



Building N

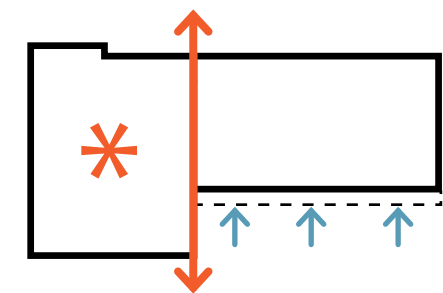


Overview

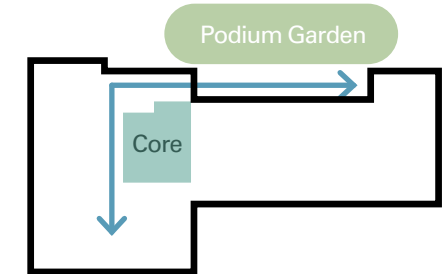
Building N is located on the south-east corner of the site. The taller element frames a key entrance into the site from Hanover Park. The lower wing frames the podium garden to the north. The domestic aesthetic of the lower wing softens the utilitarian nature of the ground floor functions below it.

The ground floor of the taller building provides flexible retail, leisure and commercial space to activate the entry point to the Green Link from Hanover Park.

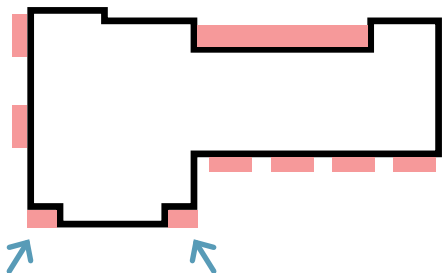
The primary core is located in the taller element which has homes starting at first floor.



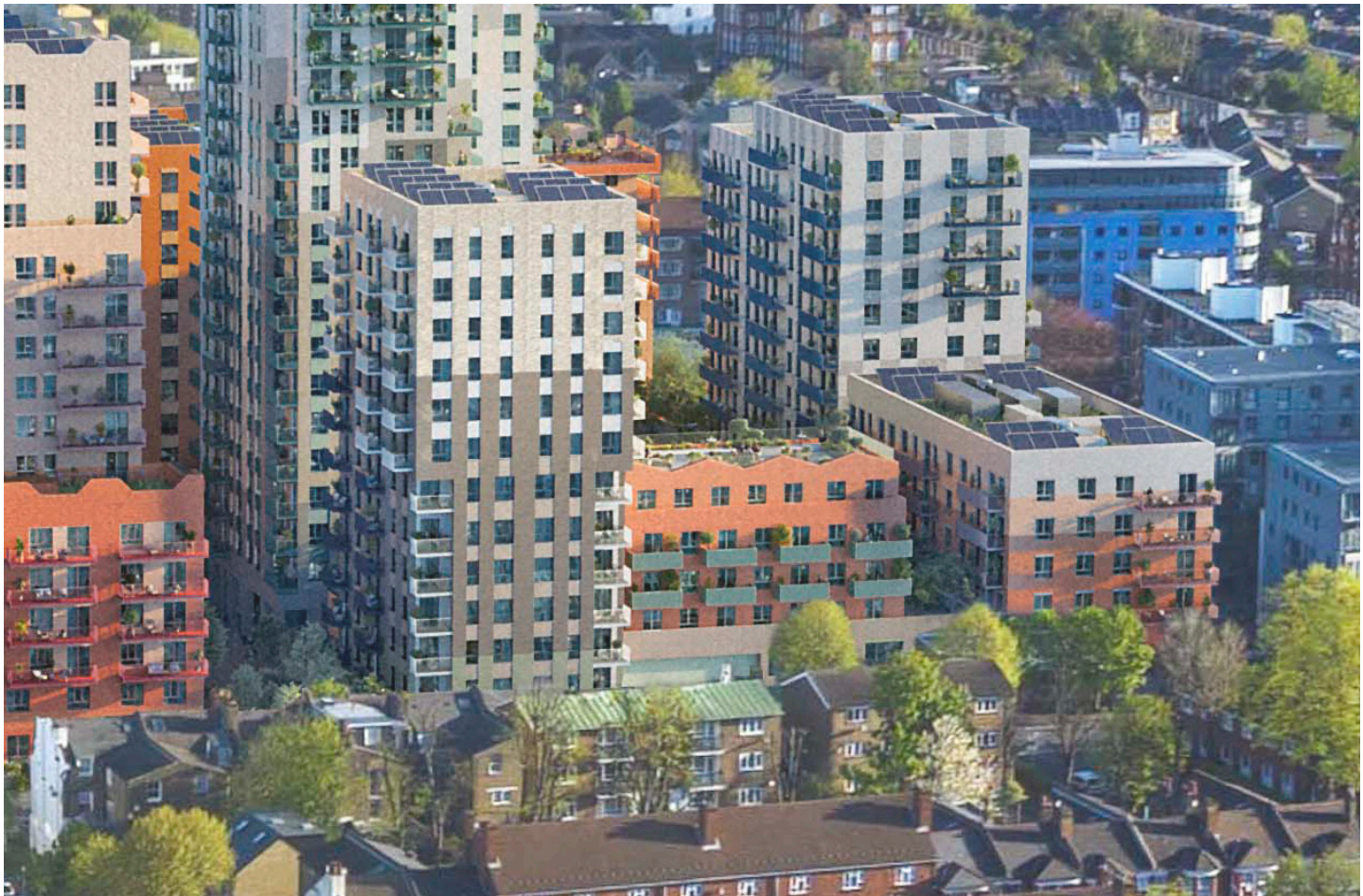
The building is divided into a taller element and a lower wing. The lower is set back from the street line to provide a terrace at level two.



