

**DESIGN NOTE PERTAINING TO APPROVAL OF DETAILS PURSUANT TO
CONDITION A6 (CONSTRUCTION, DESIGN AND ACCESS) ATTACHED TO
PLANNING PERMISSION 14/01007/VAR DATED 15TH OCTOBER 2014.**

COMMENTARY ON PROPOSED BRICK COLOURS

Royal Wharf

Oxley Wharf Limited / Ballymore

Ref 2004-5.4-141119-Cond_A6-AM-01

Introduction

Royal Wharf (formally Minoco Wharf) is a residential led mixed use scheme in the heart of the London Borough of Newham. The project represents a significant opportunity to provide new family housing alongside community, education, small-scale commercial and retail uses providing for the housing and amenity needs of the local community.

Submitted in November 2014, this commentary is provided in support of submitted design drawings and physical material sample panels which are currently being considered by LB Newham in relation to the discharge of condition A6 (construction, design and access) under application reference number 14/02401/AOD as it relates to the Phase 1 detailed area of the planning permission ref: 14/01007/VAR. It has been written with particular regard to the choice of bricks for each building coming forward as part of the works.

Masterplan Design Guardian Role

As the designers of the Royal Wharf Phase 01 and Phase 02 planning approved schemes, Glenn Howells Architects have been retained by the client organisation as masterplan guardian and design champion for the emerging detailed design works.

It is within this role that Glenn Howells Architects have been afforded the opportunity to review and influence the detailed construction design and materials specification of each building within the Phase 1 detailed area seeking approval under condition A6.

Bricks Material Strategy

Each building within the site has been extensively reviewed by Glenn Howells Architects at a range of scales and has been considered in line with wider master planning considerations. It is within this context that Glenn Howells Architects support the submitted brick materials and recommend these for approval under condition A6 (construction, design and access) attached to the aforementioned planning permission.

We would draw attention to the diagrams and summary commentary below.

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2009 Masterplan Aerial Sketch

The master planning vision for Royal Wharf has always been to create a landmark development by making another normal piece of London. This is to be achieved, not by a series of iconic buildings but through a carefully considered tapestry of mansion apartment buildings and terraced townhouses.

Precedent images referred to through the design process have always drawn from East London warehousing at Millennium Mills and Wapping, alongside mansion buildings found in the Great Estates.



