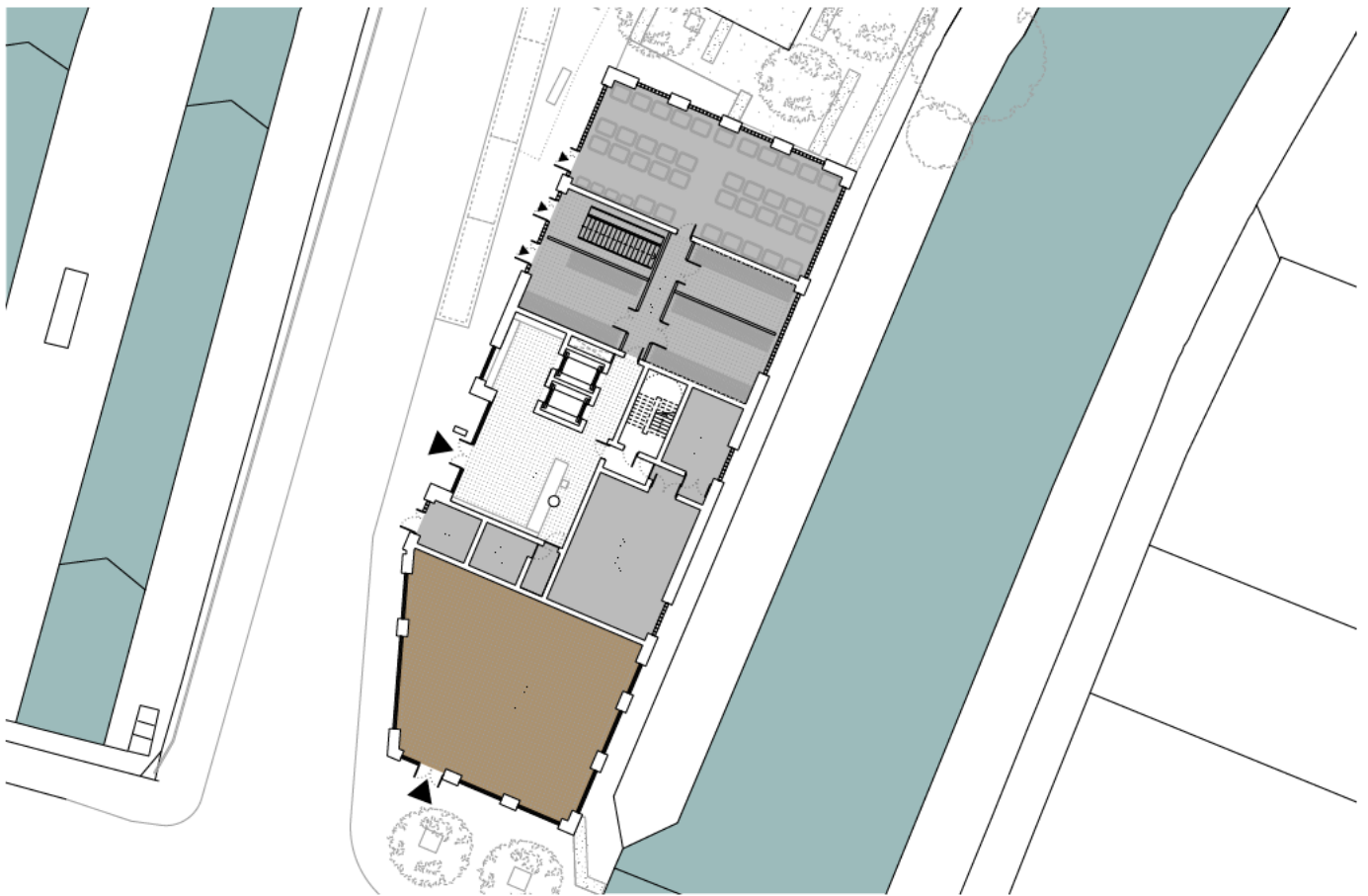


Block A typical lower floor layout



Block A Ground floor layout

5.7 BLOCK A

5.7.1 Layout

Block A is located at the south-western tip of the site, close to the Ferry Lane entrance. The main length of the building is placed from North to South along the site with the longer eastern and western facades facing on to the River Lee Navigation and River Lea Diversion respectively.

Flexible commercial space is provided at ground level which is accessed directly from Ferry Lane.

A basement option is included in the application for Block A which would accommodate an on-site energy centre. The basement energy centre option will also require a flue to the roof of Block A, indicated in the following Bay Study. A plan layout for this basement is included in the planning application drawing pack.

Entrance to all residential units in the building is via a communal entrance and lobby at ground floor level. Above the ground level 20 storeys of residential units are accessed via lift lobbies leading to a central corridor, with 9 units per floor on the lower levels and 6 units on the upper levels.

Cycle and refuse storage is provided for all units at ground floor level and is accessible both externally and via the central core.





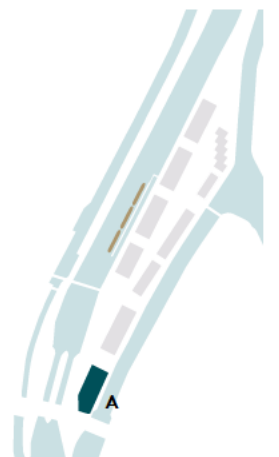




Block A: west elevation



Block A: south elevation





- 1 Flue (if required)
- 2 Zinc roof
- 3 Metal louvre
- 4 Dark facing brickwork
- 5 Recessed brickwork
- 6 Projecting steel balcony
- 7 Metal balustrade
- 8 Aluminium window
- 9 Contrasting metal fin
- 10 Glazed door
- 11 Corrugated metal panel

Block A: west elevation bay study

5.7.2 Appearance

Block A has been developed in the manner of a robust historic waterside building and this appearance is reflected in the choice of materials and the detailing of external elements. The material palette is kept to a minimum. Stock brick is used as an external skin punctuated by a repeating rhythm of recessed metal windows and extruded metal balconies.

White aluminium fins stitch windows together and create visual interest. This stitch is picked up horizontally in the balcony edge. Deep 1.5 brick reveals allowing for greater contrast of shadow and light across the facades. Bolt-on metal balconies are supported by metal hangers which recall the aesthetic of detailed metal fenestration to historic waterside buildings.

The building finishes with an elegant and varied roof line of complimentary zinc roof pitches and gable ends. Gable ends are located so that they address the main entrance to the site the adjacent public wharfside space.



Material palette