3.5.1 Buildings F

The four storey element has a lantern roof profile. The lantern roof is inspired by the lantern roof on the existing Greggs building. This top floor treatment further beds the building into the existing townscape and gives it a distinct character.

Windows to both elements of Building F are laid out on a regular grid, giving definition to the façades.

The charred timber material is used as a motif throughout the riverside buildings through its use as a feature cladding panel adjacent to windows and doors and to signify the entrance of the car park. This consistent detailing and material ensures a cohesive scheme that reads as a collection.

The two elements of the building are further distinguished through the use of two complimentary brick types.

Large scale painted text runs up the east façade of the five storey element, designed to echo that of a factory building. This playful feature is a nod to the sites industrial past.

Building F north elevation

Key

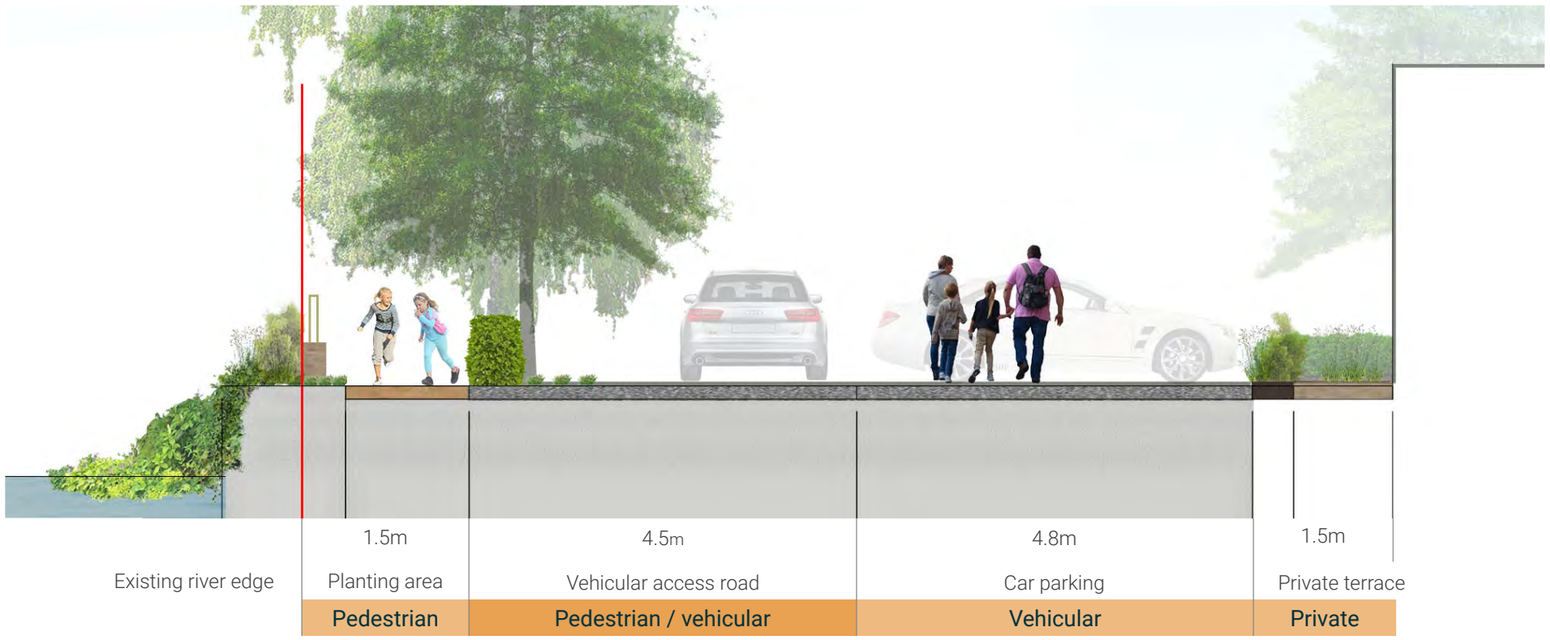
East elevation showing relationship between Building A and Building F

