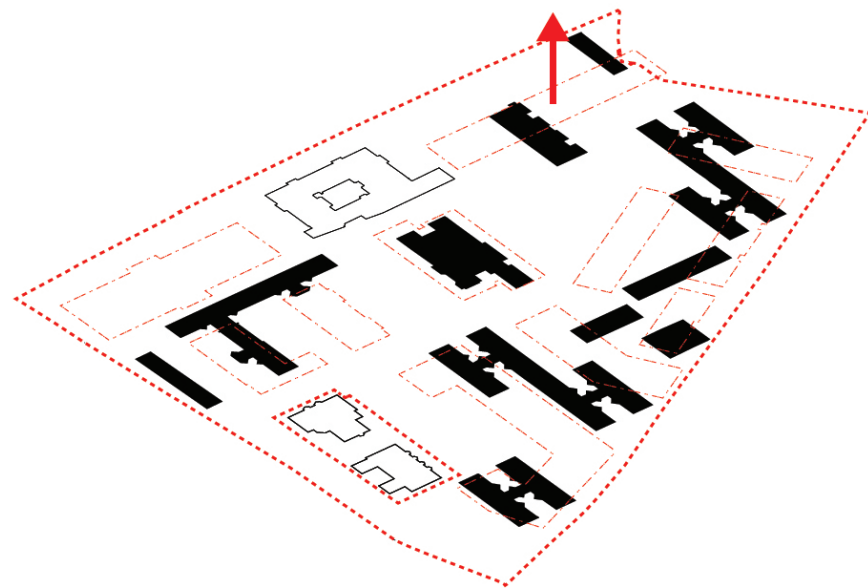
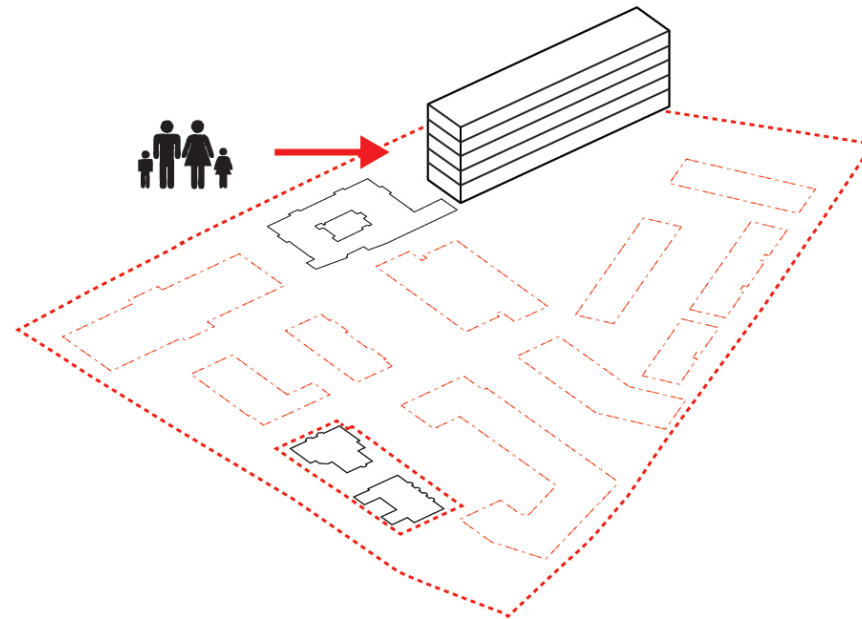


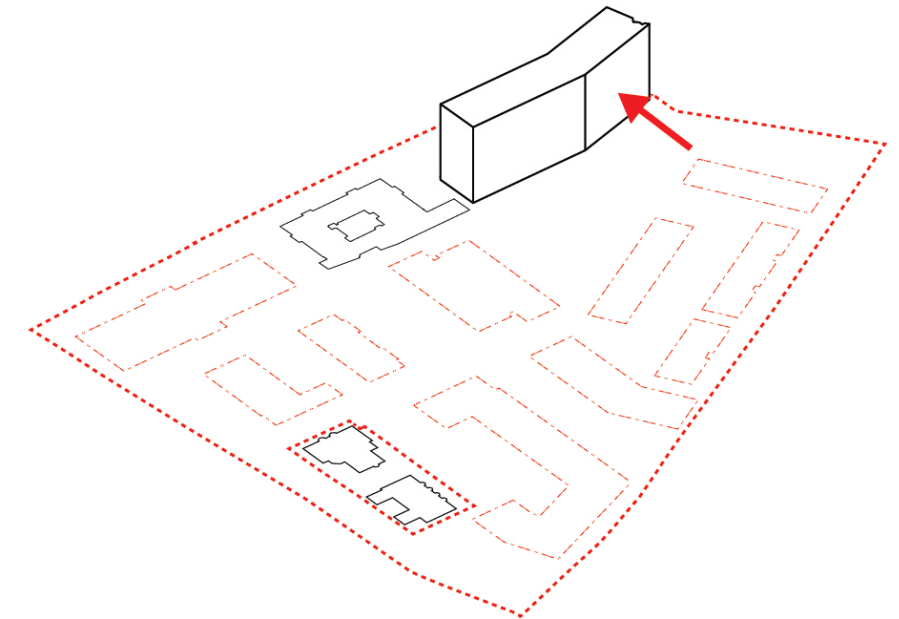
## 7.7 Plot Designs - Plot A [Hawkins\Brown]



