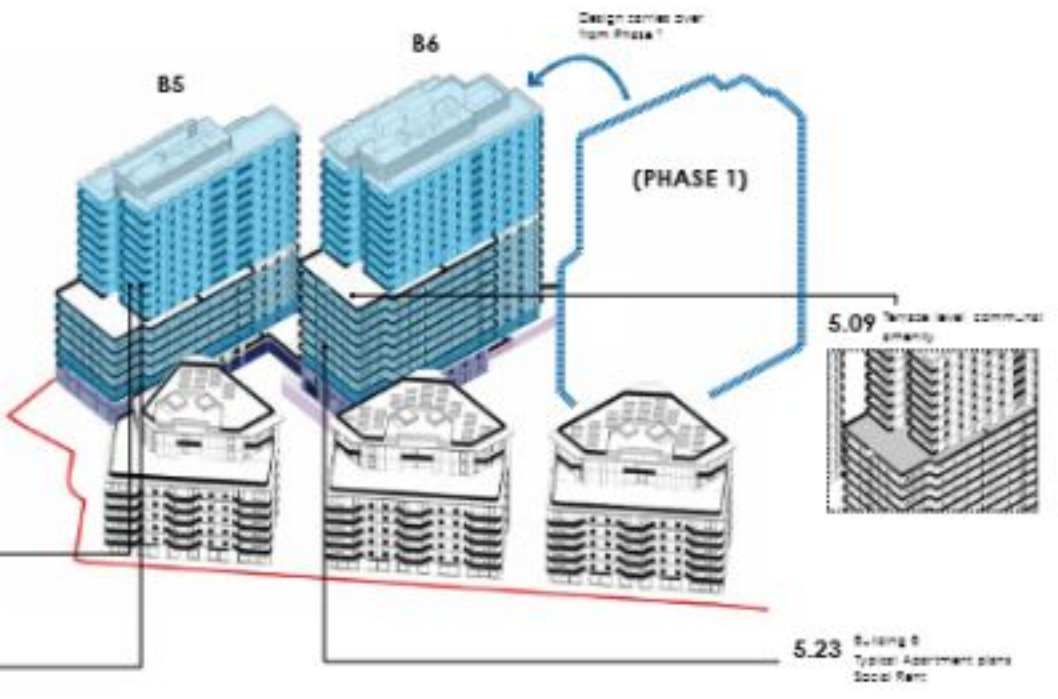
05

BUILDINGS 5 & 6

5.00 INTRODUCTION

This chapter describes the proposed Rear Buildings - Buildings 5 and 6. They are of the same family as Buildings 7 and 8, which are under construction in phase 1. Many of the same details and design features carry across from phase 1 to these buildings.
The plan/elevation diagram below shows key design features covered in this chapter.

IN THIS CHAPTER:

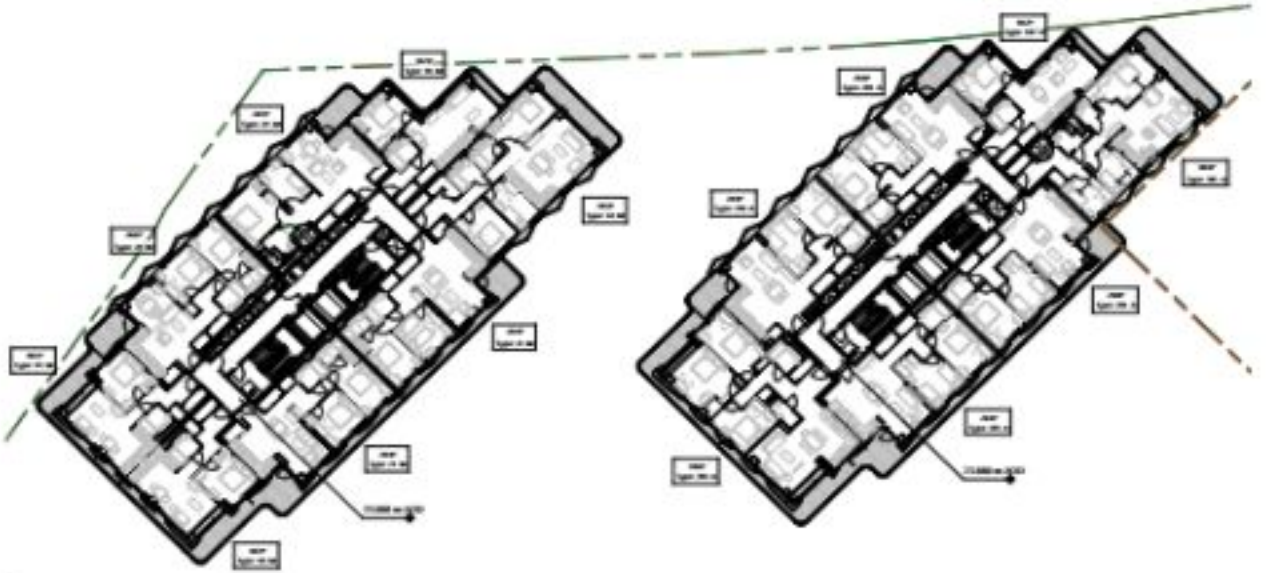


5.01 BUILDING 5 AND 6 QUANTUM

Buildings 5 and 6 deliver in total 207 dwellings. Building 5 provides 98 Market Sale homes, while Building 6 provides 109 Social Rent homes.

TOTALS – Phase 2: Dwellings

	1B1P	1 Bed		2 Bed			3B...							4Bed				...				Totals
	1B1P.	1B2P.	1B2P. WCH	2B3P.	2B4P. WCH	2B4P.	3B4P.	3B4P.D	3B4P. WCH.	3B5P.	3B5P.D	3B6P.	3B6P.D	4B6P.	4B6P.D	4B7P.	4B7P.D	5B7P.	5B7P.D	5B8P.	5B8P.D	
B5	0	39	0	0	19	24	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	98
B6	0	39	0	0	8	20	0	1	0	8	1	0	1	0	1	0	0	1	0	0	0	109

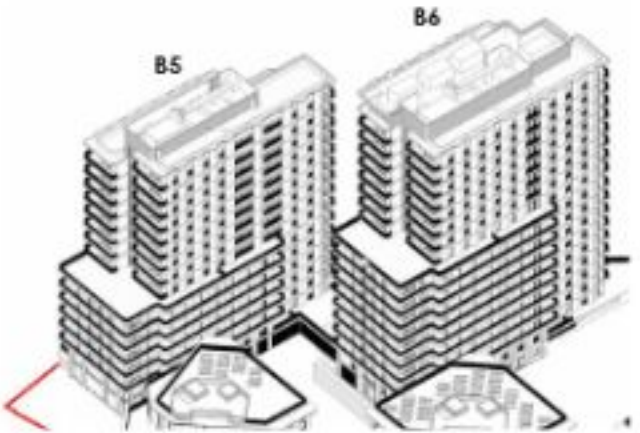


5.02 BUILDING FORM

The proposed buildings 5 and 6 of phase 2 will read as part of the same family as building 7 and 8, under construction on site as part of phase 1. Many of the same details carry over directly. The quality being achieved on Phase 1 will provide a good benchmark for Phase 2.

The terracotta colours are different and this can be seen in section 05 of this document.

Whilst the external materials and general form of the buildings is similar, internally the mix and arrangement of homes differs. This can be seen in section 5.03 and 5.04.



Materials and building form carry into phase 2 from phase 1. These photographs show the current quality being achieved on site, with key features highlighted below, which apply to Buildings 5 and 6

1 Glazed Terracotta -
2 Terracotta joins line through with window head.
3 and with balustrade
4 Louver above window
5 Precast - smooth
6 Precast - rooved
7 Exposed smooth precast soffit

10 - Chamfer pattern terracotta

20 - Continuous band of precast concrete around façade, with radiused corners and smooth exposed precast soffit, with continuous railing.

5.03 GROUND FLOOR LEVEL

The ground floor of buildings 5 and 6 in Phase 2 is linked by a single-storey podium, under which disabled car parking and plant is located similar as per phase 1 design.

