



Convoys Wharf

**Plot 08:  
Facade  
Enhancements  
- As Consented,  
Concept and Detail**

July 2021

**FARRELLS**

# P08 Consented Design

# Consented Design: Defining the Base, Middle and Top

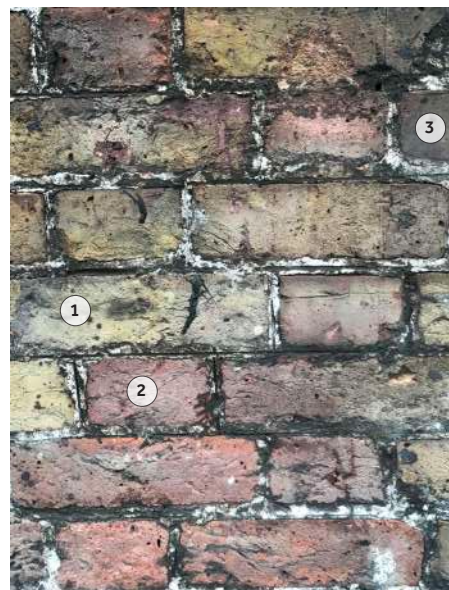
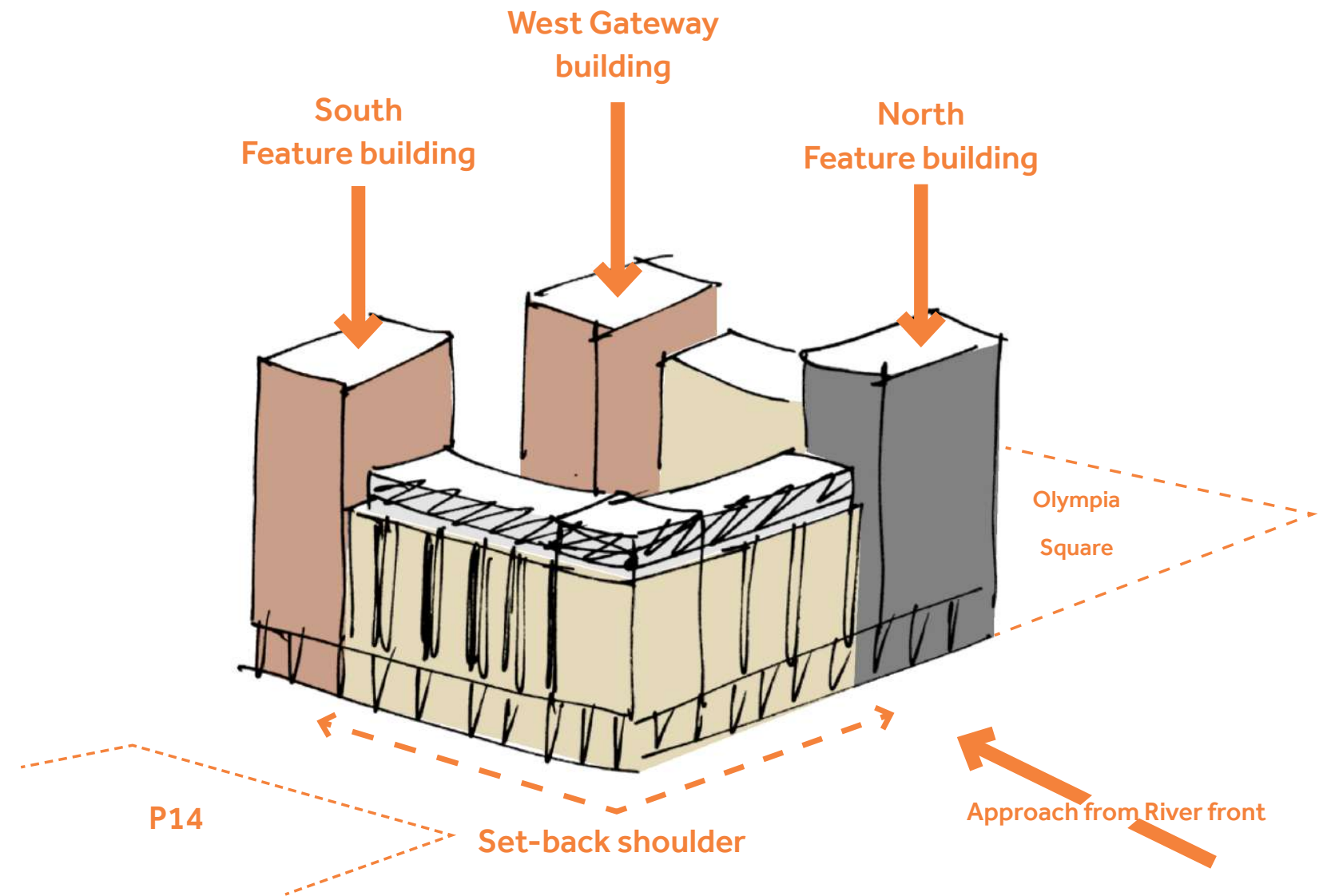
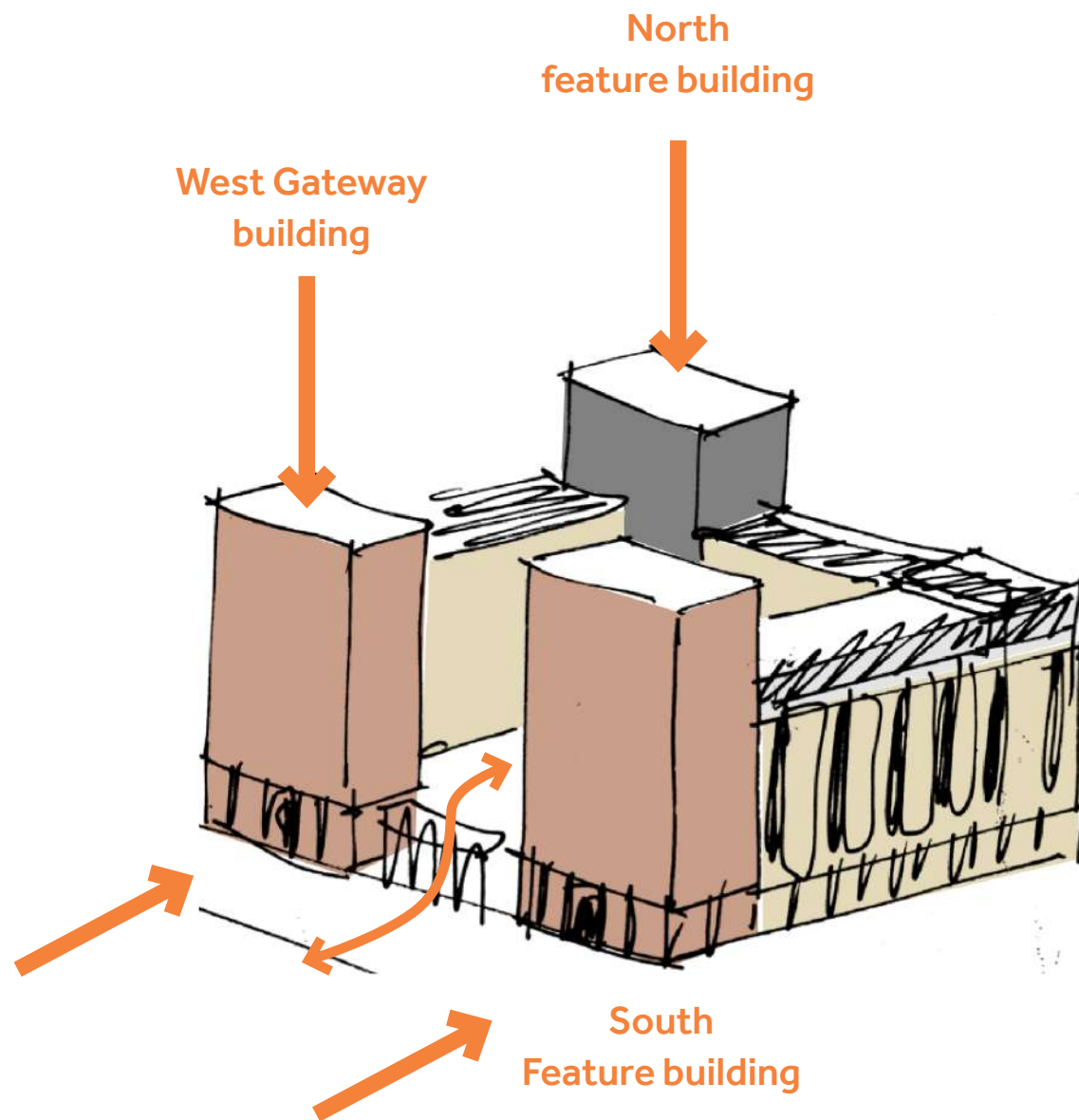
Key elevation principles to be maintained including the following;

- Lighter and distinguished top
- Strong Middle
- Strong, textured base



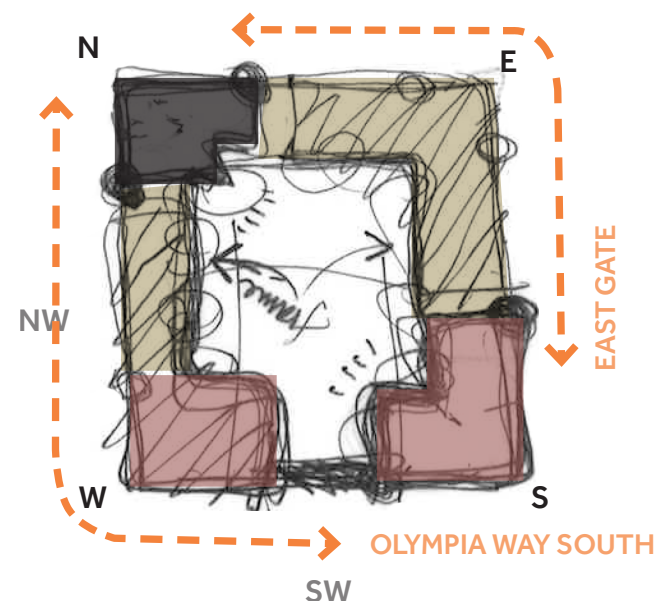


# Consented Design: Materiality & Colour Derived from Site Heritage



-  **1** London stock yellow with orange tones
-  **2** Red with brown tones
-  **3** Grey with blue and purple tones

Site heritage informing building materiality, colour and tone





# Consented Design: CGI Views



High Street Approach



Olympia Square Corner



View from Royal Caroline Square



Approach from the Riverfront



# Concept Design Refinements

# Concept Design Refinements: Strengthening the Base, Middle and Top

- Strong but light base
- Framed and engaged middle
- Varied and undulating top



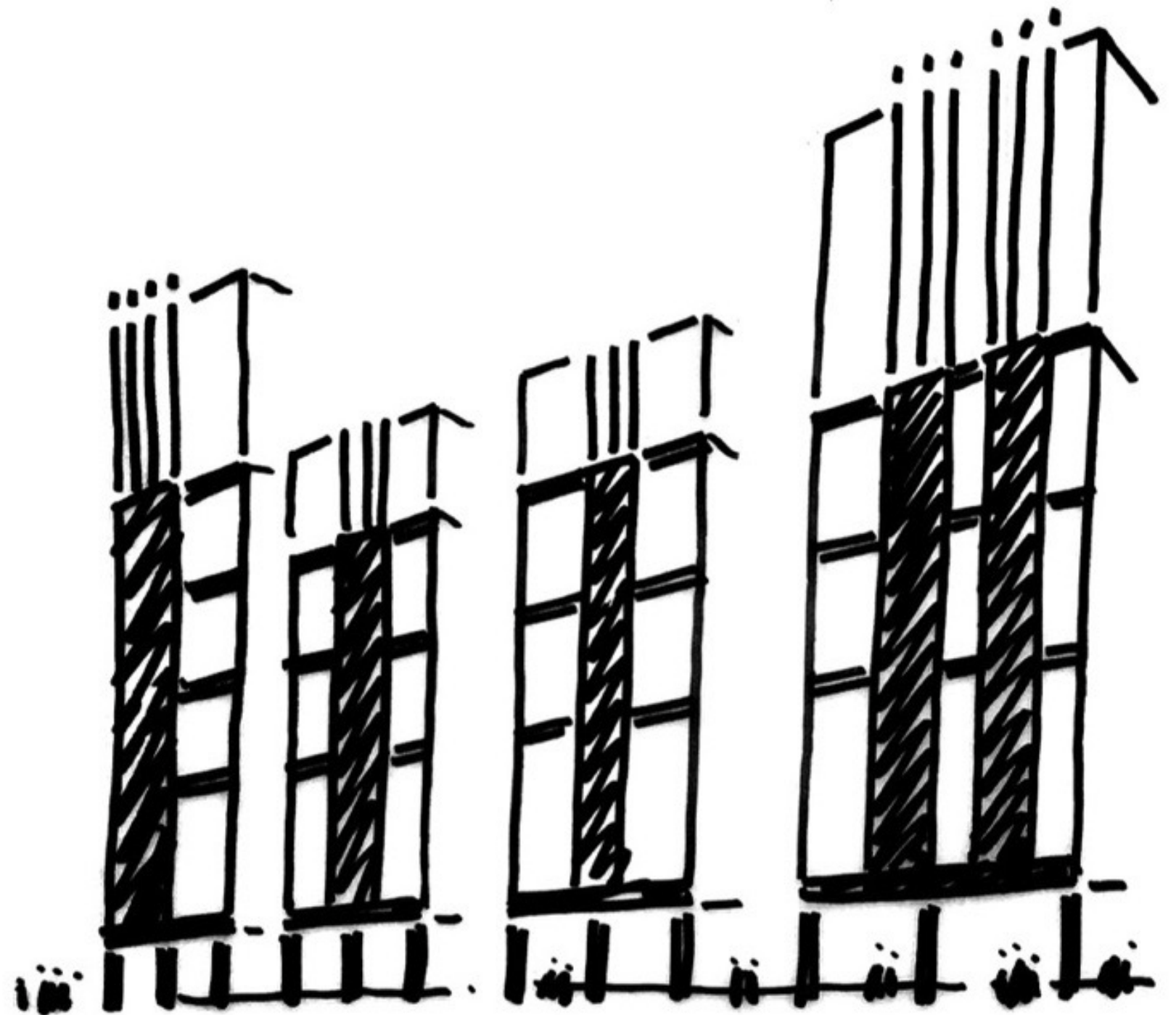
Olympia Square Elevation Concept Sketch

# Concept Design Refinements: Defining the Base, Middle and Top

- Lightweight top stepping between massing distinguished from the middle
- Thin, elegant horizontal framing accentuates verticality
- Strong verticals float above defined ground level
- Vertical elements rise free above the building to become expressive against the skyline



