



**Winstanley and York Road
Estate Regeneration**
Hybrid Application

Design Code Vol IV - York Place

Town And Country Planning Act 1990 -
Application For Planning Permission

HTA Design LLP
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**Taylor
Wimpey**



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Excellence through innovation

gia



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Illustrative view across York Gardens towards Block 11

Design Code York Place

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York Place Character Area

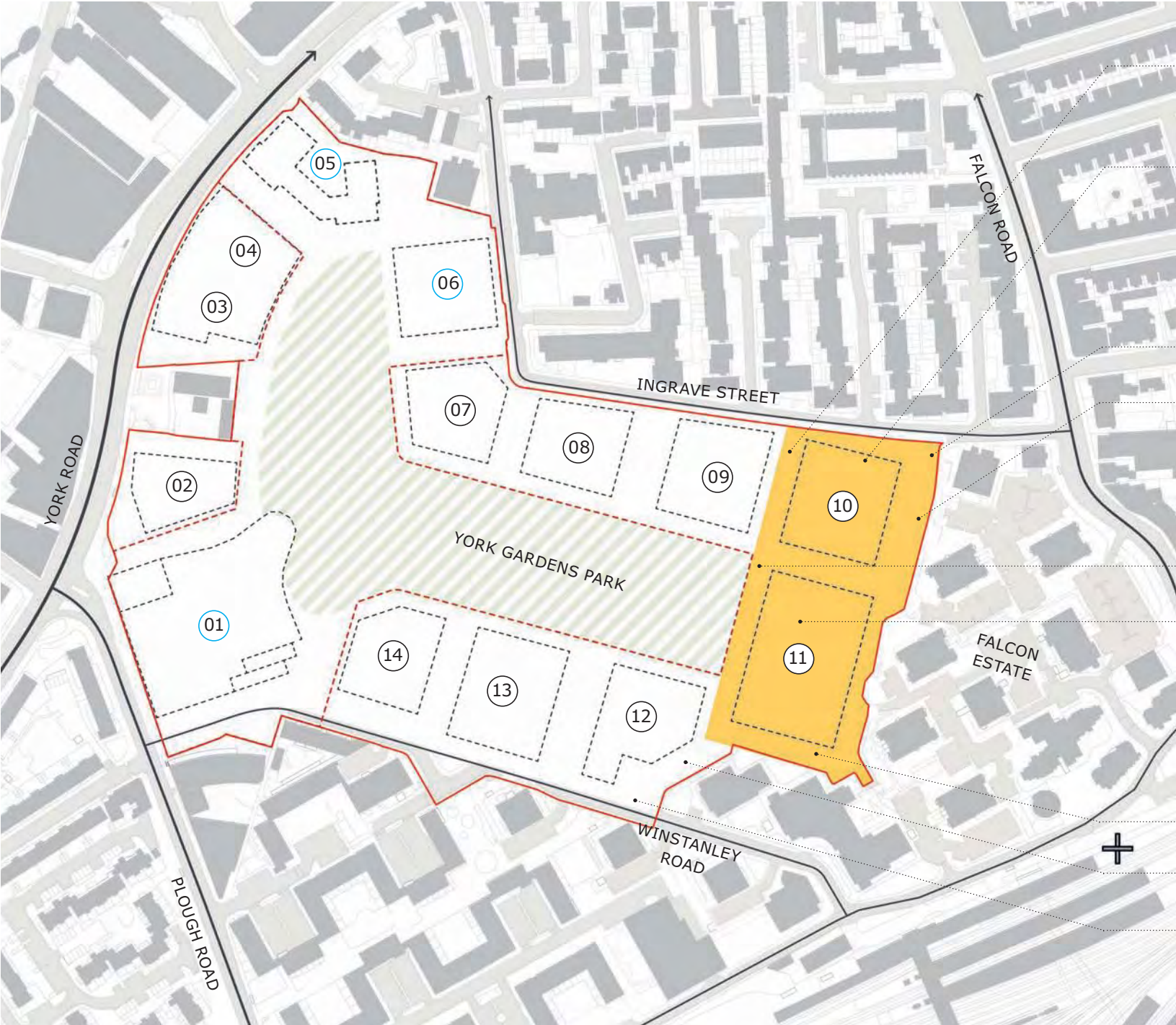
This section of Design Code relates to the York Place character area. It should be read in conjunction with the parameter plans, DAS and other documents that form the planning application. For information relating to York Road and Park Edge, please refer to their respective documents.

The York Place character area sits to the east of York Gardens Park and occupies the space between the park and the Falcon Estate which runs the length of its eastern edge. It acts as a gateway site into the masterplan - Block 10 welcomes visitors from Falcon Road to the north (and potentially through the Falcon Estate in the future) whilst Block 11 welcomes visitors from Winstanley Road to the south.

Both blocks make efforts to address the public realm and the open spaces they front onto to ensure the highest amount of active frontage possible to prevent the creation of 'back' streets.

Block 11 (Private Rented Sector) should use its scale, massing and position at the end of York Gardens Park to stand out and be something different and outstanding to counteract the relative uniformity of the mansion blocks along the park edge.

The differentiation of York Place will help aid orientation and legibility within the park and for any future connections through the Falcon Estate.



York Road illustrative diagram showing Character Areas

Key

- YORK ROAD CHARACTER AREA
- PROPOSED BLOCK OUTLINES
- YORK GARDENS PARK (INCLUDED WITHIN DETAILED ELEMENT OF APPLICATION)
- NOTE - BLOCKS 1,5 AND 6 ARE INCLUDED WITHIN THE DETAILED ELEMENT OF APPLICATION)

Residential Street - Type B

Block 10

This block is part of the Outline Element of the Application. It is a gateway block - a typical mansion block building with a tall building incorporated by the gateway space.

Gateway Space

Residential Street - Type B

Shared Surface - Type A

Block 11

This block is part of the Outline Element of the Application. It contains several different land uses at ground floor whilst also has a contextual relationship with the adjacent Falcon Estate.

Flexible Street
(refer to page 11-13)

Residential Street - Type B

Gateway Space

Block 10 + 11 Context

Block 10

This block is located in the northeast corner of the masterplan and is a gateway into the scheme. A small public realm/ civic space is proposed to welcome visitors and create some room between the block and the adjacent 16 storey Inkster House tower.

Architecturally it shares a language with both the mansion blocks to the west and Block 11 to the south.

The northeast corner of the block is a tall building embedded within the mansion block typology which could extend up to 10 storeys. The western half of the block is restricted to 8 storeys.

This block has the potential to deliver non-residential use in its ground floor.

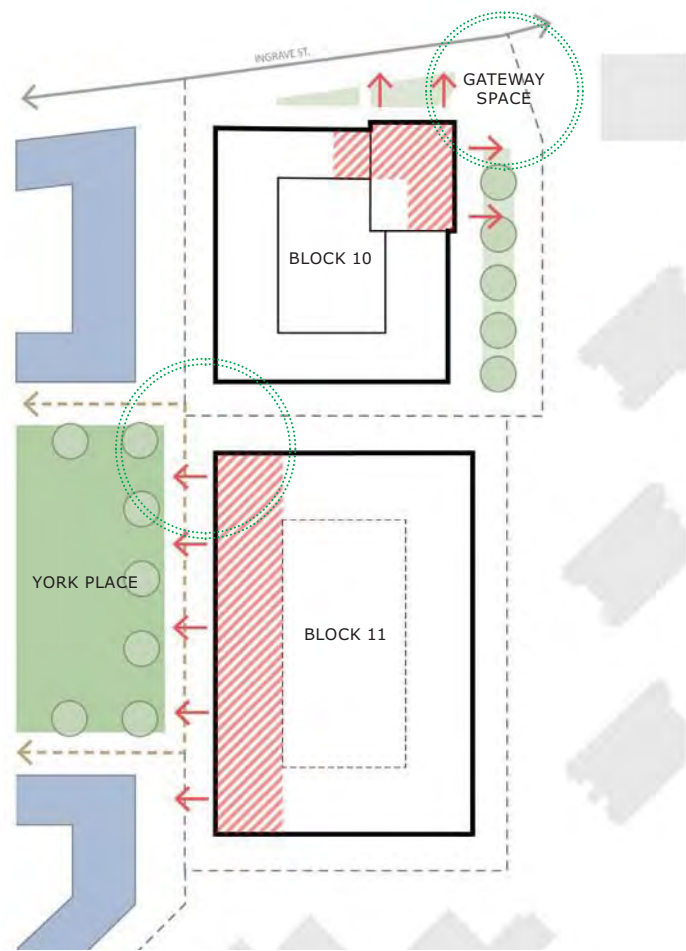
Block 11

This block is situated to the south of Block 10 and to the northeast of Block 12.

The height and massing along the northern elevation addresses the massing of Block 10 across the street and highlights the future significance of this route. Massing is considerably lower to the east where the block overlooks the Falcon Estate.

The ground floor has many non-residential activities including cafes, shops, media rooms and offices. These activities should be arranged so as to activate as much of the ground floor as possible on all four sides.

The southern elevation is subject to design resulting from decisions taken on the public realm / estate connections to Clapham Junction station.

