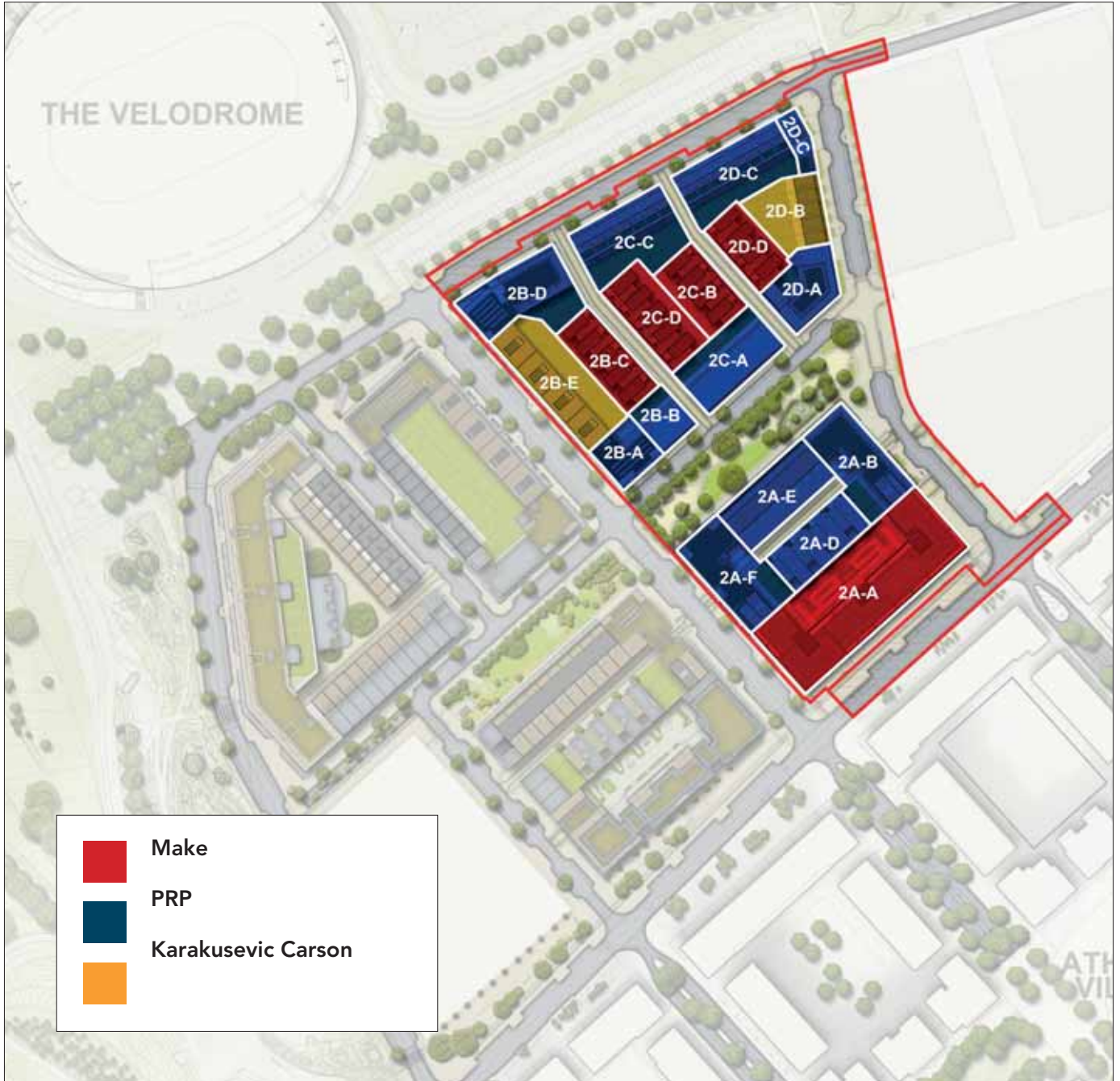
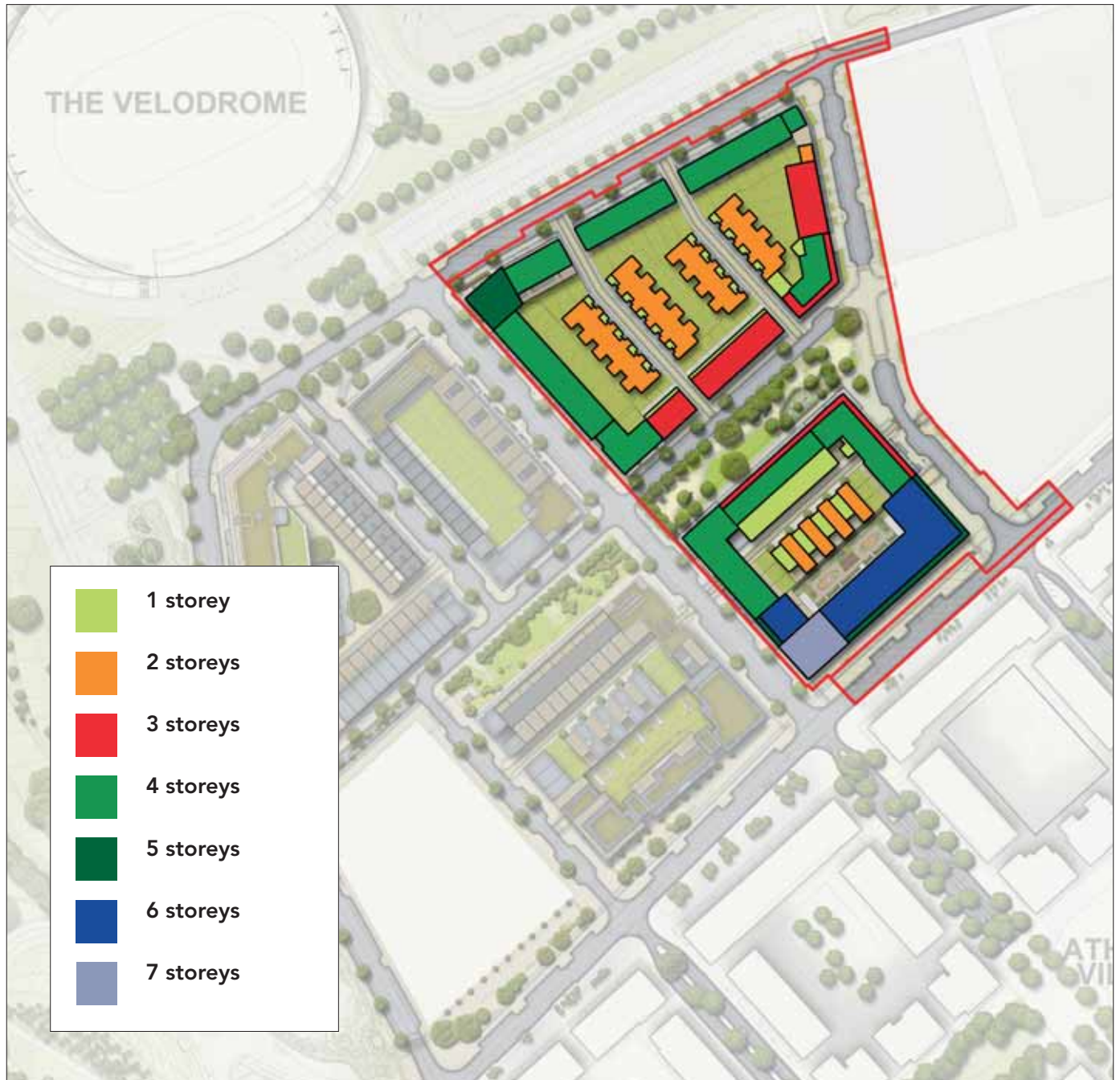


PLOT DISTRIBUTION



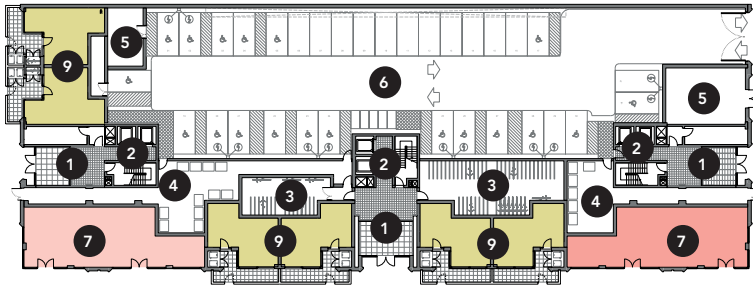
BUILDING HEIGHTS



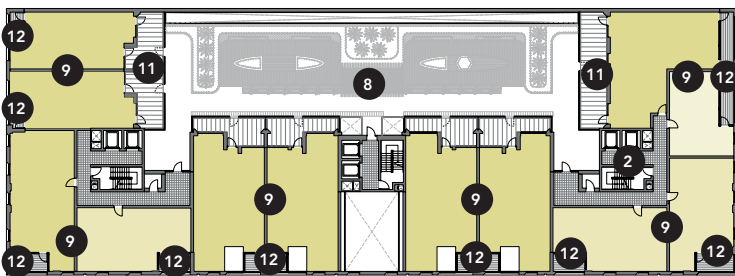
SOUTHERN BLOCK

Plot 2A-A

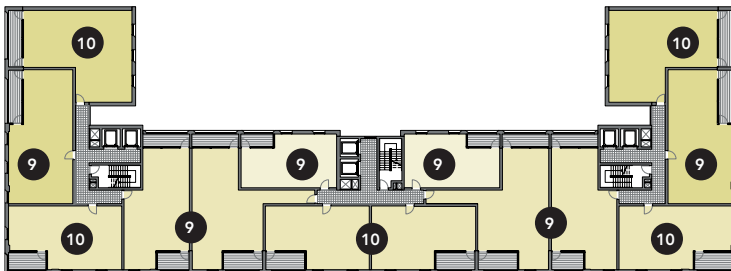
MANSION BLOCK ON HONOUR LEA AVENUE



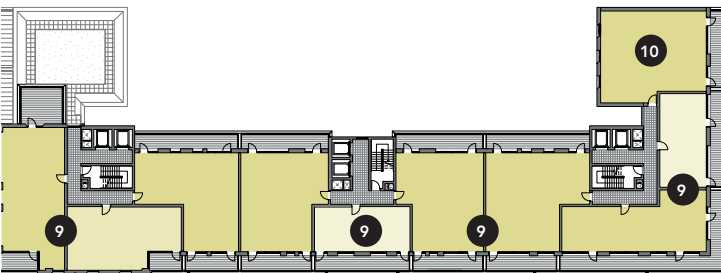
Ground floor plan
Active frontage - 3 cores allow short corridors and increases active frontage on the street.



