

3 PROPOSED DEVELOPMENT

RESIDENTS' JOURNEY

The roots of the building

The block's design optimises the ground floor level to create the roots of a building which operates efficiently and reinforces its concepts.

The strategic location of the four lobbies, besides being clearly identifiable from the street scape, aims to activate and give a sense of address to the three sides closer to Delamare Road.

The car park is accessed from Neighbourhood Street and is naturally ventilated. The cycle stores open directly to the pavement, avoiding the need for the cyclists to enter the car park.

The Western Park, the Brook Linear Park and the Gardens are the key landscape areas which work symbiotically to create a diffuse green network for residents and visitors (see the Landscape report for more information).

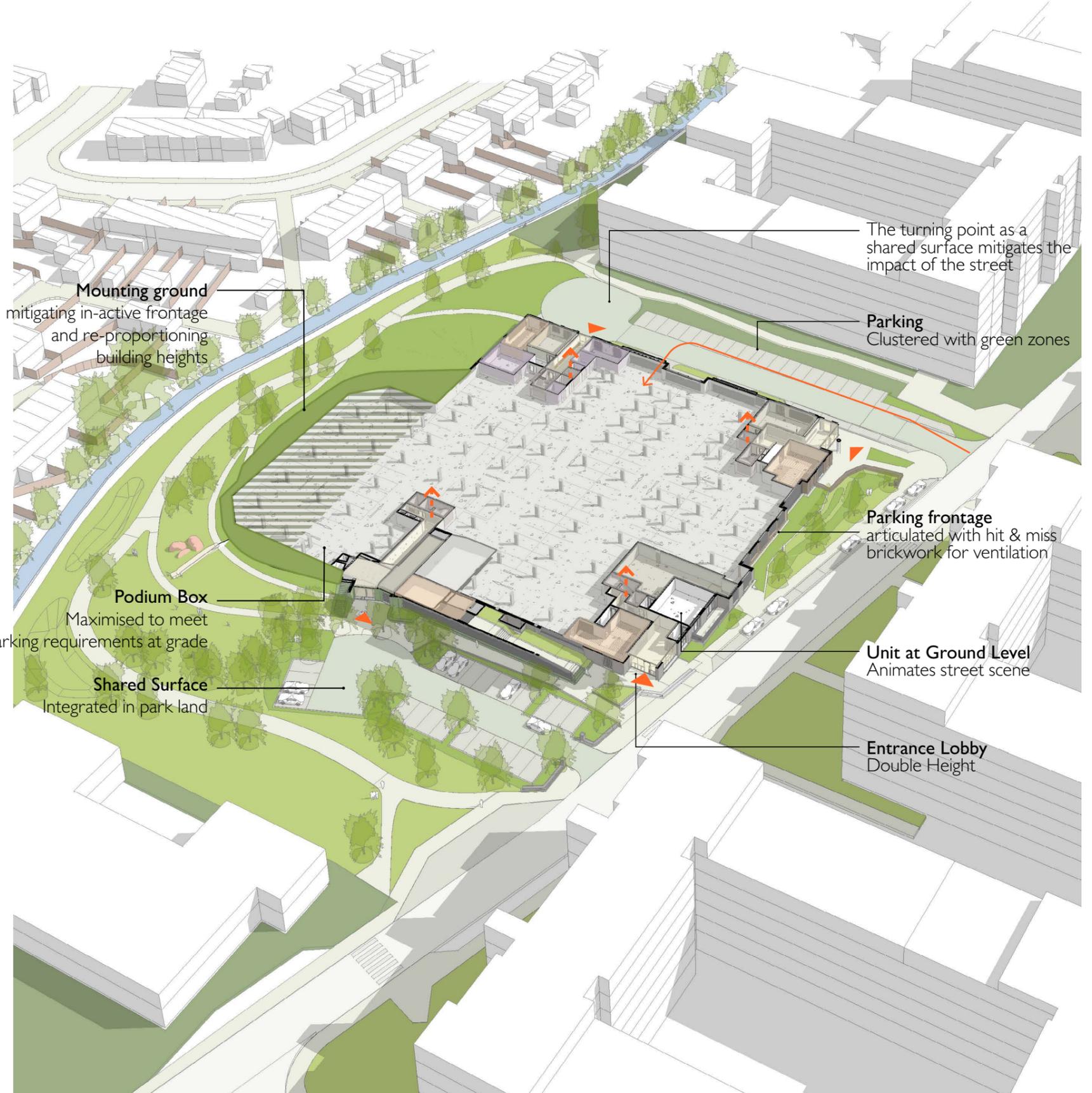


Diagram showing the articulation of the Base Zone



Welcoming lobbies addressing views



Steps and low walls

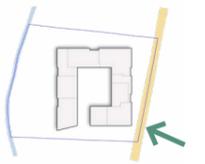


South-facing Hill



The base zone becomes alive at night

PROPOSED DEVELOPMENT



A well designed corner is a welcoming piece of architecture. The sculptural character of the double height lobby also involves the landscape design and the dynamic variation of the balconies

