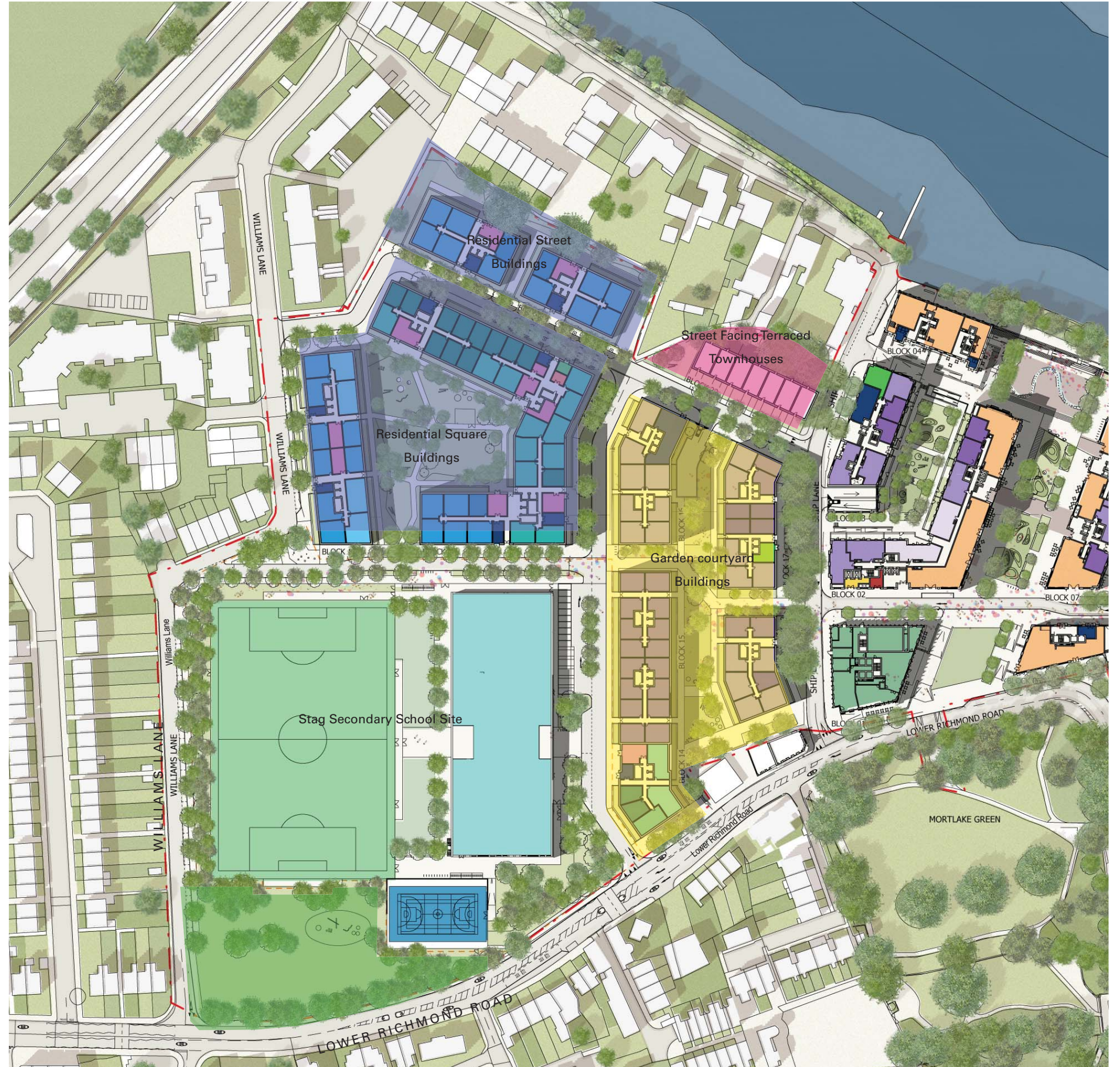


5.0 Part Three: Character Areas

The following section establishes key considerations for new buildings within each Character Area 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



Residential Square and Street Buildings



Garden Courtyard Buildings



Bird's eye view of the Outline Application Site

5.1 Residential square and street buildings

The residential square 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 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 the Parameter plans.

In order to meet design objectives, the Applicant **must** demonstrate that proposals adhere to the site-wide codes set out in Section 2, as well as the following criteria that are specific to residential square buildings:. 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 and street buildings **should** transition between varied context including the existing Streetscape of Williams Lane, the proposed new Secondary School, the garden courtyard buildings 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 height of 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling **must** be provided.

This character area's buildings **must** be of the highest design quality and ensure that:

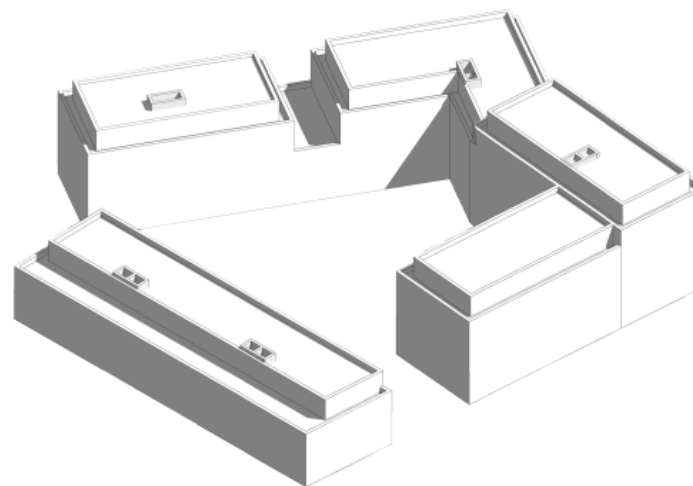
- Internal angles of the courtyard are carefully articulated to avoid dead corners with little animation or activity [fig.17a]
- Long elevations are broken down by vertical breaks [fig. 18a and 18b]
- Variation in projecting balcony position is provided within brick bays [fig. 19a and 19b]

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 nine residential units per core per level of each building **must** be adhered to unless indicated otherwise by the LHDC. Direct entrances to ground floor level units **should** be provided wherever possible.



Illustrative perspective showing potential Residential Square Typology



Proposed outline massing for residential square buildings

Preferred design treatment of facade, block delineation and balconies



fig. 17a



fig. 17b



fig. 18a



fig. 18b



fig. 18c



fig. 19a

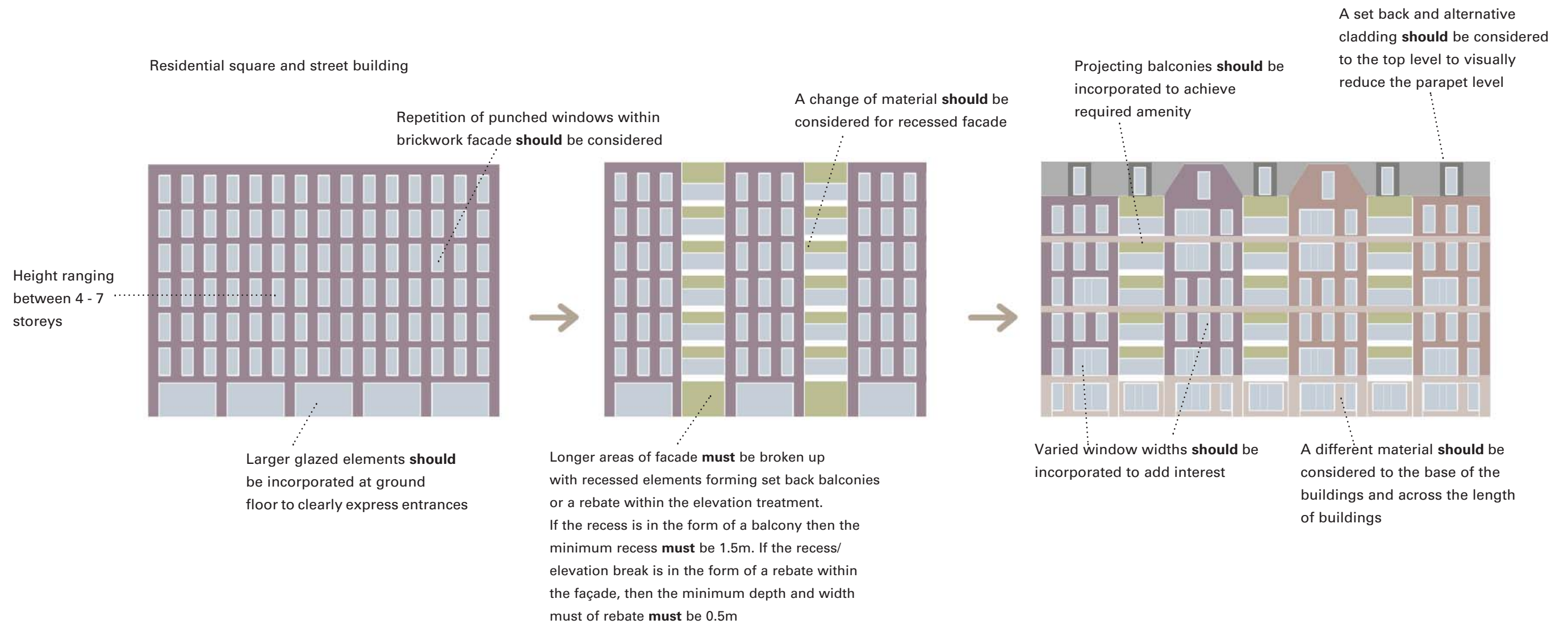


fig. 19b

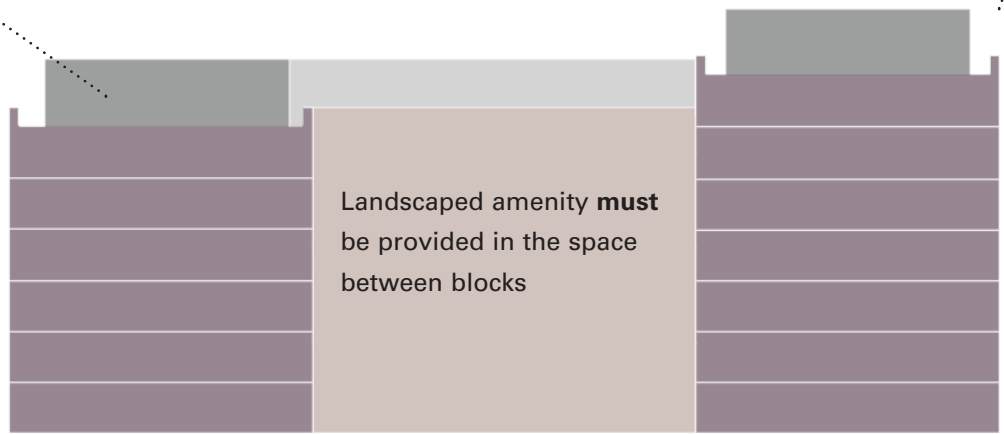


fig. 19c

5.1.4 Suggested evolution of elevation treatment for residential square and street buildings



Blocks to vary in height ranging between 4 - 8 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 four 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 height 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:

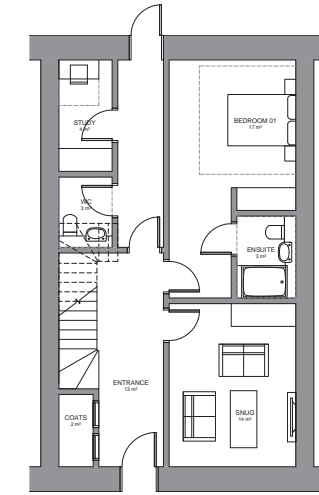
- Individual houses within a terrace **must** be clearly expressed and recognisable and animation in the roofscape of the overall terrace **must** be provided [fig. 20a and 20b]
- A maximum of five terraces in a run of the same design **must** be adhered to [fig. 21a and 21b]
- The western units of Block 22 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

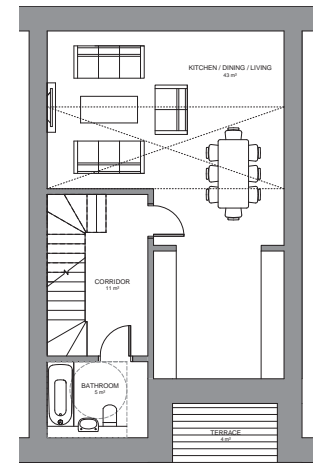
The units **must** be easily adapted for compliance with wheelchair housing design standards and they **must** have level thresholds to provide inclusive access.



