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.

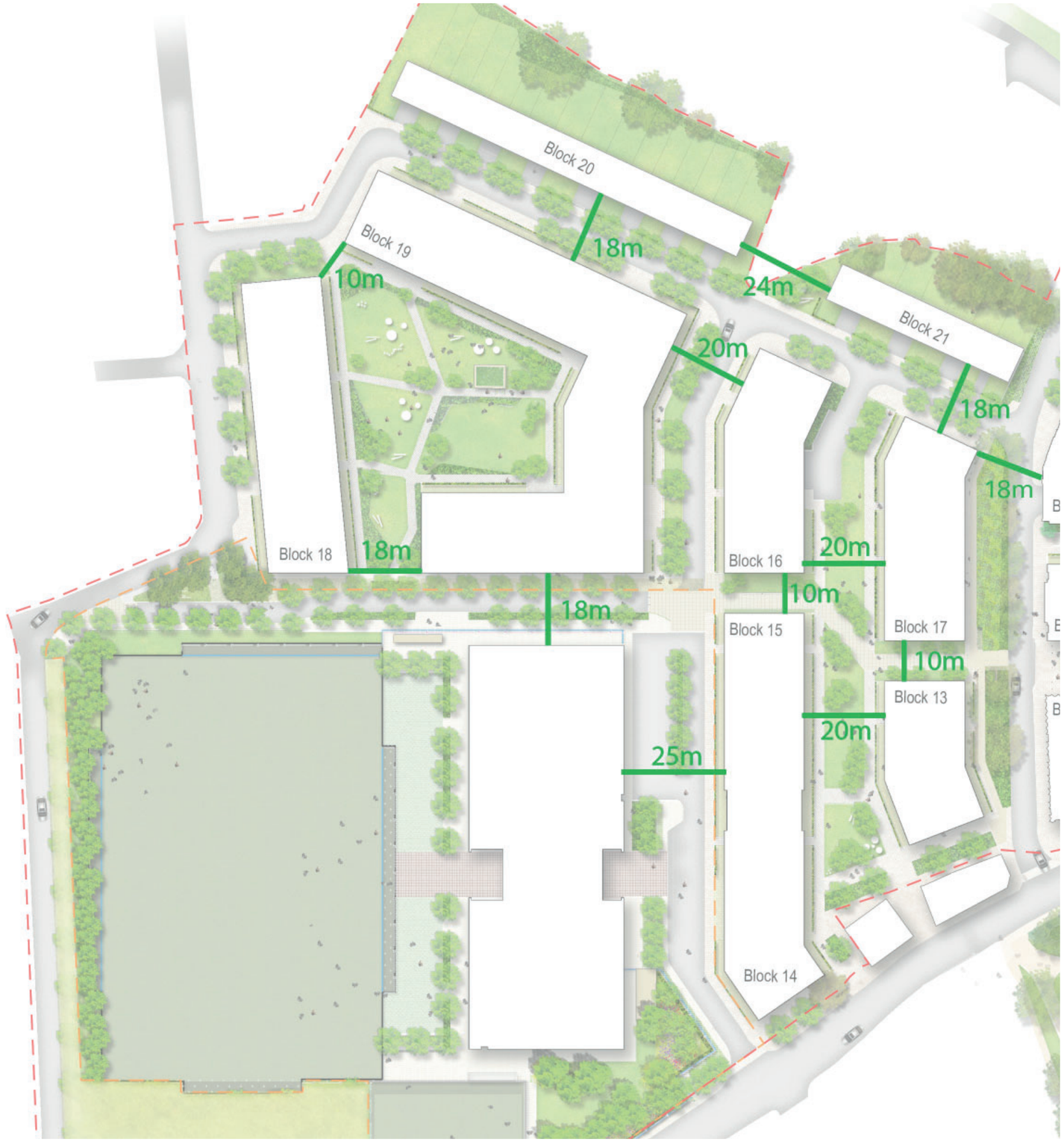
90% of all new build housing within Development Area 2 will meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% of all new build housing is required to meet Building Regulation Requirement M4 (3) 'wheelchair user dwellings'. This is independent of Development Area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

3.1 Parameters

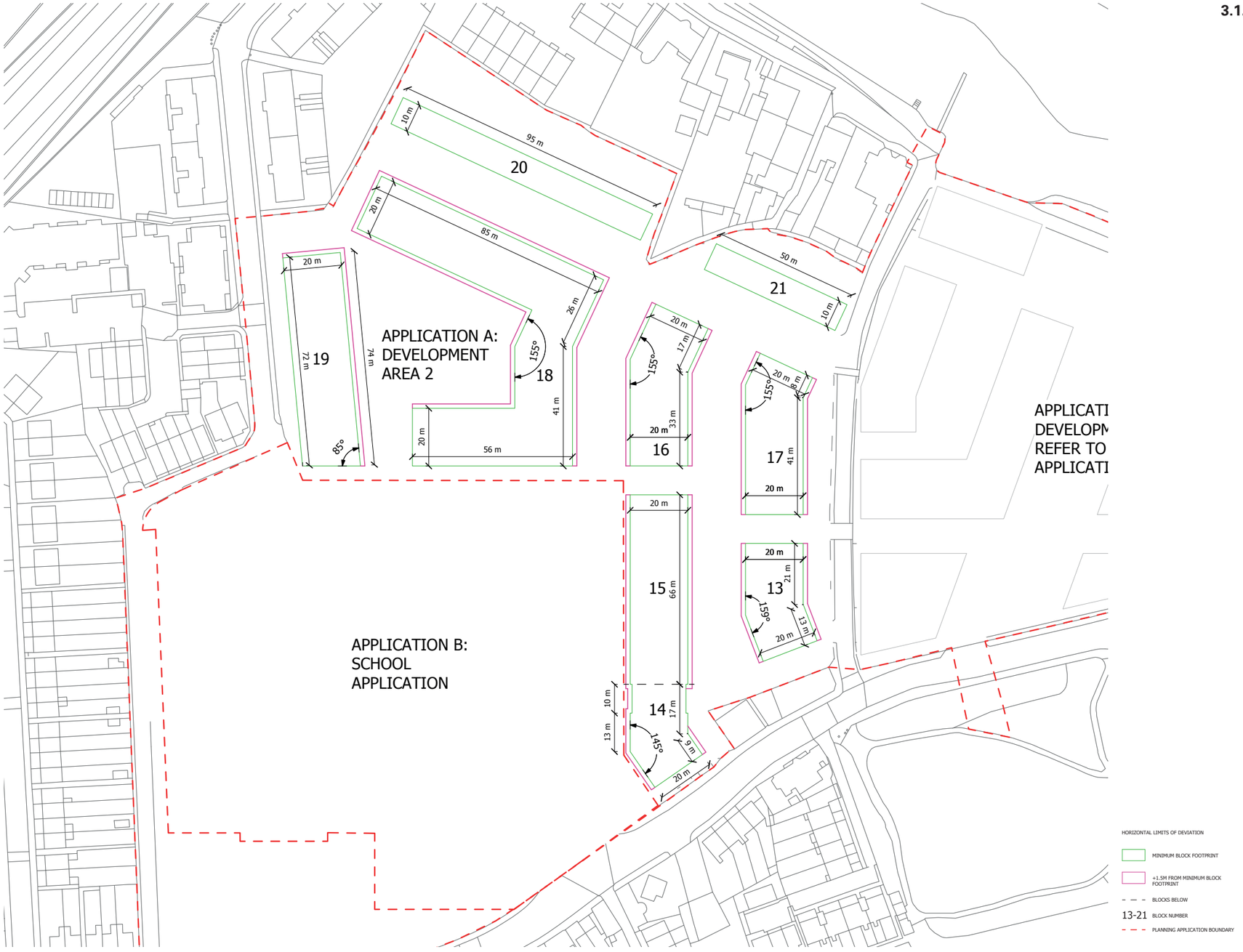
The Parameter Plans set out a series of phases, development parcels and subplots that have their own specific parameters that must be adhered to. The Parameter Plans on which this Design Code is developed around are:

