Following the comments and feedback received from both the public consultation and second pre-app response from LBC, the proposed development consist of 19 units in total, distributed in 2 distinct blocks. The street facing block is now ground + four floors with a substantially set back fourth floor to minimise impact on Iverson Road and Maygrove Road.

The corner balconies with a slatted enclosure feature further breaks down the massing of the front block. The rear block (ground + five floors) is connected to the front block via only the ground floor which give both blocks a distinct separation in form. The rear block has been reduced by two floors as compared to the original pre-app scheme.

The ground floor roof deck is designed as a roof garden to provide both visual and useable amenity for residents.

The front block has been reduced in width to increase the separation distance from the consented 163 lverson Road scheme. This allows for increased landscaping opportunities in the form of green walls and street level landscaping. This creates a high quality residential approach route to the entrance lobbies and softens the impact along lverson Road.

The proposed massing provides relief and maintains a level of openness in both the north/south and east/west direction.

The east/west gap between front and rear blocks allows for an improved relationship between 163 lverson Road and the existing Network Rail building. In addition, the reduction of the building width contributes to the desired openness along Iverson Road in the north/south axis.

The layouts have been designed to prevent overlooking from habitable rooms and elevations without fenestrations have been enhanced with green/living wall to improve biodiversity and increase greenery.

The substantially reduced scale and massing of the proposal is now subservient to 163 Iverson Road and creates a sympathetic transition between 163 lverson Road and the Network Rail signal box building. Please refer to section 09c for comparison drawings.

The design of the B1c employment space retains the typical design features to enable flexible future use. These take the form of a roller shutter access for deliveries, dedicated entrance door to the workspace with a section of glazed facade to allow light to the work unit.

The space has been designed to have sufficient headroom for B1c use with minimal intermediate columns. The layout of the development also provides clearly demarcated access to the residential lobbies that is away from the B1c frontage.

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The main facing material to the development is a pale coloured stone effect cladding as specified at 163 lverson Road.

The top floor cladding, lift core and other features have been detailed with copper, treated to retain its 'brown' finish, to provide an element of variation when viewed with the 163 scheme. The copper finish will introduce warm tones that will complement the neighbouring scheme and contribute to the high quality finish of the development.

In summary, the proposals will provide 19 unit residential units and enhanced replacement B1c space. Please refer to the accommodation schedule for unit mix and sizes in section 10.

09 design proposals layout



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---- Application Site Boundary ----163 Iverson Consented scheme boundary

B1 Replacement Affordable Units

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Fourth Floor Scale 1:200@A3 1:100@A1

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163 Iverson Rd. Consented Scheme - 159-161 Iverson Rd. Proposed Scheme - A Network Rail SIgnal Box



NOILO







Iverson Road





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The proposed buildings' material palette consists of a range of high quality and elegant choices, which are durable, easy to maintain and will not weather or deteriorate within a reasonable building lifespan.

The basic makeup of the elevations consists of the following facing materials, which reflect the materials of neighbouring houses:

01 Stone cladding panels

26

- 02 Copper seemed metal rainscreen panel facade system
- 03 Glazed curtain walling to commercial frontages
- 04 Living wall system
- 05 Exterior timber fins for corners and pergoles
- 06 Exterior timber decks for residential amenity areas
- 07 Living roof (Green or brown).

In the design of the application scheme a range of high quality materials are being proposed to emphasise different aspects of the building in relation to its context and design concept.

09b design proposals materials & precedents