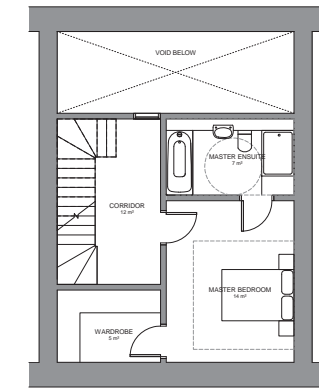
Illustrative perspective showing potential Townhouses Typology



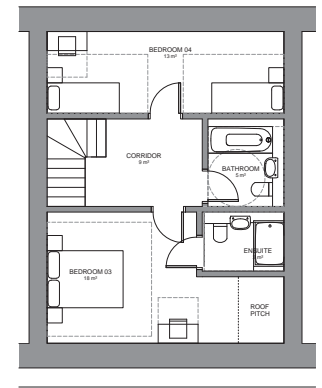
Illustrative Ground floor level plan



Illustrative First floor level plan



Illustrative Second floor level plan



Illustrative Third floor level plan



fig. 20a

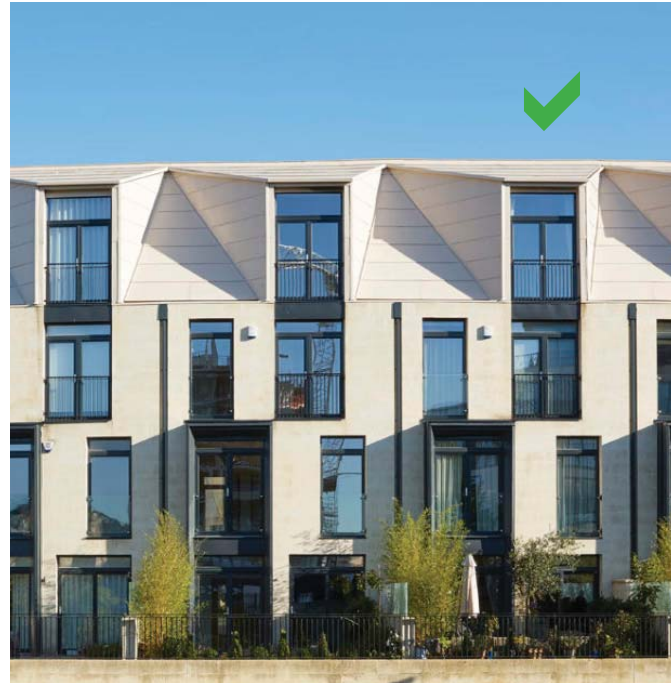


fig. 20b



fig. 20c

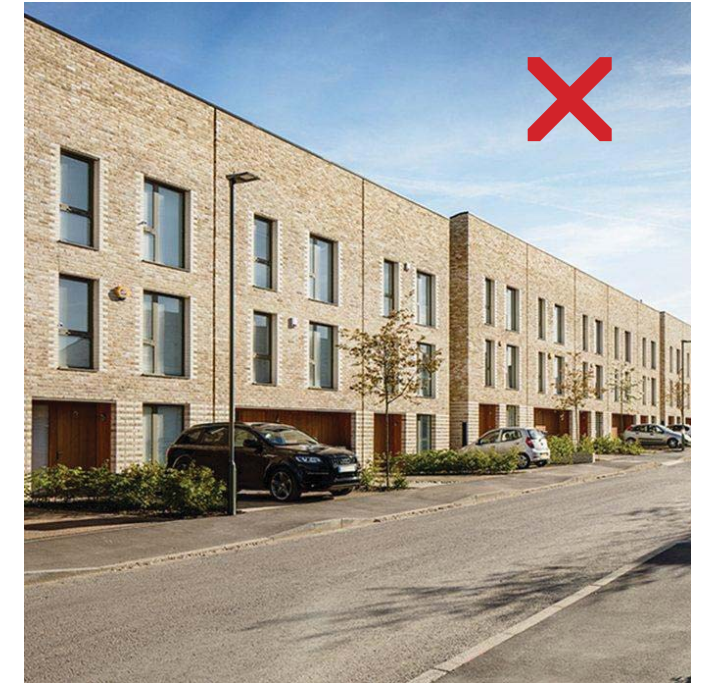


fig. 20d



fig. 21a



fig. 21b



fig. 21c

5.2.4 Suggested evolution of elevation treatment for street facing terraced townhouse



5.3 Garden courtyard buildings

The Garden courtyard 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 8 storeys and accommodate a range of unit sizes from 1 bedrooms to 3 bedrooms.

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

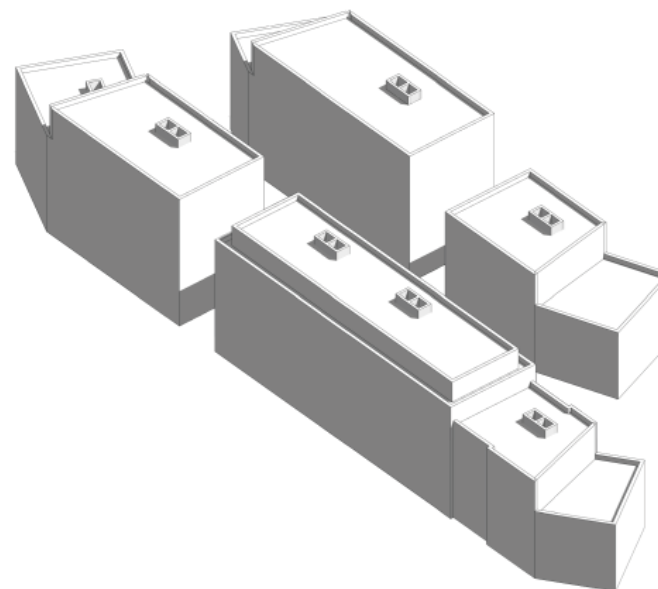
A minimum floor to ceiling height of 2.5m for at least 75 per cent of the Gross Internal area of each dwelling **must** be provided. A maximum of 3m floor to ceiling height **must** be adhered to with the exception of to any common areas of the Garden Courtyard buildings.

The Garden Courtyard buildings **should** 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. [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.



Example image of Garden Courtyard Typology



Proposed outline massing for garden courtyard buildings



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

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 nine 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.



fig. 23a



fig. 23b



fig. 24a

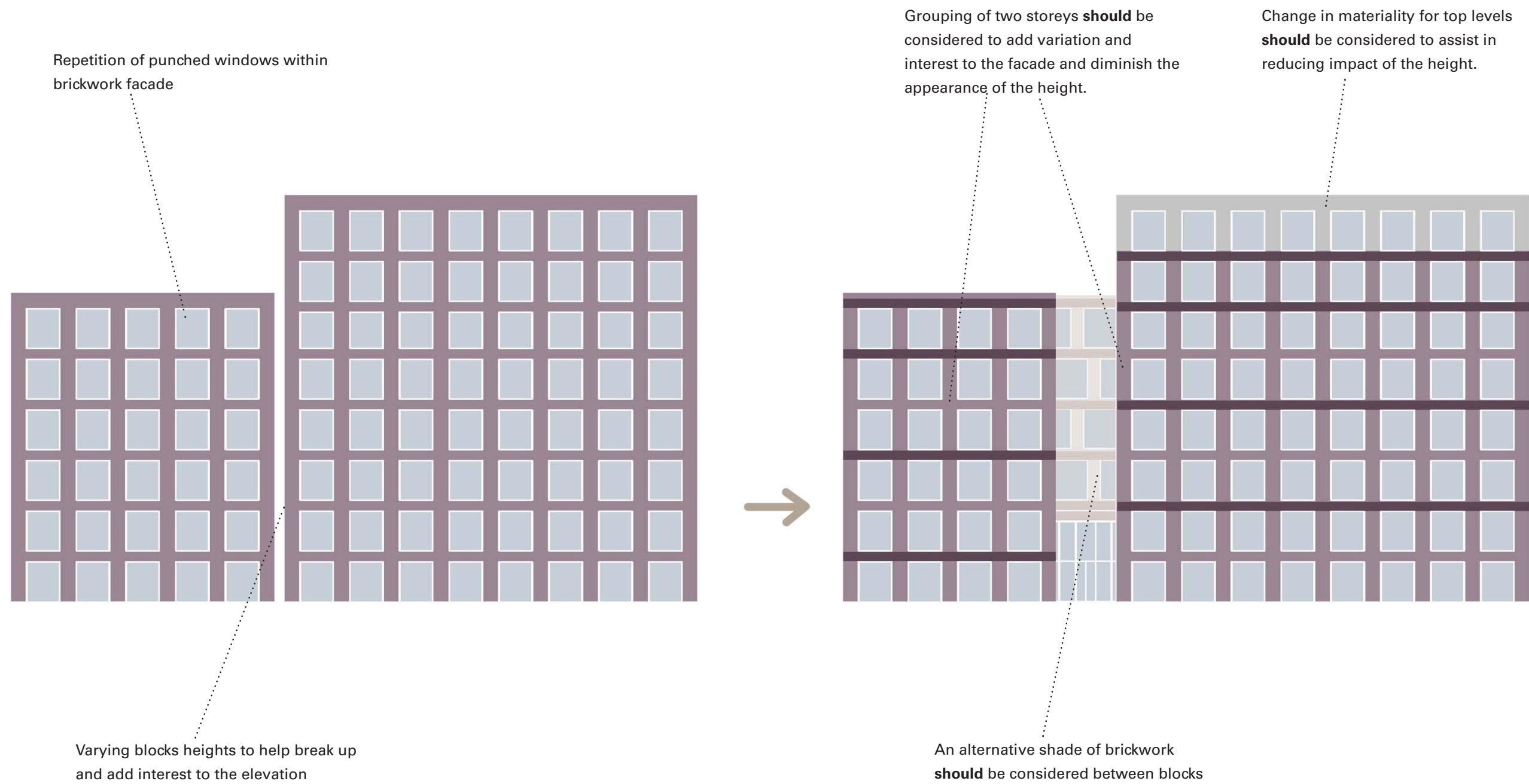


fig. 24b



fig. 25a

5.3.3 Suggested evolution of elevational treatment of garden courtyard buildings



Alternative window sizes and grouping of two storeys **should** be considered to add variation and interest to the facade

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

Set back and slope of top level **should** be considered



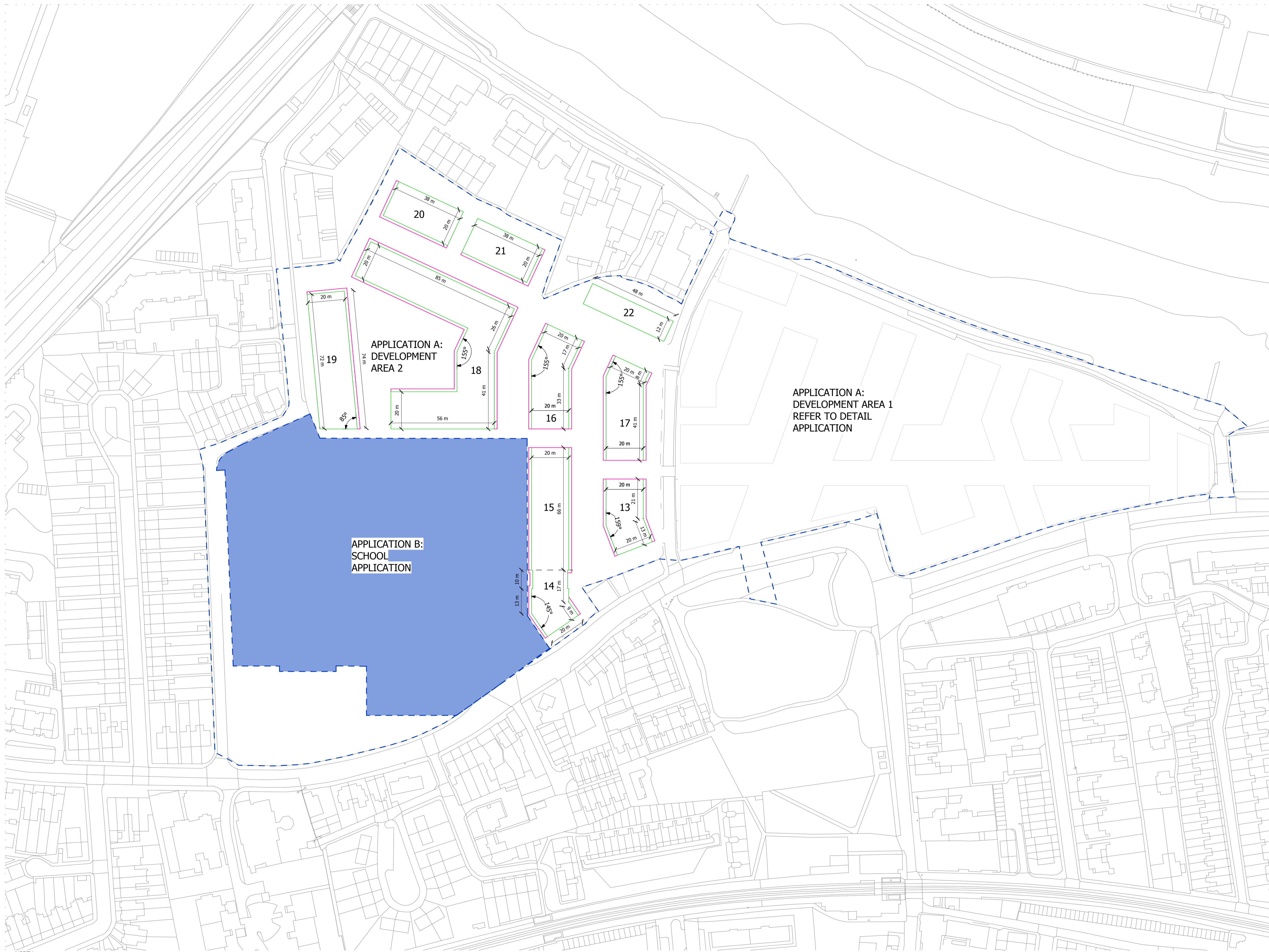
Location of main building entrance **should** be considered between blocks. This helps break up the elevation as well as creating a clearly identifiable main entrance

