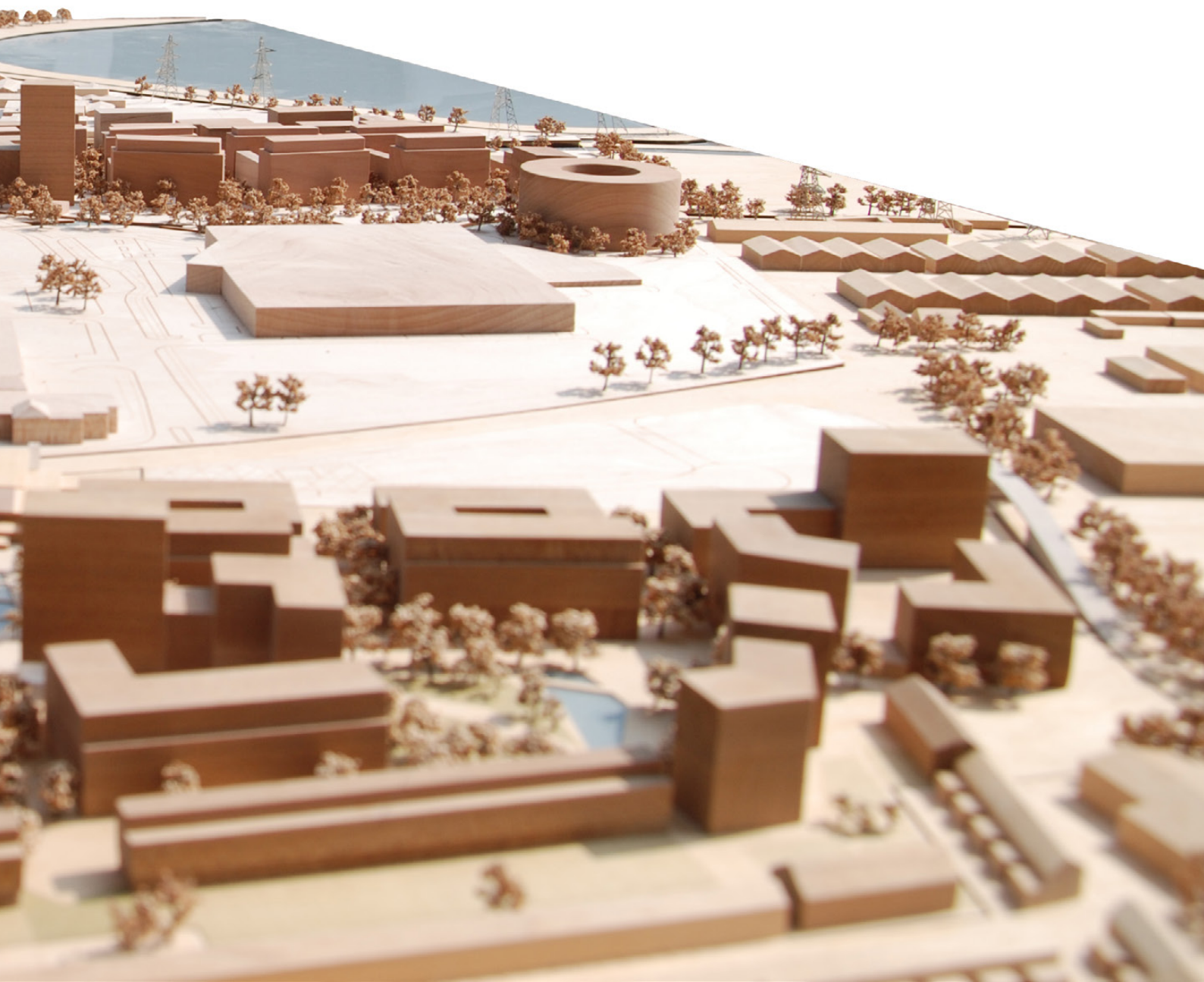




13 PHASE 2 ILLUSTRATIVE SCHEME - BUILT FORM



13.1 OVERVIEW

An illustrative proposal has been developed up to RIBA Stage 2. The Illustrative scheme demonstrates one way in which a successful proposal can be brought forward in line with the Parameter Plans and Design Code of the Outline Planning Application. The illustrative scheme demonstrates an appropriate response to the massing and architectural character and language of Phase 2. It also develops a suitable mix of uses for the scheme.