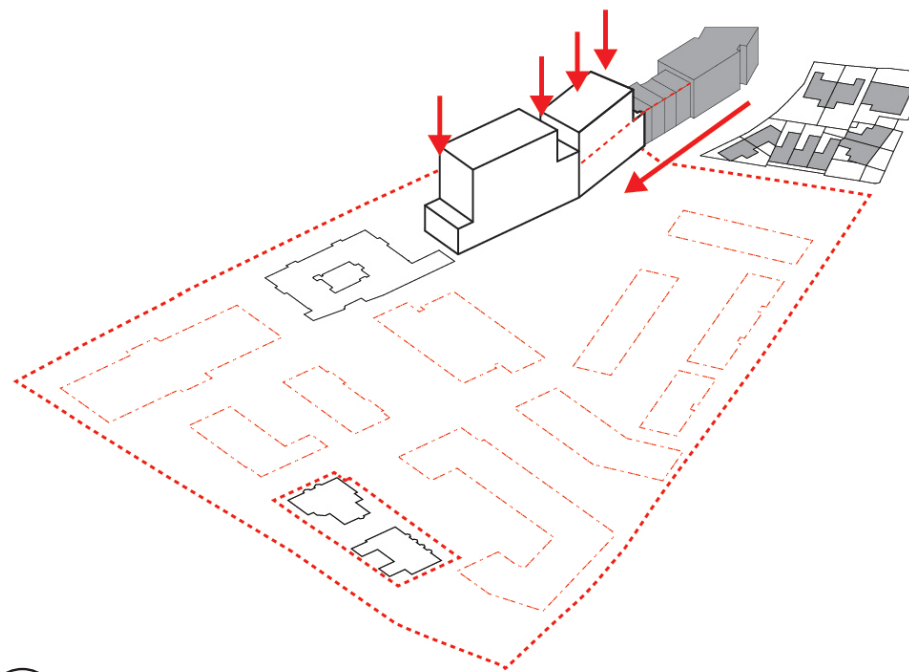
1 Minimal demolition of Broadstone permits construction of Plot A



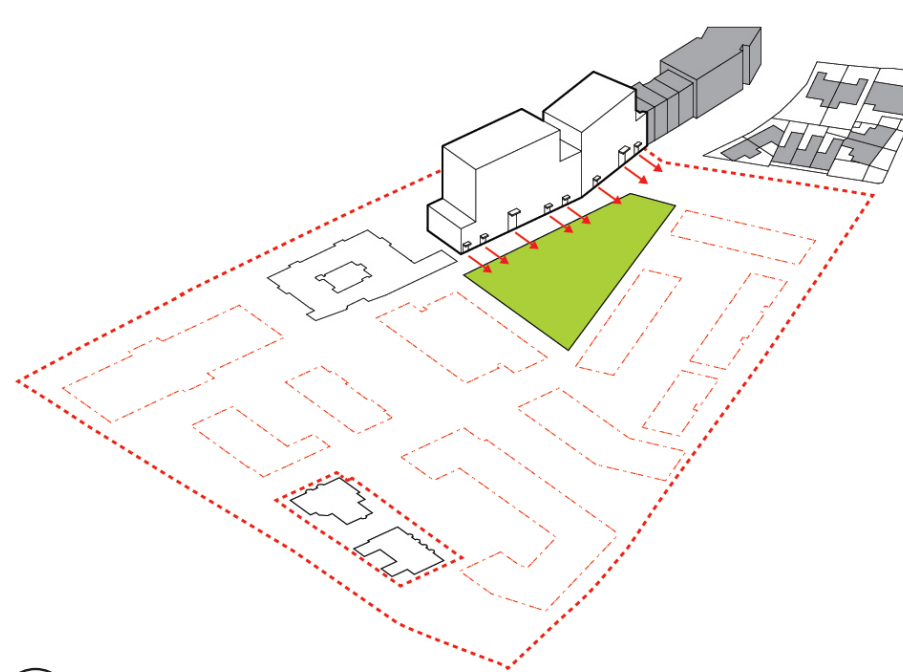
2 Massing and density to re-house Camden residents of Manston, Sherbourne and Sturminster to Plot A



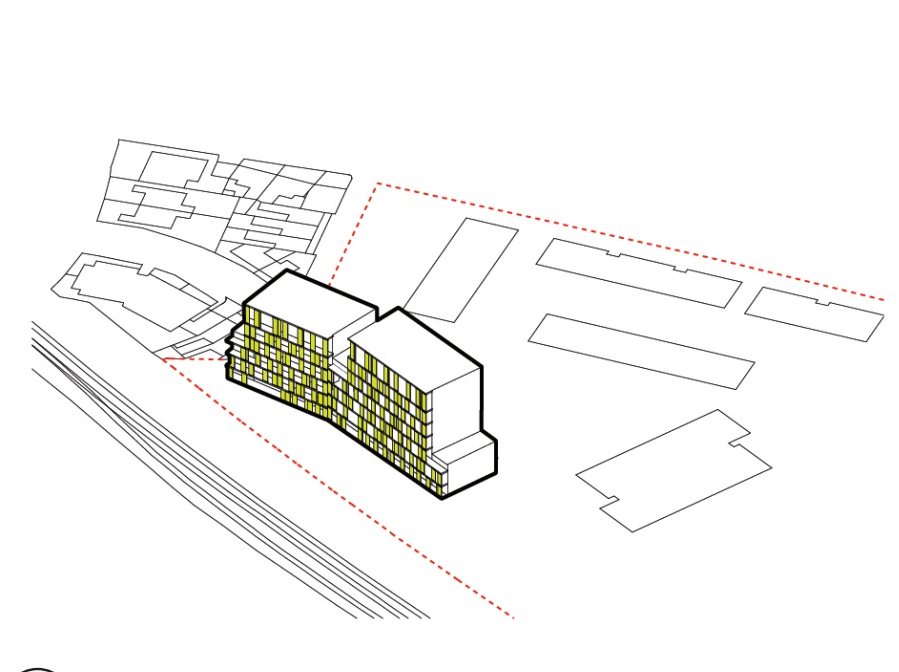
3 Plot A facade cranked to address open space on Agar Place



4 Plot A roofline knits in and continues the terrace of Wrotham Road



5 Private residential and communal entrances facing Wrotham Road activates ground floor plinth and provides passive surveillance.



