

Green Roof

The roof terrace on Level 11 acts as a functional space for the development and includes many PV panels. Within the area of the solar panels, crushed gravel is used to ensure low maintenance. In the area around the roof perimeter a biodiverse wild flower meadow mix has been included which increases the value of the development's biodiversity enhancement. This roof has no resident access.

London roofscapes are changing. Initiatives such as the All London Green Grid, the GLA's policies on Biodiversity and Access to Nature, coupled with identification of priority habitats in local authorities Biodiversity Actions Plans (BAP) are driving an important and significant agenda of ecological focused spaces to support delicate and threatened urban ecologies.

Roofs are an excellent opportunity to provide a variety of habitats to support a range of local birds and insect species.

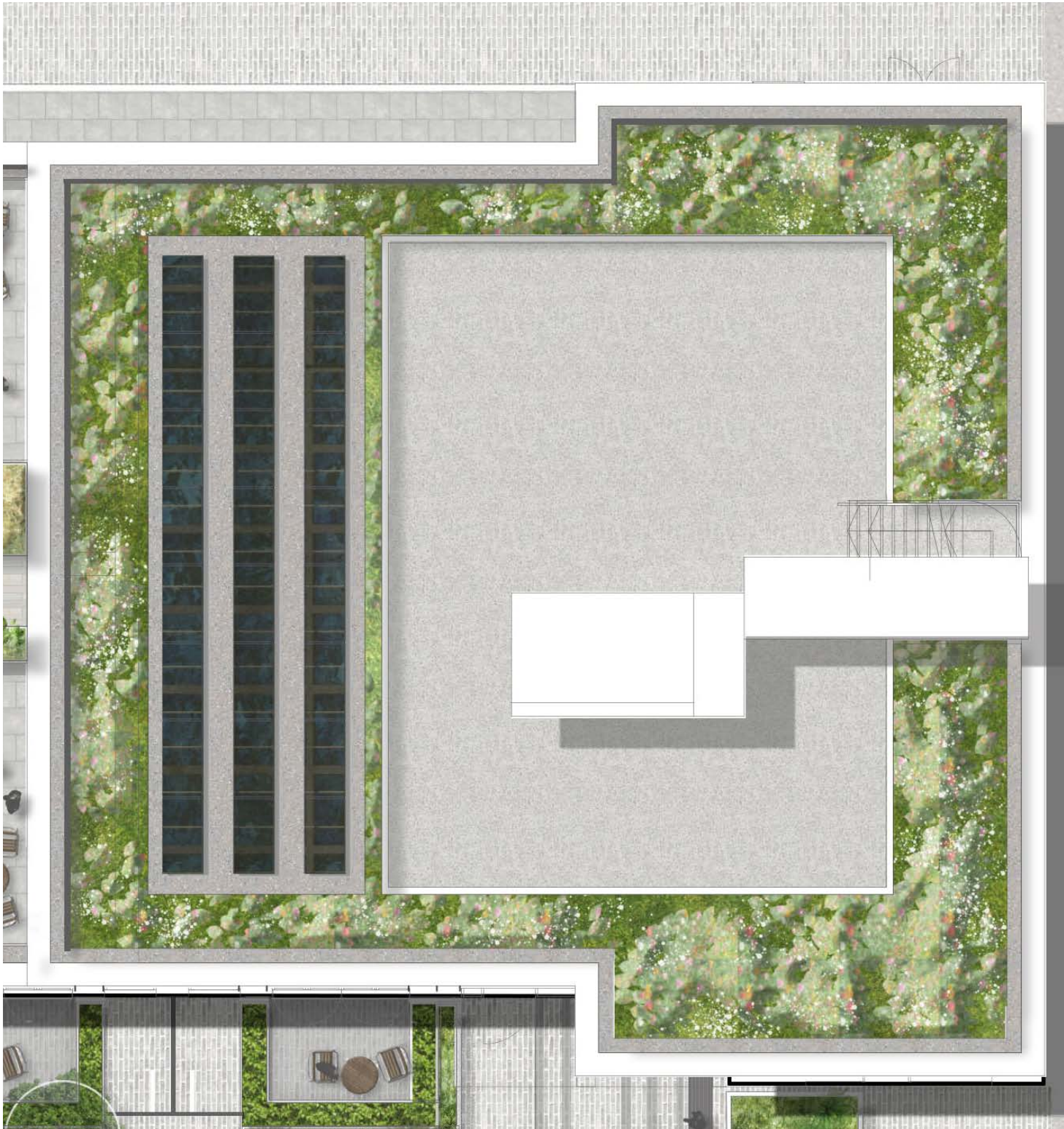
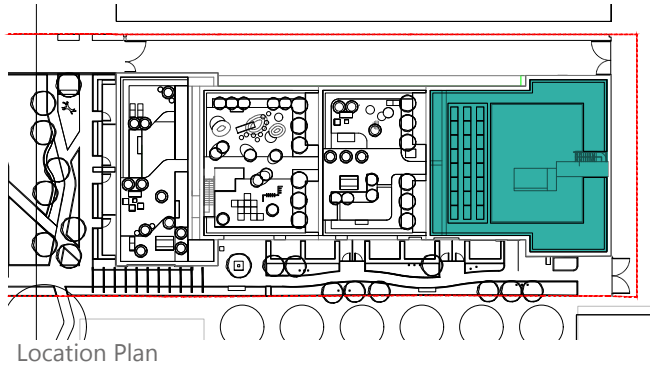
PV panels with crushed gravel below

Low maintenance

A biodiverse wild flower meadow mix with slightly undulating profile roof that provides habitat for invertebrates as well as other ecological and sustainability benefits

Invertebrates loggeries, bird / bat boxes;

Shallow depressions for rain water for birds to bathe



1 Biodiverse wild flower meadow planting



2 Log piles for insect habitats



3 Rock clusters for spider habitats

4.10 Appearance

The appearance of the building references the strong industrial heritage in the area matching the style of large Crittal style windows set in regular brick bays. Particular influences are the original Sandow Chocolate factory and the later Nestle factory additions. The building sits within the original grounds of these local landmarks.