We have maximised the active frontage onto the landscaped public realm. The podium has been recessed in plan in order that the car parking entrances are less prominent, yet provide a safe and secure access of buildings 5 and 6.

Key functions on ground floor include:
- Resident entrances off the main landscaped square
- Refuse and cycle stores
- Accessible car parking in podium undercroft
- Plant (inc. UKPN) substation
- Duplex apartments

A car-light development

Phase 2 provides the following:
- 12 disabled spaces in undercroft car parks
- WCC Draft City Plan 2019-2040 provision of Electric Vehicle Charging Points: 100% active provision
- Car Club spaces provided on site
- Cycle parking for in excess of 700 bikes for all of Phase 2 buildings

B5
Office space ground floor with cafe

Within the internal public realm of the estate, active frontage is enhanced by duplex homes facing into the sequence of public squares. Each having their own private front garden as a private buffer to the public space.

Ground floor: Key info

[illegible]					
	Building [illegible]	Building [illegible]	Building [illegible]	Building [illegible]	Building [illegible]
Non residential	[illegible]	[illegible]	[illegible]	[illegible]	-
Non resi support	-	-	-	[illegible]	-
Homes	-	[illegible]	[illegible]		[illegible]
Community	[illegible]	-	-	-	-
Entrance lobby	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Circulation	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Refuse Store	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Cycle Store	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Car Park	-	-	-	[illegible]	[illegible]
Plant	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Building 5 commercial visual office and landscape view

View of podium landscape

Ground floor plan

5.04 FIRST FLOORPLAN

The first floor level podium provides a green link between buildings 3 and 5 providing an area of sheltered resident external amenity and play space.

The podium provides:

1. Connection between buildings, with shared semi private amenity space for building communities to enjoy and foster cohesion.
2. Covered space for back of house facilities for parking, refuse and plant at ground level, and releasing space in the buildings themselves to accommodate more and better quality active frontage.
3. A visual and acoustic buffer between the ground floor public realm and railway access corridor. Architecturally, the podiums are recessed back, to make the buildings more prominent.
4. A podium through the site linking buildings and public realm.

Generally, the design approach for the podium will continue the Phase 1 principles, hardscaped over a blue roof system, with raised planters and seating to introduce greenery as well as providing water mitigation.

Within Building 5, the first floor has duplex apartments, with direct access out onto private gardens at podium level.

Building 3 podium links to Ebury Bridge to the north. The existing boundary wall is proposed to be removed. A private terrace to the commercial space coordinates with the 1st floor non residential uses and change of level. The removal of the wall continues towards 1 Ebury presenting the northern gateway access stepping down into the public realm.

A new stair case connects the new Ebury public realm to Ebury Bridge as an active public space. The staircase wraps around ground and first floor corner of building 3. The corner has been developed as an office space, activating Ebury Bridge road at first floor.

Key functions on the first floor include:
- Resident access to podium
- Resident flexible amenity space
- Duplex apartments
- Commercial space to 55 Ebury Bridge

The landscape design and the pods have been developed in the design and location to respond to comments from No.1 Ebury. These were to move the pods further away from the boundary and to ensure the roots from the tree adjacent to the No.1 Ebury boundary are not impacted. See landscape section for more information.

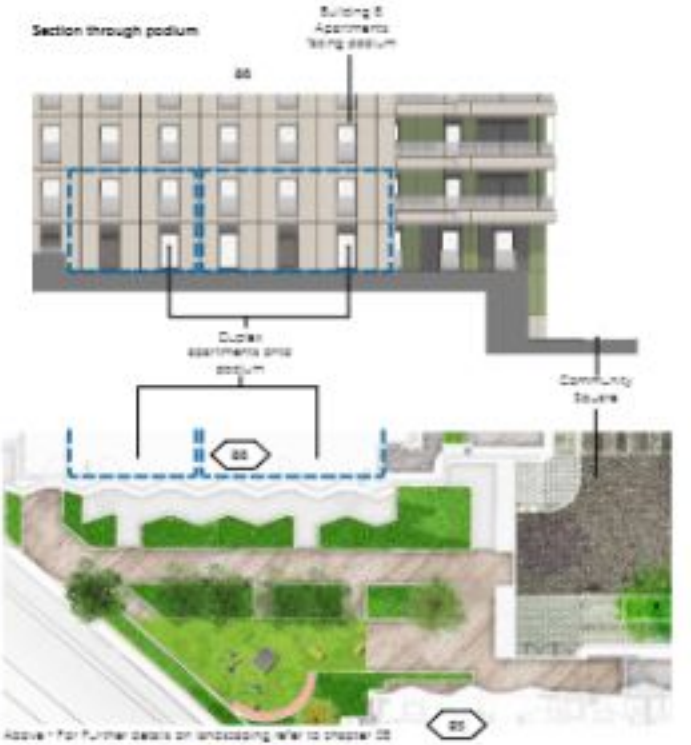
Podium plan

Floor 01: Key Info

[illegible]					
	Building [illegible]	Building [illegible]	Building [illegible]	Building [illegible]	Building [illegible]
Non residential	-	-	-	[illegible]	-
Non res support	-	-	-	-	-
Homes	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Circulation	[illegible]	[illegible]	[illegible]	[illegible]	75
Plant	-	-	-	[illegible]	[illegible]

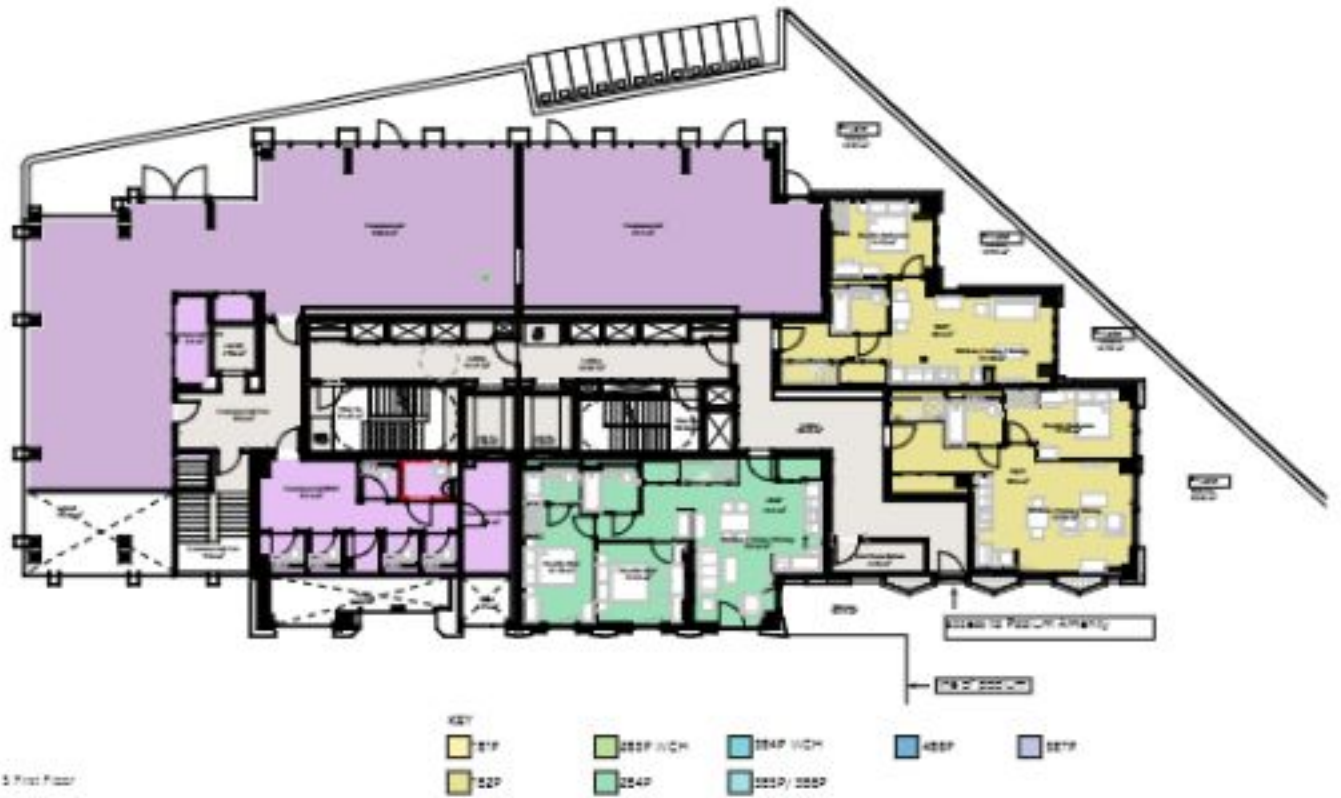
[illegible] Residential Mix					
Apartment Type	Building [illegible]	Building [illegible]	Building [illegible]	Building [illegible]	Building [illegible]
1B2P	1	2	2	2	2
2B4P	4	1	1	1	
2B3P	1	2	2		
3Bed (duplex)					2
4B6P (duplex)					1
4B7P (duplex)					
6B7P (duplex)					1

