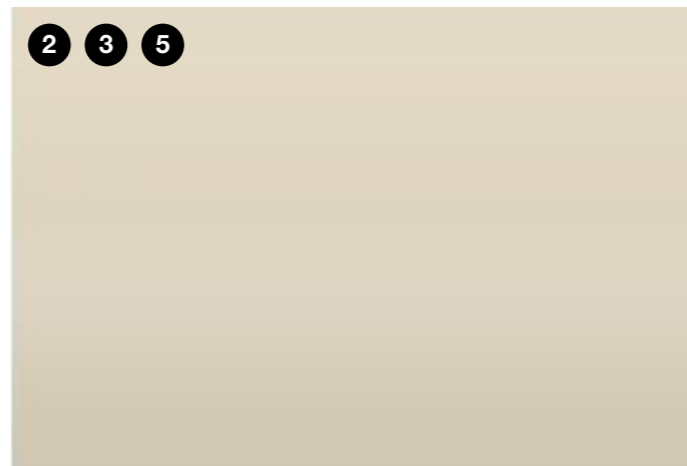
- ① **Brickwork:** Light buff brick with natural variation of tone and matching flush mortar colour
- ② **Painted metal window frame:** PPC metal window frame, cream matt smooth finish
- ③ **Balcony:** Light coloured concrete balconies with light colour metal balustrade made with rods and a metal flat handrail. PPC metal balustrade, cream matt smooth finish
- ④ **Chamfered windows:** to open towards the light to improve internal ADF results
- ⑤ **Brick plant enclosure:** to match facade
- ⑥ **Garden walls:** Brick to match facade with concrete capping and railings for security.
- ⑦ **Concrete cills:** to all windows for variety and robustness



Precedent image of brick colour
 Images are indicative of the material type, quality and colour



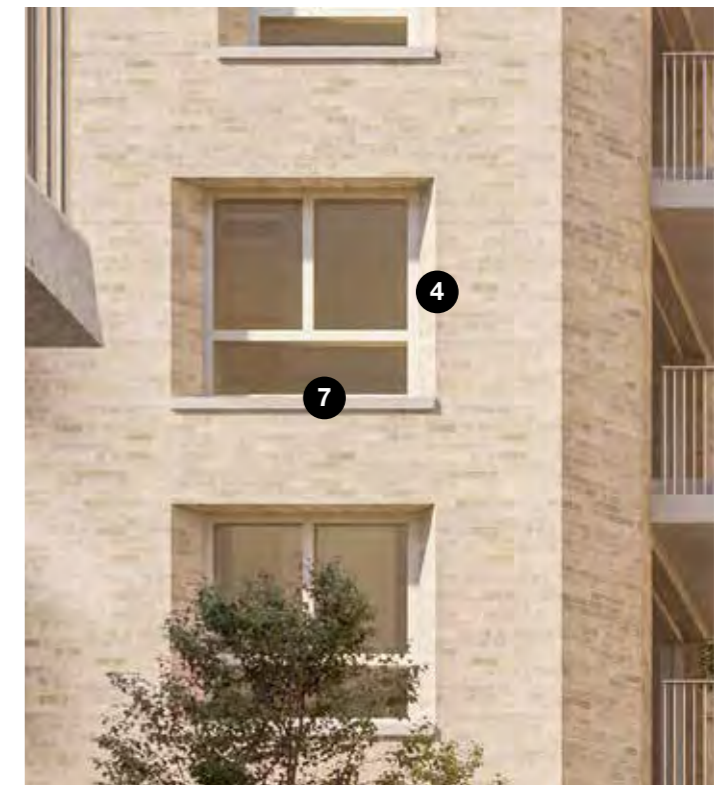
Proposed balconies



Proposed colour of the metal



Proposed colour of the pre cast concrete



Proposed colour of windows

Note: Images are indicative of the material type, quality and colours proposed.

5.0 Plot B

5.9 Appearance

Illustrative view of B4 with the entrance gateway on the left side of the image.

Buildings B4 and B5 have a common material palette, using a light grey brick, with brick or concrete balconies and a complementary light coloured metal balustrade. The brick has a natural variation in colour and tone as a result of the firing process. The concrete balconies with metal balustrades are designed to appear light and open to help keep a simple silhouette.

The natural articulation of the projecting corners gives variety to the streetscape with overall the buildings have a simple calm silhouette.

- ① Light grey brick with natural variation of tone and matching flush mortar colour
- ② Light coloured concrete balconies with light colour metal balustrade made with rods and a metal flat on top.
- ③ Simple windows set within a brick reveal

Note: Images are indicative of the material type, quality and colours proposed.



5.0 Plot B

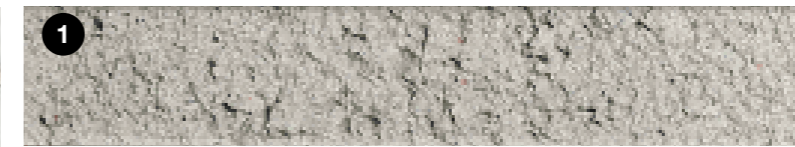
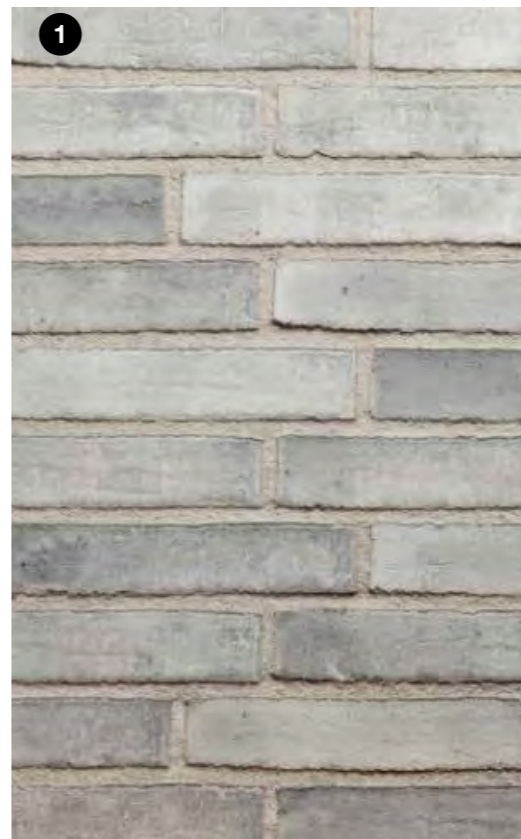
5.9 Appearance

The material palette for buildings B4+B5 is set out in the key below:

- ① **Brickwork:** Light grey brick with natural variation of tone and colour and matching flush mortar
- ② **Painted metal window frame:** PPC metal window frame, green grey matt smooth finish
- ③ **Concrete balcony:** Light grey coloured concrete balconies with made with rods and a metal flat handrail. PPC metal balustrade, green grey matt smooth finish
- ④ **Brick balcony:** Brick balconies with balustrade made with rods and a metal flat handrail. PPC metal balustrade, green grey matt smooth finish. Concrete soffit
- ⑤ **Brick plant enclosure:** to match facade
- ⑥ **Garden walls:** Brick to match facade with concrete capping and railings for security.



