

7.3 BLOCK F1

7.3.1 INTRODUCTION

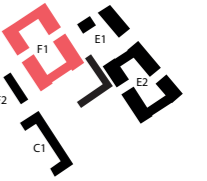
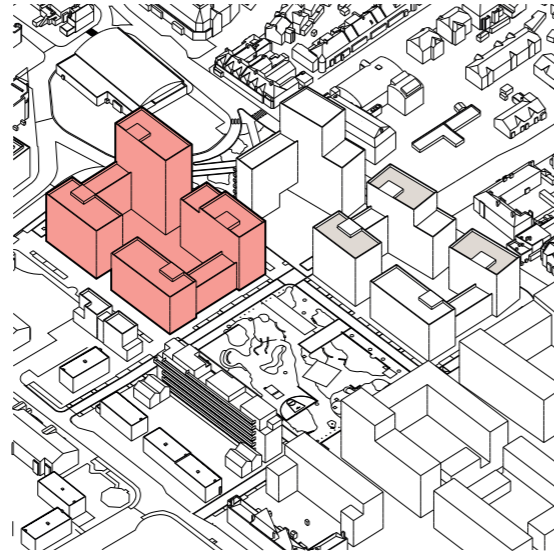
Located between St Paul's Road and Gascoigne Park, Block F1 provides frontage to these contrasting environments. As well as creating enclosure to the east and Block E1, a new pedestrian priority street is created to the west, between Block F1 and Block F2.

Ranging from four to thirteen storeys, Block F1 consists of a series of central corridor access buildings with deck access links to the north and south. As with Block E2, these buildings are arranged around a