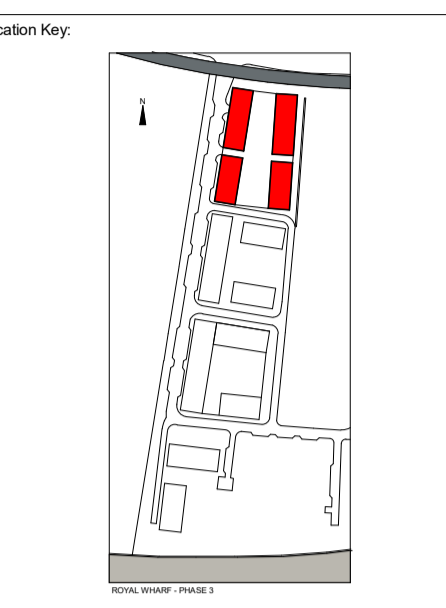
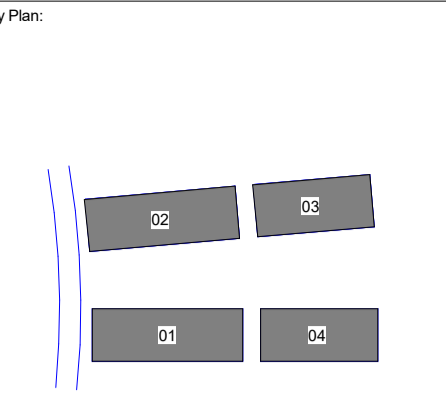


RAMP DOWN FROM  
LOWER GROUND LEVEL



A MW 160317 Planning Issue  
 - MW 211216 Planning Issue

Rev	By	Date	Description

Revisions:

**BALLYMORE**

Project:

**ROYAL WHARF PHASE 3 - PLOT 20**

Drawing Title:

**PLANNING - BASEMENT**

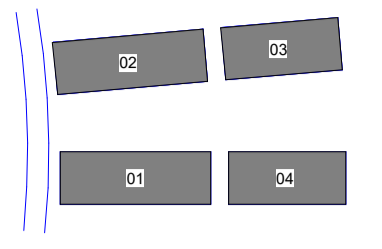
**TODD ARCHITECTS**  
 20 TOTTENHAM AVENUE,  
 4 QUEENSBOND,  
 BALLYMORE, DUBLIN 4,  
 IRELAND. TEL: 01 454 4000  
 E: INFO@TODDARCH.CO.UK  
 W: WWW.TODDARCH.CO.UK

Drawing No: **16088-TA-P-20.00-2-098** Revision: **A**

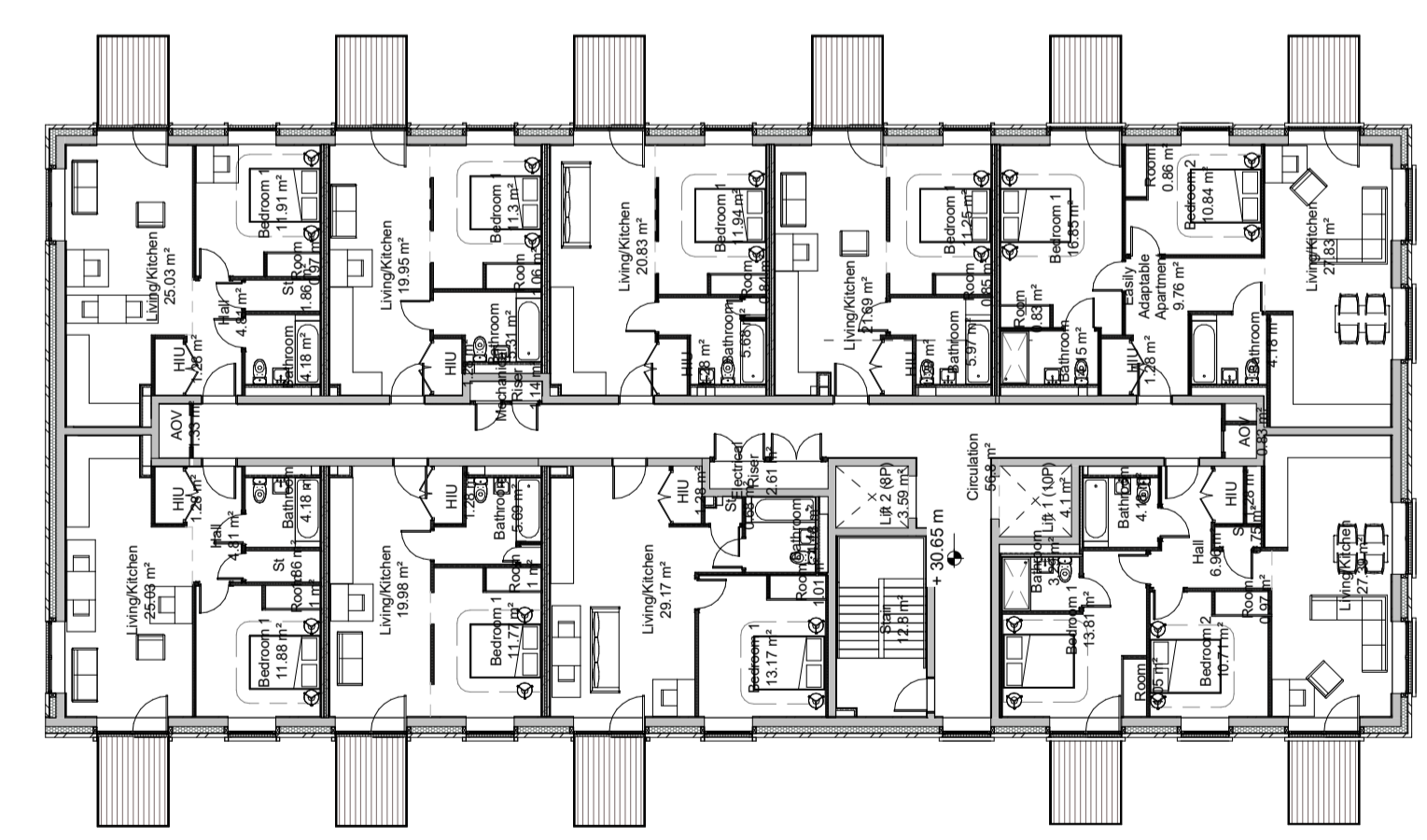
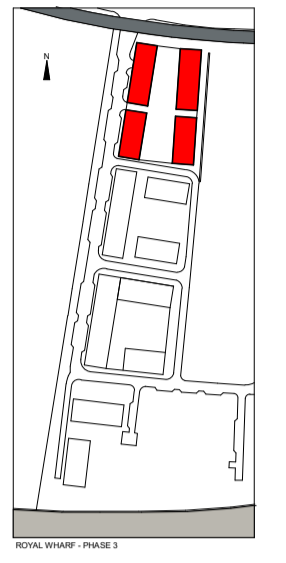
Project No:	Scale:	Date:
16088	1 : 200	12/21/16
Plot:	Checked:	Scale:
	WJP	

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Key Plan:



Location Key:



A MW 16/03/17 Planning Issue  
- MAY 21/12/16 Planning Issue  
Rev By Date Description

Revisions:

### BALLYMORE

Project:  
**ROYAL WHARF PHASE 3 - PLOT 20**

Drawing Title:  
**PLANNING - EIGHTH FLOOR**

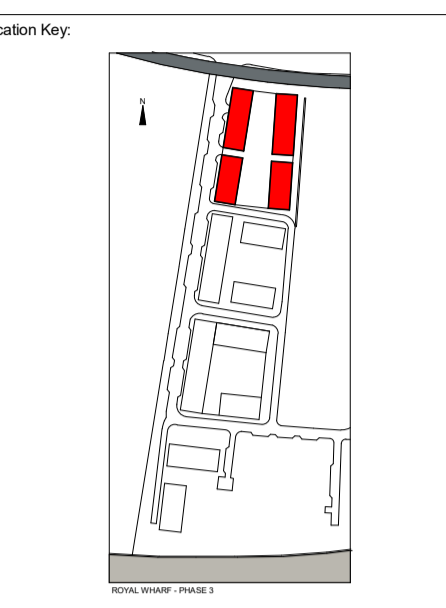
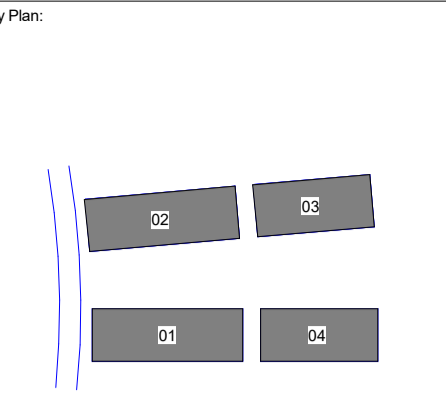
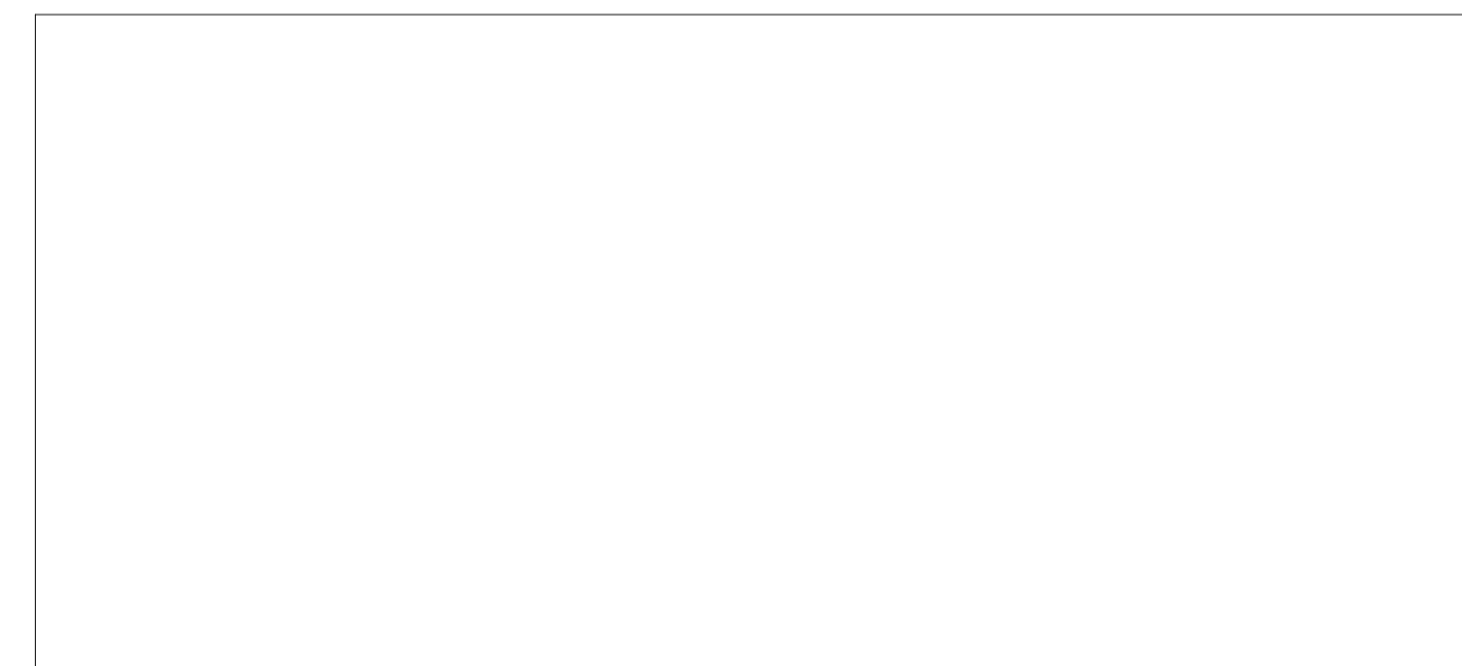
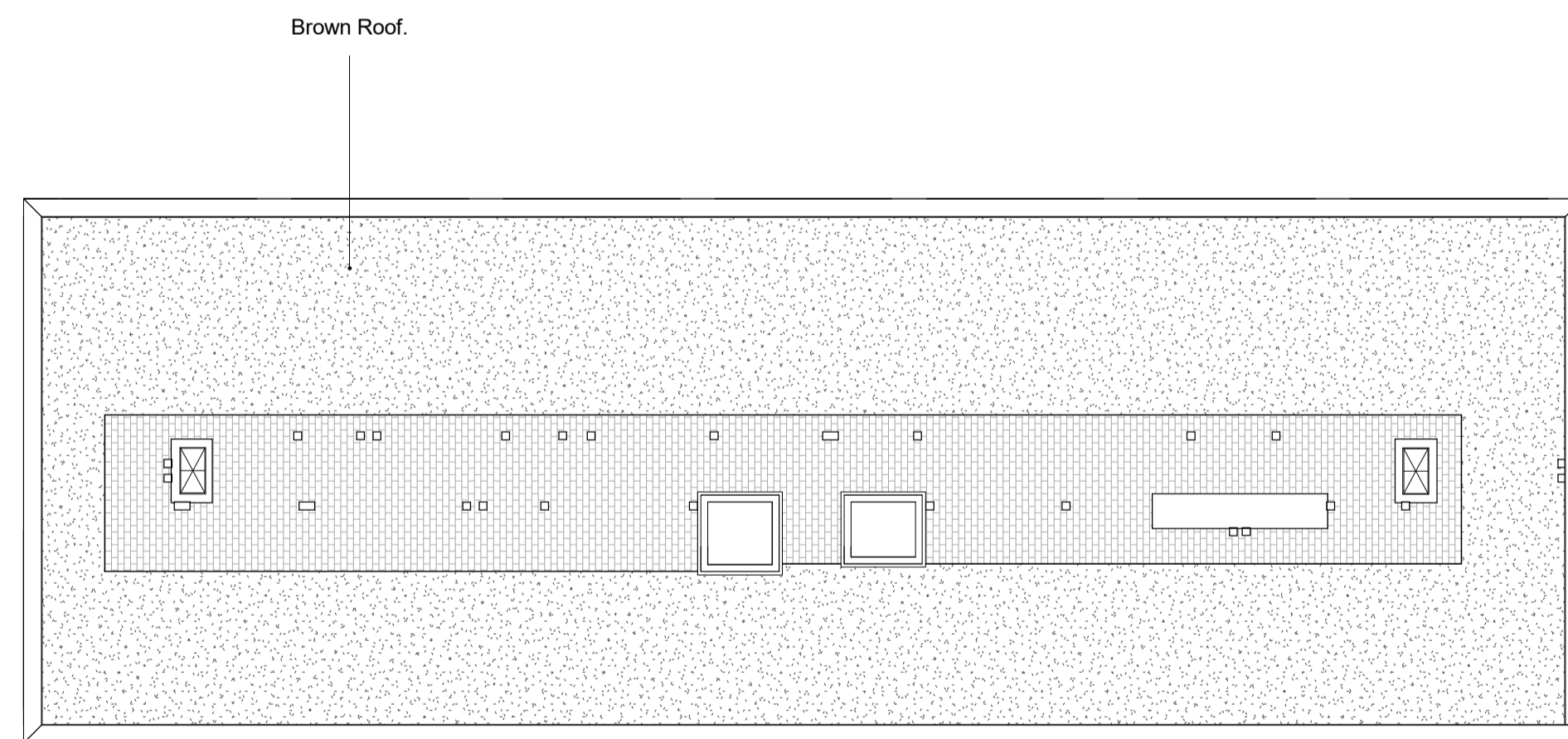
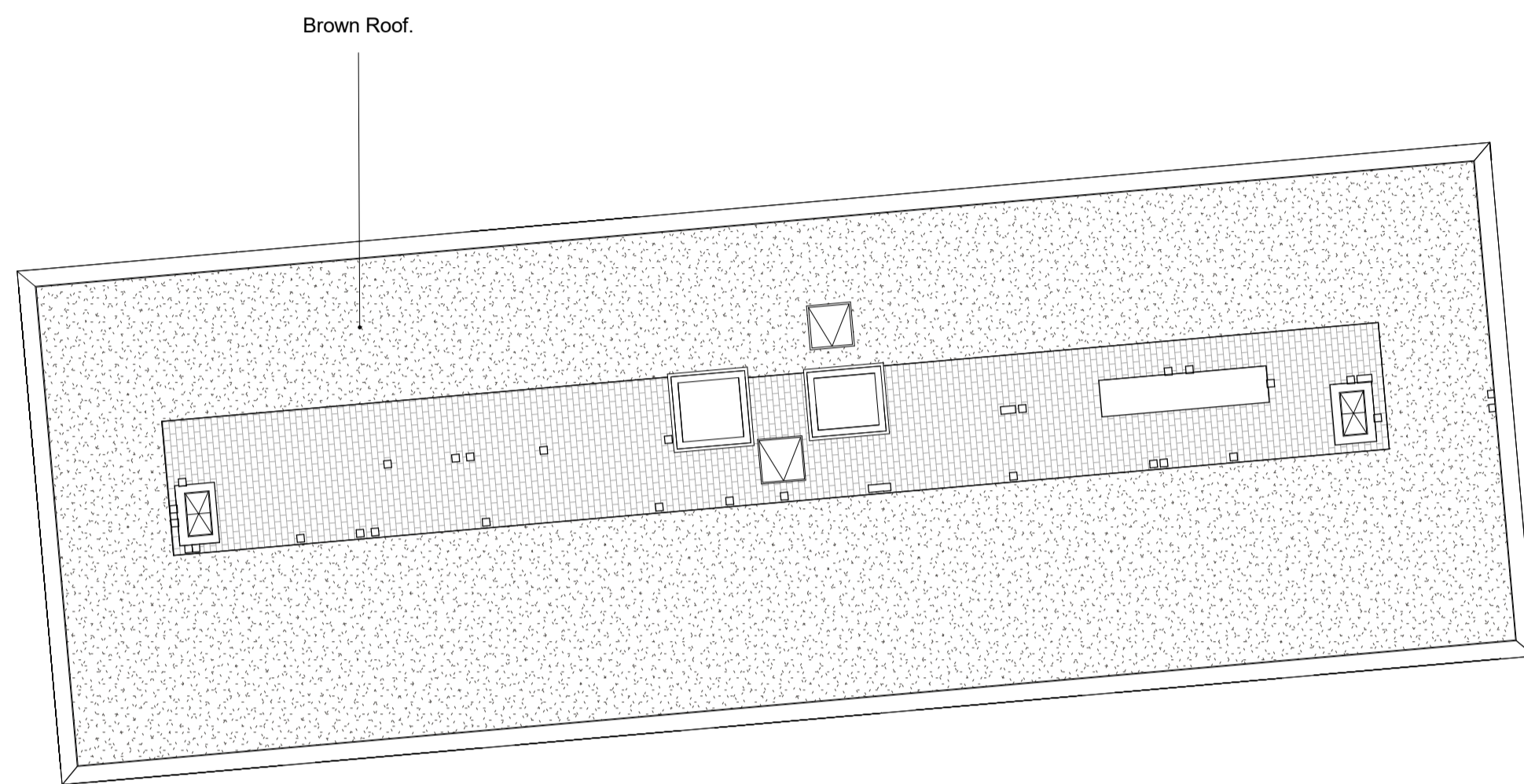
**TODD ARCHITECTS**  
25 TOTTENHAM AVENUE,  
WILMANTON, BRISTOL,  
AVON, BS15 2JG  
T: +44 (0)1275 833333  
W: WWW.TODDARCH.CO.UK



Drawing No: **16088-TA-P-20.00-2-108** Revision: **A**

Project No: 16088	Scale: 1 : 200	Date: 12/21/16
Plot: WIP	Checked:	Scale:

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A	MW 160317	Planning Issue	
	MW 211216	Planning Issue	
Rev	By	Date	Description

Revisions:

**BALLYMORE**

Project:  
**ROYAL WHARF PHASE 3 - PLOT 20**

Drawing Title:  
**PLANNING - ROOF PLAN**

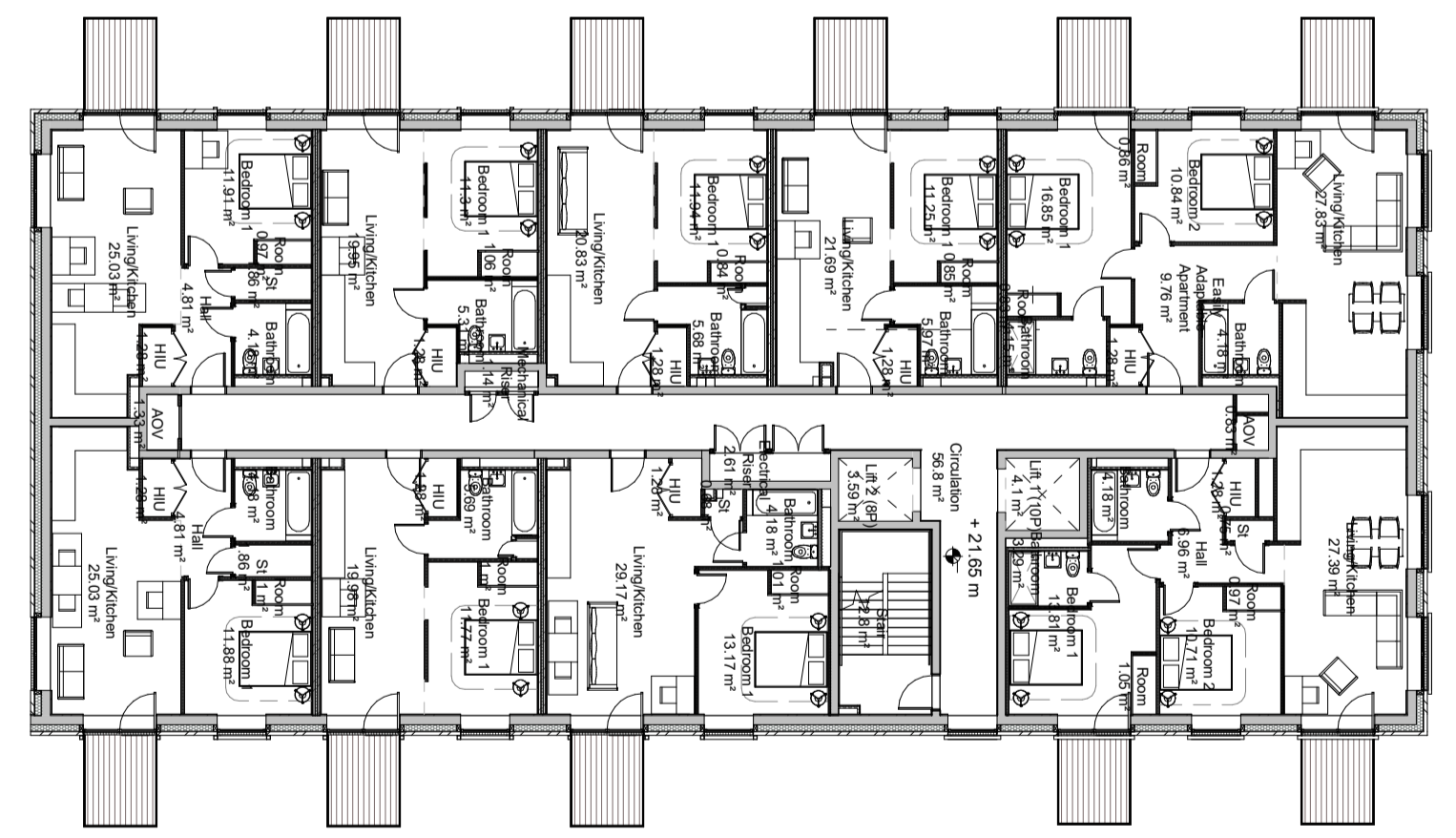
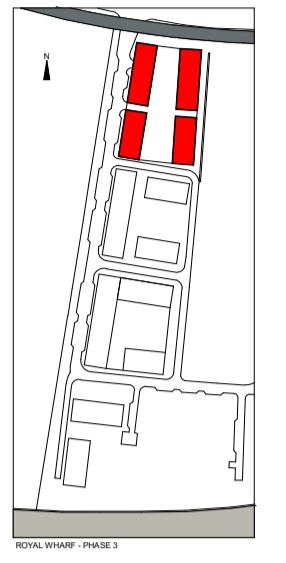
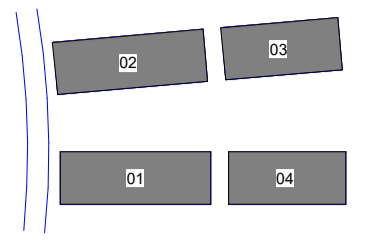
**TODD ARCHITECTS**  
201 TODD STREET, BIRMINGHAM, B15 1TN  
0121 717 0000  
www.toddarchitects.co.uk



Drawing No: **16088-TA-P-20.00-2-111** Revision: **A**

Project No:	Scale:	Date:
16088	1 : 200	12/21/16
Plot:	Checker:	Scale:
	WJP	

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A MAY 16/2017 Planning Issue  
MAY 23/2016 Planning Issue  
Rev By Date Description

Revisions:

### BALLYMORE

Project:

### ROYAL WHARF PHASE 3 - PLOT 20

Drawing Title:

### PLANNING - FIFTH FLOOR

TODD ARCHITECTS  
25 FLOOYER ROAD,  
WILMANTON, BRISTOL,  
AVON, BS15 2JG  
T: +44 (0)1275 833333  
W: WWW.TODDARCH.CO.UK



Drawing No:

16088-TA-P-20.00-2-105 A

Project No:

16088

Scale:

1 : 200

Date:

12/21/16

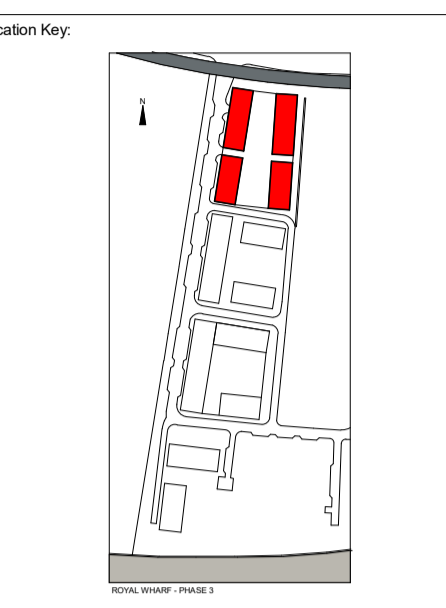
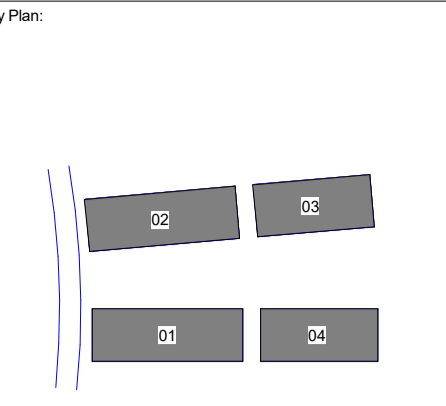
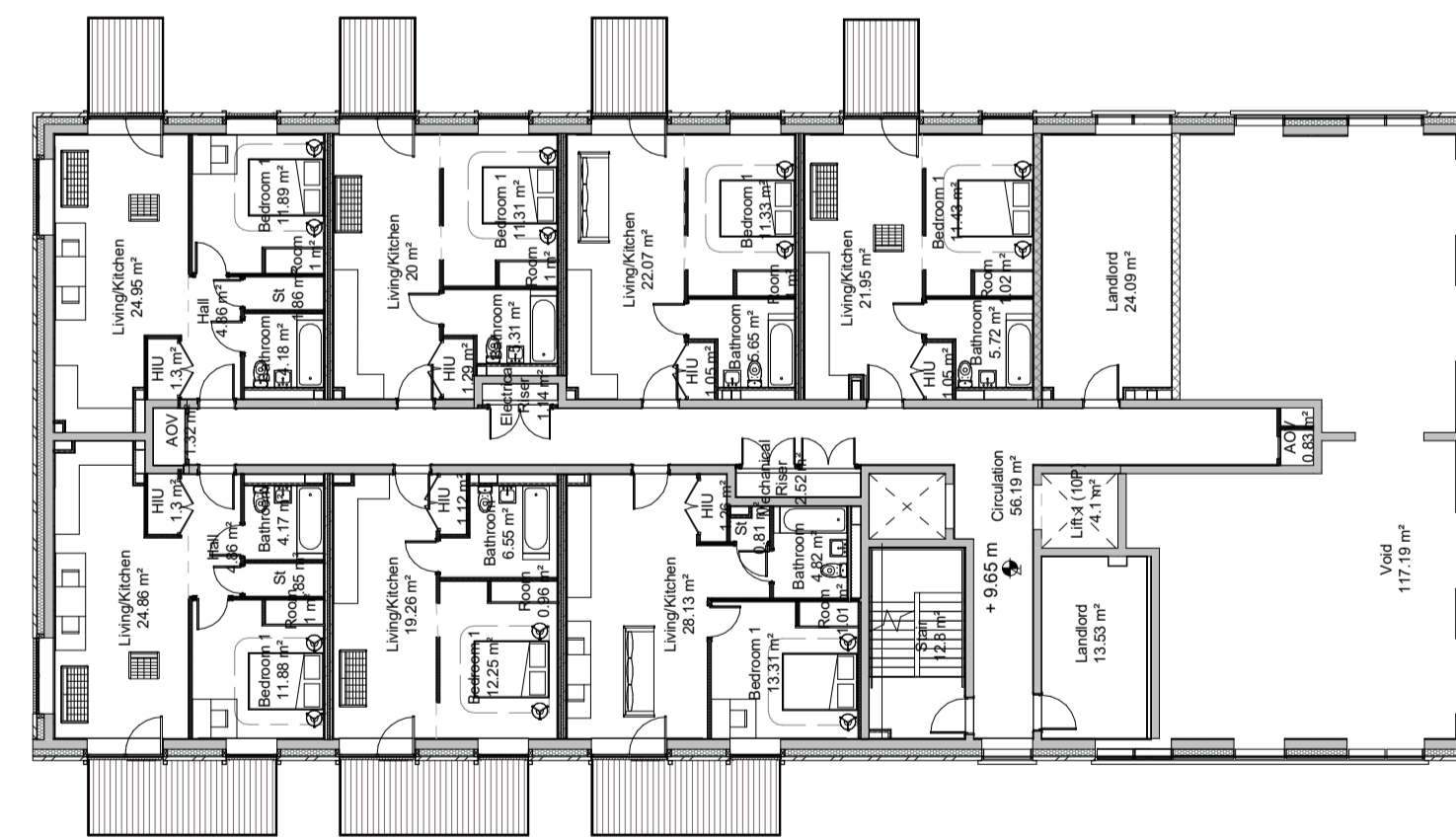
Plot:

Checked:

WJP

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DJR



A: MW 160517 Planning Issue  
 +: MW 211216 Planning Issue

Rev	By	Date	Description
1			

**BALLYMORE**

**ROYAL WHARF PHASE 3 - PLOT 20**

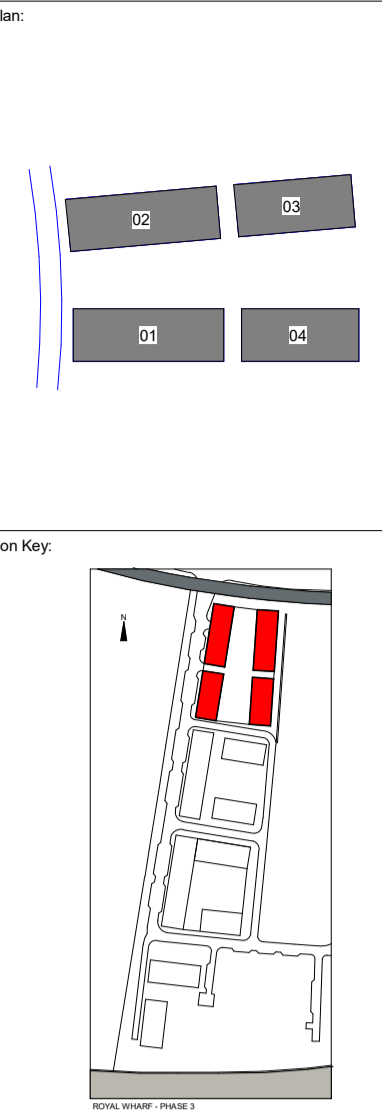
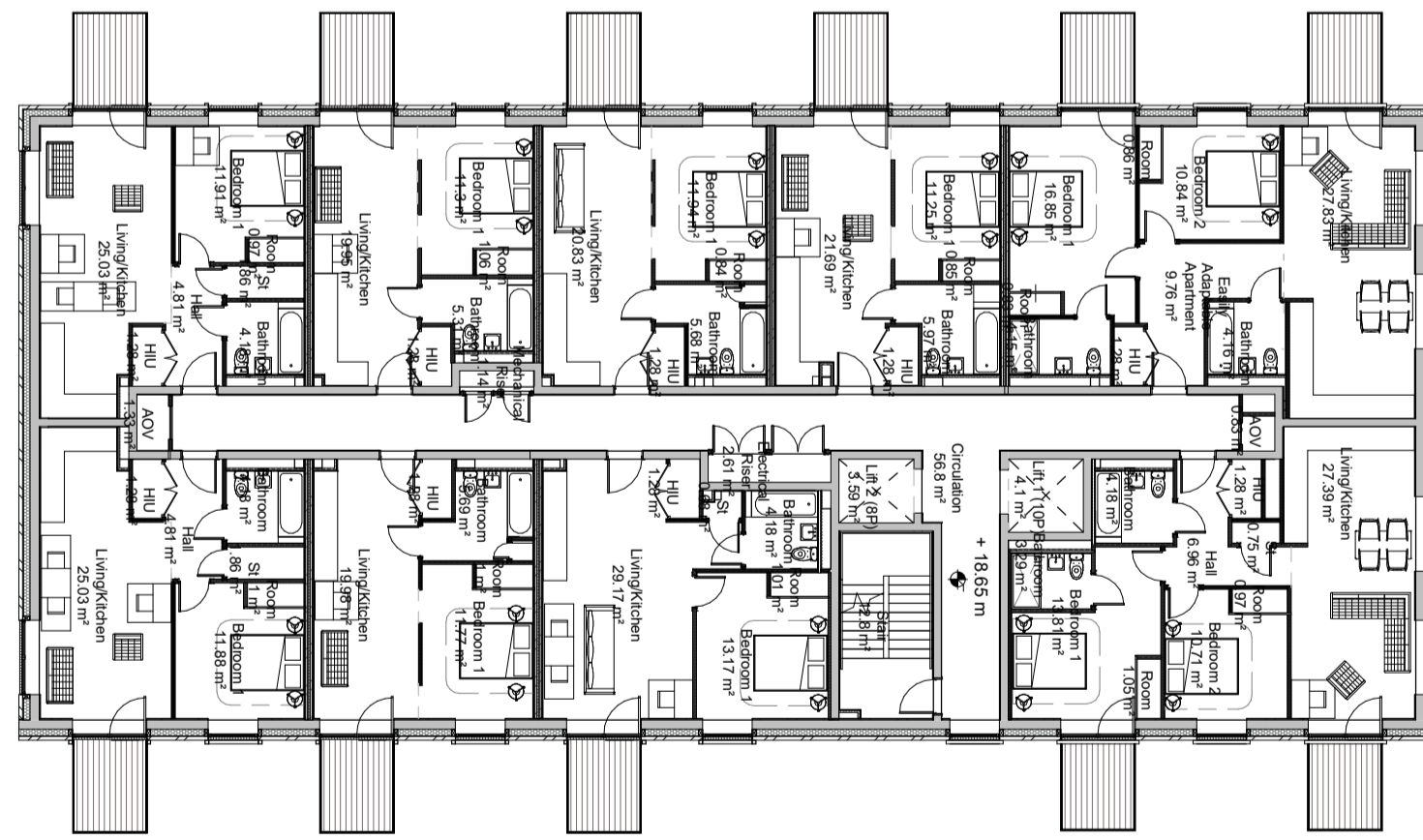
**PLANNING - FIRST FLOOR**

**TODD ARCHITECTS**  
 25 FLOOYER HOUSE,  
 4 GARDEN ROAD,  
 WILMANTON, BRISTOL,  
 AVON, BS15 2JG  
 T: +44 (0)1275 831000  
 F: +44 (0)1275 831001  
 W: WWW.TODDARCH.CO.UK

Drawing No: **16088-TA-P-20.00-2-101** Revision: **A**

Project No: <b>16088</b>	Scale: <b>1 : 200</b>	Date: <b>12/21/16</b>
Plot: <b>WIP</b>	Checked:	Scale:

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A MW 16/03/17 Planning Issue  
Rev By Date Description  
16088-TA-P-20.00-2-104 A

**BALLYMORE**

**ROYAL WHARF PHASE 3 - PLOT 20**

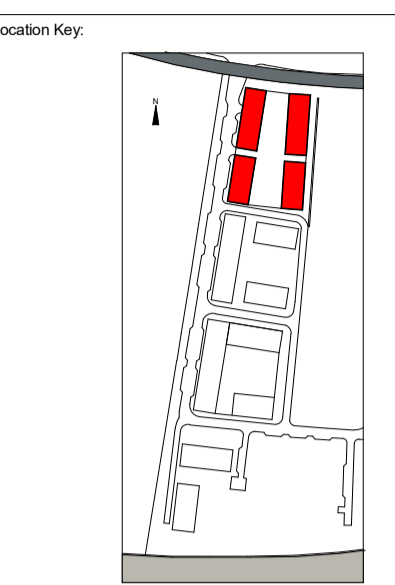
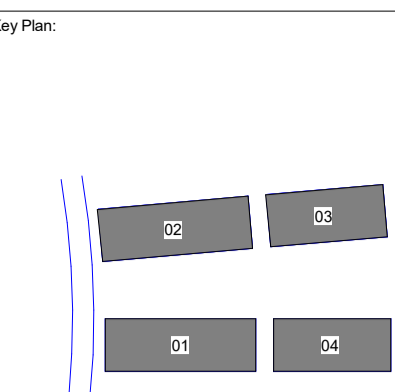
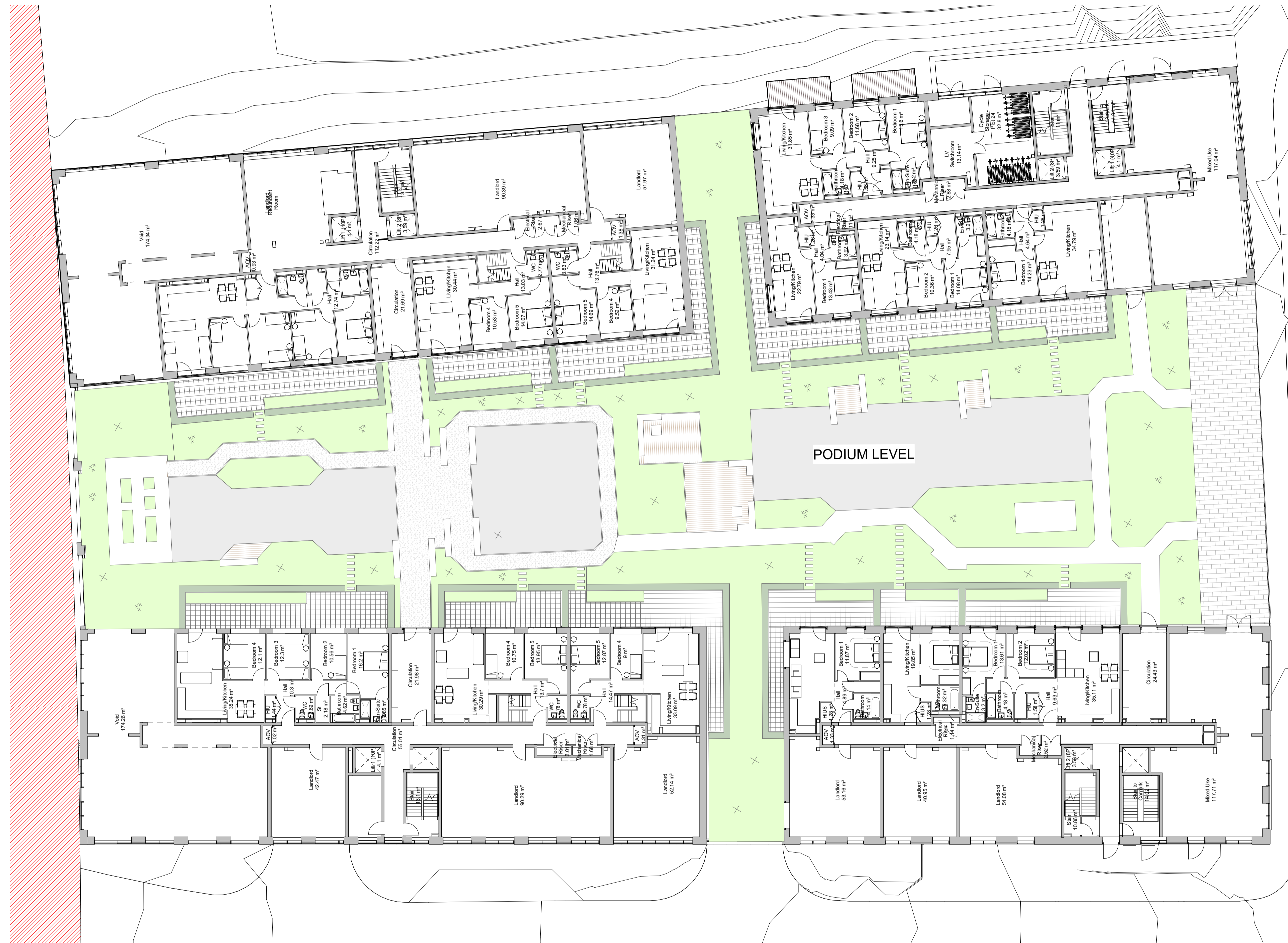
**PLANNING - FOURTH FLOOR**

**TODD ARCHITECTS**  
32 DUCK LANE, BALLYMORE  
DUBLIN 4  
T: +353 1 408 8888  
F: +353 1 408 8889  
WWW.TODDARCH.CO.UK

Drawing No: **16088-TA-P-20.00-2-104** Revision: **A**

Project No:	Scale:	Date:
16088	1 : 200	12/21/16
Plot:	Checked:	Status:
		WIP

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Key Plan - Phase 3

Rev	By	Date	Description
A	MW	16/03/17	Planning Issue
B	MW	23/12/16	Planning Issue

Revisions:

**BALLYMORE**

**ROYAL WHARF PHASE 3 - PLOT 20**

**PLANNING - GROUND FLOOR**

**TODD ARCHITECTS**  
 30 FLOODEY ROAD, WATFORD, Herts, WD18 1BT  
 T: +44 (0)1923 274000  
 F: +44 (0)1923 274001  
 WWW.TODDARCH.CO.UK



Drawing No: **16088-TA-P-20.00-2-100**

Project No:	Scale:	Date:
16088	1 : 200	12/21/16

Plot:	Checked:	Scale:
	WVP	

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**FOR PLANNING APPROVAL**

**KEY**

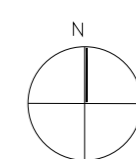
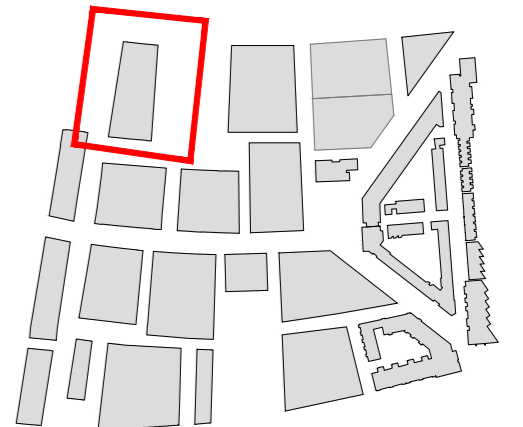
- |  |  |  |                                   |  |                          |
|--|--|--|-----------------------------------|--|--------------------------|
|  | HIGH QUALITY STONE PAVING                                |  | PROPOSED TREE PLANTING            |  | OUTDOOR TABLE            |
|  | GOOD QUALITY PC PAVING                                   |  | MULTI-STEMMED SHRUB PLANTING      |  | BENCH                    |
|  | HIGH QUALITY STONE SETTS                                 |  | LAWN                              |  | RETAINING WALL AND STEPS |
|  | GOOD QUALITY PC SETTS                                    |  | SHRUB AND HERBACEOUS PLANTING     |  | TIMBER DECKING           |
|  | GOOD QUALITY PC SETT PAVING TO DEMARCATATE TREE SURROUND |  | HEDGE PLANTING                    |  | TACTILE PAVING           |
|  | KERB   |  | AREA OUTSIDE PLANNING APPLICATION |  |                          |
|  | RESIN BONDED GRAVEL                                      |  | STEPPING STONES                   |  |                          |

NOTE:  
REFER TO ENGINEERS DRAWINGS FOR  
HIGHWAYS LEVELS INFORMATION

**GENERAL NOTES**

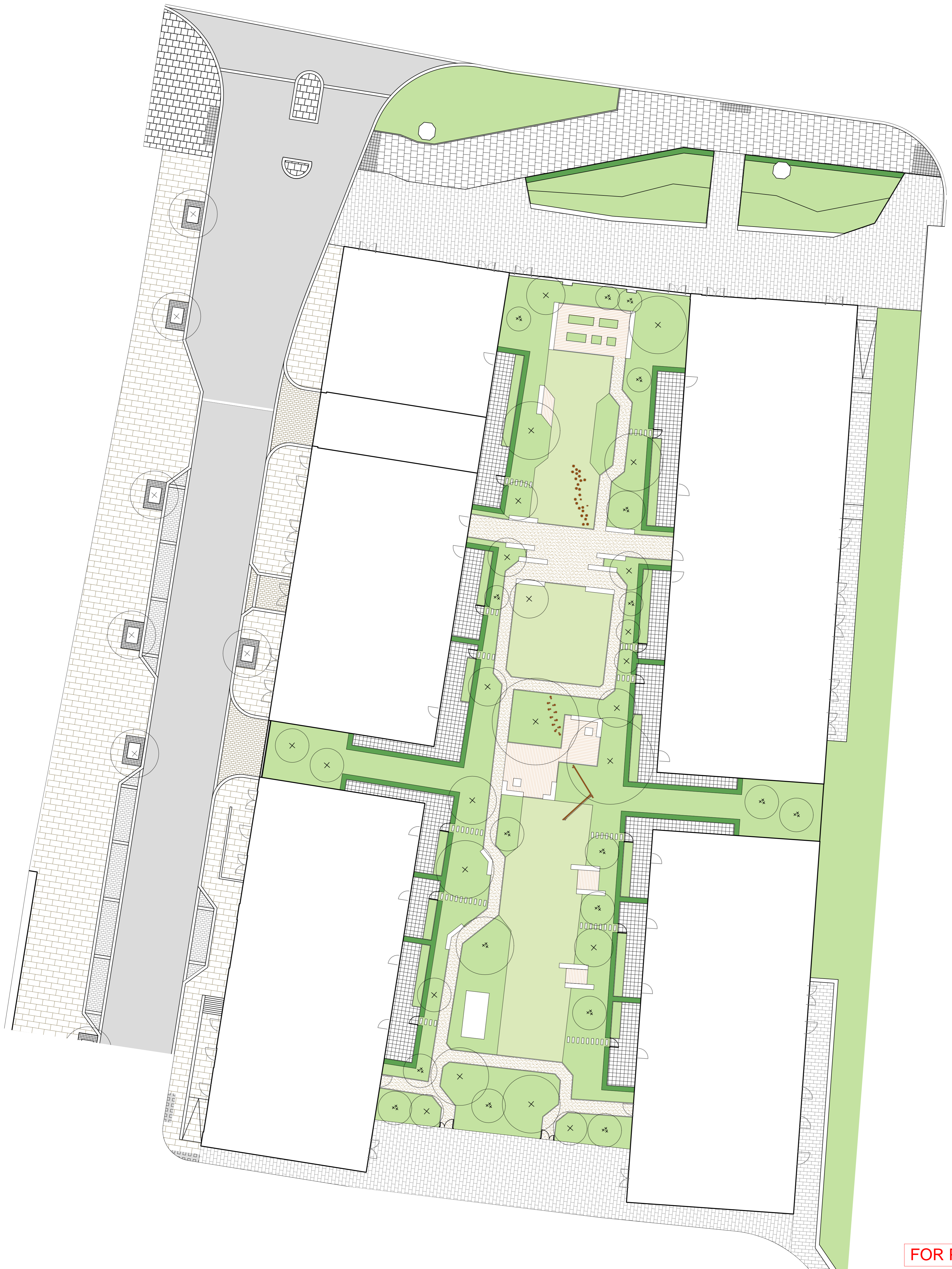
1. Do not scale drawing.
2. All setting out, levels and dimensions to be agreed on site.
3. The dimensions of all materials must be checked on site before being laid out.
4. This drawing must be read with the relevant specification clauses and detail drawings.
5. Order of construction and setting out to be agreed on site.

**PLOT LOCATION KEY**



Project ROYAL WHARF PHASE 3	Drawing Title LANDSCAPE FINISHES PLAN AND STREETSCAPE	Revision R00 - PLANNING ISSUE	Date 20.11.15	Client OXLEY WHARF	Consultant TOWNSHEND Landscape Architects	Project No. 465.4	Scale 1:200	Approved By MA	Drawing No. TOWN465.4(08)3020	Revision R00
<small>Dimensions to be verified on site. Figured dimensions to take preference to those scaled. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.</small>				Property 2 List	 Unit 3A Zealand House London EC2A 4HU Telephone: 020 7729 9333 Fax: 020 7729 3300 E-Mail: info@townshend.co.uk	Date NOV 15'	Drawing Size A1	Drawn By RC		





**FOR PLANNING**

**KEY**

- |   |   |  |   |  |
|---|---|--|---|--|
| <p>(Q25 310A) PAVING TYPE 1 900-600mm x 600 x 63mm APPLETON YORKSTONE PAVING BY MARSHALLS OR EQUAL AND APPROVED</p> <p>(Q25 330A) PAVING TYPE 8 200mm x 100mm x 80mm APPLETON YORKSTONE SETTS BY MARSHALLS OR EQUAL AND APPROVED</p> <p>(Q25 315A) PAVING TYPE 3 600mm x 400mm x 50mm MAYFAIR PC PAVING BY TOBERMORE OR EQUAL AND APPROVED</p> <p>(Q25 335) PAVING TYPE 4 200mm x 100mm x 80mm FUSION CONCRETE SETT MIX BY TOBERMORE OR EQUAL AND APPROVED</p> <p>(Q25 315B) PAVING TYPE 5 400mm x 400mm x 50mm MAYFAIR PC PAVING BY TOBERMORE OR EQUAL AND APPROVED</p> <p>(Q25 335B) PAVING TYPE 6 300mm x 200mm x 80mm FUSION PC PAVING BY TOBERMORE OR EQUAL AND APPROVED</p> <p>(Q25 330A) PAVING TYPE 7 100mm x 100mm x 50mm GRANITE SETTS BY HARDSCAPE OR EQUAL AND APPROVED</p> | <p>(Q25 320A) PAVING TYPE 8 400mm x 400mm x 63mm APPLETON YORKSTONE TACTILE BLISTER PAVING BY MARSHALLS OR EQUAL AND APPROVED</p> <p>(Q25 320) PAVING TYPE 9 400mm x 400mm x 65mm MAYFAIR NATURAL TACTILE BLISTER PAVING BY TOBERMORE OR EQUAL AND APPROVED</p> <p>(Q23 110A) PAVING TYPE 11 3mm AGGREGATE BRITANNY BRONZE RESIN BOUND GRAVEL BY ADDAGRIP OR EQUAL AND APPROVED</p> <p>(Q23 225) PAVING TYPE 17 2-5mm AGGREGATE BRITANNY BRONZE RESIN BONDED GRAVEL BY ADDASTONE OR EQUAL AND APPROVED</p> <p>BLACK TOP CARRIAGEWAY SURFACE - TO ENGINEERS DETAIL</p> <p>(Q55 110) 145mm WIDTH, 25mm DEPTH PREMIUM GRADE IROKO HARDWOOD BY OUTDOOR DECK COMPANY OR EQUAL AND APPROVED</p> | <p>(Q25 320C) 400mm x 400mm x 200mm x 50mm DEPTH CONCRETE CORDUROY TACTILE PAVING BY TOBERMORE OR EQUAL AND APPROVED</p> <p>(Q25 330A) 100mm x 100mm x 50mm DEPTH CROPPED GRANITE SETTS BY HARDSCAPE OR EQUAL AND APPROVED</p> <p>(Q25 315C) 600mm x 200mm x 80mm ANDOVER CONCRETE PAVING STEPPING STONES BY EVANS CONCRETE OR EQUAL AND APPROVED.</p> <p>(Q50 225A) BESPOKE CONCRETE BENCHES &amp; PLANTERS</p> <p>(Q25 330C) YORKSTONE SETTS IN YORKSTONE PAVING OUTSIDE EXTERNAL OPENING DOORS</p> <p>(Q25 335A) CONCRETE SETTS IN CONCRETE PAVING OUTSIDE EXTERNAL OPENING DOORS</p> <p>(Q52) CHILDRENS PLAY ELEMENT</p> | <p>(Q52 560) PERMANENT OUTDOOR GYM EQUIPMENT</p> <p>(Q50 240) ECO STEEL LITTER BIN BY BROXAP OF EQUAL AND APPROVED</p> <p>(Q50 190) 101mm DIAMETER BOLLARD WITH REFLECTIVE HAZARD STRIP BY KENT STAINLESS OR EQUAL AND APPROVED</p> <p>(Q31 200) PROPOSED TREE PLANTING</p> <p>(Q31 200) PROPOSED SPECIMEN SHRUB</p> <p>(Q30 400) LAWN</p> <p>(Q31 235) SHRUB AND HERBACEOUS PLANTING</p> <p>(Q31 470) HEDGE PLANTING</p> | <p>RAISED DLR TRACKS AND COLUMNS</p> <p>(Q31 292) CONICA PLANTER BY ESCOFET OR EQUAL AND APPROVED</p> <p>CORDEK RECTANGULAR GULLY GAS VENT TO ARCHITECT'S DETAIL AND SPECIFICATION</p> <p>MANHOLE COVERS TO ENGINEERS DETAIL AND SPECIFICATION</p> <p>ROADSIDE STORM GULLY TO ENGINEERS DETAIL AND SPECIFICATION</p> <p>(Q50 210) SHEFFIELD STAINLESS BIKE RACK BY KENT STAINLESS EQUAL AND APPROVED</p> |
|---|---|--|---|--|

Project  
ROYAL WHARF PHASE 3

Drawing Title  
LANDSCAPE FINISHES PLAN  
AND STREETScape

Revision	Date
R00 - Initial Issue	06.03.17

Client  
OXLEY WHARF  
Address: 50 Raffles Place  
Singapore Land Tower,  
Singapore 048623

Consultant  
TOWNSHEND  
Landscape Architects  
Unit 1E, Zeland House  
London EC2A 4HJ  
Telephone: 020 7729 9333 Fax: 020 7729 3300  
E-Mail: ts@townshenda.com

Project No.  
465.4

Scale  
1:200

Approved By  
DP

Drawing No.  
TOWN465.4(08)3010

Dimensions to be verified on site.  
Figured dimensions to take precedence to those scaled.  
Any areas indicated on this drawing are for guidance only.  
No responsibility is taken for their accuracy.

Date  
MAR 17

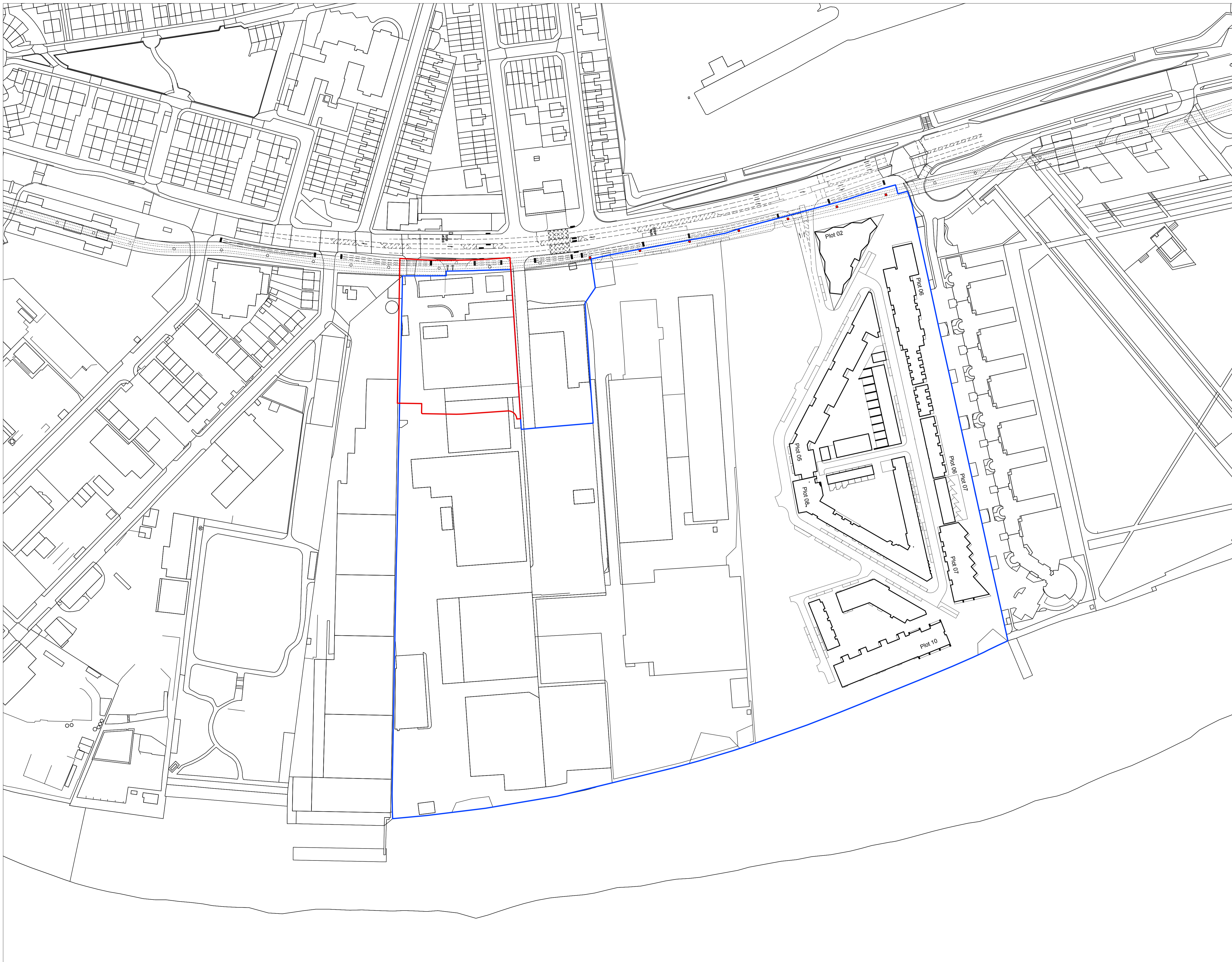
Drawn By  
CH

Project No.  
MAR 17

Scale  
A1

Approved By  
CH

Revision  
R00

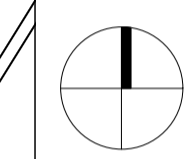


NOTES:  
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 VARIATIONS AFFECTING INFORMATION ON THIS  
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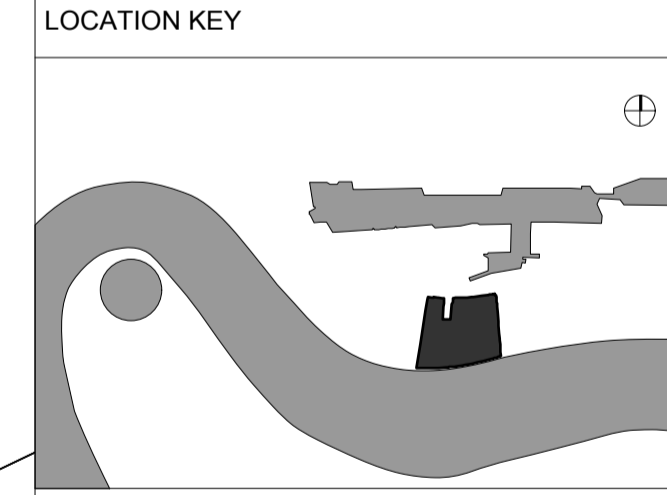
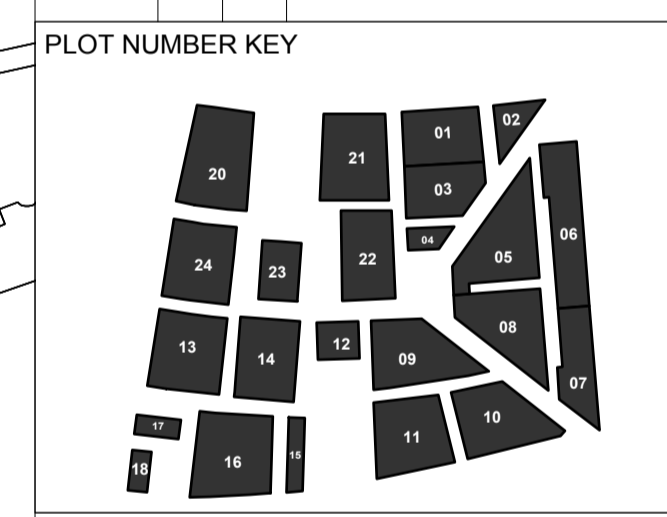
GLENN HOWELLS ARCHITECTS TAKE NO  
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 BOUNDARIES INDICATED ON THIS DRAWING AND  
 ADVISE A SEPARATE DRAWING BE COMPLETED BY A  
 SPECIALIST SURVEYOR IN ORDER TO ESTABLISH  
 EXACT BOUNDARIES.