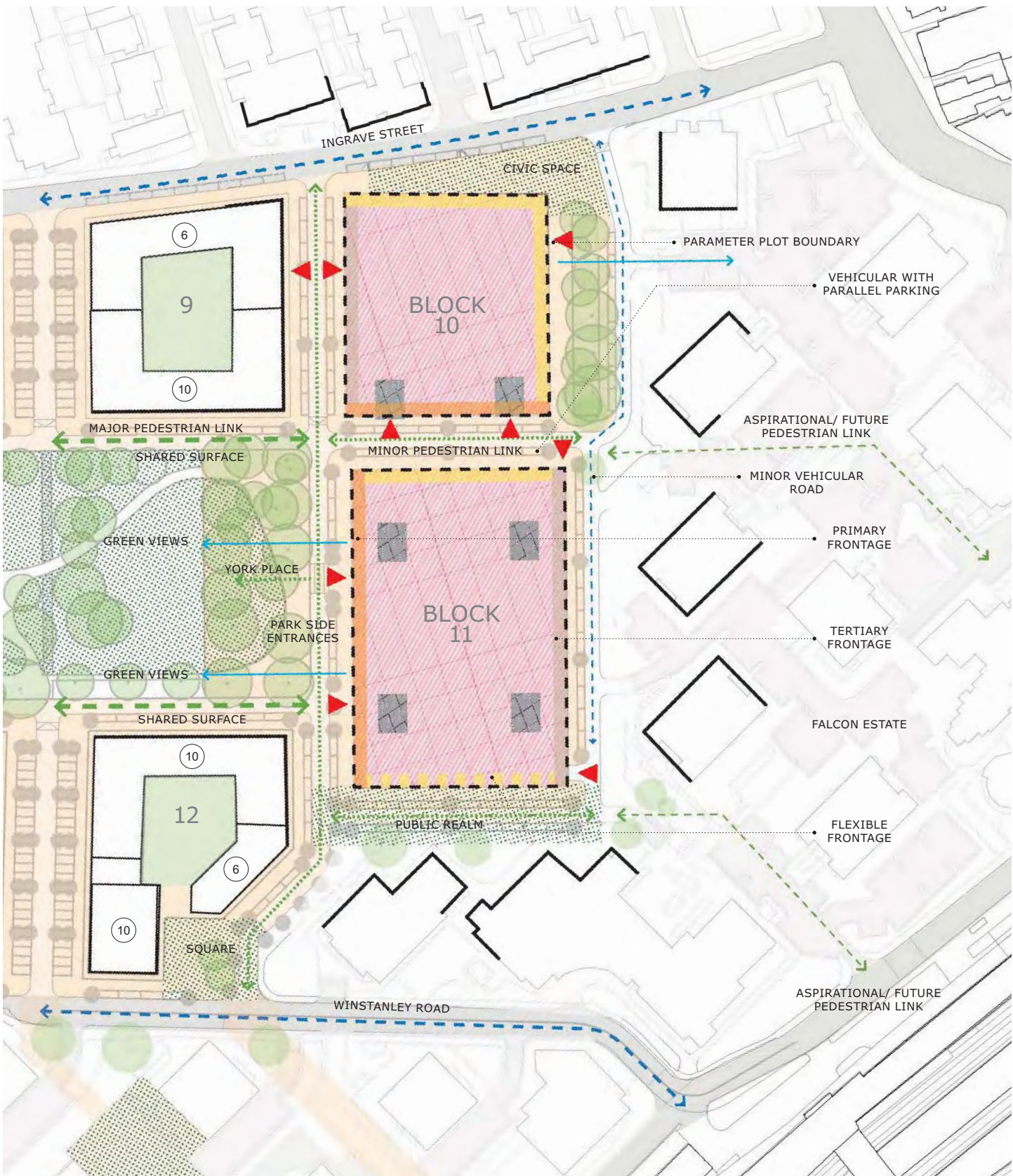


Proposed Blocks + Public Space

- TALL BUILDING ACTING AS GATEWAYS
- FRONTAGES TOWARDS CIVIC SPACES

Key

- | | |
|-----------------------|--------------------|
| --- PRIMARY ROAD | MIXED USE |
| --- PEDESTRIAN ROUTES | LOBBY |
| □ BUILDINGS | PRIMARY FRONTAGE |
| □ CIVIC SPACE | SECONDARY FRONTAGE |
| □ LANDSCAPED SPACE | TERTIARY FRONTAGE |
| ▲ BUILDING ENTRANCES | FLEXIBLE FRONTAGE |
| 20 BUILDING STOREYS | |



Illustrative Block plan showing relationships with the street and public realm

Block 11 Permeability - York Place Connections

Falcon Estate - Aspirational Connections

There has always been a very strong desire to improve connections across the masterplan and the estates beyond.

The aspirational connections are designed to be coupled with a more formalised block layout and carefully positioned building heights to create a strong legibility/ orientation network across the masterplan.

At the time of the Bid, Bramlands - the southeast corner adjacent to Clapham Junction - was part of the development and so the strong desire line and route through the Falcon estate directly to the station was a high priority.

Since the Bid, it became apparent that TfL needed this land for the development of Crossrail 2 and so the development of Bramlands has been put on hold for the time being but is intended to come to the fore in the future.

The masterplan has been developed so that this highly desirable direct station connection can be installed at any time in the future. The location of the park to the centre and the design of the park edge blocks have helped the aspirational connections to tie into the rest of the masterplan.

Moving the park to the centre has many benefits including increased legibility, green glimpses and an awareness of a centralised space.

The park edge blocks have a strong uniform building line and gently rising heights which lead to the gateway between Blocks 10 /11 which in turn, should the estate residents agree, would lead to the new pedestrian route to Clapham Junction.



Key route for future connection through Falcon Estate within the proposed illustrative masterplan



Key route for future connection through Falcon Estate within the proposed illustrative masterplan and Bramlands Proposal

Block Typologies

York Place is comprised of Gateway Blocks. These blocks are associated with civic spaces located close to them and are made of taller buildings embedded within mansion blocks.

Architecturally Block 10 follows the same language as the mansion blocks along the park edge, but its location at the corner and the associated civic space makes the design exercise more challenging.

Block 11 occupies a very prominent position within the masterplan as it acts as a gateway to future aspirational connections. The design of this block should be a striking balance between the park edge blocks and the tall buildings of the Falcon Estate.

This design code sets out principles for these blocks to define a degree of continuity in height, scale and design approach. Whilst each block is comprised of a number of cores and frontages, the block must appear as one building and be able to address the adjacent civic spaces.



- Blocks must be delivered in accordance with the parameter plans in terms of footprints, land use and heights.
- All blocks must follow gateway block typology. Whilst the block comprises of different building typologies, it must appear as one building.
- The potential stepping height of Block 11 has been established to create a marker height profile in context of York Gardens Park.



Block 10
This block is part of the Outline Element of the Application. It is combined from a Tall Building and a Mansion Block, making it a Gateway Block with a gateway space and public realm to the east.

Block 11
This block is part of the Outline Element of the Application. It is intended to be built for Private Rented Sector (PRS) and is a mixture of elements from the Towers Buildings, Tall Buildings and Mansion Block, making it a unique Gateway Block with park frontage to the west.

Illustrative Character Areas / Building Typologies diagram

Key

- GATEWAY BLOCK
- SURROUNDING BUILDINGS
- OTHER PROPOSED BLOCKS



Building Typologies

The Gateway Blocks proposed in York Place are a hybrid of Mansion Blocks with Tall buildings. The aim of this design code is to create a synergy and between blocks which may be expressed individually with variety between plots and exhibit a consistency within their architectural language. The main components of the code that aim to deliver this consistency are summarised below:



- Principle distinctions within building massing, i.e. creating base, middle and top zones, is common to all typologies.
- Variety in the expression of the vertical expression is encouraged and must be articulated using façade pattern, modulation and grouping.
- Building typologies must use a common palette of colours and materials, with some variation in material and texture allowed to create a sense of visual harmony across the masterplan.



Scenario A
Key

- | | |
|--------------------------|---------------|
| LANDMARK TOWER BUILDINGS | MANSION BLOCK |
| TOWER BUILDINGS | PODIUM |
| TALL BUILDINGS | |



Scenario B



Scenario C

Illustrative Block plans of York Place



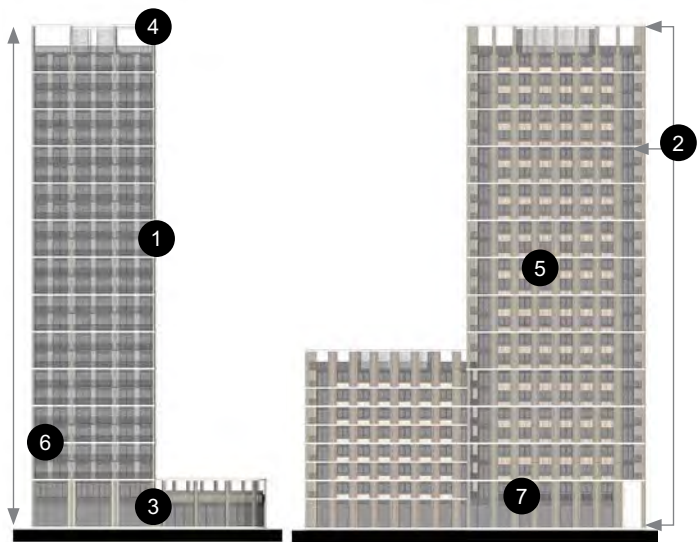
Tower Building (16 - 25 Storeys)

This building typology is associated with height and a duty to aid legibility and orientation as part of a wider masterplan. They are tall, vertically emphasised buildings which adhere to a tripartite approach with a strong top and base.



Key Characteristics

- 1 Height 16-25 storeys
- 2 Tripartite approach to elevation - articulation of base, middle and top
- 3 Direct and significant street presence- vertical expression of the towers
- 4 Flat roofs with roof gardens / terraces
- 5 Recessed / projecting balconies
- 6 'Special' treatment of elevation - approach to materials/ rhythm/ pattern
- 7 Base must convey and accentuate the internal non-residential land use



Illustrative view of Block 11 Scenario B

Building Typologies

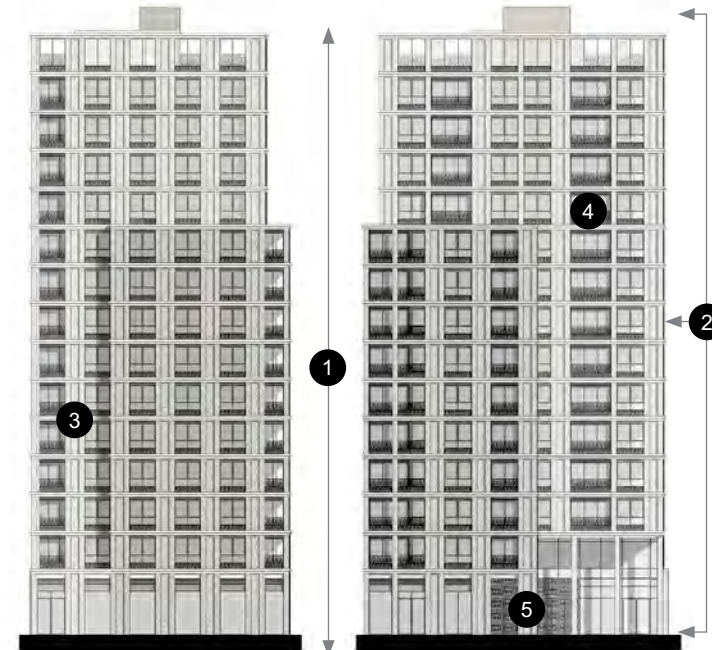
Tall Building (11 - 15 Storeys)

This building typology is associated with the Mansion Blocks within the Park Edge. Smaller than the towers along York Road, these buildings appear embedded within the mansion blocks, though never on the park edge perimeter, to signify and respond to gateway spaces around the masterplan. It is used on Blocks 5, 10, 12 and 13.



Key Characteristics

- 1 Height 10-15 storeys
- 2 Dipartite approach to elevation - articulation of base and middle
- 3 Middle and Base can blend into the rest of the mansion block
- 4 Balconies must maximise views onto gateway spaces and towards York Garden
- 5 Direct street presence with generous foyer space opening onto gateway spaces.



Illustrative view of Block 11 as a mix of typologies

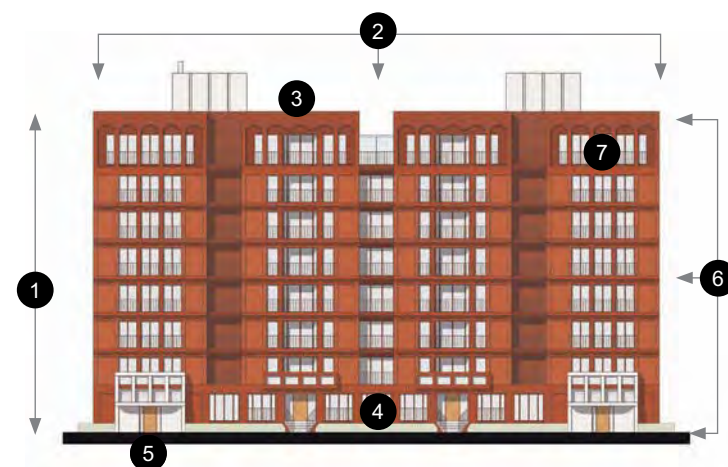
Mansion Block

This building typology is associated with the medium density block types and is located around the Park Edge. Typically they are taller along the primary frontage with balconies, bay windows and entrances overlooking the key open space.