- Eastern Plots
- Northern Plots
- Western Plots
- Gasholder Plot
- Central Plots



Fig 1. Plot Types

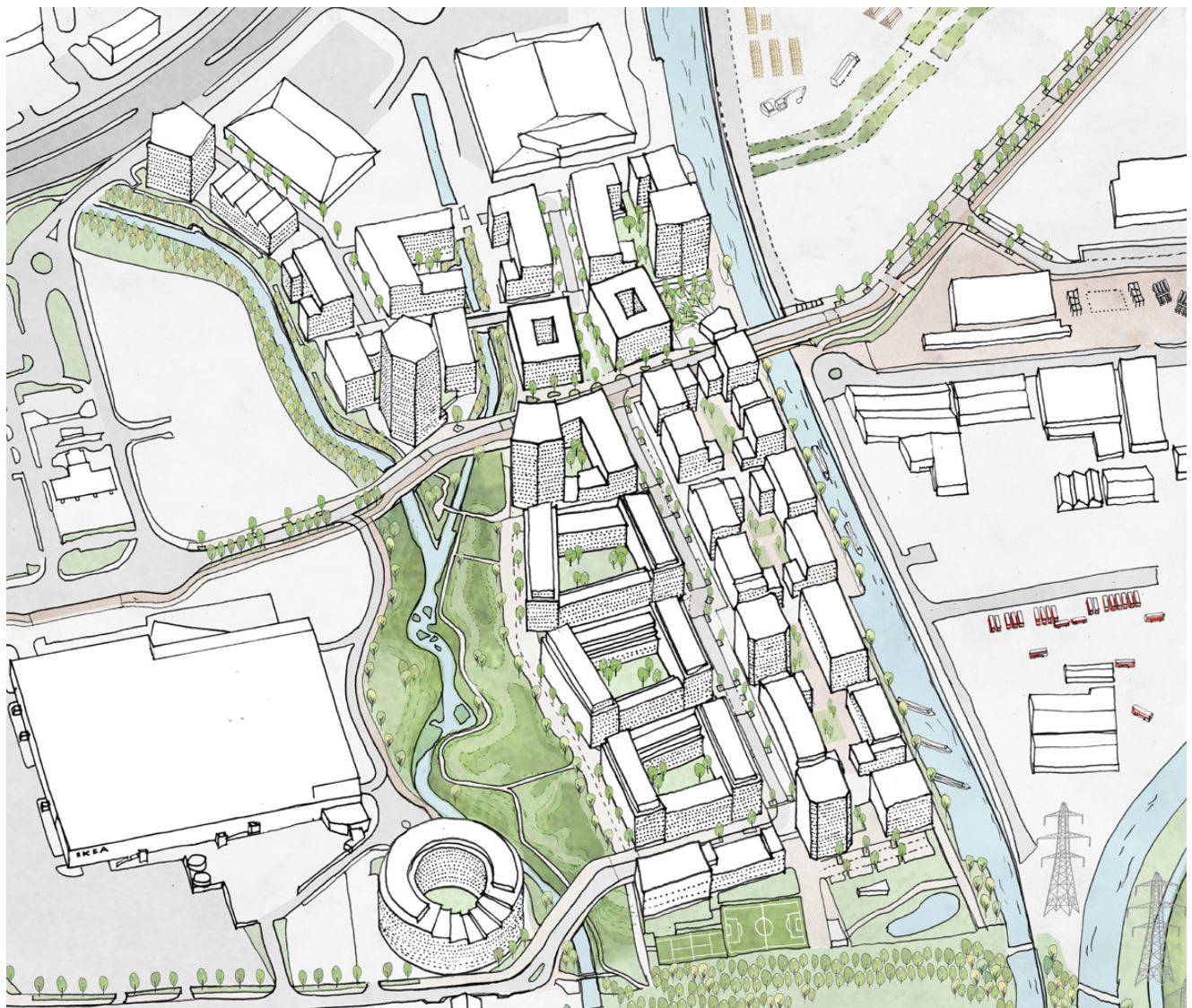


Fig 2. Phase 2 illustrative built form

13.2 BUILDING TYPOLOGY

- **Typology A**
 Building form is related to traditional wharf types which are irregular, variegated and permeable.
- **Typology B**
 Courtyard block type buildings with unbroken facades making a strong park edge and clear streets between blocks.
- **Typology C**
 Blocks are defined by their relationship to the existing Pymmes and Salmons Brooks are highly mixed use in function.
- **Typology D**
 Blocks are defined by their relationship to Bridge Street, irregular plan and taller building elements.
- **Typology E**
 Blocks are defined by their form smaller footprint which lends itself to atrium type buildings.
- **Typology F**
 Atypical blocks defined by specific non-residential uses

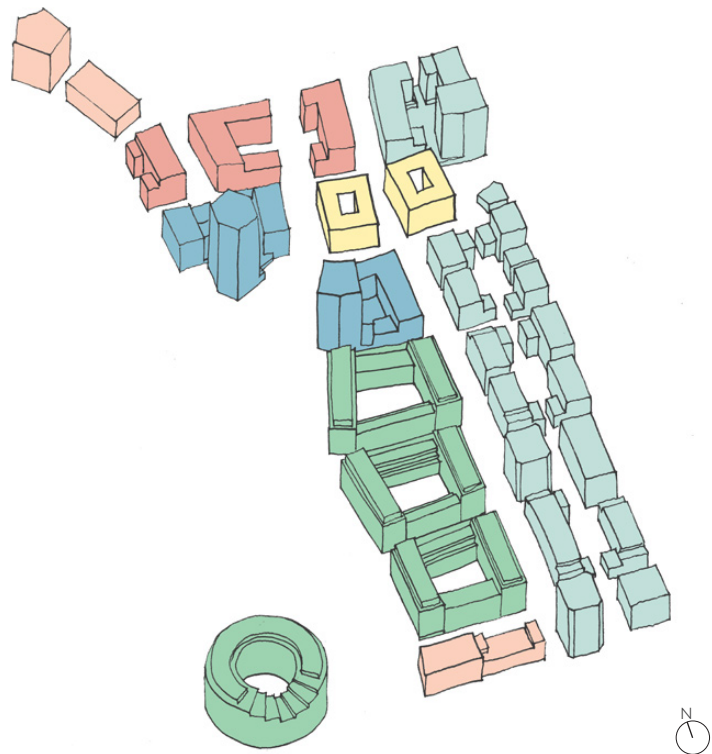


Fig 3. Building typologies

- Bridge Street
- Upper Leaside Road
- Parkside Street
- Community Streets
- Brooks Streets
- Riverside
- Brooks Park



Fig 4. Public realm character

13.3 ILLUSTRATIVE HEIGHTS AND MASSING

For the purposes of this guide, tall buildings have been defined as those of more than 30m in height. The design of these elements encompasses key design principles as established in the Design Code and Parameter plans. Tall buildings aid wayfinding through the site contributing to the overall legibility and character of the scheme. They also maximise the beautiful views across the Lea Valley. The design of these buildings demonstrates a clear rationale to massing, layout and architectural expression. The design avoids 'applied' façade treatments and proposing high quality facing materials that create a positive dialogue with the existing buildings in the area. All tall buildings form part of a wider block that responds to the scale of surrounding buildings and public spaces, creating a strong relationship with the public realm at ground floor. Their generous entrance lobbies reflect the increased number of units served.