3.6 Landscape

The design response for the landscape area has been enhanced since the original submission. Here we aim to embrace and direct users to the river front by improving the public realm responding to comments raised by the public. The final changes are summarised below:

Improvements to riverside area

- Removal of 15 parking spaces to enhance the landscaping;
- Improved light barrer of 600m high brick wall with 700m slatted fence acting as a light barrier to reduce light spill onto the river for bats;
- Greatly enhanced river edge treatment with extension of board walk and play space;
- Detailed design of playspace and bridge landing;
- Future-proofed bridge landing with additional safe guarded area;
- 100m board walk runs the length of the river;
- Increased planting buffer improves biodiversity and reduces light spill onto the river corridor;
- Spaces for seating, play and walking provided;
- Clear delineation between car and pedestrian spaces.
- Increased defenesible space and terraces in front of proposed buildings.



Amended illustrative section of the riverfront

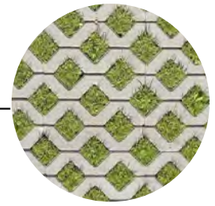
Precedents

Bespoke railing

Timber decking boardwalk

Paving setts

Riverfront plan extract



Grasscrete

Salix babylonica

Buffer hedge

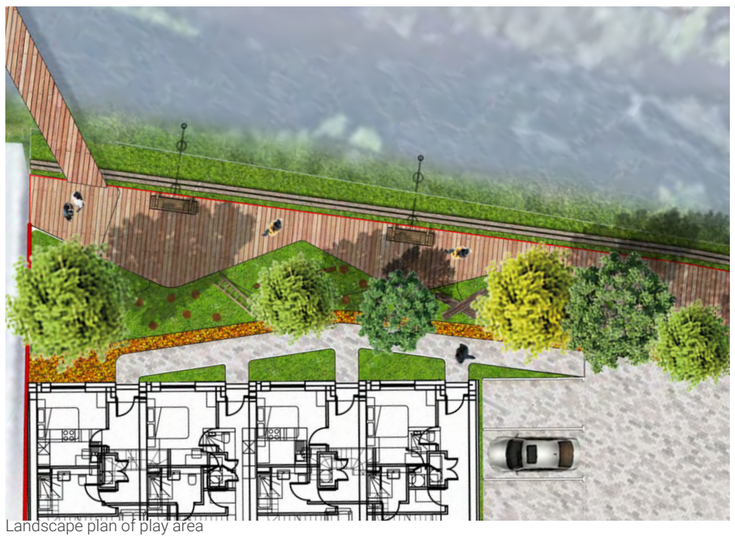
3.7 Enhanced playspace

Mayor's Child Yield Matrix
Gives a total of 48 children broken down as follows
0–3 play space requirement 185 sq m
4–10 play space requirement 185 sq m
11–17 play space requirement 110 sq m

- Increased public playspace area by 208 sq m giving a total of 368 sq m in the public realm and a further 165 sq m on communal roof terraces;
- All houses of 3 bed or more are provided with a private garden.
- The proposal is for ages 11 and above to accommodated off-site in larger play areas more suitable. A contribution via Section 106 will be made by the developer to facilitate this.
- Removing the 11+ children, results in a play space requirement of 370sq m.
- The amended proposals have increased the public playspace area by 208 sq m giving a total of 368 sq m playspace in the public realm and a further 165 sq m on communal roof terraces.
- Play equipment will be provided to suit the riverside setting, whilst being suited to the target audience

In addition – All 3-bed houses are provided with a private garden. All residential accommodation is provided with at least the minimum external amenity space required by London Plan 2016

