

## 4.4 Final Design: Residential Quality



HAM LANDS HARE

# 4.4.1 Building for Healthy Life

## Key Principles

### Natural Connections

The design of the masterplan integrates into the immediate context. The Linear Park connects directly with Ham Village Green enhancing natural habitats and creating new movement corridors for nature. The Linear Park provides a green spine to the masterplan creating a place that is easy to navigate through and around. New streets link existing roads with the Linear Park, responding to pedestrian desire lines.

### Walking, Cycling and Public Transport

The site is connected to town centres of Richmond and Kingston via a local bus service, of which there is a bus stop to the south of the site along Ashburnham Road. In the immediate location to the site there is a small parade of shops. Ham Lands is a large body of green space and a public amenity. Ham Lands is bound by the River Thames and a National Trail pathway, which follows the river, for pedestrian and cycling use.

Within the masterplan, streets are shared with priority given to pedestrians and cycles over vehicles. The Linear Park is not accessible to be crossed by vehicles, designing out rat-runs through the site. Active travel is embedded in the proposed street arrangement, minimising car movements to promote safe, playable, community focused public realm. Streets link to a wider network of car free footpaths, encouraging cycling, walking, and running. Visitor cycle parking spaces are located at entrances to apartment blocks.

### Facilities and Services

The proposed regeneration replaces existing community facilities. This includes a Community Centre where the design has been worked through with various stakeholders to improve and provide new and inclusive facilities.



Pathway network across the masterplan promotes walking, running and cycling

Courtyards and green space promotes sustainable communities, providing inclusive places for people to meet, and socialise. Within the Linear Park the landscape strategy proposes new play spaces for children and spaces for social interaction.

Ham Village Green forms an important open space to both the immediate and local area. It is important that site integrates with the space particularly with the movement of people through the site to local amenities.

### A Variety of Homes

A mix of housing types and tenures are proposed across the masterplan supporting local housing needs and meeting local policy. This includes a range of homes which are being provided to existing residents as part of the regeneration scheme. Homes have been designed tenure blind with a high quality of design across the scheme. Additionally, designed across the scheme are a number of wheelchair homes.

### Making the most of what is there

Comprehensive local context analysis has enhanced the proposed design through understanding the distinctive character of the surrounding area. The proposed scheme looks to reflect the local character through street types, landscape character, building forms and materials.

The proposed scheme has been designed with a sensitive transition to the immediate surrounding context to ensure the building form, massing and elevations sit comfortably within the area.

The proposed scheme looks to retain and celebrate existing trees where possible, protecting and enhancing existing habitats and creating new habitats.

The pair of large lombardy poplar trees on Ham Village Green provide a distinct character marking the gateway to the proposed Linear Park.

Existing trees retained in the courtyard on the northern side of the Linear Park are situated between building gaps and glimpses can be seen along the Mews and Linear Park providing mature foliage as a backdrop to the buildings.

The large pine tree on the western boundary acts as marker point to the end of the Linear Park. This signals the location of the MakerLabs and the children's play area.



Homes fronting Ham Village Green



Proposed Community Centre fronting the Village Green



# 4.4.1 Building for Healthy Life

## Key Principles

### A memorable character

The design of the proposed masterplan is heavily influenced by the distinctive character of the local vernacular. The essence of Ham has been distilled in key defining qualities that have been reflected within the proposed masterplan. Ham's rich vernacular presents a wealth of inspiration for the architecture, landscape and placemaking. To ensure a characterful scheme that is embedded into the fabric of Ham, the masterplan will draw inspiration from the qualities of its surroundings.

The proposed material palette and architectural detailing draws upon the local context. Materials and details have been designed and developed to complement the surrounding neighbourhood, reflecting the characterful vernacular of Ham in a contemporary style.

### Well defined streets and spaces

The masterplan establishes a hierarchy of streets and outdoor amenity spaces. These are divided into key areas; publicly accessible open space, communal courtyards for residents, private amenity space and the streetscape.

Combined with the landscaping strategy, building alignment creates well defined streets and spaces. Active frontages are maximised through the use of a basement to conceal parking and plant rooms. Buildings are orientated so that primary frontages and secondary entrances overlook either streets,

courtyards or the Linear Park. The layout of the ground floor has been designed to maximise surveillance opportunities on all streets with houses/ apartment blocks on corner locations having windows/ balconies on all facades facing the public realm.

### Easy to find your way around

The concept design for the masterplan has developed from the Linear Park, connecting to the Village Green. The Linear Park provides a green spine to the masterplan creating a place that is easy to navigate through and around. New streets link existing roads with the Linear Park, responding to pedestrian desire lines.

Pedestrian movement across the scheme is prioritised and celebrated by generously landscaped streets and open spaces. An open grain is proposed with landscaped pedestrian routes through the gaps between apartment blocks into low gated communal courtyards and connecting out to the wider area and Ham Village Green.

### Healthy Streets

Limiting vehicular movements through the centre of the scheme allows for a series of pedestrian and cycle focussed spaces. Public and semi-private spaces allow for secondary movements with a key route through the Linear Park to Ham Street and the proposed Community Centre on Ham Village Green. A series of shared surfaces with segregated

pedestrian accesses provide legible safe routes directly into the Linear Park.

The proposed tree strategy uses a range of predominantly native species most of which are growing on the site currently, and are present in the local area. These are used principally to define the streets, courtyard spaces and the Linear Park and are supplemented by a range of ornamental species to add seasonal interest where appropriate. Trees are used more formally in the streets and more naturally within the Linear Park.

### Cycle and Car parking

The majority of car parking is located within the basement. This will be secured with roller shutters on entrance ramps, activated by key fobs. Key fobs will also be required to access lifts and stairs into the basement. Where parking is on street or within driveways the landscape has been sensitively designed to lessen its impact.

Secure and concealed cycle parking is provided for all homes across the scheme, with easy and convenient accessibility to all stores.

### Green and Blue Infrastructure

Green infrastructure has been designed to provide ecological connectivity across the site; complementing existing ecological features on site and in the surrounding areas. The masterplan has been designed with a connected and accessible

network of open spaces, providing residents with opportunities to interact with nature. The Linear Park and courtyard spaces provide movement and feeding corridors for wildlife with additional enhancement features such as bat and bird boxes, sparrow boxes, swift boxes and stag beetle loggeries. Ventilation stacks for the basement incorporate biodiverse roofs and vertical insect habitats. Landscaping within the streets provides linear foraging roots. Additionally, biodiverse roofs are proposed on all apartment blocks with flat roofs.

Blue roofs, permeable paving and swales are some of the blue infrastructure interventions working with the biodiversity strategy to provide a cohesive approach.

### Back of pavement, front of home

Spaces throughout the masterplan are clearly defined through a series of strong boundary treatments. Proposals for boundaries treatments focus on providing subtle definition of public and private spaces with low, permeable fencing allowing a connection with the surrounding public realm. Where necessary higher boundary treatments are used to provide a more secure boundary to private gardens or external interfaces.

Boundaries to houses and apartment blocks with habitable rooms at ground floor are well defined with either front gardens or defensive planting.



Street design



Play space proposed within the Linear Park



## 4.4.2 Secured by Design

### Masterplan Analysis

The design team met with the Secured by Design Officers from the Metropolitan Police during the design development on the 24<sup>th</sup> January 2022.

Officers welcomed the overall proposal, commenting that the overall layout and approach seemed to work well.

#### Current Site

It was recognised that Ham has relatively low crime levels, and that Richmond has the lowest crime levels out of all the London Boroughs. Burglary and Vehicle (and bike) theft are the most frequent crimes in the area.

One of the issues of the current Ham Close, is the absence of defensible areas around buildings with strangers able to walk right up to the building line without encumbrance and the open areas of car parking.

#### Secured By Design Overview

All homes will comply with Building Regulations Part Q.

The principles of Secured by Design underpin the layout and have informed the approach for street and public realm design.

#### Layout of Vehicular/Pedestrian Routes

Changes in road surfaces are proposed between different road types. For example, between existing perimeter Roads of Ashburnham Road and Woodville Road into proposed streets, and also into shared surfaces. (1)

All private pathways to rear gardens will be provided with lockable gates for use of residents to increase the security to the rear of dwellings. (2)

Throughout the masterplan clear sight lines are maximised to provide visual security.

#### Communal Areas

Buildings are orientated so that primary frontages and secondary entrances overlook either streets, courtyards or the Linear Park. (3)  
Front gardens and defensive planting provide separation from the urban spaces and public realm and clearly define boundaries. (4)

#### Dwelling Boundaries

Boundaries to houses and apartment blocks are well defined with either front gardens or defensive planting. (5)

Across the scheme there is a hierarchy of boundary

treatments including a 1.8m brick wall on external boundary of the western edge neighbouring the school and day centre. 1.8m railings and fences are proposed for individual gardens for houses. Lower 1.2m railing/hedge are proposed to demarcate communal gardens.

#### Building Orientation

End of terrace houses have windows overlooking the adjacent public realm. (6)  
Buildings are orientated to maximise surveillance opportunities on all streets with houses/apartment blocks on corner locations having windows/balconies on all facades facing the public realm. (7)

#### Climbing Aids

There are no climbing aids on the site. Any street furniture is positioned far away from garden boundary walls/fences within the public realm. (8)

#### Car Parking

The majority of parking is located within the basement. This will be secured with roller shutters on entrance ramps, activated by key fobs. Key fobs will also be required to access lifts and stairs into the basement.

For houses the majority of parking is located on plot, within driveways.

#### Lighting

Ample street lighting is proposed providing a consistent level of lighting along streets and throughout the Linear Park with considerations to ecology. Each home will have sufficient lighting illuminating all external doors. (9)

#### Front Doors and Windows

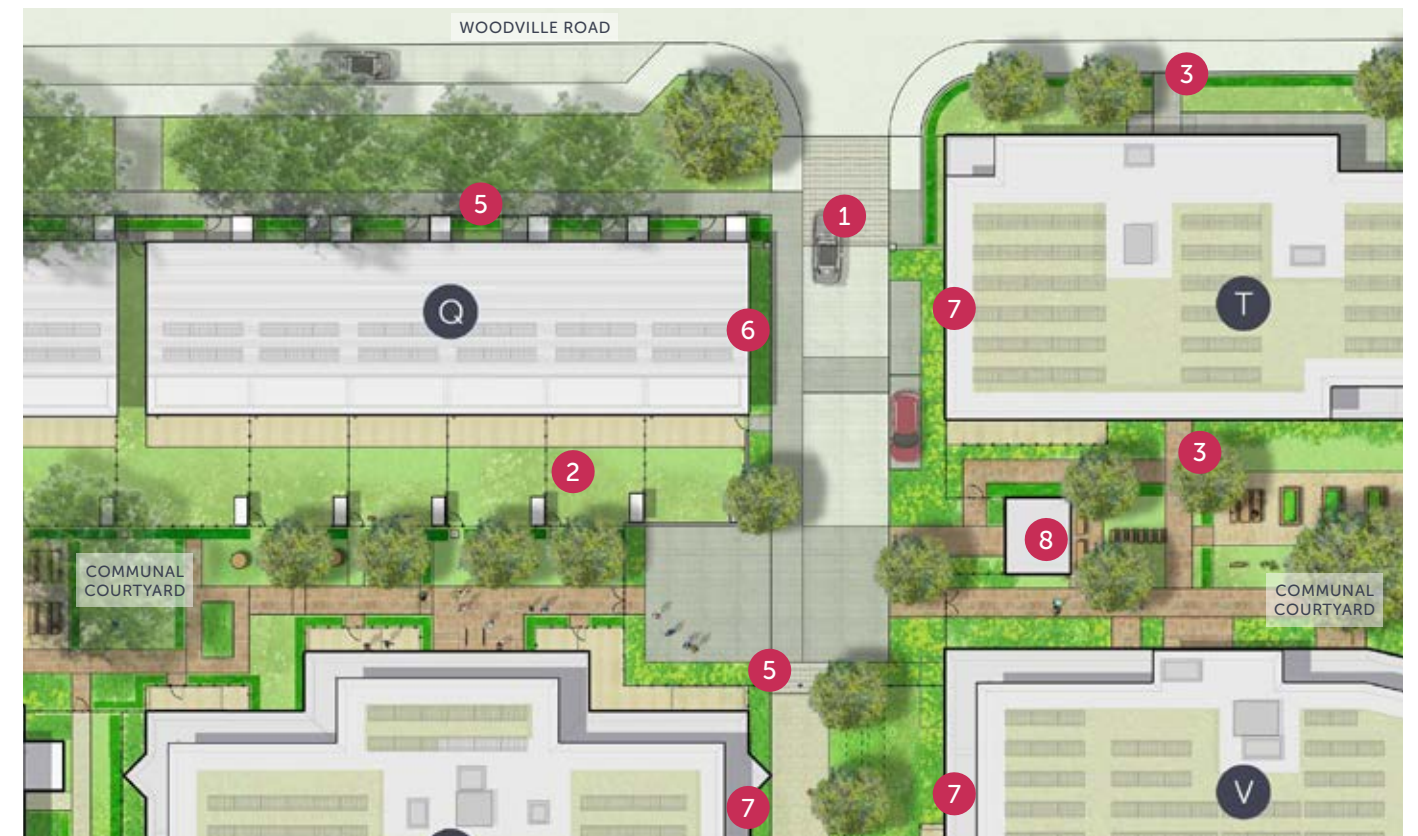
Front doors are clearly visible from the public realm. The door sets will be designed to Part Q. All windows will be designed to Part Q standards.