6 Solar screens provided to south facade

# 7.7 Plot Designs - Plot A [Hawkins\Brown]

## Massing and orientation

Plot A comprises a pair of joined mansion blocks, six and seven storeys high, containing lateral apartments above ground level maisonettes.

The building adjoins the terrace of houses on the southern edge of Wrotham Road, helping to define the new east-west route to Camley Street. The massing lowers at each end to register with the Wrotham Road terrace to the west at three storeys, and the Agar children's centre to the east at two storeys. A further lowering of the massing in the middle of the building reduces the volume and helps the two parts be identified from one another.

The building is aligned east-west and has two distinct primary facades that respond to solar orientation and townscape. There are no single aspect north-facing homes- all have living spaces that have southerly aspect, and most of the homes are dual aspect.

## Relationship with the street

The 'front' of the building looks northward onto the triangular green space on the west of Lulworth. Because of its north orientation, the façade contains windows to bedrooms on the upper levels. At ground level, the maisonettes allow bedrooms to be elevated above the street, increasing a perception of security, with front doors and kitchen windows at ground level.

The location of kitchen windows to the street side of the maisonettes has been carefully considered, so that occupants are invariably standing and active when looking out- and therefore 'commanding' a view onto the street, enhancing passive surveillance of the public realm.

## Amenity Space

On the south side of the building, living spaces open up onto continuous balconies- or sun-decks- that also help to provide solar shading in the summer months. The maisonettes open onto private terrace gardens, with the remainder laid out as a shared garden for all residents in the block. The garden includes covered, secure cycle storage that is visible from apartment windows.

## Entrances

The entrances to the building have a clear hierarchy. To the street, double height openings announce access to the apartments above, with deep recesses and a cantilevered slab providing a canopy. Single storey entrances to the maisonettes are expressed as smaller siblings to the apartment lobbies, with a scaled down canopy to the same proportion.

The double height lobbies to the apartments link through to the residents garden to the rear, so that there is a clear line of sight through the building and lots of natural light. This helps wayfinding and security, so that people in the lobbies can be seen clearly.

## Materials and Composition

The mass of the building is expressed simply, with a limited palette of quality materials. A dark purple-brown German 'clinker' brick with mottled colour and texture forms a base palette, with canopies and balconies in a secondary palette of polished concrete. Windows, ventilation panels and screens to the sun decks are then identified as tertiary elements in the material

hierarchy, in anodised aluminium. The colour and tone of the aluminium will be warm – but final selection of colour will need to be determined when samples are offered up to an in-situ panel of brickwork. The site-wide material strategy is described in a separate section in this report.

Windows are detailed as deeply recessed openings that express the thickness of the highly insulated cavity wall construction. Precast panels faced in vertical bricks form lintols at the heads of the windows. The vertical orientation of the brick allows the fair face to wrap around to the soffits. The window openings are then arranged on horizontal string-courses that allow the eye to rest as one looks up at the façade, dividing the mass into layers. This is similar to the approach deployed by Mae on Plot G, allowing the buildings to have a dialogue with one another. The sun decks on the south side divide the massing into a series of slipped horizontal layers.

The simple massing will be softened with richness and texture, added in a subtle way using patterned brickwork. The maisonettes, with the apartment

lobbies inserted between them forms a two-storey plinth to the building. To identify the maisonettes as homes that are separate to the apartments above, the front façade is rusticated in horizontally ribbed brick in a one-third Danish running-bond.

Stair cores and lift over-runs are then identified as functional elements of the building in textured sawtooth brickwork. The remainder of the brickwork will then be laid relatively simply in a 'random' bond. This will essentially be a stretcher bond with cut bricks in each course that disrupt the vertical perpend joints to texture an otherwise flat façade.

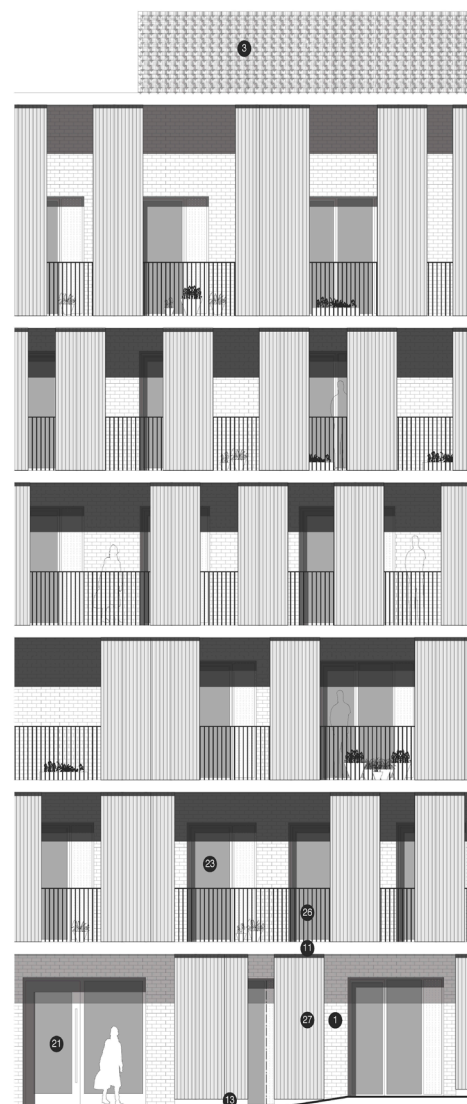
Geometrically patterned tiles will line the entrance spaces, adding richness and ornament- giving a sense of identity to the block. A smaller version of the tile pattern will be used on the threshold approaches to the maisonettes, to give a clear sense of hierarchy. The use of geometric tiling is a theme that is deployed across the whole masterplan to define semi-public areas that act as thresholds into private space.



