3.3 Building Typologies

In order to provide the 'vibrant mix of uses' that the Planning Brief and emerging Site Allocation aspires to, a range of different building typologies are proposed. To ensure clarity within the masterplan, the mixture of uses will be more clearly identified by a number of different building typologies in which the varied uses will be contained. The detailed design of these building types will be defined at Reserved Matters stage, in accordance with the restrictions and deviations imposed by the Parameter Plans and by this code.

3.3.1 Town Houses

Mandatory - Up to three storeys in height, two rows of town houses are proposed along the Northern edge of the Site. These town houses are proposed in response to the existing context of semi-detached and detached two-three storey buildings that face the river on Thamesbank.

Guidance - Proposals for these buildings **should** provide variation in heights, building lines and elevation treatments.

3.3.2 Residential Square Buildings

Mandatory - Between 4 and 6 storeys high, this cluster of buildings is proposed as a unified residential square overlooking an accessible shared amenity space and a series of streets with varying character.

Guidance - Proposals for these buildings **should** respond to and complement the varying context which includes an existing streetscape to the West, new secondary streetscapes to the East and North, a primarily pedestrianised route to the South and a landscaped courtyard in the middle.

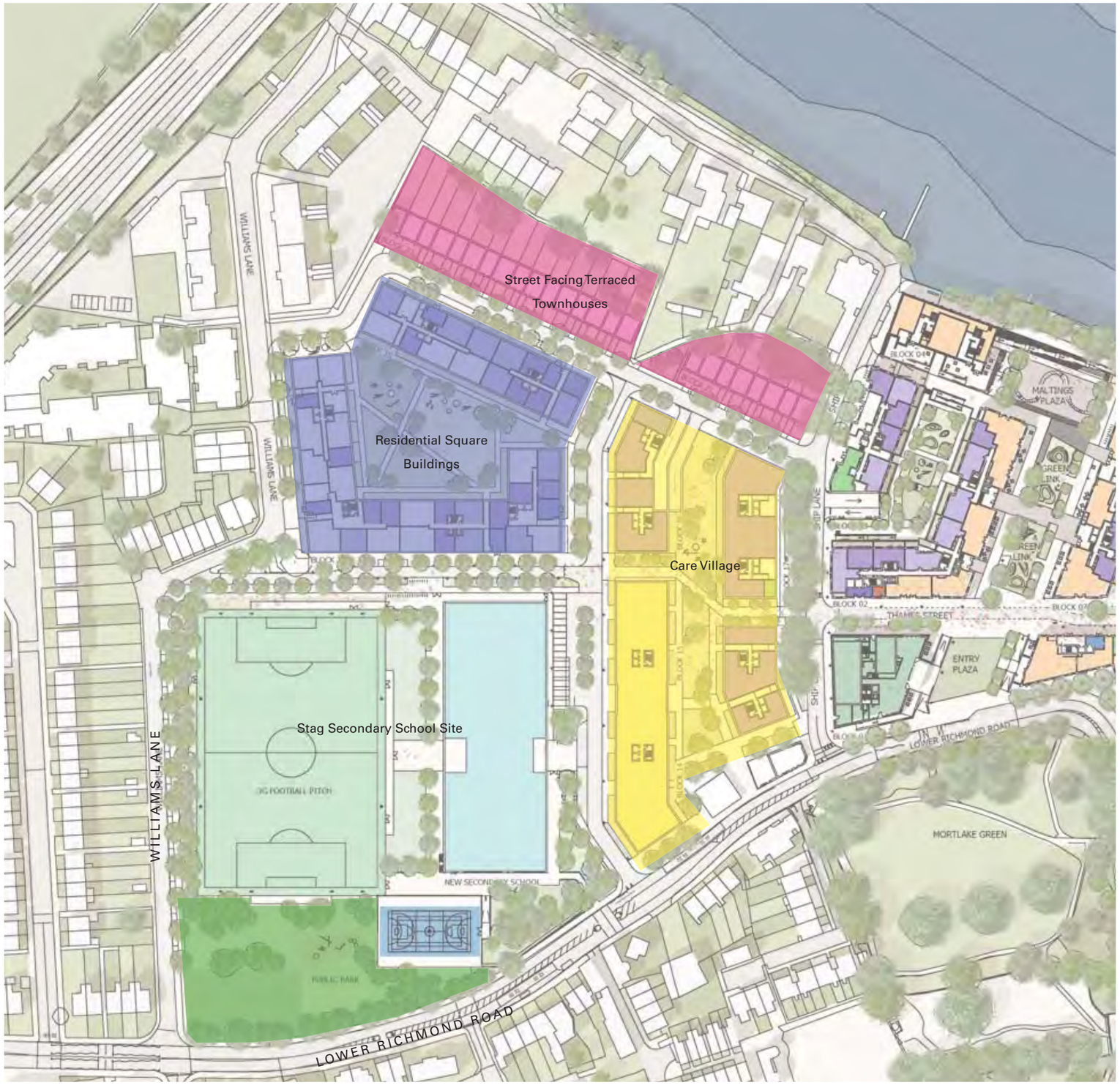
3.3.3 Garden Courtyard Buildings

Mandatory - Up to 6 storeys high, this cluster of buildings is proposed as fragmented buildings arranged in a North South axis either side of a shared garden courtyard.

Guidance - The buildings **should** potentially connect to one another at ground and/or first floor level. The design of these buildings **should** allow for clear articulation of the massing of the higher elements of these buildings.

More detailed guidance for these typologies is provided in Part 3/ Section 5.0 of these Codes.

Building Typologies



Character Areas

Bird's eye view of the Outline proposal for Development Area 1 in context with the Detailed proposal for Development Area 2

3.4 Built Form and Character

In addition to the focused requirements for the Character Areas and Typologies, more generic requirements must be fulfilled by any future Reserved Matters Application.

3.4.1 Built form, massing and grain

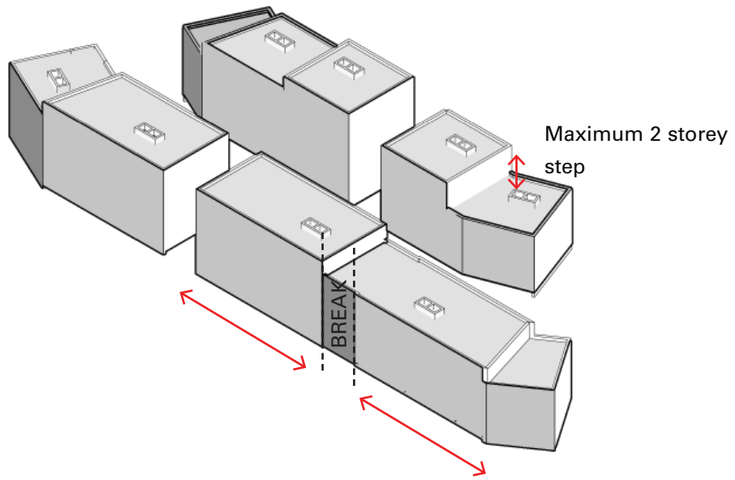
Length of Frontage
Longer blocks **must** be broken down through defined breaks in massing and form. Block lengths **must** be limited to 50m, otherwise a break or step in massing is required.

Block Massing and Articulation
Residential square buildings **should** be articulated as an assemblage of aggregated elements.