5.05 PODIUM LEVEL



Plan of podium

5.06 FIRST FLOORPLAN - BUILDING 5



5.07 PODIUM LEVEL- BUILDING 6

5.08 TYPICAL LOWER LEVEL FLOORPLAN - BUILDING 5

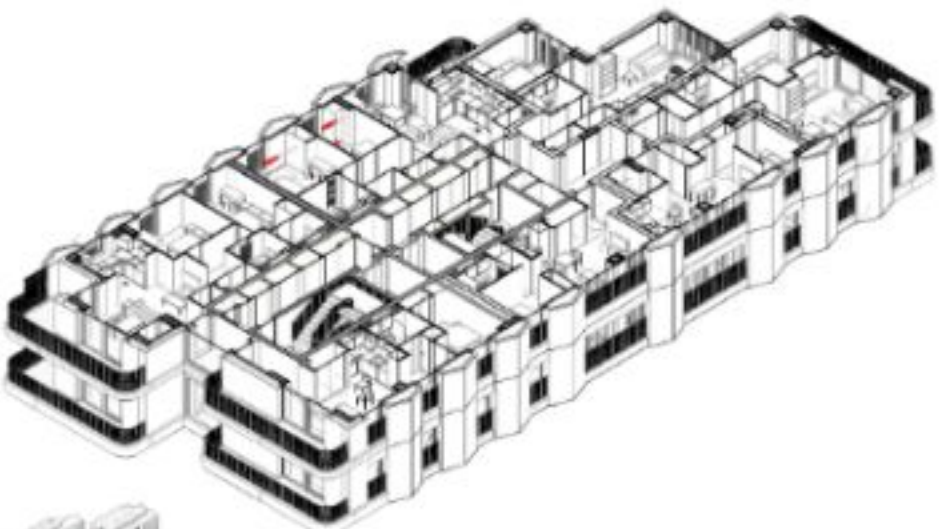
The typical floor plan at lower levels of building 5 covers 5 floors.

The floor plan achieves the following:

- All apartments with dual aspect living rooms
- Efficiency: 82%
- 5 apartments per core
- 100% dual aspect living

Phase 2 has similarities in plan to Phase 1, although a second staircase has been added to meet updated legislation.

Floorplate contains:
3 x 1 bed 2 person homes
1 x 2 bed 3 person homes
3 x 2 bed 4 person homes
1 x 3 bed 5 person homes



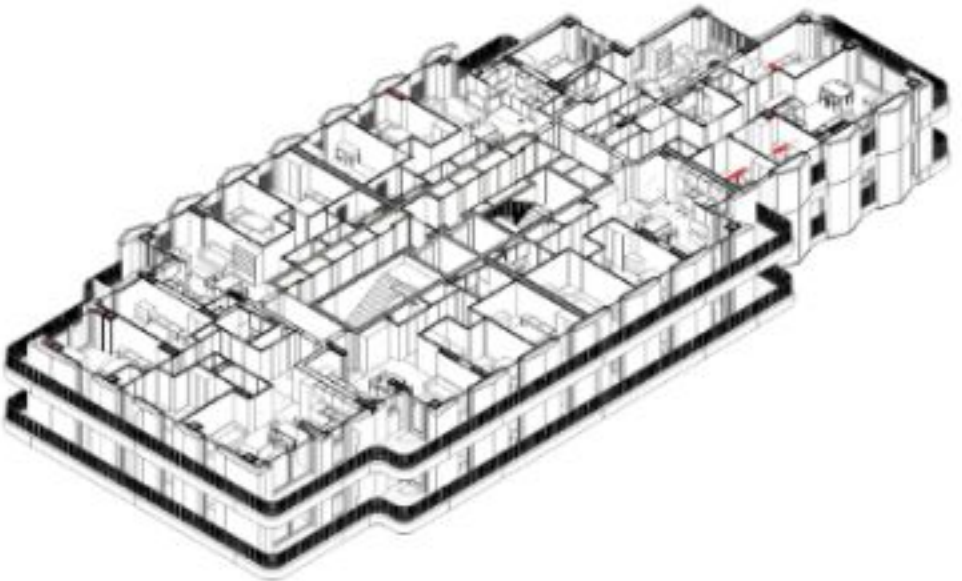
Building 3 typical lower floor

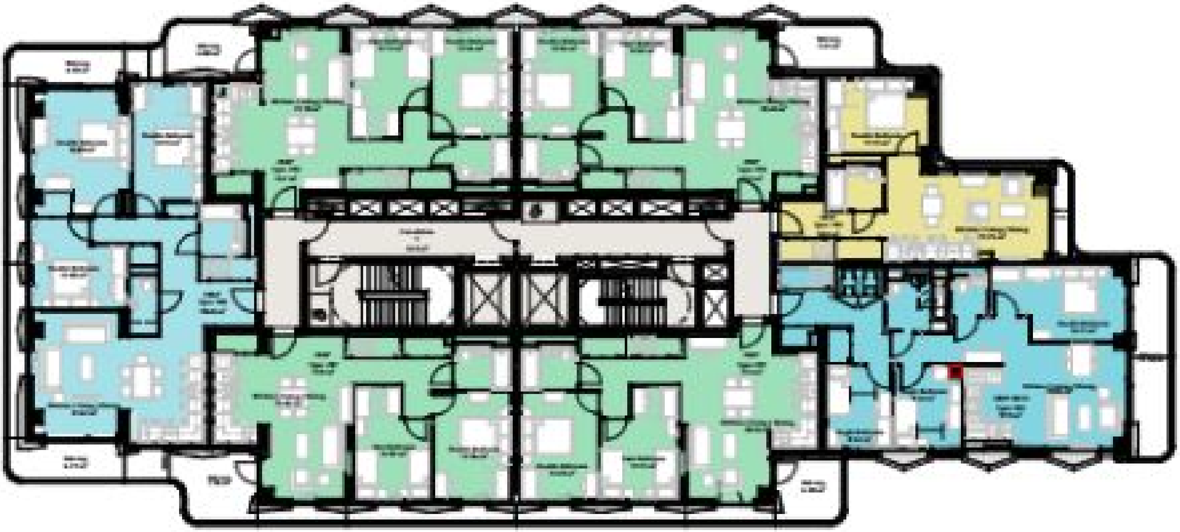
TYPICAL LOWER LEVEL - BUILDING 6

The typical floor plan at lower levels of building 6 covers 7 floors. The floor plate is very similar to building 5 however the 24 bed flats at the front of the floor plate join to present a 6bed flat.