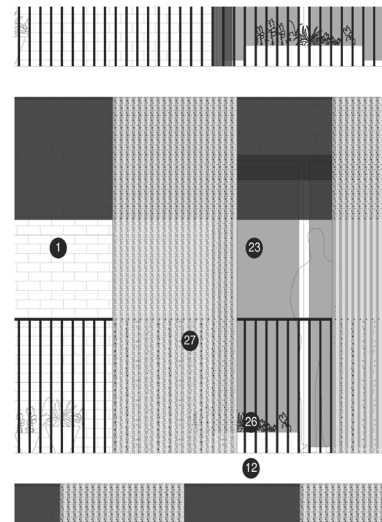
Ground Floor Plan - Plot A



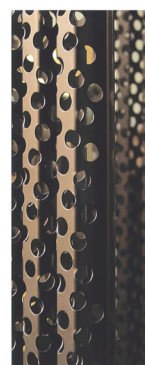
## 7.7 Plot Designs - Plot A [Hawkins\Brown]



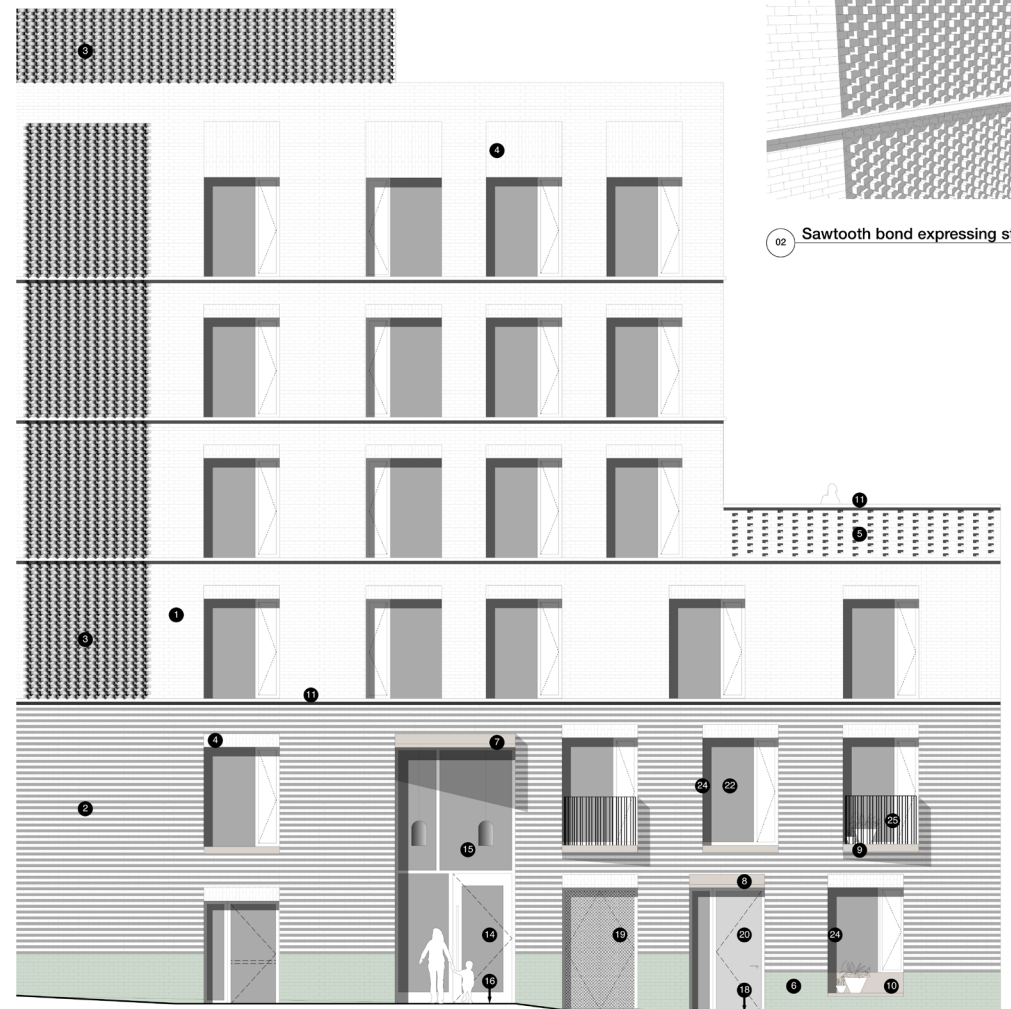
01 Plot A South Elevation Bay Study  
Scale 1:50 @ A1



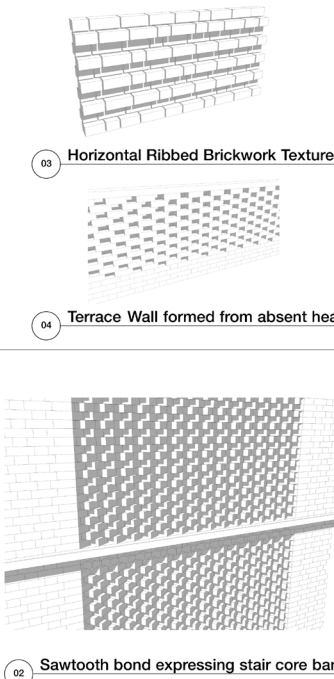
02 Plot A South Elevation Screen Study  
Scale 1:20 @ A1



