

Convoys Wharf: Plot 18 Overview



View from Olympia Square

The building comprises of ground plus 4-15 storeys and will provide:

- **335 homes** offering a mix of 1 & 2 bed apartments plus 2 bed townhouses – all with **private balconies**
- **1080sq.m of commercial space** designed for flexible division into units for small scale shops, cafes and commercial uses to activate the ground floor at street level
- **Landscaping & new public realm** linking Sayes Court Gardens with Olympia Square at the heart of the new development
- A **podium level garden** for residents
- Car and bicycle parking for residents is provided within the podium at ground and first floor levels



Projecting balconies to all apartments. Central podium garden for residents.

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Masterplan Context

The consented masterplan massing and scale grow from the existing context at the site edges, increasing in scale and density towards the central section of the site.

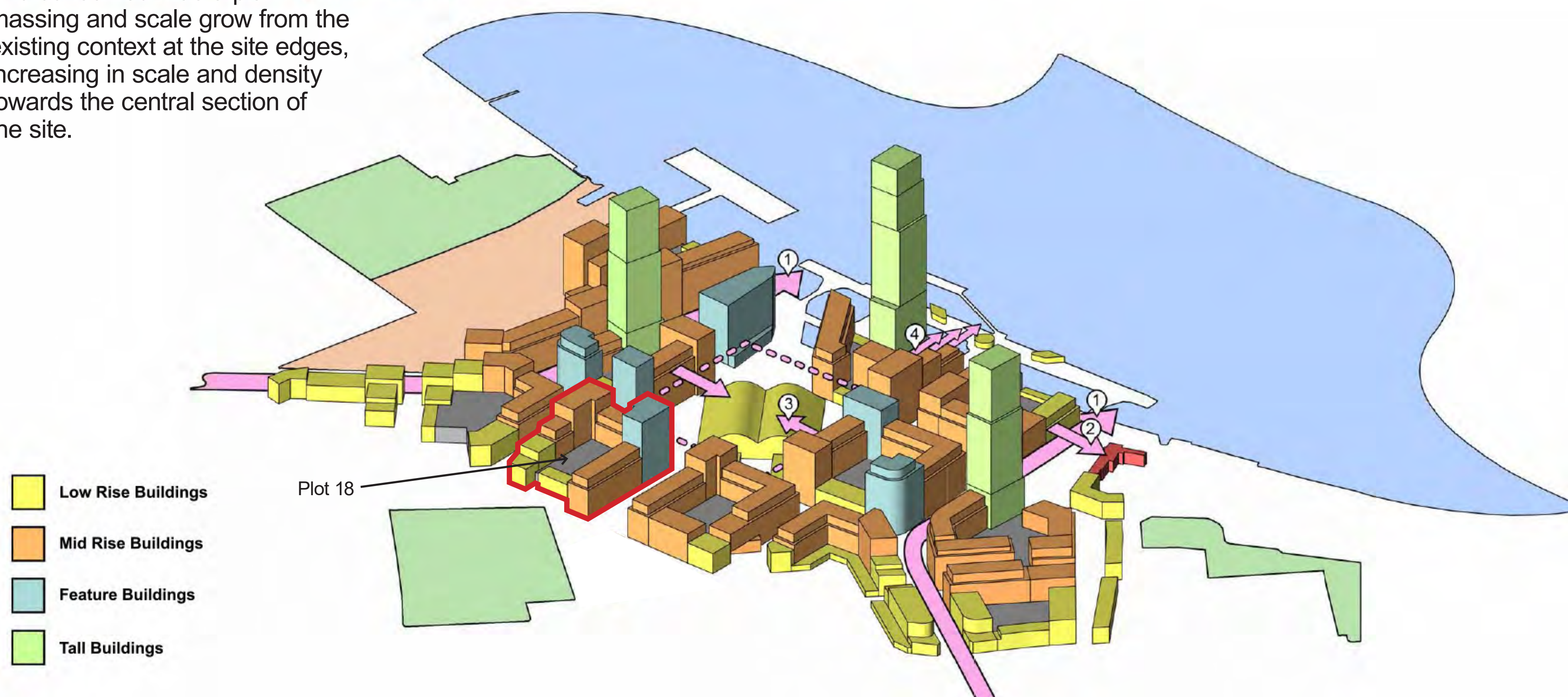


Diagram extract from CW03 of the consented outline masterplan

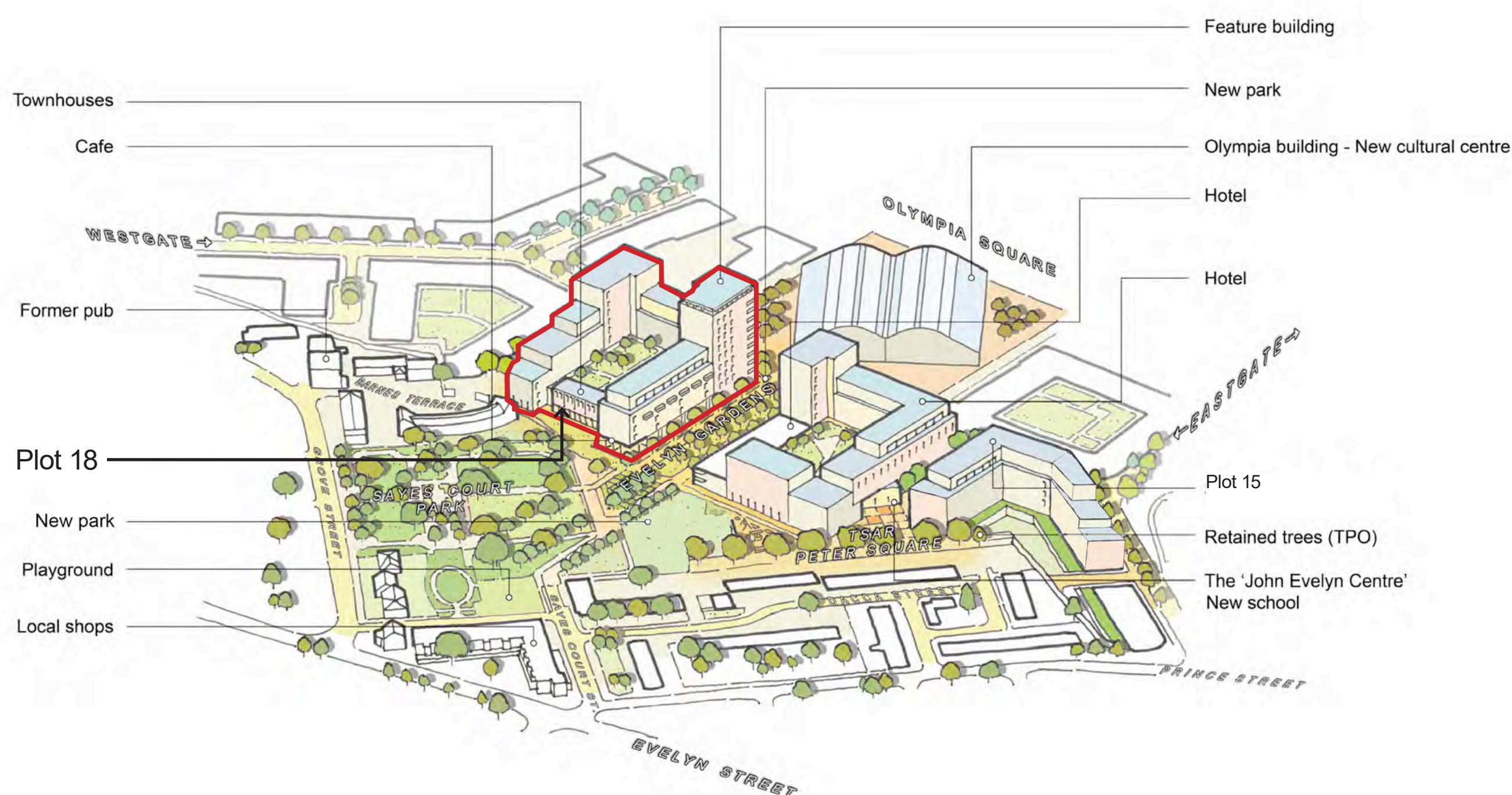
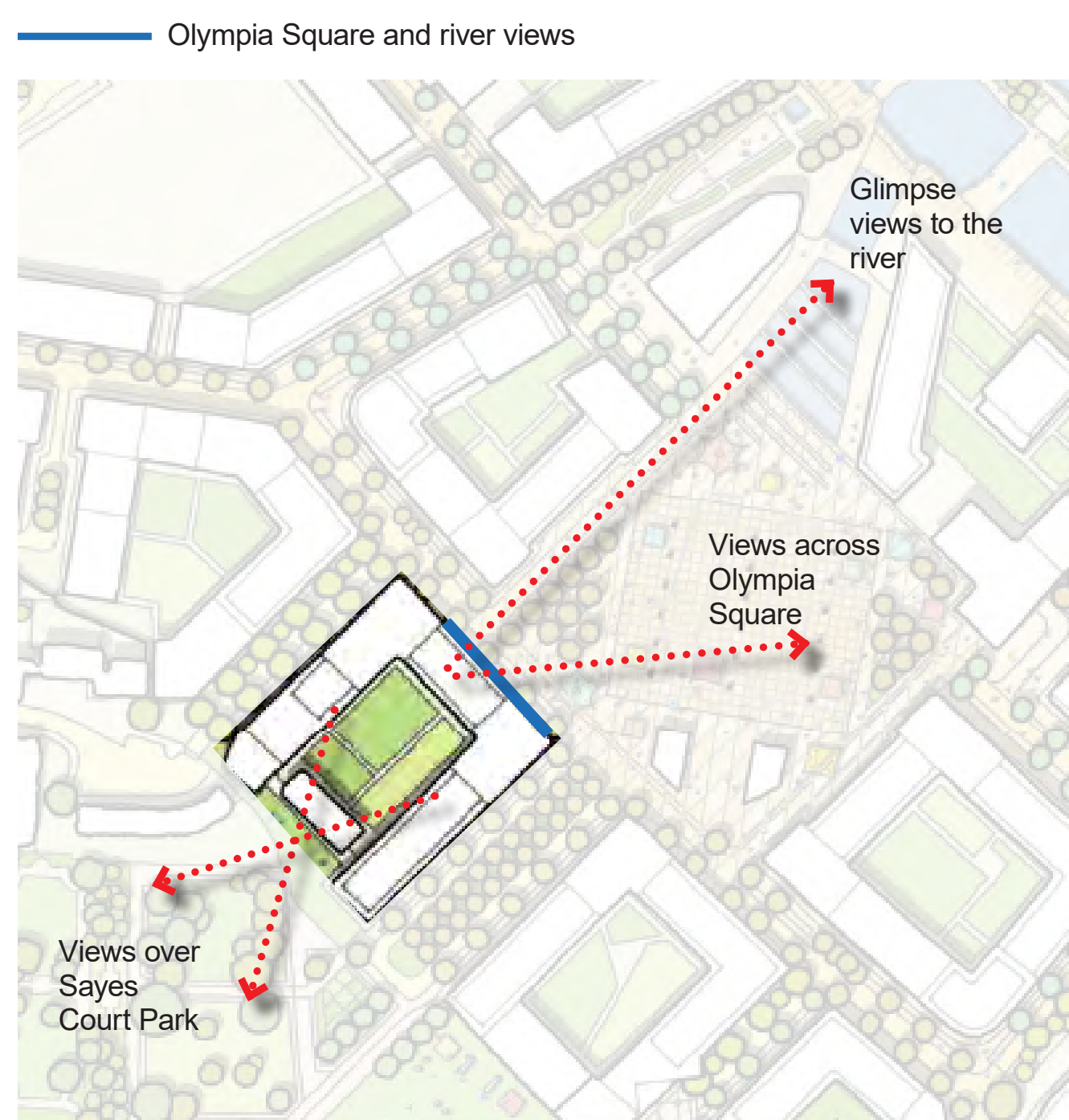