PR 001_C – Block footprint and horizontal lines of deviation ground to 2nd floor
PR 002_C – Block footprint and horizontal lines of deviation 3rd floor
PR 003_C – Block footprint and horizontal lines of deviation 4th floor
PR 004_C - Block footprint and horizontal lines of deviation 5th floor
PR 005_C - Block footprint and horizontal lines of deviation 6th floor
PR 006_C – Block heights and vertical lines of deviation
PR 007_C – Proposed building levels – ground floor
PR 008_C – Land use distribution - ground and upper levels
PR 009_C – Land use distribution – basement
PR 010_C – Basement maximum depth and extent
PR 011_C – 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

The diagram opposite indicates the typical distances between facades. In many areas 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.



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

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.

It should also be noted that recessed balconies are able to be inset from the minimum line indicated, as are recesses in the facade where appropriate.

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. There are also areas where no maximum extent zone and no balconies are allowed.

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.

Where the minimum gap between facades with windows is below 18m consideration should be given of overlooking as noted below in Section 3.4.5.

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 heights above ground datum (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 26m from block datum to parapet height (4 to 7 storeys). Within the Garden courtyard the building heights range up to 30m from block datum to parapet height (4 to 8 storeys). The terrace houses range up to 16m from block datum to parapet height (4 storeys). It should be noted that these heights represent the maximum parameters which were assessed for the purpose of the Environmental Statement.

Building 15 has a set back upper floor to reduce it's impact when viewed behind the 'Jolly Gardener's' Pub, which is a heritage asset

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

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, which are to AOD, take into account existing site falls, flood levels and requirement for basement car parking facilities. Some buildings have more than one level at their ground floor in different areas to deal with different adjacent ground levels.

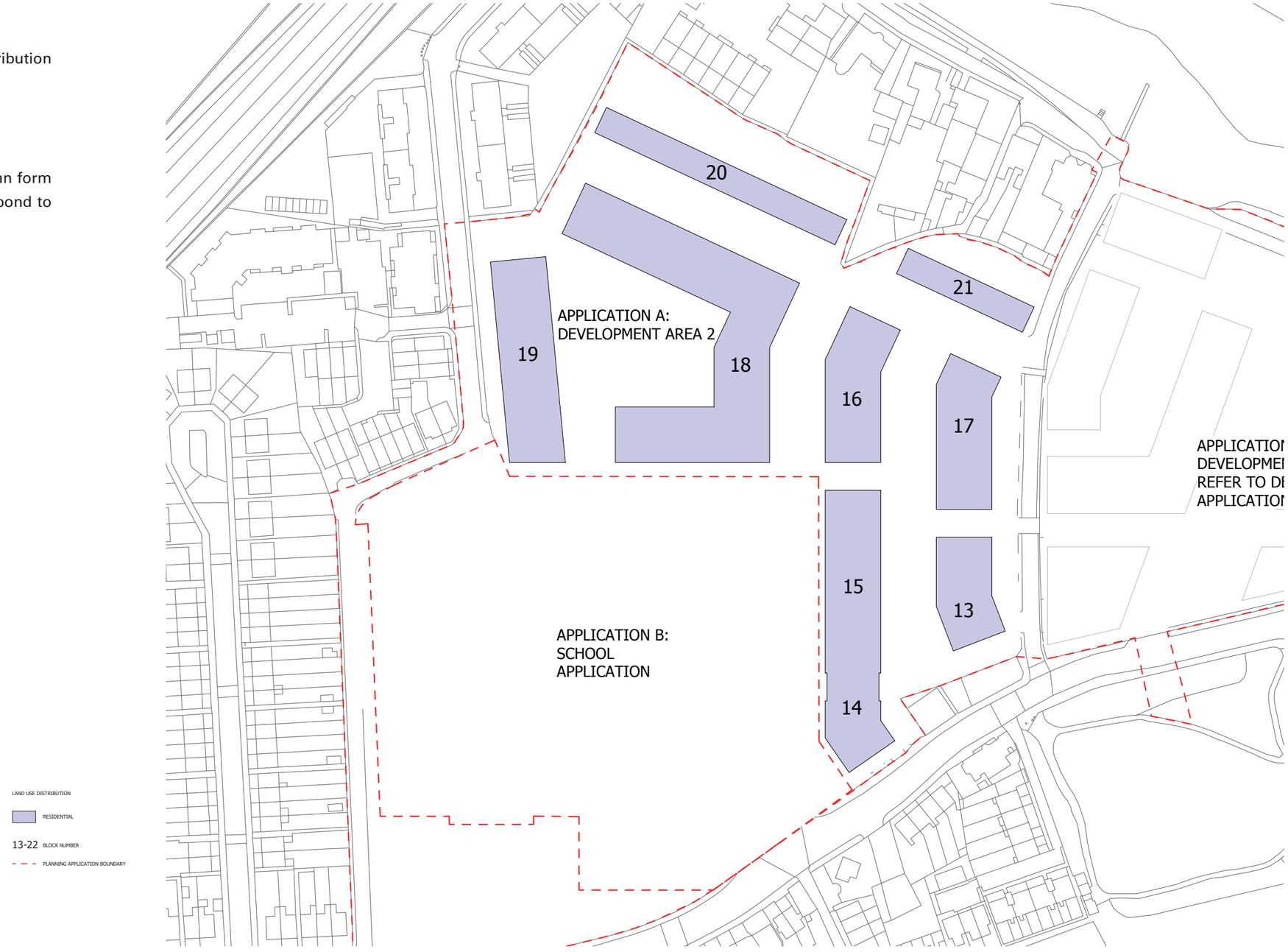
Parameter Plan 007 showing proposed building levels at ground floor level

3.1.4 Land Use

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

The proposed land use are Residential.

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.

