



Indicative view looking west on North Road



# 4.6 Domestic Streets

## Character development

### Original

- > Shape from the outline planning;
- > Fits within the outline parameters;
- > Gardens, buffers and routes established.

### 01 Increasing permeability & activating

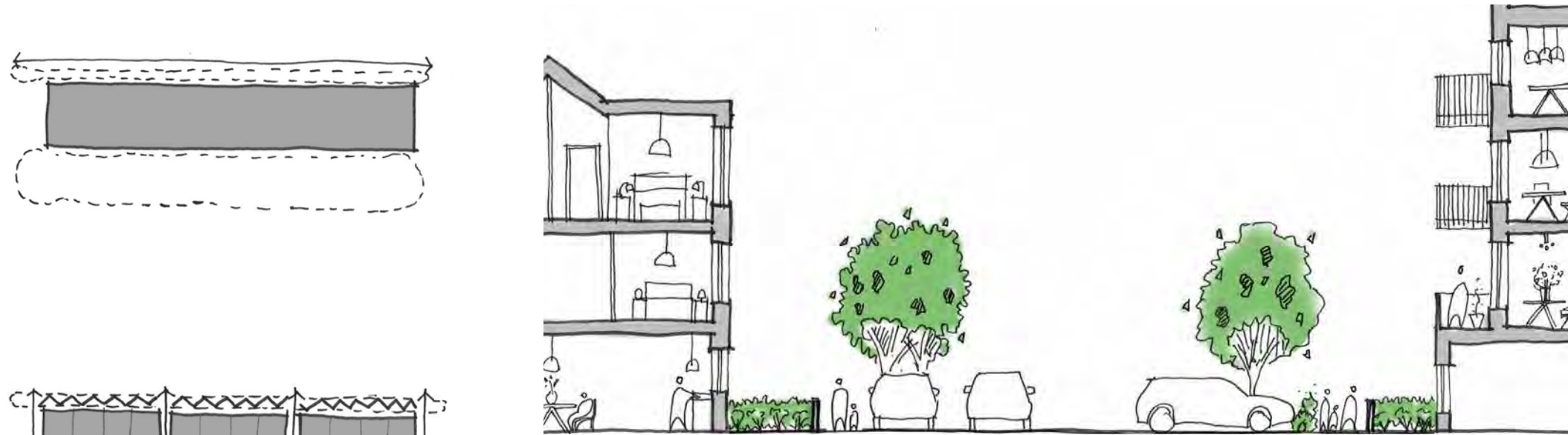
- > Short Terraces of 4 houses to mirror the Heatham Estate;
- > Creating routes between the blocks increasing permeability;
- > Runs of activation, protected by planted buffers.

### 02 - Rhythm and elevation

- > Introducing bays or indents within the elevation to activate the frontages. Drawing from Heatham Estate and surrounding context;
- > Amenity and entrances punctuate the street.

### 03 - Visual route

- > Providing a distinct connection between the fronts and the gardens of the houses - direct line of site as you enter the property.



Proposed street section showing the relationship between houses and flat blocks



Proposed plan

## Character



Character diagram



Inset entrances - St Andrews Maccreanor Lavington Architects



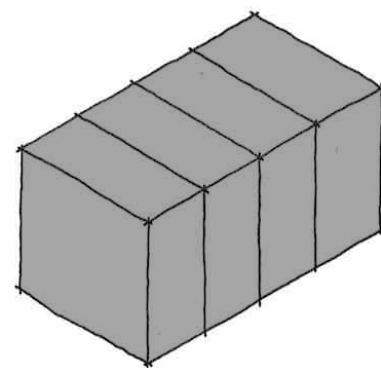
Flats & houses street relationship - London Road, PTE



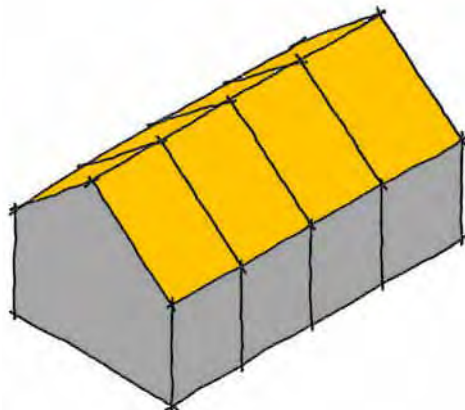
Modern bays - Reynard Mill, BPTW



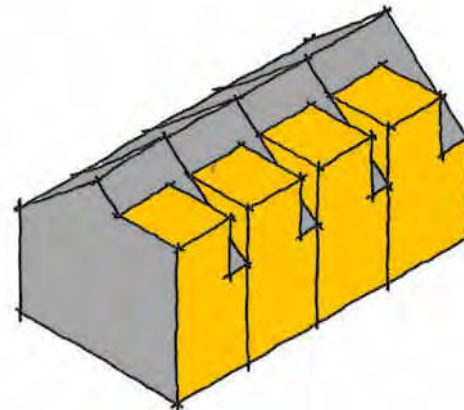
Elevational development



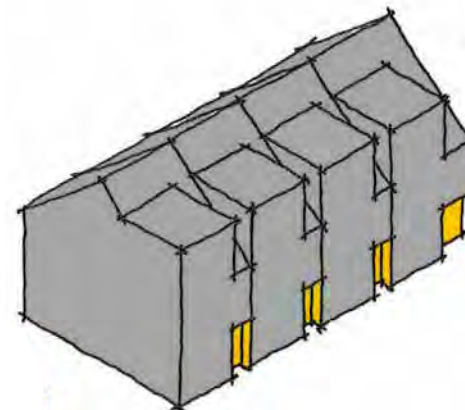
Groups of 4, 3 storeys



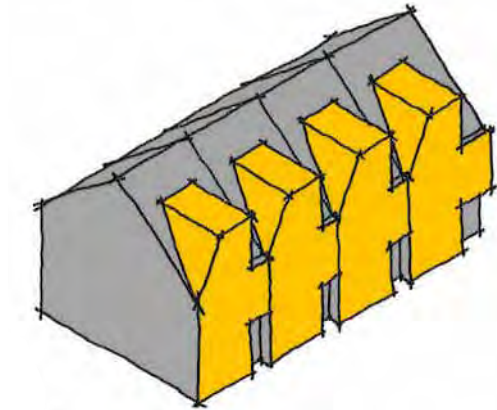
Room in the roof - design code



Bays - surrounding context



Inset entrances - surrounding context



Modern Interpretation - bays



Existing house bays in the area - Heathfield Estate to the east of the site



Modern precedent; Reynard Mills - BPTW



Modern precedent; London Road - PTE



Existing house entrances in the area - Heatham Estate to the east of the site



Indicative bay studies

The approach for the house elevations is to respond to the surrounding context and the distinctive elevations of the local housing.

Primary Elevations:

- > Clear definition of entrances
- > Horizontality associated with 1930's buildings
- > Bays
- > Hipped/Pitched Roof styles
- > Detailing in keeping with surrounding context

Entrances

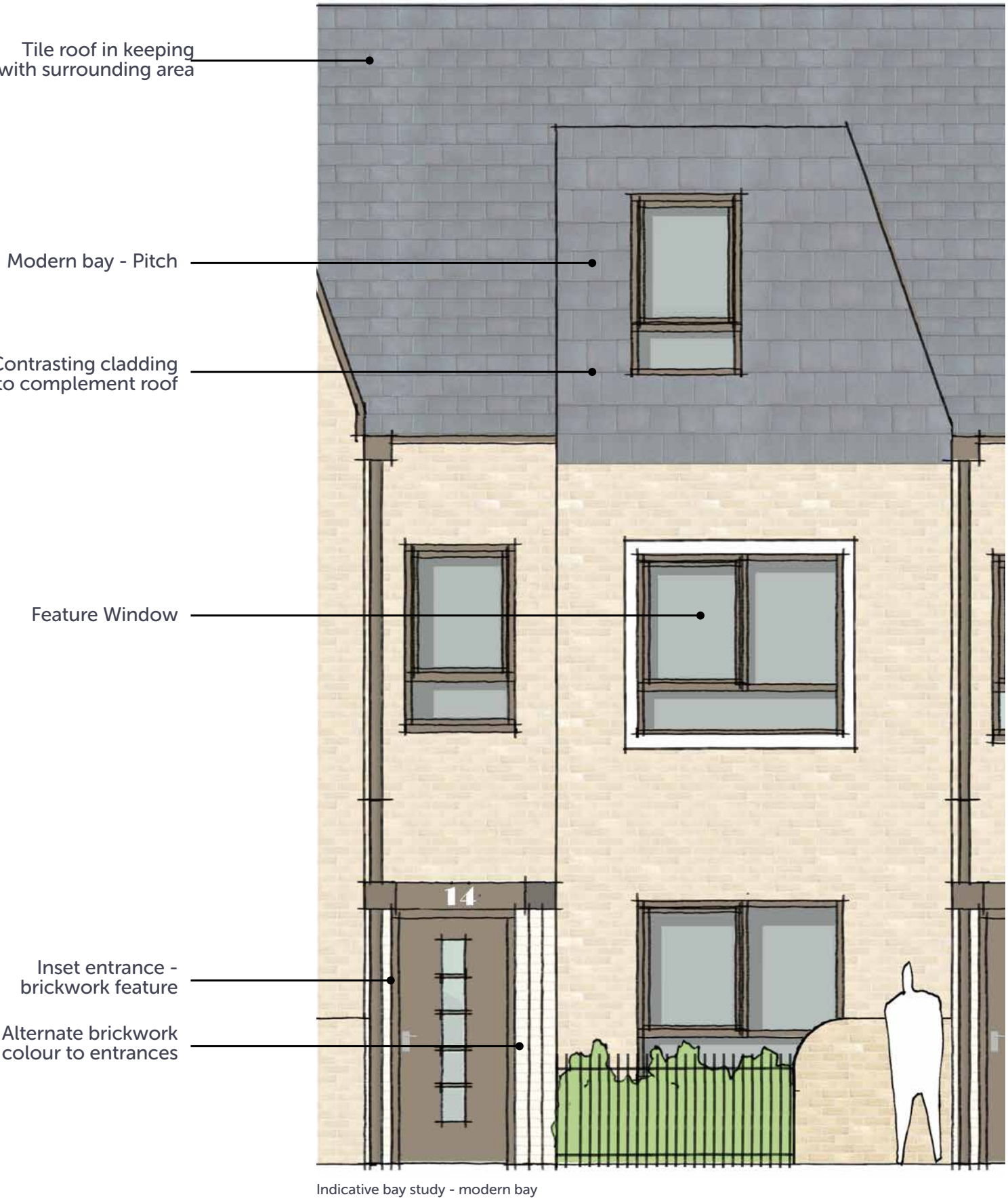
- > Set back from main Facade
- > Defined Portal
- > 30's angular arch

Dormers

- > Single pitch to break up the form and respond to the duality of pitches in the area
- > Part of the roof form as opposed to an extension of it.

Horizontality

- > Found in the existing College building and surrounding architecture of the area
- > Modern interpretation of this
- > Reflected in the flat blocks.





Elevation Development



Street Elevation East to West between Egerton Road and Marsh Farm Lane

Brick Work and Detailing - Existing Context

> Red Brick and tile hanging towards Egerton Road to compliment the existing context and proposed red brick Terrace 1



Brick Work and Detailing Proposed context

> Buff Brick and tile hanging towards the centre of the site to compliment the proposed central courtyard flat blocks and create variation in the street scene



Brick Work and Detailing Proposed context

> Returning to red brick towards Marshfarm lane to compliment Block 5's material pallet and bookend the terrace with elements of the existing context.







