

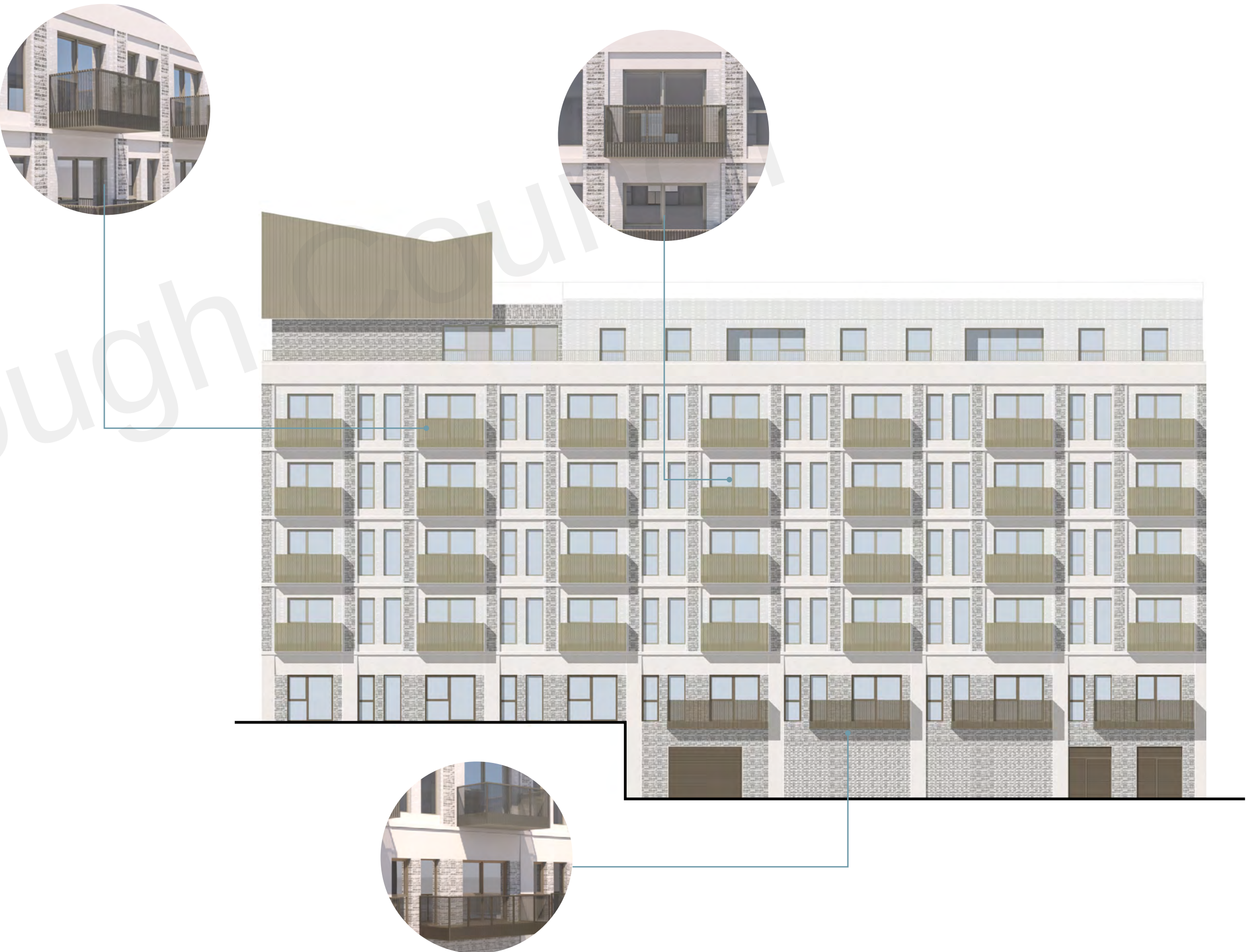
Section 13
Proposed Conversion Block
Elevation Study East

The elevation is composed of a defined plinth, mid and top that are accentuated and articulated with three primary materials; glass reinforced concrete cladding, brick and perforated, corrugated metal cladding.