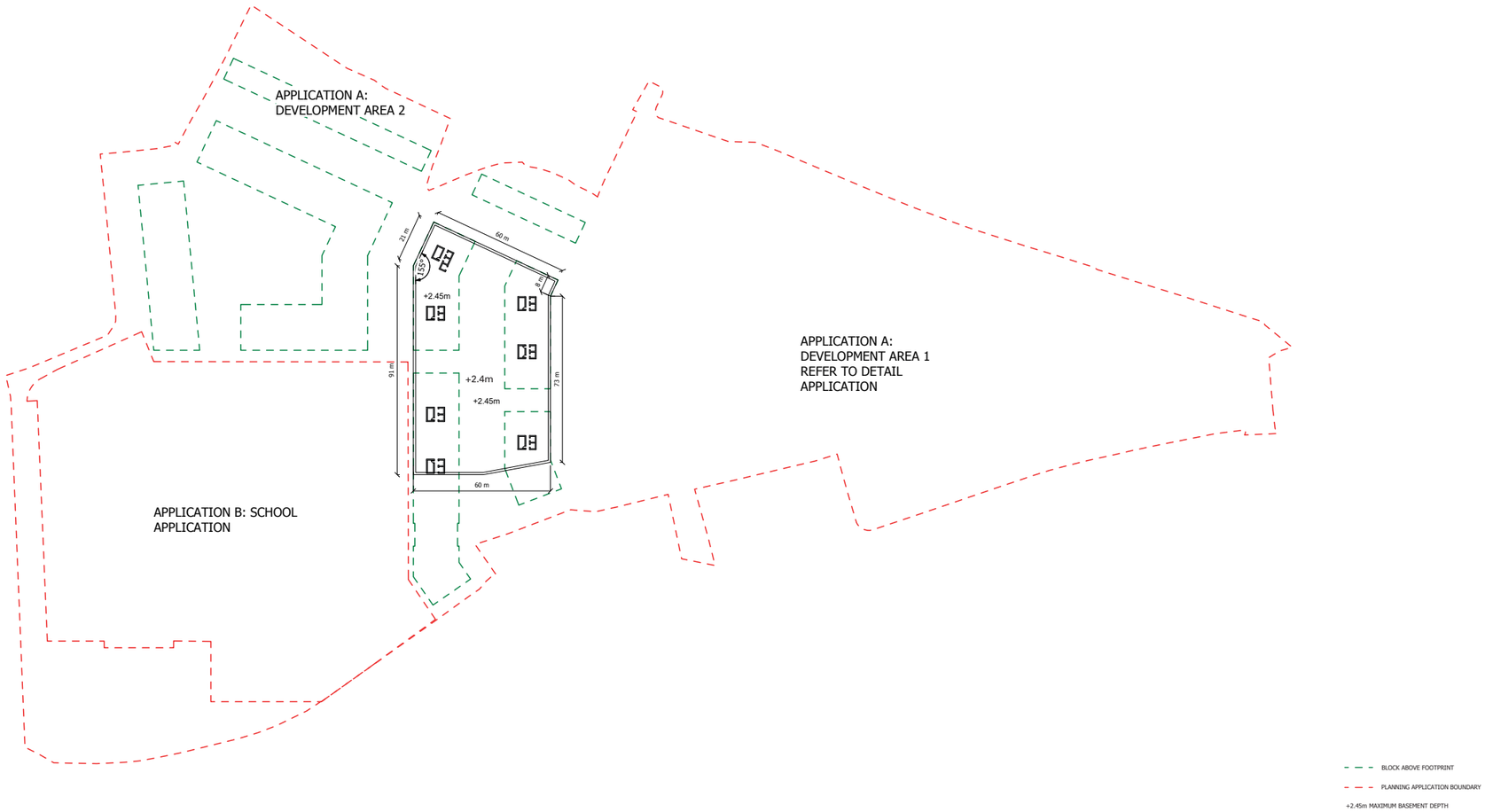


Parameter Plan 008 showing land use distribution at ground and upper levels

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).

