SQUIRE & PARTNERS

Stag Brewery, Mortlake

Design and Access Statement Volume 3: Design Code

16019

January 2020

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
-	16/11/17	First Draft for comment	KH	BJ
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H	21/01/20	Planning Comments	KH	BJ
I	22/01/20	Planning Comments	KH	BJ

Contents

1.0 Introduction

This Design Code has been prepared by Squire and Partners on behalf of Reselton Properties Limited ('the Applicant') in support of three linked planning applications for the comprehensive redevelopment of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT').

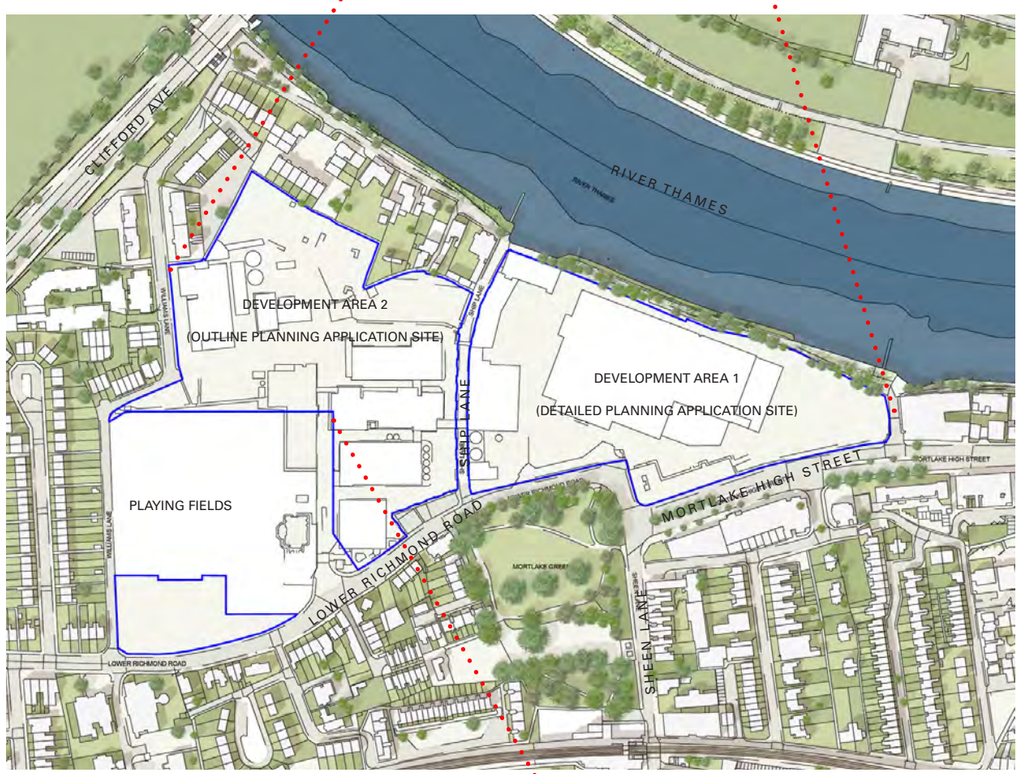
The former Stag Brewery Site is bounded by Lower Richmond Road to the south, the river Thames and the Thames Bank to the north, Williams Lane to the east and Bulls Alley (off Mortlake High Street) to the west. The Site is bisected by Ship Lane. The Site currently comprises a mixture of large scale industrial brewing structures, large areas of hardstanding and playing fields.

The redevelopment will provide homes (including affordable homes), accommodation for an older population, complementary commercial uses, community facilities, a new secondary school alongside new open and green spaces throughout. Associated highway improvements are also proposed, which include works at Chalkers Corner junction.

The three planning applications are as follows:

- Application A – hybrid planning application for comprehensive mixed use redevelopment of the former Stag Brewery site consisting of:
  i. Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
  ii. Land to the west of Ship Lane (excluding the school) applied for in outline detail (referred to as 'Development Area 2' throughout).
- Application B – detailed planning application for the school (on land to the west of Ship Lane).
- Application C – detailed planning application for highways and landscape works at Chalkers Corner.

Full details and scope of all three planning applications are described in the submitted Planning Statement, prepared by Gerald Eve LLP.



Existing Site Plan

Plan indentifying outline parcel of land

Existing Maltings Building

Existing former hotel and Bottleworks Building

Existing Playing Field

Existing view across Mortlake Green

Bird’s eye view of existing site - key features of existing site and context highlighted

This volume of the Design and Access Statement is a Design Code intended to describe the outline elements of Application A (Development Area 2). A separate Design and Access Statement Volume 2: Detailed Design has been provided for the detailed elements of application for Application A (Development Area 1) and both documents should be read in conjunction with the submitted Design and Access Statement : Volume 1 Masterplan Proposals, which covers the entire Stag Brewery Masterplan including both Development Areas 1 and 2 and the school (Application B). All Application A drawings (for Development Area 1 and Development Area 2) are included in Volume 5.

The reason for submitting a hybrid application with an outline planning application for Development Area 2 in outline, is that this is envisaged to be a later phase of overall development. This area is generally residential with the inclusion of the accommodation for older people which includes potential assisted living accommodation and a nursing care home. While it is important to define the parameters and concepts for the development in this area, the detail of these buildings can be advanced at a later date, through the approval of Reserved Matters submissions.

Please note that all illustrations contained within this report do not constitute part of the Planning Application, and are intended as visual representations for illustration only. The Planning Drawings included in the Appendix and accompanying this report provides a full description of the proposals.

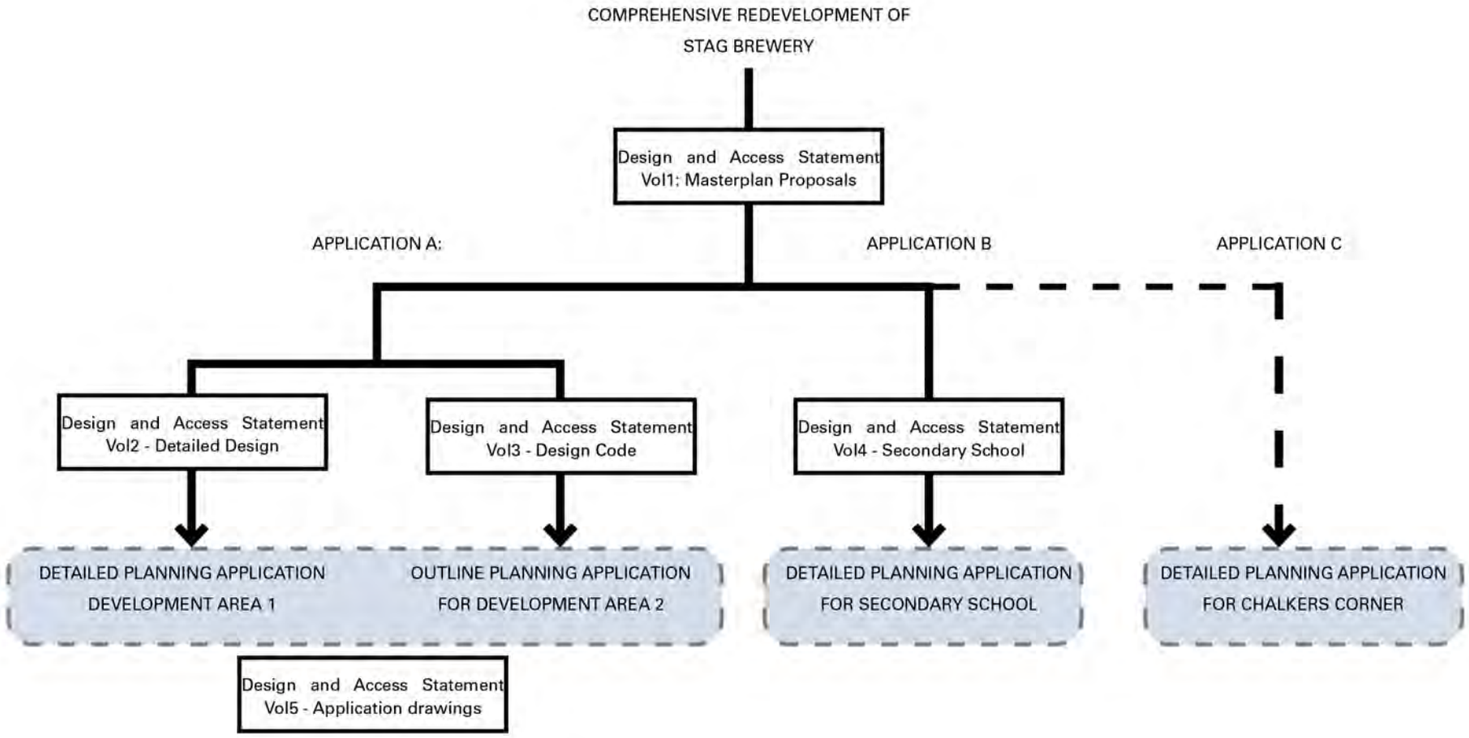
1.1 Design Documentation

The diagram opposite provides an explanation of the structure of the Hybrid Planning Application for the Stag Brewery Site, of which this Design Code forms part of.

The Design Code provides a series of design principles to be applied to the outline part of the Application Site. These principles consolidate the principles established by the Parameter Plans from a design perspective. This Outline section of the Planning Application seeks approval for the Parameter Plans and Design Code as a means of governing the detailed design of the proposal. If granted consent, any future Reserved Matters applications will have to conform with the Parameter Plans and Design Code. The Parameter Plans are included as an appendix to this document.

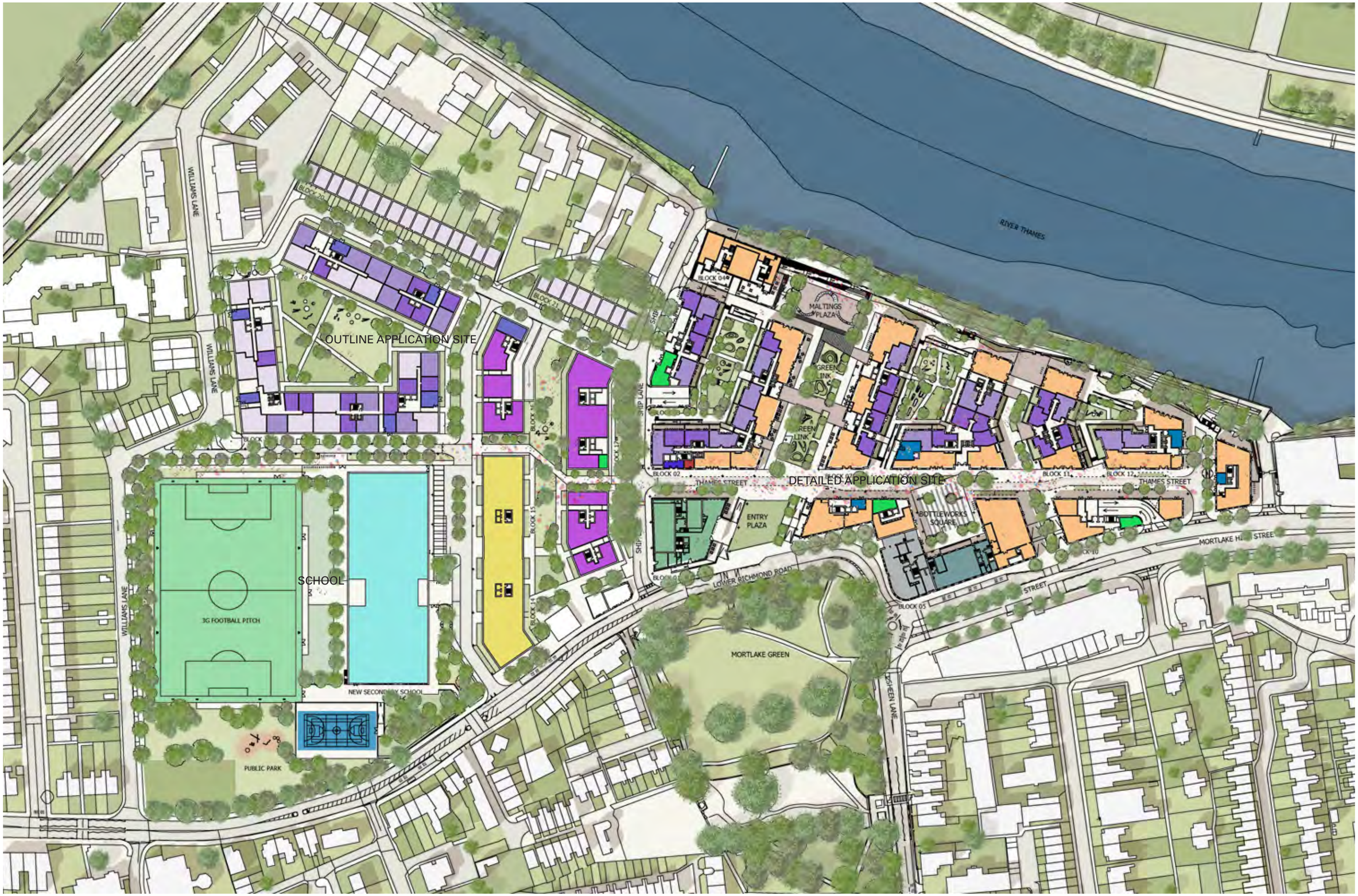
The Illustrative Masterplan - provided opposite and contained within the Design and Access Statement - demonstrates how the scheme may be developed in accordance with the Parameter Plans and the Design Code.

This Design Code should be read in conjunction with the other documents that form part of the Hybrid Planning Application for Stag Brewery. In combination, these elements create a strong and clear vision for the future of the Outline Application component of the Stag Brewery Site. It seeks to provide aspirational as well as specific guidance for the approval of reserved matters that should be followed by future planning applications.



Planning Application Structure Diagram

Existing bird's eye photograph focusing on the existing site



Illustrative masterplan for entire Hybrid Planning Application

1.2 Design Code Structure

The majority of the Design Code is set out in two main chapters; Part Two; Site Wide and Part 3: Character Areas;

Part One: Site Context, Vision and Masterplan Evolution

Part Two: Site Wide (Outline Application Site)
Parameters + Parameter Plans
Streets
Building Typologies
Built Form and Character
Public Realm

Part Three: Character Areas
Street facing Townhouses
Residential Square Buildings
Care Village
Community Park

Part Two: Site Wide
The site wide section of the document provides an overview of the strategic principles that shape the overall masterplan. Following the Stag Brewery Planning Brief, which formed the brief for the initial design development work and subsequent pre-application consultation has further refined the Outline Application proposal.

The Site Wide section of the document provides an overview of both the strategic approaches and the overarching design principles regarding streets, blocks, landscape and sustainability and describes the fundamentals of the agreed approach to the redevelopment.

Part Three: Character Areas
The main aim of the Character Areas section of the document is to describe a 'sense of place' along with the aspirations of a particular part of the masterplan. It provides guidance about how to implement this vision within future planning applications. Each character area will be described separately and in more detail.

1.3 How to use the design code

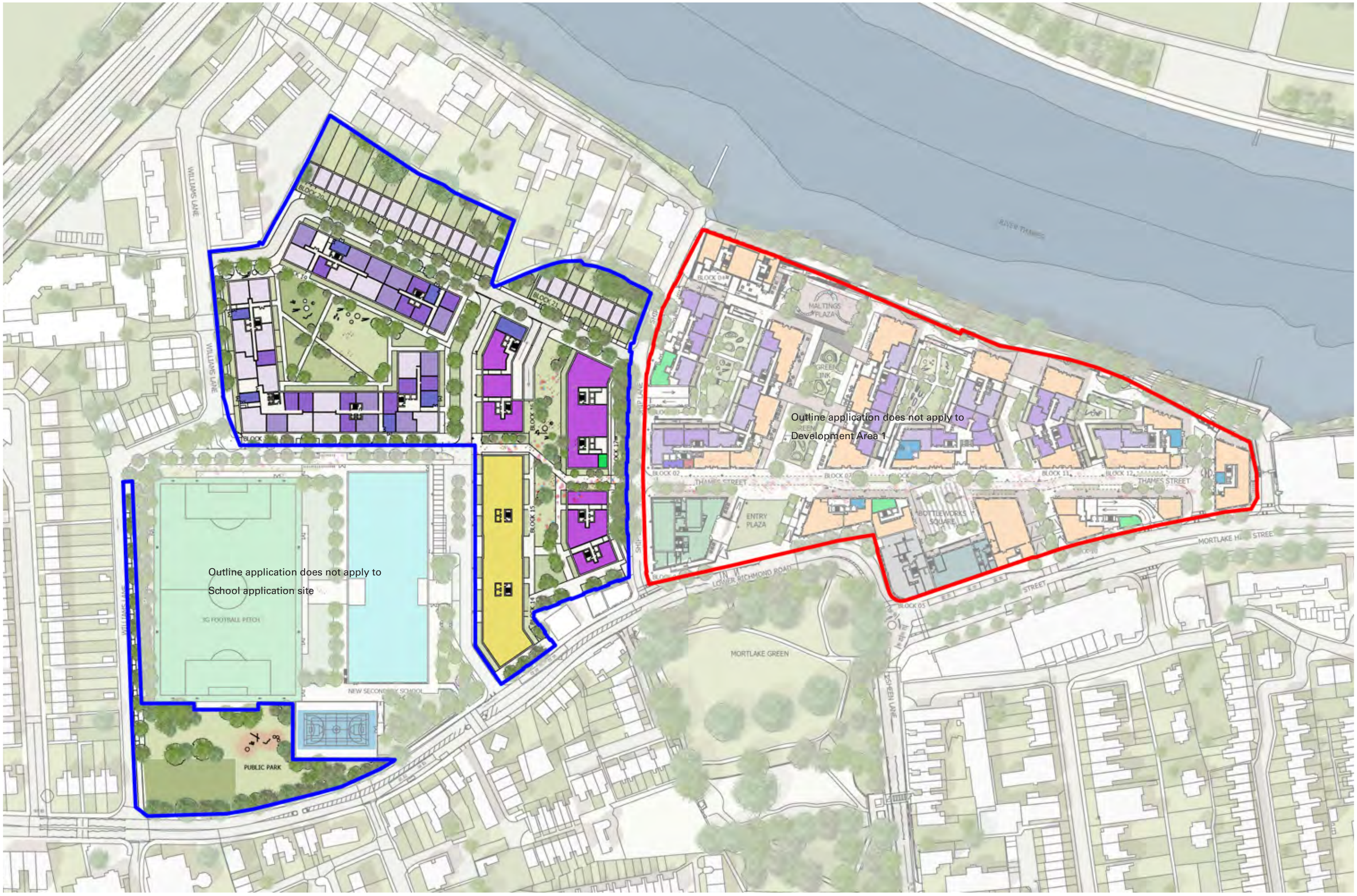
The Outline Application Proposals are described through a series of conditions and building types within the Design Code as illustrated in the plan opposite. This plan aims at providing a clear understanding of the individual components of the masterplan and how they are arranged on the site. Guidance on the design of each of these elements will be provided throughout this design code.

Most guidance is Mandatory and is included to control either urban elements or architectural details which are considered to be of the most importance in delivering a successful masterplan.

These must be incorporated into any design submitted as part of a reserved matters application. Mandatory code will be indicated using the phrase 'The applicant **must**...'.

Interpretive codes are more flexible in terms of compliance and will be phrased 'The applicant **should**...'. Where interpretive code is provided applicants must provide evidence that they have endeavoured to meet the objective or suggest alternative means for doing so.

All reserved matter submissions **must** be submitted with a statement of complience to the design code.