Landscape plan of riverside area


Landscape plan of play area


Listening water wall


Chain walk

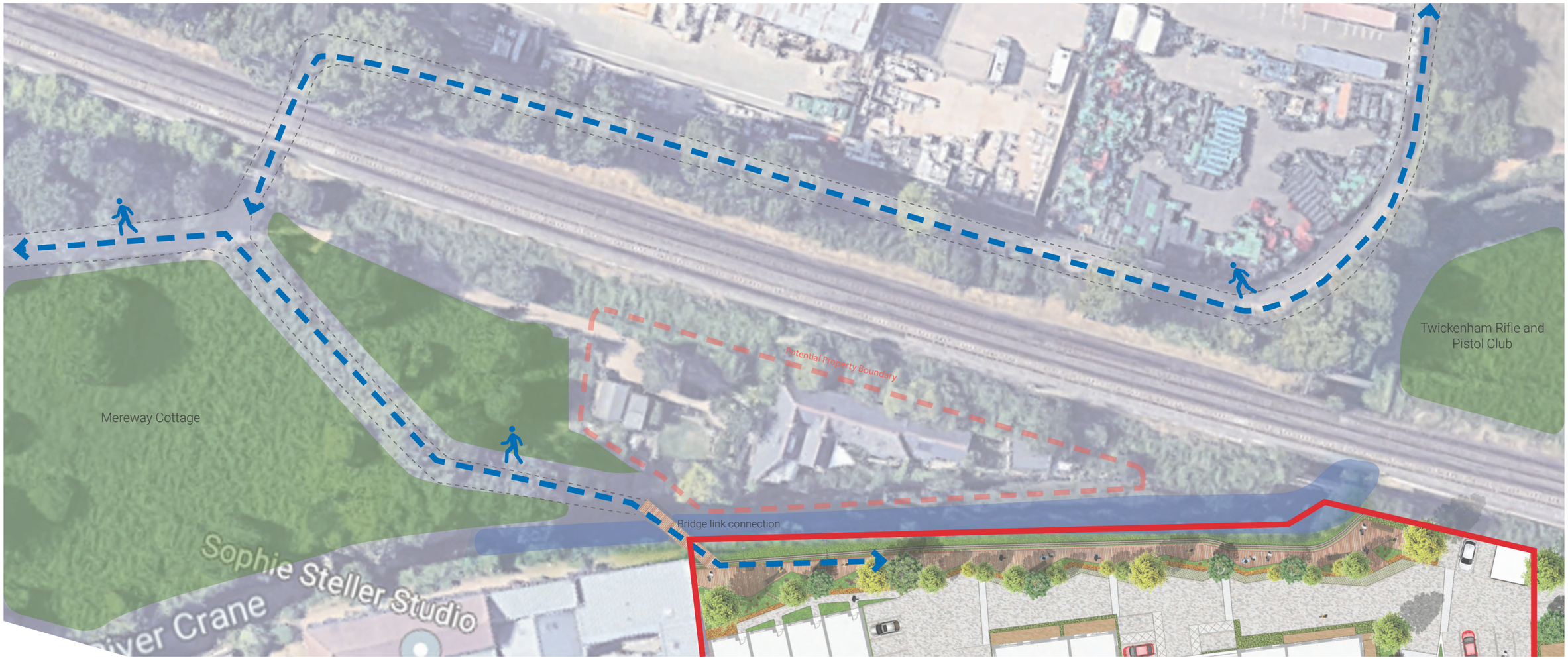

See-saw

3.8 Safe guarding of future bridge

The riverside wall proposal have been designed to allow future incorporation of a pedestrian footbridge across the river. This could be added into the correct proposals providing land access subject to the necessary permissions, funding and surveys of the neighbouring riverbank.

The introduction of a bridge would be of great benefit, increasing the necessity to this newly created riverside walk and playspace, as well as improving necessity to neighbouring amenity spaces. They include:

- Utilising the natural assets along the river to create incidental play activities and a beautiful walking path;
- A safeguarded area facilitates the future bridge link without compromising the play area which can be seamlessly linked into the proposed boardwalk.