#### Communal Entrance Doors

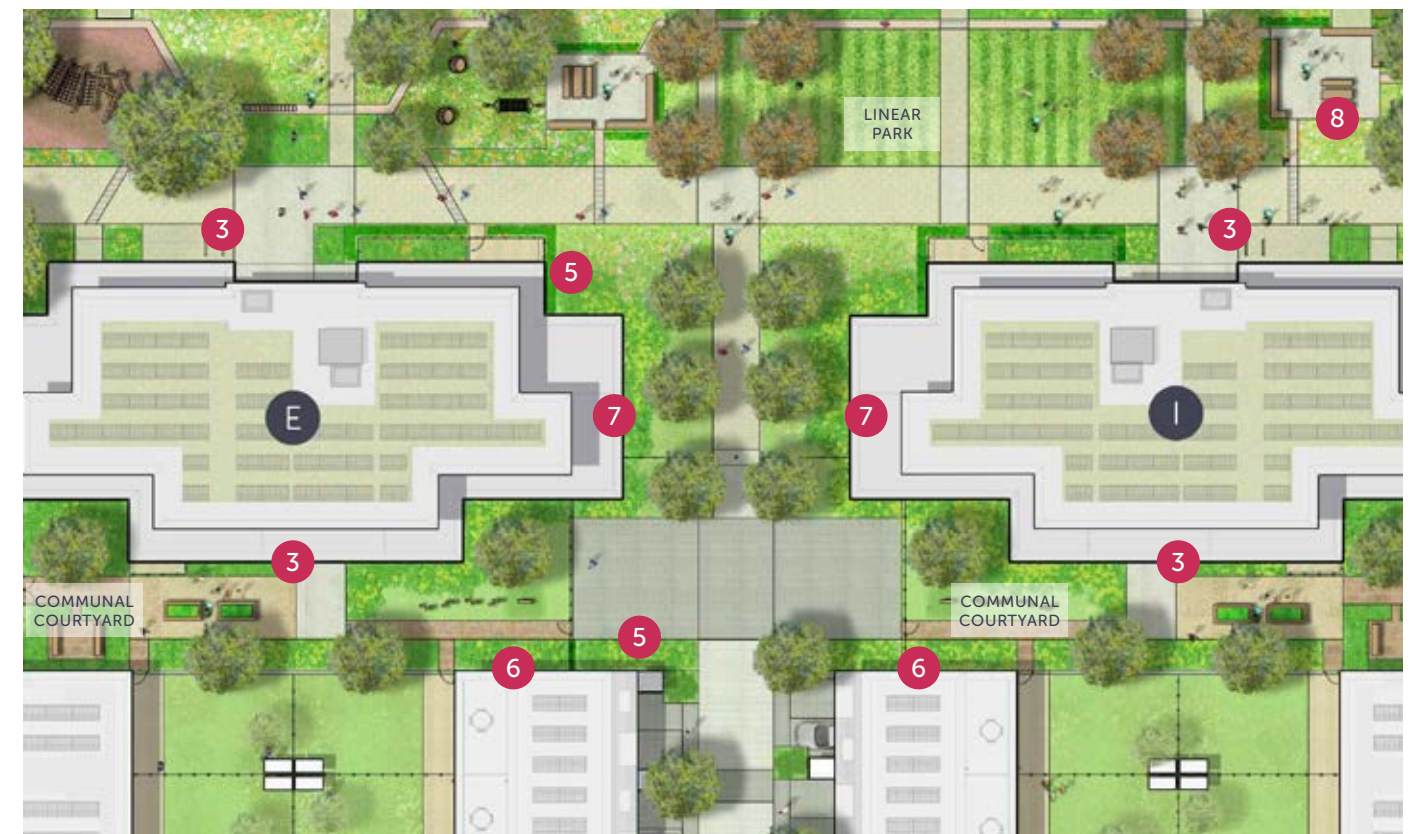
Communal entrance doors are clearly visible from the public realm and located on the street front. Delivery of mail will be achieved within communal entrance areas of the apartment block by located either internally or using a through-the-wall system.

#### Bicycle Parking

Bicycle parking has been provided within the scheme. Each dwelling is provided with space to safely lock away their bicycle. For houses, secure storage is located in the rear garden, and for apartments, a communal bike store with individual lockable stands or racks are proposed.



Site Layout Extract



Site Layout Extract



# 4.4.3 Residential Design Options

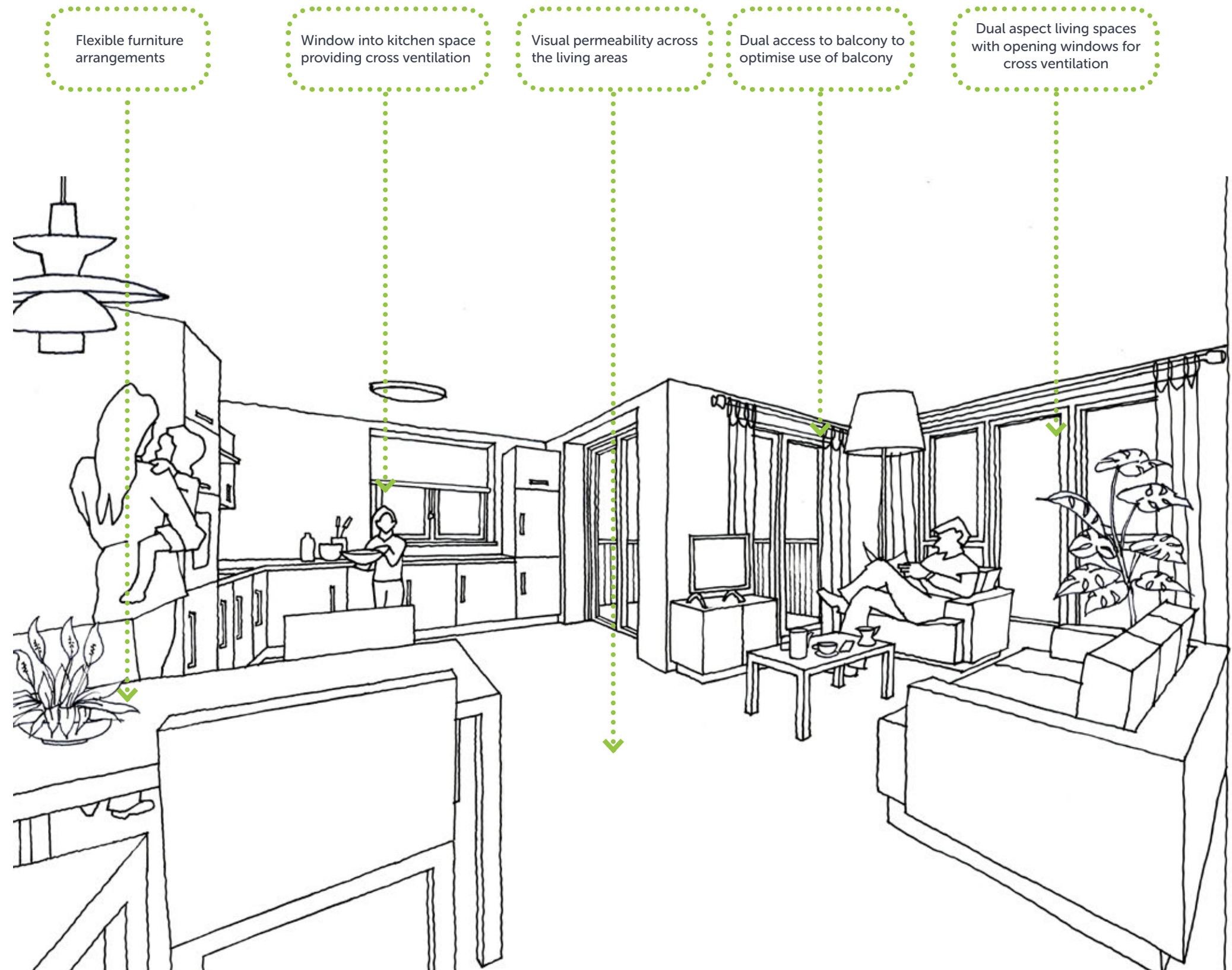
## Internal Layouts - Open Plan Option

Throughout the engagement process, the design team engaged with existing residents at Ham Close. The residents highlighted a number of issues, which have been outlined in the site analysis chapter of this document. Workshops were held to understand elements that existing residents wanted to be included in their new homes. Feedback included whether separate kitchens and living rooms could be achieved instead of open plan living arrangements. Additionally residents wanted to see that windows would be included into kitchens and bathrooms to provide ventilation. The design team have taken onboard this feedback and looked to design these features in where possible.

The images on this page provides an example apartment living/kitchen/dining space can be open plan.



Open Plan Option



# 4.4.3 Residential Design Options

## Internal Layouts - Closed Plan Option

This page illustrates how the same living/kitchen/dining space in the example apartment can be a closed plan separating the kitchen space.

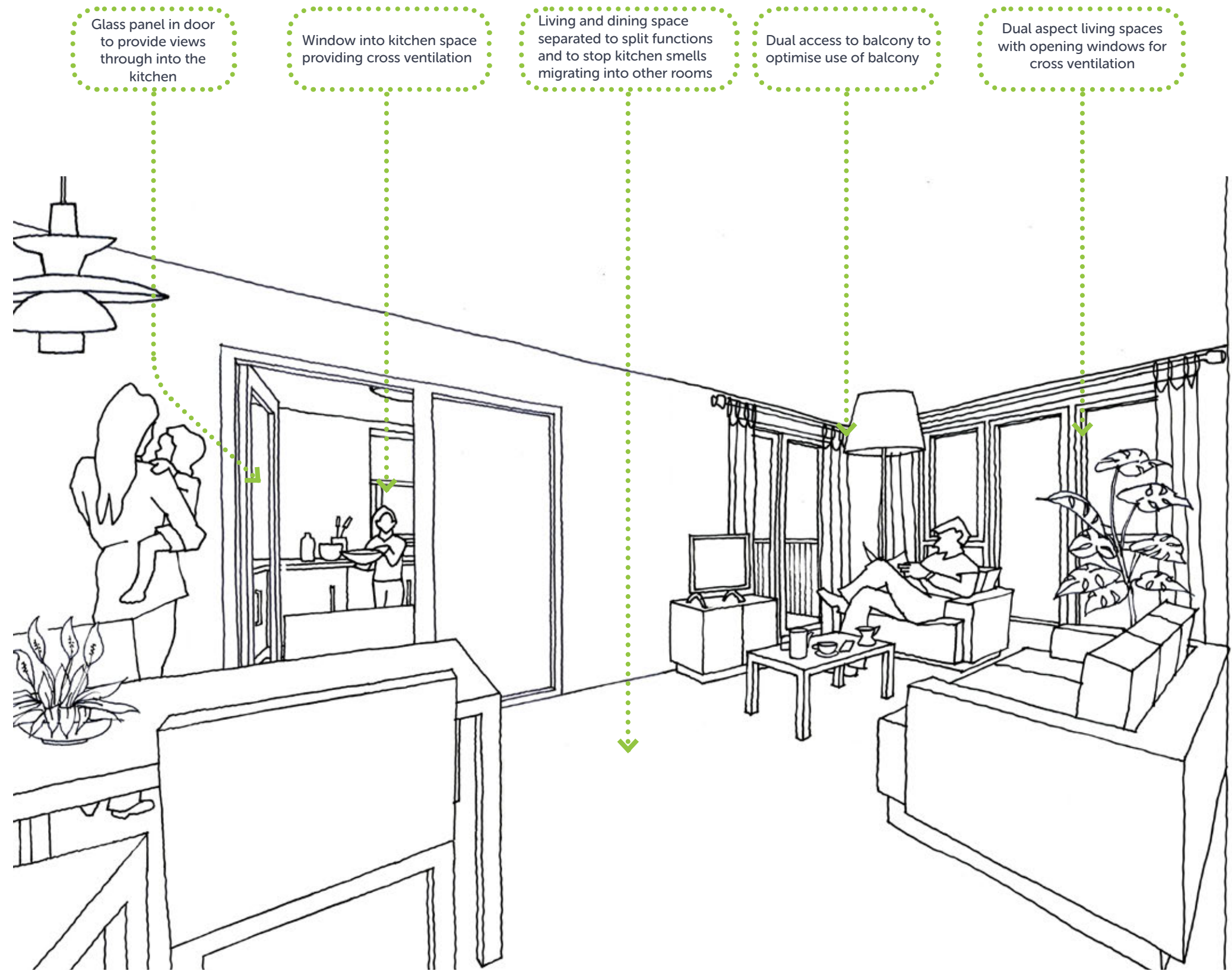
The kitchen space has access to the balcony as well as a separate window to provide cross ventilation above the sink.

A small kitchen table can be accommodated in the space should this be required.

The following pages look to demonstrate how the existing apartments will be improved in regards to overall internal area, private amenity space and internal storage through a comparison of existing and some proposed examples apartment types.



Closed Plan Option



Glass panel in door to provide views through into the kitchen

Window into kitchen space providing cross ventilation

Living and dining space separated to split functions and to stop kitchen smells migrating into other rooms

Dual access to balcony to optimise use of balcony

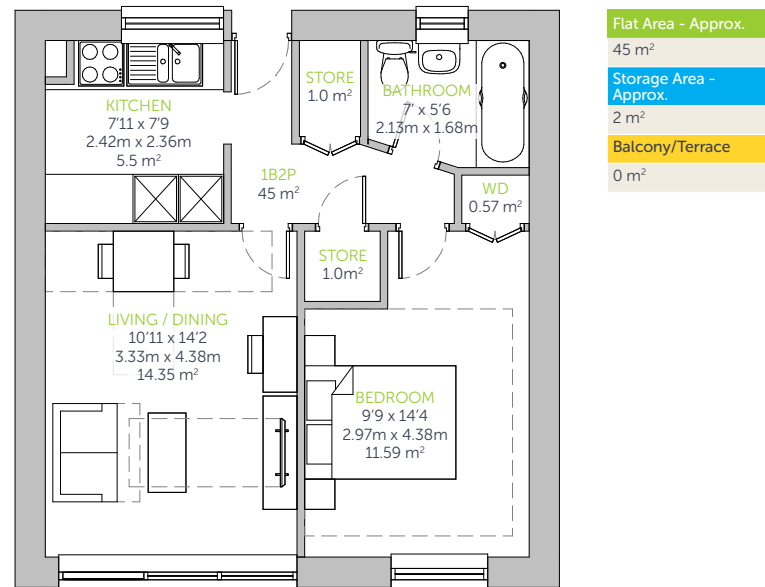
Dual aspect living spaces with opening windows for cross ventilation