03 Metal Perforated Screen Precedent



01 Plot A Wrotham Place Bay Study  
Scale 1:50 @ A1 1:100 @ A3

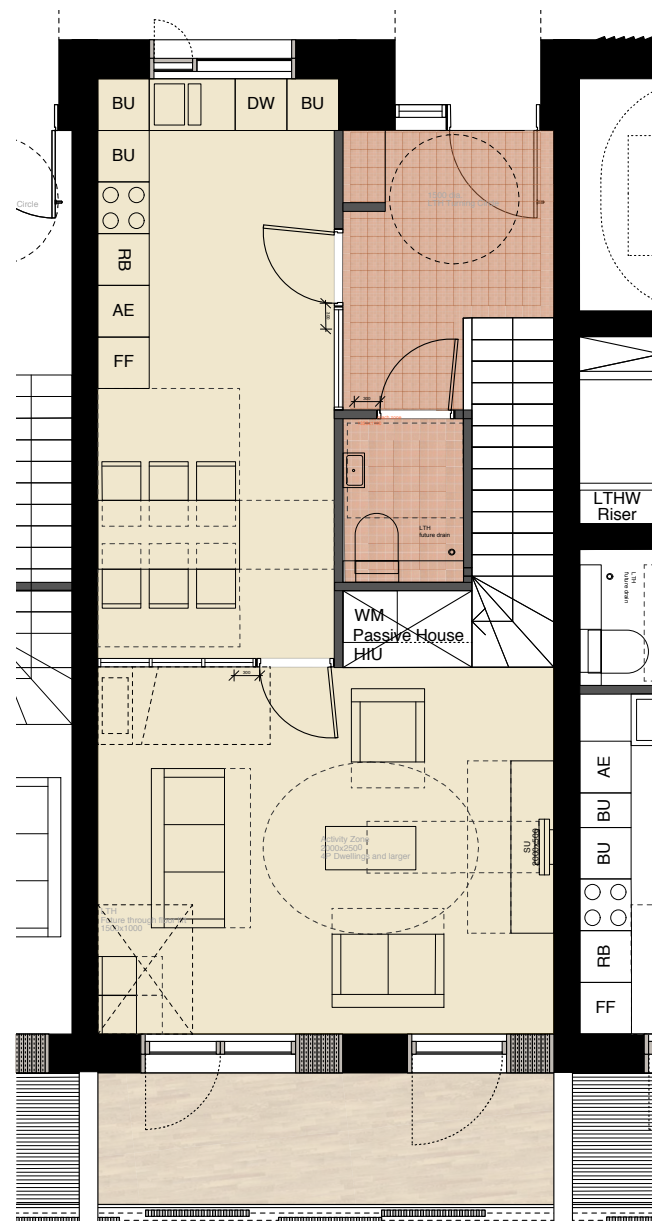


### Key:

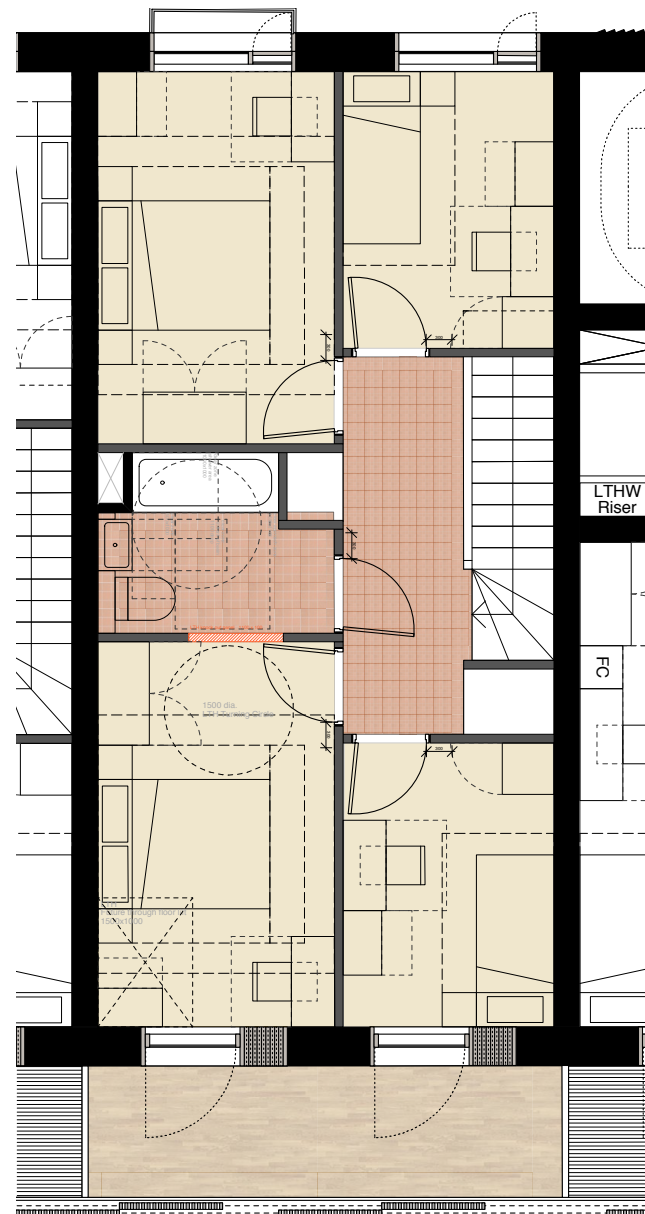
1. Brick type used throughout building - textured clinker brick, engobe/coal fired. Colour - brown/purple variegated brick with a degree of patterning within each brick.
2. Ground and first floor horizontal ribbed texture brickwork
3. Stair cores and lift over runs/roof access elements expressed with sawtooth bond
4. Vertical stretcher bond to window heads
5. Lower roof terrace walls pattern formed from absent header bricks
6. Glazed brick band to base of building. Colour - dark green
7. Cantilevered reconstituted stone canopy with recessed lighting to communal entrances, polished finish.
8. Cantilevered reconstituted stone canopy with recessed lighting to maisonette entrances, polished finish.
9. Reconstituted stone balcony ledge, polished finish.
10. Reconstituted stone window base, forming recessed seat, polished finish.
11. Reconstituted stone banding, polished finish. Colour - light grey
12. Reconstituted stone banding to balcony, polished finish. Colour - light grey
13. Concrete upstand to ground floor screens
14. Clear glazed communal entrance door, with full height glazed window above. Colour - light bronze/gold
15. High quality lighting to communal entrance areas
16. Slip resistant decorative tile, pattern A to communal entrance floor and walls. Tile pattern extends to extent of overhead canopy externally.
17. Suspended stainless steel soffit with mirrored finish to communal entrance lobby ceiling
18. Slip resistant decorative tile, pattern B to maisonette entrance threshold. Tile pattern extends to extent of overhead canopy externally.
19. Refuse door - perforated anodised aluminium. Colour - light bronze/gold
20. Solid core private entrance door, with clear glazed side light.
21. Clear glazed communal entrance door to garden, with clear glazed side panel. Colour - light bronze/gold
22. Clear glazed window with solid side opening to match frame. Frame and opening side panel - anodised aluminium. Colour - light bronze/gold
23. Clear glazed balcony door. Frame anodised aluminium. Colour - light bronze/gold
24. Polyester powder coated steel section balustrade. Colour - light bronze/ gold to match window frames.
25. Full height anodised perforated aluminium panels, with a square channel profile. Panels to be fixed at ends. Middle sections may be movable, subject to detailed solar shading analysis
26. Anodised aluminium perforated acoustic attenuation panel. Colour - light bronze/gold