**KEY**

	Land within the ownership of the Applicant
	Application Boundary



Date	Rev	By	Details
160128	/	AC	Planning Application Submission



**PLANNING**

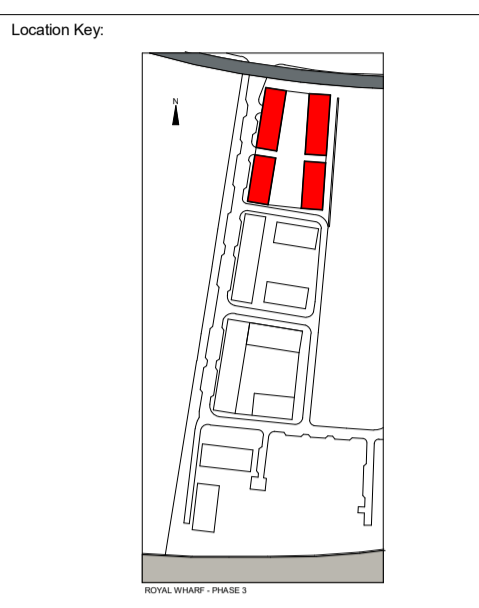
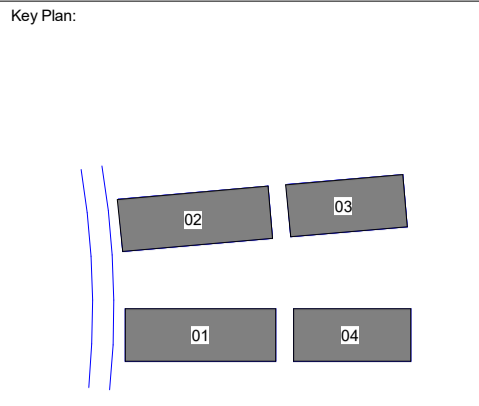
**GLENN HOWELLS ARCHITECTS**  
 321 Bradford St, Digbeth, Birmingham, B5 6ET  
 Tel. 0121 666 7640 F. 0121 666 7641  
 mail@glennhowells.co.uk

Project  
 Royal Wharf

Client  
 Oxley Wharf

Drawing Title  
 Application Boundary Plot 20

Date	Scale	Checked
Feb 2016	1:1250@A1 1:2500@A3	SH
Project Ref.	Drawing No.	Revision
2026	A-L-20-800	/



A MW 16/03/17 Planning Issue  
 MAY 21/12/16 Planning Issue  
 Rev By Date Description

**BALLYMORE**

**ROYAL WHARF PHASE 3 - PLOT 20**

**PLANNING - LOWER GROUND FLOOR**

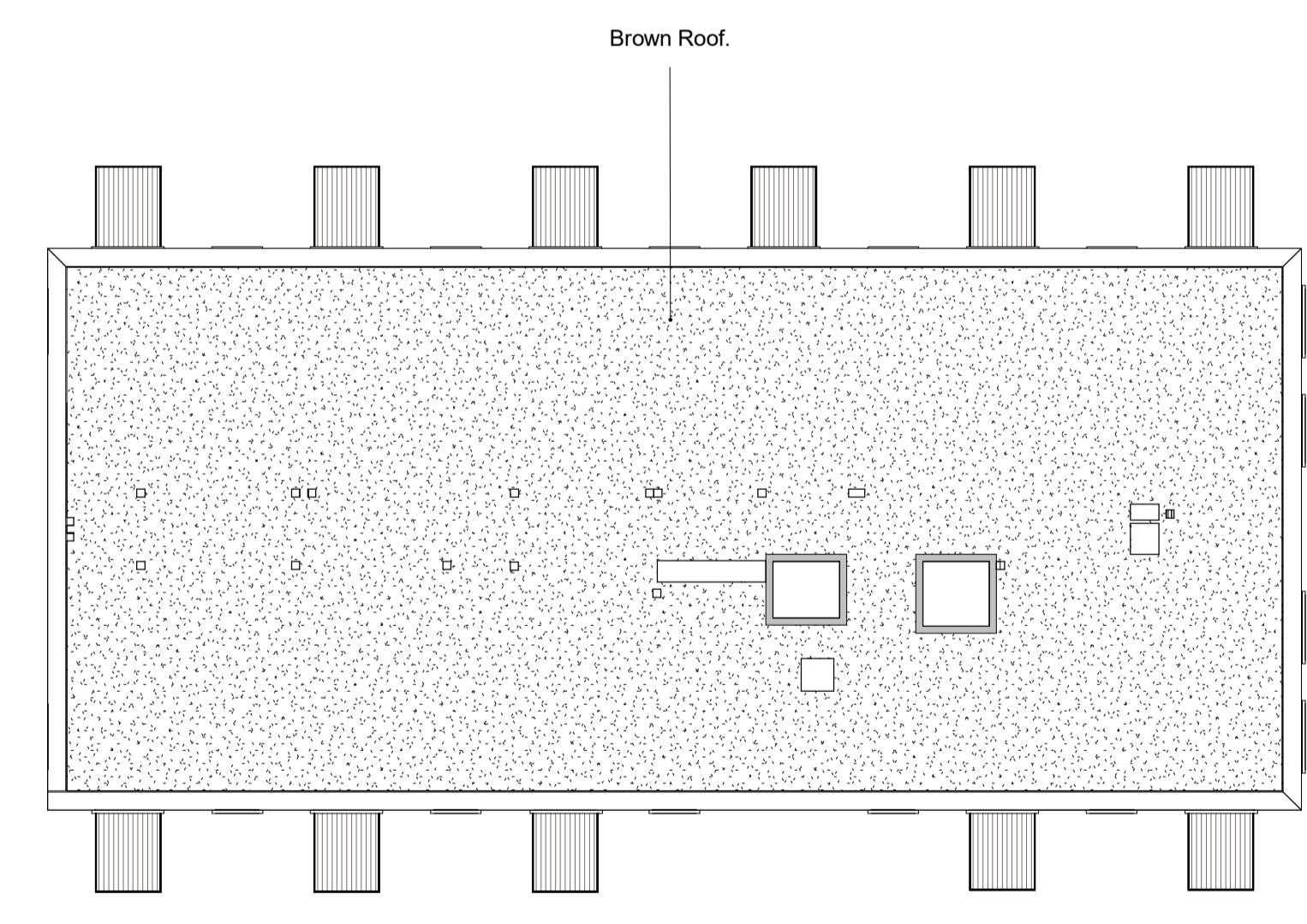
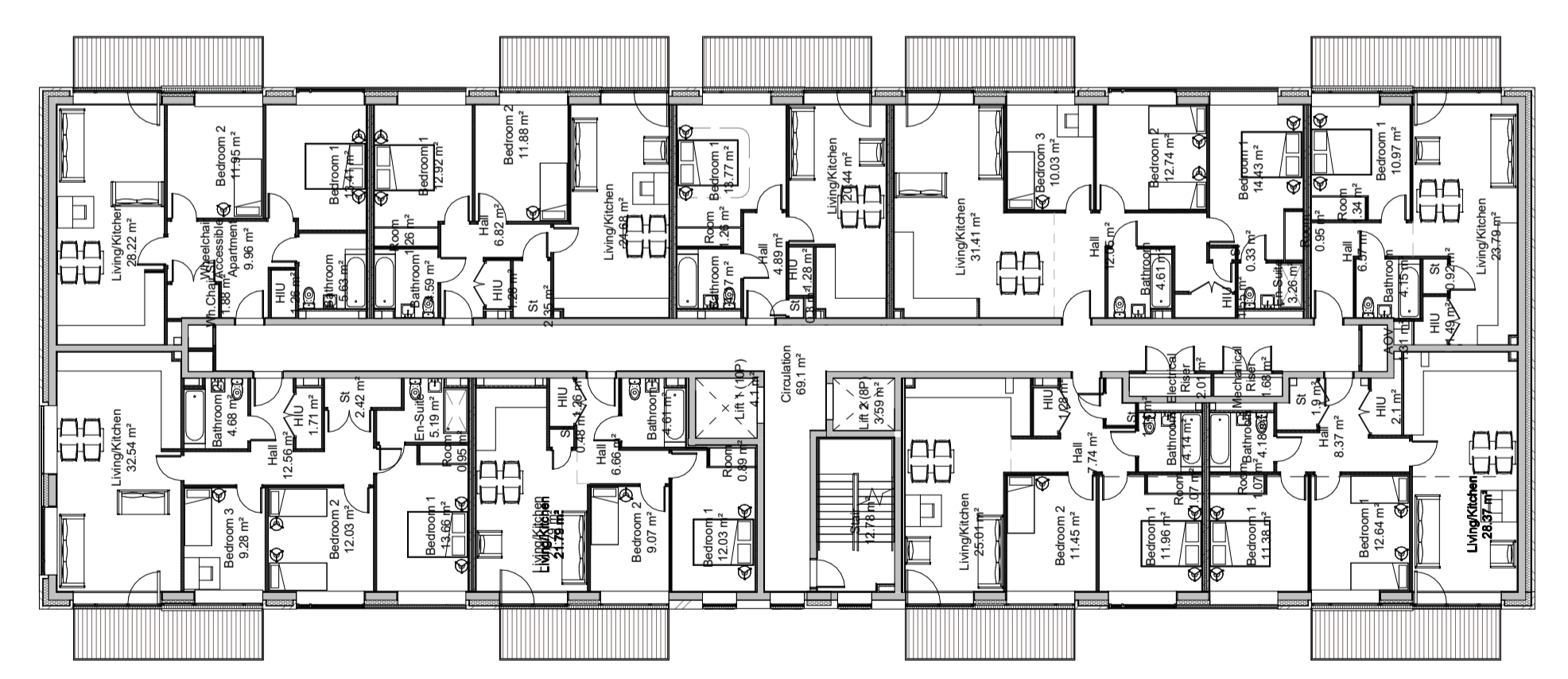
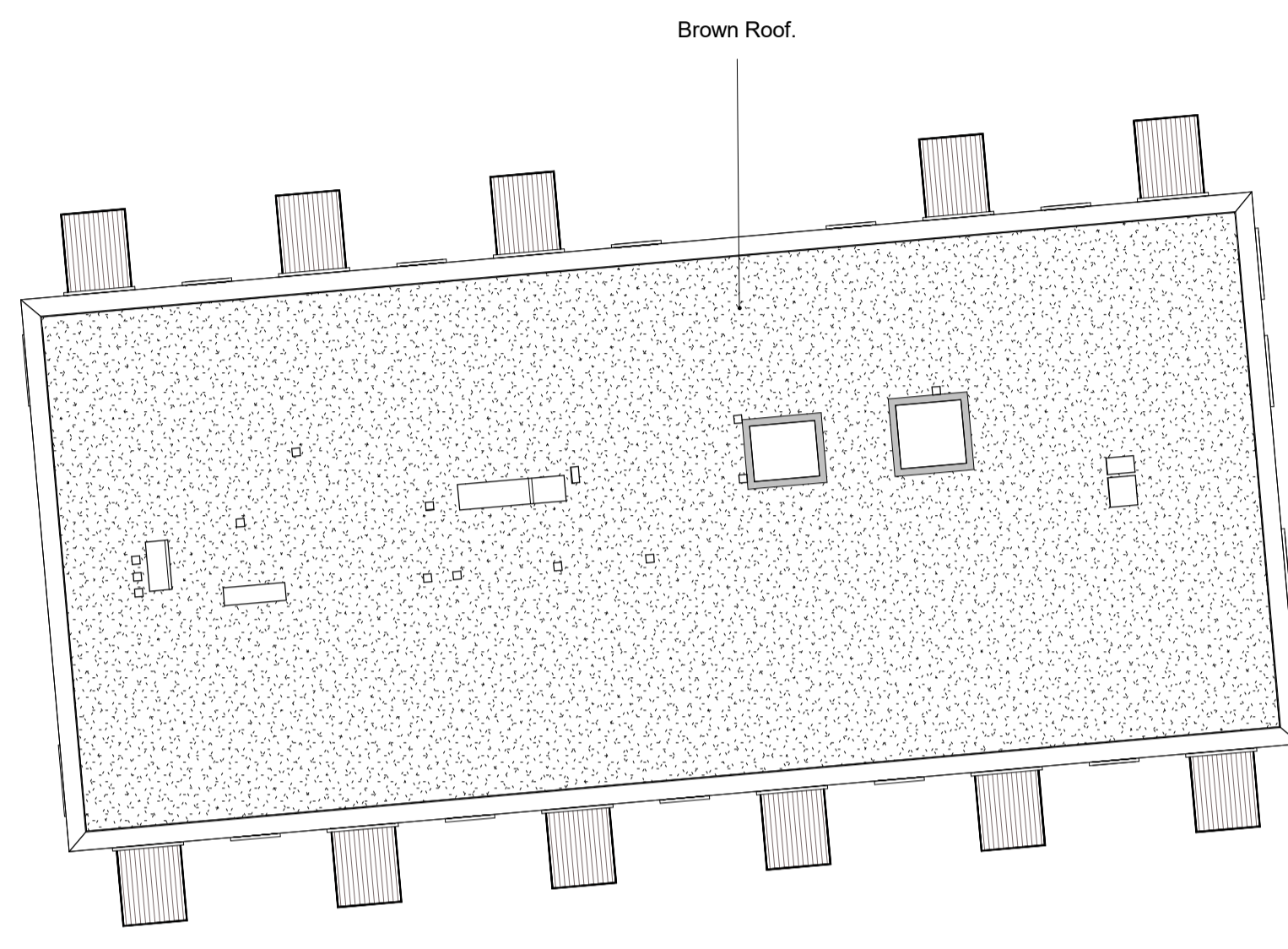
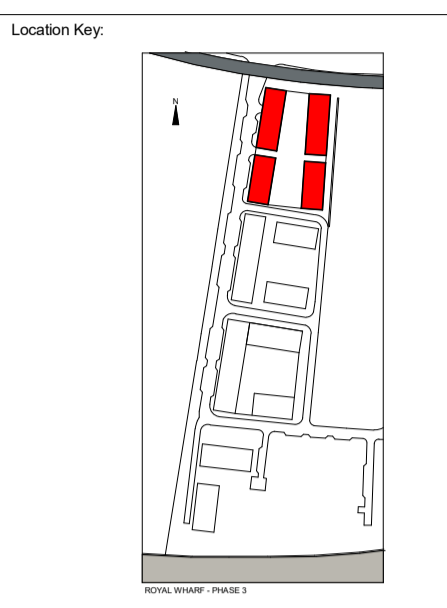
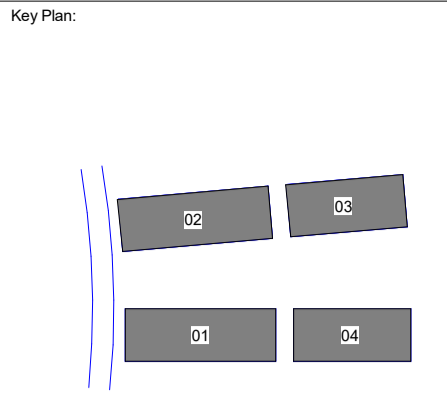
**TODD ARCHITECTS**  
 25 FLOOYER ROAD,  
 BALLYMORE, DUBLIN 11  
 T: +353 1 492 2200  
 F: +353 1 492 2201  
 W: WWW.TODDARCH.CO.UK

Drawing No: **16088-TA-P-20.00-2-099** Revision: **A**

Project No: 16088	Scale: 1 : 200	Date: 12/21/16
Plot: WIP	Checked: WIP	

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	Required	Provided
Bin	115no.	115no.
Bulk Storage	62.8sqm	74.35sqm
Cycle	385no.	388no.
Carp (Plot 24)		32no.
Carpark (LG)		61
Carpark (B)		54



A	MAY 16/2017	Planning Issue	
-	MAY 23/2016	Planning Issue	
Rev	By	Date	Description
Revisions:			

**BALLYMORE**

Project:

**ROYAL WHARF PHASE 3 - PLOT 20**

Drawing Title:

**PLANNING - NINTH FLOOR**

**TODD ARCHITECTS**  
 32 TROTTER ROAD,  
 GUILDFORD, GU1 1SR  
 T: 01483 813 333  
 F: 01483 813 335  
 W: WWW.TODDARCH.CO.UK

**TODD**

Drawing No:		Revision:	
<b>16088-TA-P-20.00-2-109</b>		<b>A</b>	
Project No:	Scale:	Date:	
16088	1 : 200	12/21/16	
Plot:	Checked:	Scale:	
	WJP		

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# ROYAL WHARF

LONDON

**PHASE 3**

**Application for Approval of Reserved  
Matters for Amendments to Plot 20**

**Design & Access Statement**

13-April-17

*Oxley* **ballymore.**

Glenn Howells Architects **TODD**

## SUMMARY

Application for Approval of Reserved Matters for Amendments to Plot 20

Royal Wharf is a residential mixed use scheme in the heart of the London Borough of Newham. This project represents phase 3 of development of the planning-approved 2012 outline masterplan and proposes a significant opportunity to provide family housing alongside small scale commercial and retail uses providing for the housing amenity needs of the local community.

This document forms the design and access statement of the reserved matters application for building plot 20, part of phase 3 of Royal Wharf.

This application is in respect of amendments to the proposals which arise from design development and respond both to the requirements of construction and also development in brief and ownership of the building by a housing association. Overall the quantum and mix are unchanged. The design has been developed with the Glenn Howells Architects who are the design champion for Royal Wharf.

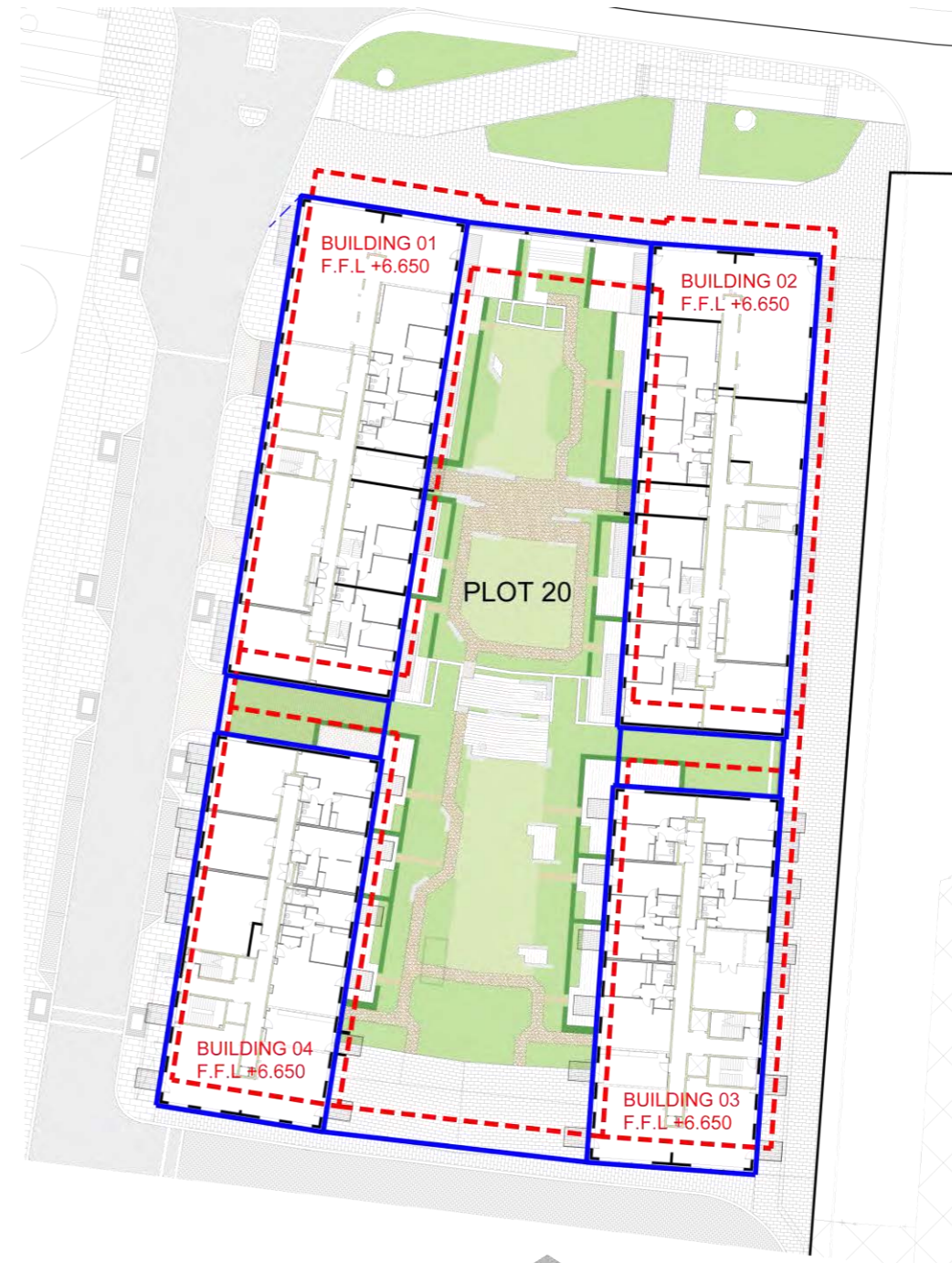
This document describes the subsequent detail design development undertaken for Plot 20 identifying improvements whilst adhering to the design code established throughout the masterplan.

# CONTENTS

1. Plot 20 Site
2. Approved Design
3. Proposed Design
4. Façades & Materials
5. Proposed Drawings

# 1. PLOT 20 SITE

Plot 20 is located within Phase 3 of the Royal Wharf development next to the Docklands Light Railway. As part of the design development it has been necessary to consider more closely the space between the building and DLR exclusion zone. The minimum exclusion zone is 5m between the DLR and façade of plot 20 however to facilitate construction with regard to Health & Safety and access it has been necessary to increase this distance to 8m. The diagram below indicates the approved position (dashed in red) and the proposed new position (outlined in blue).



- - - Approved Plot 20 position  
— Proposed Plot 20 position  
 NORTH  
 (not to scale)

Above: Plot 20 Site Location Plan

Above: Approved and proposed position



## 2. APPROVED DESIGN

Plot 20 comprises 314 homes including studio, 1, 2, 3, 4 bedroom apartments and 5 bedroom duplexes.

The apartment quantum and mix is shown in the table below and remains unchanged from the approved application. The approved ground floor layout is shown to the right.

### Apartment Mix

Studio	37
1 Bed	101
2 Bed	105
3 Bed	63
4 Bed	4
5 Bed	4
<b>Total</b>	<b>314</b>

The conceptual approach to the design of this plot is described in the Glenn Howells Architects Design and Access Statement submitted as part of the approved application and as referenced below:

#### Concept: "Brick Warehouse"

*Plot 20 forms an important gateway to, and frontage onto North Woolwich Road frontage within the Royal Wharf development. The scale and massing of the building marks its prominent location.*

*Conceptually, the buildings facing North Woolwich Road have been developed to be of warehouse typology, with predominantly brick facades and industrial, metal balconies. The two buildings to the rear of the plot are designed in a mansion typology.*

*The plot has been developed within its wider master-planning context and in accordance with the materiality masterplan and design code principles.*

*The plot design has benefitted from a clear conceptual approach such that the scheme presented here has developed from the principles of the masterplan design code, generating an architectural language and a common family of detailing that ensures each building responds to its location while remaining of a plot family; set within the wider masterplan setting.*

*Principles of mass, form, land use and quantum have all been established by the Royal Wharf masterplan parameters and have been used to inform the basis of the plot design presented.*

Care has been taken during the design development process to retain the conceptual approach whilst progressing the design towards construction and delivery. The essence of the design has been retained and where amendments have been necessary due to user requirements or construction methodology these are described in the following section of this report.



Above: Approved Ground Floor Layout

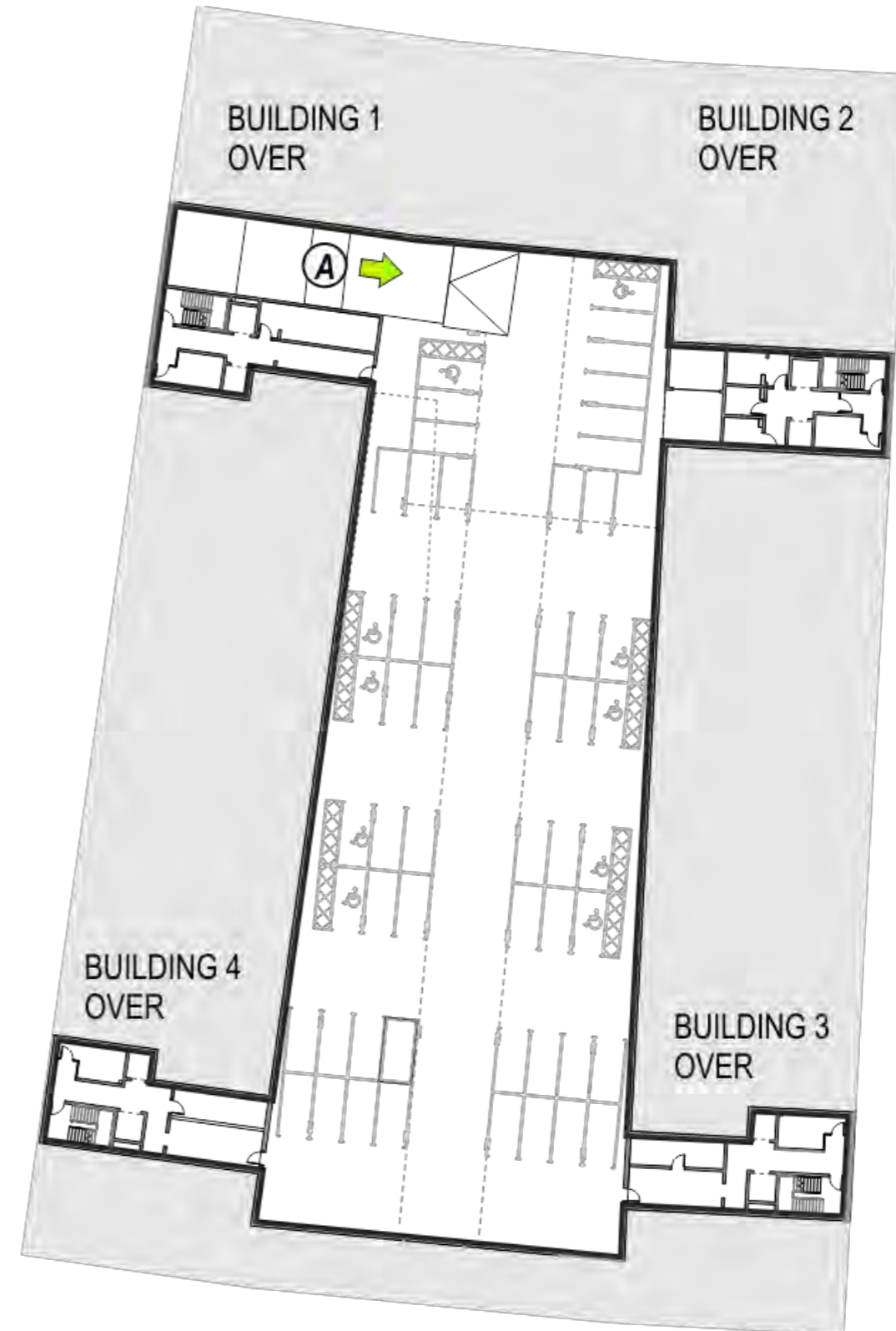
### 3. PROPOSED DESIGN

Design Development has been on-going and as part of this process the design has been refined to suit the requirements of the tenants, construction methodology and site constraints. These are described below and illustrated on the adjacent drawings and images. A full set of proposed plans and elevations is appended to this report.

The approach to constructing the car park levels has developed through detail design and rationalised to facilitate construction and site constraints. The approved design features a stepped car park slab which is unsuitable due to the construction methodology of the facades over. The facades will be constructed using prefabricated elements which are craned into place; this requires a level platform for the crawler crane to traverse and accordingly the central car parking zone in the basement will be formed as a flat surface. The car parking at lower ground floor level will then be constructed separately as an 'infill slab'.

As part this approach to construction, access to the carpark has been rationalised. The approved design incorporates a single access and internal ramp. The proposed design includes two car park entrances, one provides direct access to the basement ramp and a separate access allows access to parking at lower ground floor level. These are indicated by reference point A on the basement plan opposite and lower ground floor level plan over.

In total 115no. spaces will be provided within plot 20.



Above: Proposed Basement Level

On-going design development and coordination between various disciplines have identified requirements in relation to ancillary space at Lower Ground Floor level. As a result these areas have been re-planned and rationalised as described below.