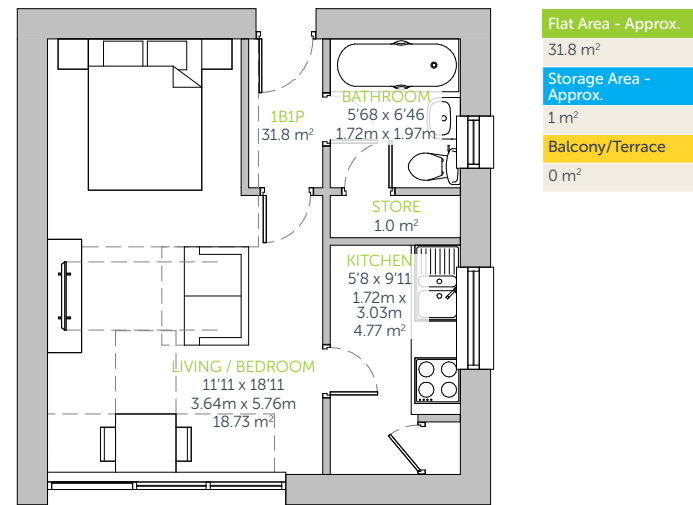
# 4.4.4 Residential Design

## Residential Quality Uplift - Internal Layouts - 1 Bed 2 Person Apartments

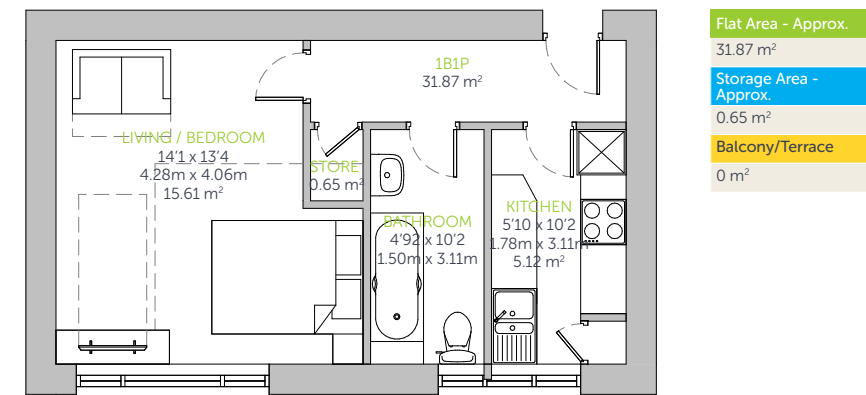
Existing 1 Bed 2 Person Apartment  
Clarke / Greig / Hornby



Existing Studio Apartment  
Hatch / Hawkins

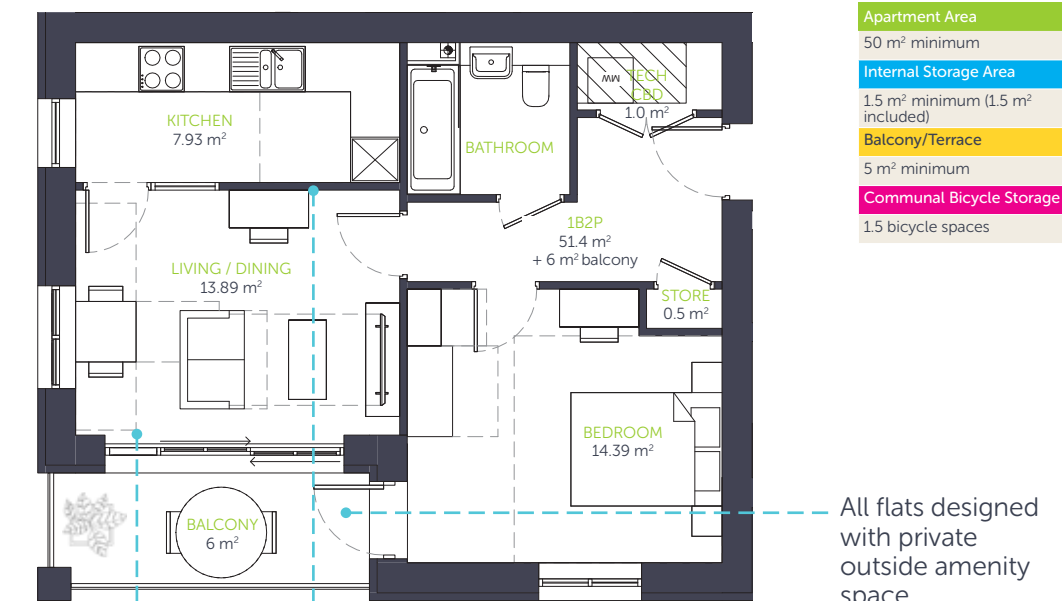


Existing Studio Apartment  
Benson / Bowes Lyon / Bentinck / Cavendish / Edwards / Field / Secrett / Newman / Leyland



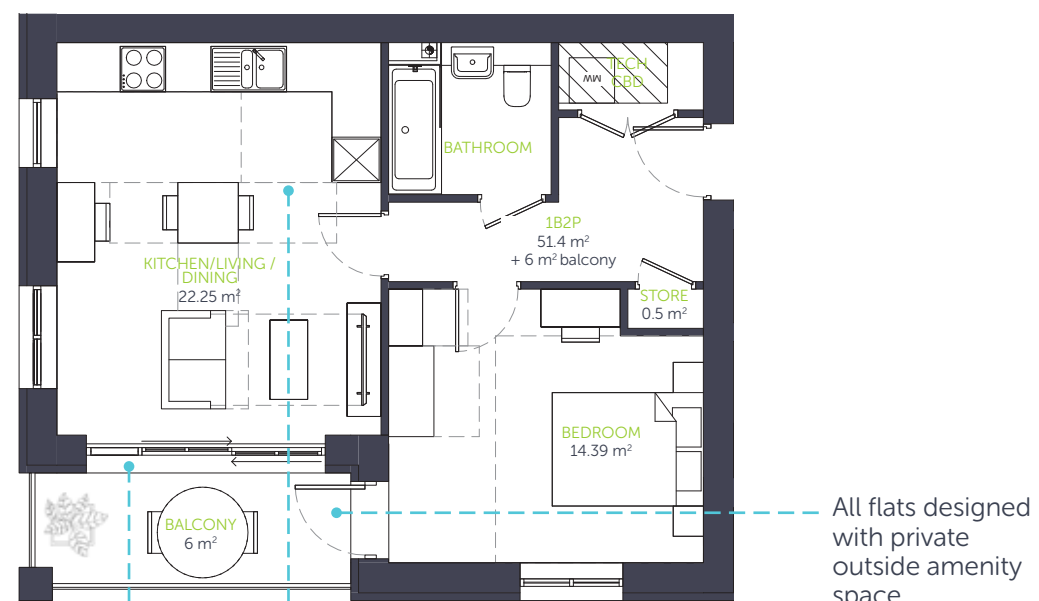
Proposed Example 1 Bed 2 Person Apartment - Type 1

### Separate Kitchen Option



Additional opening windows next to patio doors for ventilation  
Kitchen living spaces with the option for open plan or separated.

### Open Plan Option



Additional opening windows next to patio doors for ventilation  
Kitchen living spaces with the option for open plan or separated.

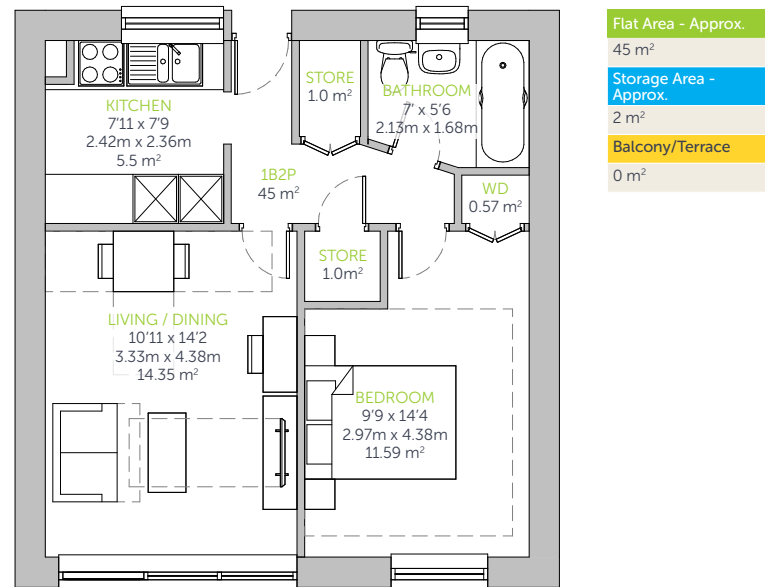
All flats designed with private outside amenity space.



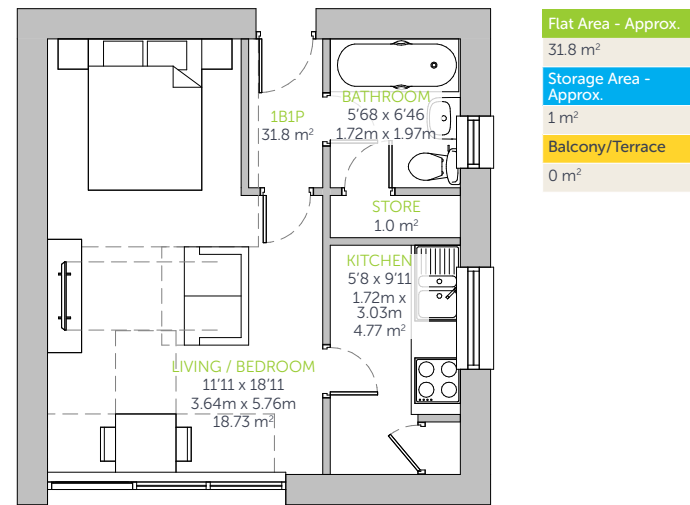
# 4.4.4 Residential Design

## Residential Quality Uplift - Internal Layouts - 1 Bed 2 Person Apartments

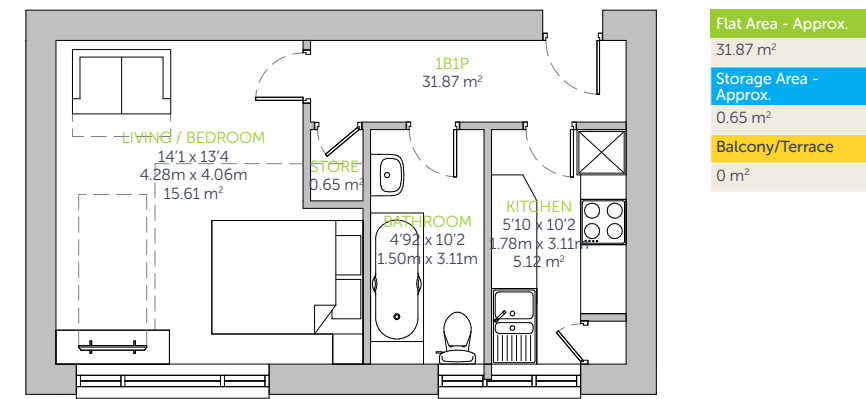
Existing 1 Bed 2 Person Apartment  
Clarke / Greig / Hornby



Existing Studio Apartment  
Hatch / Hawkins

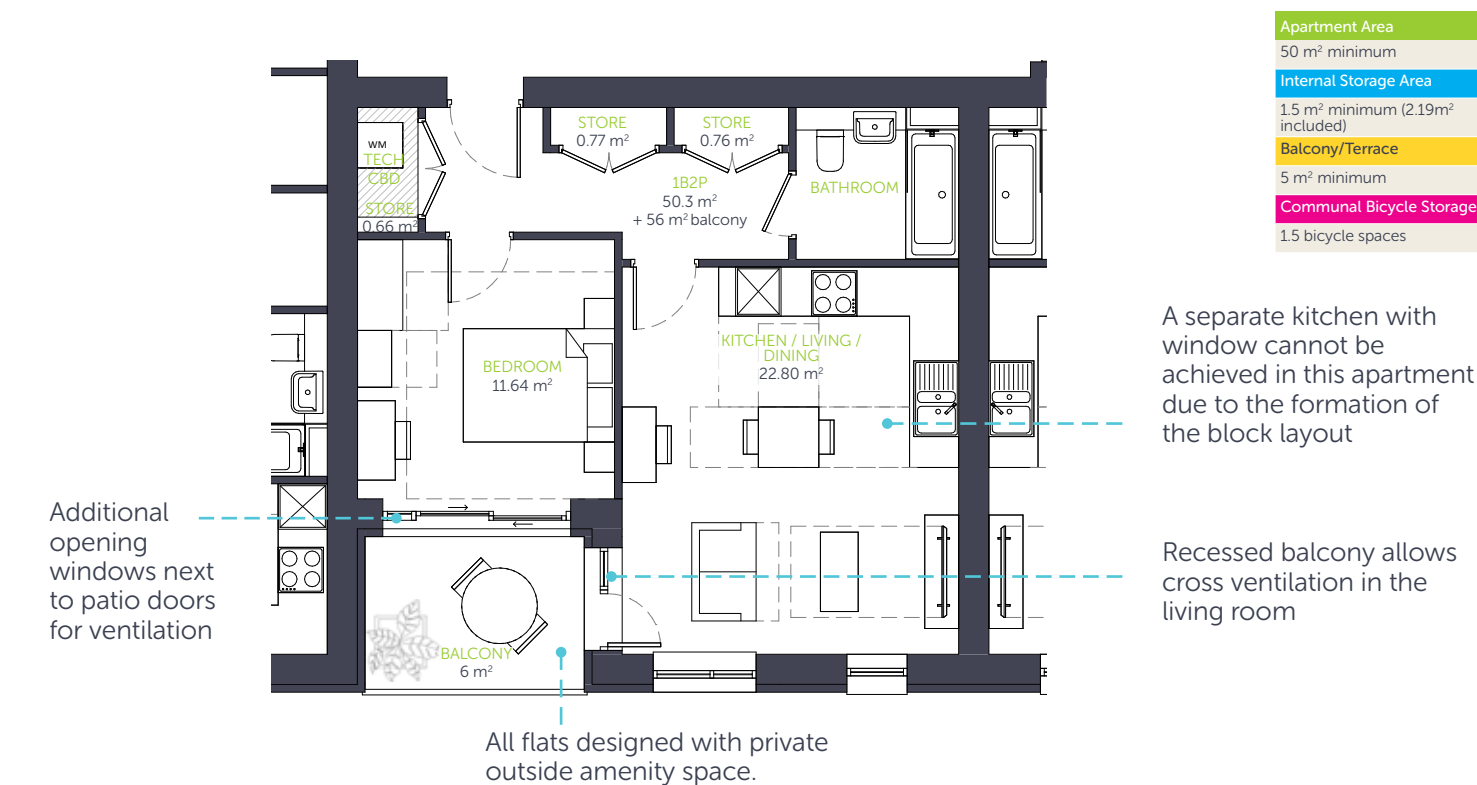


Existing Studio Apartment  
Benson / Bowes Lyon / Bentinck / Cavendish / Edwards / Field / Secrett / Newman / Leyland