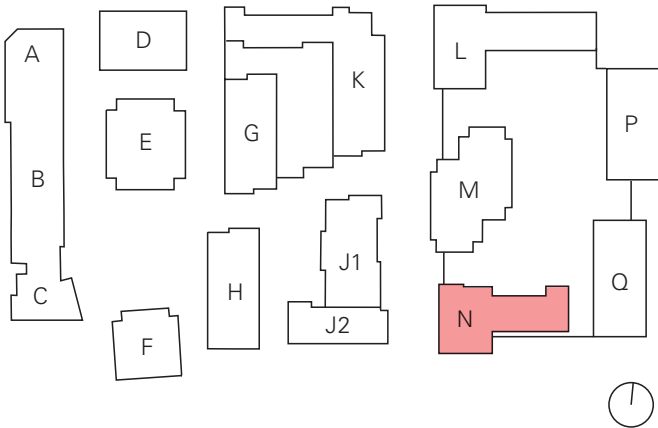
The core is central to the taller element, linking to the lower wing via gallery access to the north, in direct conversation with the podium garden.



The building is articulated externally with gallery access, inset balconies to Hanover Park at lower levels and further bolt-on balconies providing private amenity.



Aerial view of building N from south

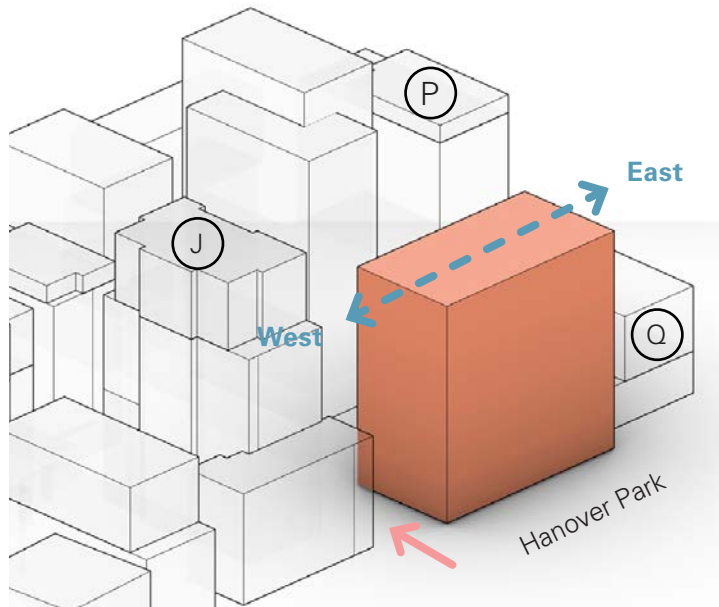


Scale and form

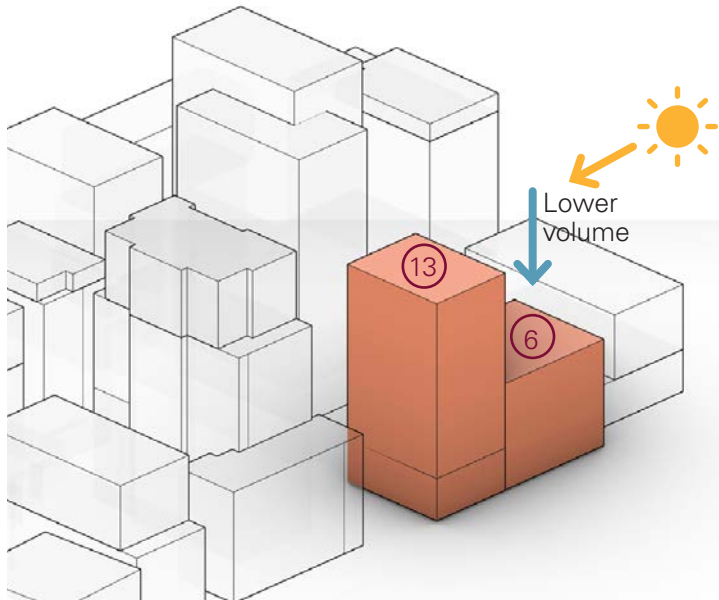
The building creates the southern boundary to the podium garden. It is orientated east to west in response to daylight considerations.

Building N's lower wing has gallery access and responds sensitively to the surrounding residential buildings on Hanover Park in its scale and appearance. Its height is aligned to meet that of adjacent building Q. The reduced height also allows greater penetration of light from the south into the podium garden.