3 PROPOSED DEVELOPMENT

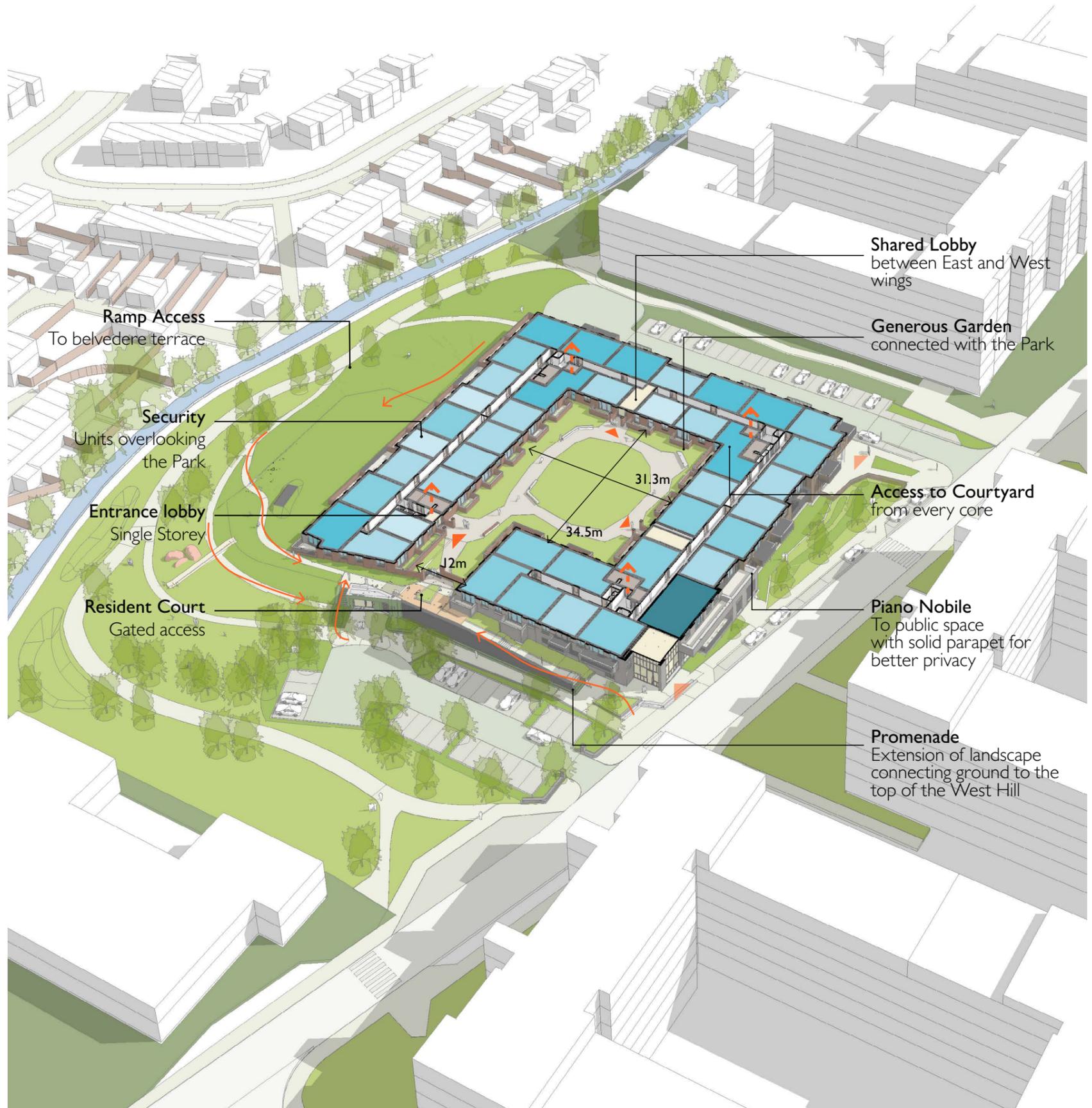
ARCHITECTURAL STRATEGIES

The 'Piano Nobile'

The introduction of a three-dimensional landscape and the adoption of a "Piano Nobile": the base zone follows a single storey datum which negotiates between the building and the open spaces.

Core D, with its double height lobby creates a two-storey accent to the base zone, reinforcing the hierarchy and directionality onto Delamare Road.

The 1,265sqm of courtyard at the podium level is accessible from the interior of the building via three lobbies and from the exterior via a set of ramps and steps from which one may enjoy the belvedere terrace at the top of the West Hill.



Lobbies



Landscaped Podium Garden



Interior/Exterior Connection



Thresholds and Defensible Space

Diagram showing the articulation of the Raised Ground floor

The West Court

The podium garden offers a secure communal green space for all residents. Every unit has a step-free access to this amenity, via the three lobbies at podium level. These also allow a secondary way of access to the four cores, via the gap on the South face of the building.