Olympia Square Elevation Colour and Tone Concept



Olympia Square Elevation Sketch Concept



# Concept Design Refinements: Modern Frame and Panel Approach

- Vertical Language strengthened
- Primary horizontal frame defined base, middle and top
- Secondary horizontal alignment to grouped floors that accentuate verticality
- Simple, modern design with crisp detailing
- Strong contrast in material and colour
- Opportunity for off site modular construction methodologies to improve sustainability, quality and build programme

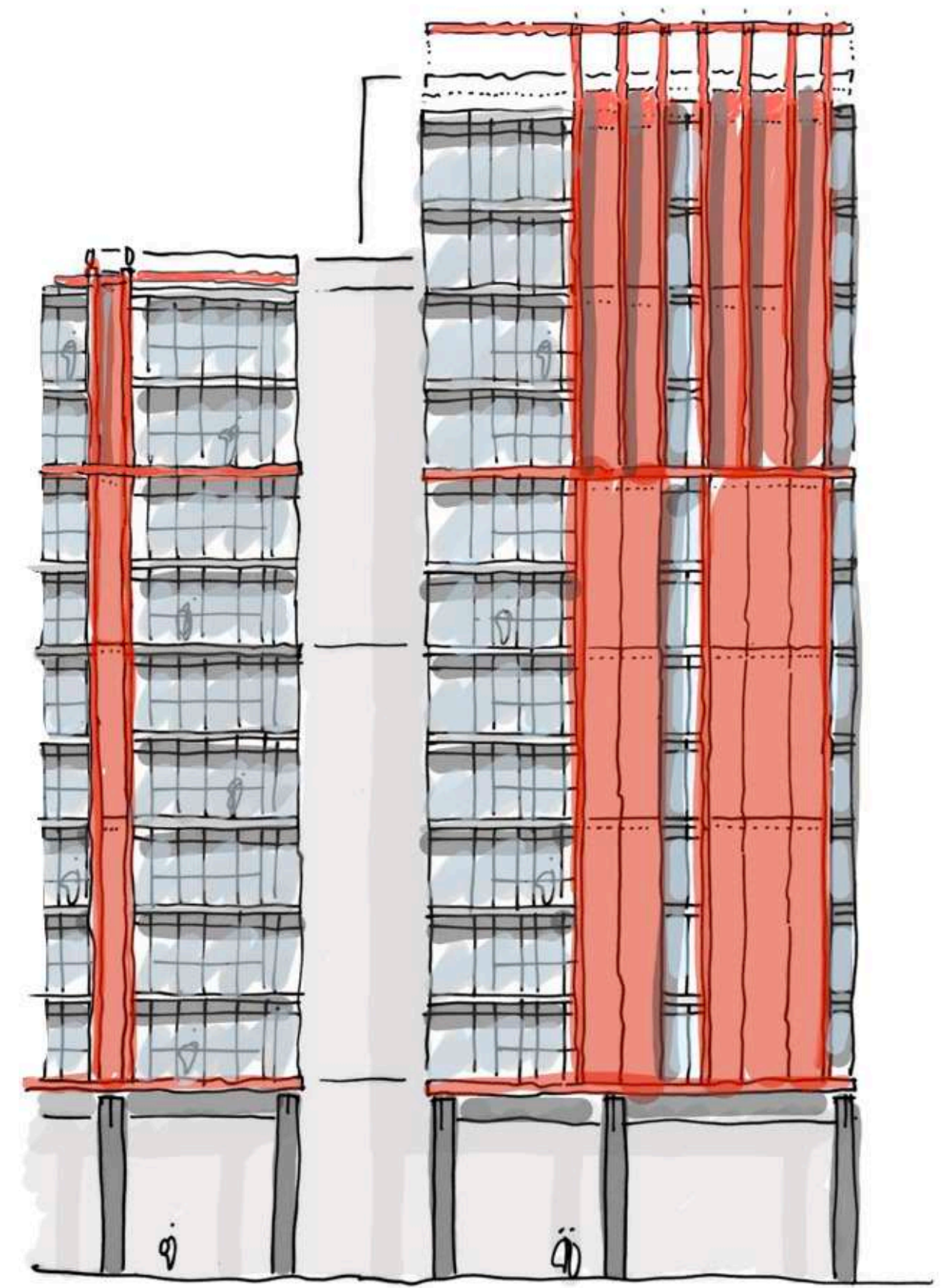
Emerging Context Precedents from DAS



Defined Lighter Top  
The Timber Yard, Deptford Lewisham



Large Scale Framed Vertical Ordering  
Greenland Place, Lewisham

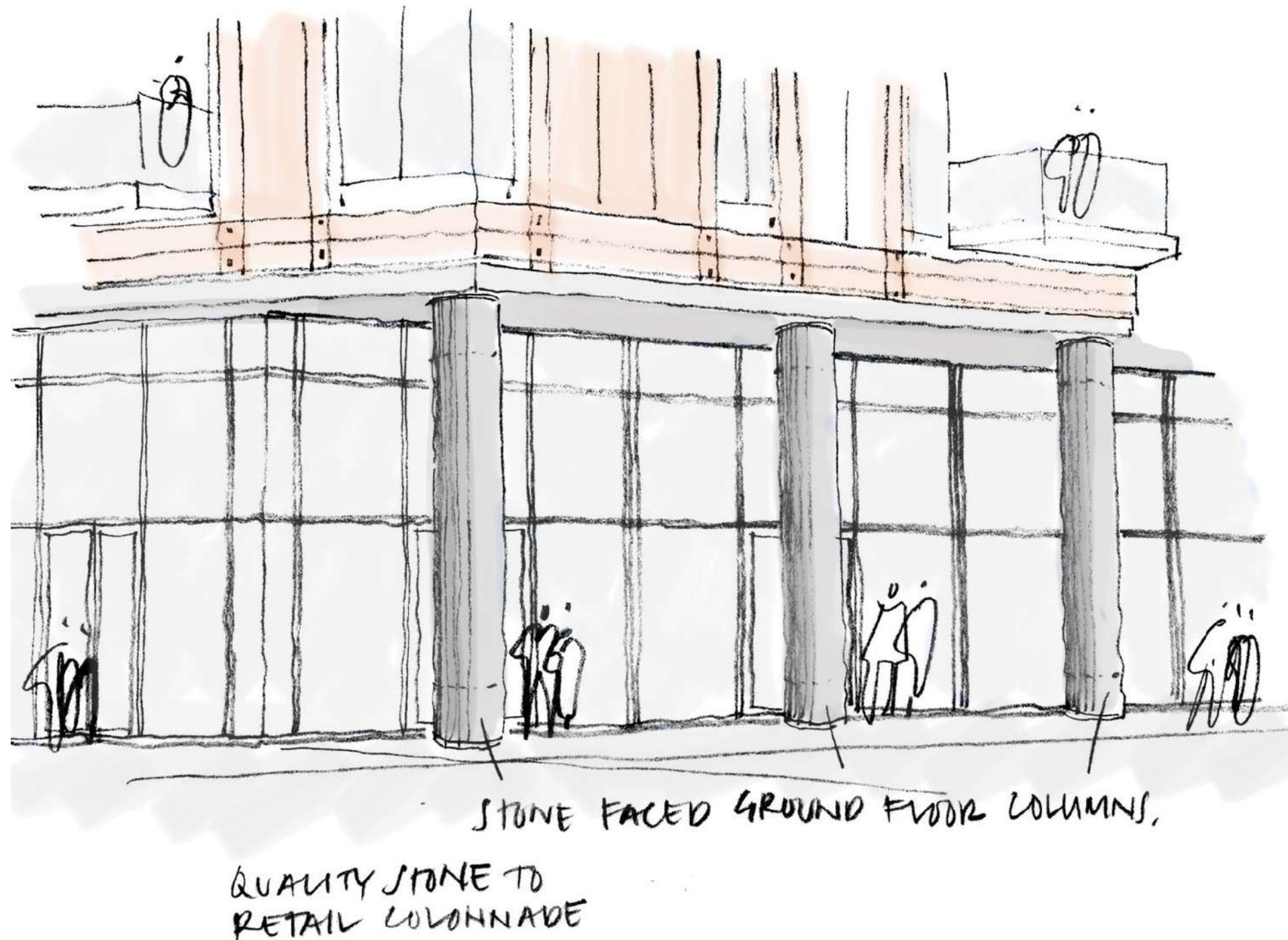


Olympia Square Elevation Study



# Concept Design Refinements: A Defined Base - Colonnade

- Colonnade referencing Maritime Architecture and the historic use of the site
- Dark granite utilised to fix to the dark soffit and ground the building whilst providing a light and open base
- Enhancing an active open frontage onto Olympia Square: the cultural hub of the masterplan



Stone Colonnade to Retail Frontage



Circular Stone Clad Columns - Greenwich Queen's House

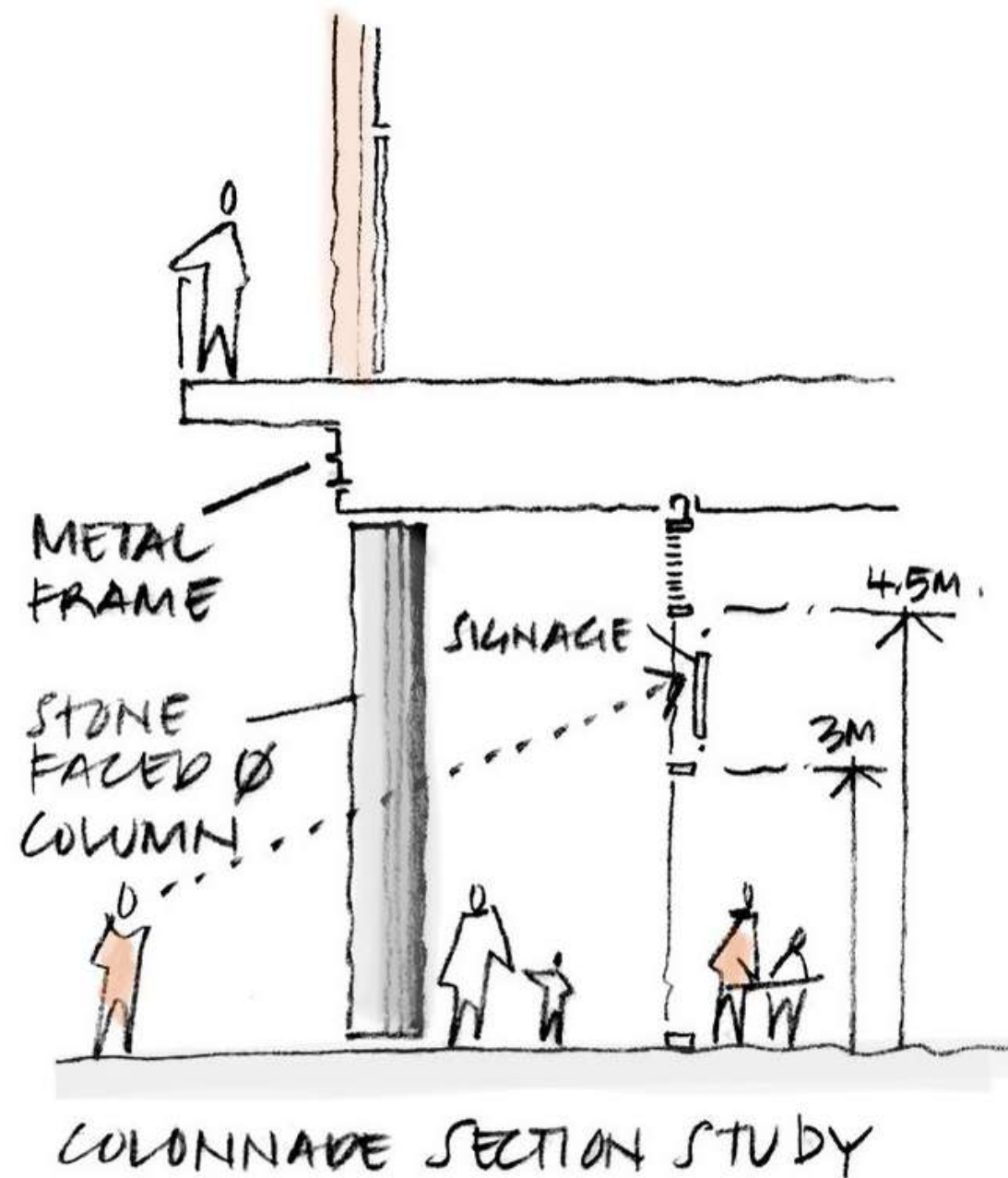


St. Katherine's Docks - Maritime Colonnade



# Concept Design Refinements: Colonnade - Proportion and Materiality

- Careful refinements have been made to the scale and proportion of the colonnade
- 700mm wide circular colonnade in dark granite
- 1:8 Classical Proportion to the 5.6m soffit with a contemporary finish and simple, crisp detailing