communal courtyard containing new trees, rain gardens, SuDS, secure bicycle parking, playspace for young children (under 5 years old) and amenity for all residents to sit and relax.

Breaks in the buildings on the eastern and western facades allow for step-free access to (and through) the courtyard which is also easily accessible through all residential lobbies.

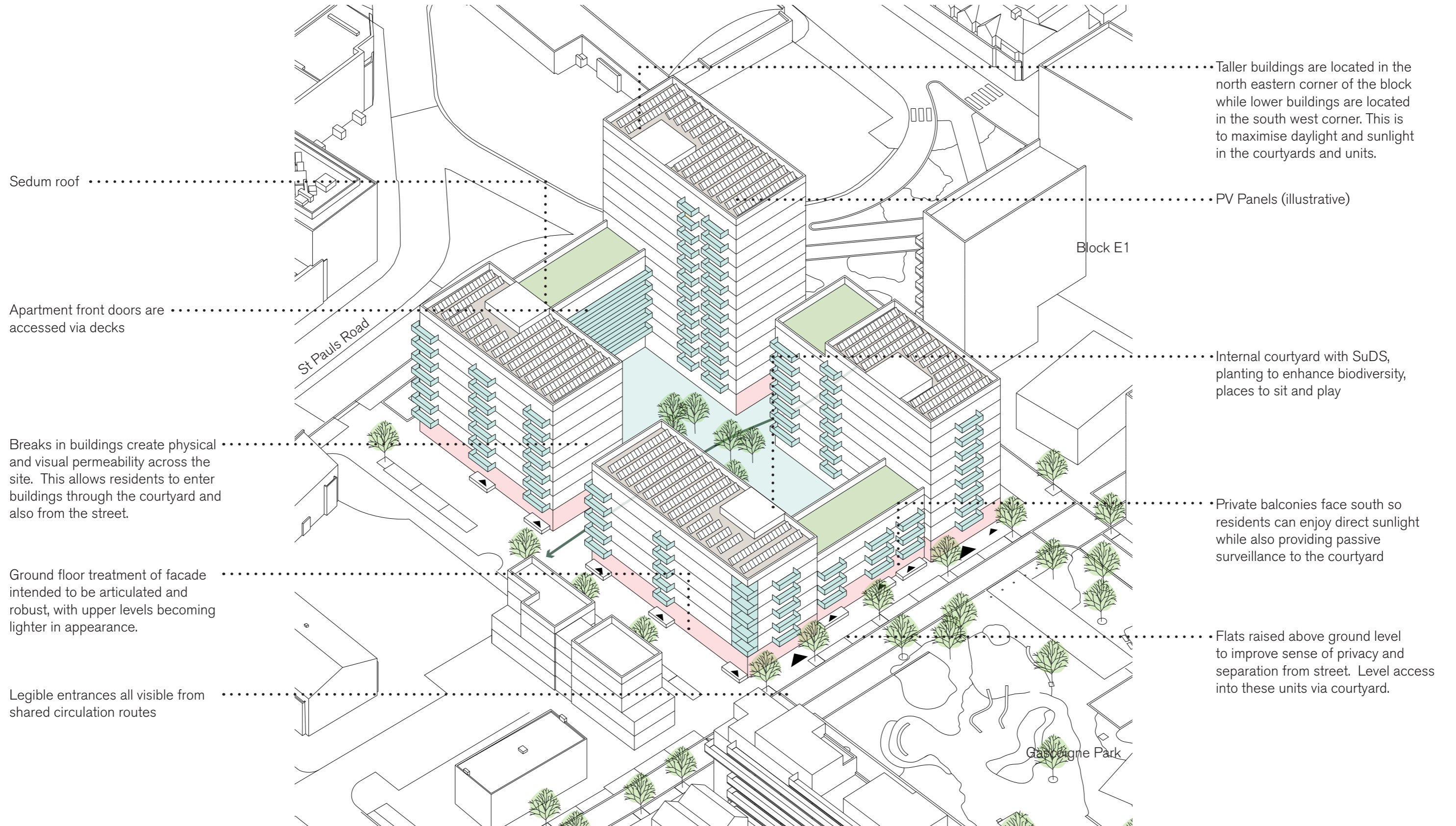
The building roovescape is stepped and, as with the other blocks in the development, combine a variety of brick colours and detailing to provide visual interest through variety.