The floor plan achieves the following
- All apartments with dual aspect living rooms
- Efficiency - 87%
- 7 apartments per core
- 100% dual aspect living

Floorplate contains
1 x 1 bed 2 person home
1 x 2 bed 3 person home
5 x 2 bed 4 person homes
1 x 3 bed 5 person home
1 x 3 bed 6 person home





KEY

1B1P	1B2P
2B3P WCH	2B4P
3B4P WCH	3B5P / 3B6P
4B6P	
5B7P	

Building 8 typical lower floor

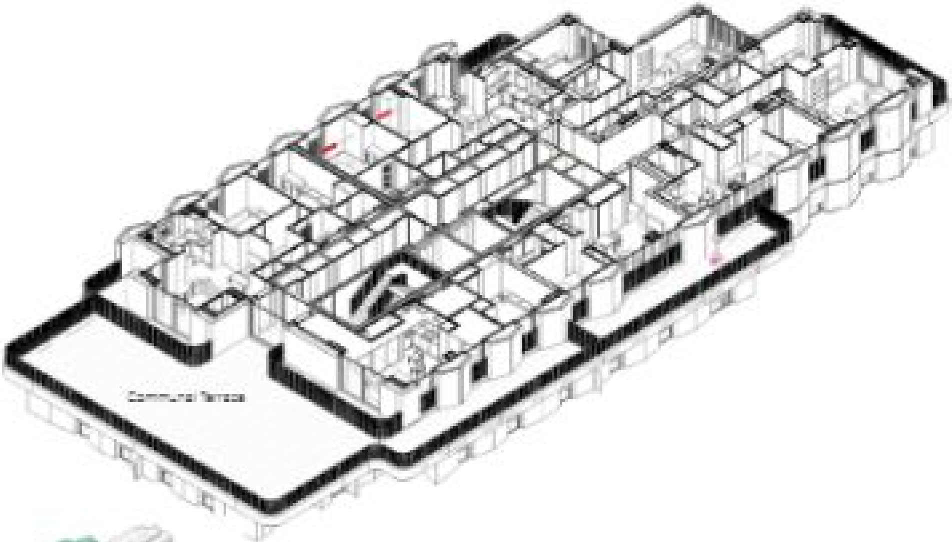
5.09 TYPICAL UPPER LEVEL FLOORPLAN - BUILDING 5

The typical floor plan at upper levels of building 5 covers 8 floors. The upper level floor plate is similar to phase 1, however the 3bed flat has been divided into 2 flats to coordinate with mix.

The floor plan achieves the following:

- 5/7 of apartments with dual aspect living rooms
- Efficiency - 75%
- 7 apartments per core
- 71% dual aspect living

Floorplate contains:
2 x 1 bed 1 person homes
3 x 1 bed 2 person homes
1 x 2 bed 3 person home (for wheelchair use)
1 x 3 bed 4 person home



(For Details of Communal Terrace, refer to section 5.08)

KEY

1B1P	2B3P WCH	2B4P WCH	4B6P	5B7P
1B2P	2B4P	3B5P/ 3B5P		

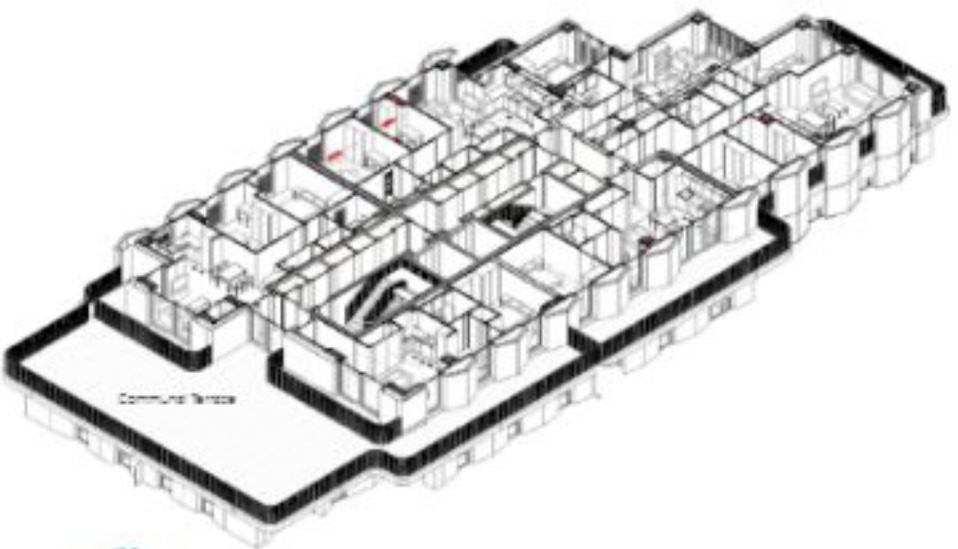
Building 5 typical upper floor

TYPICAL UPPER LEVEL - BUILDING 6

The typical floor plan at upper levels of building 6 covers 6 floors. The upper level floor plate mirrors phase 1.

The floor plan achieves the following:
- 5/6 of apartments with dual aspect living rooms
- Efficiency 79%
- 6 apartments per core
- 83% dual aspect living

Floorplate contains:
3 x 1 bed 2 person homes
1 x 2 bed 3 person home (for wheelchair use)
1 x 2 bed 4 person home
1 x 3 bed 5 person home



(For Details of Communal Terrace, refer to later pages)

KEY

1B1P	2B3P WCH	3B4P WCH	4B6P	5B7P
1B2P	2B4P	3B5P/ 3B6P		

Building B typical upper floor

5.10 ROOF LEVELS

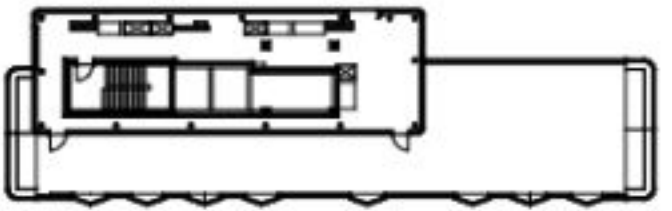
The roof design and Building B5 and B6 are very similar to B7 and B8 in Phase 1.

The core will be white, colour to match RAL 9010 as per Phase 1. The BMU will match the colour ensuring that it blends in with its local context.

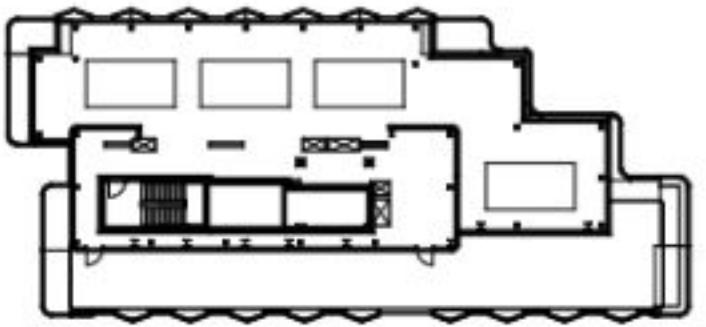
The choice of light colour matches Phase 1, and will feel less imposing on the skyline.

Elements of plant are concealed by plant screens which are secondary in hierarchy. These again match Phase 1, being grey RAL 7022.

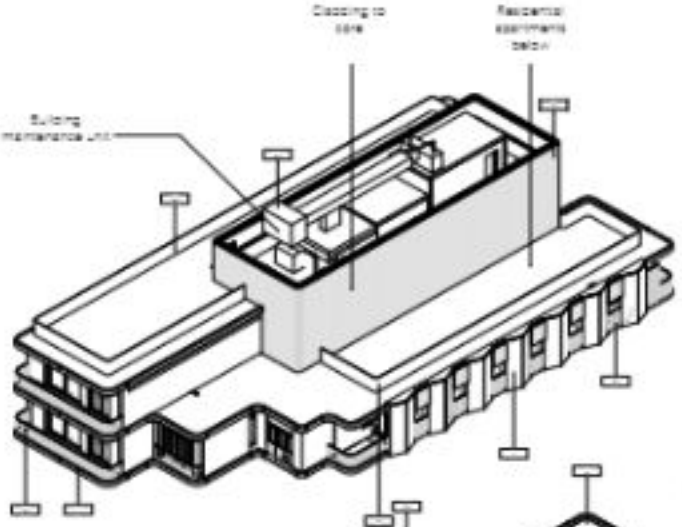
Building 5 is where the air source heat pumps are located, supplementing the ground source heat pumps, providing the heating for the whole of Phase 2. As was achieved on Phase 1, the air source heat pumps are concealed from view by continuing the precast concrete facade up to the plant level.