Circular Stone Clad Columns - Greenwich Queen's House



Dark Contrasting Maritime Colonnade - St Katharine's Dock



# Concept Design Refinements: A Defined Base - Residential Entrances

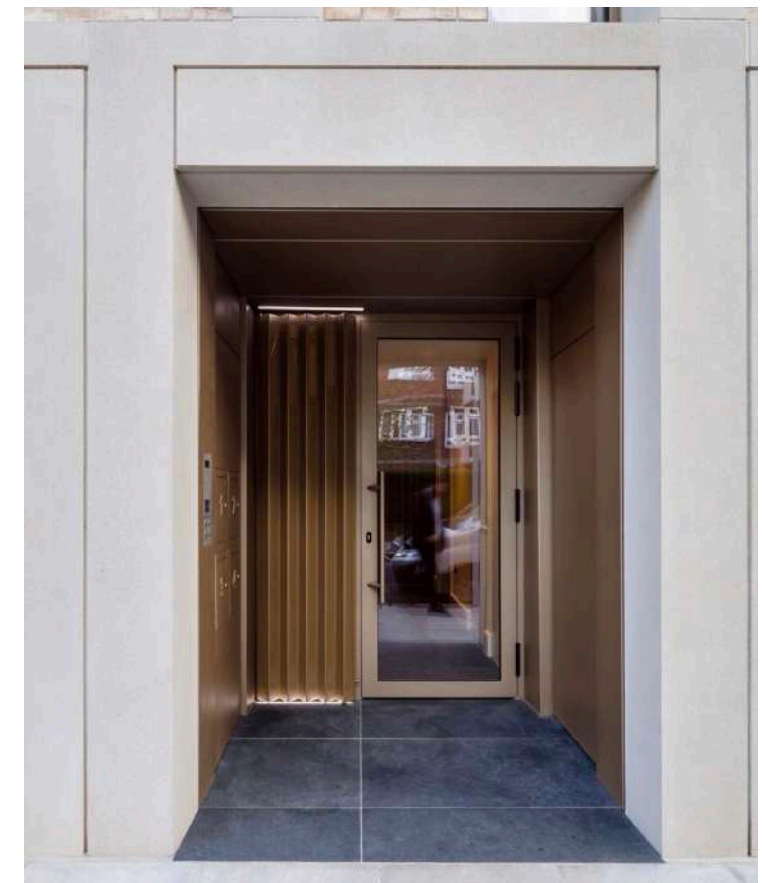
- Strong dark stone portal to define and distinguish the residential entrances



Stone Framed Residential Entrance



Heritage Stone Entrance - Master Shipwrights Building



Modern Stone Entrance - Rosemoor Street



# Concept Design Refinements: A Defined Base - Stepped Landscaping

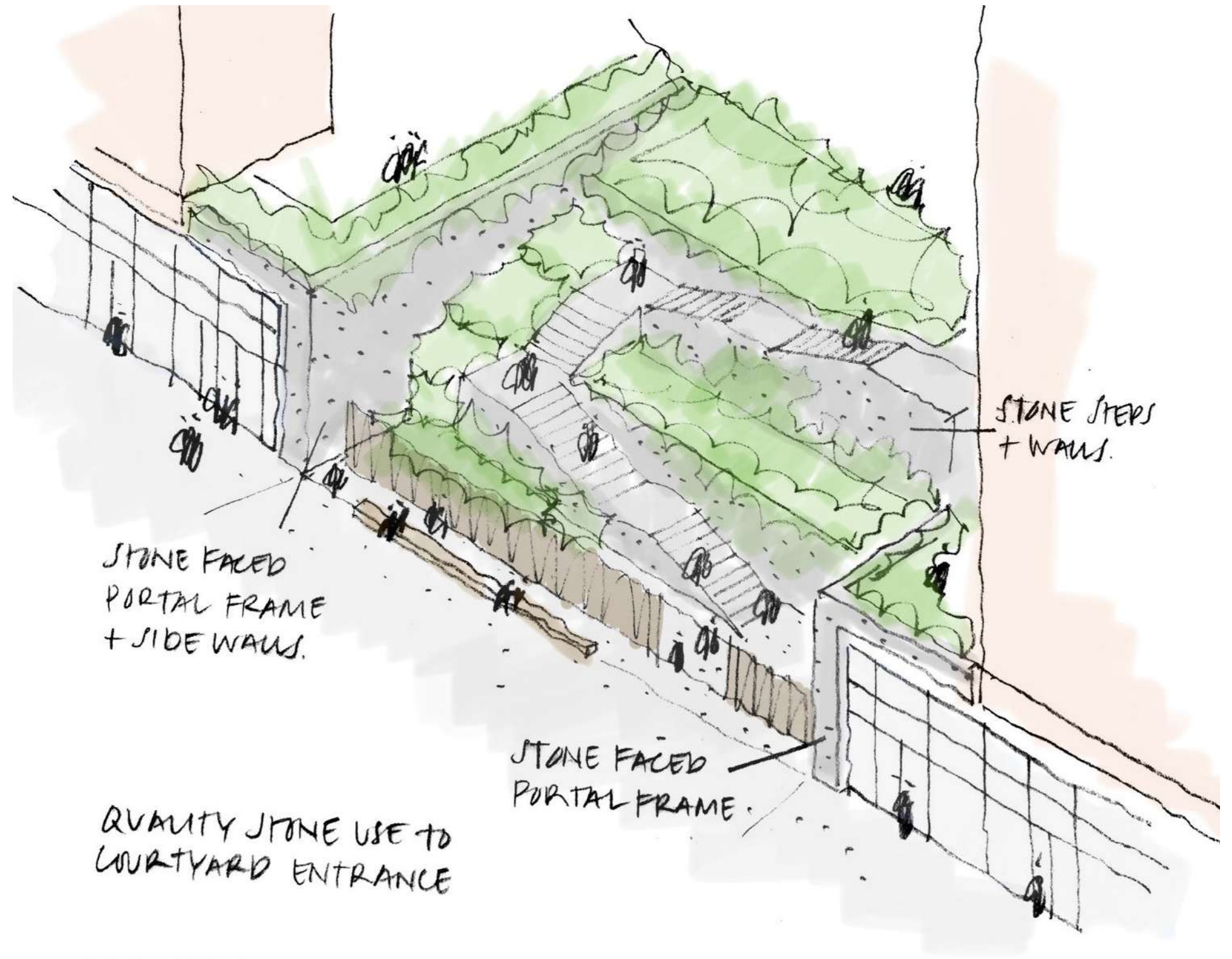
- Stone is introduced to enhance the mineral quality of the landscaping
- This is consistent with the colonnade refresh and ground floor enhancements
- Re-used timber seating and fencing maintained to reference the historic shipbuilding on site



Historic Influences - Timber Sheds and Saw Pits



Stone Steps and Landscaping - GLA River Frontage



Stone detailing to Landscape Elements

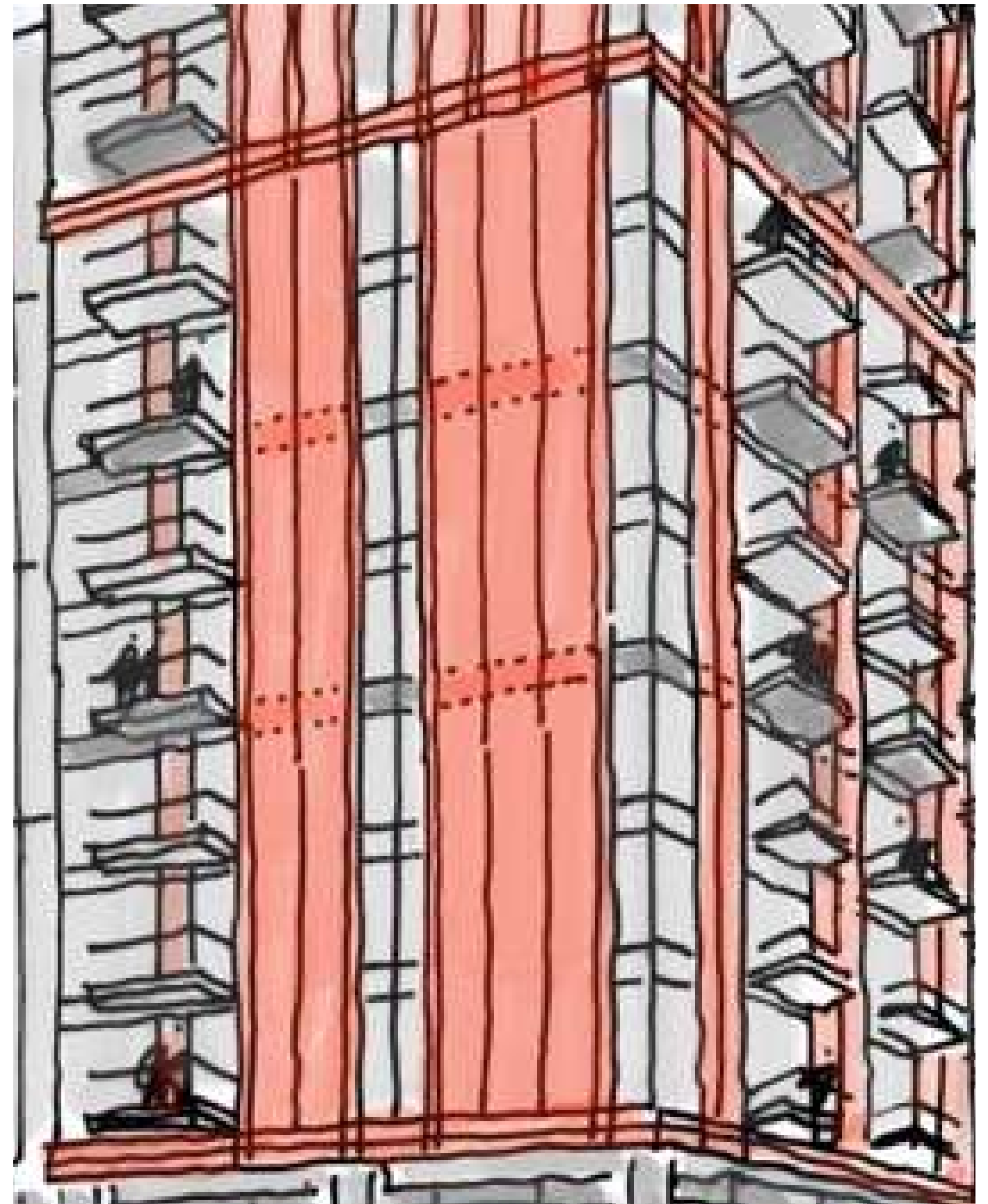


# Concept Design Refinements: A Defined Middle - Modern Masonry

- Introduction of a refined and elegant frame that is vertical in proportion
- This frame will capture the solid wall areas and define the window areas providing a dramatic contrast between the two
- The frame will be metal and coloured to the building identity
- The solid areas within the frame will be a masonry material such as terracotta or glazed tile, also coloured to sit within the frame and the building identity
- The masonry material will have variety within it to create movement and light texture in its reading as a contrast to the metal finish of the adjacent frame



Paternoster Square masonry set within a frame

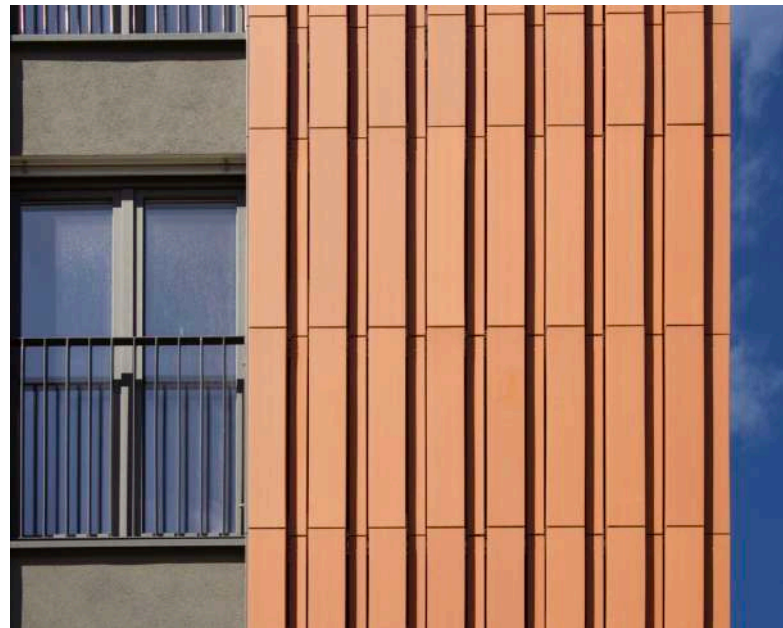


Olympia Square Corner - Middle Study



# Concept Design Refinements: A Defined Middle - Modern Masonry

- Variety in masonry surface creates depth and texture
- Range of different colours and finishes available
- Larger format masonry tile is more appropriate for this scale of building in comparison to the neighbouring P15 building



