

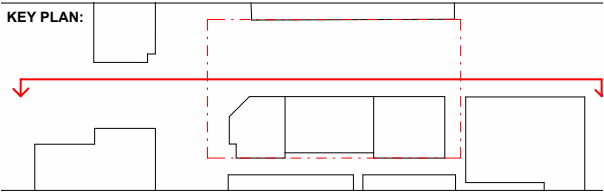
4.15 Proposed Site Context Sections



Short section through the site looking west



Long section through the Green Super-highway looking south.



4.16 Appearance

The strategy for the overall mass of the building is a collection of three distinct smaller blocks that combine into one building. Giving the impression of a cluster of buildings along the Green Super-highway. This approach helps to give a strong vertical emphasis to the built form. Each block has distinct characteristics defined through height,contrasting and complementary materiality and detailing. Often, the façades split into bays in which we have organised as a secondary element.

Drawing on the wider masterplan and developing outline proposals for the neighbouring adjacent sites, we have been able to integrate the proposals so that they knit into the area cohesively. The material palette and massing echoes that of the proposed context whilst remaining distinctive enough to allow simple wayfinding.

Reflecting the local vernacular, our palette of bricks seeks to provide a variety within the building elements to further emphasise parts of the massing and offer variation to the proposals. The two end blocks share similar brick tone but vary in detail, while the central lower block has lighter contrast brickwork, bay windows to the north and continuous recessed balconies on the south elevation.

The chamfer to the building softens the building edge at the point in which the Green Super-highway turns. This cut back produces a marker point along the pedestrian route and provides space at ground level for gathering and activity around the entrance to the commercial space.

The local context, whilst primarily unbuilt or in planning, often has low-level brick banding proposed, framed, or celebrated entrances and details picked out in brick or stone. The development proposals seek to incorporate these three key principles and vary the tones within the materials palette. The metalwork of the windows and balconies vary in colour between block which provides further contrast to the building elements.

The materials referenced in this chapter are to be interpreted as the envisioned strategy for the elevation treatment. All detail will be secured through condition.



View from Viveash Close looking southeast

View from Green Super-highway (looking West)



View from Green Super-highway (looking South)



4.17 Building Materiality & Precedent

The look and feel of the scheme will be in keeping with the local vernacular and materiality of the emerging schemes.

- › Brick façades with contrast materials forming bays and creating rhythm
- › Double height ground floor expression
- › Bolt on balconies in complementary metal finish
- › Angular façades create building movement at ground floor
- › Accent colours to windows or features

The building is presented in three distinct blocks which are faced in light buff and grey brick with contrasting brick features.

Metal elements will also feature on the ground floor with patterned privacy screens in ox-blood red and other locations to provide accents throughout the building.



Inset brick bays in contrasting colour



Balconies and Juliettes: Painted metal industrial style



Oxblood accent colours



Gold colour balconies and windows



Anthracite balconies and windows



Composite window frames



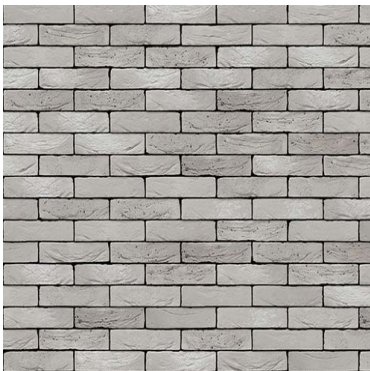
Angular facades create building movement



Clear double height distinction on ground floor level through brick tone and glazing composition



Articulated facade featuring brick, contrasting solid panels and projecting window reveals



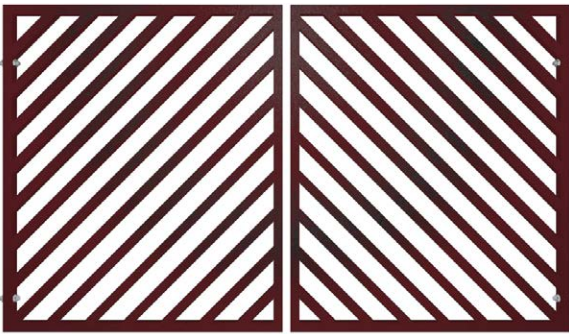
Mid Grey Brick



Mid Buff brick



Light Buff brick

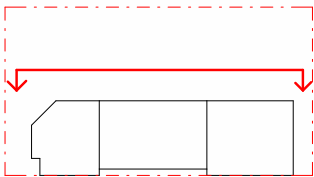


Patterned angled privacy screen on the ground floor

4.18 Elevations



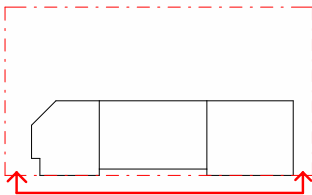
North East Elevation (along green super-highway)



KEY PLAN:

- KEY**
- 1) Mid Buff Brick in alternate projecting courses
 - 2) Light Buff Brick
 - 3) Grey Brick
 - 4a) Soldier Course
 - 4b) Double Soldier Course
 - 5a) Mid Buff Brick Vertical Stretcher Bond Feature Panel
 - 5b) Light Buff Brick Vertical Stretcher Bond Feature Panel
 - 5c) Grey Brick Vertical Stretcher Bond Feature Panel
 - 6) Feature Brick- Dark Buff Brick
 - 7) Decorative Mesh / Grillage
 - 8) Metal Capping
 - 9) Projecting Contrast Double Brick Band
 - 10) Back Painted Glass
 - 11) Louvers integrated into the Window Overpanel

South West Elevation



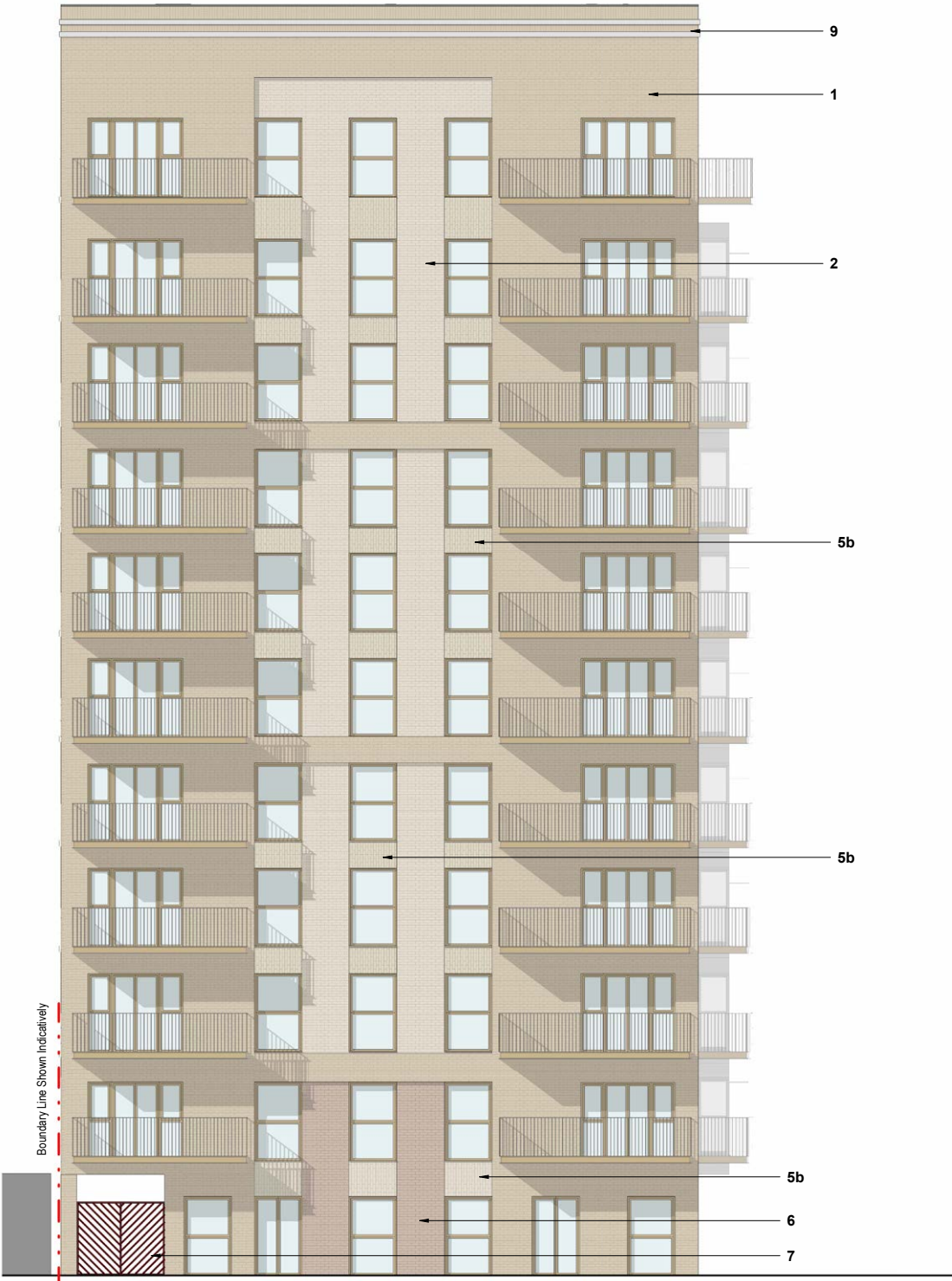
KEY PLAN:

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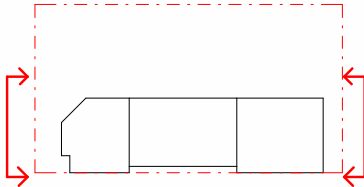
- 1) Mid Buff Brick in alternate projecting courses
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- 4b) Double Soldier Course
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- 5b) Light Buff Brick Vertical Stretcher Bond Feature Panel