Proposed Example 1 Bed 2 Person Apartment - Type 2

### Open Plan



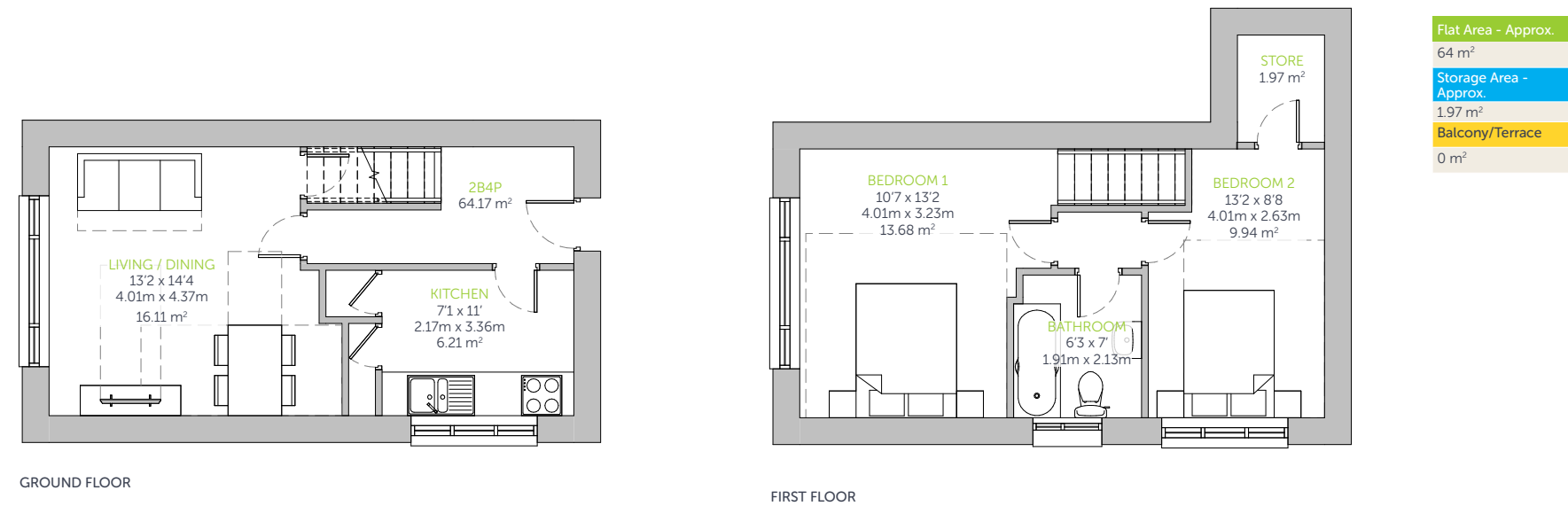


# 4.4.4 Residential Design

## Residential Quality Uplift - Internal Layouts - 2 Bed 4 Person Apartments

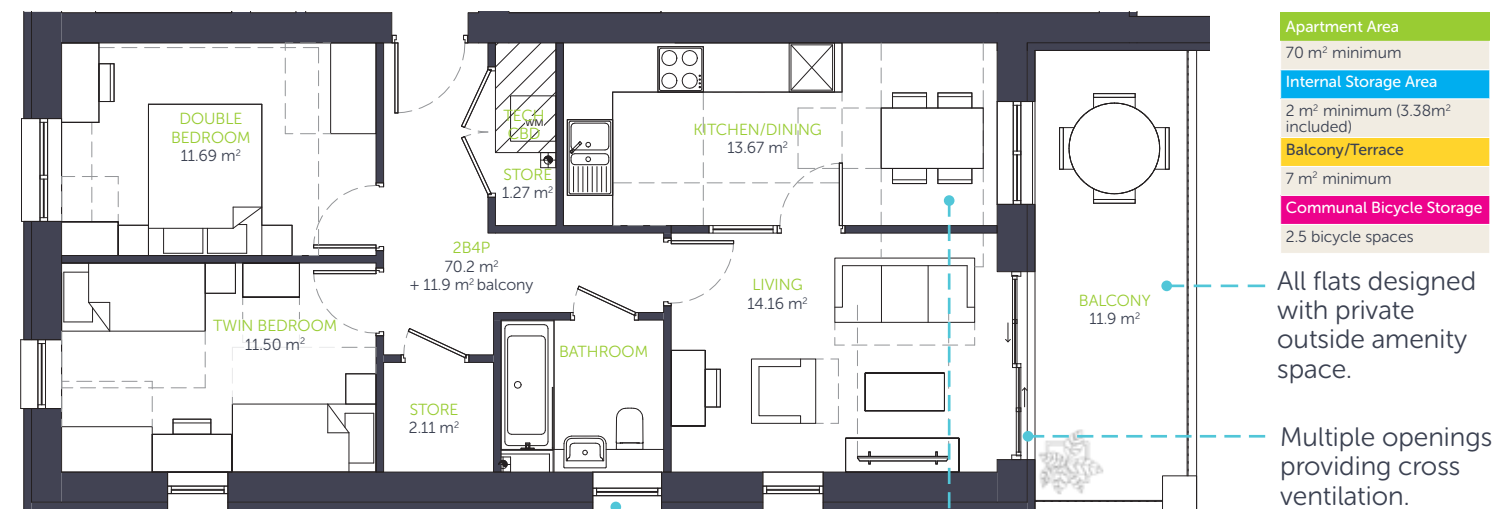
Existing 2 Bed 4 Person Apartment

Benson / Bowes Lyon / Bentinck / Cavendish / Edwards / Field / Secrett / Newman / Leyland



Proposed Example 2 Bed 4 Person Apartment - Type 1

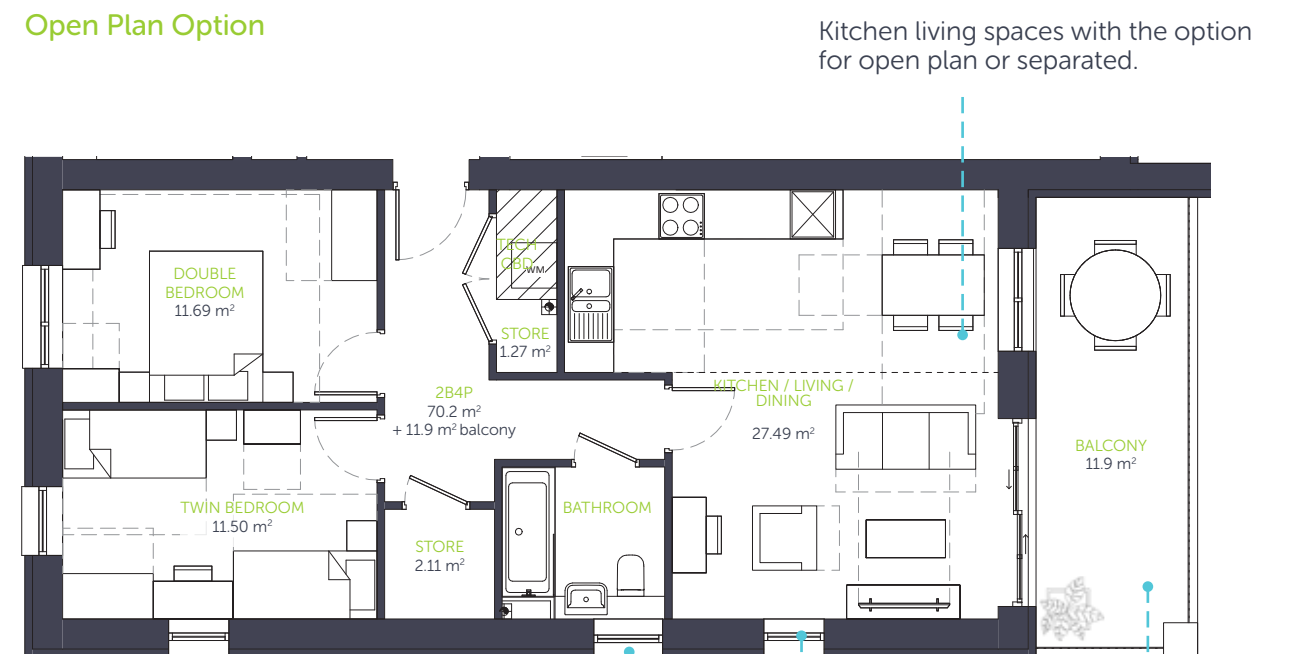
Separate Kitchen/Dining Option



Where possible windows into bathrooms have been achieved.

Kitchen living spaces with the option for open plan or separated.

Open Plan Option

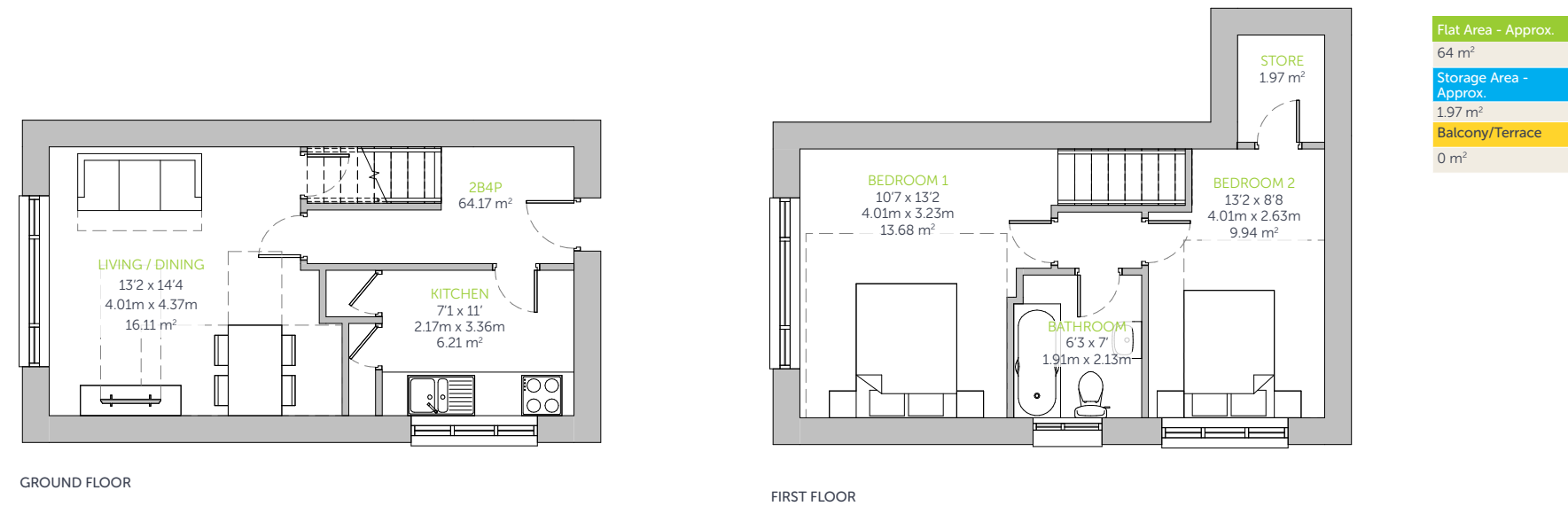


# 4.4.4 Residential Design

## Residential Quality Uplift - Internal Layouts - 2 Bed 4 Person Apartments

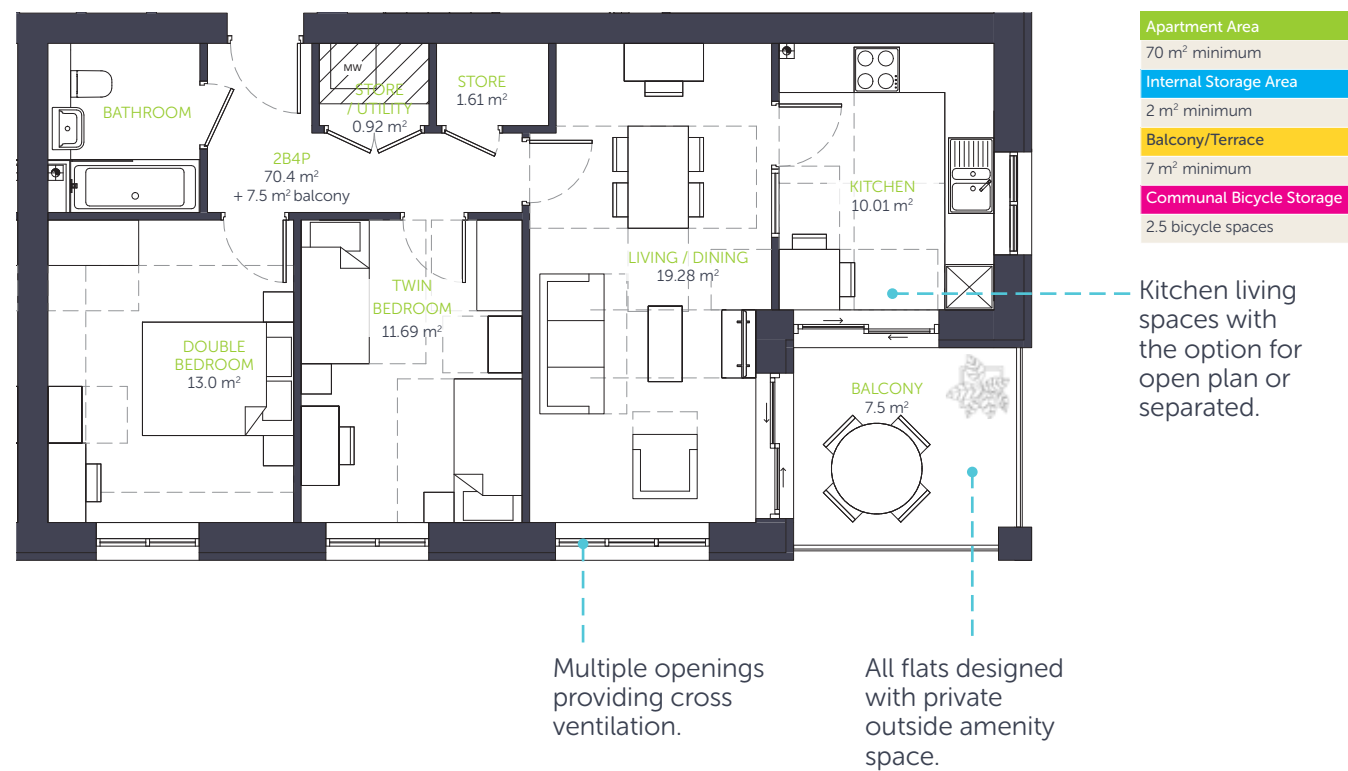
Existing 2 Bed 4 Person Apartment

Benson / Bowes Lyon / Bentinck / Cavendish / Edwards / Field / Secrett / Newman / Leyland

