4.3 Building Typologies

In order to prevent the sizeable masterplan from becoming monotonous and overbearing in its context, a number of typologies have been developed to provide greater variety and animation throughout the proposal.

Mansion Typology

A mansion typology has been adopted for use on the riverfront residential courtyard buildings. Research of historic residential development along the River Thames from Putney to Richmond indicated that there were several examples of mansion blocks particularly suited to a riverside location, forming a possible local residential vernacular to draw on. The mansion typology has been used frequently in these waterfront situations since it offers animated facades with varied heights and articulation of massing, often with river facing balconies. The typology also benefits from the use of setback mansard roofs that do not dominate the skyline.

Warehouse Typology

A warehouse typology – more akin to the existing industrial buildings that are to be retained on the site – has been adopted for proposed new buildings to the south of the new High Street. This also references the industrial brickwork wall which lined Mortlake High Street for many years.

Stand-alone Cinema building

An individual aesthetic has been developed for the stand-alone cinema building. A distinct identity has been established in order to address its public significance, it's prominent location facing the Village Green and it's specific internal environmental requirements. This typology has alluded to the iconic cinema buildings of the 1920's and 30's with clean forms and grand entrances.

Converted Heritage Buildings

The converted existing heritage buildings will have their own unique identity appropriate to the existing character of the buildings and these qualities are preserved with the new interventions.

The following pages explain how each of the above typologies have been evolved using precedents and commentary from planning officers and members of the community to guide the process.

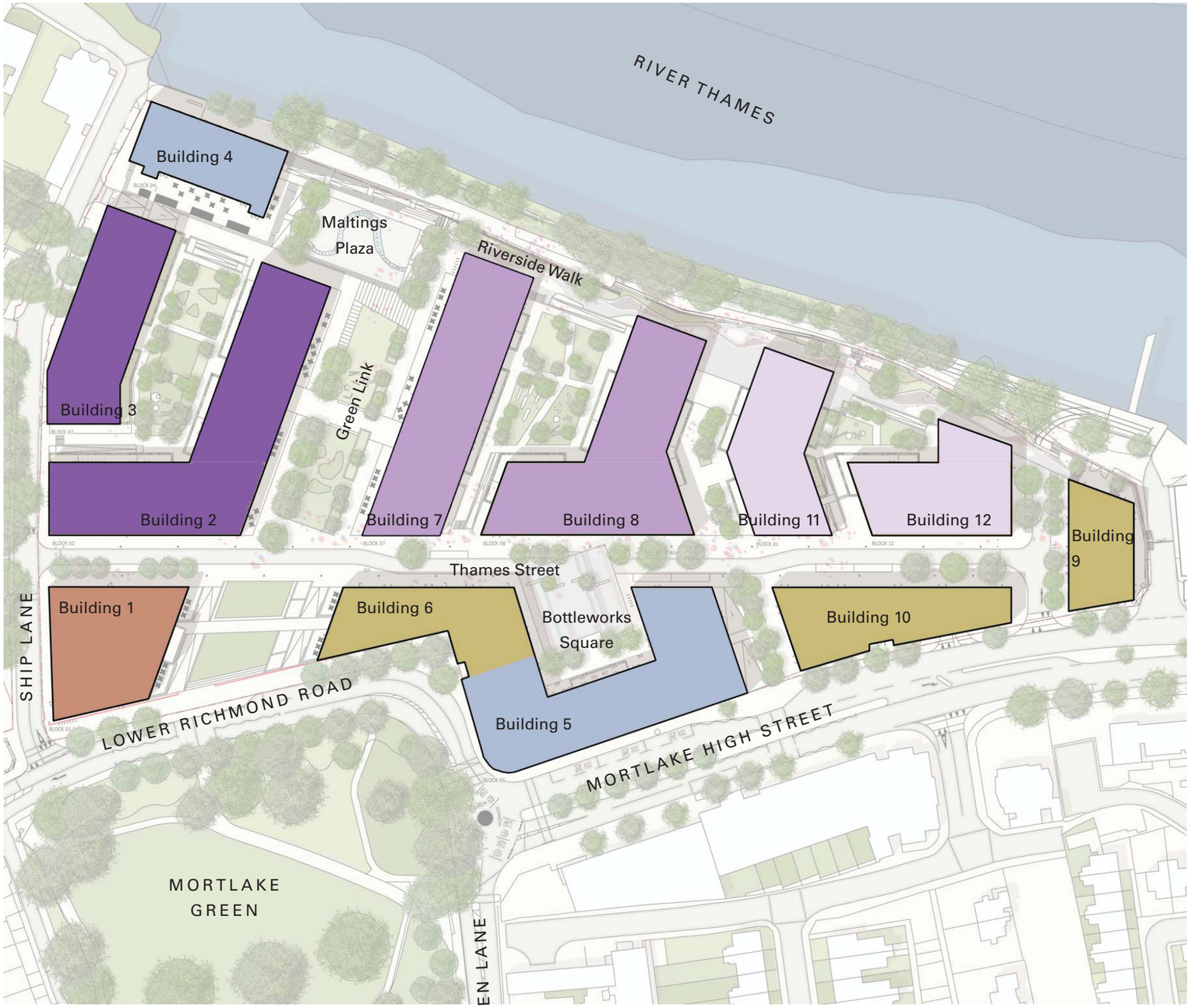


Diagram showing distribution of typologies

KEY:

- Mansion Cluster A
- Mansion Cluster B
- Mansion Cluster C
- Warehouse Buildings 6, 9 and 10
- Heritage buildings to be retained and converted
- Stand-alone building typology

Birds eye view showing distribution of typologies

Masterplan Proposal for the Detailed Planning Application

1. The White Hart

2. Digby Mansions, Hammersmith

3. Riverview Gardens, Barnes

4. Ruvigny Mansions, Putney

5. Hurlingham Court, Fulham

Initial sketch for mansion typology

Early stage visualisation of mansion typology

Precedents for and evolution of Mansion Typology

A number of existing Mansion typology buildings line the River Thames. in the wider context of the site. The aerial view opposite identifies the location of these and photographs of these buildings accompany the aerial view.