Key Characteristics

- 1 Height 6-10 storeys
- 2 Each mansion block must be broken down and read horizontally -the division could be defined by the core and associated flats
- 3 Flat / Mansard roofs
- 4 Maisonettes could be delivered at the ground floor to increase the frequency of doors along the street frontage
- 5 The entrances to the flats must be clearly expressed
- 6 The base and top 1-2 floors must be differentiated from the middle
- 7 The top 1-2 floors could be differentiated by setbacks or material treatment



Illustrative view of Tall Building typology as seen on Block 5A



Illustrative view of Mansion Block typology as seen on Block 6

Massing Principles

The basic massing of these blocks is long and tall, and consideration needs to be given to breaking this mass down. Articulation is needed along the park frontage and the side streets to address the stepping nature of the blocks. The design of these blocks must take into consideration their proximity to the Falcon Estate, which is lower in height and density.

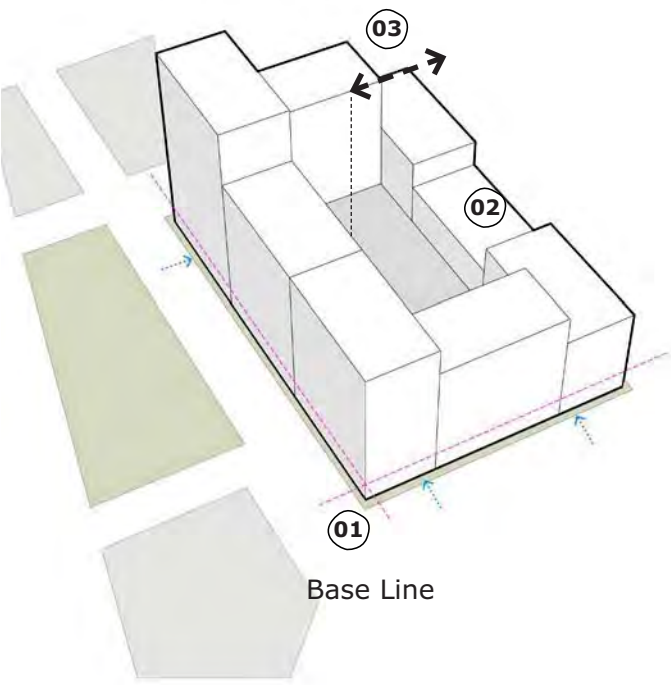


- Must refer to the parameter plans for the allowed maximum building envelopes. (01)
- Massing must step down away from York Gardens towards the Falcon Estate. (02)
- The top zone must be expressed as a minimum of 1 floor and a maximum of 2 floors. (04)
- If the street south of Block 11 becomes anything other than a residential street type i.e public realm/open space, then massing and heights should increase toward the maximums. (05)



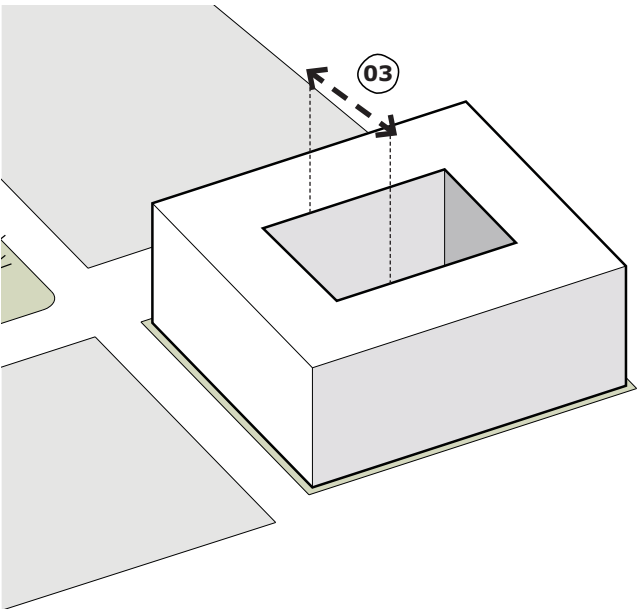
- Setbacks and facade massing could be used to break longer buildings into smaller perceived elements. (06)
- A reveal or small break could help create a transition and distinguish between the taller buildings. If the block consists of two tall buildings the minimum distance between the facing facades needs to be 30m. (07)

Illustrative diagrams of Block 11

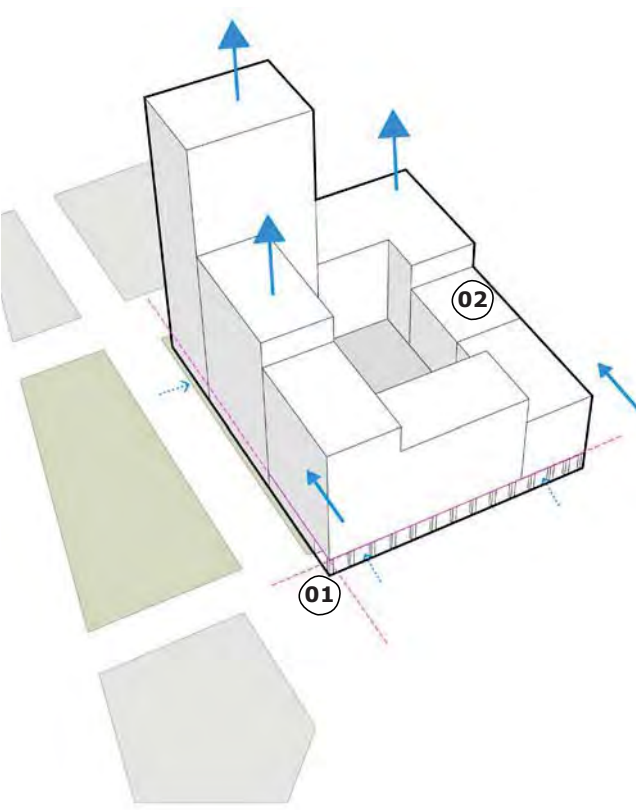


Gateway Block 11 Overall plan form

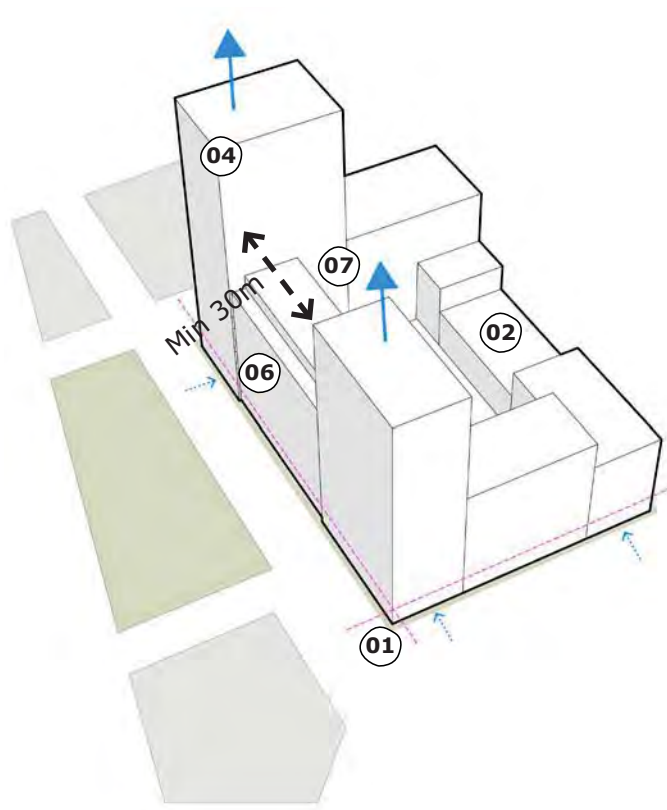
Illustrative diagrams of Block 10



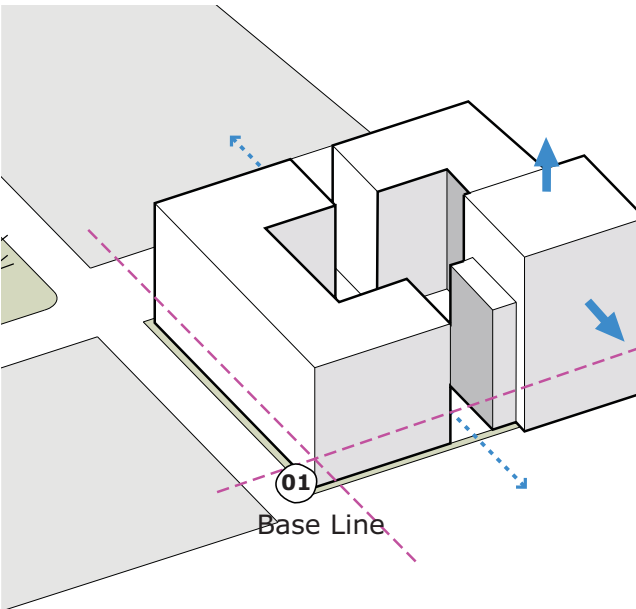
Gateway Block 10 - Overall plan form



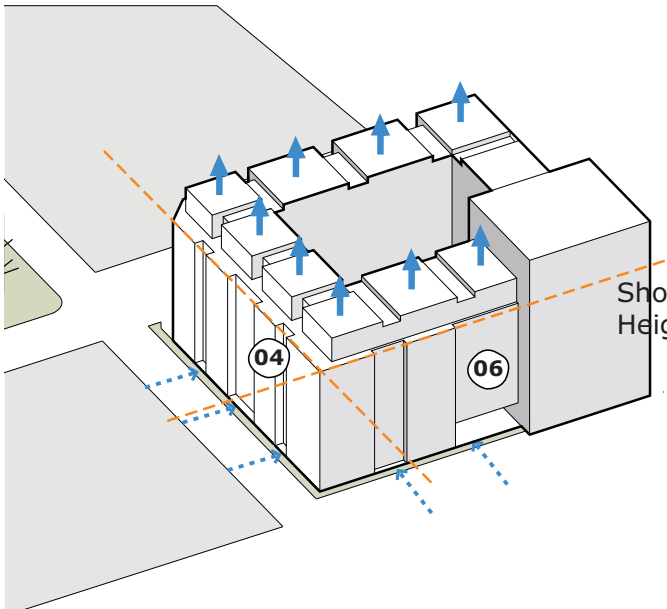
Gateway Block 11 - Set Back to Expand Public realm, from 6 to 20 storeys buildings



Gateway Block 11 - Maximum Parameter height for the taller buildings



Gateway Block 10 split - 8 storeys generally, 10 storeys at gateway



Gateway Block 10 set back top floors create 'shoulder'. Terrace gaps create articulate roofscape

Massing principles - Interpretation of the Parameter Plan

SCENARIO A - Illustrative Masterplan

This massing option represents what is drawn as part of the Outline Element of the Application illustrative masterplan. The entire developable area has been utilised for the building of Block 11.

