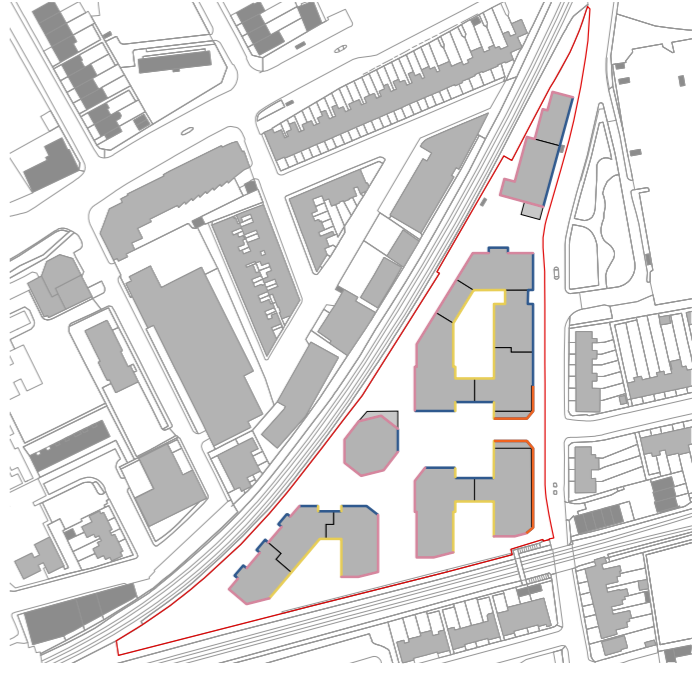


**Architecture**  
Elevation hierarchy to be established.



**Architecture**  
Elevation design driven by internal layouts.  
A set of design rules to ensure consistency of details across buildings established.  
Hierarchy of façades defined.  
Consistent use of balconies and balcony design across scheme.


- Type A: Internal courtyard façade
- Type B: Context facing façade
- Type C: Manor Road and Public realm /Bay windows and winter-gardens
- Commercial frontage



**Building E**  
Chair questioned the suitability of Building E as an affordable building.



**Building E**  
Reviewed building E layouts with RP who confirmed they would be interested in managing the building.  
Discussions with TfL about the relocation of buses at the base of Building E remains ongoing however if, in the future, the buses are not required the area given to bus parking can be reappropriated to a landscaped amenity, inclusive of play-space, for residents within this building and across the wider masterplan.



Potential to landscape area in front of building E in the event of having no buses.

2.7 MDA Meeting 2: 1st November 2019

Proposals presented at MDA meeting 2

- Revised proposal for building (E) on the footprint of the bus depot.
- 40% affordable tenure (by hab. room) with grant funding.
- 50/50 intermediate/social tenures.
- Extended commercial frontage along Manor Road
- Adjusted storey heights to create more variety in the massing

Residential totals (combined):

Studio	10	(2%)
1 bed:	138	(32%)
2 bed:	224	(51%)
3 bed:	64	(15%)