## 7.7 Plot Designs - Plot A [Hawkins\Brown]

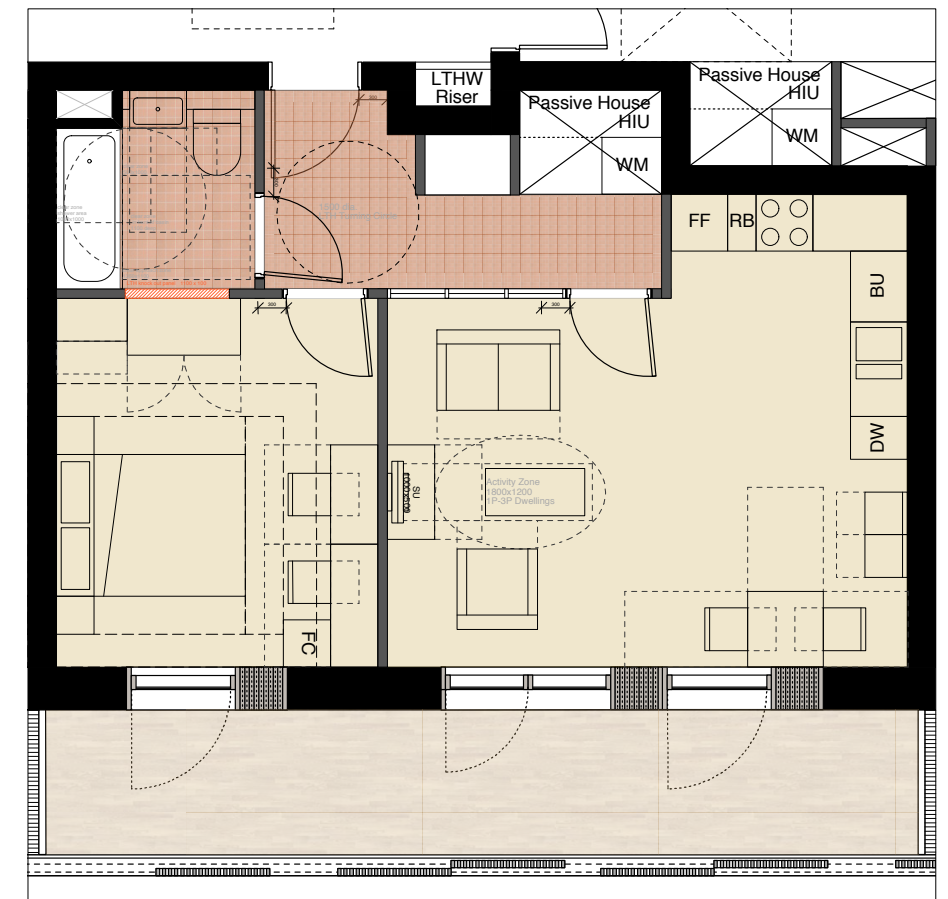
### Plot A - Typical Flat layouts



Typical Masionette 4 Bed 5 Person - Ground Floor

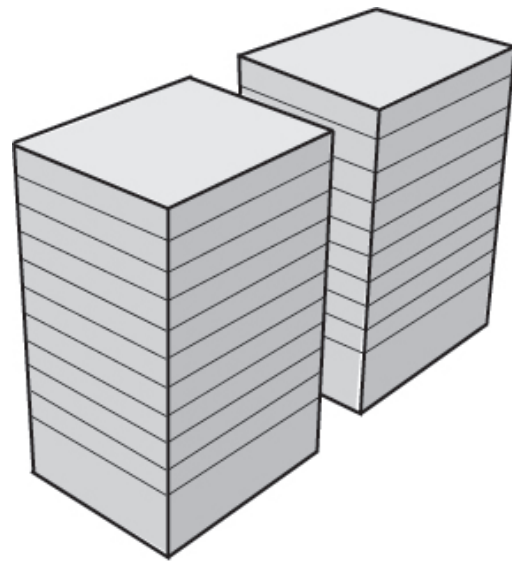


