

# Play Strategy

## Indicative play proposals

0-4 years old



5-11 years old



12+ years old





# Play Strategy

## Lower Terraces and Play Outcrops

0-4 years old



5-11 years old



- 1. Rock escarpment
- 2. Play terrace
- 3. Play mound with slide and planting
- 4. Dry swale with play trail
- 5. Grassy slopes





# Play Strategy

## The Plateau and The Uplands

12+ years old



0-4 years old



5-11 years old



1. 0-4 play area
2. 5-11 play area
3. Dry swale with play trail
4. Outdoor trim trail and exercise area
5. Petanque court
6. Play for 12+
7. Amenity lawn





# Recreational Provision

## Provision for activities for all age groups

The design was reviewed to identify how the provision for activities extends for elderly users of the park and podium gardens.

The adjacent diagram illustrates how the park and podiums cater for activities for various age groups.

The proposal includes:

1. Seating areas for passive recreation
2. Areas for social activities
3. Areas for physical activities
4. Opportunities for multi-generational interaction

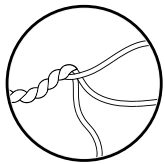


# Heritage Trail

## Historical Narrative

Maribor Park offers the opportunity to create a Heritage Trail as a journey through a series of linked landscape spaces, using interpretation and wayfinding, play, materiality and planting to evoke different aspects of the site's history.

A preliminary strategy, as illustrated on the diagram to the right identifies potential nodes on the Heritage Trail, linked with the three heritage themes.