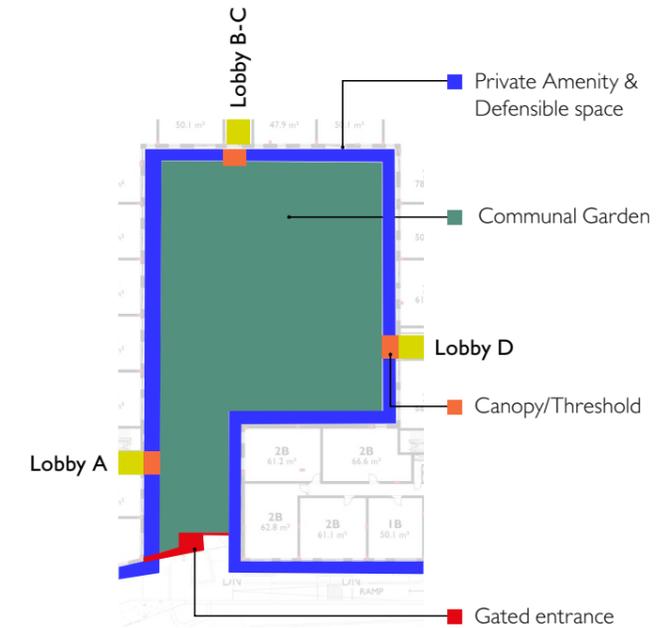
The 12m gap opens to the south allowing the sun to reach deep into the courtyard. It also offers long vistas to the park, the school and the Cheshunt's horizon. The units at the upper floors will also benefit from the long vistas.

The space of the courtyard is hedged by private amenities and the defensible spaces of the flats at podium level.

The communal amenity is clearly separated by the public spaces via a gated access which marks the thresholds with a canopy

The soft surfaces are maximised creating an amenity that is as green as possible and that gives flexibility in use.

The elevations of the building facing this space are characterised by a strong base zone which ties together all the blocks.



A gated threshold clearly defines the public realm by the communal amenity



The three lobbies which connects every core with the podium amenity is identified by a brick portal



The courtyard space benefits of a generous size and by the South opening which allows more Sun to come in and, at the same time, to have a long vista on the West Park and the School, and opening on Cheshunt's horizon

3 PROPOSED DEVELOPMENT

ARCHITECTURAL STRATEGIES

Middle Zone

In order to maximise the amount of dual-aspect units and to reduce the amount of north facing, a set of key strategies have been adopted for massing and unit layout.

The typical floor plate is divided in two parts along the north-south axis, with the introduction of two dual-aspects units at its centre.

The lifts and stairs have a generous fire-safe lobby splitting the corridors in two branches, increasing the security system for the flats. Two means of escape is achieved through the fire door connecting the two buildings.

Each residential unit is provided with a private amenity facing the street, the park or the courtyard. The opening of the courtyard allows a considerable percentage of these units to benefit of light, air, and long vistas.