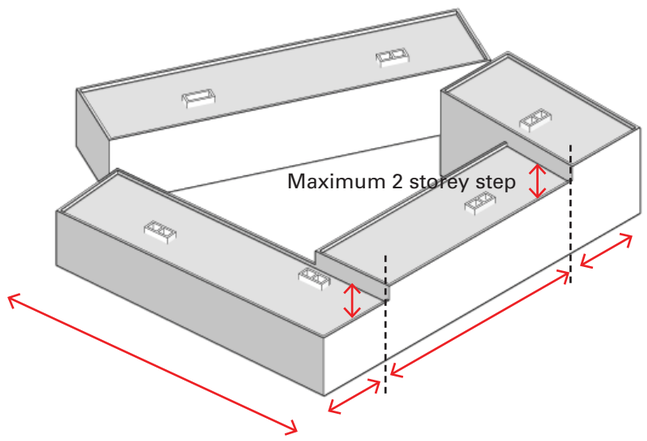
Roof Form
Articulation in roof forms **should** be integral to the built form.

Rooflines **should** not compete with or detract from retained heritage assets.

Steps in height within and between blocks should be deliberate and purposeful, and **should** be a minimum of 1 storey and maximum of 2 storeys.



Care village buildings should be broken down to achieve shorter frontages



Residential square buildings should be articulated as assembled massing

3.4.2 Variety in character

It is important that the development achieves clarity in the definition of distinct key places within the proposal. The following code provides guidance regarding how to achieve this through the design of new buildings.

Transition between street types
Careful consideration **must** be given to the transition between different street types within one building. Facades located on different typical conditions **should** have distinct elevation character whilst ensuring the whole building has a clear and legible identity.

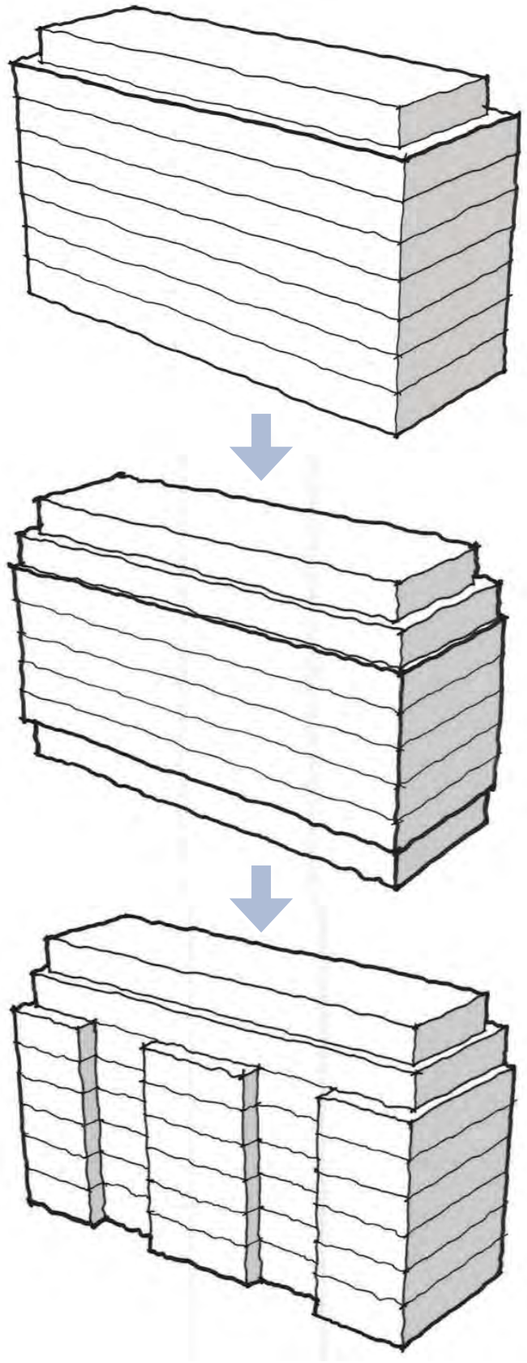
Apertures and fenestration
Fenestration design **should** maximise daylight for proposed internal use and to create subtle variation in the façade.

Solar shading techniques **must** be integral to the building design.

Variety **should** be achieved in the façade by subtle shifts in proportions or detailing, rather than in a change of material.

Expression of use
For mixed use buildings elevations **should** create a subtle distinction between ground and upper level uses.

Where ground floor uses have greater public access, this **should** be articulated in the design of ground floor frontage.



Diagrams illustrating potential evolution of residential square building massing

3.4.3 Building lines & corners

Building lines
The building line along streets must be established in accordance with the Parameters Plans provided with this Application (App A).

Open space and tertiary streets **must** be provided in accordance with the Parameter Plans provided with this Application.

Building lines fronting streets **should** be parallel.

Corners
Corners **must** be strong and simple in form to create well defined frontage onto the public realm.

Any steps in height **must** be kept away from corners by 8 metres minimum

Extruded blocks with blank gables **must** be avoided.

Building corners **should** be designed to ensure minimum pavement widths for wheelchair users is provided as well as ensuring vehicle turning around pavements.

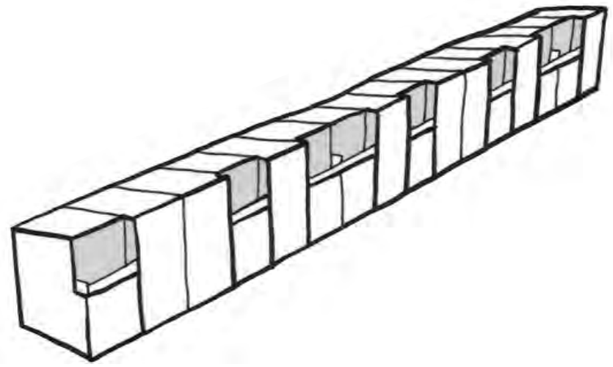


Diagram illustrating potential for variation in townhouse massing

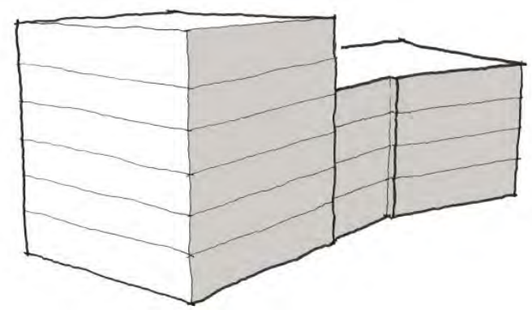


Diagram illustrating potential for articulating stepped care home

3.4.4 Daylight and privacy

Any future Reserved Matters Application to be submitted for the Site will require daylight and sunlight testing as per relevant Statutory Requirements. The following codes set out guidelines that **should** assist in achieving those minimum standards.

Single aspect, North facing units **should** be avoided in the layouts of residential buildings.

Elevation design and layout **should** balance good quality of daylight with an appropriate level of privacy.

Primary facade materials: example of brick and masonry

Primary facade materials: example of brick and masonry

3.4.5 Primary façade materials

Selection of façade materials **should** be carefully considered in relation to both existing and proposed context. The detailing of the interface of materials will be equally important to the success of the proposal. Brick and masonry **should** be considered the primary materials for new building envelopes. Other materials can also be considered if there is a strong justification.