The main body of the elevation is comprised of a horizontal floor band which is a warm off-white concrete string course accentuated with inset panels of matching concrete cladding above and below the window openings. This is broken vertically with mid grey brick piers that sit proud of the main cladding and are framed with a stacked white brick header. Between these brick piers, the windows are set between white brickwork that adds a subtle contrast to the concrete cladding. Balconies are clad in a perforated, corrugated metal in a light bronze colour which provides privacy and transparency. This material is echoed in the cladding for the iconic tower at the top of the building. The set back top floor is white brick with deep insets to create a delicate top to the building. The plinth is defined with reinforced concrete clad piers and mid grey brickwork and darker metalwork colour.



- 1. White GRC Panels
- 2. Grey Brickwork
- 3. White Brickwork
- 4. Light Bronze Perforated Folded Aluminium Balustrade
- 5. Bronze Perforated Folded Aluminium Balustrade
- 6. Bronze Windows
- 7. Light Bronze Windows
- 8. Metal Balustrade
- 9. Bronze louvred screen



Section 13
Proposed Conversion Block
Elevation Study West

The west elevation maintains the design principles and materiality of the east elevation with the concrete string course banding wrapping around the building on sides to continue the defined plinth, mid and top approach. The massing of the building changes on the west elevation, introducing a protruding bay at the northern and southern end of the building. These bays take a slightly different approach to the rhythm of piers across the central body of the block, acting as 'book-ends' and defining the extents of the building.



- 1. White GRC Panels
- 2. Grey Brickwork
- 3. White Brickwork
- 4. Light Bronze Perforated Folded Aluminium Balustrade
- 5. Bronze Perforated Folded Aluminium Balustrade
- 6. Bronze Windows
- 7. Light Bronze Windows
- 8. Metal Balustrade



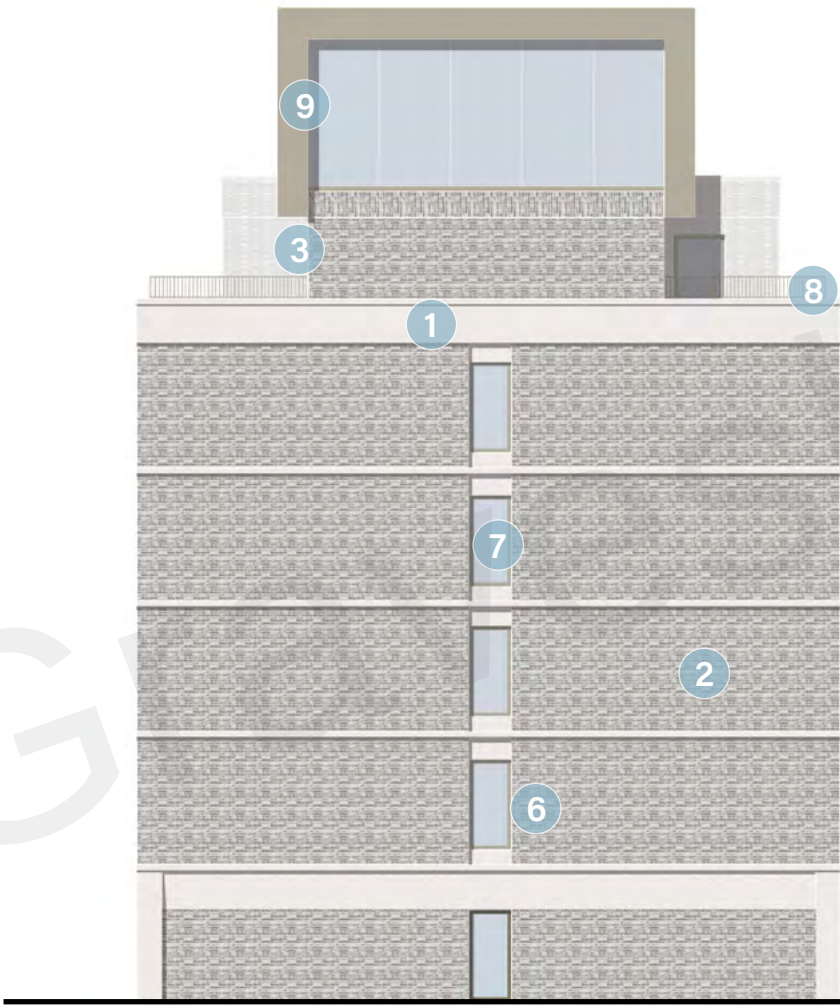
Section 13
Proposed Conversion Block
Elevation Study
South