### The Ropemaking

- Adapting rope analogy
- Creating routes
- Connecting spaces



### The Warrens

- Carving out spaces
- Gathering people
- Holding water



### The Kilns

- Elevating spaces
- Creating playful landforms
- Using site spoil

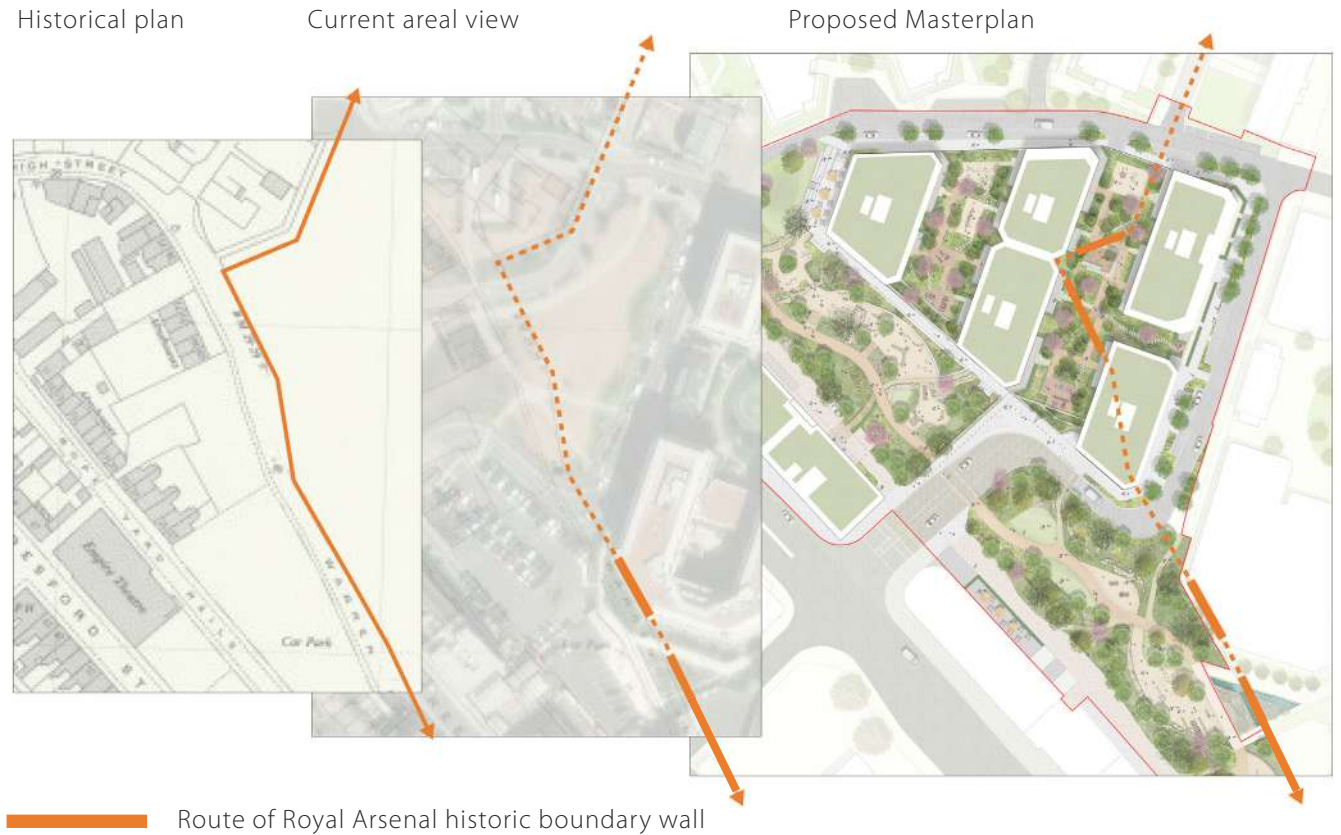




## Royal Arsenal Wall Reference

From 1704 a brick wall marked out the boundaries of Royal Arsenal. Although the wall no longer exists in its full extent, it constituted a major element of the site that the design proposal aims to highlight as a local landmark.

The landscape proposal is drawing from the past of this emblematic site; themes of which are incorporated into the design concept. In addition to this, the proposal pays tribute to the history of the Royal Arsenal and includes an interpretation feature of the boundary wall at podium level in the form of low seating edges, play walls, paving inserts and planting.



Play feature



Seating wall



Paving inlay



Stepping stones through the landscape



## Materials Palette

The hard landscape within the park and public realm will consist of a coordinated palette of high quality, robust materials to form a new coherent landscape.

The footways, loading bays and disabled car parking spaces, as well as the shared surfaces along the park edge, will be paved with permeable concrete block pavers. The footways within the park will have a soft natural appearance through the use of buff tones of resin bound and self binding gravel. Play areas will also follow the same principle and safety surface will be limited to areas where required.

The podium gardens will feature clay effect Dutch pavers which have a more gardenesque look and feel. Private terraces will be surfaced with concrete slab paving.

All street furniture will be selected to be robust and fit for purpose. Benches in the park and podium garden spaces should be natural in material and finish, such as timber. Robust recycling and general waste bins will be provided in regular intervals along the main circulation routes.

Where possible, recycled materials and products will be considered.

All materials illustrated are indicative.



Permeable paving within the public realm



Exposed aggregate tarmac or resin bound gravel for paths in park



Clay effect pavers for podium gardens



Comfortable and robust timber seating



Natural stone effect seating steps



Cycle stands

## 7. ARCHITECTURAL PROPOSAL



## 7.1 CHARACTER AREAS

The industrial heritage of rope making and the Royal Arsenal has been carefully integrated into the design and proportioning of the proposed buildings.