Site Wide Masterplan - Site wide parameters apply to all elements within Development Area 2 Outline Application boundaries (blue lines)

2.0 Site Context Vision and Masterplan Evolution

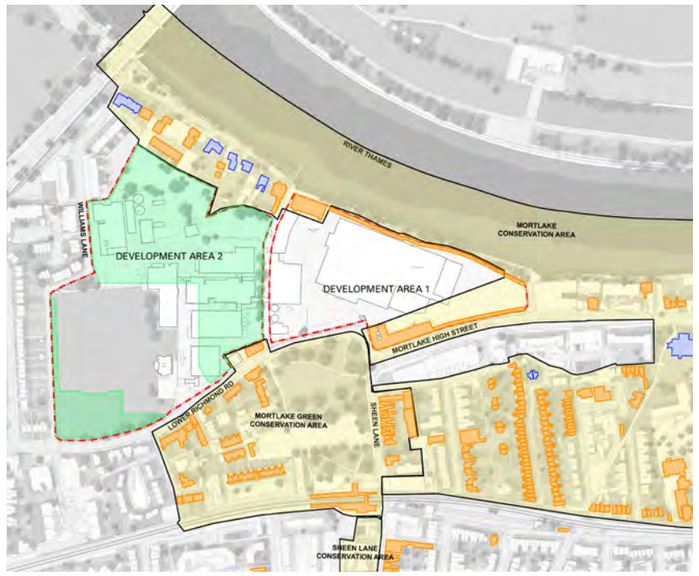
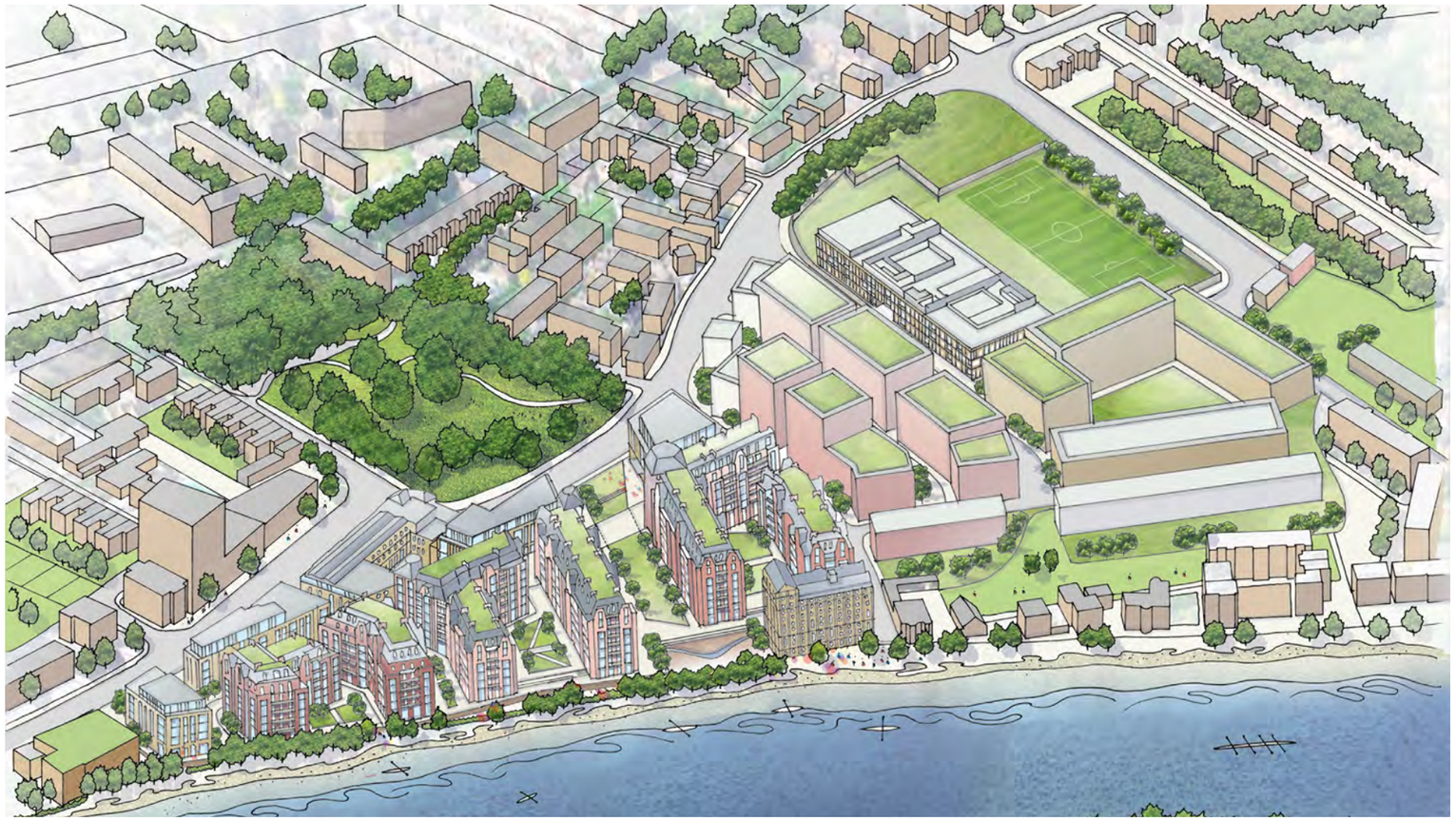


Diagram showing locations of Conservation area in relation to Development Area 2



Illustrative visualisation of entire Hybrid Planning Application masterplan proposal

2.1 Site Context

A detailed description of the site history, and context and masterplan evolution has been provided within 'Design and Access Statement: Volume 1 Masterplan Proposals' that was submitted as part of the Hybrid Planning Application for the Stag Brewery Site Application A. The following sections should serve as a summary of the key features of both context and the proposed masterplan for the Outline Application Site.

The Outline Application Site is not located in a Conservation Area, however it is adjacent to two conservation areas, which include Mortlake and Mortlake Green Conservation Areas.

The Proposed Development offers opportunity - within the framework of the Stag Brewery Planning Brief and the emerging site allocation – to regenerate the former industrial site to provide a new heart to Mortlake. The site is currently occupied by a number of 20th century industrial buildings that were built over a long period of time to serve the former function of the site as a brewery.

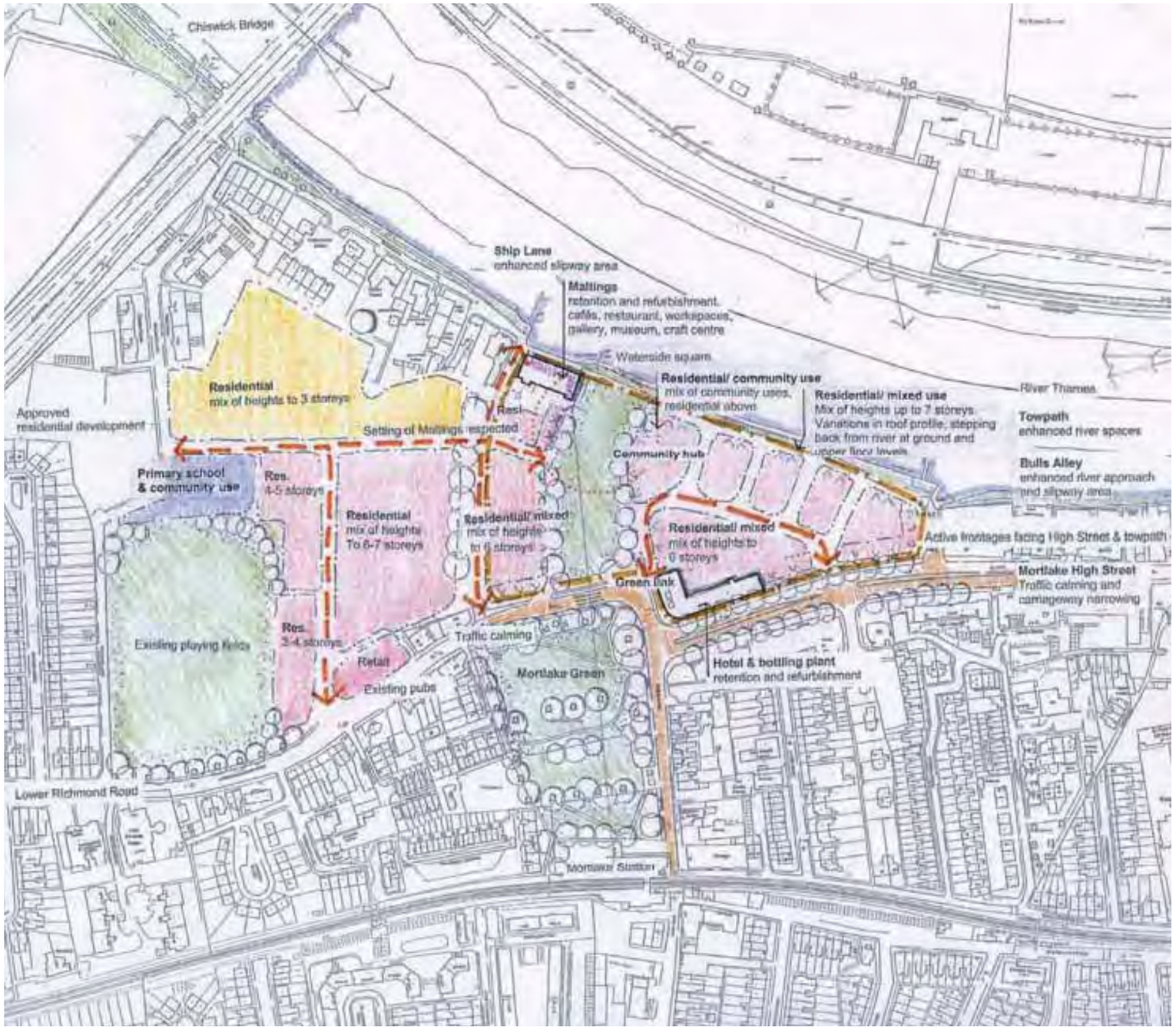
The characteristics of the existing site currently prevent public access through the site and does not provide a street network that connects to the existing built transport infrastructure.

The Planning Brief for Stag Brewery identifies a number of key urban design factors that should be considered in the development of the site:

- The visual relationship of the site to the surrounding area
- The existing urban grain and scale
- Enhancement of character and appearance of the area through high quality development
- Permeability
- The incorporation of the principles of sustainable design and construction

The built form and character of the new development should respond to the above aspirations as well as be accessible, inclusive, safe and sustainable.

For more specific detailed information on key considerations for sustainable design, please refer to the Sustainable Design Appendix. For more specific codes on built form, character and appearance for each of the typical conditions, please refer to Section 3.



Stag Brewery Planning Brief - Site Layout

2.2 Vision and Masterplan Evolution

The Stag Brewery Planning Brief

The built form of new buildings should respond to the distinct character and urban grain of the surrounding Conservation Areas as well as the Stag Brewery Planning Brief. The Planning Brief proposed a framework for the distribution of uses and heights across the entire Stag Brewery Site.

Planning Brief Heights

The principle of the Planning Brief was to provide guidance on building heights by indicating maximum numbers of storeys for zones across the site. The main aim of this guidance was to ensure the proposed heights of buildings taper to lower heights towards the perimeters of the site.

Street Network

The Planning Brief established a heirarchy of routes through the site with the aim of increasing permeability through the site towards the waterfront. A primary emphasis was given to provision of a new 'green link' axis connecting the existing village green to the river and towpath.

Site Allocation

The allocation of uses within the Planning Brief for the Stag Brewery land to the West of Ship Lane included Residential, (Primary) School and Community Use and Playing Field use. The Planning Brief allocations have been further developed within a proposed illustrative masterplan for the entire Stag Brewery Site (see overleaf). The illustrative masterplan proposes more specific areas for uses and potential building footprints.

The Illustrative Masterplan

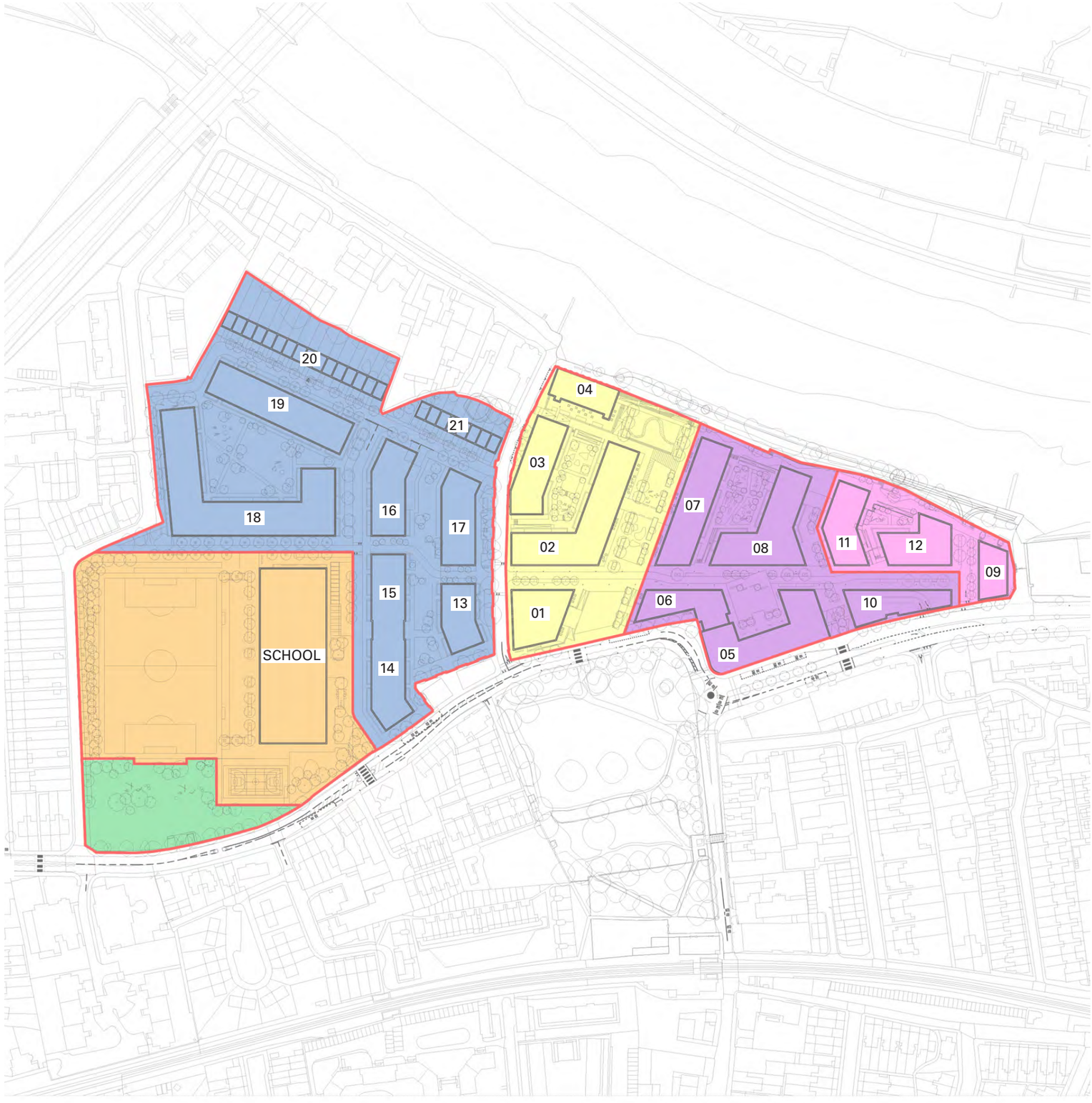
The proposed illustrative masterplan has evolved on the basis of the Stag Brewery Planning Brief and emerging Site Allocation. Within this design code the illustrative masterplan is used as an example of how the application of the mandatory design coding can result in a successful and well-designed outcome that fits in with the surrounding urban grain as well as providing an example of how proposed massing could be distributed across the site.

Development Phases

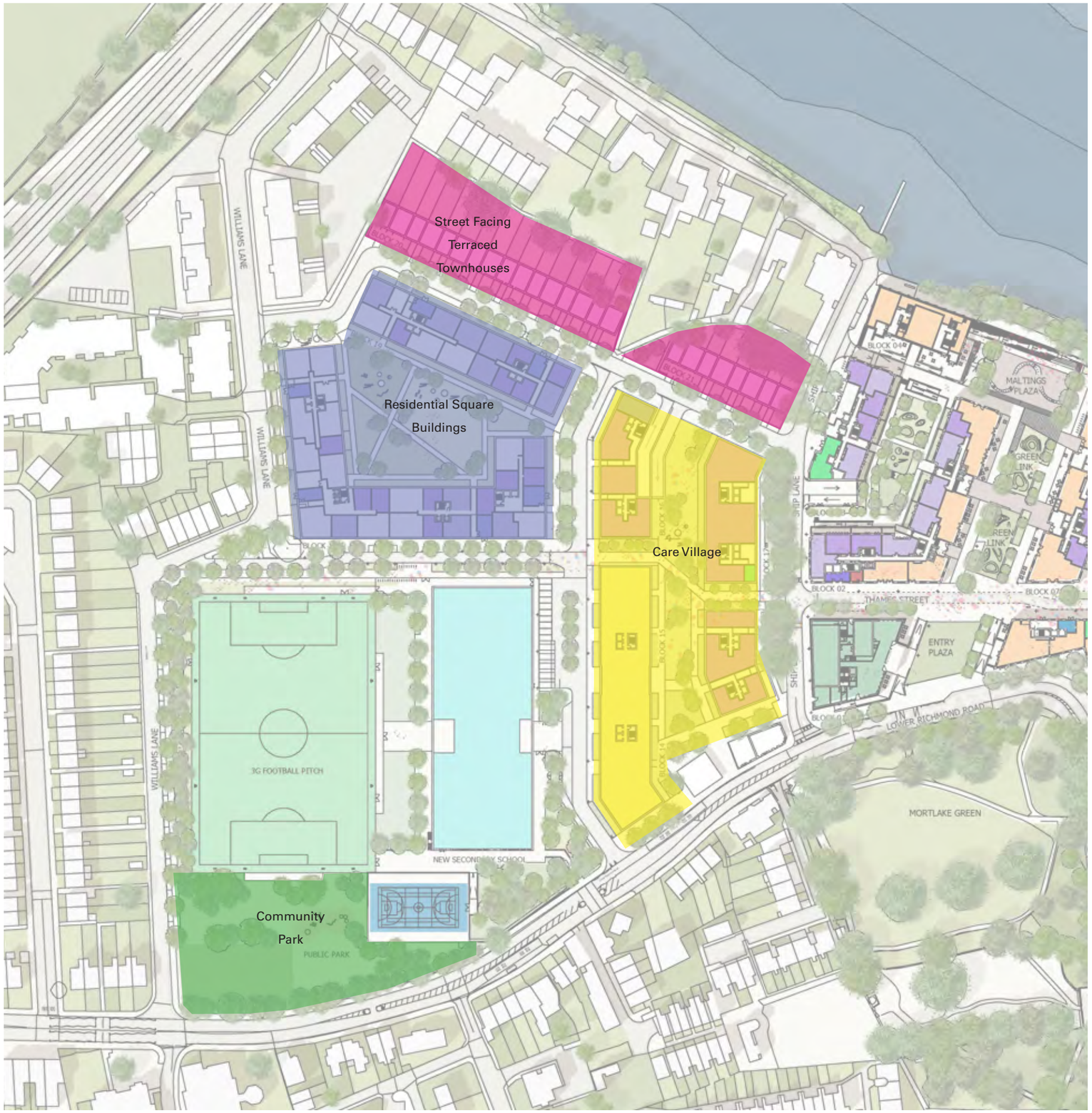
It is proposed that the wider Stag Brewery Site as well as the Outline Application Site will be developed in a series of Phases and Sub-Phases. The diagram opposite illustrates the proposed phases of the development.