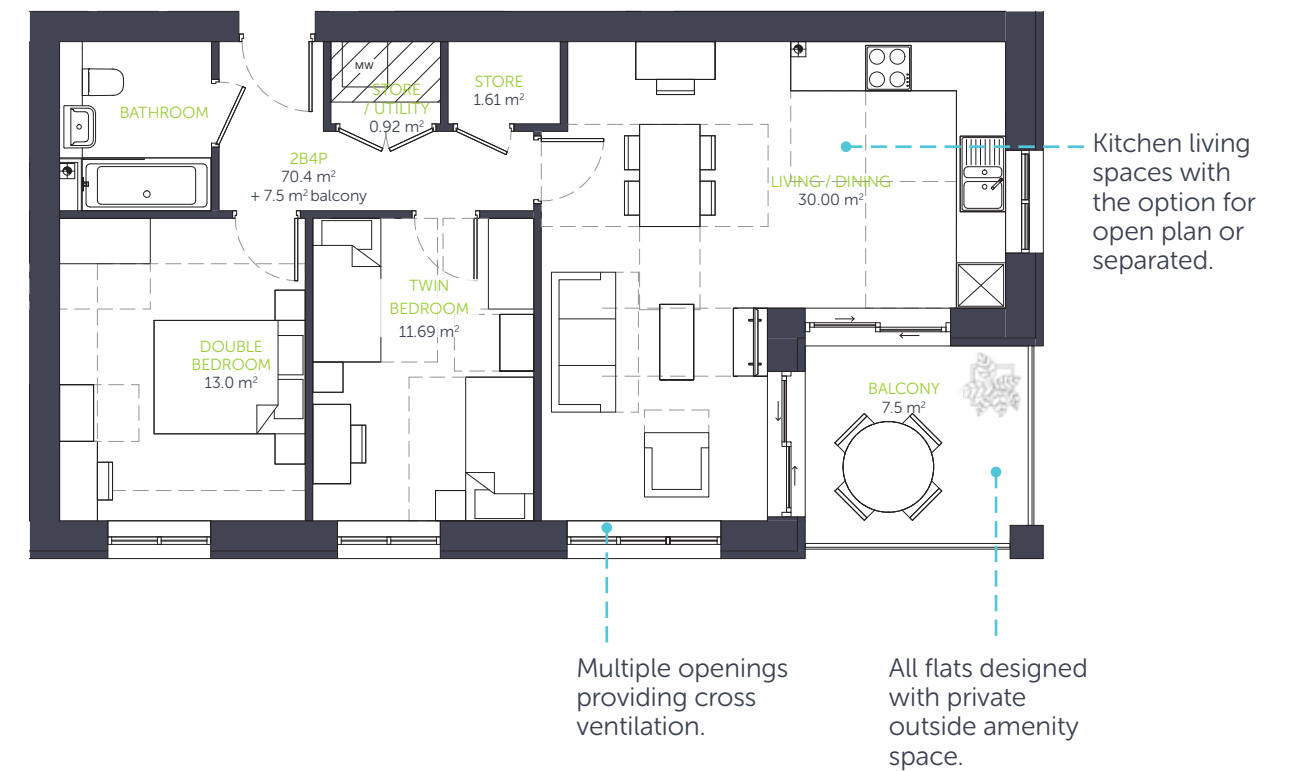


Proposed Example 2 Bed 4 Person Apartment - Type 2

Separate Kitchen/Dining Option



Open Plan Option

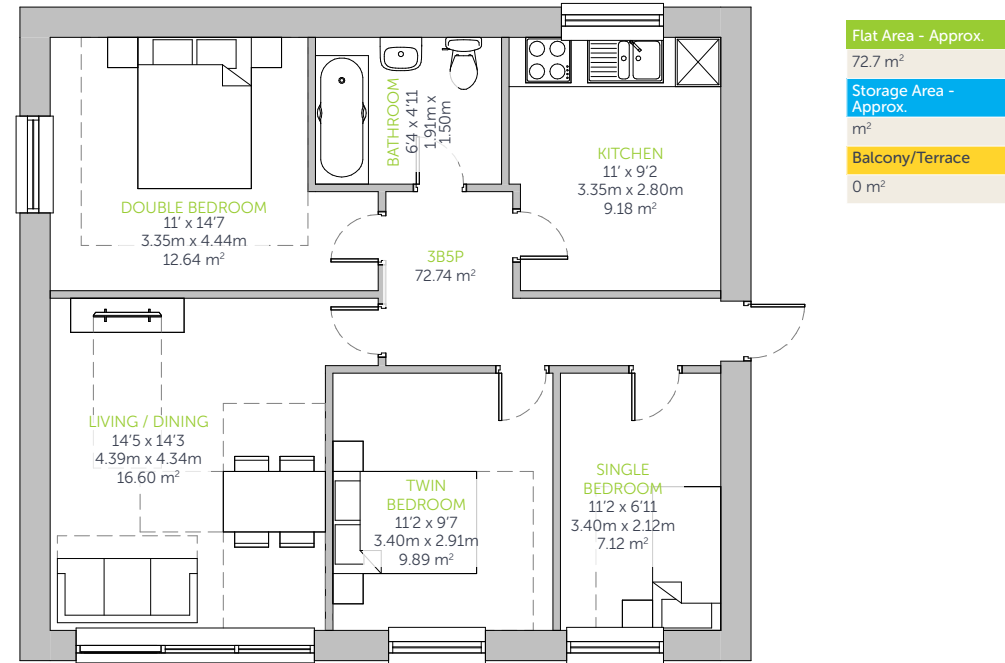




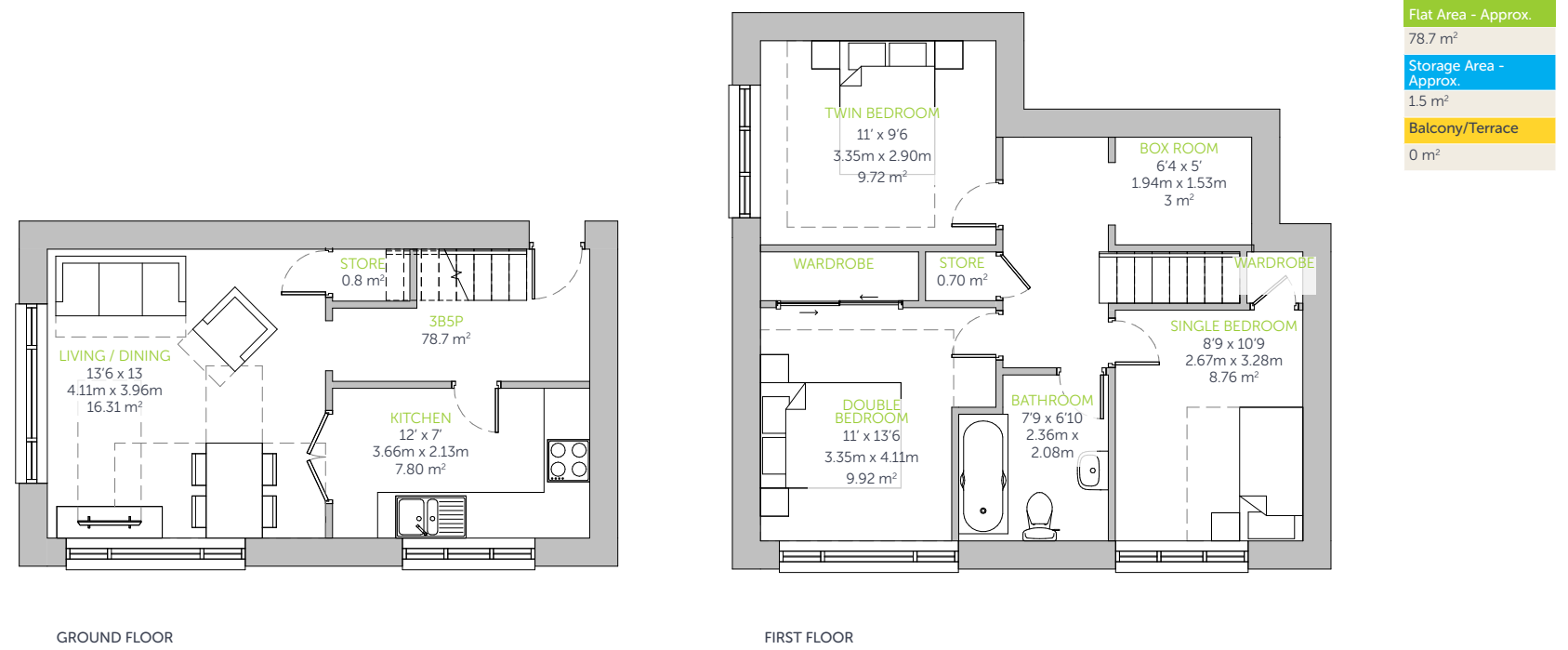
# 4.4.4 Residential Design

## Residential Quality Uplift - Internal Layouts - 3 Bed 5 Person Apartments

Existing 3 Bed 5 Person Apartment  
Hatch / Hawkins

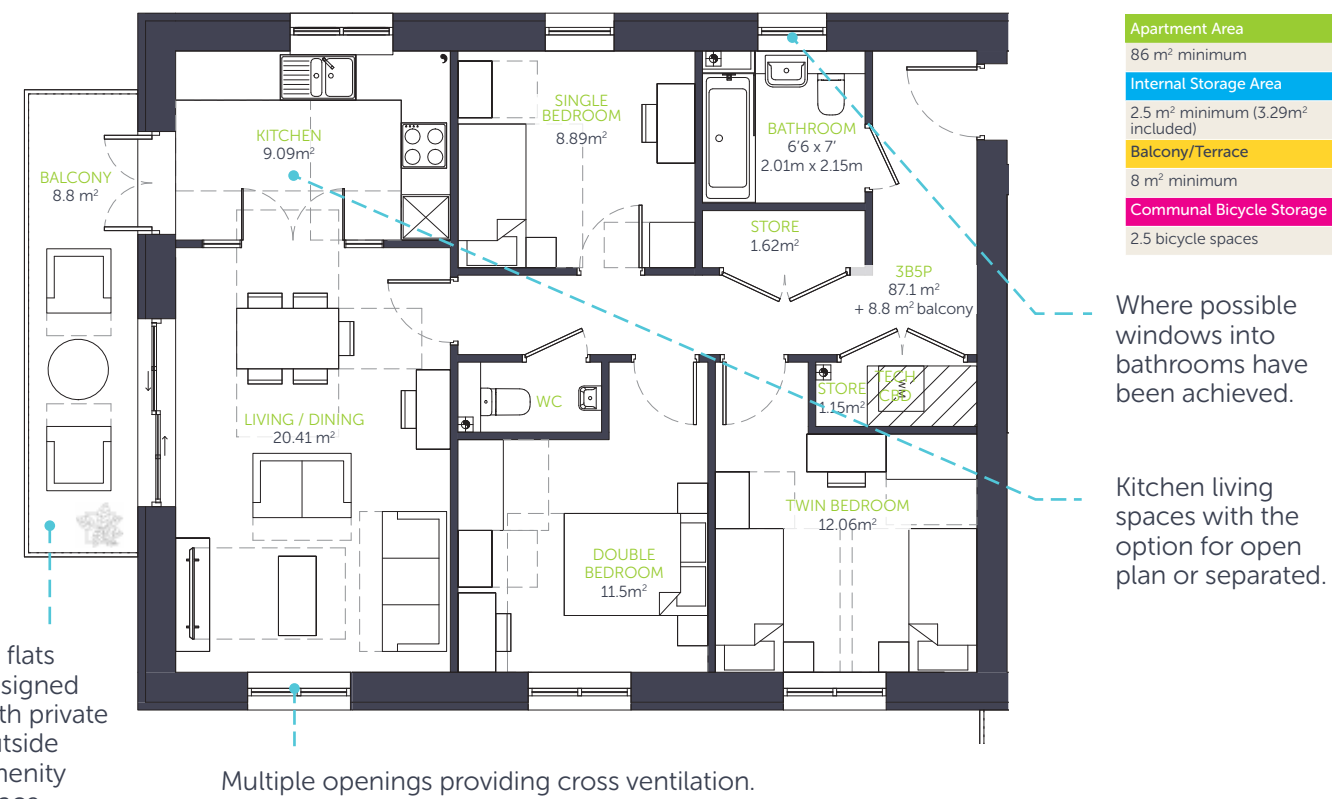


Existing 3 Bed 5 Person Apartment  
Benson / Bowes Lyon / Bentinck / Cavendish / Edwards / Field / Secrett / Newman / Leyland