Zoom in on main play space and bridge link area

3.9 Tree strategy

Trees have been carefully placed and will become a central feature throughout the scheme. The mews street becomes a tree-lined street, creating a green corridor that links to the existing River Crane green/blue corridor. The trees are a mixture of native and non-native species which have been developed with the Ecology Consultant, Richard Grave Associates. There are also a number of feature trees, including conifers, which will provide year-round colour.

Additional trees have been added along the river edge to enhance biodiversity and maintain the dark river corridor in the 'bat flying zone'. This will enhance existing views from the otherside of the river along the pedestrian route.

Pinus sylvestris

Salix babylonica

Acer campestre

Plan indicating tree strategy

Pyrus calleryana 'Chanticleer'

Sorbus aucuparia

Betula pendula

3.10 Biodiversity

In conjunction with Richard Graves Associates we have incorporated opportunities for biodiversity gain into the design. Incorporating a plant palette which benefits the local wildlife by providing either a food source for insects or roost potential. Bird and bat boxes are proposed to be attached to larger mature trees as well as in the wall forming the barrier to the river.

Example of bat boxes (4 in proposed trees)

Example of kingfisher nest boxes (2)

Example of invertebrate hotel

Example of sandmartin nest boxes (12)

Example of biodiverse plant palette

3.11 Green roof

The structurally diverse green roof is located adjacent to the third floor terrace and provides storm water management, a habitat for wildlife and contributes to lowering urban air temperature preventing the heat island effect. The green roof also provides invertebrate habitat with bug hotels shown in the adjecent coloum.

Green roof diagram

3.12 SuDs strategy

Permeable paving and surfaces can be seen in the SuDs strategy diagram. We propose 0.22ha of permeable surface across the ground floor. As part of the revised proposals gardens have been increased insize further increasing the permeable zone.

SuDs strategy diagram

3.13 Lighting strategy

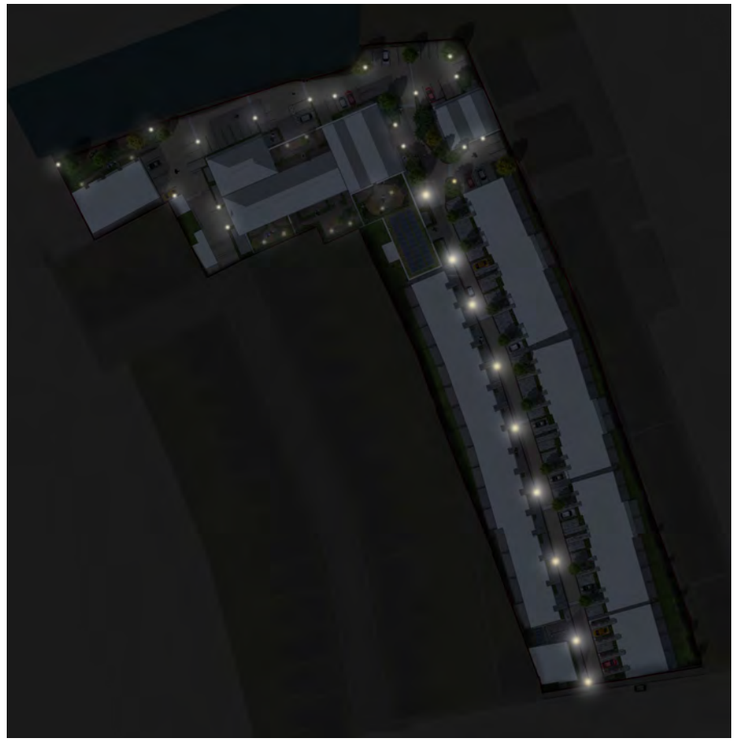
Lighting will be embedded within the landscape throughout the scheme. The proposed lighting highlights the timber platform and green corridor enhancing them making them more welcoming and safer in the evening. More discrete lighting will be used along the Mews Street to prevent nuisance to residents with front facing windows.