1B2p	70
2B3p	21
2B3p M4(3)	8
2B4p	64
3B4p	20
3B4p M4(3)	7
3B5p	25
3B5p M4(3)	0
4B6p	0
Total:	215



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7.3.2 DESIGN RATIONALE



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7.3.3 GROUND FLOOR PLAN

Block F1's ground floor uses are largely residential although the entire eastern facade of the ground floor is for commercial use (situated along a key pedestrian route from Barking town centre to the rest of the site and Gascoigne East estate).

Ground floor residential units are offered a sense of privacy with a raised floor level and a green buffer around the perimeter of the block, establishing defensible space.

External Access & Entrances

There are four residential lobbies in Block F1 and all can be accessed step-free from the street and also from the courtyard (accessed by residents only). All ground floor residential unit can be accessed step-free via residential corridors however all M4(2) ground floor units with street frontage can also be accessed directly from the street (via steps and terrace). Step-free access to courtyard.

Lifts

There are two lifts in each building which will be fully wheelchair accessible.

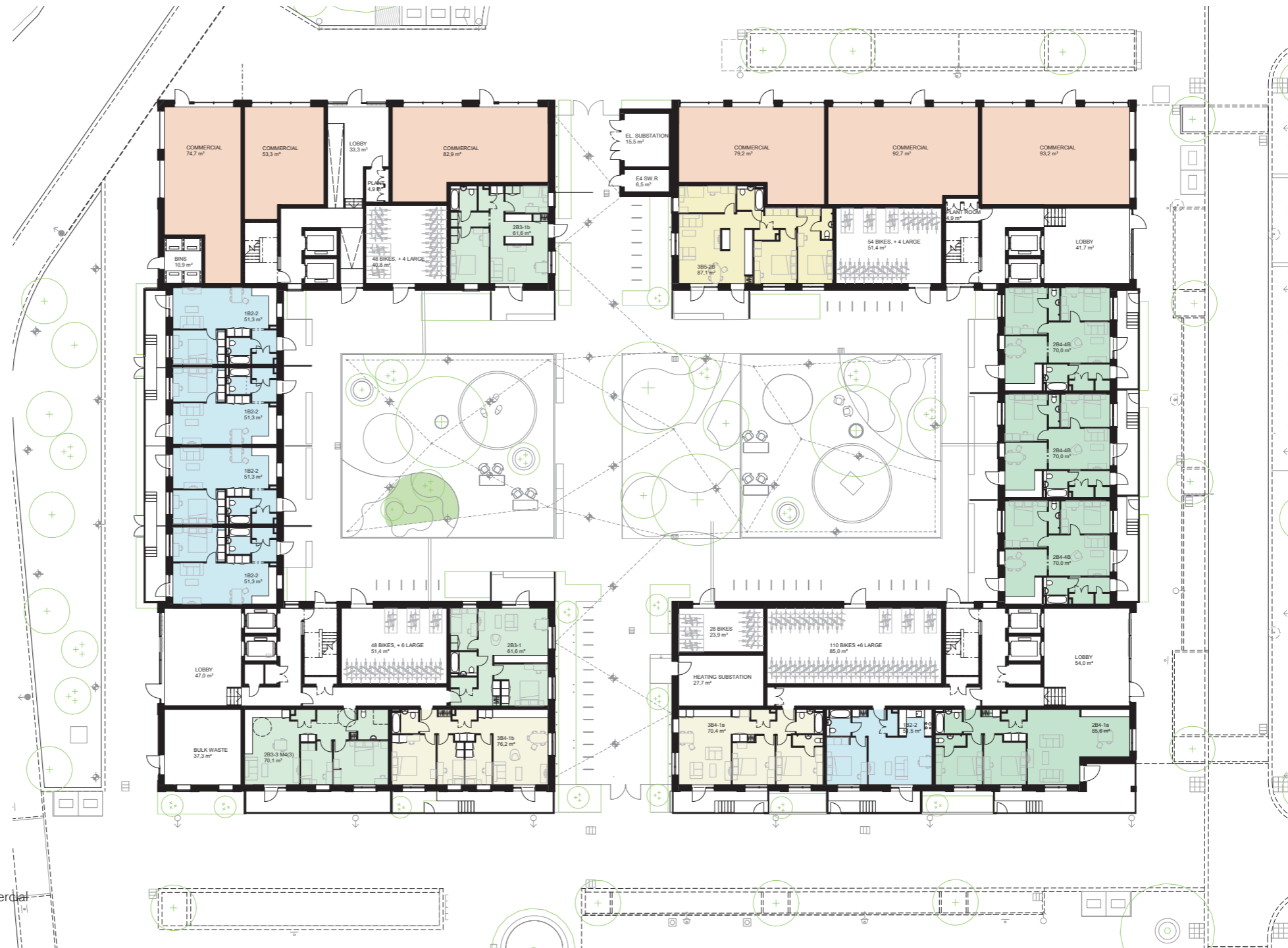
Servicing & Refuse

Post is delivered to lockable, theft-proof post boxes located within the facade of each residential lobby.

Implementation of URS (Underground Refuse System) across Phases 2B and 2C means all residential general waste and recycling is deposited in URS bins. Commercial spaces have separate bin stores.