Indicative view down the south road towards Egerton Road.



# 4.7 Mews Streets

## Character development

### Original

- > Shape from the outline planning;
- > Fits within the outline parameters;
- > Gardens, buffers and routes established.

### 01 Activating Frontage

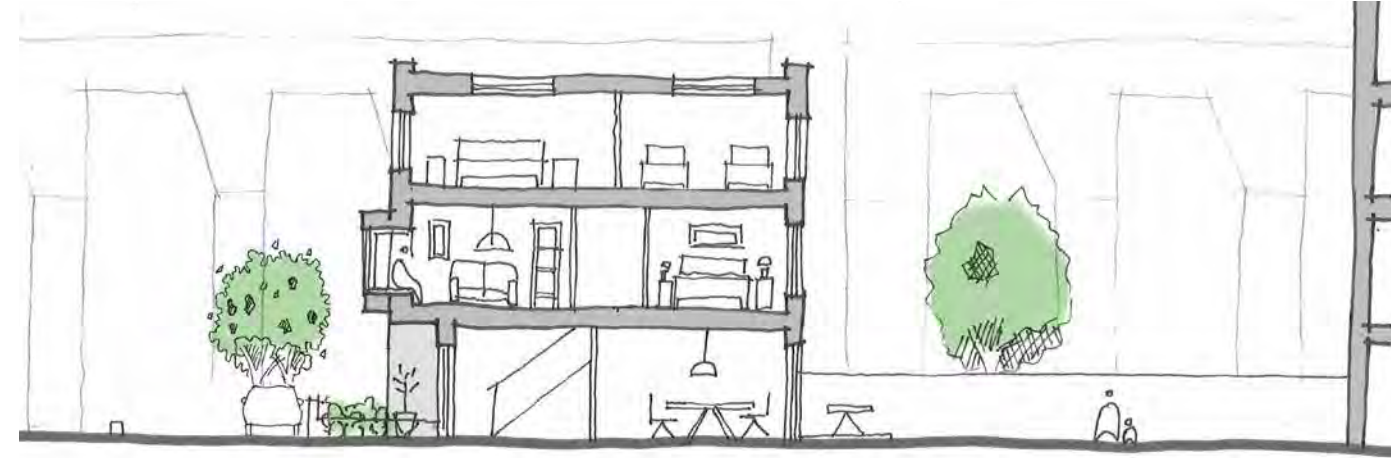
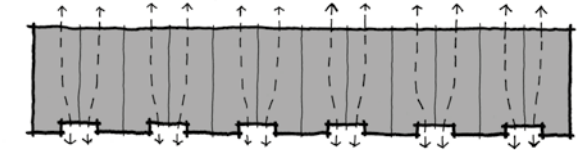
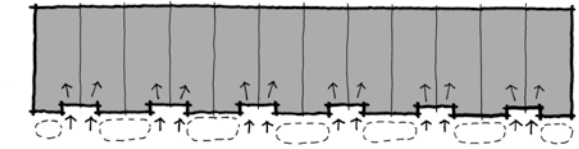
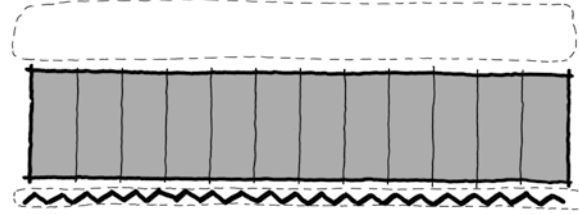
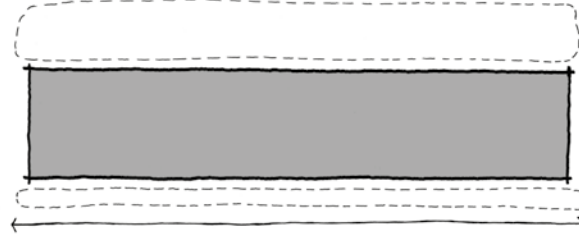
- > Runs of activation, protected by planted buffers.

### 02 - Rhythm and Elevation

- > Introducing indents within the elevation to activate the frontages. Drawing from Heatham estate and surrounding context;
- > Paired entrances punctuate the street.

### 03 - Visual Route

- > Providing a distinct connection between the fronts and the gardens of the houses - direct line of sight as you enter the property.

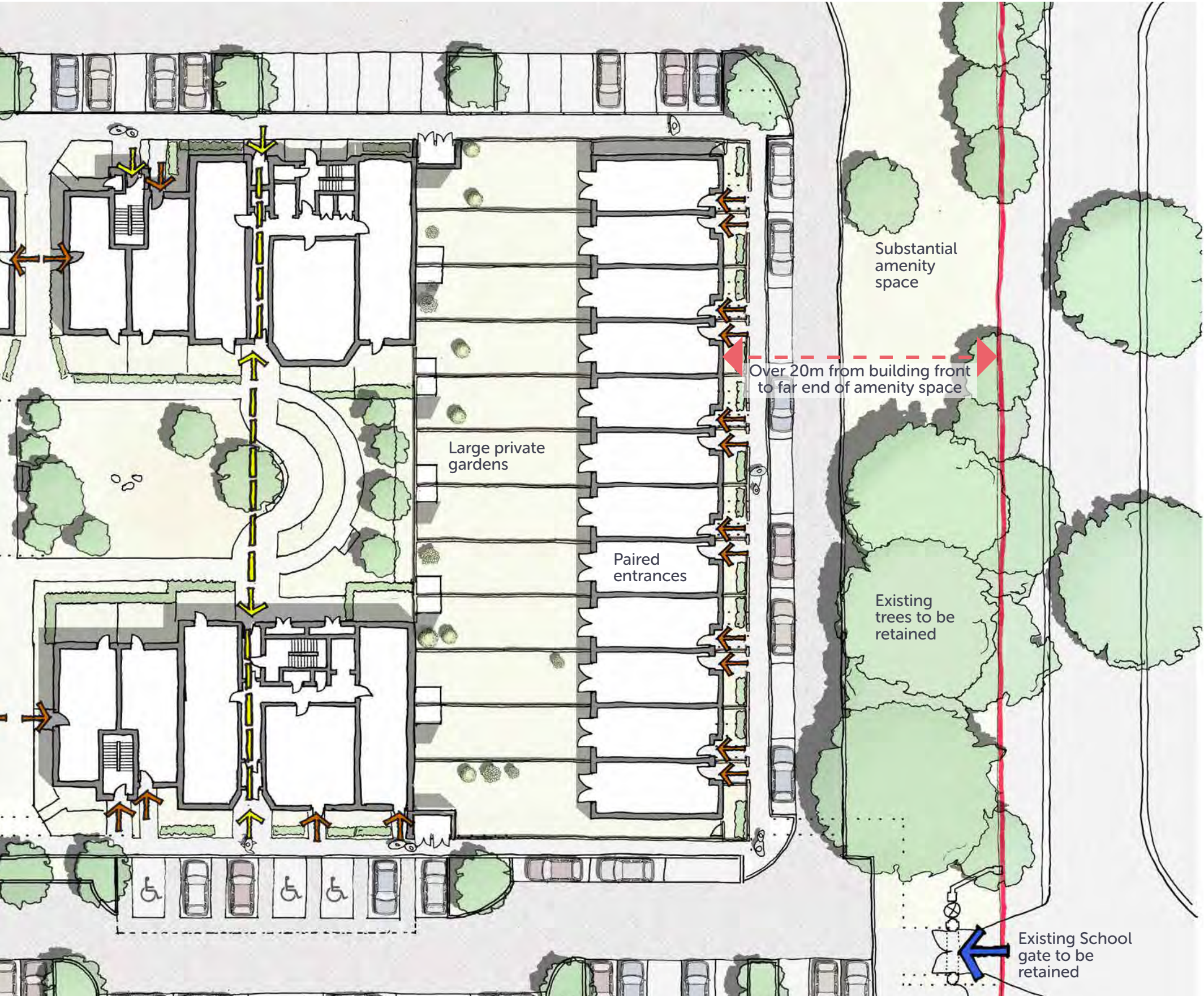


Proposed street section



Proposed plan

## Character



Character diagram



Inset entrances - St Andrews Maccreanor Lavington Architects



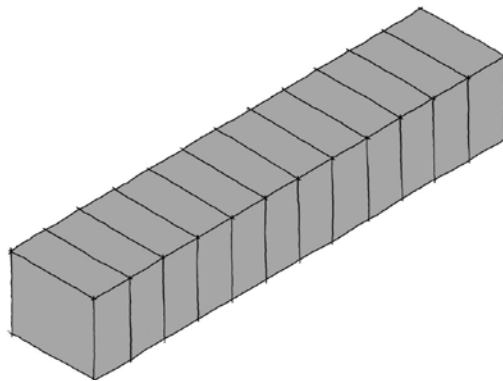
Kidbrook Houses - Paired entrances with flat roofs



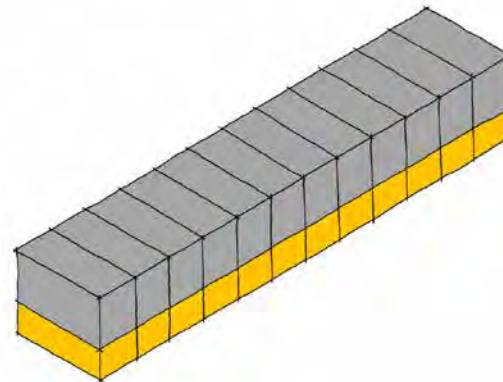
Modern oriel- Hafer Road - Peter Barber



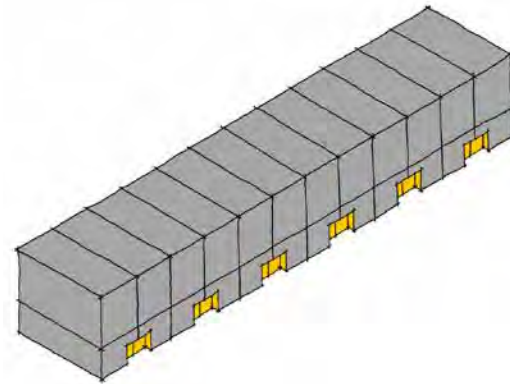
Elevational development



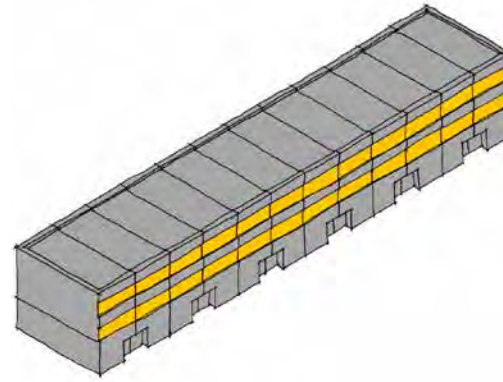
Terrace of 3 storeys



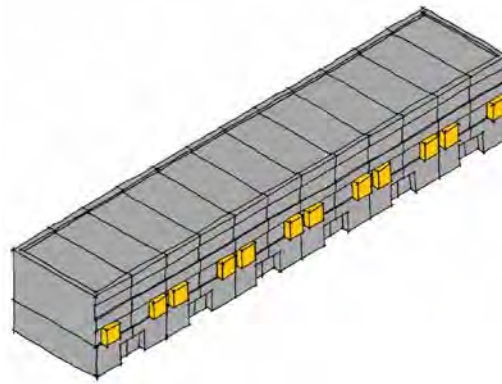
Ground floor linking with courtyard



Inset entrances (paired)



Banding



Modern oriel



Modern precedent; Magna Cambridge - BPTW



Modern precedent; Hafer Road - Peter Barber



Existing oriel features in surrounding area



Banding in College - 3 storeys & flat roof



Existing house entrances in the area - Heatham Estate to the east of the site



Indicative bay study

The approach for these house elevations is to respond to the surrounding context and developing context within the site.