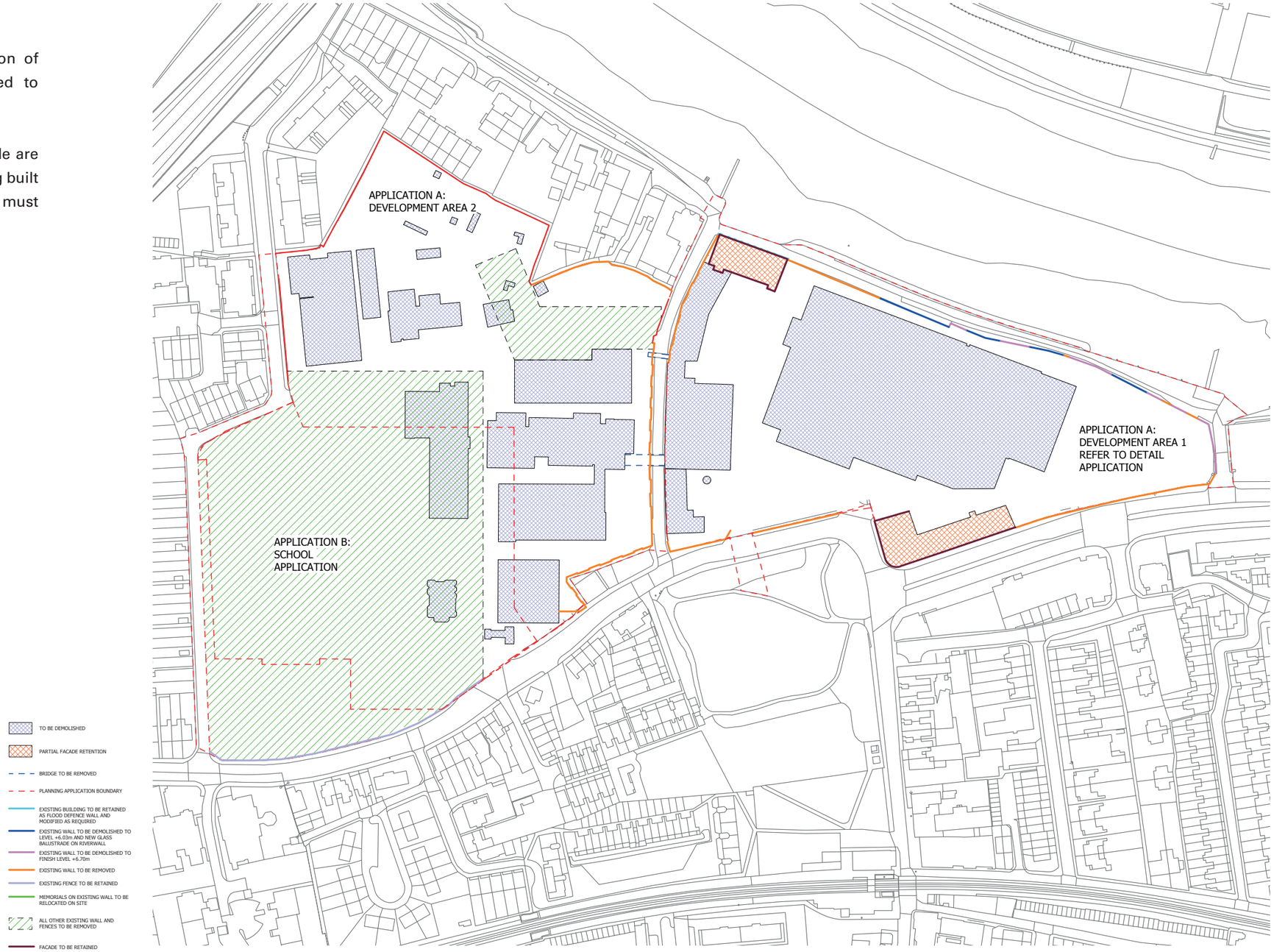


Parameter Plan 010 showing maximum depth and extent of basement

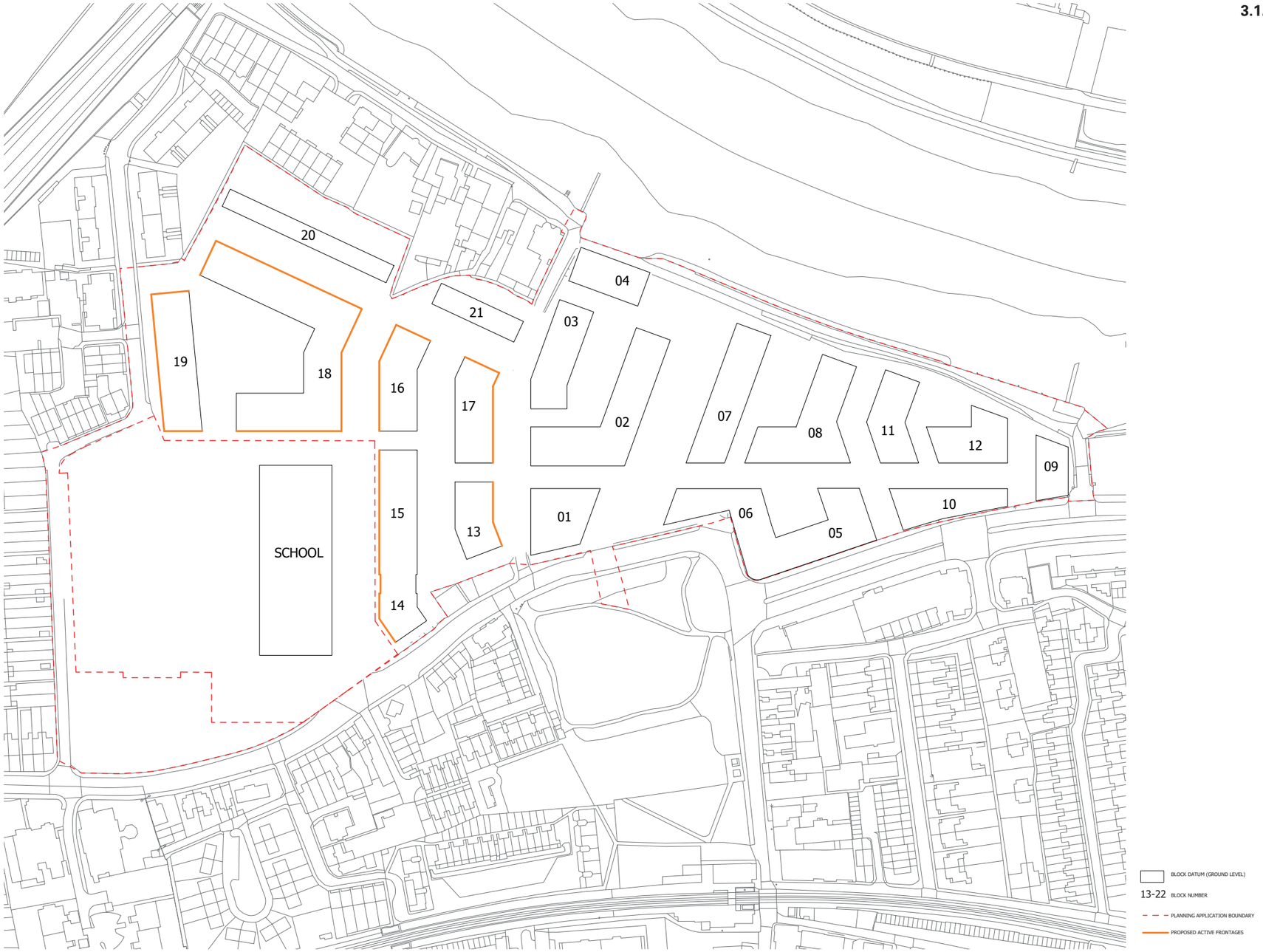
3.1.6 Demolition

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 existing built elements (with the exception of some perimeter walls) 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.

Active frontages may also be introduced to the shorter elevations between buildings (20-21, 17-13 and 13 and the pub) to encourage activity and natural surveillance here. Boundary treatment here could be minimal with sensitive planting to create a buffer without completely blocking views from residential openings and windows.

Entrances must be prominent and easily distinguishable. Throughout the Development Area the overall design of the buildings must be tenure blind. 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 Development Area 1, 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

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 Garden Courtyard buildings to return by Ship Lane. Residential blocks within Development Area 2 will access their car park from this route. Only residents in the townhouses in Block 22 will have surface level , off-street car parking. 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.

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.

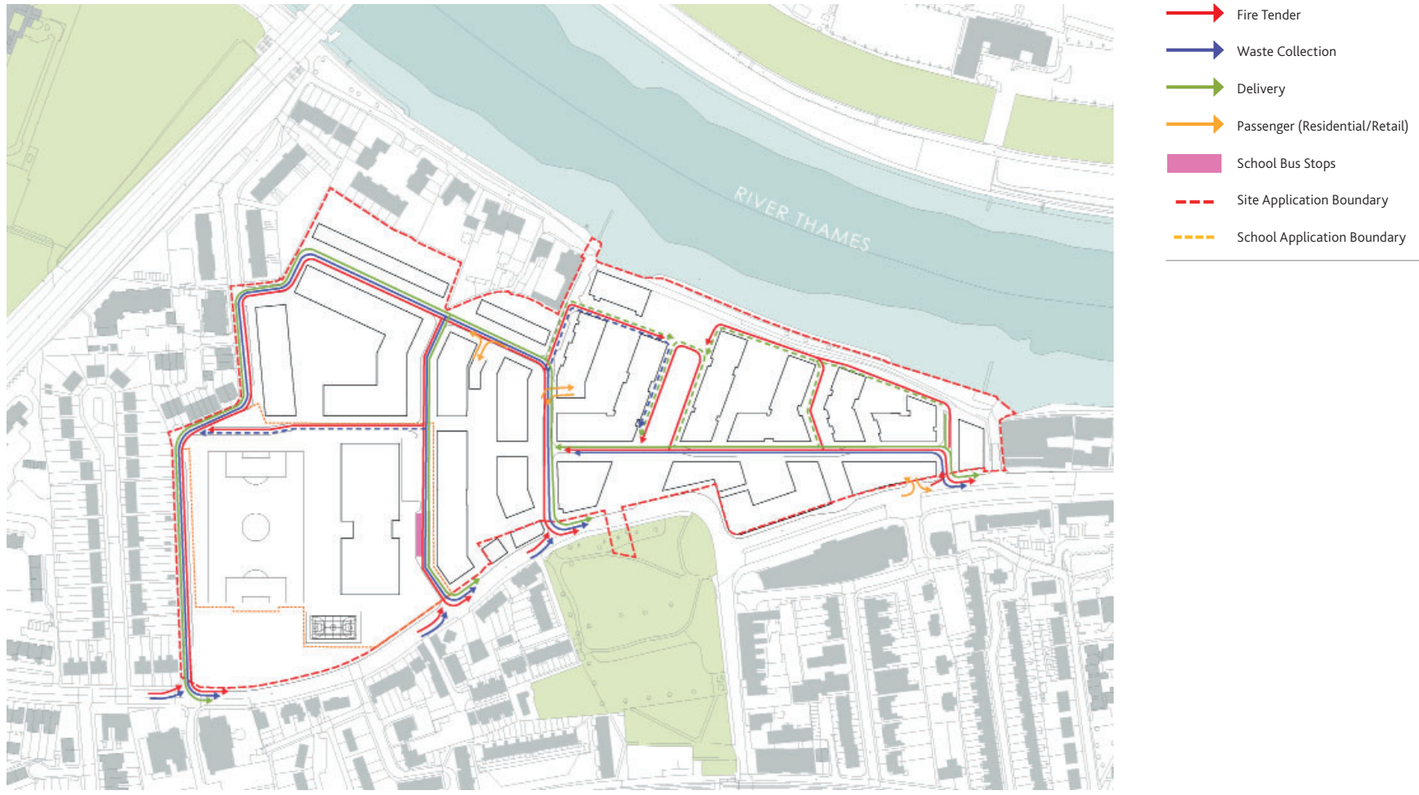


Diagram of proposed vehicle routes

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.