Brick and masonry **must** be the predominant façade materials. Other materials may only be used as the primary facing material if there is strong justification.

Change of primary facade material within individual blocks and each character type **should** be avoided.

Timber cladding, lightweight composite cladding systems and low quality materials **should** be avoided.

Recycled, reclaimed and locally made materials **should** be used where possible.

Example of timbers secondary elements only

Example of complementary primary and secondary elements

3.4.6 Secondary elements

Craft and refinement can be provided to the design of the buildings through secondary elements such as windows, metalwork, balconies, signage and screens. The heritage of the existing context offers a broad variety of inspiration in terms of materiality and pattern since the area has been well known to be a place of industry for more than five centuries. The site has been recorded as having hosted the brewing industry as early as 1487 and record also show that a range of other industries were also carried out either within the site or in close vicinity. Other industries included carpet manufacturing, and pottery works. Most notable of these were the Mortlake Tapestry factory established by Francis Crane (1579-1636) and Mortlake Pottery established by John Sanders in the 18th century. Future applicants **should** explore and be inventive with the opportunities that this rich context provides relative to modern material palettes and manufacturing processes.

Example of contemporary detailing of vernacular form

CRAFT AND ORNAMENT

Ornament **should** be integral to the design of secondary elements and integrated into the design of the building.

Recycled, reclaimed and locally made and manufactured materials and products **should** be used where possible.

Carefully considered and subtle design and detailing incorporating narrative within secondary elements is encouraged.

Crude or simplistic use of motif and pattern **should** be avoided.

FENESTRATION

Simple and discrete profiles **should** be selected for window systems in order to avoid adding unnecessary complexity to the façade design.

The finish of windows **should** be carefully considered to compliment other secondary materials such as railings and balustrades.

Adequate natural ventilation **must** be integrated into the façade design so that occupants have the opportunity and choice of natural ventilation.

BALUSTRADES AND RAILINGS

Balustrades and railings **must** be an integral part of the façade design.

Glazed railings and handrails **should** only be used where strong justification can be provided for their use.

Railings **must** be designed to ensure adequate privacy for balcony spaces.

Fixings for balconies and railings **must** be discreet and hidden from view.

Architectural metalwork **should** be finished in a manner that complements other façade materials.

ENTRANCES AND SIGNAGE

The corner treatment of buildings **should** be considered to avoided injury of pedestrians and ensure longevity of materials.

Signage **should** be considered at an early stage of design and be incorporated within buildings in a variety of manners.

Example of historic inspiration: Mortlake tapestry

Example of historic inspiration: Copper brewing kettles

Example of historic inspiration: Mortlake pottery

4.0 Public Realm

This section establishes site wide public realm design codes for the Outline Application Area - Development Area 2, including finishes and materials, minimum dimensions, planting, furniture and open space throughout the site. For any future Reserved Matters application, detailed design of the public realm and landscape must be agreed with the LBRuT, TfL and local Highways Authority in accordance with current adoptable standards. The following codes set out guidelines that should assist in achieving those minimum standards.

Public Realm Objectives

A Provide permeability and connectivity
B Be accessible, inclusive and safe
C Be simple, consistent, of high quality and minimise clutter
D Reflect the site's special qualities and distinctive character
E Be multi-purpose and flexible
F Provide amenity
G Be sustainable.

4.1 Illustrative Landscape Masterplan

The illustrative masterplan has evolved from the Stag Brewery Planning Brief and design development of the overall master planning approach. Within this design code, the illustrative masterplan is used as an example of how the application of the mandatory design coding can result in a successful and well-designed outcome that fits in with the surrounding urban grain as well as providing an example of how proposed landscape and public realm can provide an appropriate and functional setting for the site development.

Outline Application - Development Area 2 (excluding school)

Outline Application - Development Area 2 (excluding school)

4.2 Streets and Streetscapes

Streets are to be developed to adoptable LBRuT standards in terms of width, materials, drainage and driveway crossovers etc. Trees **should** be provided on streets in accordance with LBRuT recommendations, Public Space Design Guide and recommended street tree palette.

Street widths (kerb to kerb) **should** generally to be 5.5m with pedestrian footpaths on at least one side of the street (min 1.2m). Road reserves vary from minimum 10.5m adjacent to school to typically 15m in other streets. (Fig.01)

Private houses fronting onto northern street **should** be provided with single parking bays (5.5 x 2.5m) at right angles to kerbline and fully within the property boundary. (Fig.02)

Twenty on-street parking spaces **should** be provided in Williams Lane (2m wide parallel parks).

Medium-sized street trees (6-8M ht) **should** be provided along verges, following analysis of access and circulation requirements for pedestrian and property access, servicing and parking. Species for street and park trees are to be carefully selected, preferably from the recommended Plant List (refer below).

The street along the northern elevation of the school building is proposed as a shared space for limited vehicle access related to school function, with fixed and removable bollards to restrict general traffic. The area **should** be clearly marked and signed as dedicated primarily for pedestrian and cyclist use. Pedestrian and cycle movements, seating, bike stands, trees and planting areas are to be provided, with capacity for a one way vehicle access route (east to west) of 4.1m width. Paving materials are to be designed to suit this vehicle circulation, in accordance with adoptable council standards. (Fig.03)

Footpaths **should** be a minimum of 1.2m wide but typically a minimum of 1.8m clear from back of kerb. Tree pits are to be min. 1m wide x 1.5m long at the back of kerb, allowing centre of trees to be min 0.5m from back of kerb.
Major pedestrian and shared routes **should** have raised table crossings to local streets to maintain pedestrian priority and provide traffic calming.

Footpaths **should** have a consistent approach to colour and material in various character areas, which is suitable to context and reflects finishes in adjacent developments. Where possible, pavement treatment should continue from the contiguous development site across the public realm.

Vehicle crossovers **should** be kerb crossings to minimise impact on levels of footpath and maintain pedestrian priority and grading of footpath.

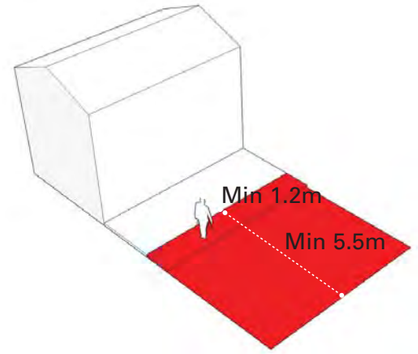


fig. 01

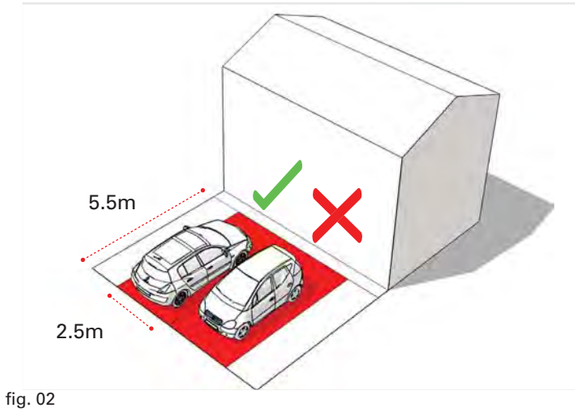


fig. 02

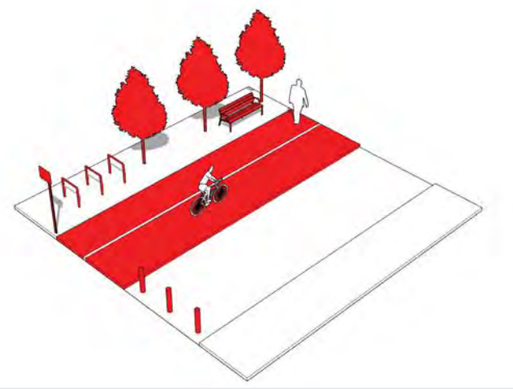


fig. 03

4.3 Pocket Parks And Open Space

Open space **should** be provided in accordance with Public and Private Realm Parameter Plan.
[fig. 04]

The Communal Park adjoins the boundary of Lower Richmond Road and Williams Lane.