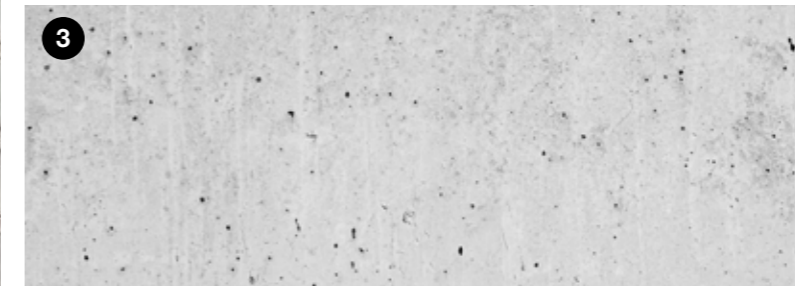
Precedent image of brick colour
Images are indicative of the material type, quality and colour



Proposed colour of the mortar



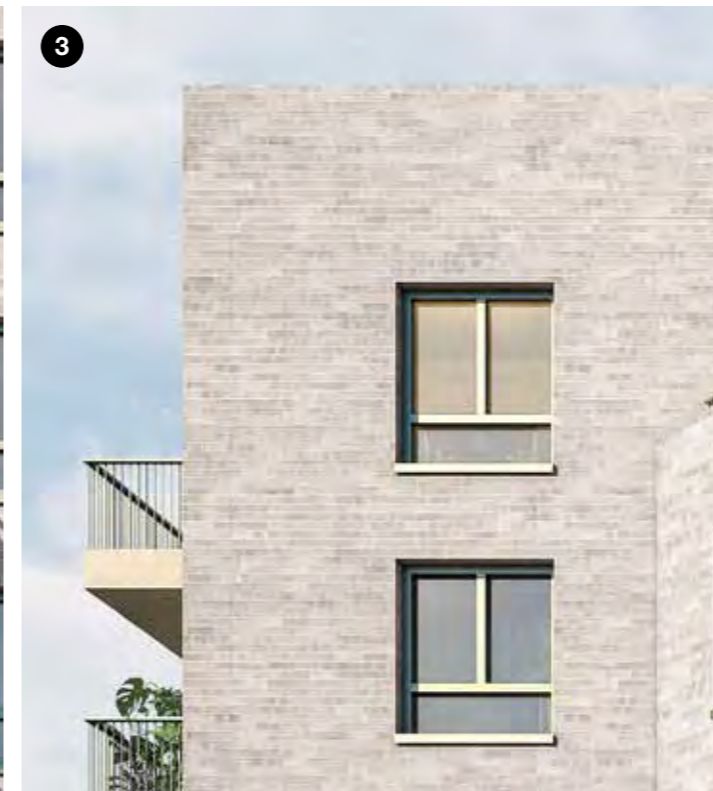
Proposed colour of the metal



Proposed colour of the pre cast concrete



Proposed brick balconies



Proposed concrete balconies

Note: Images are indicative of the material type, quality and colours proposed.

5.0 Plot B

5.9 Appearance

Illustrative view of B6 as seen from Parkhurst Road. In this image you can see the design principle of strong clear steps in the height, reduced towards the Holloway Estate and the idea of the simple silhouette.

B6 which is proposed in a warmer dark brick of its immediate neighbours. The window arrangement is again deliberately simple and calm. Proportionally they echo the neighbours.

The ground floor is activated by commercial units set either side of the main residential entrance in the centre.

The projecting corner in the centre of the building is angled towards the prime view North to Holloway Road.

A small courtyard is created between the B5 and B6 which is activated by commercial units and populated by landscaping and trees details in the landscape architects report.

- ① Commercial units at ground
- ② Residential entrance
- ③ Projecting brick corners creating dual aspect and protecting brick balconies for acoustics and privacy
- ④ Public space between B5 and B6

Note: Images are indicative of the material type, quality and colours proposed.