Precedents for and evolution of Mansion Typology

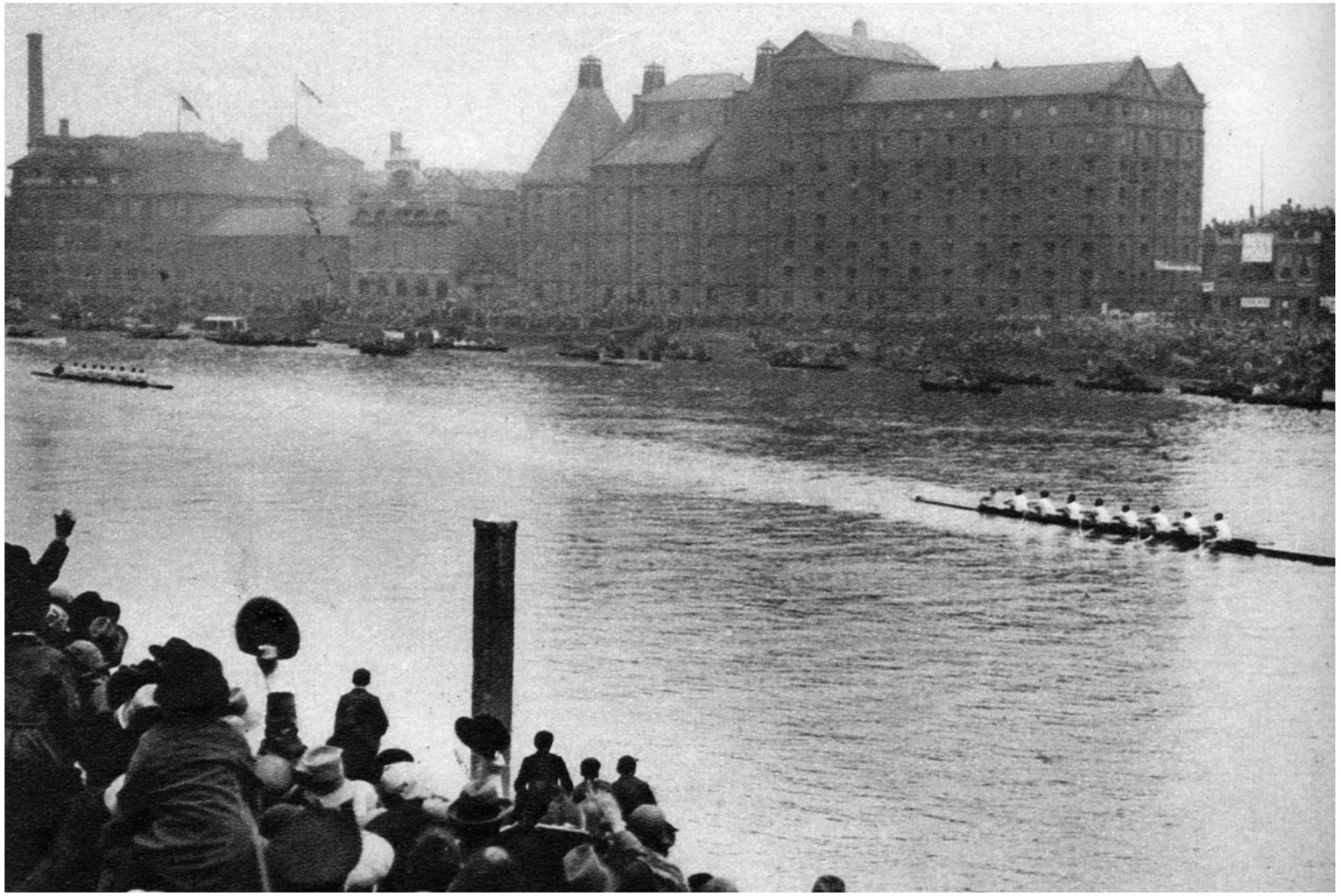
A number of existing Mansion typology buildings line the River Thames. in the wider context of the site. The aerial view opposite identifies the location of these and photographs of these buildings accompany the aerial view. A number of other precedents were examined and used as sources of inspiration for the evolution of a new mansion typology that could be applied to Development Area 1.

Key elements that were identified within the Mansion typology as of being relevance to a modern interpretation of the typology.

- Mansard roof
- Projecting bay windows
- Projecting balconies
- Brick gables

A further feature of many examples of mansion blocks is their ability to successfully incorporate variation and asymmetry in their overall composition. This was in part due to 'Arts and Crafts' sensibilities to building facade composition and sometimes a function of the development process with later phases differing to earlier buildings.

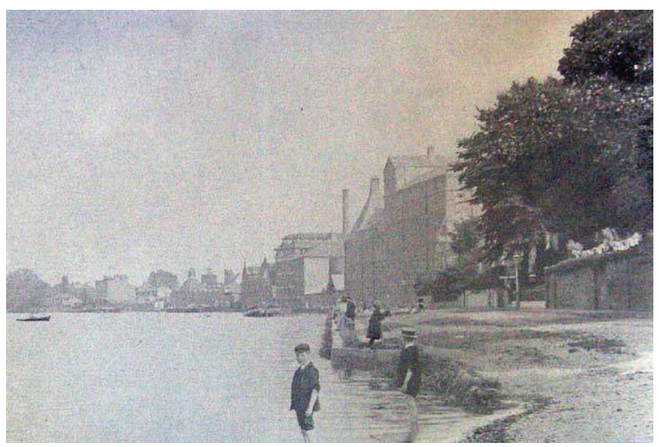
Early stage visualisations of mansion typology



View of site during boat race in early 1930s

Butlers Wharf - adapted former warehouse

Globe Wharf - adapted former warehouse



Circa 1904 view from Northwest

View of site during 1960 boat race

Wapping Riverside - new build warehouse type apartment buildings

Warehouse typology bay study 1

Warehouse typology bay study 2

Warehouse typology bay study 3

Warehouse typology bay study 4

Precedents for and evolution of Warehouse Typology

For more than three centuries the Stag Brewery site has been used for the purpose of brewing and occupied by industrial buildings built for that purpose. The historic photographs on the opposite page illustrate the evolution of brick built industrial buildings on the site.

While the proposal seeks the removal of industrial use, the aesthetic will remain in the two heritage buildings that are to be retained - the Maltings and Bottleworks Buildings.

It would seem inappropriate to re-provide warehouse type buildings that compete with those buildings in the view from the riverside so a Warehouse typology has instead been developed for use on the buildings that line Mortlake High Street and Lower Richmond Road.

The unique features of a warehouse typology that have been identified to influence the design are :

- Vertical emphasis with strong horizontal cornicing at top and base.
- Smaller regular windows set within solid brickwork walls
- Vertical strips of glazing with projecting balconies emulating the historic warehouse platforms for receiving goods

The Warehouse Typology has been carefully evolved to create a typology that suits the residential accommodation that it will contain. Balconies, a variety of window openings and ground floor flexible use spaces must be provided within the proposal and the typology has been designed to incorporate these features.

Section 4.7 of this document will provide a more detailed description of the final proposed design.

