

Preferred design treatment of facade, block delineation and balconies



fig. 17a



fig. 17b



fig. 18a



fig. 18b



fig. 18c



fig. 19a



fig. 19b

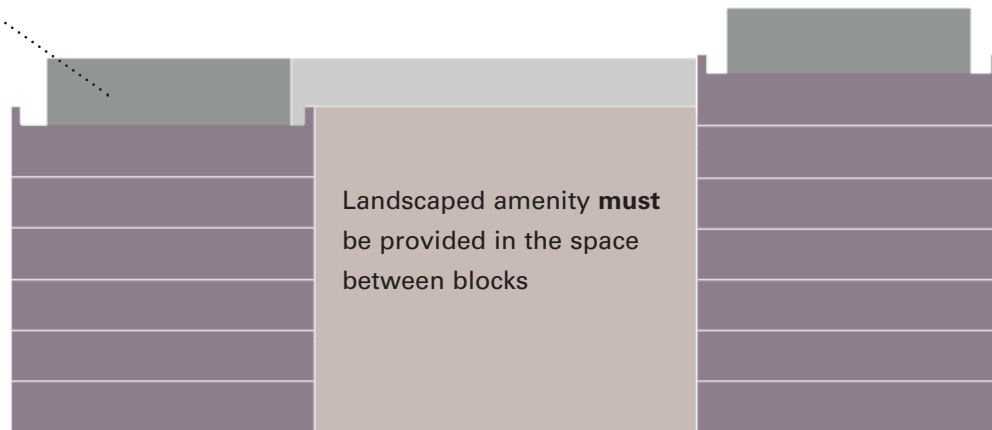


fig. 19c

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



Blocks to vary in height ranging between 4 - 6 storeys



Flat roofs **must** be contained within parapets

Landscaped amenity **must** be provided in the space between blocks

5.2 Street facing terraced townhouses

The street facing Terraced Townhouses are proposed to be up to three storeys high and **must** provide three or four bedrooms and have main living areas located at ground floor level and bedrooms above. Parking **must** be provided off-street within a private landscaped area. Outdoor storage for bins and bicycles **must** be secure and covered and provided within this area. A private patio/garden **must** be provided to the rear of the property. All properties **must** have a private main entrance from the street.

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

5.2.2 BUILT FORM AND CHARACTER

The variation of three to four bedroom units **should** provide for substantial variation in unit types along each of the two terraces. They **should** be of consistent overall height. 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 **should** be clearly expressed and recognisable and animation in the roofscape of the overall terrace **should** 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).

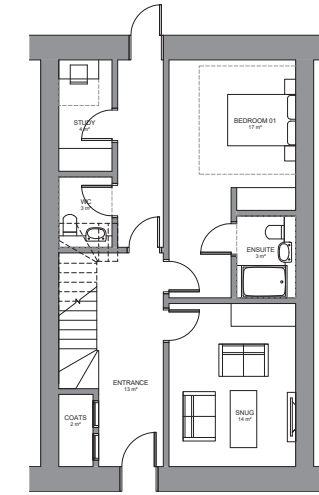
The above subject to keeping in mind views of the riverfront and the setting of the houses on Thamesbank.

5.2.3 ACCESSIBILITY & ADAPTABILITY

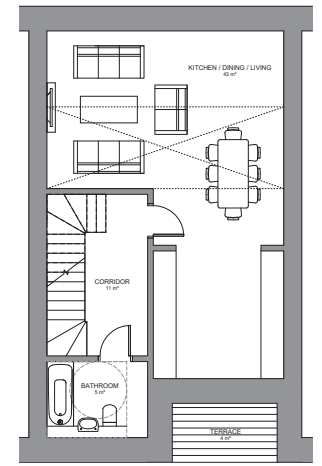
The units **must** be easily adapted for compliance with wheelchair housing design standards and they **must** have level thresholds to provide inclusive access.