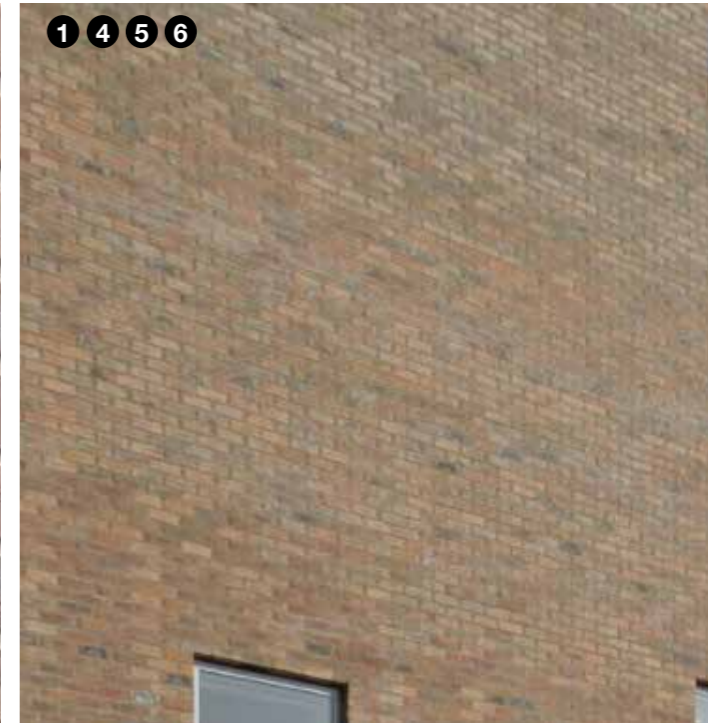


5.0 Plot B

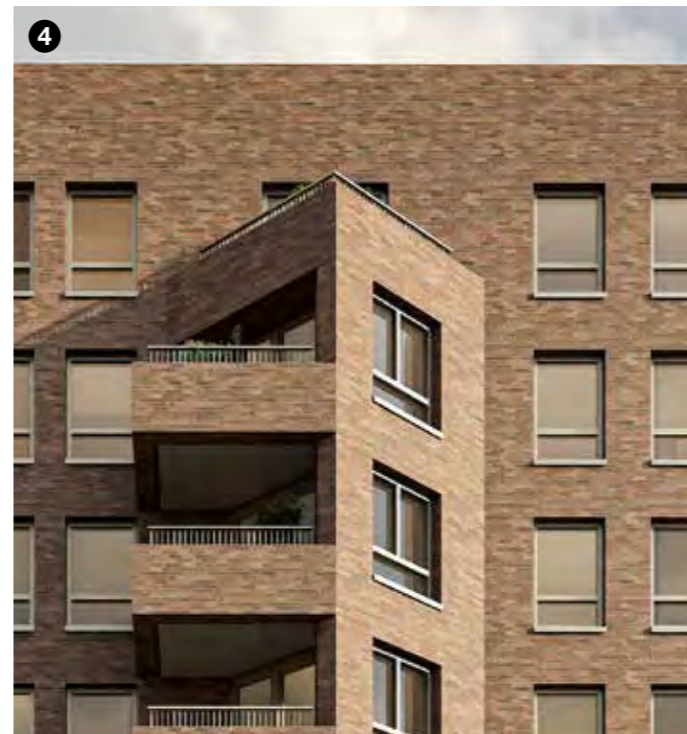
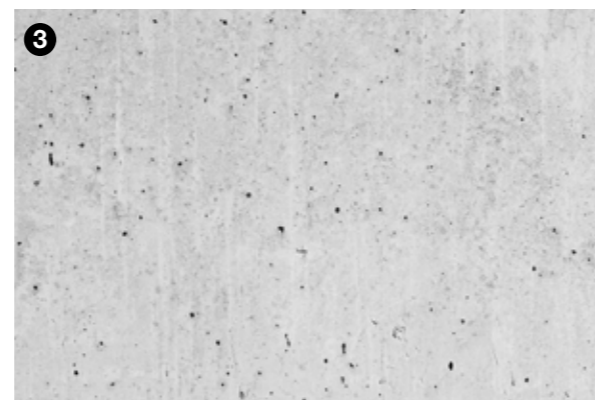
5.9 Appearance

The material palette for building B6 is set out in the key below:

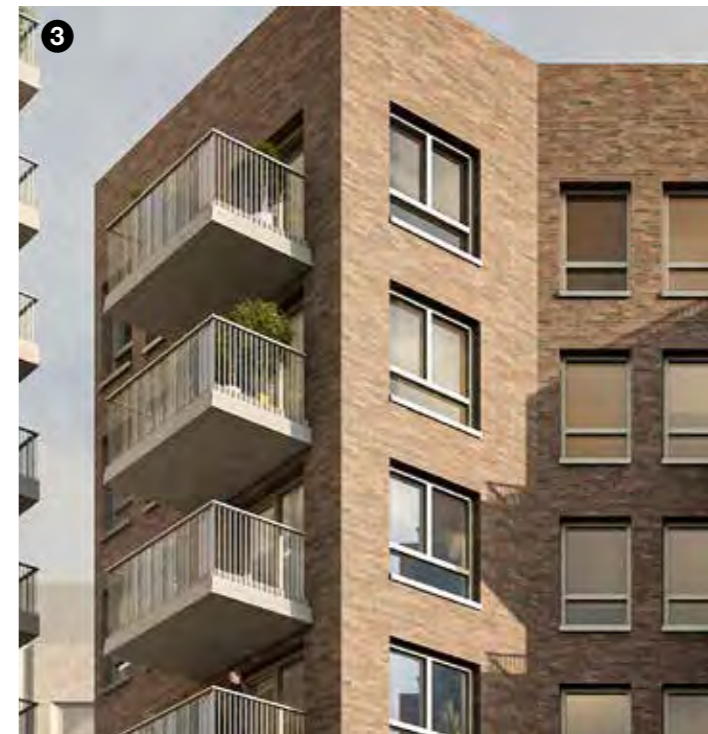
- ① **Brickwork:** Darker red brick with natural variation of tone and colour and matching flush mortar
- ② **Painted metal window frame:** PPC metal window frame, light green grey matt smooth finish
- ③ **Concrete balcony:** Light coloured concrete balconies with made with rods and a metal flat handrail. PPC metal balustrade, light green grey matt smooth finish
- ④ **Brick balcony:** Brick balconies with balustrade made with rods and a metal flat handrail. PPC metal balustrade, light green grey matt smooth finish. Concrete soffit
- ⑤ **Brick plant enclosure:** to match facade
- ⑥ **Garden walls:** Brick to match facade with concrete capping and railings for security.



Precedent image of brick colour
Images are indicative of the material type, quality and colour



Proposed brick balconies



Proposed concrete balconies

Note: Images are indicative of the material type, quality and colours proposed.

5.0 Plot B

5.9 Appearance

The three residential buildings B1-B3 have a consistent approach to materials and details. The concept is for the buildings to appear calm and elegant. The buff brickwork has a natural variation of tone and is reminiscent of a London stock brick with a roughness of surface and mortar joint and an attractive textural quality.

On the short facade facing the courtyard the balconies are concrete and metal, between the buildings the balconies are metal and are held by the protecting brick corner. For the metal balcony the balustrade is made of metal flats angled to open view and create privacy.

The corners are chamfered to turn and soften. They corbel back on the top floor to further reduce shadow in the street and give the buildings a sense of opening up towards the sky.

The typical material palette is set out in the key below and on the following pages:

- ① Brickwork
- ② Painted metal window frame
- ③ Concrete cill
- ④ Painted metal balcony, balustrade and handrail
- ⑤ Chamfered corner detail and concrete corbel
- ⑥ Projecting brick corners
- ⑦ Concrete balcony with overlapping metal detail to thin the appearance and add quality

Note: Images are indicative of the material type, quality and colours proposed.