Flexible open spaces with planting, feature and shade trees, seats and playable landscape or play facilities are to be provided in locations nominated in overall Outline Plan and in accordance with Parameter Plans.

Lighting **should** be provided for safety and security of users. Pathways for circulation **should** be min 1.8M wide of durable material – bound gravel, paving units or concrete slabs.

Communal Pocket Park – provide open space in location as indicated, with planting, grassing, seats, and play equipment for 0-11 yr age group. Interface with Lower Richmond Road **must** be managed to prevent danger to children using the park. Existing trees along the LRR boundary **must** be retained and protected from damage.

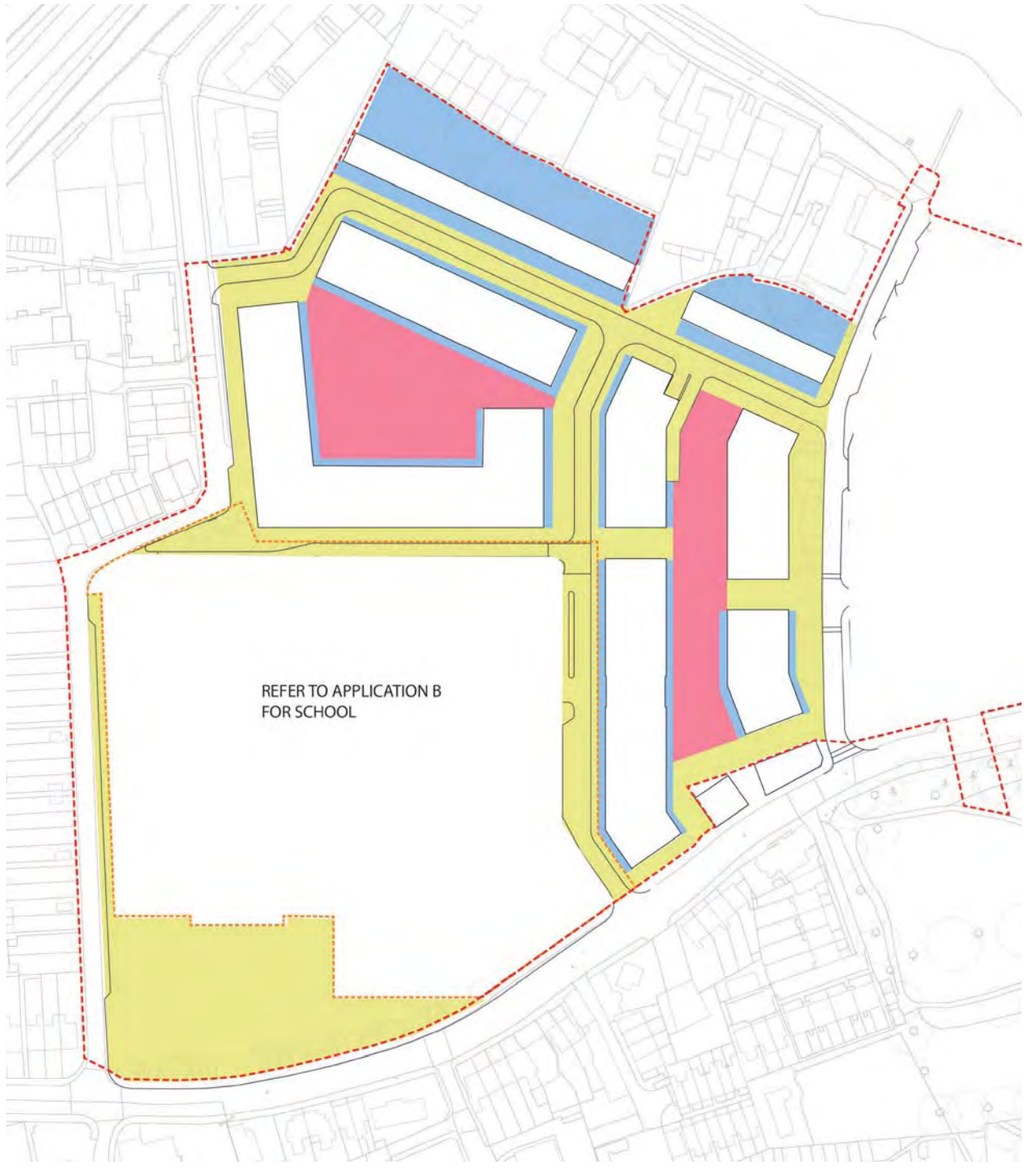


fig.04 Development Area 2 Parameter Plan - Public / Private Realm

Note:
1. In the event that building positions move within the limits of deviation set out in the parameter plans, the landscape zones will be adjusted to match any deviation from the current layout.
2. Please refer to Squires and Partners Drawing 16019_C645_Z2_P_PR_001 to 16019_C645_Z2_P_PR_011 for building locations.

Open space

Cycle Facilities

Paths and routes the park **should** be provided to connect from existing and proposed streets within the Outline Area. Shared cycle / pedestrian paths are to be min 3.5M wide, with signage to guide shared use.
[fig. 05]

Cycle stands **should** be provided in key locations adjacent to potential use areas to suit access by cycle.
[fig. 06]

Materials / Street Furniture

All furniture is to be selected and finished as indicated in LBRuT Public Realm Guide
[fig. 07]

PRINCIPLE LANDSCAPE MATERIALS:
- Powder coated mild steel
- Corten steel
- Stainless steel
- Natural York Stone
- Natural granite
- Precast concrete paving slabs and furniture elements
- Dutch / London brick – wall facings and paving
- Fair-faced insitu concrete – for low walls and seating elements

fig. 05a

fig. 05b

fig. 06a

fig. 06b

fig. 07a

fig. 07b

4.4 Residential Courtyards

4.4.1 Design And Layout

The purpose of the design code for this section is to ensure that courtyards are communal amenity spaces for surrounding plot residents and are available for public access. Courtyards **should** be of high design quality.

Ensure that courtyards areas are:
- Regular in shape [fig. 08]
- Designed to accommodate multiple uses [fig. 09]
- Visually connected to external building surroundings [fig. 10]
- Contain clear circulation and step-free access

4.4.2 Private Amenity Space

All ground floor apartments **should** be provided with a zone of amenity / defensible space with a minimum width of 1.5m, and accessible from the contiguous residential dwelling. This space will provide a defensible buffer to either the adjoining public realm (street) or residential courtyard.