The design principle of the South Elevation follows the general approach of the building and allows the details of the building to wrap around from East to West.

The concrete structure on the external south wall is retained, therefore there are no opportunities for adding new openings, hence the existing single opening is maintained.

The elevation appears simpler with a prominence of grey brick panels between the fine concrete string course banding.

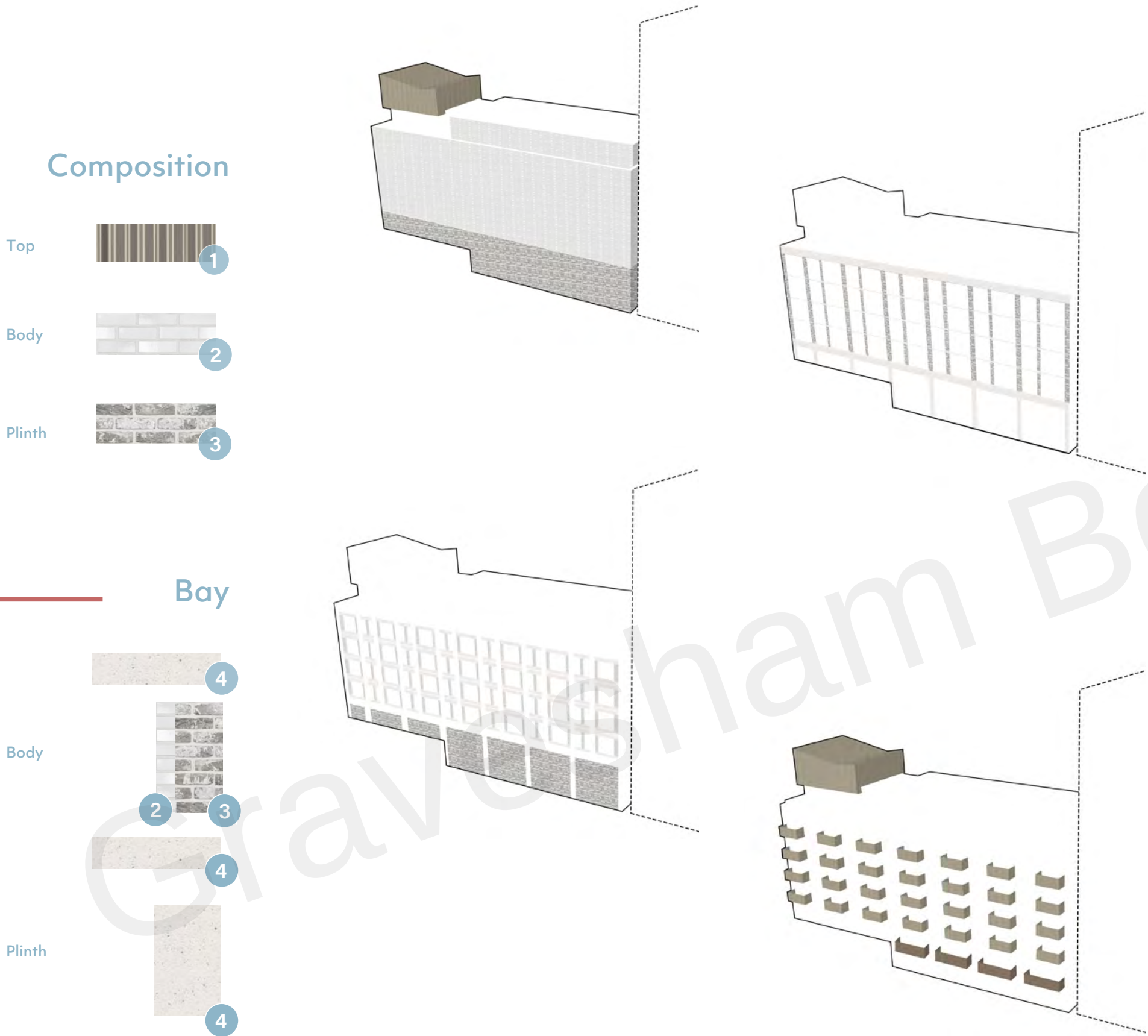
The M&E plant tower acts as the main future of this facade, with a generously proportioned window.