It is sympathetic to both the emerging context and neighbouring existing buildings. It is of a robust enough design to stand alone as a separate entity but equally is conformable as a part group of a cluster of buildings along Nestles Avenue and as part of the wider masterplan.

The proposed design uses a strong rectangular form in brick with an expressed grid articulating the elevations into bays inset with large metal-framed fenestration.

Considered contrasts in brick tone and detailing around window bays, parapets and feature panels break down the massing a provide simple but elegant variation where needed.

The proposed building strongly references a warehouse aesthetic and is detailed in a high quality, simple, contemporary form to be timeless and sit in a transition position between the adjacent new residential buildings.



View of proposal looking north along Nestles Avenue



South Elevation

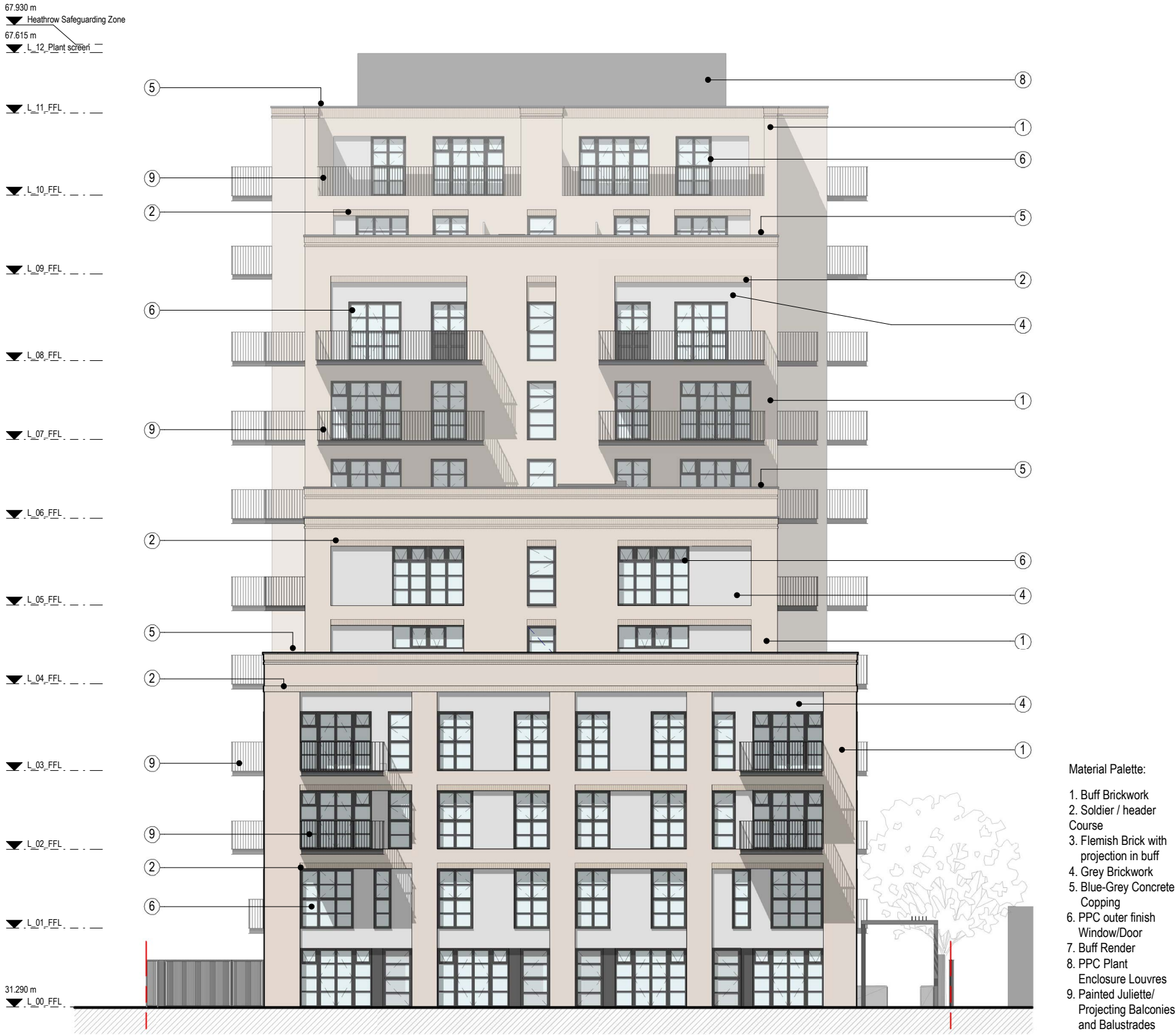
The south facade is the primary elevation and fronts onto Nestles Avenue. The stepping in the facade ensures that the four storey south block presents an appropriately scaled building in the street scape as shown in the proposed renders.

This facade is broken down into twelve bays arranged symmetrically. The warehouse style windows combined with inset brickwork to form each bay. The bays are framed in strips of buff brickwork. Double height bays at street level frame the duplexes over two floors with individual entrances onto the street. This double height bay gives the ground level increased proportion and hierarchy of emphasis. Smaller bays above on the second and third floor align vertically and have balconies at each end.

The upper south elevation is offset slightly to the south block but the language of varying modules of glazing, and inset brickwork arranged in symmetrical bays continues up the building.

At the tenth floor the balcony is inset and a double soldier course beam provides the front edge of brise soleil over the balcony.

The set back floors allow the four storey elevation to sit comfortably with the massing on Nestles Avenue, while the taller part of the building sits alongside its neighbours to the north. The arrangement of set backs is placed to conceal the taller part of the building from street level, where it is positioned behind the main southern frontage to Nestles Avenue.