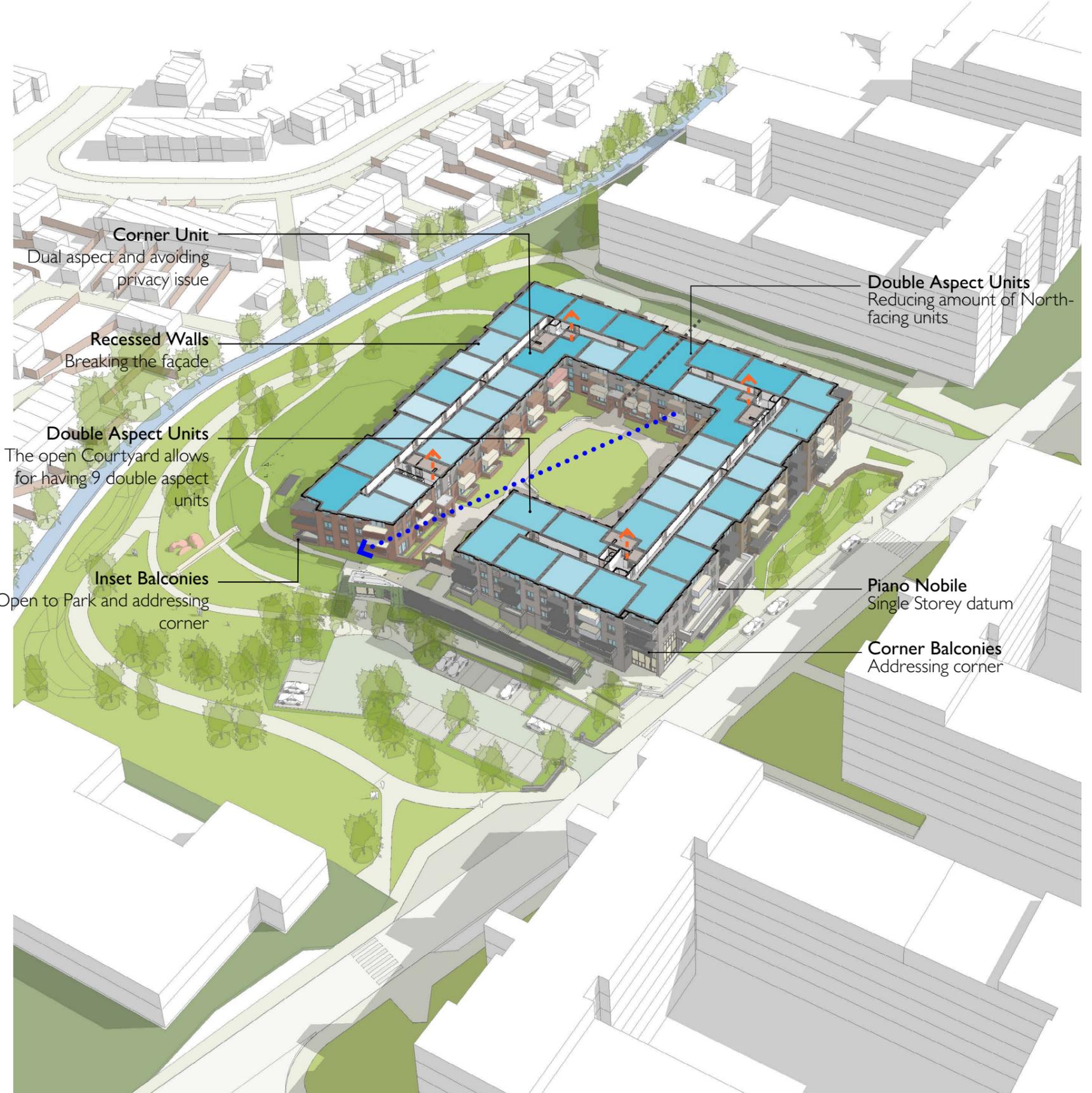


Diagram showing the articulation of the Typical floor



Elegant and Simple Balconies



Visual Connection from Core A



Inset balconies open to Park



Well designed corners

PROPOSED DEVELOPMENT

The residents' journey

Phase 1B is a permeable site connecting different areas and levels. Residents will benefit from the interconnection of the interior with the exterior, both physically and visually.

Lobbies at ground and first floor level are clearly identified by the architectural design and by their strategic location. The cores are located at the inside corners of each block, making them easy to reach from all units.

Core A has a direct view to the courtyard and also natural light at all levels.



Every unit has access to an outdoor private amenity



The lobbies connect the outdoor life with the interior of the building



Sketch illustrating the residents' journey from the pavement and park up to their apartments.

3 PROPOSED DEVELOPMENT

ARCHITECTURAL STRATEGIES

Top Zone

The skyline of Phase 1B has been designed based on the concept of spiralling heights wrapping around the courtyard and culminating on the most prominent corner.

Each elevation has been sculpted and enriched by playing with recesses, projections and variations in parapet heights.

The result is a building made of different characters that are united to create a single entity.

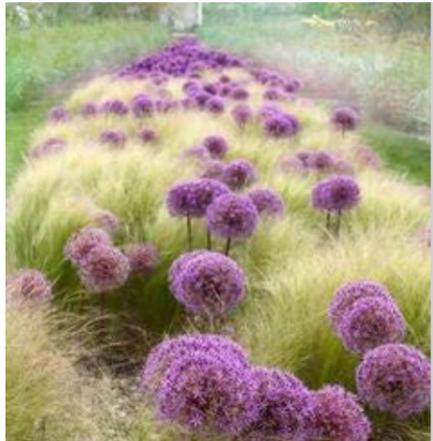
Although the roofs are accessible only for maintenance they still retain an important role as a visual amenity for the residents and as a part of the ecology of the Site.

Biodiverse Roofs

The stepped volume of the building opens many views for the residential units onto the roof areas. Having this in mind the roofs have been enriched in certain areas with biodiverse roofs.

The roofs will host local species to help improve the biodiversity in the area and further promote existing habitats in the surrounding area.

For more information see the Landscape report.



A mix of Local specimens

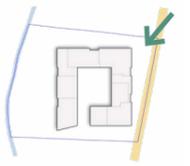


Low maintenance and low water demanding



Diagram showing the volume of Phase 1A in the context of the Masterplan

PROPOSED DEVELOPMENT



Much attention has been given to the skyline of the whole building and in particular to the Delamare Road elevation, where a stepped skyline and recessed façade emphasise the division between the different parts of the elevation

3 PROPOSED DEVELOPMENT

RESIDENTIAL USE

Accommodation Schedule

The building consists of 205 residential units, distributed in four cores. The typical floor plate has 43 flats with a mix of 1 bed and 2 bed units. The 3 bed units are strategically located at the upper floors and at the 'Piano Nobile'.

The core locations and number of units per core are the direct consequence of thorough analysis based on technical requirements for distances to exits and ground floor services.

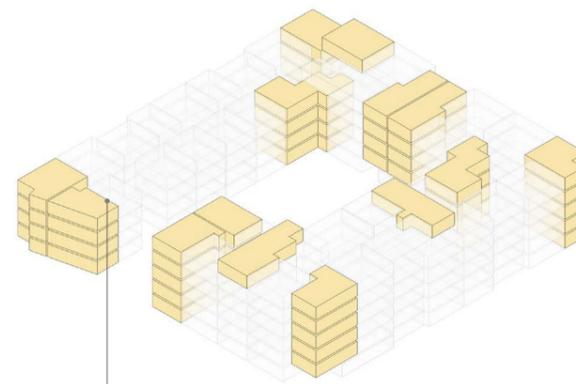
Every unit has no.1 car space and no.1 cycle space, all allocated at ground level and in close proximity to the core's lobby.