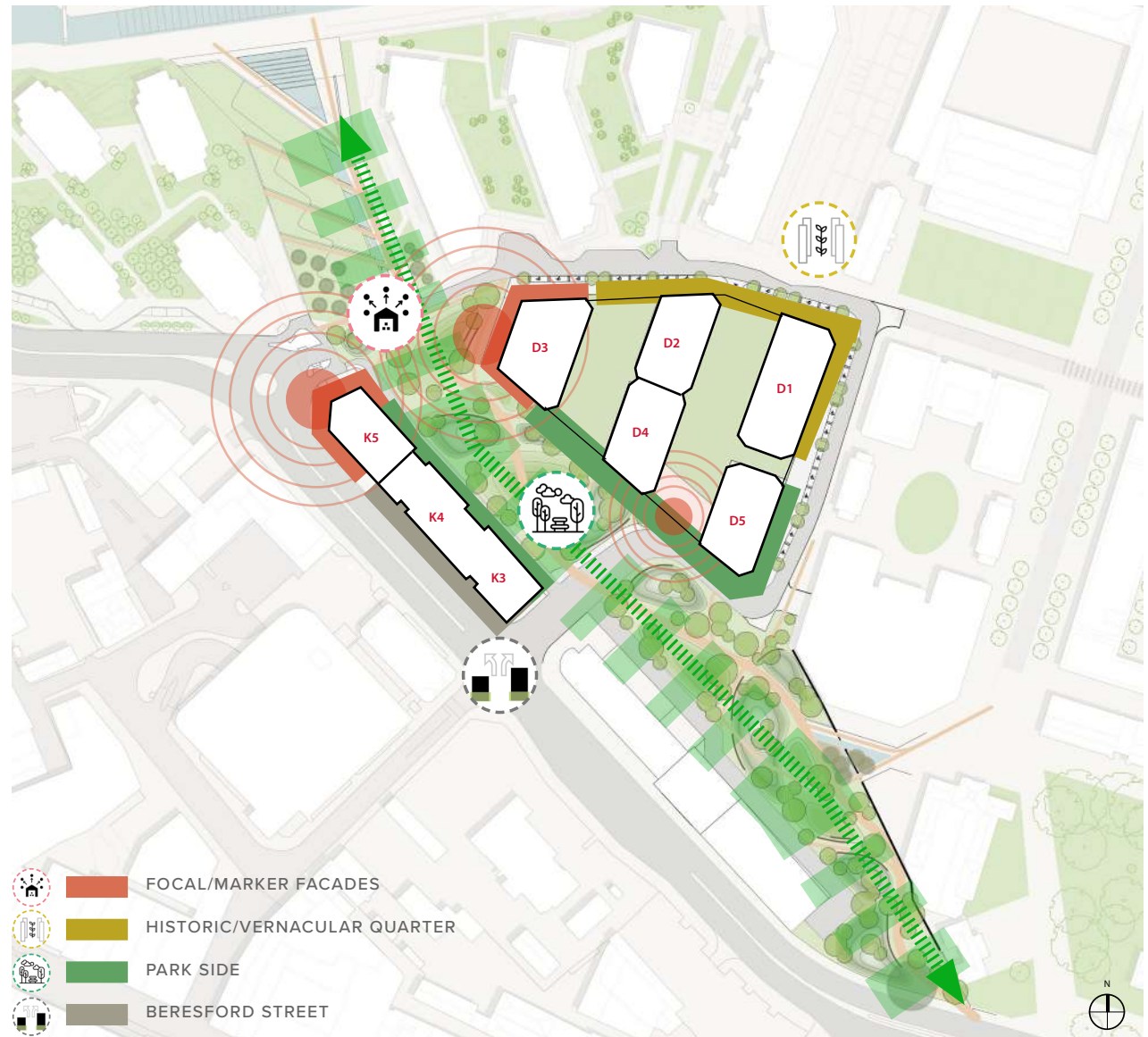
The proposed architecture intends to remember and reference the heritage of the location, capturing the tension and aesthetic and of the buildings and the manufacturing legacy of the location.

Characterful detail has been designed to express and enhance the architectural language of each building refining proportion and detail at both a civic and local scale for both residents and visitors adding personality and identity to each building.

Detail is celebrated at a human scale around windows and entrances with chamfered bricks and alternating tones to enhance the textural reference of rope making and the historical articulation of building elements within a durable and modern form.

All buildings will be elevated in a brick finish, ensuring a robust timeless materiality that will imbue longevity and local familiarity. Variation and individuality across each character area is created by varying the tone, architectural detail and building proportions responding to changes in scale and location.

Through the proposed built form, material palette, architectural articulation and ground floor activation, The Ropeyards will deliver an exciting and unique development with a distinct local identity.

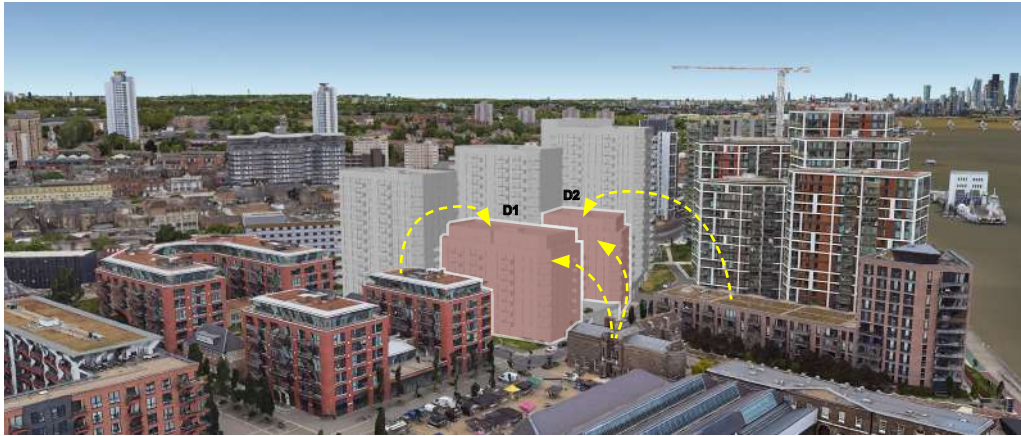
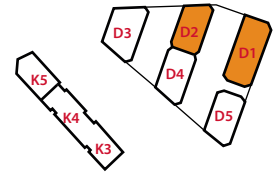




## 7.2 PLOT D. BUILDINGS D1 AND D2



### 7.2.1 Decoding the local architecture



The proposed buildings have been designed to respond in scale and form to the existing historic context. Characterful inspiration is taken from the warehouse architecture balancing solidity with generously proportioned punched openings.