The care village (Blocks 13 - 17inc), Block 19 and the affordable housing in Block 18 are due to be delivered simultaneosly with Phase 1B (Blocks 5 - 8inc) under the planned phasing for the application.

Works are anticipated to commence in June 2020 with completion in September 2027. It is proposed that the school is brought forward simultaneously with the first phase of Development Area 1 . This follows the phasing timetable as set out in the Aecom construction plan.



Site wide phasing plan



Character Areas

Character Area Strategy

Because the Phase 2 site does not contain any buildings of Heritage importance and it is physically separated from the River Thames, the proposed approach for this part of the wider masterplan contrasts with the Phase 1 approach.

As well as aiming at protecting and enhancing heritage assets and increasing permeability to the waterfront, the proposal for Phase 2 incorporates a variety of different character areas that create clear definition of the sub-elements of the Outline application. The proposal acknowledges and takes account of the Application B proposals (school and associated open/play space).

The diagram opposite identifies the various character areas:

Community Park
Street facing Townhouses
Residential Square Buildings
Care Village

Part Three/ Section 5.0 describes the aspiration for these specific character areas in a greater level of detail.

3.0 Site Wide Code

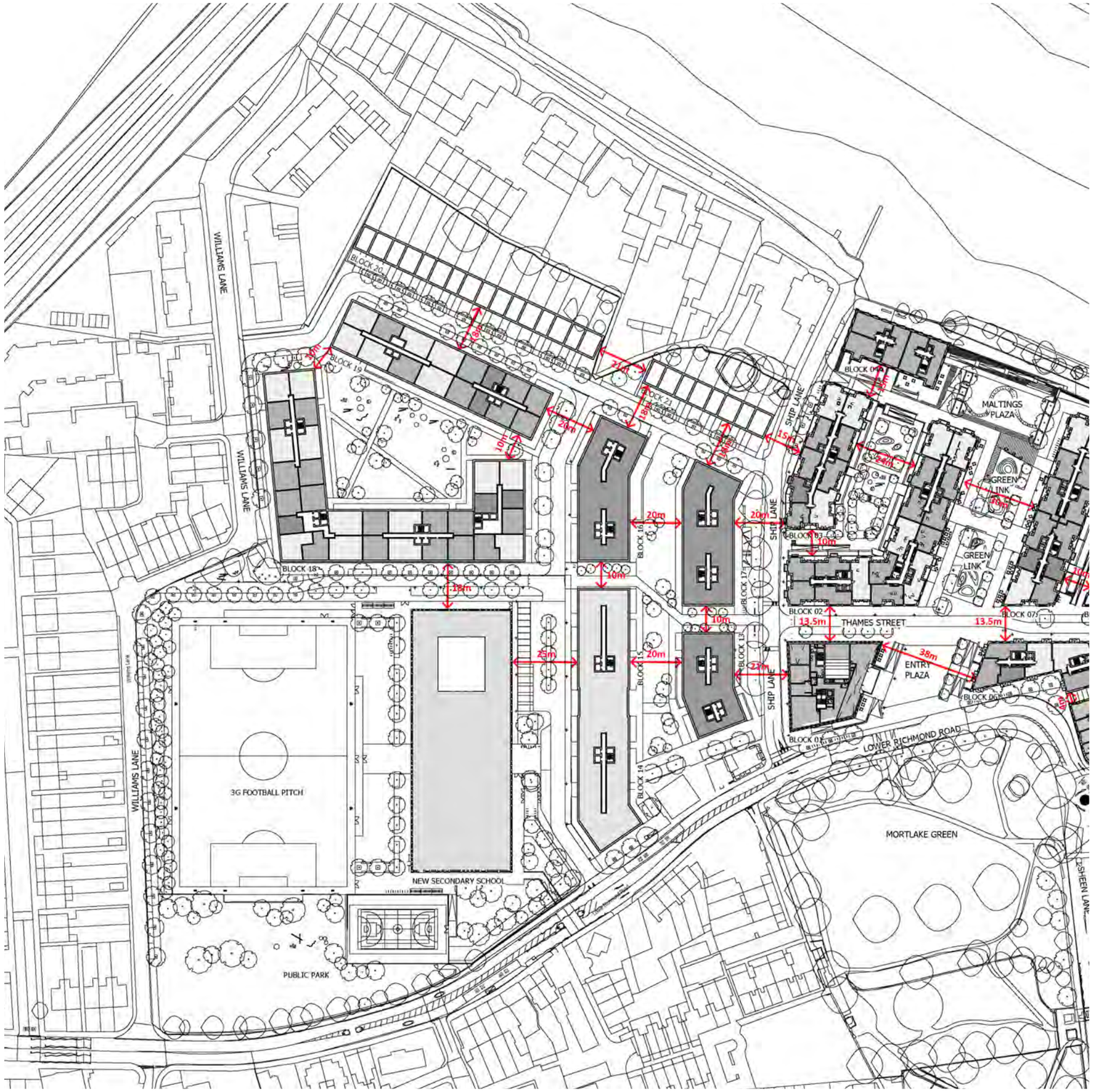
The following sections begin with an explanation of the Parameter Plans that apply to the Outline Application Site and follow on with guidelines that should be applied to the site as a whole.

90% of all new build housing within Development Area 2 will meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% of all new build housing is required to meet Building Regulation Requirement M4 (3) 'wheelchair user dwellings'. This is independent of Development Area 1 which will contain its own requirement for 90% of units to meet Building Requirement M4 (2).

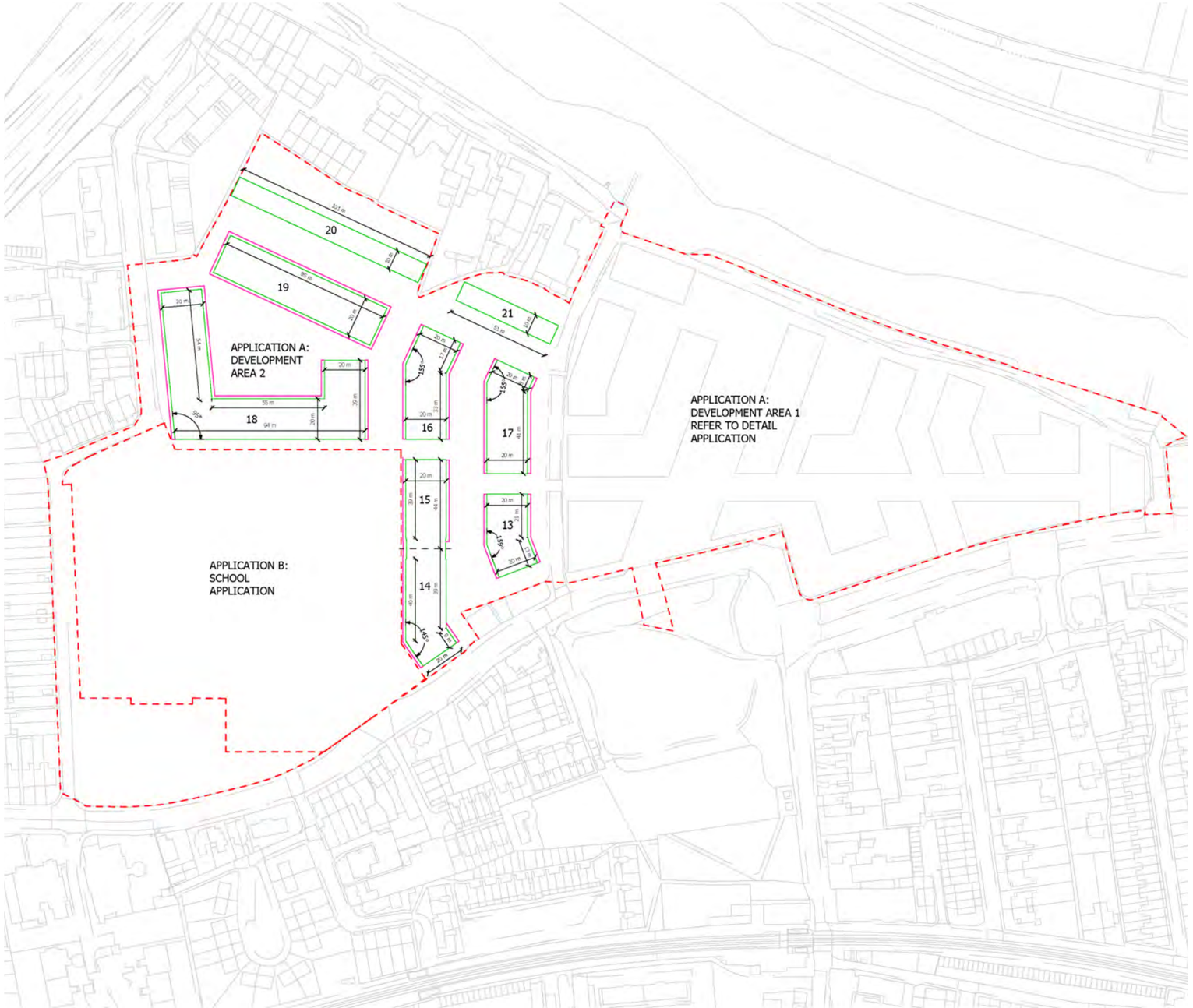
3.1 Parameters

The Parameter Plans set out a series of phases, development parcels and subplots that have their own specific parameters that must be adhered to. The Parameter Plans on which this Design Code is developed around are:

PR 001 – Block footprint and horizontal lines of deviation ground to second floor
PR 002 – Block footprint and horizontal lines of deviation third floor
PR 003 – Block footprint and horizontal lines of deviation fourth floor
PR 004 - Block footprint and horizontal lines of deviation fifth floor
PR 005 - Block footprint and horizontal lines of deviation sixth floor
PR 006 – Block heights and vertical lines of deviation
PR 007 – Proposed building levels – ground floor
PR 008 – Land use distribution - ground and upper levels
PR 009 – Land use distribution – basement
PR 010 – Basement maximum depth and extent
PR 011 – Demolition and retention plan
PR 120 – Hard and soft landscape plan
PR 121 - Public realm and Open Space plan
PR 122 - Landscape principles plan
PR 123 – Play space location plan
PR 124 – Circulation plan - vehicles
PR 125 – Circulation plan - cycles
PR 126 – Circulation plan - pedestrians



Plan showing distances between blocks within Development Area 2



Parameter Plan PR 001 showing block footprints and horizontal lines of deviation for ground to second floor levels

The diagram opposite indicates the typical distances between facades. A further 1.5m zone may be added onto max extent elevations (Highlighted on page 15) that is used for projecting balconies, ground floor buffer zones or small areas of projected façade only and **must not** form a continued façade line.

3.1.1 Building Footprints

Parameter Plans PR 001, 002, 003, 004 and 005 show the extents to which the proposed building footprints can deviate.

The drawing sets out the maximum and minimum amount of site area that can be occupied by building footprints. Generally, footprints must vary by a maximum of 1.5m overall. All construction must occur within this zone – including balcony overhangs, projecting bays or any other built element.

As a principle, building footprints have been set out to align with one another and relationships between blocks are important in informing the spaces between.

It is important to note that the max extents lines must not be used as a continuous façade line.

Any areas of projected facade/bay within the 1.5m max extent zone must be staggered from any areas of projected facade/bay on opposite building. This is to avoid two projected facades/bays directly opposite one another.

Fenestration on any projected facade/bay must face only onto secondary rooms/ non habitable rooms.

The minimum gap between any two facades on a building elevation **must** be no smaller than 8.5m.

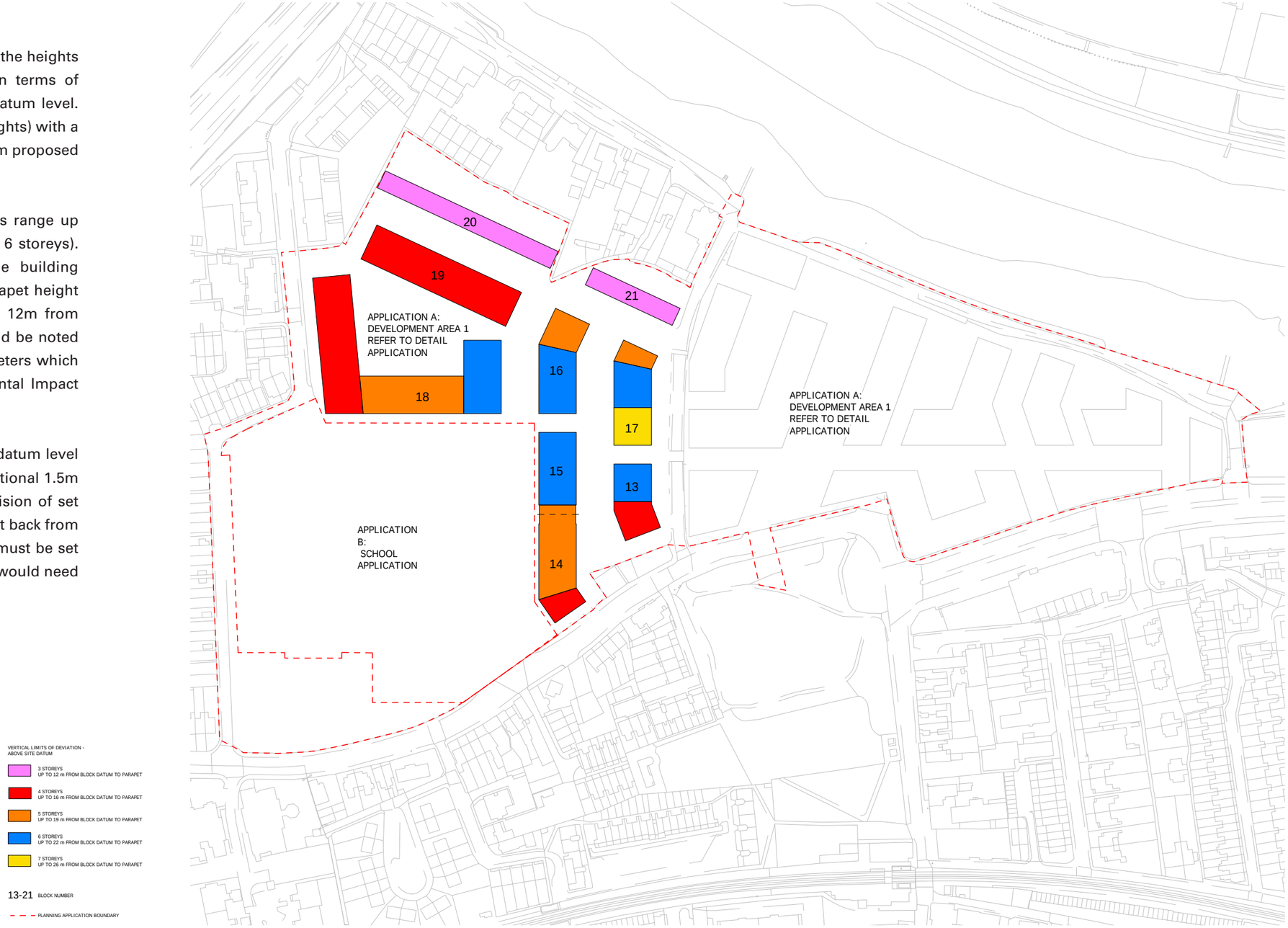
The maximum width of any area of projected facade/bay within the max extents zone **must** not exceed 5m.

3.1.2 Building Heights

Parameter Plan PR 006 shows the extents to which the heights of each proposed building height can deviate in terms of storey numbers and metres above ground floor datum level. This is expressed in terms of A.O.D (and storey heights) with a minimum and maximum height cap (measured from proposed ground level).

Within the Residential square the building heights range up to 22m from block datum to parapet height (4 to 6 storeys). Within the Garden courtyard (Care Village) the building heights range up to 26m from block datum to parapet height (4 to 7 storeys). The terrace houses range up to 12m from block datum to parapet height (3 storeys). It should be noted that these heights represent the maximum parameters which were assessed for the purpose of the Environmental Impact Assessment.

Building heights are measured from ground floor datum level to parapet level. An allowance of a maximum additional 1.5m above these heights must be adhered to for provision of set back balustrades and plant. Balustrades must be set back from the edge of facades by at least 300mm and plant must be set back by at least 1500mm. Heights above this zone would need to be agreed with LBRuT planning officers.



Parameter Plan 006 showing block heights and vertical lines of deviation

PROPOSED SITE LEVELS

BLOCK DATUM (GROUND LEVEL)

13-21 BLOCK NUMBER

PLANNING APPLICATION BOUNDARY

Parameter Plan 007 showing proposed building levels at ground floor level

3.1.3 Ground Levels

Parameter Plan PR 007 shows the proposed datum for the proposed ground floor levels of each building. These proposed levels take into account existing site falls, flood levels and requirement for basement car parking facilities.

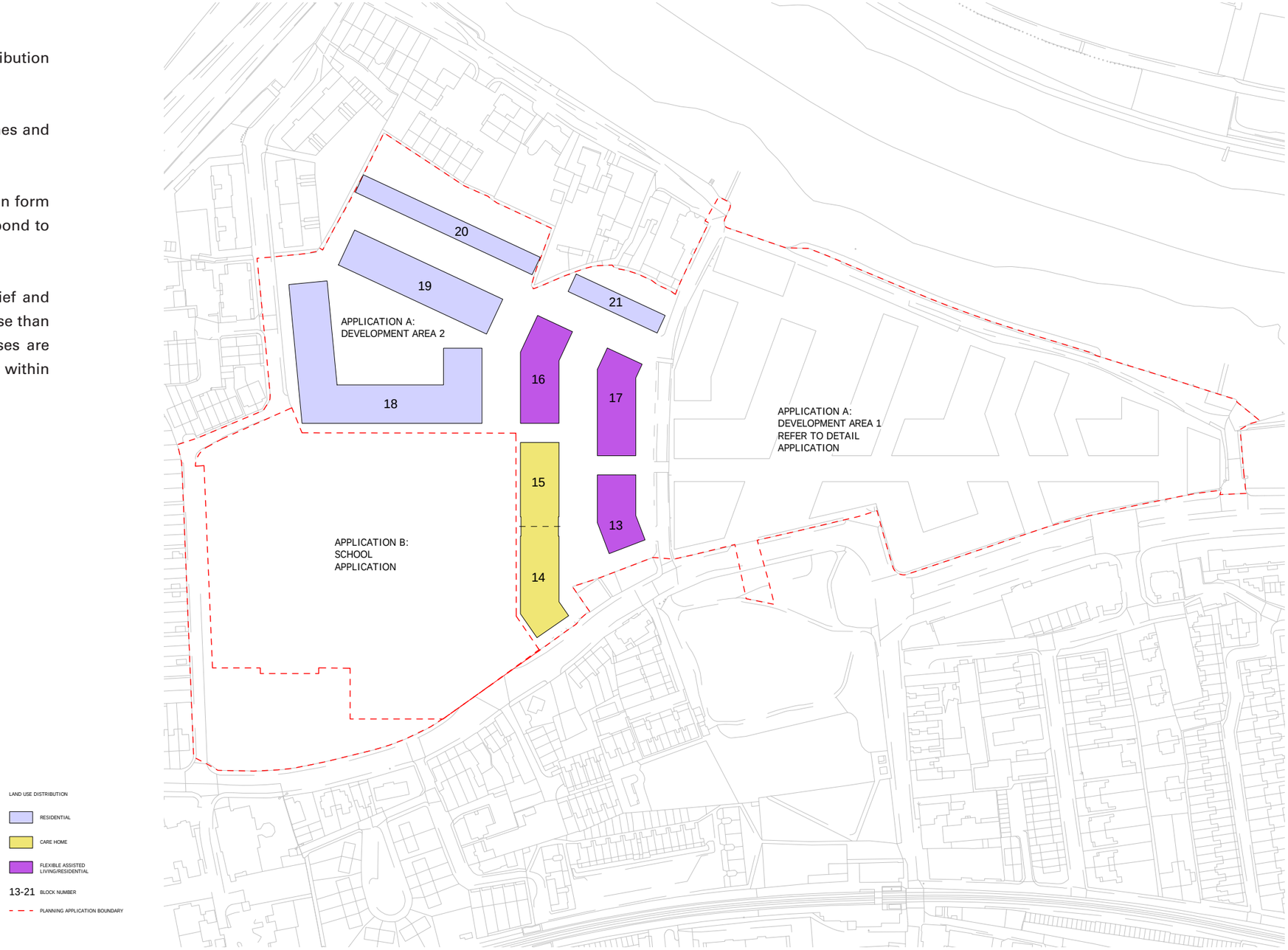
3.1.4 Land Use

Parameter Plans PR 008 and 009 show the proposed distribution of land uses across the proposal.