The lighting strategy along the River Crane will aim to minimise the light trespass onto the River Crane. As excessive lighting can damage bat foraging the minimal use low-level light bollards and lighting are directed away from the river. A full analysis of the lux levels around the river has been undertaken and has been submitted in a seperate report as part of this application. This ensures the proposals are suitable for the location and do not effect the existing dark corridor.

Key

- Column lighting
- Low canal front lighting
- Bollard lighting
- low level lighting to terraces and planting

Plan indicating lighting locations



Illustrative diagram indicating lighting strategy

Example of light columns

Example of bollard lighting


17
19
EVERMOTION

4.1 Part M4(3) Compliance Layouts

As with the original planning submission and in accordance with the Draft London Plan 2017, 90% of the new dwellings are M4(2) compliant. The remaining 10% are M4(3) compliant.

Due to the changes to some of the house types illustrated within this document the location of some of the M4 (3) Wheelchair User Dwellings has been amended. The location and mix of these units is detailed in the table and plans on this page.

The following pages include M4 (3) adaptable layouts for these apartments and houses.

DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY	
Floor	Flat No	Unit Type	NIA (sq.m)	*NIA (sq.ft)*	(sq.m)	*(sq.ft)*	GIA (sq.m)	*GIA (sq.ft)*	GEA (sq.m)	*GEA (sq.ft)*	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	*Hab Rooms*	Occupants
	C-9	HT 4" 3 Bed	130	*1,399*	27	*291*							1		1	*4*	5
	C-10	HT 4*" 3 Bed	130	*1,399*	26	*280*	140	*1,507*	157	*1,690*			1		1	*4*	5
	C-15	HT 4" 3 Bed	130	*1,399*	20	*215*	140	*1,507*	157	*1,690*			1		1	*4*	5
	C-16	HT 4*" 3 Bed	130	*1,399*	19	*205*	140	*1,507*	157	*1,690*			1		1	*4*	5
G	E0-1"	1 Bed	55	*592*	12.0	*129*					1				1	*2*	2
G	E0-2"	1 Bed	55	*592*	9.0	*97*					1				1	*2*	2
G	F0-5"	3 Bed	100	*1,076*	32.0	*344*							1		1	*4*	4
1	F1-8"	1 Bed	54	*581*	14	*151*					1				1	*2*	2
2	F2-8"	1 Bed	54	*581*	5	*54*					1				1	*2*	2
3	F3-7"	1 Bed	54	*581*	5	*54*					1				1	*2*	2
4	F4-1"	1 Bed	54	*581*	5	*54*					1				1	*2*	2
4	F4-4"	2 Bed	80	*861*	12	*129*						1			1	*3*	4
Building G Total			**1,026**	**11,044**	**186**	**2,002**	**420**	**4,521**	**471**	**5,070**	**6**	**1**	**5**	**-**	**12**	**35**	**40**
											50%	8%	42%	0%			