5.0 Plot B

5.9 Appearance

The two residential buildings B4-B5 have a consistent approach to materials and details. The concept is for the buildings to appear calm and elegant. The grey brickwork has a natural variation of tone but the overall colour is paler and whiter than the buff colour of B1-B3. Again here the mortar colour matches the lighter of brick. Careful selection of the blend is required to avoid any overly darker bricks creating spots or patches.

On the long elevations facing Parkhurst Road the projecting corner holds a brick balcony. The brick balcony turns onto the soffit to give thickness and then stops. The remaining soffit is concrete matching the concrete balconies. The design of these heavier brick balconies is to provide visual privacy and acoustic absorption for the homes set along the busy main road.

On the short facade facing the Cat A tree the balconies are concrete and metal. The difference in material helps to give these balconies a light appearance and simplify the silhouette.

The corners are square and the brickwork is a simple stretcher bond from base to top, including a brick coping for a clean simple detail.

The typical material palette is set out in the key below and on the following pages:

- ① Light grey brickwork with natural variation of tone
- ② Painted metal window frame
- ③ Painted metal window cill
- ④ Brick balcony with balustrade and handrail
- ⑤ Brick coping
- ⑥ Concrete balcony with metal balustrade and handrail

Note: Images are indicative of the material type, quality and colours proposed.



5.0 Plot B

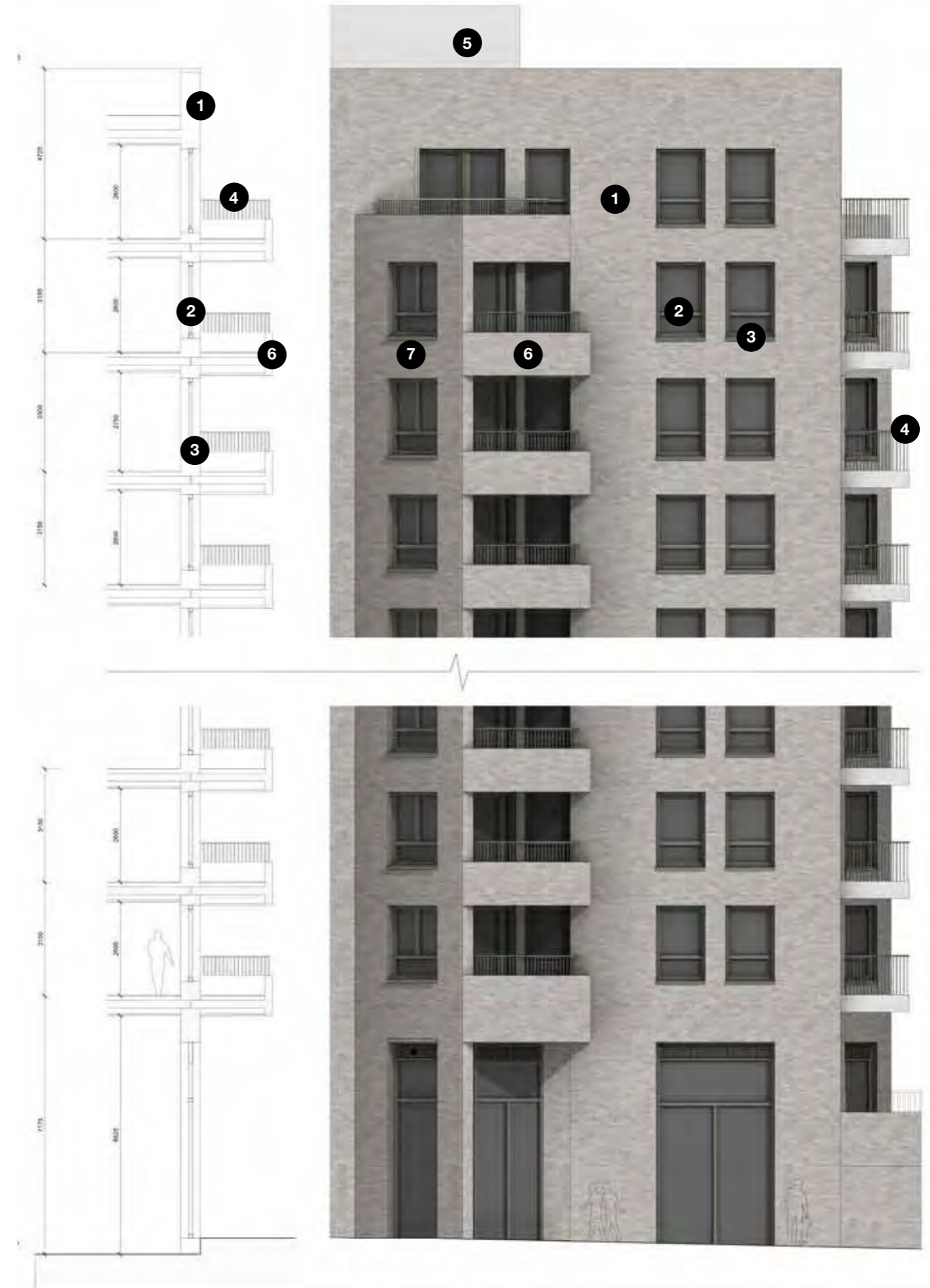
5.9 Appearance

Typical elevation bay, building B5 elevation along Parkhurst Road. Typical material palette is set out in the key below:

- ① Brickwork
- ② Painted metal window frame
- ③ Painted metal window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick rooftop plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick bays



Note: Images are indicative of the material type, quality and colours proposed.