Primary Elevations:

- > Paired entrances
- > Horizontality associated with 1930's buildings
- > Flat roofs - existing College building vernacular

Entrances

- > Set back from main facade
- > Defined portal entrances
- > Developing style from surrounding house entrances

Windows

- > Modern oriel responding to surrounding examples in existing houses.
- > Framing to windows - example from College and surrounding area.

Horizontality

- > Apparent in the existing College building and surrounding architecture of the area
- > Reflected in the flat blocks.
- > Contrasting base brick colour tying into other areas of the site.

Large windows to all rooms with surrounds detail in key locations

Modern oriel

Contrasting brickwork to ground floor

Inset and grouped entrances with corbelled detail



Indicative bay study - Detail windows





Indicative view along East Road and South Road



# 4.8 Site strategies

## Entrance & gateway strategy

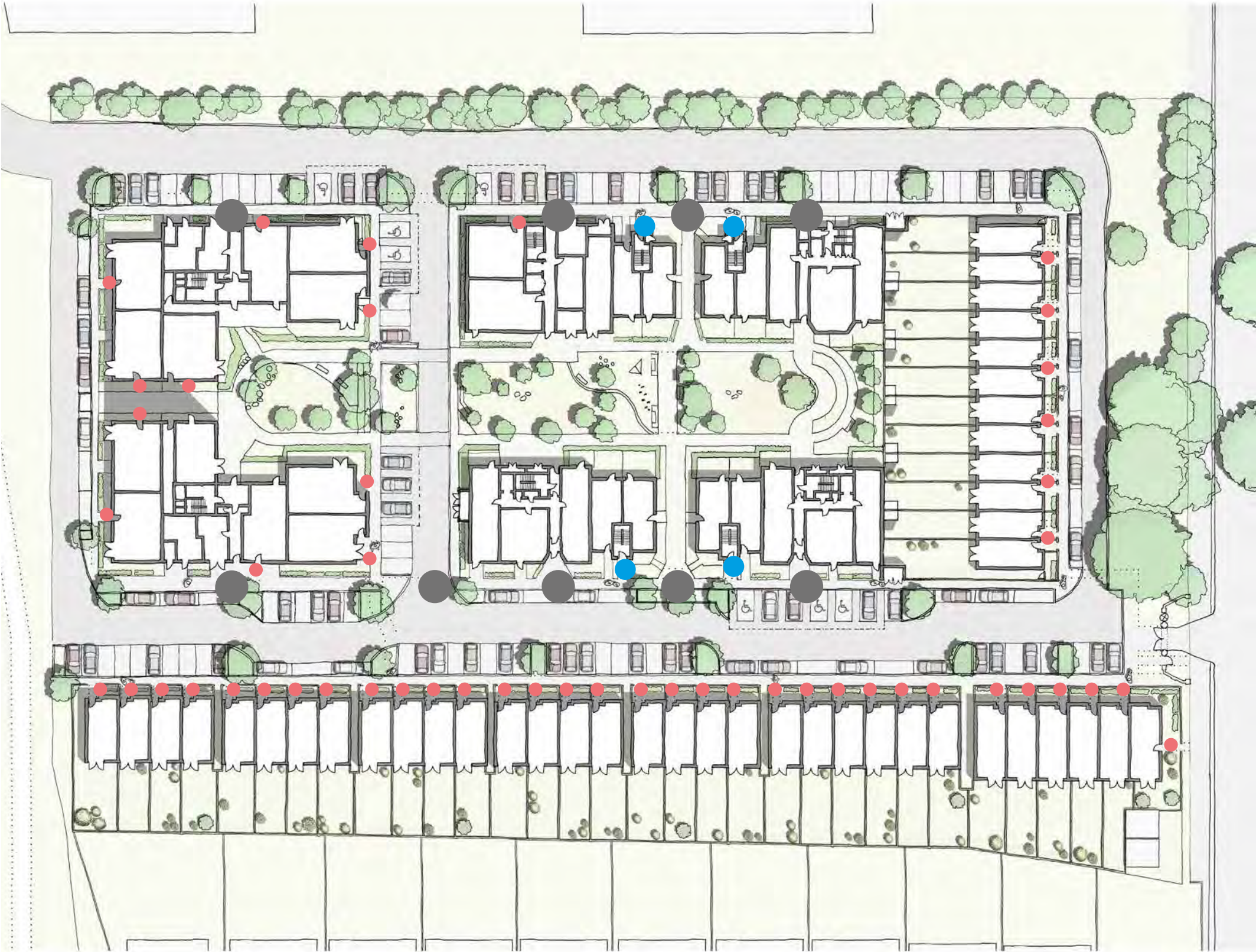
The Art Deco gateway on Egerton Road has provided the concept for connecting the new buildings with a gateway theme. The Existing gateway consists of a set of dark brown/red brick piers, both with corbelled and fluted brickwork features. The brick piers are grounded and capped with a contrasting material with horizontal detail.

The new gateways provide a visual and physical theme throughout the development. The gateways provide a focal point that will lead people from the vehicular roads through to the courtyard gardens at the rear of the flat blocks.

The design of the gateways draws inspiration from the architectural details of the existing gateways and from the surrounding neighbourhood. The private and communal entrances all reference the detail of the new gateways providing a consistent language of architectural features throughout the development.



- Primary entrance
- Secondary entrance
- Domestic entrance



## Entrance hierarchy

Responding to comments we have received during the pre-application meetings, we have developed an entrance hierarchy across the whole site that encompasses building entrances and the archways. Drawing from examples of art deco and 1930's mansion block architecture and feature entrances in the surrounding area, we are using a corbelled element with more or less steps depending on the hierarchy of the specific entrance.

- > Archways; square portal arches with feature elements and signage.
- > Main flat block entrances; 3 or 4 levels of corbelling with a bold feature canopy – inset, proud or with a feature balcony to mark the entrance.
- > Secondary maisonette entrance; 2 levels of corbelling with reduced feature canopy.
- > Tertiary house and flat entrances; smaller elements of corbelling, slim profile canopy, inset or projecting.



Detailed entrance - modern



Inset entrance - modern



Local vernacular entrances



Archway



Primary entrances - Block 1



Primary entrances - Block 5



House entrances - House Terrace 3 & 4



Archway - Block 5



Primary entrances - Block 4



Secondary entrances



House entrances - House Terrace 1



Archway - Blocks 3 & 4



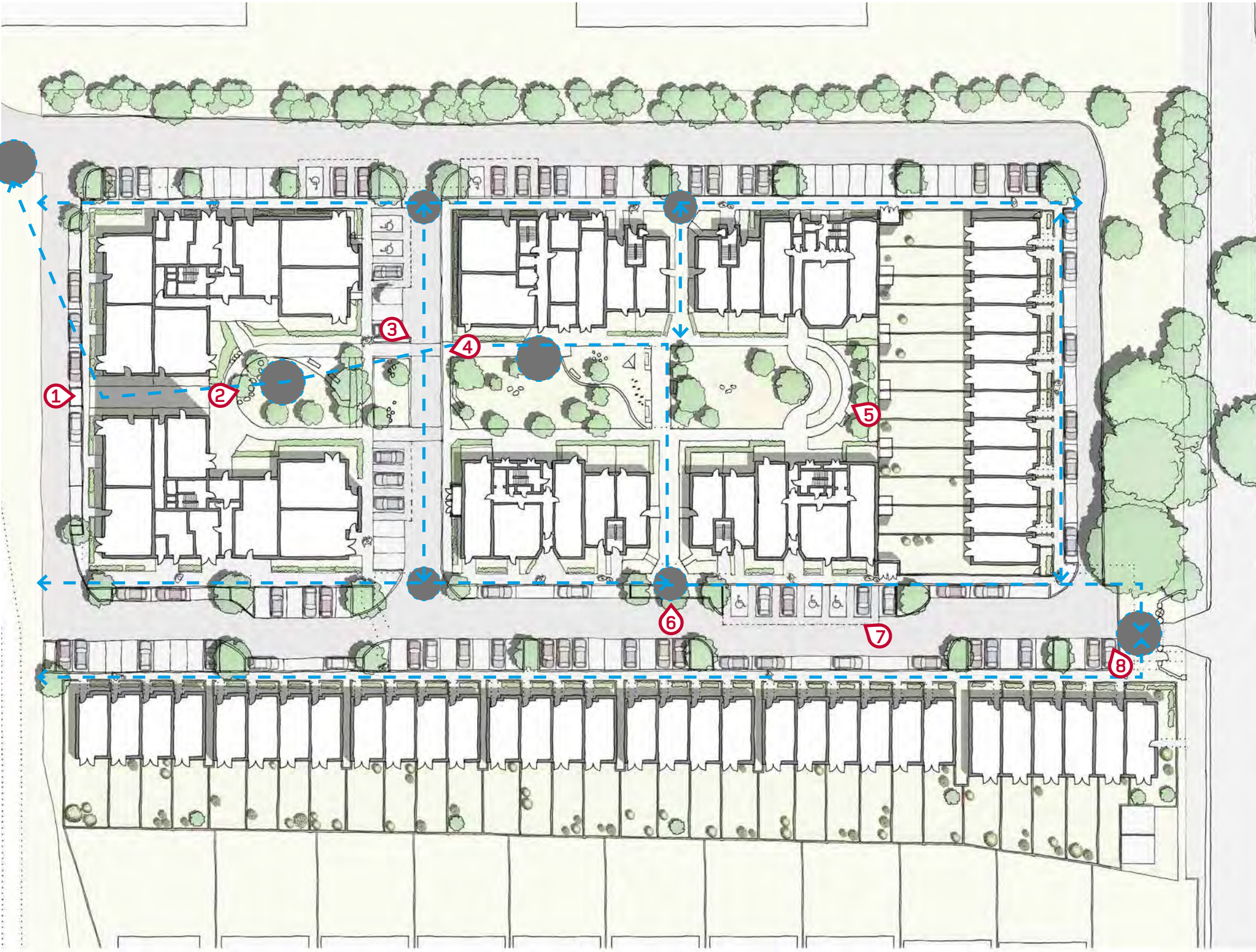
Routes & arches strategy

The key pedestrian route through the site has developed through creating strong marker features in the buildings and landscape. These consist of arches and gateways drawing on the existing college entrance. Leading people through the key spaces in the scheme.

- > 01 Entrance to the site off Egerton Road (existing)
- > 02/03 Entrance to the courtyard
- > 04 Entrance off Marsh Farm Lane



Existing Gateway to be retained and examples of portals and arches (Bourne estate -Matthew Lloyd architects, Guinness trust gates, The Shrubby Snaresbrook, Massy-Co MFR Architects.



Routes and key markers within the site - wayfinding

Site walkthrough \*Landscape indicative, refer to landscape information



View 1 - Block 5 archway



View 2 - Block 5 courtyard, looking east



View 3 - Central road and courtyards



View 4 - Indicative Block 5 courtyard, looking west



View 5 - indicative Central courtyards, looking east



View 6 - Vehicular entrance to courtyard parking



View 7 - Blocks 1 and 2, looking west



View 8 - House terrace 1, viewed from pedestrian entrance off Egerton Road



## Balconies strategy

The form of the balconies is influenced by the shape of the local vernacular bay windows. The primary balconies project in a trapezium shape forming the private amenity space of upper level dwellings. The balconies are rigorously stacked as a reference to the bay window which is prevalent in the context and they provides a strong vertical element to the facades of the flat blocks.