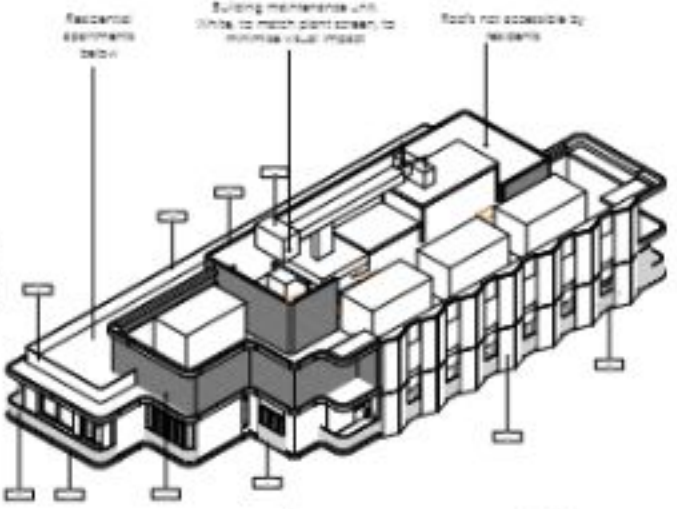


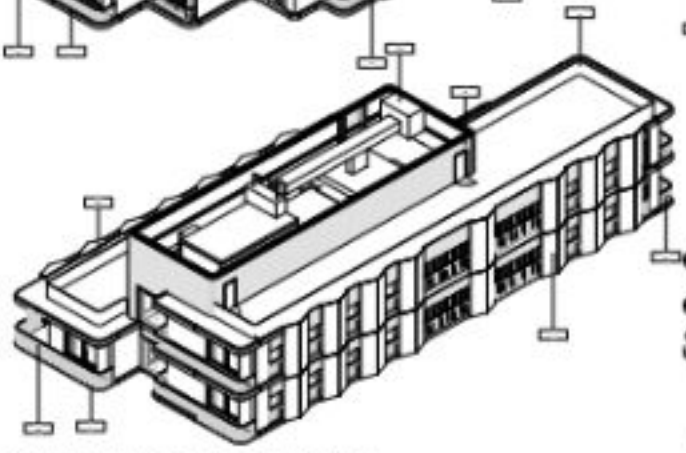
Building 5 floor level plan

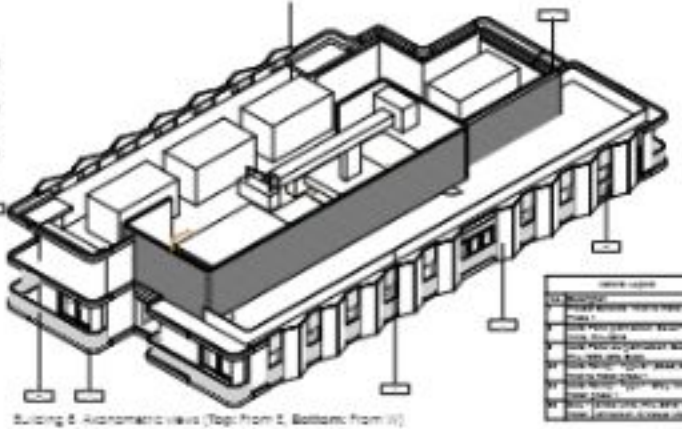


Building 6 floor level plan









Building 3 Axonometric views (Top) from S, Bottom) from W)

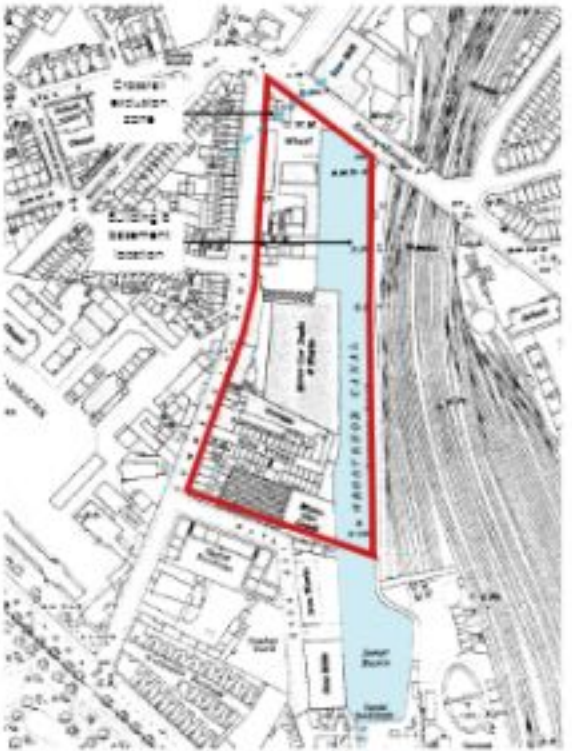
Building 8 Axonometric views (Top) from S, Bottom) from W)

5.11 BASEMENT PLAN

The basement area for phase 2 is predominately due to the footprint of building 6 connecting and coordinating with the central plant under building 7 and 8. Plant area has been designed to fit within building footprints so not to conflict with services and public realm. The centralised plant strategy and connections to phase 1 has allowed for greater active frontage to the ground floor plane offering greater legibility and quality of public realm.

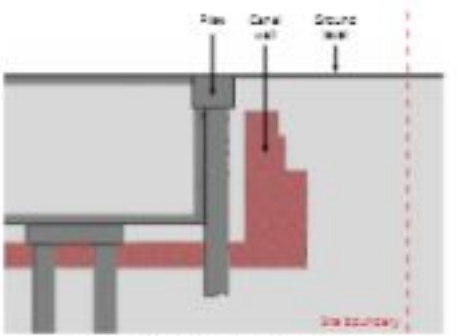
Buildings 5-6 (East side)
Plant space under B5 extends the centralised plant of phase 1 under B7 and B8. As per the Phase 1 design, the strategy for the basement offsets from the eastern boundary line to coordinate with the historic canal that previously ran adjacent to the railway edge from Grosvenor Wharf.

The historic site map adjacent indicates the historic canal location and structural strategies for mitigation.



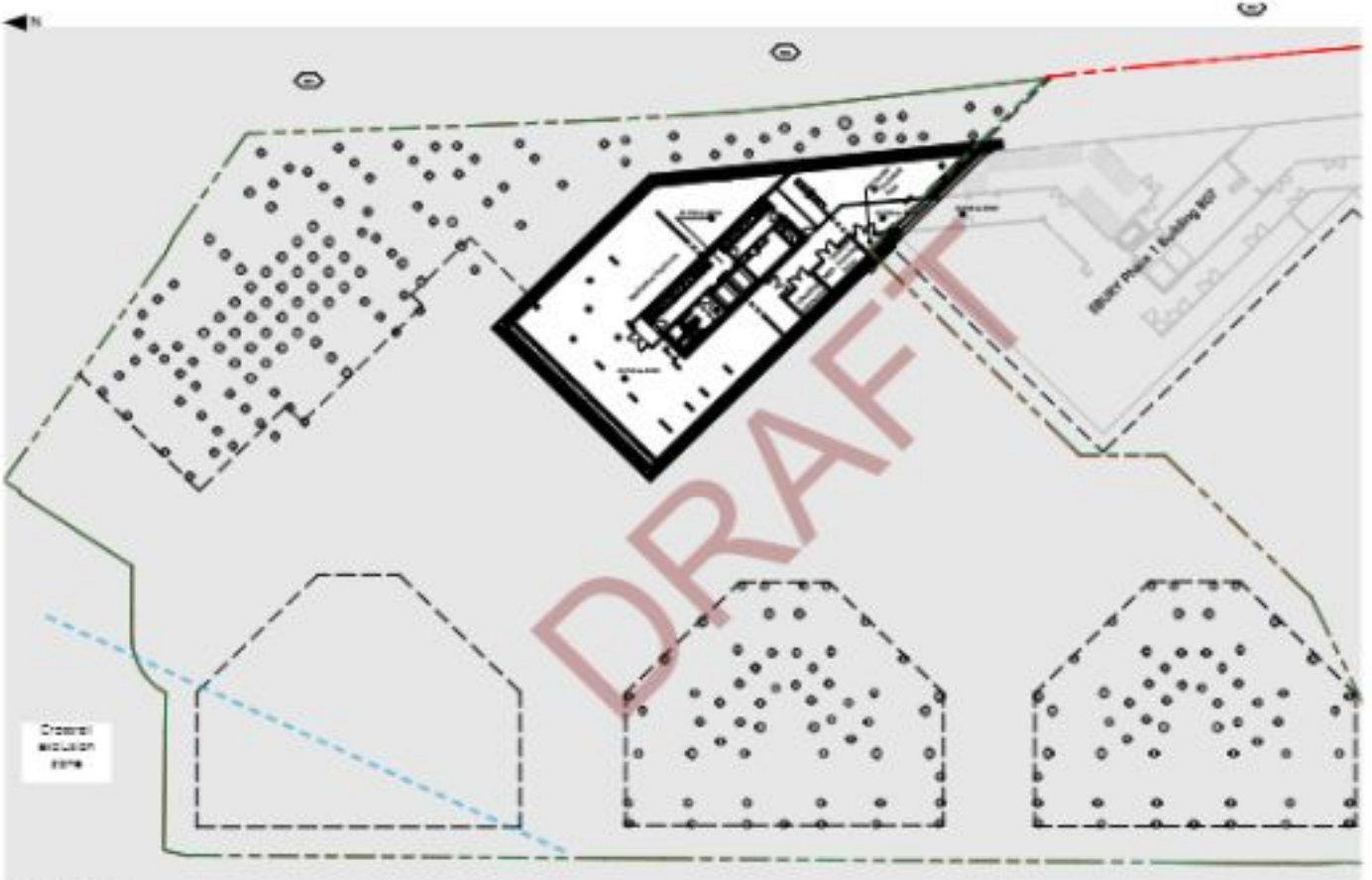
Historic site map from early 1800's with canal highlighted in blue