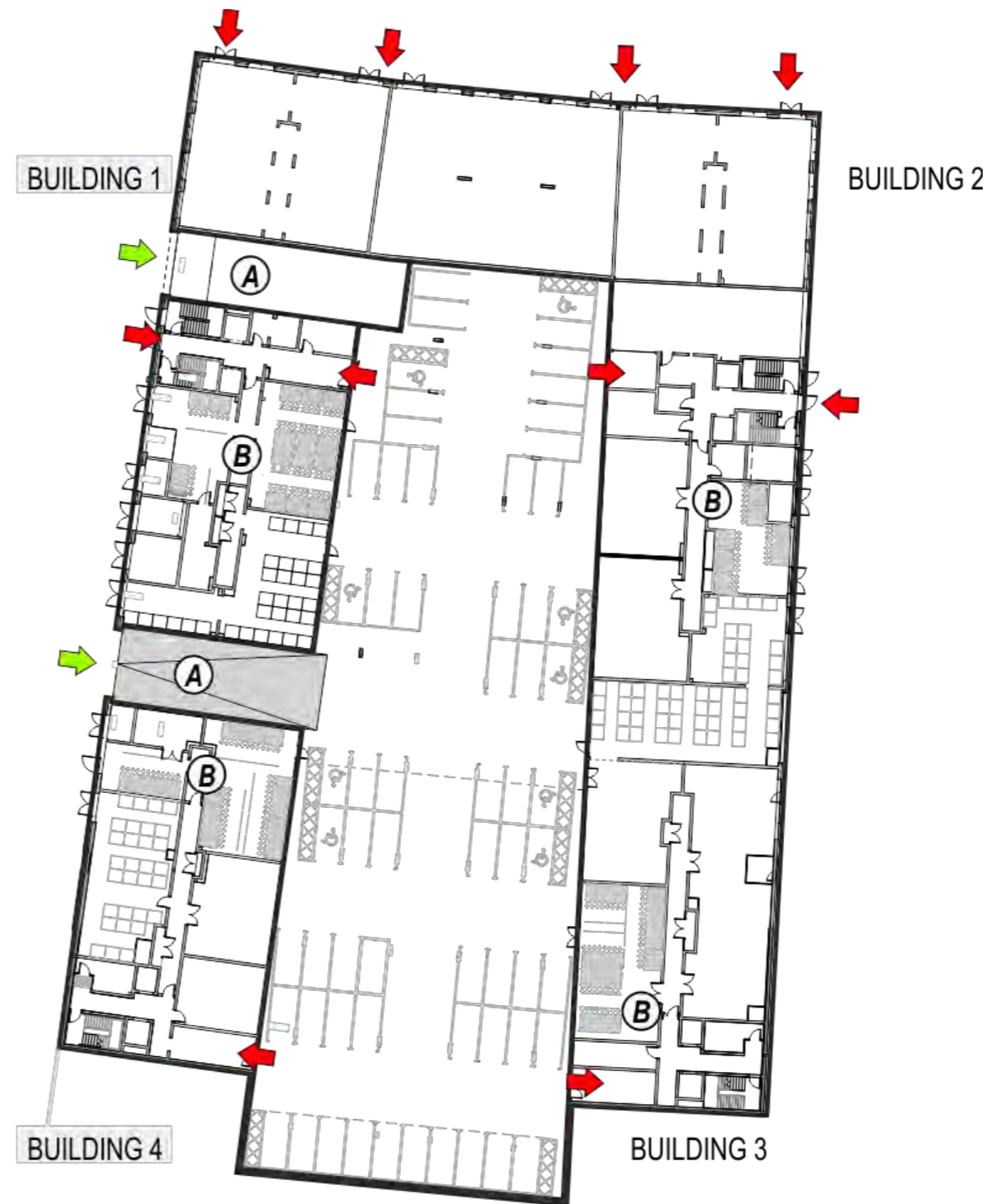
Bicycle stores have been more evenly distributed around the cores to each of the individual buildings which form plot 20. The approved design localised these to two cores whereas the proposed design allows for access from each stair / lift core. The total number of bicycle spaces provided is 420.

Refuse storage has been redesigned to allow direct access from outside, avoiding the need for bins to be moved across the car park for collection and emptying.

Reference point B on the layout opposite indicates locations for bins and bicycles and the table below summarises the provision.

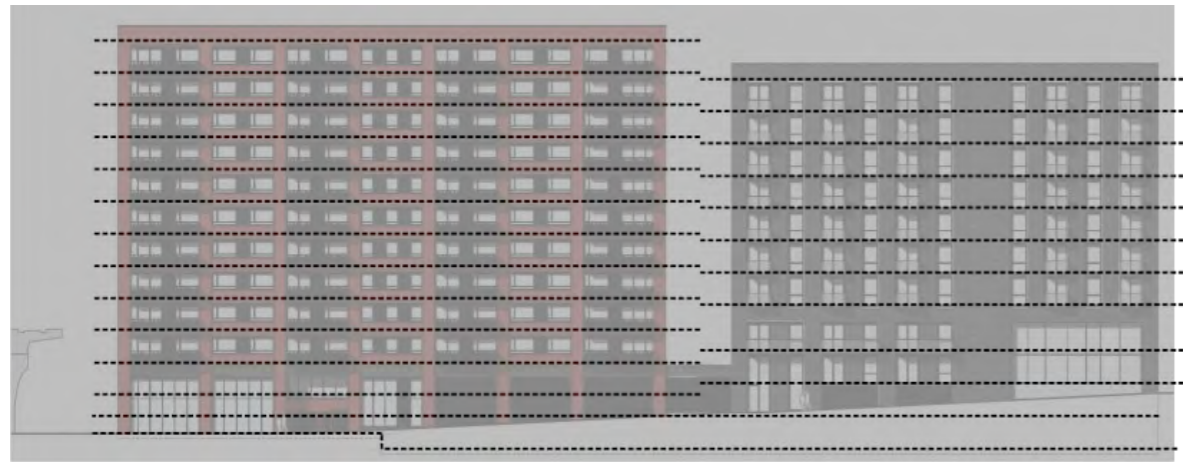
Building	No. Bicycle Spaces	No. Bins
1	124	32
2	56	53
3	136	Shared with Building 2
4	104	30
<b>Total</b>	<b>420</b>	<b>115</b>

In addition to bin and bicycle provision the lower ground floor layout includes ancillary space such as cleaner's stores and plant space including electrical switchrooms, car park exhaust fans and the main water tank room. These have been positioned to allow direct access from outside as required by statutory or regulatory standards.



Above: Proposed Lower Ground Floor Level

The approved design has different floor levels between buildings 1 & 2 and 3 & 4 as shown on the elevation below. As part of the design development process the floor levels between blocks have been rationalised to align between adjacent buildings.



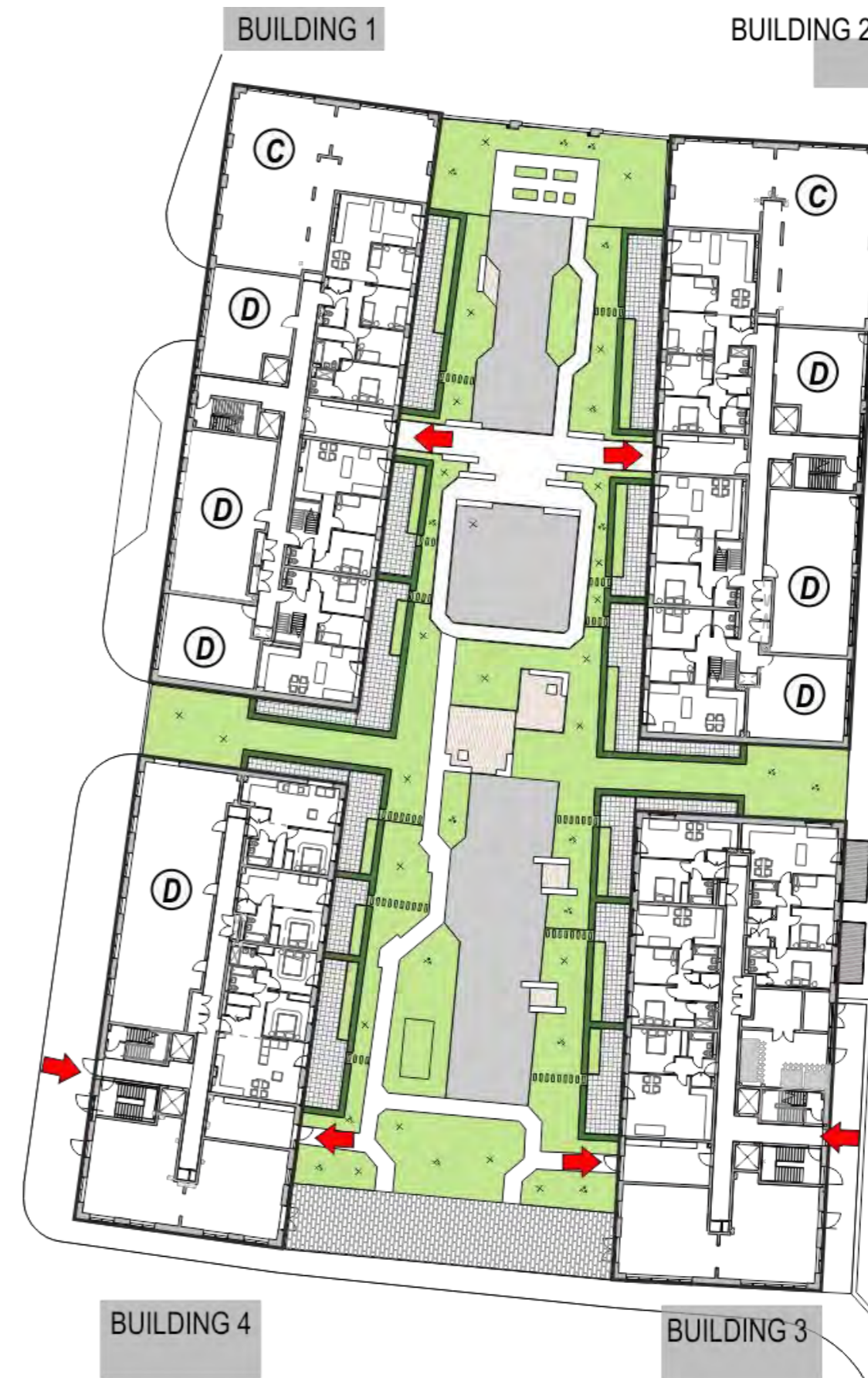
The level rationalisation retains the double height space to the commercial / mixed use units to the north elevation next to the DLR as indicated at reference point C on the layout opposite and creates additional landlord space on the ground floor layout as indicated by reference point D opposite. A revised elevation is included later in this report.

Direct access from the central courtyard is retained to all cores and entrances. Each entrance will include a canopy over as required by Lifetime Homes and Secure by Design.

Following consultation with Notting Hill Housing Association the building entrances have been reviewed to improve direct access to cores, incorporate post boxes and include secure lobbies.

The stair and lift cores have been reviewed and reconfigured to facilitate egress from the basement in compliance with statutory requirements.

The eastern edge of building 3 has been reconfigured to take account of the existing road level between Plot 20 and the retained adjacent development. Level access is provided directly to the core, bicycle store and adjacent ancillary plant space as required.



Above: Proposed Ground Floor Layout

As part of the design development process the building height has been adjusted

The typical upper level floor to floor height in the original proposal was 2950mm. This has increased to 3000mm in the current proposal enhancing the quality of the proposed units, facilitating services integration and rationalising brick coursing.

The difference in overall building heights and levels between the proposed and approved design are outlined below.

Building	Difference between Proposed Design compared to approved design. (level in metres)			
	1	2	3	4
Roof Level	+1.875	+1.875	-0.610	-0.610
Parapet Level	+1.275	+1.275.190	-1.325	-1.325



Above: Proposed massing sketch

## 4. FACADES & MATERIALS

The Royal Wharf masterplan is underpinned by an overarching materiality and set of typologies that relate to location and key site conditions. The integrity of the design code is maintained through detail design. The buildings along the northern edge of the masterplan that sit adjacent to the DLR and North Woolwich Road are based on Warehouse typology, taking reference from their industrial neighbours and form a robust edge to the site. The Warehouse typology buildings are predominantly brick, with a rhythmic window arrangement.



Above: Proposed West Elevation

1. Red facing brick
2. Metal framed balcony and railing
3. Polyester powder coated curtain walling system
4. Back painted glass infill panel

5. Car Park entrance
6. Louvred panel to ancillary space behind
7. Projecting balcony with polyester powder coated fascia and glass guarding
8. Aluminium window surround
9. Dark coloured facing brick

The masterplan defines plot 20 as being of a warehouse block typology and this has been maintained from the approved design through to the proposed design.

The buildings have a vertical emphasis defined by set back vertical bays. The fenestration pattern relates to the use behind with back painted glass introduced to both lower and upper levels to conceal structural elements behind whilst maintaining the scale and rhythm of the approved design. Back painted glass replaces the previously proposed brickwork to enhance the horizontal emphasis to the windows and enhance the warehouse typology.

#### **Buildings 1 and 2**

These buildings are located to the north of the plot next to the DLR and are finished in red brick in keeping with the approved design.

Mechanical ventilation grilles to buildings 1 and 2 are located below the projecting balcony to minimise the visual impact against the red brick façades.

A recess has been introduced to the gable ends to add visual interest and scale. This recess is formed in the brickwork and is illustrated on the image over.

1. Recessed brick panel
2. Polyester powder coated window system
3. Back painted glass infill panel
4. Projecting balcony with metal railings and fascia
5. Soldier course over window



Above: Building 1 and 2 proposed typical bays



Above: Proposed view from north west



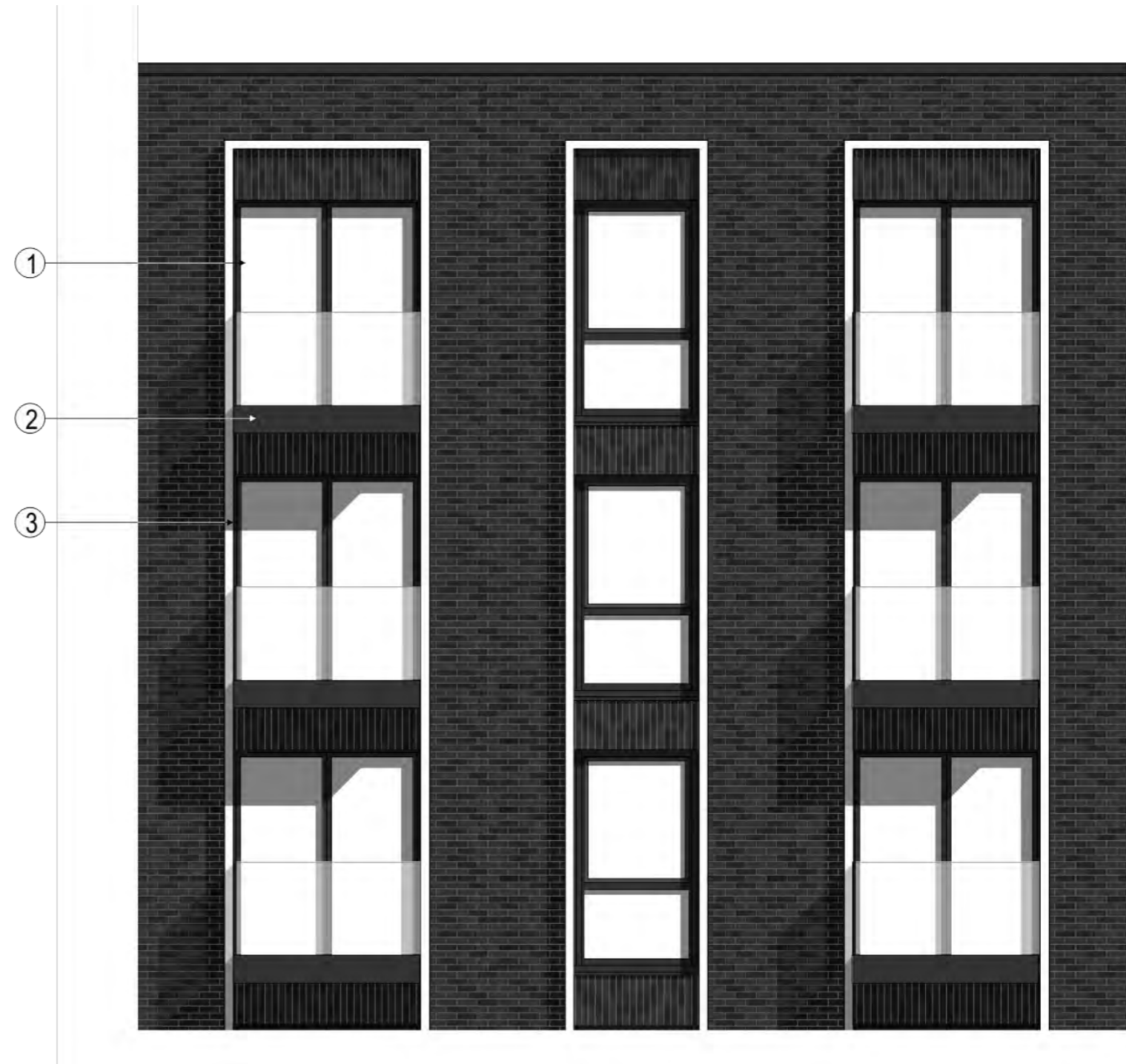
### Buildings 3 and 4

These buildings are located to the south of the plot next to plot 24 and are finished in a dark brick in keeping with the approved design.

Mechanical ventilation grilles to buildings 2 and 3 are located below the projecting balcony to minimise the visual impact against the red brick façades.

The contrasting surround to the windows has been developed and the proposed design includes a white aluminium surround in lieu to stone. This is due to the proposed fabrication method of the façade panels and installation of windows.

1. Polyester powder coated window system
2. Projecting balcony with metal fascia and glass guarding
3. White aluminium surround to windows



Above: Building 3 and 4 proposed typical bays



Above: Proposed view from south west

## 5. PROPOSED DRAWINGS

### PROPOSED LAYOUTS

Basement Layout

Lower Ground Floor Layout

Ground Floor Layout

First Floor Layout

Second Floor Layout

Third Floor Layout

Fourth Floor Layout

Fifth Floor Layout

Sixth Floor Layout

Seventh Floor Layout

Eighth Floor Layout

Ninth Floor Layout

Tenth Floor Layout

Roof Plan

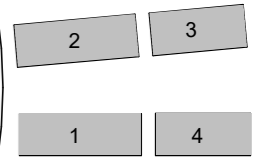
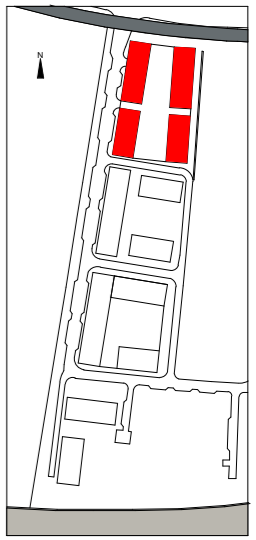
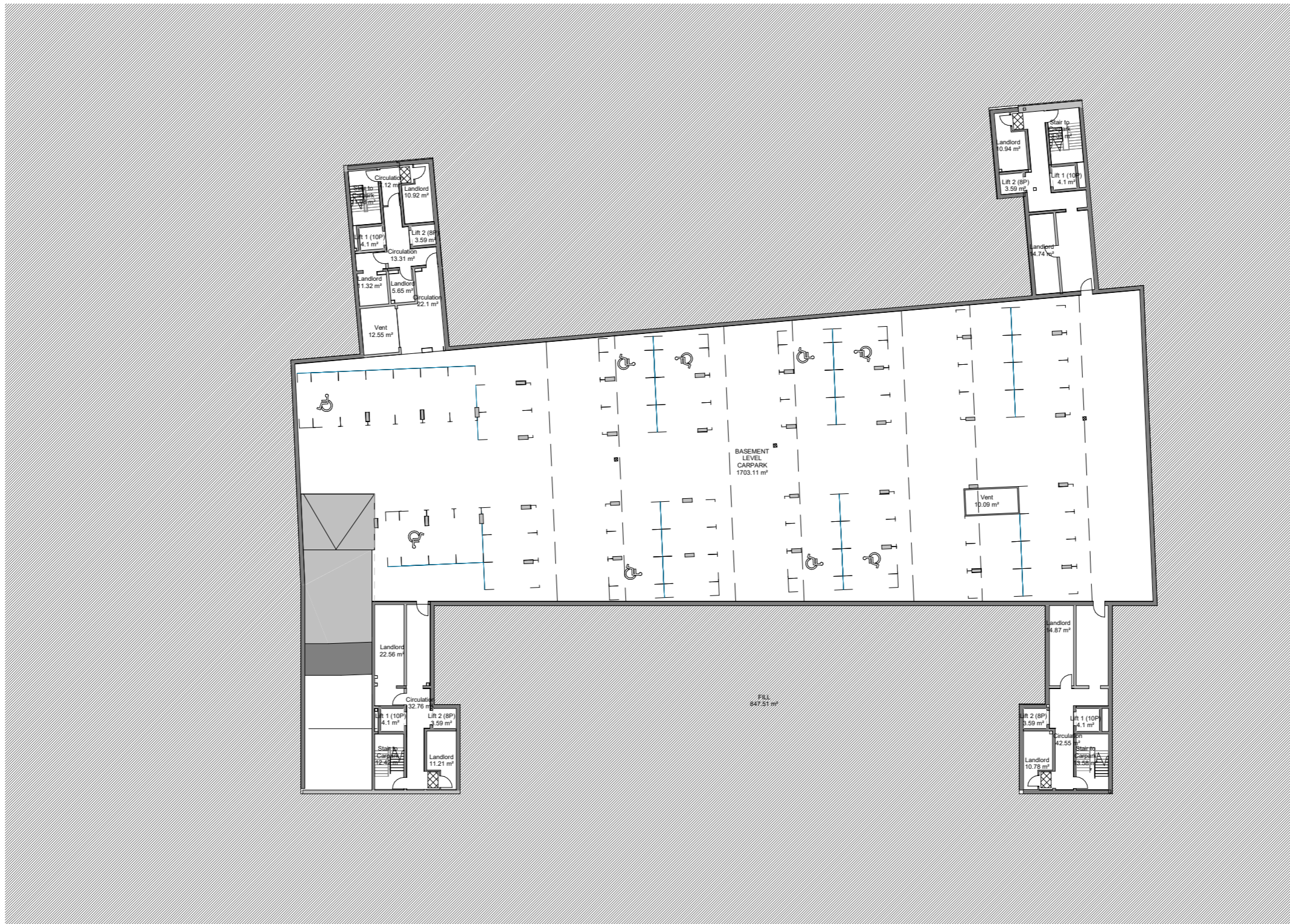
### PROPOSED ELEVATIONS

North & East Elevations

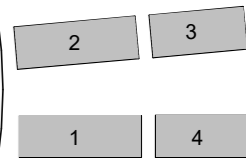
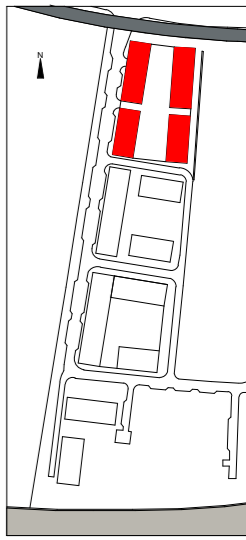
South & West Elevations

Short Sections 1-1 & 2-2

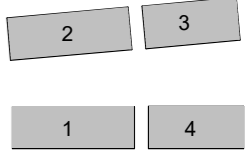
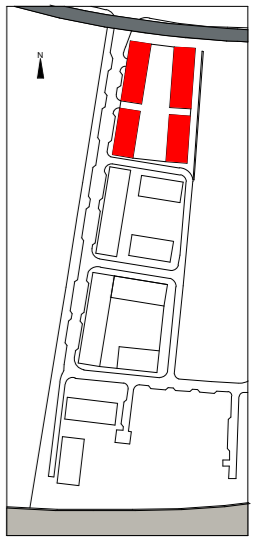
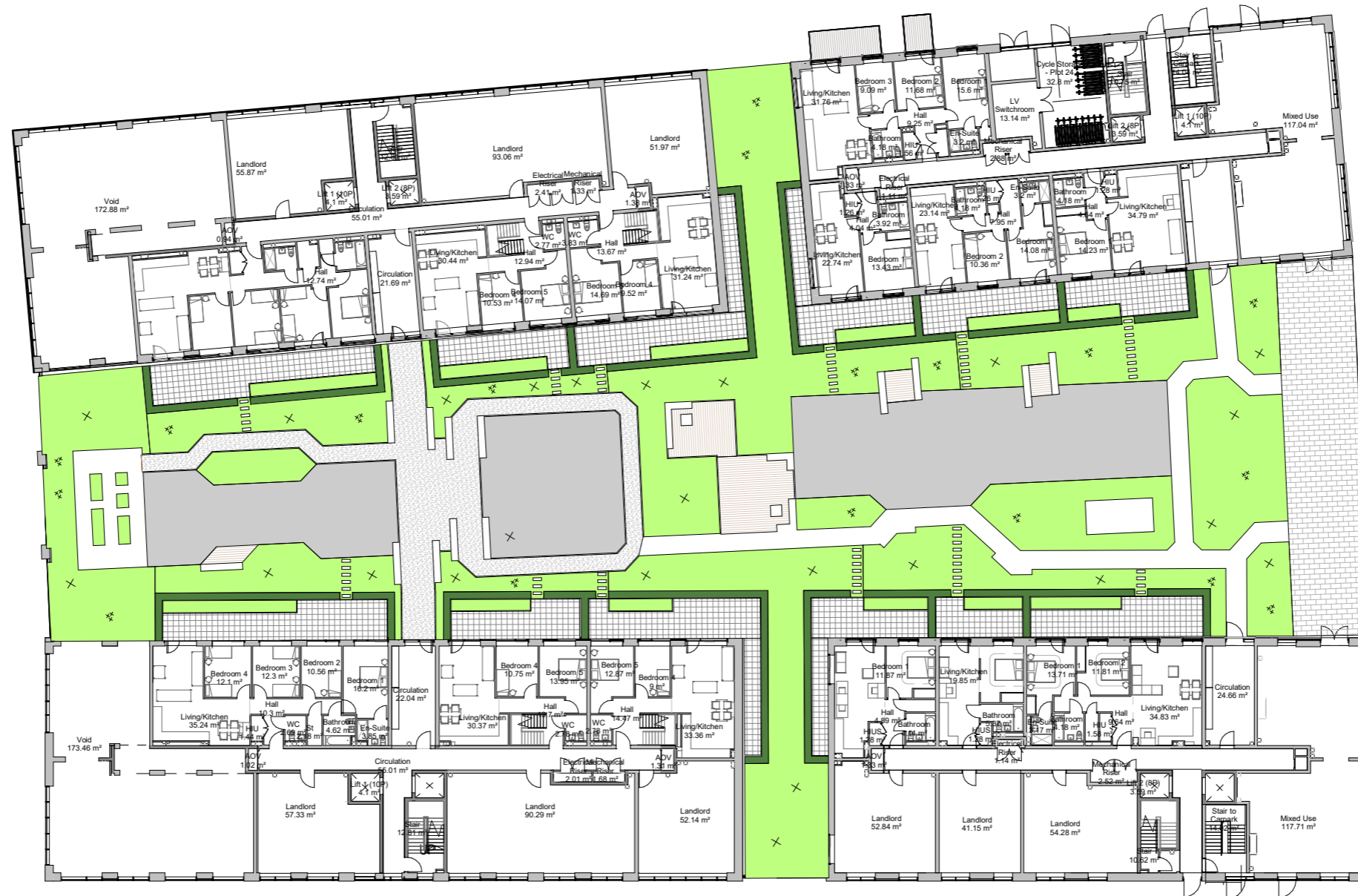
Long Sections 3-3 & 4-4



ROYAL WHARF PHASE 3 - PLOT 20 - BASEMENT LAYOUT

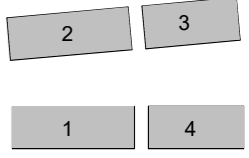
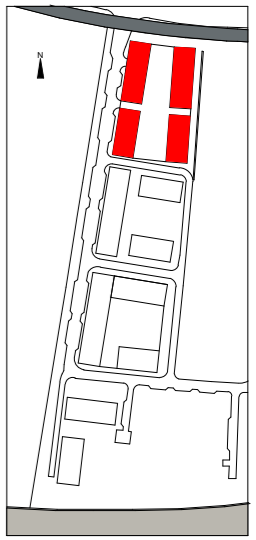