- 1. White GRC Panels
- 2. Grey Brickwork
- 3. White Brickwork
- 4. Light Bronze Perforated Folded Aluminium Balustrade
- 5. Bronze Perforated Folded Aluminium Balustrade
- 6. Bronze Windows
- 7. Light Bronze Windows
- 8. Metal Balustrade
- 9. Light Bronze Aluminium Cladding



Section 14
Materials and Precedents

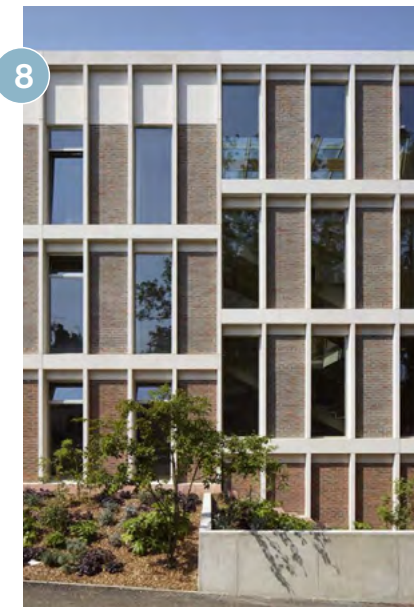
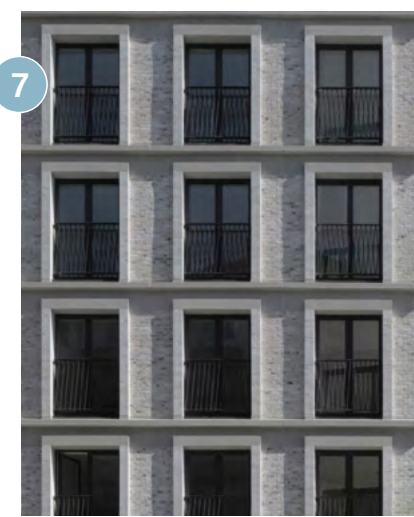
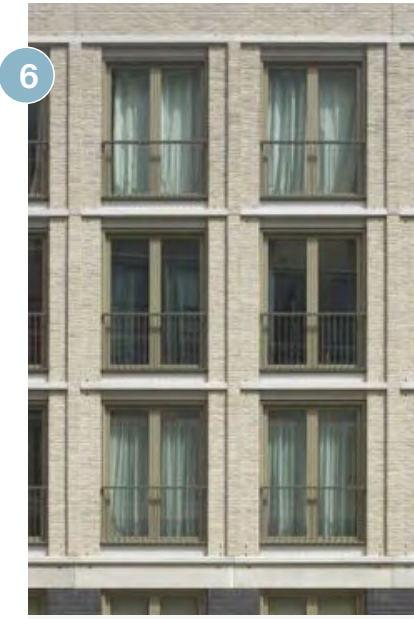
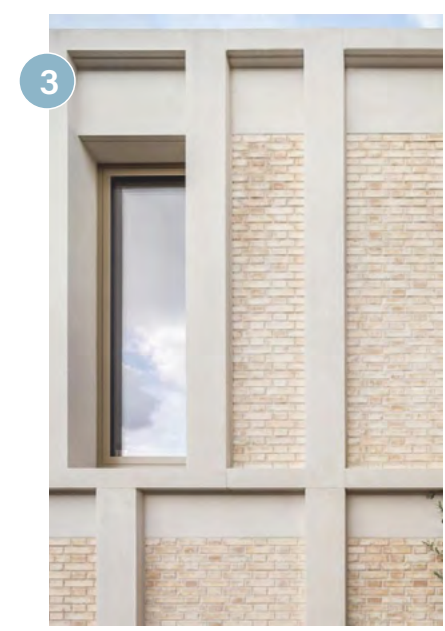
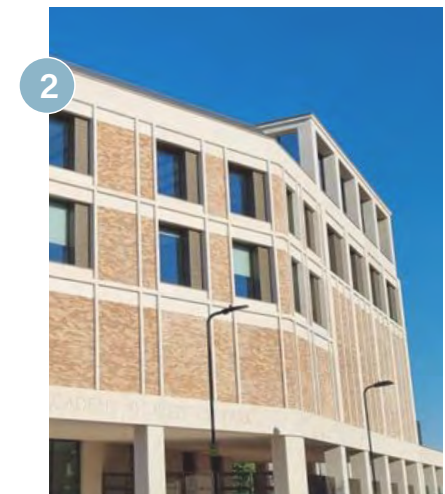
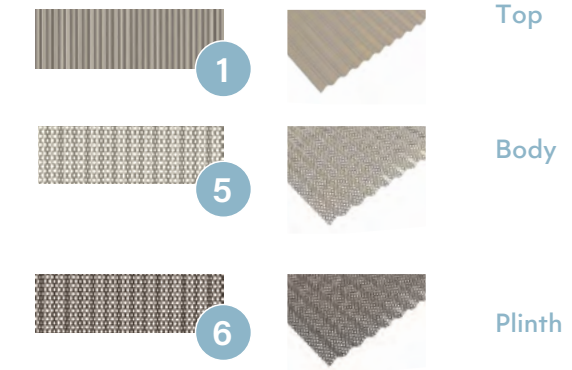