The Illustrative masterplan proposes that the tallest element at 14 storeys, which is placed to contribute to the legibility of the area by highlighting the potential future route through this street, would connect through the Falcon Estate to the Bramlands area and directly into Clapham Junction.



Scenario A

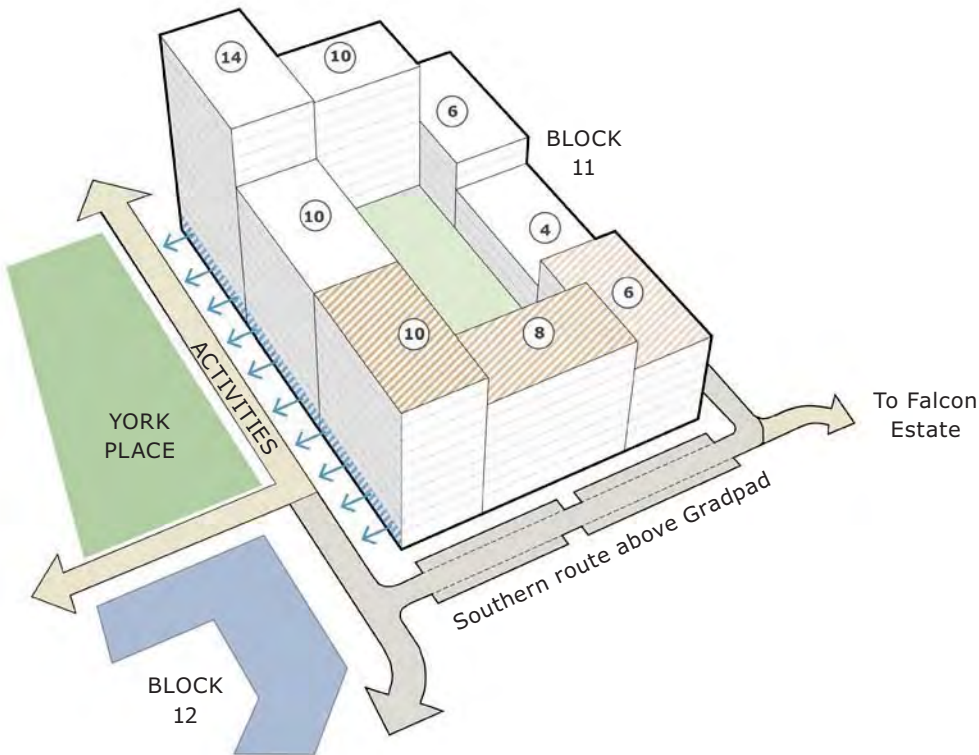
In this situation ground floor activities face onto the park only along the western facade. Block 11 terminates the street view to the park edge road to the south of York Gardens Park. The route to the south of Block 11 is a residential street type B.

There are no activities facing onto the tertiary streets and the road only serves to access the perimeter of Block 11 and the Falcon Estate.

This allows the heights of the block to be relative low with 10 storeys across the park edge, stepping down to the eastern edge with a 14 storey tall building on the corner both bookending the park and signposting a potential future link.

Key

- YORK PLACE
- FLEXIBLE MASSING



3D Diagram of the Block 11 in Option A

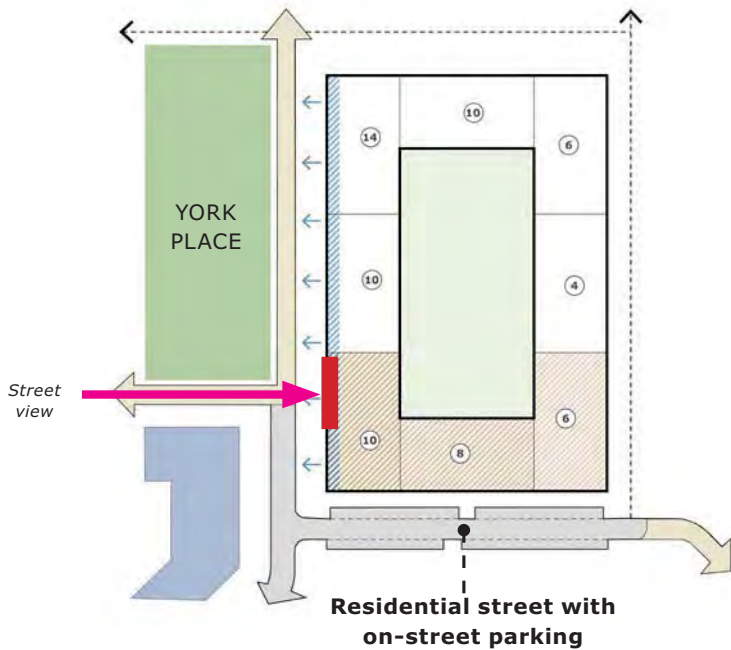


Diagram plans showing option A street layout



Illustrative view of Block 11 Scenario A

SCENARIO B - Marker Height

This massing option explores what could happen to the block if **some** of the southern area defined within the parameter plans becomes public realm and shared surface Type A to bolster minor connections through the Falcon Estate to Clapham Junction.

The tallest element is maxed out at 20 storeys which has been placed to contribute to the legibility of the area by highlighting the potential future route through this street which would lead through the Falcon Estate to Clapham Junction.

A second tall element is placed to the south to highlight this as another route to the station. The tower protrudes from a base of uniform massing and height which provides strong frontages to both the north and south routes around Block 11 which helps to emphasise the 20 storey element.



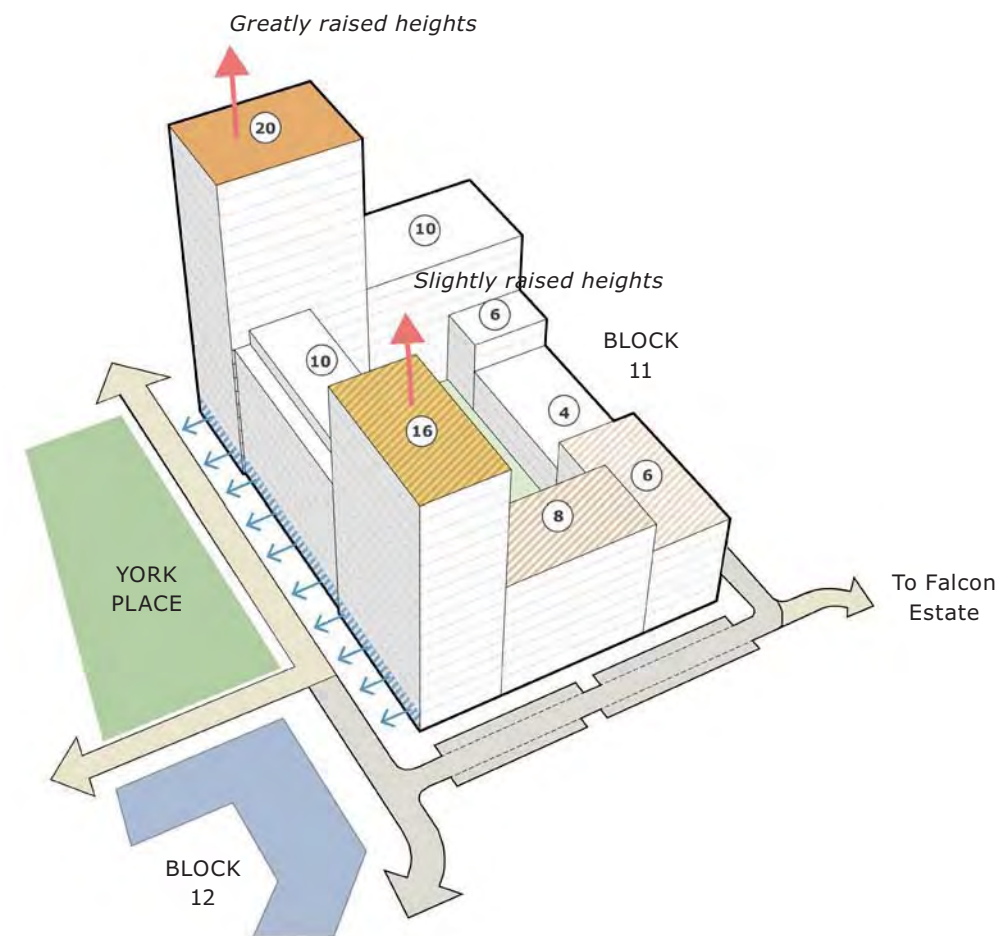
Scenario B

In this situation ground floor activities potentially face onto both the park and along the shared surface area and open space extension created to the south. Block 11 is now pulled back to allow the southern shared surface park edge road to pass through to the Falcon Estate beyond, visually opening up this corner of the masterplan.

The land given over to the public realm would be a large civic open space leading pedestrians to the station through the Falcon Estate. This pushes the heights of the block much higher with 16 storeys across the park edge, stepping down to 8 and 10 on the north and south elevations as it leads eastwards with a 20 storey tall building on the corner bookending the park and signposting any future link.

Key

- YORK PLACE
- FLEXIBLE MASSING SCENARIO
- SHARED SURFACE - CIVIC SPACE



3D Diagram of the Block 11 in Option B

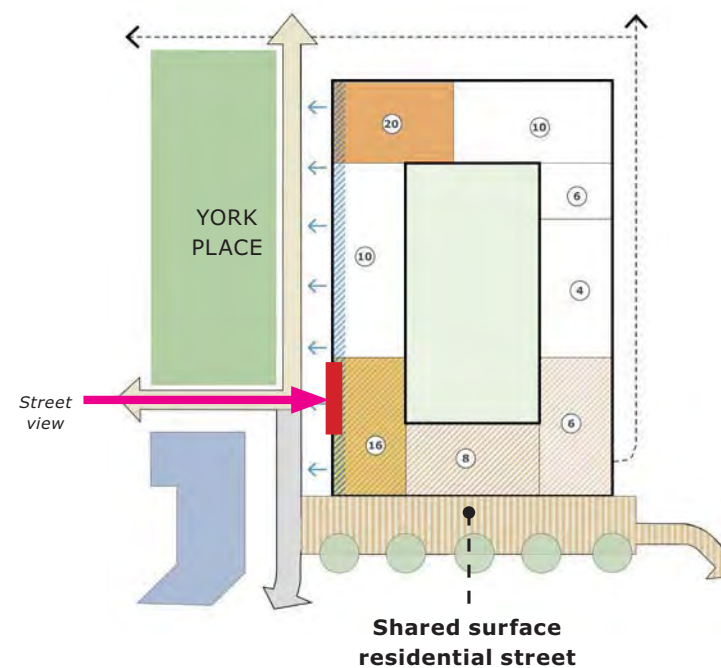


Diagram plans showing option B street layout



Illustrative view of Block 11 Scenario B

SCENARIO C - Expanded Public Realm

This massing option explores what could happen to the block if **all** of the southern area earmarked for potential footprint development came forward as part of the public realm to provide additional open space or take advantage of any potential future connections through the Falcon Estate to Clapham Junction.