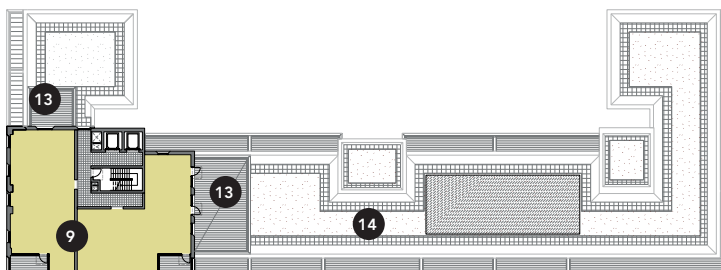
Level 01 Plan
Level routes from all three residential cores provide access to the podium gardens for all residents



Level 02 - 04
Maximising dual aspect - all units benefit from dual aspect views

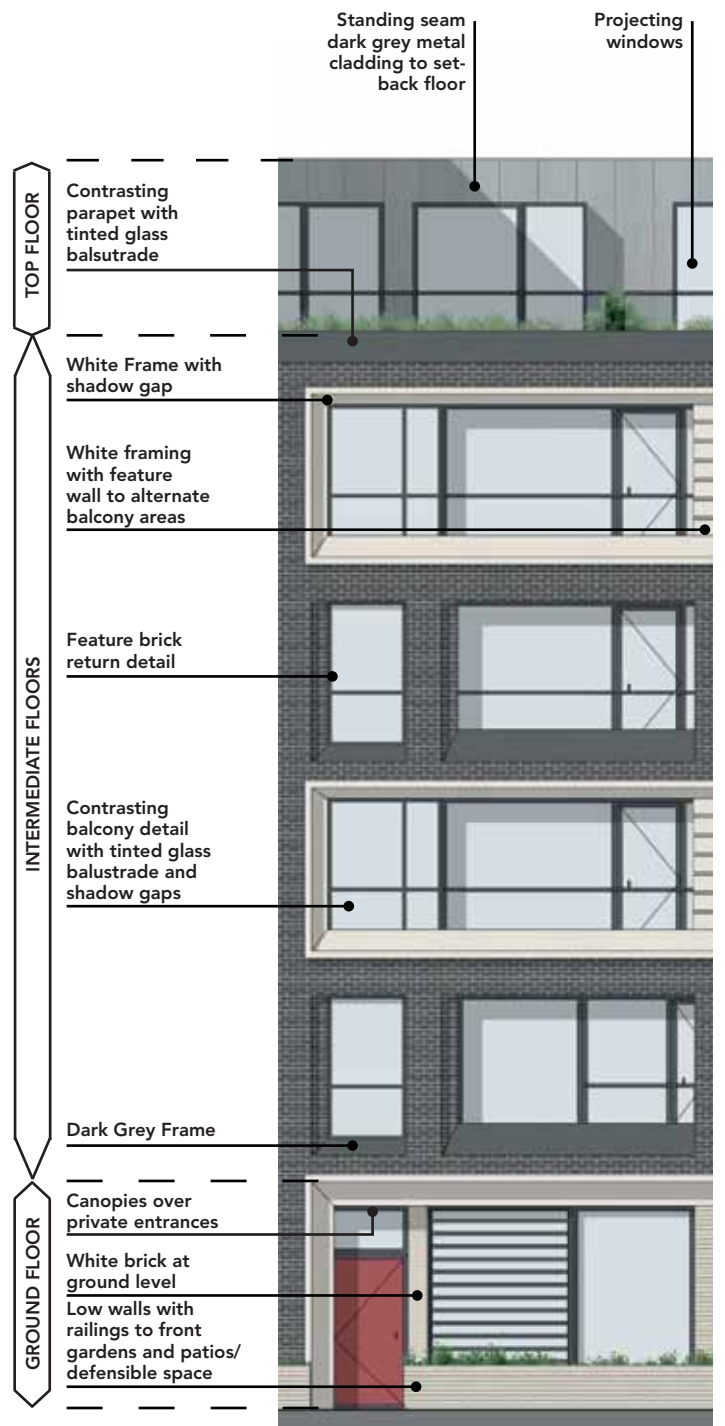
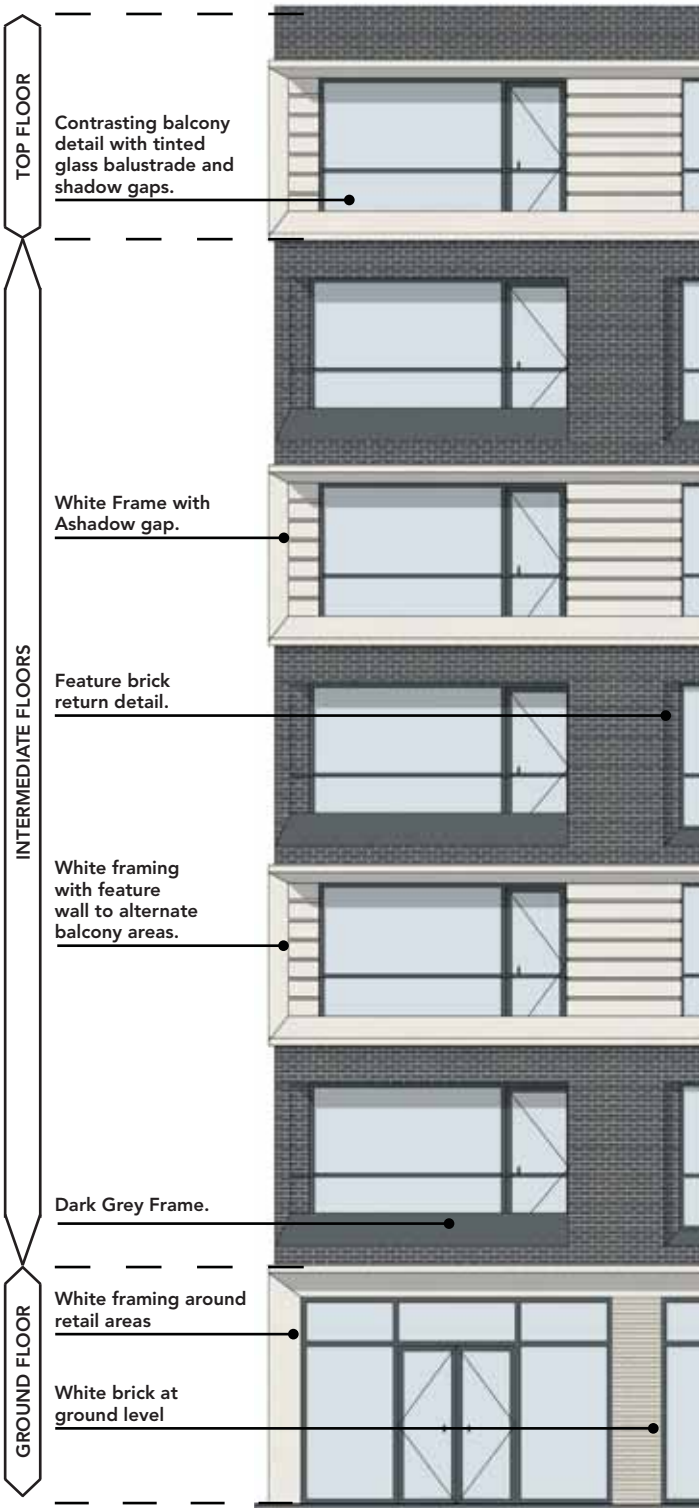


Level 05
2m set-back at the fifth floor



Level 06
The pop-up to the western corner of the building marks the corner of Honour Lea Avenue and the Veloroute and, when viewed with the neighbouring block, creates a gateway into Chobham Manor.

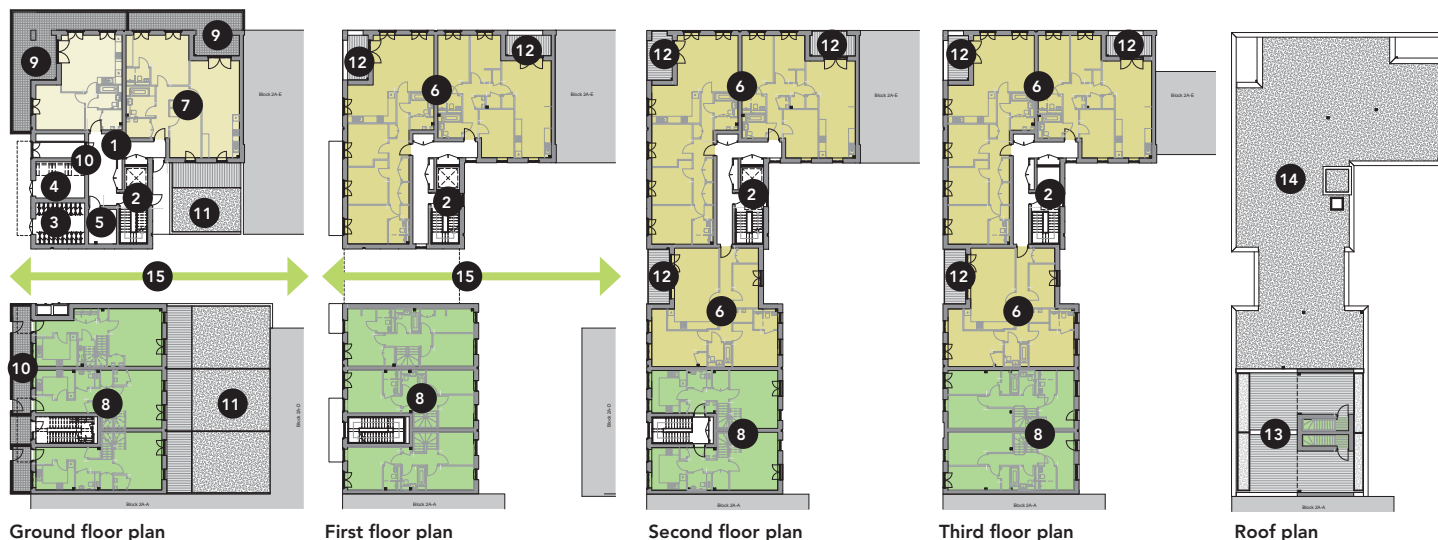
1. Generous communal entrance area with secure air lock lobby
2. Stair core with lift
3. Secure cycle store
4. Refuse store
5. Plant room
6. Undercroft car park
7. Retail (A1-A5) /Business (B1)
8. Podium Gardens
9. Apartments for market sale
10. Wheelchair adaptable apartments
11. Private patios
12. Recessed balconies
13. Roof terraces
14. Bio-diverse roof