The proposed materiality and its tone relate to the rich pallet of the brick built heritage within Royal Arsenal, integrating the new buildings and capturing the familiar local feeling of durable permanence.

Distinctive local architectural features such as the deep proportioned white stone sills are incorporated and the industrial aesthetic celebrated with crittal style windows and metal balconies.

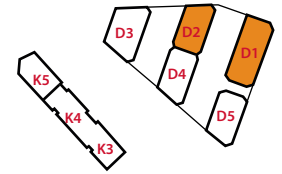
Feature corner balconies on corners further reference the warehouse with angled privacy screens celebrating the memory of hung take-in platforms that accentuate the chamfered form.

Homes at ground floor activate the street providing natural surveillance and rhythm at a human scale along New Warren Lane.



The Vision





## 7.2.2 Architectural approach and materiality



Black colour crittal style window

Metal balustrade black colour

White sill detail

Featured entrance chamfered wall and soffit

Brown/red multi-stock brick finish

Black brick finish



Precedent image. Morris North. PRP Scheme



Precedent image. Contrasting brick and black fenestration



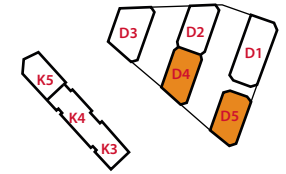
Precedent image. Chamfered walls and brick slips soffit







## 7.3 PLOT D. BUILDINGS D4 AND D5



### 7.3.1 Decoding the local architecture

Modern architectural details have been crafted to celebrate the rich heritage assets of the Royal Arsenal Riverside masterplan creating identity and proportion along the park edge.

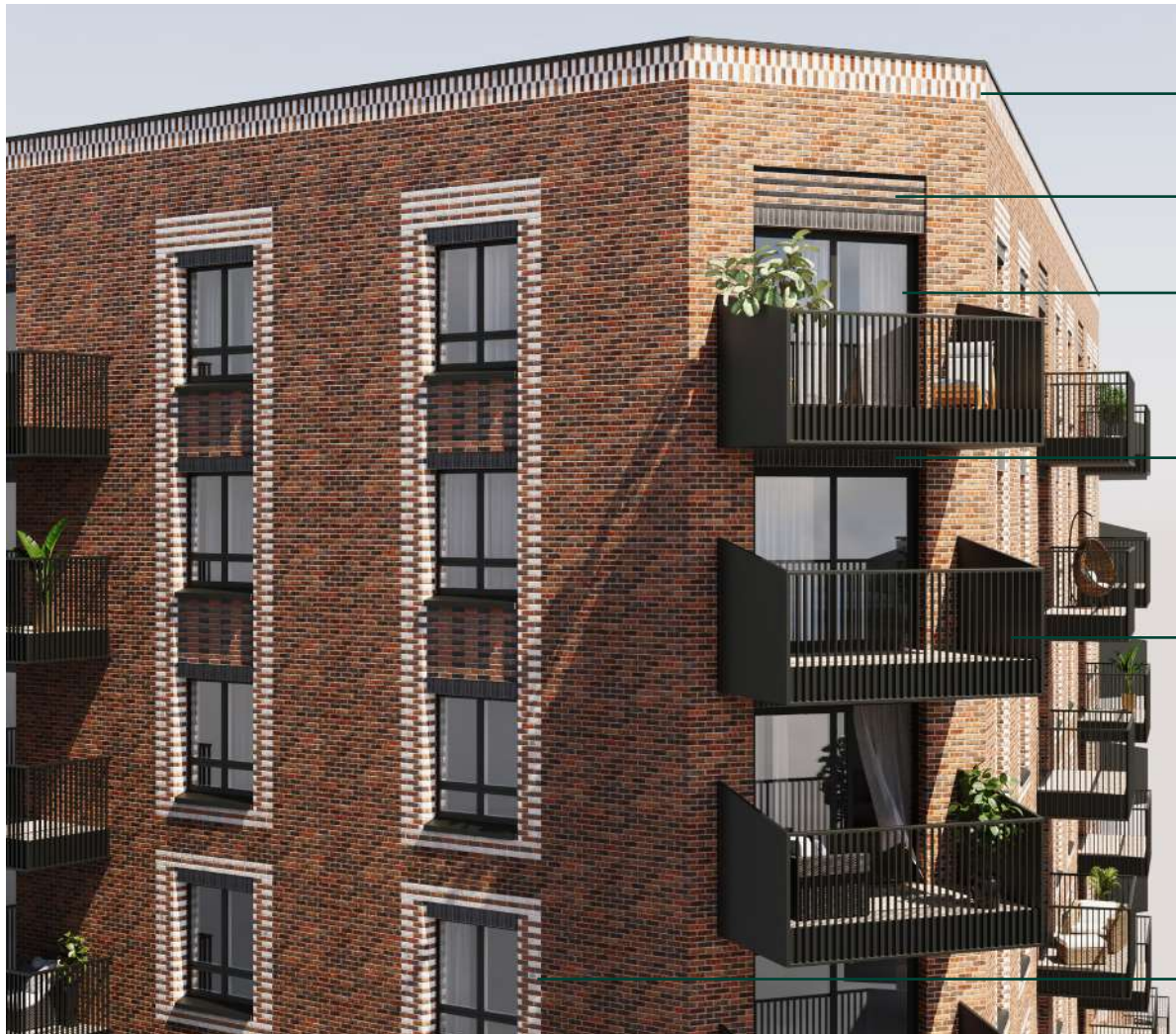
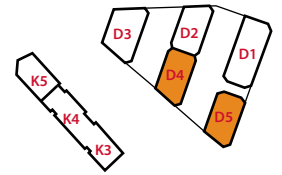
The design draws inspiration from the site's history through subtle references and proposed materials palette. Windows are playfully grouped using alternating contrasting brick coursing and chamfered reveals to provide a unique and distinct detail for buildings D4 and D5 and a nod to the historic Ropeyards and a reference to the layered strands of rope used in their manufacture.