Diagram extract from CW03 of the consented outline masterplan.

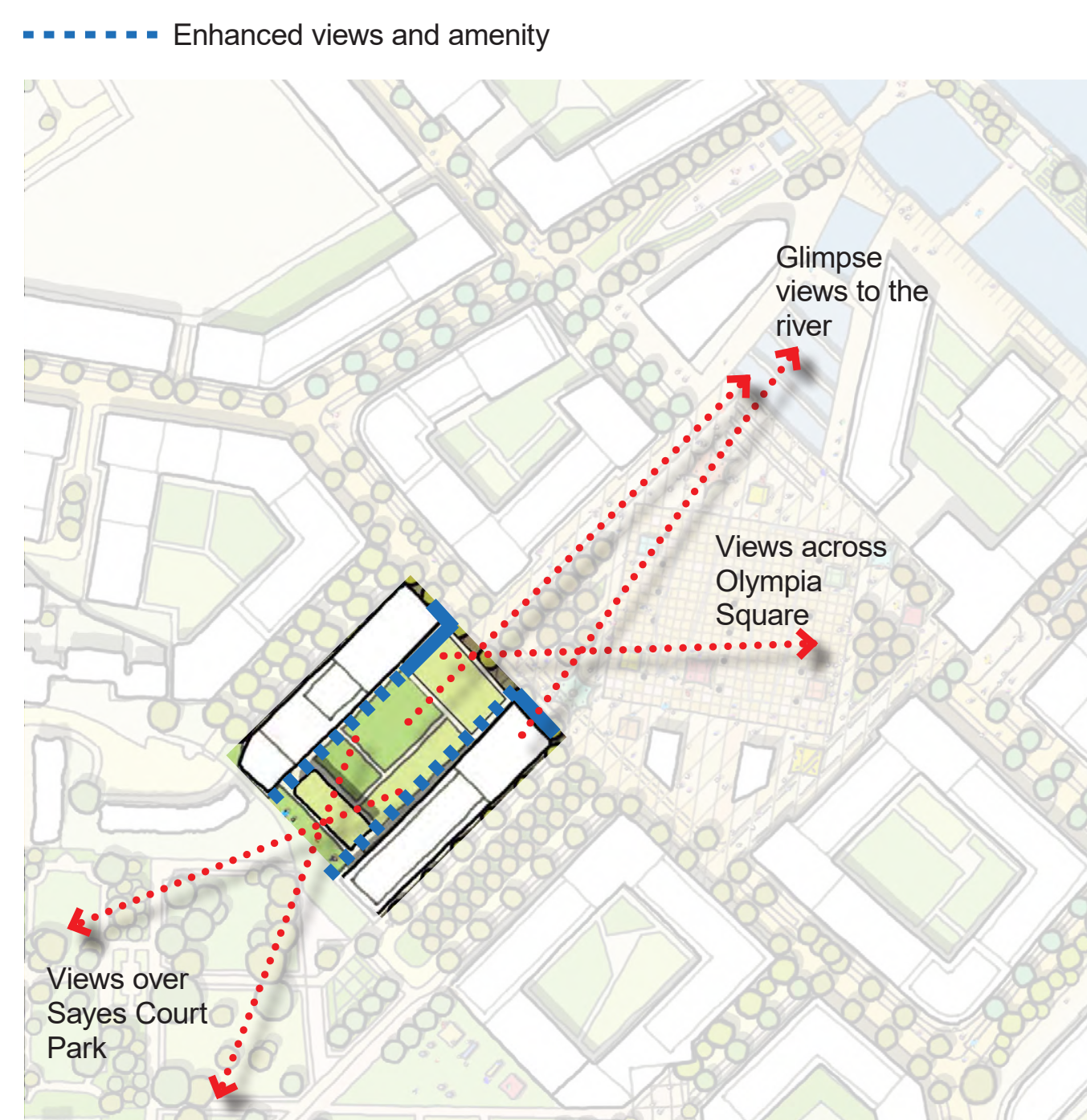
Refinement of building massing

The consented outline masterplan had Plot 18 as a single building in a horseshoe plan configuration. The design has been developed to split the building into two separate building blocks linked by a single podium. The benefits in doing so include:

- Increases the number of apartments with views towards Olympia Square and glimpse views of the river beyond
- Eliminates north facing single aspect apartments
- Offers views through the private central garden in both directions.
- Enhances sunlight penetration in to Olympia Square



As per the consented outline masterplan - A Single block in a horseshoe plan configuration wrapping a podium.



Proposed - Split blocks lining the podium.