ROYAL WHARF PHASE 3 - PLOT 20 - LOWER GROUND LAYOUT



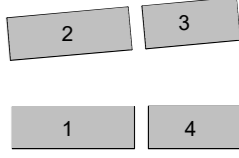
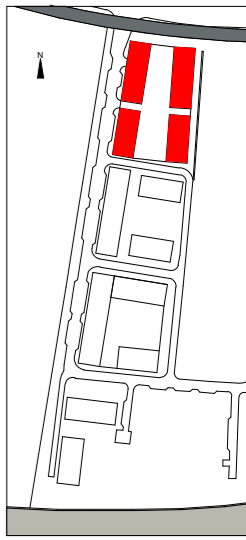
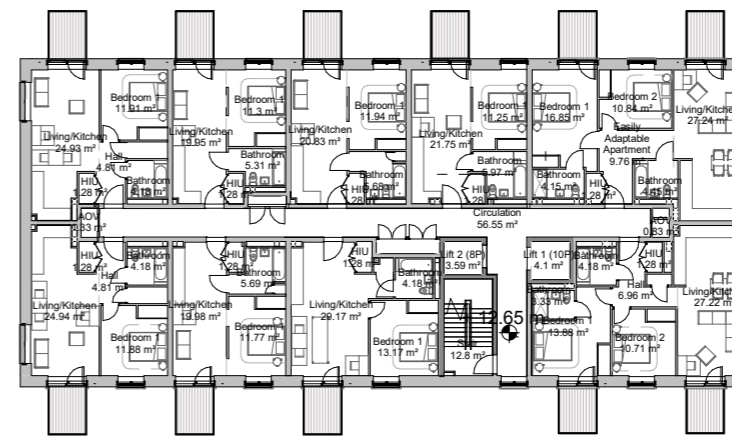
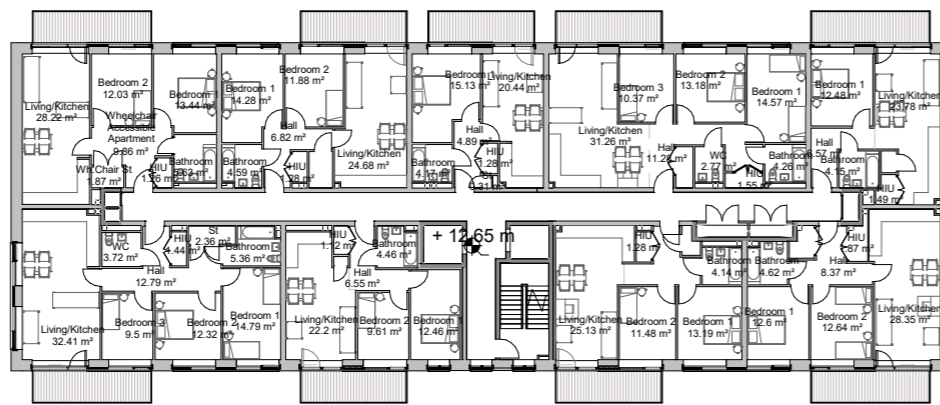
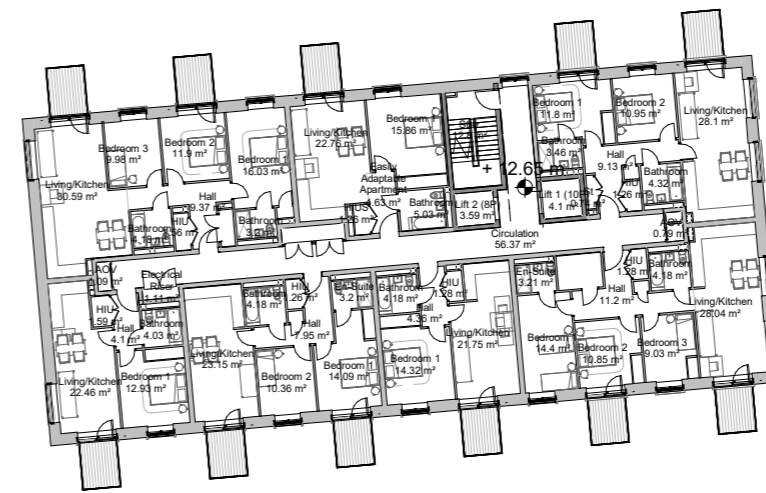
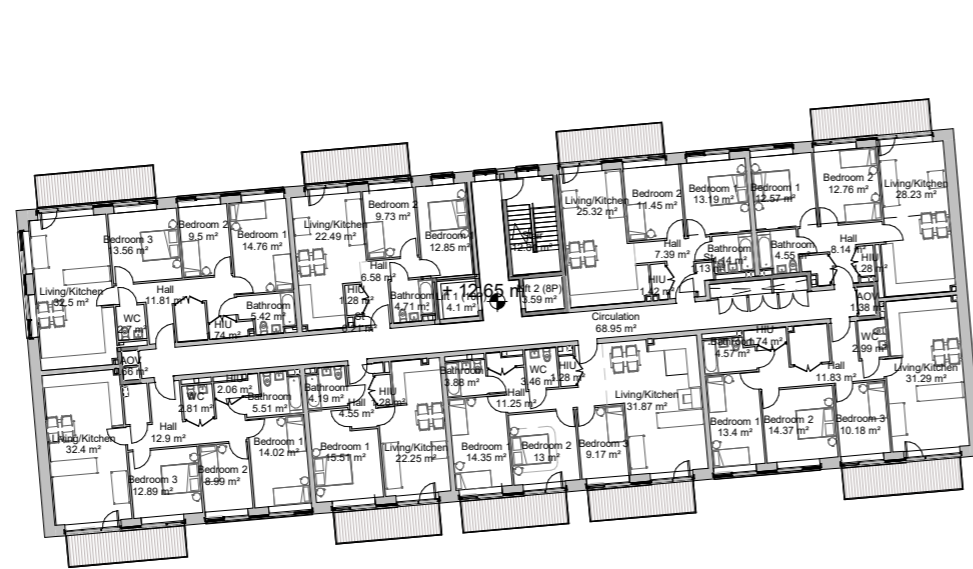
ROYAL WHARF PHASE 3 - PLOT 20 - GROUND FLOOR LAYOUT

DLR



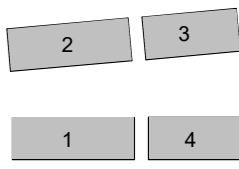
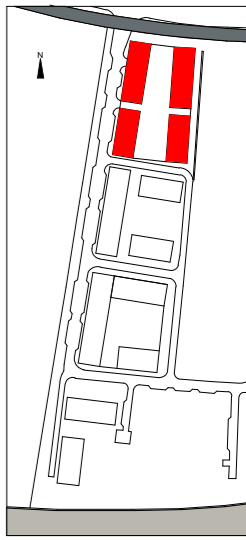
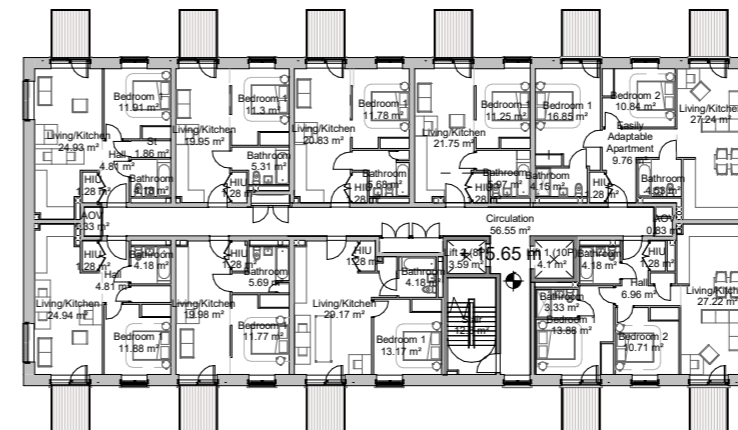
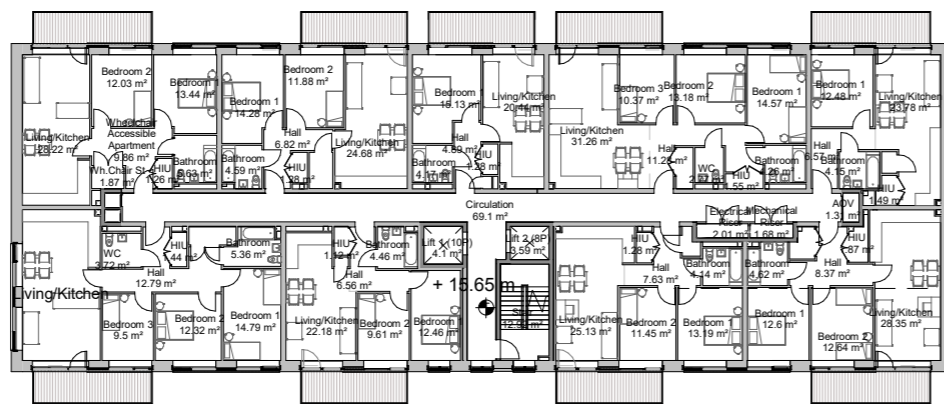
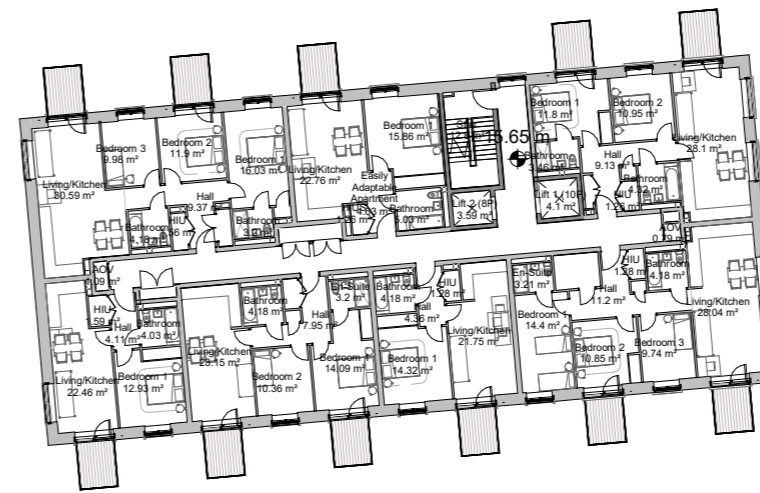
ROYAL WHARF PHASE 3 - PLOT 20 - FIRST FLOOR LAYOUT

**TODD**

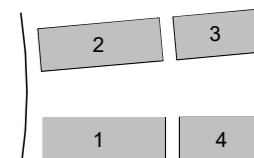
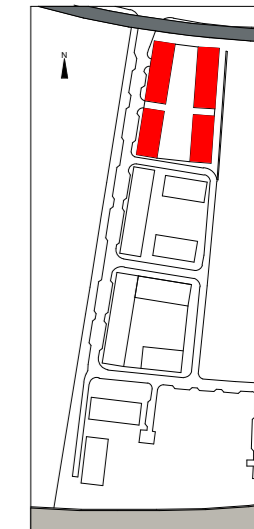
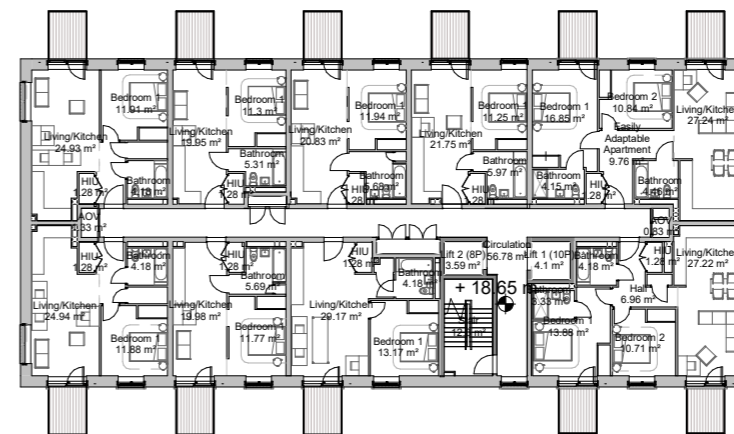
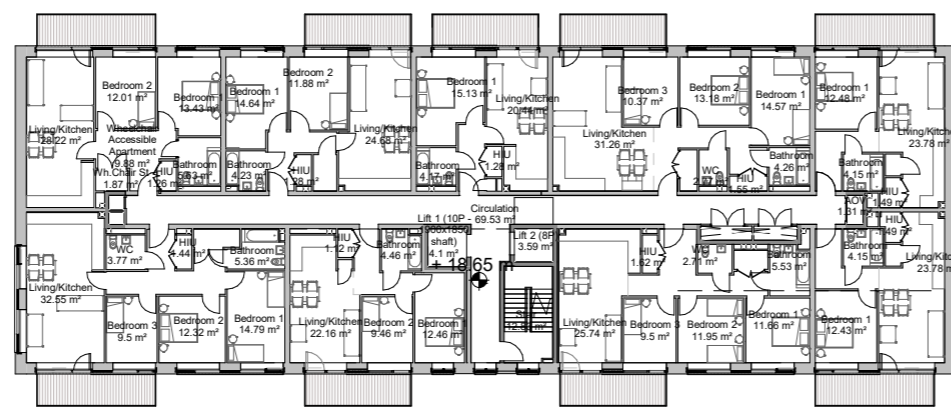
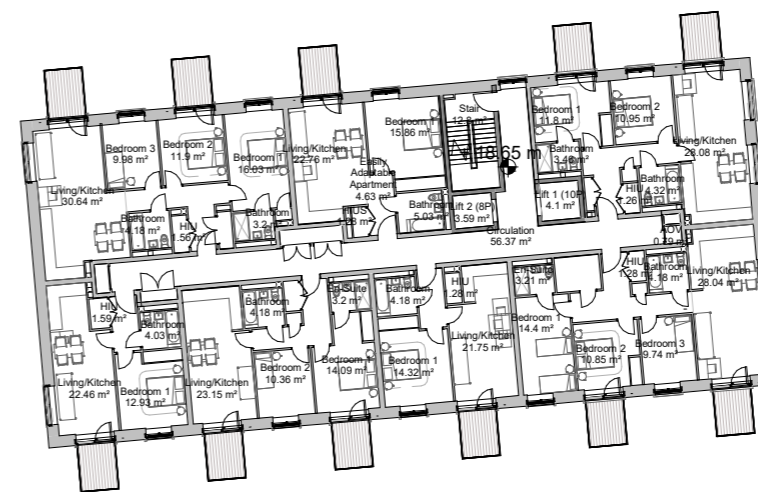
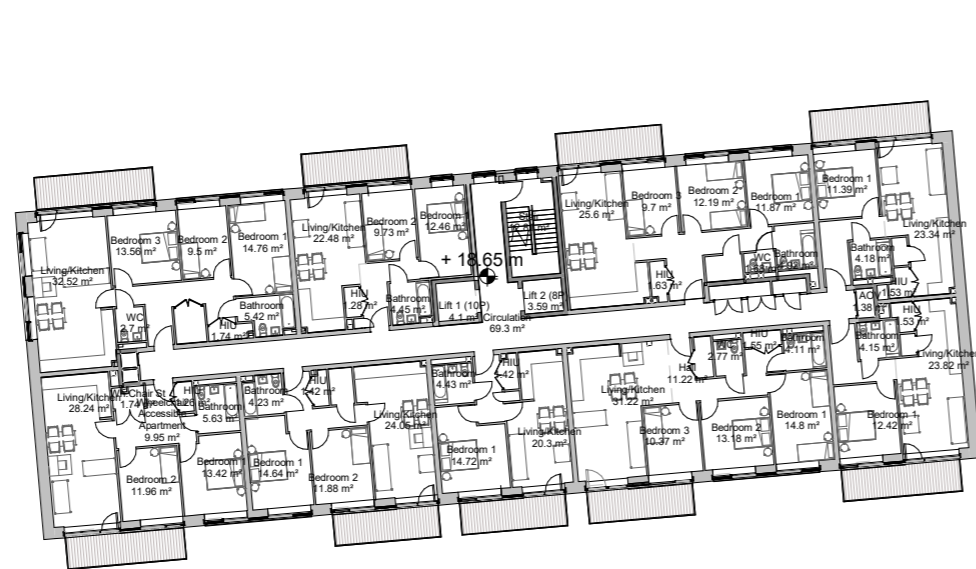


ROYAL WHARF PHASE 3 - PLOT 20 - SECOND FLOOR LAYOUT

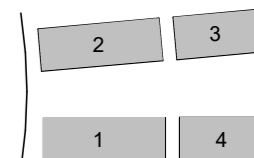
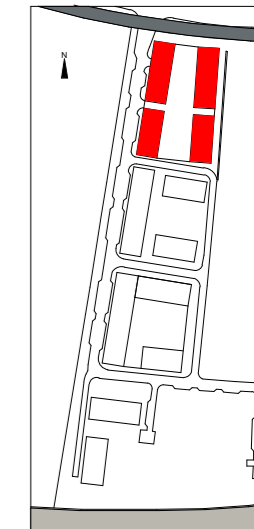
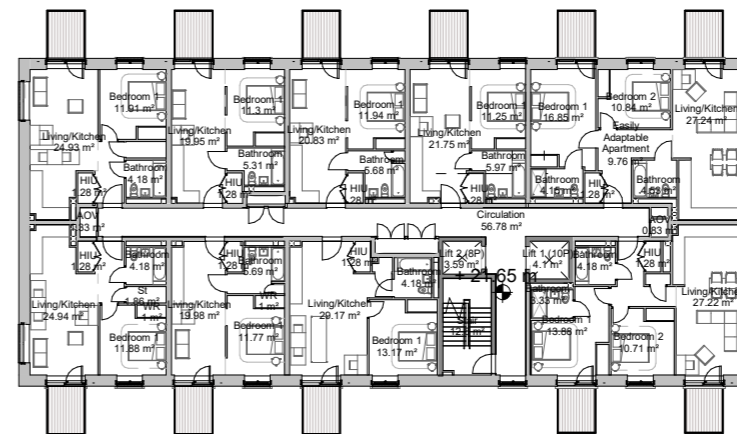
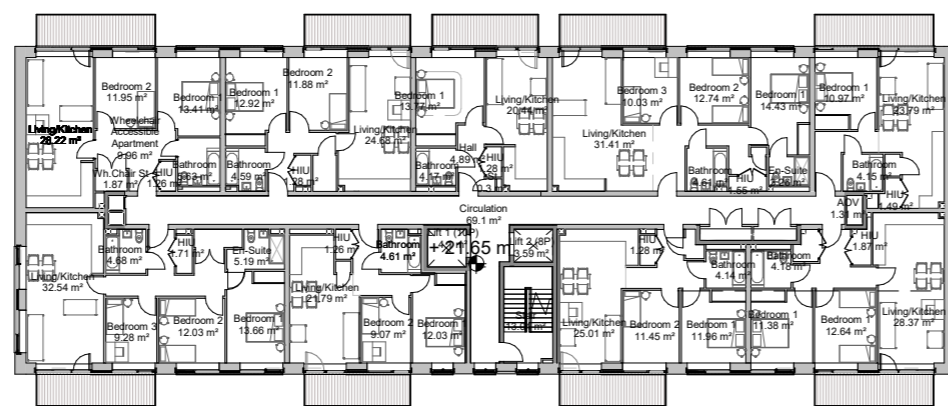
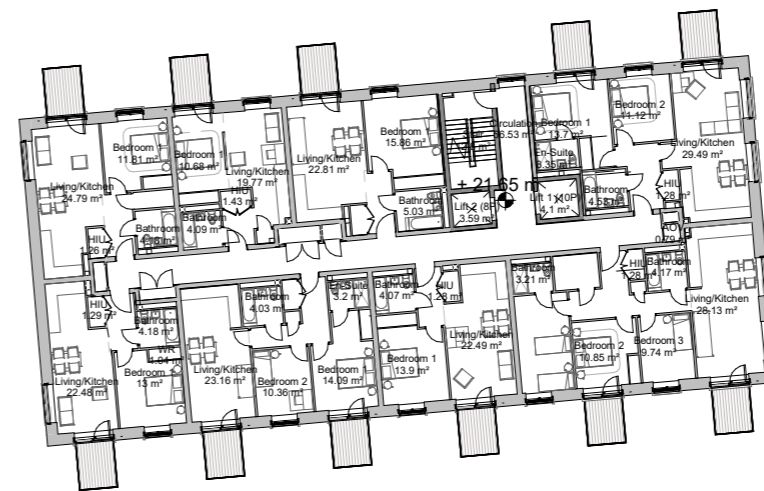




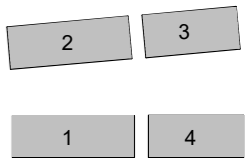
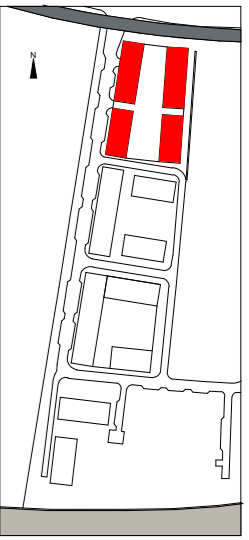
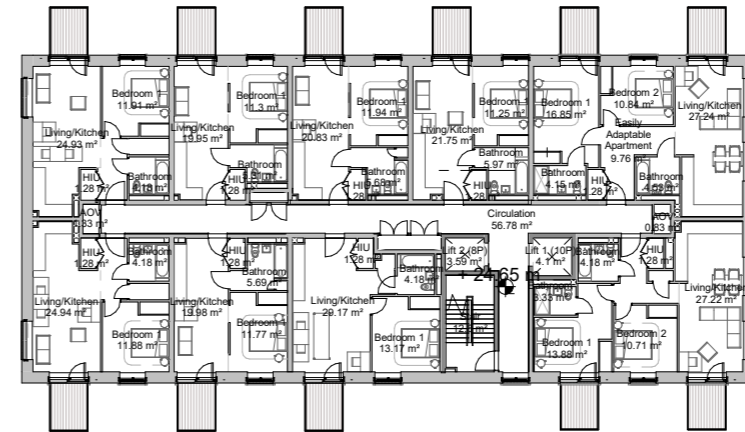
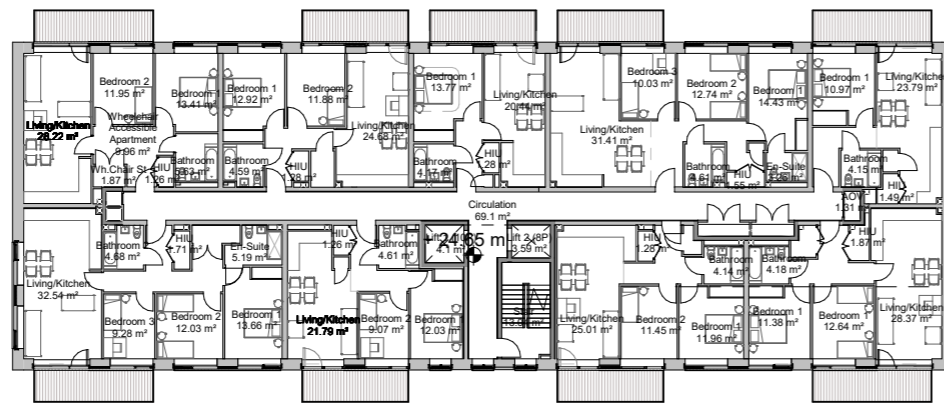
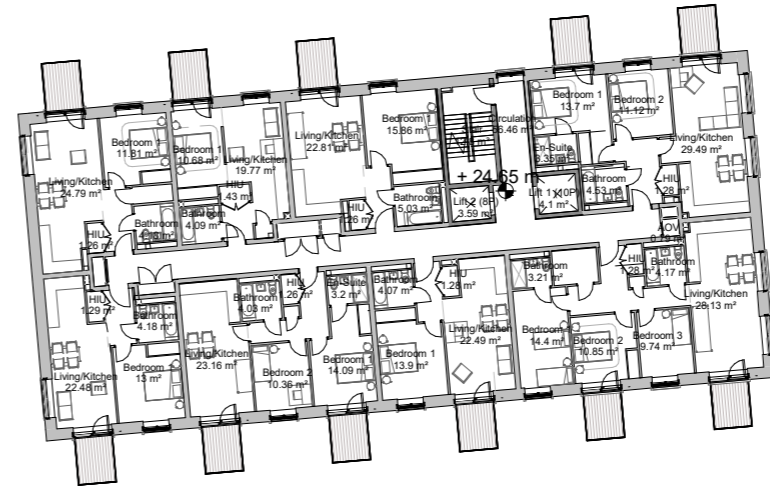
ROYAL WHARF PHASE 3 - PLOT 20 - THIRD FLOOR LAYOUT



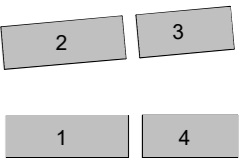
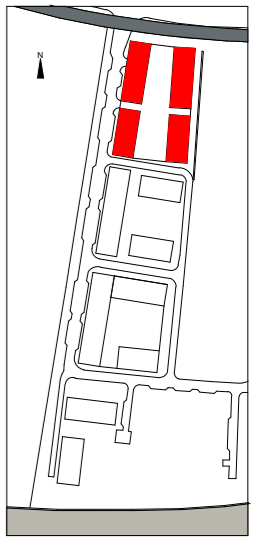
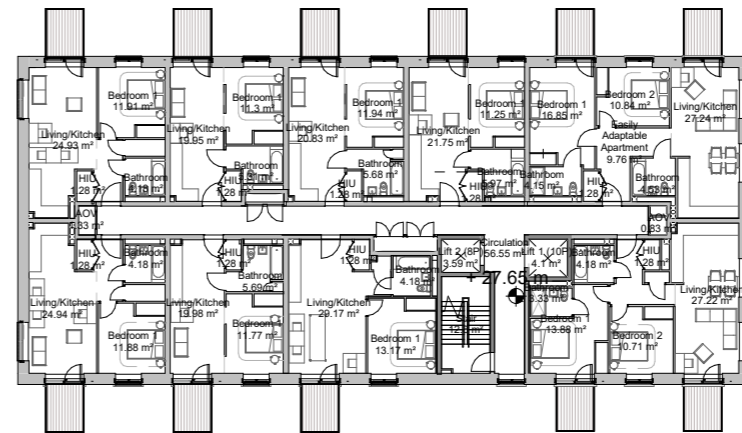
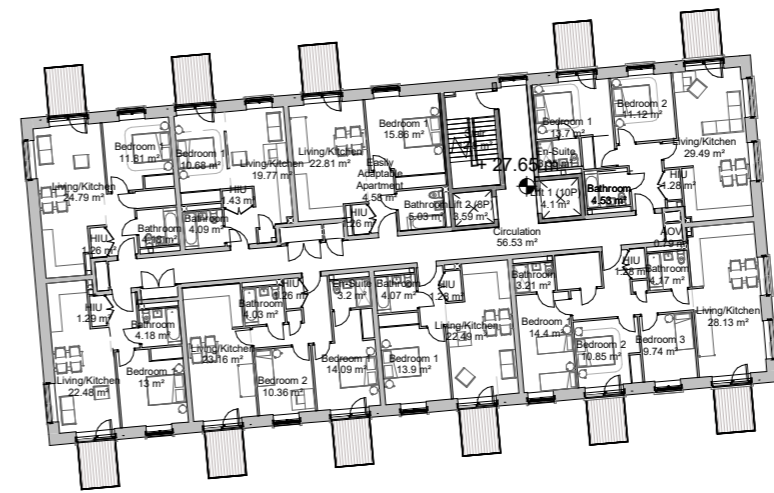
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ROYAL WHARF PHASE 3 - PLOT 20 - FIFTH FLOOR LAYOUT

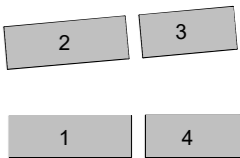
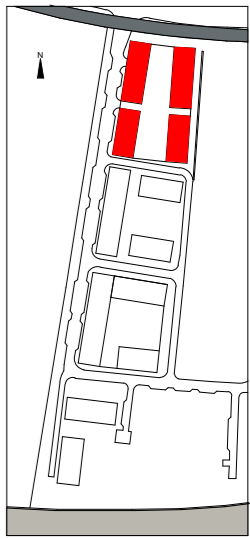
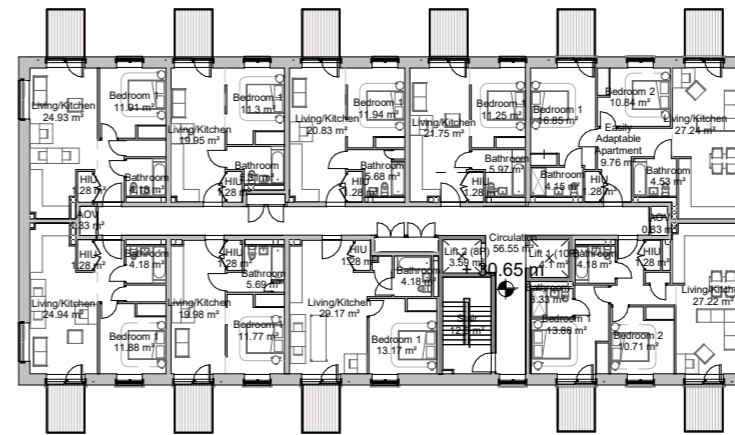
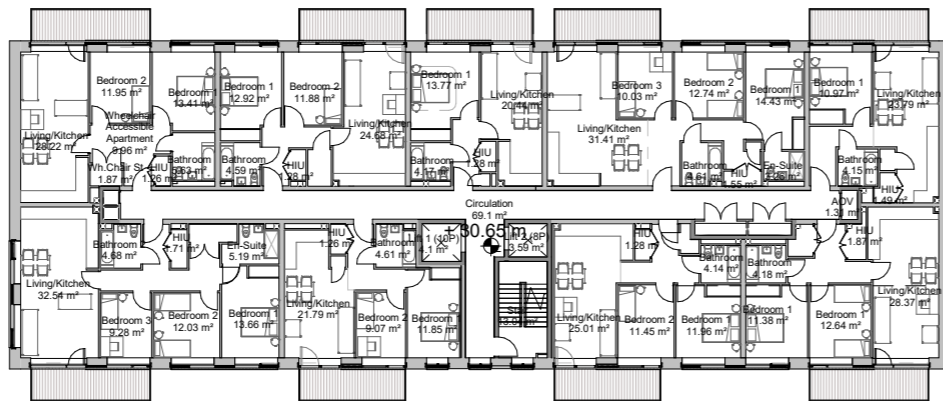
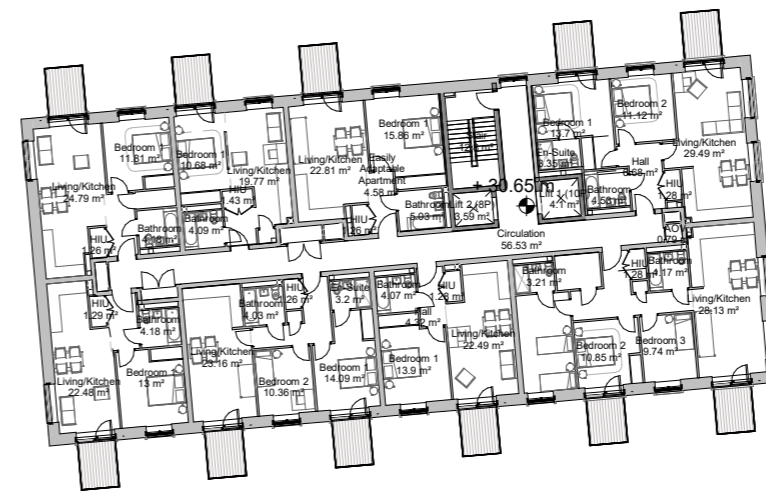