The primary balcony type is made from brick with a complementary balustrade and capping detail. The use of brick continues the horizontal banding detailing out from the face of the building, around the form of the bay-balcony and returning back to the façade.

A Second balcony type is also used. In some cases, this balcony sits on a secondary façade. It is also used as a vertical feature between brick balconies above entrances. The secondary balcony is also a trapezium shape. The balcony slab is clad in PPC metal finish to complement the associated metal work on each block. A PPC metal balustrade is used to give a sense of a lighter element in contrast to the robust brick balconies.

There are two types of balustrade; the first is contemporary flat bar PPC metal which will be a part of the primary brick balconies. The second is string drum pattern balustrade which is paired with the secondary balcony. This pattern is a simple reference to the art deco architectural features found on the surrounding buildings.

### Key

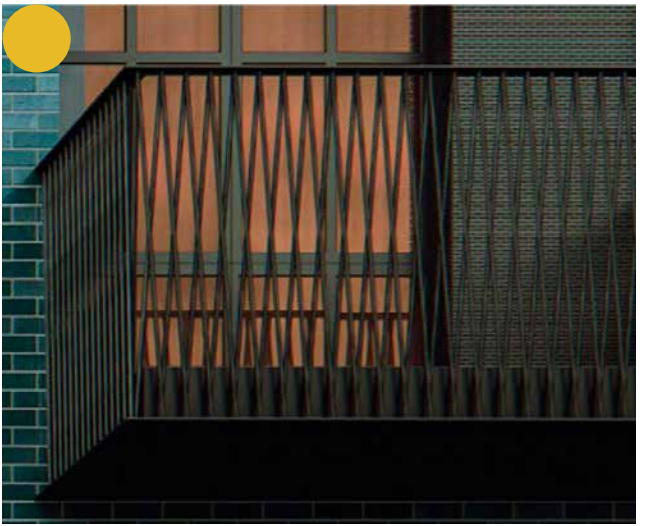
- 01 Solid brick balcony
- 02 Feature metal balcony
- 03 Deck access
- 04 Oriel



Balcony types within the site



Balcony type 01  
Solid Brick works with metal railing to 1100mm  
Brick work banding continued



Balcony type 02  
Feature metal railings repeating on Egerton Road  
Metal to match windows



Balcony type 03  
Deck Access Elements - Brick work with glass and metal railing



Balcony type 04  
Modern Oriel



Window strategy

The window design across the site has been carefully considered to ensure that the scheme looks modern, that the units are provided with adequate daylight and that the menu of window types is consistent across the site.

We have opted for a style which creates smaller openable elements that allow easier cleaning but also have a hint of the 1930's style associated with the surrounding area.

Some feature windows have been utilised for key areas including oriel windows for framing views and concrete surrounds to key windows.

Houses window strategy



Flat blocks window strategy



5.0 Access



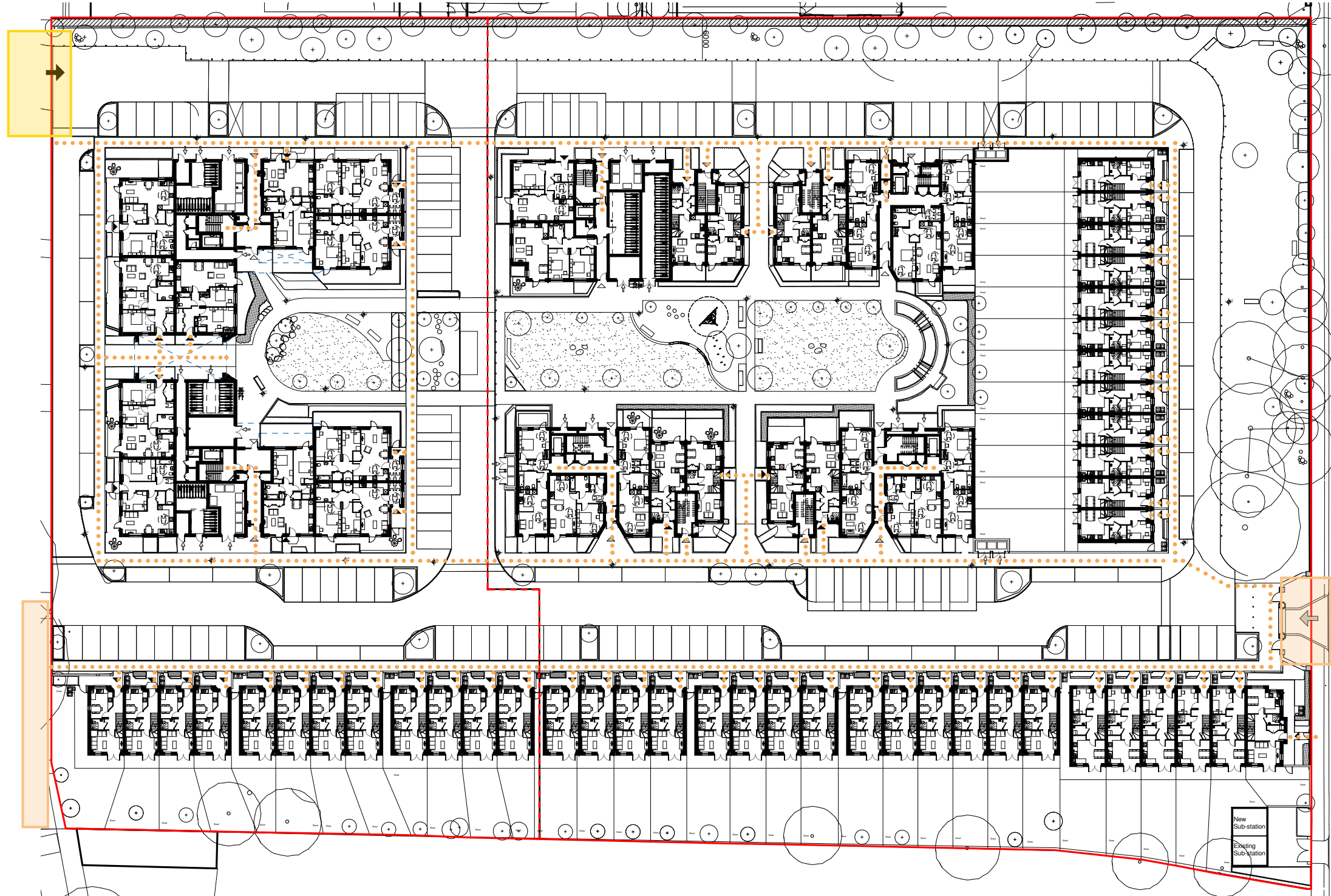
# 5.1 Pedestrian access

The site has been designed to be pedestrian and cycle dominant, with vehicles being secondary with shared surface and chicanes worked into the layouts to ensure traffic moves slowly through the site.

The massing of the buildings has been carefully considered, allowing accessible and visual permeability throughout the site.

Pedestrian access to the site is from Egerton Road through the upgraded gateway and along Marsh Farm Lane north and south.

Within the site key routes have been developed to encourage permeability and activation of the central gardens and new streets.



Pedestrian access within and across the site

## Key

- Yellow rectangle: Vehicular & pedestrian access to site
- Orange rectangle: Pedestrian only access to site
- Dotted orange line: Pedestrian route to flat blocks and houses

# 5.2 Vehicular access

In response to pre-application advice from Officers we have reduced the number of parking spaces and increased the provision of tree planting, landscaping, ecology features and amenity space. Overall parking spaces have been reduced to 135.

The increased permeability of the site is beneficial to pedestrians and cyclists as it opens up routes and access.

The overall approach remains the same:

- > Staggered road layout, Creating chicanes reducing speed of the traffic.
- > Regular street trees breaking up the parking
- > Mixture of parallel parking and bay parking

Hierarchy of streets - North and South Key routes and cross streets as home zones

## Vehicular

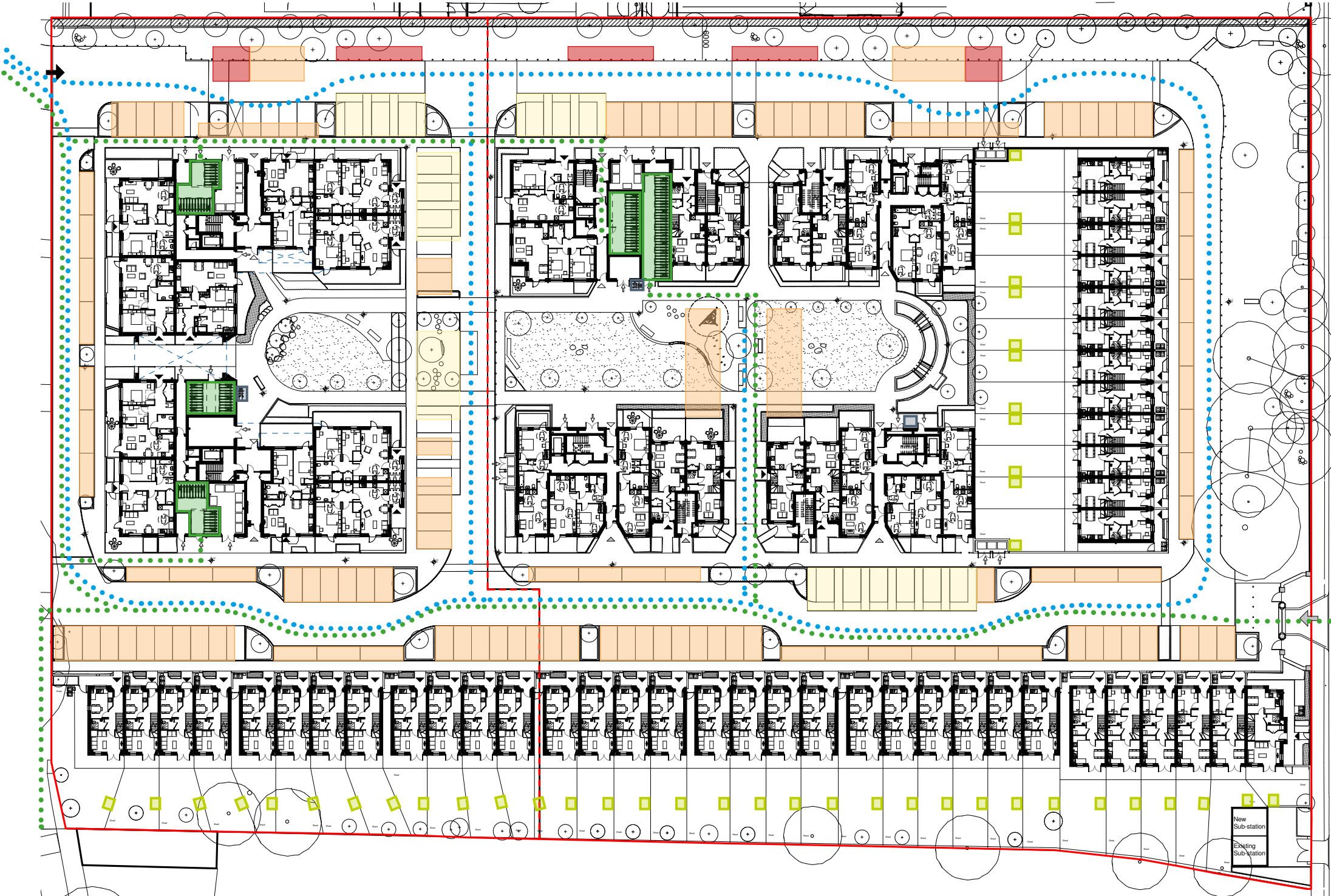
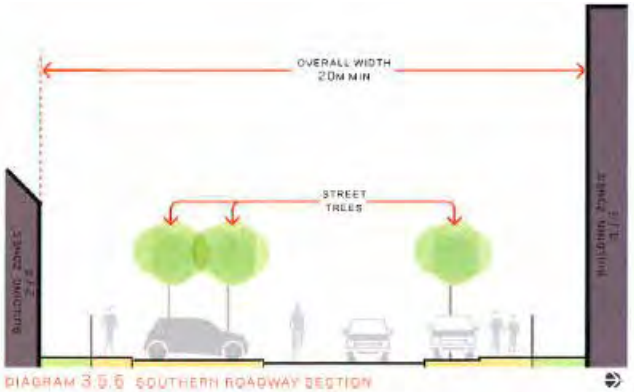
Access to the site for vehicles is from the upgraded Marsh Farm lane via Chertsey Road. There is no vehicular access to the site via Egerton Road. As per the outline planning, the site is circulated by a road connecting the new residential buildings to the access.