Different materiality for the base of the buildings **should** be considered as a means of breaking up the elevation and responding to the streetscape

5.4 Apartment layouts

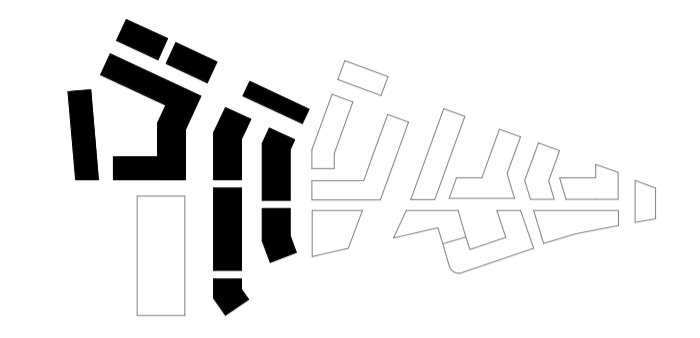
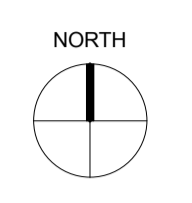
All residential accommodation will meet the Nationally Described Space Standards.

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



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HORIZONTAL LIMITS OF DEVIATION

- MINIMUM BLOCK FOOTPRINT
- +1.5M FROM MINIMUM BLOCK FOOTPRINT
- +3.0M FROM MINIMUM BLOCK FOOTPRINT

--- BLOCKS BELOW

13-22 BLOCK NUMBER

- - - PLANNING APPLICATION BOUNDARY

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DEVELOPMENT
AREA 2

APPLICATION B:
SCHOOL
APPLICATION

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LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

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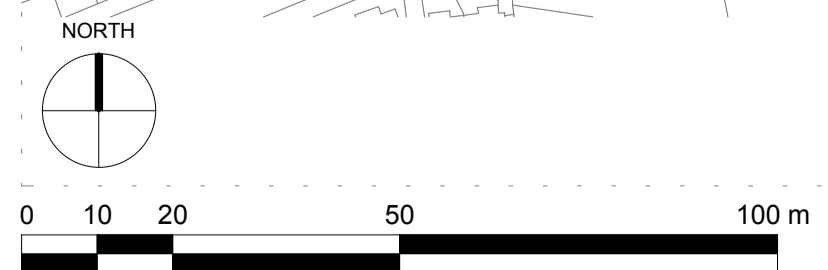
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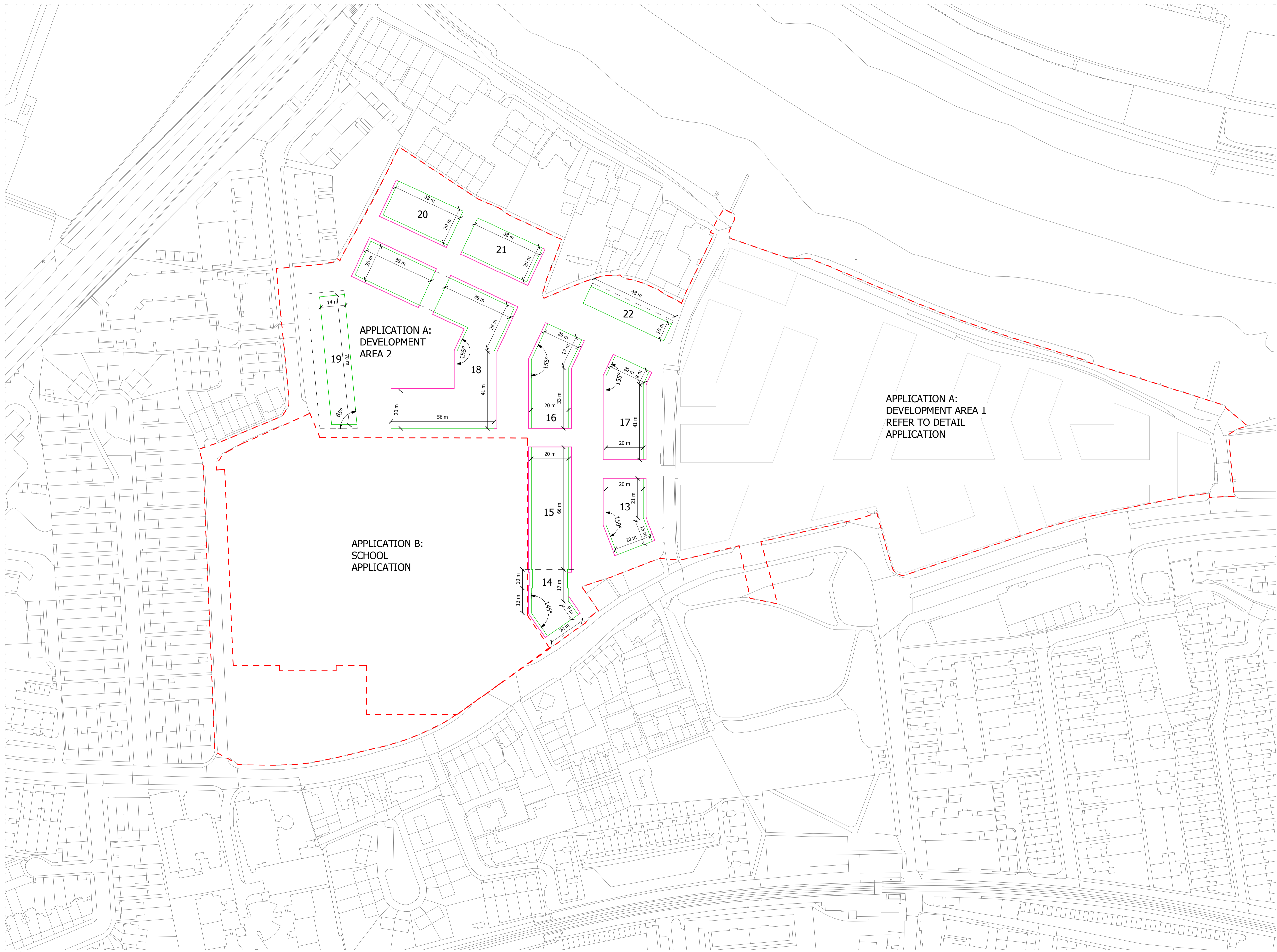
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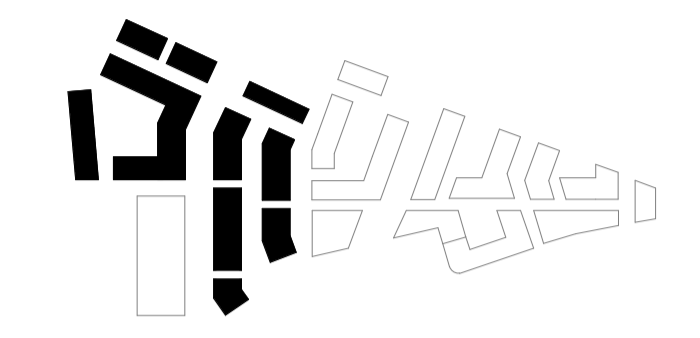
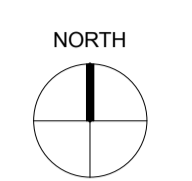
Block Footprint and
Horizontal Lines of Deviation
One to Three Storeys

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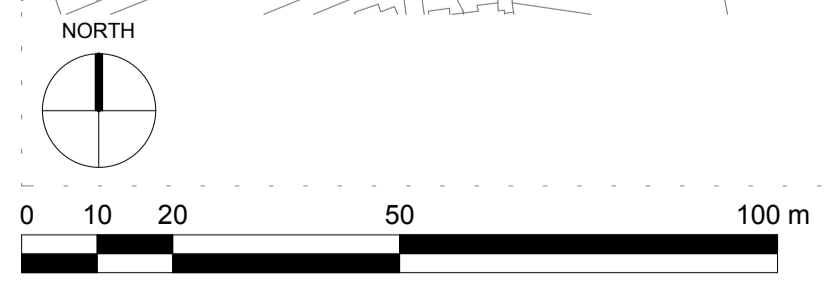
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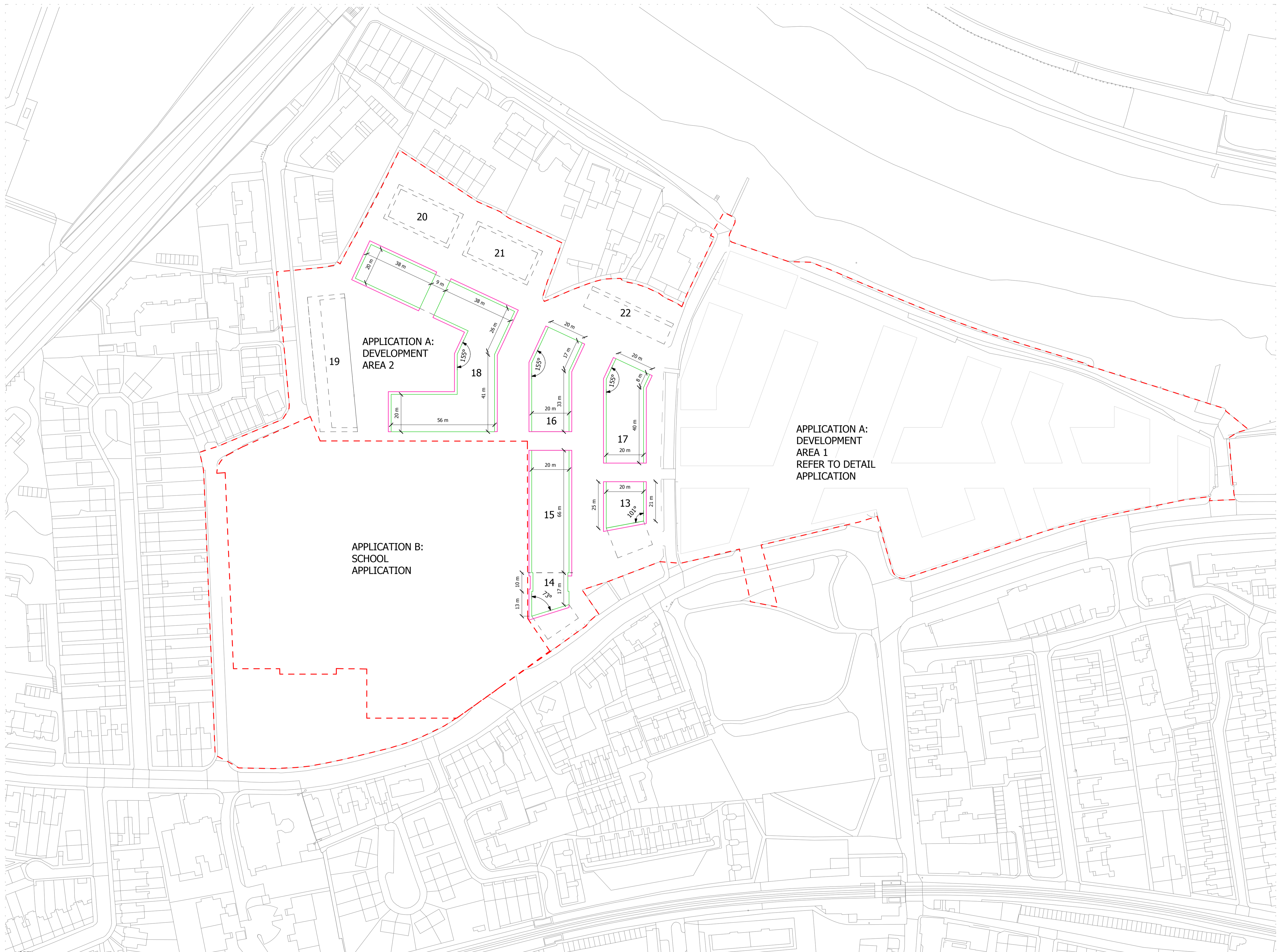
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Drawing
BLOCK FOOTPRINT AND HORIZONTAL LINES OF DEVIATION
FOUR STOREYS