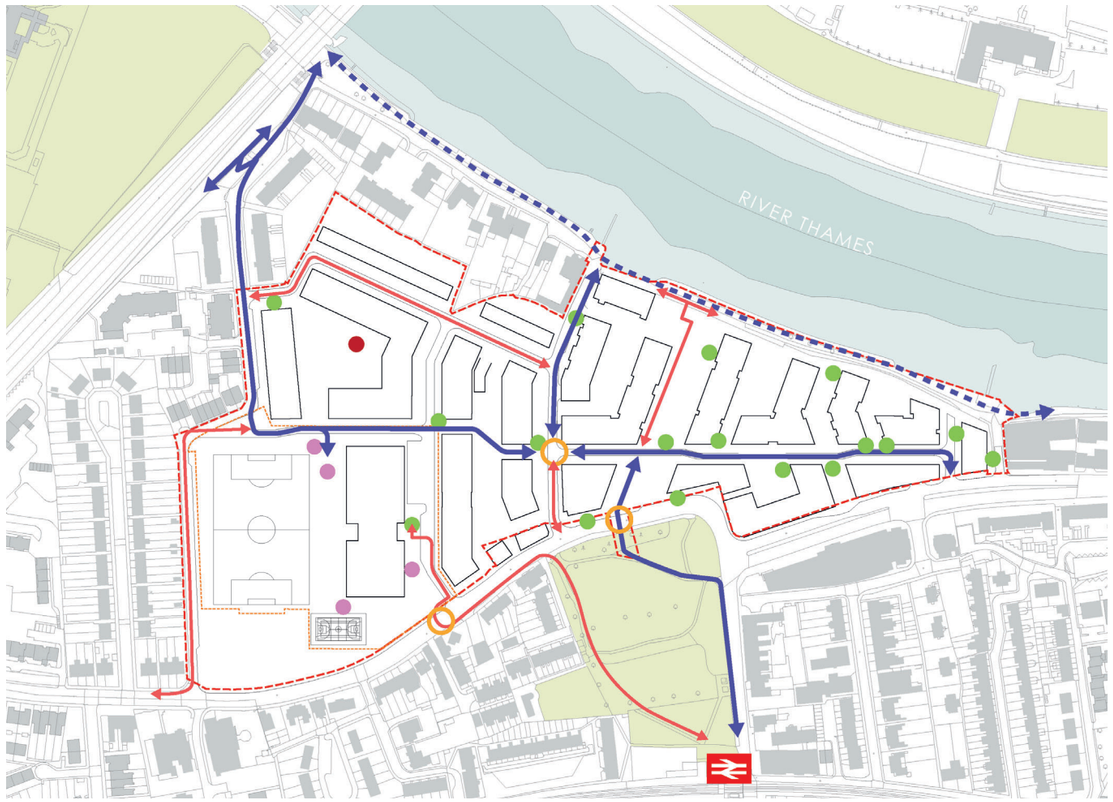


Diagram of proposed cycling routes

Primary (Quiet Route)
Secondary
Towpath
External Cycle Rack Location
Crossing Treatment
Site Application Boundary
School Application Boundary

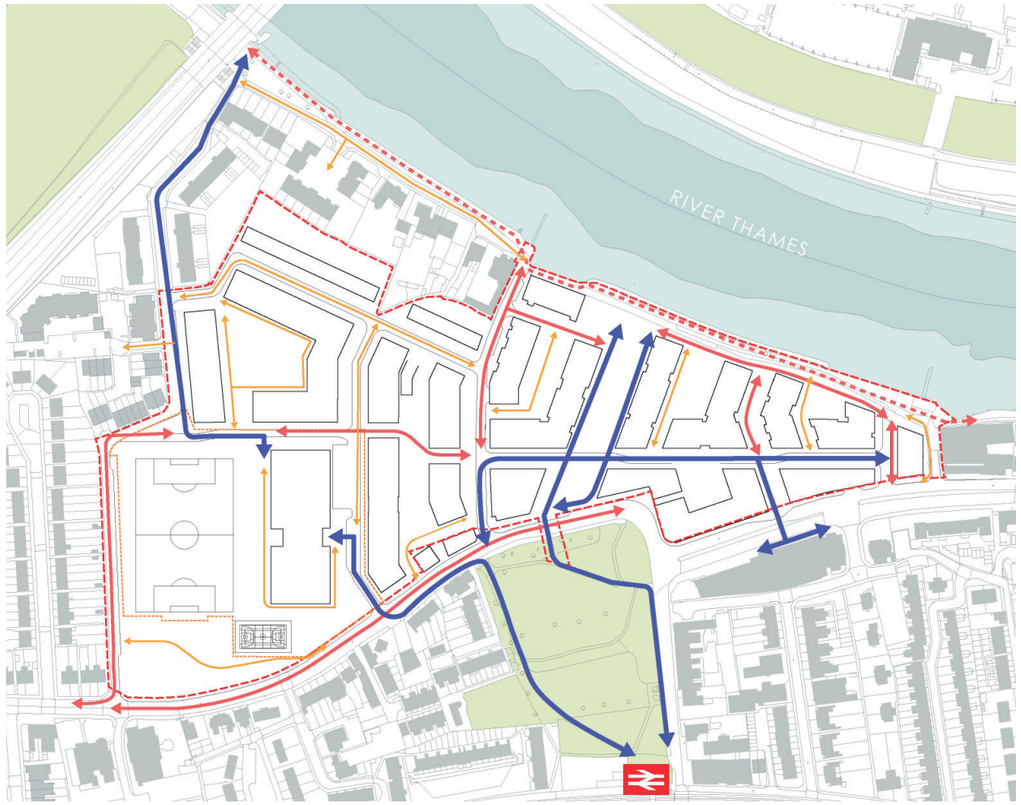


Diagram of proposed pedestrian routes

Primary (Quiet Route)
Secondary
Tertiary
Towpath
Site Application Boundary
School Application Boundary

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.

The development of the detailed design of the building typologies should take into account views of this area of the development from the river and in particular the relationship of the new buildings to the setting of the Listed Buildings and other buildings that face the river on Thamesbank. The design of the new buildings should provide a contrast and variation of material in relation to these buildings.

3.3.1 Town Houses

Mandatory - Up to three storeys in height, a row of town houses are proposed along the Northern edge of the Site. These town houses are proposed in response to the existing adjacent context.