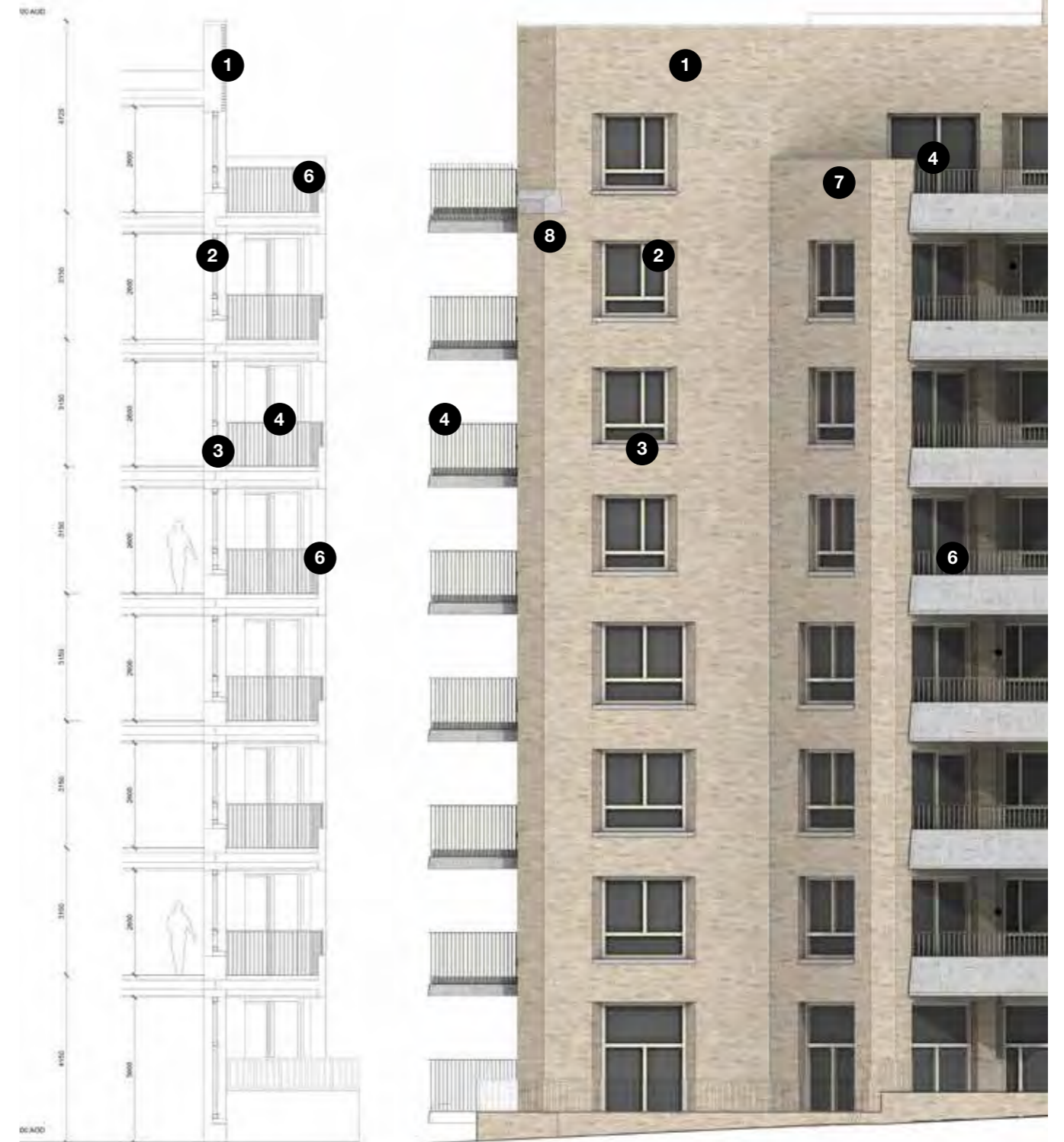


5.0 Plot B

5.9 Appearance

Typical bay, building B3. Elevation facing the park.
Window sizes are reduced on upper floors to prevent overheating. Projecting brick bays animate the façades and improve aspect. Concrete balconies have raised upstand for privacy and conceal items on the balcony. Typical material palette as set out in the key below:

- ① Brickwork
- ② Painted metal window frame
- ③ Concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick rooftop plant enclosure
- ⑥ Concrete balconies
- ⑦ Projecting brick bays
- ⑧ Chamfered corners with concrete corbel detail



Note: Images are indicative of the material type, quality and colours proposed.