Initial sketch for warehouse typology

Fluted facade - Nottingham Contemporary Art Gallery by Caruso St John

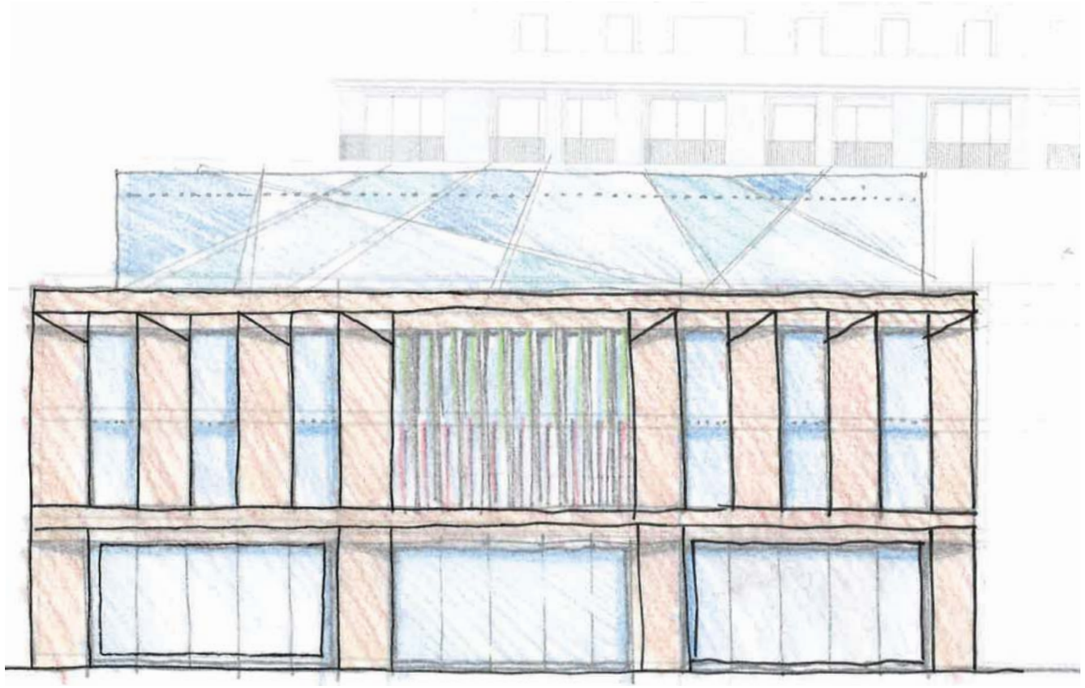
Fluted facade - Nottingham Contemporary Art Gallery by Caruso St John

Tiled decoration to paramount cinema

Historic cincema entrance foyer

Art deco style cinema facade

Coloured tile reveal to Eric Parry building



Initial sketch study for cinema elevation

Precedents for and evolution of stand alone cinema building

The proposals for the stand alone cinema building have evolved on the basis of specific location, historic precedent and refinement of detail to enhance the definition of elements of the building.

The initial ideas for the building were conceived as a modern interpretation of historic Art Deco style cinemas, which were quite often white fiance tiled in the 'moderne' style, had monumental entrances, strong building form and clearly defined signage.

Inspiration was drawn from both historic and modern precedents in terms of overall composition and detailing.

Through the evolution of the masterplan proposal the cinema location has moved and is now proposed to be sited in a location facing Mortlake Green to the South (looking over Lower Richmond Road) and a more generous entrance to the proposed new Green Link.

The previous proposals for the cinema incorporated a main entrance facing Mortlake Green. With the introduction of the generous entrance area to the Green Link, it was considered that the entrance area would be more appropriately positioned facing the public open space; which could be used as a gathering place before and after film screenings.

Early visualisation of cinema proposal

Proposed perspective visualisation of Maltings Plaza from the River Thames

Proposed perspective visualisation of new facades to the former Bottling and Hotel building (Building 5) facing the proposed Bottlworks Square

Precedents for and evolution of existing building proposals

Maltings Building

The existing Maltings Building is currently being supported structurally by scaffolding that is contained within the building shell. Former upper floor levels have been removed although structural steels are still in place and the ground and basement level floors are the only remaining floors. The proposal seeks to provide new upper levels within the building to accommodate residential apartments. The approach, in terms of intervention within this building, is to retain the brick facade and introduce new windows within the existing boarded up openings. A few new windows will be introduced to the East and West elevations and the lower two storeys of windows in the North elevation will be joined with one another in order to achieve a double height window within duplex apartments. New windows will consist of Crittal type double glazed units with a polyester powder coated finish appropriate to the age and former use of the building. A new area of curtain wall will be inserted in to the East facade overlooking the new Maltings Square. This area of glazing will serve to provide access to and views from a new community facility within the ground and first floor level of the building.

Former Bottling and Hotel Building

The areas of the existing Bottling and Hotel building facade that are proposed to be retained consist of a series of repeated window opening types. that have a clear vertical heirarchy. The proposal seeks to draw inspiration from the rhythm of existing windows to create new areas of facade to the east and noreth that stitch in with the existing southern facade. A modern interpretation of these openings is proposed to be built in matching stock brick but with crisp detailing of arched window openings with recessed surrounds. The new windows will be Crittal style double glazed polyseter powder coated units that match in with the industrial aesthetic of the existing building.

4.4 Amount

Development Area 1 consists of 12 new buildings that accommodate a variety of different uses. The residential buildings also accommodate a range of dwelling sizes and types, with the majority being family homes.

The mix for both private and affordable accommodation has been agreed with LBRuT , through the pre-application period and also discussed with the GLA. All of the homes will meet the new National Space Standards and the Mayors Housing SPD. For further information on this a report is included in an appendix to this document. The tables here provide detailed description of the amount of development that is contained within the 12 proposed buildings in Development Area 1.

There has also been discussion with LBRuT on unit size and efficiency of the accommodation provided, as there is a proportion of homes which are in excess of minimum sizes as defined by the Technical Housing Standings, naturally described space standards. This is due to a number of factors, several directly related to the site and layout.

Firstly, the location of the site means there is unavoidable environmental noise from the Heathrow flight path which requires acoustic treatment of ventilation air. This results in additional utility space within the apartments making many slightly larger than the minimum standards.

Secondly, the minimum standards do not allow for apartments that are an unusual geometry and due to the site layout there are many of these apartments. There are also apartments in the Maltings which are oversized due to the individual existing parameters of the building and the need therefore to have duplex units here.

Thirdly, it should be remembered that 10% of apartments will be oversized to accommodate wheelchair accessibility. Finally, a small number of larger apartments located at the penthouse level of the buildings.

(GEA = Gross External Area, GIA = Gross Internal Area)

Development Area 1 - Gross Internal and Gross External Areas

Use Type	Total Areas			
	GEA		GIA	
	m2	ft2	m2	ft2
Cinema	**2,565**	27,612	**2,120**	22,821
Residential	**57,246**	616,196	**50,115**	539,440
Flexible Use	**5,308**	57,140	**4,663**	50,194
Hotel	**1,858**	20,003	**1,668**	17,955
Office	**2,634**	28,349	**2,424**	26,089
Gym	**912**	9,816	**740**	7,966
Management	**40**	432	**33**	351
Car Park	**20,377**	219,336	**19,759**	212,686
Total	**90,941**	978,884	**81,522**	877,502

Development Area 1 - Residential Accommodation

Building Number	Unit Type								
	1 Bedroom Units		2 Bedroom Units		3 Bedroom Units		4 Bedroom Units		
	1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	4B7P	4B8P	Total
Building 2	5	9	9	44	0	33	0	1	101
Building 3	0	12	12	6	0	15	0	1	46
Building 4	0	0	0	15	0	5	0	0	20
Building 6	1	2	0	9	0	5	0	1	18
Building 7	0	13	0	39	0	18	0	1	71
Building 8	0	10	0	25	0	33	0	1	69
Building 9	0	0	0	6	0	6	0	1	13
Building 10	0	3	0	22	0	0	0	1	26
Building 11	0	9	0	16	0	16	0	1	42
Building 12	0	1	0	29	0	7	0	0	37
Sub Total	6	59	21	211	0	138	0	8	
Total	65		232		138		8		443
Percentage	15%		52%		31%		2%		