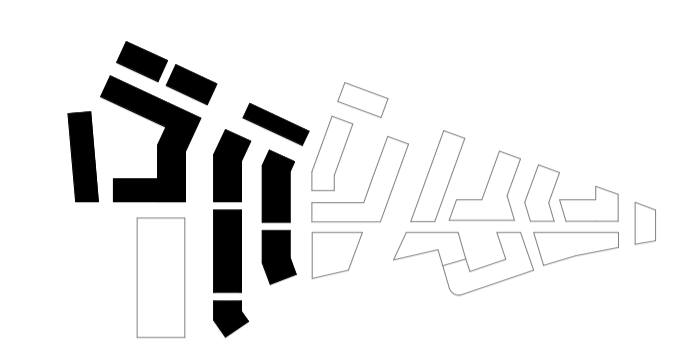
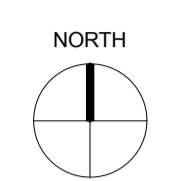
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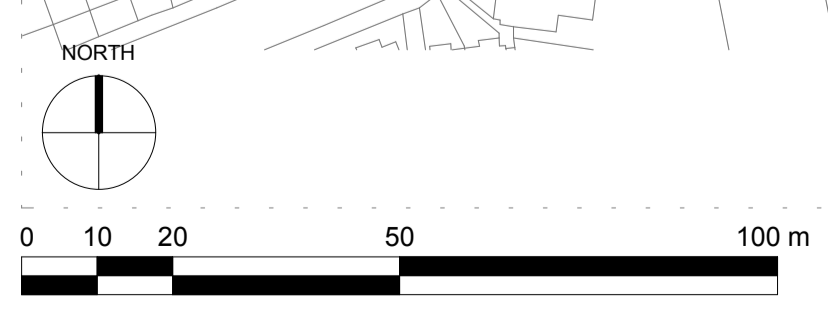
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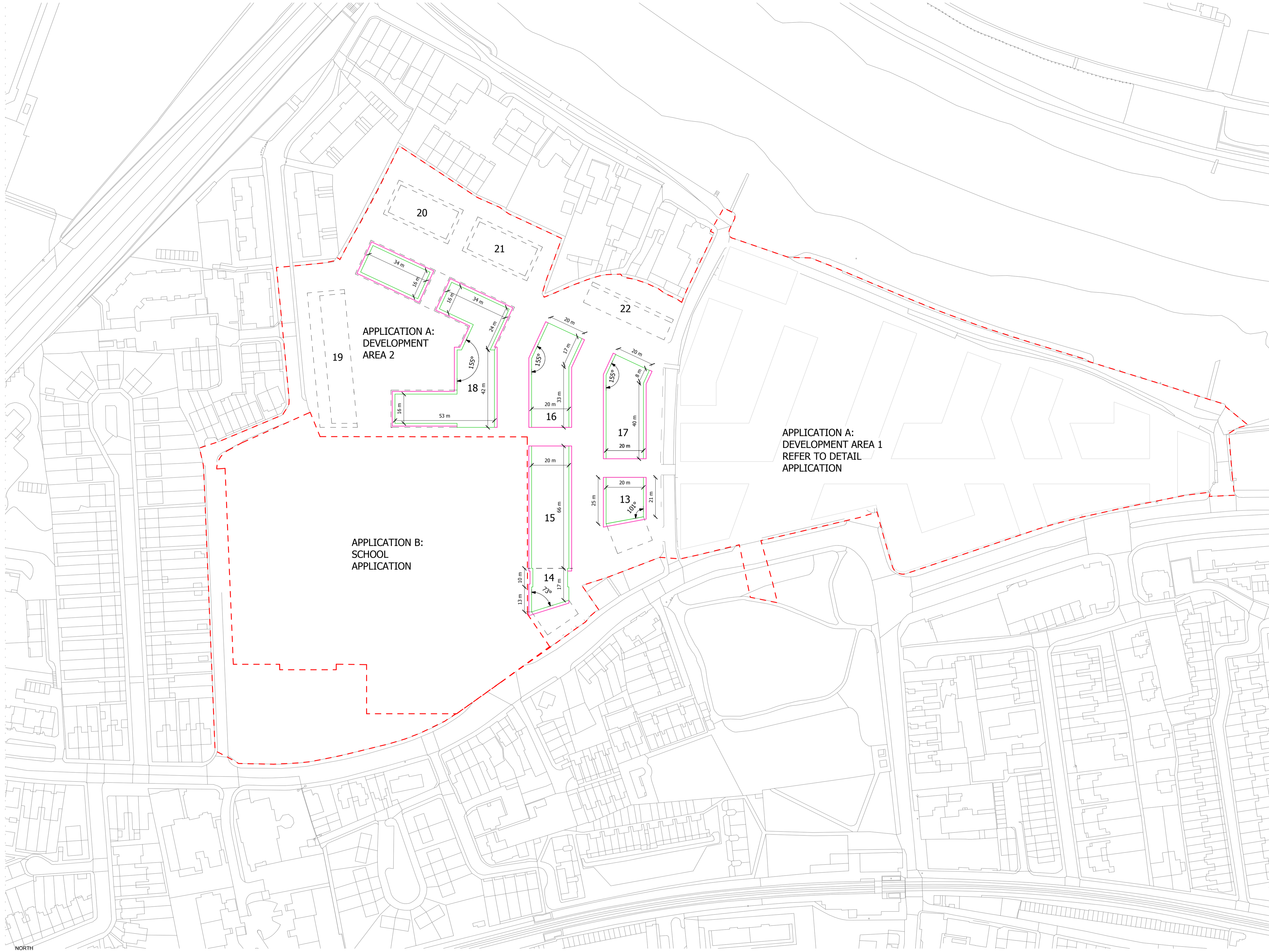
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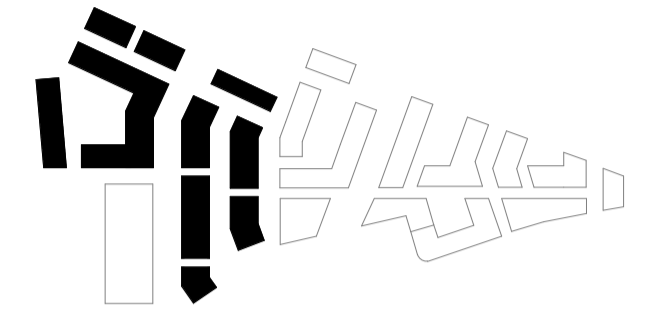
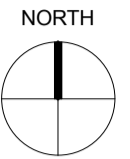
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Revision description	Date	Check	Rev

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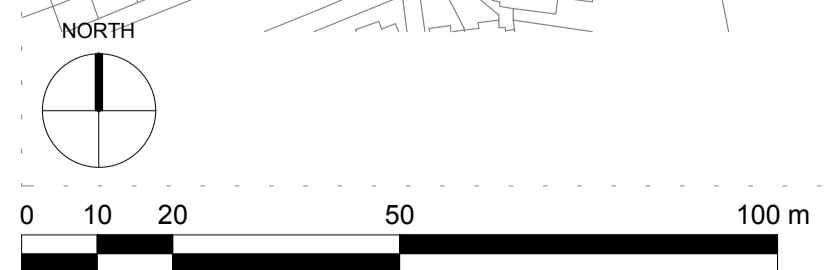
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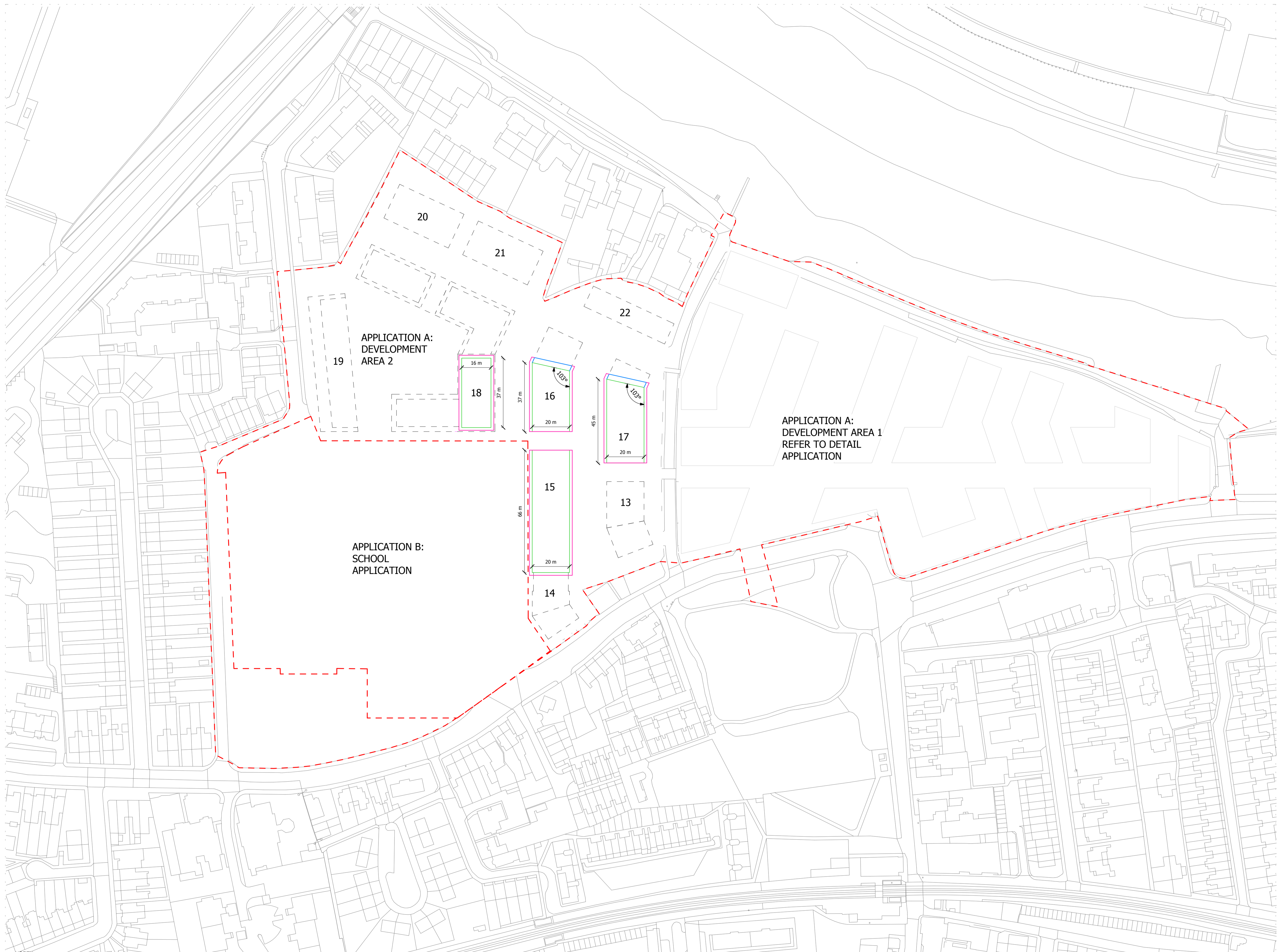
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Block Footprint and Horizontal Lines of Deviation
Six Storeys