5.0 Plot B

5.9 Appearance

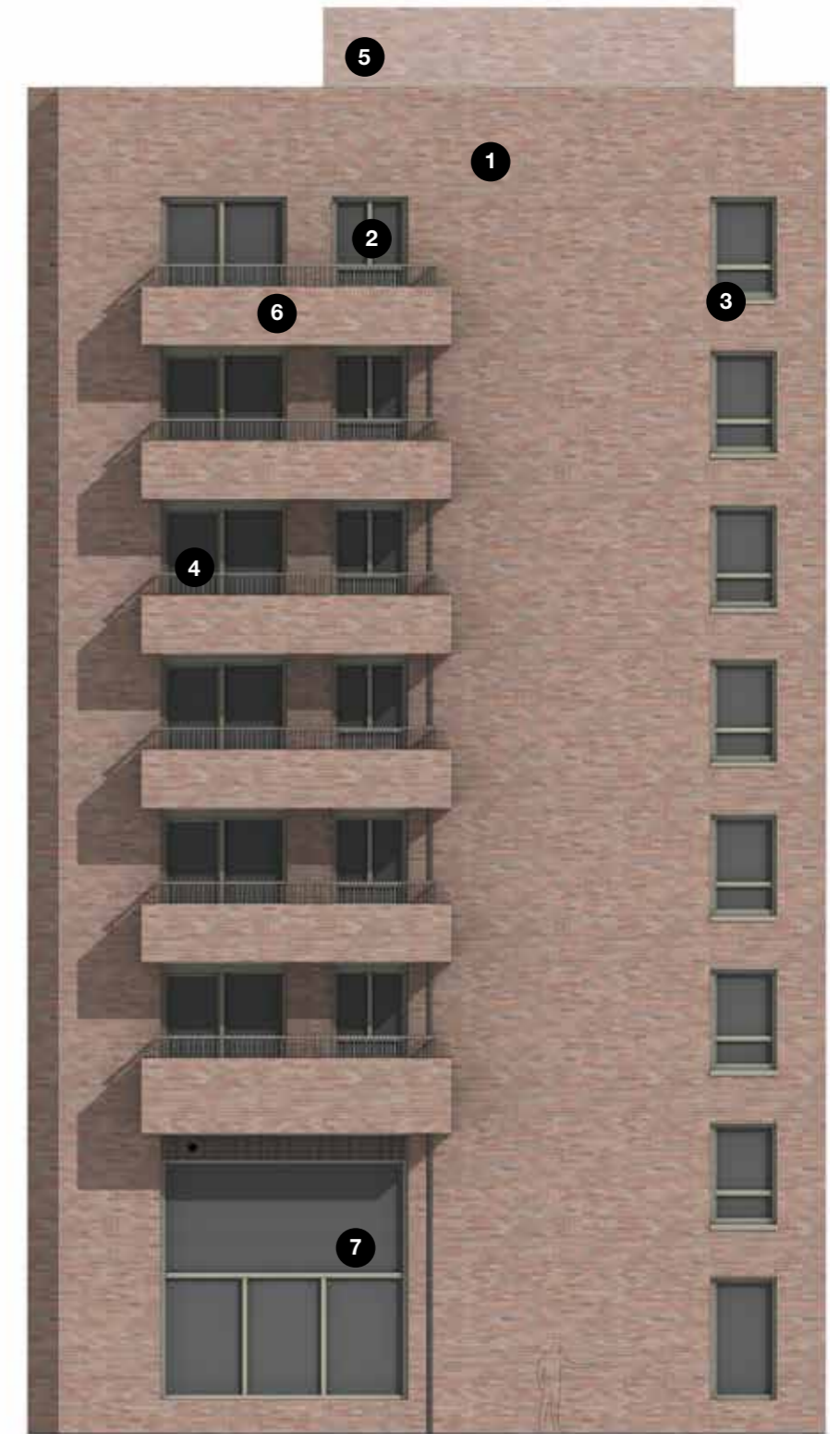
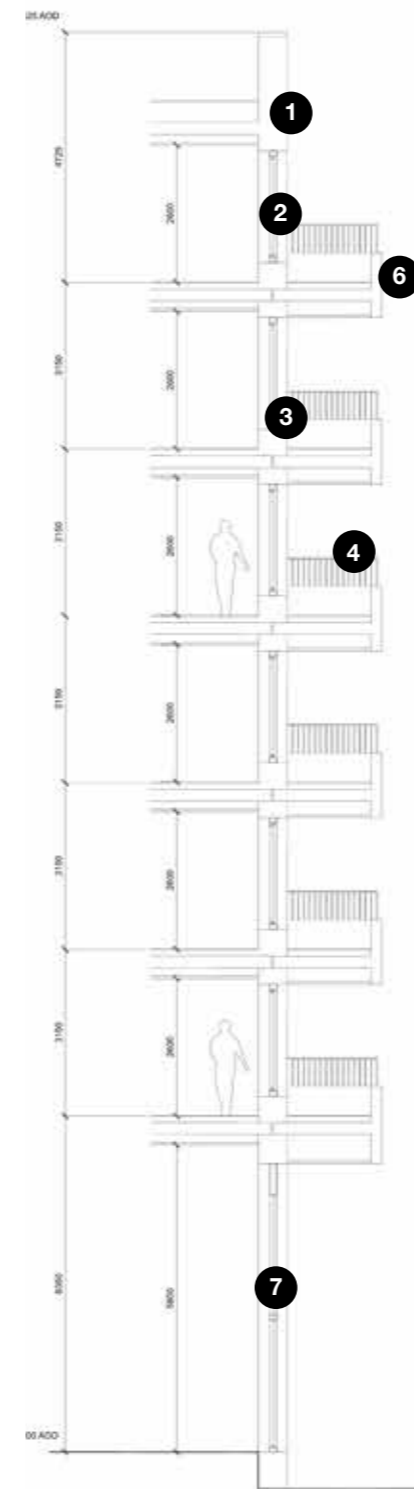
Typical elevation bay, building B6.

Elevation facing proposed servicing road.

Window openings carefully set out to minimize overlooking.

Typical material palette is set out in the key below:

- ① Brickwork
- ② Painted metal window frame
- ③ Painted metal window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick rooftop plant enclosure
- ⑥ Brick balconies
- ⑦ Painted metal shop front window



Note: Images are indicative of the material type, quality and colours proposed.