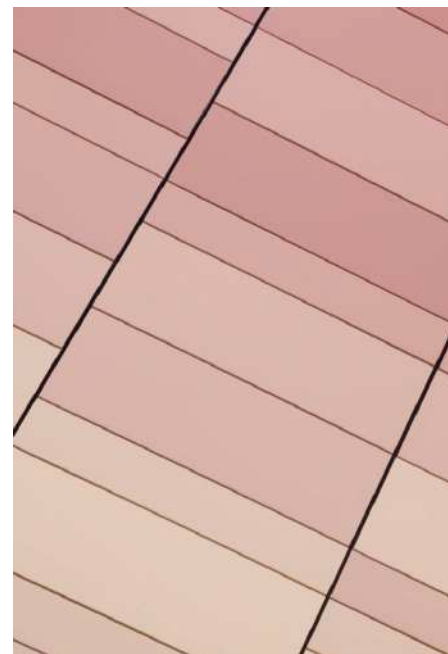
Natural Terracotta



Ceramic Tile

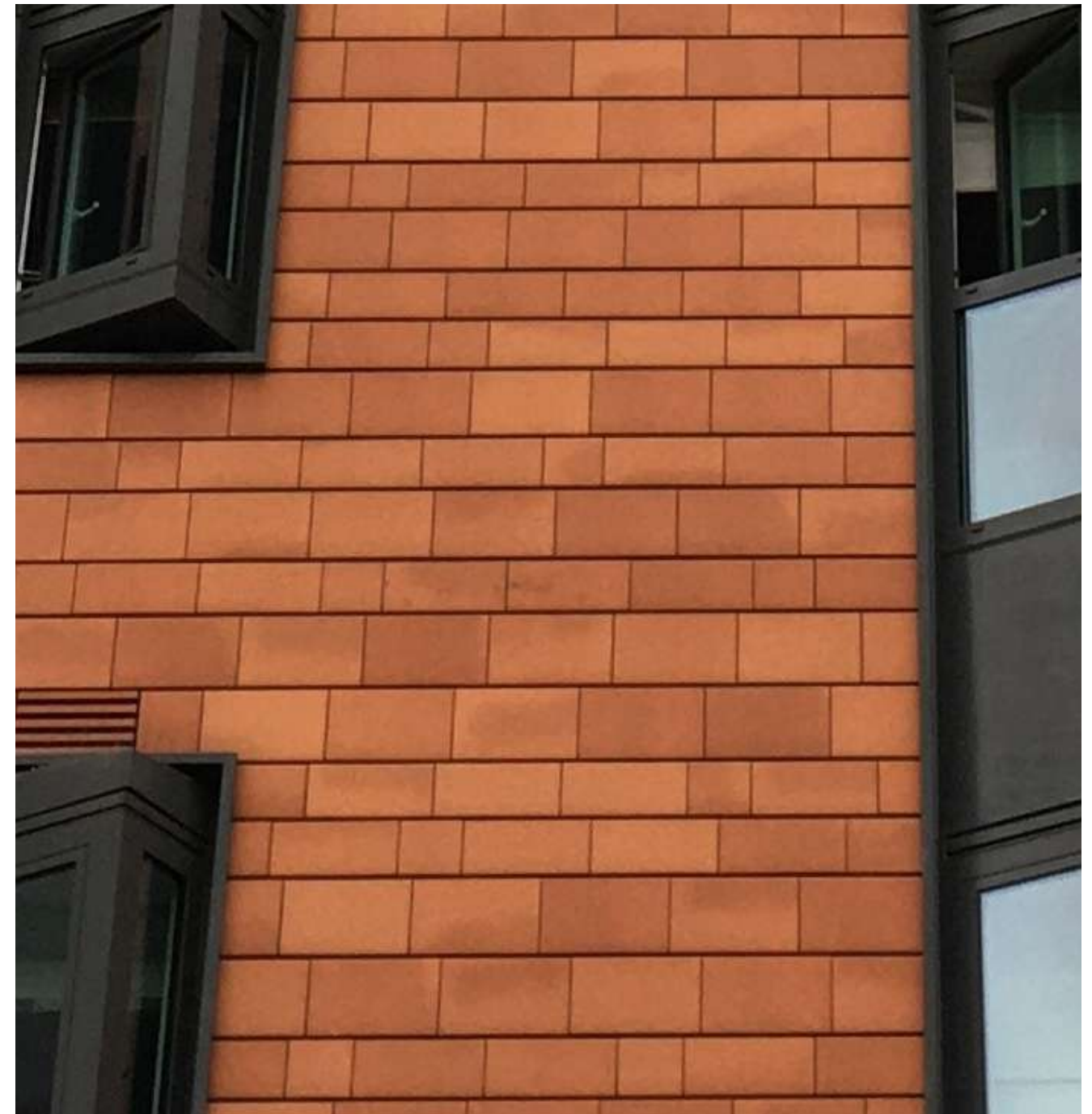


Glazed Terracotta



Colour Variation and Interest

- This approach allows for the consideration of modern construction methods with the possibility of panels being standardised and procured off-site to exacting quality standards
- This reduces construction time, waste and improves safety of construction workers



Subtle variation of size and colour creates distinguished large format masonry elevation

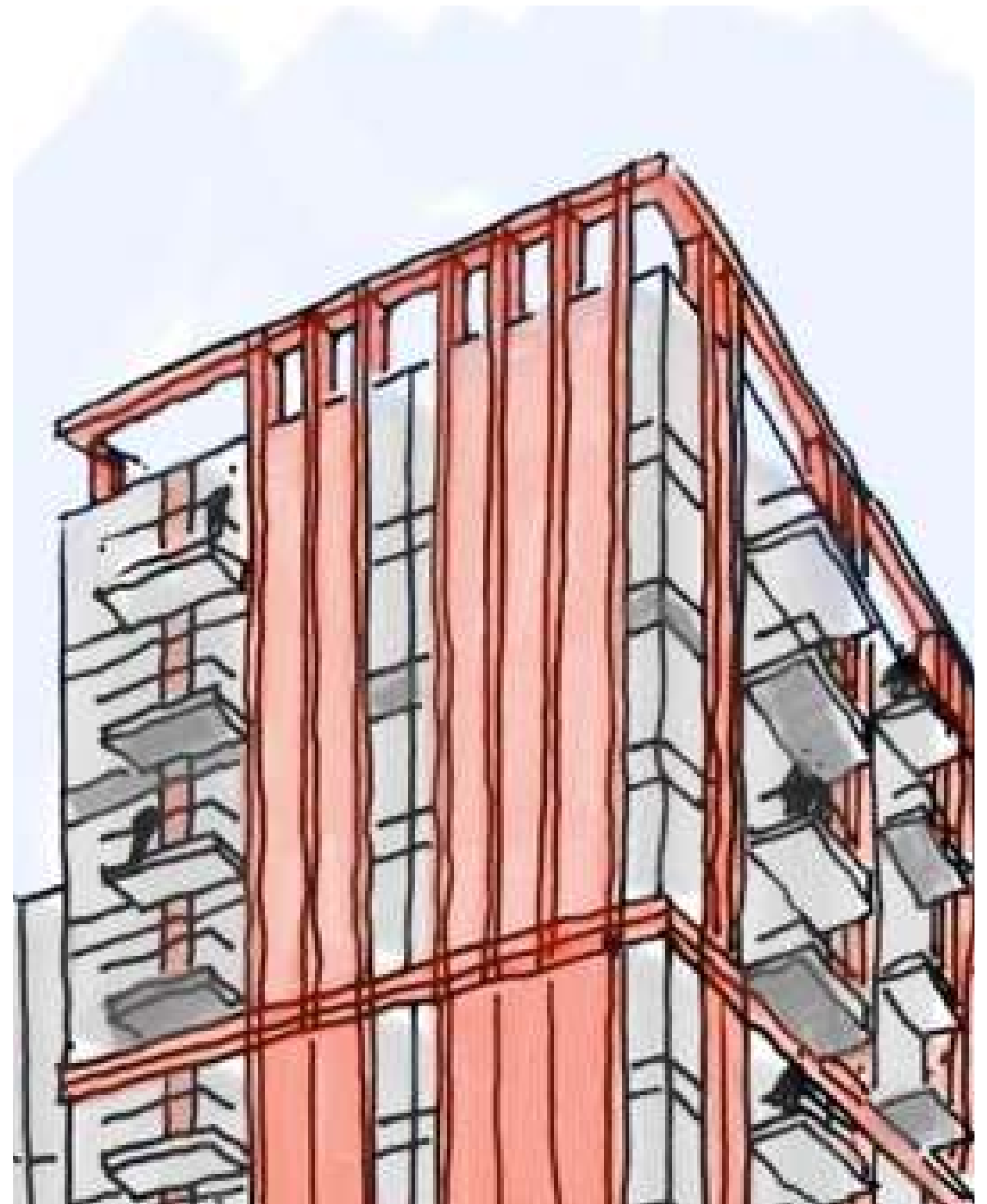


# Concept Design Refinements: A Defined Top - Metal Frame

- The top will be metal in finish reinforcing the industrial aesthetic referenced by the adjacent Olympia Building
- This will serve to further distinguish the top from the middle with a lightweight feel
- Panels between metal verticals will be recessed back from the frame edge to create depth and shadow
- Additional vertical elements are added to provide a highly articulated building top
- The upper parts of the frame rise free of the building to become expressive against the skyline further defining the top