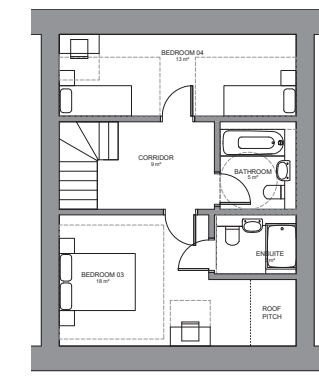
Illustrative perspective showing potential Townhouses Typology



Illustrative Ground floor level plan



Illustrative First floor level plan



Illustrative Second floor level plan



fig. 20a

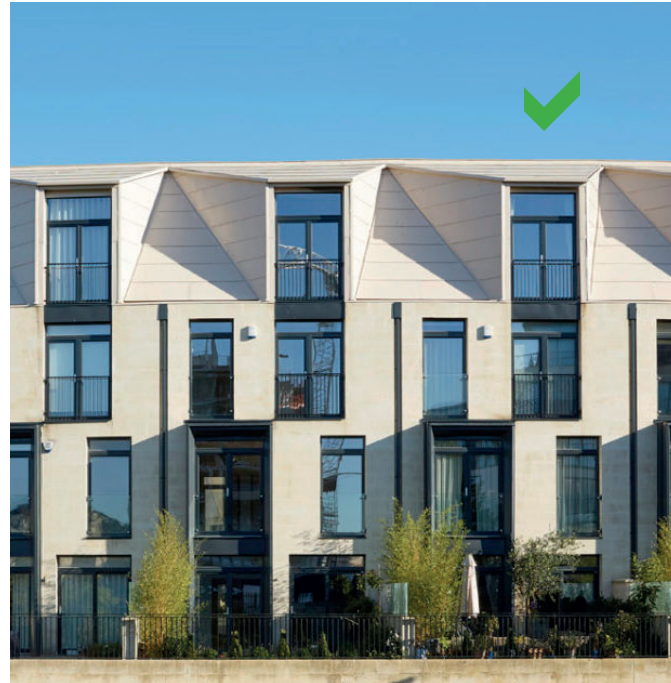


fig. 20b



fig. 20c

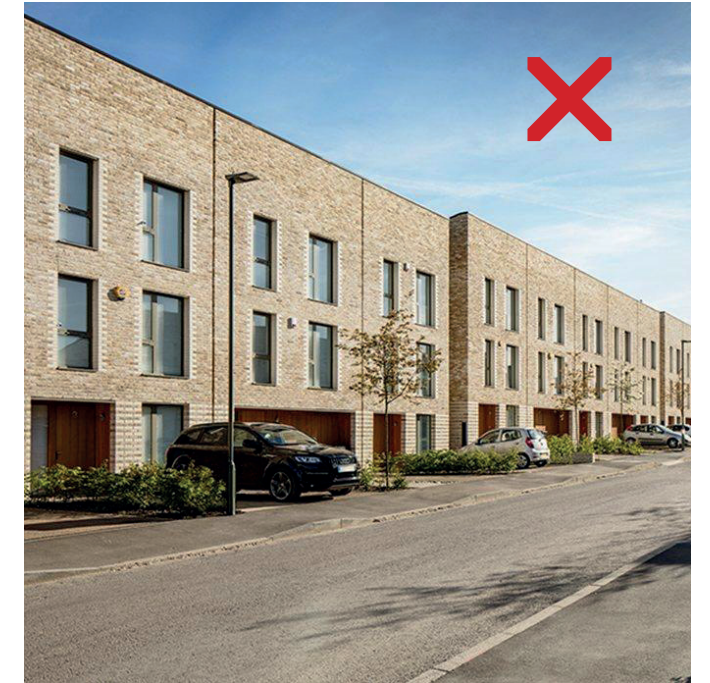


fig. 20d



fig. 21a

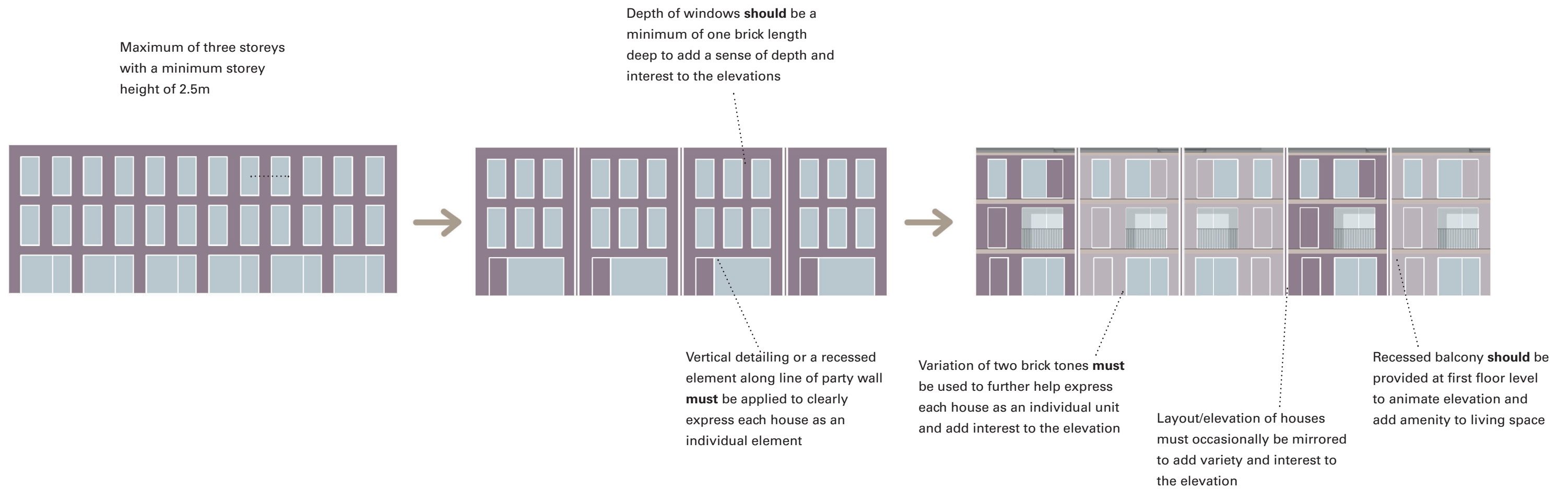


fig. 21b