Typical Masionette 4 Bed 5 Person - First Floor

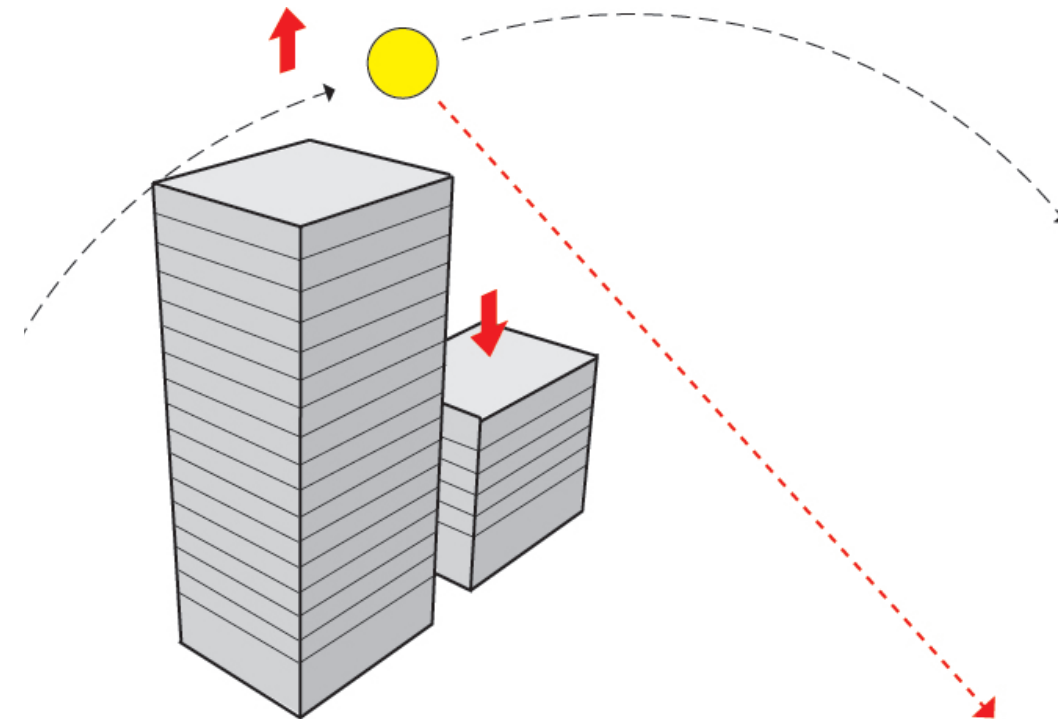


Typical 1 Bed 2 Person

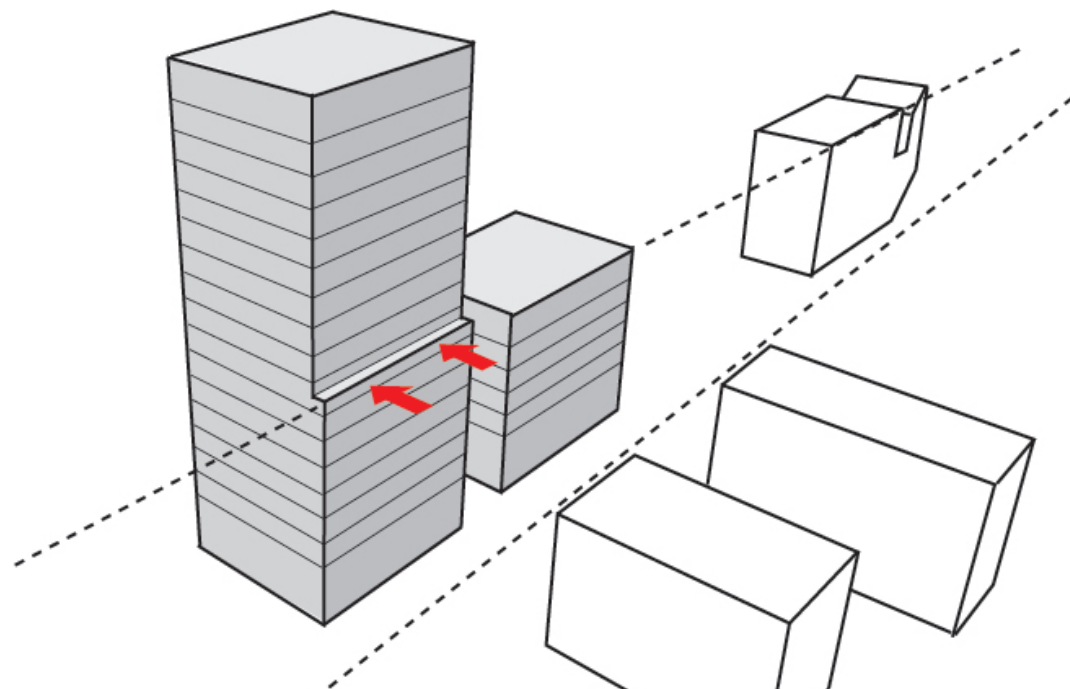
## 7.7 Plot Designs - Plot B [Hawkins\Brown]