- Materials
- 1. Folded aluminium panelling in light bronze
 - 2. White brickwork
 - 3. Grey brickwork
 - 4. White GRC panels
 - 5. Perforated folded aluminium balustrade in light bronze
 - 6. Perforated folded aluminium balustrade in bronze

Frame



Metalwork



- Precedents
- 1. Vertical windows with stepped detailing and precast cills
 - 2. City of London Academy, Shoreditch Park
 - 3. Rosemoor Studios in Chelsea by Haptic Architects
 - 4. The Hamadryade in Avignon
 - 5. The Echoes, Grays by Bell Philips
 - 6. Hessenberg Development, Nijmegen, The Netherlands
 - 7. Blackfriars Circus development by Macreanor Lavington
 - 8. Ortus 2 development by Duggan Morris

Section 15
Use and Amount

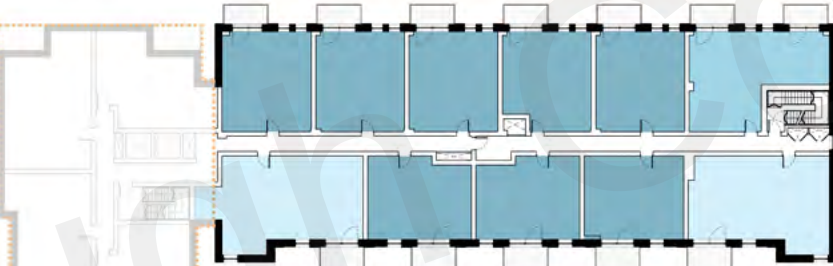
Consented Scheme			
Residential	Refurb Block M		
Block	A		
unit type	1B2P	2B3p	2B4p
Units by Type	35	24	4
Units by Block	63		
HR by Block	154		
Residential Summary			
Type	Units	%	
1B 2P	46	40%	
2B 3p	51	54%	
2B 4P	11		
3B 5p	7	6%	
Total	115		