Key

Accessible units

Ground floor plan

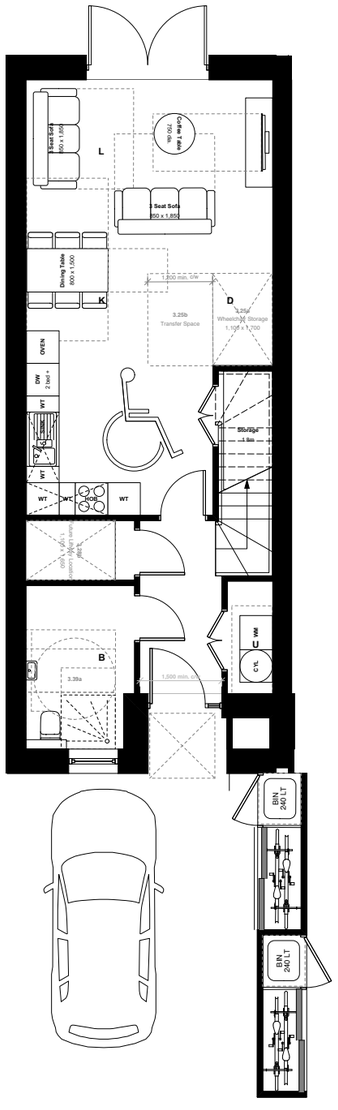
First floor plan

Third floor plan

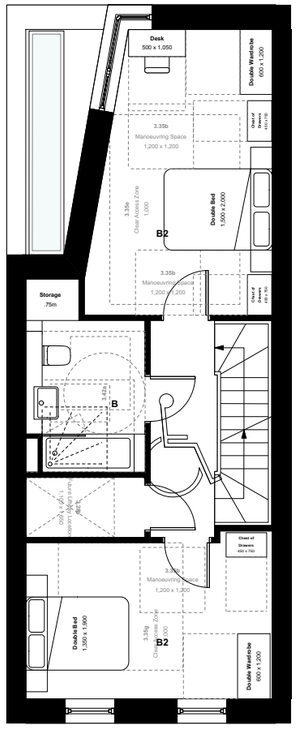
Fourth floor plan

Fifth floor plan

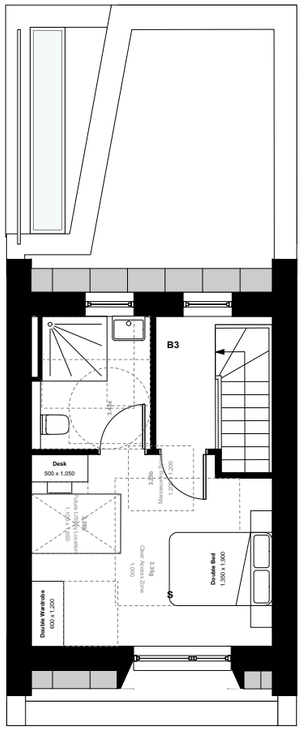
Part M(4) 3 Adaptable - House type 4, 3 Bedroom layout