The 135 spaces include 18 wheelchair spaces (10%) and 10 visitor spaces for occasional use located by the ecological corridor

## Cycles

As with pedestrian access, cycles can enter the site from both Egerton Road and Marsh Farm Lane

There are 320 cycle spaces provided across the site. Every houses has an individual store in their rear gardens for 2 bicycles, the flat blocks have shared cycle storage with allocation based on the size of the flats. There are also visitors cycle parking within the central landscape.



Vehicular access strategy

## Key

- Orange rectangle: Standard parking spaces
- Yellow rectangle: Wheelchair parking spaces
- Red rectangle: Visitor parking spaces
- Dotted green line: Cycle route
- Green rectangle: Cycle parking for flat blocks
- Light green rectangle: Cycle parking for houses
- Grey rectangle: Visitor cycle parking
- Dotted blue line: Vehicular route

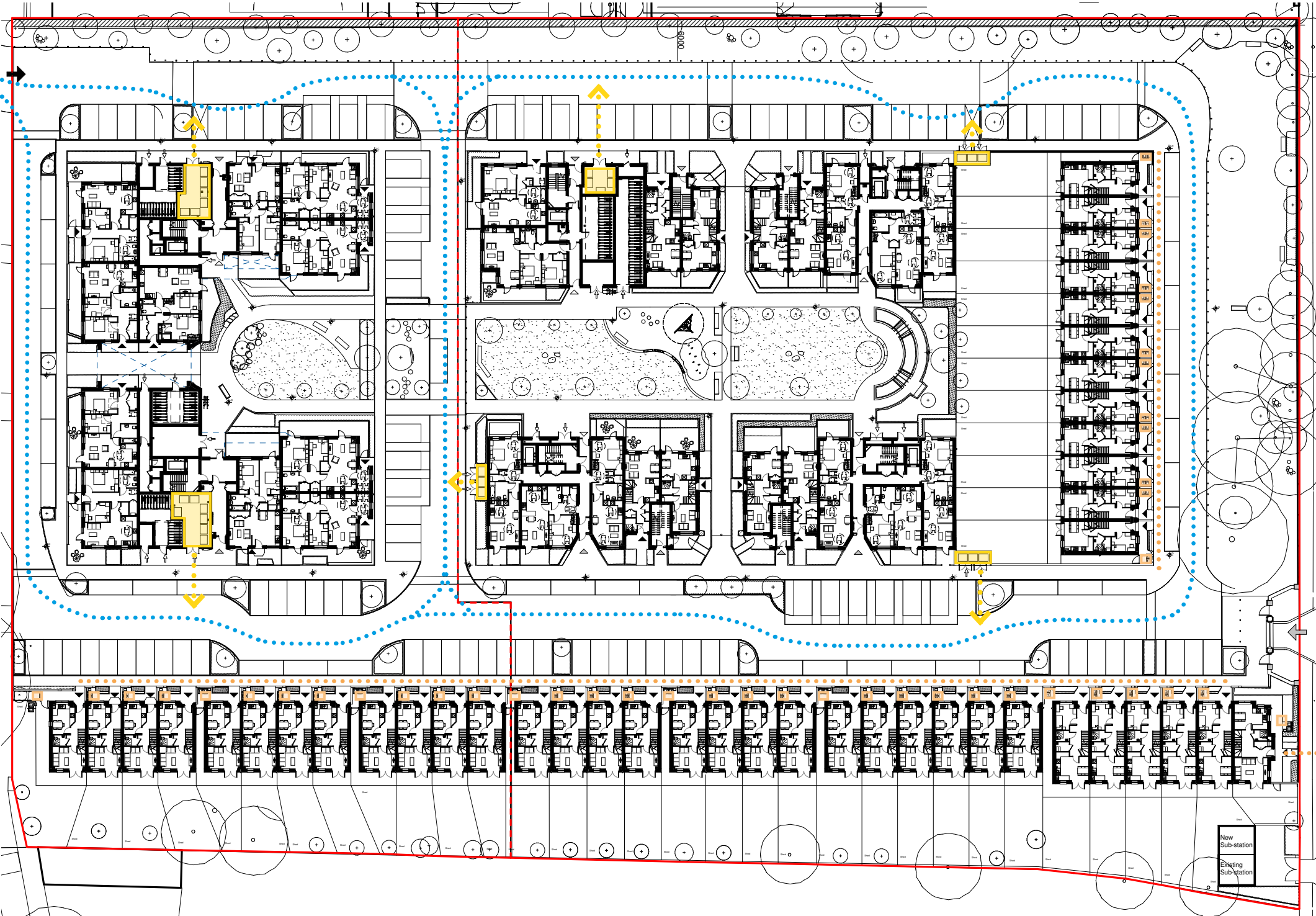


# 5.3 Refuse strategy

Each of the blocks has been designed to include access to adequate bin stores (yellow) provision based on the LBRuT Local Plan, 'Refuse and Recycling Storage Requirement'. These stores have been located to allow easy collection by refuse vehicles on collection days.

Every house will have its own individual bin storage within the front gardens for ease of collection.

(Please refer to transport report for tracking carried out for refuse collection.)



Refuse strategy

## Key

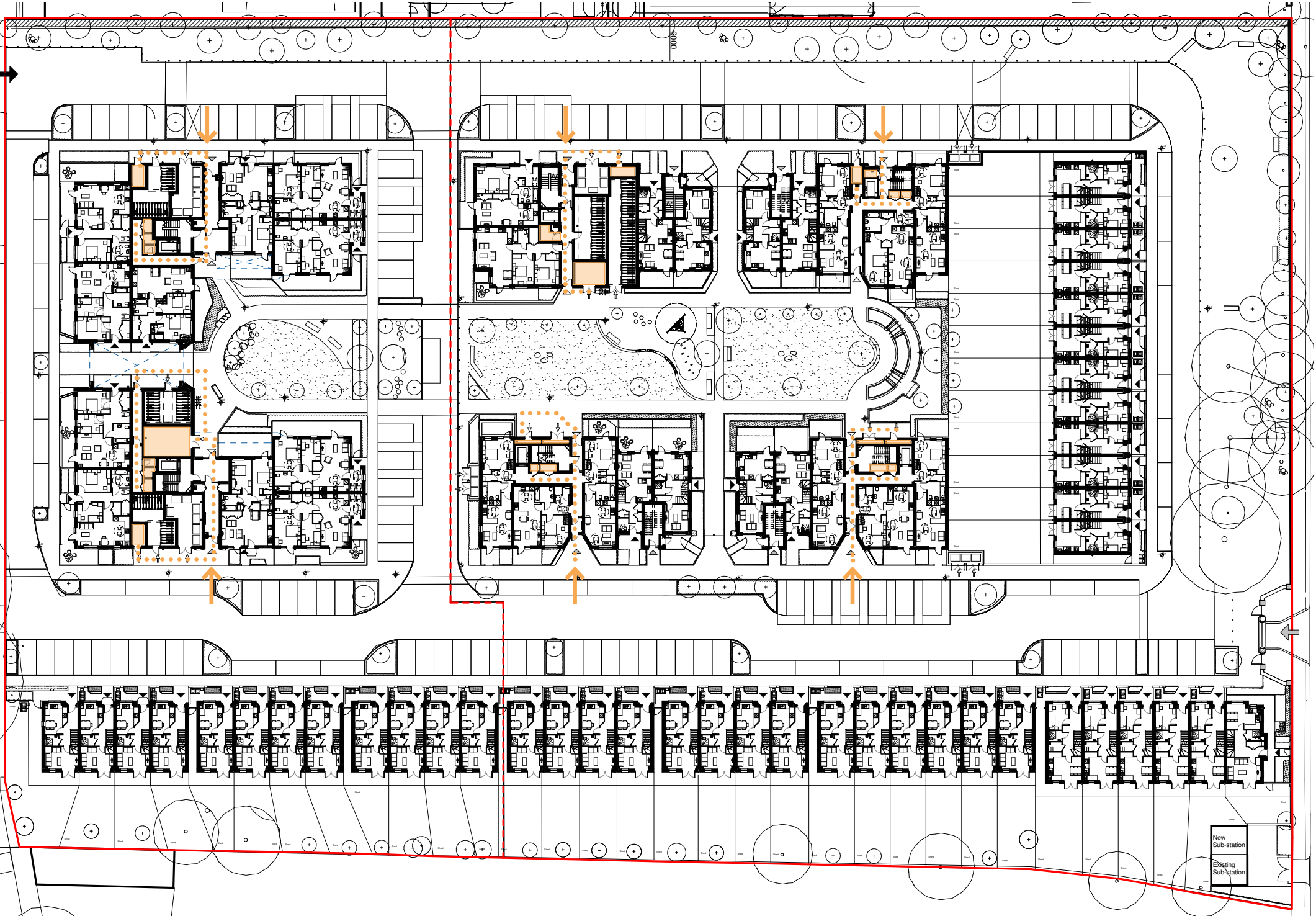
- Flat block refuse
- Houses refuse
- Vehicular Route
- Flat block refuse access
- Houses refuse access

# 5.4 Energy strategy

Following advice from Environmental Services Design (the project's utilities consultant) we have established the requirements for servicing all of the proposed buildings.

The locations and access of risers has been carefully considered to allow access to these areas for maintenance.

(Please refer to Energy report for further information on this.)