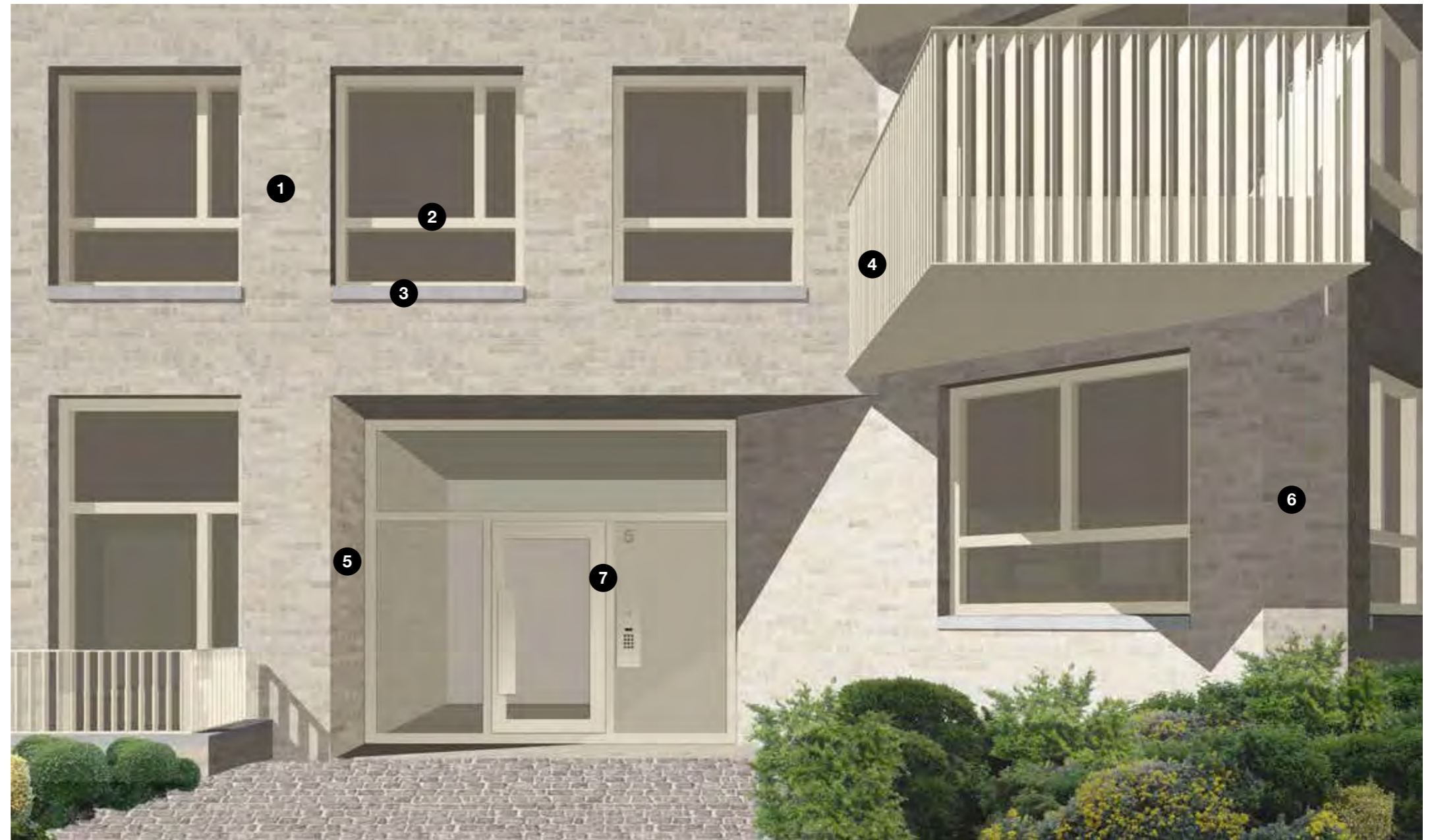
5.0 Plot B

5.10 Entrances

Residential entrance, Building B2

Located at +37.00 AOD, accessible and covered entrance for residents. Ramps in the landscape are provided to create accessible access. Entrances to buildings B1 and B3 have been designed following the same design principles.

- ① Brickwork
- ② Painted metal window / door frame
- ③ Concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ 1.5m recessed entrance
- ⑥ Projecting corner
- ⑦ Painted metal entrance door + side panel and glazing



Note: Images are indicative of the material type, quality and colours proposed.

5.0 Plot B

5.10 Entrances

Residential entrance, Building B5

Accessible entrance from Parkhurst Road to building B5. Glazed door is set back by 1.5m to create a canopy. The entrance lobby is split level and runs through the communal courtyard behind. Angled brick wall running into entrance lobby. Painted metal communal entrance door and glazing.

- ① Angled brickwork running into the entrance
- ② Painted metal window / door frames
- ③ Commercial shop front window
- ④ 1.5m deep recess
- ⑤ Painted metal residential entrance door + side panel and glazing
- ⑥ Ventilation and signage zone for commercial units



Note: Images are indicative of the material type, quality and colours proposed.

5.0 Plot B

5.10 Entrances

Courtyard residential entrance

Building B5, secondary residential access from residents communal courtyard to lobby at upper ground level. Set at the corner in a recess to create canopy over. This entrance links through to the entrance to B5 on Parkhurst Road.

- ① Brickwork
- ② Painted metal window / door frames
- ③ Concrete balcony
- ④ 2.65m deep recess
- ⑤ Painted metal entrance door + side panel and glazing



Note: Images are indicative of the material type, quality and colours proposed.

5.0 Plot B

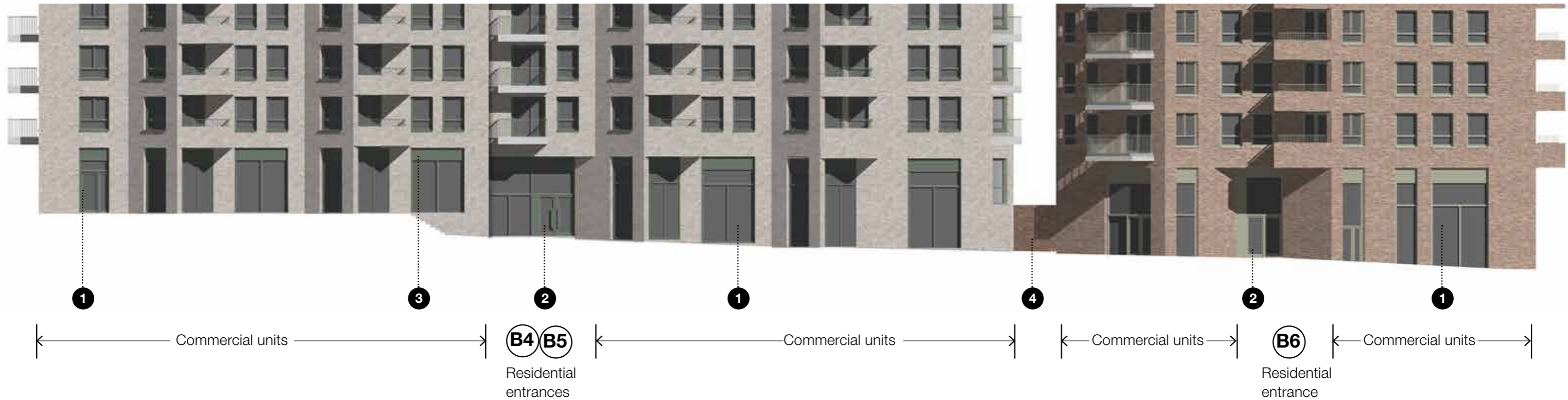
5.10 Entrances

Commercial Entrances

Commercial units are located along Parkhurst Road and accessed from the street. All commercial entrances have been designed ensuring good visibility and comfortable access for disabled and elderly customers.

There are perforated louvres above the doors for ventilation.

- ① Commercial units at ground
- ② Residential entrances
- ③ Zone for commercial signage and ventilation
- ④ Public realm area activated with commercial



5.0 Plot B

5.11 Elevations

North West elevation

The North West Elevation faces towards the street between Buildings A and B. Buildings B1, B2 and B3 are a family of 3 similarity designed buildings with chamfered corners and recesses, concrete balconies to the street and courtyard facing elevations and metal to the landscaped areas between the buildings. The buildings mass is separated along a East West axis to allow views and light into homes. A light buff brick and light coloured concrete cills and balconies are used across the 3 buildings further unify the buildings and create a lightness to the streetscape.

- ① Brickwork
- ② Painted metal window frame
- ③ Reduced window for overheating and bespoke metal perforated louvre panel for ventilation
- ④ Homes access from street
- ⑤ Painted metal balconies
- ⑥ Brick plant enclosure
- ⑦ Concrete balconies
- ⑧ Access to B3 refuse store



5.0 Plot B

5.11 Elevations

South East elevation

The South East Elevation runs along Parkhurst Road. Three brick buildings, two of which (B4 and B5) are connected. A break in the massing between buildings B5 and B6 was introduced to reduce the length of the building, to allow light to enter the landscaped courtyard and to step the massing down in height and scale to better address the Holloway Estate. The brick balconies and brick projecting corners are introduced to mitigate the noise from traffic on Camden Road whilst adding animation to the facade.

