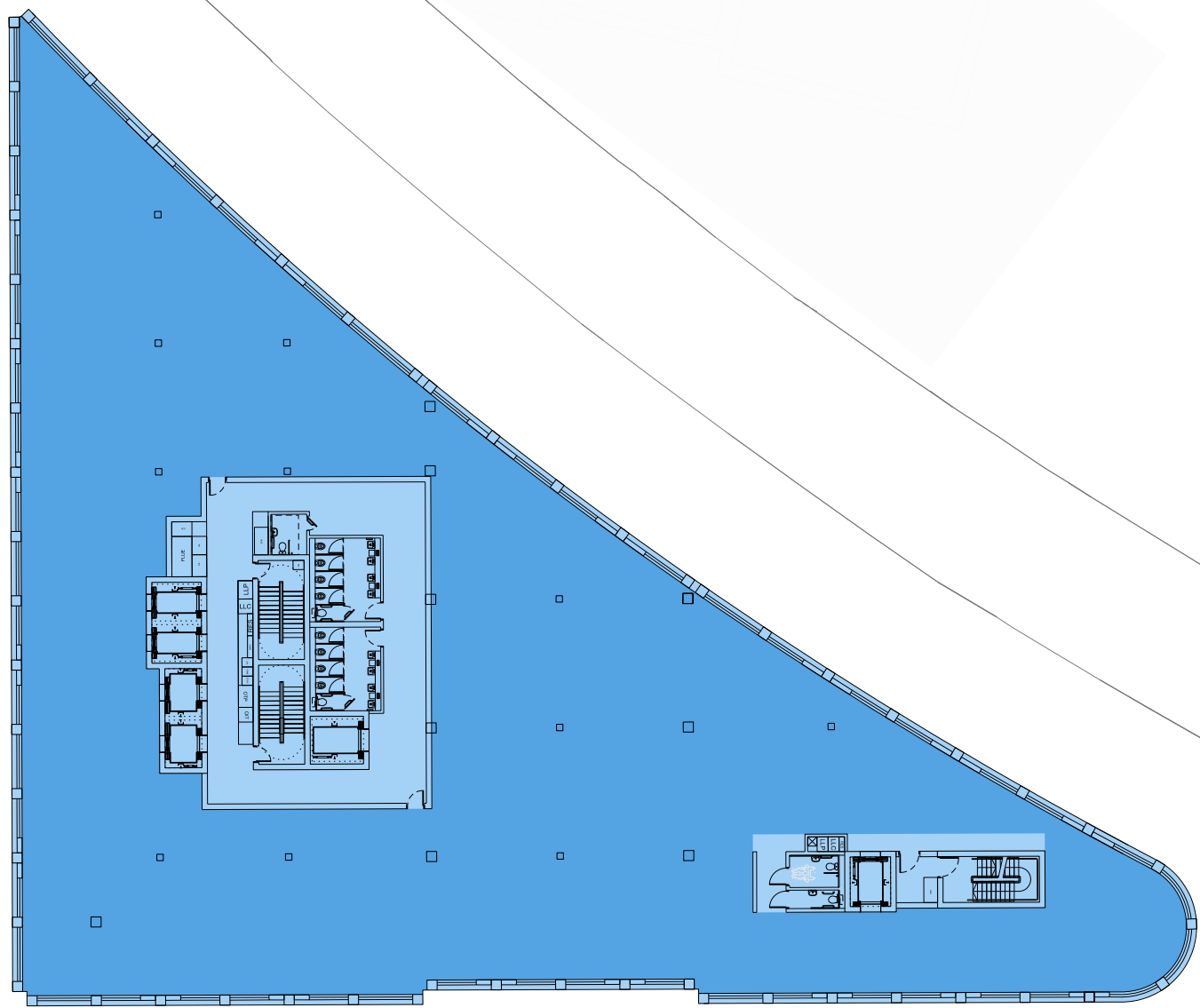


Building C2 Area C: Proposed employment floors

The proposed employment spaces have been designed as flexible floorspace which can be sub-divided depending on individual tenant requirements. The typical floor-to-ceiling height is over 2.6m. There are shared communal facilities and good natural daylight.



Precedent studies:



Break-out space



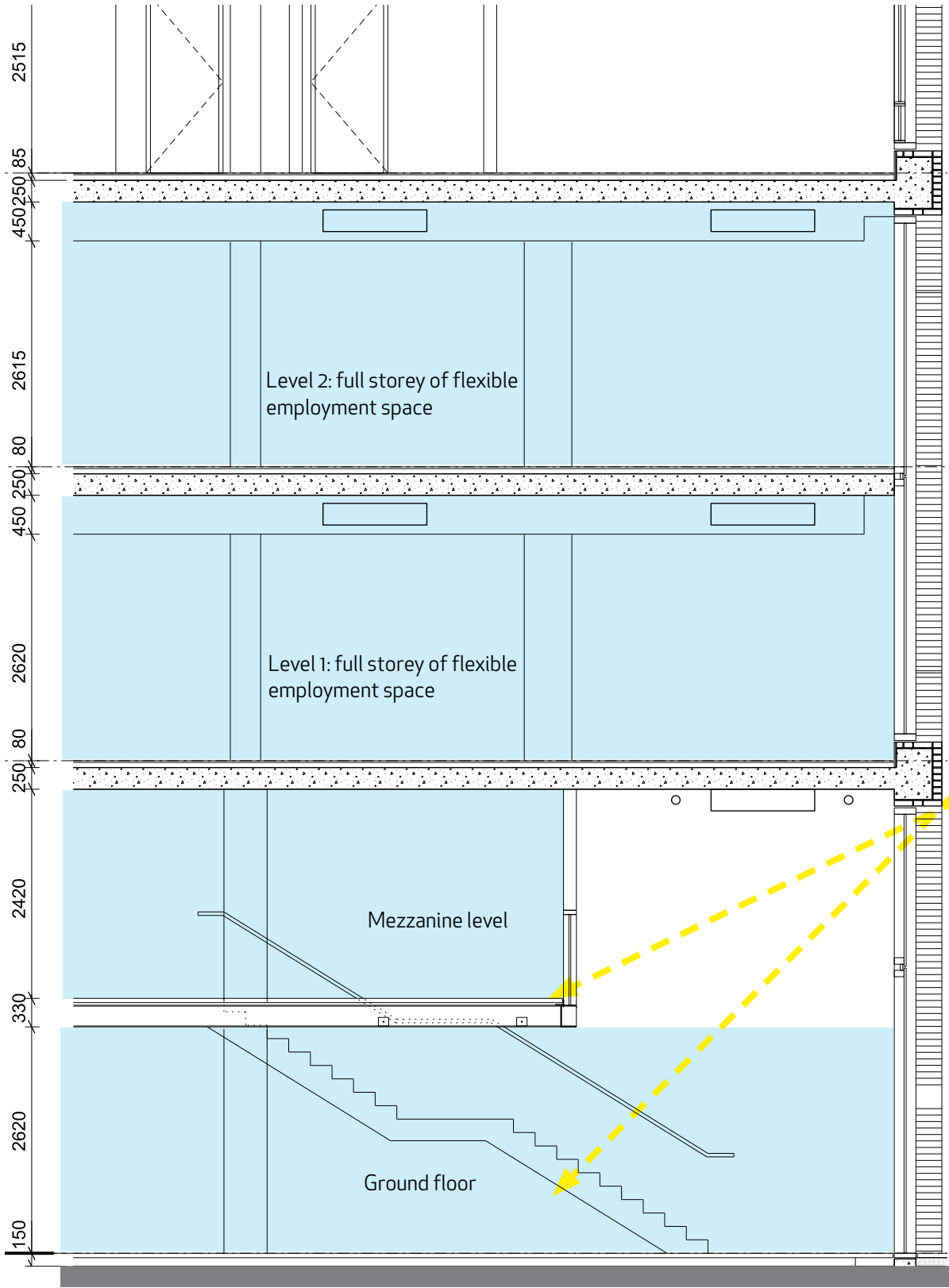
Kennington Park workspace



Clerkenwell workspace: 300m² office and break-out space

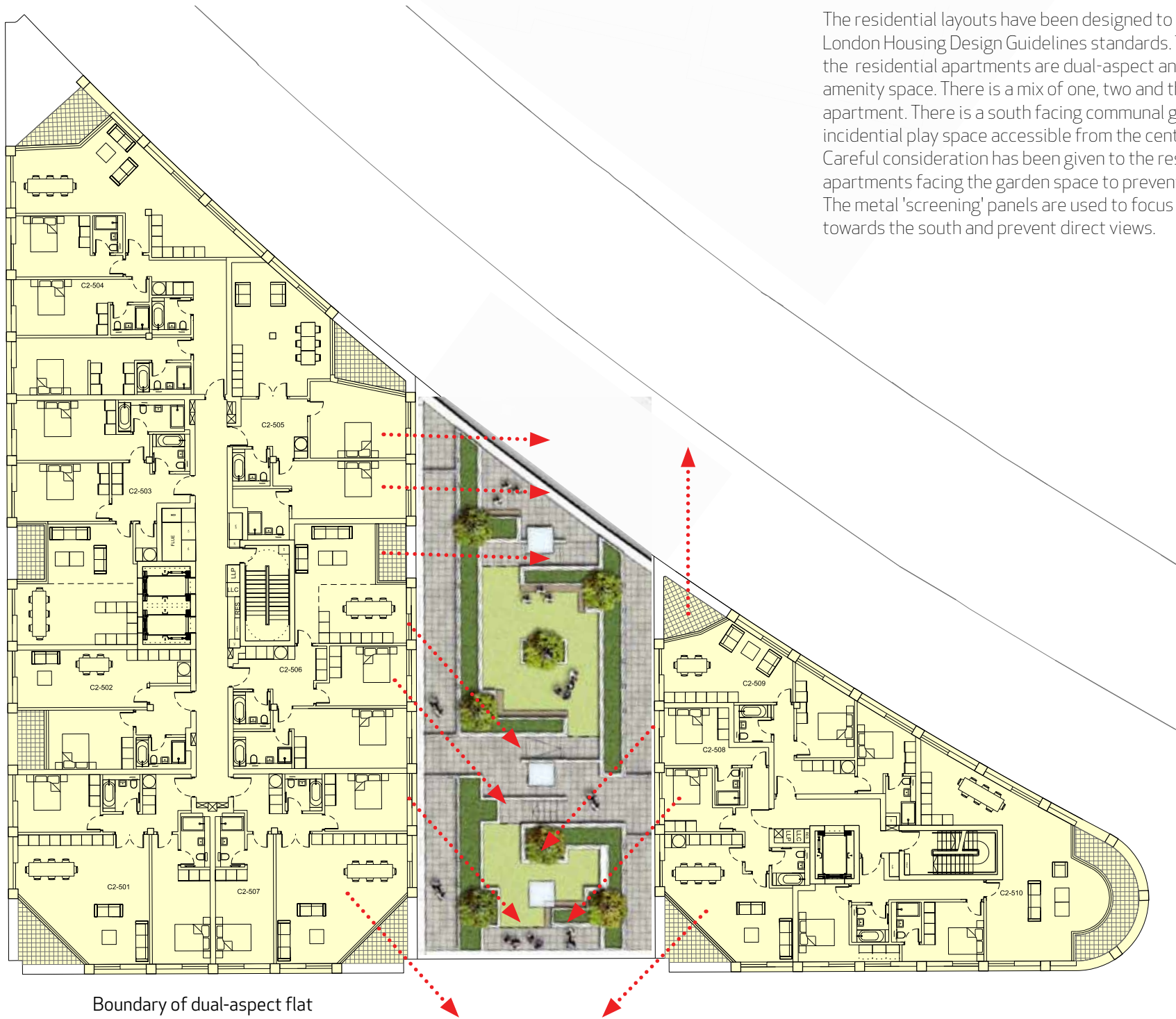


Existing workshops

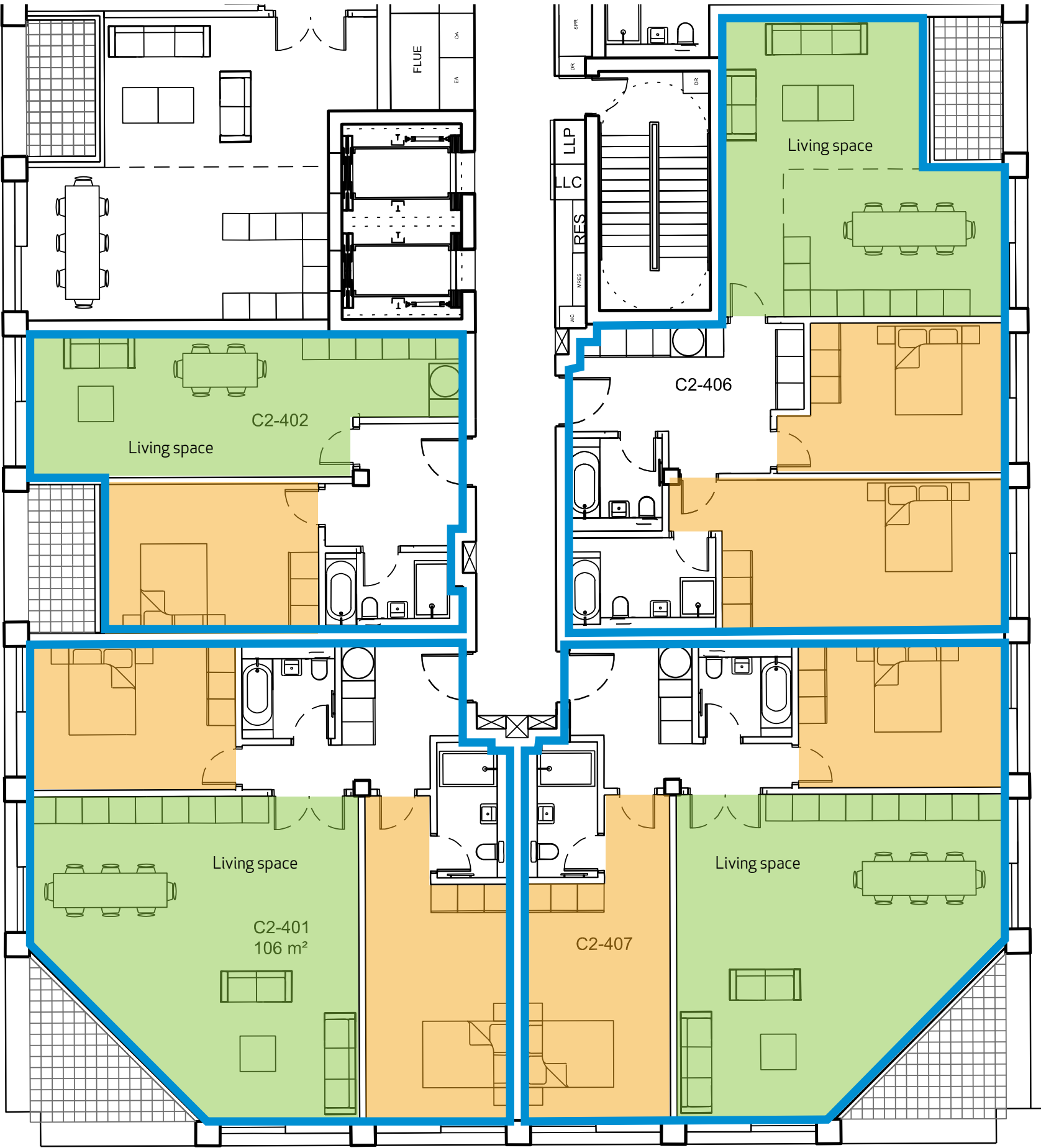


Sun

Proposed Layout:
Building C2 – Residential

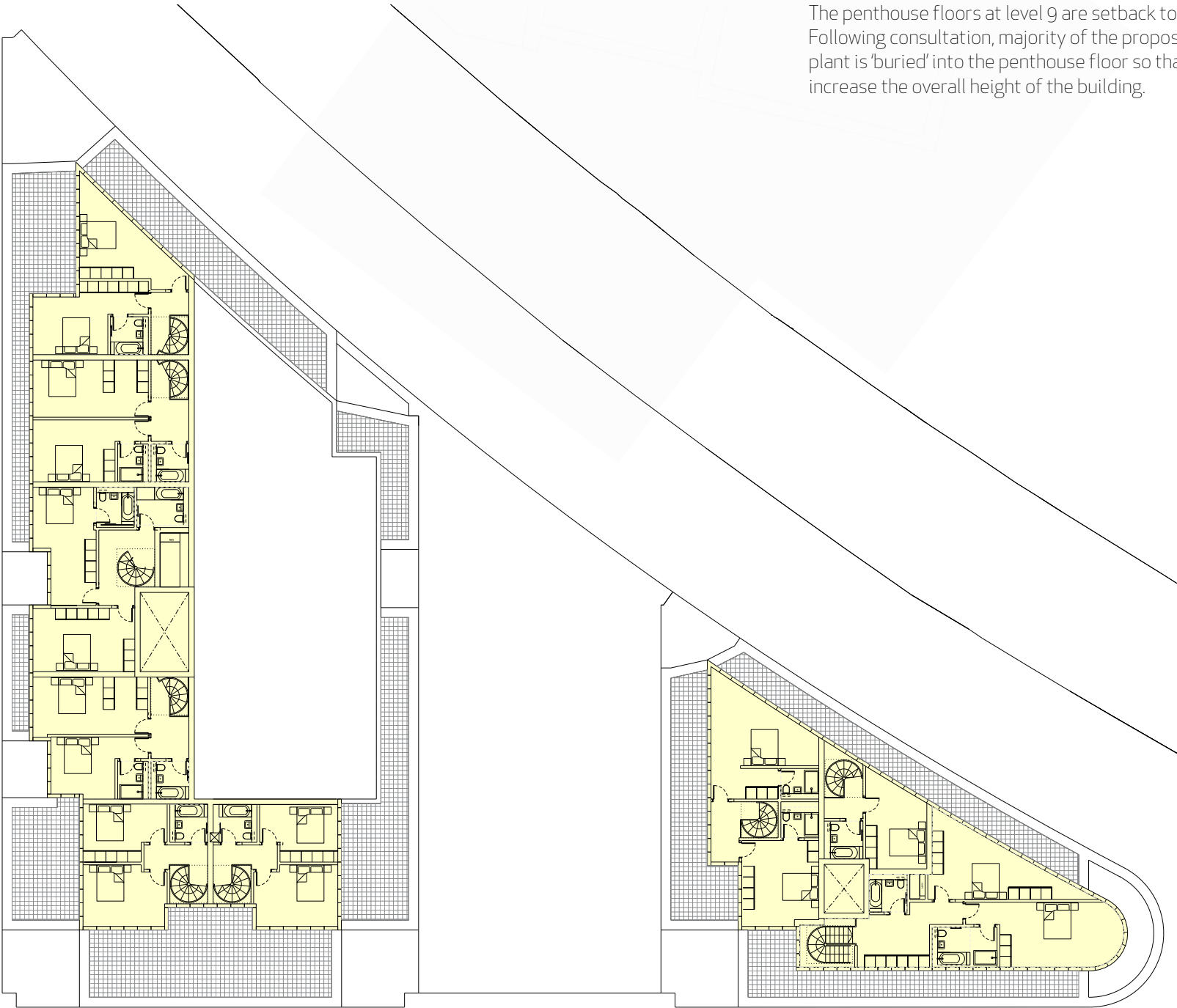


The residential layouts have been designed to the interim London Housing Design Guidelines standards. The majority of the residential apartments are dual-aspect and all have amenity space. There is a mix of one, two and three bedroom apartment. There is a south facing communal garden including incidental play space accessible from the central lift cores. Careful consideration has been given to the residential apartments facing the garden space to prevent overlooking. The metal 'screening' panels are used to focus the views towards the south and prevent direct views.