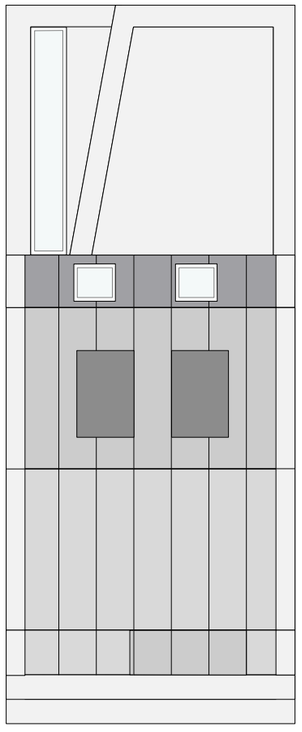
Ground floor



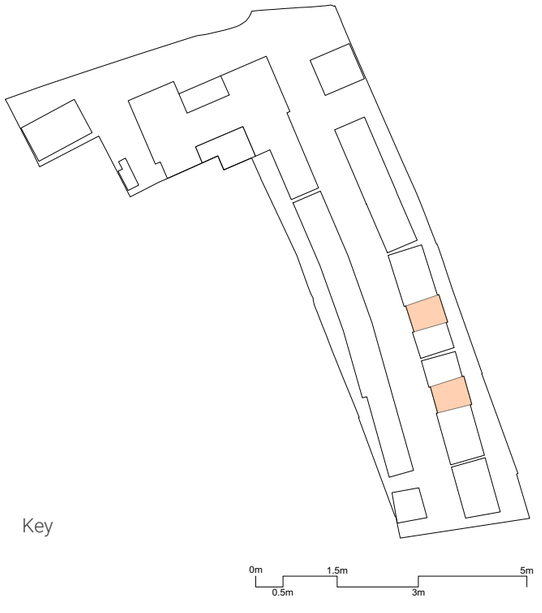
First floor



Second floor



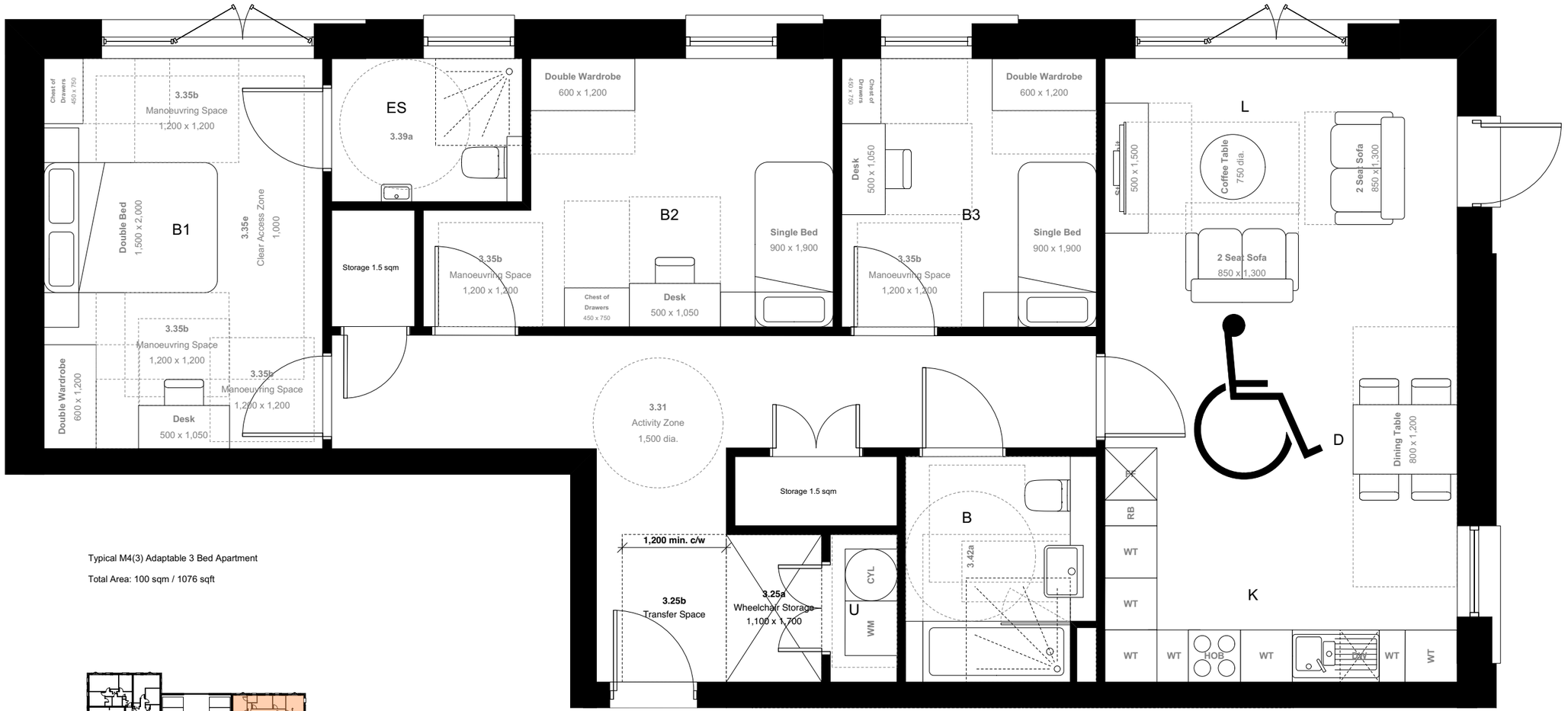
Roof plan



Key

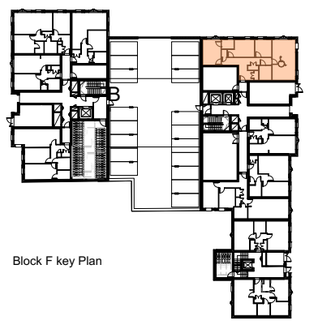
Part M(4) 3 Adaptable - 3 Bedroom apartment (ground floor)