Residential Design Standards

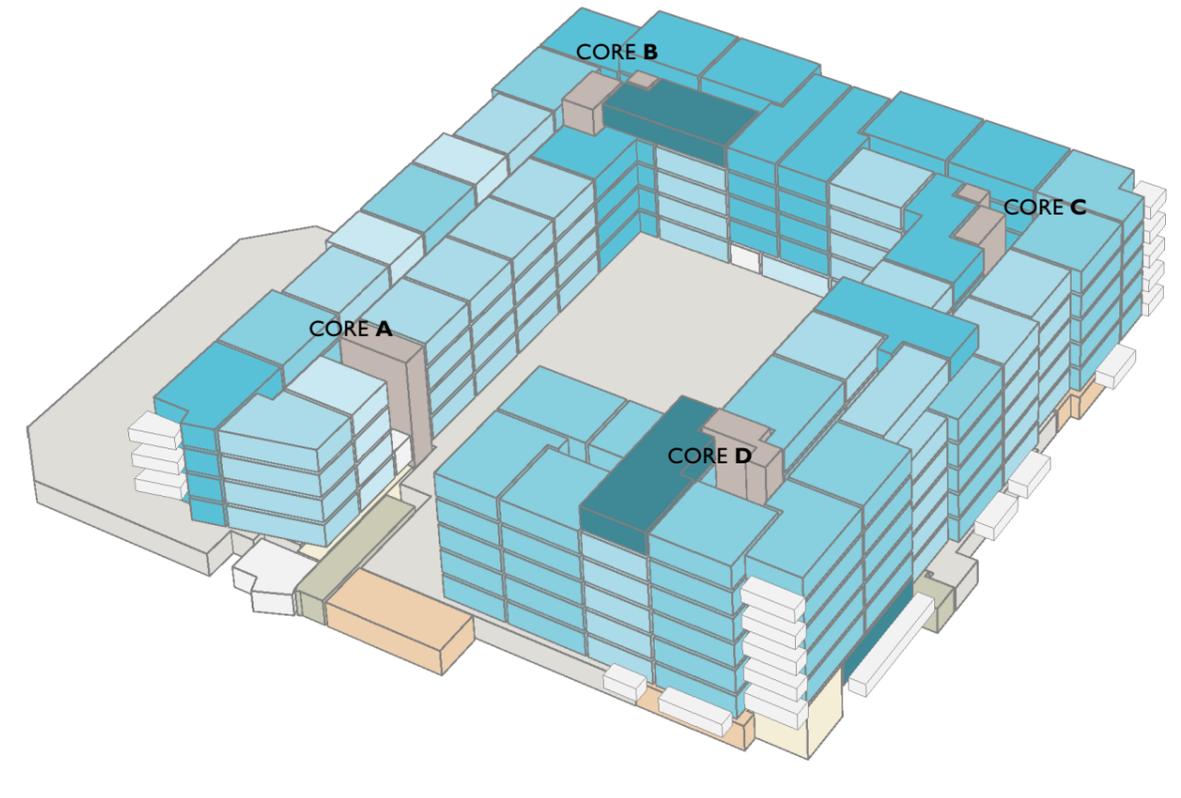
All homes have been designed to meet or exceed the Nationally Described Space Standards.

In terms of accessibility, 5% of new homes have been designed to comply with Building Regulations Approved Document Part M 2015 Category 2 (Accessible and Adaptable Dwellings).

More than one in four units are dual-aspect and there are only 24 north-facing single-aspect homes. All homes are provided with a private outdoor amenity space as either a garden or balcony.



52 Double-Aspects (25.3%)



- IBIP
- IB2P
- 2B3P
- 2B4P
- 3B5P

Residential Mix

| | Studio | 1B 2P | 2B 3P | 2B 4P | 3B 5P | TOTAL |
|----------|--------|----------|----------|----------|----------|-------|
| Parcel 2 | 17 | 57 | 29 | 96 | 6 | 205 |
| | 8% | 28% | 14% | 47% | 3% | 100% |

Parking Provision

| Area | Type | Area / Number |
|-----------------|----------------------|---------------|
| Parcel 2 | Basement Residential | 198 |
| | Surface resi | 7 |
| | Off street Visitor | 11 |
| | Car Club | 0 |
| | TOTAL | 216 |
| NON RESIDENTIAL | Onstreet Short term | 6 |
| | School staff | 0 |
| | School Drop off | 0 |
| | TOTAL | 6 |
| | Parcel TOTAL | 222 |

Surface Parking Provision

| Provided within this Build Phase | | |
|-------------------------------------|-----------------|--------------------|
| | Non Residential | Off Street Visitor |
| Phase 1B | 0 | 11 |
| Provided within Earlier Build Phase | | |
| | Non Residential | Off Street Visitor |
| | 0 | 0 |