Design Code: 2.2- sitewide approach to tall buildings

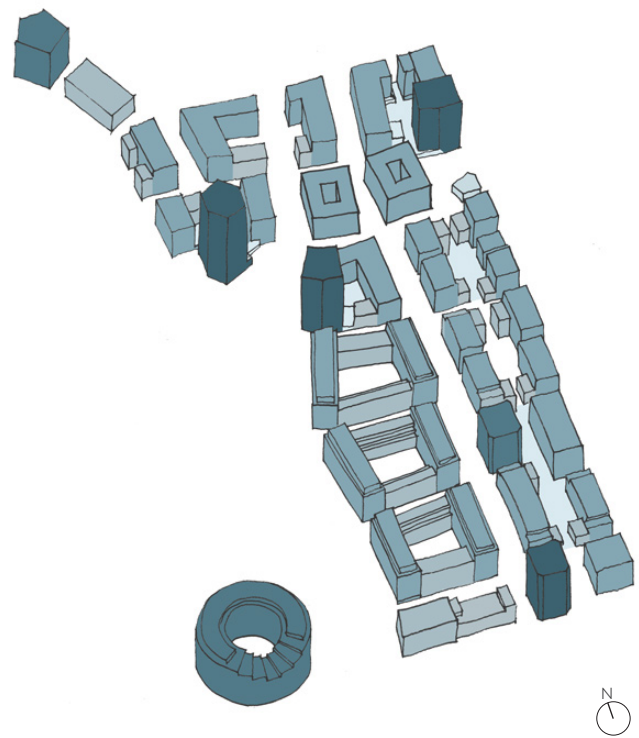


Fig 6. Illustrative building heights

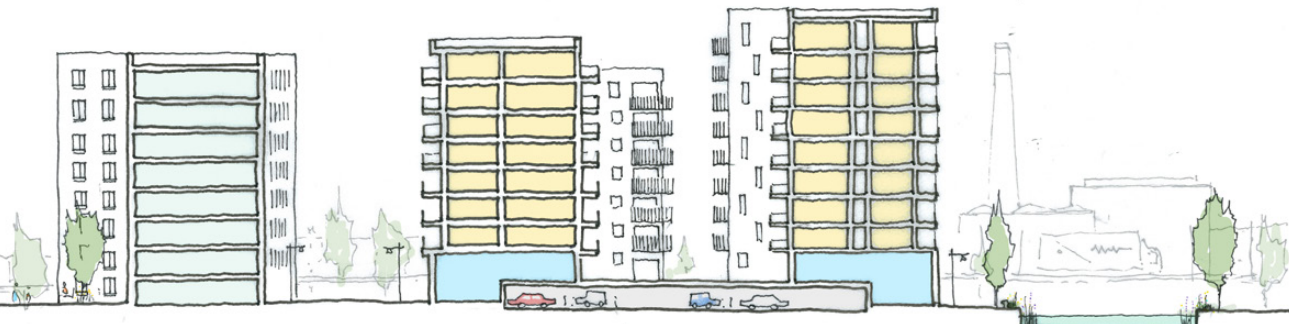
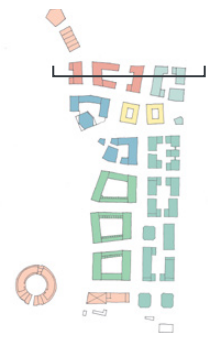


Fig 5. Typical section 01



Fig 7. Massing model showing Meridian Water Phase 1 (west) and proposed Meridian Water Phase 2 (east)

- Retail and Food & Beverage
- Workspace or Residential
- Social Infrastructure
- Hotel
- Student Housing
- Residential
- Ancillary



- Retail and Food & Beverage
- Workspace or Residential
- Social Infrastructure
- Hotel
- Student Housing
- Residential
- Ancillary



Fig 8. Typical section 02



Fig 9. Typical section 04



- Retail and Food & Beverage
- Workspace or Residential
- Social Infrastructure
- Hotel
- Student Housing
- Residential
- Ancillary



Fig 10. Typical section 5



Fig 11. Typical section 6



13.4 TYPOLOGY A

The Riverside is characterised by Typology A buildings, which are simple buildings of similar heights and proportions. These blocks create a strong frontage and providing a definitive spatial character for the water's edge. The articulation of the blocks references the historic character of London's waterside buildings.