The taller element is grounded to frame the journey into the Green Link, acting as a marker for flow of residents into the site. In contrast, the lower wing is raised, sitting atop the podium, setting back from the ground floor facade. This helps to improve privacy and mitigate noise pollution from the Morrisons service entrance.



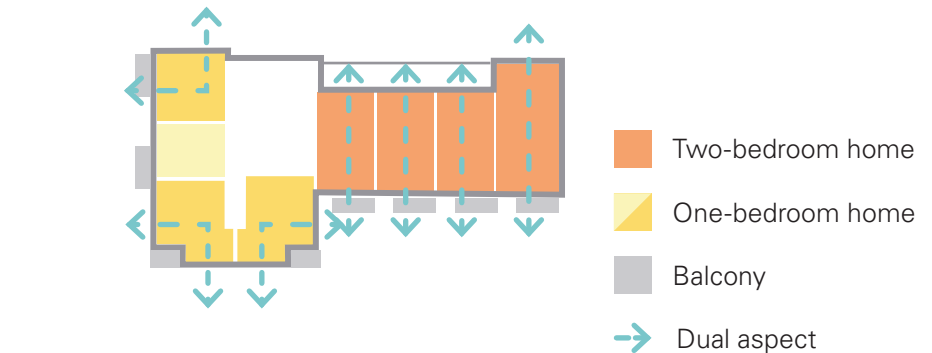
The building is orientated east to west, forming a key frontage onto Hanover Park, and an important entry point into the proposed development from the south.



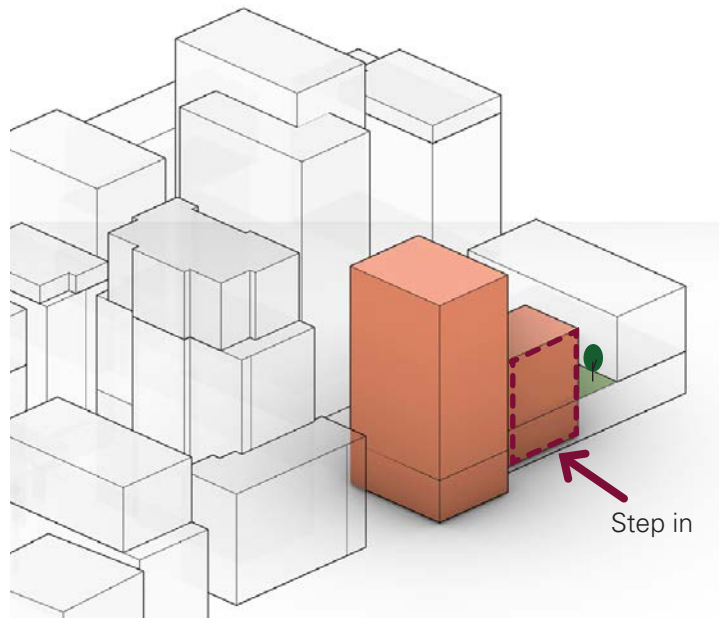
The building is split and shifted down to the east, creating a roof terrace and increasing dual aspect homes whilst allowing southern light into the podium garden beyond.