Habitable Room Count (for Development Area 1)

Building 2

Unit Type	Habitable Rooms/Unit	Unit Count	Total Habitable Rooms
1 Bedroom	2	14	28
2 Bedroom	3	53	159
3 Bedroom	4	33	132
3 Bedroom	5		
4 Bedroom	5	1	5
4 Bedroom	6		
		101	324

Building 3

Unit Type	Habitable Rooms/Unit	Unit Count	Total Habitable Rooms
1 Bedroom	2	12	24
2 Bedroom	3	18	54
3 Bedroom	4	15	60
3 Bedroom	5		
4 Bedroom	5	1	5
4 Bedroom	6		
		46	143

Building 4

Unit Type	Habitable Rooms/Unit	Unit Count	Total Habitable Rooms
1 Bedroom	2	0	0
2 Bedroom	3	15	45
3 Bedroom	4	5	20
3 Bedroom	5		
4 Bedroom	5	0	0
4 Bedroom	6		
		20	65

Building 6

Unit Type	Habitable Rooms/Unit	Unit Count	Total Habitable Rooms
1 Bedroom	2	3	6
2 Bedroom	3	9	27
3 Bedroom	4	5	20
3 Bedroom	5		
4 Bedroom	5	1	5
4 Bedroom	6		
		18	58

Building 7

Unit Type	Habitable Rooms/Unit	Unit Count	Total Habitable Rooms
1 Bedroom	2	13	26
2 Bedroom	3	39	117
3 Bedroom	4	18	72
3 Bedroom	5		
4 Bedroom	5	1	5
4 Bedroom	6		
		71	220

Building 8

Unit Type	Habitable Rooms/Unit	Unit Count	Total Habitable Rooms
1 Bedroom	2	10	20
2 Bedroom	3	25	75
3 Bedroom	4	33	132
3 Bedroom	5		
4 Bedroom	5	1	5
4 Bedroom	6		
		69	232

Building 9

Unit Type	Habitable Rooms/Unit	Unit Count	Total Habitable Rooms
1 Bedroom	2	0	0
2 Bedroom	3	6	18
3 Bedroom	4	6	24
3 Bedroom	5		
4 Bedroom	5	1	5
4 Bedroom	6		
		13	47

Building 10

Unit Type	Habitable Rooms/Unit	Unit Count	Total Habitable Rooms
1 Bedroom	2	3	6
2 Bedroom	3	22	66
3 Bedroom	4	0	0
3 Bedroom	5		
4 Bedroom	5	1	5
4 Bedroom	6		
		26	77

Building 11

Unit Type	Habitable Rooms/Unit	Unit Count	Total Habitable Rooms
1 Bedroom	2	9	18
2 Bedroom	3	16	48
3 Bedroom	4	16	64
3 Bedroom	5		
4 Bedroom	5	1	5
4 Bedroom	6		
		42	135

Building 12

Unit Type	Habitable Rooms/Unit	Unit Count	Total Habitable Rooms
1 Bedroom	2	1	2
2 Bedroom	3	29	87
3 Bedroom	4	7	28
3 Bedroom	5		
4 Bedroom	5	0	0
4 Bedroom	6		
		37	117

Total Development Area 1 Units/ Habitable Rooms

Unit Type	Habitable Rooms/Unit	Unit Count	Total Habitable Rooms
		443	1418

Development Area 1 - Accessible Units

Building 02			Building 03			Building 04			Building 07			Building 08			Building 10			Building 11			Building 12			Total Units
Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	
2.G.1	1L	59	3.G.1	1L	69	4.1.2	2L	96	7.G.1	2L	87	8.G.3	1L	63	10.1.7	1L	55	11.G.1	1L	56	12.G.1	2L	94	
2.G.5	2L	86	3.G.3	1L	60	4.1.3	2L	94	7.G.3	1L	65	8.G.6	1L	73	10.2.7	1L	55	11.G.2	1L	57	12.G.2	2L	82	
2.G.6	1L	67	3.1.5	3L	118	4.2.2	2L	97	7.G.5	1L	59	8.1.10	3L	126	10.3.7	1L	55	11.5.1	3L	124	12.6.2	1L	70	
2.G.7	1L	67	3.2.5	3L	118	4.2.3	2L	94				8.2.10	3L	126										
2.G.8	2L	100	3.3.5	3L	118	4.5.2	2L	97				8.3.10	3L	126										
2.1.8	3S	115	3.4.5	3S	114	4.5.3	2L	94				8.4.10	3L	126										
2.2.8	3S	115										8.5.8	3L	122										
2.3.8	3S	115																						
2.4.8	3S	115																						
2.5.3	1L	56																						
2.5.11	2L	87																						
2.5.15	1L	58																						
2.6.6	2M	83																						10%
Total Units		13			6			6			3			7			3			3			3	44

4.5 Site and Building Layouts

Residential building layouts

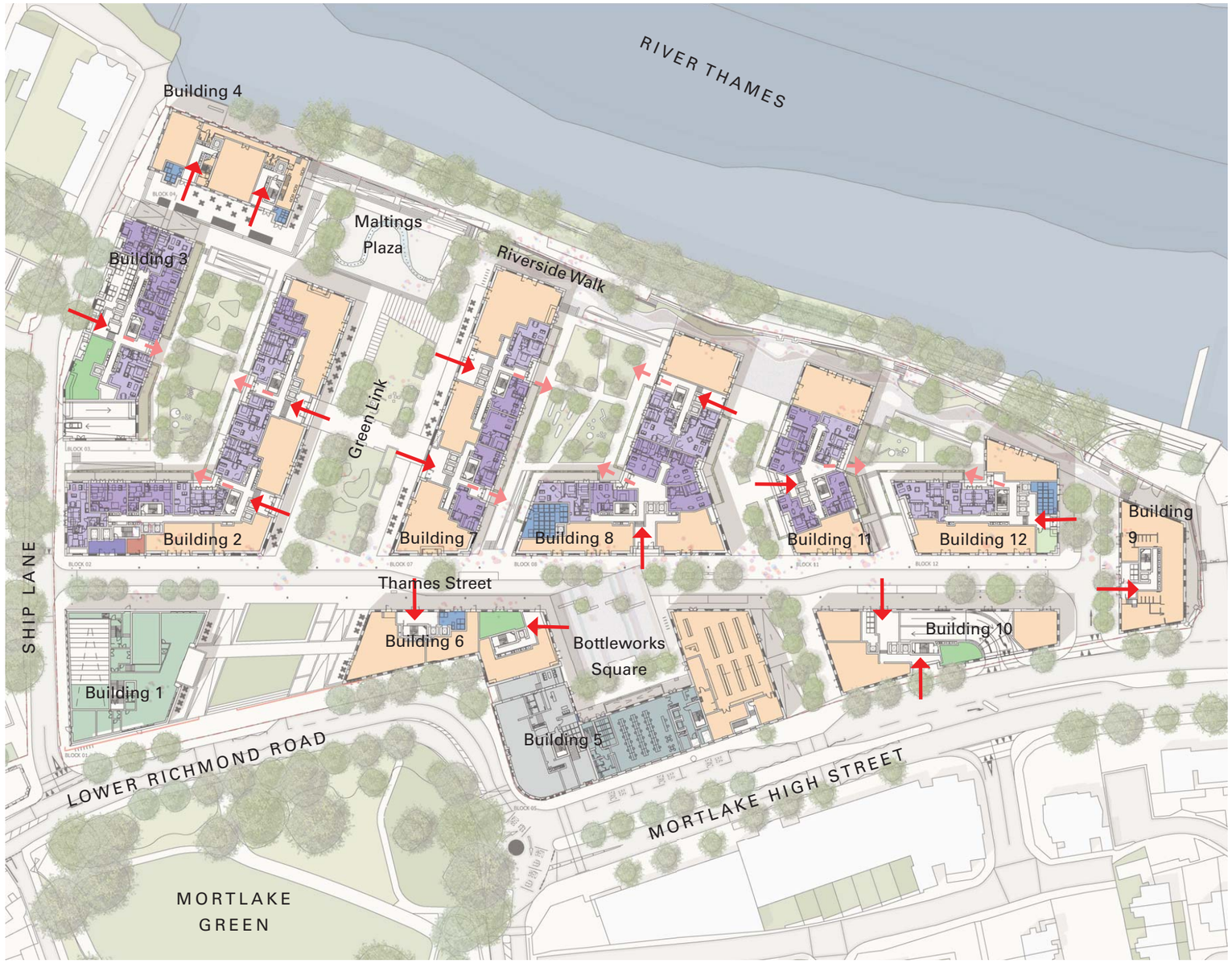
Proposed new Buildings 2, 3, 6, 7, 8, 9, 10, 11 and 12 will primarily contain residential apartments. The residential apartments will be contained within all levels above ground floor level and a mix of uses will be contained at ground floor level.