The blocks are generally simple in plan and tightly arranged in groups to create yards. This arrangement of buildings enables dual aspect and river views for many homes. Combined with the level changes leading to the water's edge, this plan creates an intricate series of spaces, passageways, staircases and ramps forming a series of pedestrian routes towards the riverside. It also forms spaces for congregation and leisure around the riverside.

The buildings generally range from 8-11 storeys with three taller buildings, two of which are 16 storeys and the other 12 storeys in height, acting as wayfinding elements within the site. Subtle steps in plan introduce variation while still ensuring clarity and consistency of type. A series of regular gaps between the blocks further articulate their massing while helping to diffuse wind and avoiding a vortex effect within the blocks. The yards are enclosed by lower storey elements, conceived as subordinate wings and bays. These allow the southern sun to penetrate. This variation in height also creates amenity terraces at different levels, and at ground level they significantly add to the provision of workspace.

The massing of the blocks reflects qualities of London's historic wharfside buildings. Roof lines are simple with subtle variations which incorporate roof terraces, photovoltaic panels and upper floor mezzanines. A consistent architectural language is encouraged through a simple palette of brick and masonry while inset balconies and simple fenestration introduce a clear order and rhythm to the facades. The character of blocks which face unto both the yards and Leaside Link Road respond to their location through their balcony treatment and occasional setbacks at upper floor levels. These are coordinated to create consistency in the street facing facades.

A healthy environment is encouraged through the limited movement of vehicles within these blocks. Cars are kept off the street using podium car parks integrated within the 5-metre level change between the street side and waterside of the blocks. These naturally ventilated podiums for car parking create a clear definition between the public and private realm.