The proposed land uses include Residential, Care Homes and Assisted Living.

These proposed land uses serve to re-enforce the urban form of the elements of the masterplan on the site and respond to the distribution of uses within existing context.

This mix of uses has been driven by the Planning Brief and emerging Site Allocation and is intentionally less diverse than the Detailed Planning Application for Phase 1. The uses are proposed to be contained separately from one another within focused clusters of buildings.

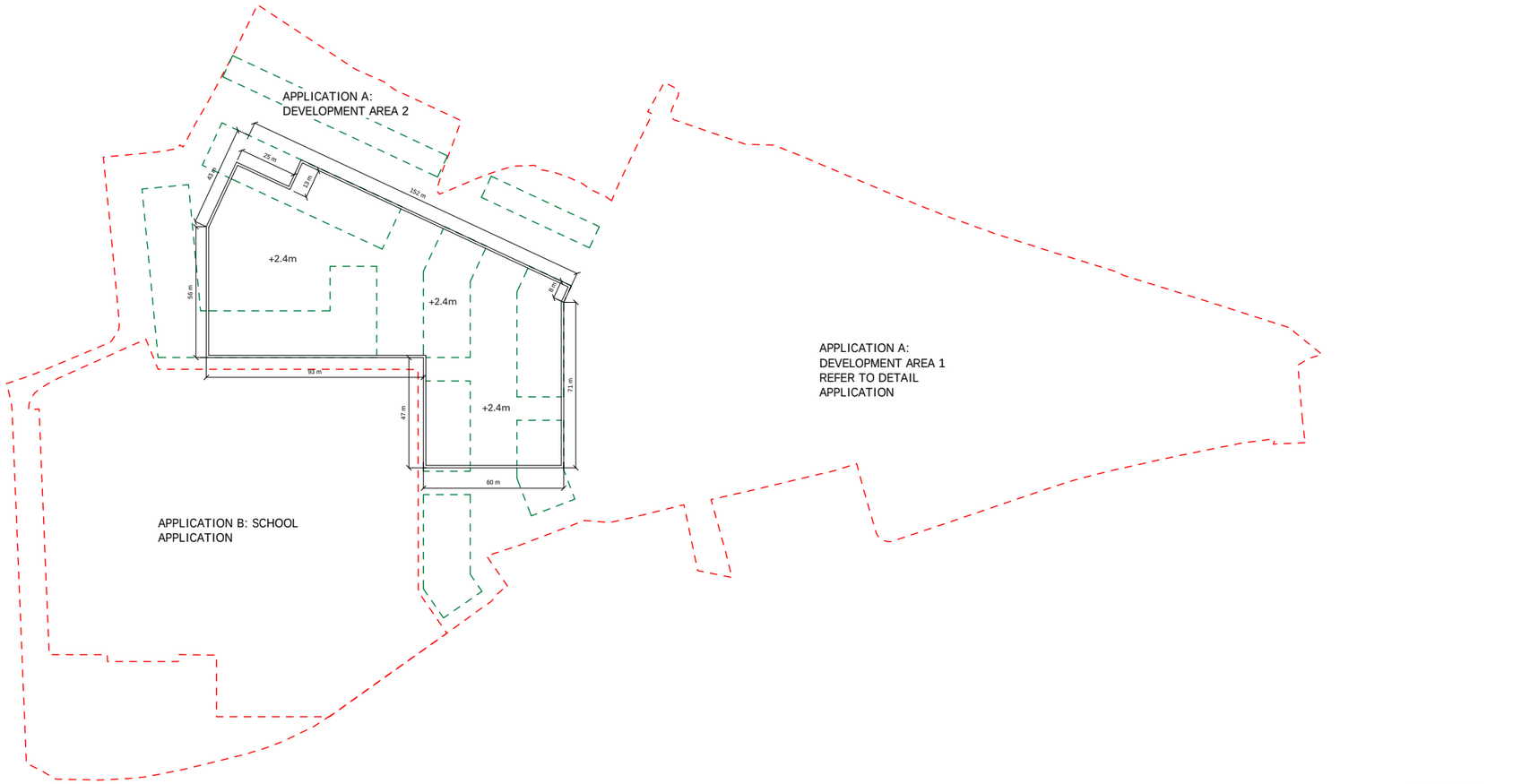


Parameter Plan 008 showing land use distribution at ground and upper levels

3.1.5 Basement

Parameter Plan PR 010 shows the depth and extent of the proposed basement relative to the proposed building footprints above. The proposed basement will be provided in order to accommodate a mixture of car parking, cycle parking and plant that will serve the above ground development. The maximum depth of 3.5m (including basement raft and blinding).

Car parking sizes to be 2.5m x 5m with a clear basement floor to ceiling height of 2.4m. This is to accomodate bicycle movements, larger cars and certain vans (although not all).

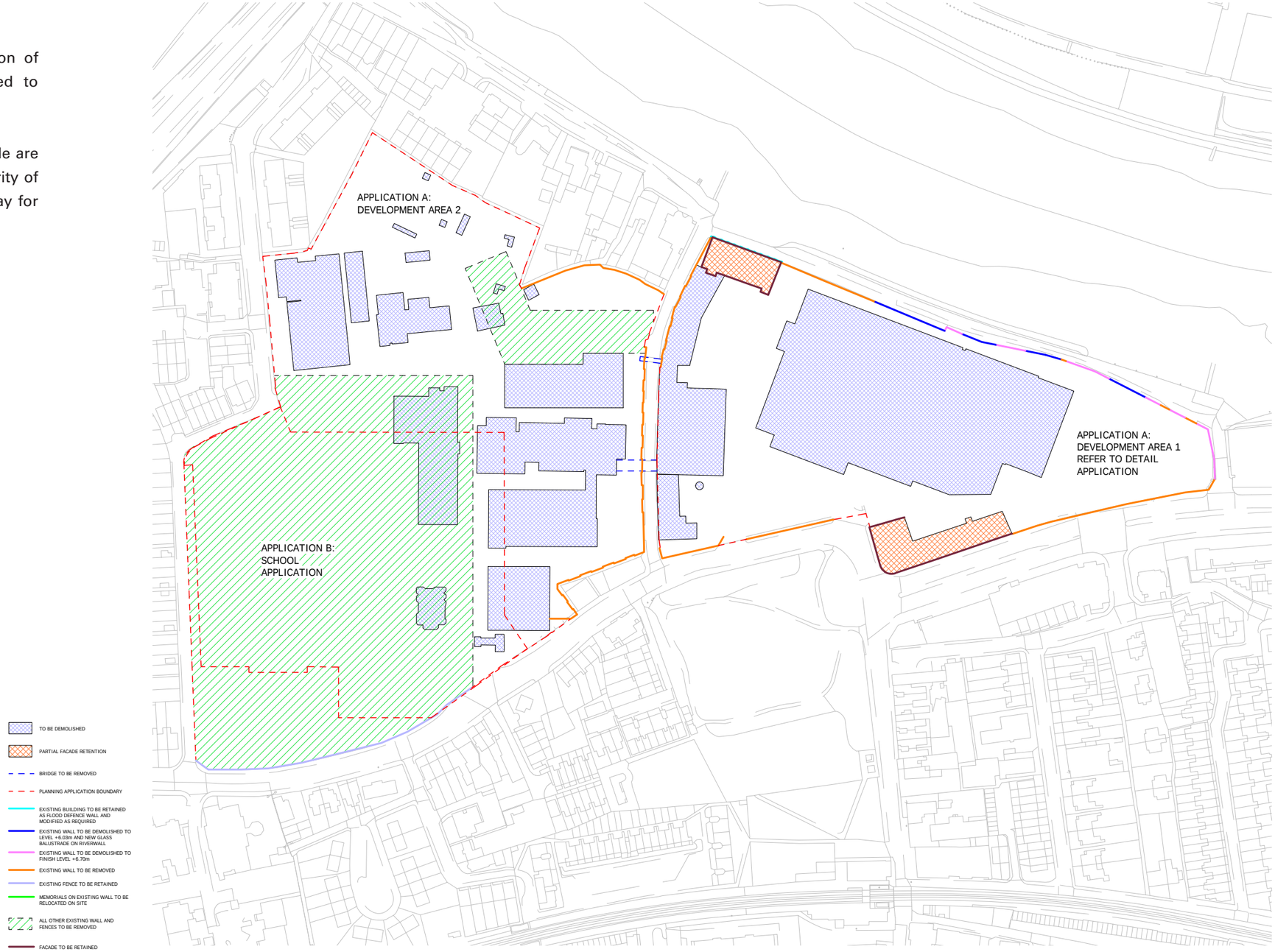


Parameter Plan 010 showing maximum depth and extent of basement

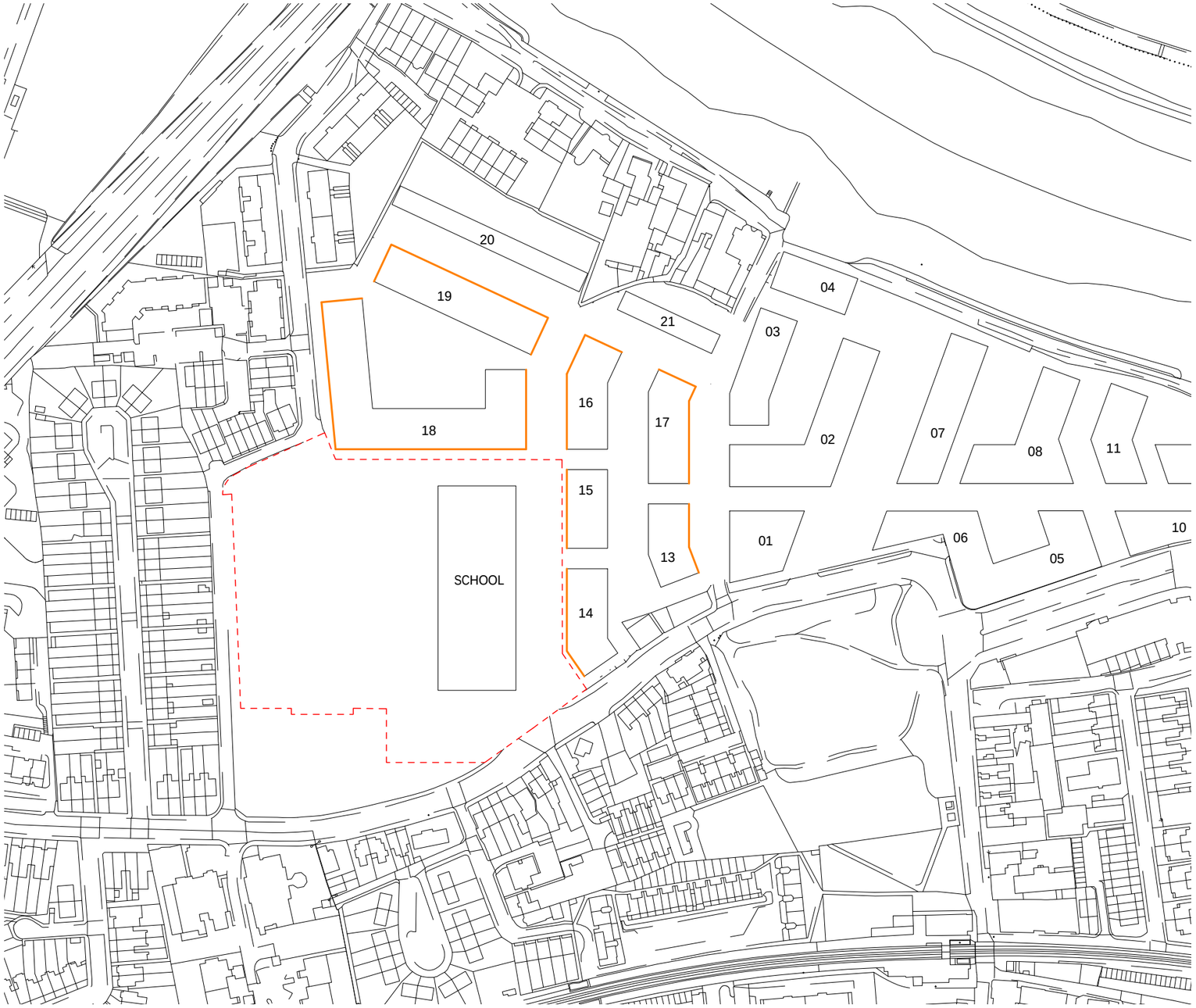
3.1.6 Demolition

Parameter Plan PR 011 shows the extent of demolition of existing buildings and site features that are required to facilitate the proposal.

None of the buildings within the area of the Design Code are buildings of heritage value or listed, therefore the majority of existing built elements must be demolished to make way for the development.



Parameter Plan 011 showing extent of demolition of existing buildings and site features



Parameter Plan 012 showing location of active frontages

3.1.7 Active Frontages

Parameter Plan PR 012 shows the suggested location of active frontages within the scheme.

In the majority of cases, the longest elevation of each block will face onto the main streets throughout the site. This avoids large areas of blank brick facade and instead allows for active frontages through large windows, entrance doors, projecting balconies and varied elevational treatments.

To ensure an active frontage is achieved on these elevations, the frontage to refuse and bicycle stores must be kept to a minimum. Block entrances must be incorporated into an elevation highlighted as active on the diagram opposite.

Entrances must be prominent and easily distinguishable. The same design/quality of entrances must be provided within both private and affordable residential buildings.

3.2 Streets

3.2.1 Layout

The hierarchy of streets that are shown in the parameter plans has been derived from the Stag Brewery Planning Brief. The Planning Brief set out guiding principles for the structure of the streetscape. While a number of the principles focused on the Eastern part of the wider Hybrid Application Site (App A), the following principles could be interpreted as applying to the Outline Application component:

- Create a masterplan for progressive long term development
- Provide a vibrant mix of uses including high quality mixed tenure housing
- The development must not create 'gated residential communities' which restrict permeability and positive community interaction
- Achieve high quality, sustainable and inspirational design of both buildings and open space using different design approaches and materials to avoid a similar approach across the whole site
- Reduce and mitigate any adverse impact on the wider area, including on the transport network and parking
- Care Village

3.2.2 Vehicle Movement Hierarchy

The principle for vehicle movement within Development Area 2 is that most will use the new road adjacent to the new secondary school and circulate through the site, around the care village to return by Ship Lane. Those that live in Blocks 18 and 19 will access their car park from this route and so only residents in the townhouses in Blocks 20 and 21 will use the other circulation route which goes west and returns by Williams Lane. The road between the school and Block 18 is restricted to traffic with only occasional school vehicles, waste collection and emergency vehicles using this. This will minimise the use of Williams Lane by visitors and residents of the new development.

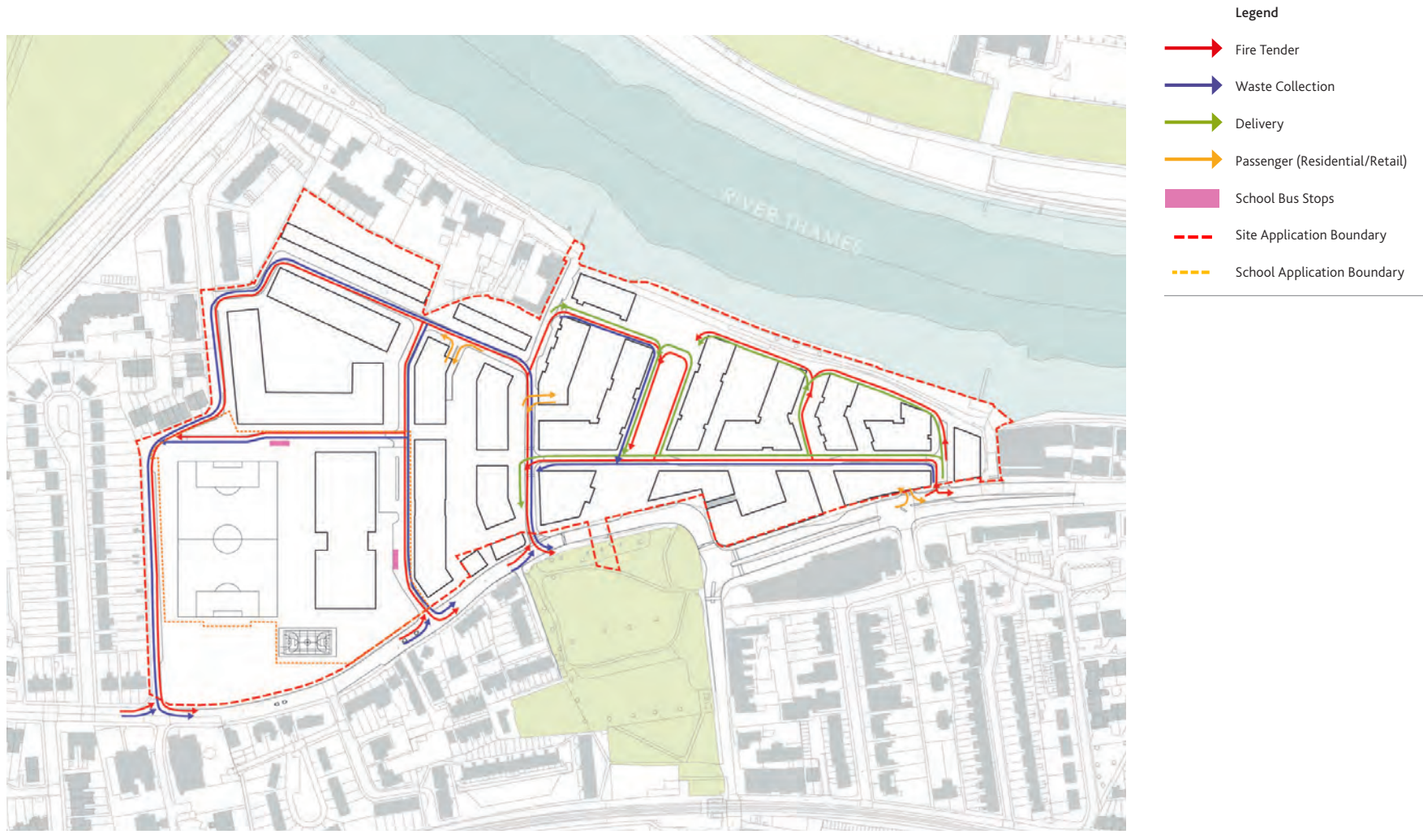


Diagram of proposed vehicle routes

3.2.3 Cycling Strategy

The main cycling route cuts across the vehicular route, using the route restricted to vehicles to traverse the site from west to east. More minor routes follow the roads to individual blocks in this area.