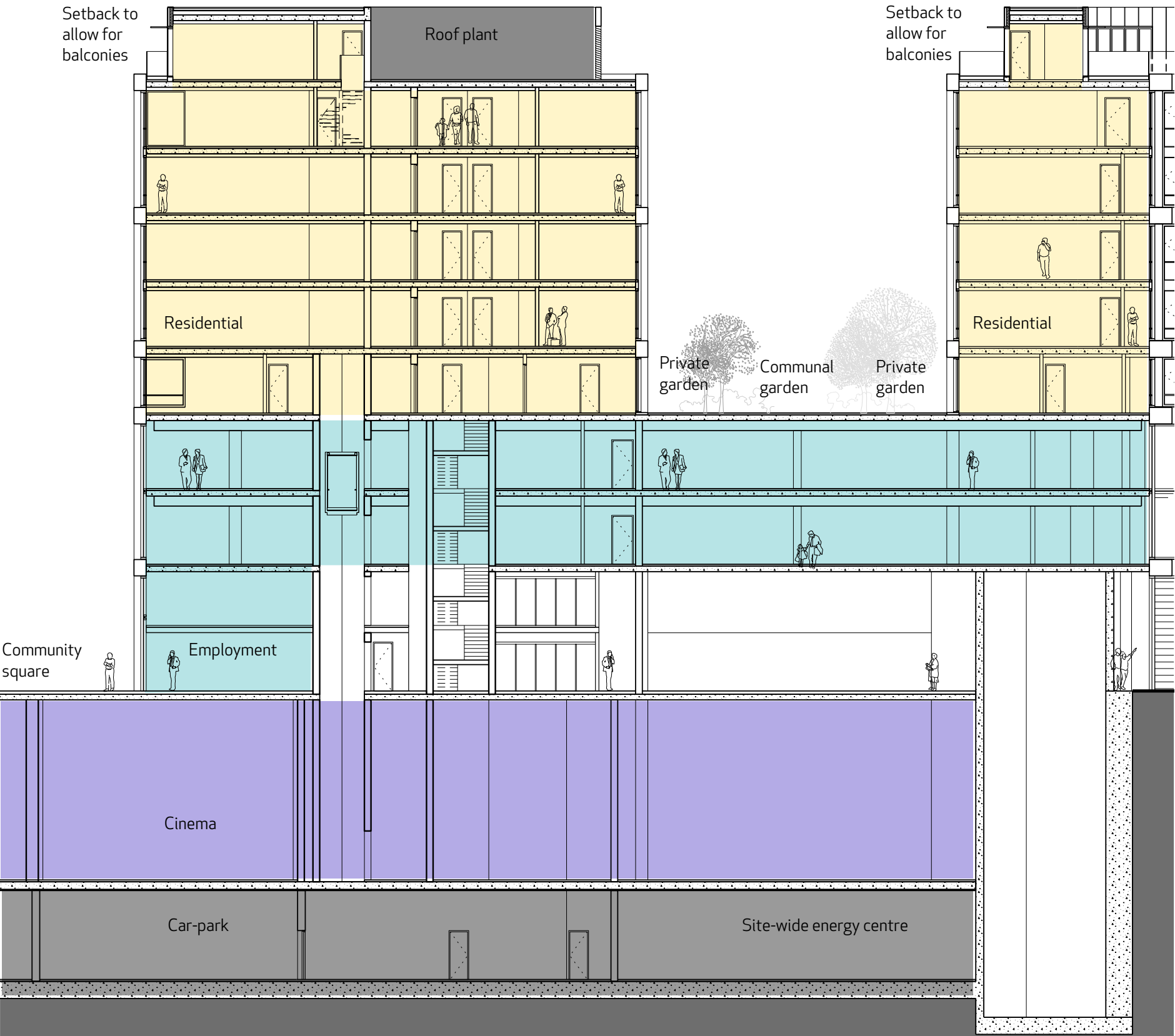


Building C2 Area C:
Proposed penthouse floor

The penthouse floors at level 9 are setback to create terraces. Following consultation, majority of the proposed roof top plant is 'buried' into the penthouse floor so that it does not increase the overall height of the building.



upper residential floor layout



Section AA showing programme distribution across the building

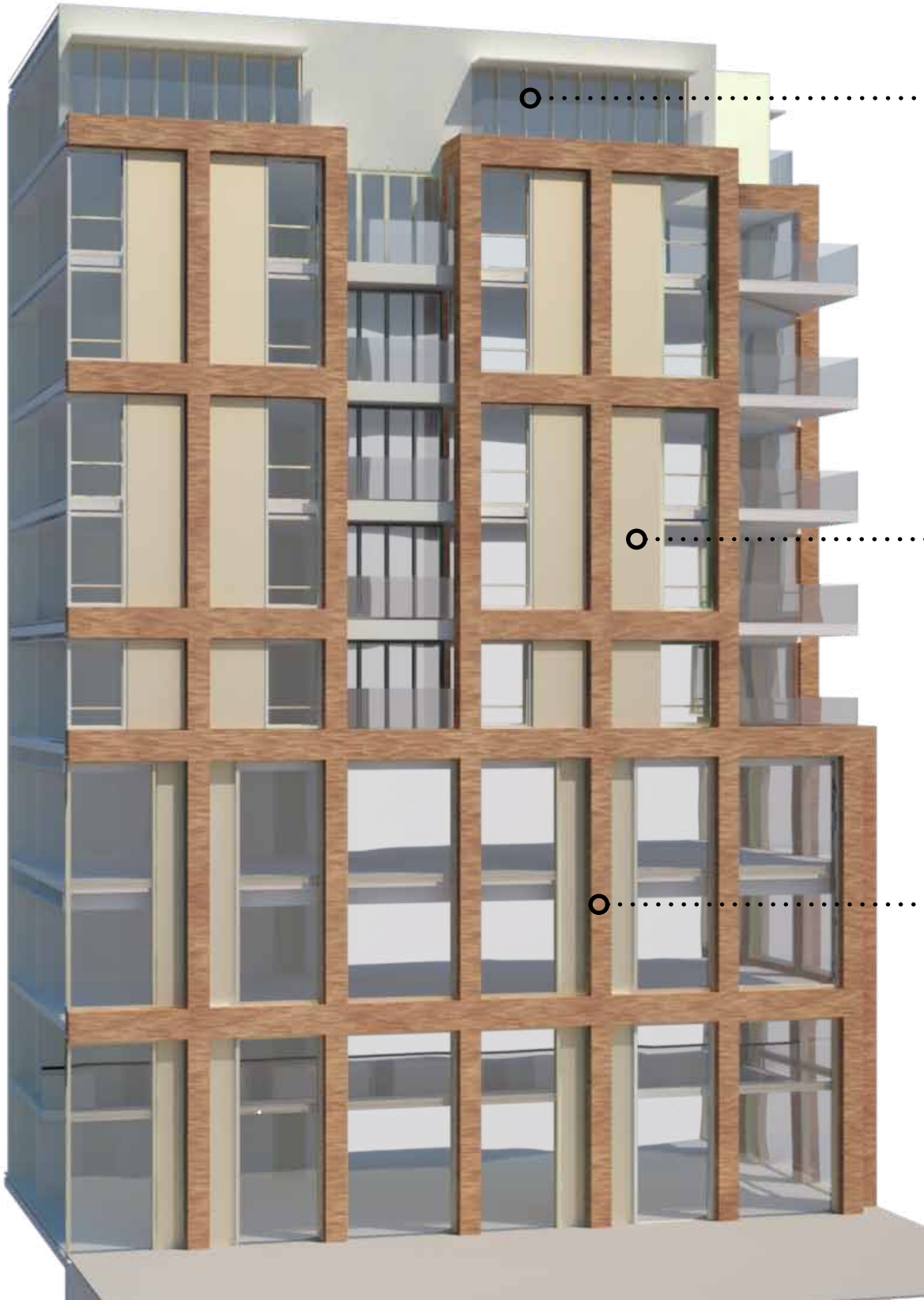


Detail at rooftop penthouses

Building C2 Area C: Proposed materials

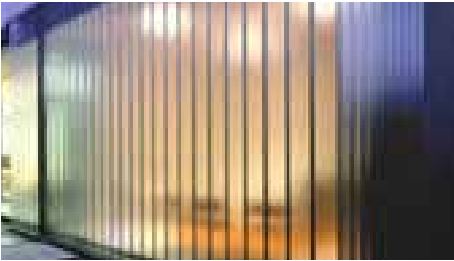
The proposed brick frames are a consistent detail which tie the elements of the site together. The frames stop and return along each side of the balconies, expressing the verticality of each building element and breaking up the massing.

The rear walls to the balconies are flush with the penthouse wall, highlighting the vertical gardens. The metal panels change proportion with use and the patination also changes to respond to the context. The rooftop penthouses are clear and opaque glazed elements which respond to the forms below.