Evelyn Quarter: Character Area

The Evelyn Quarter responds to the historic significance of John Evelyn and the two remaining features that exist on the site and adjacent to site today; the ruins of Sayes Court Manor and Sayes Court Gardens respectively.

The Evelyn Quarter includes the extension of Sayes Court Park into the development.

Evelyn Gardens will be a new landscape street connecting Sayes Court Park and Olympia Square.

Plot 18 is predominantly mid-rise in scale. At the edge of the site it steps down in scale in response to Sayes Court Gardens and the adjacent Barnes Terrace.

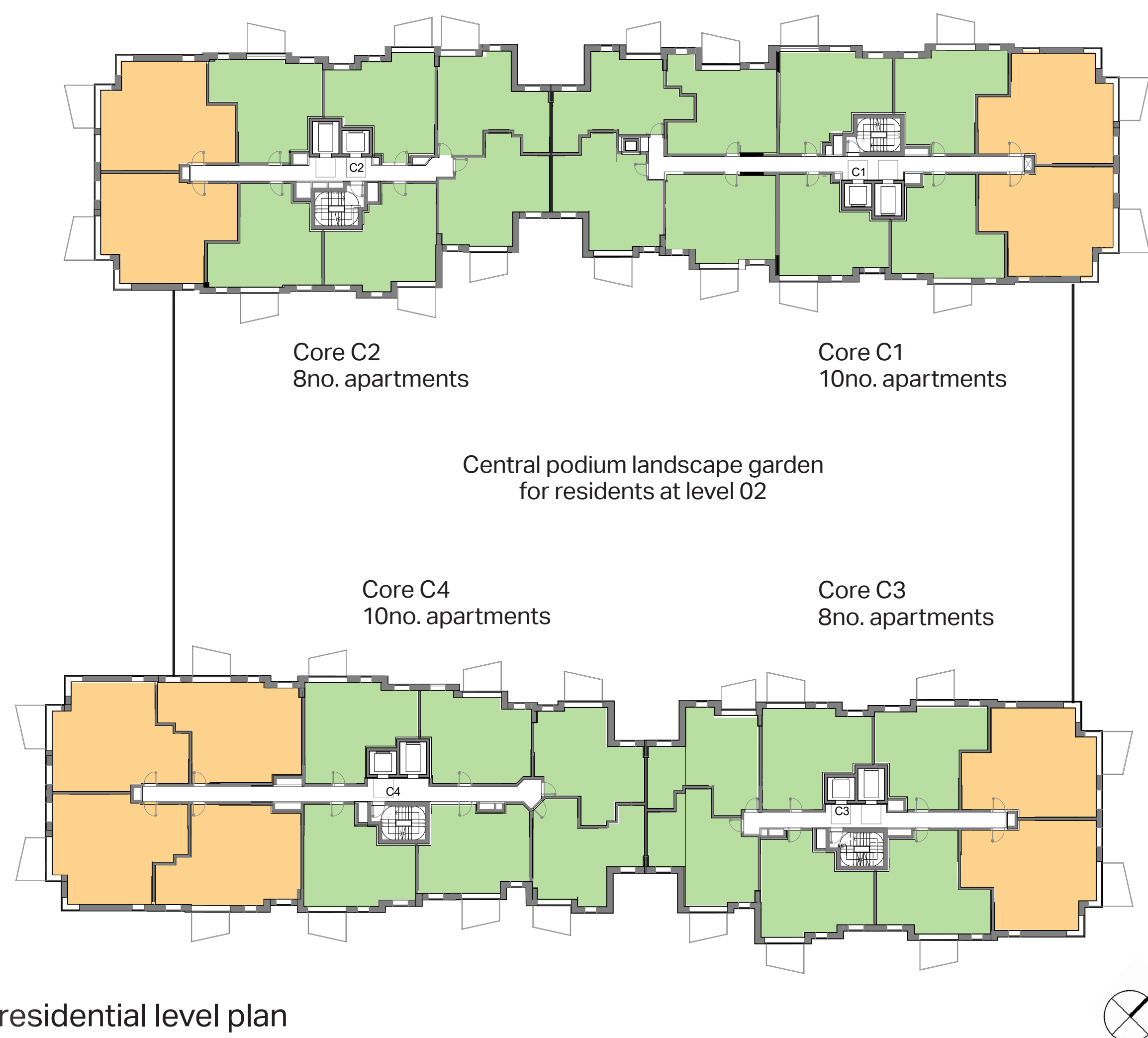
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Uses

Typical residential level:

- 2no. residential buildings
- 4no. cores
- Centre core configuration to maximise residential frontage and minimise common corridor lengths
- External balconies to all apartments

- 1 Bed Apartment
- 2 Bed Apartment

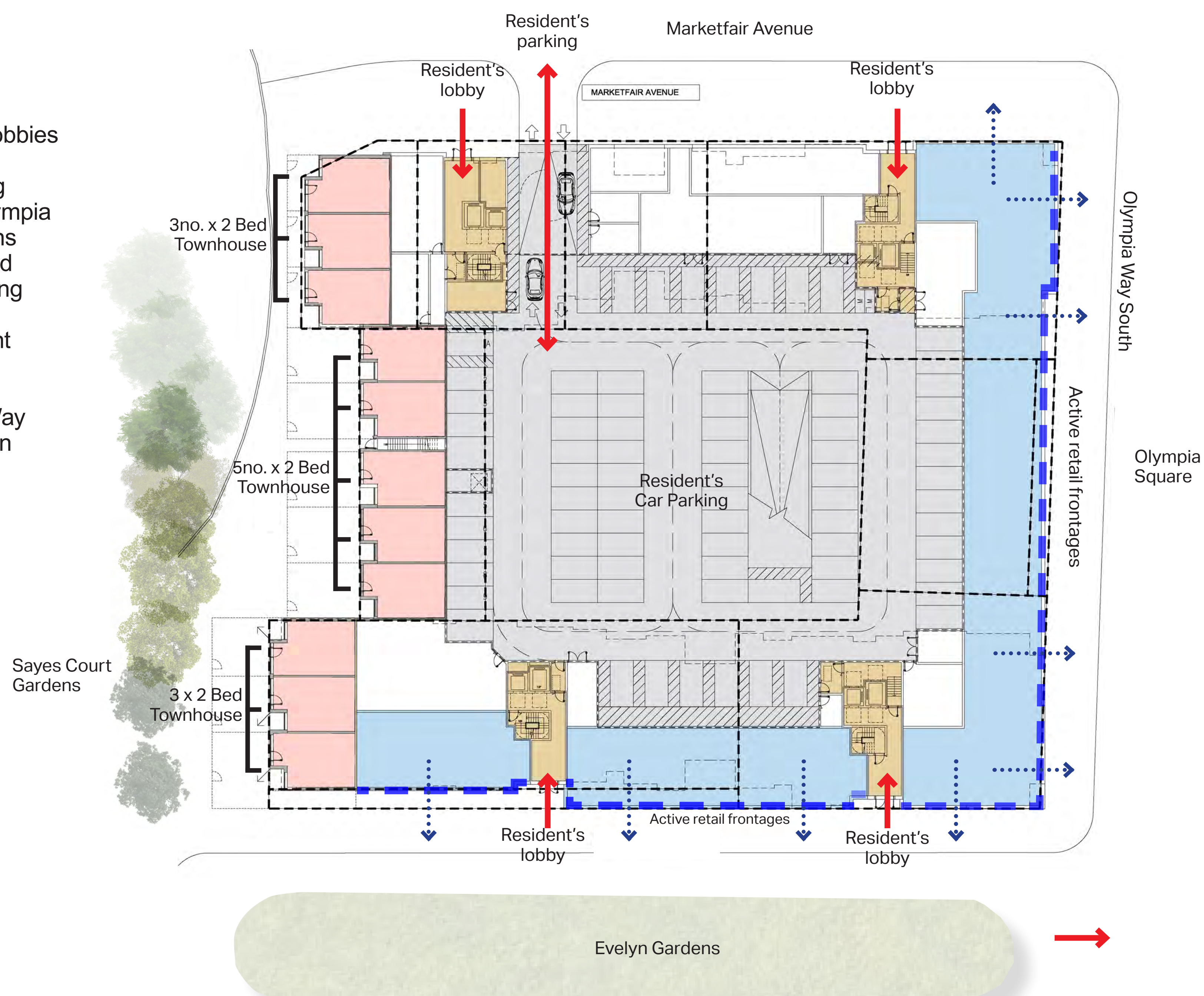


Typical residential level plan

Ground floor:

- 4no. residential entrance lobbies
- 11no. townhouses
- Commercial uses providing active retail frontage to Olympia Square and Evelyn Gardens
- Central podium over ground and first floor levels including residents car and bicycle parking, refuse stores, plant rooms and BOH areas
- All vehicular access to the building is from Olympia Way South within the masterplan

- 2 Bed Townhouse
- Commercial uses



Ground floor plan

Convoys Wharf: Plot 18 Appearance

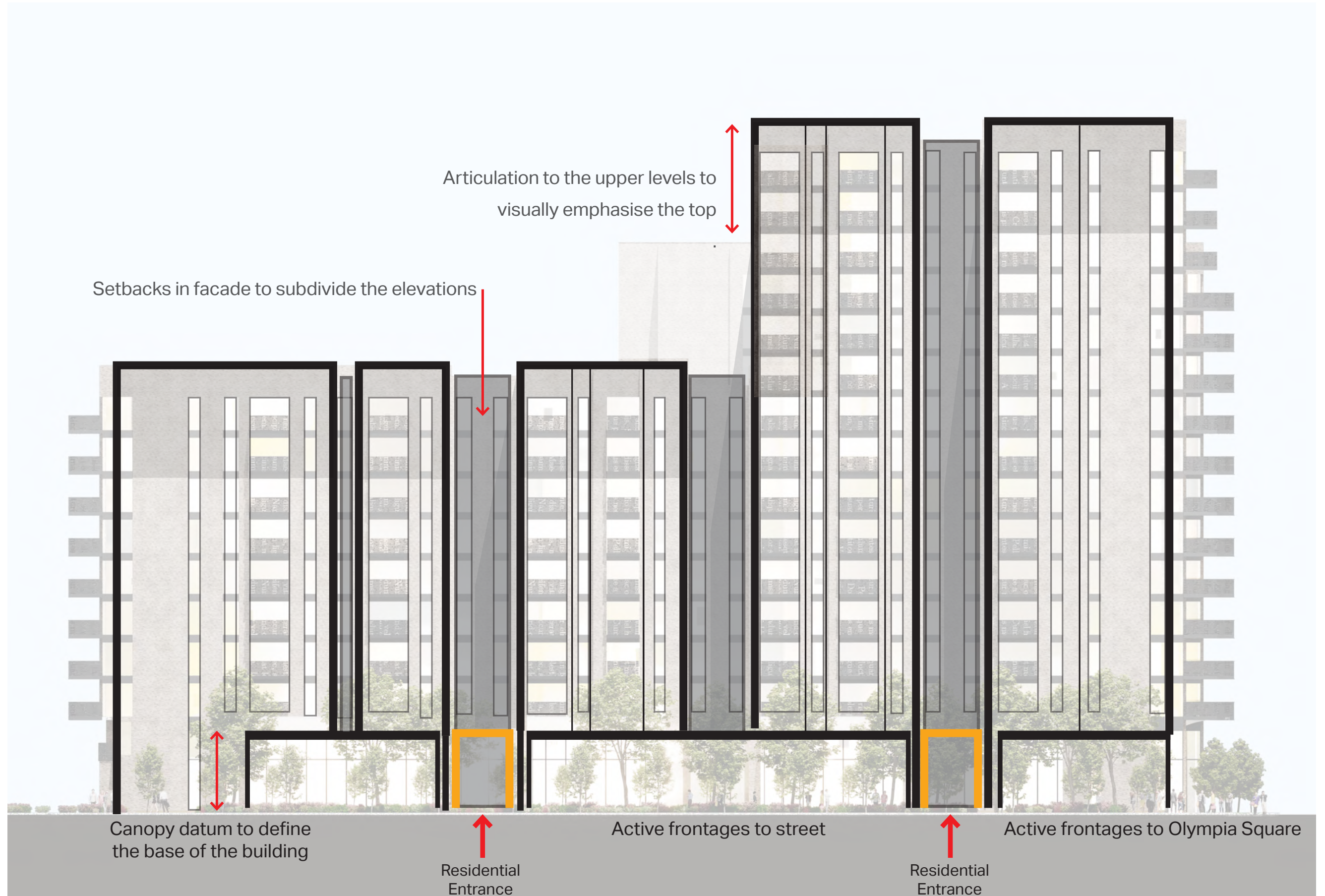
- The buildings appearance has been developed in response to its existing context and the future masterplan plots
- Buff terracotta cladding panels draw reference from the yellowish-beige materials found in buildings within the local area, the historic boundary wall to the site and that proposed for the forthcoming Plot 08
- Terracotta is recyclable, sustainable and environmentally-friendly
- The vertical emphasise of the building facade, the delineation of the top, middle and bottom, and the subdivision of the elevations respond to the masterplan design guidelines and bring design cohesion between the plots



Examples of terracotta cladding - Buff colour provides visual warmth and lightness.



Colour study of local area including boundary wall - Buff, Beige and yellow tones are predominant within the area.



Evelyn Gardens Elevation - Subdivision and articulation of the facade to visually break up the mass.



Terracotta cladding. Warm and light yellow/Beige/Buff tone. Portrait panel orientation with vertical jointing will emphasise the verticality. Horizontal joints to be butt jointed to minimise visibility. Simple, elegant, metal balcony balustrades. Light bronze/ Champagne tone.



Change in panel grain and relief of panels at upper level to visually define the building top. Facade recesses visually emphasised with change of terracotta tone, panel size and reduced parapet height.