South Elevation

East & West Elevations

The east and west façades predominantly continue the aesthetic from the south, except at ground floor where on the east the ground floor of the duplexes look out onto Garden Walk. On the west facade the car parking forms an undercroft to give protection to the parking area.

The east and west facade of the south block is expressed with three vertical panels of patterned brickwork. Header courses are arranged in a hit and miss style of protruding bricks. This feature brickwork is punctuated with box style windows where required.



East Elevation

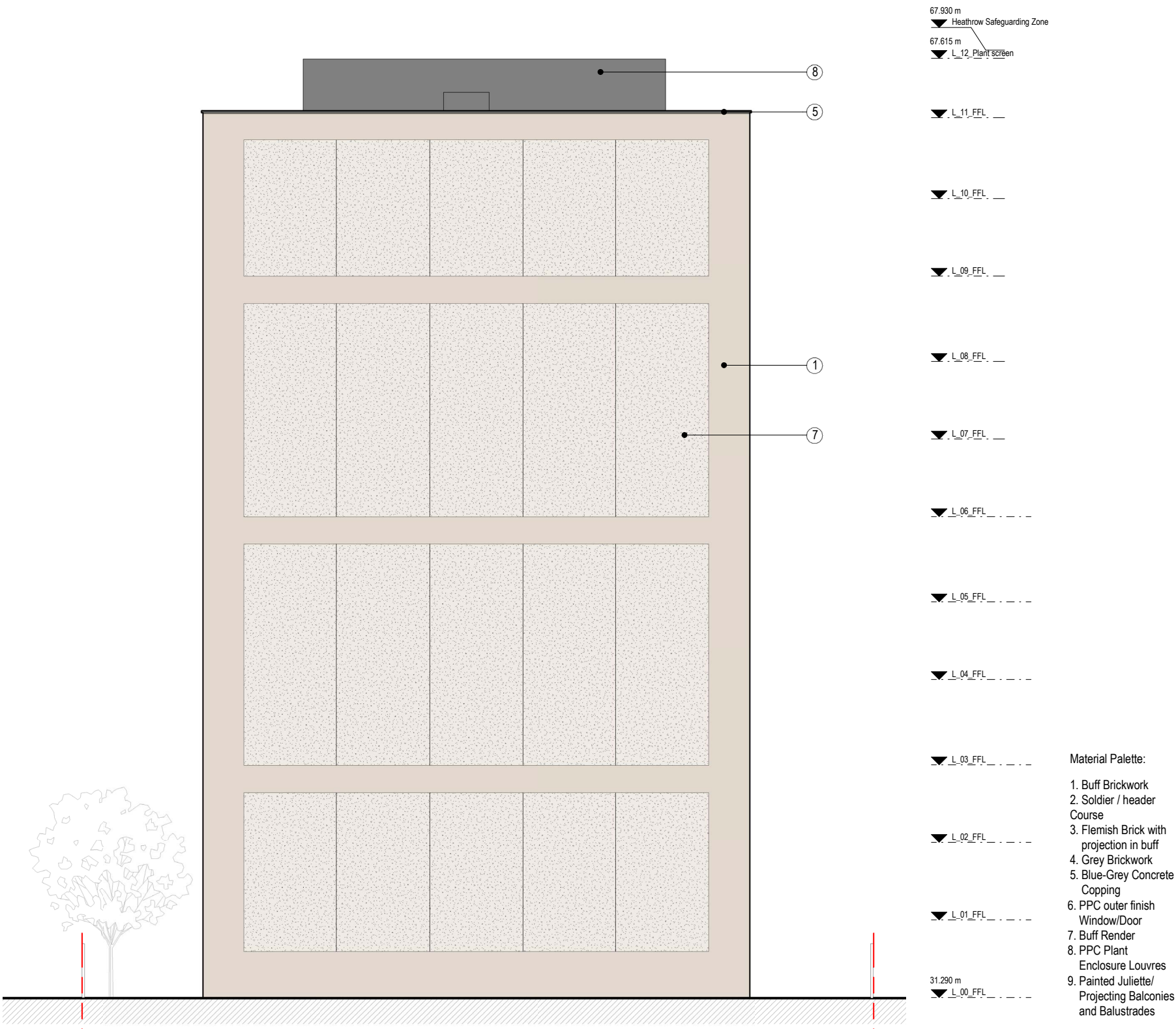
North Elevation

The north facade is windowless and is designed so that a future building can be built up against it, fronting the proposed east/west pedestrian link. This is shown in the Day 2 scenario masterplan.

A simple grid is formed using bays of rendered panels making use of the movement joints to break down the areas. They are framed in buff brickwork as on the other façades.



Day 2 Masterplan



North Elevation

4.11 Bay Studies

The light buff brick forms the base of each elevation which is punctuated with bays of varying sized Crittal style glazing. The dark grey frames contrast with the lighter masonry in regulated modules of 2, 3 and 4 panes of glass.

Where needed inset brick panels in a contrasting grey brick combine adjacent windows to create larger bays.

Each bay is headed with a brick soldier course in the buff brick. The terrace parapets use a capping stone in blue / grey concrete and an expressed soldier and header course below.

Prefabricated cantilevered steel balconies are arranged in a regular fashion. The base is articulated in an industrial style and coloured to match the windows.