The afore mentioned featured corner balconies are placed on all the chamfered elevations across the Plot D buildings to reference the industrial history of the site and unite the family of buildings.





## 7.3.2 Architectural approach and materiality



Double soldier course detail alternating two brick finish tones

Standard stretcher bond detail alternating two brick finish tones

Window and door frames dark olive colour

Black brick finish soldier course detail

Feature balcony: combination of metal railing balustrade and solid metal side panels Dark olive colour

Detail around window reveals: chamfered brick finish and alternating tones



The Royal Brass Foundry



Precedent image. Dagenham Dock Ph1. PRP scheme



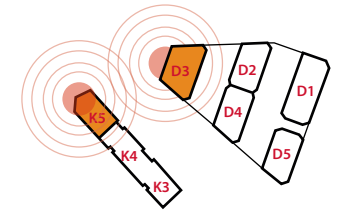
Precedent image. Window reveal detail







## 7.4 PLOT D & K. BUILDINGS D3 AND K5



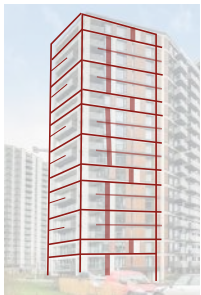
### 7.4.1 Decoding the local architecture

Buildings D3 and K5 mark the framed views through the Maribor Park.

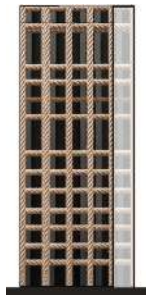
Inspired by the Ropeyards history of the site, D3 and K5 are accentuated by horizontal bands, tying together window reveals and balconies with a horizontal emphasis interwoven with the vertical proportioning of the openings.

A black brick finish ties together the vertical strip of windows, grouped into alternating sets of one and two to the middle areas and groups of three at the base and top, creating strong vertical elements that visually slim the building. A lighter brick finish creates the window surrounds that reference both the thick outer frame of the historic white sash windows and the contemporary white framing of the waterside buildings.

The horizontal banding is enhanced with an alternating tone soldier course detail below the lower white course band and a simple dark shadow course to the upper band. The combined effect creates enhanced articulation and detail when viewed from close range and depth and clarity of form from long range.