Bike Storage

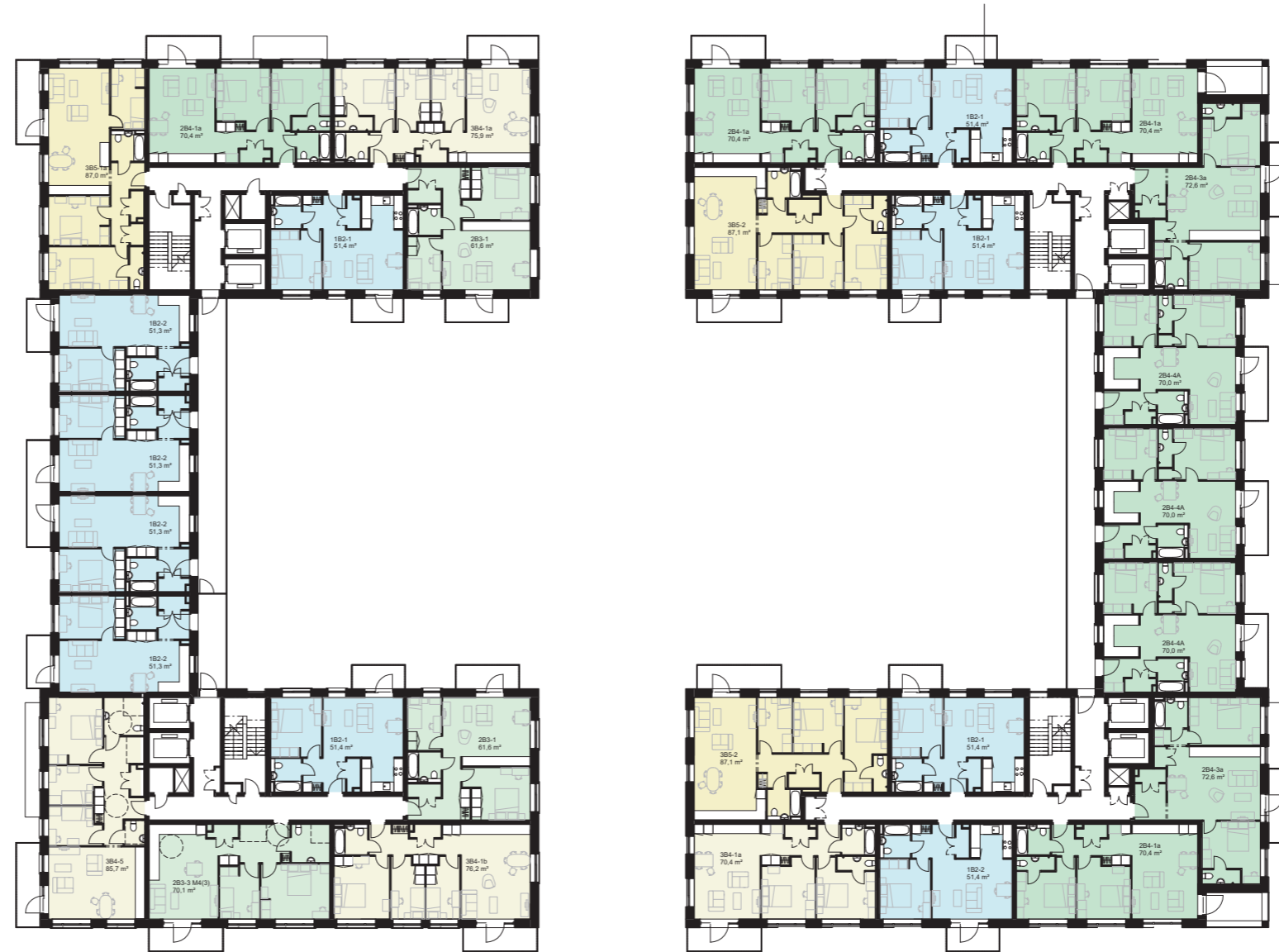
Secure cycle parking (total 303) is located within each building on the ground floor with access adjacent to the building street entry. An additional 92 spaces are provided in the communal courtyard. Commercial space has access to bicycle parking adjacent to Block