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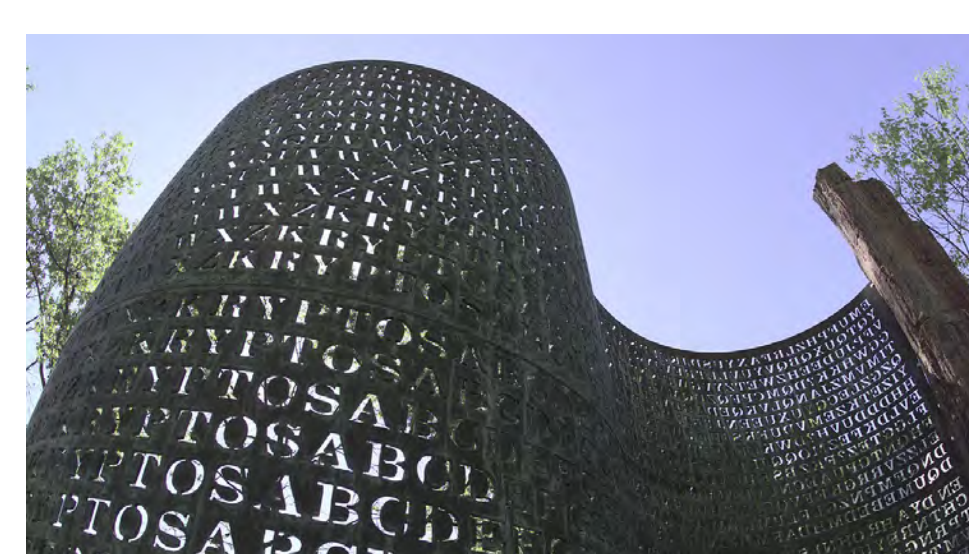
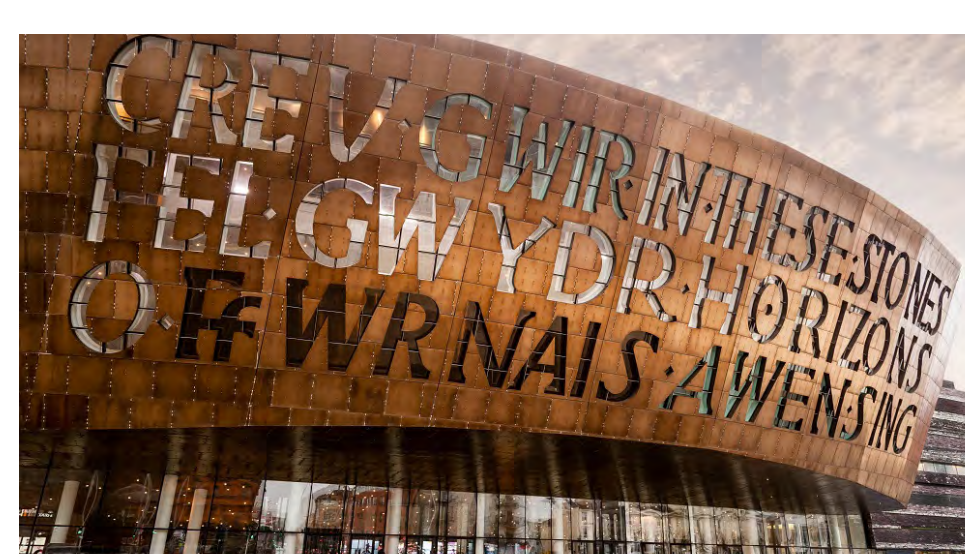
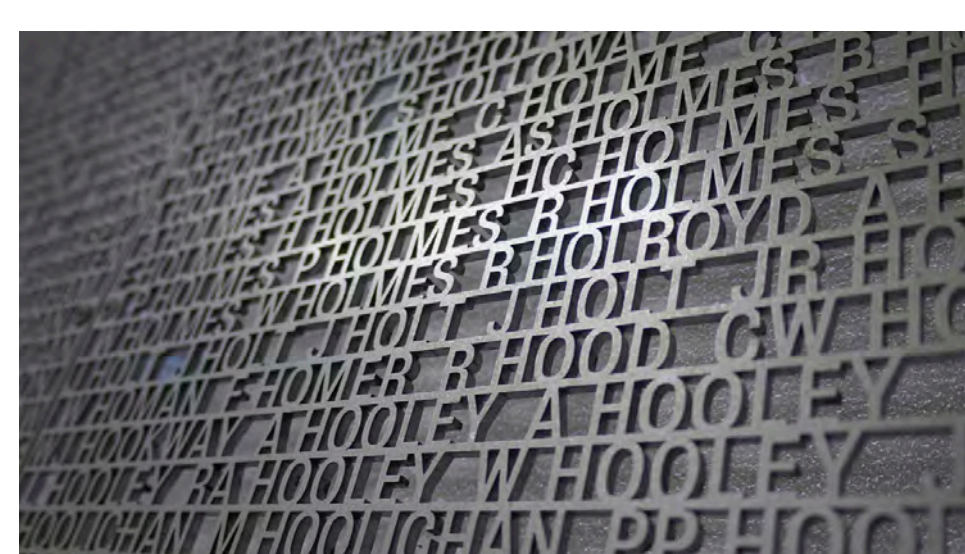
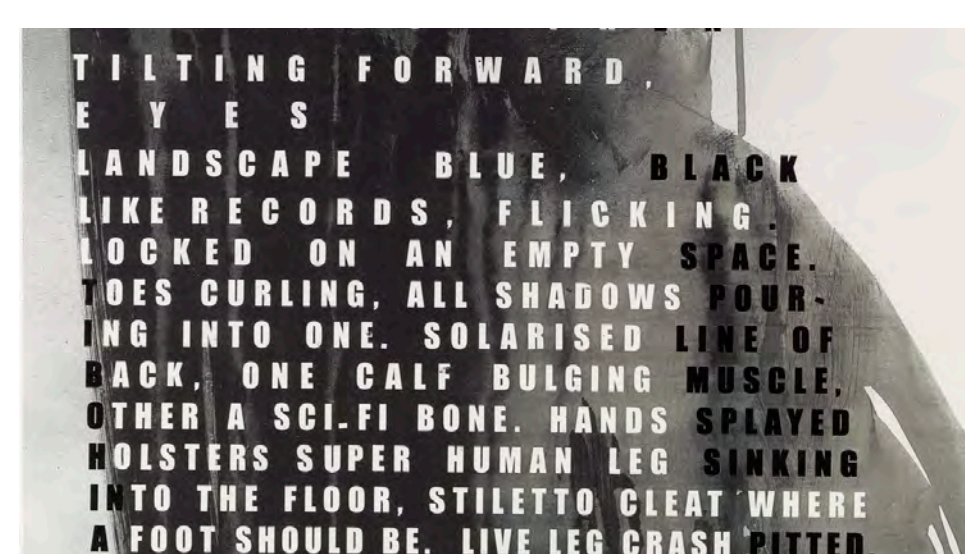
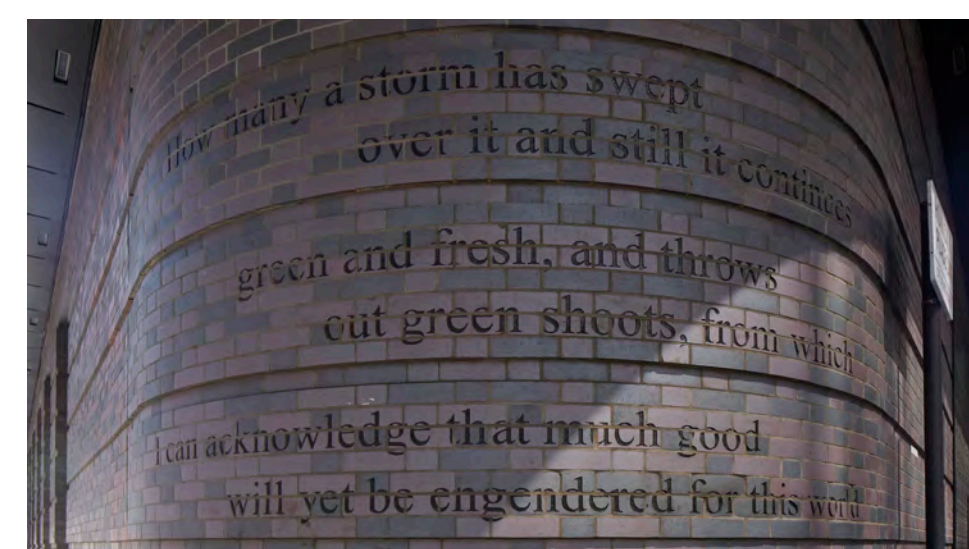
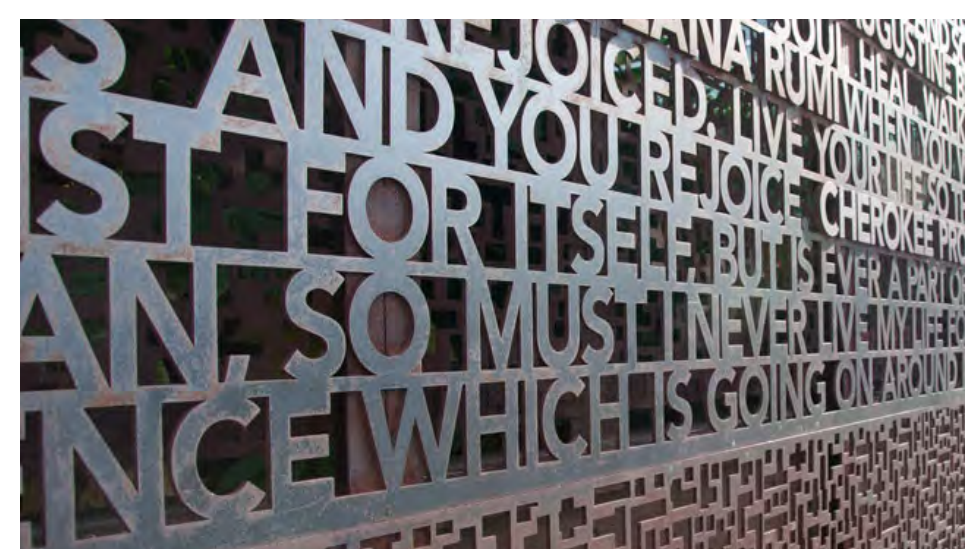
Heritage and Culture

The Evelyn Quarter has very strong links with Sayers Court Gardens and the work of John Evelyn. In addition to the landscape design that draws inspiration from Evelyn's works, there is the opportunity to incorporate the story telling of Evelyn in to the building fabric which will heighten awareness of his legacy to all those that live and visit this new community at Convoys Wharf.