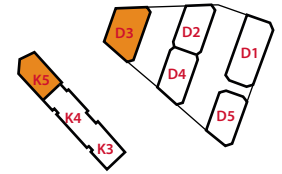
RAR  
Blocks B



Design concept:  
the Rope







## 7.4.2 Architectural approach and materiality



Window and door frames dark olive colour

Metal railing balustrade and solid metal side panels. Dark olive colour

White brick finish windows surround

Black brick finish

Brick finish

White brick finish banding with recess black brick underneath

Soldier course detail alternating two brick colours



Guard House

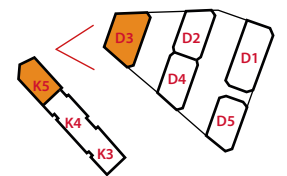


Verbruggens' House



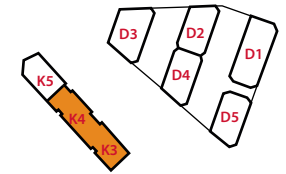
Precedent image. High Path Phase 3. PRP scheme







## 7.5 PLOT K. BUILDING K3 K4



### 7.5.1 Decoding the local architecture



The multi fronting building K3 K4 activates the public realm on three sides with an expressed ground floor and regular design for the upper floors. This approach creates an intrinsically strong and articulated building, enabling a simple and calm approach to the architectural design. Balconies sit along the façade facing the Maribor Park to maximise views and natural light, a design already implemented at the Tiger and Europa House buildings of the Royal Arsenal Masterplan. The materiality references the tonality and durable brick character of the listed buildings across the Royal Arsenal whilst the calm formality combines the emerging language of the approved Student Accommodation scheme and horizontality of the neighbouring Premier Inn Hotel design.



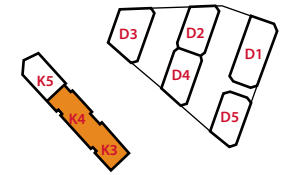
Unique and generous residential entrance lobbies have been designed to provide a visual link between Beresford Street and the Maribor Park enhancing resident permeability and visual connections to the pedestrian. The stepped and articulated design of these entrances create a welcoming and characterful addition to the street scene enhancing activations and legibility.



The Vision



## 7.5.2 Architectural approach and materiality



Banding to match metal work colour at ground floor

Window frame olive colour

Combination of metal railing balustrade on top and solid metal panel at the bottom. Colour to match window frames and main entrance door

Soldier course detail

Dark red multi-stock brick finish

Double soldier course reveal

Coloured metal to match tone of the brick finish and horizontal banding on upper levels



Precedent image. RAR

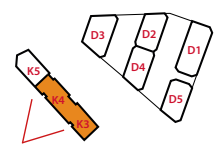


Precedent image. Lambeth Riverside. PRP scheme



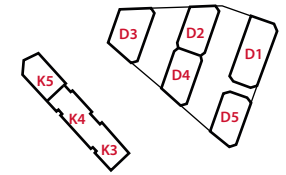
Precedent image. 11 Jane Street, NY







## 7.6 BALCONY TYPES



Balconies and window details are standardised across each character area to drive quality and value whilst facilitating identity through distinctive variations in colour and expression.

**Feature balcony:** Generous balconies stretch across Plot D chamfered façades, creating valuable areas of private open space. These deeper balconies are designed to a 2140mm depth and, like the other balconies, have standard widths to meet the balcony area requirements. These balconies are introduced to reference the industrial history of the site and to enhance functionality in private amenity, allowing flexibility in outdoor furniture arrangement. These deeper balconies have a unique railing and privacy panel arrangement design, making them areas of interest within the proposal.

**The typical balconies** are designed to brick dimensions, are 1550mm deep and have standardised widths that vary depending on the number of bedspaces to meet the minimum balcony areas requirements. The standardised elements are then varied through different railings and solid privacy panels that are introduced in appropriate locations depending on aspect, acoustic and wind conditions, building character and optimisation of views.

The proposed balcony and window frames colour has been carefully consider to compliment the brick finish tone of each character area.