Masterplan London Precedent Images

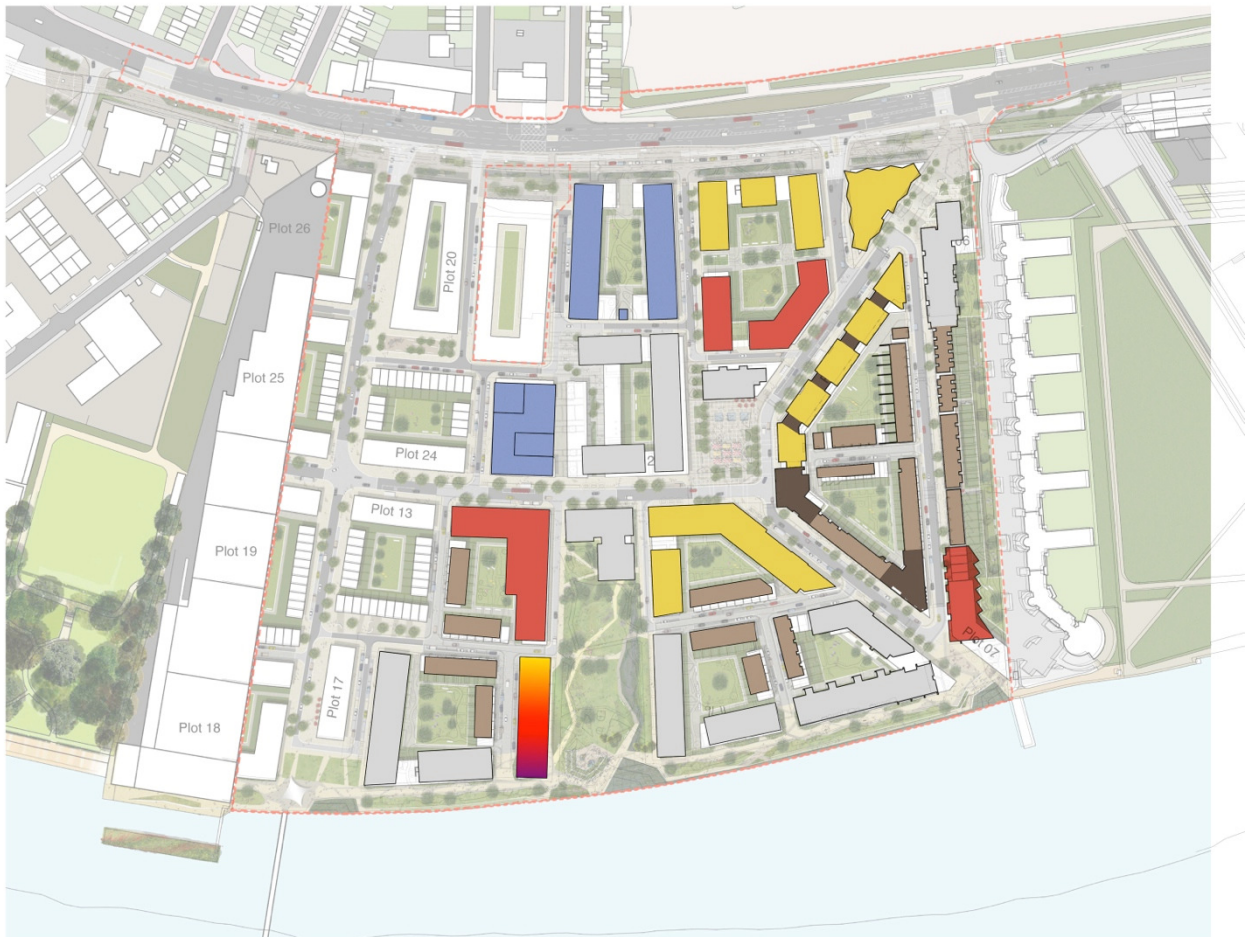
GLENN HOWELLS ARCHITECTS

This considered approach has followed through all design information and is inherent in the design code approved as part of the March 2012 outline planning permission. Glenn Howells Architects have consistently referred back to this vision through the materials specification for Royal Wharf Phase 01 and also for the recently approved design proposals for Royal Wharf Phase 02.

Material placement throughout the masterplan has been debated and reviewed consistently since initial design concepts for the Phase 01 plots were brought forward in 2010 and this debate has continued through the design process of Phase 02.

It is within the design champion role that Glenn Howells Architects have recognised the importance of this holistic approach to the place-making and materials strategy for Royal Wharf having reviewed and informed the overarching materials specification for the site.

A considerable number of brick sample panels have been considered alongside a range of mortar colors for Phase 01 – this has also been undertaken in line with proposals for Phase 02 works (some of which have already been approved under reserved matters with others pending submission to LBN). A summary of the bricks proposed for Phase 01 is listed and also illustrated on the diagram below.



Summary Proposed Royal Wharf Brick Color Materials Coding Plan – November 2014

Summary proposed bricks Phase 01:

Plot	Brick / Mortar
Townhouses	Horta / Y77
Plot 05 North and South Apartment Cores	Hadley Brindle / Y76
Plot 05 Central Apartment Cores	Mayfair Multi / Y111
Plot 02	Mayfair Multi / Y111

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It is our understanding that the Council has commented on the suitability of the Mayfair Yellow Multi brick type which is currently proposed to be used on the elevations of Plots 2 and 5 within Phase 1. As shown in the below image of the physical mock-up currently erected on the Royal Wharf site this is a golden, ochre yellow brick with a handmade texture complimented by darker weathered-type bricks as well as others with lighter highlights. A background and justification for the use of this brick type is provided in the following pages.



Mayfair Multi / Y111

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London Stock Brick Tone

The proposed use of any London Stock brick is particularly important within the Royal Wharf design context as this brick tone will not only announce the site entrance in Plot 02, it will also form the base syntax of a majority of Phase 01 and 02 schemes.

This brick tonal type is proposed on:

Plot 02	Forming an entrance and icon marker to the scheme,
Plot 01	Warehouse and entrance (proposed as a subtle shade so not to compete with Plot 02),
Plot 05	Marking the High Street with warmth and London Character,
Plot 09	Completing the civic square and referencing East London mansions.