Plant access strategy

## Key

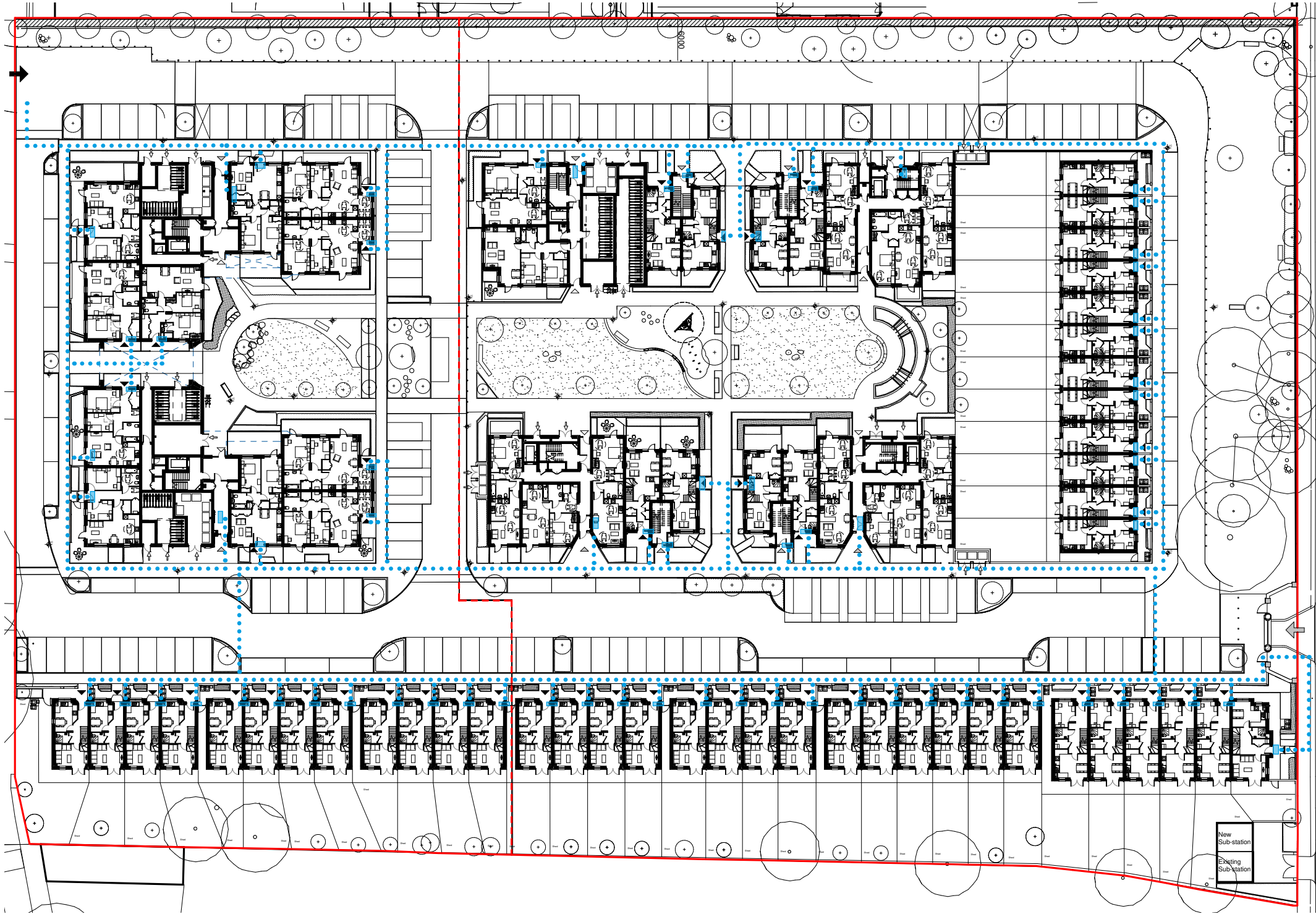
- Plant room
- Plant room access
- Flat block entrance



# 5.5 Post strategy

Flats and houses with individual front doors have been provided with their own letter boxes. Flat blocks will have banks of post boxes in accordance with SBD requirements within a separated lobby for convenience for the postal service and the new residents.

Final postal arrangements will be agreed with the SBD design officer and will be either individual letterboxes within flats' front entrance doors or banks of letterboxes within lobby areas.

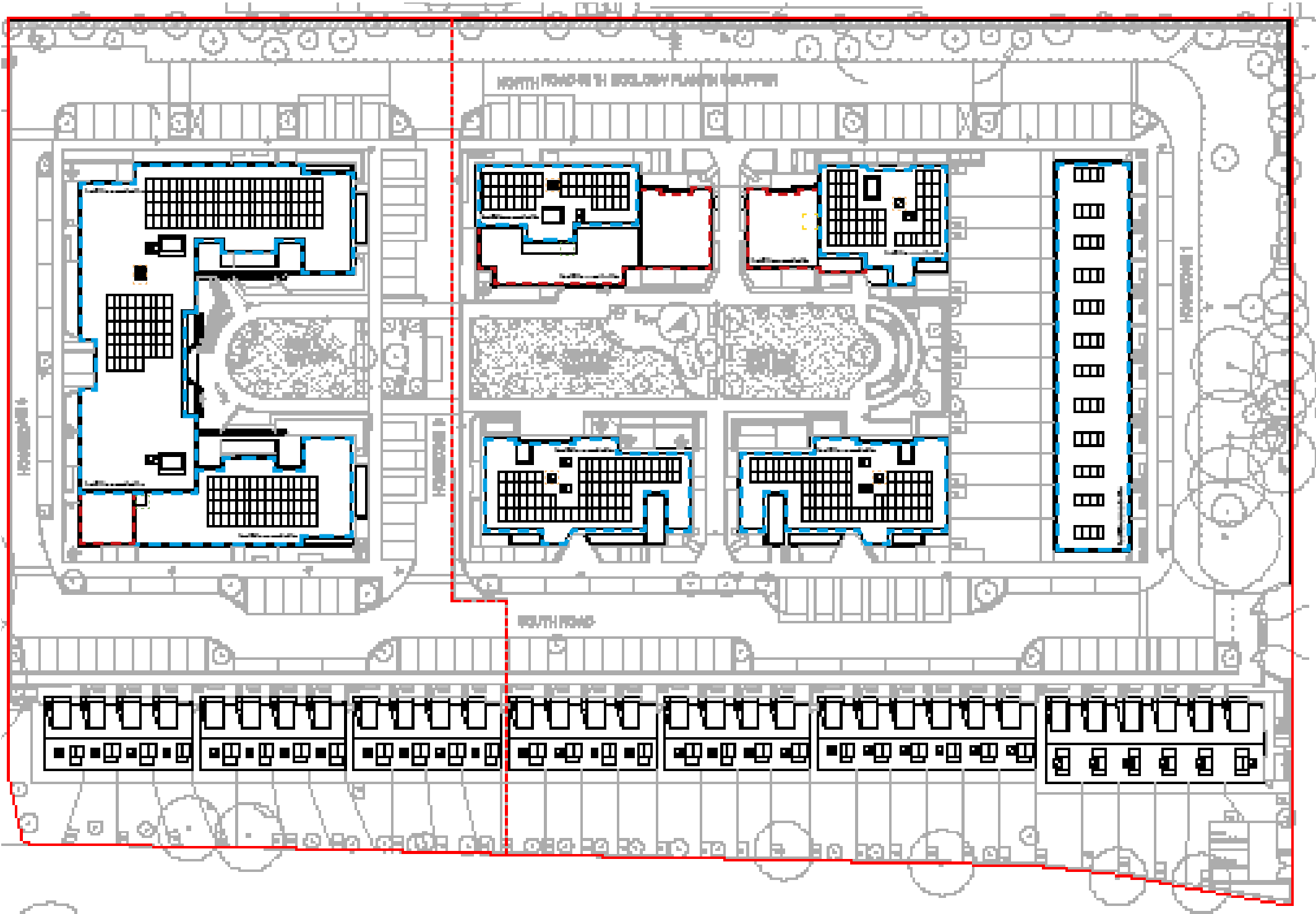


- Key
- Post Boxes
  - Postman route

# 5.6 Roof access

The flat roofs across the site are mostly utilised for biodiverse roofs with PV's and service equipment. Access will be for maintenance purposes except in two locations where the roof will be utilised as a terrace for a private flat (red asterisk) but there will be no access to the wider roof from these locations.

Where the roof can be accessed directly from a core the edge protection is a parapet/1100mm balustrade (red). Where maintenance access is achieved via a ladder, solid parapets are a minimum of 250mm (more if the AOD allows) with a raked set back rail (not visible from the street) to the perimeter of the roof (up to 1100mm in accordance with building regulations documents) to be installed to avoid the risk of falling.



- Key
- AVO with roof access
  - CAT ladder access to lower level
  - Direct access to roof
  - Inset railing
  - 1100 balustrade

Roof access strategy



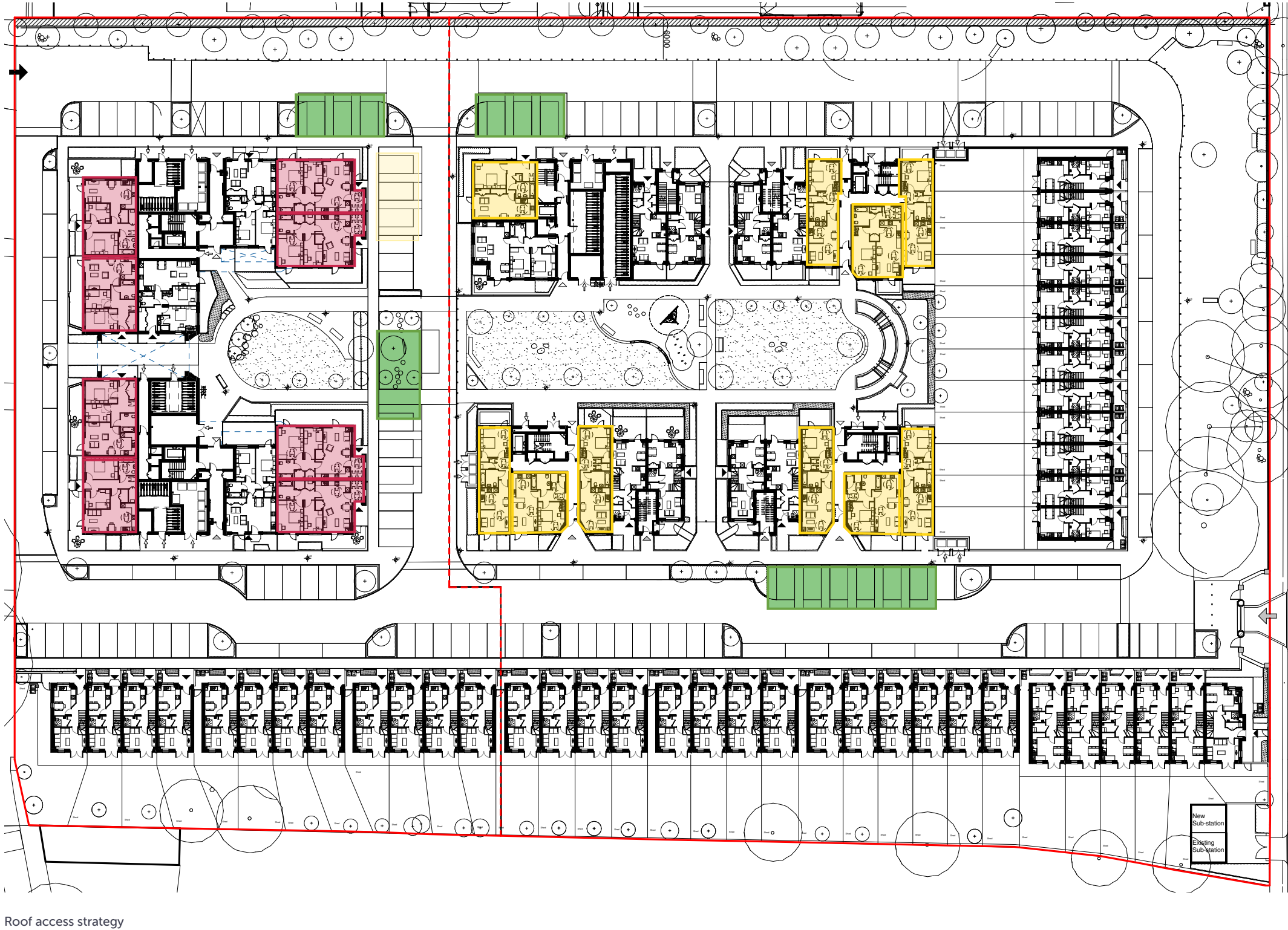
# 5.7 Wheelchair access

There are 18, M4(3) units in the scheme, equating 10% of the overall units. Examples of these are illustrated on the next page.