Comparison Schedule

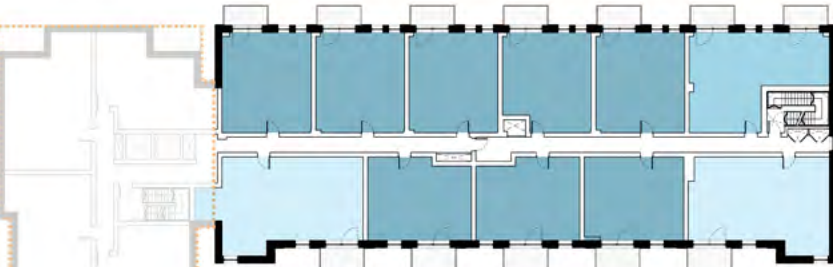
The proposed S73 application will reduce the overall number of units within the conversion block from 63 to 61 units. The adjacent summary schedules show the new mix within the conversion block and how this affects the overall number and mix in the current consent.

Proposed Scheme			
Residential	Refurb Block M		
Block	A		
unit type	1B2P	2B3p	2B4p
Units by Type	40	9	12
Units by Block	61		
HR by Block	143		
Residential Summary			
Type	Units	%	
1B 2P	51	45%	
2B 3p	36	49%	
2B 4P	19		
3B 5p	7	6%	
Total	113		

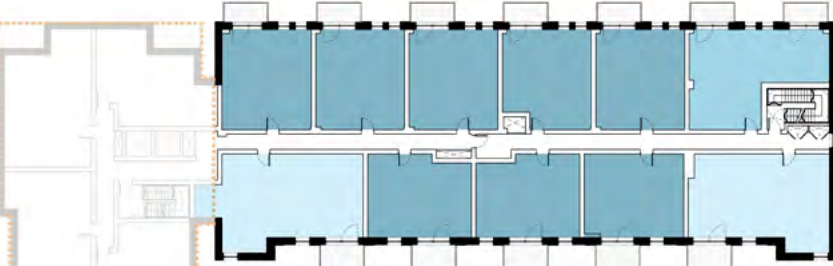
- 1 Bed 2 Persons
- 2 Bed 3 Persons
- 2 Bed 4 Persons



