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 one brick length 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.

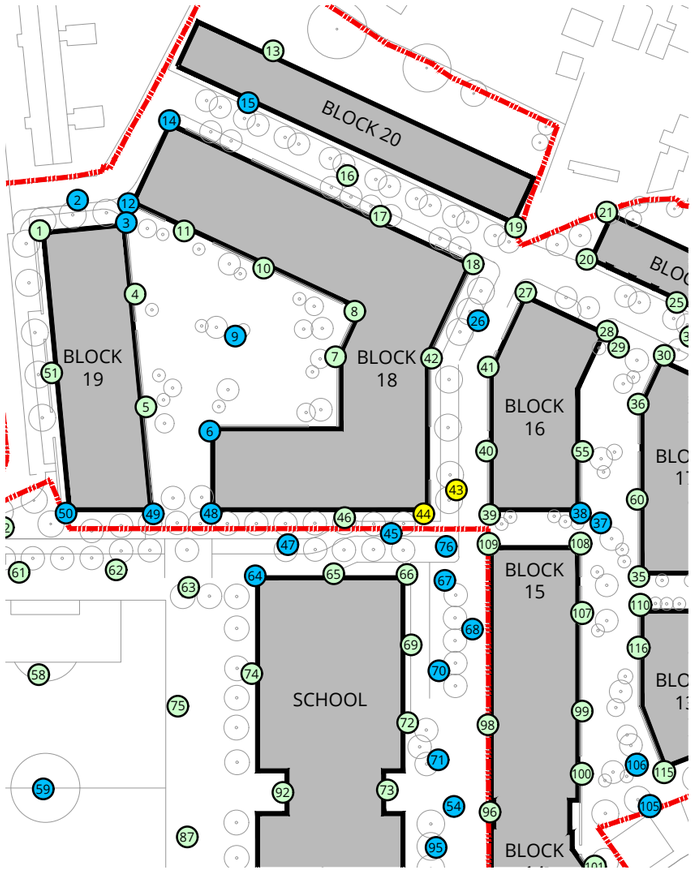
Example of historic inspiration: Mortlake tapestry

Example of historic inspiration: Copper brewing kettles

Example of historic inspiration: Mortlake pottery

3.4.10 Wind Mitigation

The Pedestrian Level Microclimate Assessment within the Environment Statement of this Application has identified that there is a risk of 'windier' than desired wind conditions to the ground floor level of the South-Eastern corner of Building 18 - specifically location 44 in the diagram below.



The design of this area of the ground floor level of the South-Eastern corner of Building 18 must:

- Exclude a building entrance in this location; or
- Recess the building entrance; or
- Plant 3m-5m tall trees or erect screens of at least 2m high on both sides of any entrance at location 44.

Further wind testing must be verified through further wind tunnel testing at the reserved matters stage.

4.0 Public Realm

This section establishes site wide public realm design codes for the Outline Application Area - Development Area 2, including finishes and materials, minimum dimensions, planting, furniture and open space throughout the site. For any future Reserved Matters application, detailed design of the public realm and landscape must be agreed with the LBRuT, TfL and local Highways Authority in accordance with current adoptable standards. The following codes set out guidelines that should assist in achieving those minimum standards.

Public Realm Objectives

A Provide permeability and connectivity
B Be accessible, inclusive and safe
C Be simple, consistent, of high quality and minimise clutter
D Reflect the site's special qualities and distinctive character
E Be multi-purpose and flexible
F Provide amenity
G Be sustainable

4.1 Illustrative Landscape Masterplan

The illustrative masterplan has evolved from the Stag Brewery Planning Brief and design development of the overall masterplanning approach. Within this design code, the illustrative masterplan is used as an example of how the application of the mandatory design coding can result in a successful and well-designed outcome that fits in with the surrounding urban grain as well as providing an example of how proposed landscape and public realm can provide an appropriate and functional setting for the site development.

Outline Application - Development Area 2 (excluding school)

Outline Application - Development Area 2 (excluding school) Illustrative Masterplan

4.2 Streets and Streetscapes

Streets are to be developed to adoptable LBRuT standards in terms of width, materials, drainage and driveway crossovers etc. Trees **must** be provided on streets in accordance with LBRuT recommendations, Public Space Design Guide and recommended street tree palette.

Street widths (kerb to kerb) **should** generally be 5.5m with pedestrian footpaths on at least one side of the street (minimum of 2m) [fig. 01]. Road reserves are to be typically 15m wide. The School access street should be a minimum of 10.5m wide. To include a 5.5m wide carriageway (minimum) and 2m wide footpaths on both sides of the road. Any remaining space **should** be utilised for a planted verge.

Townhouses of Blocks 20 and 21 fronting onto northern street **must** be provided with single parking bays (4.8 x 2.4m) at right angles to kerb line and fully within the property boundary. Remainder of front gardens are to be soft landscape (planting or grass) with a min 0.9m wide access path. Typically, the overall length of a private garden would be 5m, the width varying between 2 - 3.5m depending on the unit type.
[fig. 02]

Twenty on-street parking spaces **must** be provided in Williams Lane (2m wide parallel parks).