The diagram to the right indicates the wheelchair access across the site.

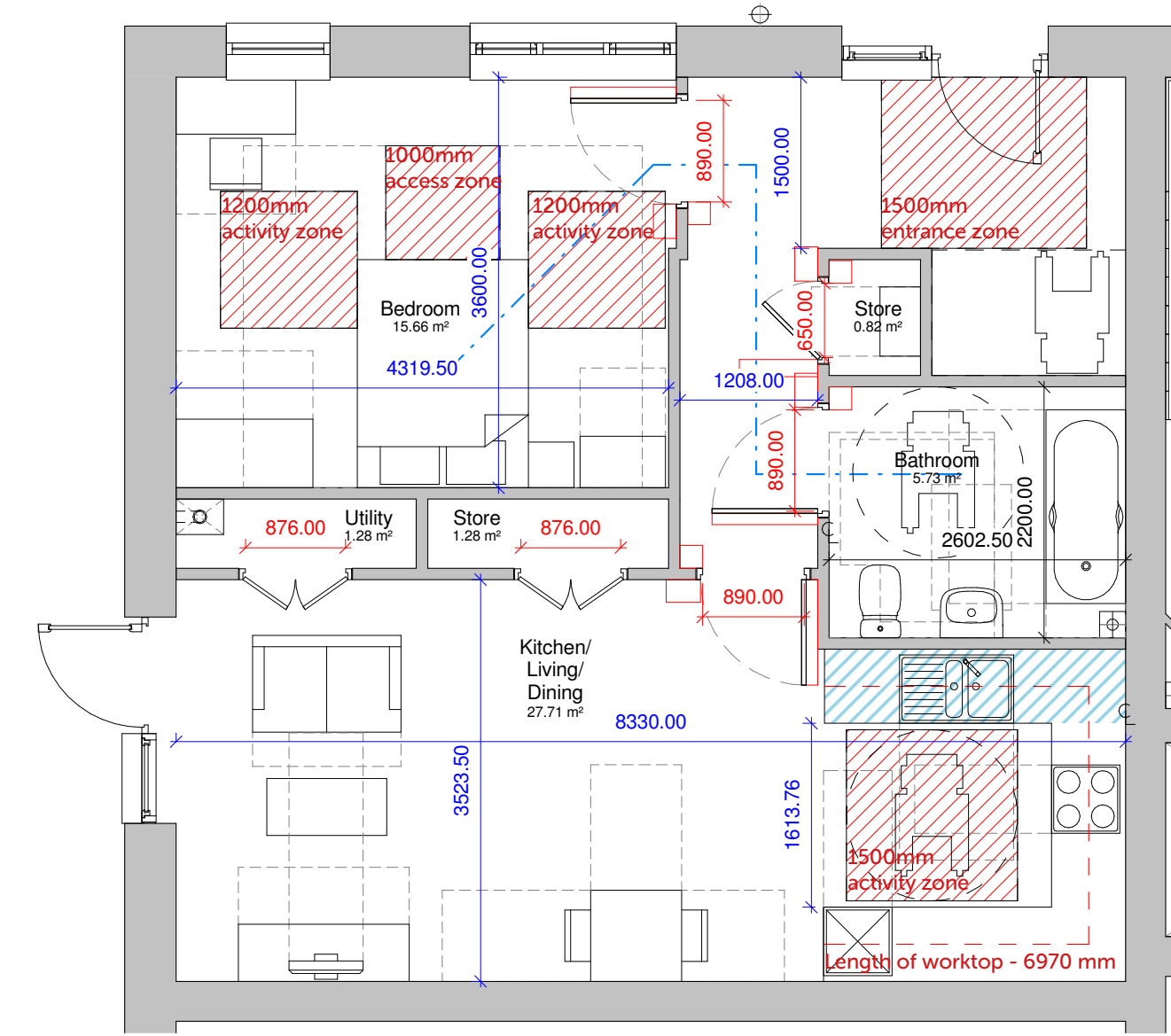
There is level access across the site and access to all the flat blocks, complying with M4(3).

Wheelchair parking has been placed in close proximity to wheelchair flats in accordance with Part M.

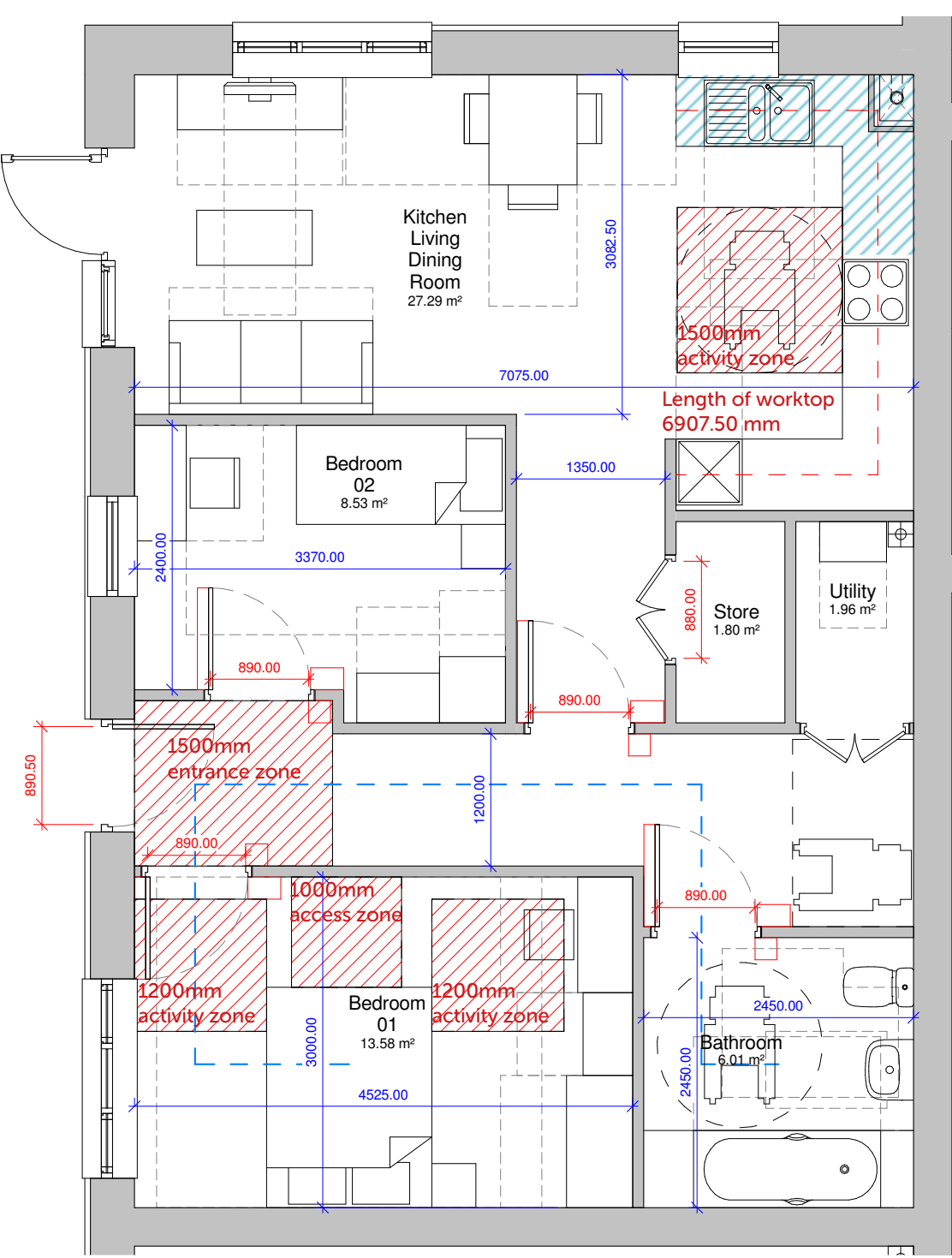


- Key
- 2 bed
  - 1 bed
  - Disabled parking spaces

# 5.8 Typical wheelchair units



- Key
- Wheelchair movement zones
  - Adjustable height worktop - 2200 min
  - Potential hoist rack
  - Door - clear opening
  - Habitable room - clear opening



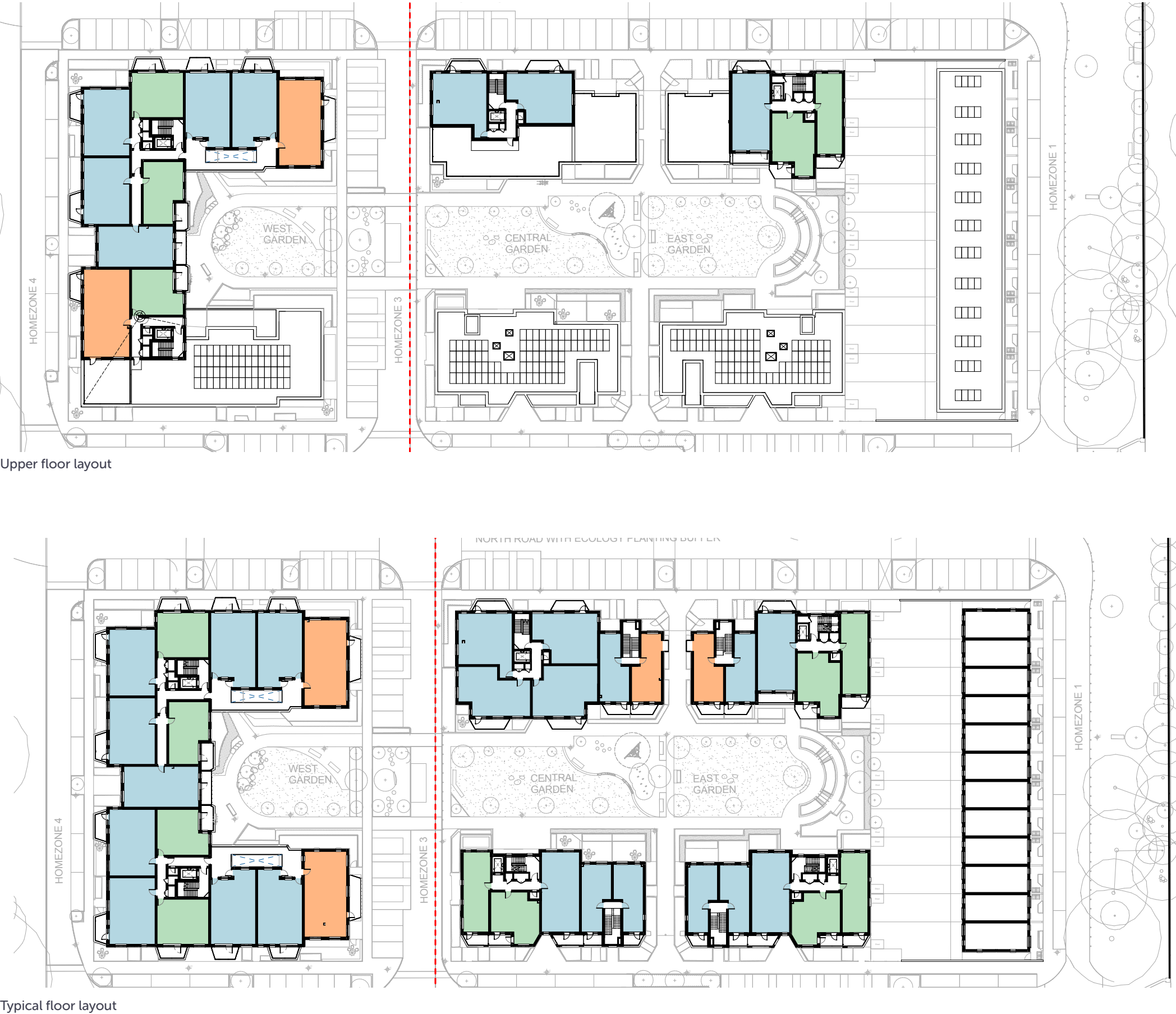


5.9 Typical plans & schedule

Typical site layout - Ground floor



Typical site layout - Typical & upper floors





Site layout - Proposed tenure

As stipulated in the outline planning application, this proposal is tenure blind.