- Commercial
- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P
- 4B6P

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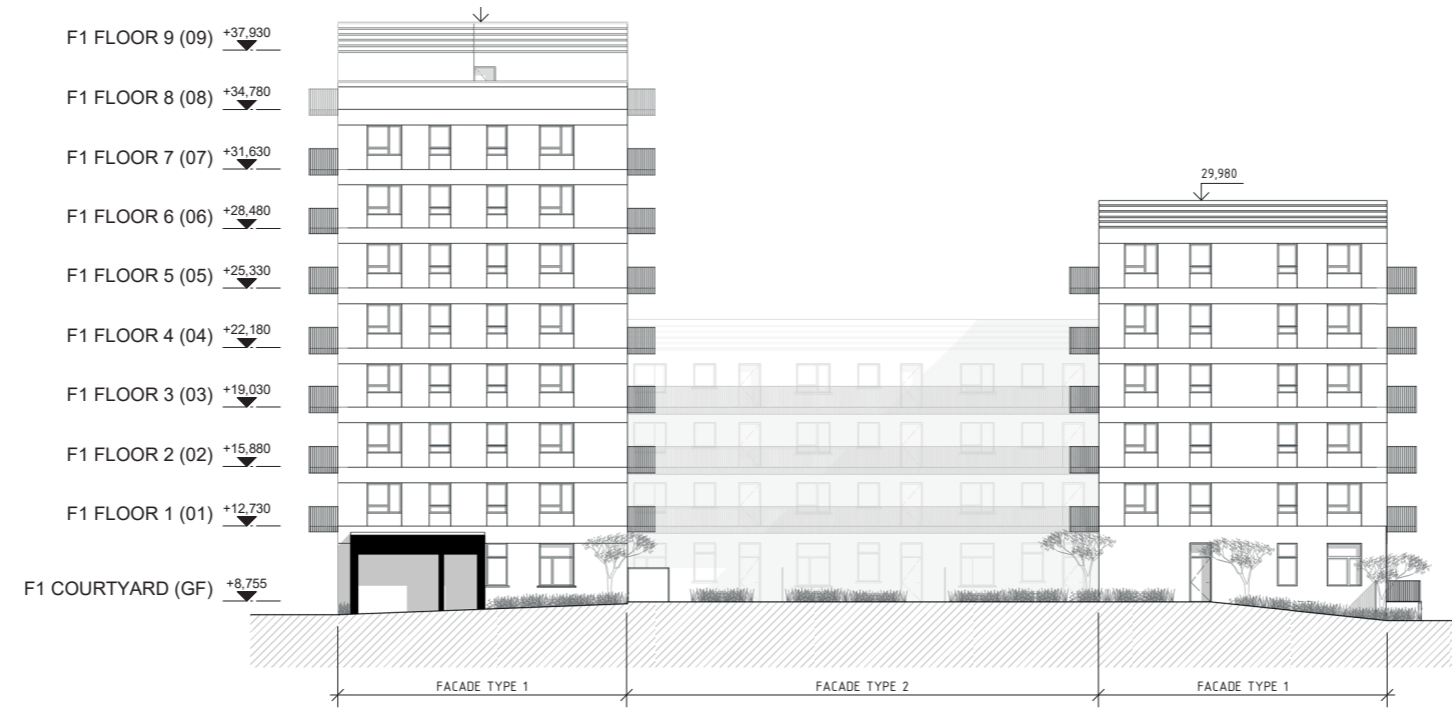
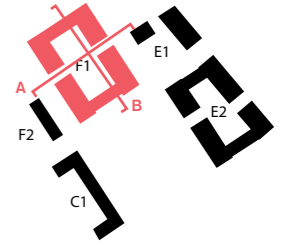
7.3.4 TYPICAL FLOOR PLAN



- Commercial
- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P
- 4B6P

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7.3.5 COURTYARD SECTION



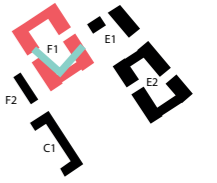
Section A



Section B

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7.3.6 COURTYARD VIEW



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7.3.7 INDICATIVE MATERIAL PALETTE