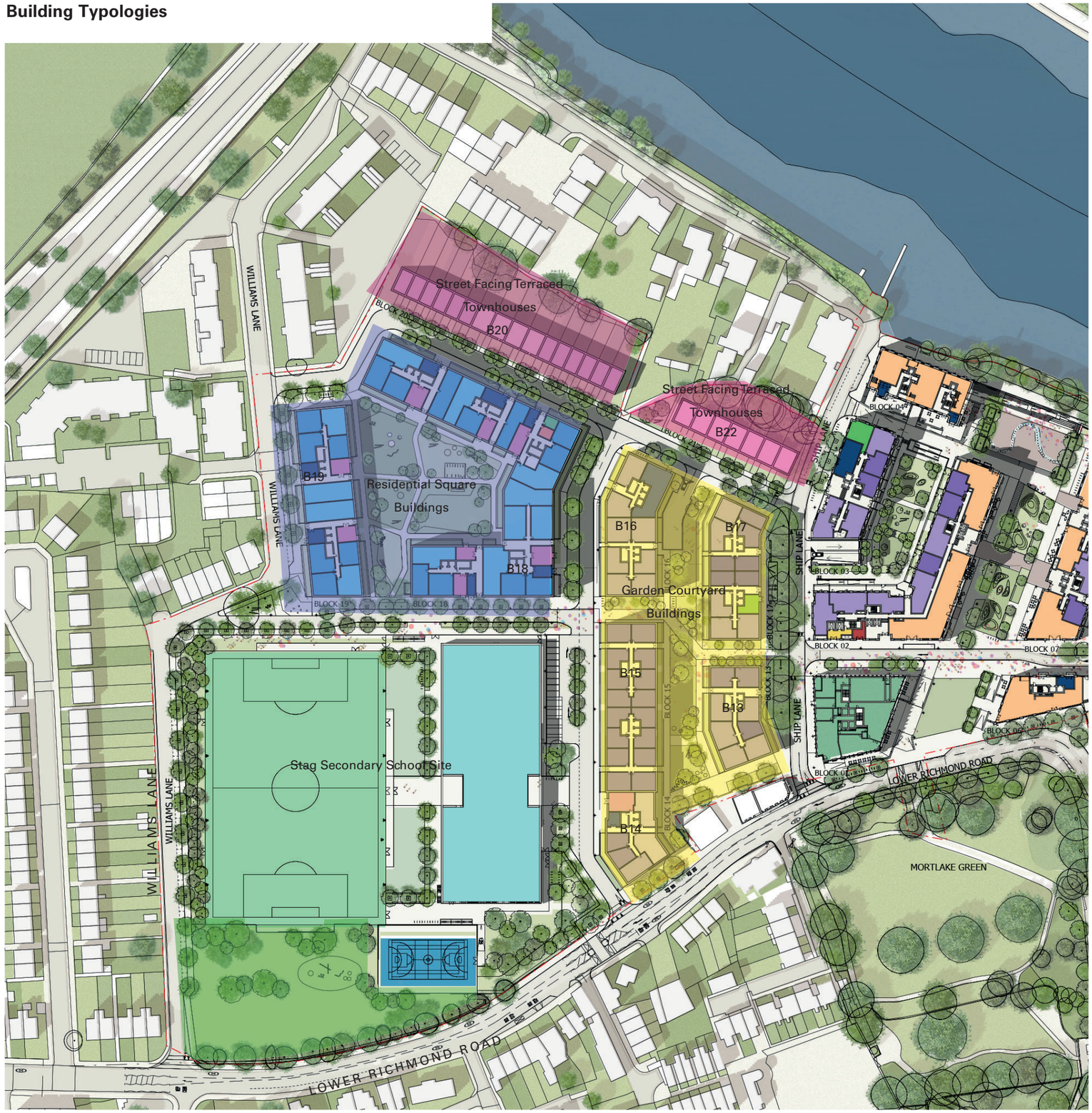
Guidance - Proposals for these buildings **should** provide consistency in heights, building lines and elevation treatments taking account of the statement above for the relationship with the existing Thamesbank houses.

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 more formal streets with varying character. Design **must** allow for clear articulation of the massing of the higher elements.

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.

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

3.3.3 Garden Courtyard Buildings

Mandatory - Up to 8 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.

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

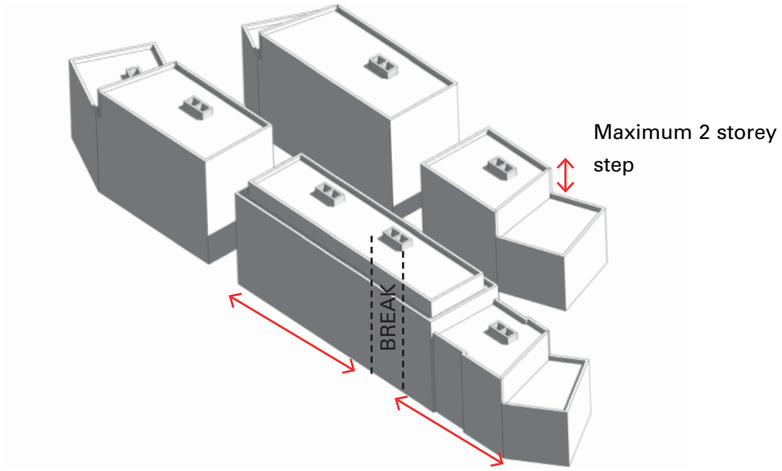
Block Massing and Articulation
Residential square buildings should be articulated as an assemblage of aggregated elements. To the higher elements and long elevations this should be achieved with steps in storey, sections of recesses within the facade, variation of material tones and corner treatments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

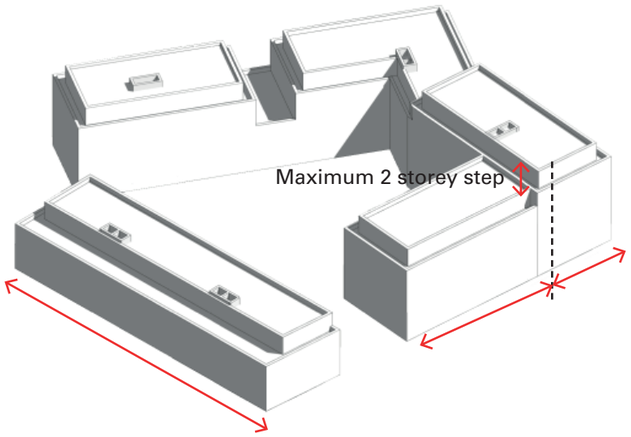
Height of Buildings
A set back to the upper floors of buildings **should** be incorporated in circumstances where:

- Improvements to daylight penetration to residential courtyards is required.
- A lower parapet level is required to more closely relate to an existing streetscape.

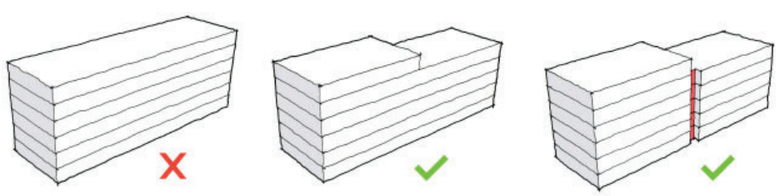
In the above circumstances a single step **must** be incorporated and the step **must** be either one ore two storeys in height.



Garden courtyard buildings should be broken down to achieve shorter frontages



Residential square buildings should be articulated as assembled massing elements



Length of frontage

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.

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.

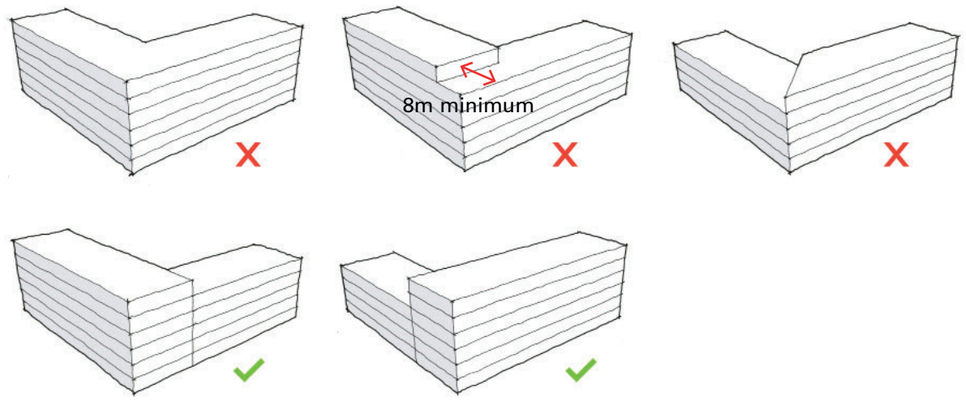


Diagram illustrating corner treatment

View from Mortlake Green (Jolly Gardeners)

View from bridge

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.