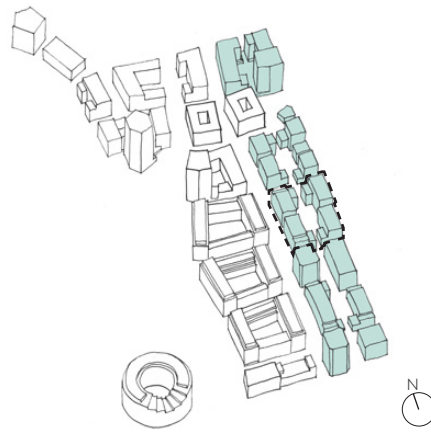


Fig 14. Typology A blocks



Fig 12. Industrial character and passageways between blocks at Shad Thames

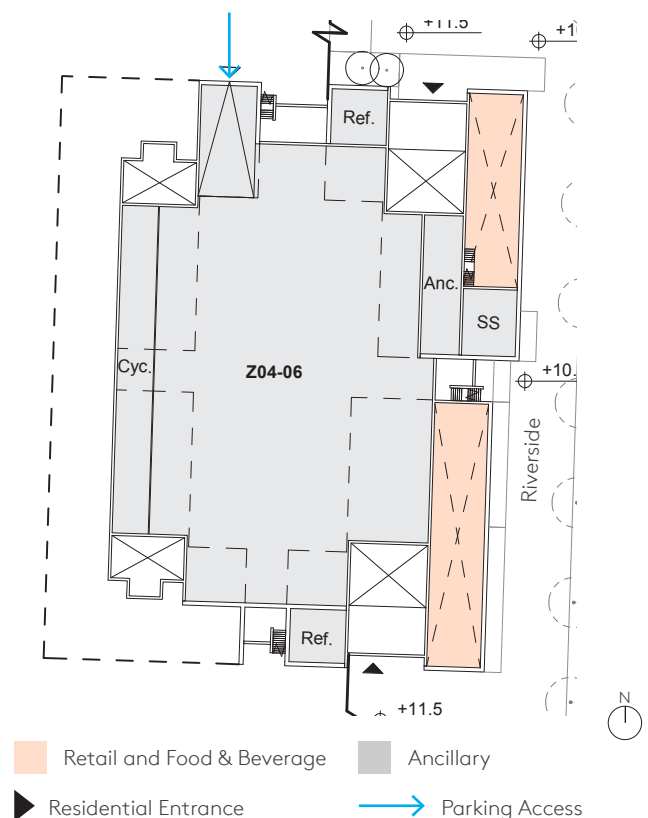


Fig 13. Illustrative basement floor layout

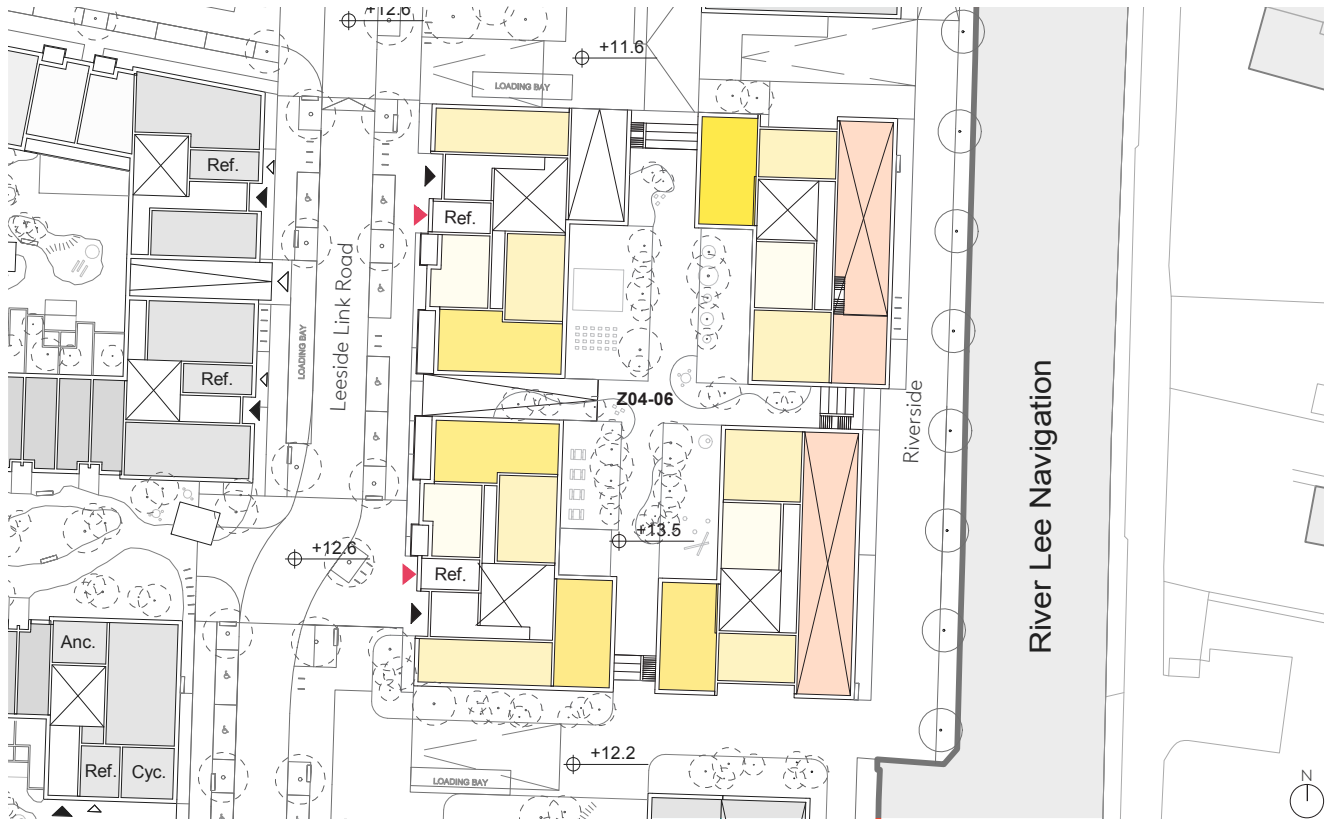
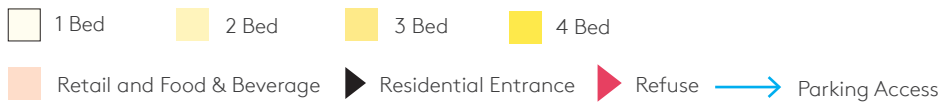