Basement level: Key info



Illustrative section showing design approach to basement plant and piling with the existing Grosvenor Canal retaining wall below.

The existing canal wall location has defined the maximum build zone for the basement plant room and sets out.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5.12 TERRACE LEVEL: COMMUNAL AMENITY

Buildings 5 and 6 terrace and podium design development follows phase 1 principles. The various external levels define different functions and provide different features.

Podium

- Mixed tenure external space linking market led and affordable buildings to public realm
- Amenity for duplex residential homes
- Play for young children
- Residential planting beds and food growing
- Areas for rest and relaxation
- Trees and planting to provide wind mitigation and pleasant environment

B5/6 building terrace

- External space for residents use per building
- Amenity for homes on terrace level
- Planting and integrated seating to provide areas of rest and relaxation and privacy buffer to homes
- Pergolas providing areas of shade and comfort

Illustrative view of terrace terraces

5.13 EXTERNAL APPEARANCE: DESIGN PRINCIPLES

Developing on the principles of the masterplan design codes and Phase 1, this page sets out the principles of the external appearance and character of Buildings 05 and 06.

Building Typology
Both buildings fall under the Rear Building typology set out in the design code. Each building has a larger footprint at lower levels, reducing in massing on higher levels creating a more level shared amenity terrace.

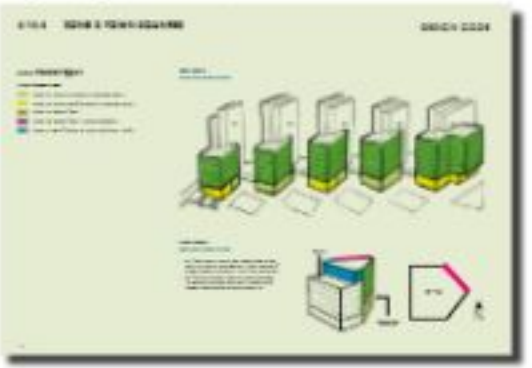
Facade Types
The rules developed in the masterplan design code are broken into facade types.

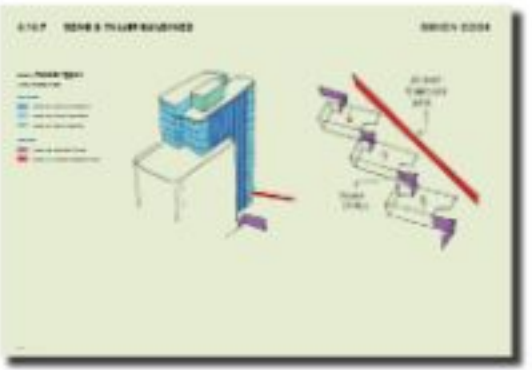
The four rise Buildings follow the design principles defined by the approved masterplan design code.

- Courtyard facing facades of all buildings' Facade Zone 2 ' are glazed terracotta.
- Facade Zone 3 is used on the raised parts of Buildings 5 and 6 in the forms closest to the railway line. Again the materiality matches phase 1.

Colour varies by building, for all material colours refer to elevation chapter section 04.

Design code pages, from consented permission





5.14 BLOCK CONCEPT

The architectural composition is rooted in the response to the surroundings. We have set ourselves a simple and defined set of rules that create one overall architectural language to the masterplan, while still allowing variation within each plot, in order that its own individual character can be refined.

The Rear Buildings are informed by two distinct façade zones:

- Zone 2: Facing the town squares in the centre of the scheme
- Zone 3: Addressing the long views from the east, and the area where taller buildings are located

A more detailed breakdown of each zone and the principles that define its character are illustrated below.

Zone 2

Within the site

- Town squares
- Monocle
- Privacy and passive surveillance
- Materiality: distinct individual buildings, but within the Ebury masterplan identity
- Natural materials complimenting landscape design

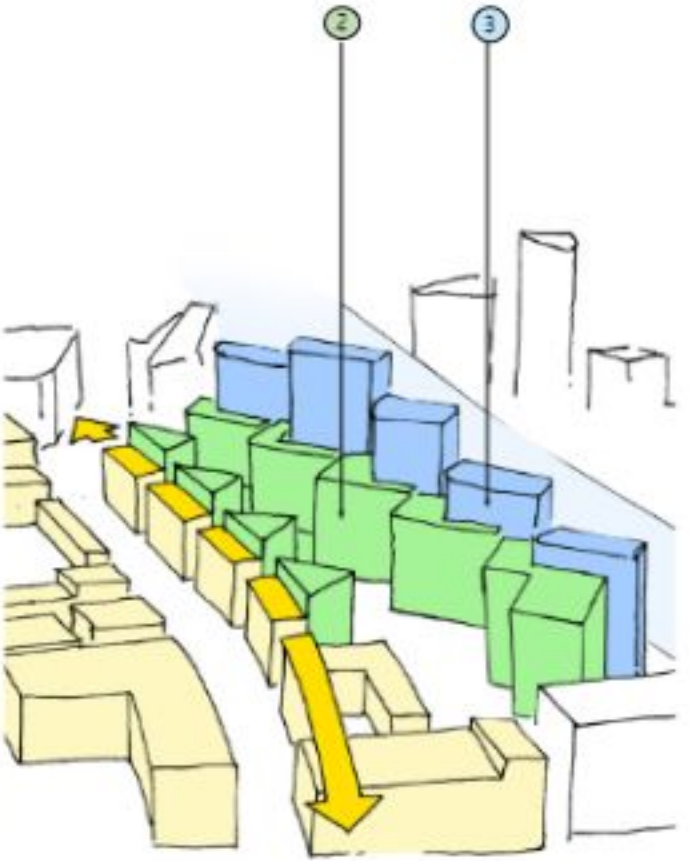
Landscaped town squares

Zone 3

Railway facing façade

- Landmark scale
- Legibility
- Larger grain of architectural detailing, viewed from long distance
- 360° buildings: Viewed from all sides

Views from distance



5.15 KEY FACADE TYPES: TOWN SQUARES

The primary facade addressing the new town squares is characterised by the following:

- Continuous precast concrete ribbon balconies with a gradual reduction in depth up the buildings. See section 5.13
- Green glazed terracotta rainscreen cladding with a chevron plan profile
- Full height opening windows onto the balconies

View from ground level of North West Elevation - artist impression

Characterised by continuous ribbon balcony and colour

Above photo from Phase 1 under construction on site taken from from Dorset square

East:
Facade Zone 2

Railway facing elevations
Southeast orientated fenestration to living spaces, with glazed terracotta cladding

Longer side elevations
Continuous vertical metal cored cladding. Chevron shape in plan adds depth and shadow across the elevation.

