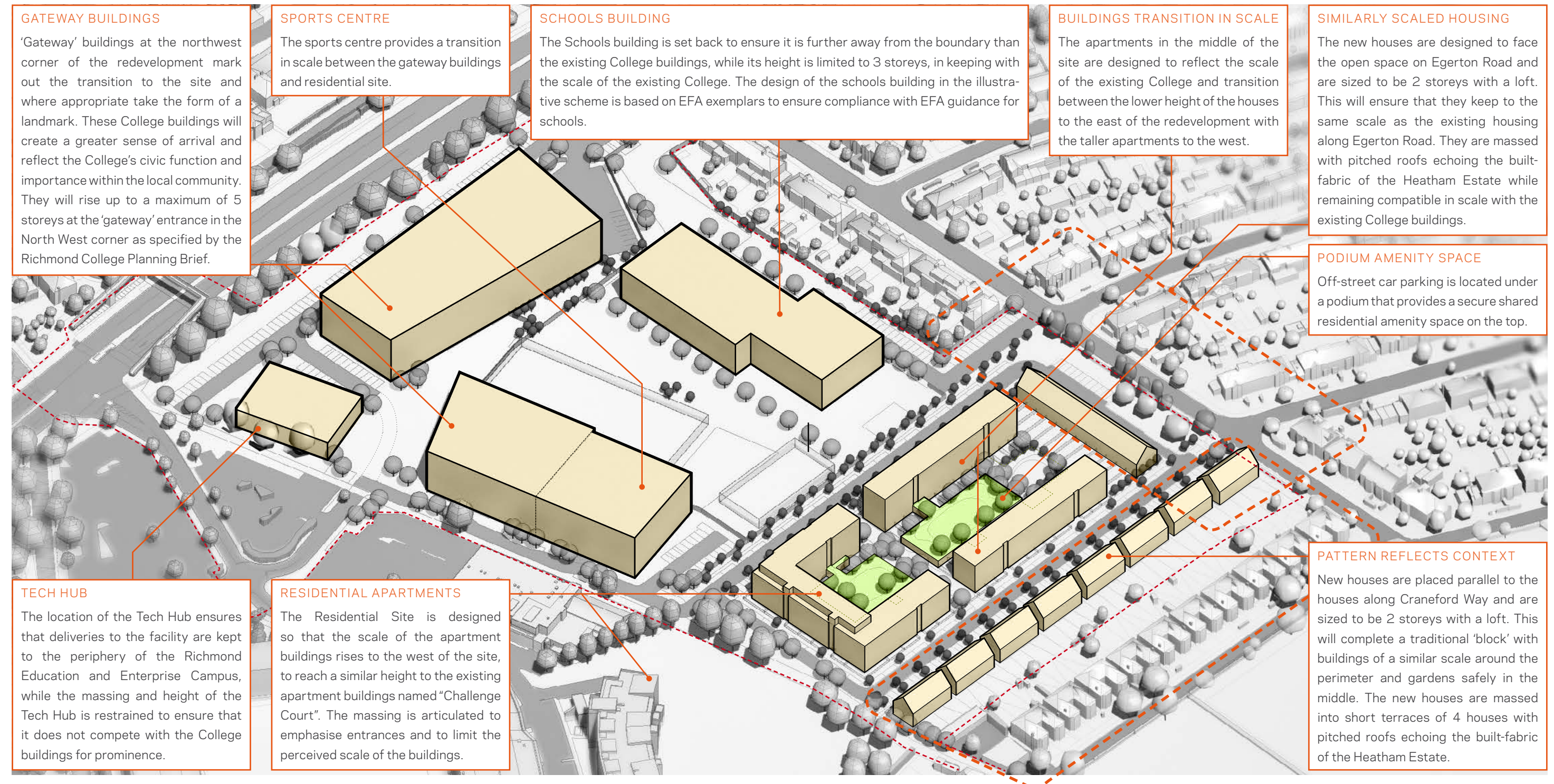


7.8 BUILDING MASSING

The massing of the illustrative scheme site provides a mix of heights - generally 2-4 storeys up to a maximum of 5 storeys in the 'gateway' entrance to the north west corner of the site, reflecting the site's context and the adopted planning brief for the College.