Bay study showing balconies

Glass



Metal panel



Brick

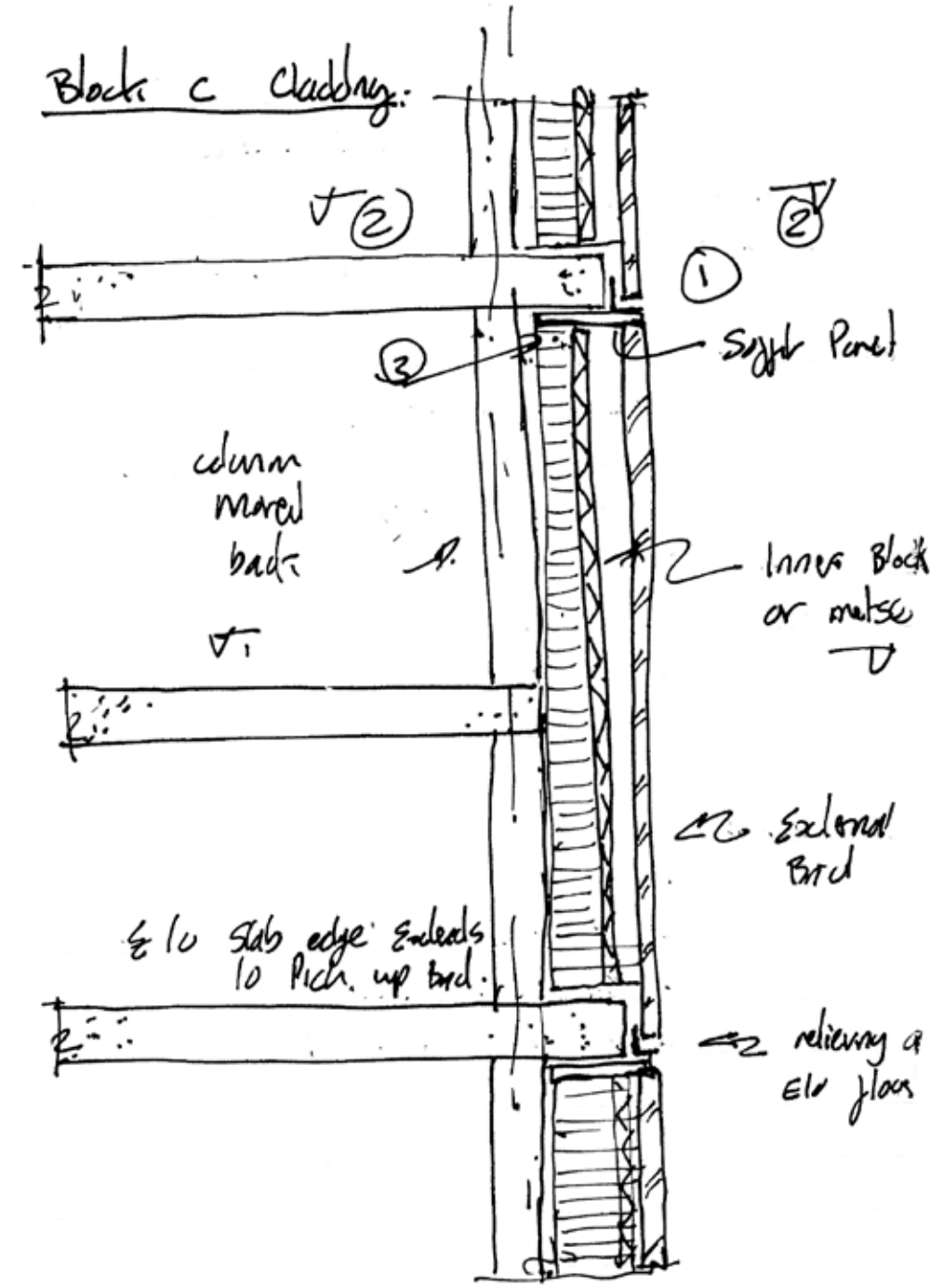
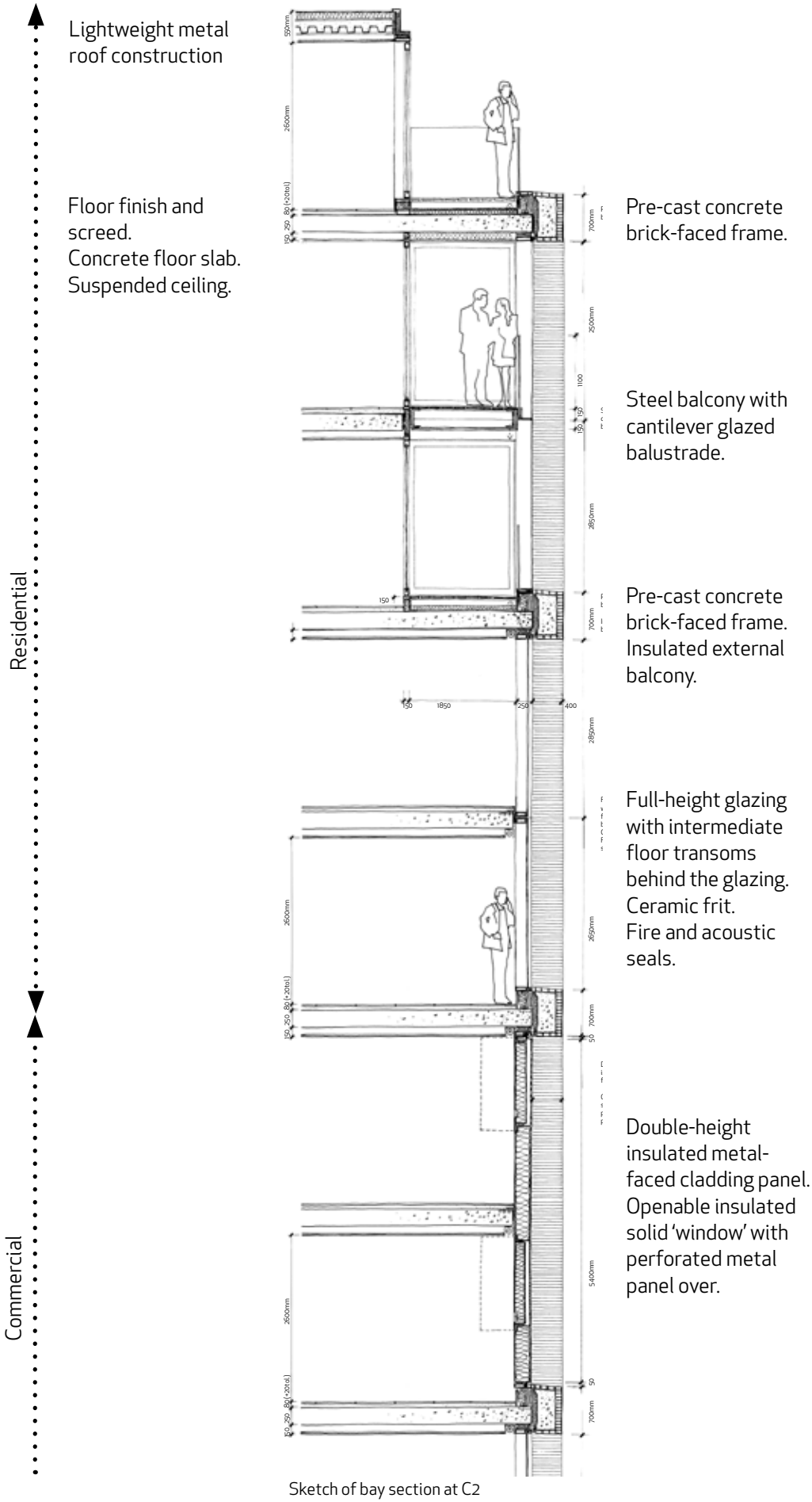