Primary Material: Light buff stock brick



Balconies and Juliettes: Painted metal industrial style



Secondary Material: Inset brick panels in a subtle grey contrast



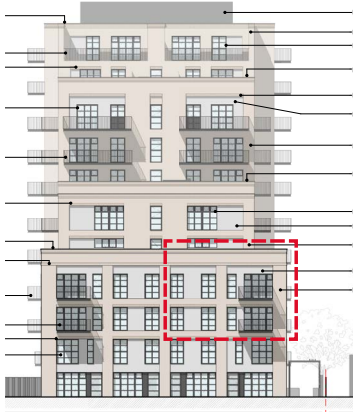
High performance window frames



French doors with stainless ironmongery

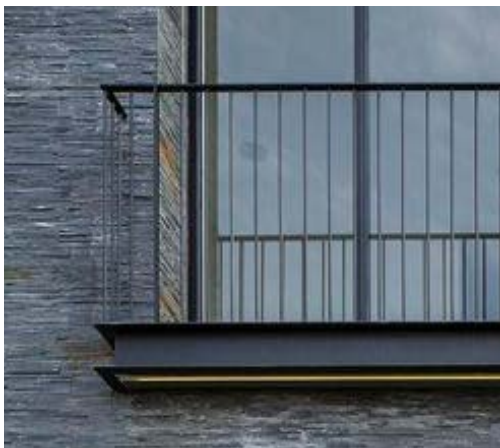


- 1 Grey/ blue concrete coping and soldier course detail
- 2 Soldier course detail at head of bays
- 3 Contrast brick set back to form larger bays
- 4 Industrial style windows in aluminium dark grey
- 5 Main brickwork buff stock in stretcher bond
- 6 Metal balconies with expressed C channels to match windows

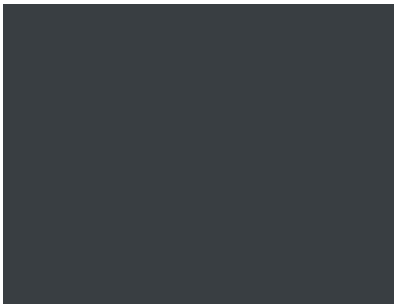




Primary Material: Light buff stock brick



Balconies and Juliettes: Painted metal industrial style



Metal finishes factory finished in dark grey RAL7016



High performance window frames



French doors with stainless ironmongery

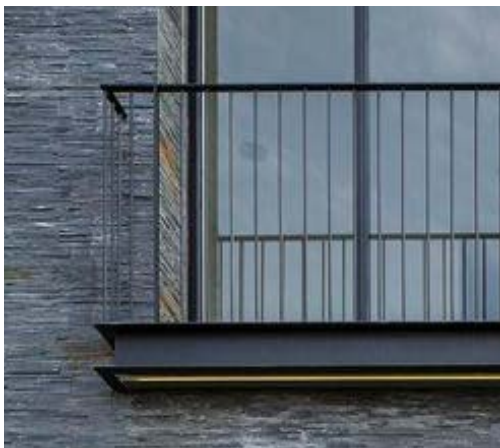


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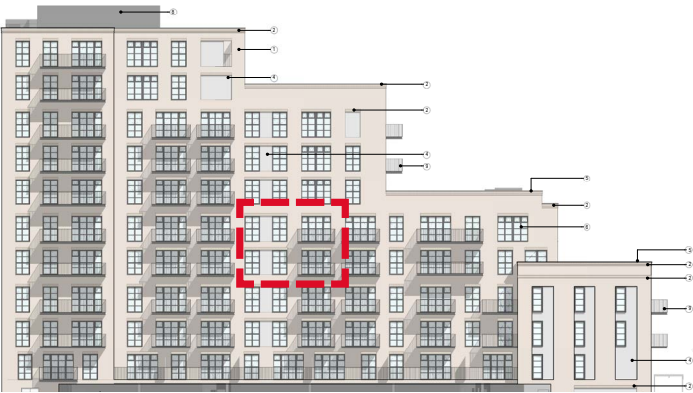
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French doors with stainless ironmongery



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4.12 Proposed Materials



Stepped brick to feature elements



Cast concrete coping and details



Windows of high U-value to part L compliance. Combination windows of timber within and aluminium externally gives high insulation



High performance window frames



French doors with stainless ironmongery



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Balconies and Juliettes: Painted metal industrial style