① Metal balcony fascia and railing balustrade



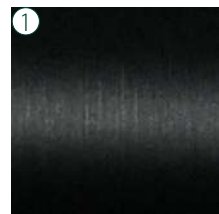
② Metal balcony fascia, front railing balustrade and side metal panels



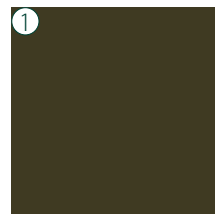
③ Metal balcony fascia, front railing balustrade and combined solid side metal balustrade with railing



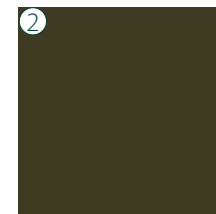
④ Metal balcony fascia and combined solid metal balustrade with railing



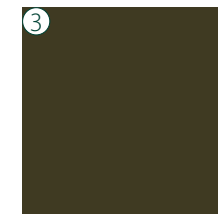
Buildings D1 & D2  
Colour Black



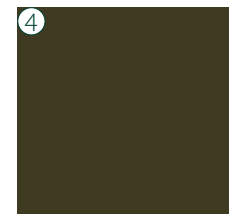
Buildings D3 & D4  
Dark Olive Green



Plot D Feature balcony  
Dark Olive Green



Buildings D3 & K5  
Dark Olive Green



Building K3 K4  
Dark Olive Green



## 8. TYPE OF HOMES



## 8.1 SUMMARY

### 8.1.1 Residential Mix and Quality

Each dwelling is designed with its resident in mind. The way we use the spaces we live in has changed over the last decade and last four years in particular, with the increase in working from home and requirement for private outdoor space.

Improvements in thermal comfort, air quality and environmental quality are very closely linked to physical health and mental wellbeing. Design elements that are an integral part of the design are:

- Good levels of daylight and sunlight
- Overheating risk mitigation and compliance with Building Regulations Part O
- Flexible spaces, generous storage, private outdoor spaces, communal spaces to improve quality of life
- Spaces designed for positive family relationships, including generously sized living spaces

The scheme has been designed to accord with relevant policy and guidance:

- All homes meet or exceed the London Plan minimum space standards / nationally described space standards
- 10% of the dwellings are designed to meet Building Regulation requirement Part M4(3) 'wheelchair user dwellings', and 90% of the dwellings are designed to meet Building Regulation requirement Part M4(2) 'accessible and adaptable dwellings'

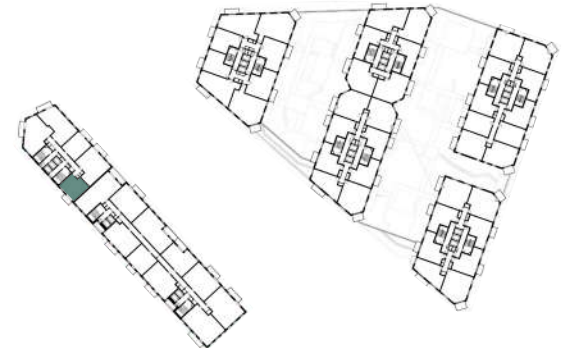


# Live. Work. Play.



## 8.2 TYPES OF HOMES (EXAMPLES OF HOMES)

### One bedroom one person home (Type 1)

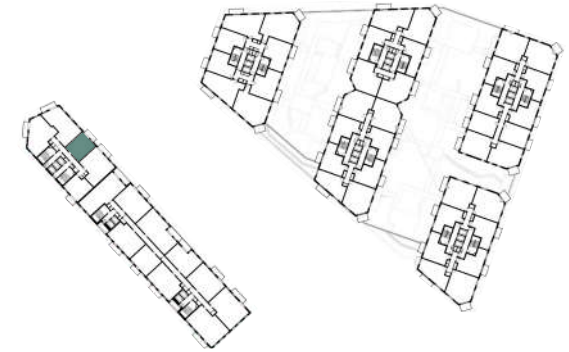


1B1P - 42.5 sqm Total - 17 Units

- Open plan kitchen living space
- Private double bedroom
- Concealed utility cupboard
- Designated home desk space
- Designated storage space
- Large private balcony
- Bathroom



## One bedroom one person home (Type 2)



1B1P - 44.3 sqm Total - 17 Units

- Open plan kitchen living space
- Private single bedroom
- Concealed utility cupboard
- Designated home desk space
- Designated storage space
- Large private balcony
- Bathroom



## One bedroom two person home (Type 1)



1B2P - 50.2 sqm Total - 9 Units

- Open plan kitchen living space
- Private double bedroom
- Concealed utility cupboard
- Designated home desk space
- Designated storage space
- Large private balcony
- Bathroom



## One bedroom two person home (Type 2)



1B2P - 50.7 sqm Total - 34 Units

- Open plan kitchen living space
- Private double bedroom
- Concealed utility cupboard
- Designated home desk space
- Designated storage space
- Large private balcony
- Bathroom