The mix of uses at ground floor level will serve to animate the streetscape. Ground floor level residential apartments will be incorporated within the mansion typology buildings facing on to the river facing courtyards.

Residential apartments will not be incorporated within the ground floor level of the warehouse typology blocks since these blocks do not face on to any shared amenity space. These blocks will instead incorporate a mix of flexible uses.

Where a mix of uses are provided at ground floor level of a residential building, shared residential entrances that provide access to cores will be provided on the street facing elevations. Secondary access from these cores will be provided from the courtyard side. The primary access from street side of these buildings ensures that access and egress can be provided above the flood level and via a well lit and overlooked streetscape.

Flexible uses will wrap around main street facades as well as river facing facades at ground floor levels of both of these building types. Locating of refuse, substations and site management offices has been carefully considered within the layout.

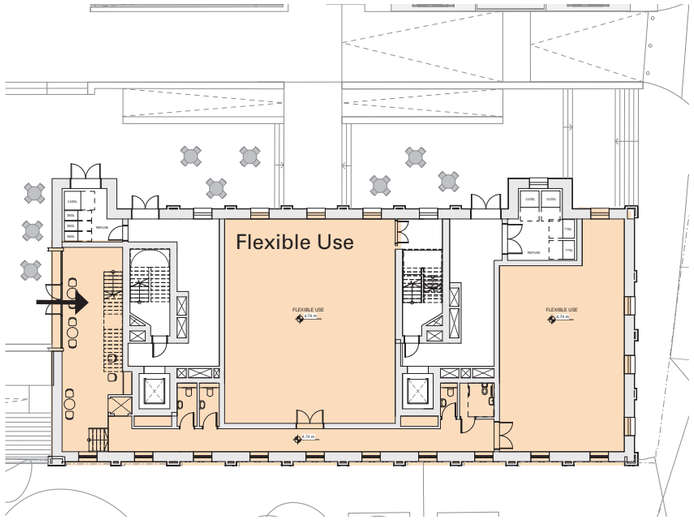


Access diagram

KEY:

Primary residential access

Secondary residential access

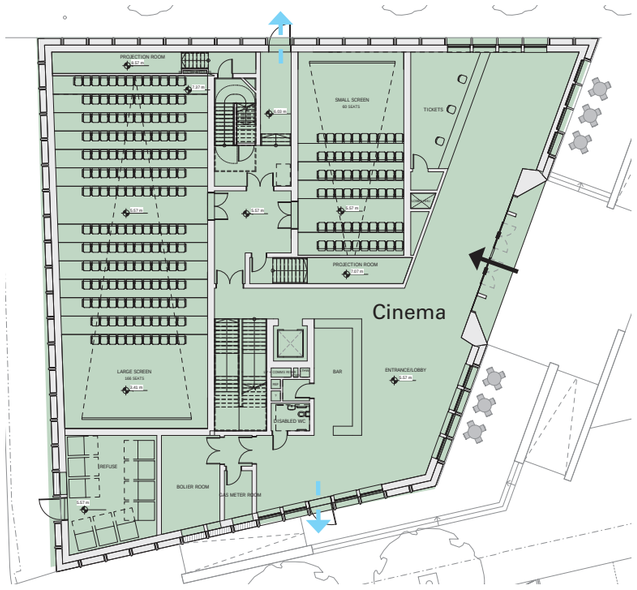


Building 4 layout - ground floor plan

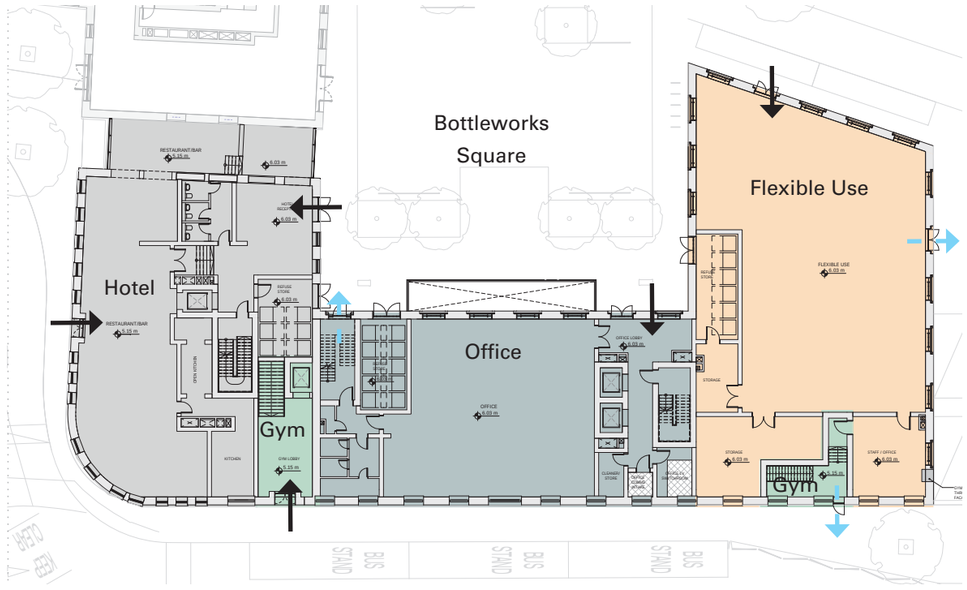
KEY:

Entrance

Escape route



Building 1 layout - ground floor plan



Building 5 layout - ground floor plan

Cinema Layout (Building 1)

The proposed cinema will be located facing Mortlake Green and the entrance to the new Green Link. This building will be very visible on approach to the site and a primary consideration for the design of the layout was to ensure the entrance to the building is visually recognisable. By providing an entrance foyer facing the new entry plaza the cinema benefits from a visibly imposing entrance that provides a focal point within its east facade. Internally, the cinema screens have been configured in order to arrange as many windows as possible facing south and east rather than north and west where the windows would overlook residential dwellings.