This is a similar concept and massing as the earlier scenarios, but working within a smaller footprint. The tallest element rises to 20 storeys which has been placed to contribute to the legibility of the area by highlighting the potential future route through this street which would lead through the Falcon Estate to Clapham Junction.



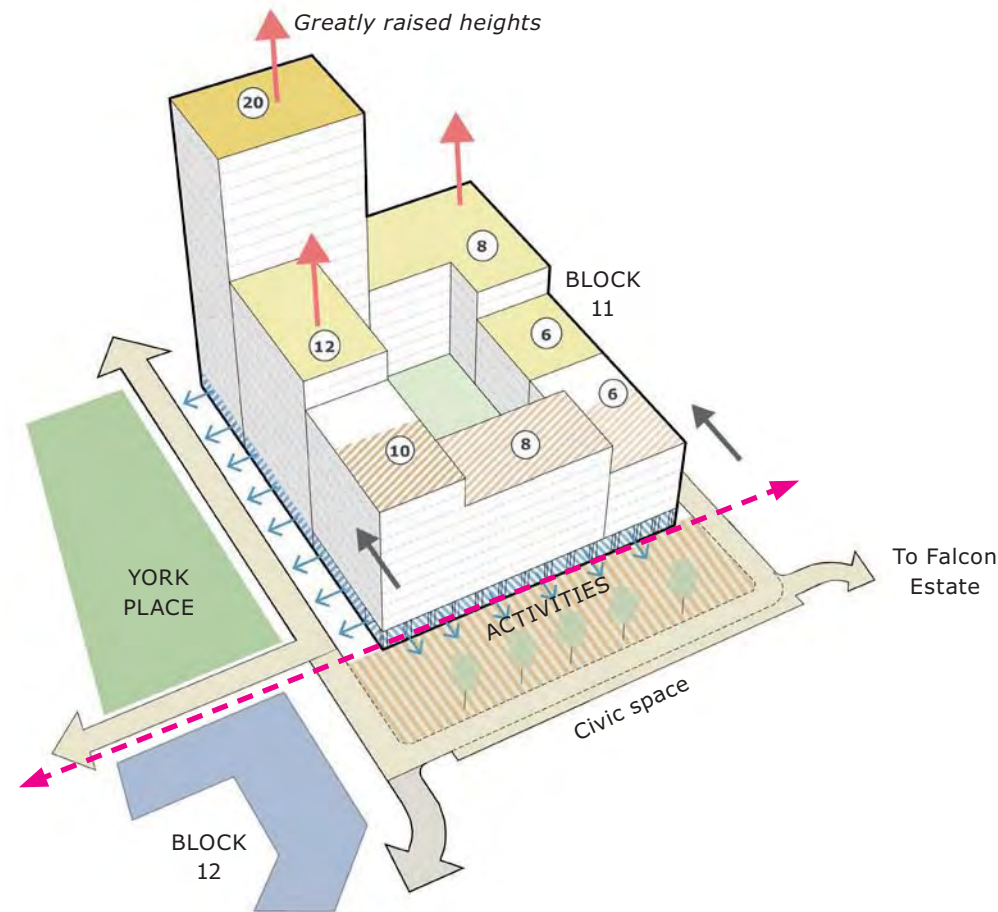
Scenario C

In this situation ground floor activities potentially face onto both the park and along the shared surface area created to the south. Through use of the colonnade, Block 11 can now allow glimpses through to the Falcon Estate and beyond from the park.

The land given over to the public realm could be a large civic hard landscaped space with or without shared surface vehicular access. This pushes the height of the block slightly higher with 12/10 storeys across the park edge, stepping down to 8 and 6 to the rear with a 20 storey tall building on the corner bookending the park and signposting any future link.

Key

- YORK PLACE
- FLEXIBLE MASSING SCENARIO
- SHARED SURFACE - CIVIC SPACE



3D Diagram of the Block 11 in Option C

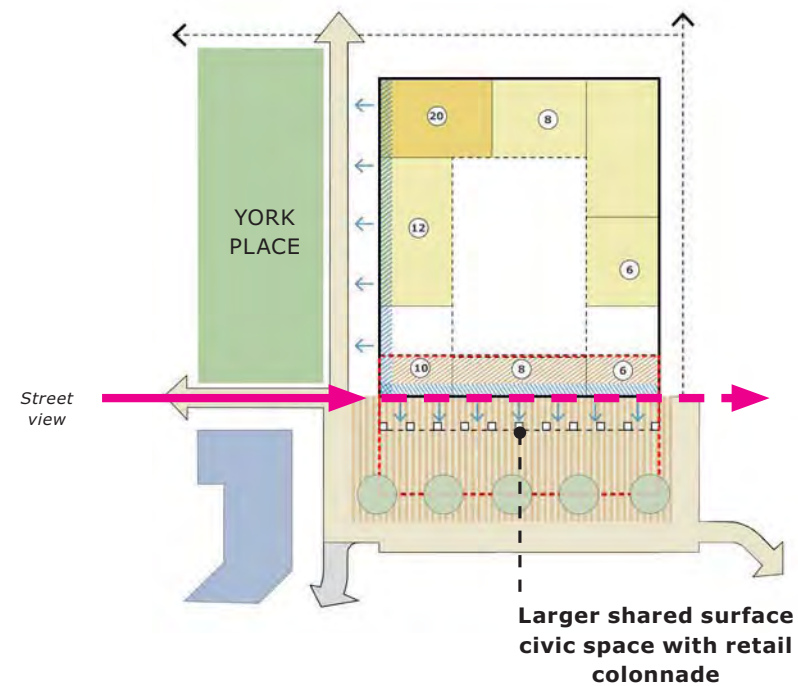


Diagram plans showing option C street layout



Illustrative view of Block 11 Scenario C

Facade Design

Tripartite Approach

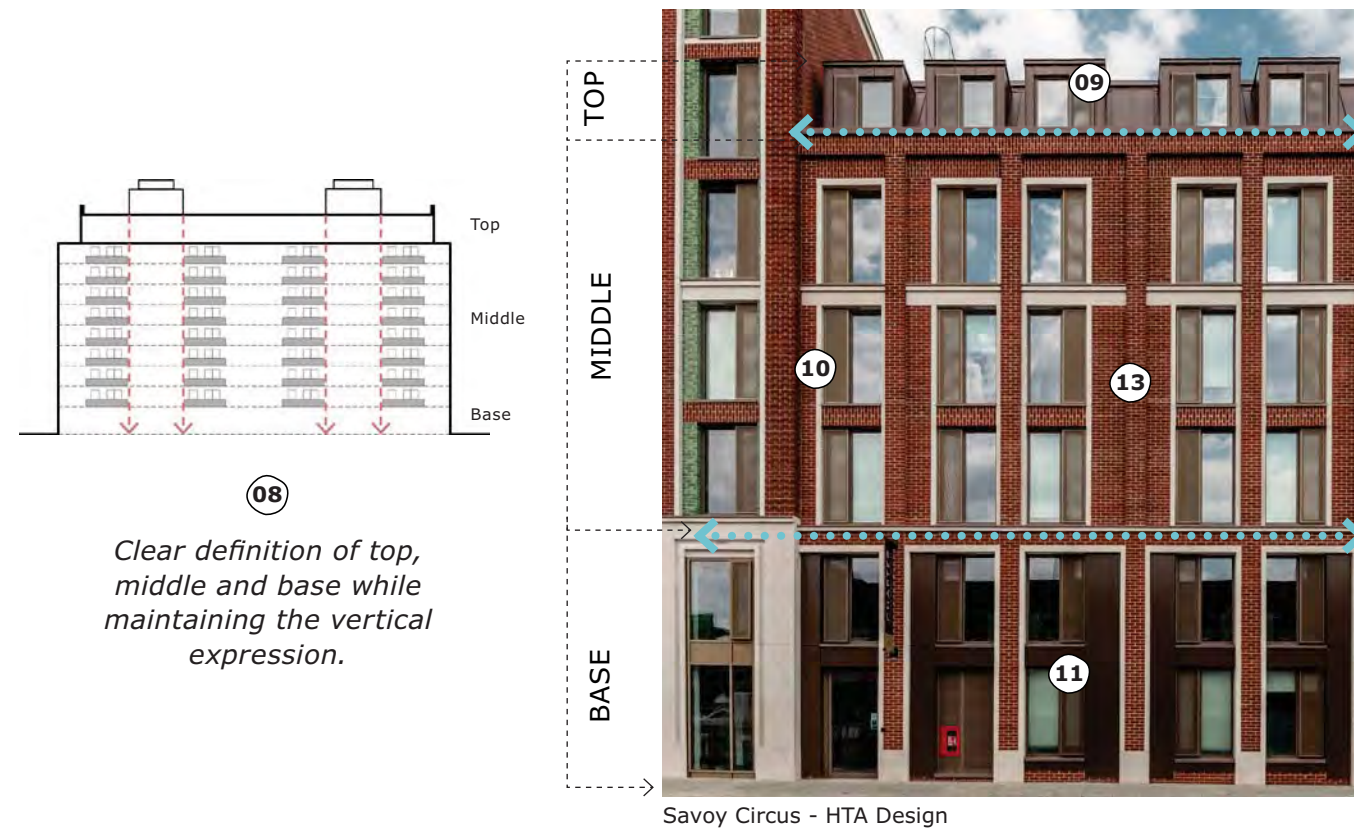
A tripartite approach allows the one building to achieve differing architectural responses to varying criteria - for example the base has to respond to the street setting whilst the top has a role to play in distinguishing blocks, preventing homogeneity and creating key vistas and views.



- A clear definition between the top, middle and base of the building must be established while maintaining the overall vertical expression. (08)
- The top zone is at least the equivalent in height of 1 or 2 storeys and must be considered from long distance views (09)
- The number of floors in the middle zone must be greater than the number of floors in the top zone. (10)
- The base must not be more than 2 floors and the subsequent residential floors above this must line through the whole building. (11)



- Transition lines between the middle and top could be expressed using: Massing setbacks / Facade module and pattern / Depth and projection / Material, texture or colour. (12)
- The gateway block should read as one mass and a strong vertical reading should be expressed across the block. (13)



The 'Top'

The top of these blocks have a dual role to perform. They must look special and distinguish themselves from the other blocks as 'gateway' blocks and contribute to the legibility network of the masterplan. The top is integral to the design of the building's architectural facade.