Bay study showing corner balconies

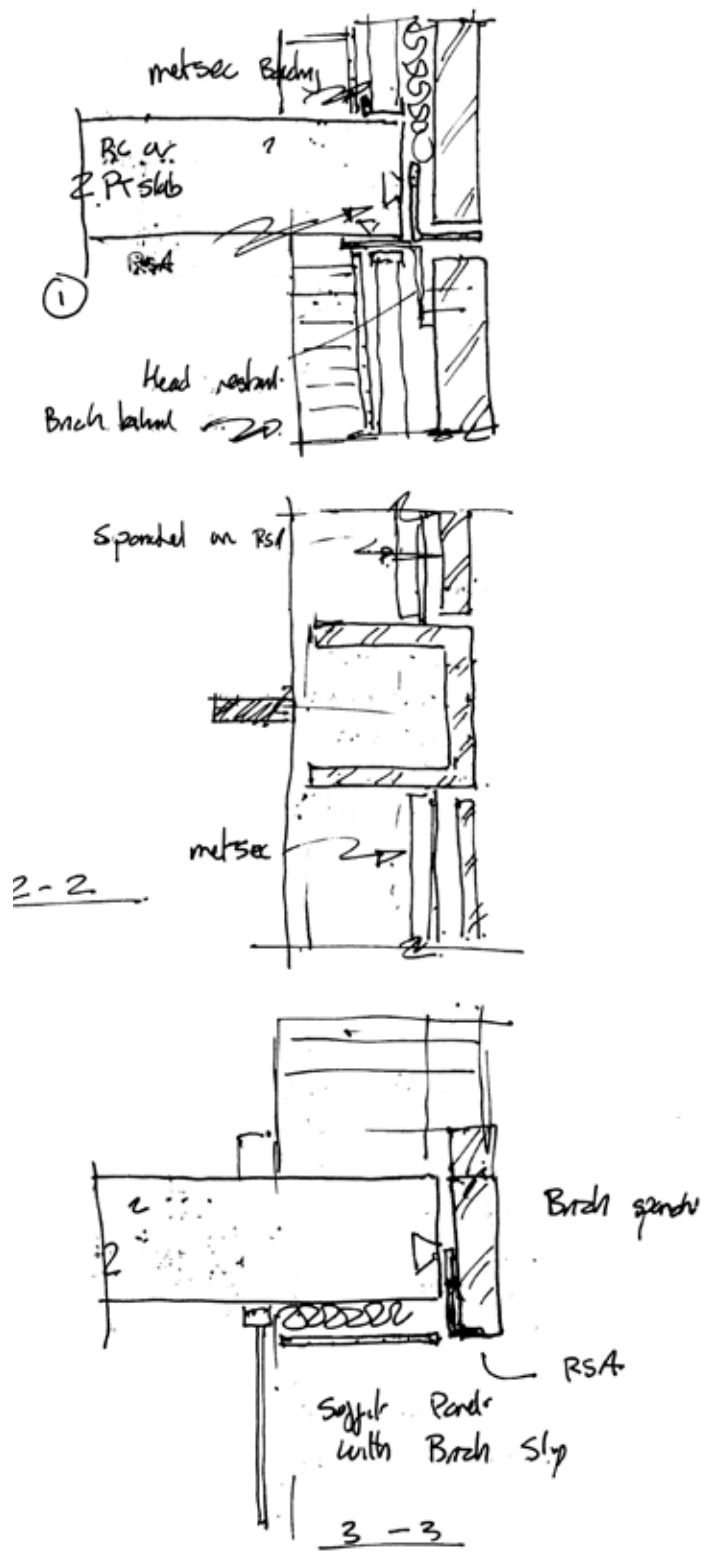
Building C2 Area C: Proposed materials

The series of brick frames expresses the programme behind the facade, with larger frames responding to the office floors. A single-storey frame marks the first residential floor, with smaller double-storey frames above. A lightweight structure complete the rooftop penthouses.

Infill metal panels sit within the brick frames and their size changes again according to accommodation use; wider panels are used for the residential floors, to control outlook. The metal panels change materiality in response to the elevations: they change colour and texture to the south, facing the market, and to the north facing the residential areas.



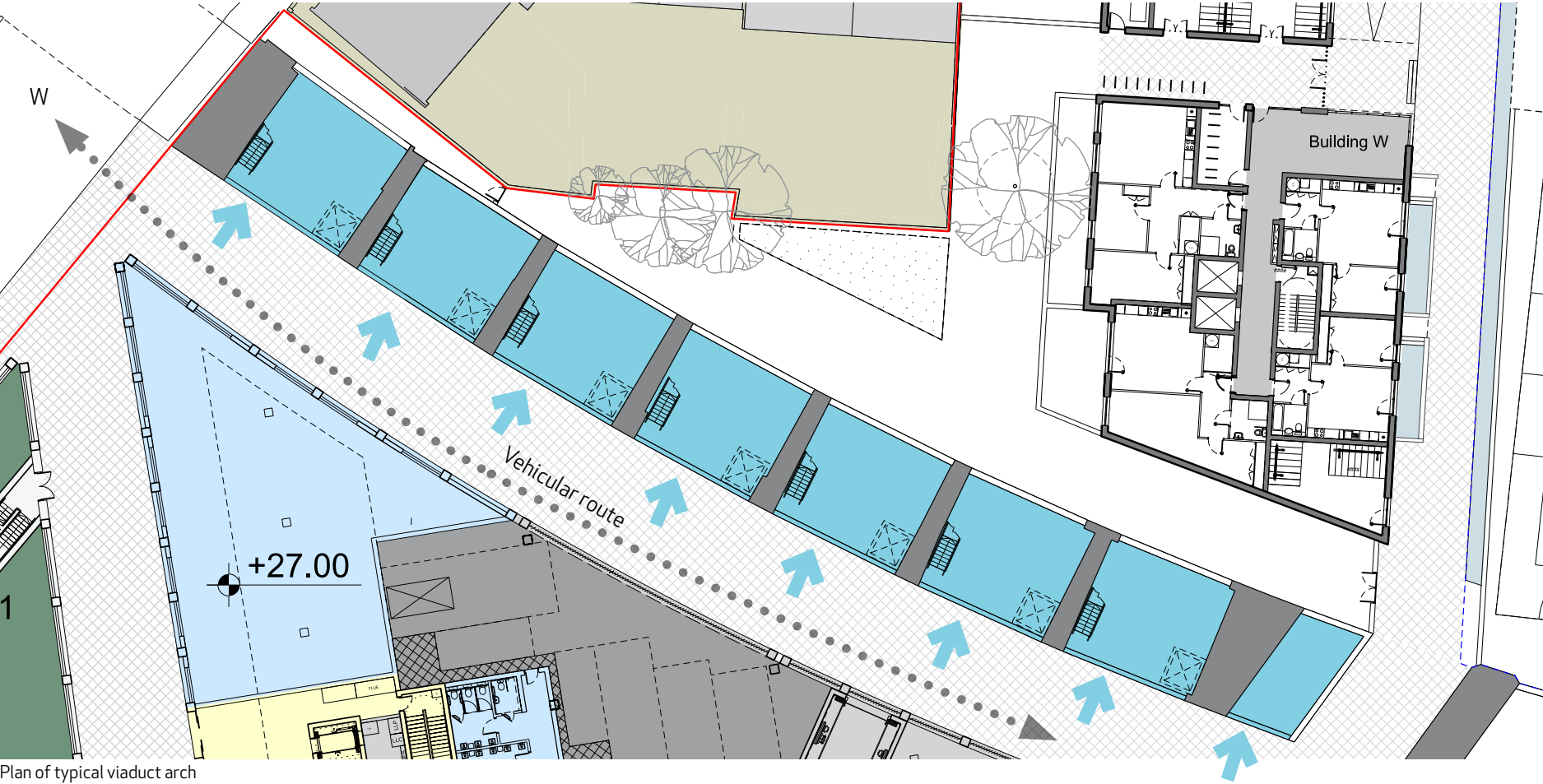
Structure and facade interface sketches by Walsh Associates



- Notes
- RSD C/O Floor.
 - Soft Panel: Insulated + Brick slips
 - Suspended: Brick on RSD
 - Balcony: metsec.
 - Construction: by Scaffold.