3.2.4 Pedestrian Strategy

The pedestrian routes through the site are numerous and only restricted by the impermeable boundary to the north adjoining the houses on Thames Bank. There is however one route here as well as other routes at the side of the development area on Williams Lane and Ship Lane. Much of the focus of pedestrian routes in Development Area 2 is to access the school.

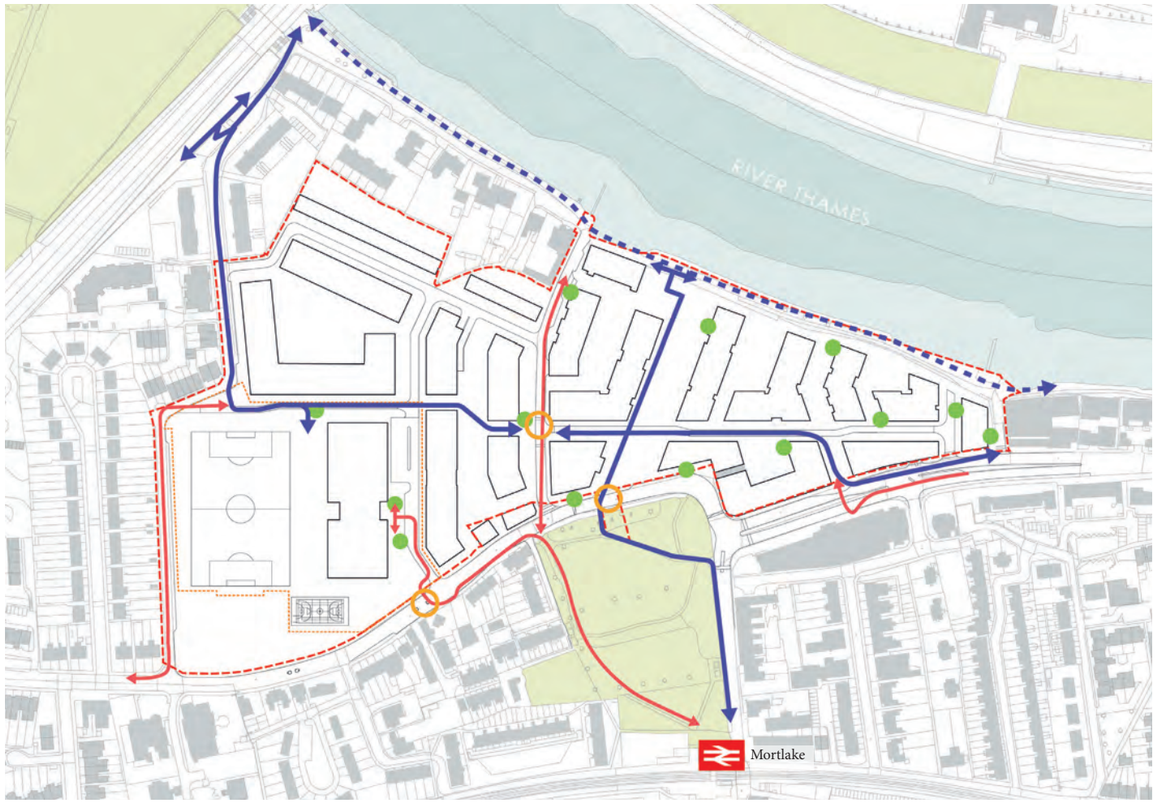


Diagram of proposed cycling routes

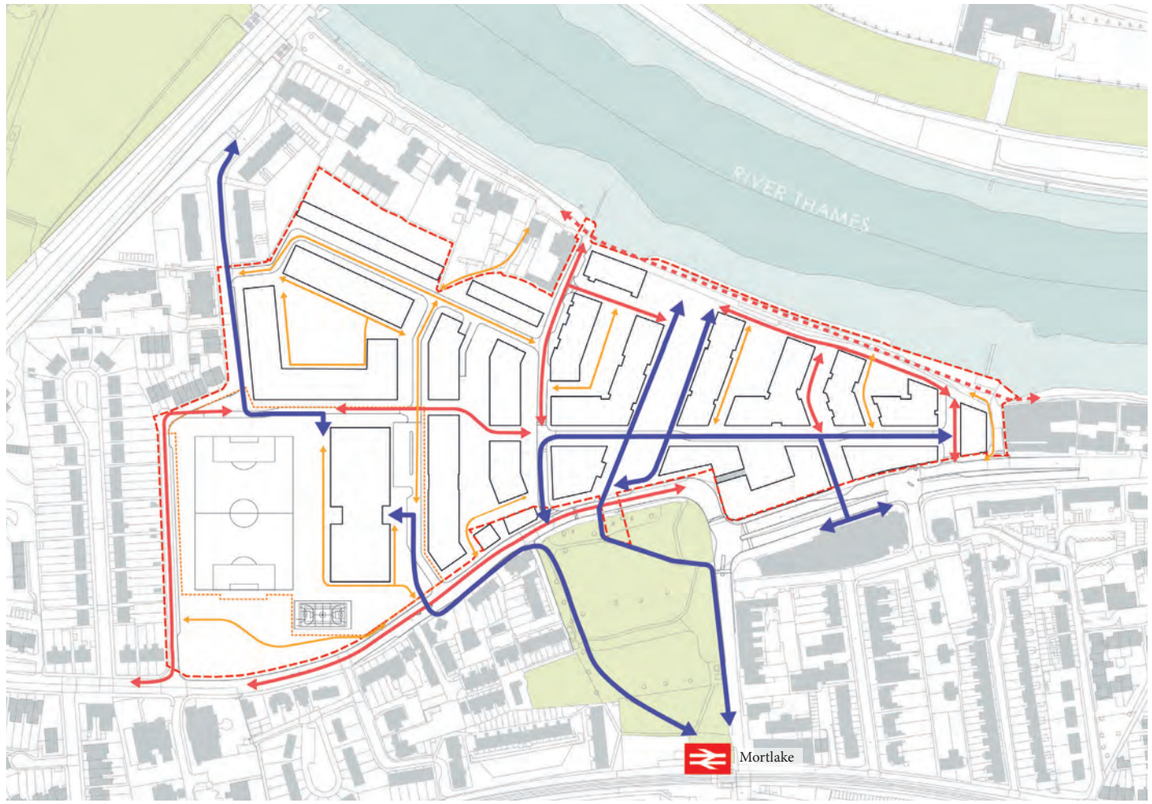
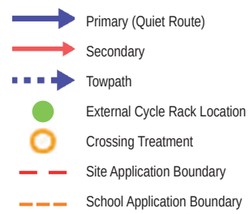
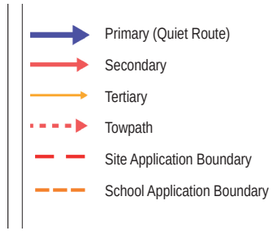


Diagram of proposed pedestrian routes





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. Design **must** allow for clear articulation of the massing of the higher elements. This is indicated in Section 3.4 Built Form and 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.

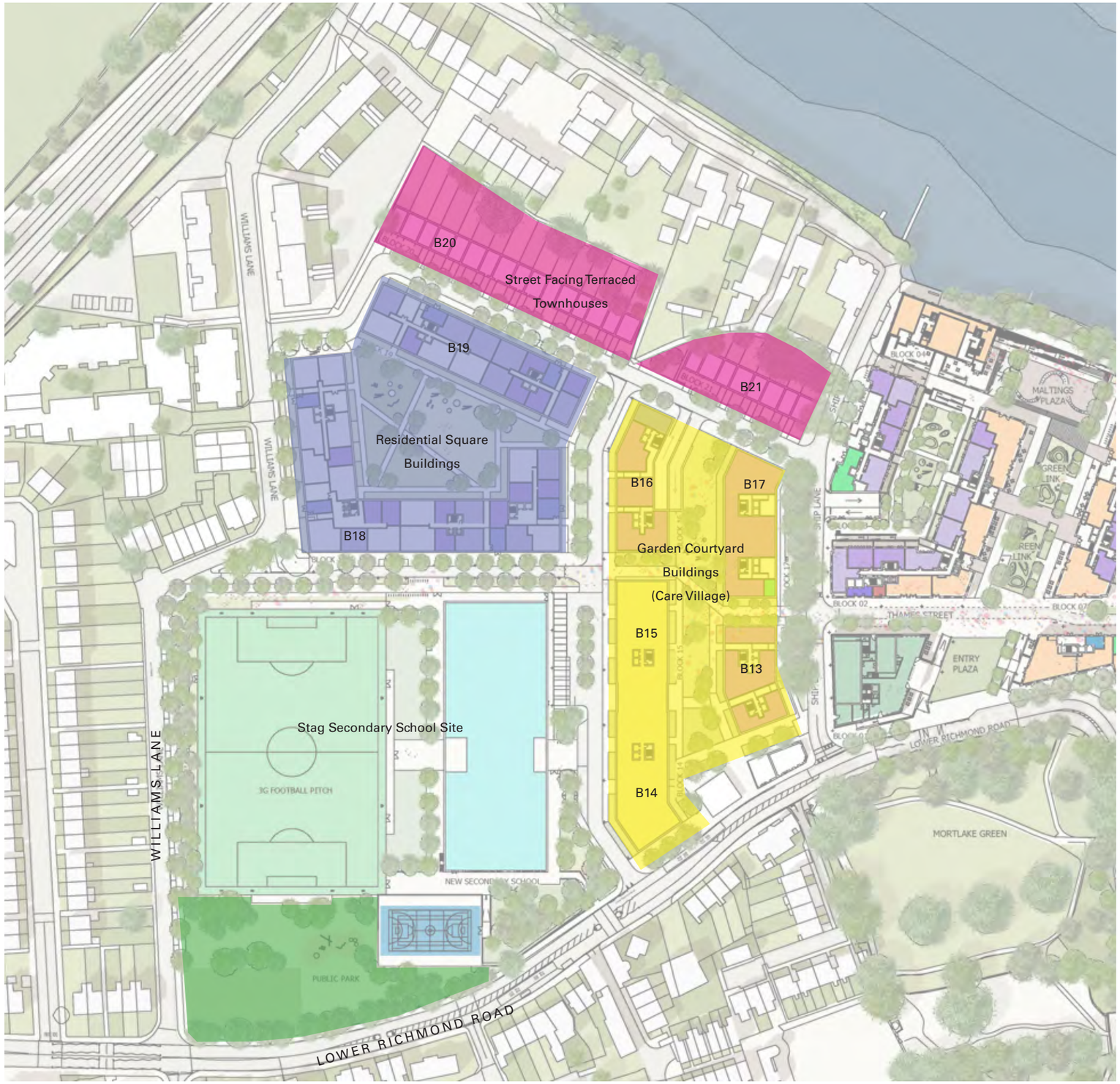
3.3.3 Garden Courtyard Buildings (Care Village)

Mandatory - Up to 7 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 - Buildings B14 and B15 **should** potentially connect to one another at ground and/or first floor level. The design of these buildings **must** 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 15m, otherwise a break or step in massing is required. The diagram opposite illustrates how a block over the length of 15m **should** be broken up. This is either by creating a single or double storey step in the mass or recessing part of the facade to give the appearance of more than one massing element.

This break in the elevation could consist of either a recessed balcony, with the recessed façade having a different specification (material/colour) or a rebate formed within the façade material.

If the recess is in the form of a balcony then the minimum recess must be 1.5m.

If the recess/elevation break is in the form of a rebate within the façade, then the minimum depth and width must be 0.5m

Block Massing and Articulation

Residential square buildings **should** be articulated as an assemblage of aggregated elements. To the higher elements and long elevations this should be achieved with steps in storey, sections of recesses within the facade, variation of material tones and corner treatments as outlined on the page opposite.

Roof Form

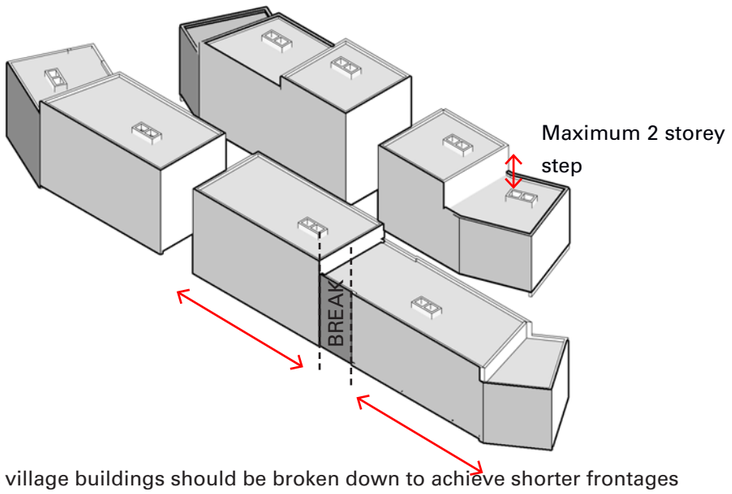
Articulation in roof forms **must** be integral to the built form.

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

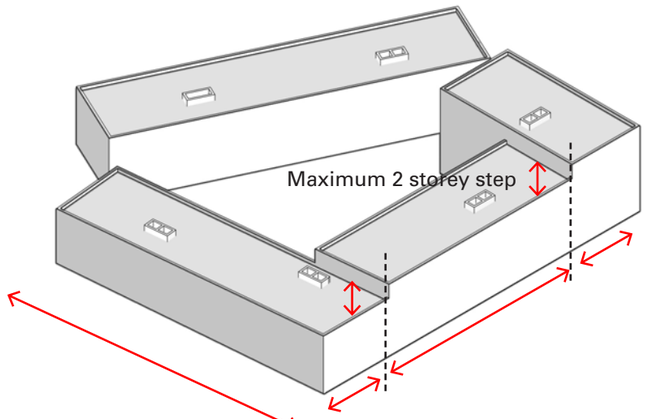
Steps in height within and between blocks should be deliberate and purposeful, and **must** be a minimum of 1 storey and maximum of 2 storeys.

Height of Buildings

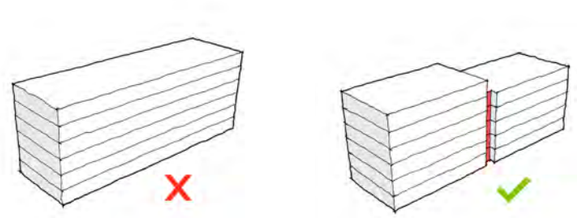
A set back to the upper floors of buildings **must** be incorporated in circumstances where:



Care village buildings should be broken down to achieve shorter frontages



Residential square buildings should be articulated as assembled massing elements



Length of frontage

- Improvements to daylight penetration to residential courtyards is required.

- A lower parapet level is required to more closely relate to an existing streetscape.

In the above circumstances a single step **must** be incorporated and the step **must** be either one ore two storeys in height.

With regard to the west elevation of Building 18 (facing Williams Lane), the primary building line of Block 18 shall not extend beyond the minimum extent as set out on the parameter plans (16019-C645_Z2_P_PR_001), with any protrusions beyond this being ONLY balconies and minor variance in secondary elements, including fenestration (as per paragraph 3.4.9 of this design code), unless otherwise agreed in writing with the Local Planning Authority

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 **must** 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.

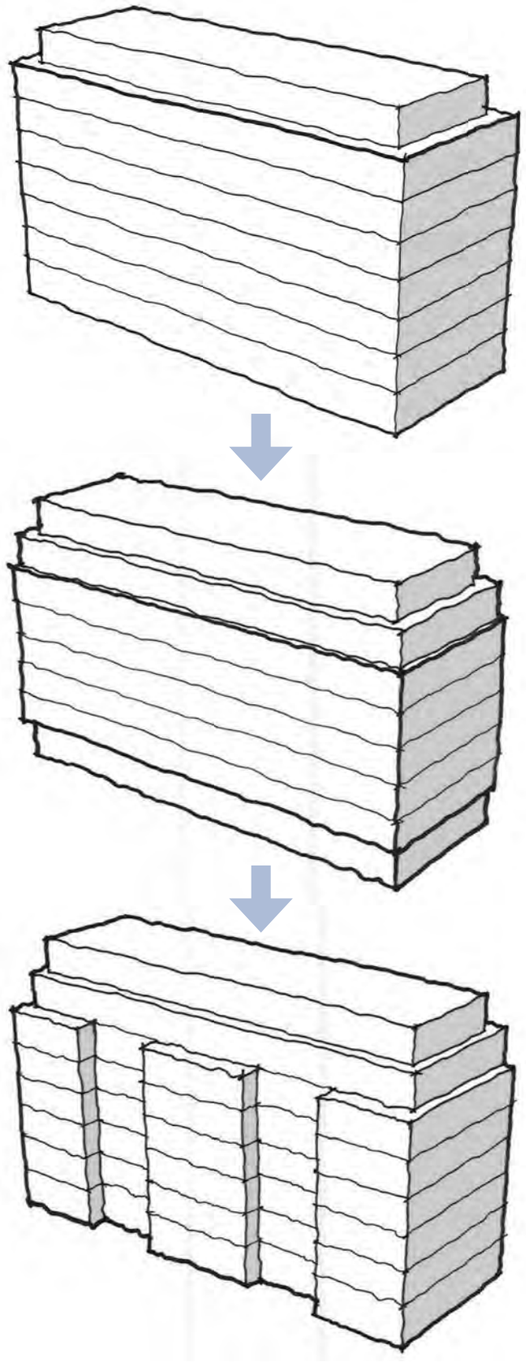
Solar shading techniques **must** be integral to the building design.

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 **must** create a subtle distinction between ground and upper level uses.

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



Diagrams illustrating potential evolution of residential square building massing

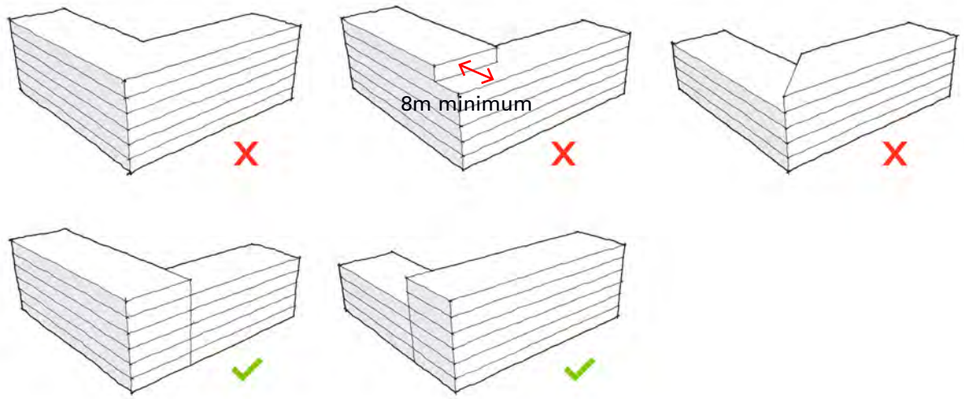


Diagram illustrating corner treatment

View from green (Jolly Gardeners)

View from bridge

3.4.3 Balcony provision

As per the London Housing Design Guide, balconies **must** be a minimum depth of 1500mm and be large enough to achieve the minimum amount of amenity space required for each unit.

A variety of both recessed and projecting balconies should be considered to help break up long elevations.

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.

Where a top storey building set back is proposed, the set back **must** be at least 2m back from main building facade.

Corners

Corners **should** 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 as indicated in the diagram below.

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

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

3.4.4 Views

Townscape views have been identified that will need careful consideration, these include the following:

- View from bridge
- View from green (Jolly Gardiner)

Consideration of building appearance and massing needs to be made from each of these viewpoints.