Amenity courtyards / terraces **should** include some planting – hedging or mass planting area to soften and screen the space, to a minimum width of 0.5m. Boundaries should be constructed with a combination of fencing, wall (max 1.5m high) and/or planting to provide secure enclosure and a sense of privacy. A gated access path into the communal courtyard **should** be provided to each private courtyard. Hedge planting should be on the communal courtyard side of the fence to allow maintenance access.

Residential Courtyards

fig. 08a

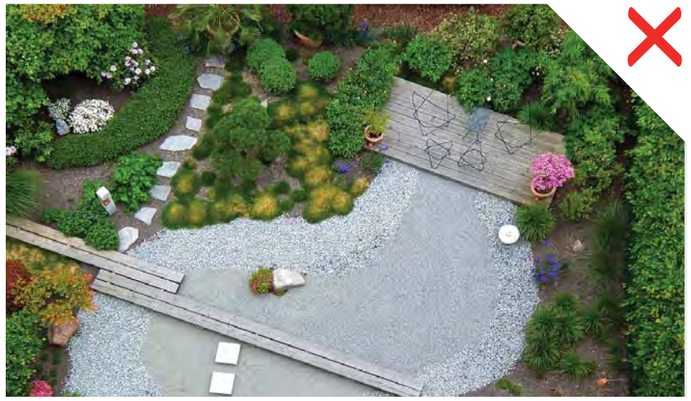


fig. 08b

fig. 09a

fig. 09b

fig. 10a

fig. 10b

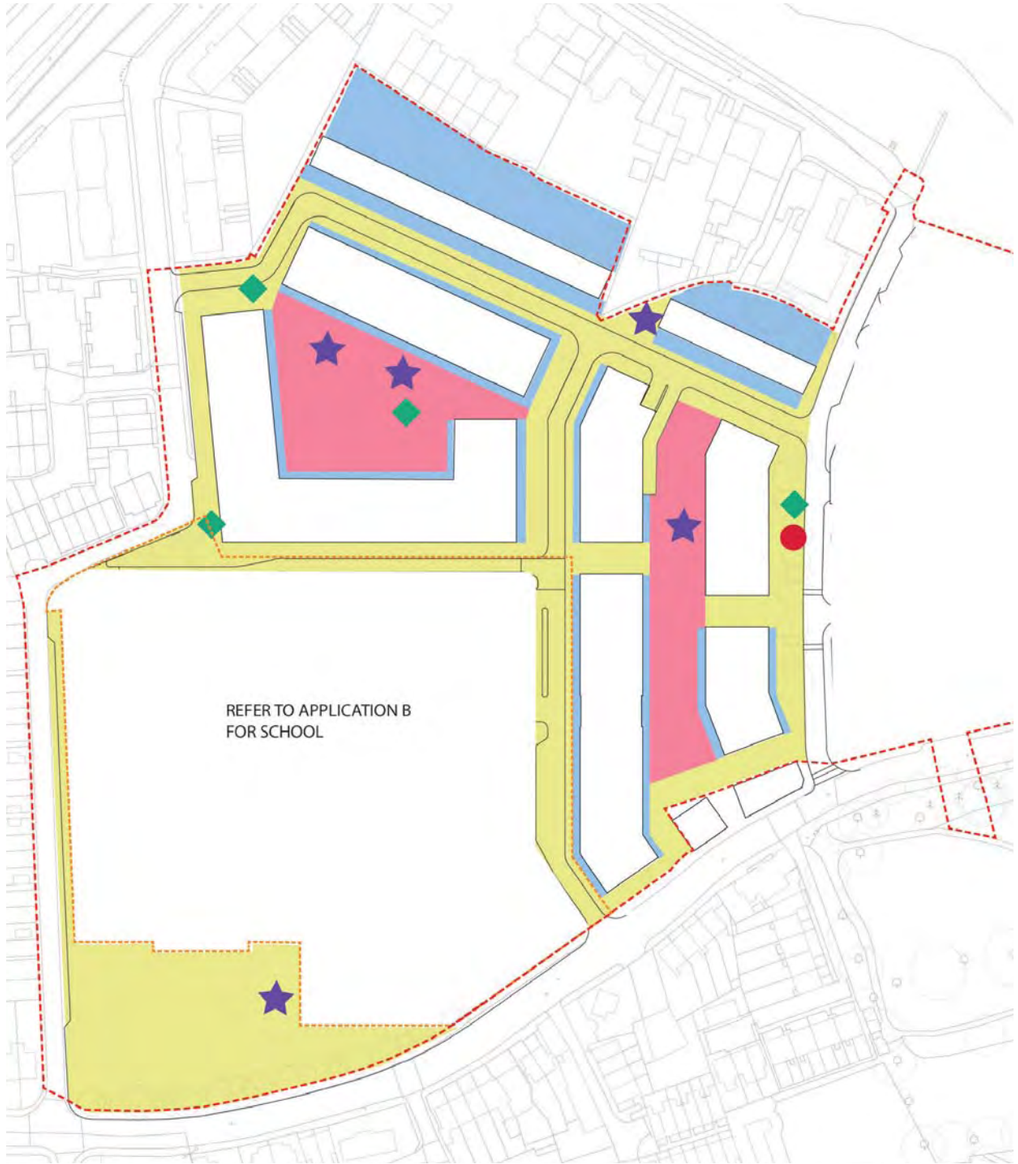
4.4.3 Activation And Play Space

Communal courtyards **should** accommodate and facilitate a range of activities for use by plot residents. The courtyard should include a mixture of 50% hard and soft landscape, including:
Play zones [fig. 11]
Planted gardens and feature trees [fig. 12]
Lawn areas [fig. 11]
Seating areas [fig. 13]

Children's play **should** be integrated into the landscape design making as much of the courtyard as possible to suit playable activities. Play facilities **should** be in accordance with the Play Strategy for the overall site and make provision for 'Doorstep play' (0-4yr olds) as a minimum, in accordance with Mayor's Supplementary Planning Guidance (Shaping Neighbourhoods: Play and Informal Recreation Sept 2012).

Doorstep play spaces **should** be well defined by surface treatment, low fence and/ or planting.

Play spaces designed and including facilities to suit relevant age groups **should** be provided in general locations as indicated on Parameter Plan P10736-00-001-123. Minimum sizes of play spaces and total area provision **should** be based on final unit mix calculations in accordance with Mayor's SPG (2012).



LEGEND

- Public Realm
- Private Realm
- Communal Courtyard
- Play: Under 5 Years
- 5 - 11 Years
- 12+ Years
- Site Application Boundary
- School Application Boundary

Note:
1. In the event that building positions move within the limits of deviation set out in the parameter plans, the landscape zones will be adjusted to match any deviation from the current layout.
2. Please refer to Squires and Partners Drawing 16019_C645_Z2_P_PR_001 to 16019_C645_Z2_P_PR_011 for building locations.

Development Area 2 Parameter Plan - Open Space with Play Space

fig. 11a

fig. 11b

fig.12a

fig. 12b

fig. 13a

fig. 13b

4.4.4 Vegetation

A minimum of 50% of the courtyard **should** be softscape, with a combination of trees, mass planting, and lawn areas. Trees **should** be planted to provide a light canopy over part of the space to provide a sense of enclosure and intimacy, without excessive restriction of sunlight into the courtyard.
[fig. 14]

A mix of evergreen and deciduous species **should** be used to create year round interest and variety and colour through the seasons. A combination of native and locally adapted plants and exotics can be used, with a preference for the former and drought resistant plants to improve biodiversity and sustainability.