Former Bottling and Hotel Building Layout (Building 5)

The re-configuration of the existing former Bottling and Hotel building to incorporate a mix of different uses has largely followed the current building configuration in terms of the subdivision of uses. A new hotel has been located in the part of the building that was originally built to contain this use. Office, gym and flexible use accommodation are proposed to be incorporated within the remainder of the building. The hotel, office and flexible use will all benefit from views of and access from and to the Bottleworks Square. The gym, which will be located at lower ground floor level, will have independent access from Mortlake High Street.

Maltings Layout (Building 4)

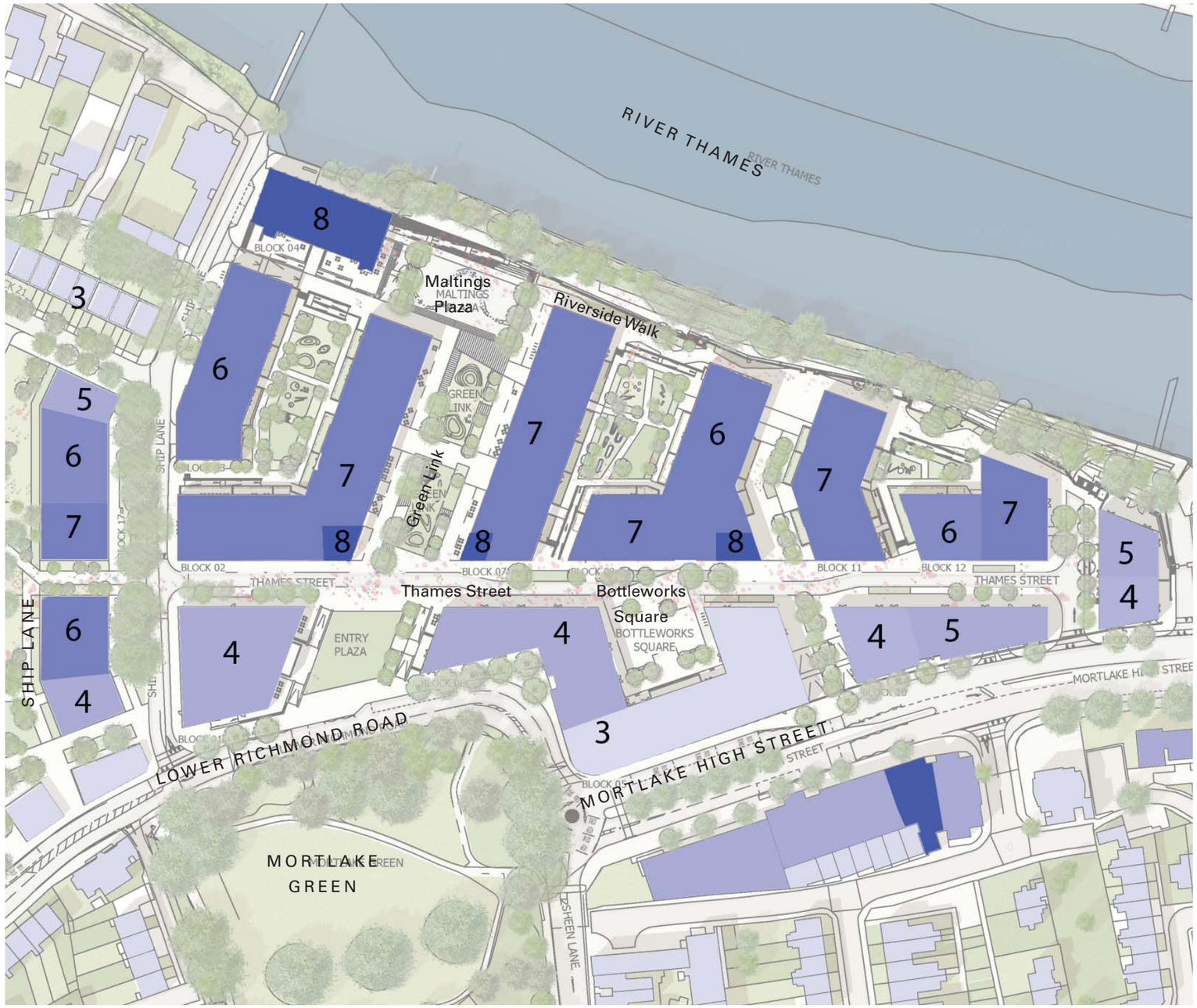
The re-configured Maltings building, which sits on the waterfront has the potential host a new Community facility (labelled as Flexible Use) within its ground floor level. The new upper levels of the building will provide residential accommodation that is planned to work within the existing envelope and rhythm of windows. These units have been planned in order to provide as many dual aspect units and/or units with river views as possible. Residential entrance lobbies will be provided to the south of the building in order to ensure access and egress are provided above the flood level. These lobbies have been minimised in order to optimise the ground floor level community space.