SOUTHERN BLOCK

Plot 2A-F

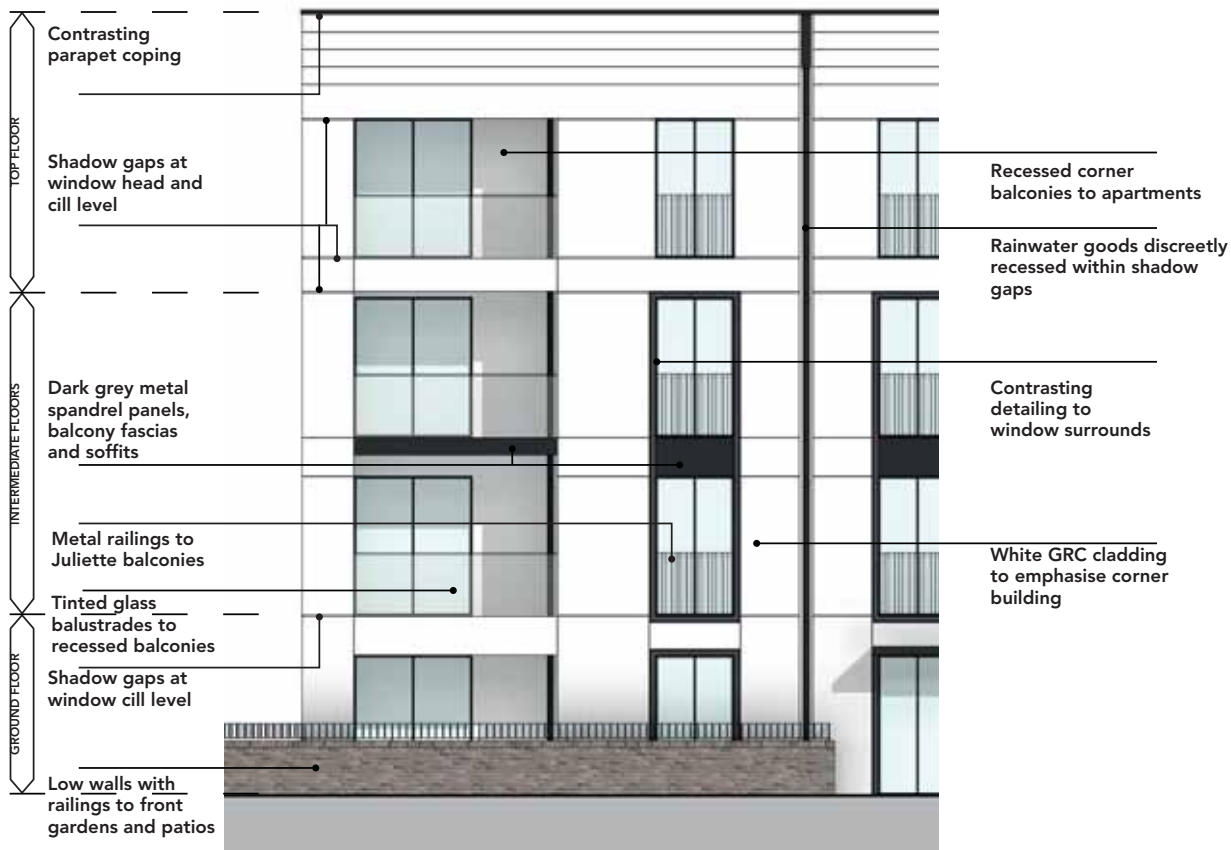
SOUTH WEST CORNER ON THE GREEN



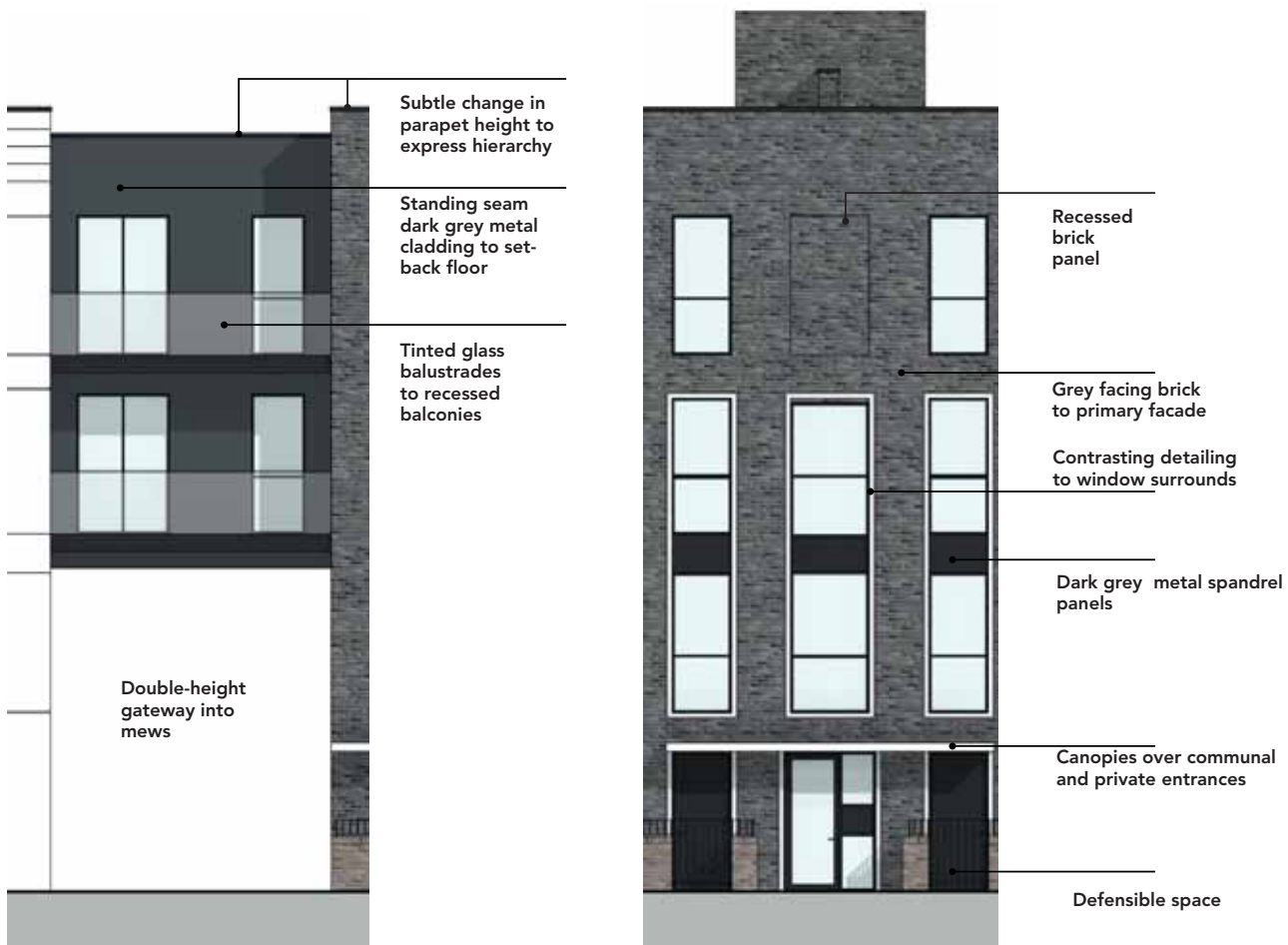
- | | | |
|---|--------------------------------------|--|
| 1. Generous communal entrance area with secure air lock lobby | 6. Apartments for market sale | 11. Private gardens |
| 2. Stair core with lift | 7. Wheelchair adaptable apartment | 12. Recessed balconies |
| 3. Secure cycle store | 8. Duplexes for intermediate housing | 13. Roof terraces |
| 4. Refuse store | 9. Private patios | 14. Bio-diverse roof |
| 5. Plant room | 10. Private front gardens | 15. Double height gateway into Mews street |