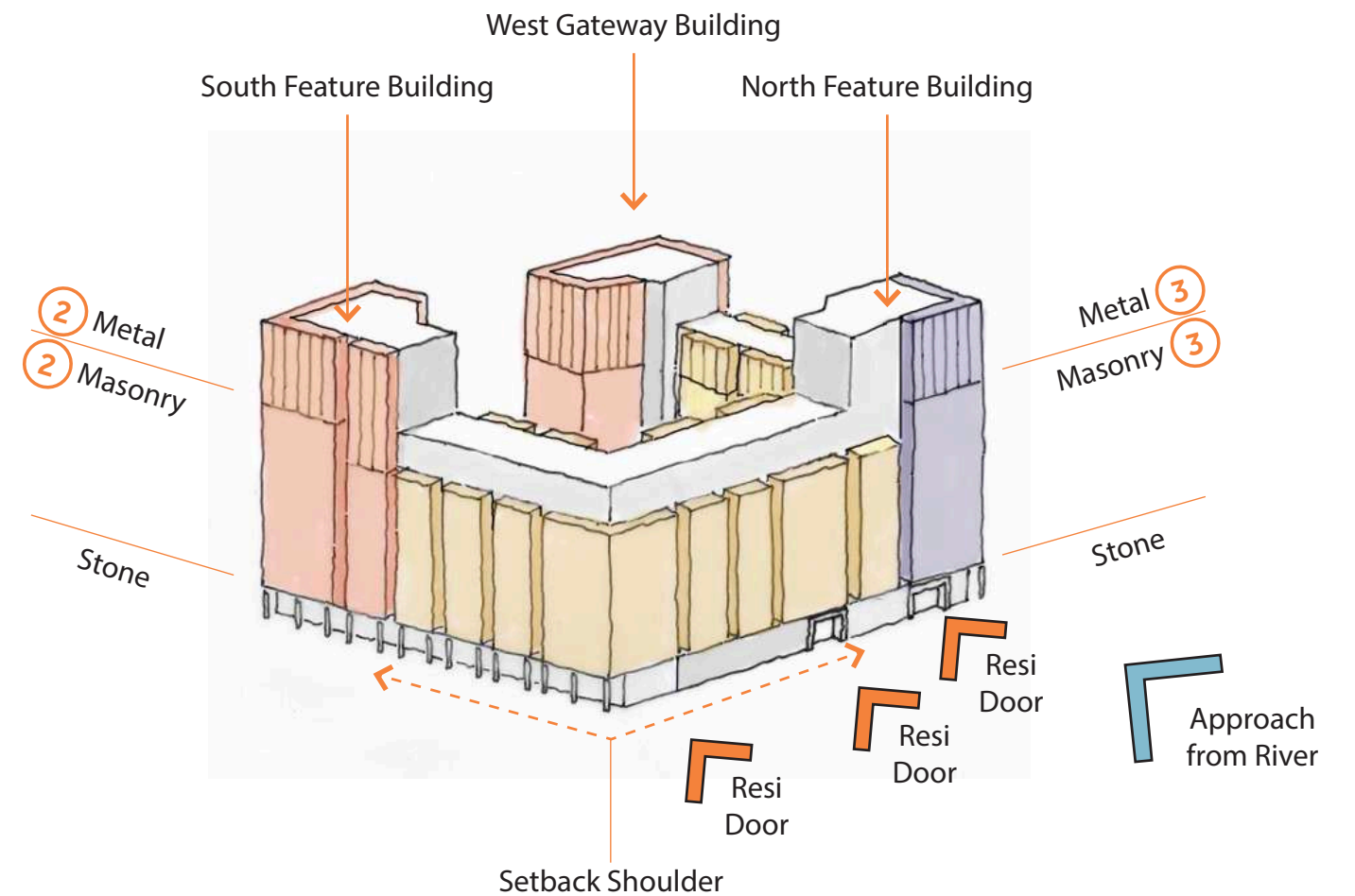
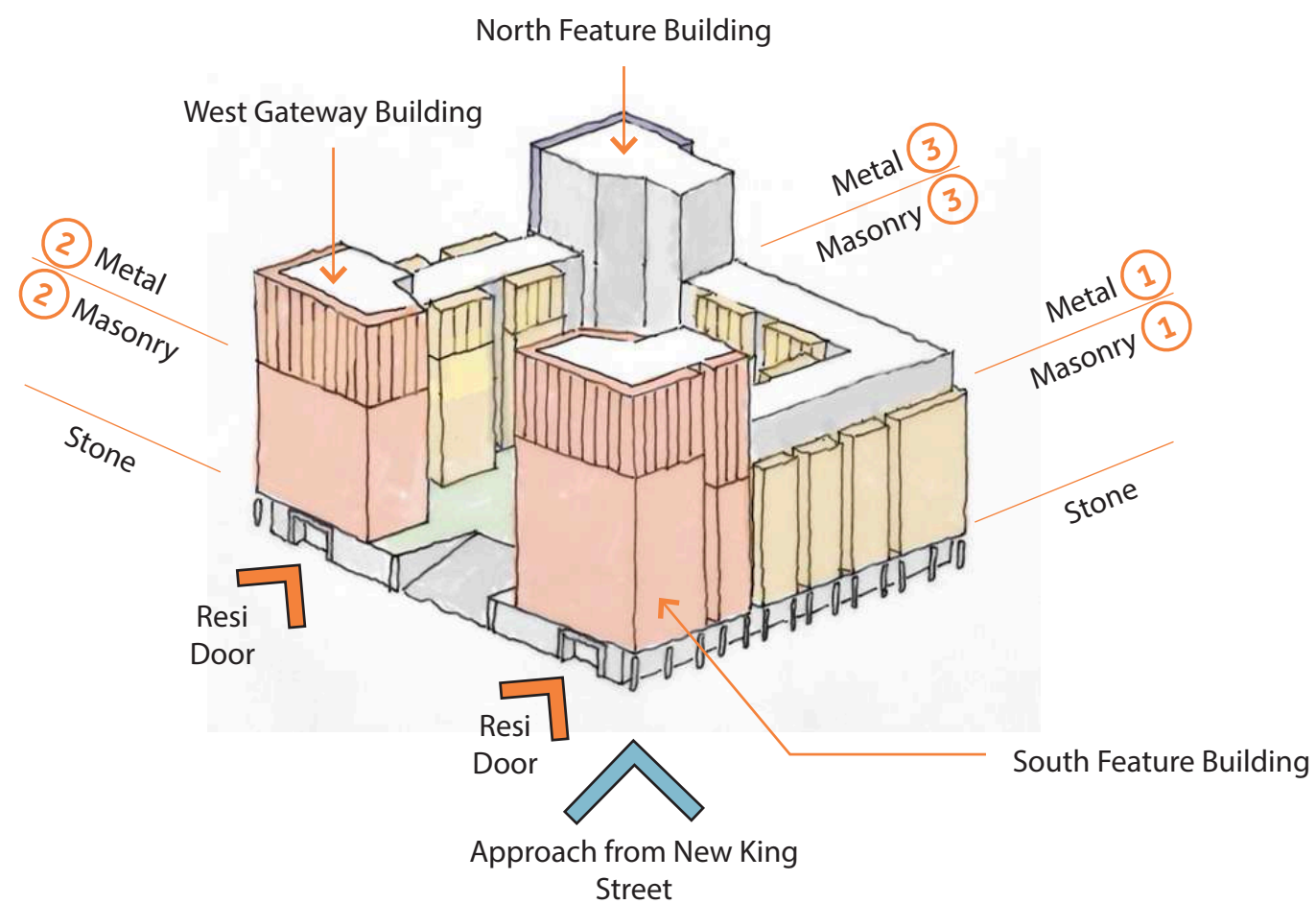
Olympia Building - Industrial Metal Structural Frame



Olympia Square Corner - Top Study



# Concept Design Refinements: Summary



Stone Colonnade - Maritime Architecture



Contemporary Masonry Panel



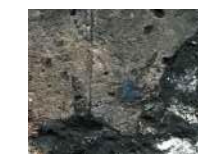
Lightweight Industrial Metal Framing



① Yellow with orange tones



② Red with brown tones



③ Grey with blue and purple tones

Heritage and Colour Tones Reinforced



# Concept Design Refinements: Sketch Architecture Summary

- Modern and characterful in concept and detail
- Metal, masonry and stone materiality
- Defined building ground floor flexible retail and high quality materials
- Ordered elevation building middle with vertical emphasis in elongated elements of frame and panel
- Expressive building top with enhanced drama to the skyline of the corner feature buildings