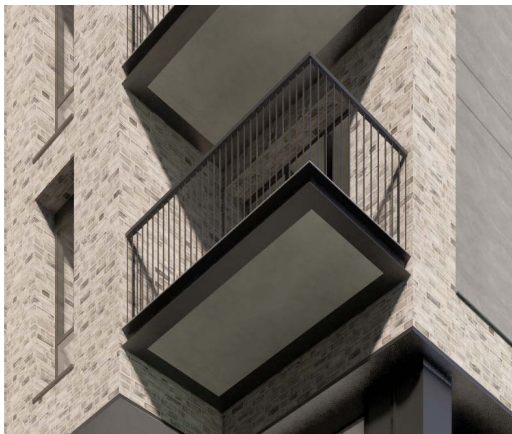
Brick features break up the facade



Metal finishes factory finished in dark grey RAL7016



Secondary Material: Inset brick panels in a subtle grey contrast

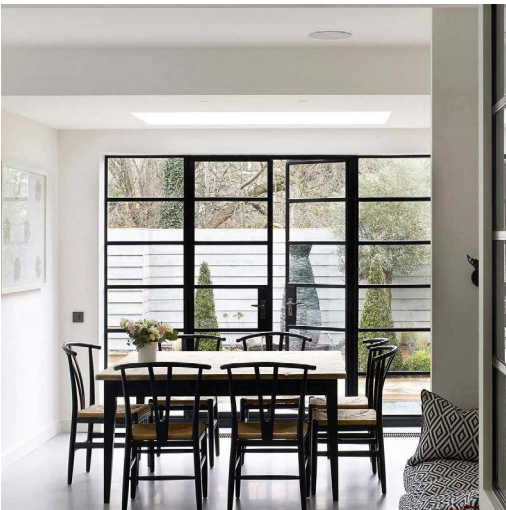


Cast concrete material to undersides of balconies



Protruding headers in brick panelling

4.13 Interior Mood Images



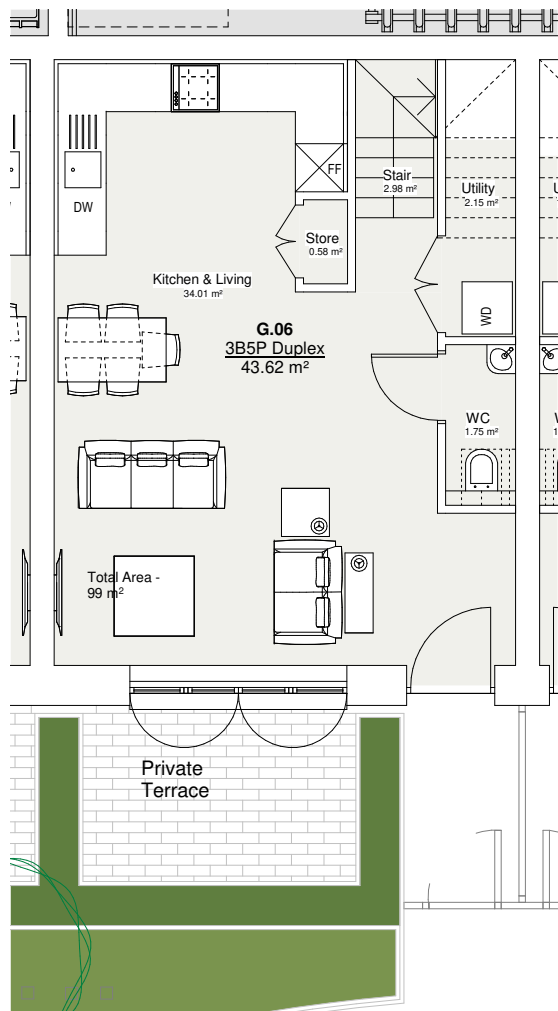
4.14 Interior Layouts

Duplexes have been arranged with dedicated and direct access at street level. Four duplexes front onto Nestles Avenue set-back behind the generous landscaping. Five others are access via Garden Walk. Each has private amenity areas in front of the property which combines with the generous communal landscaping to create private pockets with the benefit of the wider planting. Each duplex has an open plan living room, kitchen and

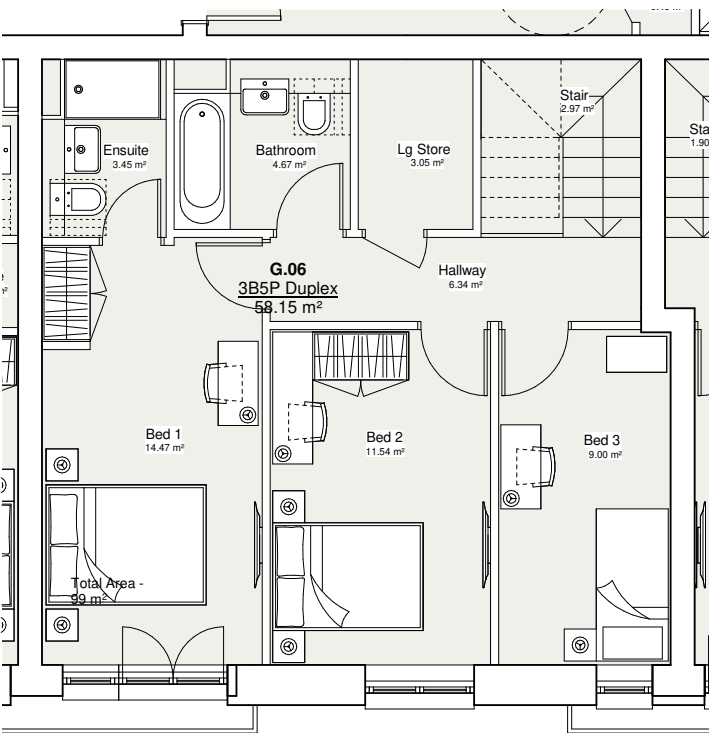
dining area on the ground floor and includes a lavatory/cloakroom. A dog-leg stair leads to the upper floor with various layouts of 3 bed 5 person units and 2 bed 4 persons units.

Example layouts can be seen below.