Medium-sized street trees (6-8m ht) **must** be provided along verges and comply with LBRuT Street Tree recommendations.

The street along the northern elevation of the school building is proposed as a shared space for limited vehicle access related to school function, with fixed and removable bollards to restrict general traffic. The area **must** be clearly marked and signed as dedicated primarily for pedestrian and cyclist use. The road will have capacity for a one way vehicle access route (east to west) of 5.5m width. Paving materials are to be designed to suit this vehicle circulation, in accordance with adoptable council standards.
[fig. 03]

Footpaths **must** be a minimum of 2m wide. Tree pits are to be minimum of 1m wide x 1.5m long at the back of kerb, allowing centre of trees to be a minimum of 0.5m from back of kerb. The depth of treepits will be a minimum of 1.2m (1m of top and sub soils and a minimum 200mm of gravel for drainage) and the necessary soil volume to allow trees to successfully establish in accordance with Policy LP11.

Major pedestrian and shared routes **should** have raised table crossings to local streets to maintain pedestrian priority and provide traffic calming.

Footpaths **must** have a consistent approach to colour and material in various character areas. Where possible, pavement treatment should continue from the contiguous development site across the public realm.

Vehicle crossovers of footpaths may be configured as either single or double crossing, a maximum permissible width for a single crossover will be 4.8m. Where vehicle crossovers are required to access properties or car parks they should be designed for light traffic and maintain normal footway cross falls to ensure pedestrian priority.

fig. 01

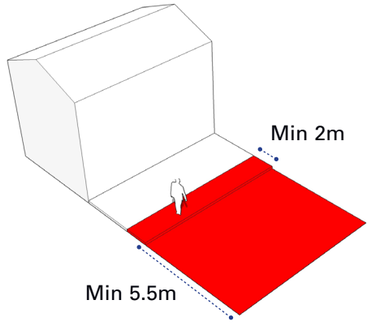


fig. 02

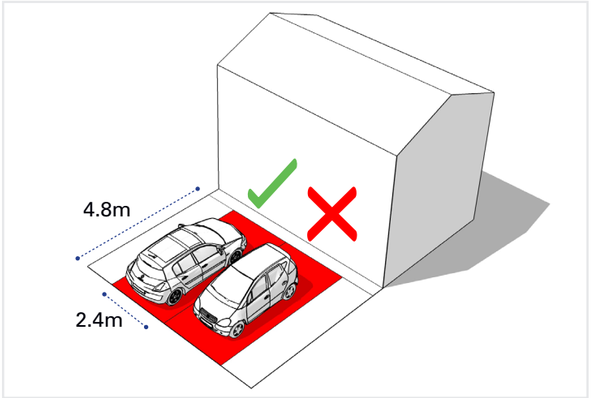
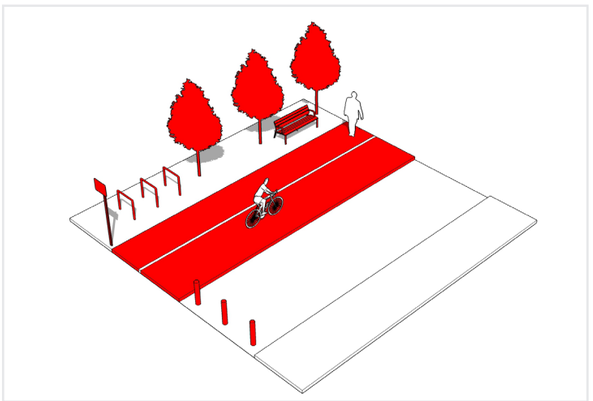


fig. 03



Street and Streetscapes
34

4.3 Pocket Parks And Open Space

Open space **must** be provided in accordance with Public and Private Realm Parameter Plan.
[fig. 04]

The Community Park adjoins the boundary of Lower Richmond Road and Williams Lane.

Flexible open spaces with planting, feature and shade trees, seats and playable landscape or play facilities **must** be provided in locations nominated in overall Outline Plan and in accordance with Parameter Plans.

Lighting **must** be provided for safety and security of users.

Pathways for circulation **should** be a minimum of 2m wide and constructed of durable materials – bound gravel, paving units or concrete slabs.

Community Park – open space **must** be provided in location as indicated, with planting, grassing, seats, and play equipment for 0-11 year age group. Interface with Lower Richmond Road must be managed to prevent danger to children using the park. Existing trees along the LRR boundary **must** be retained and protected from damage.