Prepared areas for residents and communal gardening **should be** encouraged to be incorporated where feasible, within the design layout.

4.4.5 Materials, Furniture and Lighting

A simple restrained palette of complimentary materials **should** be used, taking into account comfort and needs of all users. Materials **should** be robust and hard wearing, durable and fit for purpose.
[fig. 15]

Seating **should** be integrated into the design and layout of the courtyard, taking advantage of sunlight access at various times of the day, and adjacency to play areas for parents and carers.

High level lighting **should** be avoided in courtyards and safety and security lighting provided by bollards and pedestrian scale lights (max 4.5m high).

All metal work elements **should** be powder coated with the same RAL colour finish.
[fig. 16]

fig. 14a

fig. 14b

fig. 15a

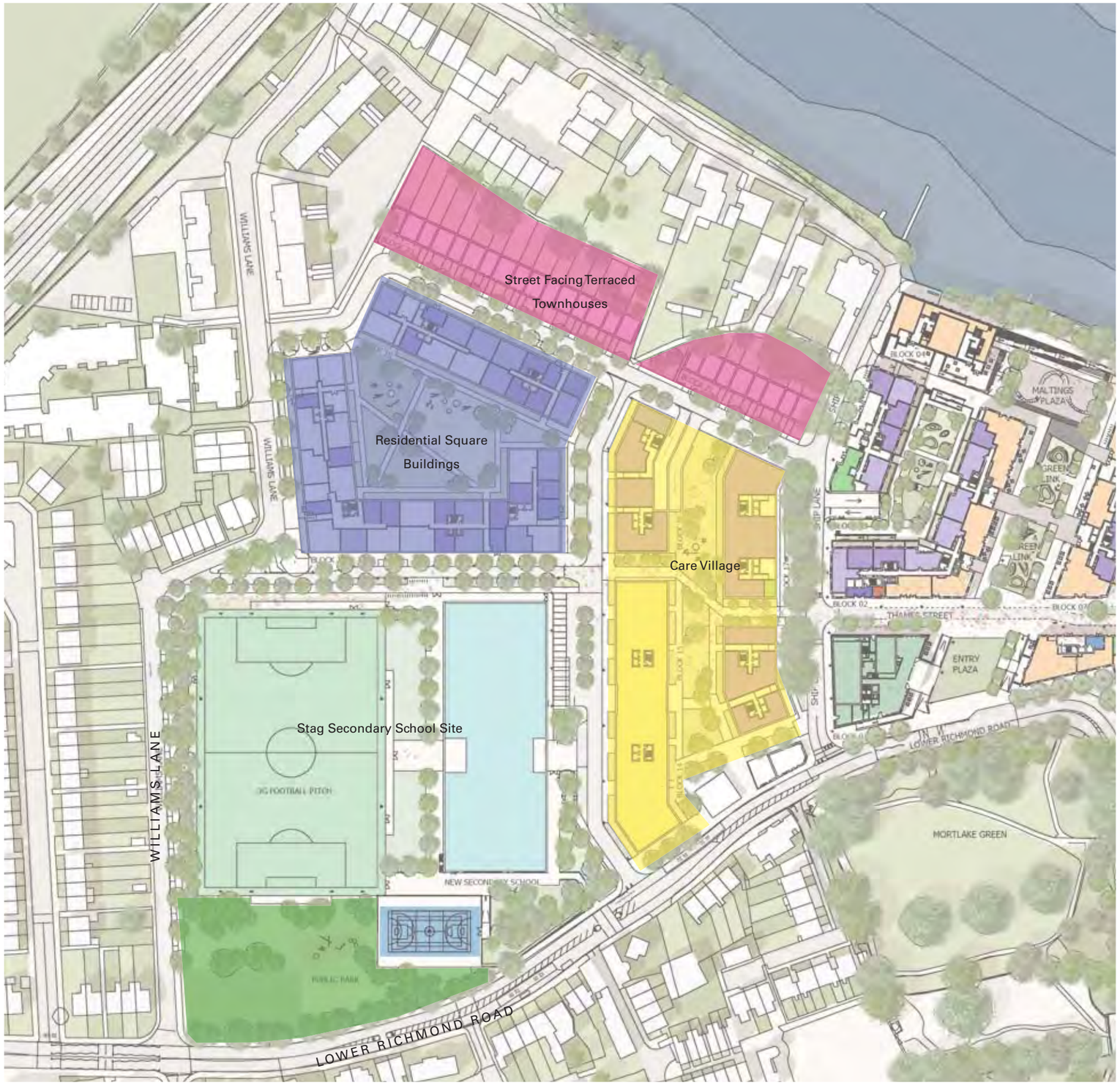
fig. 15b

fig. 16a

fig. 16b

5.0 Part Three: Character Areas

The following section establishes key considerations for new buildings within each Character Areas as identified in the previous section of this document. It provides specific guidance on the approach to built form, character and public realm for each Character Area.



Character Areas

Examples of Typologies

Town Houses

Care Village

Residential Square Buildings

Bird's eye view of the Outline Application Site

5.1 Residential square buildings

The residential square buildings will be between 4 and 7 storeys high. They **must** provide a variety of units from one to four bedrooms set around a communal garden square. Ground floor level units **should** provide private, on-street (or courtyard) front doors where appropriate. A buffer zone **should** be provided within the landscape between the street and ground floor level residential units. This is shown on parameter plans.

In order to meet the design objectives, the Applicant **must** demonstrate that proposals adhere to the site-wide codes set out in Section 2, as well as the following criteria that are specific to garden courtyard buildings:. Reserved matters to be accompanied by 'a Statement of compliance' with Design Codes and Parameter Plans.

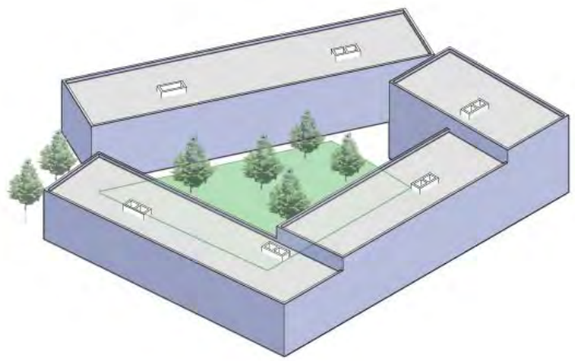
5.1.2 BUILT FORM AND CHARACTER

The residential square buildings **should** transition between varied context including the existing Streetscape of Williams Lane, the proposed new Secondary School, the proposed Care Village and the proposed Townhouses. Elevations **should** also be carefully considered to relative to their orientation in terms of sunlight and in terms of overlooking issues. Dual aspect units **should** be provided wherever possible and north facing single aspect units should be minimised. A minimum floor to ceiling hieght of 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling **must** be provided.

5.1.3 ACCESSIBILITY & ADAPTABILITY

A minimum of two lifts per communal core **must** be provided and full wheelchair accessibility and visitability must be provided throughout these buildings. A maximum of eight residential units per core per level of each building **must** be adhered to. Direct entrances to ground floor level units **should** be provided wherever possible.