Building corners on the ground floor **should** have active frontages on both sides

3.4.4 Views

Townscape views have been identified with LBRuT during pre-application consultation that will need careful consideration, these include the following:

- View from bridge (Chiswick)
- View from Mortlake Green (Jolly Gardener)

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.

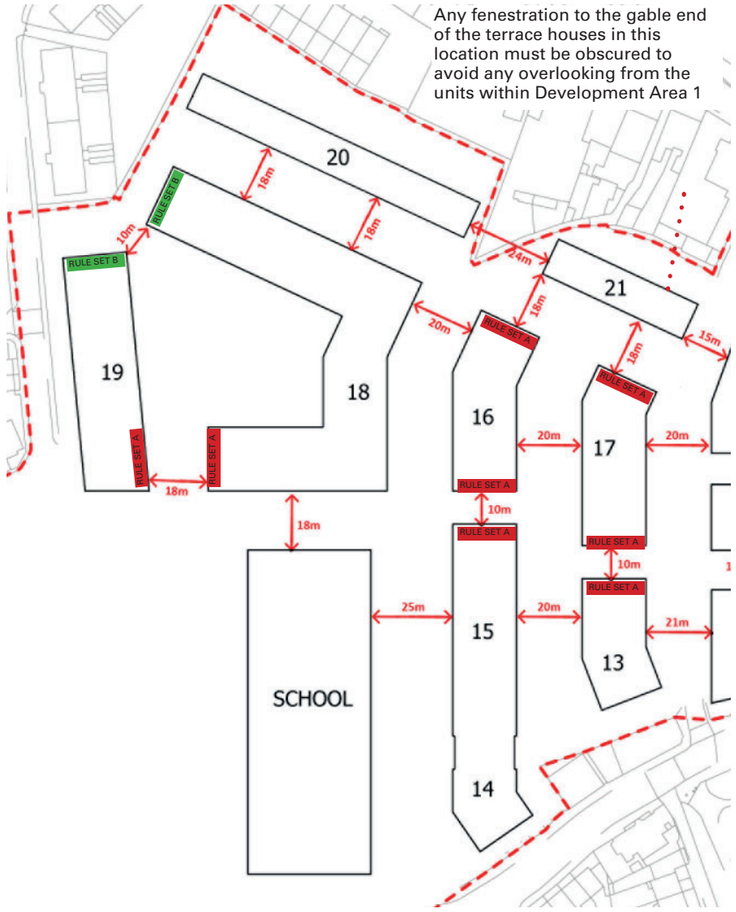
All lighting throughout the development **must** meet BRE guidelines.

To enhance the ground floor level residential quality, a floor to ceiling height of 2600mm **must** be provided.

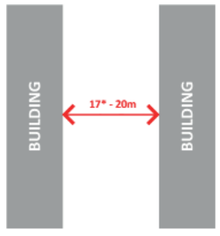
Wherever possible, rooflights **should** be provided to common (horizontal and vertical) circulation areas to enhance quality of internal space.

Buildings 20 and 21 are located 15.5m from Building 18 and particular care should be taken in this relationship to avoid overlooking. Careful placement of living room and bedrooms, as well as the location of inset balconies can minimise any risk of overlooking between these buildings. This is similar to the relationship between Blocks 10 and 12 in Development Area 1, where the layout has overcome the reduced distance between buildings (although there the distance is less at 13.5m).

Buildings 16 and 17 **should** be designed to show consideration of the possibility of overlooking of the residential buildings on Thames Bank. This **should** include possible screening from terraces and consideration of opaque glazing if overlooking is an issue.



Development Area 2 - Building Distances



Typical distance between long elevations

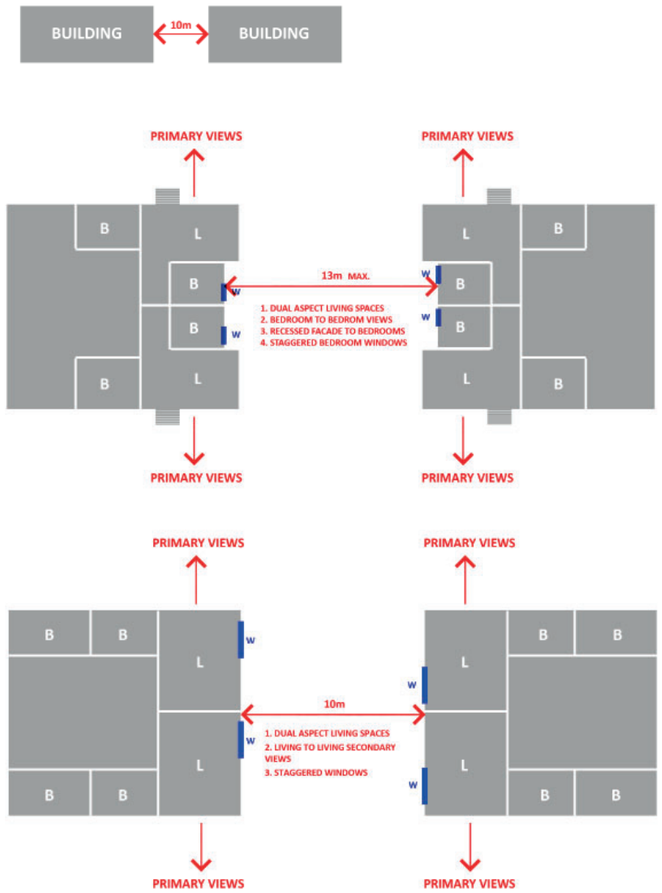
For buildings that are separated by a distance of 10m (building end elevations) the following rules **must** be adhered to in order to ensure a high level of privacy is maintained:

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

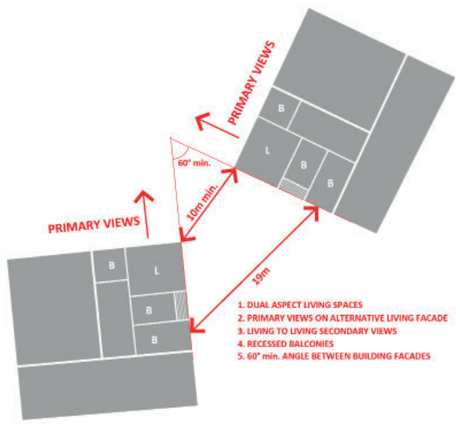
- Living rooms **must** be located to the corners of buildings to allow for dual aspect views.
- Primary views from living rooms **must** be directed out from the long elevation.
- Living room to living room and bedroom to bedroom overlooking only.
- Bedrooms on to Rule Set A elevations - Recessed facades **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 **should** 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.