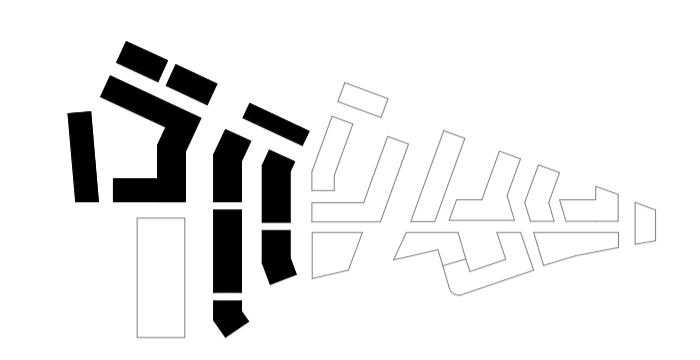
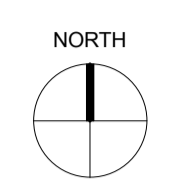
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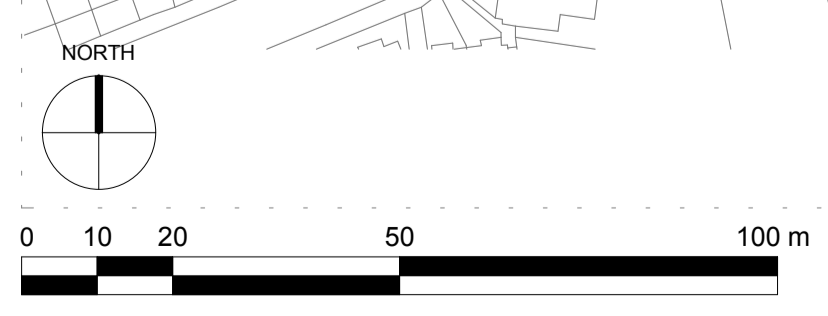


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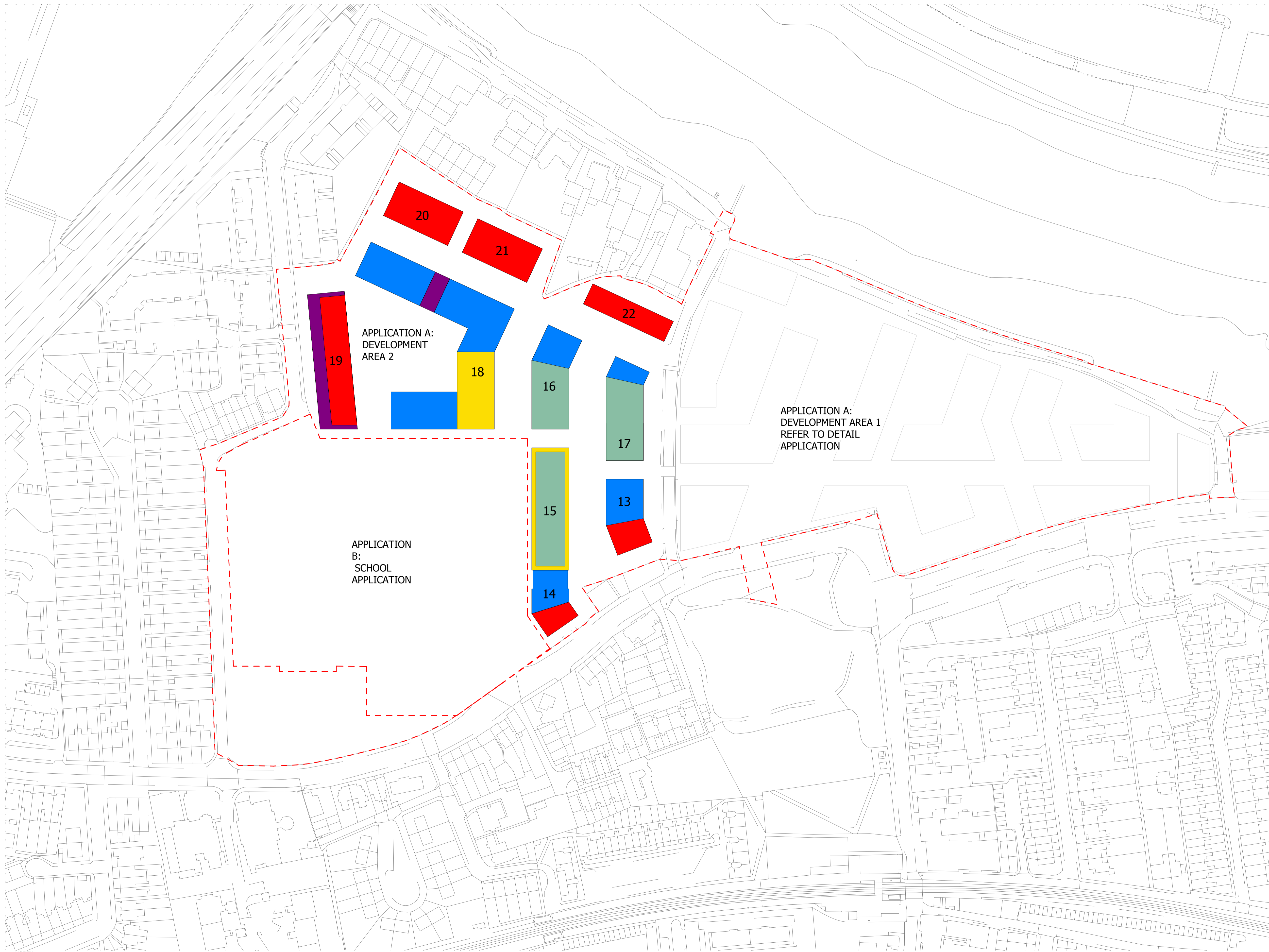
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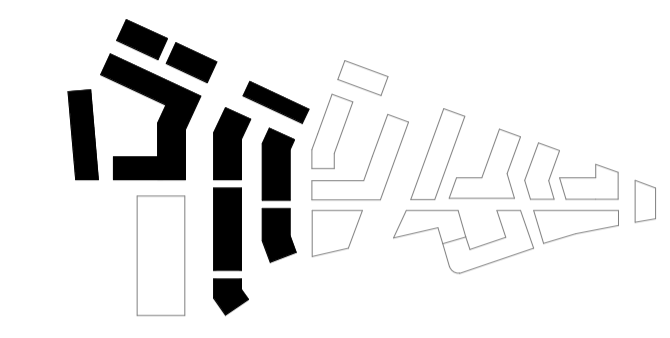
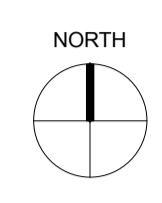
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Drawing
BLOCK FOOTPRINT AND HORIZONTAL LINES OF DEVIATION SEVEN STOREYS

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- VERTICAL LIMITS OF DEVIATION - ABOVE SITE DATUM
- 3 STOREYS
UP TO 13 m FROM BLOCK DATUM TO PARAPET
UP TO 19m PARAPET A.O.D
 - 4 STOREYS
UP TO 16 m FROM BLOCK DATUM TO PARAPET
UP TO 23m PARAPET A.O.D
 - 5 STOREYS
UP TO 19 m FROM BLOCK DATUM TO PARAPET
UP TO 26m PARAPET A.O.D
 - 6 STOREYS
UP TO 22 m FROM BLOCK DATUM TO PARAPET
UP TO 29m PARAPET A.O.D
 - 7 STOREYS
UP TO 26 m FROM BLOCK DATUM TO PARAPET
UP TO 33m PARAPET A.O.D
 - 8 STOREYS
UP TO 30 m FROM BLOCK DATUM TO PARAPET
UP TO 37m PARAPET A.O.D

13-22 BLOCK NUMBER
- - - PLANNING APPLICATION BOUNDARY

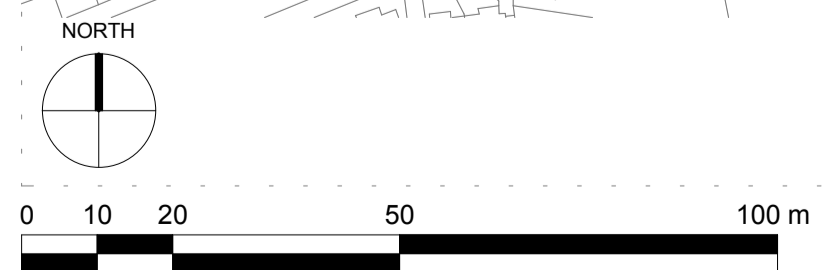
NOTE:
THIS PLAN ITS TO BE READ IN CONJUNCTION WITH:
- BLOCK FOOTPRINT AND HORIZONTAL LINES OF DEVIATION: C645_Z2_P_PR_001, 002, 003, 004, 005 & 013
-DESIGN CODE

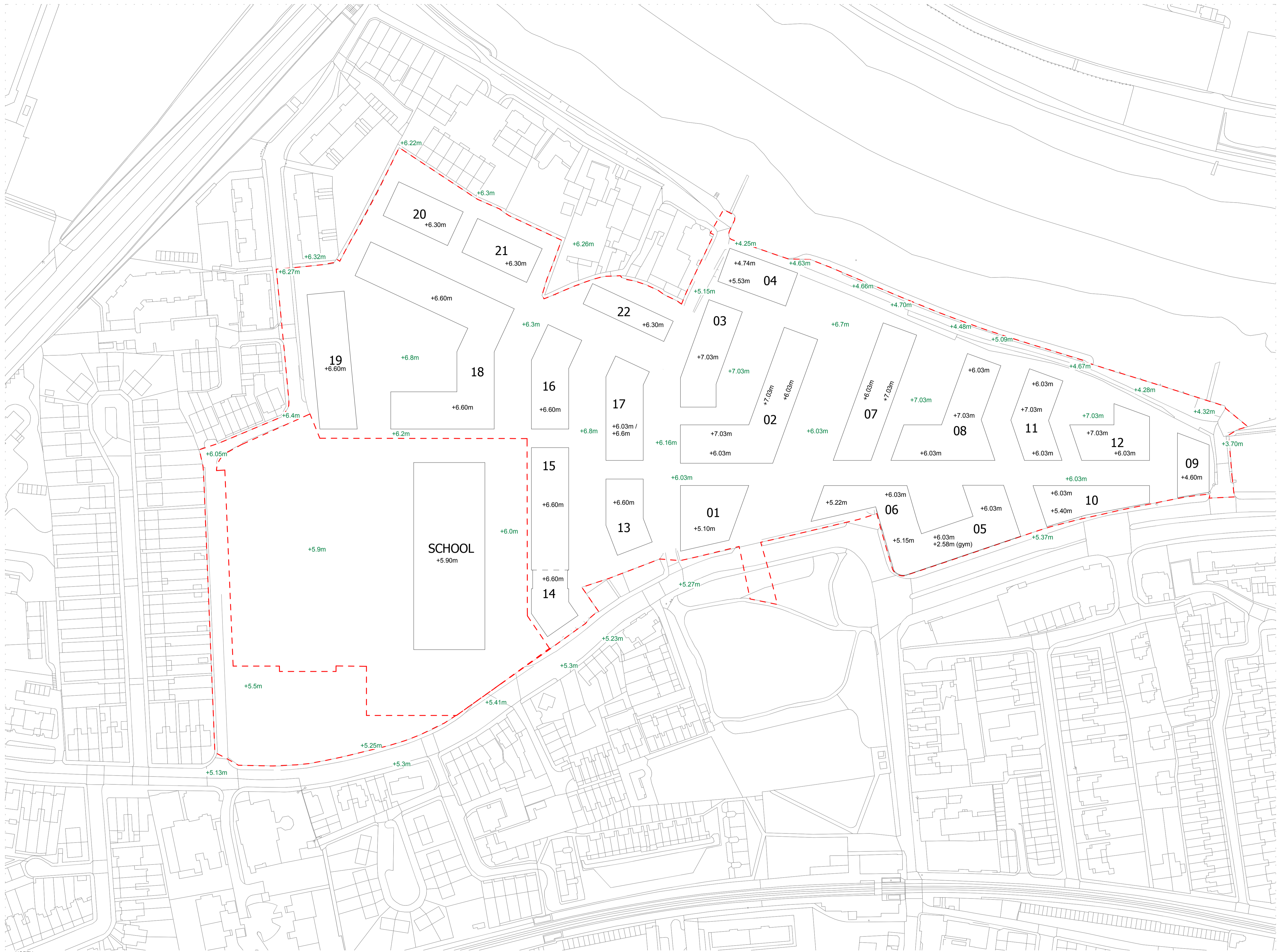
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-
Revision description	Date	Check	Rev

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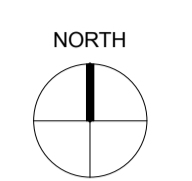
Drawing
PROPOSED BLOCK HEIGHTS AND VERTICAL LINES OF DEVIATION