Current Consented Design



Design Study Proposal - Olympia Square Corner

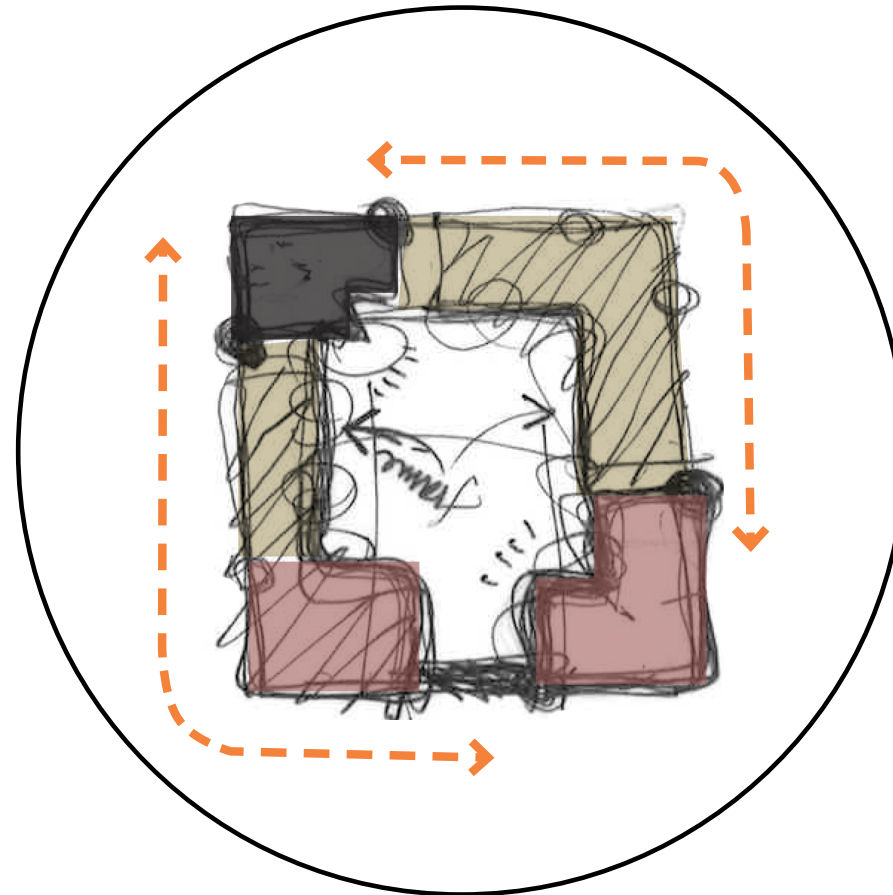


# Detailed Design Refinements

# Areas of Opportunity to Respond Further to Heritage Assets



The Frame  
Industrial Quality of the  
Site's Heritage



Masonry  
Colours, Texture and  
Variety found on Site



Ground Floor & Public  
Realm  
Heritage References



# Historic Olympia Building Inspires Frame with an Industrial Aesthetic



Vertical Emphasis and 3 Dimensional Aspect



Profiled Metal Frame Creates Shadow and Depth



Interlocking Frame

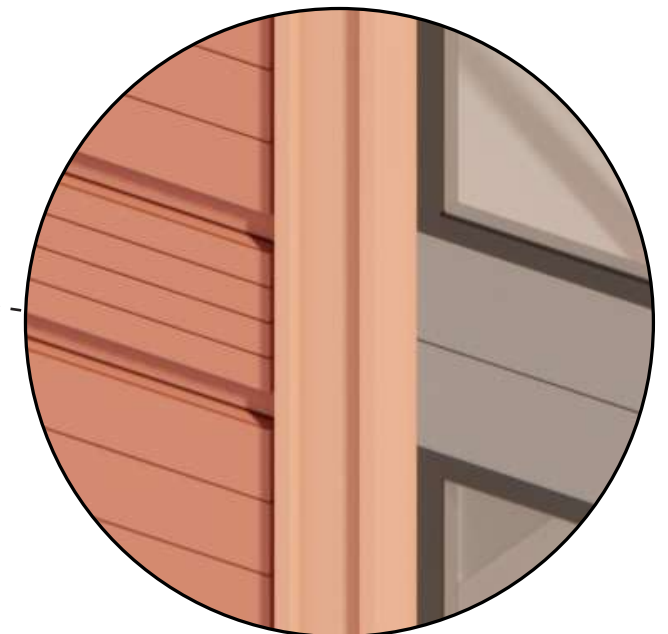
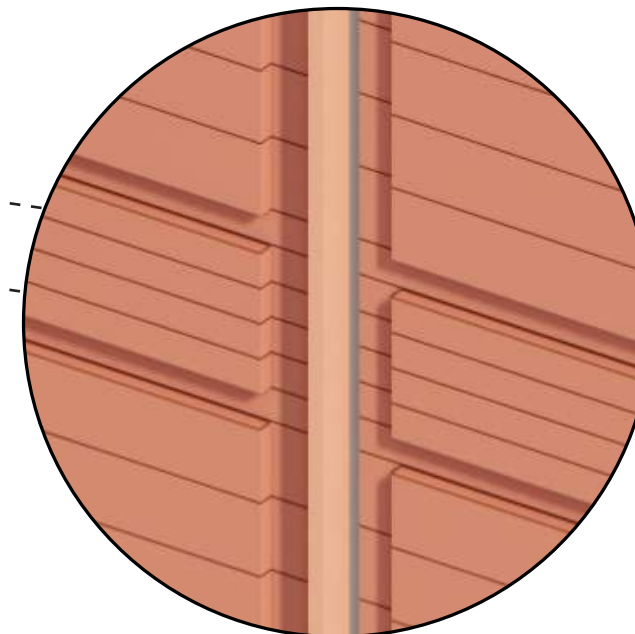
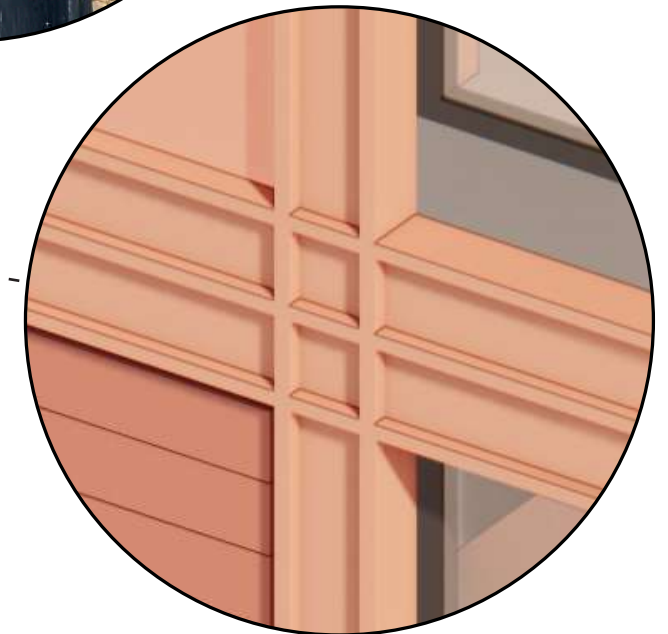
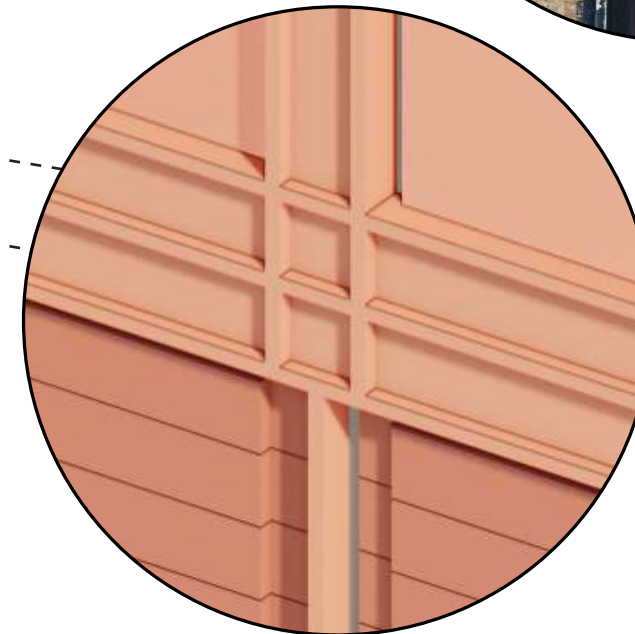
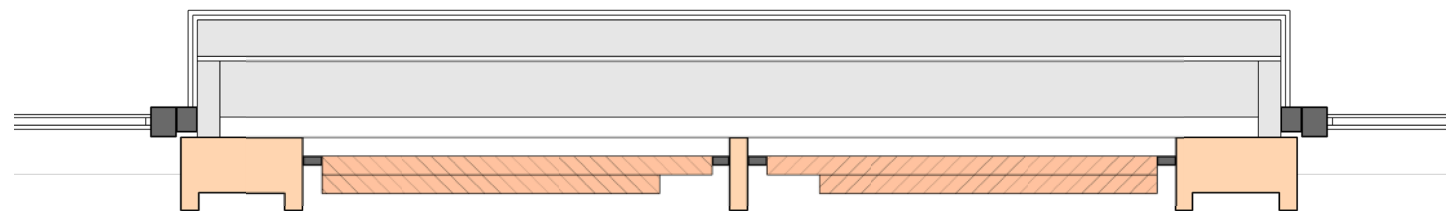
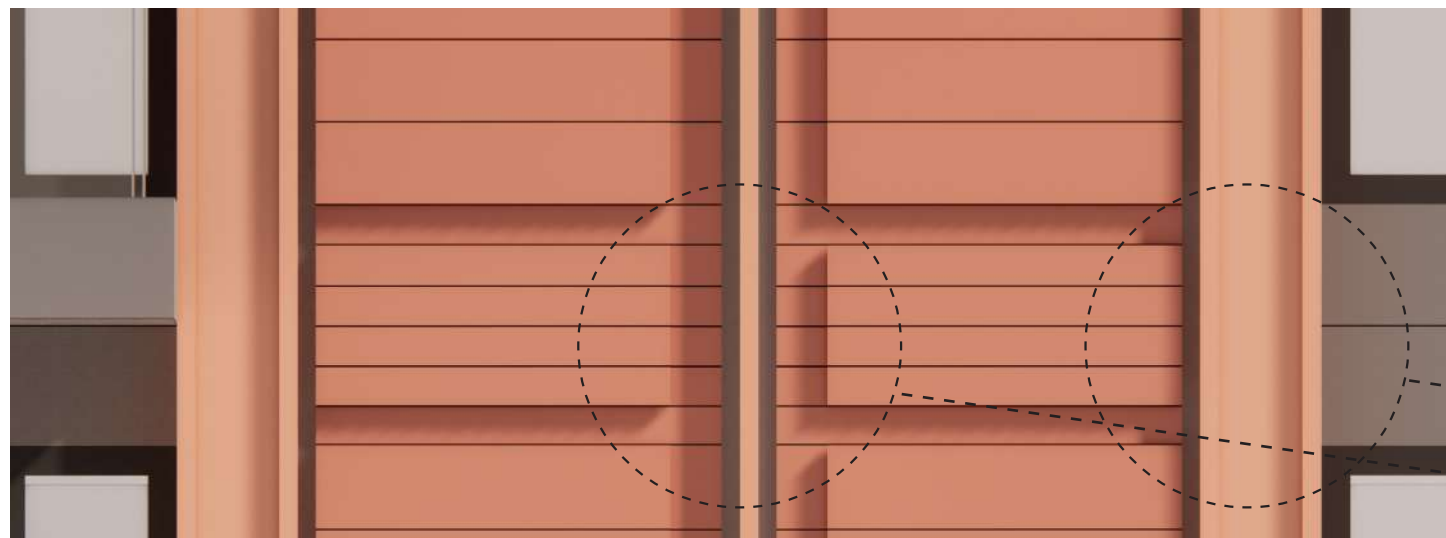
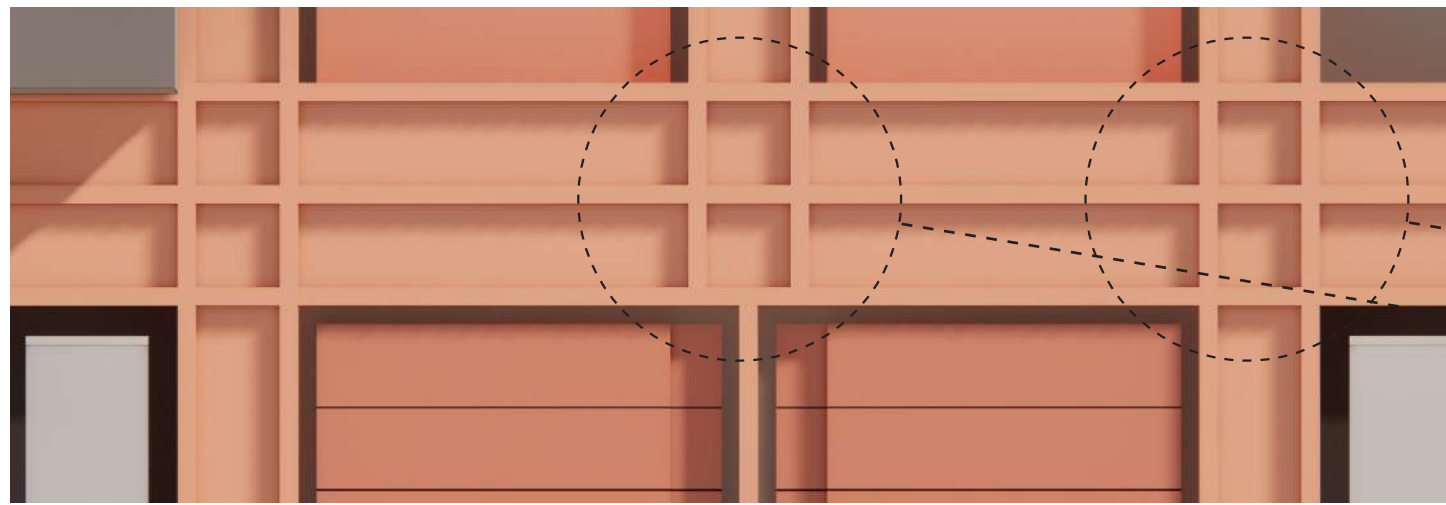


Areas for Masonry and Metal Cladding to sit within Frame Elements



# The Middle: Frame and Panel Site Heritage Reference

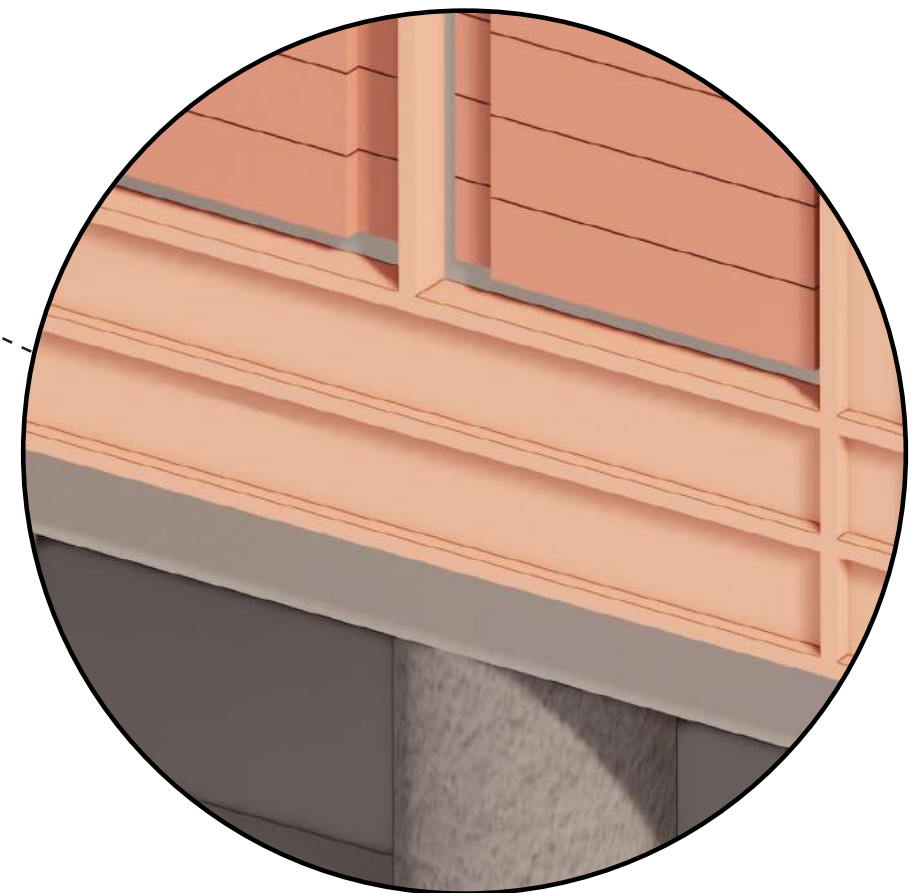
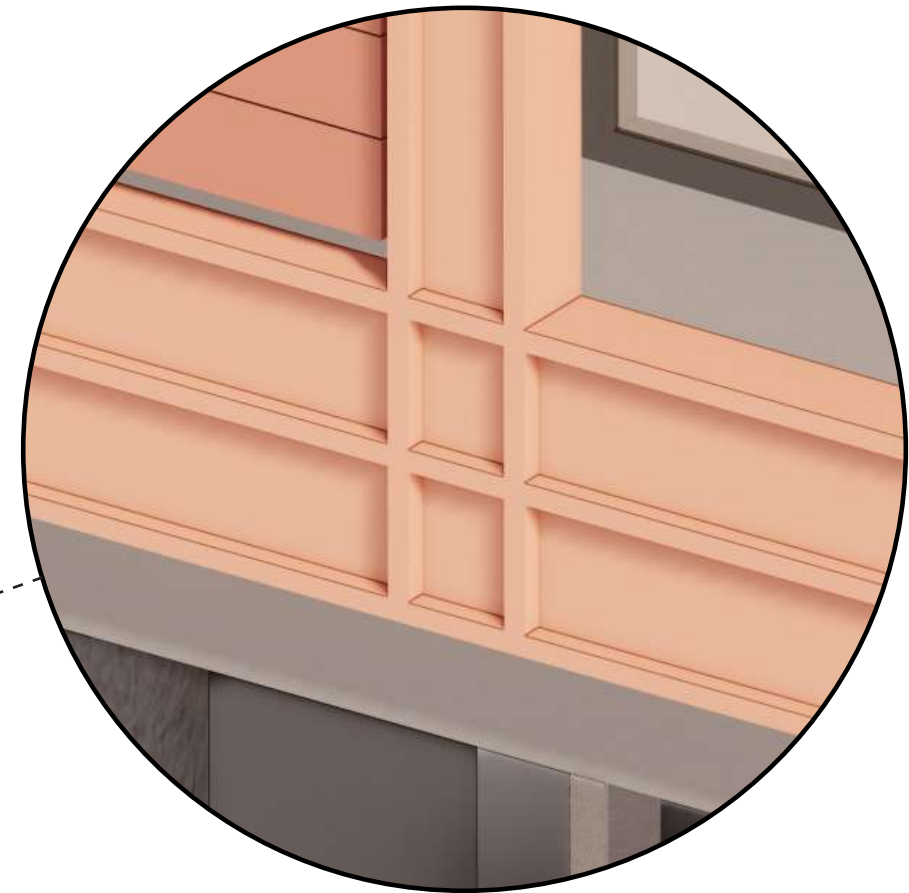
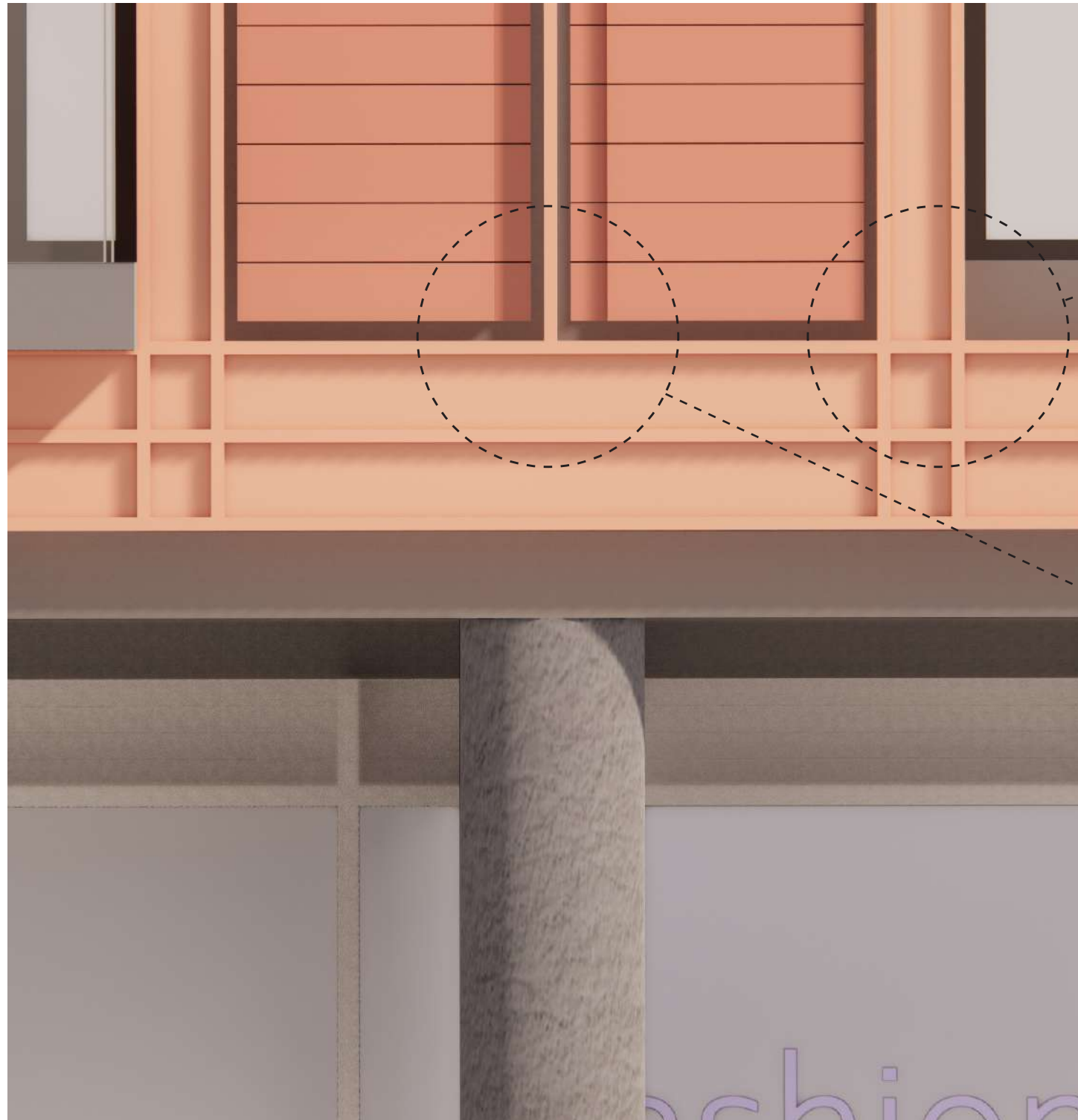
- Interlocking metal frame with vertical emphasis using primary and secondary elements
- Profiled metal frame provides articulation with shadow and depth
- Inset masonry panel set back from the frame face to provide differentiation between the two elements
- Intermediate metal blade to define vertical panels and provide more contrast in surface alignments - definition and shadow modulation