- ALL building components must be below the maximum AOD height established within the Parameter Plans including Service components such as mechanical rooms and stair/lift overruns. (14)
- The top of the block must be full of character and distinct from the floors below. The articulation of the top storey/s must relate to the rhythm of the 'mansion' gables and ensure a degree of continuity. (15)
- If an architectural massing solution is not employed on the top floor/s then the differentiation must occur through a change in material and/or architectural expression. (16)



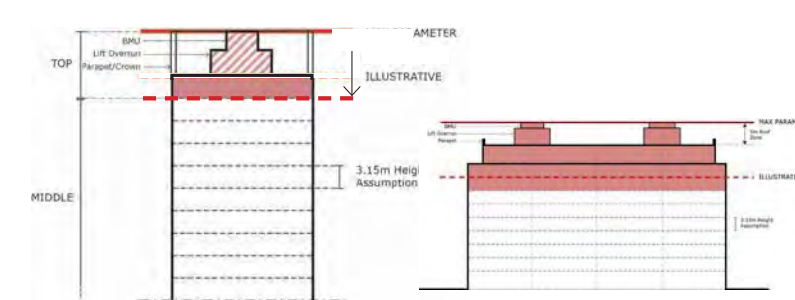
- The buildings will be visible from a distance as well as from street level, as such it is desired the building top could provide variation in architectural details and can be expressed using: - Massing setbacks, Mansard Roofs, Gables/ Dutch Gables and Dormers. (17)
- Additional amenity space in roof terraces/ gardens is encouraged and could be expressed within the 'top' design. (18)
- Any piers that form part of the crown/ screening could form part of the building 'top' and extend into the floors below to ensure that the crown doesn't just 'rest' on top of the building. (19)



Illustrative view of Block 11 roofscape and terrace



Aylesbury Estate; Hawkins\Brown - Urban roof terrace with pavilion and screening



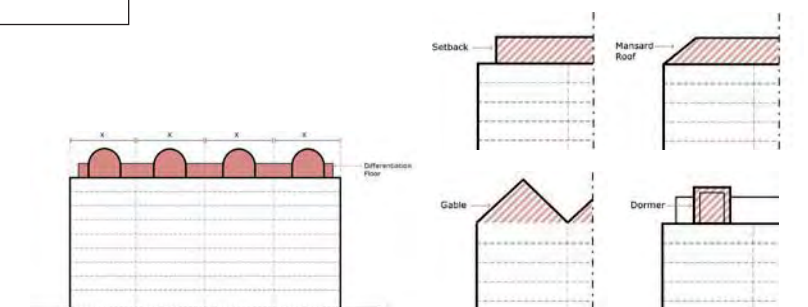
14

BMUs / Overruns set back in centre of roof so crown / top can mask view from street

Crown extending above the last occupiable floor

19

Screening to protect from high level winds



15

17

1. Views towards central London
2. Flower and herb planting space
3. Picnic space with dedicated BBQ area
4. Double height enclosed space protected from wind and rain
5. Multiple in-built seating areas

The 'Base'

The base is defined as the area of a buildings' frontage from ground level to the first 1-2 floors above ground level. The way in which the block engages with the ground plane shall provide an enclosure which defines the public realm. It is desirable that this is consistent and follows a common building line.



- Ground floor residential accommodation must be raised above the flood plain level: Typically around 1m above the existing street levels. (20) See Site Levels Plan
- The elevations must have a unifying base on top of which the 'mansions'/ gables will sit. The base must have a horizontal emphasis that addresses the civic spaces. (21)
- The ground floor residential frontages must be private incorporating landscape buffers and other architectural details. (22)
- The base along the civic space must have a high level of active frontage and must be visually transparent. (23)
- The taller buildings must always meet the ground and not be concealed within the base/ podium massing. (24)
- Ramps should not be located around the perimeter. (26)

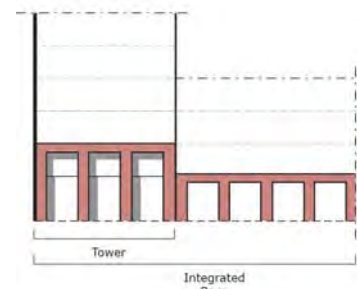


- Secondary private entrances should be accessed by short flights of steps with an alternate means of level entry from the communal cores/ courtyard.
- Colonnades can be provided to the base of tower allowing for commercial to be recessed. The use of colonnades should be restricted only to the tower buildings and should not extend onto the mansion block.

Base runs whole length of frontage and needs to be highly transparent on Block 11

(23)

Base can be double height but no more than 2 floors



(21)

Base runs along whole elevation but changes in height to emphasise the tower

The ground floors has an active frontage all along York Place



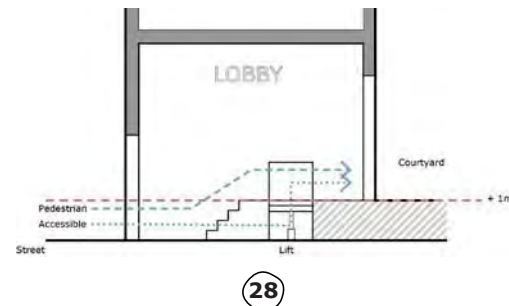
Illustrative view of Block 11 main entrance at York Place



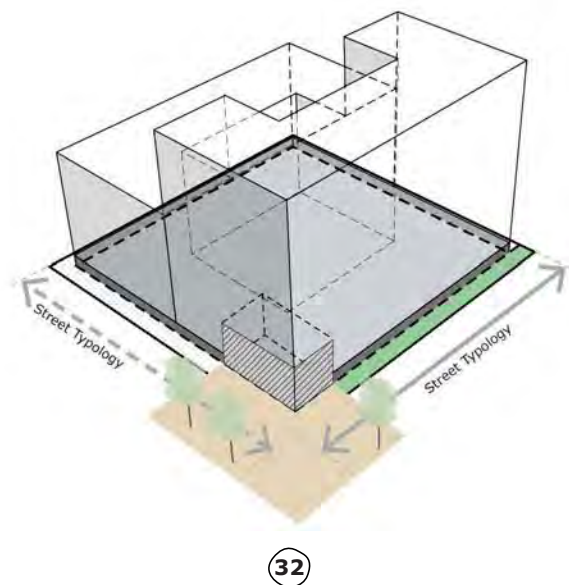
Illustrative view of Block 11

Entrances + Access

The way in which the gateway block connects with the ground and the street must be carefully considered. The treatment of the primary entrances offers opportunities to create distinctiveness and deliver welcoming entrances for both resident and visitor alike. They should have a high level of prominence on the streetscape and an established relationship with the commercial/ non-residential elements.



- All residential lobbies must be easily visible and accessed at grade from the public realm giving clear and well defined entry points into the development. (28)
- The entrances for the park side cores must be on the primary frontage and must have a high level of visibility. (29)
- Access to the courtyard/ podium is **not** permitted along the primary frontage. (30)
- The entrances must relate to the composition and rhythm of the 'mansions' . (31)



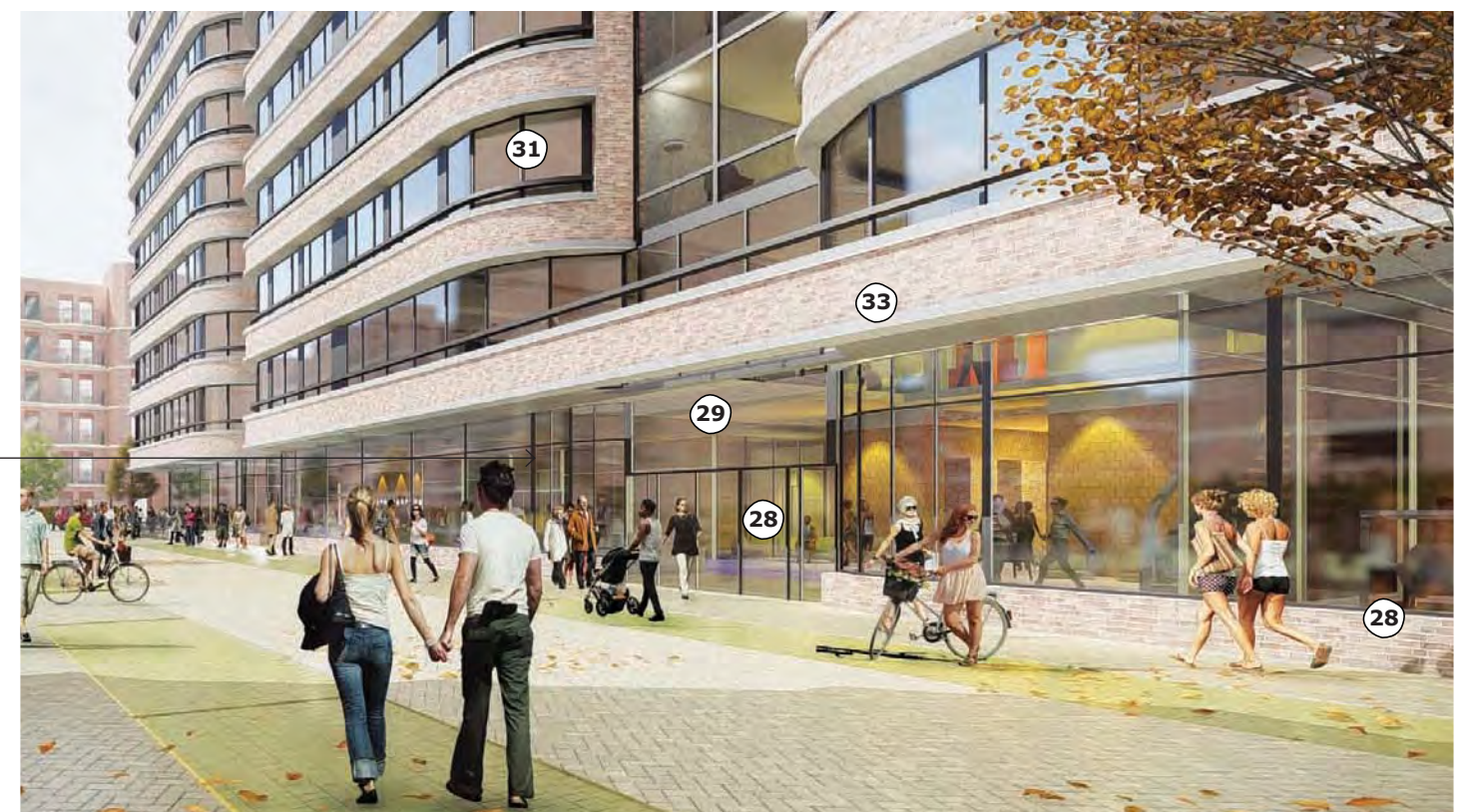
Double height lobbies are encouraged.



- Corner lobbies and double-height lobbies are encouraged. (32)
- Canopies and awnings can be integrated with the design to reinforce legibility for retail development uses and building entries. These may be fixed or retractable, and must be used at the base plane only. (33)



Illustrative view of Block 11 entrance and access



Illustrative view of Block 11 entrance and access (Alternate Design)

Services Spaces + Stores

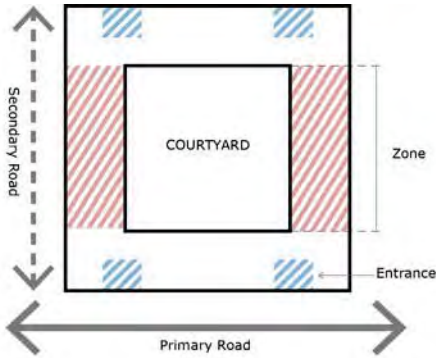
It is important that entrances to refuse and cycle stores are expressed as secondary elements to the main entrances. They should be discreet and have minimal impact upon the streetscape. The design of door treatments should be as visually appealing as possible.