John Evelyn FRS (31 October 1620 – 27 February 1706) was an English writer, gardener and diarist. His works included:

- Evelyn's writing covers art, culture and politics, including the execution of Charles I, Oliver Cromwell's rise and eventual natural death, the last Great Plague of London, and the Great Fire of London in 1666
- Founder of the Royal Society
- Campaigner for clean air and the issues of pollution
- Instigated the planting of a million oak trees. Fundamental to the ship building that allowed Nelson to defeat Napoleon
- Planning of London post the great fire
- Founding of the Royal Naval Hospitals at Chelsea and Greenwich with Samuel Pepys

Engaging with an artist, a graphic designer, historians, school children are all opportunities to be explored for collaboration and development of this concept.



Examples of building and art installations incorporating typography and story telling.



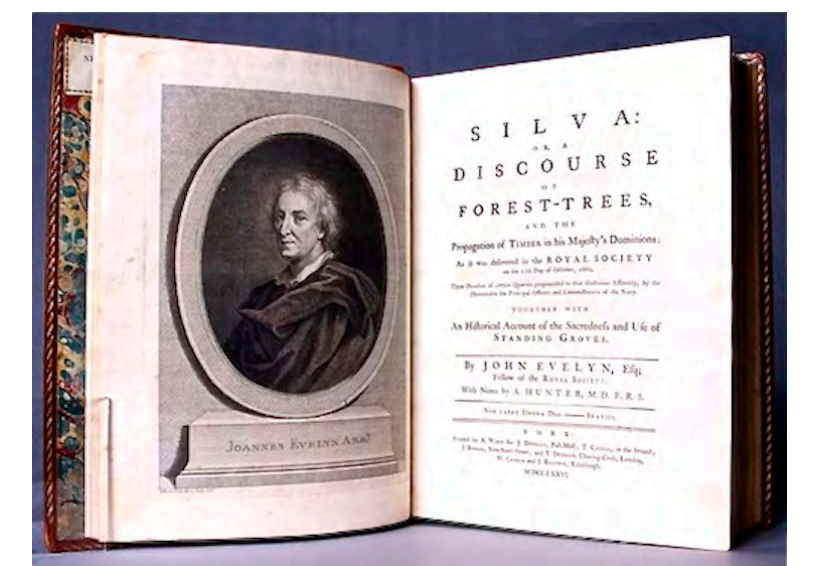
The Canopy, spandrel at the level 01 datum line and the entrance portals are the opportunity to integrate heritage references and narrative to the works of John Evelyn. Located at low level ensures that it is experienced by all; residents and visitors to the development. The typography shown is for illustrative purposes only to identify its potential. The detail of what and how it is manifested is to be developed.

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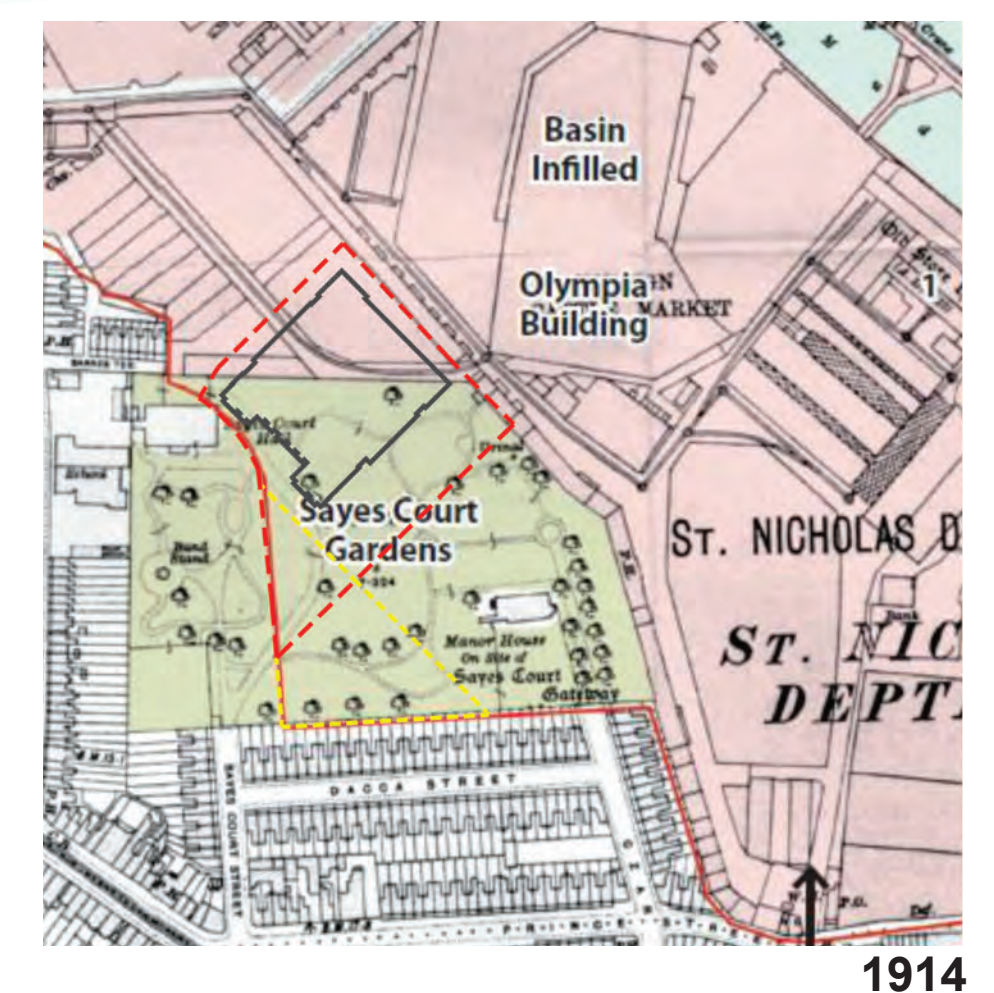
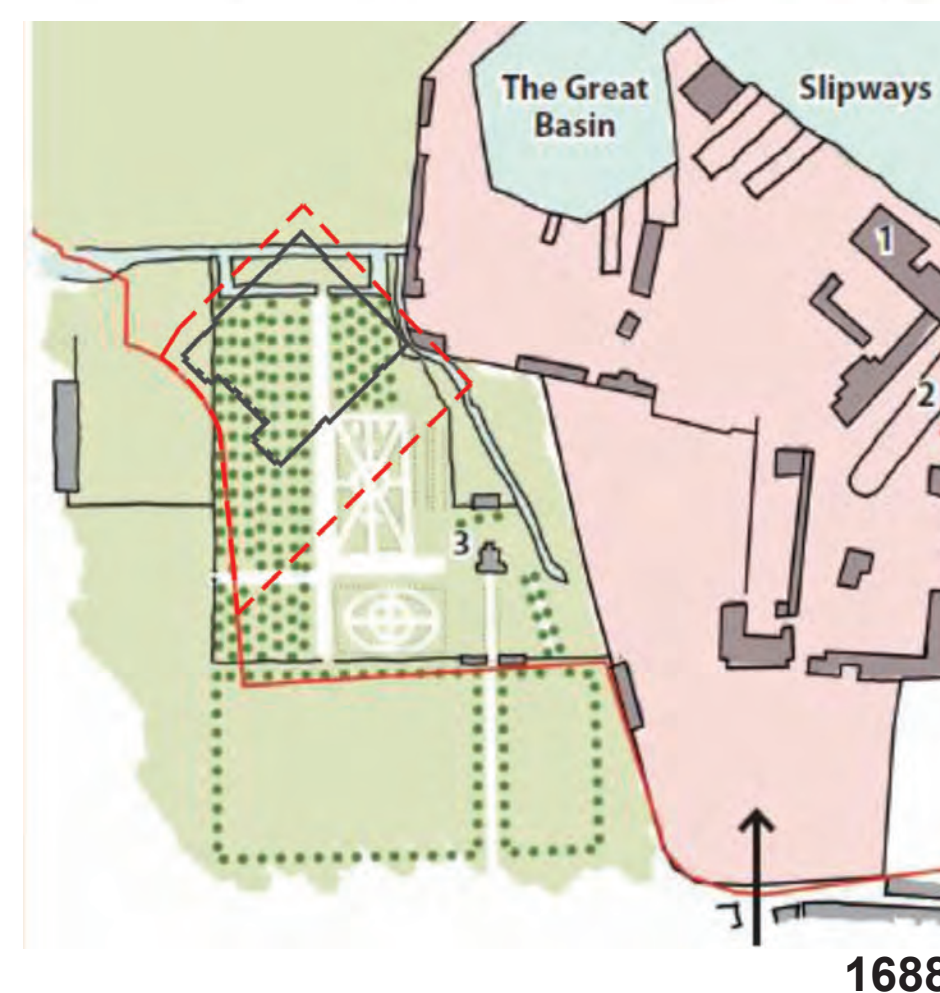
Landscape Context & Heritage