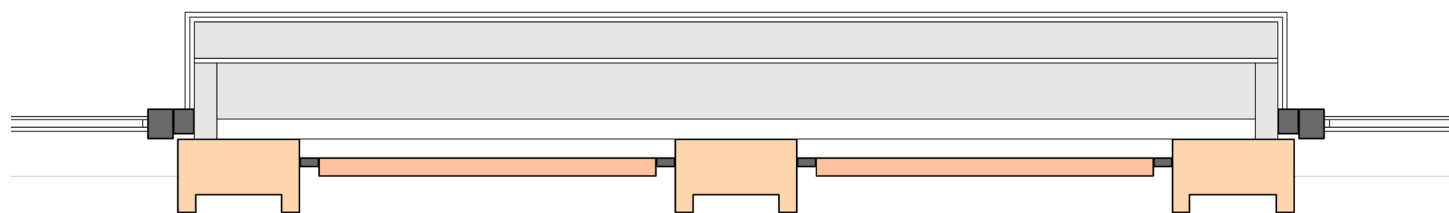
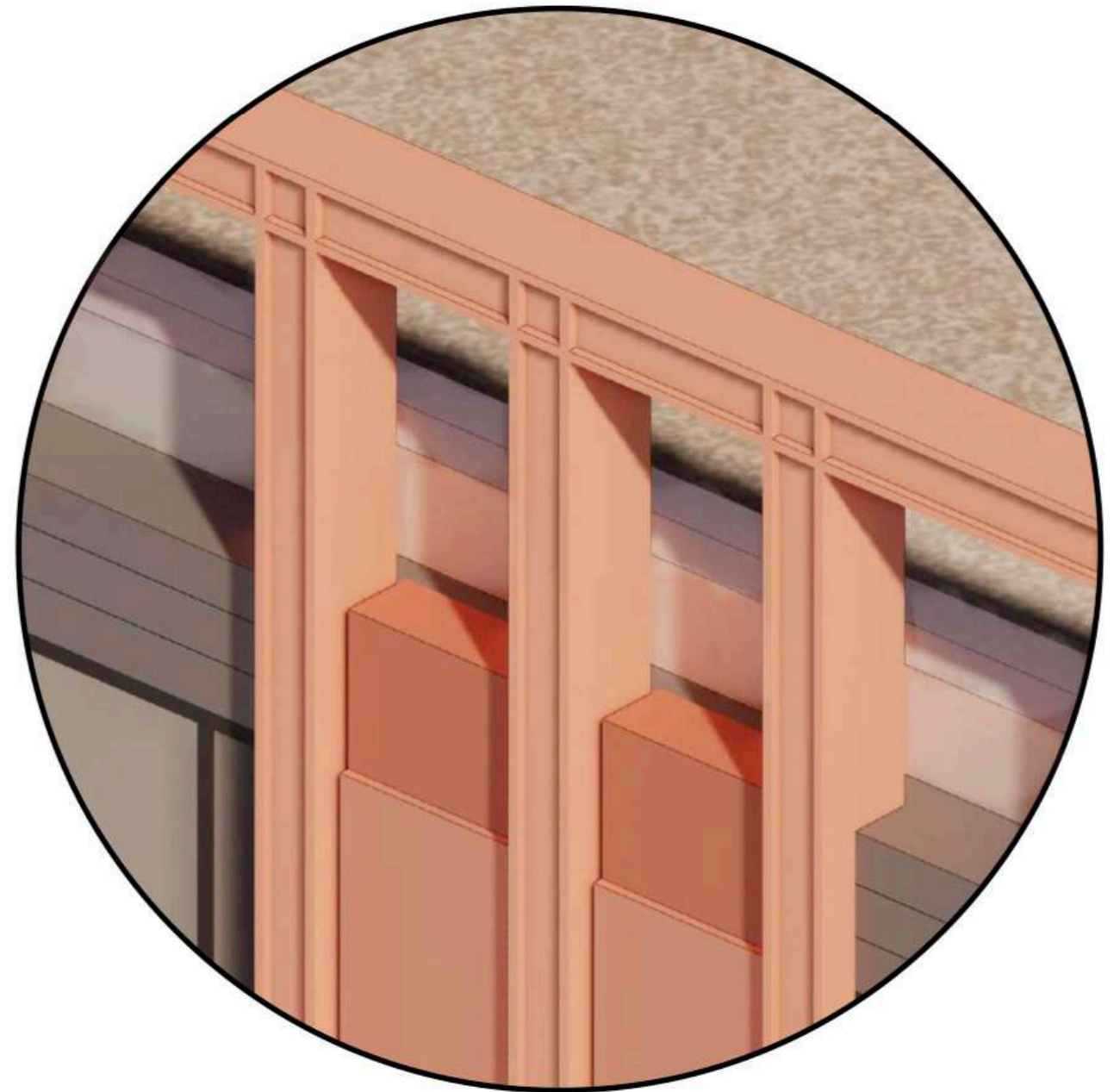
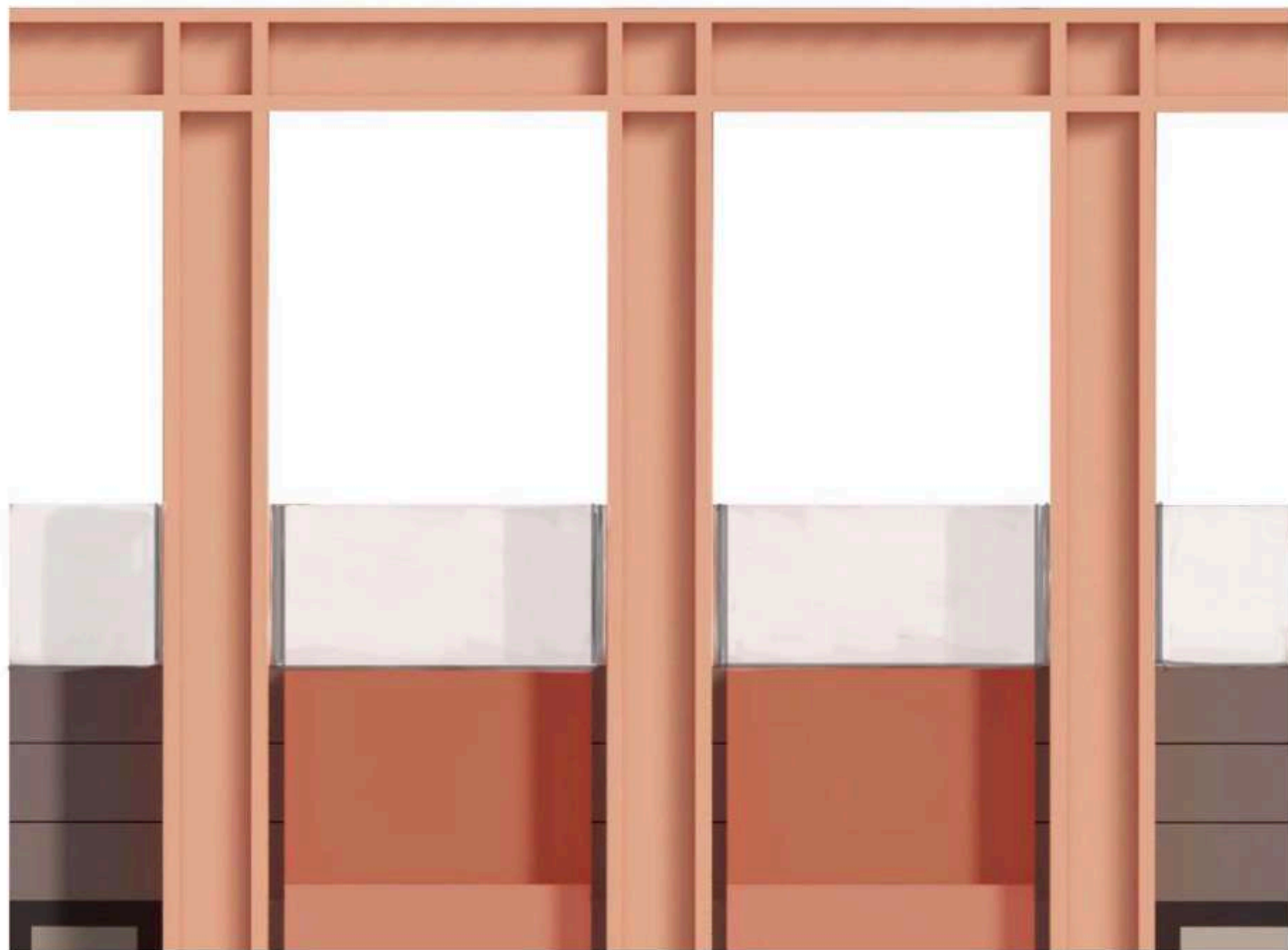
# The Base: Frame Elements & Colonnade

- Articulated metal frame provides contrast with single vertical elements and stacked horizontal elements to ground frame and building
- Dark masonry columns and recessed dark frame element provide distinguished building base



# The Top: Inset Metal Panels and Lifted Frame Elements

- Above upper datum frame line, metal panels are introduced within frame and set deeper back than masonry panels to increase upper frame articulation
- Further vertical emphasis and dramatic intent for the corner feature buildings with upper frame elements extended beyond roof parapet line to modulate strongly on the skyline