Rule Set A



Rule Set B

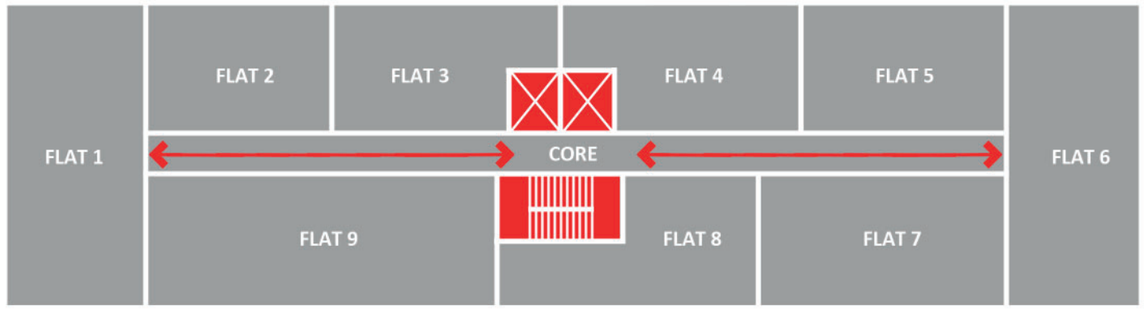
3.4.6 Number of units per core

Clusters of residential units around a vertical circulation core **should** be limited to 8 units.

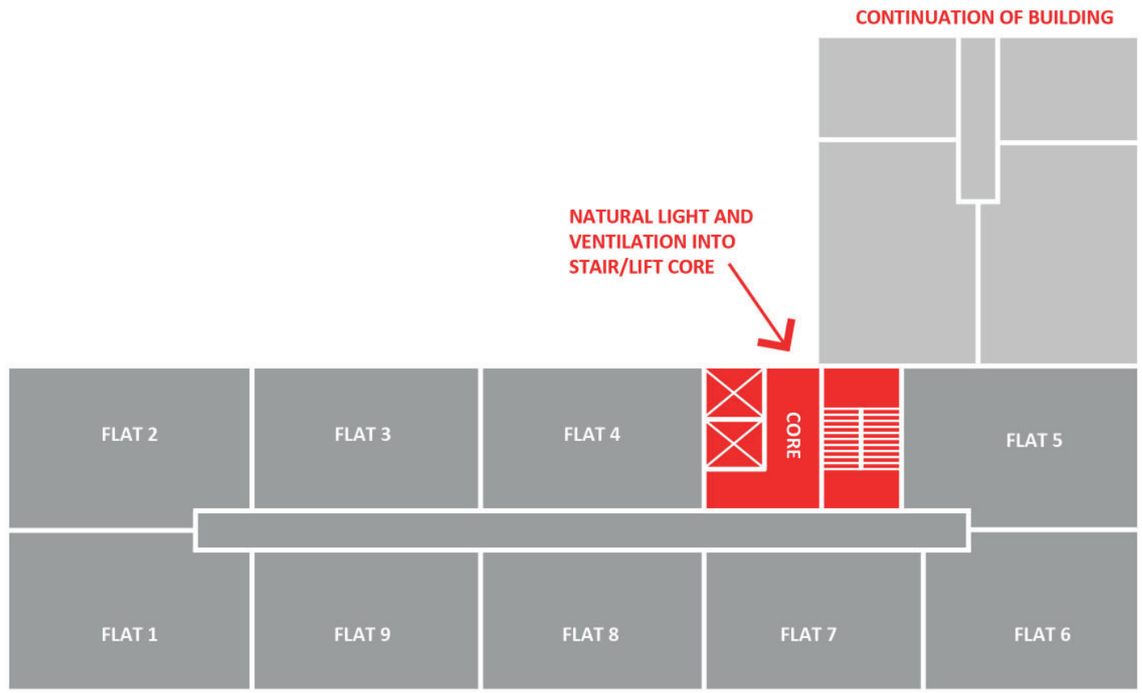
A cluster of 9 units will only be considered acceptable if appropriate measures are proposed to improve the reduced residential quality, for example:

- A vertical circulation is centrally located along the length of the corridor (to avoid long corridor lengths) as indicated in the diagram opposite.

- If the configuration of the building footprint prevents this from being possible or limits the efficiency of the layout, the landing of the circulation core must be provided with natural light and ventilation as indicated in the diagram opposite (this could be in the form of a rooflight where possible).



Cores centralised to the plan



Cores with natural light and ventilation

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.

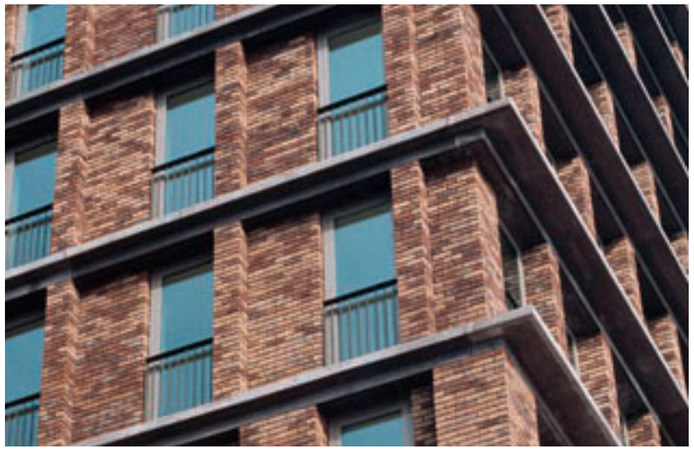
Brick and masonry **must** be the predominant façade materials. Other materials may only be used as the primary facing material if there is strong justification.

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.

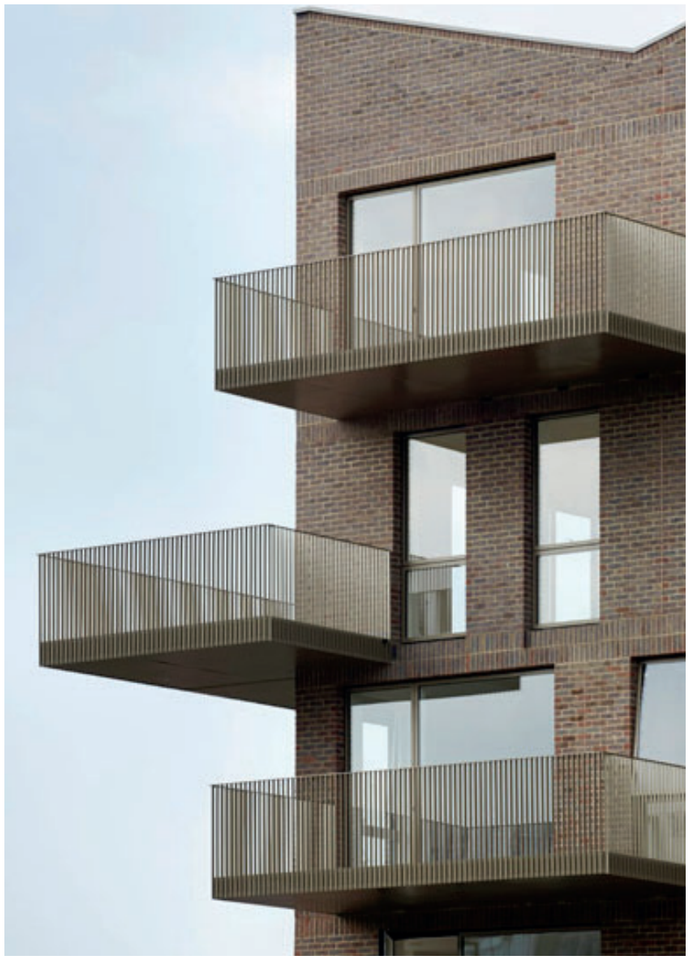
Recycled, reclaimed and locally made materials **should** be used where possible.

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