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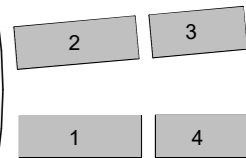
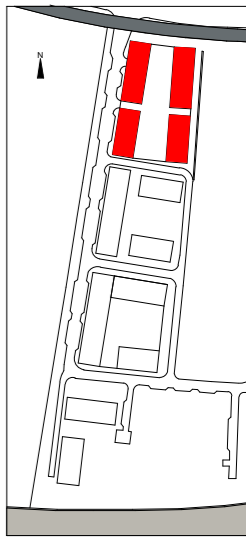
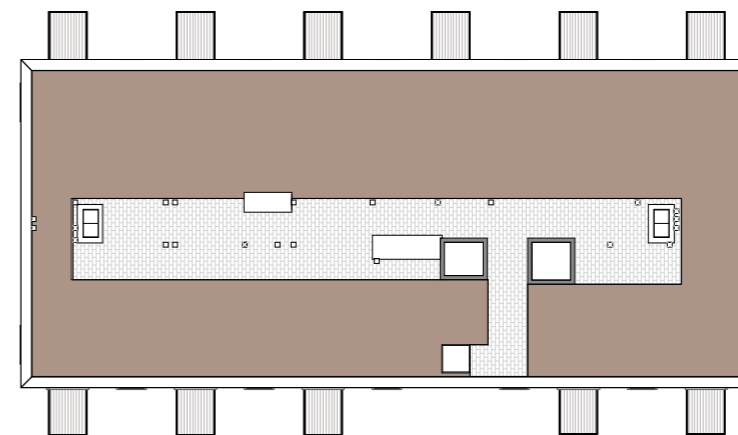
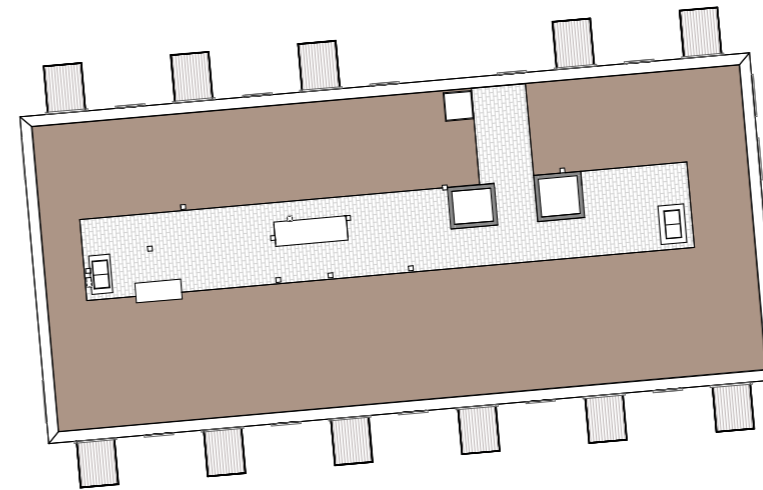
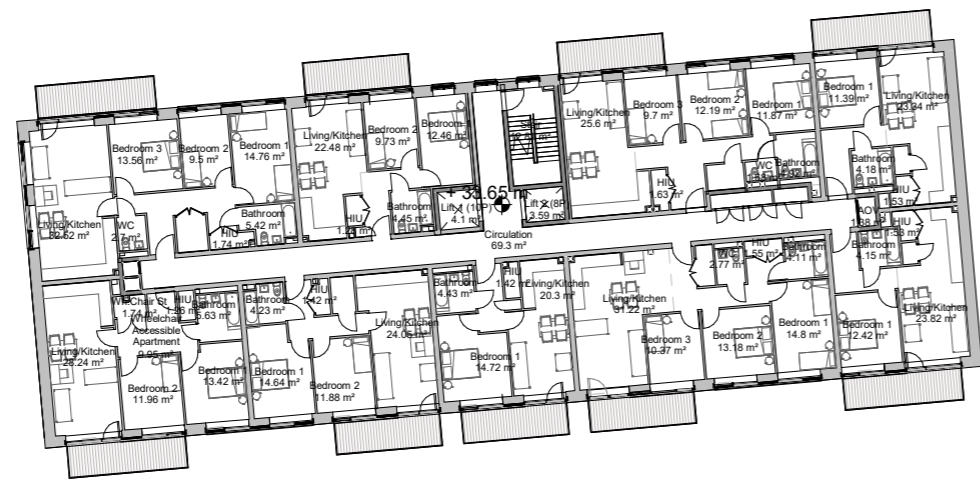


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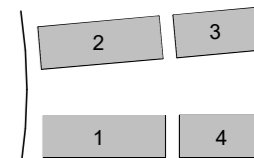
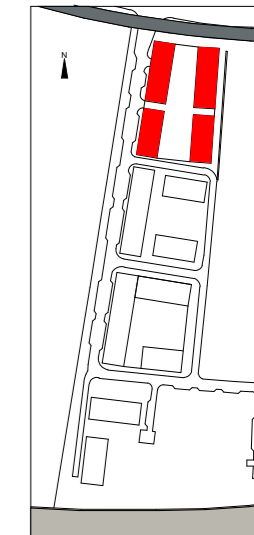
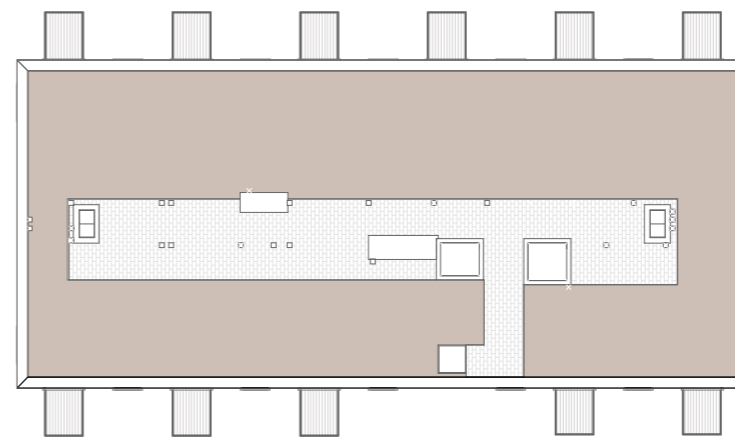
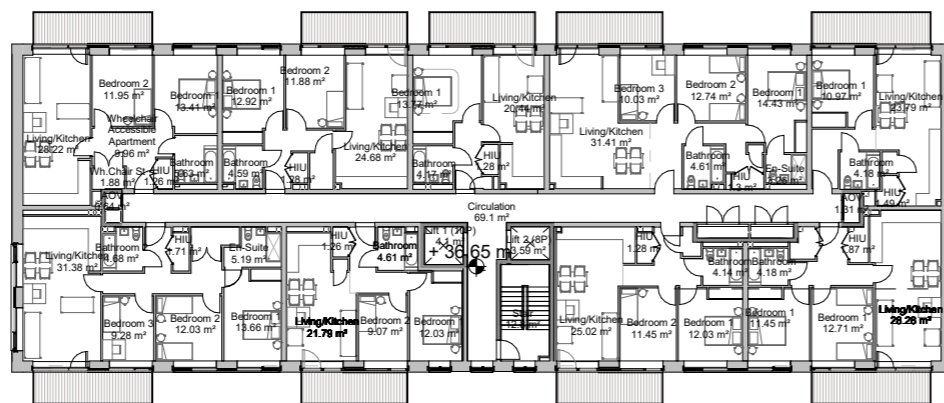
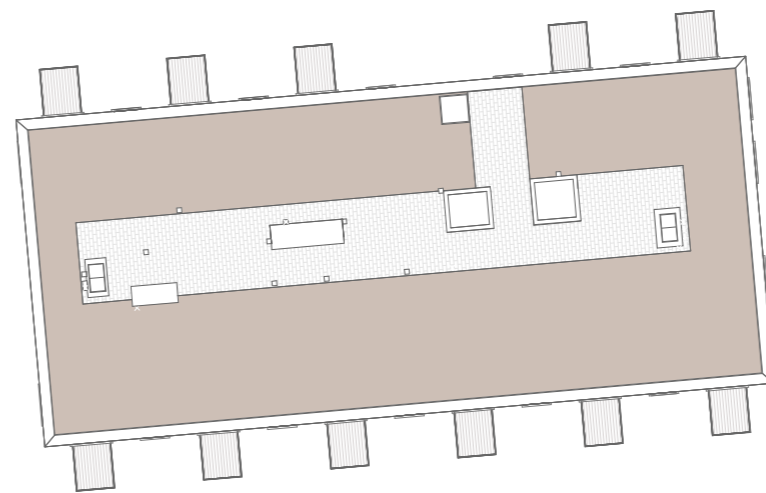
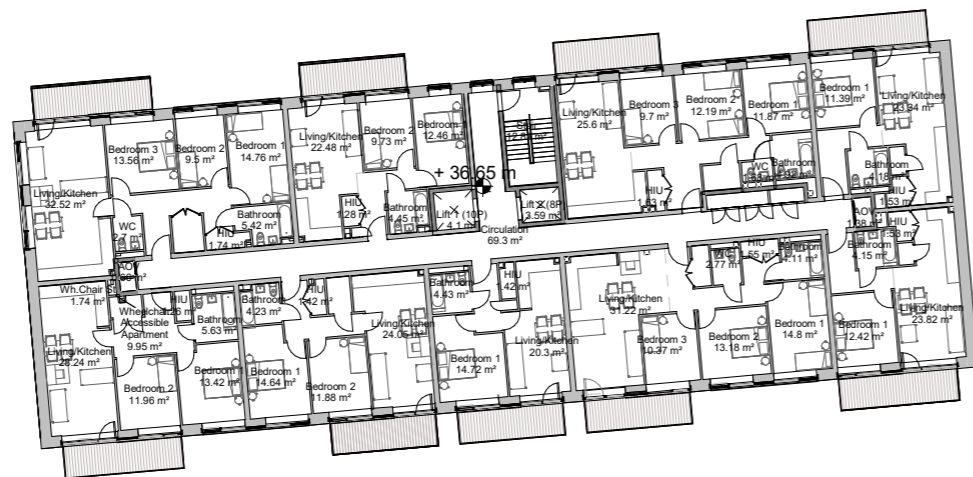




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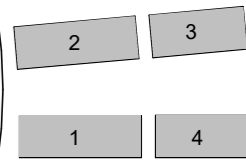
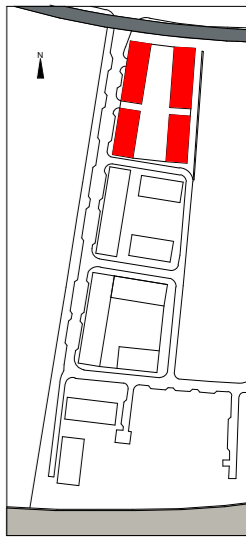
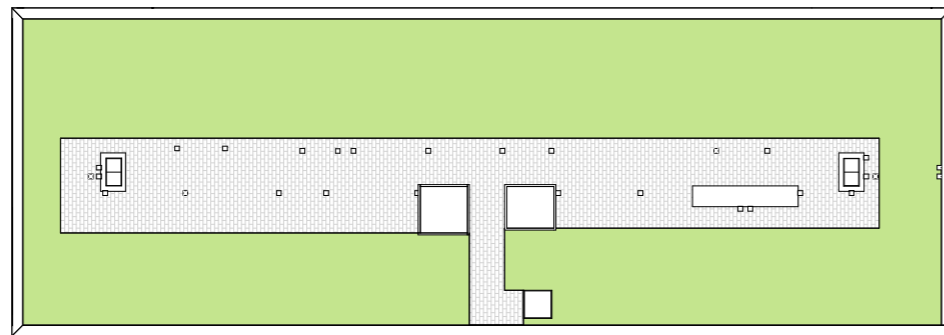
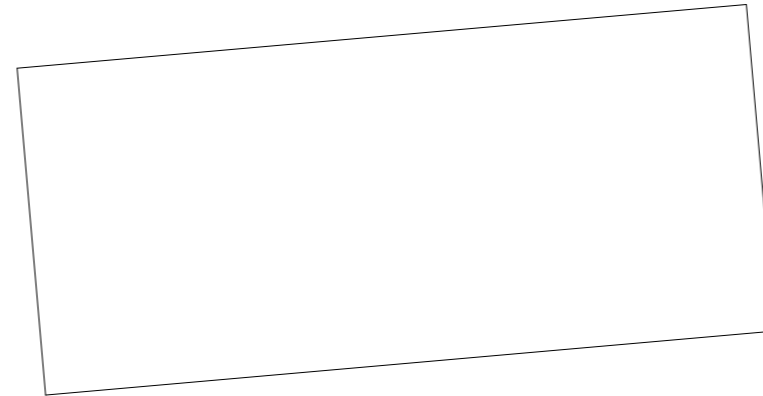
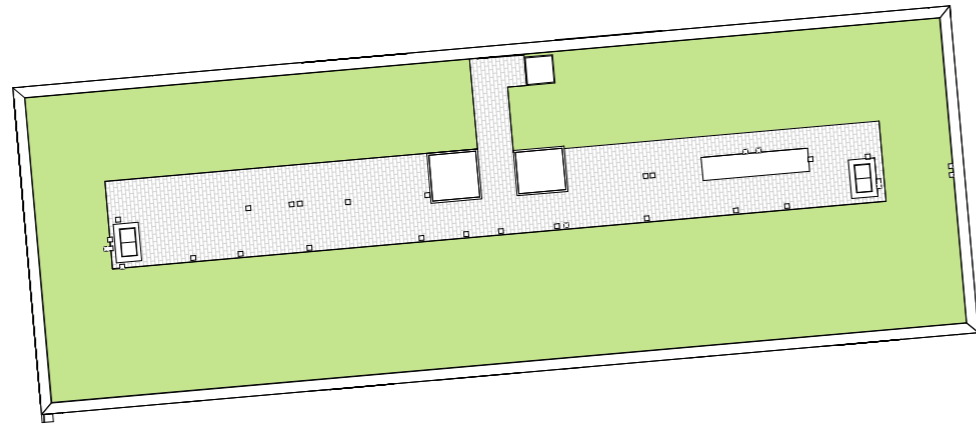


ROYAL WHARF PHASE 3 - PLOT 20 - NINTH FLOOR LAYOUT



ROYAL WHARF PHASE 3 - PLOT 20 - TENTH FLOOR LAYOUT





ROYAL WHARF PHASE 3 - PLOT 20 - ROOF PLAN

- A Brick Type 1 - Stretcher Bond - Asturia - Dark Grey Mortar
- B Brick Type 1 - Soldier Course - Asturia - Dark Grey Mortar
- C Brick Type 2 - Stretcher Bond - Avenue Black - Dark Grey Mortar
- D Brick Type 2 - Soldier Course - Avenue Black - Dark Grey Mortar
- E PPC Metal frame Glazing with opening Light (RAL: 8080)
- F PPC Curtain walling system (RAL: 8080) Back painted glass as indicated
- G PPC panel to head (RAL: 8080)
- H PPC coping system (RAL: 8080)
- I Steel Balcony with secret fix glass balustrade and capping
- J Steel Balcony with metal balustrade and handrail (RAL: 8080)
- K Horizontal Louvres (RAL:8080) refer to CW Schedule for extent of opening
- L Steel Railings (RAL:8080)
- M Aluminium PPC surround to openings (White)
- N Louvered external door (RAL:8080)
- O MVHR Louvres

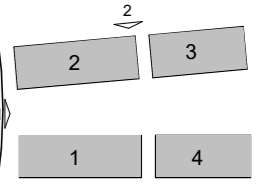
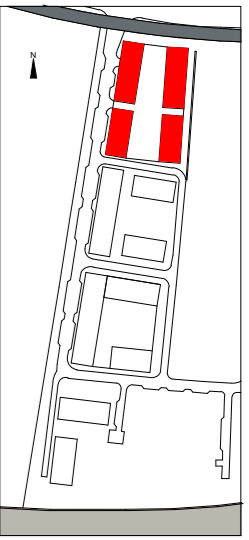


North Elevation



East Elevation

ROYAL WHARF PHASE 3 - PLOT 20 - NORTH & EAST ELEVATIONS





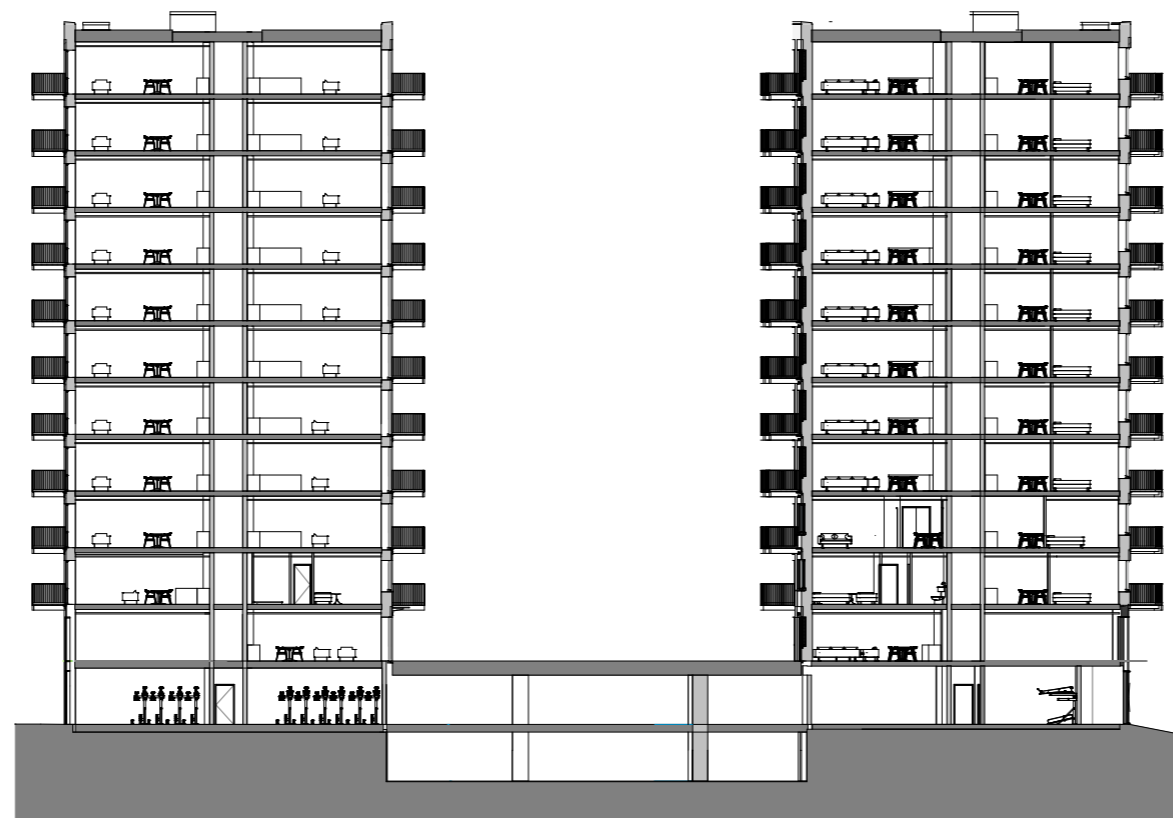
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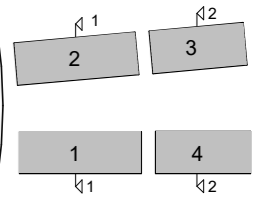
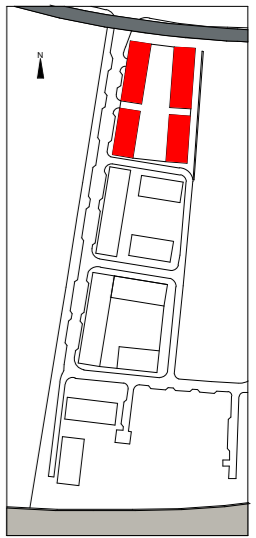
West Elevation

ROYAL WHARF PHASE 3 - PLOT 20 - SOUTH & WEST ELEVATIONS





- 40.465 - PARAPET
- 36.650 - TENTH
- 33.650 - NINTH
- 30.650 - EIGHTH
- 27.650 - SEVENTH
- 24.650 - SIXTH
- 21.650 - FIFTH
- 18.650 - FOURTH
- 15.650 - THIRD
- 12.650 - SECOND
- 9.650 - FIRST
- 6.650 - GROUND
- 3.300 - LOWER GROUND
- 0.300 - BASEMENT



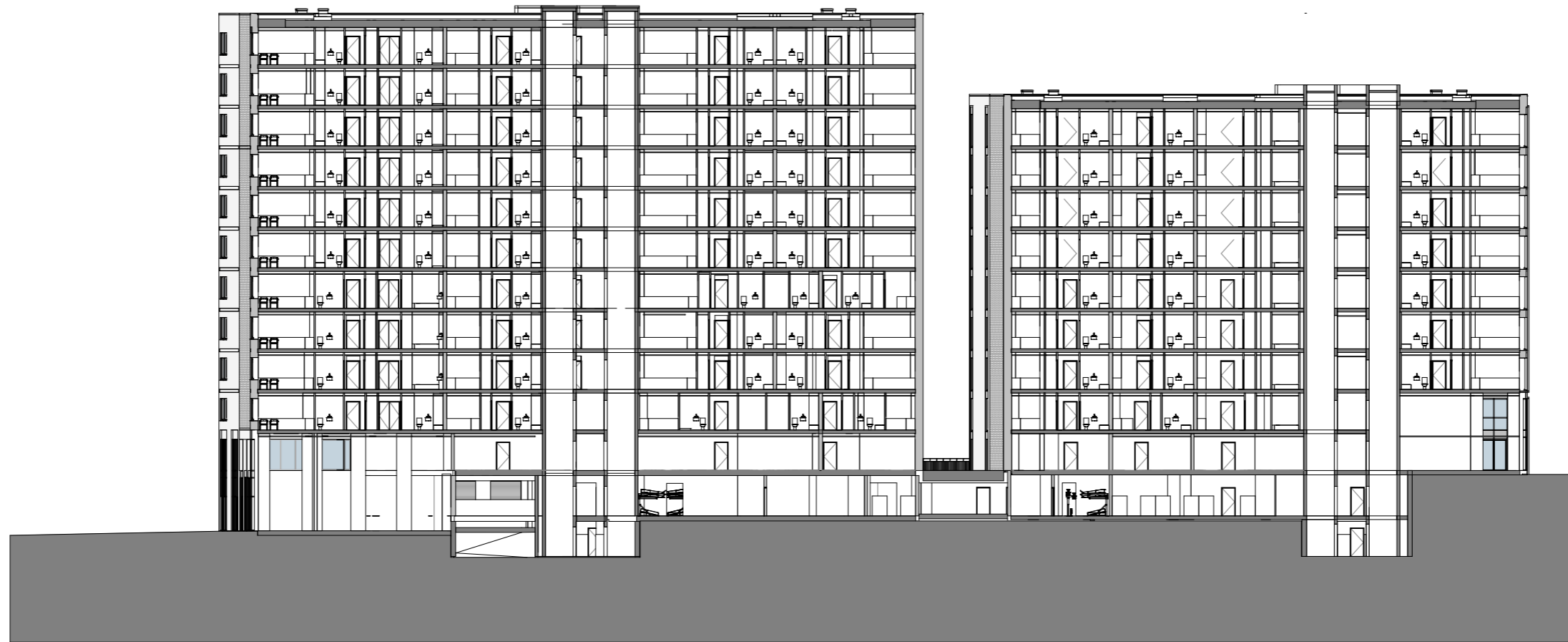
Short Section 1-1



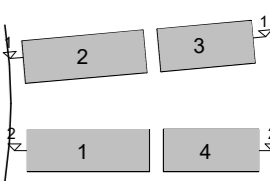
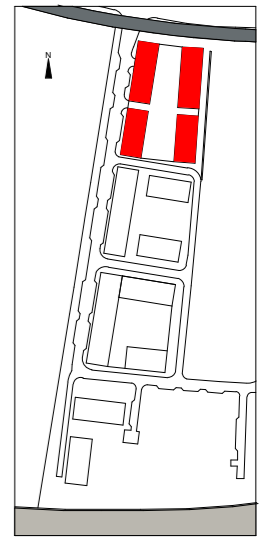
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- 30.650 - EIGHTH
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- 21.650 - FIFTH
- 18.650 - FOURTH
- 15.650 - THIRD
- 12.650 - SECOND
- 9.650 - FIRST
- 6.650 - GROUND
- 3.300 - LOWER GROUND
- 0.300 - BASEMENT

Short Section 2-2

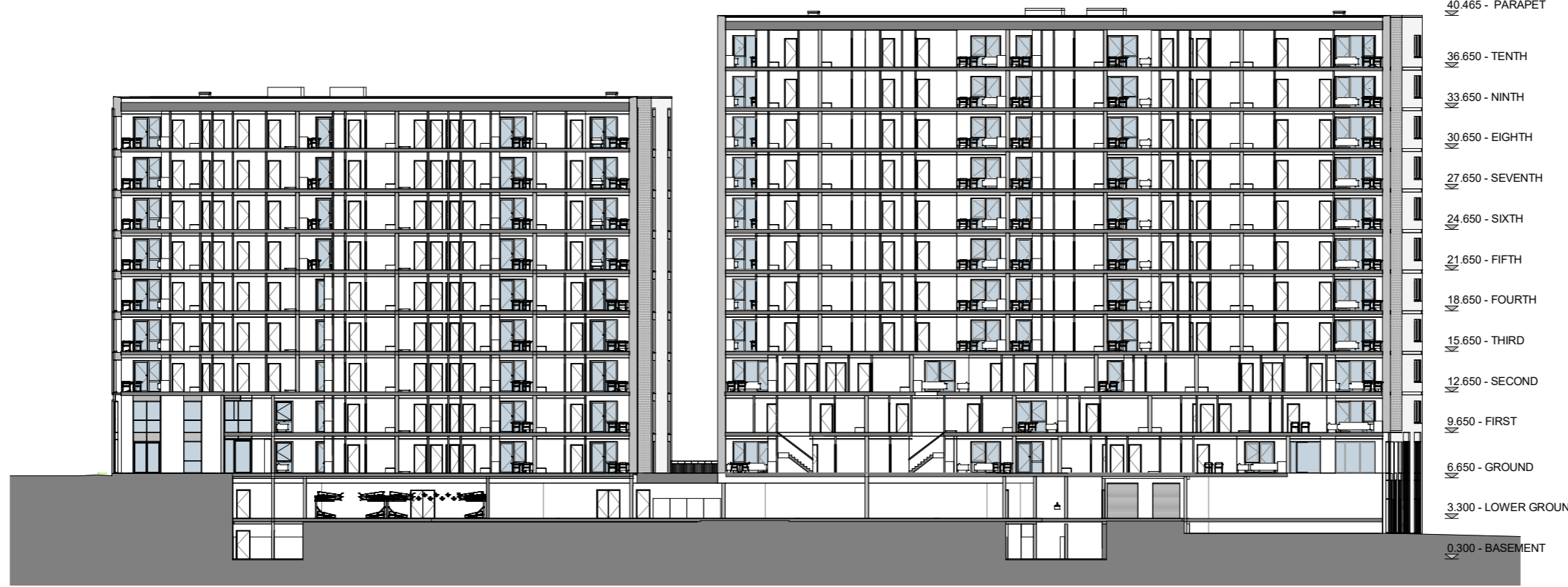
ROYAL WHARF PHASE 3 - PLOT 20 - SHORT SECTIONS 1-1 & 2-2



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- 33.650 - NINTH
- 30.650 - EIGHTH
- 27.650 - SEVENTH
- 24.650 - SIXTH
- 21.650 - FIFTH
- 18.650 - FOURTH
- 15.650 - THIRD
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- 6.650 - GROUND
- 3.300 - LOWER GROUND
- 0.300 - BASEMENT



Long Section 3-3

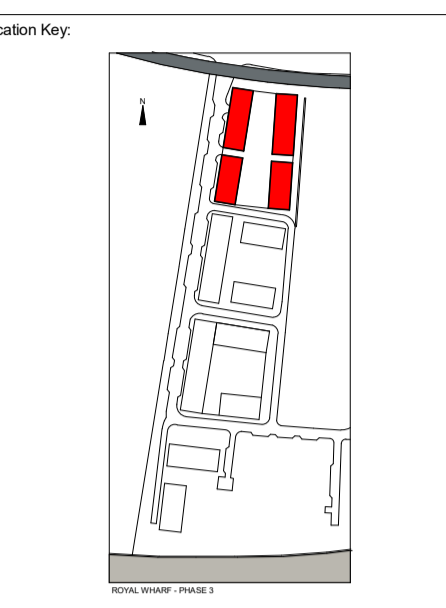
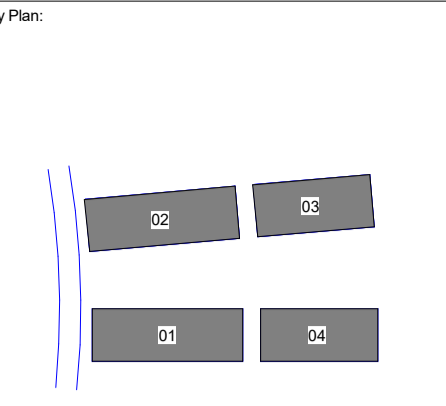
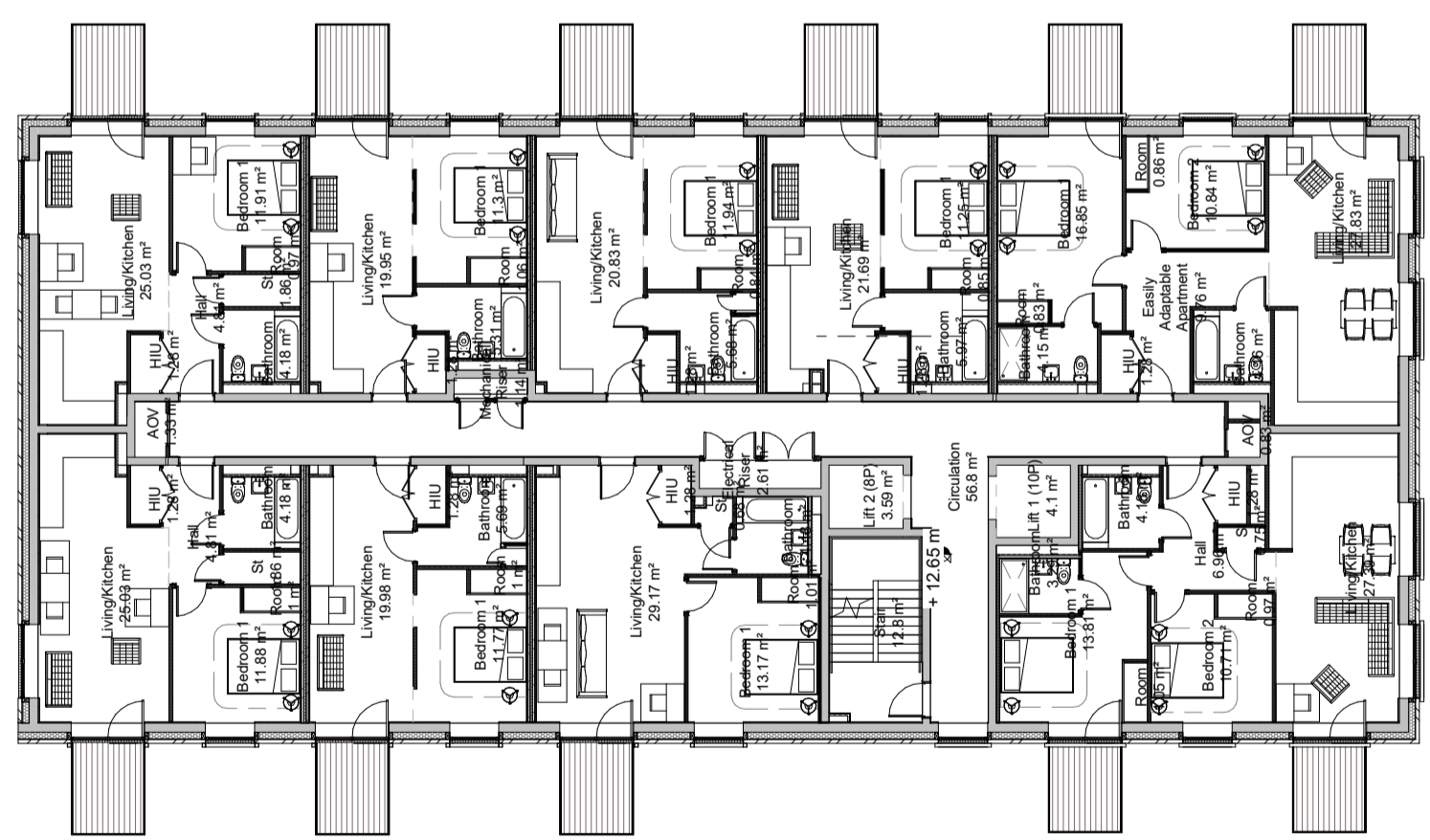