UNIT COUNT BY TYPE

| BUILDING | IBIP | | IB2P | | 2B3P | | 2B4P | | 3B4P | | 3B5P | | TOT |
|--------------|-----------|-----------|-----------|------------|-----------|------------|-----------|------------|----------|-------------|----------|-----------|------------|
| Core A | 8 | 3.9% | 20 | 9.8% | 8 | 3.9% | 4 | 2% | | | | | 40 |
| Core B | 4 | 2% | 12 | 5.9% | 4 | 2% | 22 | 10.7% | 1 | 0.5% | | | 43 |
| Core C | 1 | 0.5% | 21 | 10.2% | 10 | 4.9% | 19 | 9.3% | | | | | 51 |
| Core D | 4 | 2% | 16 | 7.8% | 48 | 23.4% | 1 | 0.5% | | | 2 | 1% | 71 |
| <i>Total</i> | 17 | 8% | 69 | 32% | 70 | 36% | 46 | 23% | 1 | 0.5% | 2 | 1% | 205 |

The schedule from the illustrative Masterplan

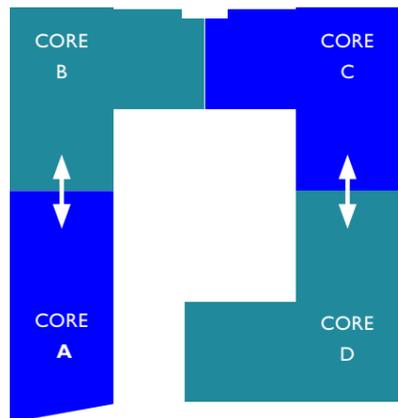
Typical Floor Plan

The typical floor plan is repeated at Second, Third and Fourth levels. The units fully stack throughout the typical upper floors with minimum variations at first and ground floor levels.

A typical floor holds 43 units served by 4 cores located at each inside corner. The two eastern blocks operate as one, sharing a connected corridor. The two western blocks also operate in the same manner.

The connected corridor is separated by a fire door and provides lift redundancy should one lift core go out of service. It also provides a second means of escape.

To prevent overlooking issues the courtyard's inside corner units have been designed either as one L-shaped unit (dual-aspect) or as larger units which allow the appropriate distances between balconies and windows.



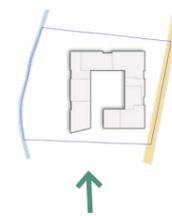
A flat by Inland Homes can be recognised by the attention to details



Typical Floor Plan with the unit types colour coded



Illustrative view from the West Park



CHESHUNT LAKESIDE

Parcel 2

- 4. **APPEARANCE**
- 4.1. MATERIALITY
- 4.2. DELAMARE ROAD
- 4.3. WEST PARK
- 4.4. BROOK LINEAR PARK
- 4.5. NEIGHBOURHOOD STREET
- 4.6. LOBBY DESIGN
- 4.7. BALCONY STRATEGY



4 APPEARANCE

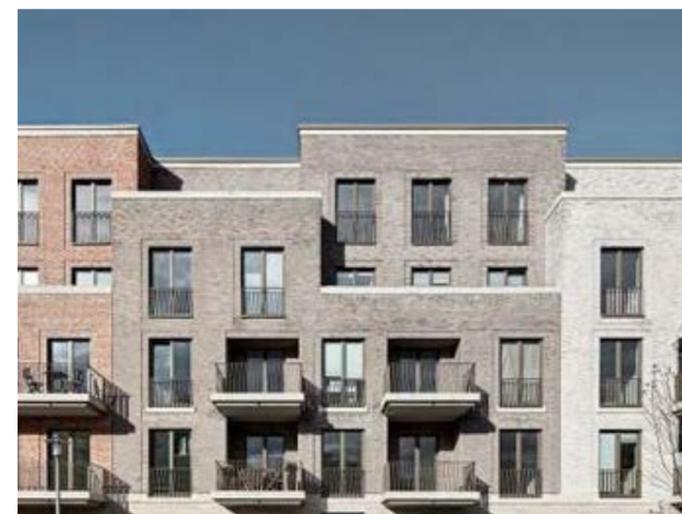
MATERIALITY

Brickwork

Brickwork is proposed as the main material throughout the scheme tying in with the wider masterplan, and surrounding context. This will enable a high quality robust and durable appearance.

The brick colour strategy will reinforce the massing hierarchy. Generally grey brick will be applied to recesses and gaps to further emphasize depth and shadow on the elevations.

The brick palette will be white/light-grey, buff, brown, red and dark-grey bricks as illustrated on the following pages. A single brick type and colour will be applied to distinct areas of an elevation to help distinguish its mass. Contrasting brick colours may also be used to create a special base zone, a top or a detail.