Drawn	Date	Scale
KHO	13/09/19	1:1000 @ A1 1:2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_006	C

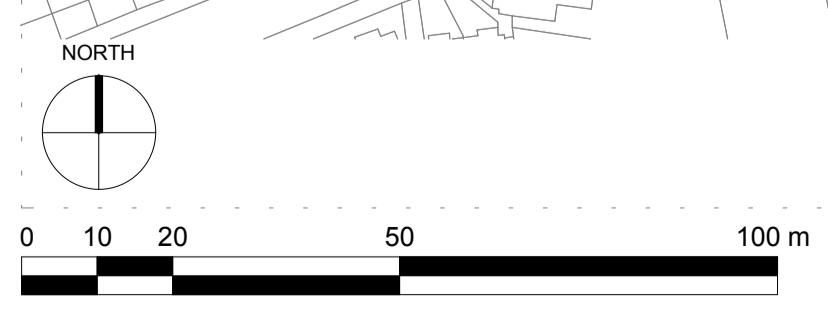




NOTES:
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PROPOSED SITE LEVELS
 □ BLOCK DATUM (GROUND LEVEL)
 13-22 BLOCK NUMBER
 - - - PLANNING APPLICATION BOUNDARY

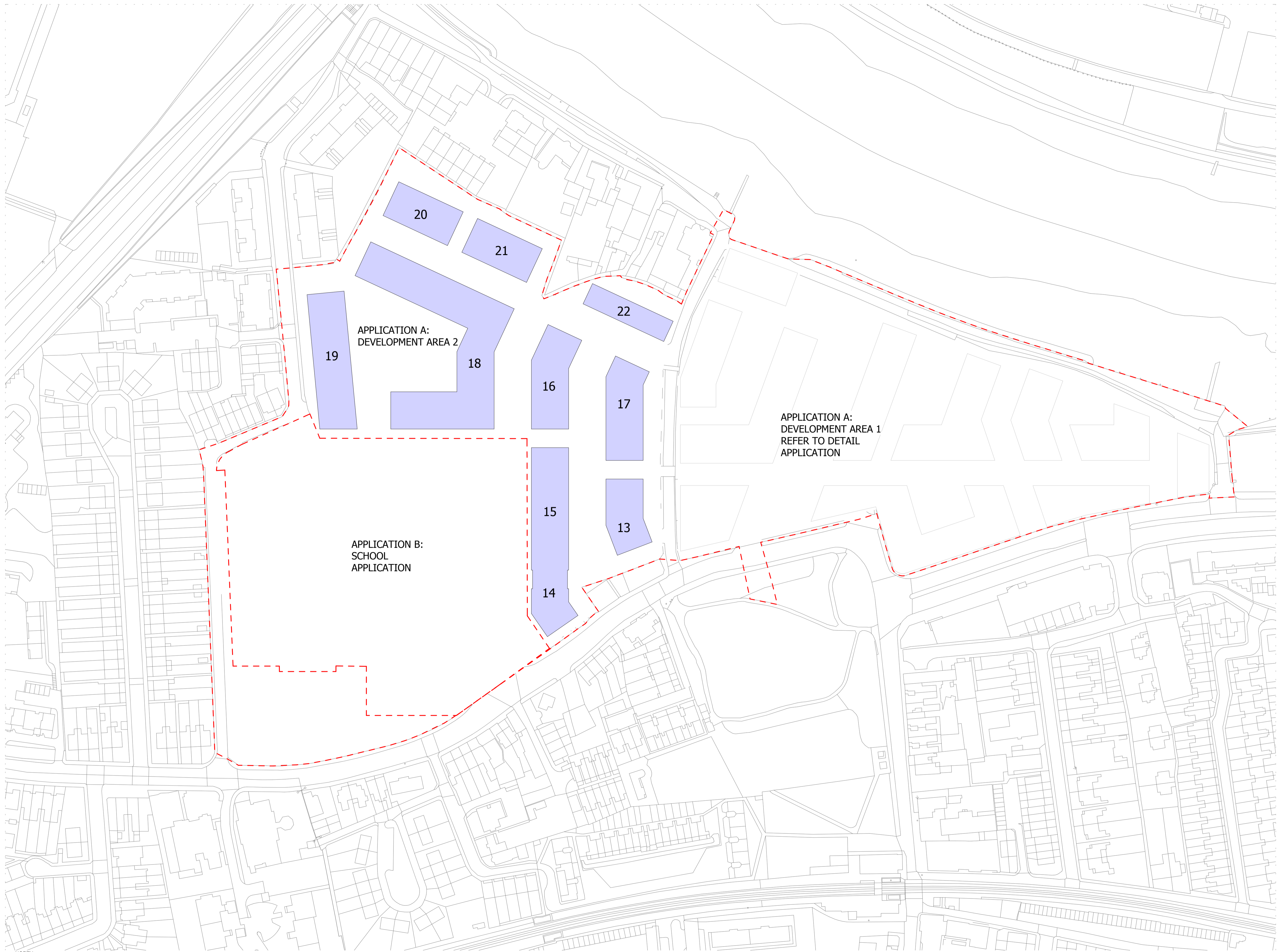


GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

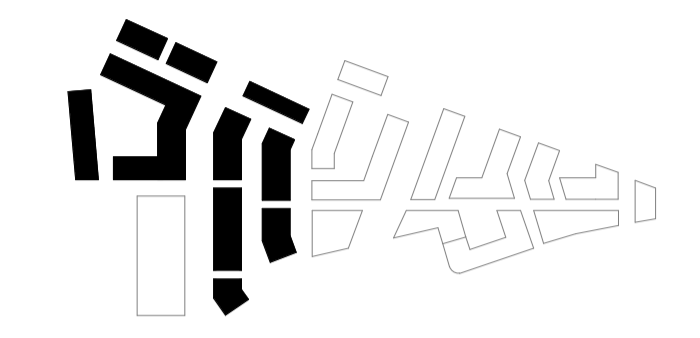
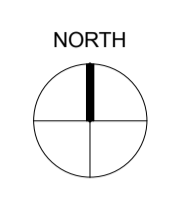
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Drawing
PROPOSED BUILDING LEVELS - GROUND FLOOR

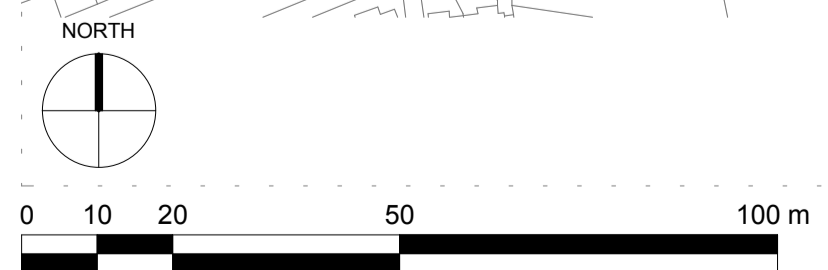
Drawn	Date	Scale
KHO	13/09/19	1:1000 @ A1 1:2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_007	C



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LAND USE DISTRIBUTION
 RESIDENTIAL
 13-22 BLOCK NUMBER
 PLANNING APPLICATION BOUNDARY



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DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-
Revision description	Date	Check	Rev

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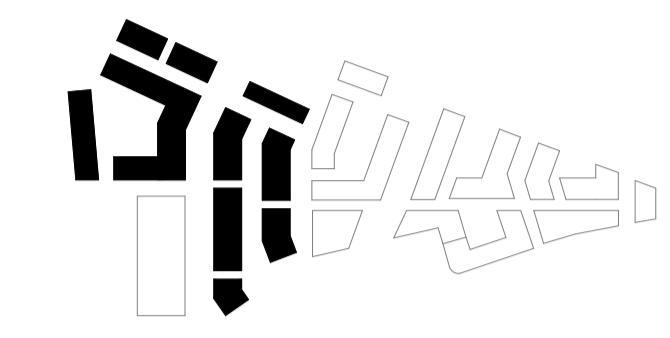
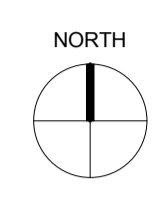
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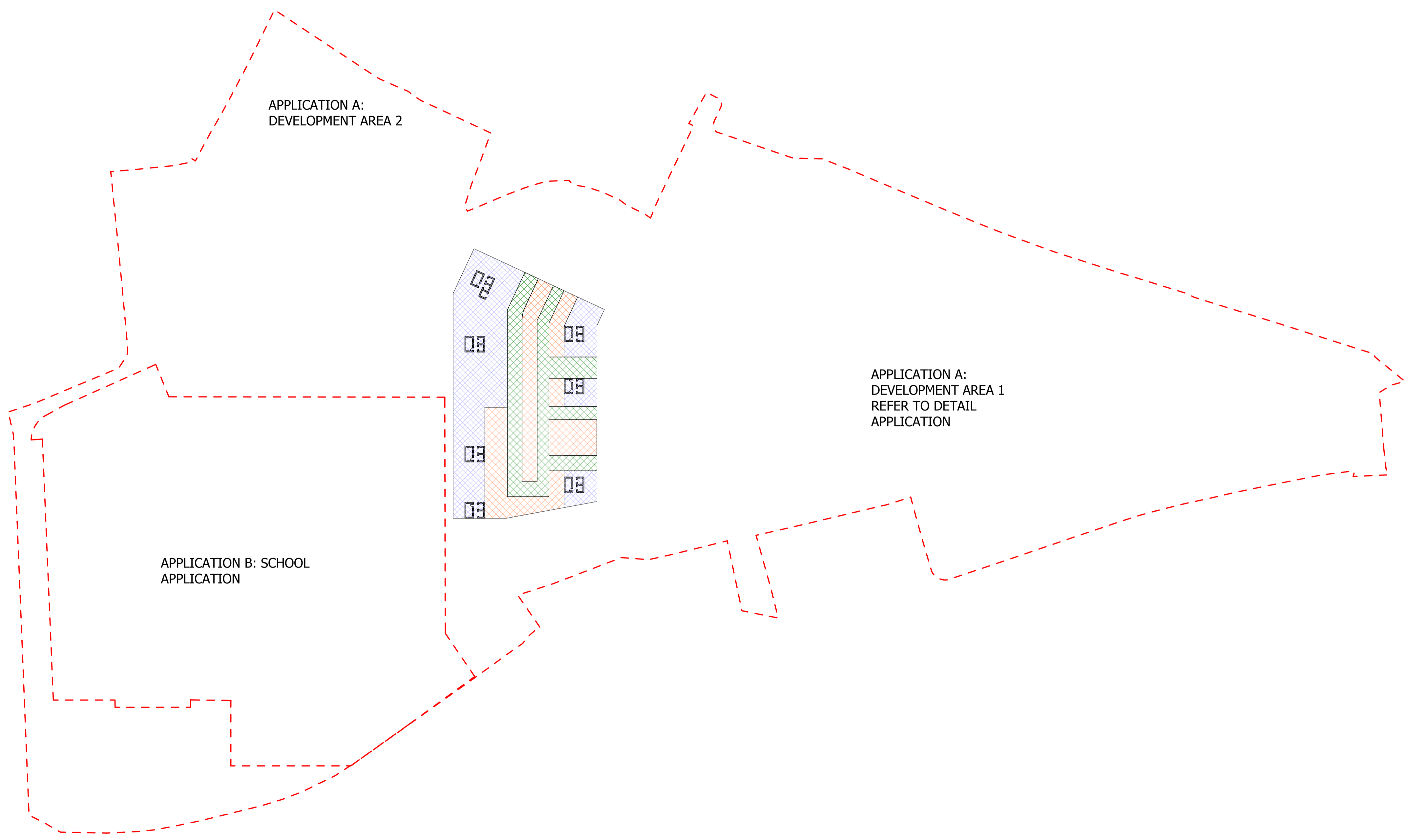
Drawing
PROPOSED LAND USE DISTRIBUTION - GROUND AND UPPER FLOORS

Drawn	Date	Scale
KHO	13/09/19	1:1000 @ A1 1:2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_008	C

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- LAND USE DISTRIBUTION
-  PARKING
 -  SERVICING AND UTILITY & PLANT EQUIPMENT
 -  ACCESS
 -  PLANNING APPLICATION BOUNDARY



LEGAL REVIEW COMMENTS	21/05/20	BJ	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