Illustrative perspective showing potential Residential Square Typology



Proposed outline massing for residential square buildings

Precedent for Residential Square Typology

Precedent for Residential Square Typology

5.2 Street facing terraced townhouses

The street facing Terraced Townhouses are proposed to be up to three storeys high with three or four bedrooms. They **should** accommodate between six and eight people and have main living areas located at ground floor level and bedrooms above. Parking **must** be provided off-street within a private landscaped area. Outdoor storage for bins and bicycles **should** also be provided within this area. A private patio/garden **must** be provided to the rear of the property. All properties **must** have a private main entrance from the street.

In order to meet the design objectives, the Applicant **must** demonstrate that proposals adhere to the site-wide codes set out in Section 2, as well as the following criteria that are specific to Street Facing Townhouses:

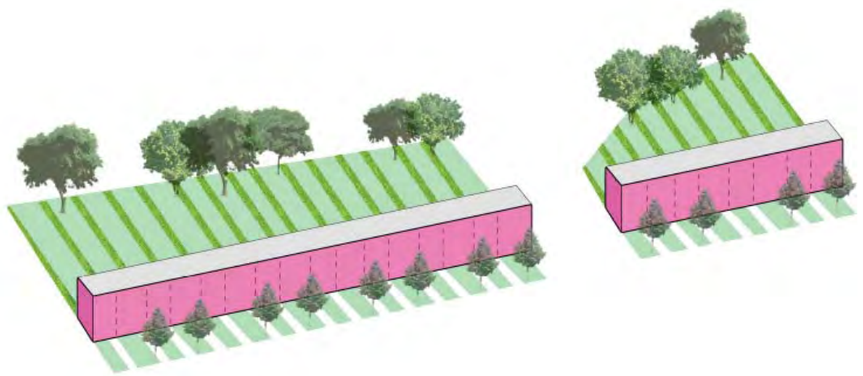
5.2.2 BUILT FORM AND CHARACTER

The variation of three to four bedroom units **should** provide for substantial variation in unit types along each of the two terraces. A minimum floor to ceiling hieght of 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling **must** be provided.

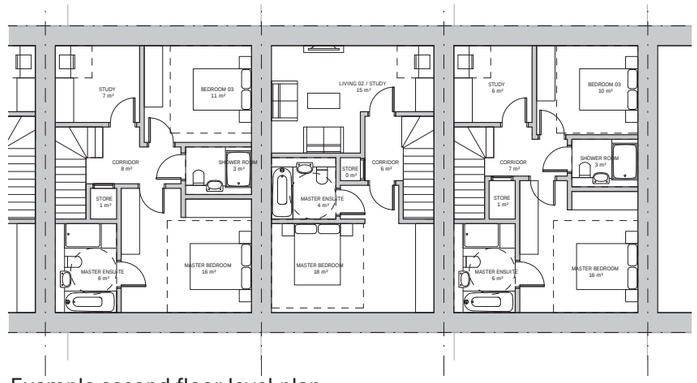
5.2.3 ACCESSIBILITY & ADAPTABILITY

The units **must** be easily adapted for compliance with wheelchair housing design standards and they **must** have level thresholds to provide inclusive access.

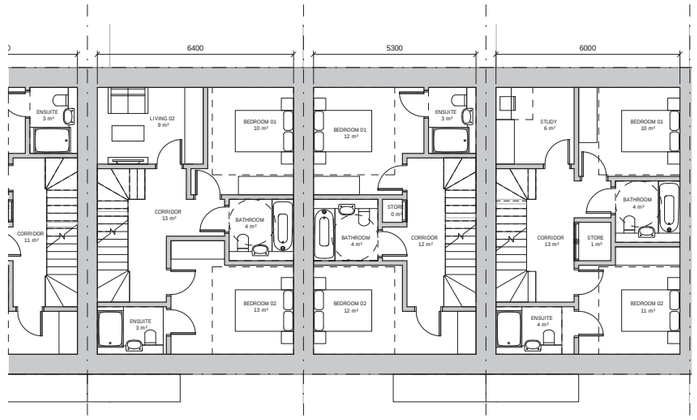
Illustrative perspective showing potential Townhouses Typology



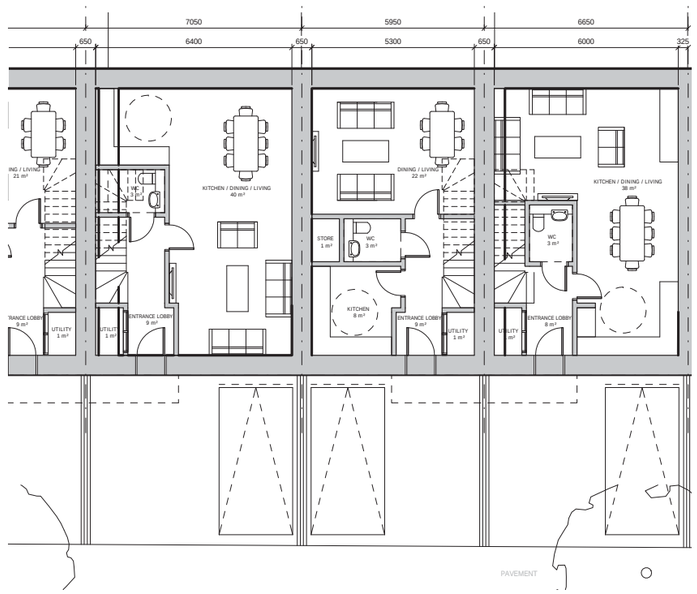
Proposed outline massing for street facing terraced townhouses



Example second floor level plan



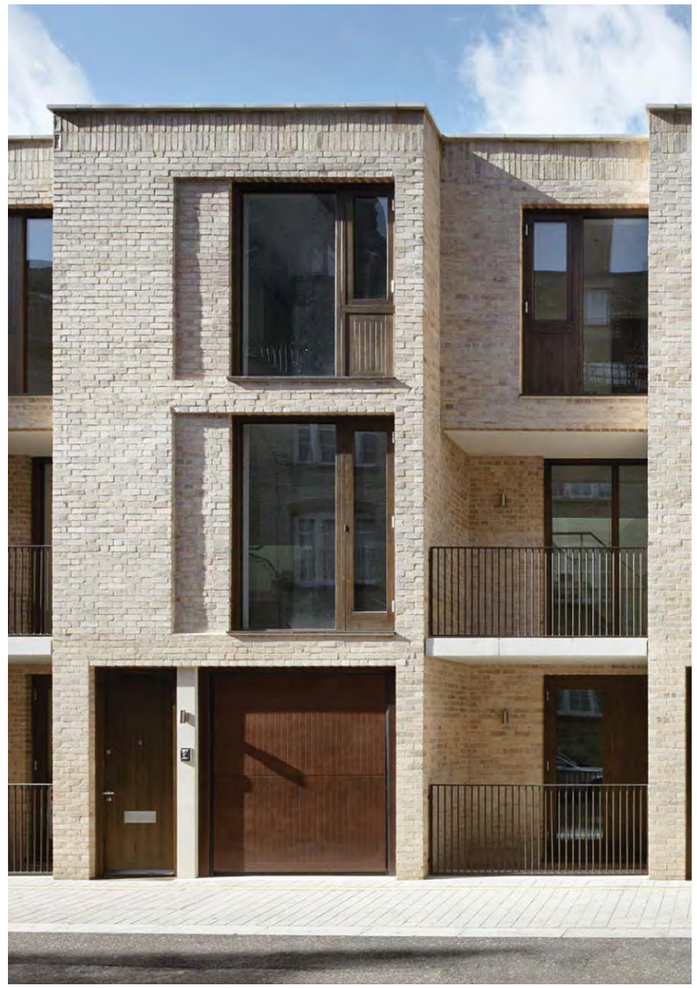
Example first floor level plan



Example ground floor level plan

Precedent for Townhouse Typology

Precedent for Townhouse Typology



Precedent for Townhouse Typology

5.3 Care Village

The Care Village buildings were conceived as two rows of buildings set either side of a linear garden space. Heights of these buildings **must** vary from 4 to 7 storeys and accommodate a range of unit sizes from 1 bedrooms to 4 bedrooms.