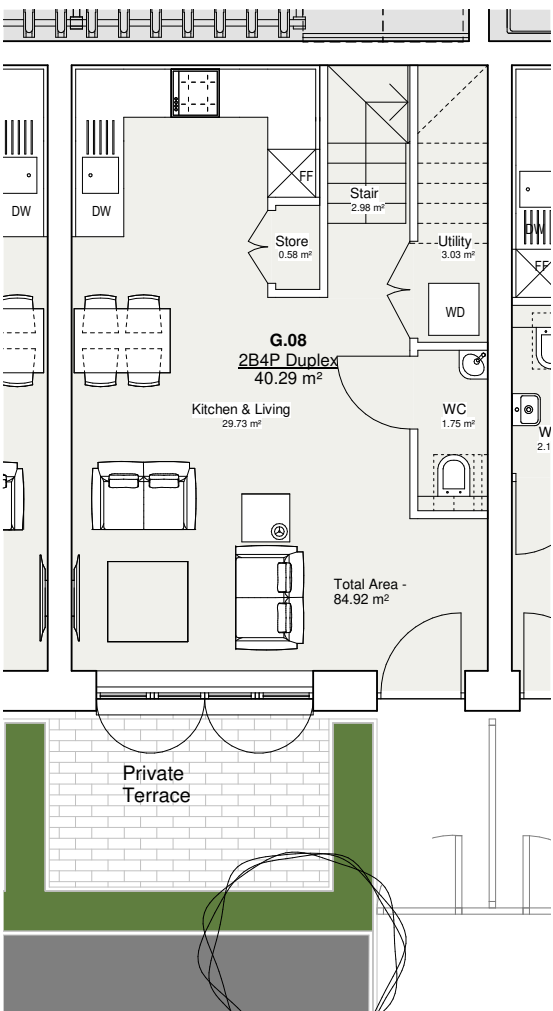
Duplex 3 Bed 5 Persons - Ground Floor



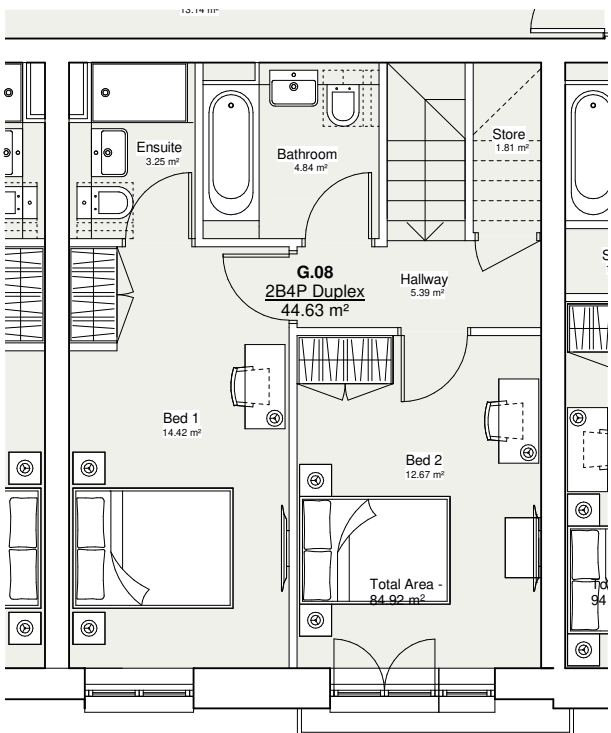
First Floor



Duplex 2 Bed 4 Persons - Ground Floor



First Floor



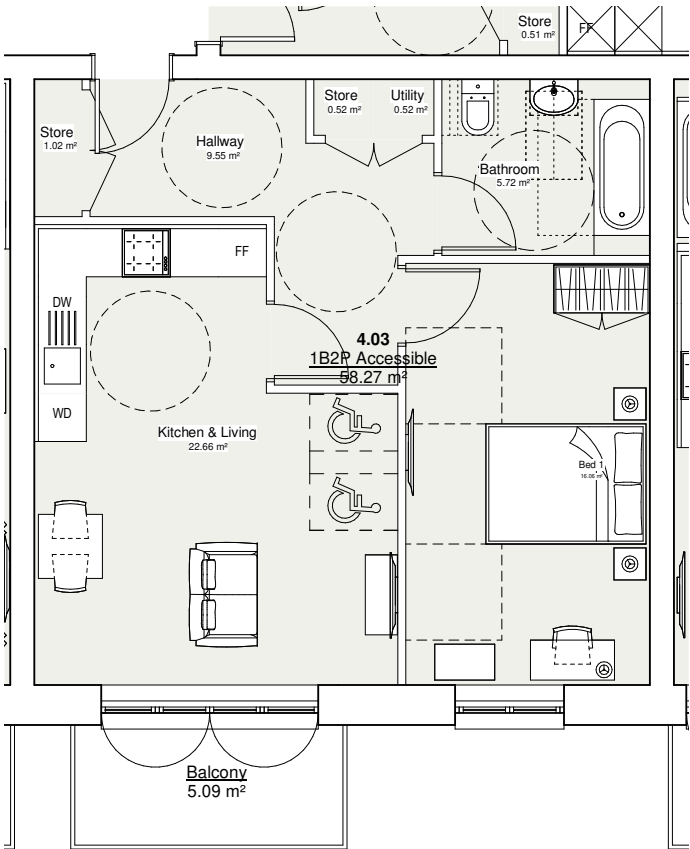
The apartments range in size and occupancy from 1 bed studios to 3 bed / 5 person apartments.

There are 10 accessible apartments. All of the apartments meet or exceed London Plan space standards.

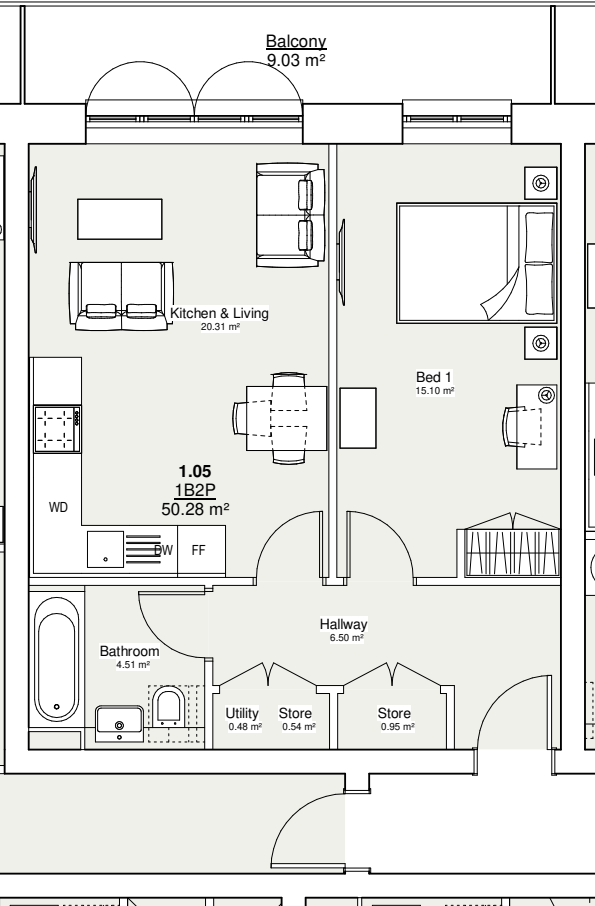
The apartments have been designed as well-lit and naturally ventilated spaces, these have been optimised with input from our sustainable design consultant. All apartments are single door access and have private external balconies, living areas, a kitchen, bathrooms, storage space and all 2 beds upwards include an en-suite off the master-bedroom. Additionally some apartments have two private balcony / terrace areas.