Open space

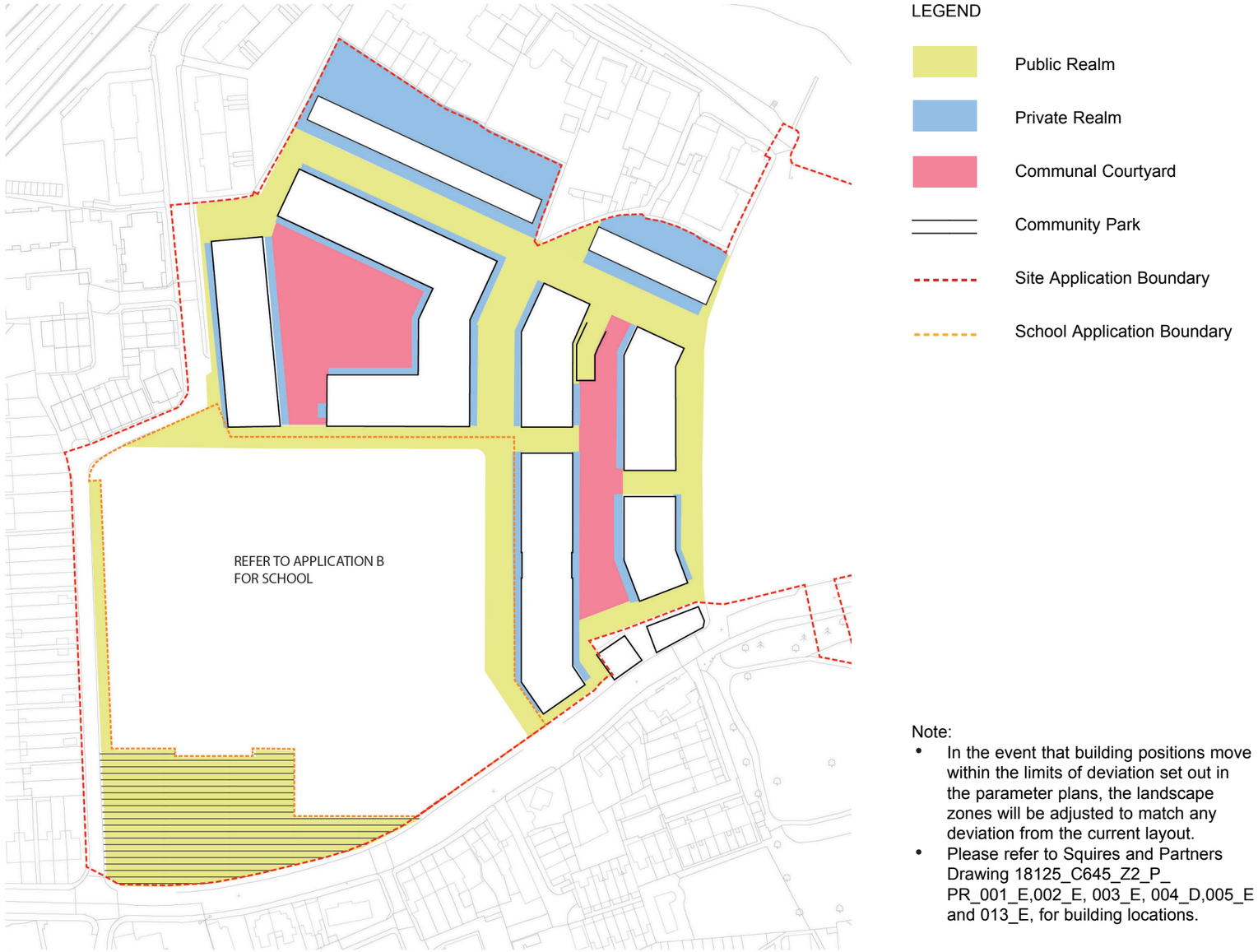


fig.04 Development Area 2 Parameter Plan - Public / Private Realm

Note:

- In the event that building positions move within the limits of deviation set out in the parameter plans, the landscape zones will be adjusted to match any deviation from the current layout.
- Please refer to Squires and Partners Drawing 18125_C645_Z2_P_PR_001_E,002_E, 003_E, 004_D,005_E and 013_E, for building locations.

4.3.1 Cycle Facilities

Paths and routes through the park **must** be provided in accordance with the Parameter Plans to connect from existing and proposed streets within the Outline Area. Shared cycle / pedestrian paths must be a minimum of 4m wide, with signage to guide shared use.
[fig. 05a]

Cycle stands for short stay **must** be provided at surface level in key locations adjacent to potential use areas to suit access by cycle.
[fig. 06a]

Cycle shelters and stores for long stay cycle parking must be provided in the locations and quantities as identified on the Landscape Principles Plan (P10736-00-004-GIL-0122). Two tier cycle parking in the long stay cycle parking must be provided where possible to minimize the impact on the public realm and communal courtyard space. Mitigation of the cycle store **must** be pursued as possible by using glazed or green walls and green extensive roof **must** be provided to also mitigate the visual impact of the cycle store from the upper floor of the residential building.

4.3.2 Materials / Street Furniture

All furniture must be selected and finished as indicated in LBRuT Public Space Design Guide.
[fig. 07a]

Principle Landscape Materials:

- Powder coated mild steel
- Corten steel
- Stainless steel (matte / brushed finish only)
- Natural York stone
- Natural granite
- Precast concrete paving slabs and furniture elements
- Dutch / London brick – wall facings and paving
- Fair-faced insitu concrete – for low walls and seating elements

fig 05a

fig 05b

fig 06a

fig 06b

fig 07a

fig 07b