South West Corner on the Green



Bay study - Corner on the Green



Bay study - Mews entrance

Bay study - Duplexes

SOUTHERN BLOCK

Plot 2A-E

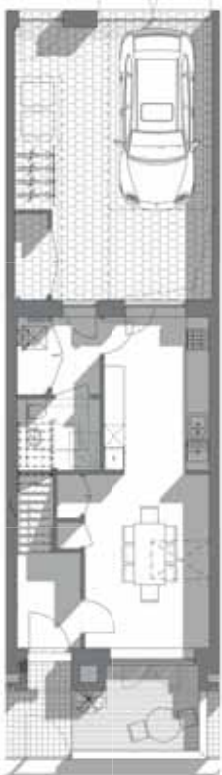
SOUTH TERRACE ON THE GREEN



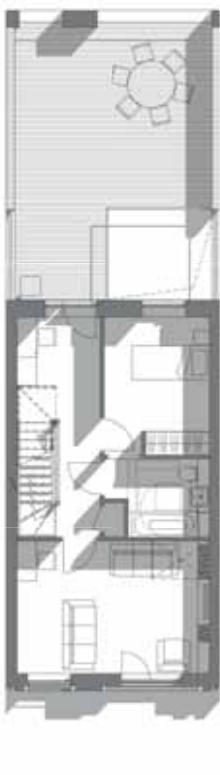
Second floor plan



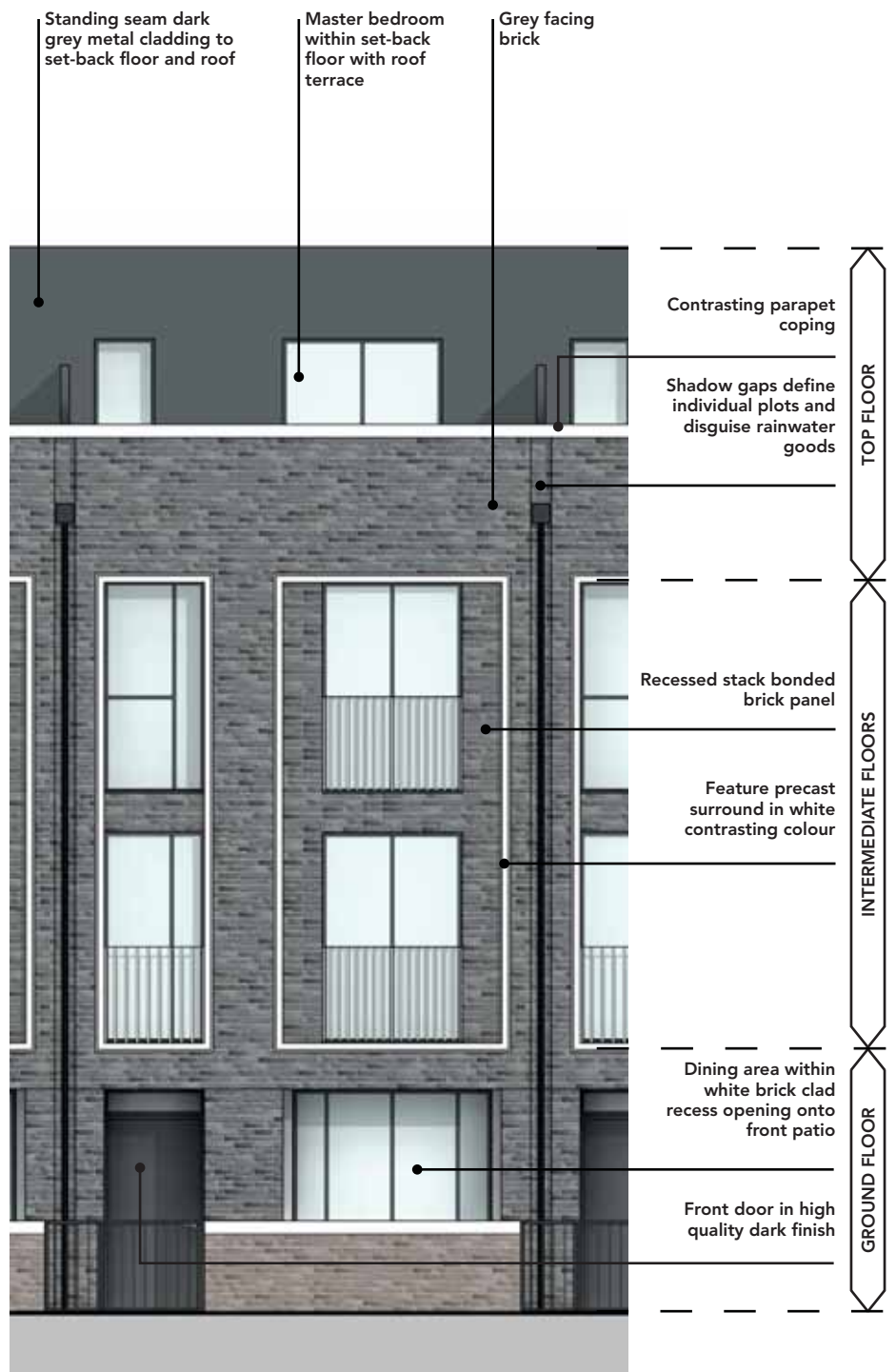
Third floor plan



Ground floor plan



First floor plan



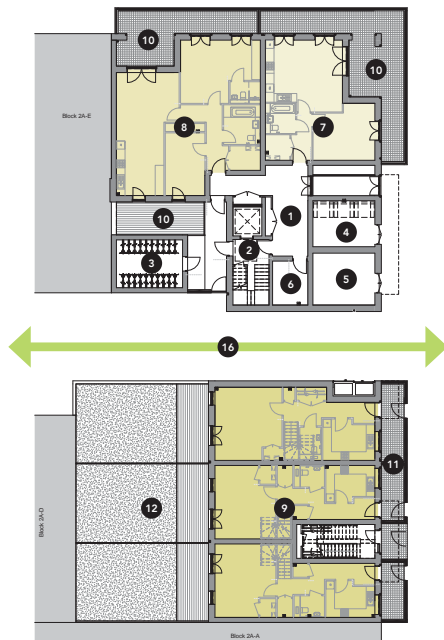


South terrace on the Green

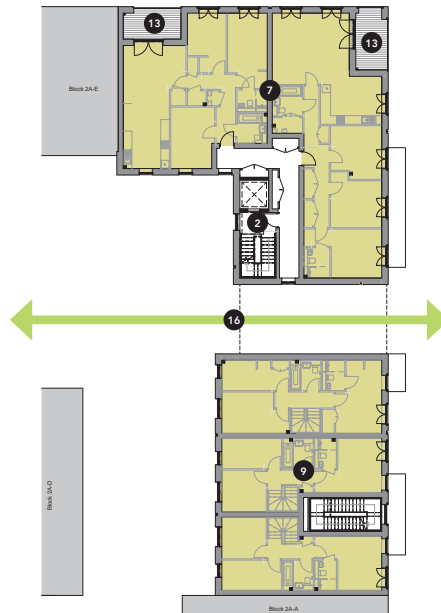
SOUTHERN BLOCK

Plot 2A-B

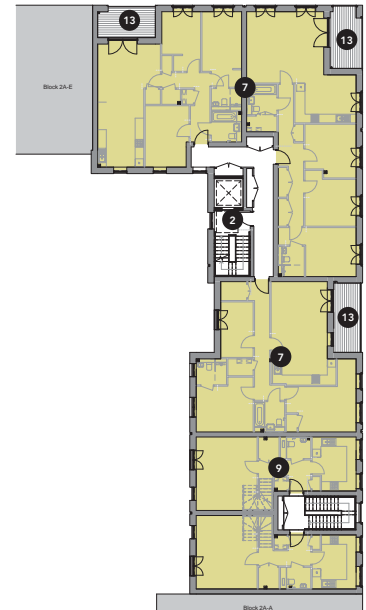
SOUTH EAST CORNER ON THE GREEN



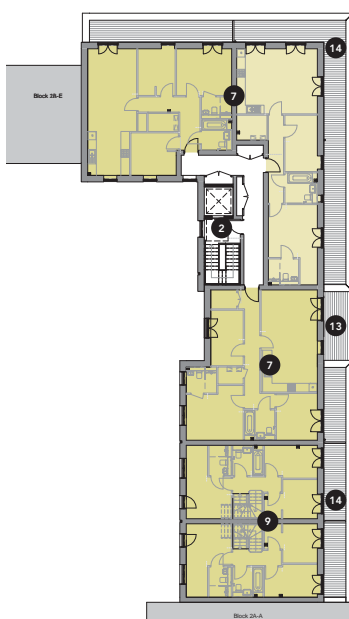
Ground floor plan



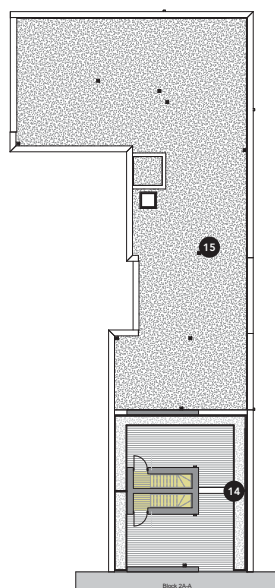
First floor plan



Second floor plan



Third floor plan

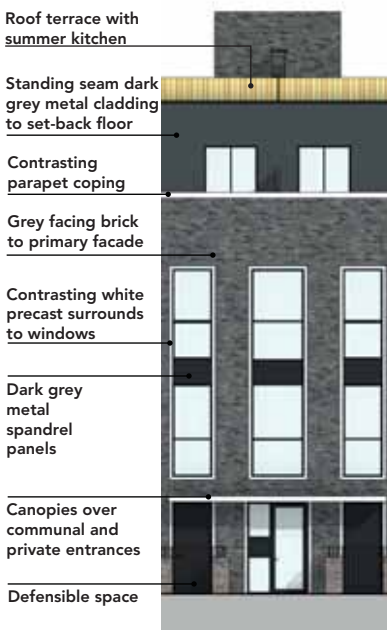


Roof plan

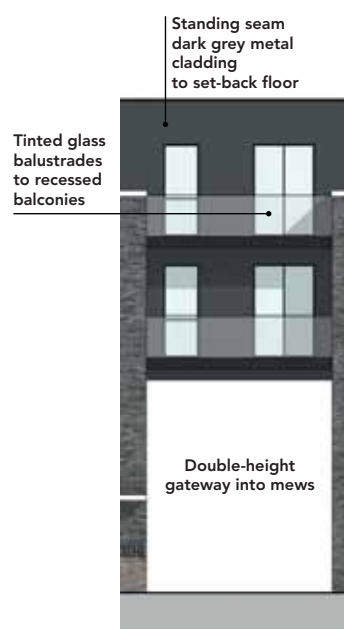
1. Generous communal entrance area with secure air lock lobby
2. Stair core with lift
3. Secure cycle store
4. Refuse store
5. Substation
6. Plant room
7. Apartments
8. Wheelchair adaptable apartment
9. Duplexes
10. Private patios
11. Private front gardens
12. Private gardens
13. Recessed balconies
14. Roof terraces
15. Bio-diverse roof
16. Double height gateway into Mews street