- 5c) Grey Brick Vertical Stretcher Bond Feature Panel
- 6) Feature Brick- Dark Buff Brick
- 7) Decorative Mesh / Grillage
- 8) Metal Capping
- 9) Projecting Contrast Double Brick Band
- 10) Back Painted Glass
- 11) Louvers integrated into the Window Overpanel

North West and South East Elevation



South East Elevation



- KEY**
- 1) Mid Buff Brick in alternate projecting courses
 - 2) Light Buff Brick
 - 3) Grey Brick
 - 4a) Soldier Course
 - 4b) Double Soldier Course
 - 5a) Mid Buff Brick Vertical Stretcher Bond Feature Panel
 - 5b) Light Buff Brick Vertical Stretcher Bond Feature Panel
 - 5c) Grey Brick Vertical Stretcher Bond Feature Panel
 - 6) Feature Brick- Dark Buff Brick
 - 7) Decorative Mesh / Grillage
 - 8) Metal Capping
 - 9) Projecting Contrast Double Brick Band
 - 10) Back Painted Glass
 - 11) Louvers integrated into the Window Overpanel



North East Elevation

4.19 Bay Studies – East Wing

The East Wing uses a palette of complementary materials based around two buff bricks, in a varied tone, with gold coloured window frames and metal balconies. A subtle change in brick colour is used to express the vertical elements within the building massing and this helps to break down the facade. The contrasting brick panels within these elements group the windows in bays.

Balconies are centralised on the window bays and vertical bond brick panels connect the windows vertically between floors, expressing the verticality further.

Primary Brick - Mid Buff Brick



Secondary Brick - Light Buff Brick



Balconies & Windows - Metal Gold Colour



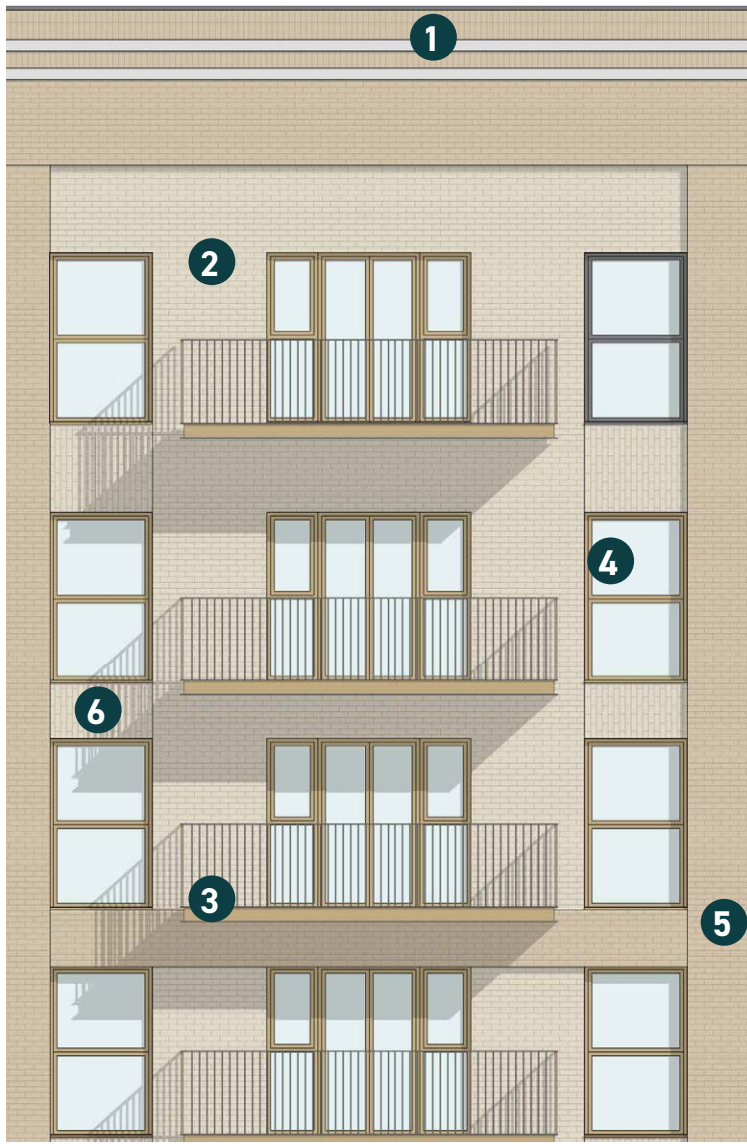
Metal windows and balconies in complementary tones



Feature brickwork at ground and first floor



- 1 Brick detailing to parapet expresses the top of the building
- 2 Recessed panels in contrasting brick
- 3 Metal projecting balconies matching windows
- 4 Full height windows in aluminium gold tone
- 5 Main brickwork buff stock in stretcher bond
- 6 Vertical stretcher bond panels above windows