4.6 Scale and Massing

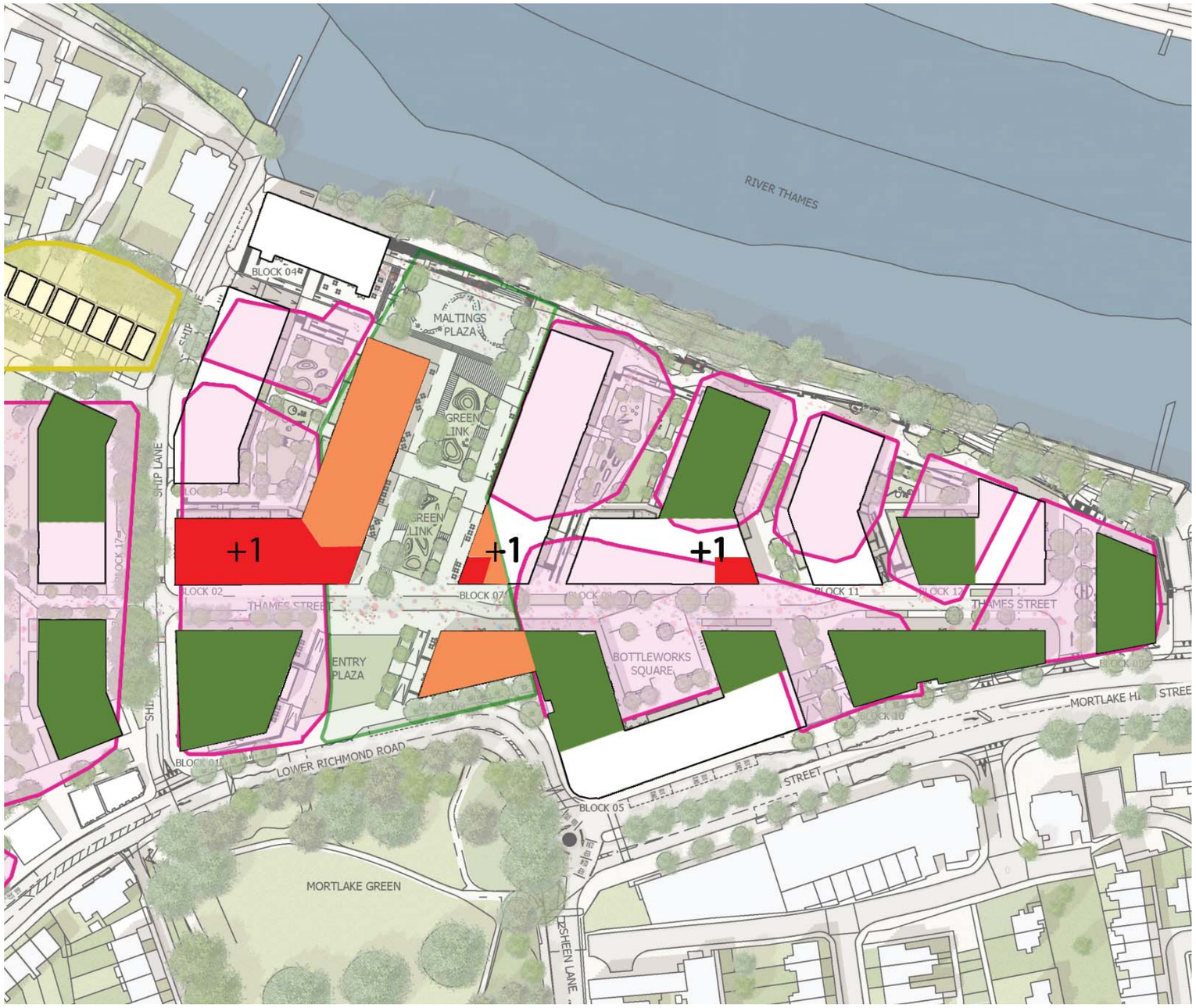
The heights of the buildings in Development Area 1 have evolved to the heights illustrated in the diagram opposite. These heights follow the indications of the Stag Brewery Planning Brief, which also aims at tapering heights to the perimeter of the site. In addition, buildings along Mortlake High Street have been set at lower heights that more closely respond to the height of existing built context and especially the adjacent BTMs.

Mansion blocks along the waterfront have been varied in their overall heights and articulation of the massing in order to provide a varied, animated view of the site from the opposite side of the river. While the Planning Brief allows for a mix of heights up to 7 storeys, it must be noted that there is a significant number of locations within the Phase 1 proposal that fall below 7 storeys. The building heights are set to carefully avoid challenging the significance of the Maltings Building, which remains distinct from the massing of the new buildings.

There are some small areas that are not in accordance with Planning Brief heights, however these are 'cupulas' at very specific locations, the corners of key buildings, at the centre of the site. These benefit from foreshortening of height when viewed from a distance. These also serve to increase the variety of roof and parapet lines within the proposed view from the waterfront and serve to frame the entrance to the new Green Link and improve legibility of the routes through the site.



Heights diagram for Development Area 1



Proposed heights comparison with Planning Brief heights

Heights in excess of Planning Brief heights

Heights beneath maximum Planning Brief heights

Key

4.7 Appearance

The building typologies as described in Section 4.3 have been refined to create distinct characters that bring interest and variety to the streetscape.

4.7.1 Evolution of Mansion Typology

Several options have been considered for the design of the Mansion Typology buildings.

The options all utilised a language incorporating mansard roofs, projecting bay windows, projecting balconies and brick gables. These are all elements that can be found with great variation in terms of design in historic precedents.

The attributes of these elements offer several benefits in terms of design:

- Mansard roof configuration can diminish the massing of upper building levels since they are set back from the lower building line within the sloping roof enclosure

- Gable elements can be distributed in a manner that provides variety within both buildings and groups of buildings within a streetscape. They also break through the roofline, lessening the impact of a large roof mass at the top of the building

- Projecting bay windows can provide opportunity for oblique views - such as towards the river Thames as well as creating vertical elements to balance with horizontal balconies.

- Projecting balconies can break up the appearance of facades to avoid repetition and provide depth to building facades

Several iterations of the mansard roof element of these proposals have been considered in combination with the design of the gable elements. The aim of the various designs was to provide an elegant gable form that transitioned between the lower building parapet height and the upper mansard roof element.

Initial double storey mansard options were dismissed because the mansard roof dominated the appearance of the proposals. Split level mansard roof configurations were also rejected because the appearance became to busy in terms of appearance.

The gable elements - which are typically dominant elements in mansion block facades - have also evolved to a flat topped gable form that springs from the penultimate level of the building (lower, main parapet level) and forms the termination of a projecting element of the single storey mansard roof form.

Option for gable and double mansard roof

Option for gable and double mansard roof

Proposed perspective showing gable and mansard roof configuration

Perspective view showing variation of gable and bay elements within courtyard configuration of mansion buildings

Option for gable and double mansard roof

Option for gable and double mansard roof

Option for gable and stepped double mansard roof

4.7.2 Final Mansion Typology (Buildings 2, 3, 7, 8, 11 and 12)`

The final mansion typology has been developed to consist of a series of components that can be replicated and used in various combinations in order to avoid monotony in the design of these building facades. The three key components consist of the following:

Gable

This consists of a brick gable element that incorporates a contemporary version of a projecting bay window above first floor level and terminating with a two storey pair of recessed windows that provide a clear diminishing hierarchy at the top of the gable.

Single bay

This consists of a vertical bay with a rectangular top and a single column of repeated paired windows above first floor level. Projecting balconies are provided at the base of each pair of windows in order to provide a clear definition of the rhythm.

Double bay

The above elements can be used in combination with one another around building facades and separated by balconies that provide significant external amenity space to residents. A continuous concrete band is proposed to separate ground and first floor levels. This is to clearly define the separation of ground floor level flexible uses and upper levels of residential use.

The combination of different brick, metal and glass offers a restrained palette in which hues and tones can be varied further.

4.7.3 Materials

It is proposed that the mansion blocks are built from a high quality, varied red brickwork as this is both appropriate to the mansion block historically and also will contrast with the London stock brickwork of the Maltings Building, ensuring it keeps it's identity.

Different shades of red brick are proposed and corresponding columns of metalwork - for darker brickwork to cluster it there will be lighter metalwork and roofing. It is proposed that the roofing is generally metal cladding and that the finish to window frames and metalwork is metallic powder coated finish.

The images opposite show the three colour combinations that are proposed to the three courtyard clusters of mansion buildings. Within these colourway options, the detailing of metal balustrades and detailed brickwork texture will also be varied to provide a richer diversity within the development.