Typical layout

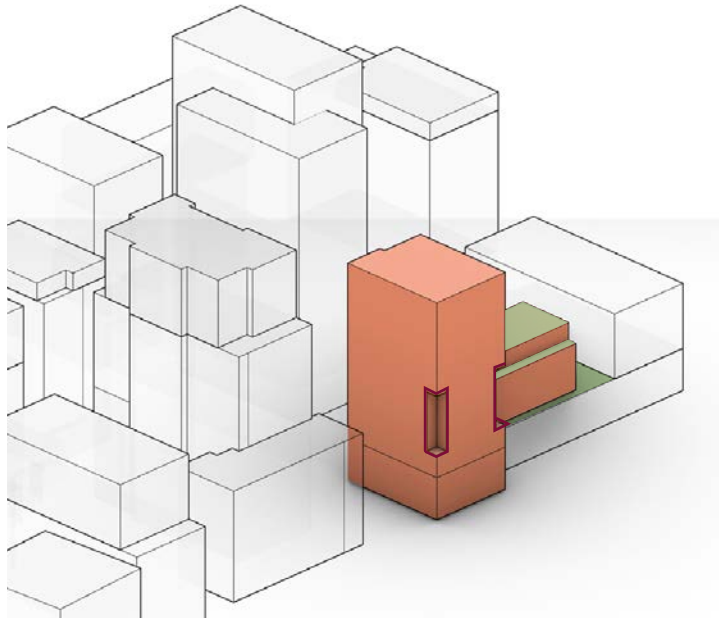
Building N contains a mix of one and two-bedroom homes. The form allows for almost all of the homes in Building N to enjoy a dual or triple aspect. Balconies are positioned primarily on the south elevation to act as shading devices. Gallery access creates dialogue and passive surveillance to the podium garden it borders.



Building N layout principles diagram



The lower wing is further set back from the street to differentiate the two elements. The stepping back highlights the break between building N and building Q to the east.



The form is reduced further by the inclusion of inset balconies to the taller element. The top floor of the lower wing is also recessed to create a residential terrace as private amenity.

Architectural approach

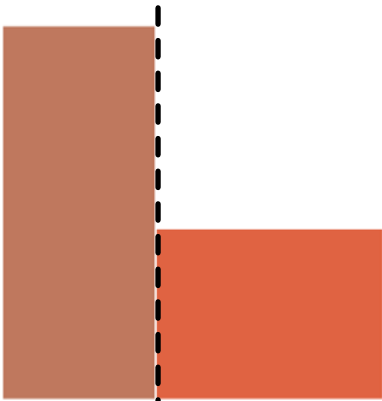
The architectural approach follows the separation of the building into two distinct elements. There is a striking difference in colour between the taller element and the wing, designed to be tied together through common details. The lower wing is designed to be distinct from the service entrances below, with a domestic aesthetic to soften the utilitarian nature of the required functions.

The design strikes a balance between contrasts and complements. The tone differs between the taller element and lower wing. Considered colour matches between materials brings a coherency to the overall approach, whilst referencing neighbouring buildings outside of the Proposed Development. The parapet pitches of the lower wing take direct inspiration from residential buildings on Hanover Park.



Concept sketch of building N looking north from Hanover Park

Division



Divide building

Grounding



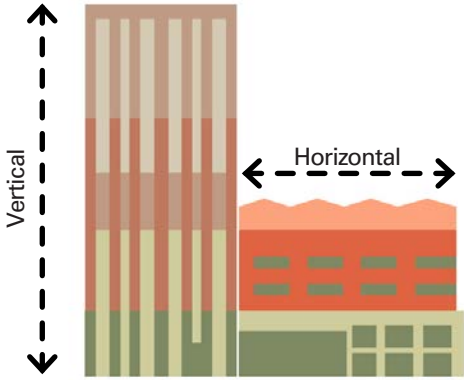
Grounded

Raised

Banding



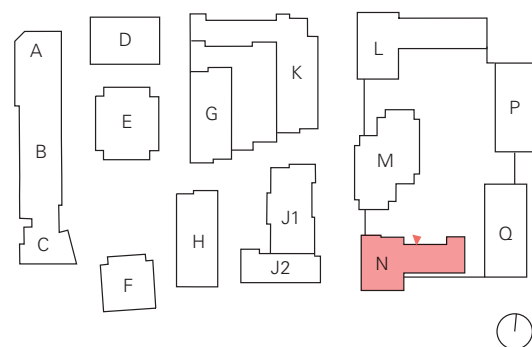
Articulation



Feathered

Domestic

Gallery access in building N creates a dialogue with the podium garden below and fosters a community feel. Building Q is seen beyond, with private residential terraces lining the generous shared podium garden.



Elevation approach

The taller element has a pared back design, acting as a gateway and neighbourhood marker at the southern edge of the site. The ground floor is vibrant, using glazed green brick to activate the retail facades and residential entrance.

Above the ground, the hues are more muted, with the horizontal banding between brick colours feathered to soften the distinction. Brick colours are carried upwards through repeated details. Window and balcony locations help to create a further vertical expression.