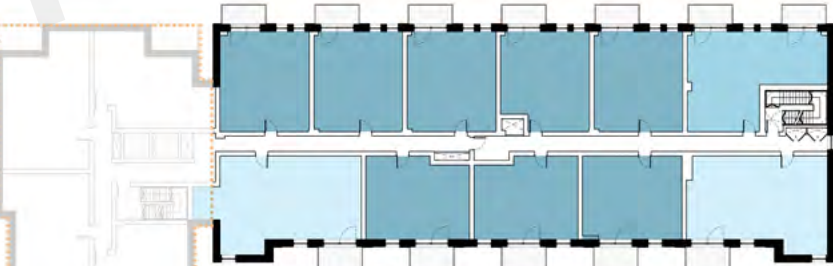
First Floor Plan



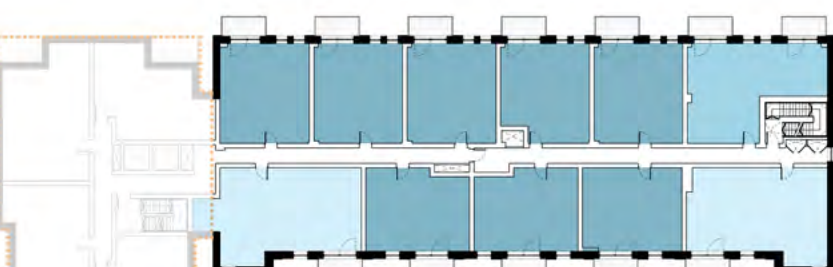
Third Floor Plan



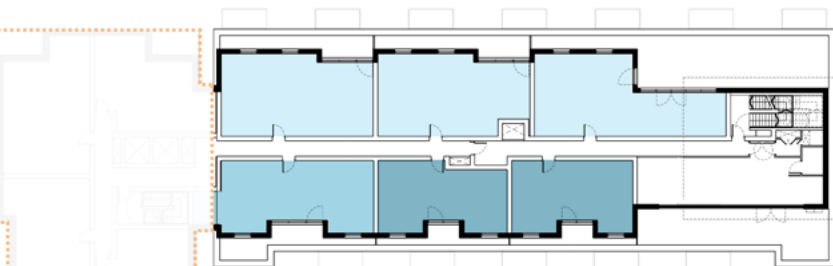
Fifth Floor Plan



Second Floor Plan



Fourth Floor Plan



Sixth Floor Plan

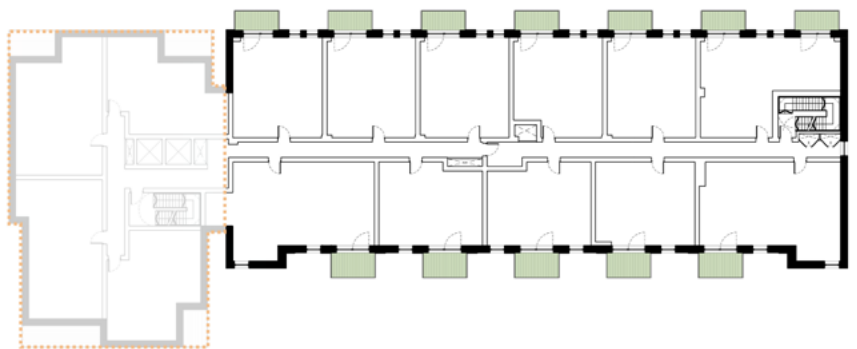
Section
Strategy Diagrams
Flat Types

Section 15
Strategy Diagrams
Amenity

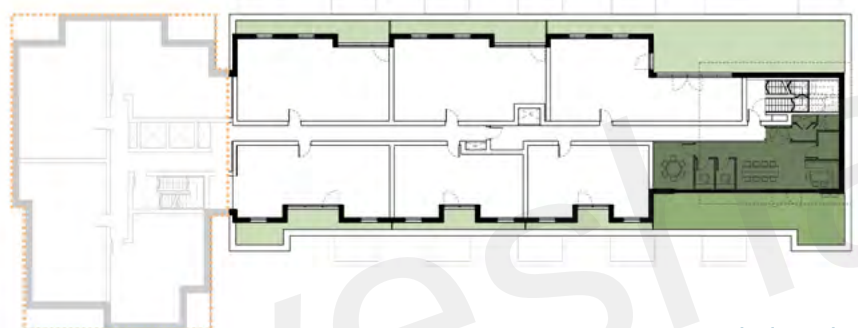
Each home is provided with a private amenity, accessed directly from the living space.

All residents have access to an internal communal amenity space located in the M&E tower. The amenity offers co-working space, zoom booths and a meeting room on the sixth floor, which directly looks out onto a communal terrace. On the seventh floor a generous communal lounge area is provided, with large North/ South openings and directly connected to the communal gardens on the roof.

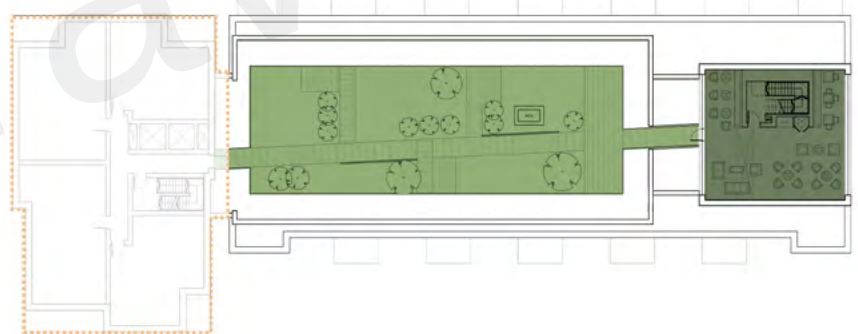
- Private External Amenity
- Communal External Amenity
- Communal Internal Amenity