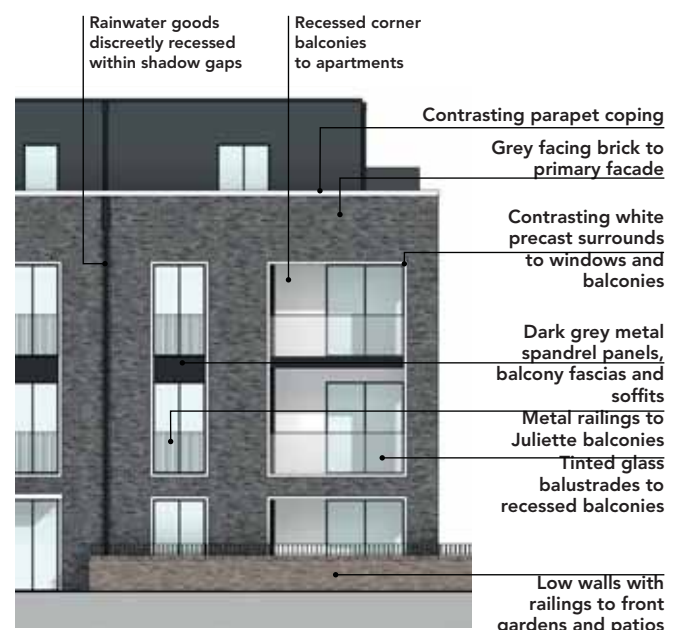
South East Corner on the Green



Bay study - Duplexes



Bay study - Mews entrance



Bay study - Corner on the Green

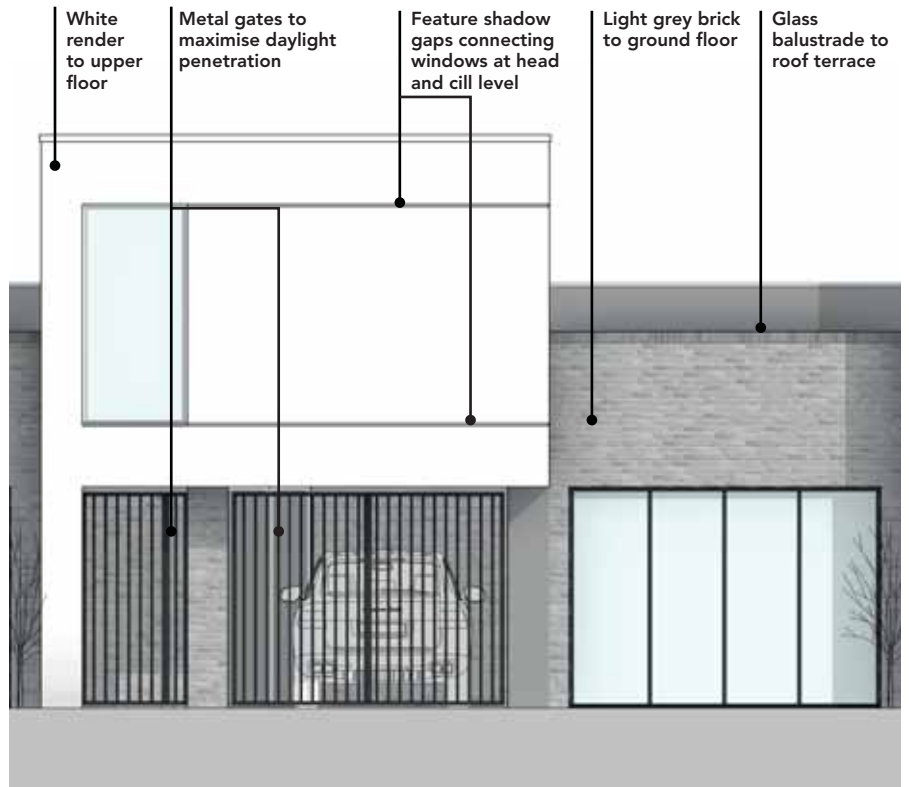
SOUTHERN BLOCK

Plot 2A-D

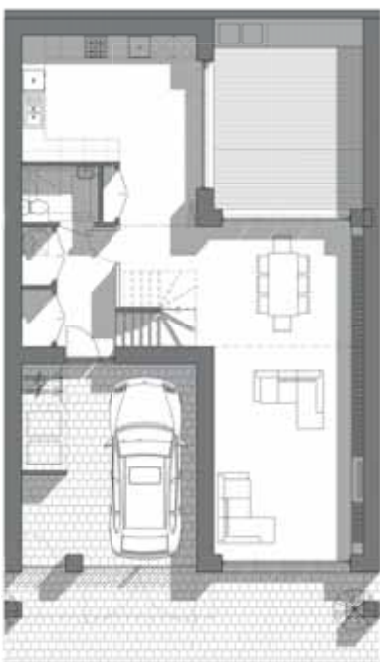
MEWS HOUSE



First floor plan



Bay study



Ground floor plan



View across living area - changes in ceiling height define spaces within open-plan layout