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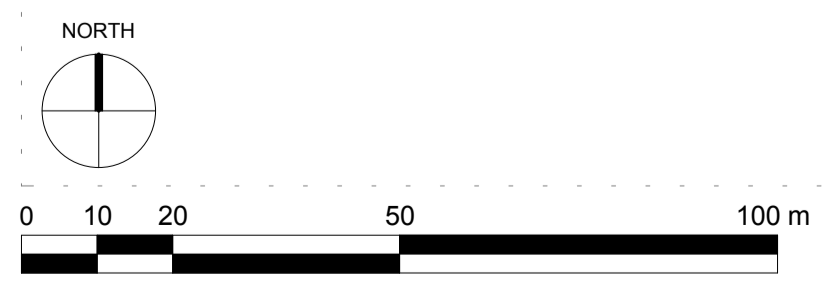
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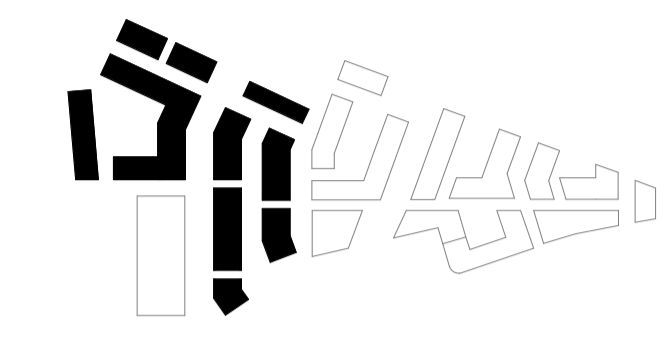
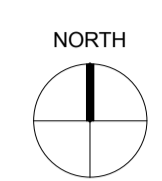
PROPOSED LAND USE DISTRIBUTION - BASEMENT

Drawn	Date	Scale
KHO	13/09/19	1:1000 @ A1 1:2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_009	D

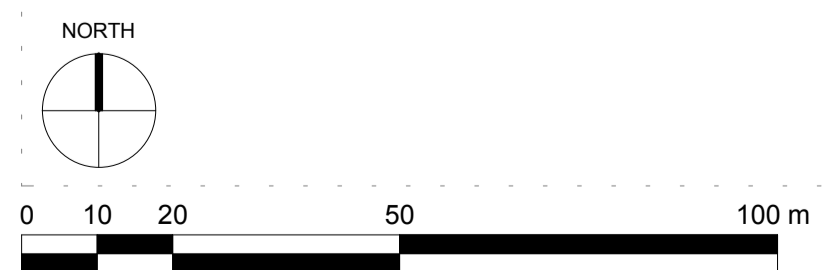
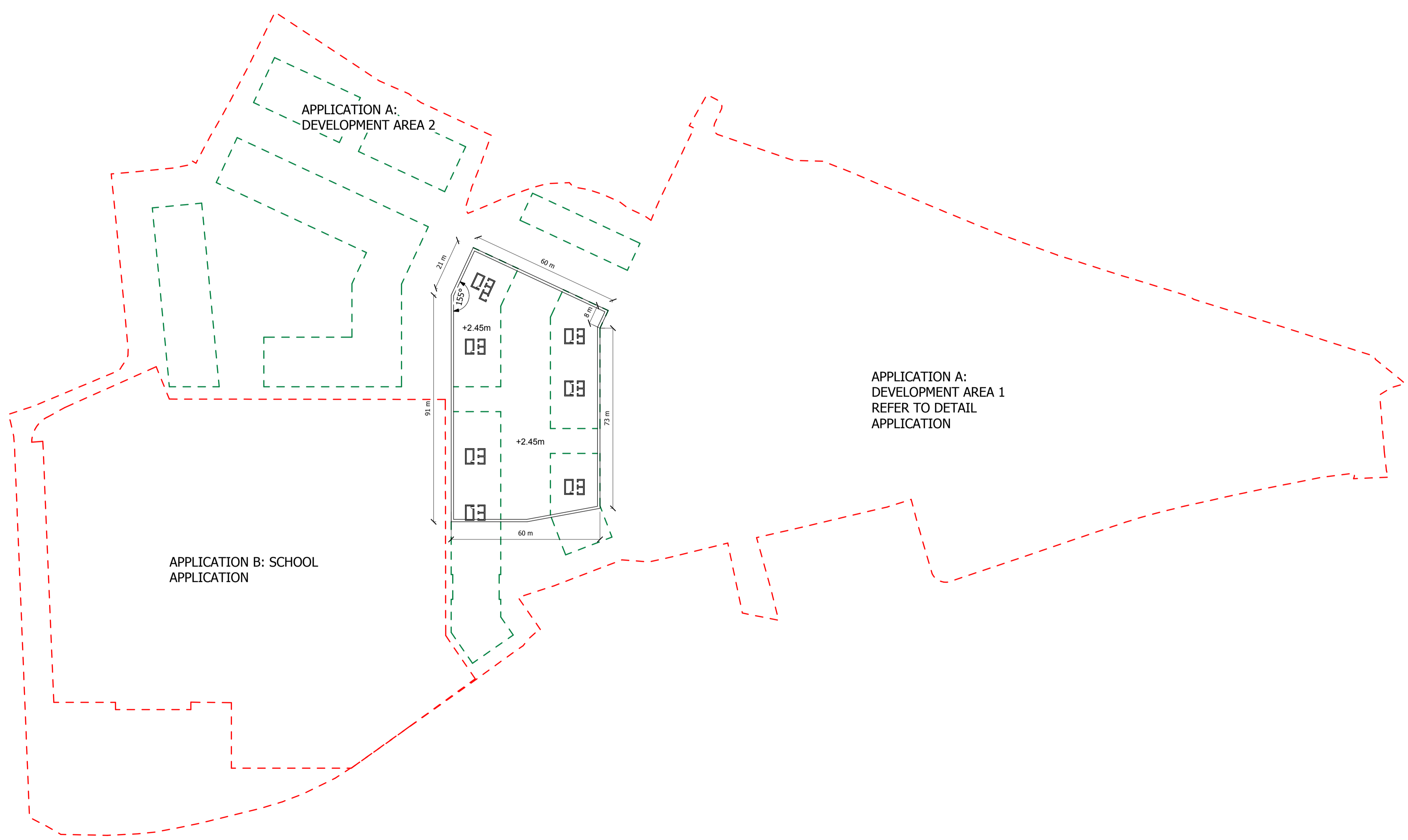


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--- BLOCK ABOVE FOOTPRINT
--- PLANNING APPLICATION BOUNDARY
+2.45m MAXIMUM BASEMENT DEPTH



GLA SUBMISSION	27/04/20	BJ	C
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FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

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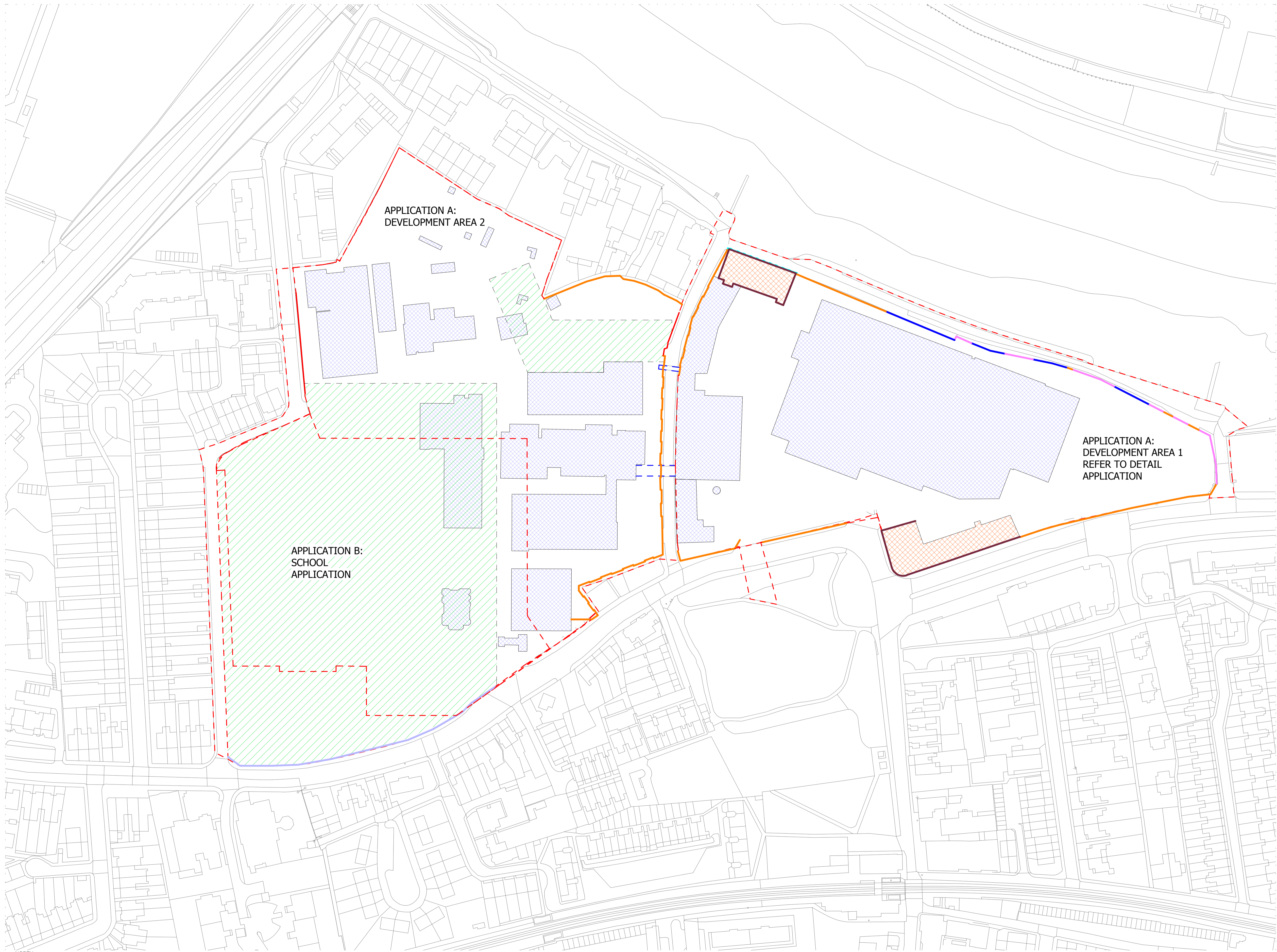
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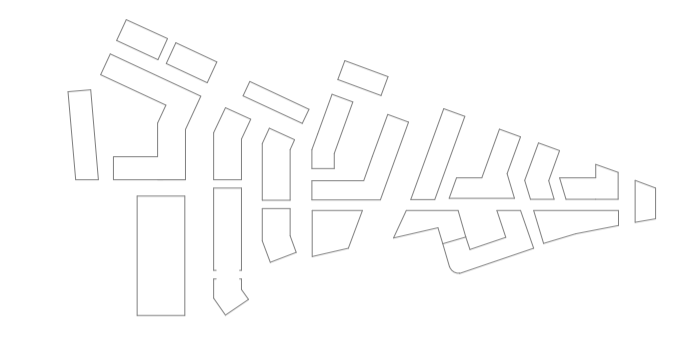
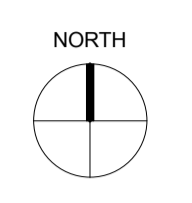
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Drawing
PROPOSED BASEMENT MAXIMUM DEPTH AND EXTENT

Drawn	Date	Scale
KHO	13/09/19	1:1000 @ A1 1:2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_010	C



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- TO BE DEMOLISHED
- PARTIAL FACADE RETENTION
- BRIDGE TO BE REMOVED
- PLANNING APPLICATION BOUNDARY
- EXISTING BUILDING TO BE RETAINED AS FLOOD DEFENCE WALL AND MODIFIED AS REQUIRED
- EXISTING WALL TO BE DEMOLISHED TO LEVEL +6.03m AND NEW GLASS BALUSTRADE ON RIVERWALL
- EXISTING WALL TO BE DEMOLISHED TO FINISH LEVEL +6.70m
- EXISTING WALL TO BE REMOVED
- EXISTING FENCE TO BE RETAINED
- MEMORIALS ON EXISTING WALL TO BE RELOCATED ON SITE
- ALL OTHER EXISTING WALL AND FENCES TO BE REMOVED
- FACADE TO BE RETAINED

APPLICATION A:
DEVELOPMENT AREA 2

APPLICATION B:
SCHOOL
APPLICATION

APPLICATION A:
DEVELOPMENT AREA 1
REFER TO DETAIL
APPLICATION

GLA SUBMISSION	27/04/20	BJ	C
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FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