Horizontal expression
Continuous to railway facing elevations. Subordinate to vertical expression on longer side elevations.

Railway podium elevation
Continuous masonry horizontal expression, lowering in height between buildings.

West (upper):
Facade Zone 2

Horizontal expression
Linear balconies to living spaces. Minimum depth revealing full design of metalwork.

Cladding
Materiality and colour matching railway facing elevations to respond to longer distance views

West (lower):
Facade Zone 2

Floor-to-floor fenestration with glazed terracotta cladding

Horizontal expression
Continuous ribbon balconies

Non-residential spaces
Full height curtain walling system, glazed to create a strong relationship between internal spaces and the public realm

5.16 KEY FACADE TYPES: SIDE ELEVATIONS

The side elevations are characterised by the following:

- Vertical precast concrete cladding panels with matching chevron plan profile to form square elevations
- Substantial horizontal expression
- Juliet style inward opening half height windows
- Monochrome colour palette, providing backdrop for colour elsewhere
- Detailed to give a monolithic feel to the architecture, with minimal or hidden joints between panels

View from private balcony, looking towards adjacent building. This is a photo from the construction of Phase 1, this same detailing will apply to phase 2 Buildings 5 & 6

Typical plan of facades showing location of precast concrete chevrons

Directional Vertical Piers

To emphasise light and shade, the facade modulation has a pattern to one side of the chevron shaped piers, running vertically up the building. A similar feature has been designed into the brick buildings in brick. The effect changes during the course of a day, depending on weather conditions, and the position of the sun, accentuating light and dark to add strong modelling to the elevations.

Materials and building form of buildings 5 and 6 will match phase 1.
Key features highlighted to the right.

1 terracotta *
2 terracotta joins line through with window head.
3 ...ons with balustrade
4 Juliet style window
5 precast - smooth finish
6 precast - ribbed
7 exposed smooth precast soffit
8 * Juliet style inward opening with cavity

Above: photograph from phase 1 under construction on site, showing side elevations of Tall Buildings

5.17 KEY FACADE TYPES: RAILWAY ELEVATIONS

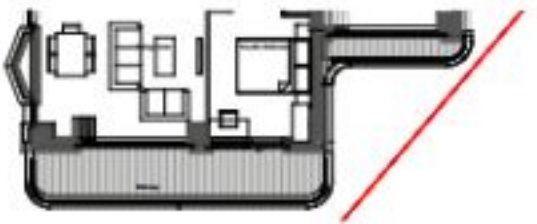
Railway facing facades are characterised by the following

- Strong continuous horizontal expression, reducing in depth up the building
- Horizontal expression steps in and out in plan to create private amenity spaces for apartments
- Glazed terracotta solid colour against monotone masonry horizontal expression
- Balcony soffits to have a high quality precast concrete smooth finish, matching that achieved on phase 1 - this is really important to the quality of the project, since the underside of balconies are visible to neighbours, and to any users of the busy railway line

External view - Facade Zone 3 facing the railway

Continuous horizontal expression and colour with range of balcony types

Above - photograph from site of the railway facade. Under construction (terracotta panels not yet installed). The photo demonstrates the importance of high quality balcony undersides.



Detailed plan, section and elevation

5.18 KEY FACADE TYPES: UPPER NW ELEVATIONS

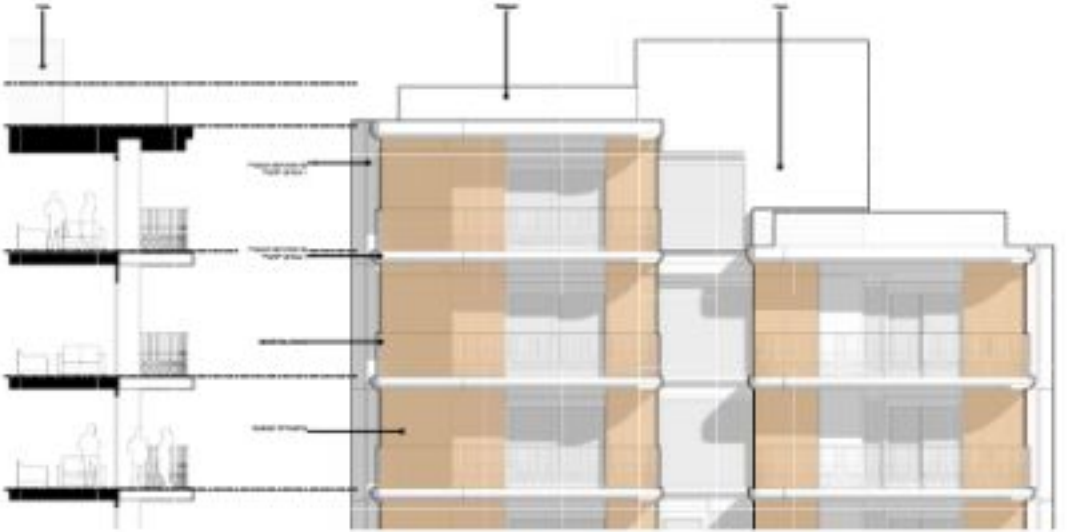
These facades are similar in character to the lower elevations, as below:

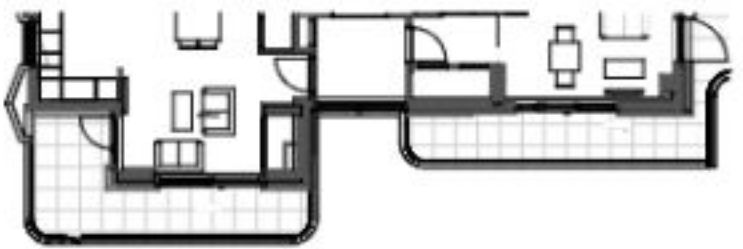
- Strong continuous horizontal expression, reducing in depth up the building
- Horizontal expression steps in and out in plan to create private amenity spaces for apartments, creating full width balconies to each of the apartments
- Coloured glazed terracotta tiles colour against monotone masonry horizontal expression

View from west (Building E)

Continuous horizontal expression and colour with inset balconies

Above: Photograph from site, showing the upper levels of Building F as viewed from the new public square. This photo shows many of the same design principles as shown on Buildings E and E. The photo again highlights the importance of high quality precast concrete soffits to all balconies and to the precast concrete perimeter feature banding.





Detailed plan, section and elevation

5.19 BALCONIES & METALWORK

The relationship between the balustrades and the precast concrete balconies is a fundamental detail to the building's character. The lower levels of the buildings have a greater degree of precast as part of the masterplan strategy to ensure greater privacy from the public realm, with this solidity reducing up the building.

Drawing on the mastention design, and matching phase 1, the metalwork provides the scheme with a level of ornamentation and fine detailing.

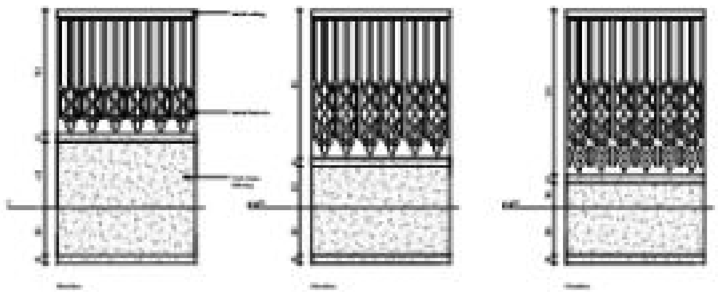
Privacy Screens
These are introduced throughout the ribbon balconies with the following objectives:

- Denoting tenant demise
- Increasing privacy for residents

The visual opposite shows how a simple opaque glass screen is integrated seamlessly into the design, complimenting the green terracotta cladding.