Area C: Railway arches

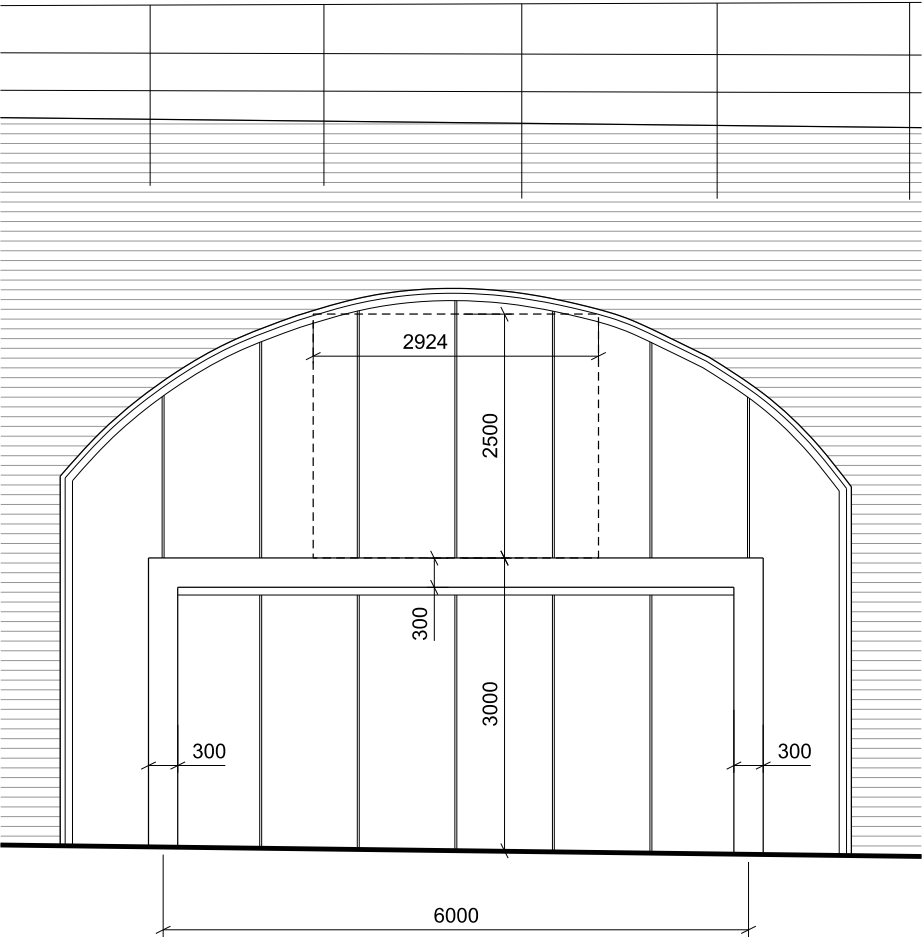
The existing railway viaduct arches are an essential characteristic of the site. In Area C it is proposed that they will become light industrial/workshop use, with direct vehicular access, creating a 'creative' mews space. Mezzanine floors are proposed in units N7 to N14.



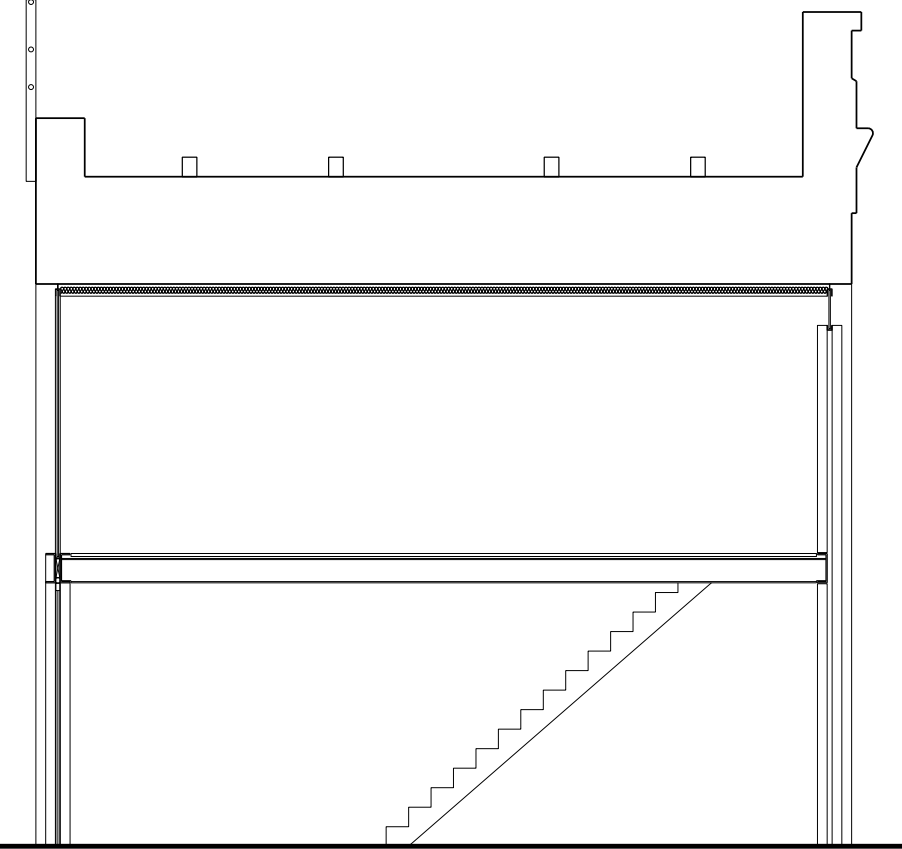
Plan of typical viaduct arch



Photograph of the existing viaduct arches



Proposed elevation of typical viaduct arch



Proposed section of typical viaduct arch

Area C: Railway arches
layout studies

- 1 Workshop entrance
- 2 Internal stair to mezzanine floor
- 3 Lifting platform (optional)