- Service and storage entries must be screened from view to the greatest extent through recesses in facades, landscaping and architecturally finished doors which are integral within the facade design and appear secondary to the main entrance. (34)
- Servicing and delivery entrances must be located away from primary facades (park side) and be oriented to minimise disruption of the public realm. (35)

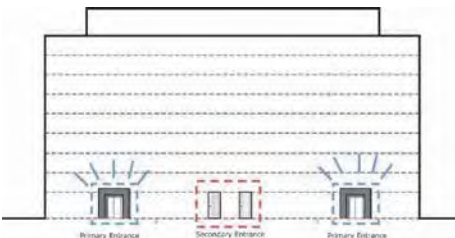


- Any service related ventilation should be designed with louvred openings which incorporates landscape and architectural screening. (36)
- Refuse stores for commercial and residential properties should be located within minimum travel distances accessible from shared cores and front doors. (37)



35

Screening must be of a high quality material and contribute positively to the public realm



34

Storage and store doors should try and from part of the facade and base design



Block 6 - Secondary Elevation (Part of Detailed Application)



Savoy Circus - HTA Design

Commercial Frontage & Signage

Retail and commercial units contribute a lot to the street frontage along York Road. Typically they must be embedded within the base of towers and as such their quality of design needs to be high and integrated with the architectural features of the tower. They should be setback from the street to allow for sufficient room for pedestrian routes and landscaping and clearly advertised through well-designed signage that is consistent across all units within a single frontage.

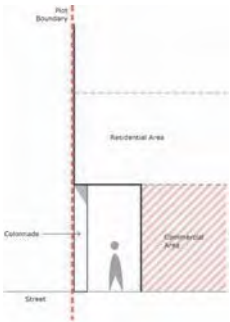


- Retail and commercial units frontage should be embedded within the base and must be set back to allow for sufficient spill-over space. (38)
- Windows must form a large visual element in the shop front in order to display goods and attract customers. (39)
- Signage size, location style and design must be consistent across all units within a single frontage to avoid clutter. (40)
- No signage is allowed at the 'top' and 'middle' of any building and should be kept to a designated and designed within the 'base' of the building. Signs must be mounted in locations that respect the design of the building, including arrangements of bays and window openings. (40)

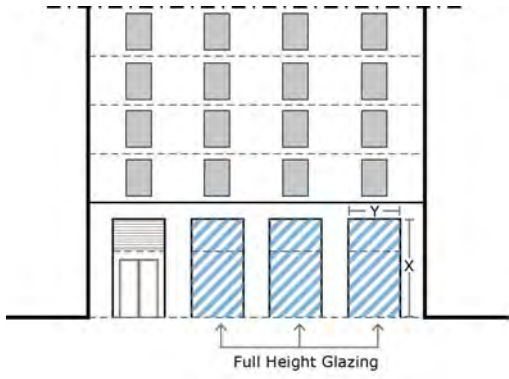


- Shop fronts should make sure that signage, fascia lines, illumination, advertisement and security features are designed as an integral part of the rest of the shop front. (41)
- Service spaces for the commercial units should preferably be located away from primary routes, and be designed with the use of decorative screens to avoid negative impact on the facade. (42)

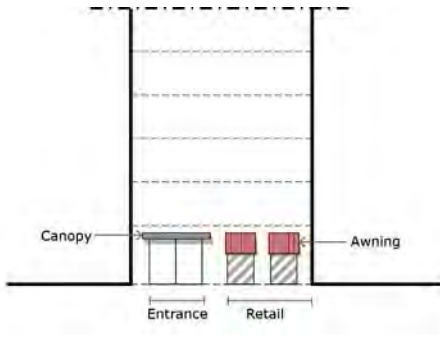
Colonnaded frontage embedded within the base that allows sufficient spill-out spaces for pedestrians.



38

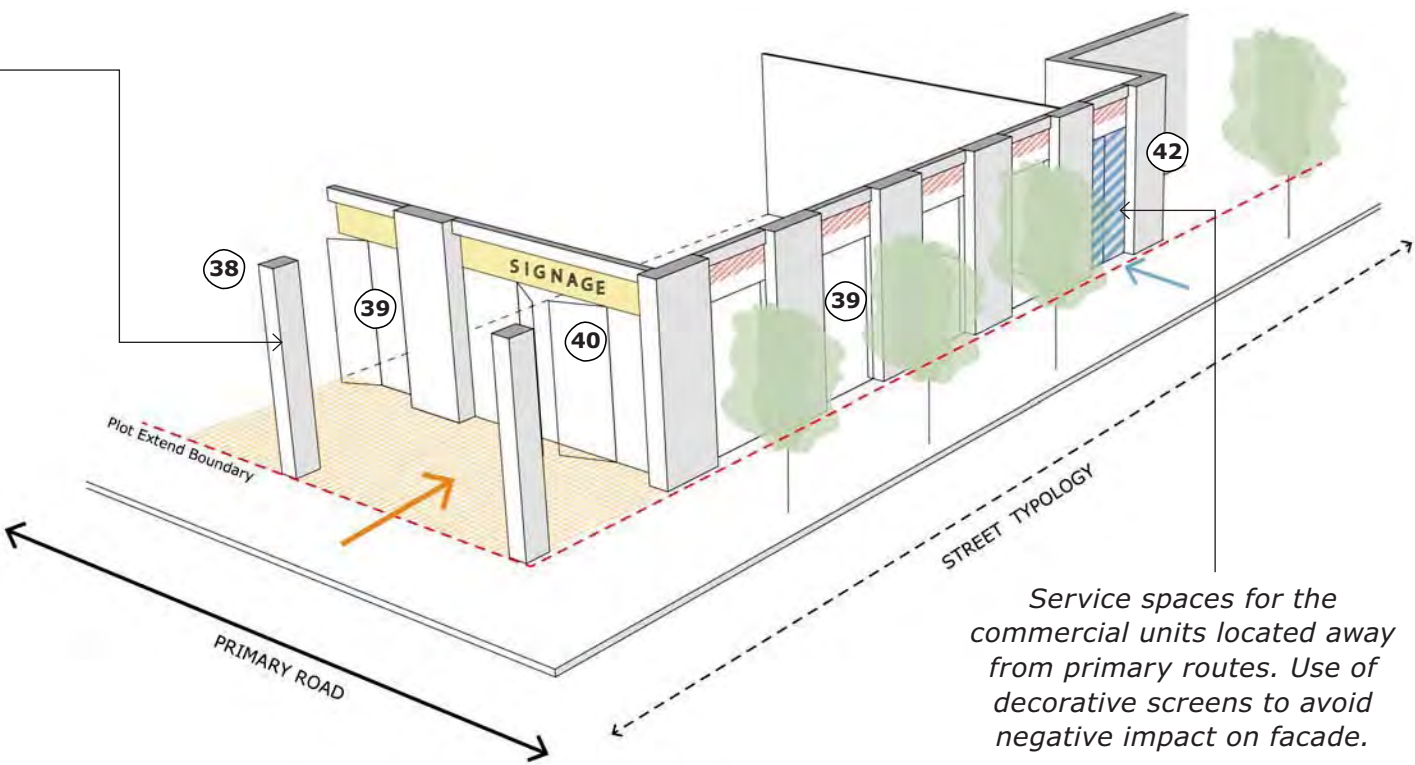


39



41

Awnings can become a designed feature as part of the signage, illumination, security and advertisement of the shop front.



Service spaces for the commercial units located away from primary routes. Use of decorative screens to avoid negative impact on facade.

Signage / branding can also be used on awnings

Decorative screening panels to be used where signage is not overlaid / used for ventilation



Illustrative view of Block 5a

The 'Middle'

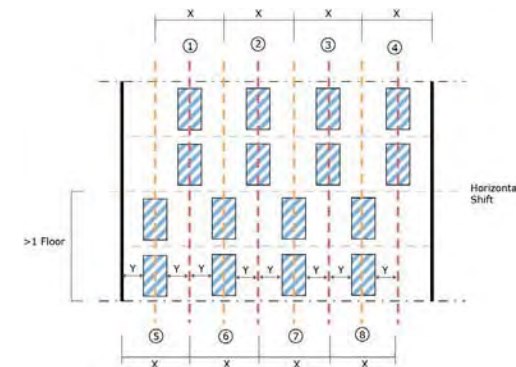
The middle is the area of frontage above the building base, up to the building's shoulder height. Articulation of the facades is horizontal, and is expressed through architectural detailing, fenestrations, changes in material etc. (43)



- The primary expression of the facade must be expressed horizontally through architectural detailing, fenestrations, changes in material etc. (43)
- Within the tall buildings stronger emphasis must be given to the vertical components. (44)
- The facade must have predominantly single height openings and there must be a consistency of materials and window proportion. (45)



(43)