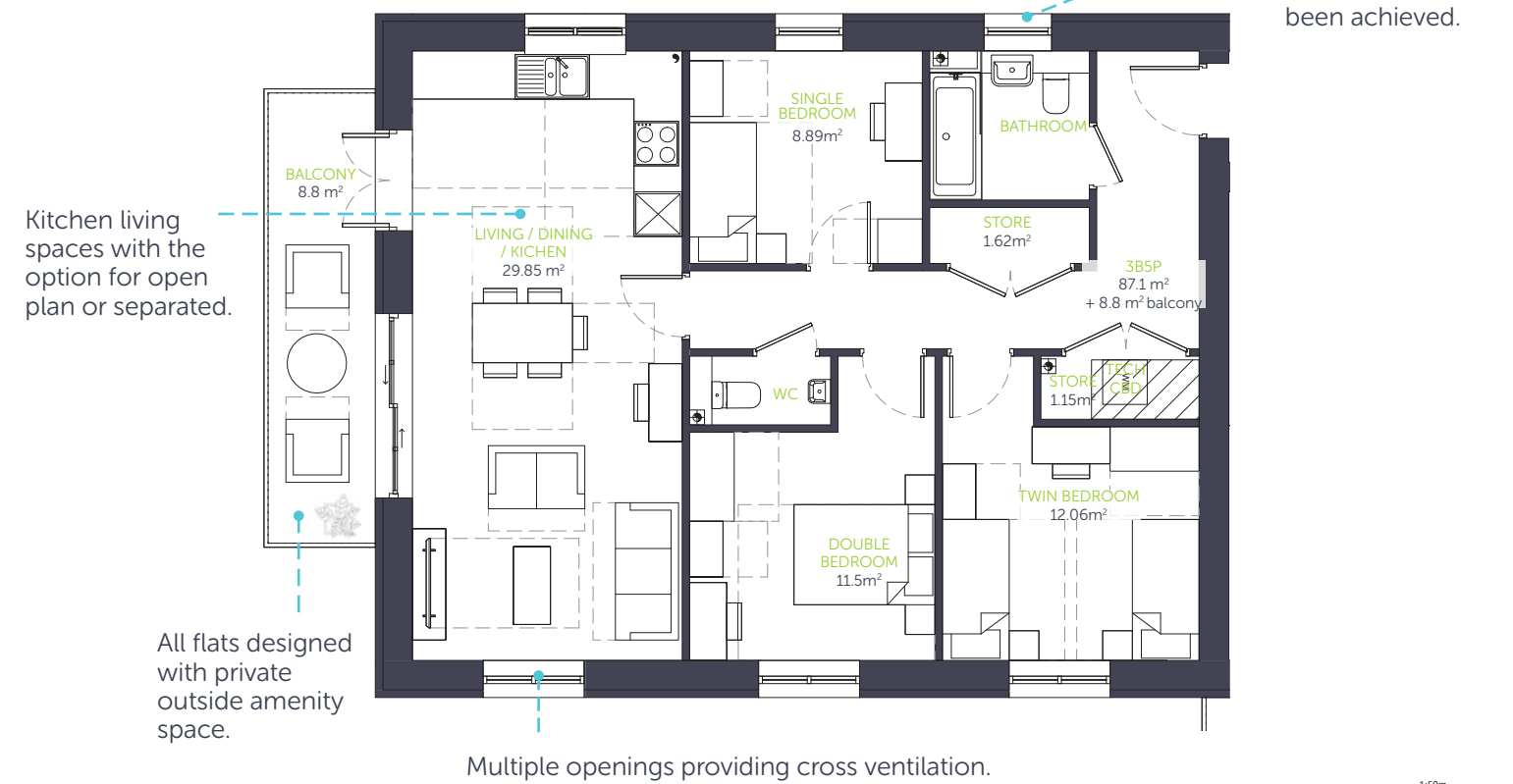


Proposed Example 3 Bed 5 Person Apartment - Type 1

### Separate Kitchen Option



### Open Plan Option

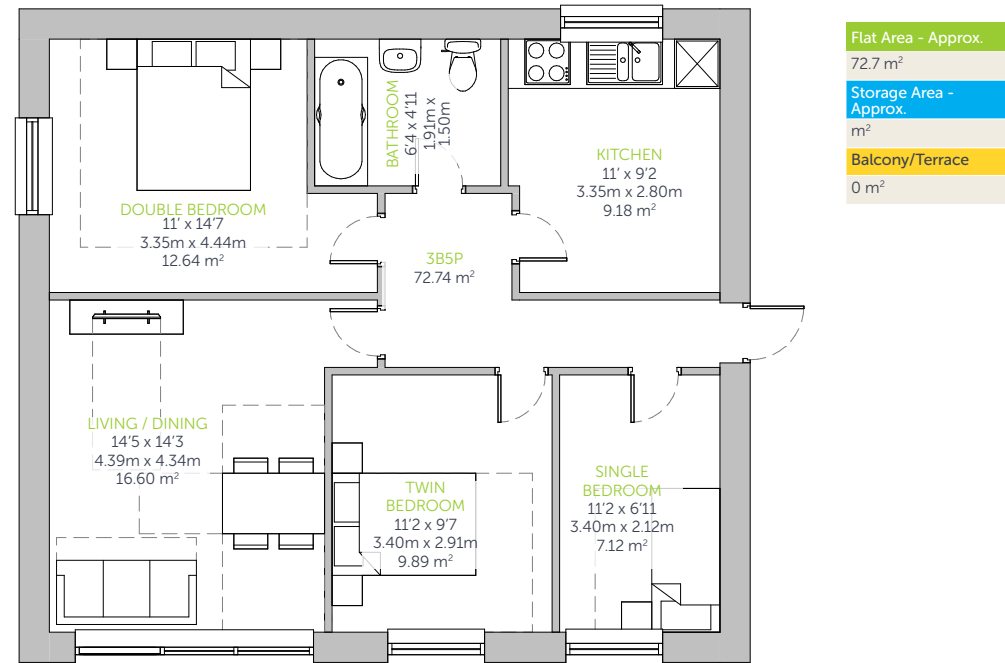


# 4.4.4 Residential Design

## Residential Quality Uplift - Internal Layouts

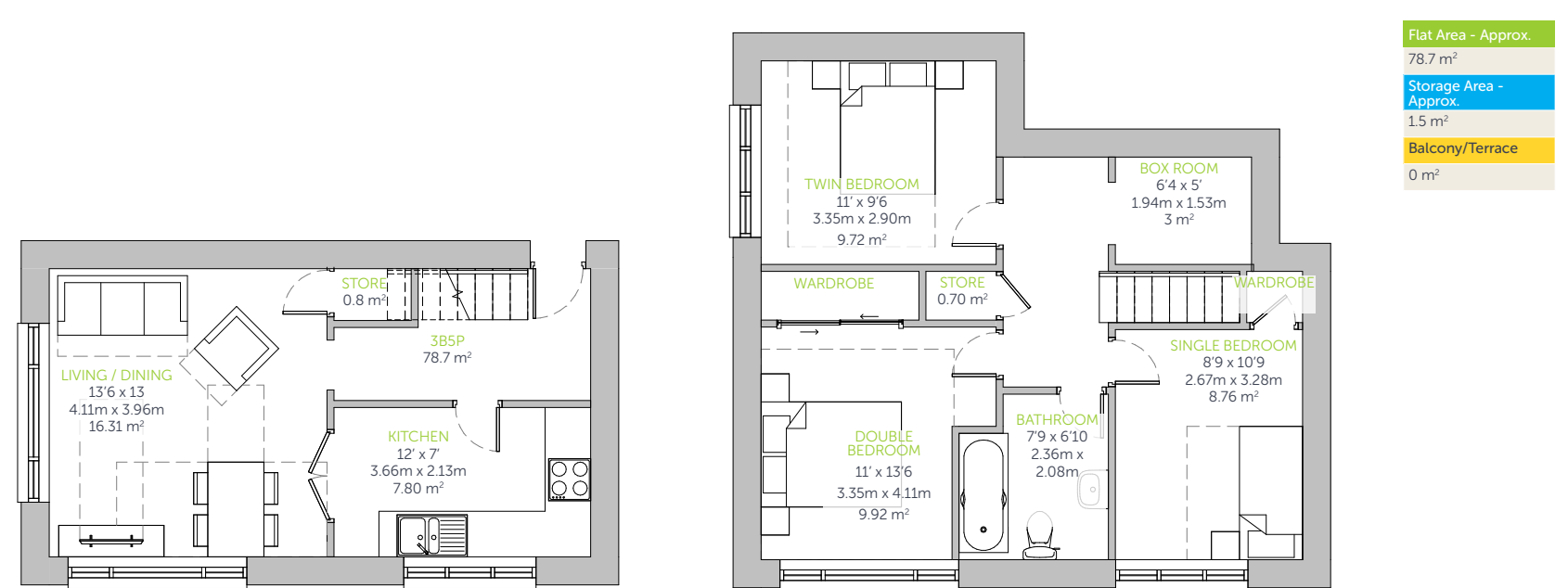
Existing 3 Bed 5 Person Apartment

Hatch / Hawkins



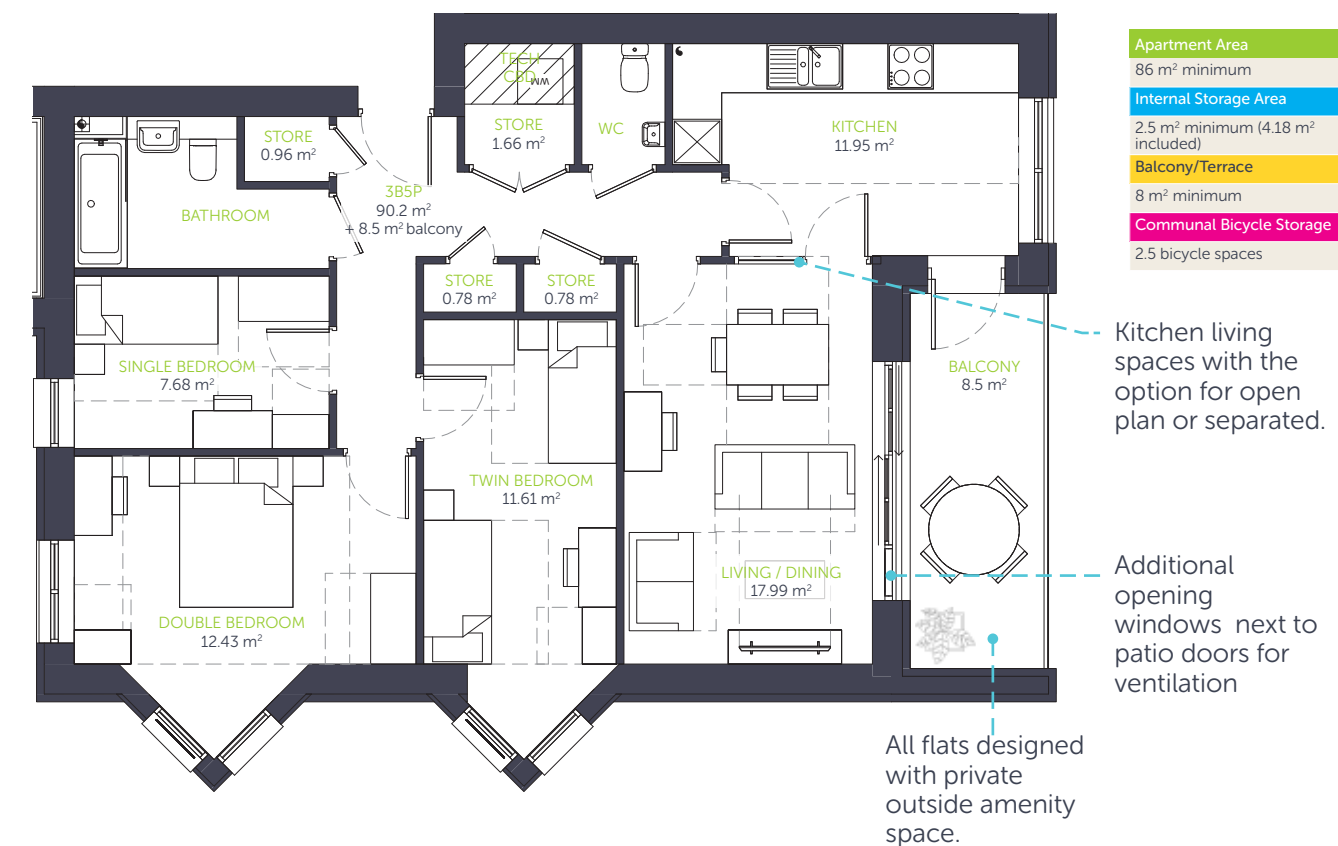
Existing 3 Bed 5 Person Apartment

Benson / Bowes Lyon / Bentinck / Cavendish / Edwards / Field / Secrett / Newman / Leyland