A key design decision has been made by Glenn Howells Architects to use the same visually strong brick finish on Plot 02 as Plot 05.



View of Plot 05 and High Street



View of Plot 05 and Plot 08

Choice of Mayfair Multi

With due regard to the wider site strategy a common London Stock brick type has been carefully considered and proposed for Plots 02 and 05 facilitating depth of texture to the facade and also through the use of a multi additional color variation across each building.

Plot 02 will read as both masonry and reconstituted stonework alongside Plot 05 which will read as a masonry mansion building with secondary stonework detailing. Further explanation of the facade design strategy for Plots 02 and 05 is provided below.

The strength of the Mayfair Multi proposed for both buildings allows both the prominence of Plot 02 to be celebrated while also ensuring a common material identity is also present along the High Street.

Use of the Mayfair Multi affords the opportunity for Plot 01 to also be in a London Stock but built in a more subtle variation so as to reinforce the masterplan design codes intention that Plot 02 forms the jewel icon, marking the entry into the site.

Plot 05 will reinforce the London street aesthetic as indicated in the precedent images above forming the eastern edge of the new urban square. Plot 09 will also be read as the southern edge of the square alongside Plot 05 and will follow a similar approach to Plot 01, utilizing a similar buff London Stock brick but varying subtly from the Mayfair Multi so as to add to the rich tapestry of materials, while retaining the same base syntax.



View of Plot 02 Icon Marking the Entrance

Plot 02 Elevation Strategy

The building form is composed by three main elements, a highly glazed curtain walling base, a linear horizontality defined by continuous balconies and the crenelated vertical walls which form the external envelope to the residential apartments.

The crenelated vertical walls will be of the Mayfair Multi brick with a brushed pointing to provide a confident clean surface to the elevation. The balconies are to be edged warm grey precast concrete with simple light grey railings.

The base is to be full height glazing with dark powder coated metal panels to form the envelope to the stores as well as the signage zone which is located in front of the high level internal service zone.

The Mayfair Multi brick has been carefully considered to ensure the masonry walls read as prominent features within the crenelated form. Use of any less confident masonry tone would cause the elevation language to become blurred between the vertical form and horizontal balcony banding, thus eroding the clarity and purity of the building's design language.



View of Plot 05 and High Street

Plot 05 Elevation Strategy

Plot 05 forms one edge of the main route through the site from the entrance to the main square.

It is divided into five mansion facades, each with its own clearly defined entrance foyer. The mansion blocks are articulated by inset balconies at the upper levels, but are unified by the continuous material frontage to both the upper floors and to the mixed use class units at ground floor.

The elevation is principally the Mayfair Multi brick with light coloured reconstituted stone banding defining the roof line and a unifying tide line at ground floor thus establishing the proportion of each facade element.

To the South-West the elevation is further articulated by feature balconies, which form a more permeable interior to the residential block.

The brickwork has a strong vertical order broken only by the reconstituted stone banding and larger panels of brickwork reinforcing the apparent solidity and permanence of the building.

At the upper levels deep window reveals provide strong surface modelling to the elevation. At the ground floor the fenestration to the mixed use accommodation sits flush with the surrounding brickwork exaggerating the depth of the entrances to the mansion blocks.

The Mayfair Multi brick finish will enrich the robust simple elevation and unify the Phase 01 scheme.

Conclusion

The design commentary above highlights the consideration Glenn Howells Architects have afforded material specification across the Phase 01 scheme and highlights how this is considered holistically within the Phase 02 scheme.

Royal Wharf has benefited from a consistent design team having overseen the master planning approach for this site since 2009, resulting in an approved outline masterplan and associated design code.

Each brick choice has been debated in full across the design team with Glenn Howells Architects retaining full authority to revise materials proposed for the site throughout the construction of this exemplar masterplan.

The use of each brick proposed as part of the Phase 01 works, including the Mayfair Multi brick finish, reads within a very carefully selected design and colour pallet across the Royal Wharf site and it is for this reason and as outlined above that Glenn Howells Architects fully support the submitted brick materials and recommend these for approval under condition A6 (construction, design and access) attached to the aforementioned planning permission.

Glenn Howells Architects
Nov 2014