# Masonry Panels: Terracotta - Retaining Mineral Quality in Colour and Tone

Site brick informing materiality



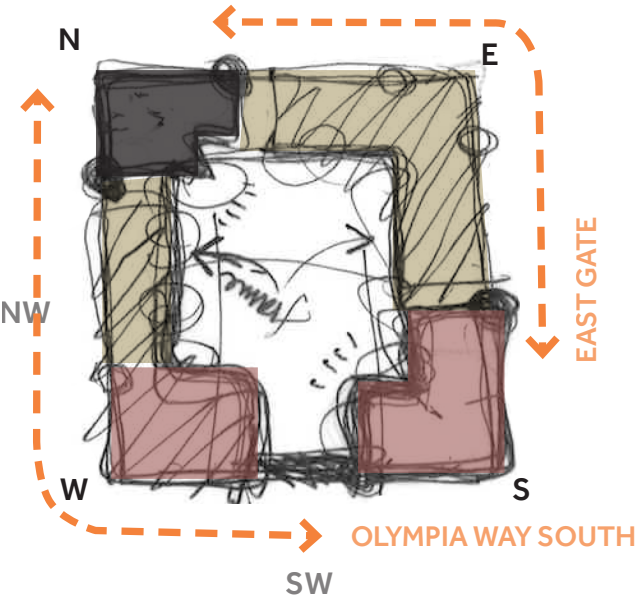
○ London stock yellow with orange tones



○ Red with brown tones



○ Grey with blue and purple tones



Consented samples



Yellow



Red



Grey

Masonry terracotta panels - large format

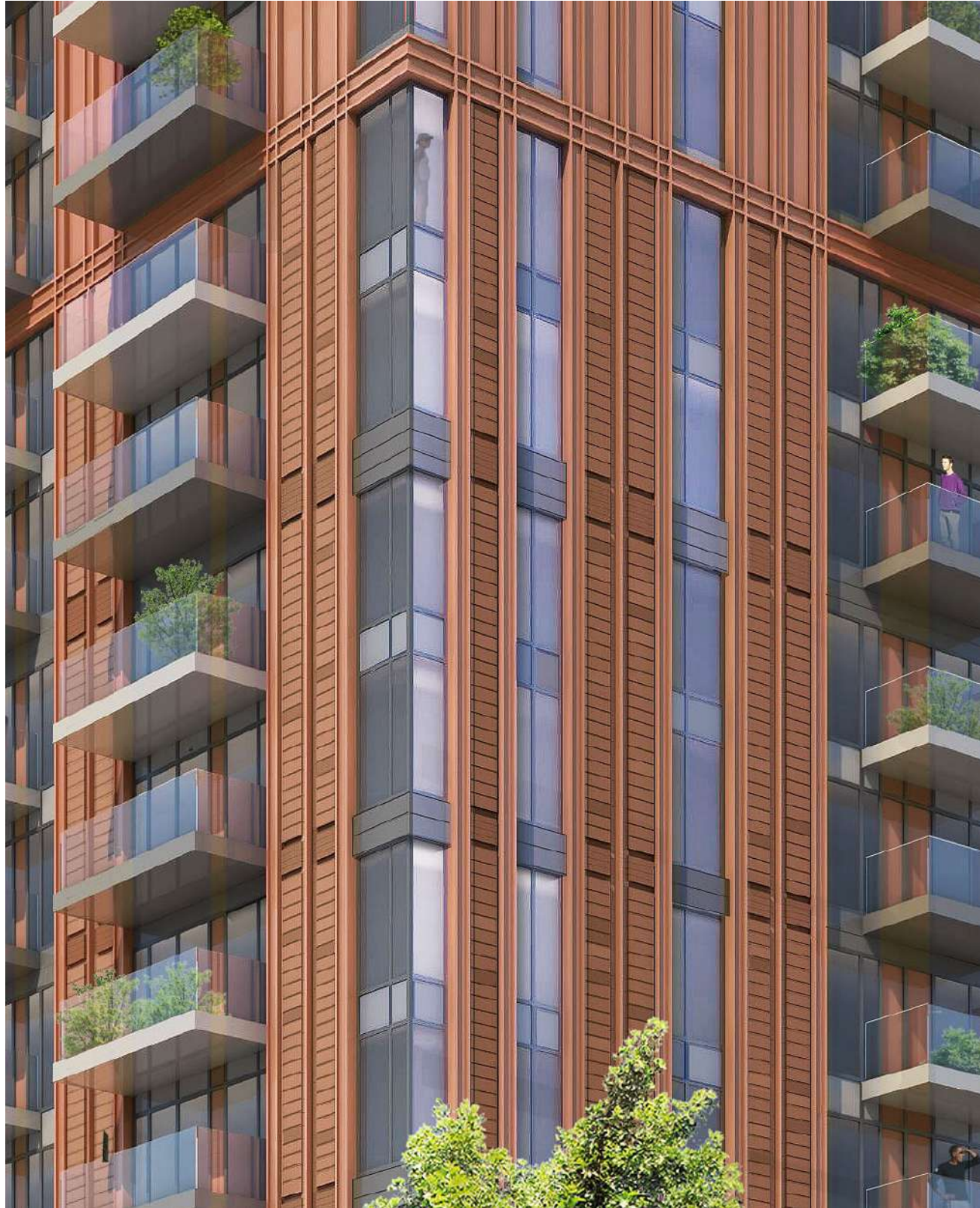


Use of Variety of Colour and Tone Throughout Panels

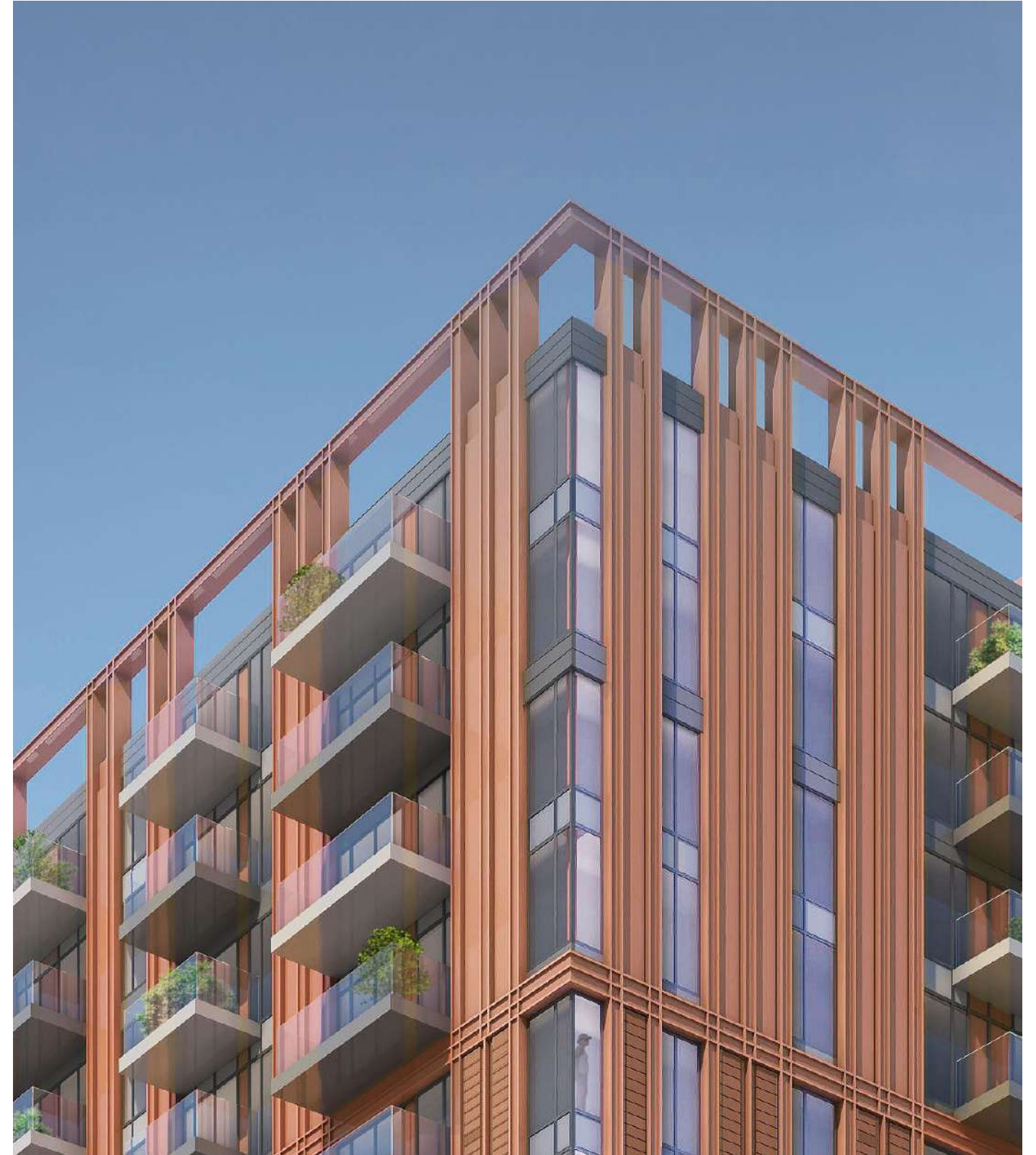




# Framed Masonry and Metal Facade Panels Distinguish the Middle and Top



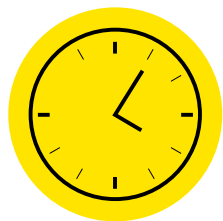
Building Middle Design study



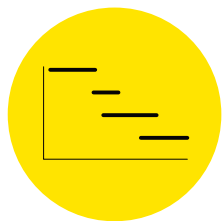
Building Top Design Study



# Sustainability: Benefits of Off-Site Construction



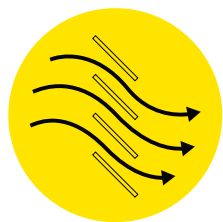
Speed of Construction



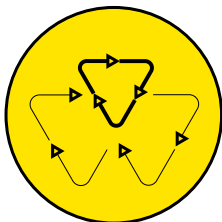
Increased Programme  
Certainty



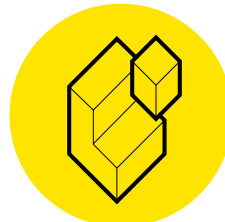
Quality of Construction



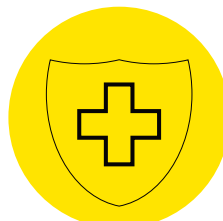
Improved Air Tightness



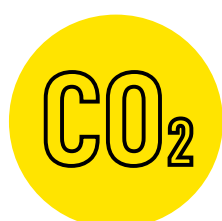
Reduction in Material Wastage



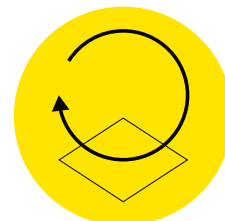
Standardised Building  
Components



Health & Safety



Low Carbon



Reuse and Replacement



Frame and Panels can be manufactured off site



Farrells pre cast masonry panels with texture and variety at Royal Albert Docks



# Public Realm: Historical References to Stone, Timber and Landscaping

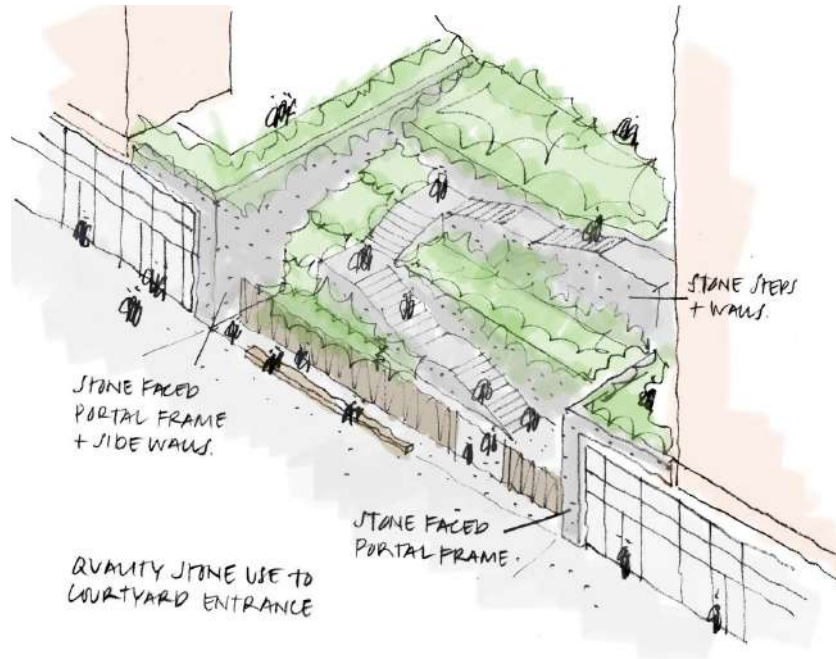
- Re-used timber seating and fencing maintained to reference the historic shipbuilding on site
- Stone is introduced to the ground floor to reflect the original stone dockyard gates



Historic Influences - Timber Sheds and Saw Pits



Historic Influences - Original Stone Dockyard Gates



Untreated timber benches and Fencing Reflect the History of the Site



Dark grey granite Steps



Ground Paving Palette

Landscaping and Greenery set within Podium and Steps



# Proposed Sketch CGI View - Approach from Royal Caroline Square

- Modern and characterful in concept and detail
- Metal, glass, masonry and stone materiality
- Defined building ground floor flexible retail and high quality materials
- Ordered elevation building middle with vertical emphasis in elongated elements of frame and panel
- Expressive building top with enhanced drama to the skyline of the corner feature buildings
- Improved references to heritage
- A lightweight and more elegant aesthetic





# Proposed Sketch CGI View - Olympia Square River Approach

- Modern and characterful in concept and detail
- Metal, glass, masonry and stone materiality
- Defined building ground floor flexible retail and high quality materials
- Ordered elevation building middle with vertical emphasis in elongated elements of frame and panel
- Expressive building top with enhanced drama to the skyline of the corner feature buildings
- Improved references to heritage
- A lightweight and more elegant aesthetic





# Proposed Sketch CGI View - Approach from New King Street

- Modern and characterful in concept and detail
- Metal, glass, masonry and stone materiality
- Defined building ground floor flexible retail and high quality materials
- Ordered elevation building middle with vertical emphasis in elongated elements of frame and panel
- Expressive building top with enhanced drama to the skyline of the corner feature buildings
- Improved references to heritage
- A lightweight and more elegant aesthetic