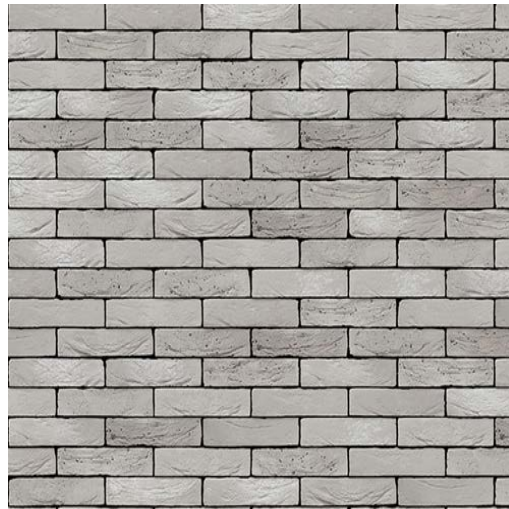
Elevation Key

4.20 Bay Studies - Central Block

The Central Block sits lower than the east and west wings and uses a contrasting colour palette to provide variety to the elevation along the Green Super-highway. A mid-grey brick is interspersed with two columns of bay windows which rise up the facade. All windows and balconies are coloured in a matching anthracite grey which is in contrast to the gold tones of windows and balconies in other parts of the facade.

At ground floor of the central block an angled metal perforated panel, in oxblood red, encloses the undercroft accessible parking and cycle storage. This red wave along the elevation provides activity to the facade at grade level. The panels provide security by provide views through to the activity and the future green courtyard spaces of the neighbouring site to the south.

Primary Brick - Mid Grey Brick



Windows/ doors - Anthracite Grey



Contrast Colour - Oxblood Red



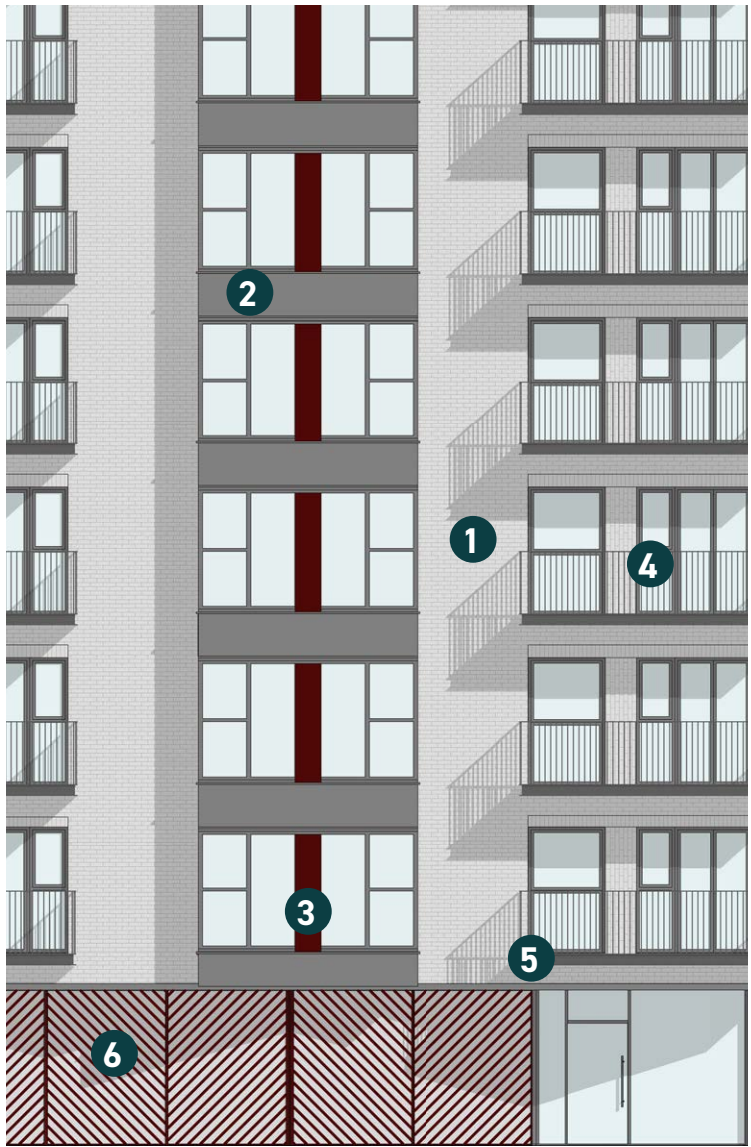
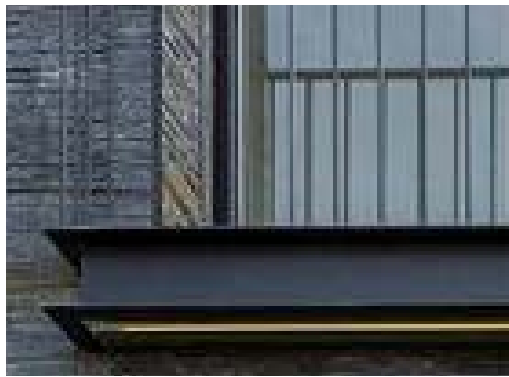
French doors with stainless ironmongery