- ① Brickwork
- ② Painted metal window frame
- ③ Brick plant enclosure
- ④ Brick balconies with painted metal handrail
- ⑤ Concrete balconies with painted metal balustrade
- ⑥ Projecting corners
- ⑦ Residential entrances
- ⑧ Commercial entrances
- ⑨ Commercial shop fronts



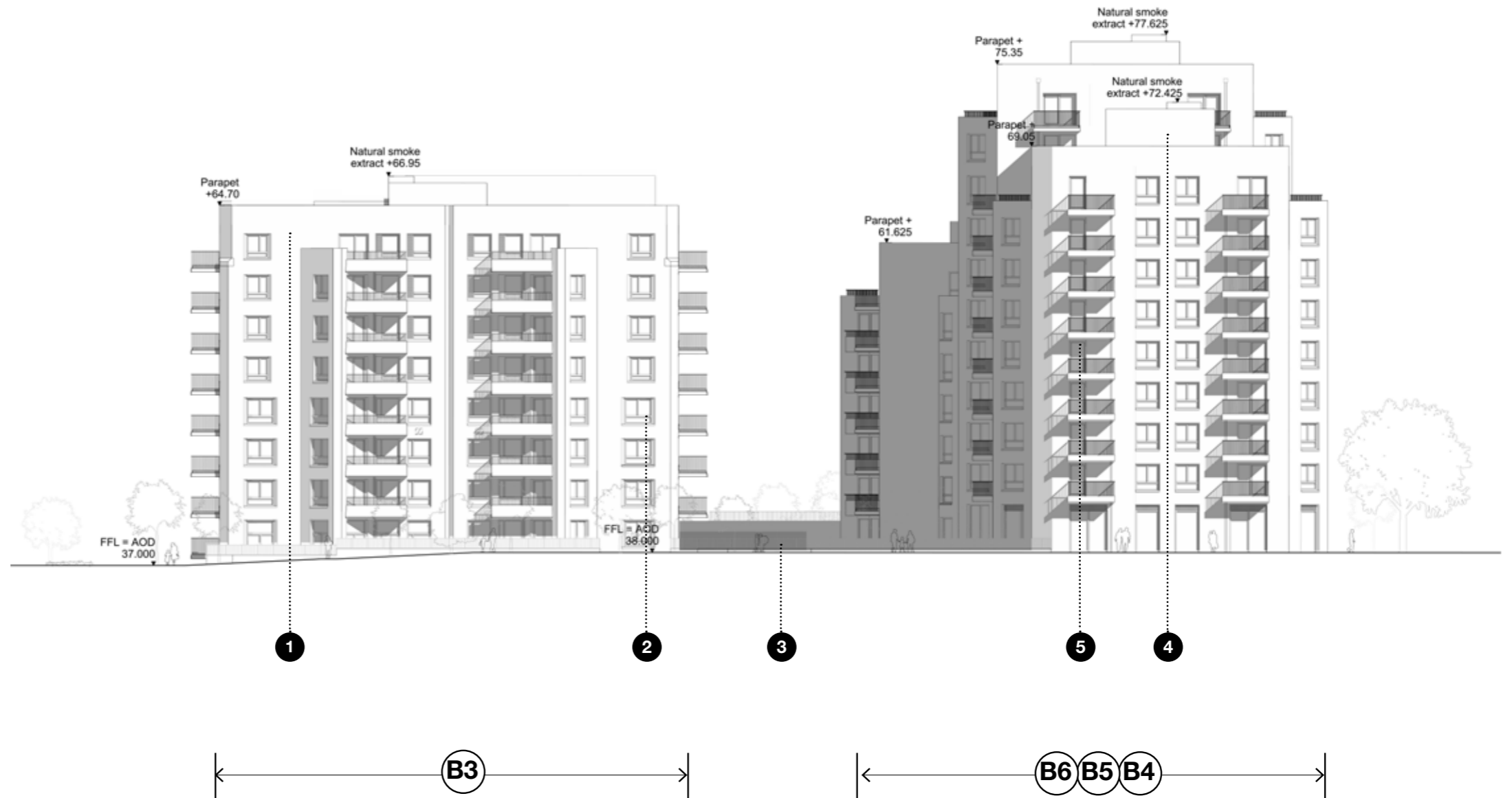
5.0 Plot B

5.11 Elevations

South West elevation

The South West Elevation overlooks the park and faces South West. The facades are brick with clear simple punched openings. Long wide balconies shade the majority of windows. When possible for daylight the windows are reduce to reduce any overheating.

- ① Brickwork
- ② Painted metal window frame
- ③ Landscaped gardens
- ④ Brick plant enclosure
- ⑤ Concrete balconies
- ⑥ Commercial entrances



5.0 Plot B

5.11 Elevations

North East elevation

The South East Elevation faces towards the Holloway Estate. Building B6 has a large glazed opening for a commercial unit to activate the ground floor prominent corner towards Parkhurst Road. Set above are a row of brick balconies off centre to the elevation with an excellent view towards the Holloway Road. This asymmetric placement of window and balcony is echoed in the matching corner visible on B5 which rises above more prominently. The ground floor is activated by residential entrances and communal ancillary entrances.

- ① Brickwork
- ② Painted metal window frame
- ③ Landscaped gardens
- ④ Brick plant enclosure
- ⑤ Brick balconies with painted metal handrail
- ⑥ Concrete balconies with painted metal balustrade guarding and handrail
- ⑦ Substation louvres
- ⑧ Ancillary entrances (cycle store)
- ⑨ Residential entrances
- ⑩ Commercial shop front glazing



5.0 Plot B

5.11 Elevations

Internal courtyard elevation of B4, B5 and B6

Elevation facing into the courtyard with angled views of the park. The gap between B5 and B6 opens up for light in the morning. At ground communal entrances connect the homes on upper floors with the communal gardens. Secondary entrances to homes open into private amenity areas protected by defensible planting.

- ① Brickwork
- ② Painted metal window frame
- ③ Landscaped gardens
- ④ Brick plant enclosure
- ⑤ Brick balconies with painted metal handrail
- ⑥ Concrete balconies with painted metal balustrade guarding and handrail
- ⑦ Secondary entrance to communal cores
- ⑧ Ancillary space
- ⑨ Residential entrances
- ⑩ Commercial unit