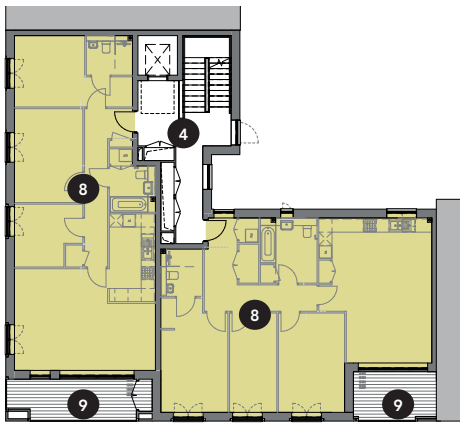


Mews street

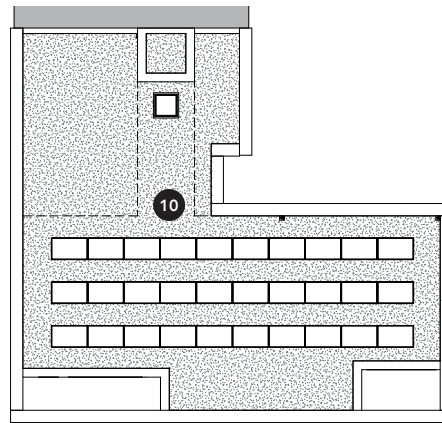
NORTHERN BLOCK

Plot 2B-A

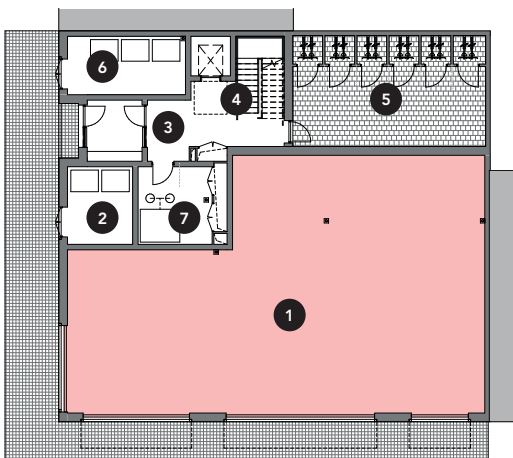
NORTH WEST CORNER ON THE GREEN



First & Second floor plan



Roof plan

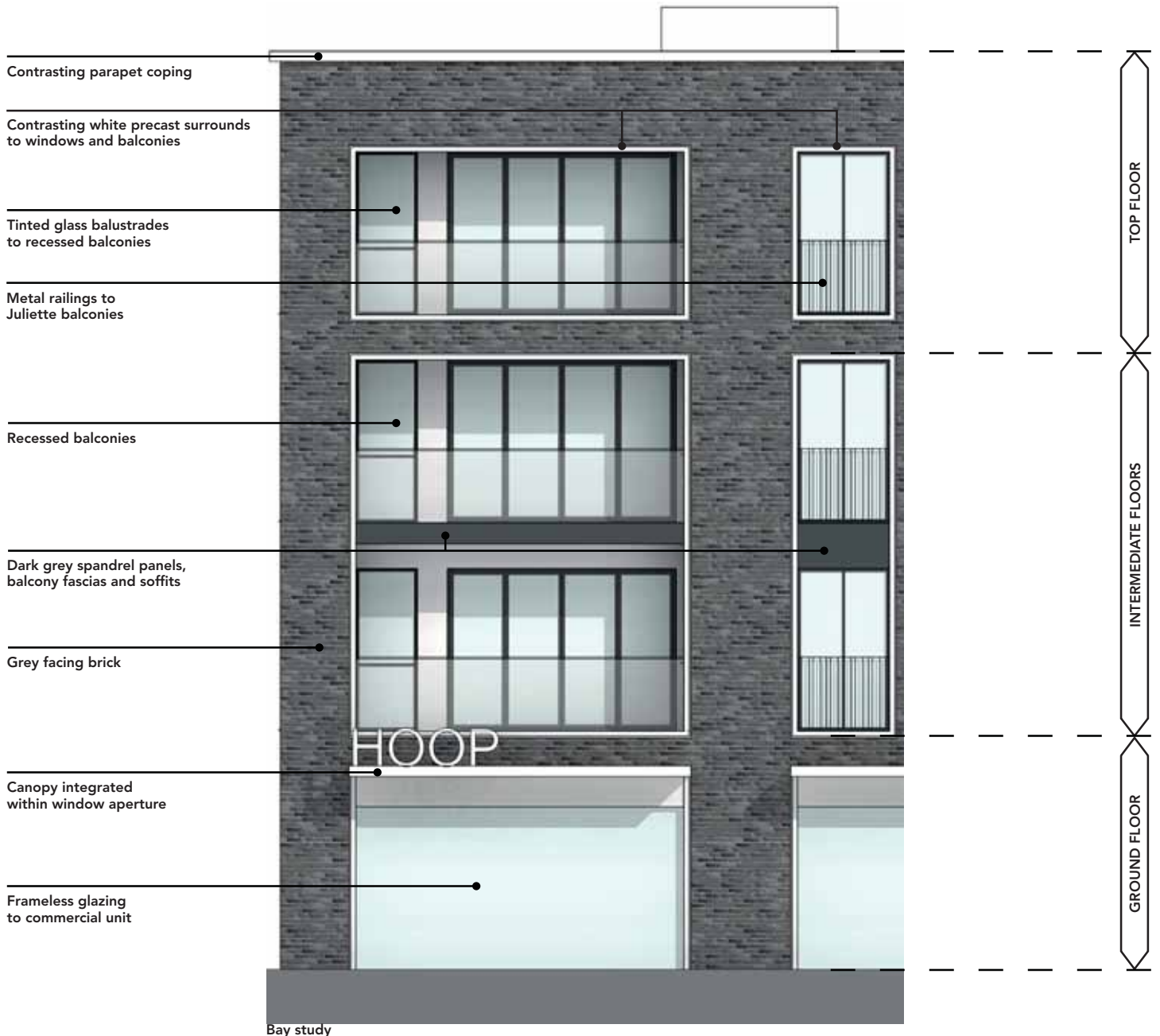


Ground floor plan

1. Non-residential unit
2. Refuse store (non-residential)
3. Communal entrance area with secure air lock lobby
4. Stair core with lift
5. Individual cycle lockers
6. Refuse store (residential)
7. Plant room
8. Apartments
9. Recessed balconies
10. Bio-diverse roof with PVs serving non-residential unit



North West Corner on the Green



NORTHERN BLOCK

Plot 2B-B and 2C-A

NORTH TERRACE ON THE GREEN



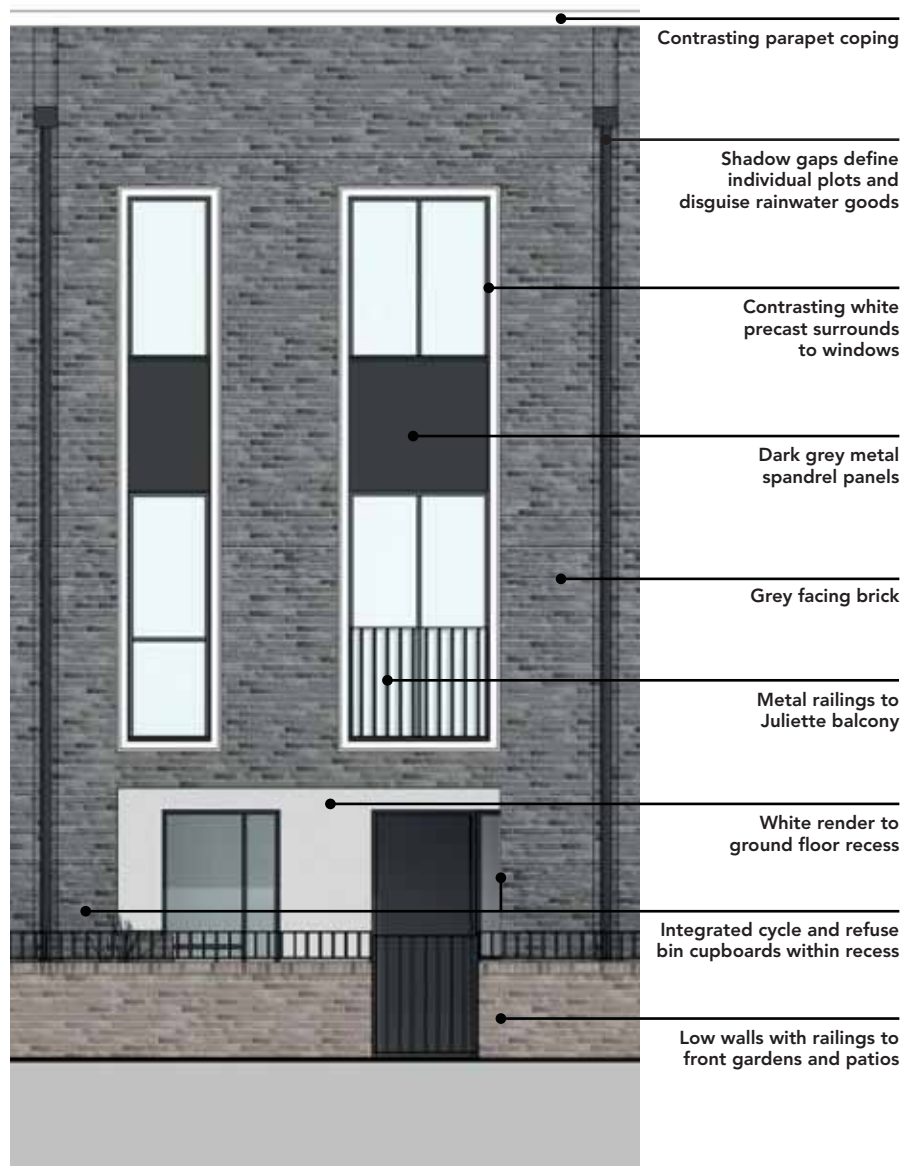
Second floor



First floor



Ground floor



Bay study

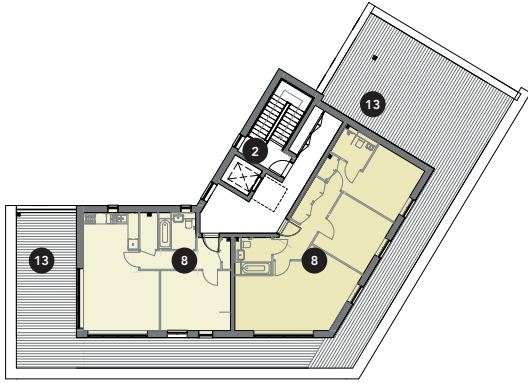


North terrace on the Green

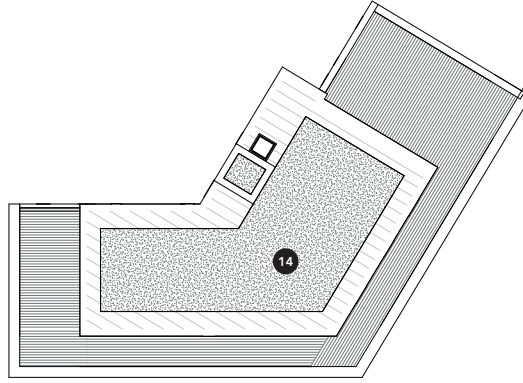
NORTHERN BLOCK

Plot 2D-A

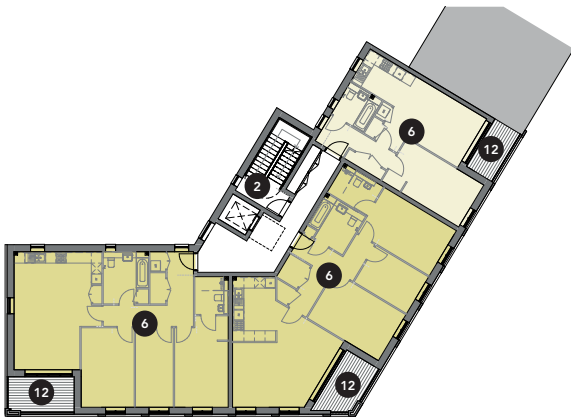
NORTH EAST CORNER ON THE GREEN



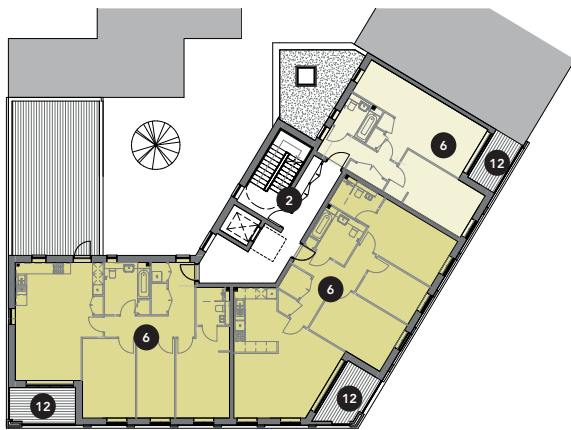
Third floor plan



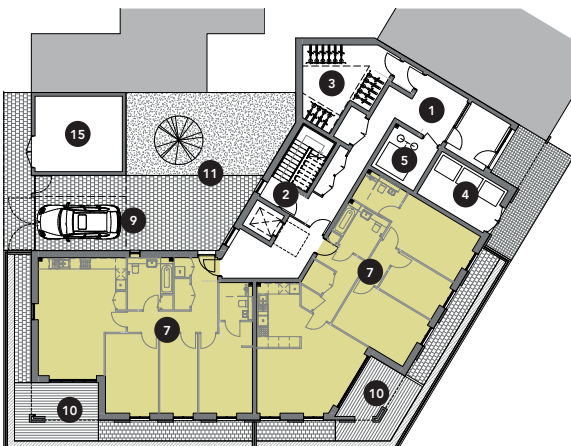
Roof plan



Second floor plan



First floor plan



Ground floor plan

1. Generous communal entrance area with secure air lock lobby
2. Stair core with lift
3. Secure cycle store
4. Refuse store
5. Plant room
6. Apartments
7. Wheelchair adaptable apartments
8. Penthouses
9. In-curtilage parking
10. Private patios
11. Private courtyard
12. Recessed balconies
13. Roof terraces
14. Bio-diverse roof
15. Substation