High performance window frames



Elegant balcony profile



- 1 Mid grey brick
- 2 Bay windows connected vertically
- 3 Accent colours
- 4 Full height windows in aluminium mid grey
- 5 Metal balustrades and balconies to match windows
- 6 Pattern angled metal screens to ground floor cycle storage



Elevation Key

4.21 Bay Studies – West Wing

The West Wing uses a similar material palette to the east wing but varies in its application. Detailing around the chamfer on the west wing is kept simple and free of balconies which highlights this corner of the building with a strong vertical emphasis. The contrasting brickwork is used in floor level banding and at the roof parapet. The balconies to the west are angled to accentuate the line of the chamfer and those facing Viveash Close are recessed on the corner.

The entrance to the commercial space is framed in a double height two storey bays along the facade and alternate projecting brick courses are used in a feature brick detail on these storeys to provide a contrasting base to the mid level of the facade.

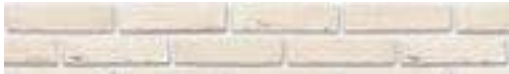
Primary Brick - Mid Buff Brick



Metal windows and balconies in complementary tones



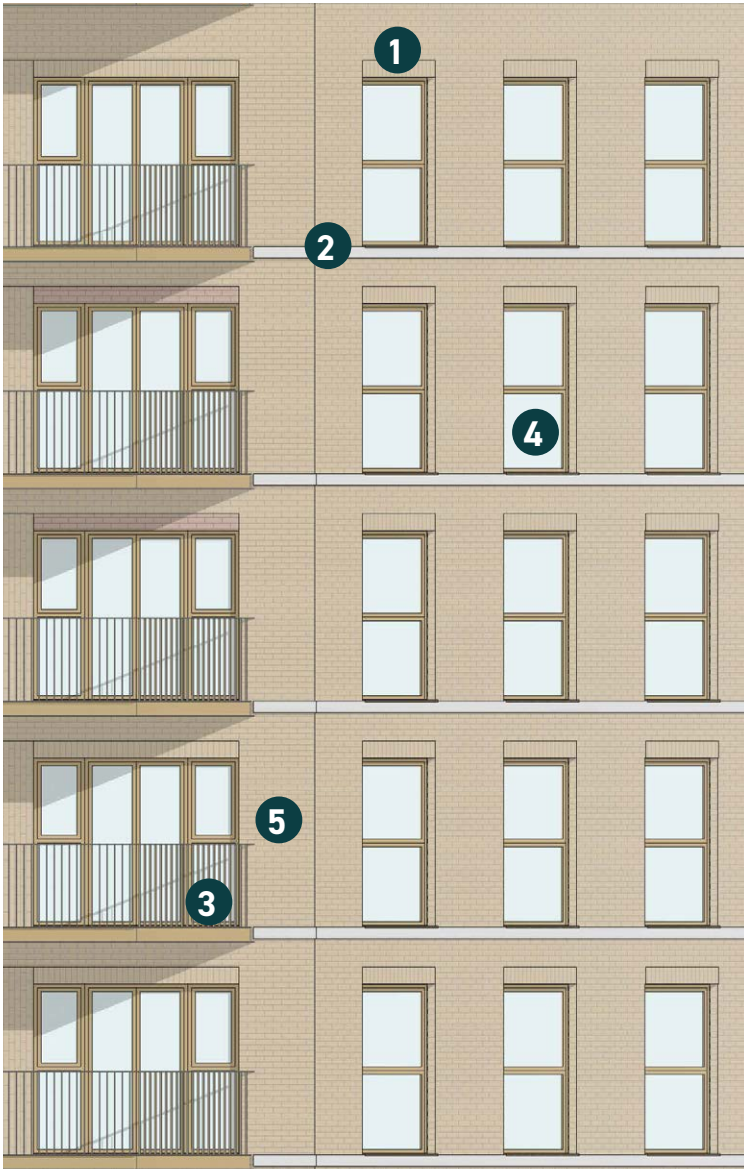
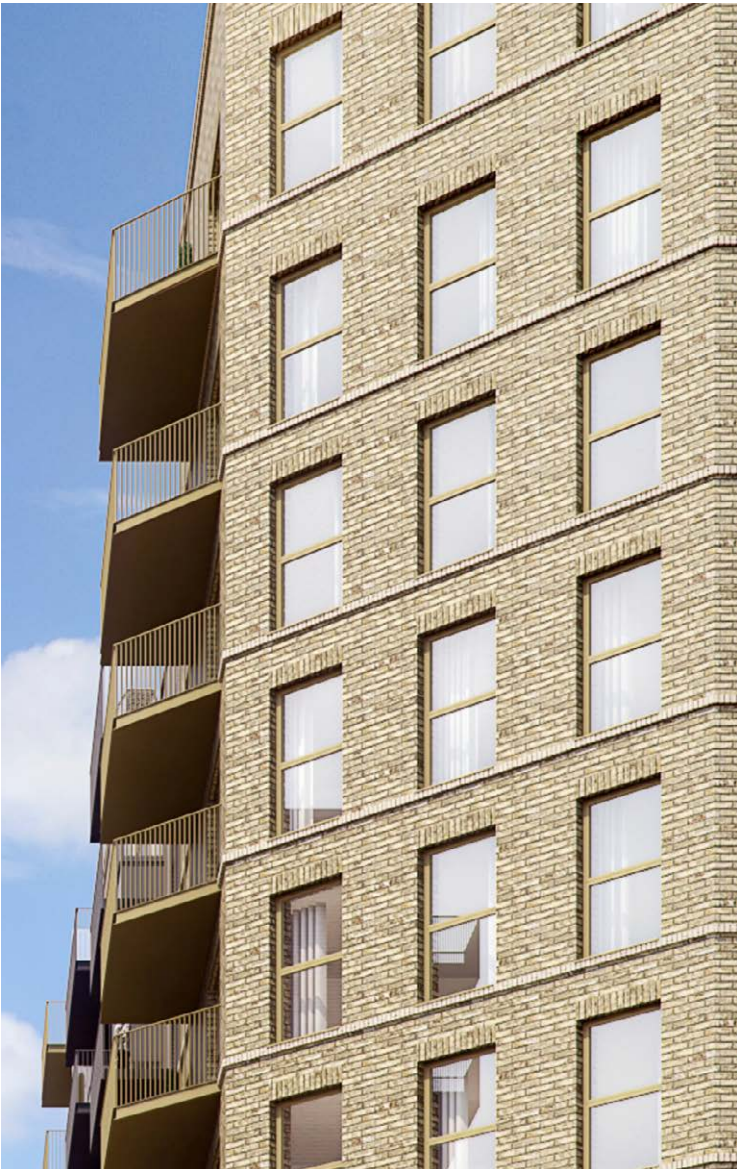
Contract Brick - Light Buff Brick