Occurs within Building F



Typical M4(3) Adaptable 3 Bed Apartment

Total Area: 100 sqm / 1076 sqft

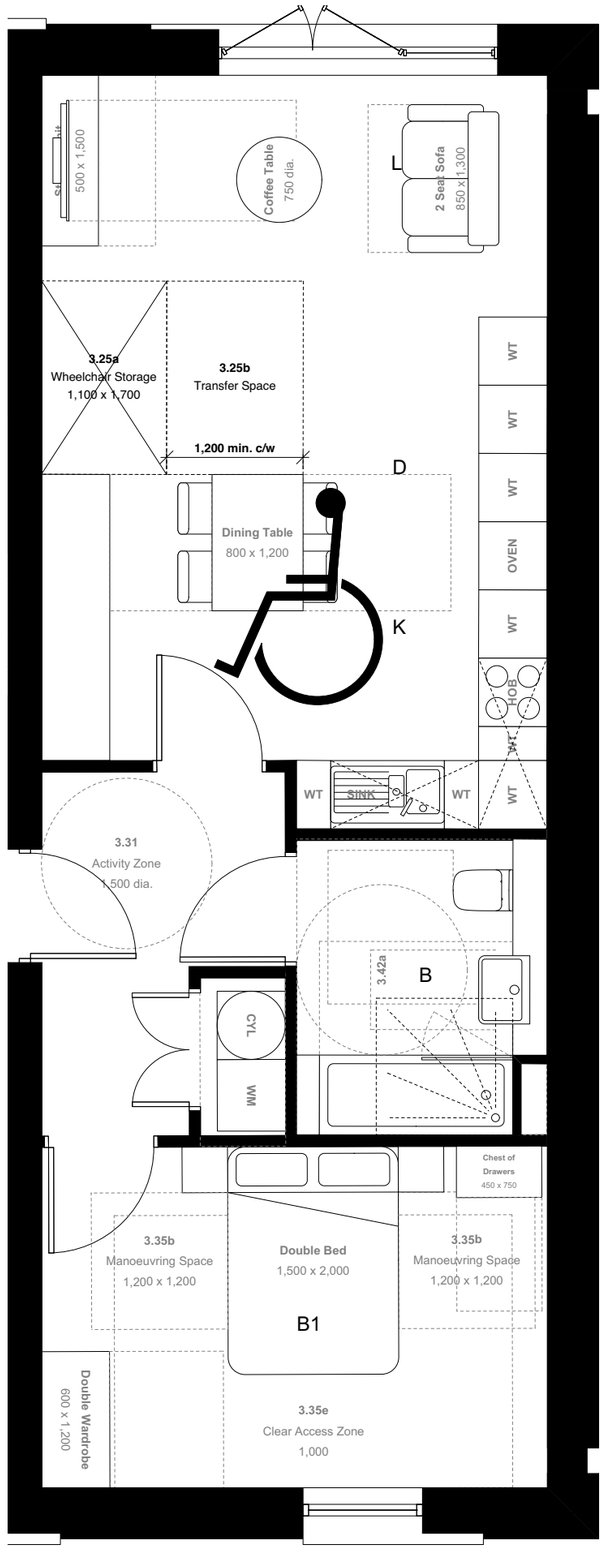


Block F key Plan

0m 0.5m 1.5m 3m

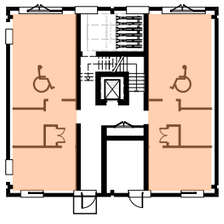
Part M(4) 3 Adaptable - 1 Bedroom apartment (ground floor)

Occurs within Building E



Typical M4(3) Adaptable 1 Bed Apartment

Total Area: 55 sqm / 592 sqft



Block E key Plan

Key