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 Thames Bank as well as the proposed street facing townhouses. They **should** also consider overlooking and privacy issues to the north.

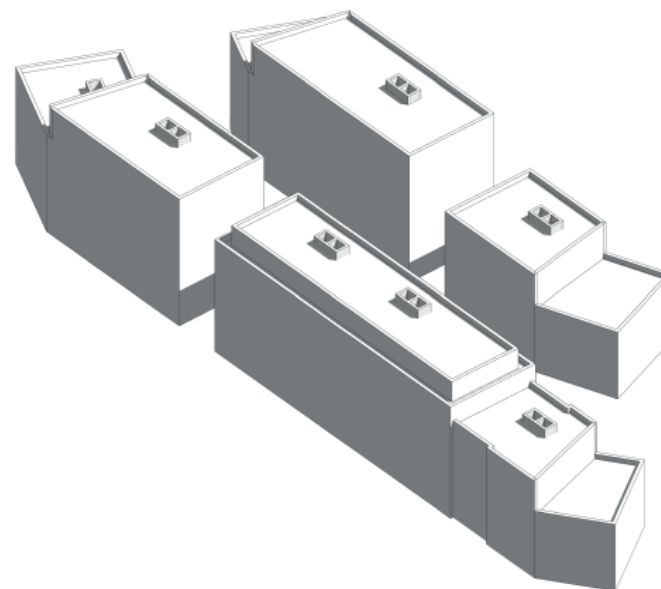
A minimum floor to ceiling height of 2.5m for at least 75 per cent of the Gross Internal area of each dwelling **must** be provided. A maximum of 3m floor to ceiling height **must** be adhered to with the exception of to any common areas of the Garden Courtyard buildings.