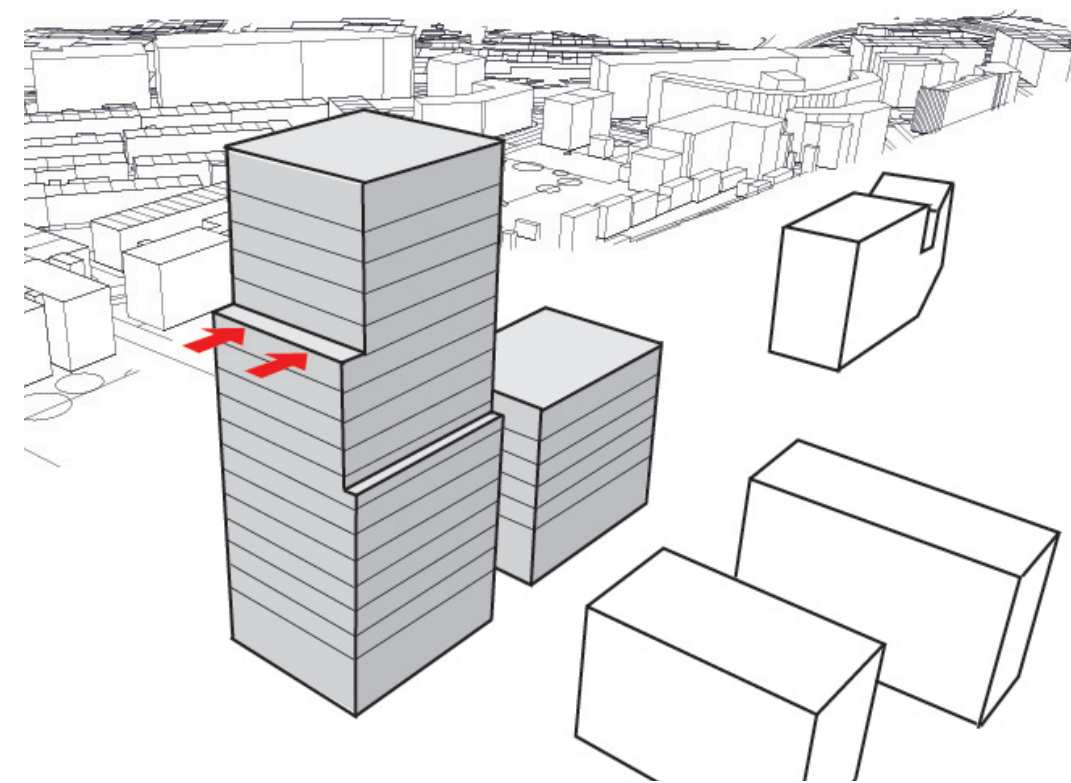
- 1 Equal massing applied to both building blocks of Plot B reduces level of sunlight into heart of the scheme



- 2 Reduce height of Plot B1 to 7 stories and increase height of B1 to 18 stories to increase daylight into the scheme and minimise overshadowing



- 3 Set back at level 7 onto Wrotham Road to help provide a scale that fits the surrounding street and corresponds to the mansion blocks



- 4 Set back on the east elevation that reduces further articulates the building responding to context and reduces massing when viewed from Conservation area



# 7.7 Plot Designs - Plot B [Hawkins\Brown]

## Massing and orientation

Plot B comprises two linked buildings of lateral apartments, joined by a central double-height lobby and concierge space. Aligning with Plot A to the west, Plot B continues to define the eastern end of the linking route between Camley Street and Wrotham Road.

The western building, Block B1, lies next to the Agar Children's Centre and at seven stories, matches Block A. Block B2 to the east forms an eighteen-storey tower that anchors the southeast corner of the site.

Both buildings incorporate a two-storey plinth, containing community and employment space that elevates the residential accommodation above the level of the London Overground line (formerly the North London Line) to the south.

Above the plinth, apartments are arranged around single cores, five to a floor, so that the majority of flats have dual aspect and that there are no single-aspect north-facing flats.

## Relationship with the street

The two-storey plinth contains a number of ancillary uses that both support the operation of the building and benefit the wider area. Many of these are purely functional, such as refuse stores, plant rooms and a sub-station. However, as much active frontage as practicable is created regularly along the ground level of the building.

The community space is located in Block B1, and is signified as an arched volume- the 'Community Arch'. The curved opening forms an attractor at one corner of the arrival square outside Lulworth and is visible from the approach from Agar Grove. The arched form contrasts with the rectilinear composition of the rest of the project, marking it as a space that is special- and easier to direct visitors to.

With Block B2, employment space has an entrance on the corner with Camley Street, bringing active frontage onto an otherwise little-monitored space. Long-term, it is hoped that Camley Street will be redeveloped and the design anticipates this.

### Entrance Lobby

A generously proportioned double height lobby space adds further active frontage. The lobby links the two buildings together, allowing a single concierge to

control access to both.

The concierge will also be able to provide services to the wider development, such as receiving and holding deliveries.

## Amenity Space

Balconies to the apartments are conceived as 'outdoor rooms' set into the massing of the building. They are squarer in proportion than a typical strip balcony- maximising usable space- so that a dining table and chairs can be set up in good weather. Insetting the balconies gives them a sense of privacy and higher up the tower, will provide more shelter from wind and rain. Balconies are mainly located on the corners of the two buildings, so that they enjoy dual aspect.

At ground level, the lobby and community space open onto a residents' shared garden.

## Materials and Composition

The plinth is expressed as a grand order, in proportion with the taller massing of the tower. Above the plinth, the buildings are expressed in a layered grid of

brickwork in two types of brick. The primary layer of brick that sets the base palette for the whole building is semi-glazed with an engobe finish in a warm purple-brown tone. The semi-glazed finish will reflect light on sunny days, so that the colour and tone of the building changes with the weather.

An inner layer of brickwork is revealed in increasing amounts towards the top of the buildings. As a foil to the shiny dark brick, the inner layer is expressed in a soft-textured white waterstruck brick. Spandrel sections in the upper parts of the building are expressed in sawtooth textured brickwork, so that there is a clear distinction between horizontal and vertical elements. The two brick types are explained in the separate materials section of this report.

The gridded nature of the building is expressed by contrasting horizontal and vertical orientations in the brickwork, so that the fair faces can return into jambs and soffits respectively to express the thickness of the construction. The top of the tower is celebrated with a crown, formed by projecting the vertical piers above the level of the parapet.

Window frames will be in a warm tone of anodised aluminium, selected to suit the colour of the brickwork. Balustrades will be similarly toned in steelwork painted with micaceous iron oxide.

Within the community arch, a geometric patterned tiled surface will wrap around the profile of the space, marking it as special and public. The lobby will be surfaced in a geometric tile in a similar finish to the other blocks in the masterplan. Due to the scale of the space, a much larger pattern module will help establish the status of the lobby in the entrance hierarchy.



Ground Floor Plan - Plot B