The use of different brick colours can work well when there is clear vertical subdivision

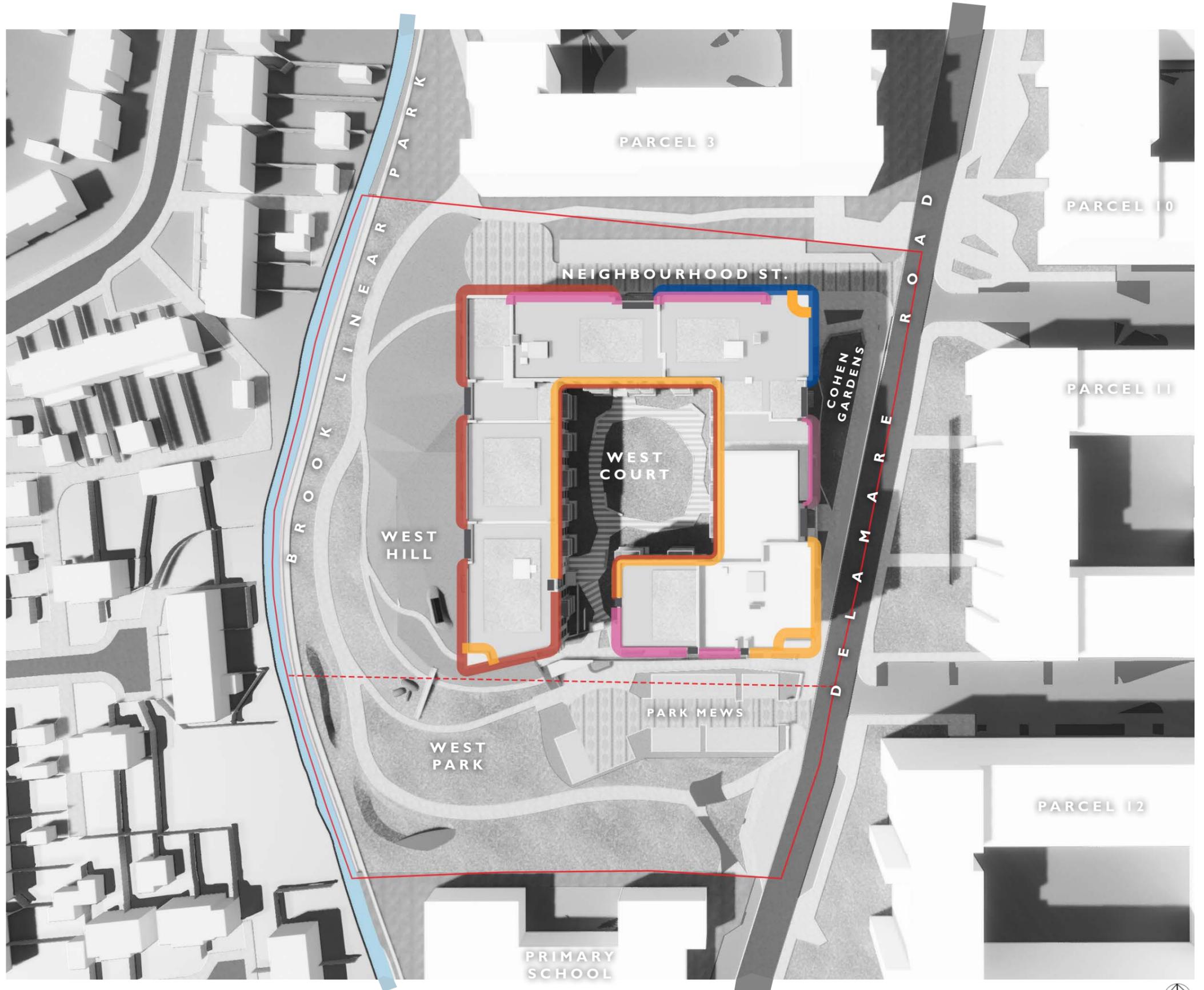


Diagram illustrating the strategy of brick colours



Southern Façades

The southeast corner of the building presents the taller massing which uses the lightest colour of the brick palette. The block adjacent to the light corner utilises a light grey and red brick alternating courses to form a striped façade. The block on the southwest corner has a red brick, creating a complementary contrast with the green of the landscape. This red brick then continues into the courtyard to form the base zone with light grey on the upper floors.

On Delamare Road, the light colour is separated by a recessed slot with brown/grey brick to the middle building which has a buff/light brown colour. Finally the northeast corner has a dark-buff/brown colour.



Light-grey brick ref: Largs Academy, Scotland (Edenhall)



Dark-grey brick ref: Barking Riverside, London (Edenhall)