Typical Floor Plan (First to Fifth Floor)



Sixth Floor Plan



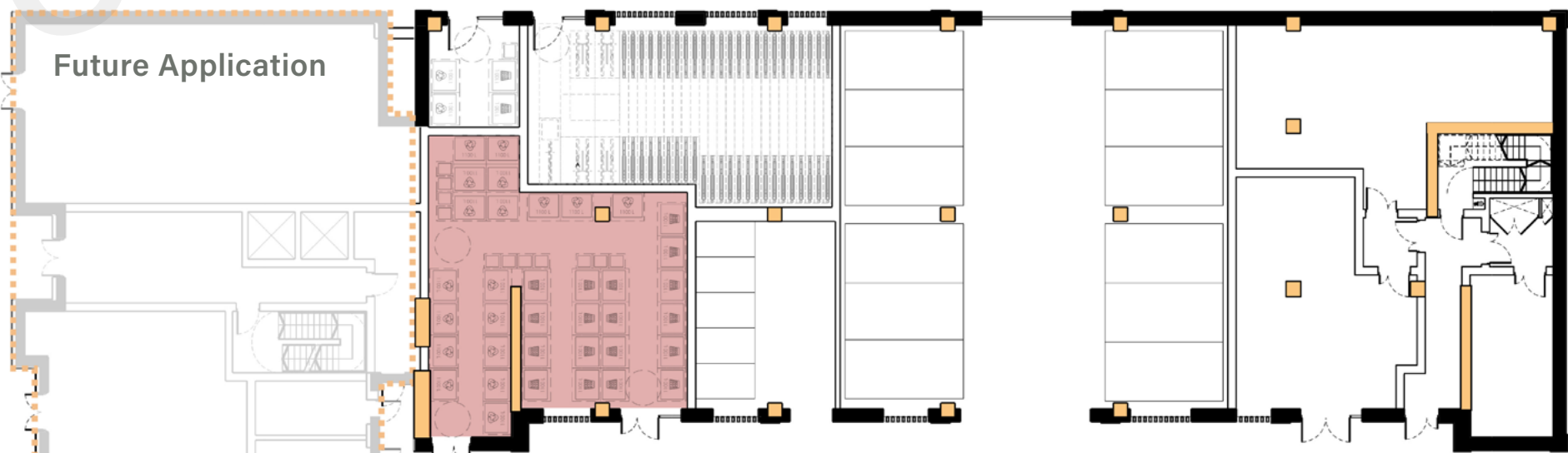
Seventh Floor Plan

Section 15
Strategy Diagrams
Refuse

The refuse store is shared with the future tower building and Block M conversion and is located near the main entrance for easy accessibility.

The bins provision was calculated based on the Gravesham Borough Council Planning Guidance on Waste collection requirement edited in September 2019.

Refuse Provision Block M		
Type	Litres	Bins
Refuse (1100l Euro Bin per 6 flats)	11,183.3	10
Recycling (110l Euro Bin per 6 Flats)	11,183.3	10
Food Waste (140l Bin per 10 Flats)	854	6



Ground Floor Plan

Section 15
Strategy Diagrams
Car Parking

The parking layout has been reduced and replanned to be more efficient and allow for a larger, consolidated plant space that can serve the whole site. Motorcycle bays have been equally reprovided in a separate location adjacent to the main car park, this provides a more efficient layout and a safer approach for motorcycle users.

Parking Provision Block M		
	Cars	Motorcycles
Consented	20	6
Proposed	12	5



Ground Floor Plan

Section 15
Strategy Diagrams
Bike Storage

The Cycle storage is shared with the future tower building and BLock M conversion.

The cycling requirements requires 1 space per unit, therefore 61 spaces are provided for Block M.

Best Practice was followed and a mixture of double stacking, sheffield hoops and oversized bike space is provided to ensure accessibility.



Ground Floor Plan