An example layout for each apartment types is shown on this page.

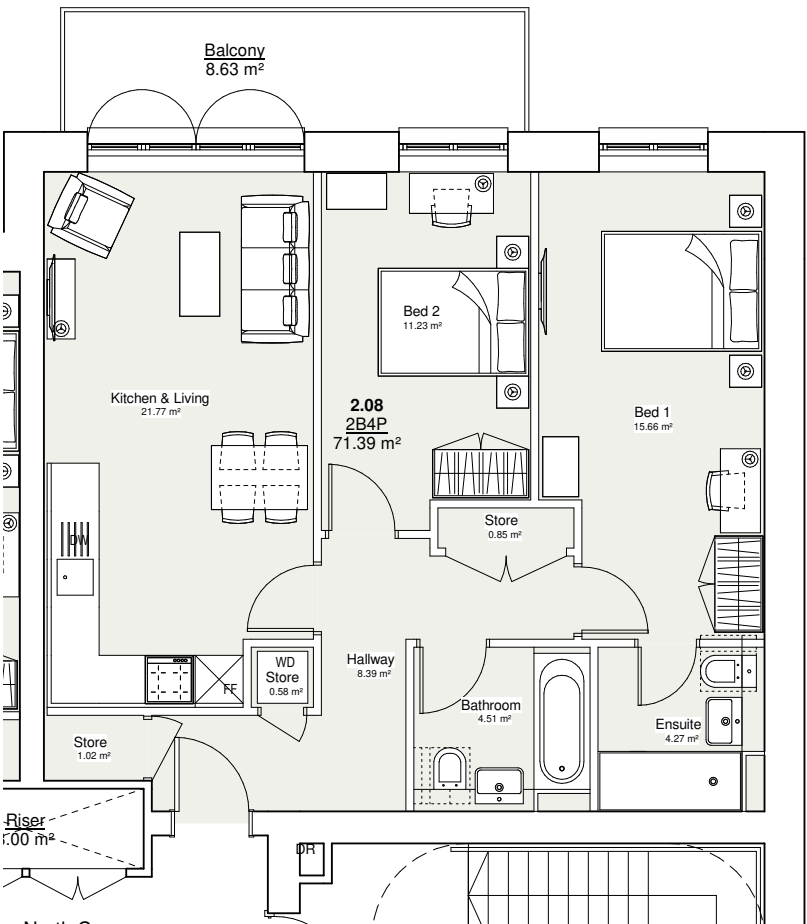
1 Bed 2 Persons Accessible Apartment Layout