7.9 RESIDENTIAL DESIGN

The design of the illustrative scheme provides a mix of dwelling types and sizes in a clearly-defined street-facing configuration that ensures active frontages, generous private and shared open spaces, and optimum orientation and aspects for all dwellings, while responding to the differing scales and character of the surrounding context.

SHARED ENTRANCES & CIRCULATION

Shared entrances & circulation to apartments are designed to promote ownership of common spaces by ensuring the number of dwellings accessed by each core at each level is limited. Simple vertical cores encourage the use of stairways & provide lifts, while wide single-loaded & short corridors allow for cross-ventilation, improve safety and provide daylighting, views & natural ventilation to all shared circulation spaces.

The provision of multiple vertical cores allows for a variety of building configurations that allow for flexibility in the location and mix of affordable and market housing, including accessible housing, while minimising potential management issues.

ORIENTATION & DUAL-ASPECT

The design of the illustrative scheme ensures that all dwellings have the potential to benefit from cross-ventilation, while all 2+ bedroom dwellings benefit from two or more aspects. The design ensures that all dwellings have at least a partial southern exposure, and all single-aspect 1-bedroom apartments are oriented south to ensure good levels of daylight.

OPEN SPACE & VIEWS

The illustrative scheme spaces dwellings widely apart in order to provide daylight, views, privacy and space for generous private and shared amenity spaces. In addition to almost 1.5 acres of private amenity space, the shared amenity spaces illustrated significantly exceed the area expectations of the London Housing Strategy.

VARIETY & CHOICE

Dwellings of all sizes are provided in a variety of locations, levels, orientations and configurations to cater to a variety of different resident preferences, tenures and needs. Where possible larger flats are located where steps in the building form allow for larger south-facing private amenity spaces to be provided.

DRAWING KEY

- 1 bedroom
- 2 bedroom
- 3 bedroom
- 4 bedroom
- Private amenity space
- Shared amenity space
- Shared circulation

SETBACKS

The illustrative masterplan has been revised to increase the setback of the top storey to provide a more gradual transition of heights across the residential development zone, and limit the height of the redevelopment as perceived from the public realm.

SPACE STANDARDS & LAYOUTS

Dwellings have been designed to meet or exceed the London Plan space standards (including floor-to-ceiling heights), provide accessible & adaptable and wheelchair housing, and London Housing Design Guide standards for internal organisation, access, circulation, and sustainability requirements.

STREET-SIDE & PODIUM PARKING

The amount of the site given over to car parking is minimised through the combination of street-side car & secure cycle parking intermingled with areas of planting and off-street car & secure cycle parking below a podium providing shared amenity spaces.

HOUSES FACING OPEN SPACE

The open space along Egerton Road is designed to be overlooked by 4-bedroom houses, designed to be in keeping with the scale of their context.

SECURE BOUNDARIES

Dwellings are provided with private defensible gardens facing the street. Where such active frontages cannot be provided, secure boundaries and landscaped areas are designed to maintain a continuous streetscape, protect privacy and prevent intrusion.

MAISONNETTES

Two-storey, 2 bedroom maisonettes with front and rear gardens and direct access off of the street are provided across the ground & first floor frontages of apartment buildings. This promotes an active street-front, maximises the number of dwellings with large private gardens, and minimises the number of dwellings that must be accessed by shared circulation.

A MIX OF HOUSE SIZES

In addition to 2-bedroom maisonettes and 4-bedroom houses, 3-bedroom houses are included as part of the illustrative scheme. All houses are provided with large private gardens that meet or exceed borough standards.