3.4.5 Daylight and privacy (Building Distances)

Any future Reserved Matters Application to be submitted for the Site **must** 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 and provision of dual aspect units **must** be maximised.
The majority of elevations are between 18m - 20m apart. To ensure a sufficient level of privacy on these elevations, staggered windows and recessed balconies **should** be utilised to avoid any negative impact on privacy between units.

All lighting throughout the development **must** meet BRE guidelines.

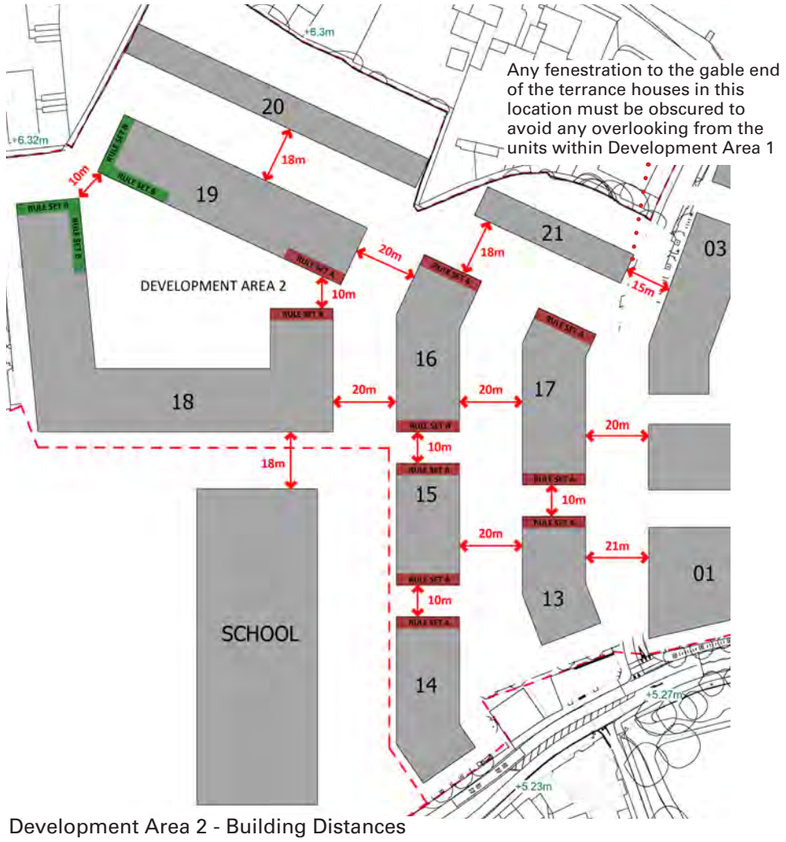
For buildings that are seperated by a distance of 10m (building end elevations) the following rules **must** be adhered to in order to ensure a high level of privacy is maintained:

Rule Set A (Block end to end elevations 10m) RULE SET A

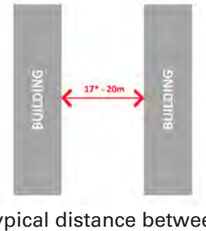
- Living rooms **must** be located to the corners of buildings to allow for dual aspect views.
- Primary views from living rooms **must** be directed out from the long elevation.
- Living room to living room and bedroom to bedroom overlooking only.
- Bedrooms on to Rule Set A elevations - Recessed facades **must** be applied to facing bedrooms to increase distance between bedrooms to a minimum of 13m.
- The distance between bedrooms **must** not fall less than 13m
- Staggered windows **must** be used on the facing elevations to avoid potential overlooking issues between rooms.
- Projecting facade bays and balconies **must** not be used on Rule Set A facades
- The entire frontage of a single residential unit **must** not be positioned in Rule Set A locations and the units that straddle this Rule Set **must** have living rooms that face a different outlook.

Rule Set B (Block 18-19 Relationship) RULE SET B

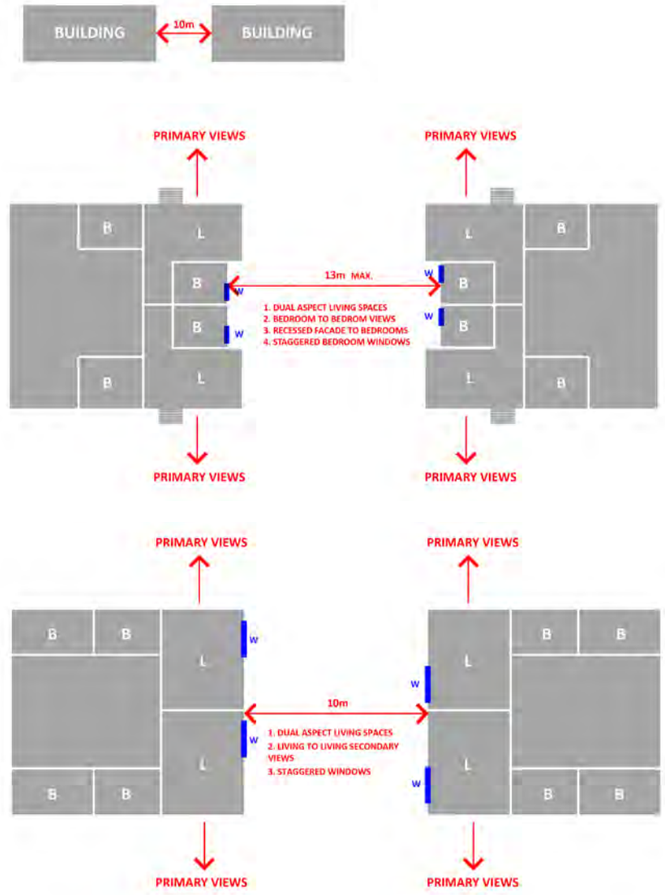
- Living rooms **must** be located to the corners of buildings to provide dual aspect views and to allow for the maximum distance between bedroom views.
- Primary views from living rooms **must** be directed out from alternative elevations.
- Living room to living room and bedroom to bedroom overlooking only.
- Recessed balconies **should** be considered to secondary bedroom. This is to provide additional screening to ensure a sufficent level of privacy.
- Minimum distance between bedroom windows **must** be no less than 16m.
- Views out of bedrooms will be directed away from adjacent/ opposite block.
- No projecting facades within these areas.
- Angle between opposite building must be 60° minimum to ensure views remain oblique.
- There **must** not be any projecting bays/balconies within the Rule Set B zones.



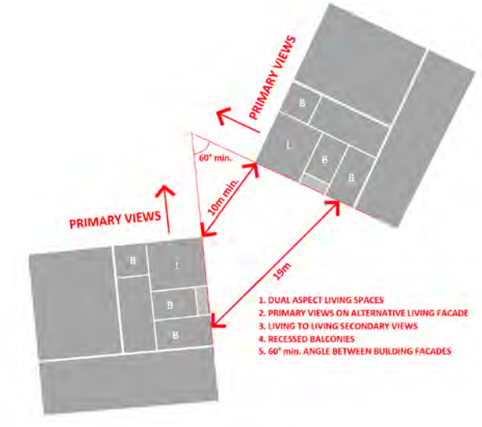
Development Area 2 - Building Distances



Typical distance between long elevations



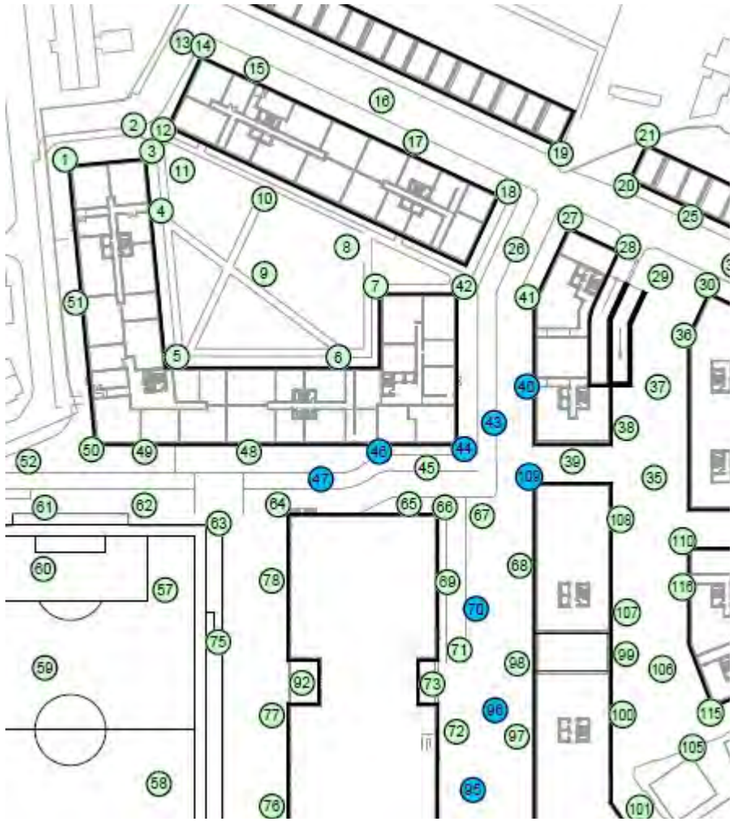
Rule Set A



Rule Set B

3.4.6 Wind Mitigation

The Pedestrian Level Microclimate Assessment within the Environment Statement of this Application has identified that there is a risk of 'windier' than desired wind conditions to the ground floor level of the West facade of Block 16 - specifically location 40 in the diagram below.



The design of this area of the ground floor level of the West facade of Building 16 **must**:

- Exclude a building entrance in this location; or
- Recess the building entrance; or
- Plant 3m-5m tall trees or erect screens of at least 2m high on both sides of any entrance at location 40.

Further wind testing **must** be verified through further wind tunnel testing at the reserved matters stage.

3.4.7 Noise Reduction

The residential buildings **must** be designed such that internal noise levels must meet that of any relevant condition on the parent application. As noise levels from anonymous sources will be greater than those expected from the sports pitch and MUGA, the façade will be sufficient to reduce noise to an appropriate level.

3.4.8 Primary façade materials

Selection of façade materials **must** 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. A maximum of 4 materials **must** not be exceeded on any one building/block. This however should not inhibit variation in texture and/or colour of material.

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 materials with limited longevity and frequent maintenance requirements and low durability **should** be avoided.

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

Primary facade materials: example of brick and masonry

Primary facade materials: example of brick and masonry

Example of timbers secondary elements only

Example of complementary primary and secondary elements

3.4.9 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.

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.

Example of contemporary detailing of vernacular form

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 (rectangular or square as opposed to decorative) **must** be selected for window systems in order to avoid adding unnecessary complexity to the façade design.

The finish of windows **must** be carefully considered to compliment other secondary materials such as railings and balustrades and reveal depths **must** be at least 150mm or greater..

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 **must** be finished in a manner that complements other façade materials.

ENTRANCES AND SIGNAGE

The corner treatment of buildings **must** 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

INTRODUCTION

This Stag Brewery Design & Access Statement has been prepared by Gillespies Landscape Architects on behalf of Reselton Properties Limited ('the Applicant') in support of three linked planning applications for the comprehensive redevelopment of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT').

The former Stag Brewery Site is bounded by Lower Richmond Road to the south, the river Thames and the Thames Bank to the north, Williams Lane to the east and Bulls Alley (off Mortlake High Street) to the west. The Site is bisected by Ship Lane. The Site currently comprises a mixture of large scale industrial brewing structures, large areas of hardstanding and playing fields.

The redevelopment will provide homes (including affordable homes), accommodation for an older population, complementary commercial uses, community facilities, a new secondary school alongside new open and green spaces throughout. Associated highway improvements are also proposed, which include works at Chalkers Corner junction.

The three planning applications are as follows:

• Application A – hybrid planning application for comprehensive mixed use redevelopment of the former Stag Brewery site consisting of:
i. Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
ii. Land to the west of Ship Lane (excluding the school) applied for in outline detail (referred to as 'Development Area 2' throughout).

• Application B – detailed planning application for the school (on land to the west of Ship Lane).

• Application C – detailed planning application for highways and landscape works at Chalkers Corner.

Full details and scope of all three planning applications are described in the submitted Planning Statement, prepared by Gerald Eve LLP.

This section of the report sets out landscape design principles and strategies for Development Area 2 to support Application A.

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 masterplanning 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) Illustrative Masterplan

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 must 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 (minimum of 1.2m) [fig. 01]. Road reserves are to be typically 15m wide. The School access street should be a minimum of 10.5m wide. To include a 5.5m wide carriageway (minimum) and 1.2m wide footpaths on both sides of the road. Any remaining space should be utilised for either a planted verge or bus stops/waiting areas. On street parking for the school has been removed.

Private houses fronting onto northern street must be provided with single parking bays (4.8 x 2.4m) at right angles to kerb line and fully within the property boundary. Remainder of front gardens are to be soft landscape (planting or grass) with a min 0.9m wide access path. Typically, the overall length of a private garden would be 5m, the width varying between 2 - 3.5m depending on the unit type. [fig. 02]

Twenty on-street parking spaces **must** be provided in Williams Lane (2m wide parallel parks). Ship Lane can currently accommodate circa 22 spaces.

Medium-sized street trees (6-8M ht) **must** be provided along verges and comply with LBRuT Street Tree recommendations.

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 must be clearly marked and signed as dedicated primarily for pedestrian and cyclist use. The road will have 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 must be a minimum of 1.2m wide, but typically a minimum of 1.8m clear from back of kerb is to be maintained. Tree pits are to be minimum of 1m wide x 1.5m long at the back of kerb, allowing centre of trees to be a minimum of 0.5m from back of kerb. The depth of treepits will be a minimum of 1.2m (1m of top and sub soils and a minimum 200mm of gravel for drainage) and the necessary soil volume to allow trees to successfully establish in accordance with LBRuT Local Planning Policy LP11.

Major pedestrian and shared routes should have raised table crossings to local streets to maintain pedestrian priority and provide traffic calming.

Footpaths must have a consistent approach to colour and material in various character areas. Where possible, pavement treatment should continue from the contiguous development site across the public realm.

Vehicle crossovers of footpaths may be configured as either single or double crossing, a maximum permissible width for a single crossover will be 5m. Where vehicle crossovers are required to access properties or car parks they should be designed for light traffic and maintain normal footway cross

fig. 01

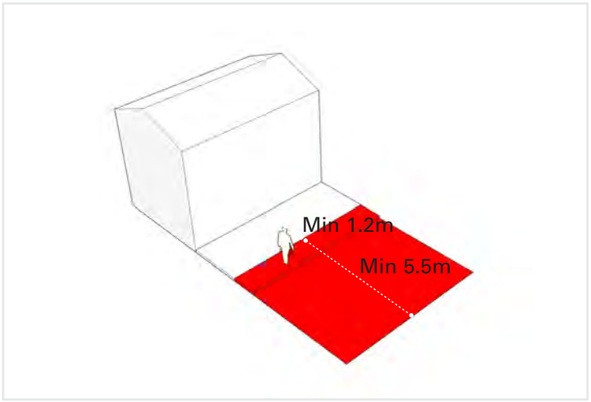


fig. 02

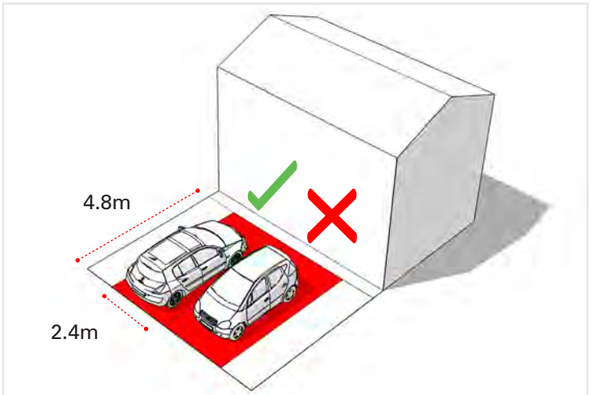
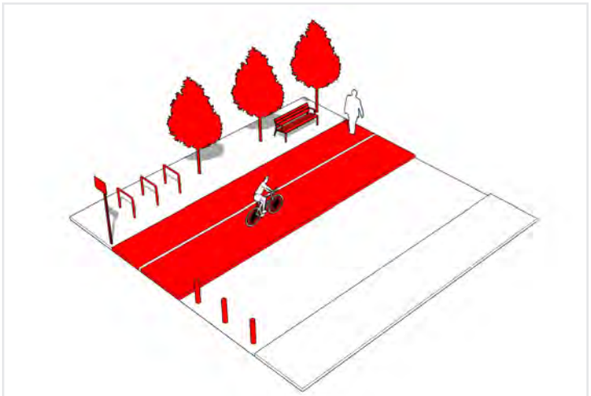


fig. 03



Street and Streetscapes

falls to ensure pedestrian priority.

4.3 Pocket Parks And Open Space

Open space **must** 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 **must** 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 a minimum of 1.8m wide and constructed of durable materials – bound gravel, paving units or concrete slabs.

Communal Pocket Park – open space must be provided in location as indicated, with planting, grassing, seats, and play equipment for 0-11 year 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.

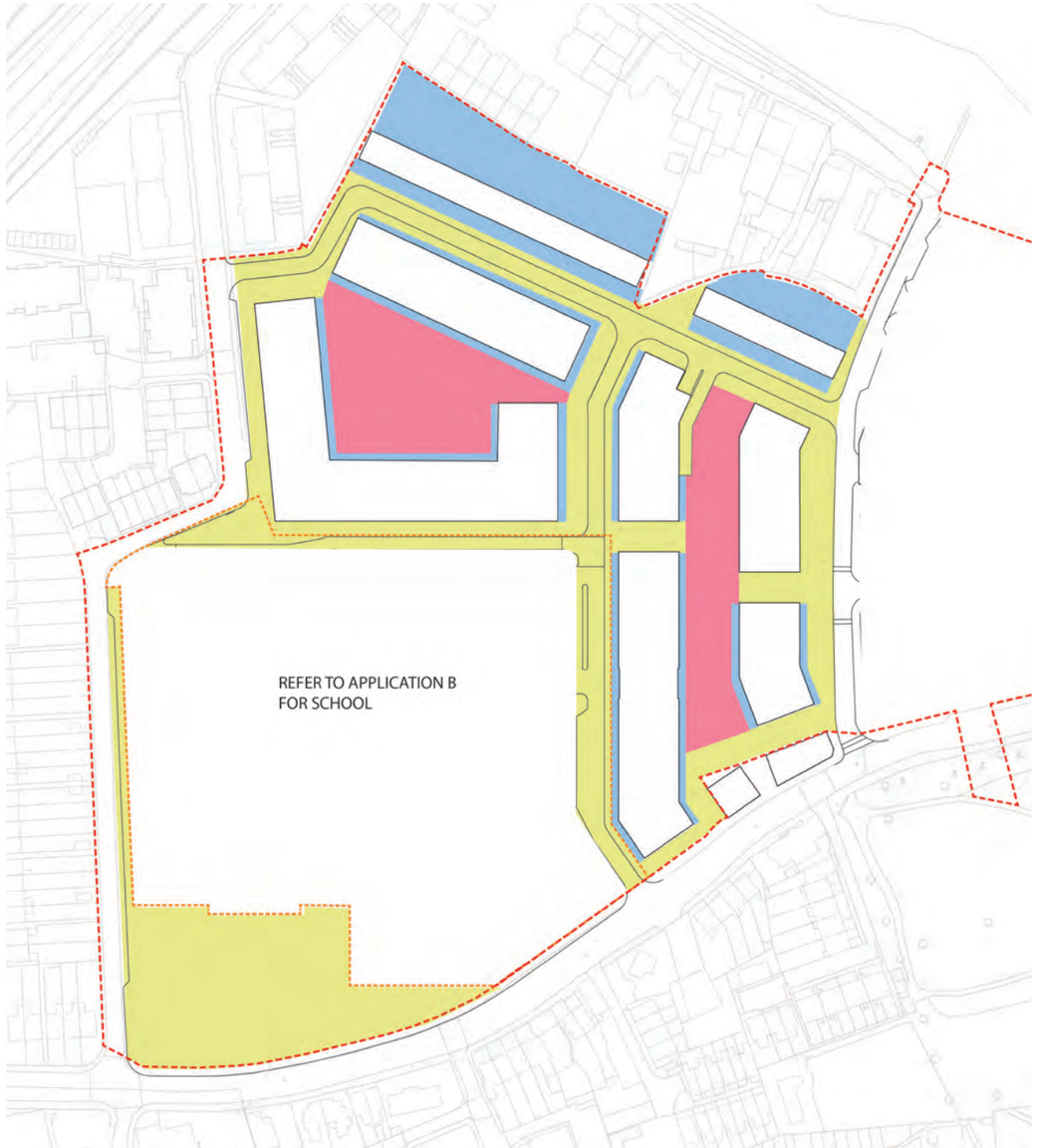


fig.04 Development Area 2 Parameter Plan - Public / Private Realm

LEGEND

- Public Realm
- Private Realm
- Communal Courtyard
- 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.