The palette of the lower wing is significantly brighter than the taller element, to be read as a 'jewel' building, complete with pitched parapets to emulate the neighbouring traditional terrace house typology. The vibrant green metalwork used in the gallery access walkways, balconies and window frames complements the green at ground floor.



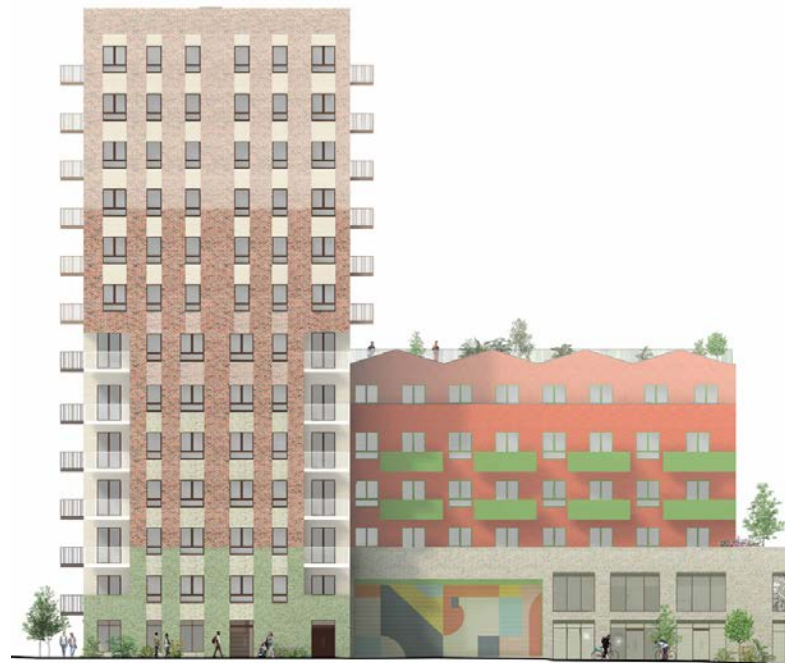
Building N - key elevation



Southern facade bay study



Building N - south elevation



Building N - north elevation

Bay study

The material intention is that of contrast, with a subtle gradient of colour from ground to top floor of the taller building. The green colour at ground and first floor highlights the non-residential uses. Moving up the building, the brown tones become lighter when reaching the upper floors.

In contrast, the wing building uses a bold but complementary palette to differentiate from the taller building. The bold use of colour subverts the more traditional pitched roof form. A range of bricks are used to create an dynamic facade however, most are found elsewhere across the Proposed Development to encourage site-wide cohesion.



Building N - key elevation

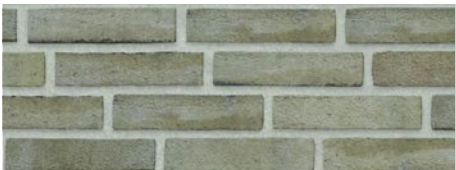
Taller element:



Dark red / brown brick



Red / brown brick



Dark pistachio brick



Light pistachio brick



White glazed brick



Green glazed brick



Metal work colours

Gallery access wing:



Orange brick



Gold colour brick



Bright Green metalwork

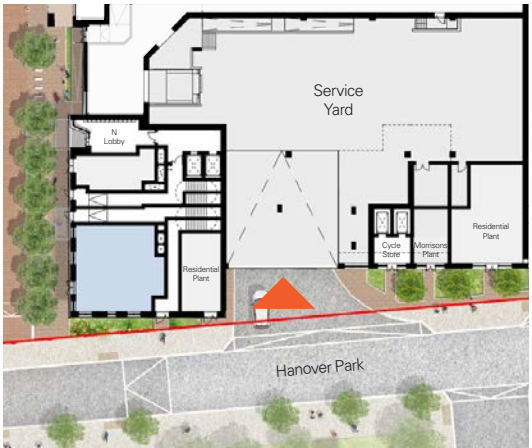
Hanover Park elevation

Below the gallery access wing of building N is the entrance to the Morrisons internal service yard. This is positioned due to the direct access from Hanover Park and proximity to the back of house spaces. Refer to Chapter 10 'Access, transport and servicing,' and Chapter 7 'Morrisons' within this report for further information.

The ground floor of the lower wing hosts varied service areas, including plant / service yard entrance for Morrisons and residential, as well as access to the first floor cycle hub for building N. A series of frequent and infrequently used openings contribute to an active facade facing Hanover Park.



Building N - key elevation



Service yard entrance below lower wing of building N