Balconies & Windows - Metal Gold Colour



Feature brickwork at ground and first floor

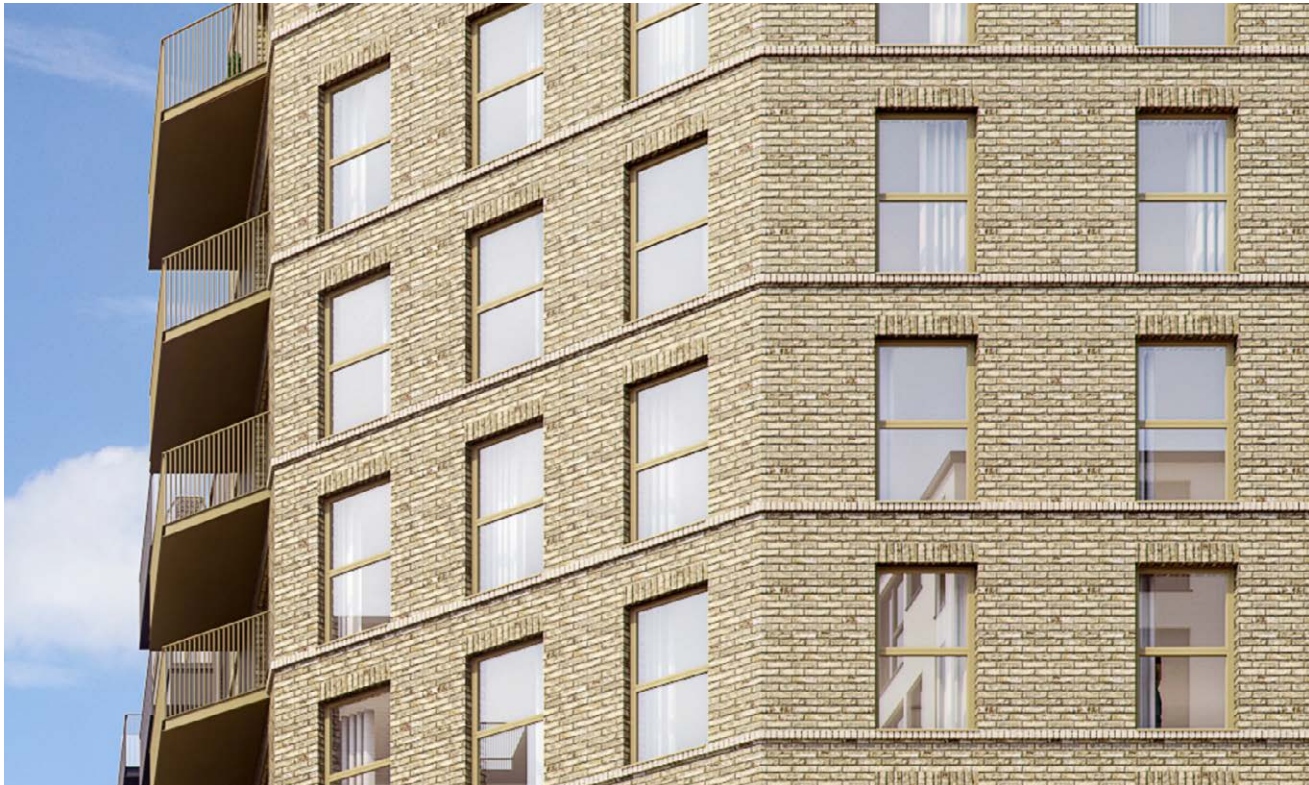
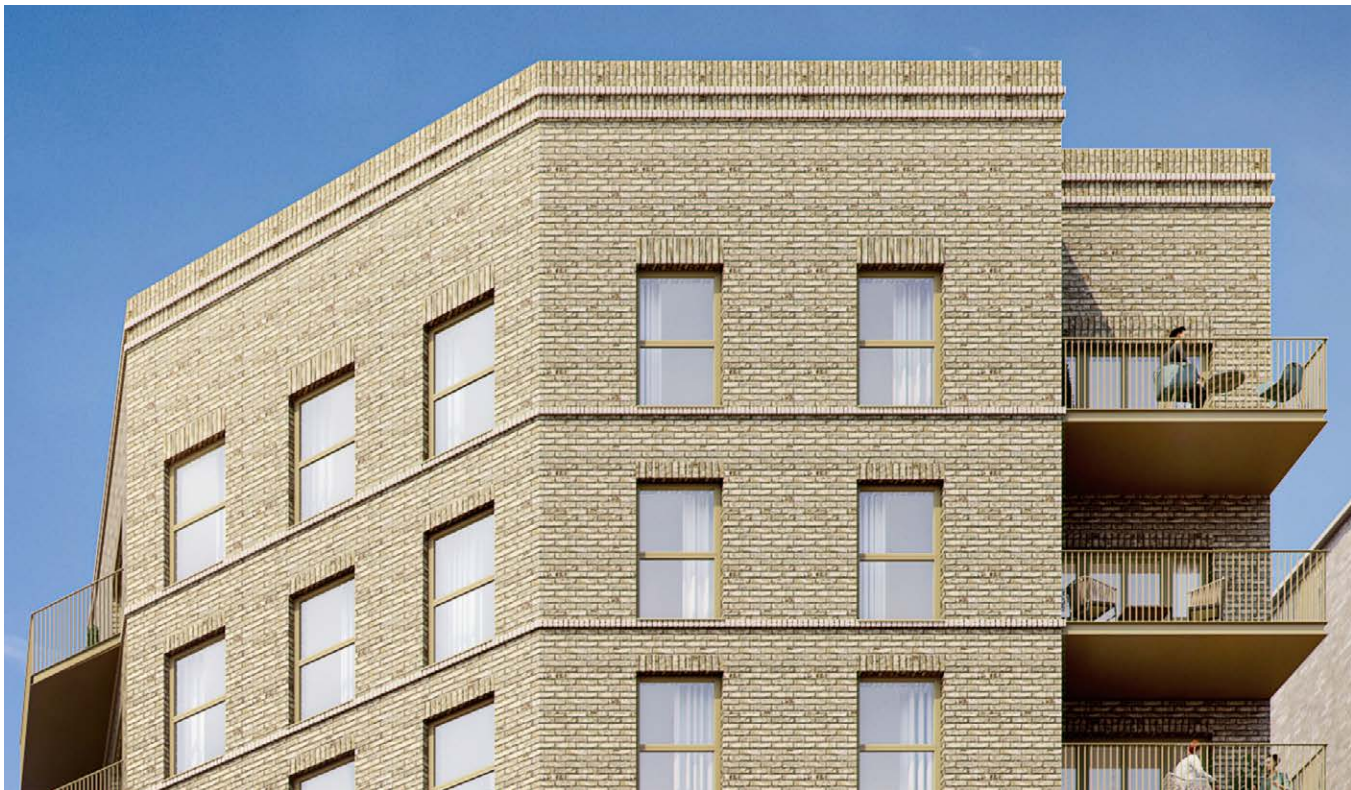


- 1 Soldier course detailing to window heads
- 2 Contrast brick banding at cill level
- 3 Metal projecting balconies with corner chamfer matching windows
- 4 Full height windows in aluminium gold
- 5 Main brickwork buff stock in stretcher bond



Elevation Key

4.22 Facade Views







4.23 Schedule of Accommodation

Squirrels Estate Area Schedule (Approximate)