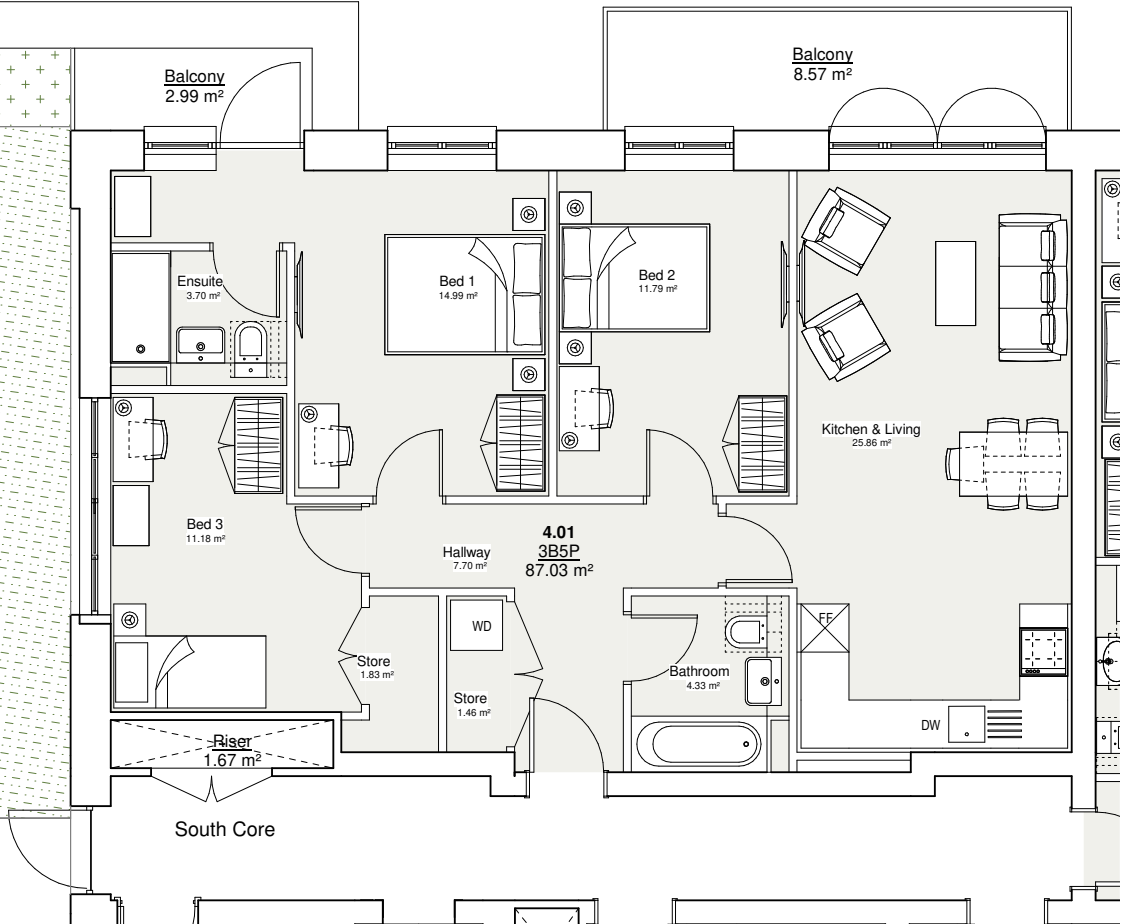
1 Bed 2 Persons Apartment Layout



2 Bed 4 Persons Apartment Layout



3 Bed 5 Persons Apartment Layout

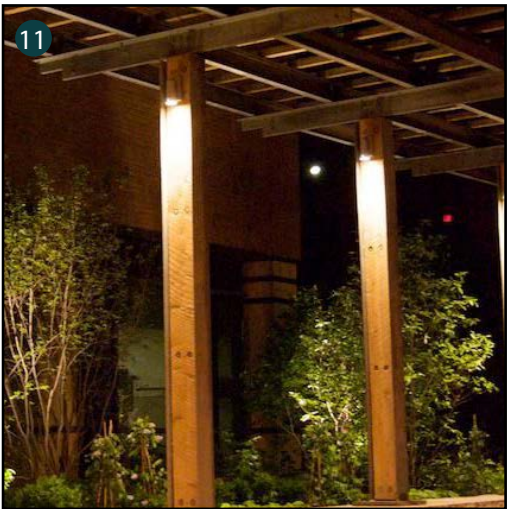


4.15 Exterior Lighting

The landscape proposals for hard landscaping, soft planting and all garden seating and play features will be treated with appropriate external lighting. This will be in the form of low energy, low glare, ease of maintenance, contemporary high quality finishes and illumination which will not be problematic to the properties, but allow wayfinding in the evening and give security. The lighting will be set to timers, light sensors and controls suitable to the light fitting and location.

The lighting has been proposed to give wayfinding and features, highlighting the landscape and subtle touches of light onto some of the plain elevations.

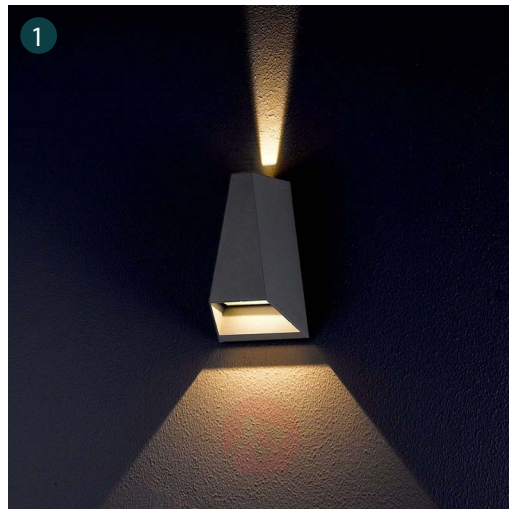
Although some lamp-standards have been proposed, it may be possible to match the adjacent schemes to give simplicity in the street furnishing.



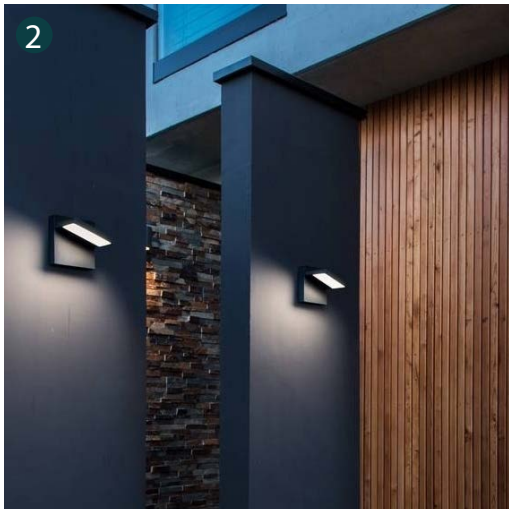
Down lighting to the main entrance colonnade feature



Under bench lighting to the Garden Walk



By duplex front doors



Wash lights to walls of textured brickwork



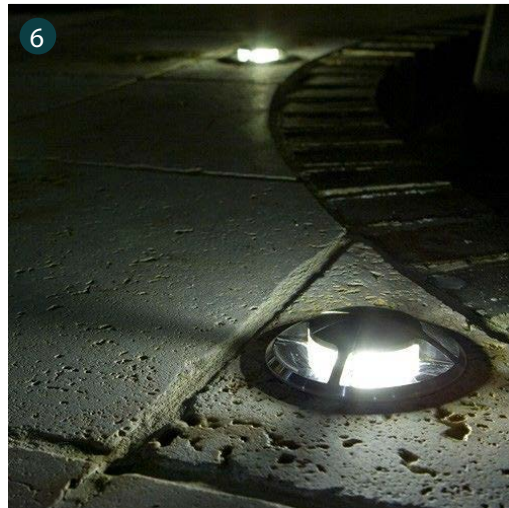
Lights to inner face of terrace parapets



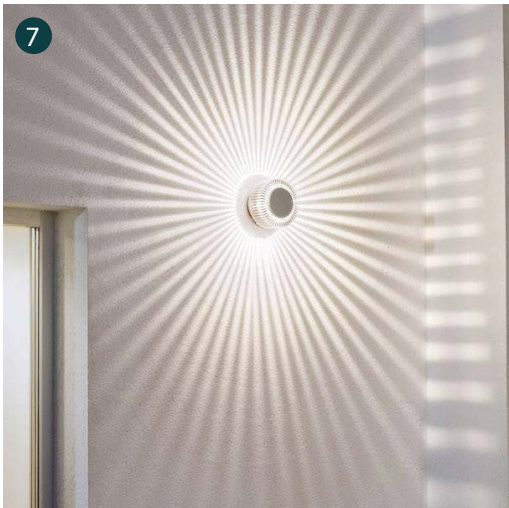
Garden walk and terrace low bollards



Uplight for under feature trees, east Garden Walk



Buried spotlights in walkways



Feature fitting on terrace walls



Fitting for the undercroft ceiling



Wall lights for the Mews



Avenue Lighting to the Mews and Garden Walk