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 hierarchy **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 eight residential units per core per level of each building **must** be adhered to. Direct entrances to ground floor level units **should** be provided wherever possible.

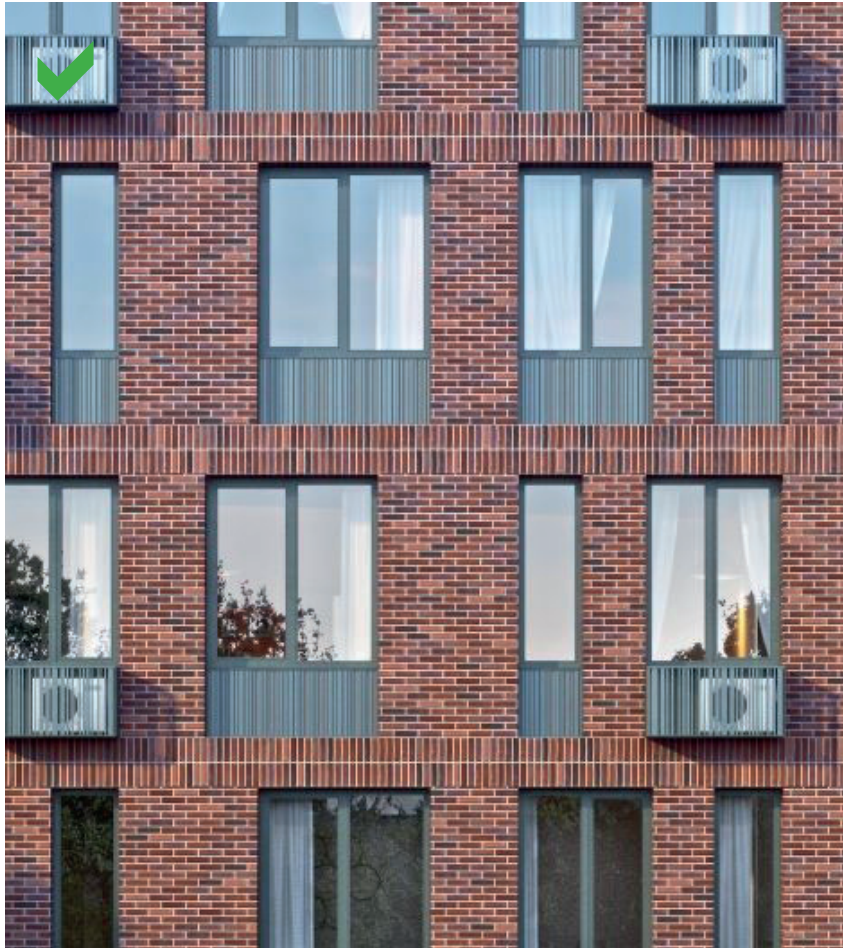


fig. 23a



fig. 23b

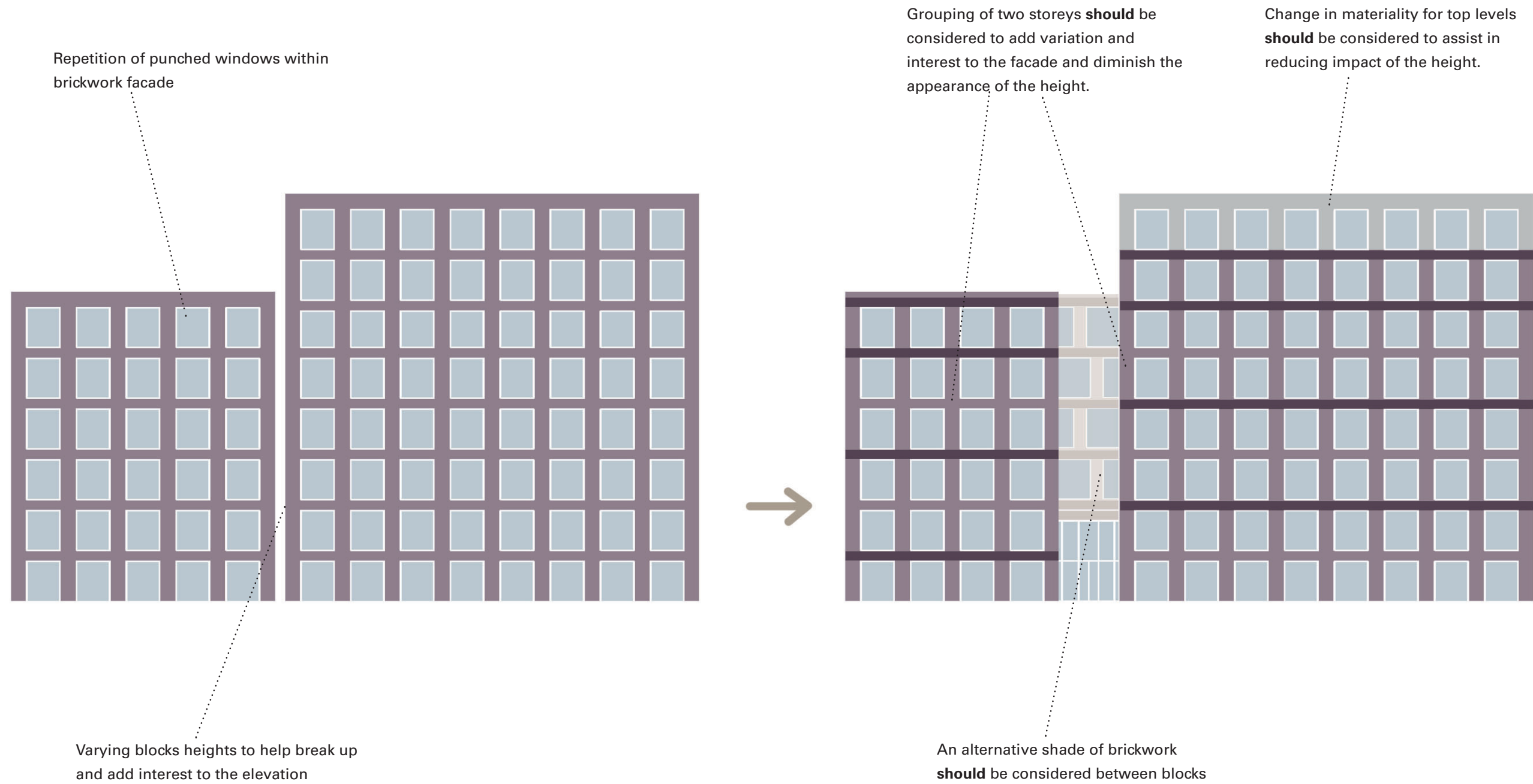


fig. 24a



fig. 24b

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 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 guidance set out in the National Design Guide, the Technical Housing Standards and the London Plan.

Sizes of units will be controlled through submission of detailed layouts at Reserved Matters stage. However, in planning apartments they should remain within the following parameters for apartment size:

| Unit Size | Minimum | Maximum |
|-----------|-------------------|-------------------|
| 1B2P | 50m ² | 55m ² |
| 2B3P | 61m ² | 67m ² |
| 2B4P | 70m ² | 77m ² |
| 3B5P | 86m ² | 95m ² |
| 3B6P | 95m ² | 105m ² |
| 4B7P | 108m ² | 119m ² |
| 4B8P | 117m ² | 129m ² |