Subject to M&E and structural comments and planning

GIA Resi			Squirrel Estate								APT NIA									
Level	Area		Type	No. of Units	Apartment Type						Area		External Communal Amenity		Ancillary NIA		Commercial NIA		Commercial GIA	
	sqm	sqft			1B2P	1B2P Accs.	2B3P Accs.	2B4P	2B3P	3B5P	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft		
Eleventh Floor (Roof)																				
Tenth Floor	588	6,330	Apt+Terrace	7	4	0	0	2	0	1	451	4,855	321	3,452						
Ninth Floor	1014	10,915	Apt+Cycle	12	3	1	0	4	2	2	808	8,693			17	183				
Eighth Floor	1014	10,915	Apt+Cycle	12	3	1	0	4	2	2	808	8,693			17	183				
Seventh Floor	1014	10,915	Apt+Cycle	12	3	1	0	4	2	2	808	8,693			17	183				
Sixth Floor	1014	10,915	Apt+Cycle	12	3	1	0	4	2	2	808	8,693			17	183				
Fifth Floor	1014	10,915	Apt+Cycle	12	3	1	0	4	2	2	808	8,693			17	183				
Fourth Floor	1014	10,915	Apt+Cycle	12	3	1	0	4	2	2	808	8,693			17	183				
Third Floor	1014	10,915	Apt+Cycle	12	3	1	1	3	2	2	808	8,693			17	183				
Second Floor	1014	10,915	Apt+Cycle	12	3	1	1	3	2	2	808	8,693			17	183				
First Floor	936	10,075	Apt+Cycle	11	4	1	1	3	1	1	706	7,599			39	420				
Ground Floor	405	4,359	Apt+Comm+Ancill+Cycle	2	2	0	0	0	0	0	103	1,109					97	1046	100	1071
Ancillary															155	1,668				
Basement	354	3,816	Plant																	
Ancillary																				
Total (Approx)	10,396	108,083		116	34	9	3	35	17	18	7,721	83,107	321	3,452	330	3,552	97	1,046	100	1,071
Note: GIA values do not include terraces																				

Total Units 116

Unit Type		
	116	100%
1 Bedroom Flat	43	37.1%
2 Bedroom Flat	55	47.4%
3 Bedroom Flat	18	15.5%

Totals	sqft
Resi NIA	83,107
External Amenity	3,452
Commercial NIA	1,046

Ratios	%
Net to Gross (All Floors)	74%
Net to Gross (Level 1 - 10)	79%

Note: GIA values do not include undercroft

4.24 Layouts

Ground Floor

The prominent focus of the ground floor is the verdant landscape that completes the Green Super-highway and links the active travel route in the wider masterplan.

The building itself is subservient to the landscape and tucks back into the south of the site. At ground floor the plan is split into two distinct sides housing each core with an open undercroft between, used for accessible parking and cycle storage. Views through this space to proposed green courtyards in the neighbouring scheme to the south are maintained through a folded pattern metal screens. The plan form at ground level, aligns with the three massing blocks expressed in the elevation .

The principle entrances to each core are on the long north east facade, directly off the Green Super-highway. The building's northwest elevation fronts on to Viveash Close. On the ground floor, a commercial space occupies this principle facade. Wrapping around the west core to the south are service and access areas for the substation and bin store. Vehicle access to the central undercroft is via a double height colonnade at the southern boundary of the building reach via Viveash Close.

The east core mirrors the west with an entrance lobby off the pedestrian route to the north and lifts and stairs deeper into the building. Two apartments flank the southeast facade around the east core. These apartments matches the precedent set from the consented 9 Nestles Avenue to the south and a pedestrian connection between to two sites is maintained. These apartments can be accessed via the building core or directly off the street.



Layouts - Upper Floors

The upper floors provide a varied mix of apartments arranged around the two main cores with up to six apartments per core. A link corridor is maintained throughout the whole length of the building, providing a secondary means of escape for all apartments.

All apartments comply or exceed London Plan space sizes and private amenity spaces. The priority from council officers was to minimise encroachment of the building northwards into the Green Super-highway, which results in some single aspect apartments (Refer to pre-application discussions in Section 3 for further information). A series of bay windows along the Green Super-highway maximise the opportunity for views all along the landscaped areas below and improve daylight and sunlight to the dwellings.

Each core provides two lifts of which one is a larger service lift. Local on floor cycle storage is provide next to the east core. Both cores are provided with firefighting and evacuation lifts.

Balconies are a mixture of bolt on to the north east and south east façades and recessed to the south, providing articulation to the facade. The southern elevation to the east core is left mainly windowless to account for the future development to the south at 9 Nestles Avenue.



2nd & 3rd Floors



4th & 9th Floors



1st Floor

Layouts - Roof Levels and Basement

On the tenth floor, four apartments are arranged around the east core and three around the west. Both cores provide access to a central external terrace which provides a variety of play and amenity spaces and commanding views across the surrounding area. Further information about the terrace is described in the landscape section.

The roof to the west core houses an open plant area and an array of PV panels on a biodiverse roof is planned for the west core roof. Further plant is housed in the basement and concentrated around the west core. Plant replacement and maintenance to the basement is via the service lift or through a soft spot hatch in the undercroft area on the ground floor.



10th Floors



Basement

Roof Level