Profiled metal cladding to set-back floor in dark grey

White GRC corner posts to balconies

Light coloured brick panels in secondary plane

Metal balustrades to balconies

Dark grey metal fascia and soffit to balcony floor

Dark grey metal spandrel panels

Vertical GRC panels

Horizontal GRC bands

Recessed patio

Metal railings to private patios





North East Corner on the Green

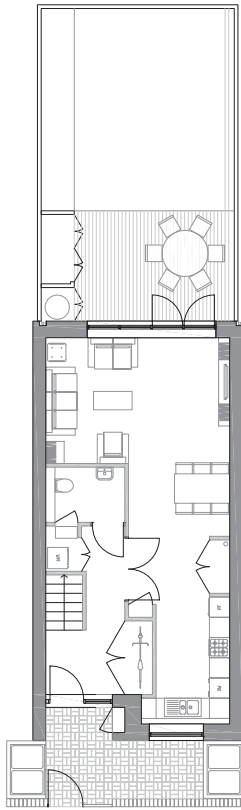


Bay study - East elevation facing the Green Street

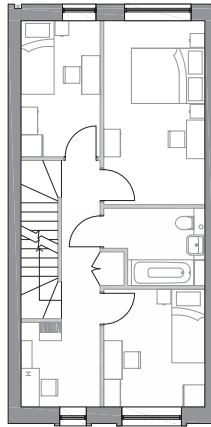
NORTHERN BLOCK

Plot 2D-B

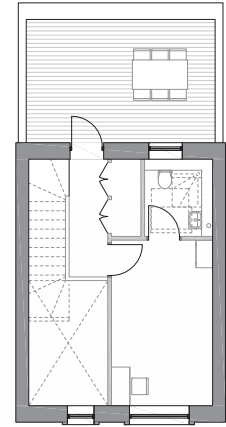
TOWNHOUSE



Ground Floor



First Floor



Second Floor

Reduced window height at upper level



Articulated ground floor

Use of softer materials at areas where users come into contact with the building

Kitchen windows fronting the street

Refuse collection integrated into defensible space

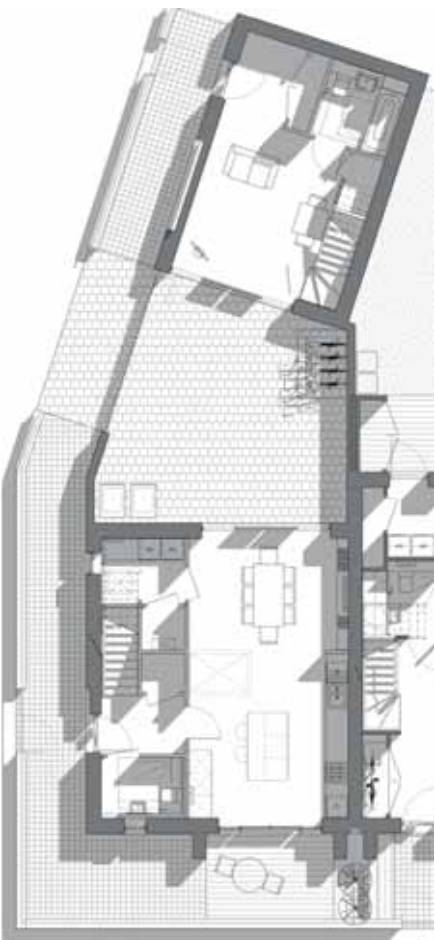




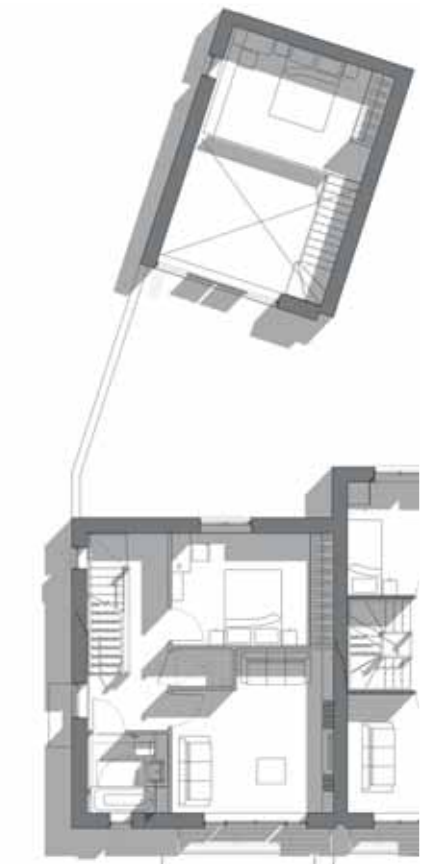
NORTHERN BLOCK

Plot 2D-C

MULTI-GENERATIONAL HOUSE



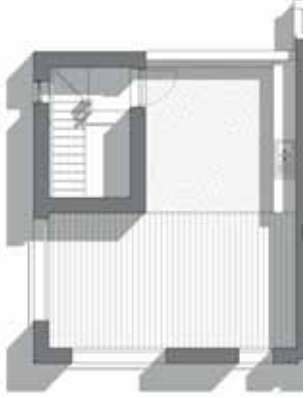
Ground floor plan



First floor plan



Second floor plan



Third floor plan



Bay study

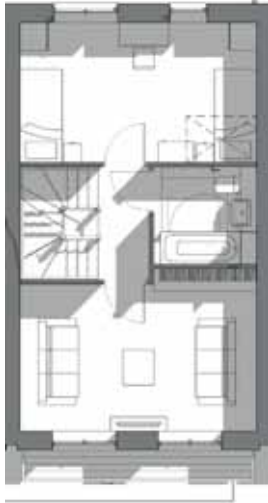
NORTHERN BLOCK

Plots 2C-C and 2D-C

TOWNHOUSE



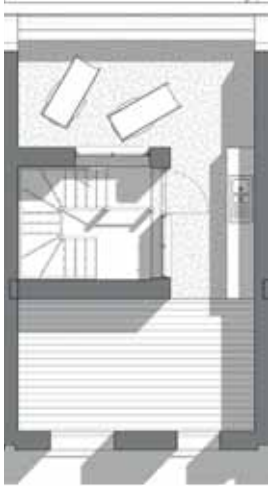
Ground floor plan



First floor plan



Second floor plan



Third floor plan



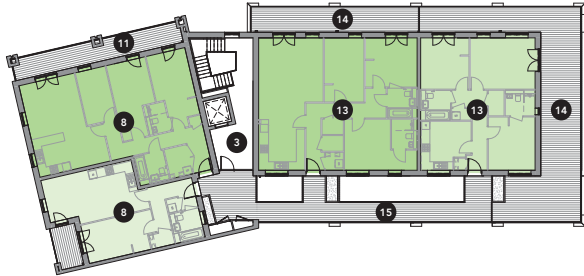
Townhouses along Abercrombie Road



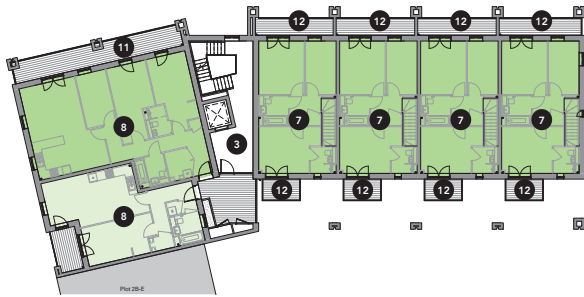
Bay study

NORTHERN BLOCK

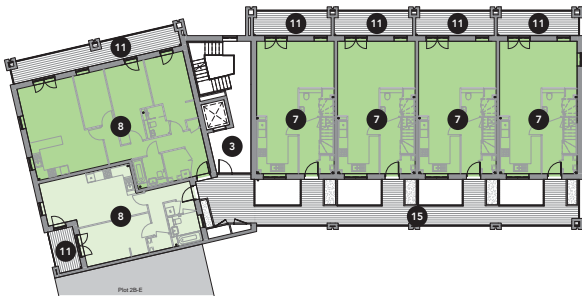
Plot 2B-D VELO BLOCK



Fourth floor plan



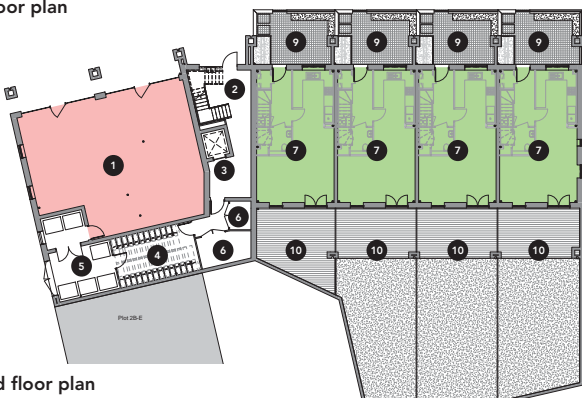
Third floor plan



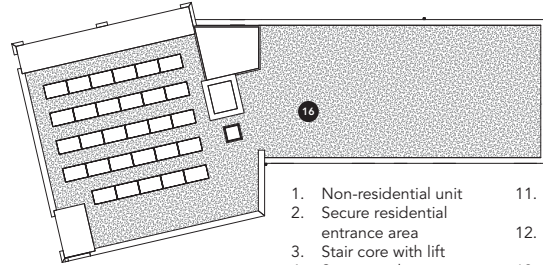
Second floor plan



First floor plan



Ground floor plan



Roof plan

- 1. Non-residential unit
- 2. Secure residential entrance area
- 3. Stair core with lift
- 4. Secure cycle store
- 5. Refuse store
- 6. Plant room
- 7. Duplexes
- 8. Apartments
- 9. Private front gardens
- 10. Private gardens
- 11. Primary balconies to living rooms
- 12. Secondary balconies to bedrooms
- 13. Penthouses
- 14. Roof terraces
- 15. Gallery access bridge
- 16. Bio-diverse roof with PVs serving non-residential unit