In order to meet the design objectives, the Applicant **must** demonstrate that proposals adhere to the site-wide codes set out in Section 2, as well as the following criteria that are specific to residential square buildings:

5.3.1 BUILT FORM AND CHARACTER

Due to their linear configuration either side of the shared courtyard space, these buildings **should** avoid incorporating horizontal emphasis and instead provide vertical emphasis within facade design and at breaks between adjacent blocks.

The design of these facades **should** take in to careful consideration the existing context of the Jolly Gardeners Pub, which incorporates masonry, red brick and a mansard roof as well as a number of dormer windows and red brick chimney stacks. The massing of these blocks **must** not form an overbearing setting to this existing building and they **must** transition in height immediately adjacent to this building.

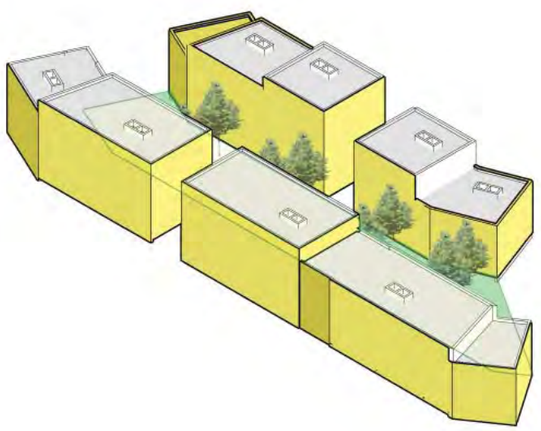
Likewise, the Northern buildings within this cluster **must** step down in height to address the lower context on Thameside as well as the proposed street facing townhouses.

A minimum floor to ceiling hieght of 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling **must** be provided.

5.3.2 ACCESSIBILITY & ADAPTABILITY

A minimum of two lifts per communal core **must** be provided and full wheelchair accessibility and visitability must be provided throughout these buildings. A maximum of eight residential units per core per level of each building **must** be adhered to. Direct entrances to ground floor level units **should** be provided wherever possible.

Example image of Care Village Typology



Proposed outline massing for care village buildings

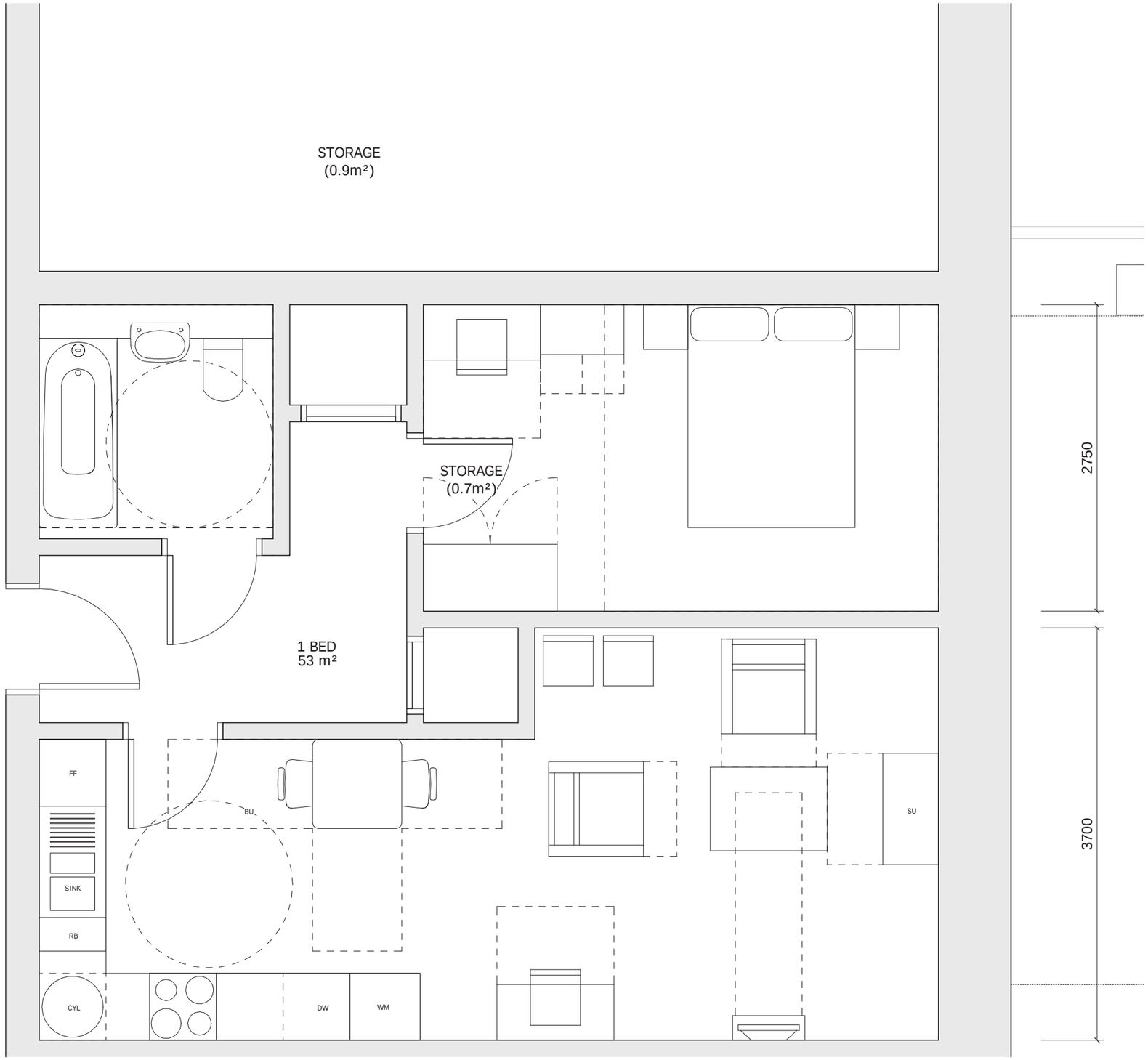
Relationship with Jolly Gardeners **must** be considered carefully

Precedent for Residential Square Typology
(showing potential treatment for window openings)

Precedent for Residential Square Typology
(showing potential stepping of levels and variations in fenestration rhythm to suit varied internal uses)

5.4 Indicative apartment layouts

The following pages include a series of indicative apartment layouts for one, two, three and four bedroom units as well as a typical wheelchair accessible unit layout.These layouts set out minimum widths of frontages that **must** be achieved in order to meet minimum London Plan requirements.



Typical one bedroom apartment layout