The Masterplan Vision - Opportunities:

- Improve permeability
- Extend park provision into the Development
- Provide entrance into scheme for pedestrians and cyclists from the existing park
- Provide home zones; share surfaces and garden streets
- Planting should be informed by the John Evelyn legacy and the qualities of the 17th century Sayes Court Gardens

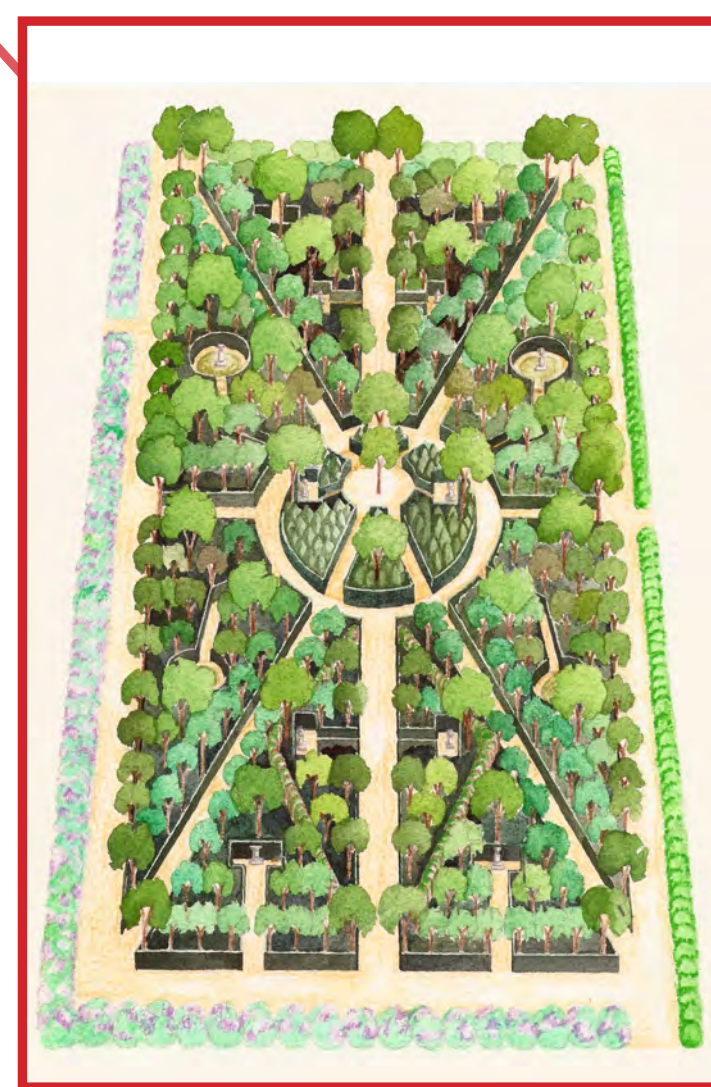
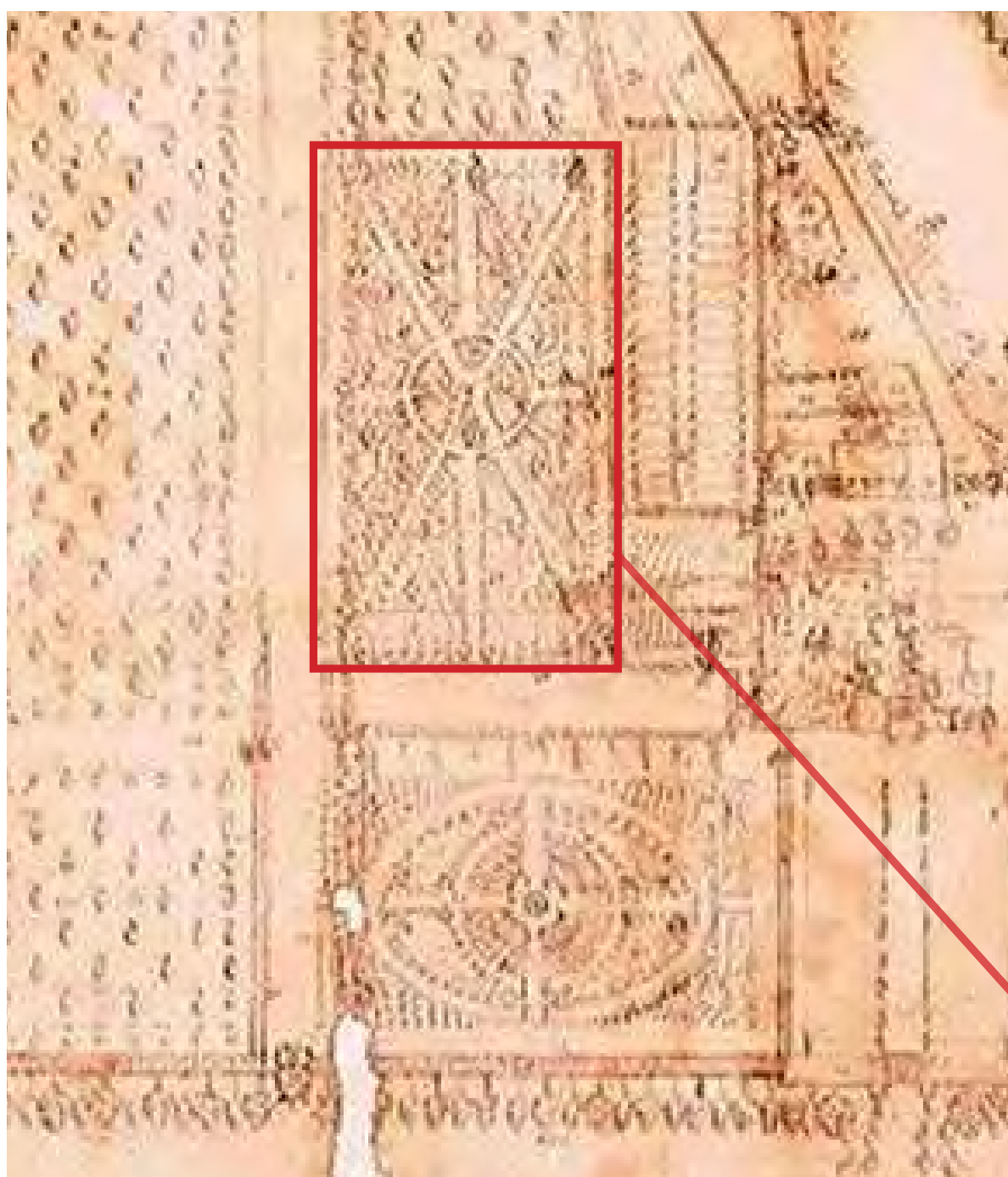


The Evelyn Quarter



Plot 18 Initial Landscape Heritage Ideas:

- **Green linkages:** avenue trees, dense grove planting, hedges
- **The Grove Garden:** reinvention and interpretation of the historic, geometric layouts
- **Knowledge Dissemination:** new planting styles and species combinations - adaption to climate change
- **A Connection to Nature:** Inspiration from Evelyn's 'philosophomedico garden' that people can cultivate, connect and heal in harmony with nature
- **Playful Detailing:** A coordinated approach to entrance detailing and materials to align with architectural proposals - create a cohesive sense of place