Precedent: Phase 1 balcony under construction

Balcony metalwork conditions



Type A
450mm high masonry upstand
750mm high balustrade

Type B
300mm high masonry upstand
900mm high balustrade

Type C
150mm high masonry upstand
1050mm high balustrade

This pattern is designed to enable a reduction in height of the metalwork and provide the same design throughout.

Key
2 terracotta joints line through with window head
3 Land with balustrade
4 louver above window
7 exposed smooth precast soffit

Typical town square balcony – view in. Photograph
Stage 1 Phase 1 under construction

5.20 ENTRANCE - BUILDING 5

Both Building 5 and 6 are provided with a double order ground floor which emphasises the entrances, and continues the design approach of phase 1.

Both incorporate double height spaces, increasing daylight internally and enhancing the sense of quality.

Building 5 is designed to accommodate a concierge.

Building 5 entrance

Above perspective view of Building 5 entrance. For entrance design refer to Chapter 08

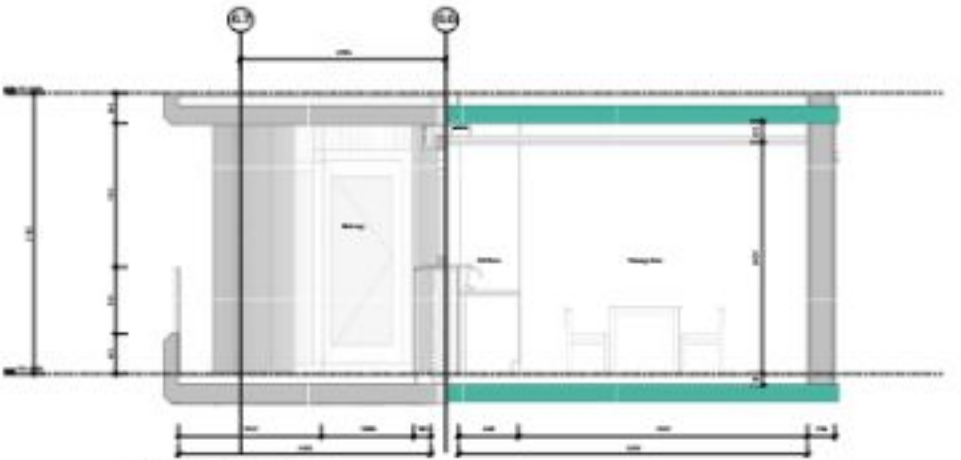
5.21 ENTRANCE - BUILDING 6

Building 6 entrance

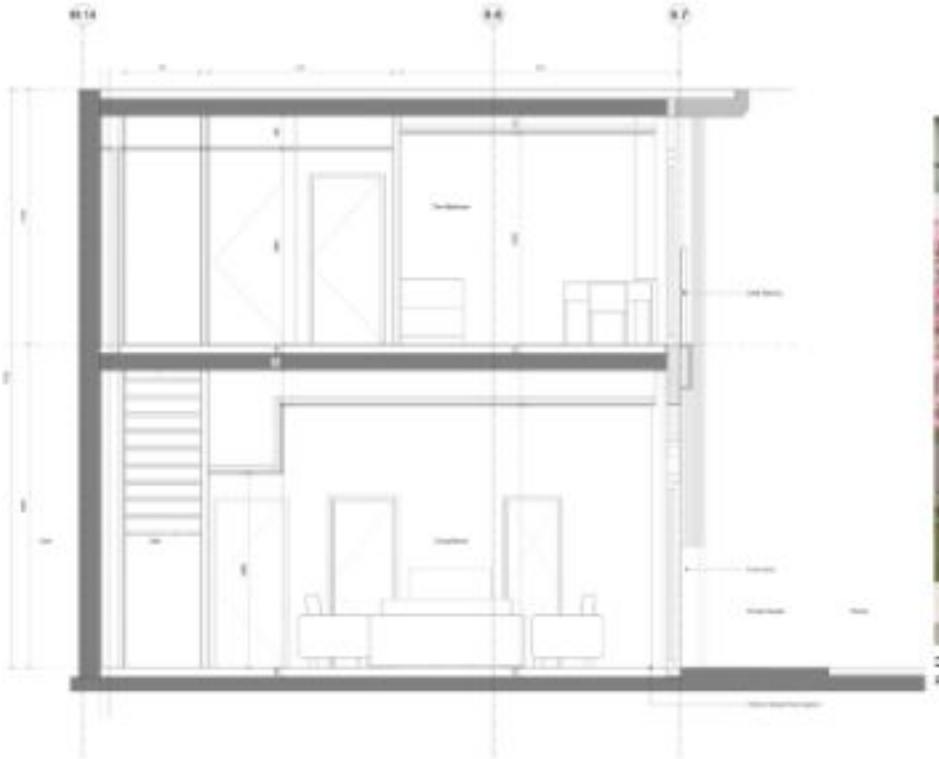
5.22 TYPICAL APARTMENTS - TALL BUILDINGS

The buildings of Buildings 5 and 6 share many of the same design features as those in Phase 1 under construction on site. Key features such as 2.6m tall floor to ceiling heights remain, with taller heights in the ground floor of Duplex homes.

- Main living spaces ceiling heights are 2.6m
- Bedrooms and hallways have a 2.4m ceiling height



Typical apartment section



Typical duplex section

Duplex apartments with defensible space / road
partners integrated into landscaping design

5.23 TYPICAL APARTMENTS- SOCIAL RENT (B6)

1 BEDS 2 PERSON HOME

TYPE 101

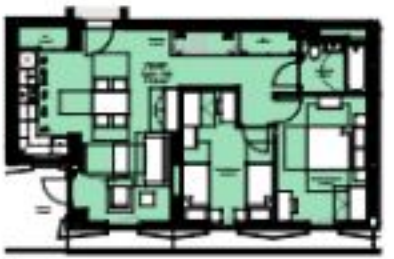
TYPE 102

TYPE 103

TYPE 104

TYPE 105

2 BED 4 PERSON HOMES



TYPE 201

TYPE 202

TYPE 204

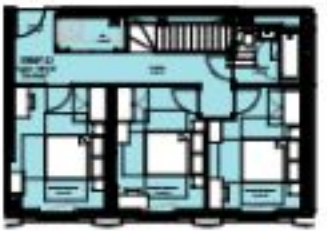
3 BED DUPLEXES

TYPE 309 LOWER FLOOR

TYPE 302 LOWER FLOOR

TYPE 303 LOWER FLOOR

TYPE 309 UPPER FLOOR

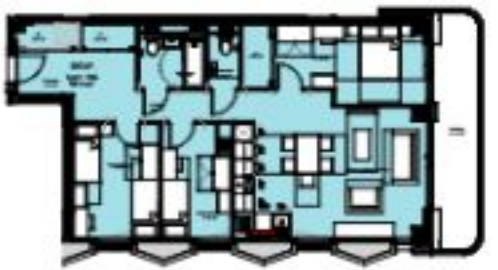


TYPE 302 UPPER FLOOR

TYPE 303 UPPER FLOOR

3 BED 5 AND 6 PERSON HOMES

TYPE 3D4



TYPE 3D5

4 BED 6 PERSON HOMES

TYPE 401 - LOWER FLOOR

TYPE 402 - LOWER FLOOR

TYPE 401 - UPPER FLOOR

TYPE 402 - UPPER FLOOR

5 BED 7 PERSON HOME

TYPE 501 - LOWER FLOOR

TYPE 501 - UPPER FLOOR

WHEELCHAIR UNITS

TYPE 2I2 - 2 BED 3 PERSON HOME

TYPE 3D5 - 3 BED 4 PERSON HOME

5.24 TYPICAL APARTMENTS- MARKET (B5)

1 BED 1 PERSON HOMES

TYPE 1K

TYPE 1J

1 BED 2 PERSON HOMES

TYPE 1B

TYPE 1L

TYPE 1H

TYPE 1E

TYPE 1L

2 BED 4 PERSON HOMES

TYPE 2E

TYPE 2A

2 BED WHEELCHAIR HOME

TYPE 2D (WHEELCHAIR)

TYPE 2F

TYPE 2C

3 BED 5 PERSON HOMES

TYPE 3A

TYPE 3F