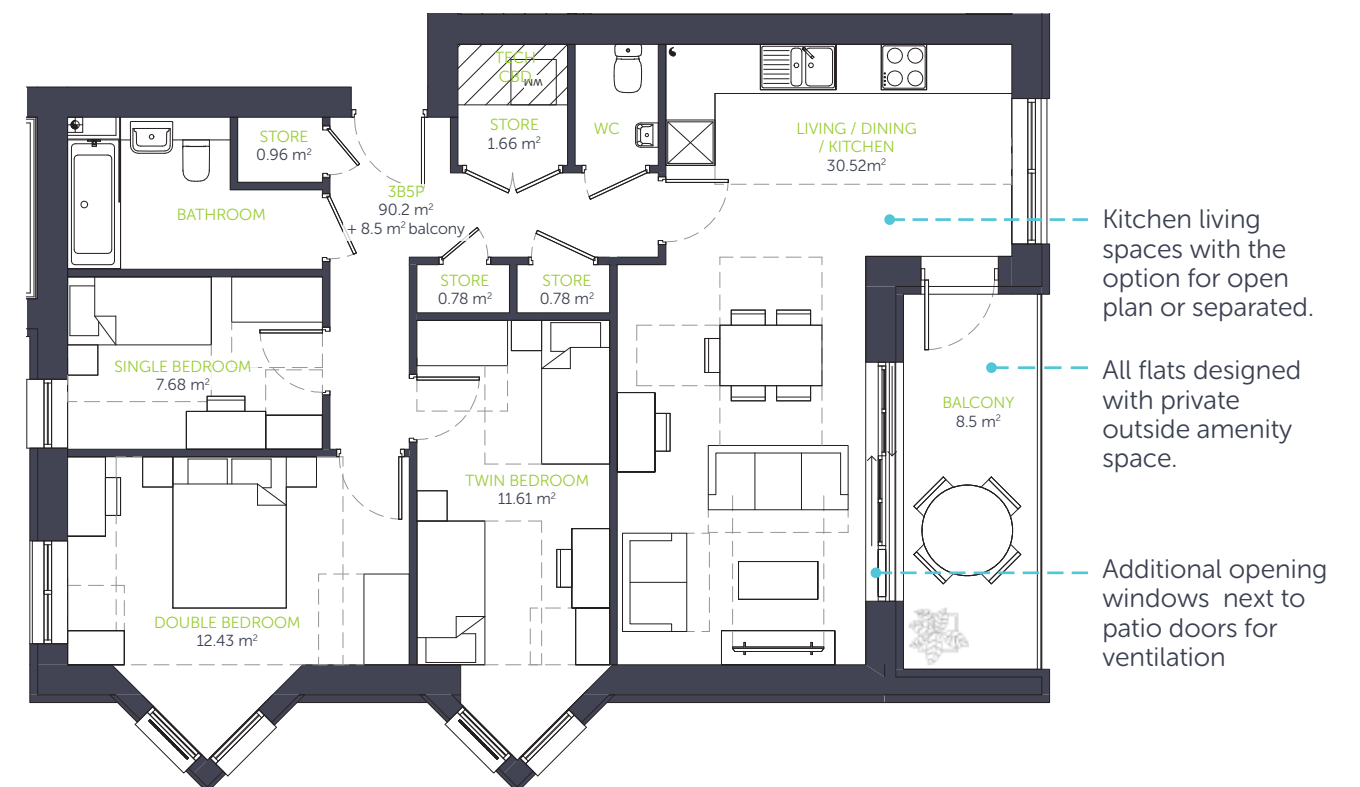


Proposed Example 3 Bed 5 Person Apartment - Type 2

Separate Kitchen Option



Open Plan Option





# 4.4.5 Ground Floor Building Design - Blocks E&I

## Legibility of Internal and External Spaces

### Building Typology of Apartment Blocks E & I

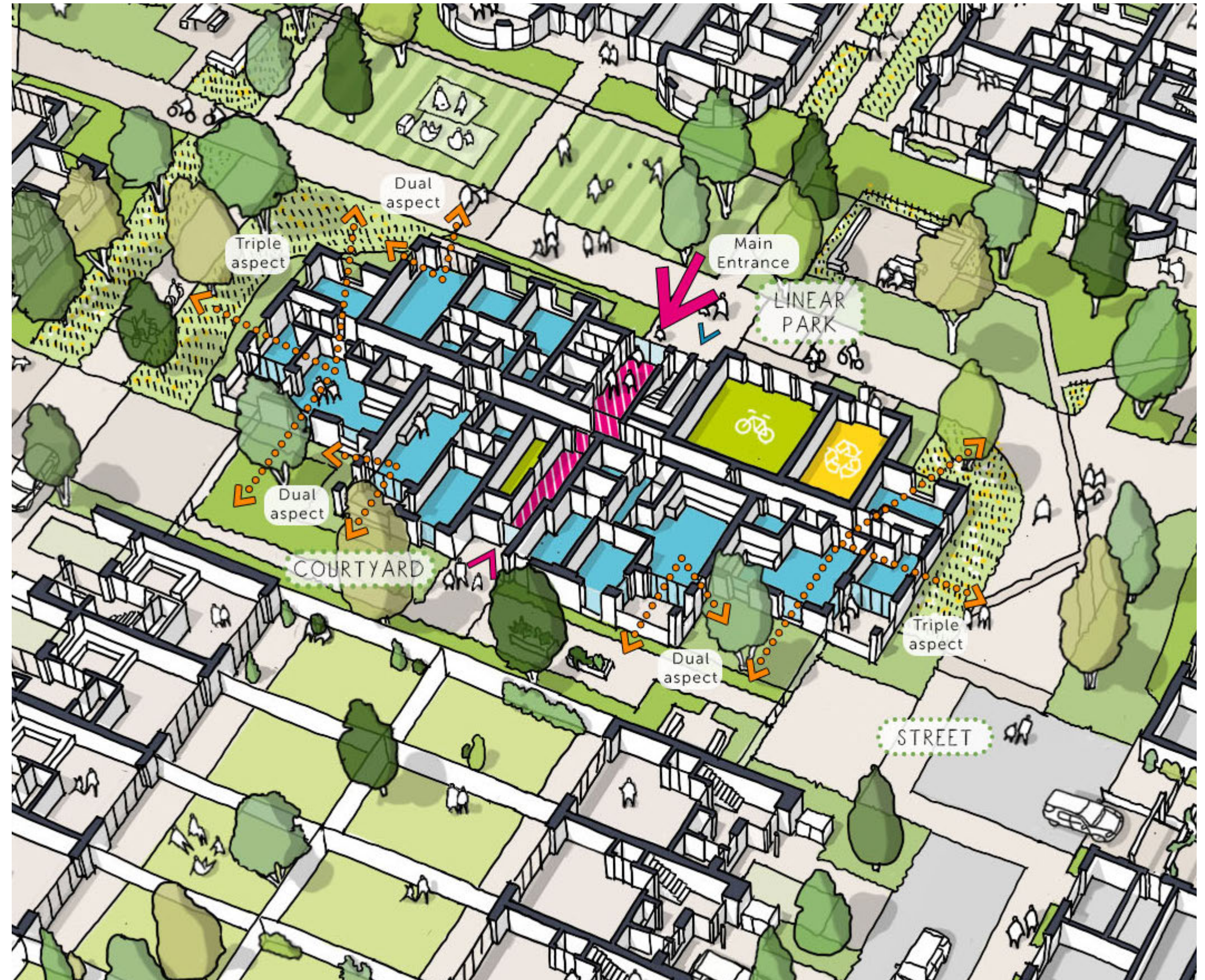
The adjacent diagram shows the ground floor of Apartment Blocks E and I.

These blocks line the Linear Park, and is where the main entrance is located. Internally the layout of the building has been logically arranged so that the rear secondary entrance is aligned through with the main entrance. This links the building with the communal courtyard to the rear of the building. For visual legibility the floor surface could be consistent throughout the primary communal routes through the building as shown in pink in this diagram.

All ground floor apartments have either dual or triple aspect, allowing for visual connections and cross ventilation. The apartments at ground floor overlook the outdoor amenity space enhancing the security of the public and communal spaces.

### Key

- Residential
- Refuse and Recycling store
- Bicycle store
- Entrance sequence
- Utilities
- Community Space
- Primary entrance
- Secondary entrance
- Private entrance
- Basement emergency exit
- Aspects
- Oriel Window
- Energy Center
- Tank room
- Accessible parking space





# 4.4.6 Entrance Design - Blocks E&I

## Outset Entrances

The entrance for apartment blocks E & I are located within an inset central bay of the main façade for each block. This inset is consistent on the main upper floors. Therefore, to provide shelter over the entrance area, a canopy is provided which straddles the full width and depth of the inset bay.

The canopy features a pair of circular, painted-metal columns at either side of the main entrance doors. These columns are provided to signal that the central door comprises the main entrance and, as a reference to similar column features to apartment blocks on the Parkleys Estate. There are two further access doors located to one side of the entrance. The first of these doors, nearest to the main entrance, provides fire escape egress from the upper-level stairs. The second door provides access and egress to and from the lower-level stairs to the basement car park.

The door controls are inset within the external brickwork adjacent to the main entrance door. The post-boxes are externally located.



Parkleys Estate  
Lettering and name of apartment block placed on banding.



Parkleys Estate  
Canopy and column supports highlight entrance into building.



Extruded metal lettering.



Sketch View of Entrances of Apartment Blocks E&I



# 4.4.7 Ground Floor Building Design - Blocks TU & V

## Legibility of Internal and External Spaces

### Building Typology of Apartment Blocks TU & V

Apartment Block TU fronts Woodville Road, where the main entrance is located. Primary access to Apartment Block V is from the Linear Park. Both these blocks share a communal courtyard in the centre as illustrated in the adjacent diagram.

The ground floor layout maximises residential homes to provide active frontages onto public and communal spaces. Homes are primarily dual aspect providing overlooking and an increase in residential quality. The design of the blocks responds to the Village Green with large terraces fronting this prominent public space.

The design principle for the entrances provides legible connectivity between the front and rear of the buildings, connecting the communal courtyard with either Woodville Road or the Linear Park.

### Key

- Residential
- Refuse and Recycling store
- Bicycle store
- Entrance sequence
- Utilities
- Community Space
- Primary entrance
- Secondary entrance
- Private entrance
- Basement emergency exit
- Aspects
- Oriel Window
- Energy Center
- Tank room
- Accessible parking space





## 4.4.8 Entrance Design - Block V

### Inset Entrances

The design of the entrance, for the apartment for block V, is inset. The entrance features title lettering comprising folded metal script that is supported on a shelf suspended from the soffit of the entrance. The location of the entrance is emphasised by a variation in brick colour of the bay above the entrance. This emphasis is accentuated by the bay not being set back but fully expressed at high level.

The door controls are situated in the brickwork panel adjacent to the main entrance door. The post-boxes are located internally in the lobby.



Parkleys Estate  
Lettering and name of apartment  
block placed on banding.



Extruded metal lettering.



Sketch View of Entrances of Apartment Blocks M



# 4.4.9 Ground Floor Building Design - Block R

## Legibility of Internal and External Spaces

### Building Typology of Apartment Block R

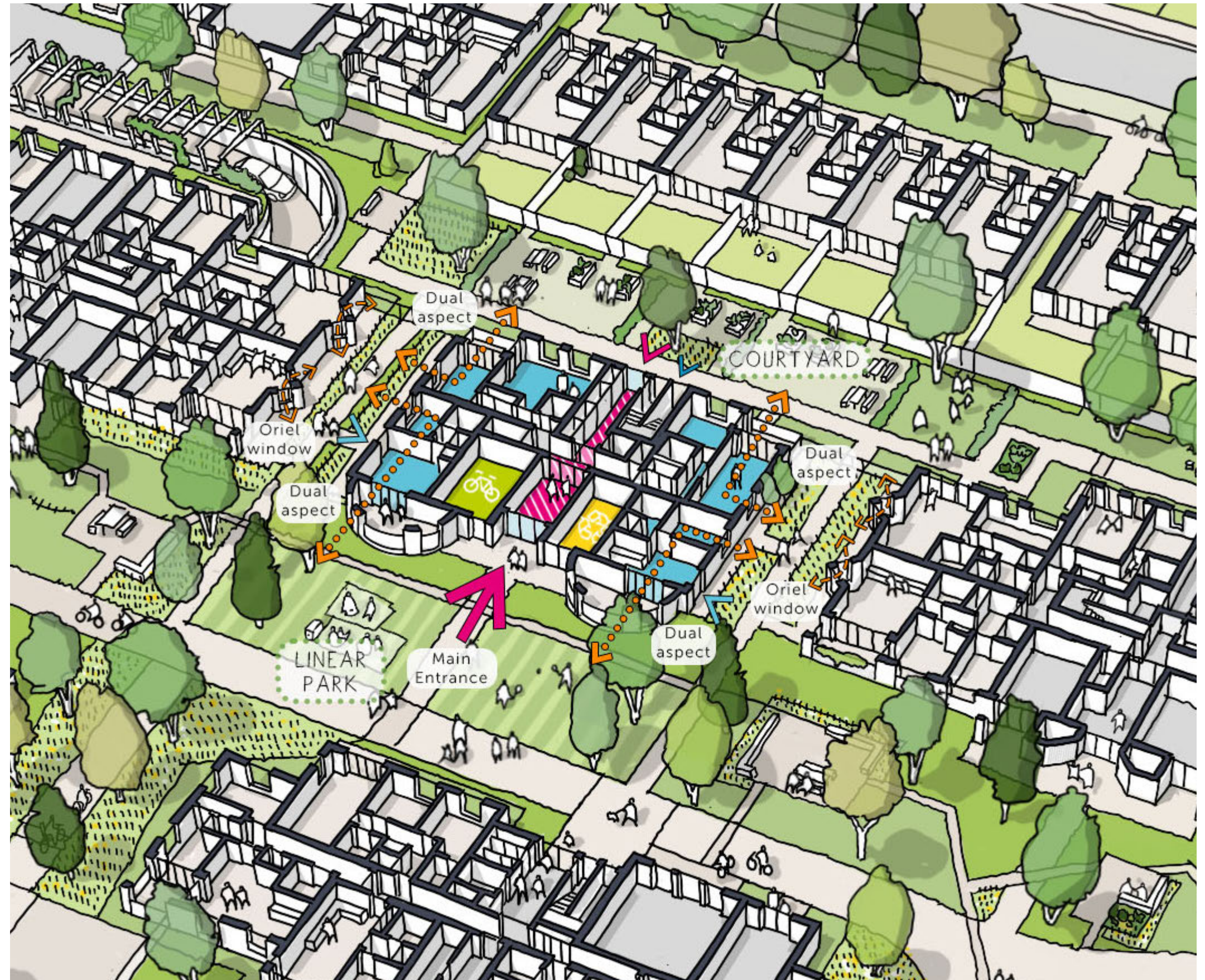
Block R is designed as a feature block situated within the centre of the Linear Park. With 4 apartments off the core, each flat is dual aspect, with positive outlook on to either a communal courtyard or the Linear Park.

Main access to the block is provided via the Linear Park. The landscape strategy responds to this feature block with formal lawns and gardens to the front, enhancing the entrance sequencing. Throughout the building the primary and secondary access is aligned to provide legible movement between outdoor amenity spaces.

Ground floor apartments have direct access from the public realm. The cycle and refuse storage is located next to the entrance for ease of access to residents.

### Key

- Residential
- Refuse and Recycling store
- Bicycle store
- Entrance sequence
- Utilities
- Community Space
- Primary entrance
- Secondary entrance
- Private entrance
- Basement emergency exit
- Aspects
- Oriel Window
- Energy Center
- Tank room
- Accessible parking space





# 4.4.10 Entrance Design - Block R

## Inset Entrances

The design of the entrance, for the apartment for block R, is inset. The entrance features title lettering comprising folded metal script that is supported on a shelf suspended from the soffit of the entrance similar to Block V on the previous pages. The centrally located entrance is between the prominent round bay balconies off the Linear Park.

The door controls are situated in the brickwork panel adjacent to the main entrance door. The post-boxes are located internally in the lobby.



Parkleys Estate  
Lettering and name of apartment  
block projecting.



Extruded metal lettering.