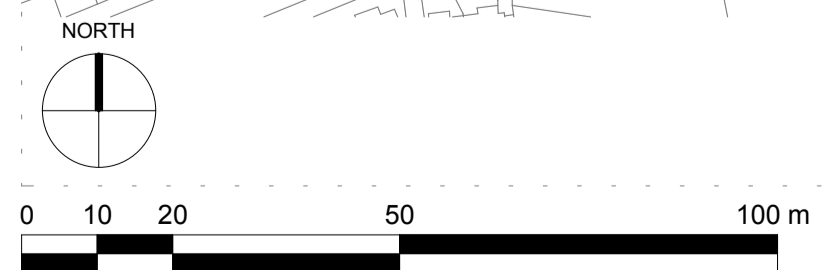
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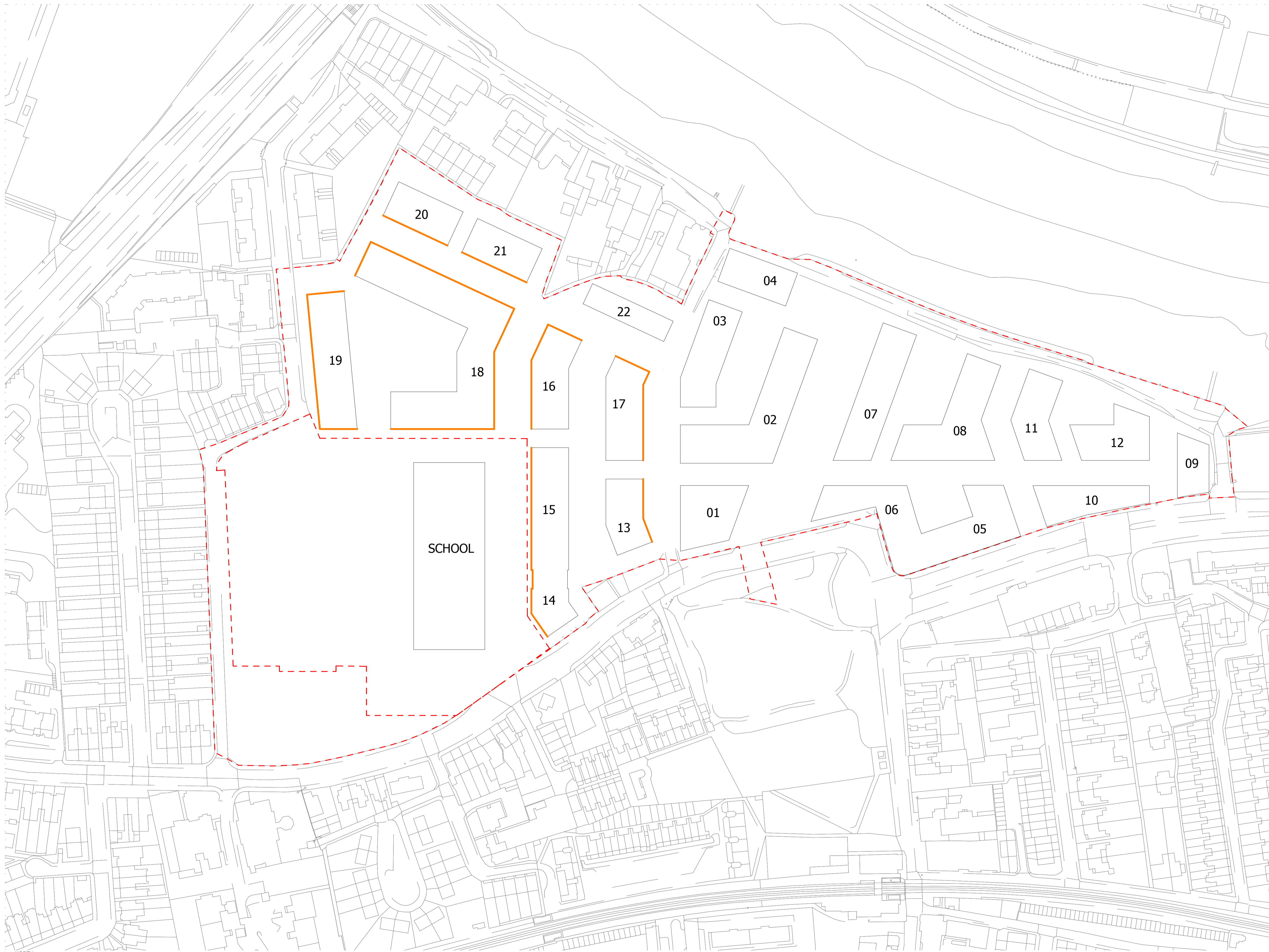
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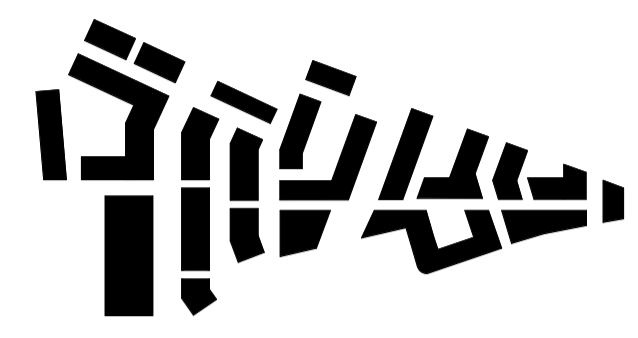
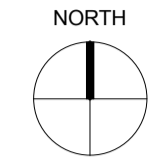
Drawing
DEMOLITION AND RETENTION PLAN



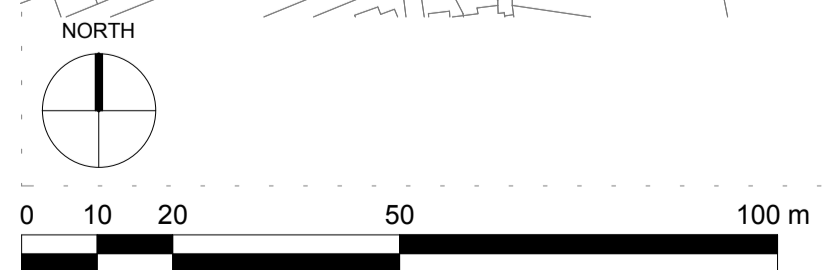
Drawn	Date	Scale
KHO	13/09/19	1:1000 @ A1 1:2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_011	C



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PROPOSED SITE LEVELS
 □ BLOCK DATUM (GROUND LEVEL)
 13-22 BLOCK NUMBER
 - - - PLANNING APPLICATION BOUNDARY
 — PROPOSED ACTIVE FRONTAGES



GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-
Revision description	Date	Check	Rev

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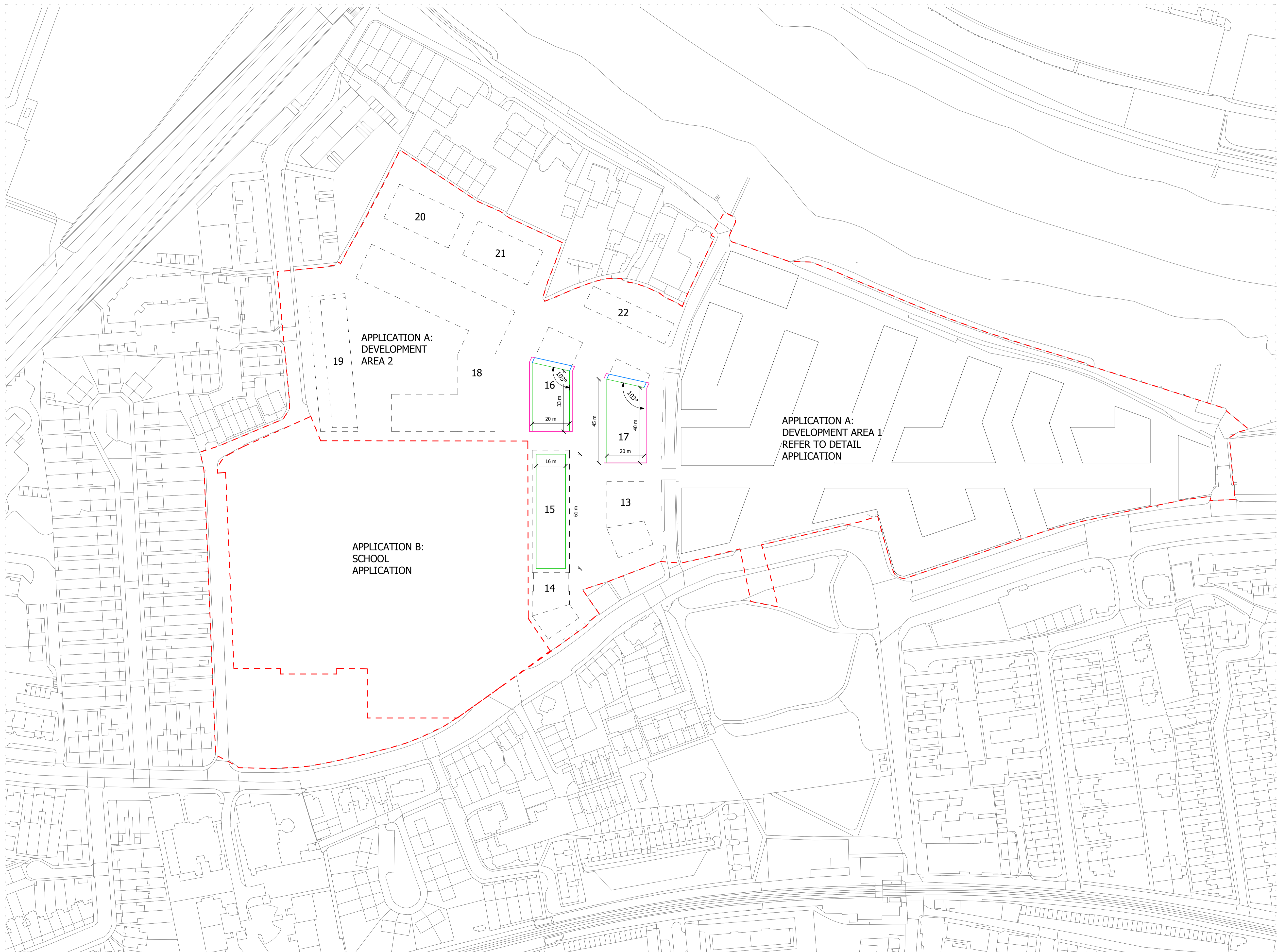
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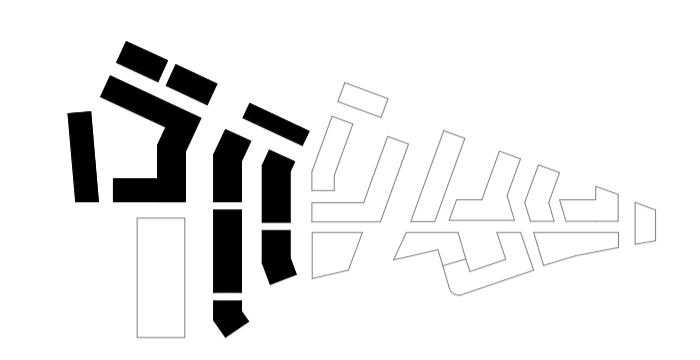
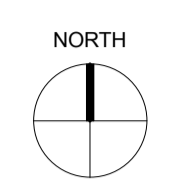
Drawing
PROPOSED ACTIVE FRONTAGES - GROUND FLOOR

Drawn	Date	Scale
KHO	13/09/19	1:1000 @ A1 1:2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_012	C



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- HORIZONTAL LIMITS OF DEVIATION
- MINIMUM BLOCK FOOTPRINT
 - +1.5M FROM MINIMUM BLOCK FOOTPRINT
 - +3.0M FROM MINIMUM BLOCK FOOTPRINT
 - - - BLOCKS BELOW
 - 13-22 BLOCK NUMBER
 - - - PLANNING APPLICATION BOUNDARY

* REFER TO PARAGRAPH 3.1.1 ON PAGE 15 OF THE DESIGN CODE FOR RELEVANT DESIGN CODE CRITERIA WHICH MUST/SHOULD BE ADHERED TO

GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-
Revision description	Date	Check	Rev

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Drawing
BLOCK FOOTPRINT AND HORIZONTAL LINES OF DEVIATION
EIGHT STOREYS

Drawn	Date	Scale
KHO	13/09/19	1:1000 @ A1 1:2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_013	C

