

OEP 3

EPR 8

5.1 HOUSING TYPES

This section establishes principles relating to each house type and their setting within the previously identified character areas within the masterplan.

Throughout the site there will be a mix of flats and houses which provide for the housing needs of the existing and new residents and contribute to the street character and diversity of the community.

The housing types are:

- + **Flat blocks**
- + **Townhouses**
- + **Mews Houses**
- + **River front houses**

Each section outlines parameters for the design of built form, entrances, fenestration, amenity space, cycle storage, refuse storage and servicing.

Built form and massing are set out in the submitted planning application. This section sets out the principles of residential quality and elevational treatment for the different housing types across the masterplan.

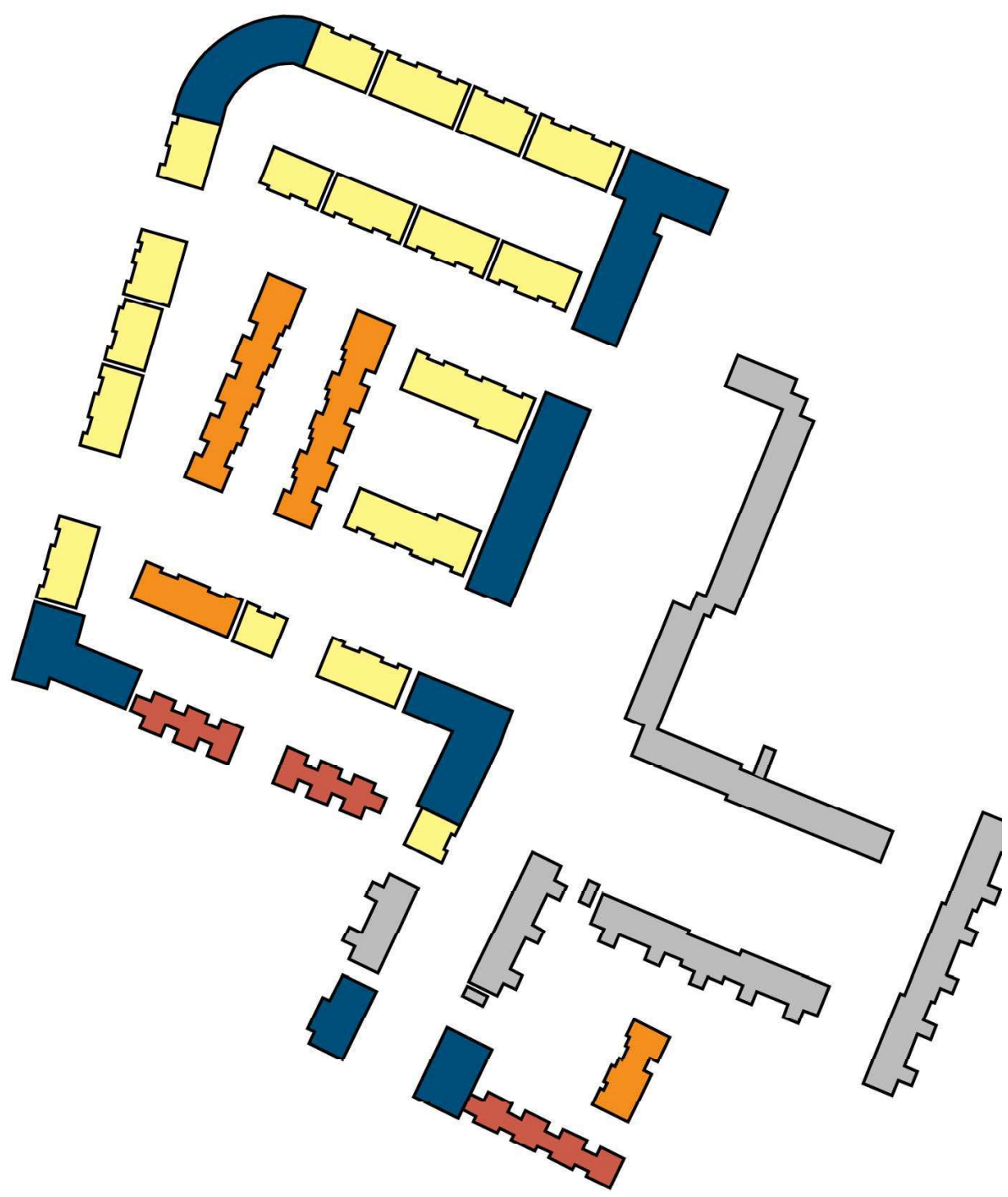
Note that all internal dwelling layouts are indicative, for illustrative purposes only, and not for approval at this stage.