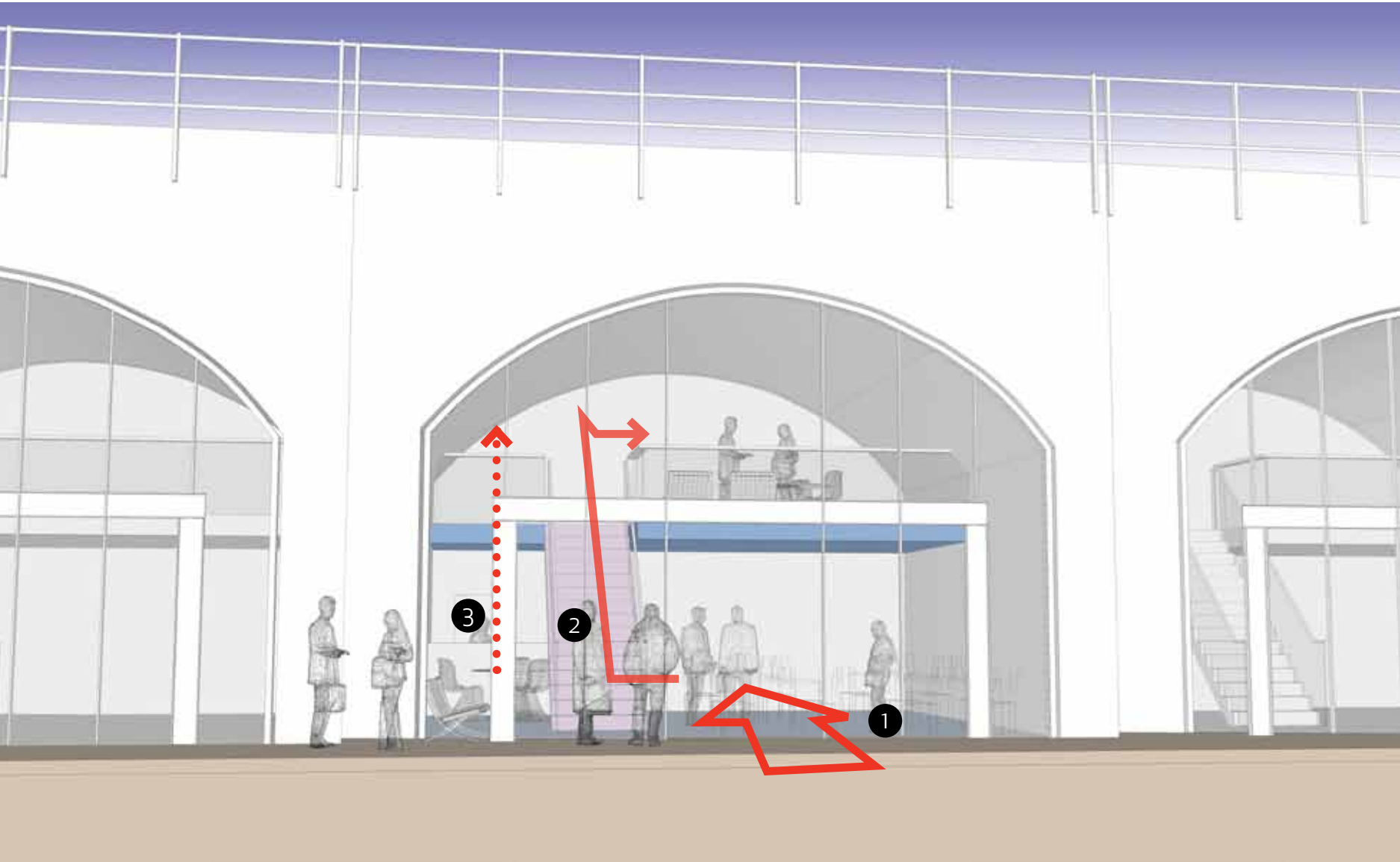


Illustration view of typical workshop unit showing mezzanine floor and circulation options facing building C2

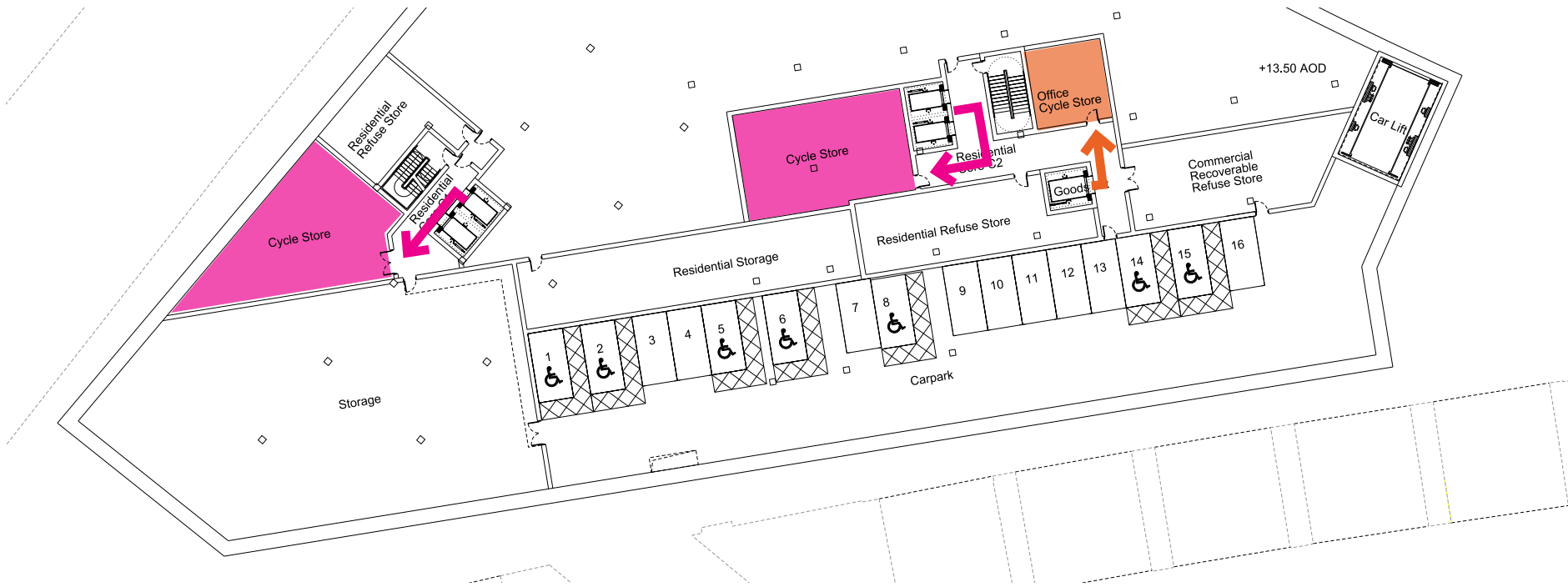


Images of workshop uses

Area C: Car Cycle parking facilities and storage

The basement of Area C provides:

- 16 car parking spaces (7 disabled and 9 other).
- 180 cycle spaces for residents.
- 26 cycle spaces for commercial.
- Storage for residential/commercial/market stalls.
- A car lift.



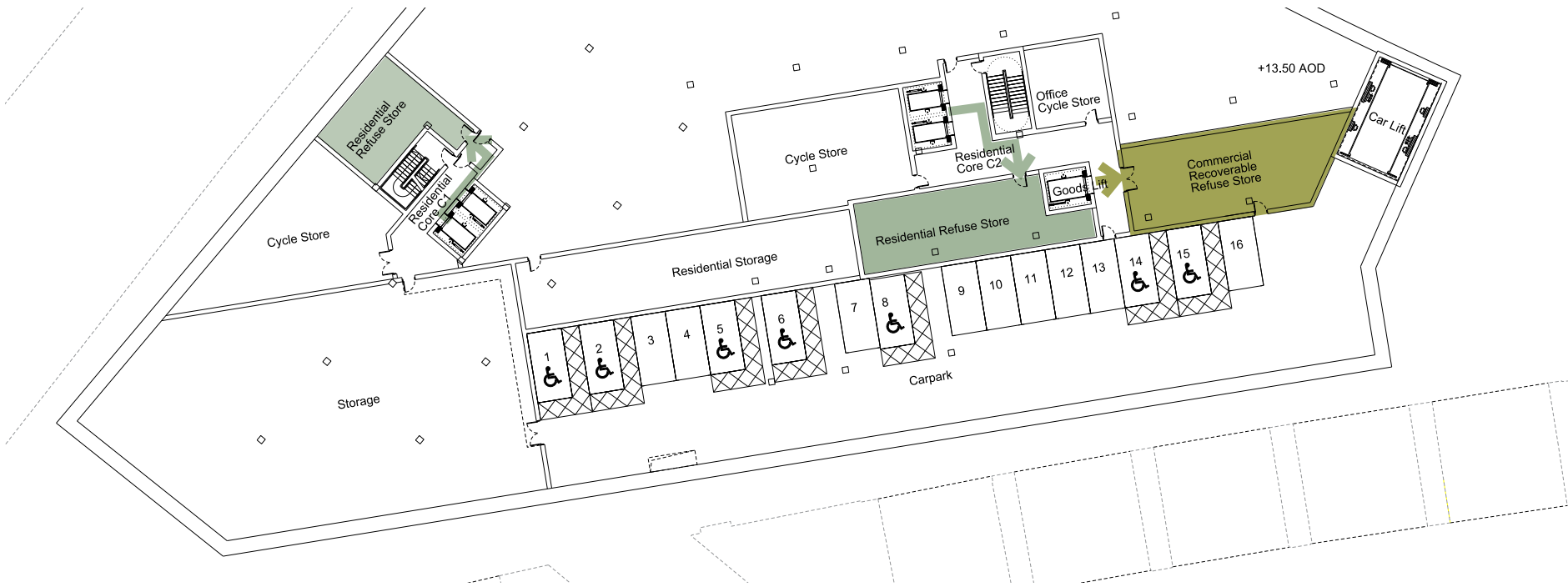
Second basement floor plan showing cycle stores

Area C Servicing and refuse

- Euro bins for general waste.
- Bins for recycling waste.
- The bins will be collected by a management company and presented at ground floor level for collection via a goods lift.
- The residential refuse stores measure approximately 100m².
- The office refuse store measures approximately 78m².



Recycling bins



Second basement floor plan showing refuse stores