# 4.4.11 Ground Floor Building Design - Blocks C&S

## Legibility of Internal and External Spaces

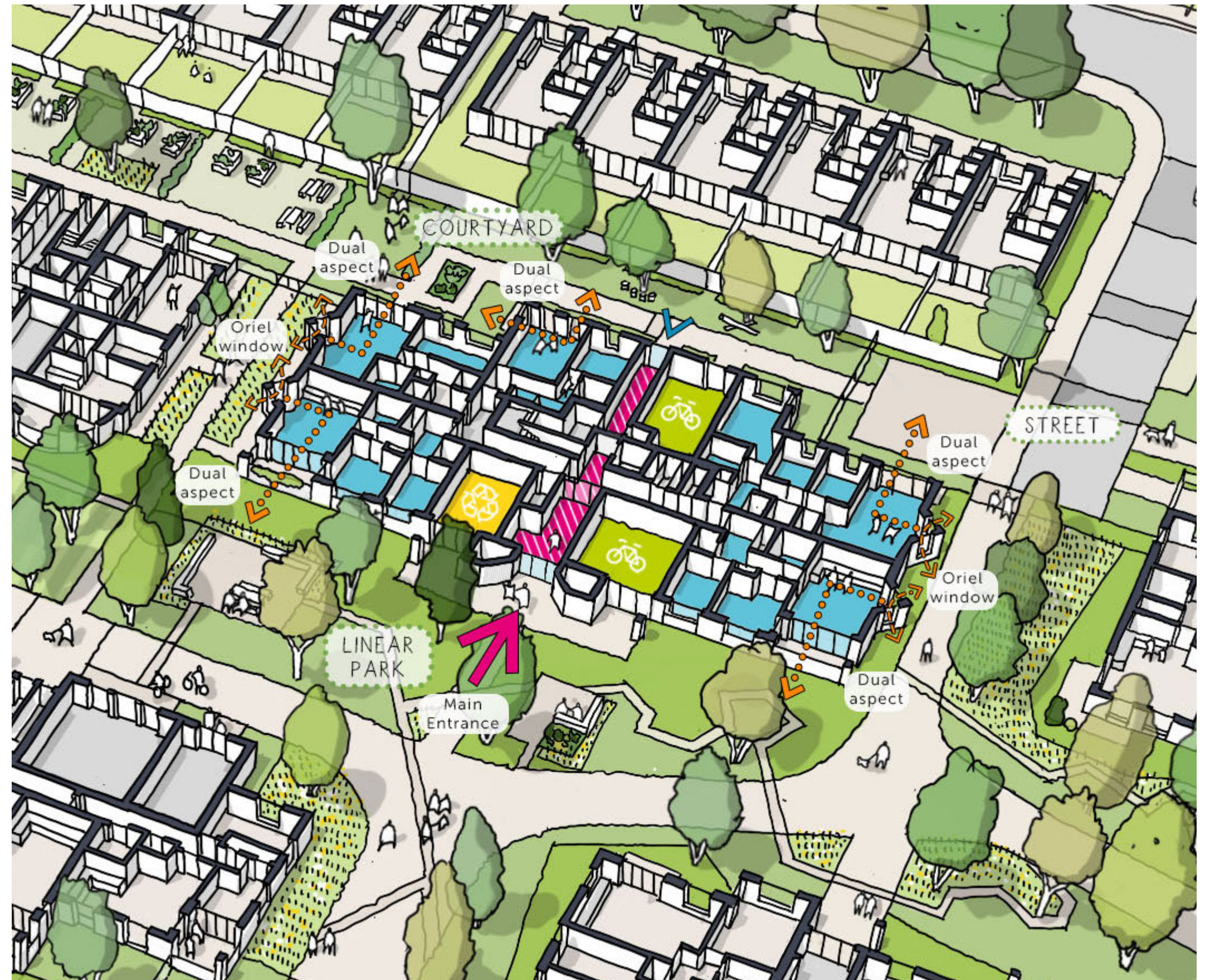
### Building Typology of Apartment Blocks C & S

All apartments at ground floor of Apartment Blocks C and S are dual aspect providing overlooking to public and communal spaces. A special feature on these blocks are the oriel windows on the side elevations. These direct views when neighbouring windows are in close proximity to avoid overlooking into private spaces.

The main entrance to the block is accessed via the Linear Park. Secondary access to the rear of the block is via the communal courtyard which links to the street providing access to Woodville Road. Cycle stores are located at both access points for easy access for residents.

### Key

- Residential
- Refuse and Recycling store
- Bicycle store
- Entrance sequence
- Utilities
- Community Space
- Primary entrance
- Secondary entrance
- Private entrance
- Basement emergency exit
- Aspects
- Oriel Window
- Energy Center
- Tank room
- Accessible parking space





# 4.4.12 Entrance Design - Blocks C&S

## Inset Entrances

The design of the entrance for Apartment Blocks C and S is inset. This is enhanced through detailing in brick to highlight the entrance route into the building. The detailing consists of stepped bricks in a contrasting white stock brick. This draws upon the design on Ham House, where the entrance is highlighted in stone creating a strong feature on the main façade.

Signage to the building is inspired by the Parkleys Estate where extruded lettering is located across the building.

At the sides of the entrance, the façade is inset, where access to ancillary storage areas for bins and bicycles are located. The depth of inset aligns with the same plane as the main façade of the apartments. At the junction between ancillary areas and flatted accommodation screens are provided to shield private accommodation from access to storage provision. These screens comprise painted, rectangular metal columns that are angled to provide privacy whilst allowing daylight to penetrate the inset area.

The door controls are located within the brick reveals at the side of the entrance doors. Post-boxes are located internally within the entrance lobby.



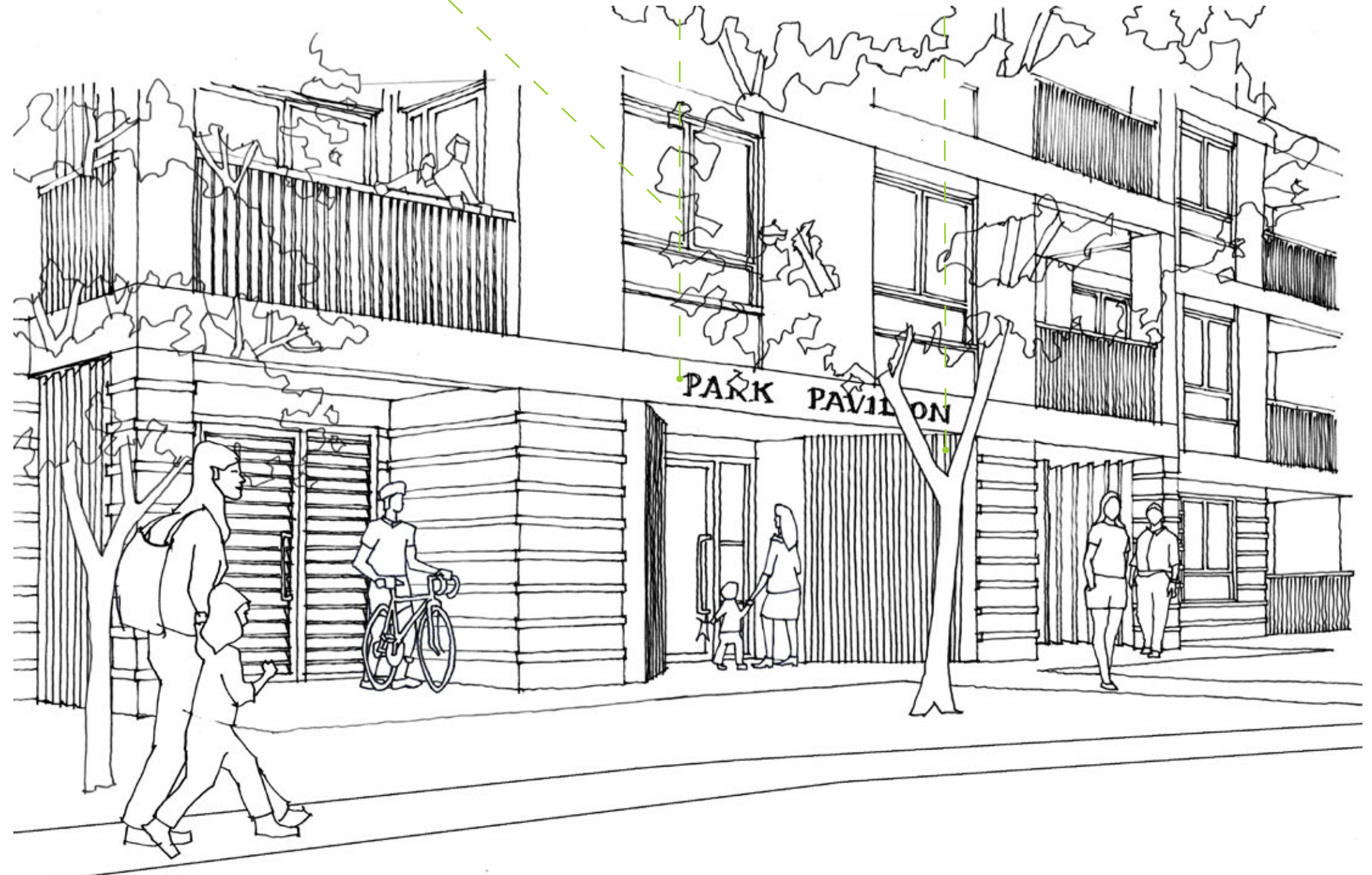
Extruded metal lettering.



Parkleys Estate  
Lettering and name of apartment block placed on banding.



Ham House  
Strong entrance emphasised through change in material and detailing.



Sketch View of Entrances of Apartment Blocks C&S



# 4.4.13 Ground Floor Building Design - Block B

## Legibility of Internal and External Spaces

### Building Typology of Apartment Block B

Apartment Block B is located on the western boundary of the site neighbouring the school playing fields. Along this building edge oriel windows have been designed to avoid direct views. These also provide secure overlooking to the secondary building entrance and cycle storage.

Within this block the energy centre and tank room is located. These are strategically situated within the centre of the building to allow for residential homes to the perimeter. This allows for dual and triple aspect apartments. The wheelchair home has easy access to parking within the small parking court to the south.

#### Key

- Residential
- Refuse and Recycling store
- Bicycle store
- Entrance sequence
- Utilities
- Community Space
- Primary entrance
- Secondary entrance
- Private entrance
- Basement emergency exit
- Aspects
- Oriel Window
- Energy Center
- Tank room
- Accessible parking space





# 4.4.14 Entrance Design - Block B

## Inset Entrances

Similar to the design of Blocks C and S, the entrance for Apartment Blocks B is inset. This is enhanced through detailing in brick to highlight the entrance route into the building. The detailing consists of stepped bricks in a contrasting white stock brick. This draws upon the design on Ham House, where the entrance is highlighted in stone creating a strong feature on the main façade.

Signage to the building is inspired the Parkleys Estate where extruded lettering is located on banding across the building.

The door controls are located within the brick reveals at the side of the entrance doors. Post-boxes are located internally within the entrance lobby.



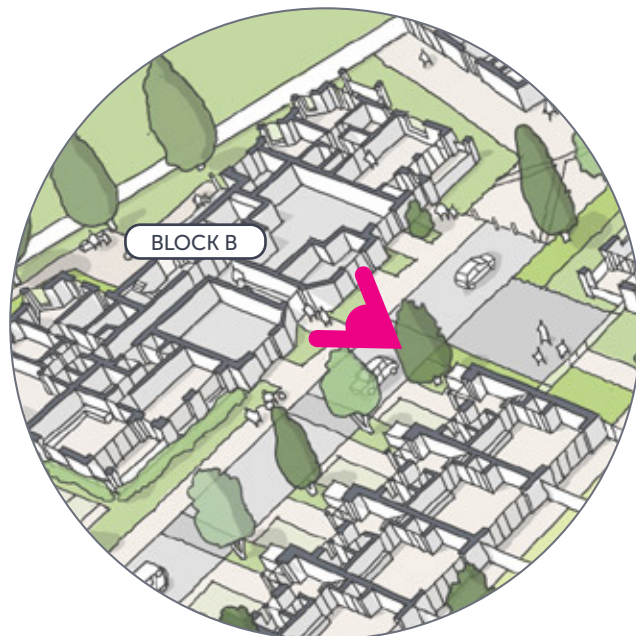
Extruded metal lettering.



Parkleys Estate  
Lettering and name of apartment block placed on banding.



Ham House  
Strong entrance emphasised through change in material and detailing.



Sketch View of Entrances of Apartment Blocks C&S



# 4.4.15 Ground Floor Building Design - Block M

## Legibility of Internal and External Spaces

### Building Typology of Apartment Block M

Apartment Block M is located on the south eastern point of the Linear Park turning into Ham Village Green. The main entrances are accessed off the Linear Park. Secondary accesses to the courtyard are aligned with the front entrance to allow a clear route through the building. Refuse and Recycling storage is located on the street edge for both cores. Bicycle storage is located on the Linear Park frontage and the courtyard frontage.

The basement ramp is located to the rear of the Block M and the ground floor has been sensitively designed to locate bicycle and refuse storage on this elevation. The homes that do face onto the ramp are set back from the main building line and have planting in front to diffuse views of the ramp. A sculptural landscaped structure shrouds the ramp from above and frames the entrance from the street.

### Key

- Residential
- Refuse and Recycling store
- Bicycle store
- Entrance sequence
- Utilities
- Community Space
- Primary entrance
- Secondary entrance
- Private entrance
- Basement emergency exit
- Aspects
- Oriel Window
- Energy Center
- Tank room
- Accessible parking space





# 4.4.16 Entrance Design - Block M

## Inset Entrances

The apartment Block M has two main entrances which are of a similar design and are semi inset. Each entrance is in an area of the block that have corner balconies above. The entrance design incorporates outset canopies to shelter the privacy of balcony areas.

As in Blocks C and S, the depth of inset aligns with the same plane as the main façade of the apartments. The distinction between public and private areas is sheltered by the provision of a privacy screen that is similar to that provided for blocks C and S however, in this location, the screen comprises a painted metal fretwork panel rather than a series of angled columns.

The entrance area incorporates main entrance doors and cycle storage access doors which are louvered.

The door controls are located within the brick reveals at the side of the entrance doors. Post-boxes are located internally within the entrance lobby.



Extruded metal lettering.



Parkleys Estate  
Lettering and name of apartment block placed on banding.



Ham House  
Strong entrance emphasised through change in material and detailing.



Sketch View of Entrances of Apartment Block V