Fig 15. Illustrative ground floor layout

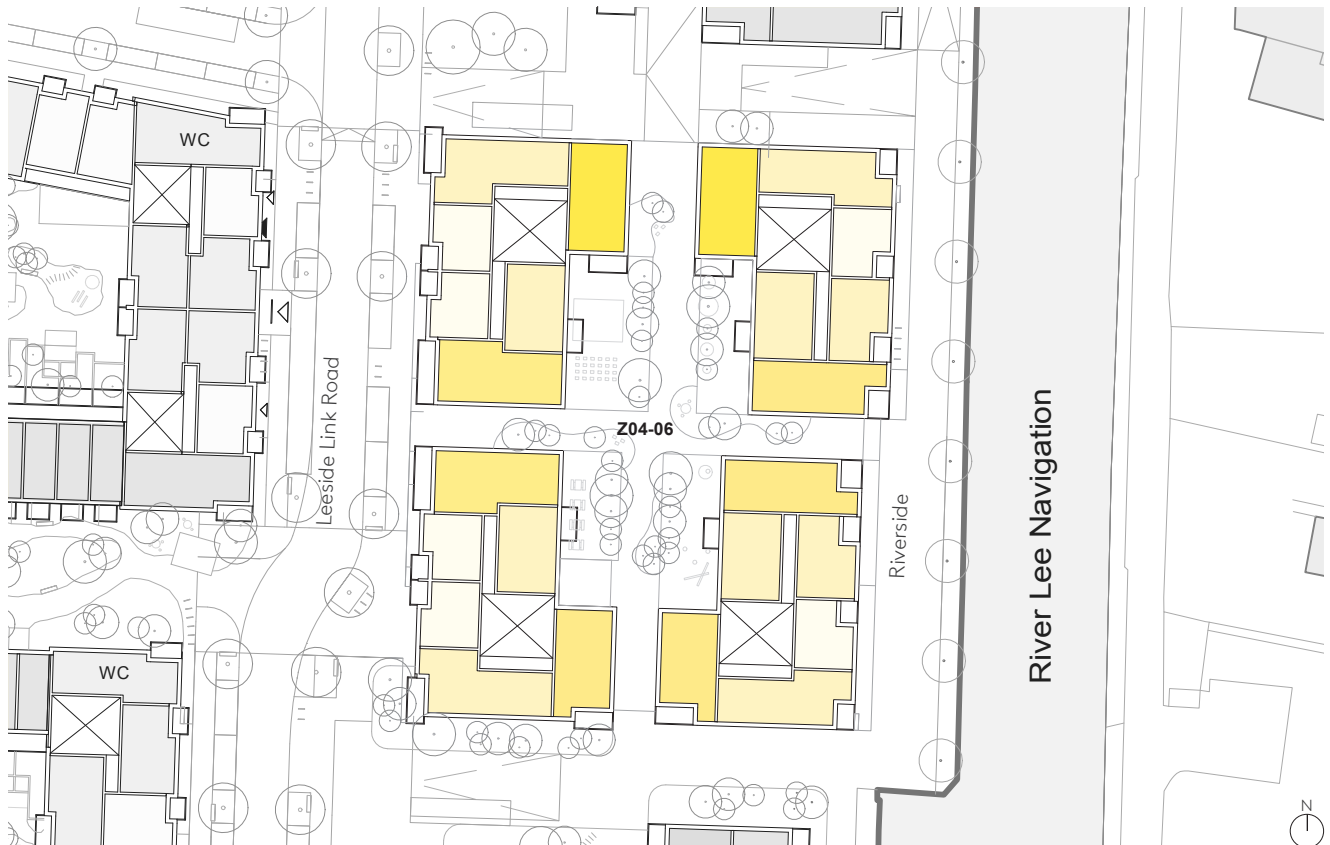


Fig 16. Illustrative typical upper floor layout



Fig 18. Illustrative view of Typology A blocks along the edge of the canal



Fig 17. Typical section