Design Ideas

Planting Inspiration



'Ver Perpetuum' - A Perpetual Spring



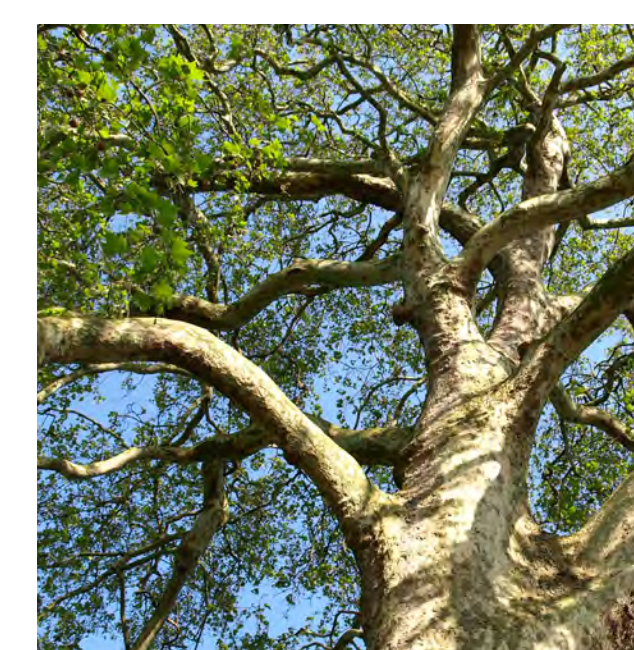
'Prized holly hedge'



Evergreen Structure



Orchard Heritage



Celebrating trees

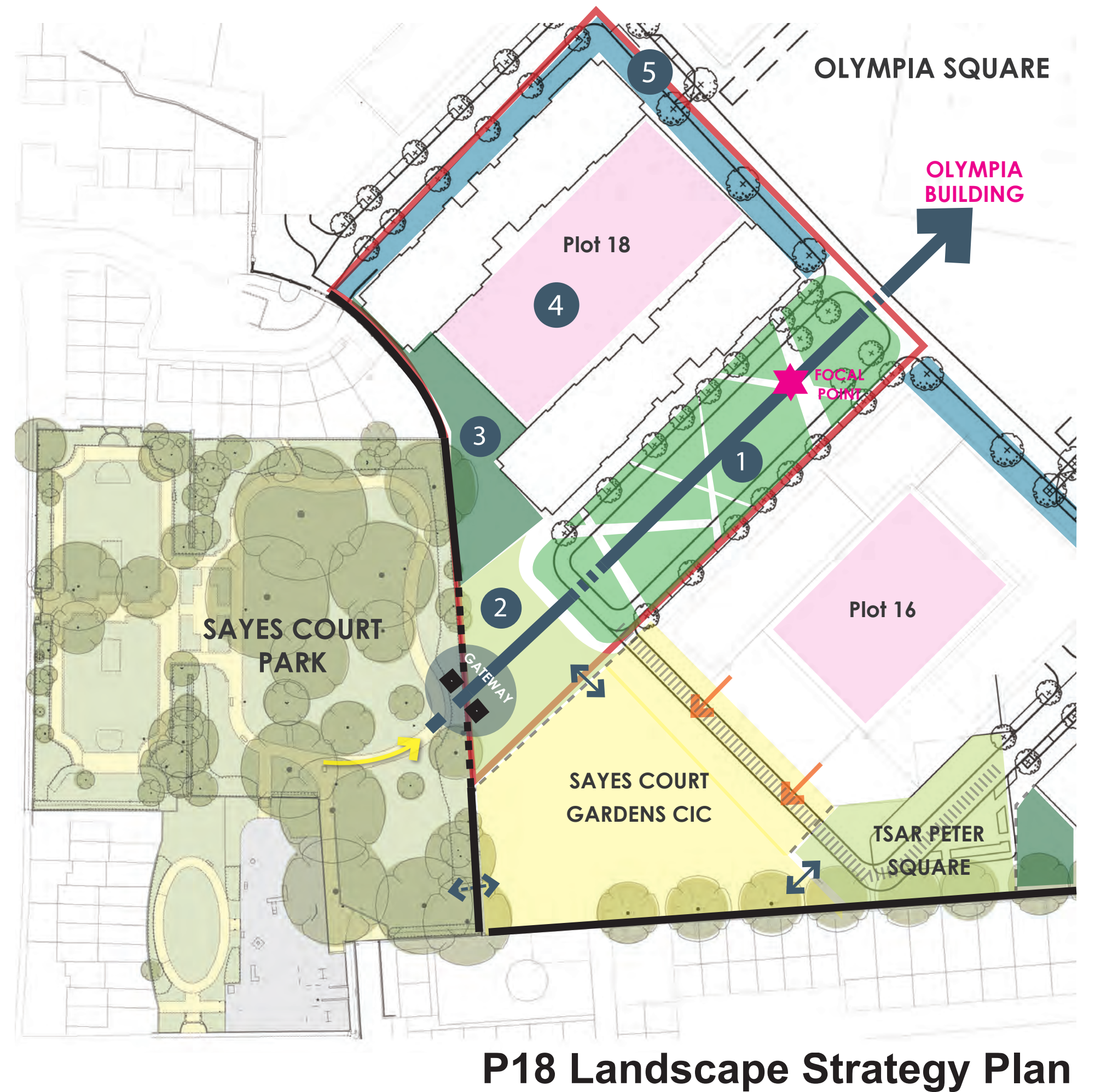


Avenue Planting

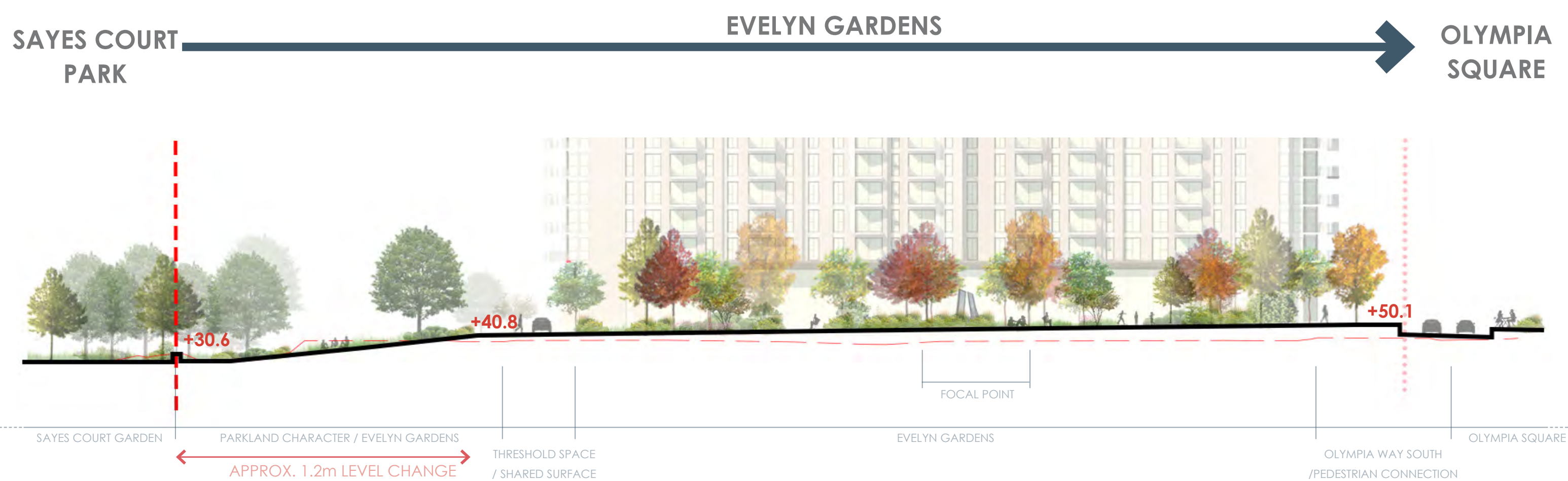
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Landscape & Public Realm

- 1 **Evelyn Gardens:** New public open space
- 2 **Green Link:** New gateway to Sayes Court Park
- 3 **Residential Amenity Space:** Ground floor gardens and access
- 4 **Podium Landscape:** 2nd floor residential gardens
- 5 **Streets:** New bus stop, generous footways and street tree planting within the public realm



View NE from Sayes Court Park



A New Green Link



- Evelyn Gardens is an strategic masterplan **connection** into the site from Sayes Court Park and will provide new **public green space**
- Opportunities for play, seating, tree planting and footpath connections are being explored
- The geometric layout and planting philosophy will make reference to the **heritage of John Evelyn and Sayes Court**
- The public realm around the plot will **respond to the masterplan guidelines** in terms of hierarchy, character, materials and tree planting
- The podium garden will be predominantly green including areas of open lawn, tree and understory planting, seating, and integrated **doorstep play** for 0-4 year olds