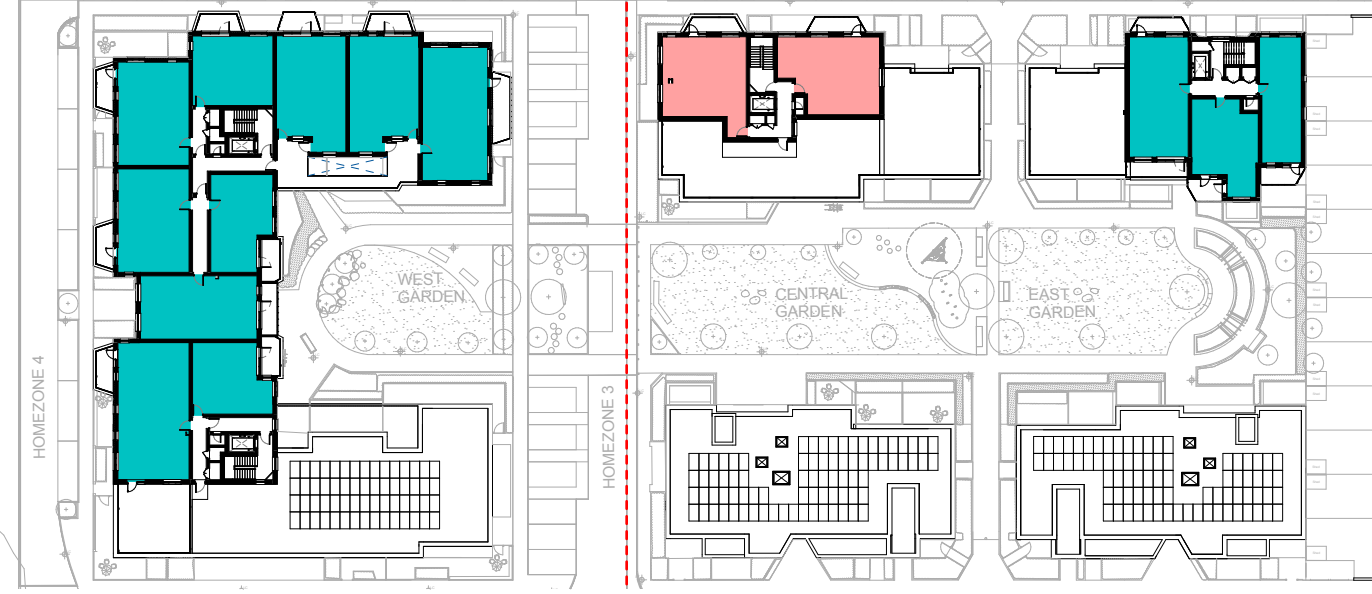
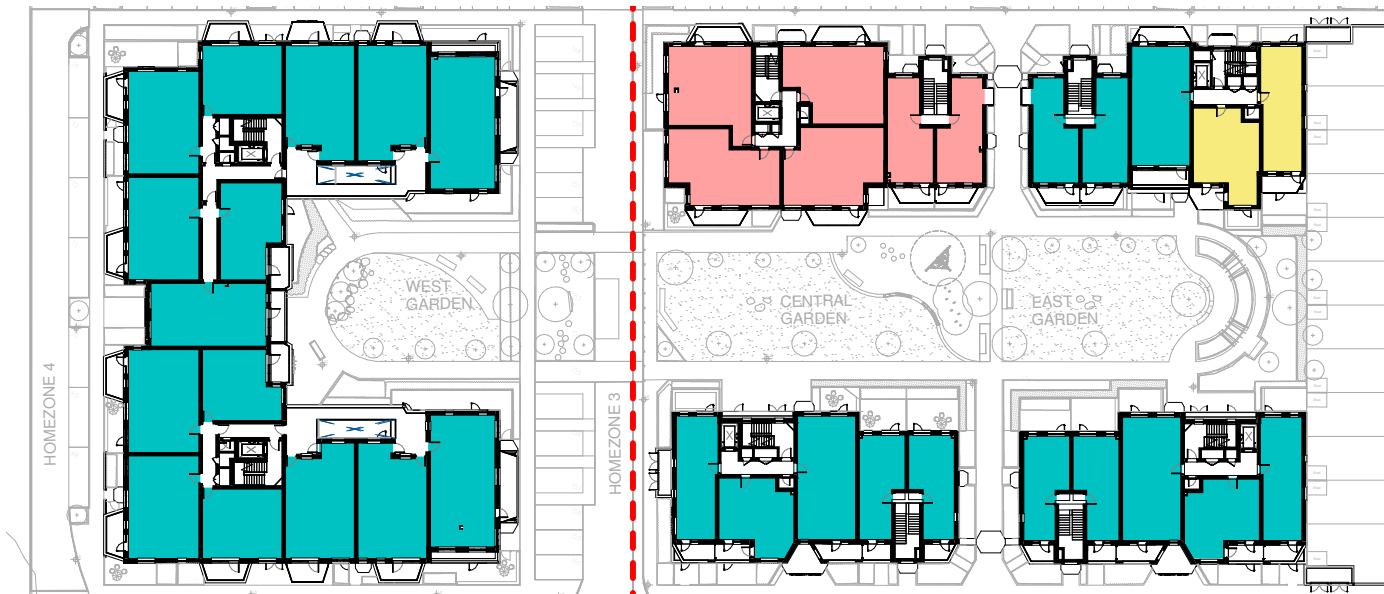
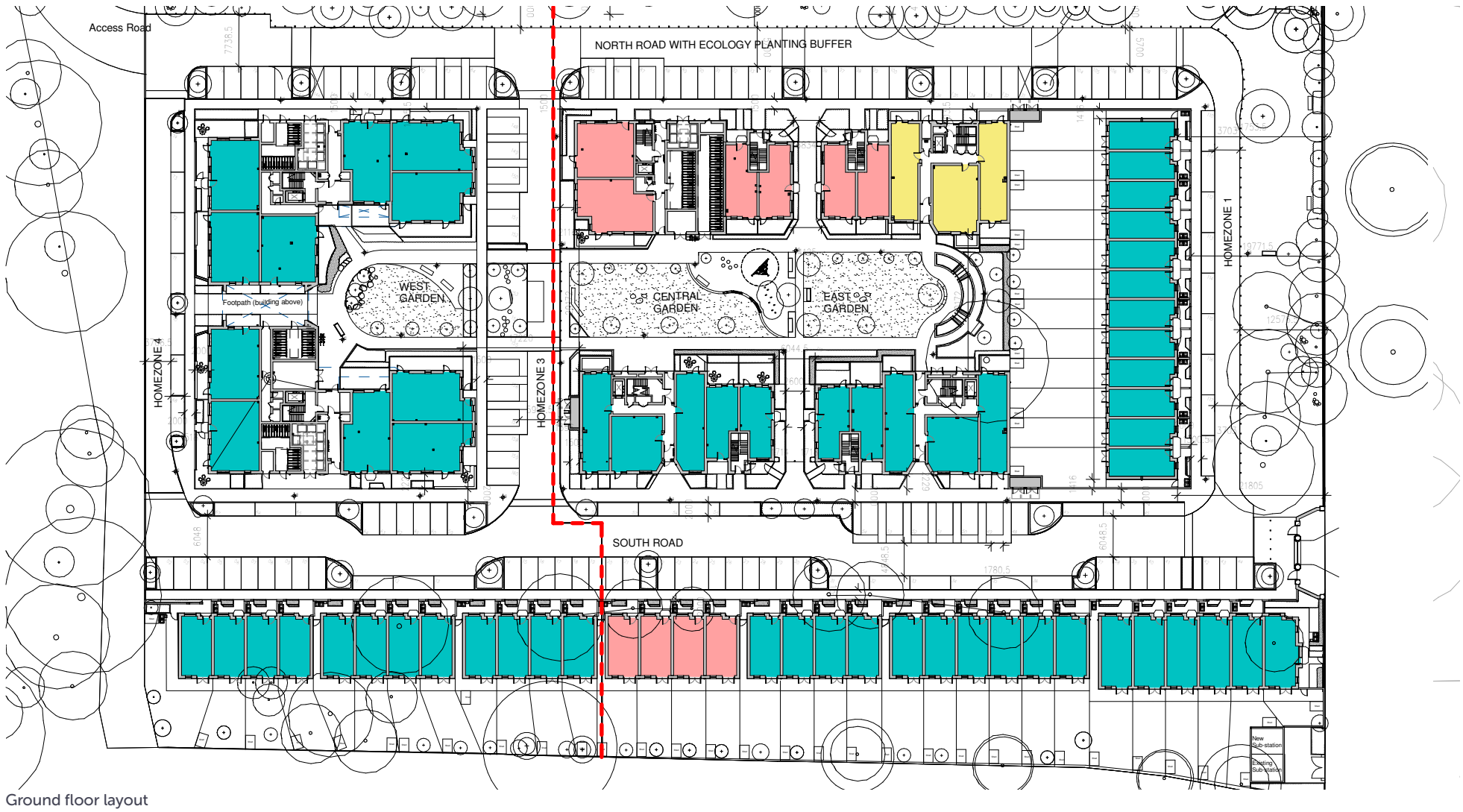
During the concept design stage and right through to the developed design the design intension is focused on a hierarchy of entrances. The principle of the hierarchy is based on how many dwellings are served by an entrance. The hierarchy of entrances is the same on all flat blocks, duplex's and houses regardless of the tenure.

The aesthetic of the houses and flat blocks is identical on both rent and shared ownership buildings. This includes window fenestration, materials specification and entrance details.

This ethos will improve social integration, improve the image of the neighbourhood and allow greater social integration.

Key

- Affordable
- Shared Ownership
- Unrestricted



Schedule

Accommodation Mix	1b/2p flat	1b/2p wch flat	2b/4p Maisonette	2b/3p wch flat	2b/4p flat	3b/5p flat	3b/5p Maisonette	3b/5p house	4b/6p house	total units	total hr	% units overall	% hr overall	% hr affordable	1b units	2b units	3b units	4b units
Additional units																		
Rent	0	1	5	0	15	0	1	4	0	26	87	14%	14%	83%	4%	81%	15%	0%
Intermediate	3	3	0	0	2	0	0	0	0	8	18	4%	3%	17%	75%	25%	0%	0%
Unrestricted	32	6	9	8	42	8	1	22	18	146	516	81%	83%	n/a	26%	40%	21%	12%
Additional units total																		
Total units	35	10	14	8	59	8	2	26	18	180		100%	100%		25%	45%	20%	10%
Habitable rooms	70	20	42	24	177	40	10	130	108		621							
											3.5	average hab room/unit						

Accommodation Summary	1b	2b	3b	4b	Total
Total units	45	81	36	18	180
Total Hab rooms	90	243	180	108	621
Density (hab rooms/hectare)	312.1				
site area (hectares)	1.99				









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