Materiality diagram

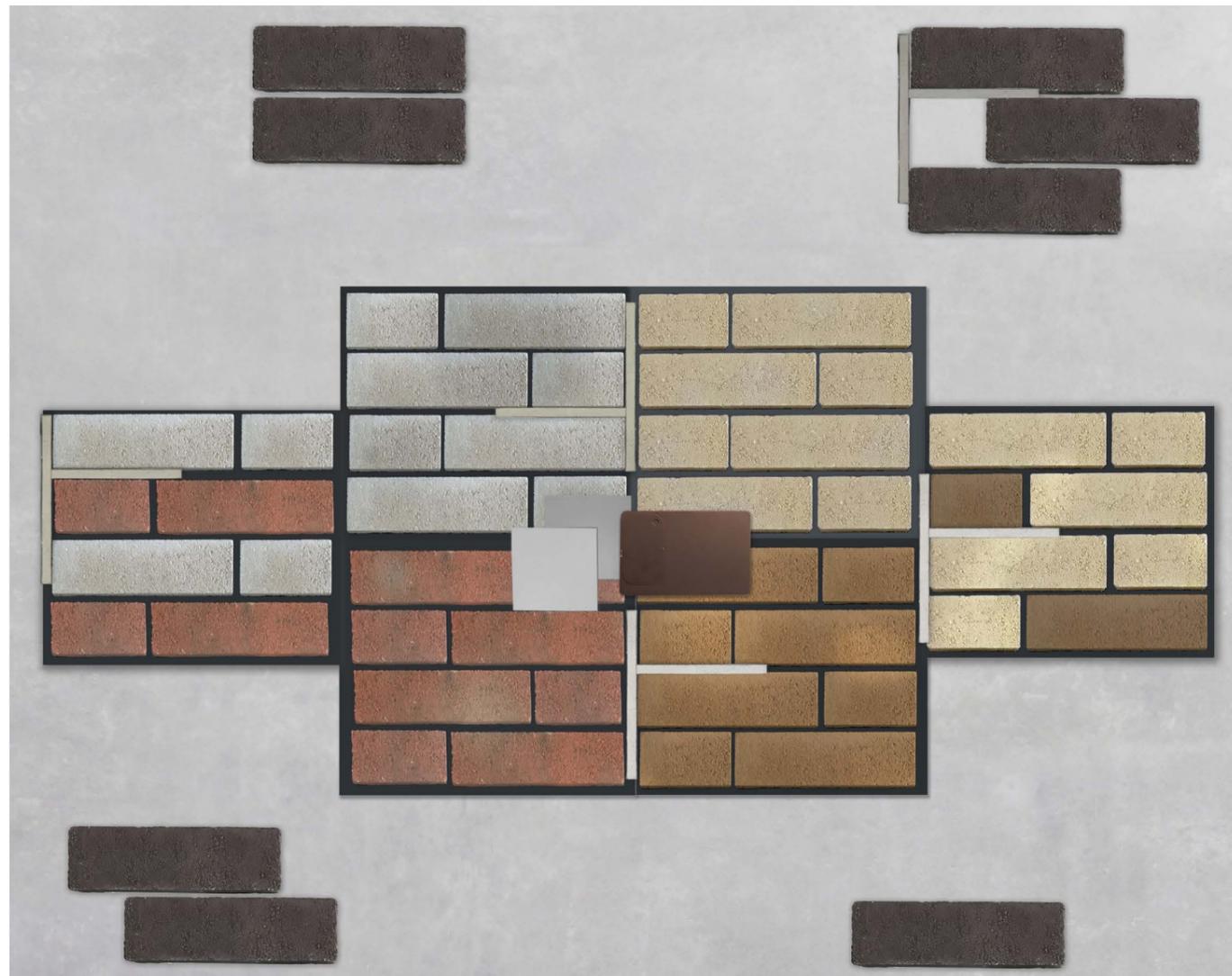
Northern Façades

The red brick façade along West Hill is subdivided in three parts by two grey-brick slots. Grooves, slots and recessed walls animate this façade, creating a dynamic range of light and shadows throughout the day.

The frontage along Neighbourhood Street has a symmetrical approach with L-shaped façades “holding” rectangular façades of lighter brick. The vertical grey recess is used to separate the two parts of the elevations.



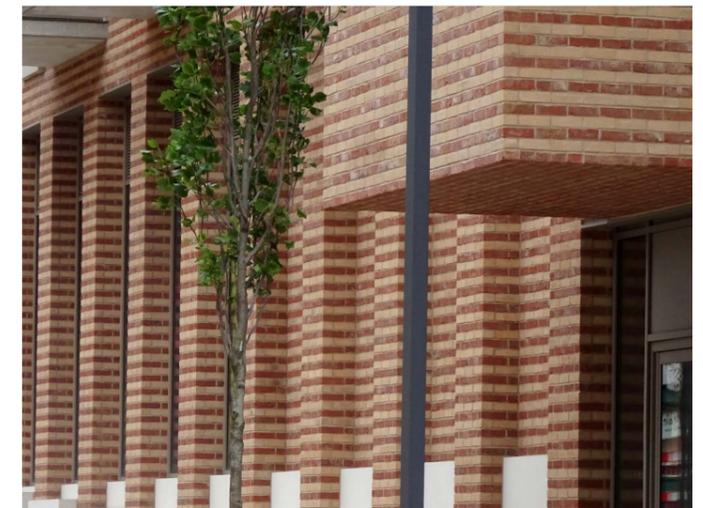
Materiality diagram



Indicative switch palette of the materials selected for Parcel 2



Buff brick ref: Holyrood, Edinburgh (Edenhall)



Striped brick wall ref: West Hendon, London, by Makower Architects