Profiled metal cladding to set-back floor in light grey anodised finish

Metal railings to roof terraces

Precast parapet coping

Shadow gaps in brick piers emphasise vertical proportion

Light coloured brick

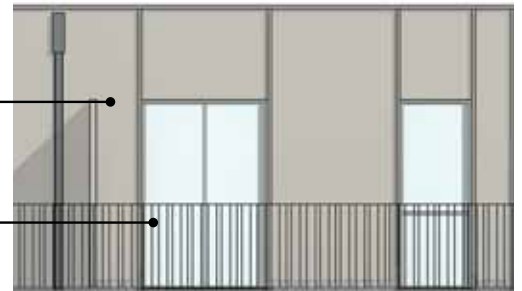
Metal railings to balconies

White GRC balcony fascias and soffits

Metal spandrel panels over and below windows, colour to match window frames

Timber front doors to ground floor duplexes

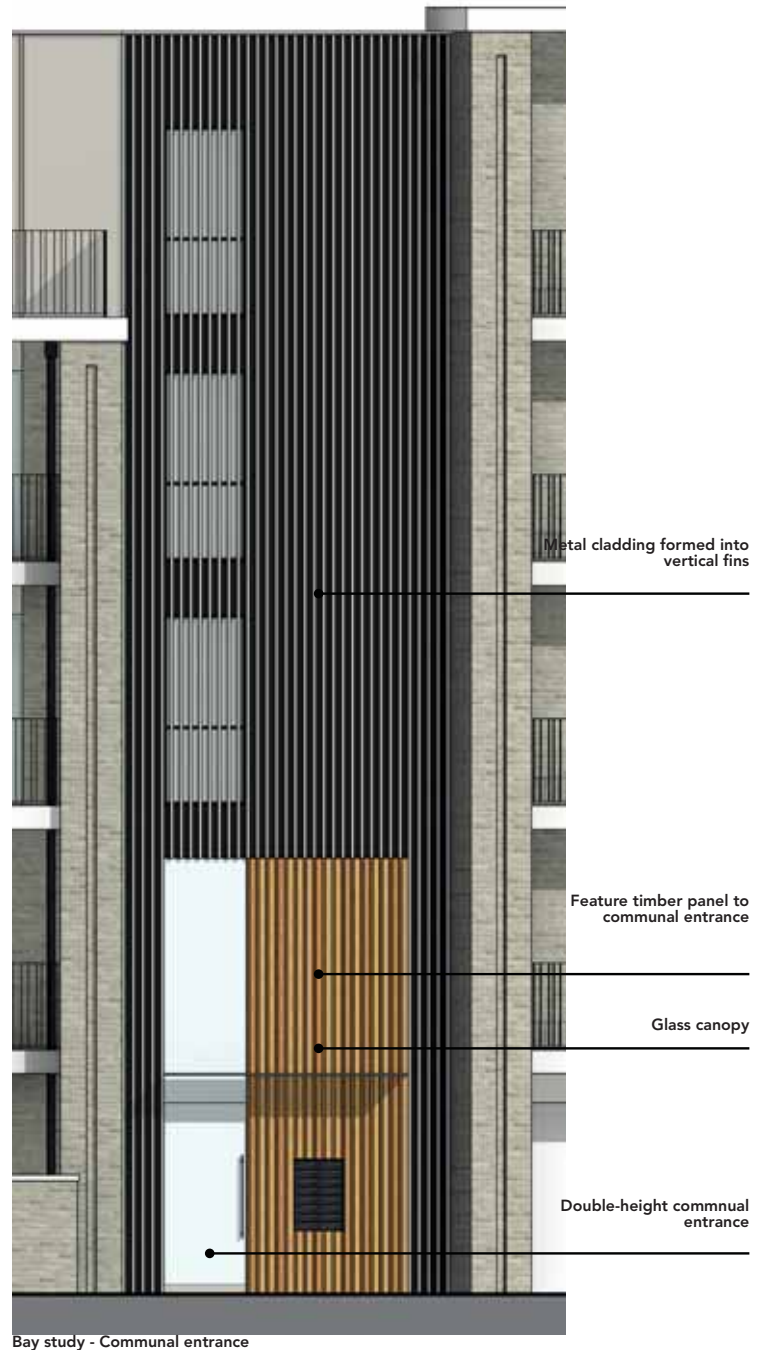
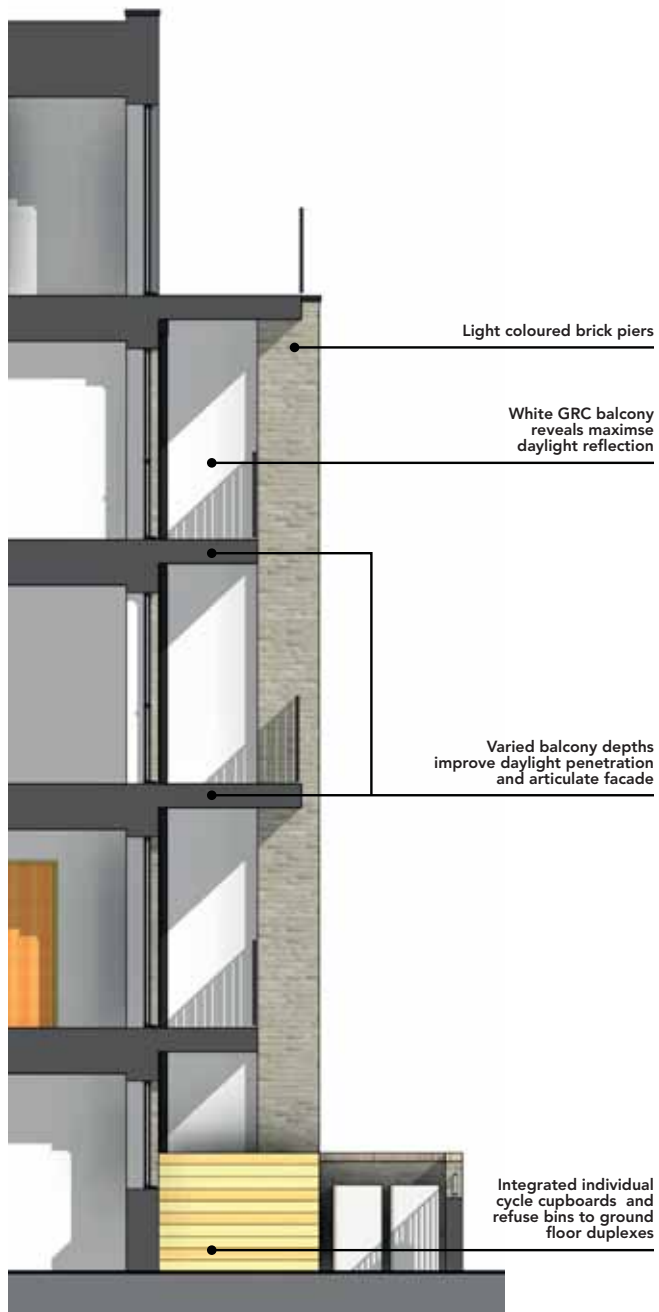
Integrated individual cycle cupboards and refuse bins to ground floor duplexes



Bay study - Duplexes



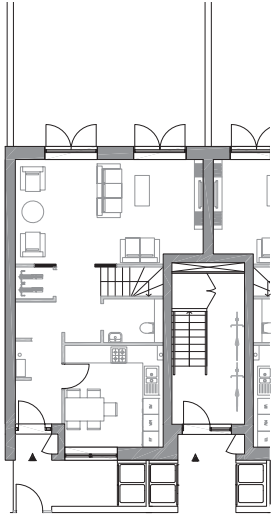
Veloblock in context of Phase 1 and Townhouses along Abercrombie Road



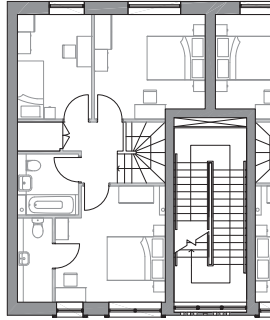
NORTHERN BLOCK

Plot 2B-E

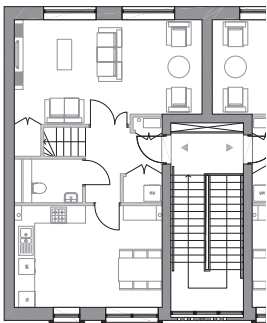
STACKED MAISONNETTE



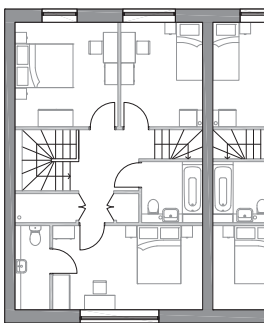
Ground Floor



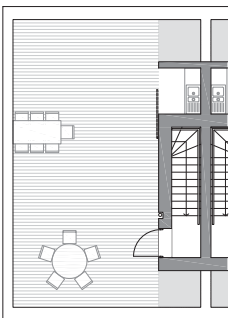
First Floor



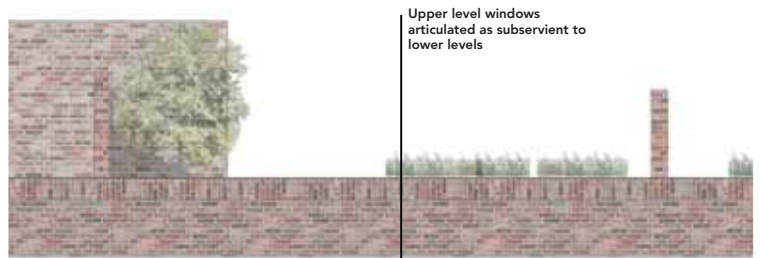
Second Floor



Third Floor



Roof Plan



Upper level windows articulated as subservient to lower levels



Articulated ground floor

Hit and miss brickwork allowing natural daylight to communal areas

Kitchen windows fronting the street

Use of softer materials at areas where users come into contact with the building



NORTHERN BLOCK

Plots 2B-C, 2C-D, 2C-B and 2D-D
MEWS HOUSE



Ground Floor



First Floor





Mews street view



Mews street view