- 40.465 - PARAPET
- 36.650 - TENTH
- 33.650 - NINTH
- 30.650 - EIGHTH
- 27.650 - SEVENTH
- 24.650 - SIXTH
- 21.650 - FIFTH
- 18.650 - FOURTH
- 15.650 - THIRD
- 12.650 - SECOND
- 9.650 - FIRST
- 6.650 - GROUND
- 3.300 - LOWER GROUND
- 0.300 - BASEMENT

Long Section 4-4

ROYAL WHARF PHASE 3 - PLOT 20 - LONG SECTIONS 3-3 & 4-4





Key Plan:

Location Key:

A MW 16088-17 Planning Issue  
 MAY 21/12/16 Planning Issue  
 Rev By Date Description

Revisions:

**BALLYMORE**

Project:

**ROYAL WHARF PHASE 3 - PLOT 20**

Drawing Title:

**PLANNING - SECOND FLOOR**

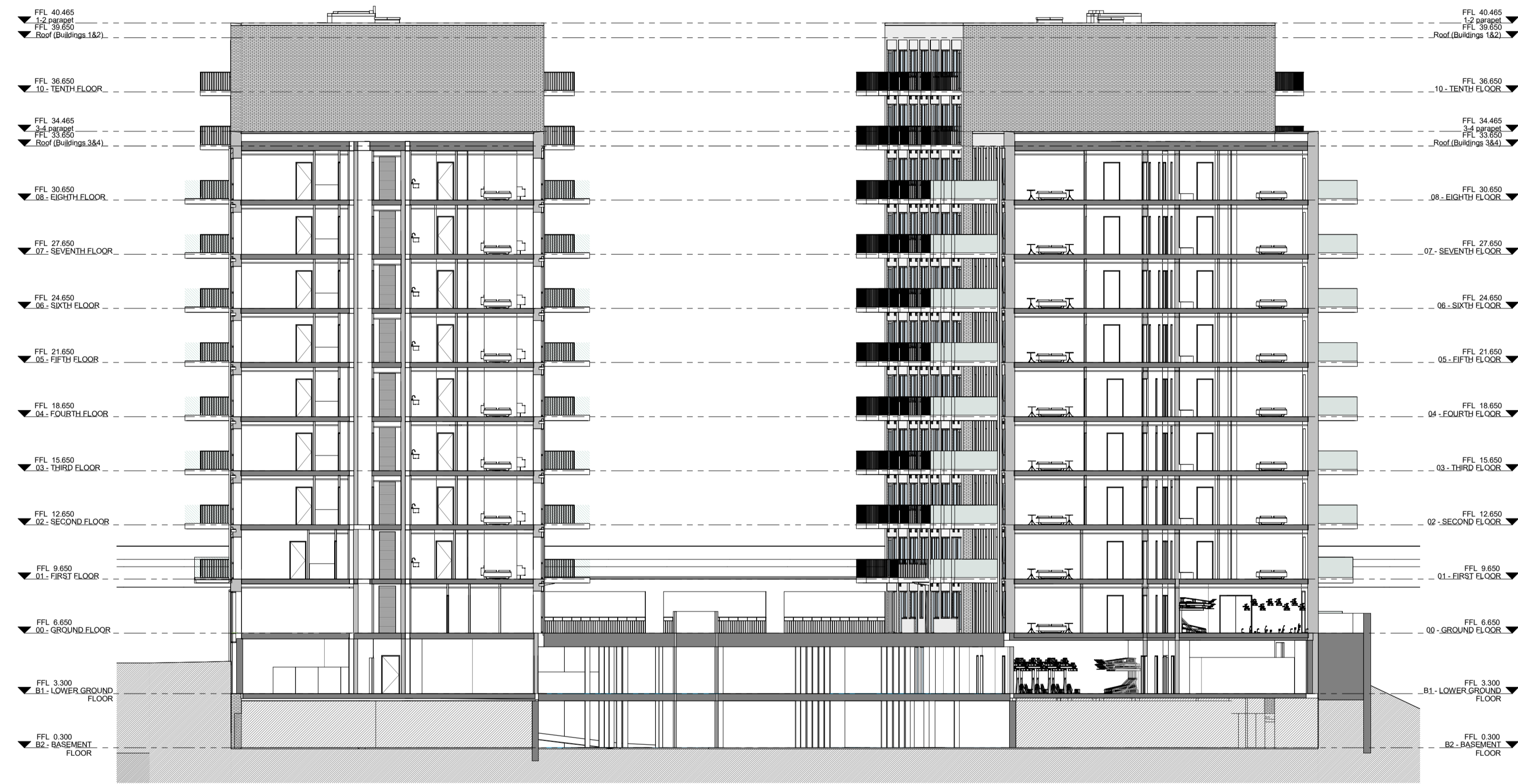
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 25 TOTTENHAM AVENUE,  
 4 GLEBE ROAD,  
 WILMANTON, BRISTOL,  
 AVON, BRISTOL, BR 10 3EJ  
 T: +44 (0)1275 836383  
 F: +44 (0)1275 836384  
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**TODD**

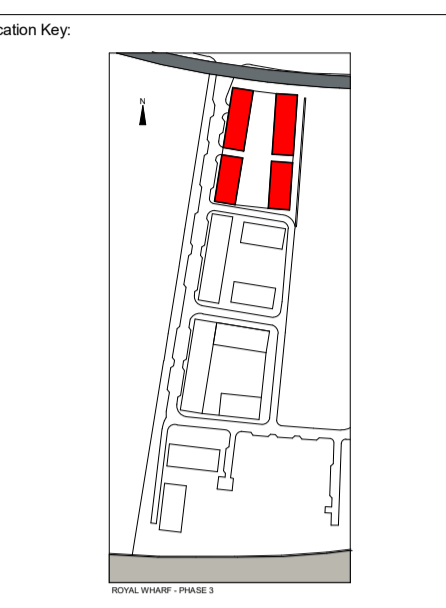
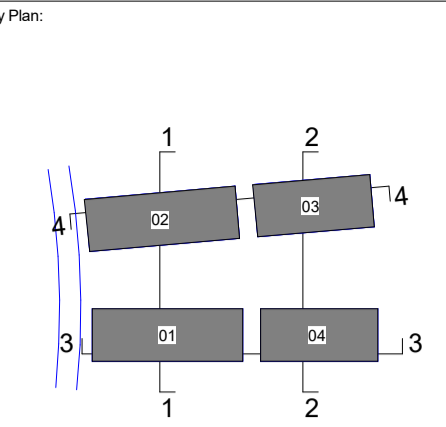
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Project No: 16088	Scale: 1 : 200	Date: 12/21/16
Plot:	Checked: WIP	Scale:

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1 Section 2-2 (Planning)  
16088-TA-P-20.00-2-192 1: 200



Rev	By	Date	Description
-	MV	16/03/17	Planning Issue

**BALLYMORE**

**ROYAL WHARF PHASE 3 - PLOT 20**

**PLANNING - SECTION 2-2 THROUGH BUILDINGS 03 AND 04**

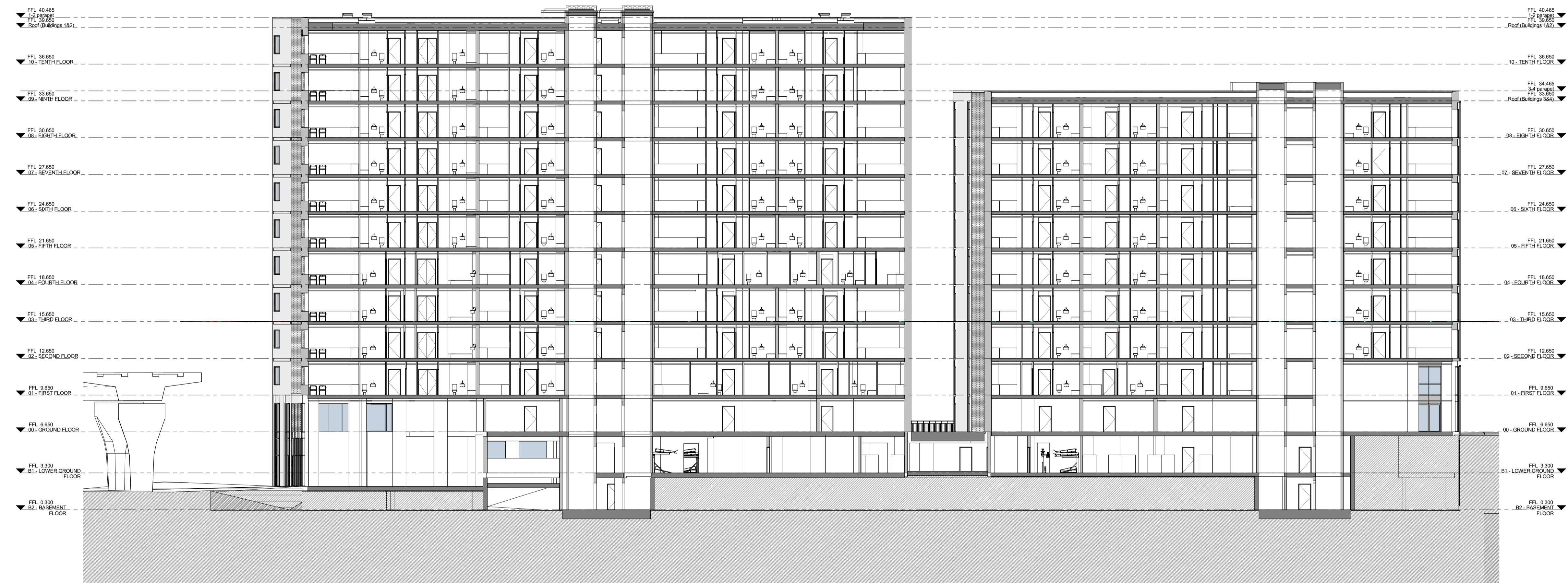
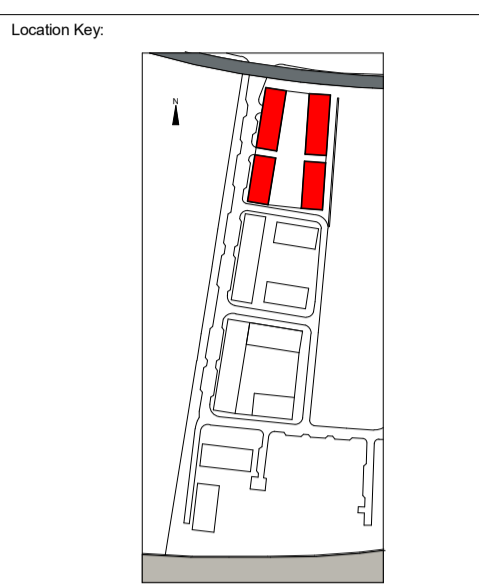
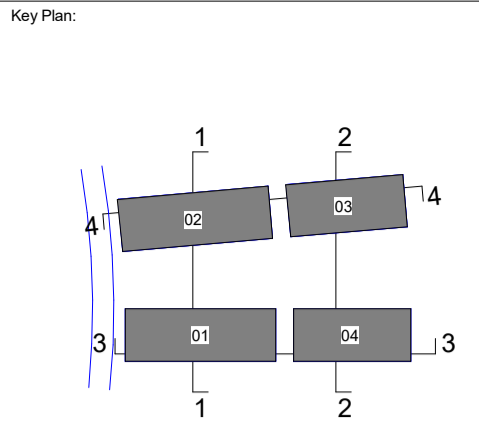
**TODD ARCHITECTS**  
3RD FLOOR TOWER HOUSE,  
6 GLEBE ROAD,  
BALLYMORE, DUBLIN 4  
TEL: +353 1 4088 888  
WWW.TODDARCH.CO.UK



Drawing No: **16088-TA-P-20.00-2-192**

Project No: 16088	Scale: 1: 200	Date: 12/21/16
Plot: WIP	Checked:	Drawn: WIP

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1 Section 3-3 (Planning)  
16088-TA-P-20.00-2-193 1 : 200

Rev	By	Date	Description
-	MV	16/03/17	Planning Issue

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**ROYAL WHARF PHASE 3 - PLOT 20**

**PLANNING - SECTION 3-3 THROUGH BUILDING 01 AND 04**

**TODD ARCHITECTS**  
3RD FLOOR, TRINITY HOUSE,  
6 QUEENSBOND,  
BRISTOL, BS1 3QB  
T: +44 (0)1273 300 000  
E: INFO@TODDARCH.CO.UK  
W: WWW.TODDARCH.CO.UK

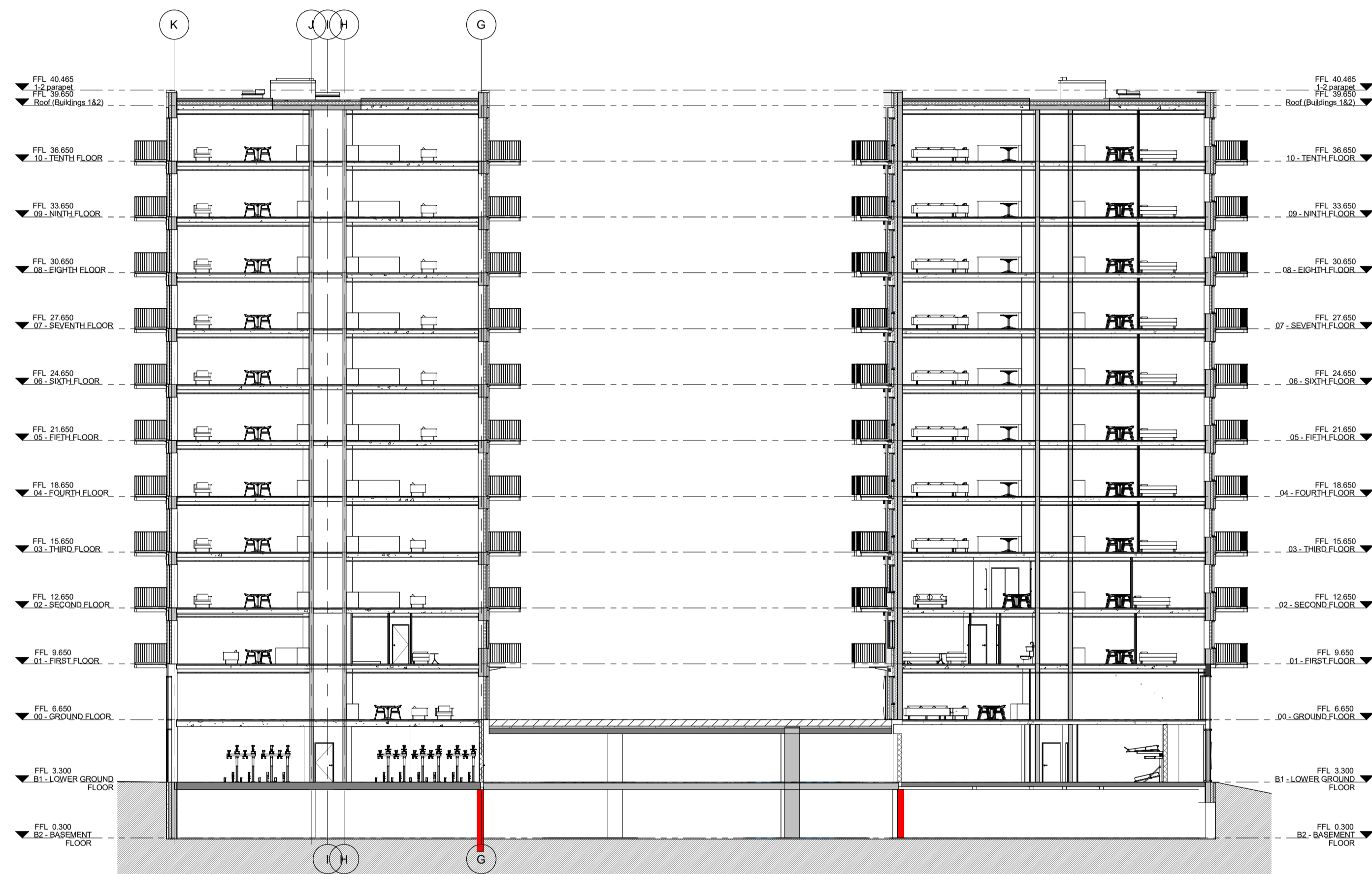


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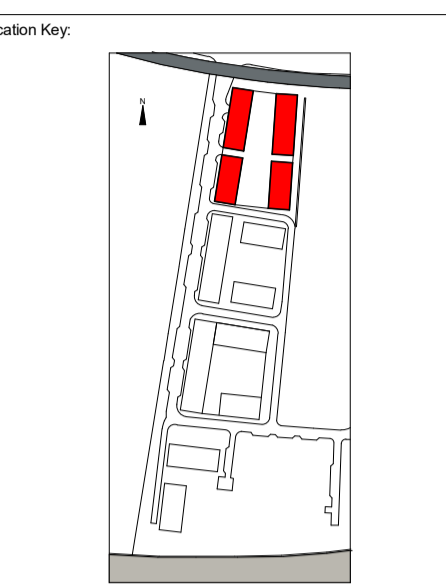
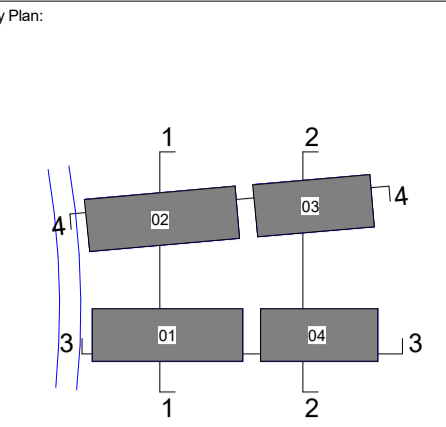
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16088	1 : 200	12/21/16
Plot:	Checked:	Status:
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1 Section 1-1 1-200 Planning  
 16088-TA-P-20.00-2-191 1 : 200



Rev	By	Date	Description
A	MW	16/03/17	Planning Issue
-	MW	21/12/16	Planning Issue

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**ROYAL WHARF PHASE 3 - PLOT 20**

**PLANNING - SECTION 1-1 THROUGH BUILDING 01 AND 02**

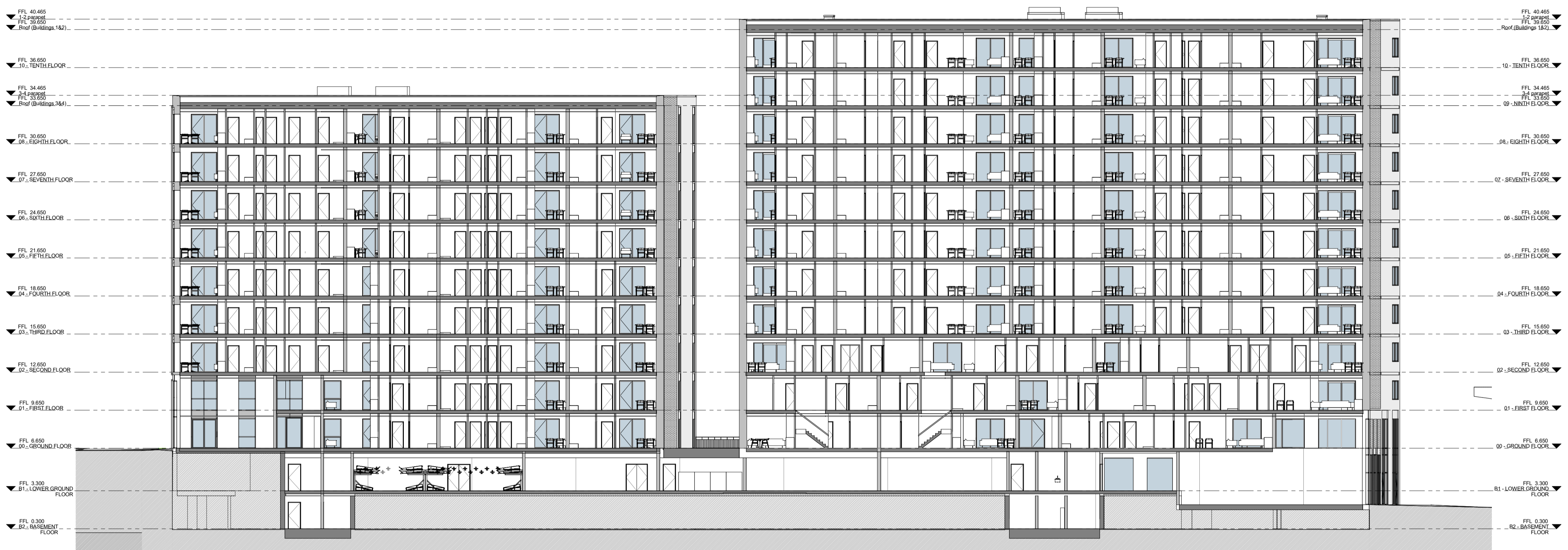
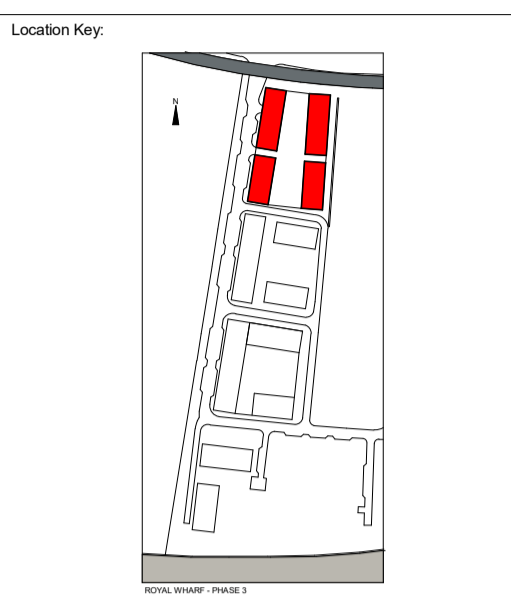
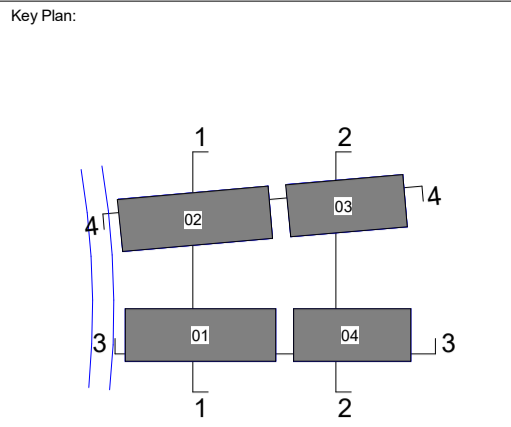
**TODD ARCHITECTS**  
 200 TOTTENHAM AVENUE,  
 6 GLEBE ROAD,  
 WILMANTON, BRISTOL,  
 AVON, BA9 8JL  
 T: +44 (0)1275 836363  
 F: +44 (0)1275 836364  
 W: WWW.TODDARCH.CO.UK



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Project No: 16088	Scale: 1 : 200	Date: 12/21/16
Plot: WIP	Checked:	Sign:

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1 Section 4-4 Planning  
16088-TA-P-20.00-2-194 1 : 200

Rev	By	Date	Description
A	MW	16/03/17	Planning Issue
-	MW	21/12/16	Planning Issue

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**ROYAL WHARF PHASE 3 - PLOT 20**

**PLANNING - SECTION 4-4 THROUGH BUILDING 02 AND 03**

**TODD ARCHITECTS**  
202 TOTTENHAM ROAD,  
6 GLEBE ROAD,  
WILMANTON, BRISTOL,  
BS15 2JG  
T: +44 (0)117 933 8800  
F: +44 (0)117 933 8801  
W: WWW.TODDARCH.CO.UK

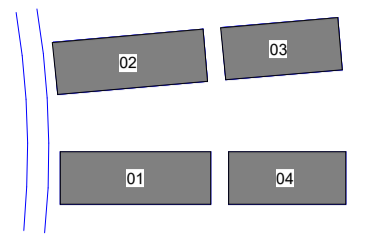


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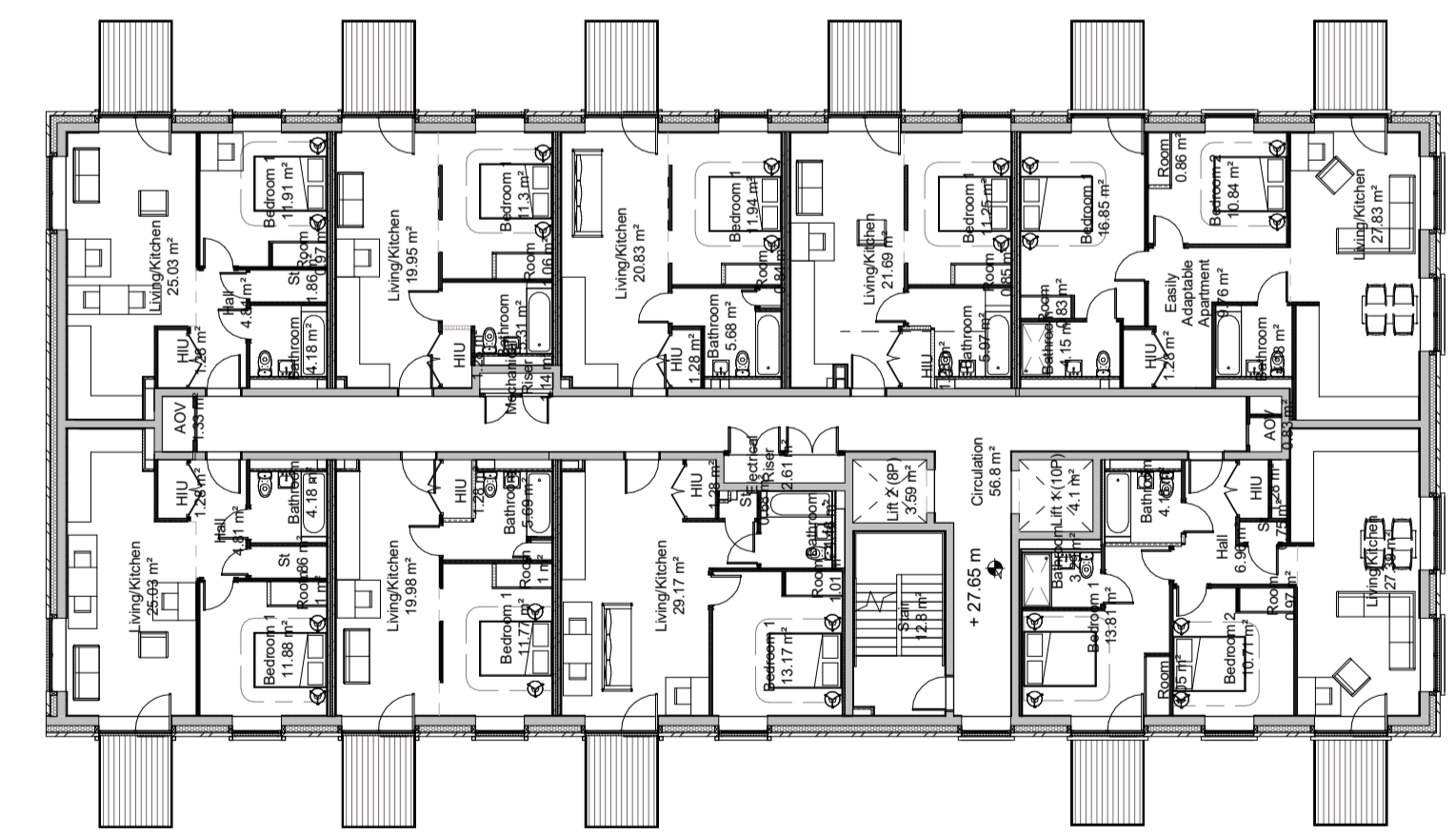
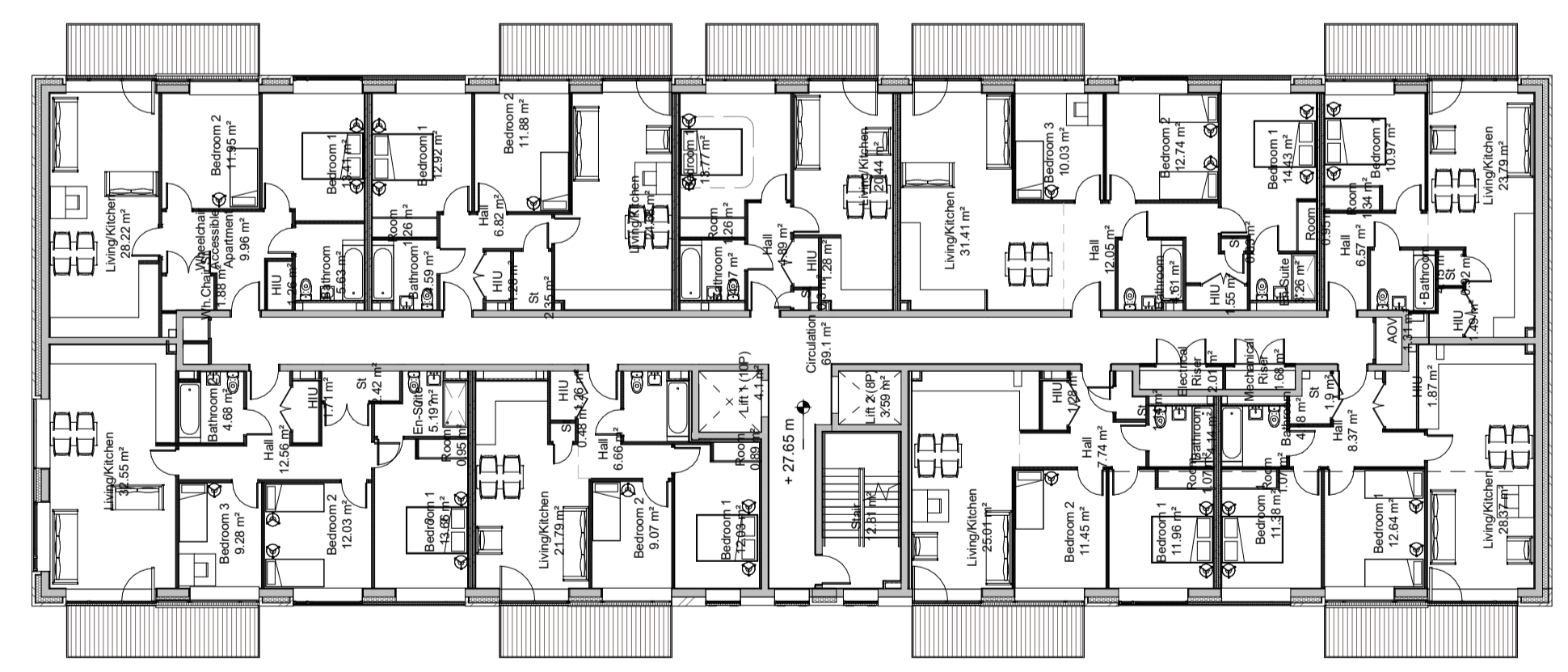
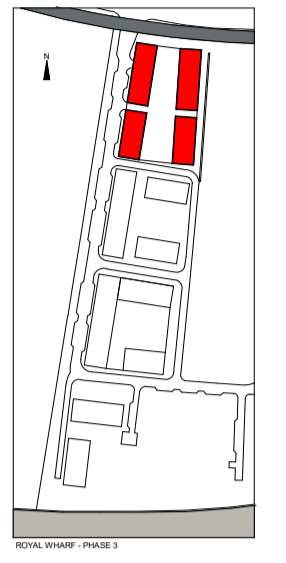
Project No:	Scale:	Date:
16088	1 : 200	12/21/16
Plot:	Checked:	WIP:

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Key Plan:



Location Key:



A MAY 16/2017 Planning Issue  
+ MAY 23/2016 Planning Issue  
Rev By Date Description

**BALLYMORE**

Project:  
**ROYAL WHARF PHASE 3 - PLOT 20**

Drawing Title:  
**PLANNING - SEVENTH FLOOR**

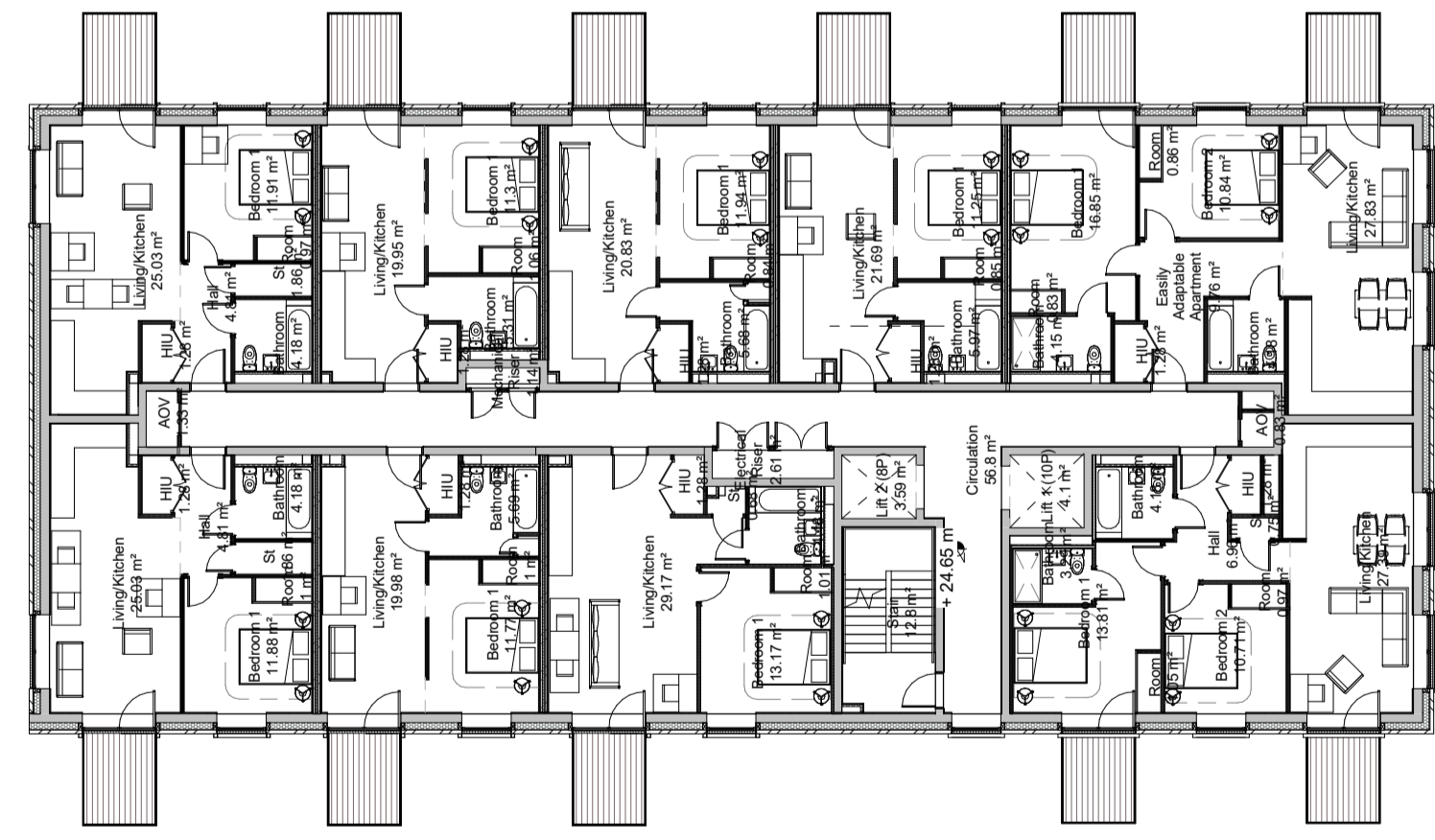
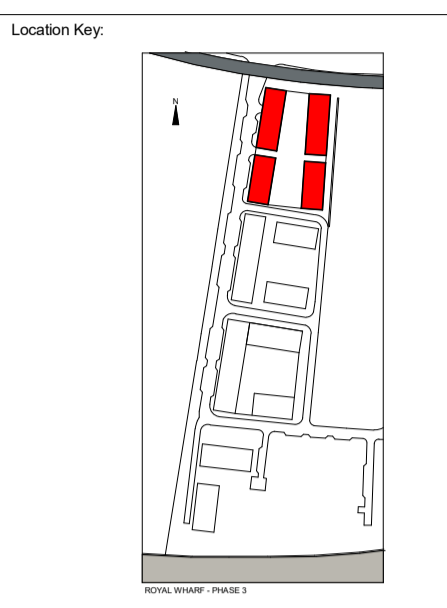
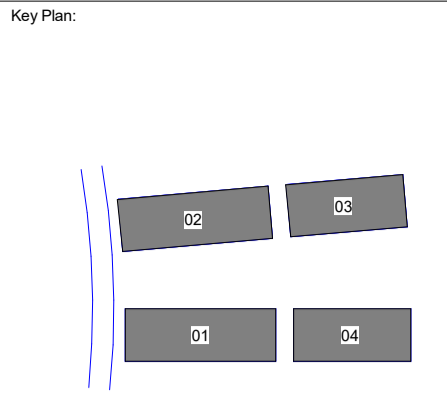
**TODD ARCHITECTS**  
25 FLOOYER HOUSE,  
6 GLEBE ROAD,  
WILMISTON, BRISTOL,  
AVON, BS15 2JG  
T: +44 (0)1275 833333  
W: WWW.TODDARCH.CO.UK



Drawing No: **16088-TA-P-20.00-2-107** Revision: **A**

Project No: <b>16088</b>	Scale: <b>1 : 200</b>	Date: <b>12/21/16</b>
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A MAY 16/2017 Planning Issue  
 MAY 21/2016 Planning Issue  
 Rev By Date Description  
 Revisions:

**BALLYMORE**

Project:

**ROYAL WHARF PHASE 3 - PLOT 20**

Drawing Title:

**PLANNING - SIXTH FLOOR**

**TODD ARCHITECTS**  
 25 FLOOY DRIVE, BALLYMORE,  
 DUBLIN 14, IRELAND  
 T: +353 1 492 8888  
 F: +353 1 492 8889  
 W: WWW.TODDARCH.CO.UK



Drawing No: **16088-TA-P-20.00-2-106** Revision: **A**

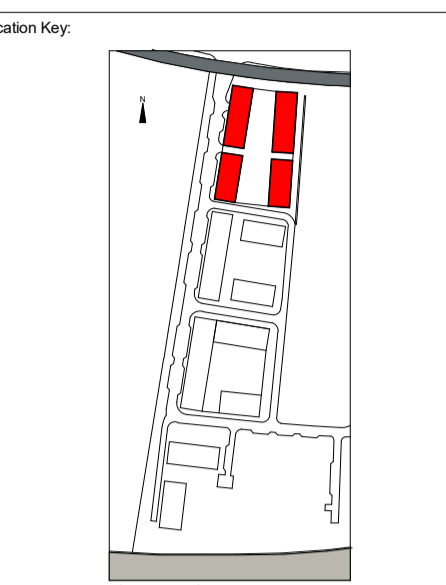
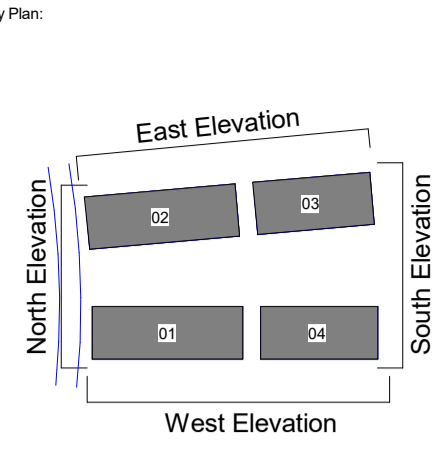
Project No: <b>16088</b>	Scale: <b>1 : 200</b>	Date: <b>12/21/16</b>
Plot:	Checked: <b>WJP</b>	Status:

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1 SOUTH ELEVATION 1-200 - Planning

16088-TA-P-20.00-2-161 1 : 200



- Material Key**
- 01. Brick Type 01 - Stretcher Bond
  - 02. Brick Type 02 - Soldier Course
  - 03. PPC Metal frame glazing with opening light
  - 04. PPC Steel balcony with channel edge detail, Metal railings and handrail
  - 05. PPC Glazing (back painted glass as indicated)
  - 06. Metal window head detail
  - 07. Brick Type 02 - Stretcher Bond
  - 08. Brick Type 02 - Soldier Course
  - 09. Steel balcony with secret fix glass balustrade and capping



2 WEST ELEVATION 1-200 - Planning

16088-TA-P-20.00-2-161 1 : 200

A	MV 160317 Planning Issue	Scale:
	MV 211216 Planning Issue	Scale:
Rev	By	Date
Revisions:		

**BALLYMORE**

**ROYAL WHARF PHASE 3 - PLOT 20**

Drawing Title:

**PLANNING - SOUTH AND WEST ELEVATIONS**

Materials	
Key Value	Keystone Text

A	Brick Type 1 - Stretcher Bond - Asturia - Dark Grey Mortar
B	Brick Type 1 - Soldier Course - Asturia - Dark Grey Mortar
C	Brick Type 2 - Stretcher Bond - Avenue Black - Dark Grey Mortar
D	Brick Type 2 - Soldier Course - Avenue Black - Dark Grey Mortar
E	PPC Metal frame Glazing with opening Light (RAL: 8080)
F	PPC Curtain walling system (RAL: 8080) Back painted glass as indicated
G	PPC panel to head (RAL: 8080)
H	PPC coping system (RAL: 8080)
I	Steel Balcony with metal fix glass balustrade and capping
J	Steel Balcony with metal balustrade and handrail (RAL: 8080)
K	Horizontal Louvres (RAL:8080)
L	Steel Railings (RAL:8080)
M	Aluminium PPC surround to openings (White)
N	Lowered external door (RAL:8080)
O	MVHR Louvers

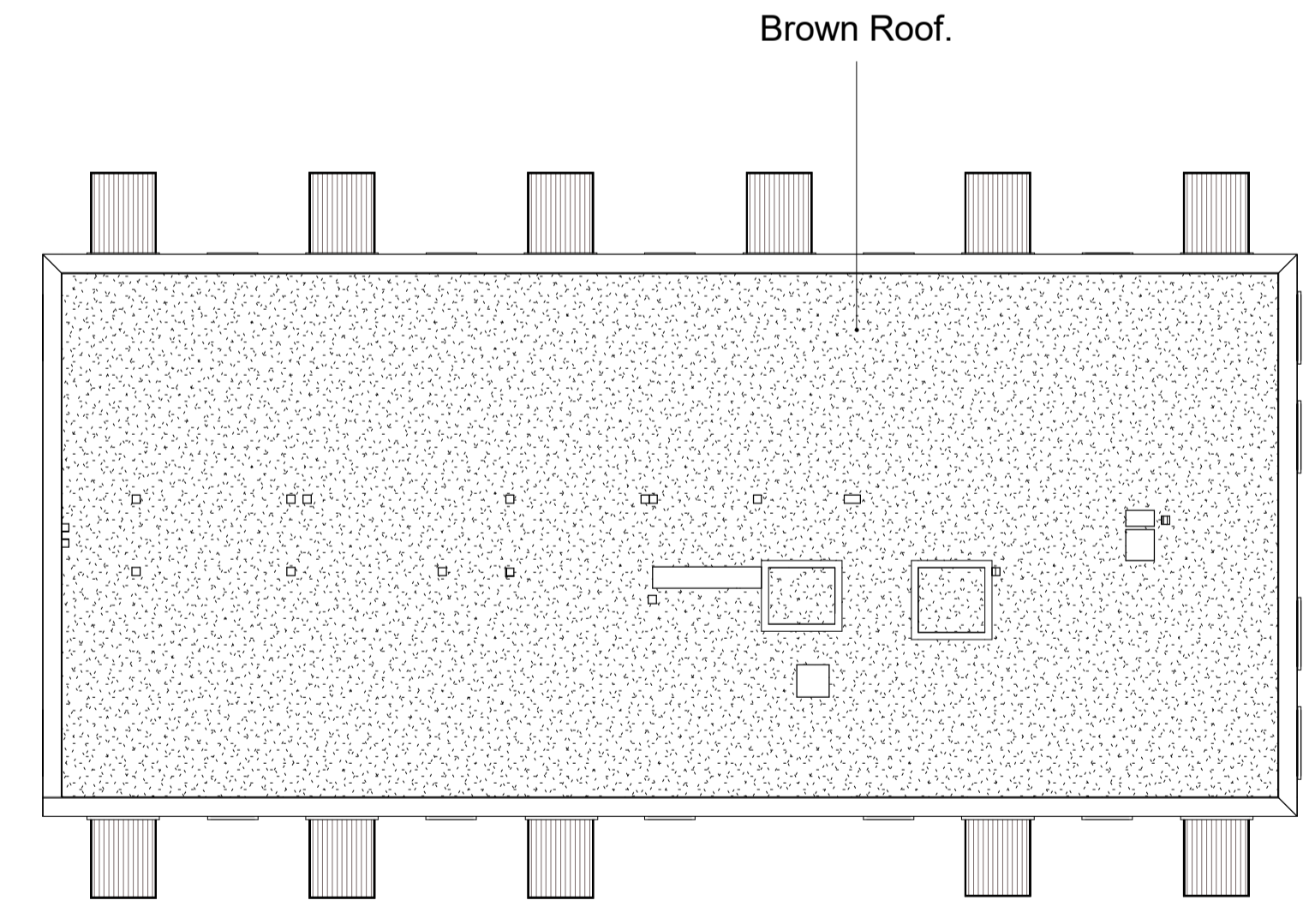
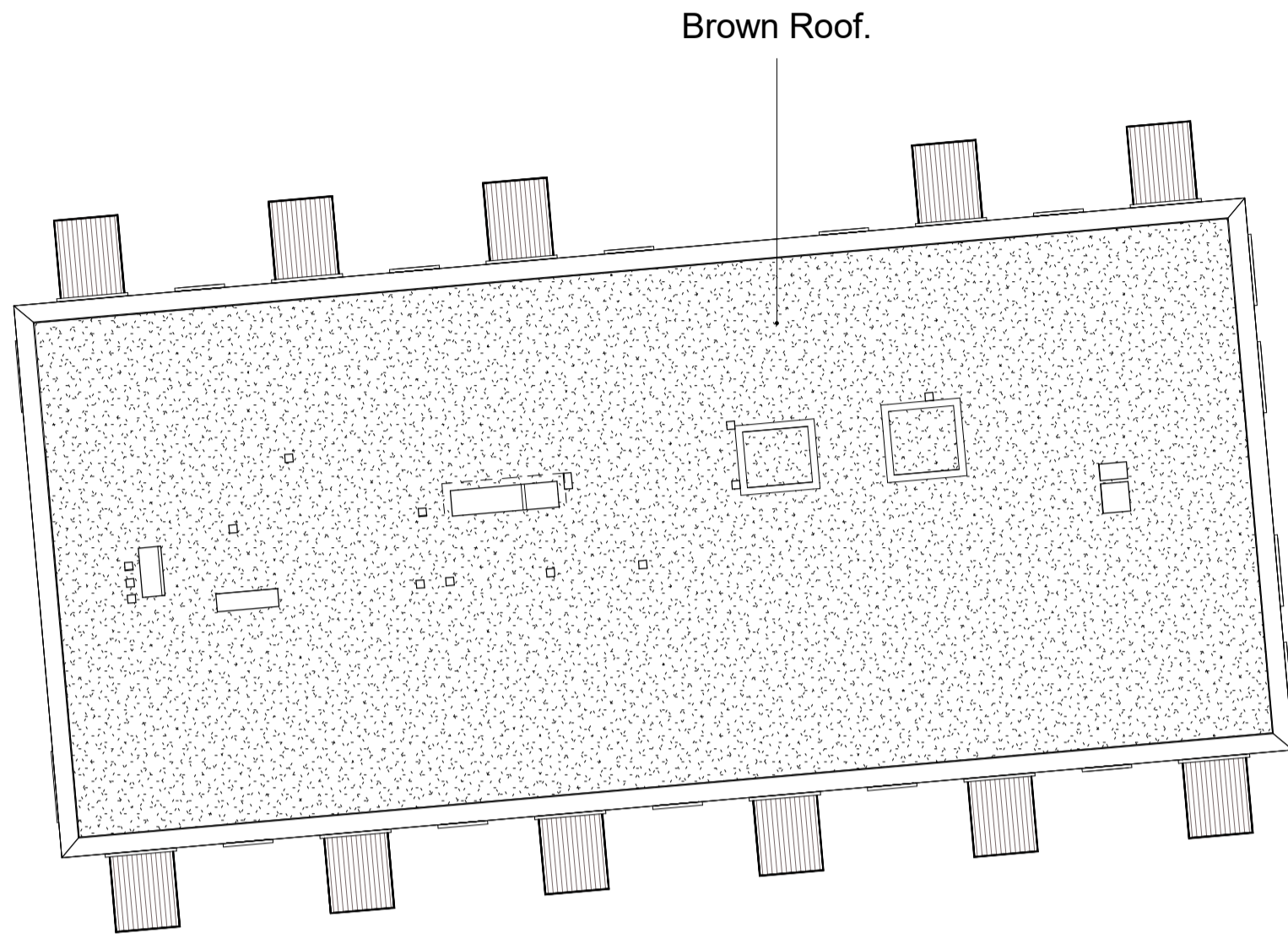
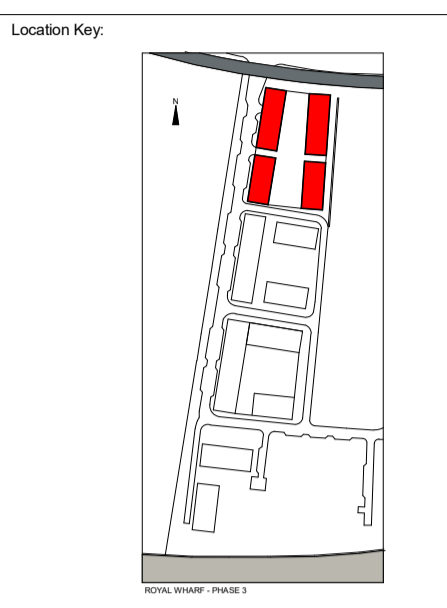
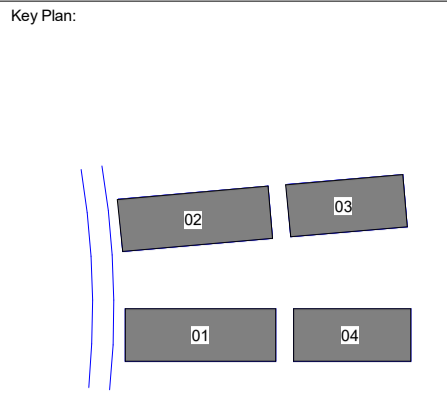
**TODD ARCHITECTS**  
 25 DUNDAS STREET WEST  
 SUITE 1000  
 TORONTO, ONTARIO M5G 1C8  
 T: 416-593-8888  
 F: 416-593-8889  
 WWW.TODDARCHITECTS.COM

**TODD**

Drawing No: **16088-TA-P-20.00-2-161** Revision: **A**

Project No:	Scale:	Date:
16088	1 : 200	12/21/16
PPC:	Checked:	WIP

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Rev	By	Date	Description
A	MW	16/03/17	Planning Issue
	MW	23/12/16	Planning Issue

**BALLYMORE**

**ROYAL WHARF PHASE 3 - PLOT 20**

**PLANNING - TENTH FLOOR**

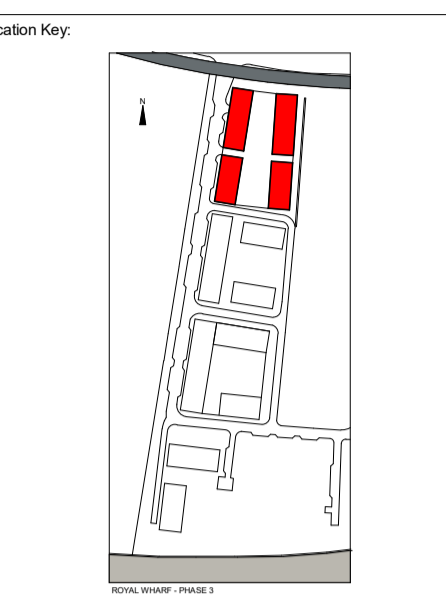
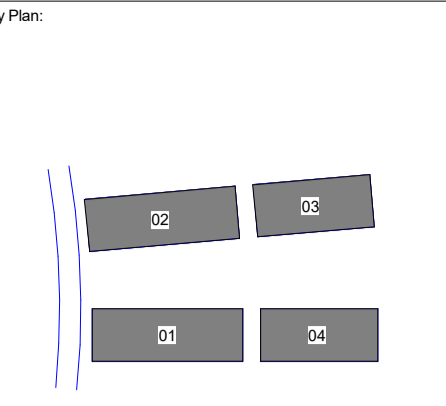
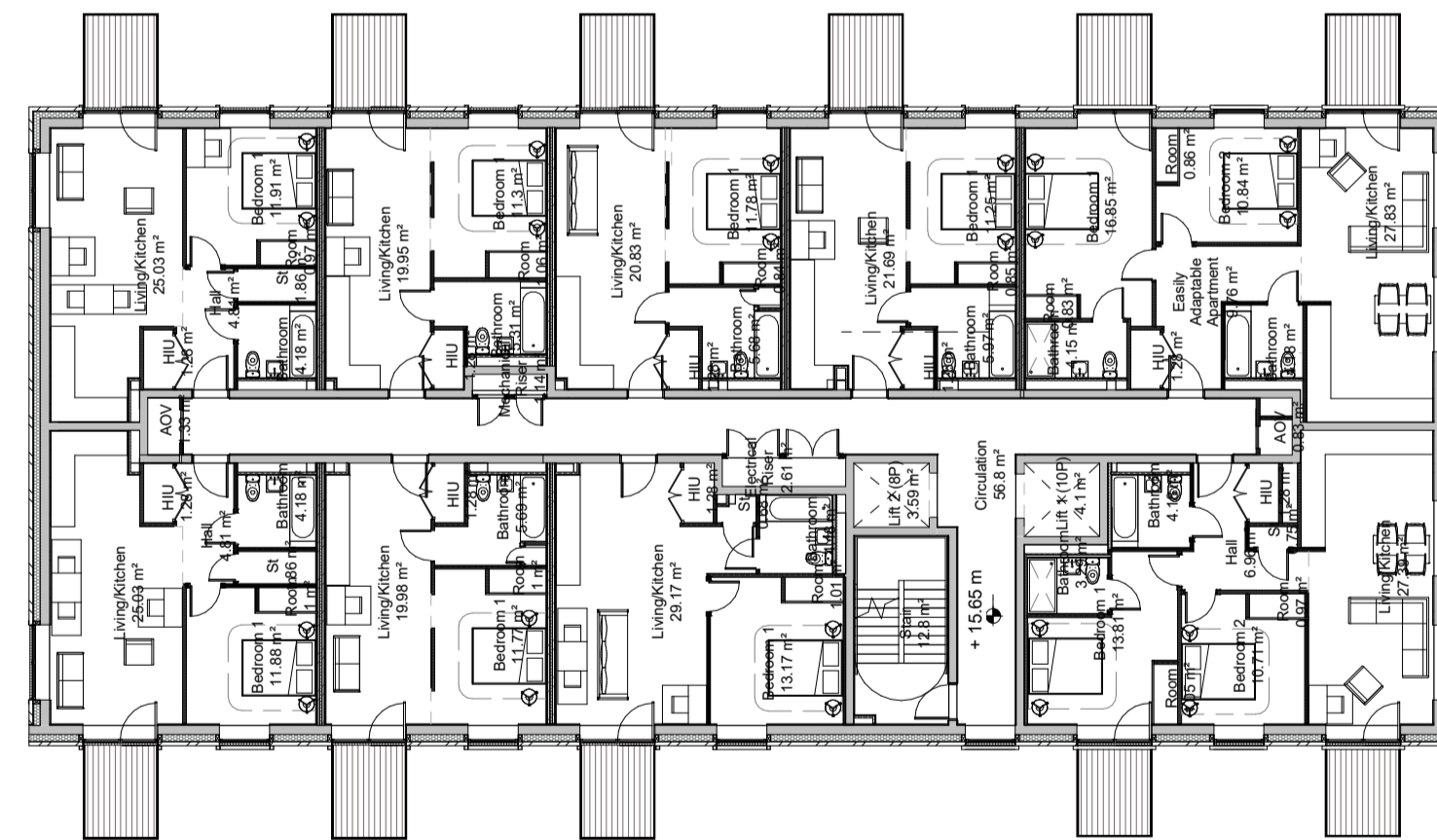
**TODD ARCHITECTS**  
 25 TOTTENHAM AVENUE,  
 4 GLEBE ROAD,  
 WILMANTON, BRISTOL,  
 AVON, BA9 8JN  
 T: +44 (0)1275 833333  
 F: +44 (0)1275 833333  
 W: WWW.TODDARCH.CO.UK



Drawing No: **16088-TA-P-20.00-2-110** Revision: **A**

Project No:	Scale:	Date:
16088	1 : 200	12/21/16
Plot:	Checked:	Scale:
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A MW 160317 Planning Issue  
 MAY 21/16 Planning Issue  
 Rev By Date Description  
 Revisions:

**BALLYMORE**

**ROYAL WHARF PHASE 3 - PLOT 20**

**PLANNING - THIRD FLOOR**

**TODD ARCHITECTS**  
 25 TOTTENHAM AVENUE,  
 WILMANTON, BRISTOL,  
 AVON, GL5 2JF  
 T: +44 (0)1454 801000  
 W: WWW.TODDARCH.CO.UK



Drawing No: **16088-TA-P-20.00-2-103** Revision: **A**

Project No: <b>16088</b>	Scale: <b>1 : 200</b>	Date: <b>12/21/16</b>
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