Rendered views of the variations for Cluster A (Buildings 2 and 3), B (Buildings 7 and 8) and C (Buildings 11 and 12) are included within the Appendices of this DAS.

4.7.4 Specific Detailing

It is envisaged that each of the three mansion block courtyards will have detailing which is specific to that courtyard. This will be in the form of brick detailing to the heads and surrounds of the windows, especially at the gable windows. There would also be individual designs to each courtyard's metalwork in the balustrades. This detailing would draw on the history and context of the site: making reference to the angular boats of the Oxbridge rowing team; making reference to the barrels of the brewery; making reference to the tapestry works close to the west of the site. These details have been developed in concept and would be elaborated following consent through the approval of conditions.

Gable

Bay

Double Bay

Alternative detailing - Courtyard A

Bay study render - Courtyard B

Alternative detailing - Courtyard C

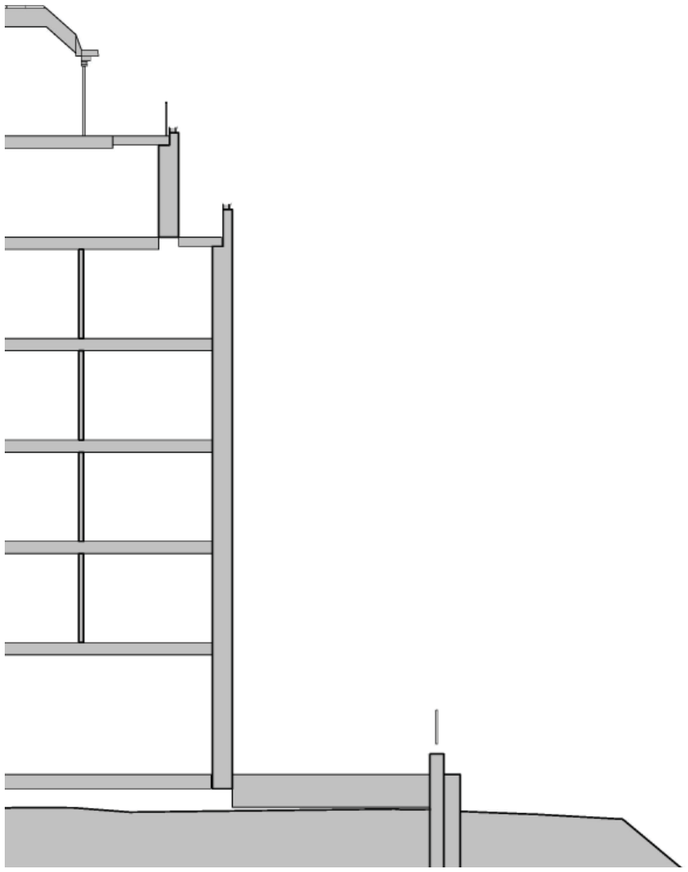
4.7.5 Relationship of mansion typology buildings with River Thames

The six mansion buildings (2, 3, 7, 8, 11 and 12) are distributed along the Northern perimeter of the site facing the River Thames.

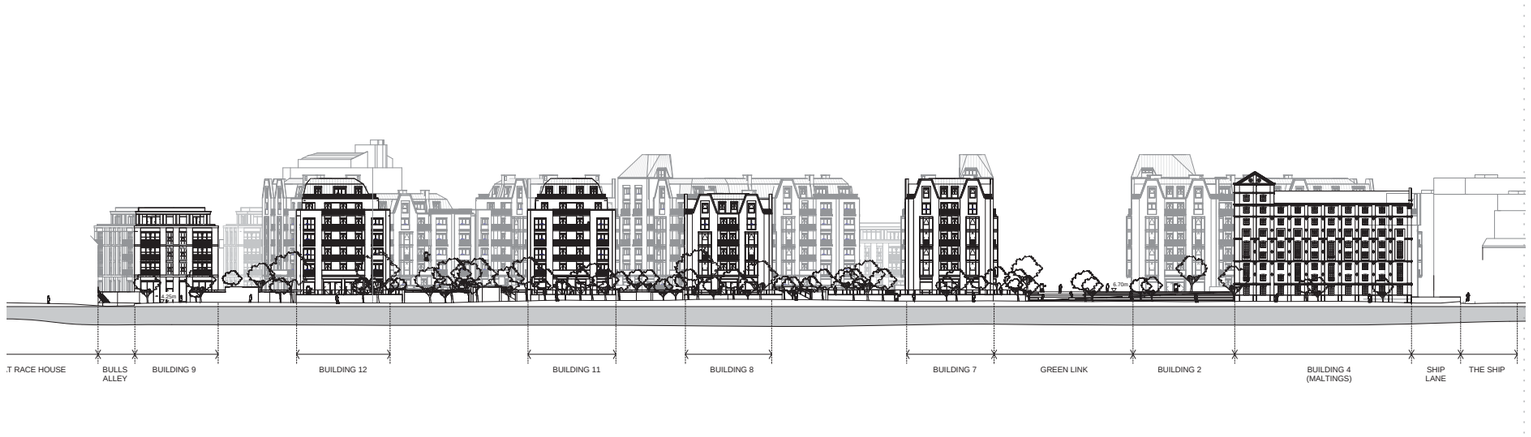
The relationship with the river has been carefully considered relative to the riverfront context in order to provide variation in height and roof profile as well as set back from the towpath at ground and upper floor levels in order to ensure the buildings are not overbearing.

The Northern riverfront elevations of each mansion type building are varied in their approach in terms of distribution of gable elements and balconies as well as the modelling of the upper levels of the buildings. The roofscape generally steps back at the upper levels, receding from the building frontage and rising towards the centre of the site.

A minimum of 5.5m is achieved between each building footprint and the site ownership boundary/ edge of towpath, although the distance to the rivers edge is much greater.



Proposed section through waterfront elevation of mansion building (Building 11)



Proposed North elevation of entire Development Area 1 site

Perspective view of proposed development from North East

Perspective view of proposed development from opposite side of River Thames

4.7.6 Relationship of mansion typology buildings with proposed streetscape

The southern facades of each of the six mansion buildings face on to the proposed new High Street (Thames Street). This 13.5m wide route is proposed to be lined to the south with a variety of different building typologies of a lower scale. In order to prevent the buildings being overbearing on the streetscape, full (usable 1500mm deep) balconies are limited to the areas between projecting gable and bay elements. No projecting bay windows will be incorporated on these elevations.

The mansion block typology adapts well to the varied geometry and heights across the masterplan, creating varied blocks within a common language of facades.

The proposed massing of the masterplan means that specific corners of the mansion blocks will become very visible on approach to the site. It is proposed that raised corner elements are incorporated in these locations in order to provide greater animation to the streetscape and provide framing to the view along the Green Link route. This raised expression of corner elements or cupula, is something that is seen frequently in historic mansion precedents.

Proposed site section through proposed new High Street (Thames Street) showing South elevations of mansion buildings

Hurlingham Court - precedent of corner turrets framing route

View of corners of proposed mansion buildings overlooking the 'Green Link' entry plaza