Total: 436 homes

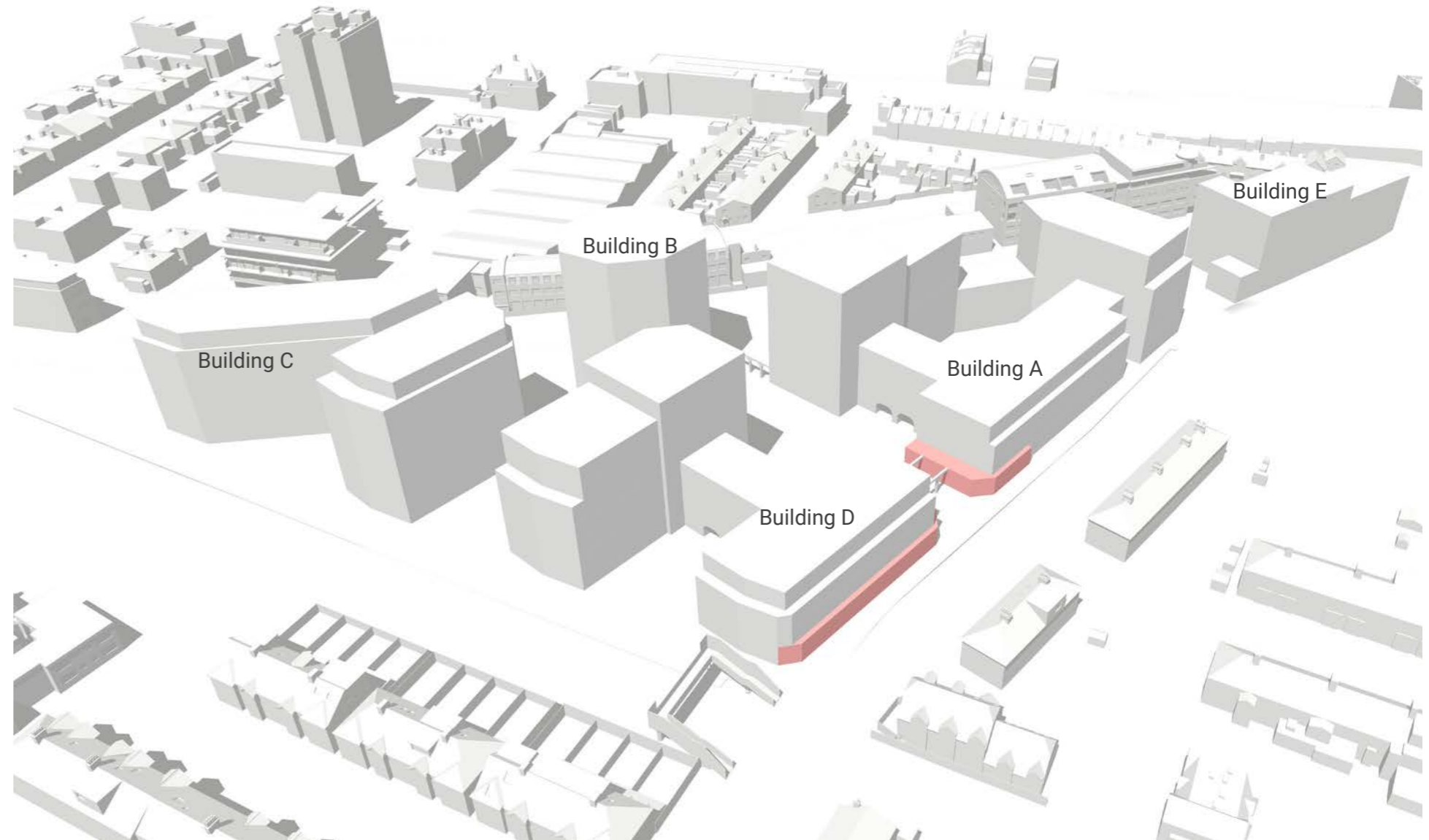
Residential areas:	GIA: 37,364 sq m (396,560 sq ft)
Commercial areas:	GIA: 490 sq m (5,274 sq ft)
Percentage of dual aspect dwellings:	60%

Comments from MDA Meeting 2

- Building E improved by having buses adjacent to scheme rather than under residential accommodation however building remains isolated from rest of site.
- The relationship between the bus stands and accommodation remains uncomfortable. Particularly the unit at the southern end of the building.
- Positive response to public realm – clearer and more resolved. Square more relaxed and usable.
- Removal of pavilion positive.
- Concerns that amenity space along Manor Road will not be utilised. Consider reintroducing front doors to dual aspect dwellings and lobbies to living rooms to respond to cold weather.

2.7.1 Response to MDA meeting 2

- Review southern apartment in building E; reorientate balcony to not sit directly above buses.
- Reintroduced lobby/porch area for dual aspect dwellings along Manor Road.



**Key:**

- Proposed residential accommodation
- Proposed commercial accommodation

Residential accommodation

Review southern apartment in building E; reorientate balcony to not sit directly above buses.



Residential Accommodation

Southern dwellings on Building E reorganised to provide additional balcony to provide alternative external space for apartment.