Open space

4.3.1 Cycle Facilities

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

Cycle stands for short stay must be provided at surface level in key locations adjacent to potential use areas to suit access by cycle.
[fig. 06]

4.3.2 Materials / Street Furniture

All furniture must be selected and finished as indicated in LBRuT Public Space Design Guide.
[fig. 07]

PRINCIPLE LANDSCAPE MATERIALS:
- Powder coated mild steel
- Corten steel
- Stainless steel (matte / brushed finish only)
- 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 **must** be of high design quality. The design and layout of courtyards should ensure that they 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 Amenity Space

All ground floor apartments must be provided with a zone of amenity/ defensible space with a minimum width of 1.5m, although a width of 2.5m is desirable. The zone of amenity must be accessible from the contiguous residential dwelling area and compliant with current GLA Design Standards. This space will provide a defensible buffer to either the adjoining public realm (street) or residential courtyard.

Gates **must** be avoided to all public area of landscape. A gate however at the interface of these ground floor apartment's zone of amenity should be provided on to the public realm or residential courtyard as applicable. These are required to avoid privacy issues into the ground floor units and to separate the public realm from the private amenity/defensible space to each residential dwelling.

As per the London Housing Design Guide, all units must achieve have a minimum of 5 sq m of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq m should be provided for each additional occupant.

Residential Courtyards

Any balconies/terraces must be a depth of at least 1500mm.

Residential courtyards will typically range in size between 2000 - 3500m2 and be capable of supporting facilities including play for a range of age groups. The exact play requirements will be determined through adoption of current GLA Shaping Neighbourhoods: Play and Informal Recreation SPG requirements. Courtyards / terraces must include some planting – hedging or mass planting area to soften and screen the space, with a minimum width of 0.5m.

Boundaries must be constructed with a combination of railings, wall (max 1.5m high) and/or planting to provide secure enclosure and a sense of privacy. Hedge planting should be located on the communal courtyard side of the fence to allow maintenance access.

fig 08a

fig 08b

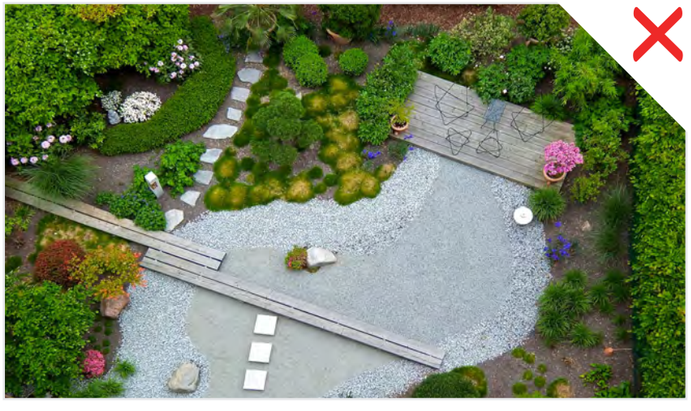


fig 09a

fig 09b

fig 10a

fig 10b

4.4.3 Activation And Play Space

Communal courtyards **must** accommodate and facilitate a range of activities for use by plot residents. The courtyard **must** include a mixture of soft landscape (minimum 50%) and hard 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 **must** 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 **must** be provided in general locations as indicated on Parameter Plan P10736-00-001-123. Minimum sizes of play spaces and total area provision **must** be based on final unit mix calculations in accordance with Mayor's SPG (2012).

Development Area 2 Parameter Plan - Open Space with Play Space Location

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.

fig 11a

Courtyard garden with door step play

fig 11b

fig 12a

Planted garden with paths and feature trees

fig 12b

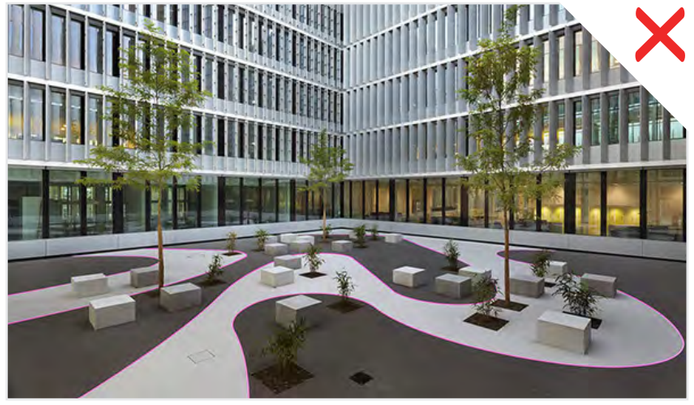


fig 13a

Courtyard garden with planting, feature trees, lawn and seating

fig 13b

4.4.4 Vegetation

A minimum of 50% of the courtyard **must** 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]

UK native species should predominate throughout all plant and tree mixes although naturalised and exotic species may be used sparingly. A combination of evergreen and deciduous species should be used to create visual variety and colour throughout the seasons. The preference for UK native species utilised alongside complementary drought resistant plants to improve the Site's biodiversity, resilience and sustainability is highly desirable.

Tree planting zones over structure are to be min. 1.2m deep and 2m wide with additional connected root zones to maintain sustainable growth. Tree trenches linking tree planting locations are recommended to expand available root zones.

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

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

fig 14a

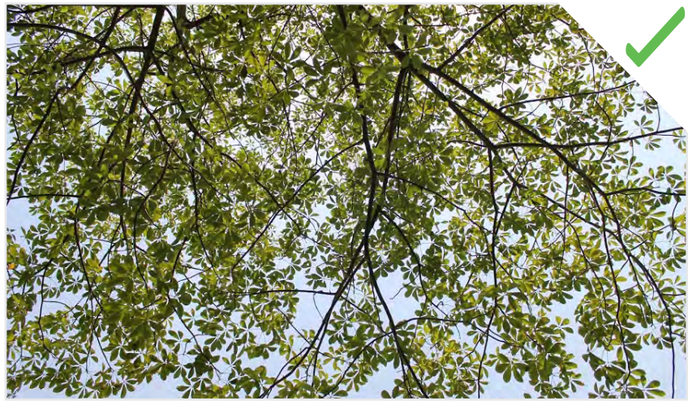


fig 14b

fig 15a

fig 15b

fig 16a

fig 16b

4.4.6 Living Roofs

Green roofs and / or brown roofs must be incorporated into the development where technically feasible and subject to considerations of visual amenity. Subject to plant requirements at roof level, the aim should be to use at least 70% of any potential roof plate area as a green / brown roof in accordance with LBRuT Local Planning Policy LP 17.

Blue and Biosolar roofs are also to be incorporated into the roofscape of the buildings to integrate water attenuation requirements and photovoltaic renewable energy system wherever possible.

Access pathways are to be provided to ensure fire safety and regular access as required

fig 17a

fig 17b

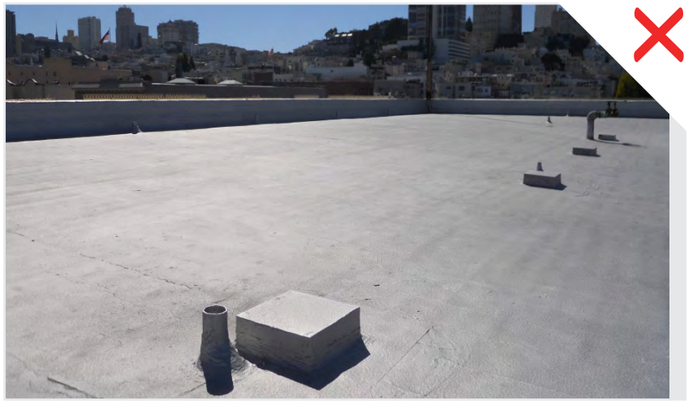


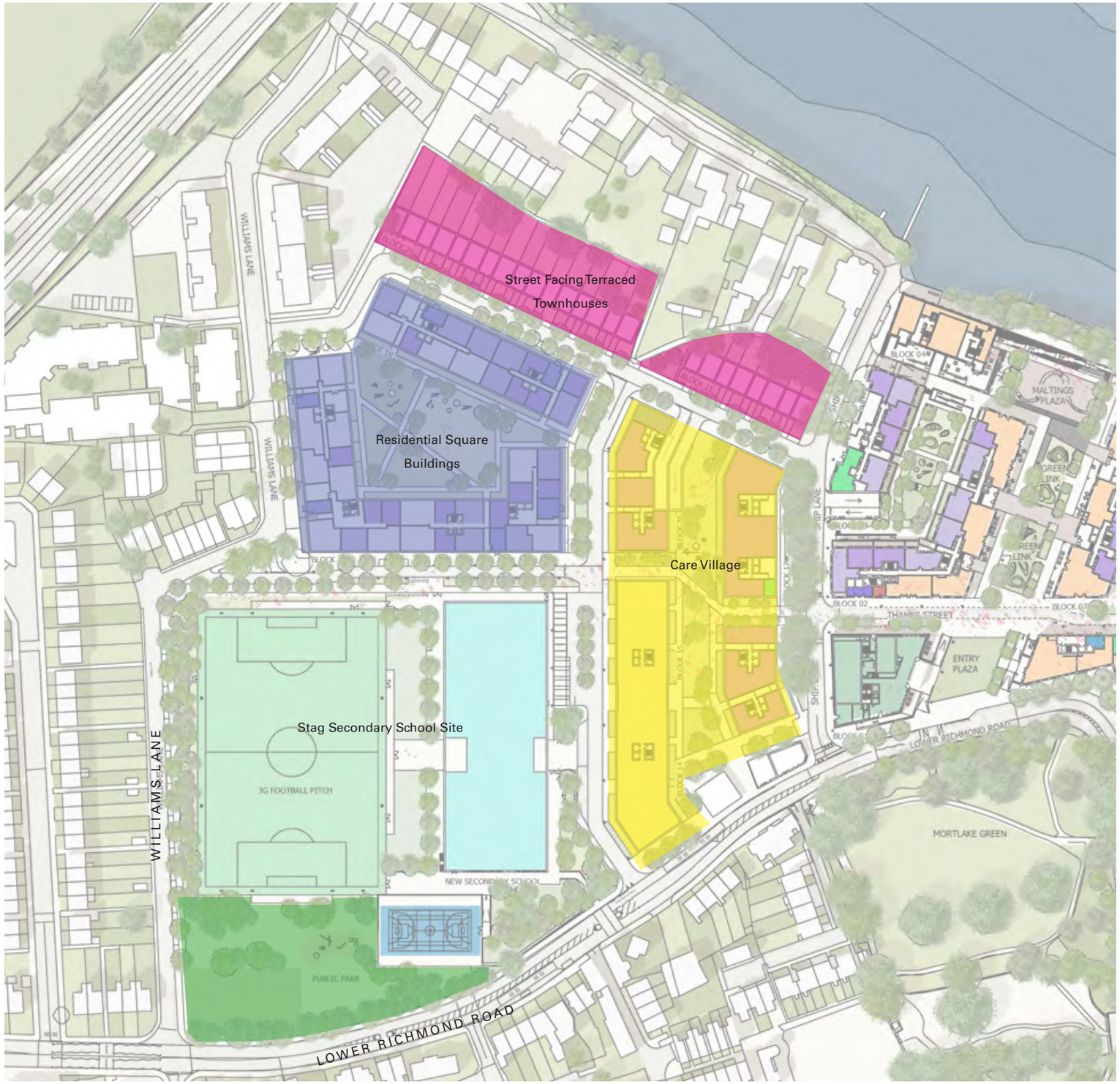
fig 18a

fig 18b

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.

It should be noted that all residential dwellings must be fully compliant with the LHDG space standards.



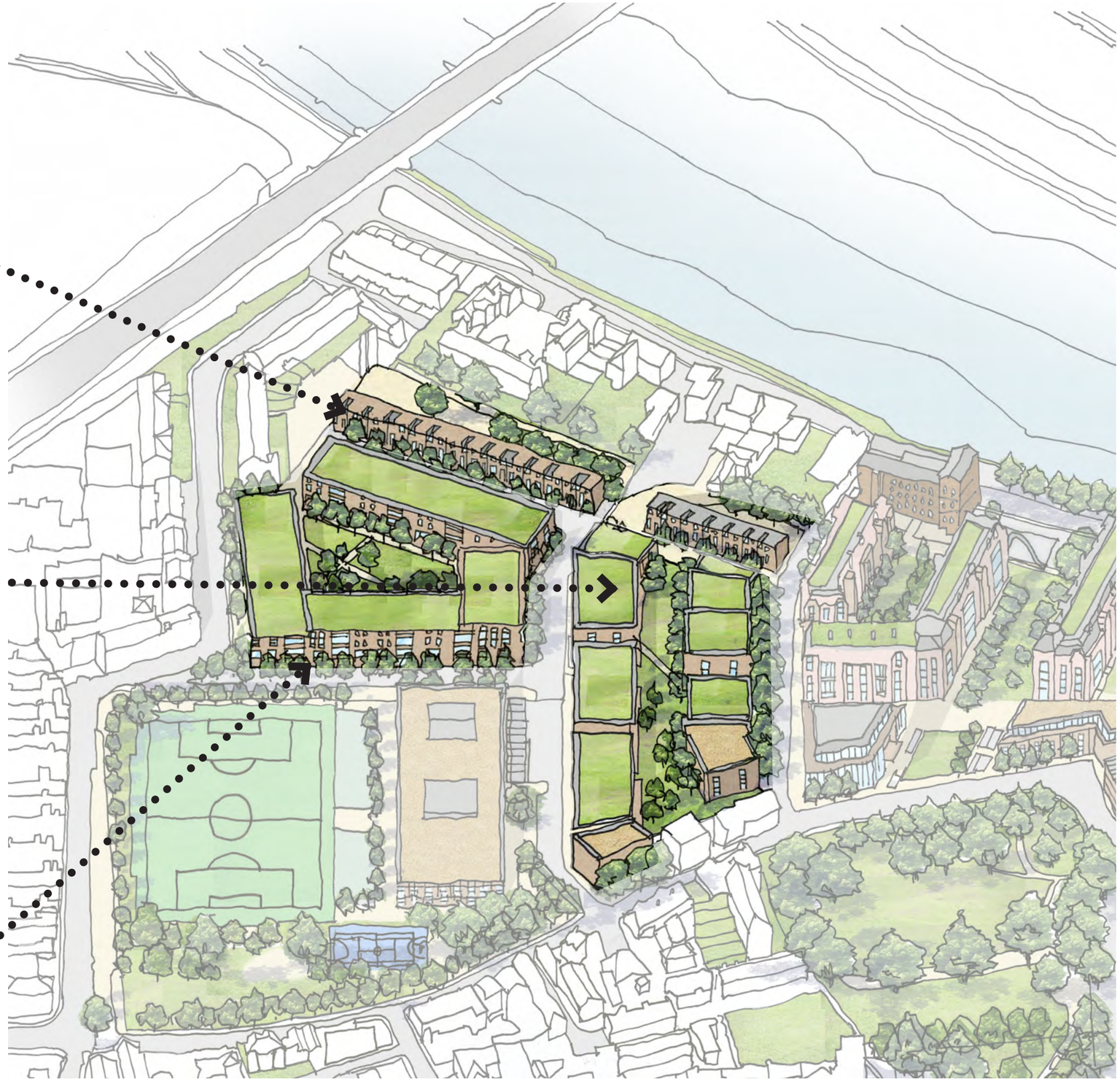
Character Areas

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 **must** be between 4 and 6 storeys high and and **must** not exceed the heights shown in the site sections unless otherwise agreed in writing with the Local Planning Authority, up to the maximum heights outlined in the parameter plans. 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 **must** 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.

The Residential Square buildings **must** be of the highest design quality and ensure that:

- Internal angles of the courtyard are carefully articulated to avoid dead corners with little animation or activity [fig.17a]
- Long elevations are broken down by vertical breaks [fig. 18a and 18b]
- Variation in projecting balcony position is provided within brick bays [fig. 19a and 19b]

5.1.3 Accessibility and adaptability

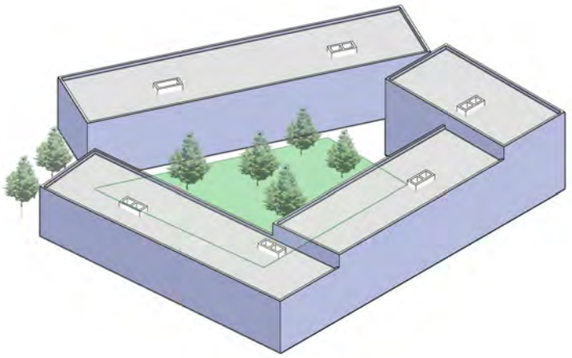
A minimum of two lifts per communal core **must** be provided and full wheelchair accessibility and visitability must be provided throughout these buildings. A maximum of eight residential units per core per level of each building **must** be adhered to. Direct entrances to ground floor level units **should**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

Further to the building heights set out in the parameter plans and guidance elsewhere in this design code, the maximum height of the following buildings/ elevations shall not exceed the building height (as measured against the Block Datum level) set out below unless otherwise approved in writing by the LPA:

Building 18 – west elevation (facing Williams Lane) – 14.4m – as shown on drawing number 16019-SQP-ZZ-SK-036 with any additional height (up to the maximum height specified in the parameter plans) no less than 2m from the elevation.

Building 19 – north west facing flank (facing Williams Lane) – 14.7m – as shown on drawing number 16019-SQP-ZZ-SK-040 with any additional height (up to the maximum height specified in the parameter plans) no less than 2.5m from the elevation.