METALWORK - BROWN & OLIVE
Colour: RAL TBC
Painted metal



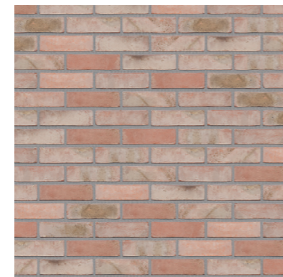
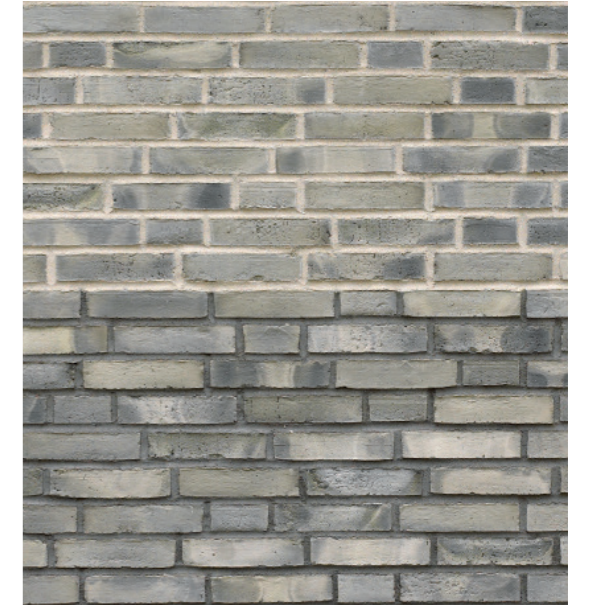
METALWORK - BROWN
Colour: RAL TBC
Painted metal



METALWORK - BROWN
Colour: RAL TBC
Painted metal



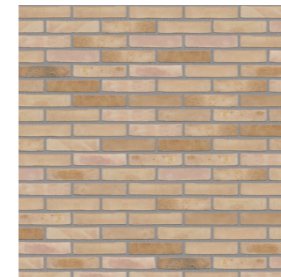
METALWORK - LIGHT BRONZE
Colour: RAL TBC
Painted metal



LIGHT RED BRICK STRETCHER
UK format 215x102.5x65mm



WARM GREY BRICK STRETCHER
UK format 215x102.5x65mm



LIGHT BUFF BRICK STRETCHER
UK format 215x102.5x65mm



LIGHT GREY BRICK STRETCHER
UK format 215x102.5x65mm



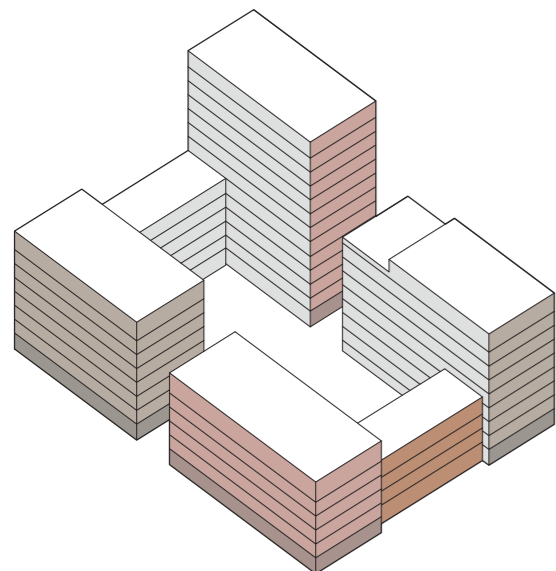
WARM GREY BRICK STRETCHER
UK format 215x102.5x65mm



DARK GREY BRICK STRETCHER
UK format 215x102.5x65mm

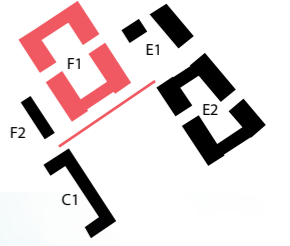


DARK RED & WARM GREY BRICK STRETCHER
UK format 215x102.5x65mm



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7.3.8 ELEVATION - SOUTH



7.3 BLOCK F1

7.3.9 ELEVATION - WEST