## Two bedroom three person home (Type 1)



1B1P - 61.7 sqm Total - 33 Units

- Open plan kitchen living space
- Private double bedroom
- Concealed utility cupboard
- Designated home desk space
- Designated storage space
- Large private balcony
- Bathroom



## Two bedroom three person home (Type 2)



1B2P - 63.3 sqm Total - 9 Units

- Open plan kitchen living space
- Private double bedroom
- Concealed utility cupboard
- Designated home desk space
- Designated storage space
- Large private balcony
- Bathroom

## Two bedroom four person home (Type 1)

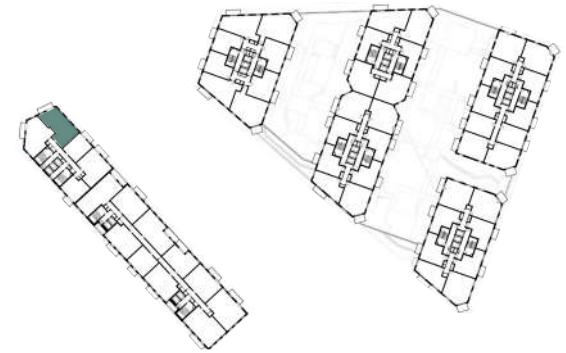


2B4P - 74.7 sqm Total - 9 Units

- Open plan kitchen living space
- Private double bedroom
- Concealed utility cupboard
- Designated home desk space
- Designated storage space
- Large private balcony
- Bathroom



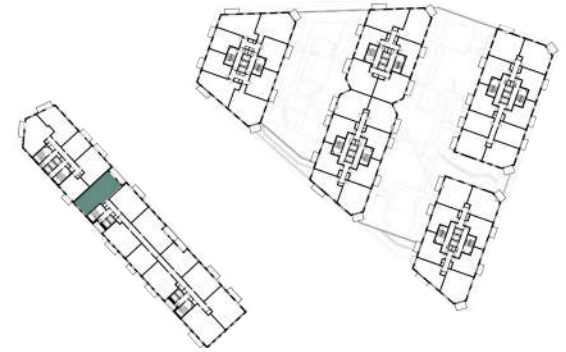
## Two bedroom four person home (Type 2)



2B4P - 75.5 sqm Total - 17 Units

- Open plan kitchen living space
- Private double bedroom
- Concealed utility cupboard
- Designated home desk space
- Designated storage space
- Large private balcony
- Bathroom

## Three bedroom five person home (Type 1)



3B5P - 88.8 sqm Total - 9 Units

- Open plan kitchen living space
- Private double bedroom
- Concealed utility cupboard
- Designated home desk space
- Designated storage space
- Large private balcony
- Bathroom



## Three bedroom five person home (Type 2)



3B5P - 89.9 sqm Total - 34 Units

- Open plan kitchen living space
- Private double bedroom
- Concealed utility cupboard
- Designated home desk space
- Designated storage space
- Large private balcony
- Bathroom

## 8.2.1 Accessibility Principles

Part M4 (3) guidelines have been followed in order to design a 2B3P (2 bed, 3 person) apartment.



Adaptable Part M4(3)b



Accessible Part M4(3)a

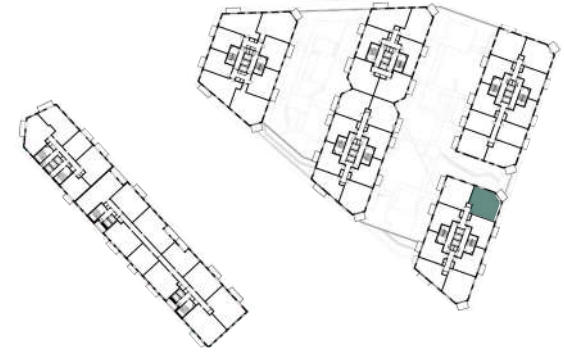


2B3P - 74.8 sqm Total - 9 Units

- Open plan kitchen living space
- Private double bedroom
- Concealed utility cupboard
- Designated home desk space
- Designated storage space
- Large private balcony
- Bathroom



Part M4 (3) guidelines have been followed in order to design a 2B3P (2 bed, 3 person) apartment.



Adaptable Part M4(3)b

Accessible Part M4(3)a



2B3P - 75.2 sqm Total - 21Units

- Open plan kitchen living space
- Private double bedroom
- Concealed utility cupboard
- Designated home desk space
- Designated storage space
- Large private balcony
- Bathroom

## 9. SUMMARY OF THE BENEFITS