Building 20 / 21 – north elevation (facing Thames Bank) – 10.5m – as shown on drawing number 16019-SQP-ZZ-SK-038 with any additional height in accordance with the aforementioned drawing and the maximum height specified in the parameter plans)



Proposed outline massing for residential square buildings

Illustrative perspective showing potential Residential Square Typology

fig. 17a

fig. 17b

fig. 18a

fig. 18b

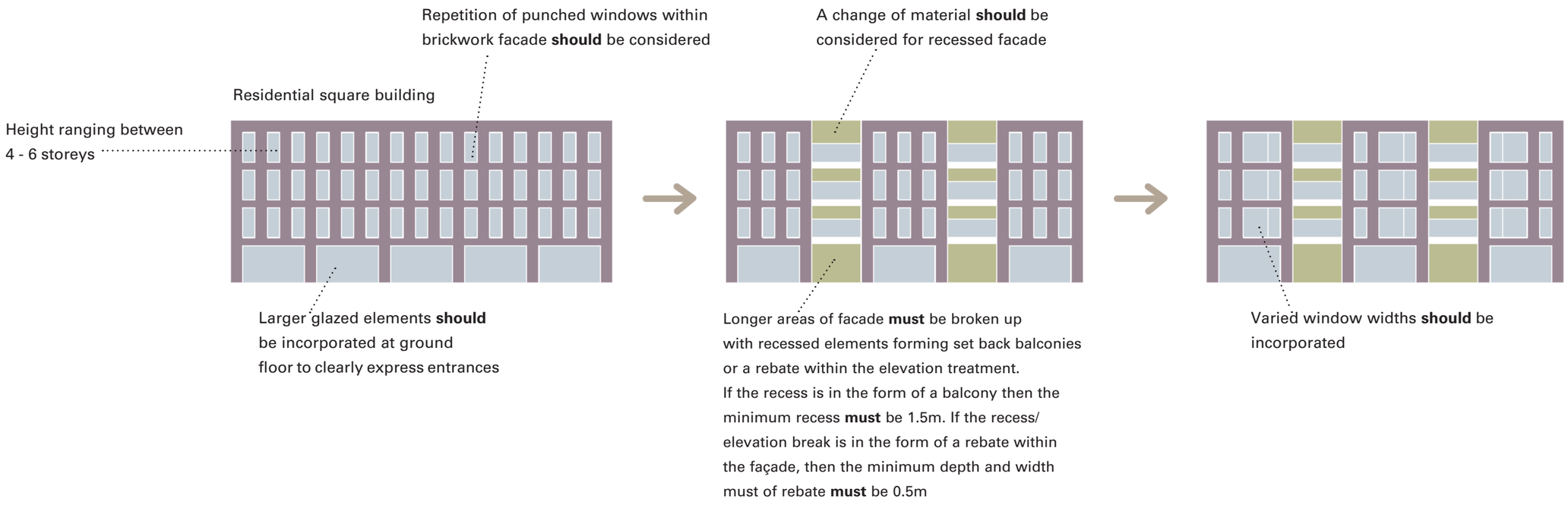
fig. 18c

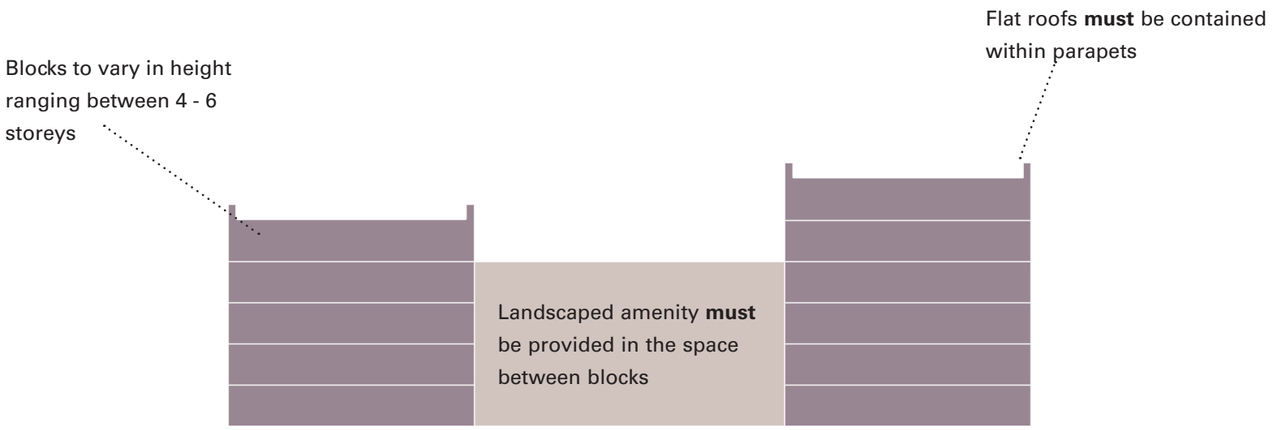
fig. 19a

fig. 19b

fig. 19c

5.1.4 Suggested evolution of elevation treatment for residential square buildings




Blocks to vary in height ranging between 4 - 6 storeys
Flat roofs **must** be contained within parapets
Landscaped amenity **must** be provided in the space between blocks

5.2 Street facing terraced townhouses

The street facing Terraced Townhouses are proposed to be up to three storeys high and **must** provide three or four bedrooms 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 **must** be secure and covered and 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.

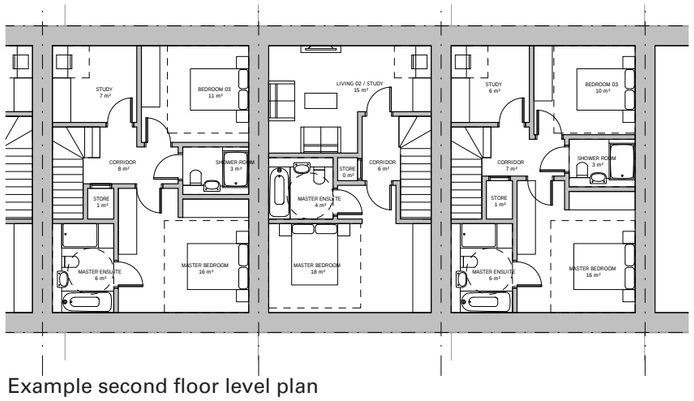
The Street Facing Terraced Townhouses **should** be of the highest design quality and ensure that:

- Individual houses within a terrace **must** be clearly expressed and recognisable and animation in the roofscape of the overall terrace **must** be provided [fig. 20a and 20b]
- A maximum of five terraces in a run of the same design **must** be adhered to [fig. 21a and 21b]
- The end houses (and specifically, the far eastern unit in building 20 and far western unit in building 21) within each of terraced buildings 20 and 21 **must** be clearly distinguished as individual houses and incorporate a two storey high vertical recess on the line of the party wall.
- The eastern units of Block 20 and the western units of Block 21 **must** be designed in a manner that avoids an unacceptable loss of privacy to neighbours (through the siting / design of openings).

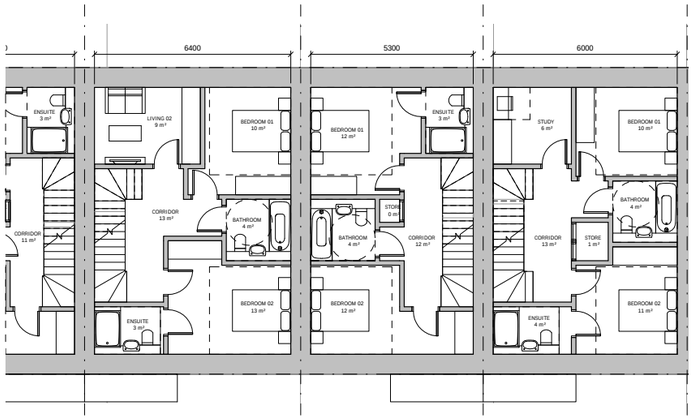
5.2.3 ACCESSIBILITY & ADAPTABILITY

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

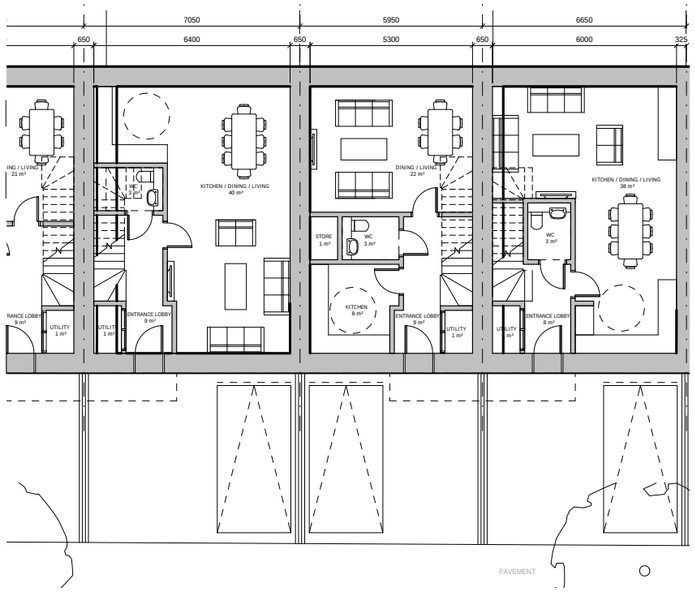
Illustrative perspective showing potential Townhouses Typology



Example second floor level plan



Example first floor level plan



Example ground floor level plan

fig. 20a

fig. 20b

fig. 20c

fig. 20d

fig. 22a

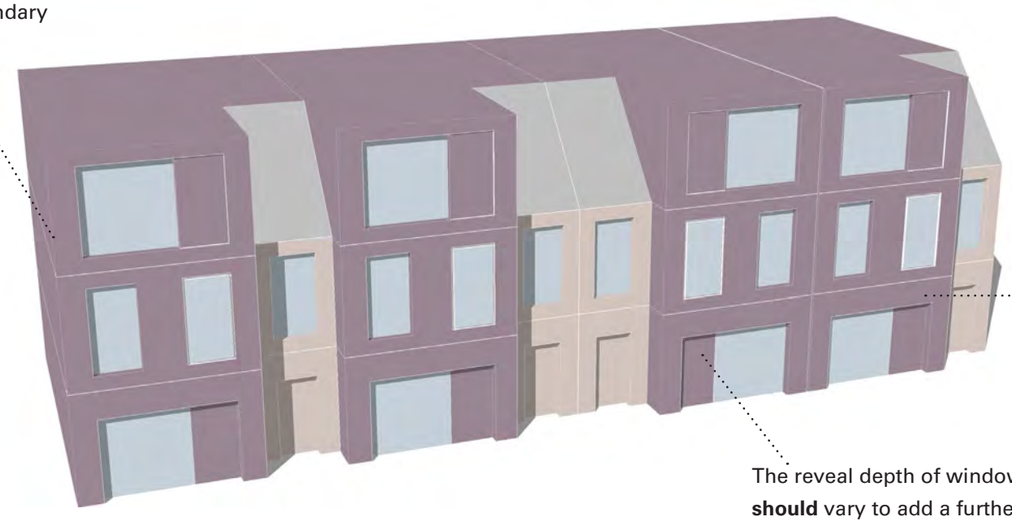
fig. 22b

fig. 22c

5.2.4 Suggested evolution of elevation treatment for street facing terraced townhouse

Vertical detailing or a recessed element along line of party wall **must** be applied to clearly express each house as an individual element

Must have no windows on flank wall if wall is less than 10m from the site boundary



A variation of brick tone or material **should** be considered to help break up the elevation and add interest

The reveal depth of windows **should** vary to add a further level of interest to the elevations

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 3 bedrooms.

The building uses within the care village are of flexible use, as either C3 or C2.
The following principles must be followed if C2 were used within the care village (assisted living and care home):

- The buildings **must** be designed dementia friendly
- A sensory garden **must** be provided as part of the landscape design.
- All units **must** be wheelchair accessible.
- All community facilities and lifts **must** be wheelchair accessible.
- Communal facilities **must** be provided on each floor.
- Throughout the assisted living blocks there are to be a maximum of 10% 3 Beds and 60% 2 Beds.

The above set of criteria is what distinguishes C2 accommodation from the standard C3 accommodation. The above list of criteria will not be required within the accommodation for C3 living.

If C3 usage would be used within this cluster of buildings then the follow applies:

The buildings will be between 4 and 7 storeys high and follow the heights as outlined in the parameter plans. They **must** provide a variety of units from one to four bedrooms set along a shared garden space. Ground floor level units **should** provide private, on-street (or courtyard) front doors where appropriate. A buffer zone **must** be provided within the landscape between the street and ground floor level residential units.

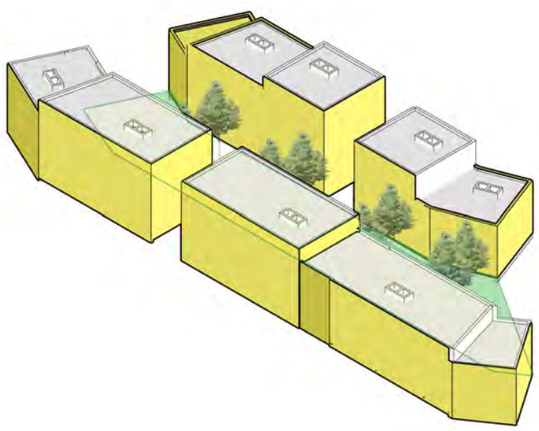
While the rules for design of elevation would remain consistent between C2 and C3 uses, the visual appearance of buildings containing different uses should be distinct from one another.

As well as the above and 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 care village buildings:

5.3.1 BUILT FORM AND CHARACTER

Due to their linear configuration either side of the shared courtyard space, these buildings **must** avoid incorporating

Example image of Care Village Typology



Proposed outline massing for care village buildings

Relationship with Jolly Gardeners **must** be considered carefully to avoid dominating appearance of the existing public house building

fig. 23a

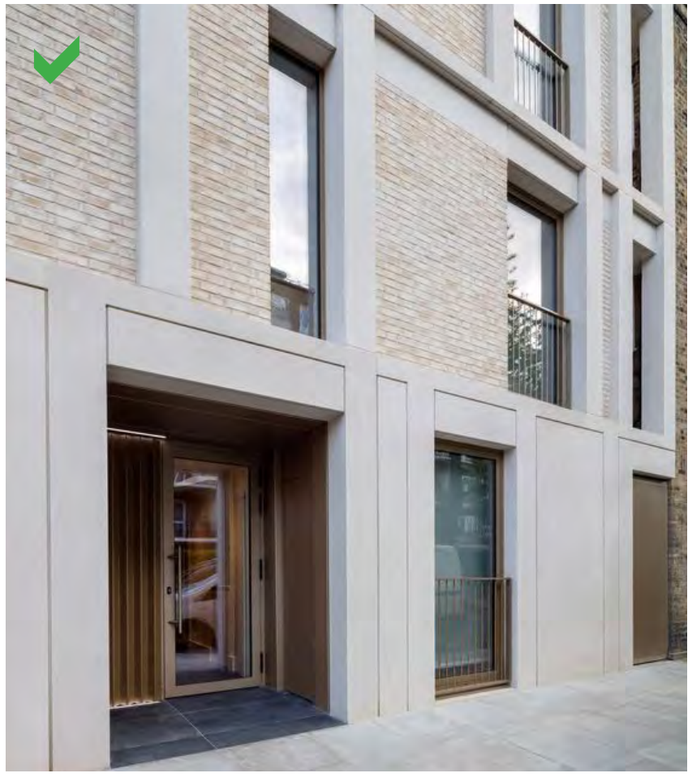


fig. 23b

fig. 24a

fig. 24b

horizontal emphasis and instead provide vertical emphasis within facade design and at breaks between adjacent blocks.

The design of these facades **must** 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. A maximum of 3m floor to ceiling height **must** be adhered to with the exception of to any common areas of the Care Village buildings. The maximum floor to ceiling height within common areas must be 5m.

The Care Village **must** be of the highest design quality and ensure that:

• Fenestration **must** be varied in nature and incorporates flexibility to allow provision of openable windows as well as external amenity and definition of the ground floor level which is most likely to accommodate shared accommodation [fig. 23a and 23b]

•

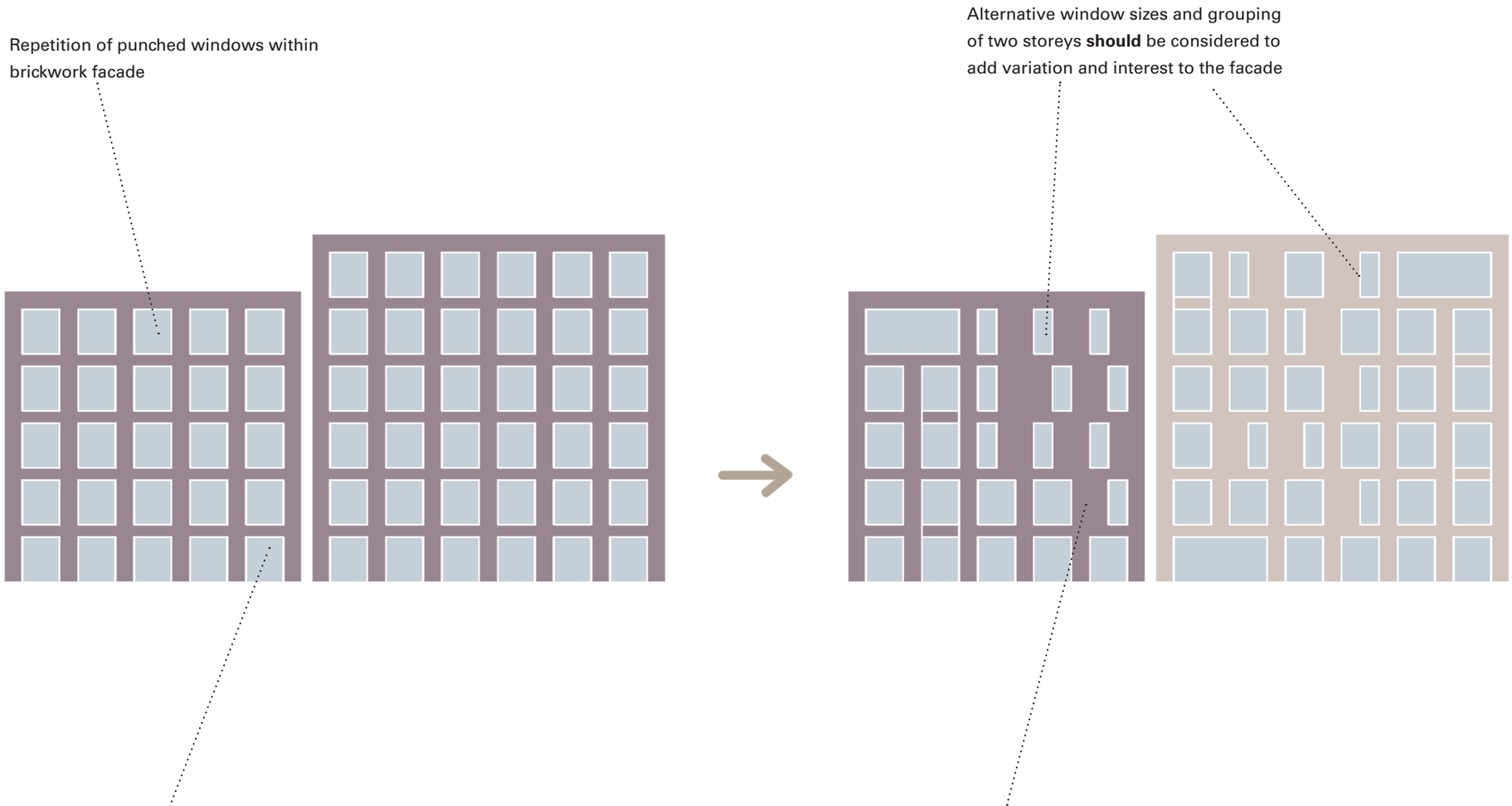
• An overall pattern or structure to the rhythm of windows and balconies **must** be legible in the facade designs and heirarchy **should** be established to windows as they move up through the building [fig. 24a and 24b]

• Where buildings are joined to form a longer block, the junction between the buildings **must** be clearly expressed.

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.

5.3.3 Suggested evolution of elevational treatment of care village buildings



Varying depths of recess to windows/
brick panels **should** be considered

Location of main building entrance
should be considered between blocks.
This helps break up the elevation as
well as creating a clearly identifiable
main entrance

5.4 Apartment layouts

All C3 accommodation will meet the Nationally Described Space Standards.

Sizes of units will be controlled through submission of detailed layouts at Reserved Matters stage.