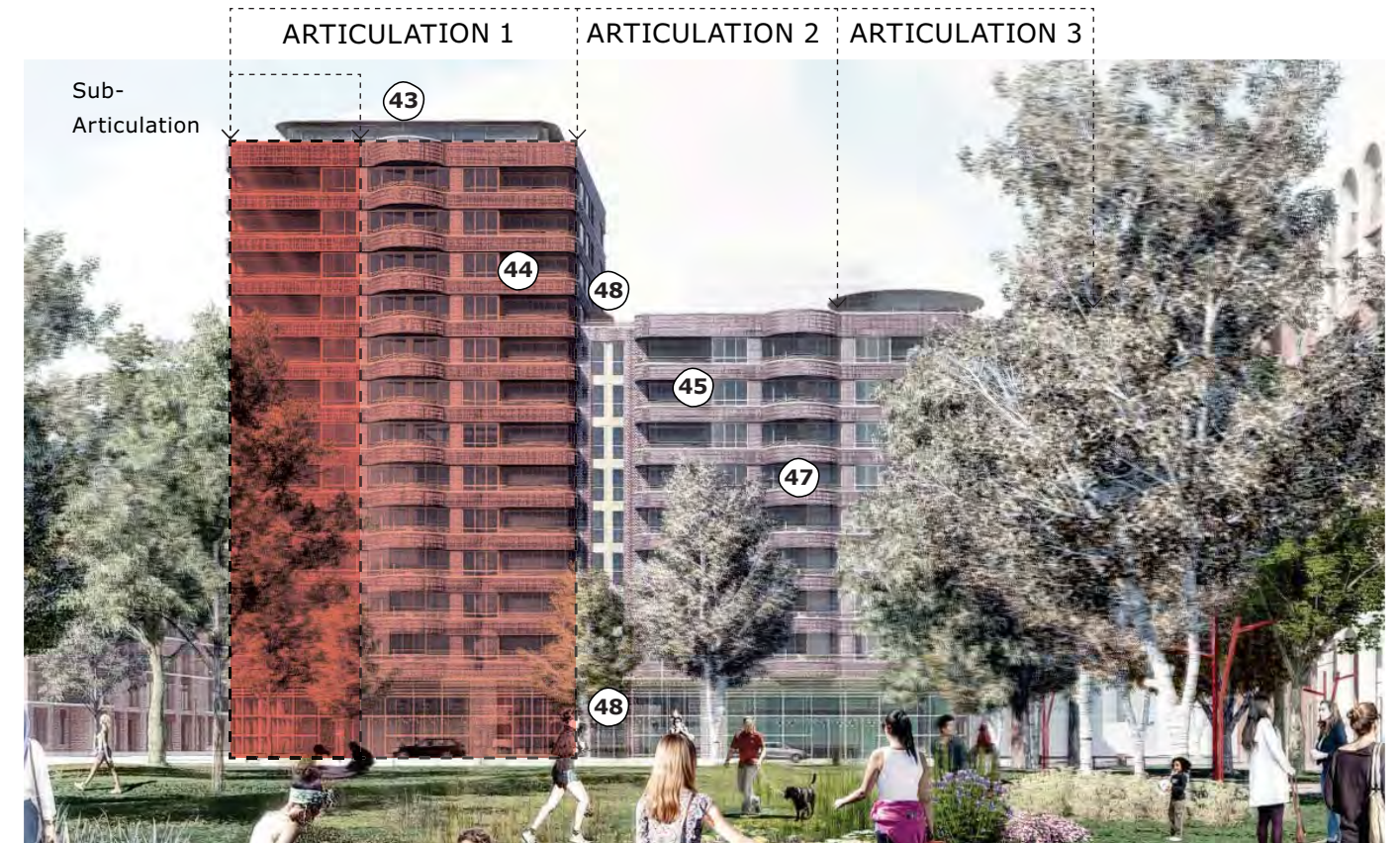


(46)



(48)

- The same facade horizontal spacing and pattern could be used throughout the building but this can be shifted / offset horizontally to create variety between floor groupings within the facade. (46)
- Horizontal architectural elements could also be used to break up the large middle section into smaller, regular modules. (47)
- Expressing depths and voids in the facade is strongly encouraged to express a special condition at both the 'base' and 'top' of the block. (48)



Illustrative view of Block 11



Shubette House, Moorfields School Site, Bunhill - HTA Design

Balconies + Amenity Spaces

Balcony type, arrangement and positioning all have an affect on the overall appearance of a building. Groupings and sub-groupings can add even more depth and detail to a facade. Depth and projections of the facade are an important facade element which can animate residential buildings. Whether a balcony projects and increases the supposed massing, or recesses and establishes voids within the building frame, patterns, depths and material choices will change their appearance across the long elevations.



- Recessed and projecting balconies must be at least 1.5m deep. Where bolt-on are proposed on tower, consideration to wind needs to be taken into account. (49)
- Recessed or semi recessed balconies and projections must be integrated within the facade design and can be used to emphasize on horizontality. (50)
- Strong and bold horizontal balcony arrangements must be used. Ribbon balconies can be used but must not run uninterrupted for the entire length of the elevation. (51)
- Balcony types and expressions must vary between the main massing to add variety and help to distinguished individual buildings from one another. (52)



- Vertical balcony groupings can shift but this should not be random and should be expressed across more than a single floor. (53)
- Any railing or panel or pier wall system can be used for balcony screening even a combination of balcony and winter garden. (54)



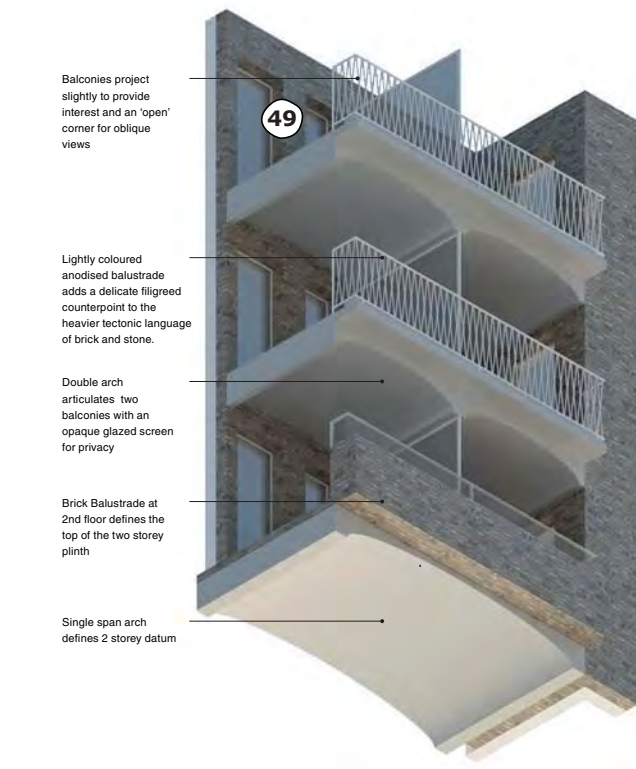
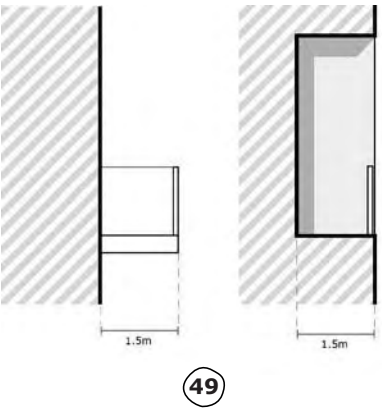
Illustrative view of Block 5a



Trinity Way, Ealing - HTA Design

There can be a mixture of balcony types on the same facade

Balconies can make a feature on corners



Balcony Study for Aylesbury Estate - Mae



Illustrative view of the facade of Block 11

Parking + Basement

Parking

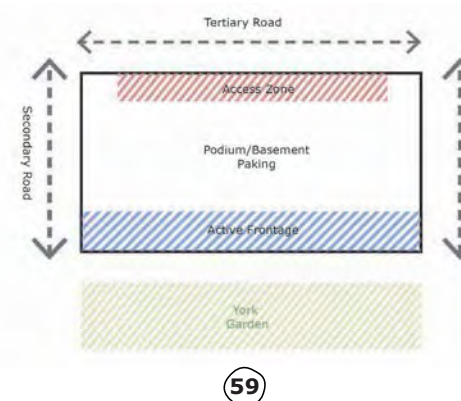
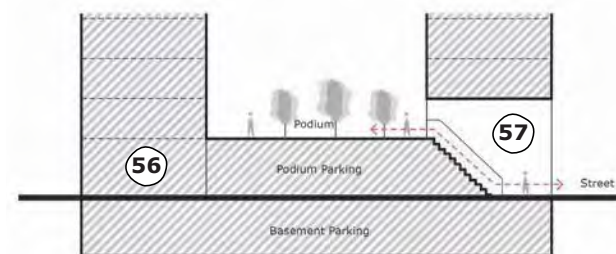
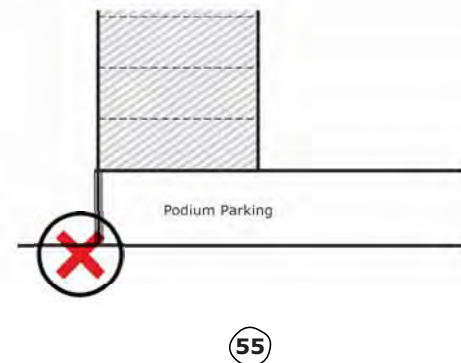
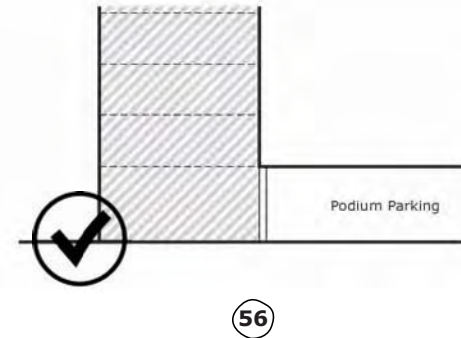
Spaces are either on-street, or potentially, a large number could be accommodated either in a basement or podium or a combination of both. Podium parking should be designed with special attention to the impact it will have on the layout and working of the ground floor. Basement parking should consider the impact that it will have on street frontages.

Design Parameters

The adjacent diagrams illustrate the allowable flexibility in parking provisions for the future design of Block 11.



- Situations where podium creates a dead street frontage or ventilation grids are exposed at street level must always be avoided where possible and kept to a minimum if they can't be avoided. (55)
- Parking facades must not face the public realm but, instead, the podium car park must be 'wrapped' with other uses whether they are residential or not. (56)
- Entrances and access ramps to podium parking must be designed with minimal impact on pedestrian paths and cycle routes, and with clear routes to exit points. (57)
- Basement parking must enable an active street frontage to be achieved at ground floor level. As with other block and parking types, blank frontages must be avoided. (58)
- Entrances and access ramps to basement parking must be secure, obvious and decorative to make a positive contribution to the street scene. On Block 11 they must always occur on the eastern street. (59)
- Natural podium ventilation strategies involving grids or chimneys must be designed as part of the landscape arrangement of the communal amenity space above. (60)



Podium and Basement Section, Barratt Homes (Barnet) by HTA Design



Courtyard Podium, Morrisons Site at Brentford by HTA Design

Architectural Materials

The prevailing material used across the masterplan is brick work to tie the regeneration into a wider London context. A variety of brick colours, mixes and bonds are encouraged across the mansion blocks in order to increase the variety across the character area and prevent a monotonous architectural language.

A mixture of brick types and other materials are permitted providing the majority of the elevation is brick built. Special Buildings - such as the PRS Block - are exempt from this as their specific code allows them to explore other material options. However their material choices should not deviate too far from the rest of the other blocks as the architectural language must appear holistic.

These materials are used as a background with other materials allowing details to come to the foreground in their respective character areas.

Ornamentation is encouraged. On the Detailed application, this has been achieved through introduction of precast stone decorative panels. Aluminium is the material of choice for the window frames. Balconies on the mansion block are metallic and are of a geometric pattern reminiscent of an art deco style. Exploration for alternative solutions is encouraged.

No more than 3 differing brick types, or supporting materials, may be used along a continuous elevation. It is preferred that designers select 2 brick types with the third choice being at their discretion - something to be special.

Facing elevations across streets should complement each other as much as possible especially where indicated within the Character Area chapters. Exceptions can occur where a change in character is denoted.



- Where a designer feels the circumstances are such that it warrants a deviation i.e. corner plot, vista termination, terrace break-up etc then they should be encouraged to design and present alternative suggestions which can then be considered on appropriateness and merit.
- Must use a predominantly brick palette with additional secondary / tertiary that can be non-brick materials
- No more than 3 differing brick palettes can be used as the primary facade material on a single elevation
- Materials used on opposing elevations must attempt to compliment each other



Variety of brick types suitable for the primary material palette including coloured bond amongst others



Illustrative view of Block 11 Materials



Brick based architecture with other materials introduced in details



Use of horizontal and vertical brick bands to create separation