

MANOR HALL GARDENS, LEYTON, LONDON



LOCATION: LEYTON, LONDON

CLIENT: L&Q

COMPLETION: ONGOING

VALUE: TBC

SIZE: 780M²

SERVICE: ARCHITECTURE

SECTOR: RESIDENTIAL

STRUCTURES: TBC

SERVICES: TBC

This development of an old garage site will provide a 3-storey apartment block with 10 affordable dwellings designed to the highly energy-efficient Passivhaus Standard.

Existing buildings in the immediate context are residential and are predominantly 2-3 storey, albeit with a taller, 5 storey apartment block to the north of the site.

The existing 3 storey apartment block to the west of the site is a key constraint. The exterior walls of the two buildings will be separated by a distance of approximately 13.6m. This proximity is mitigated by the use of balcony screening and by maintaining differences in floor levels between the two buildings.

The internal layouts have been developed in accordance with statutory guidance and the client brief. Apartment GIAs are not less than the minimum areas stated in the nationally described space standard. At least 1sqm has been added to the minimum areas in order to accommodate the space taken up by the MVHR unit in each apartment.

The design utilises robust materials including pre-cast elements and buff coloured brickwork. They exhibit thoughtful use of proportion and repetition to break up monolithic forms and provide visual interest. A light and subdued palette of materials has been selected to reduce the visual impact of the development and afford greater ambient brightness in the surrounding amenity areas.

The use of a 'faux colonnade' at ground floor level will provide human-scale detail and improve the articulation of an otherwise flush facade. In line with the requirements of the Passivhaus Standard, the balconies are self supporting and provide amenity space as well as shading to the south-west and south-east facing windows.