Retail and Food & Beverage
 Residential
 Ancillary

- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Retail and Food & Beverage

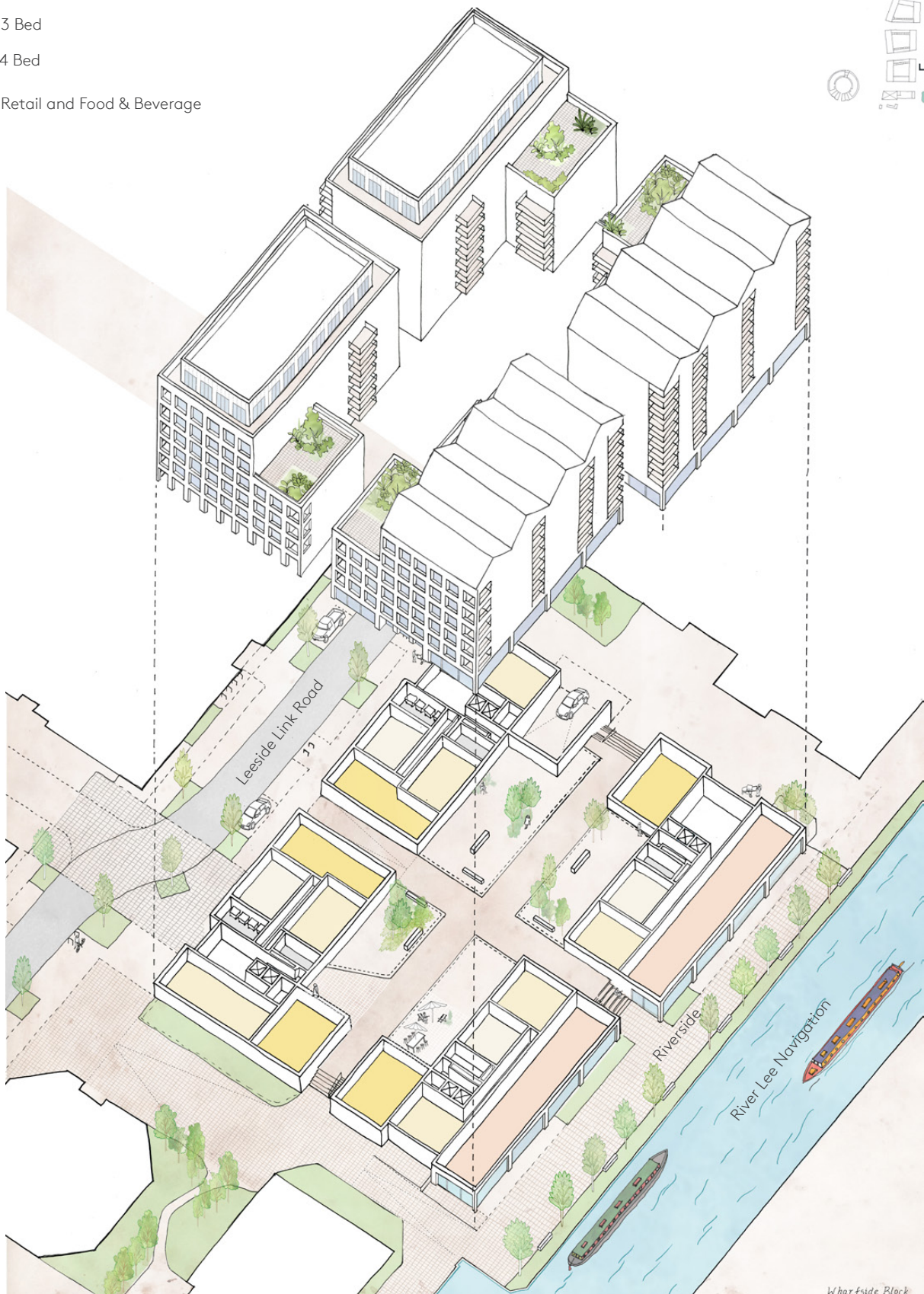


Fig 19. Exploded axonometric of Typology A block (Plot Z04-06)