5.1 HOUSING TYPES

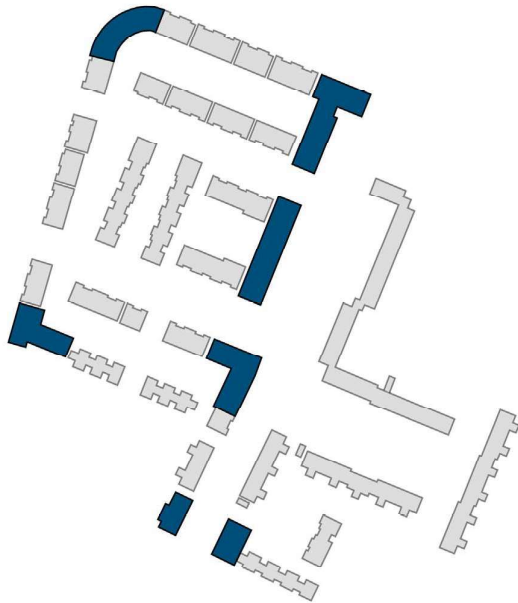
The diagram to the right (page 83) indicates the location of each house type within the site.

Each section outlines parameters for the design of built form, entrances, fenestration, amenity space, cycle storage, refuse storage and servicing.

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5.2 FLAT BLOCKS



Location Diagram

OVERVIEW

Flat blocks address key corners and main streets across the site and provide articulation, definition and formality of key street frontages and intersections. Set back top floors, or other means of reducing massing, at key frontages and corners maintain a 3 storey relationship with key street frontages and in closest proximity to adjoining new and existing houses.

Built form and relationships between buildings is fixed in the submitted planning application. This section sets out the principles of residential quality and elevational treatment for future reference.



Brick built blocks with large windows



Balconies overlooking communal spaces

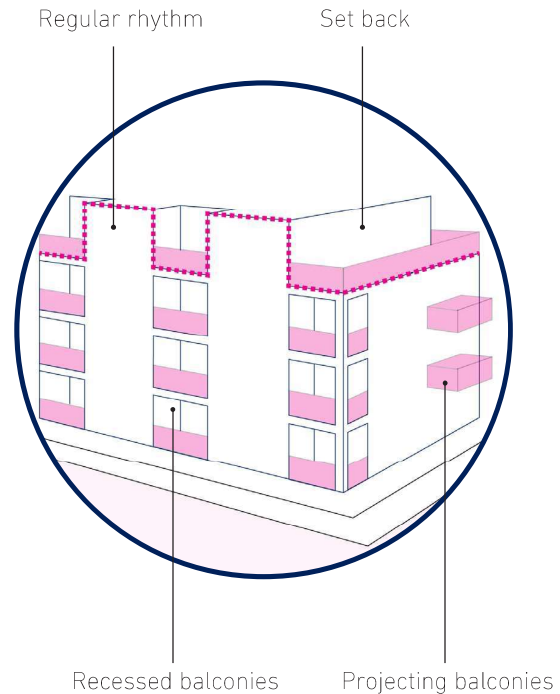
5.2 FLAT BLOCKS

BUILT FORM

Built form will accord with submitted application drawings.

Built Form

- + 4 storey flat blocks will have set back top floors, or other means of reducing massing, at key frontages and corners in response to context.
- + Key elements may rise above the datum line to give definition and articulation to the built form.
- + Variations in height must follow a regular rhythm to express formality along the street.
- + Recessed balconies fronting main street areas will maintain articulation and formality to the street whilst maximising privacy on key corners and frontages.
- + Projecting balconies on some secondary streets and key corners will provide relief and articulation to the frontage.

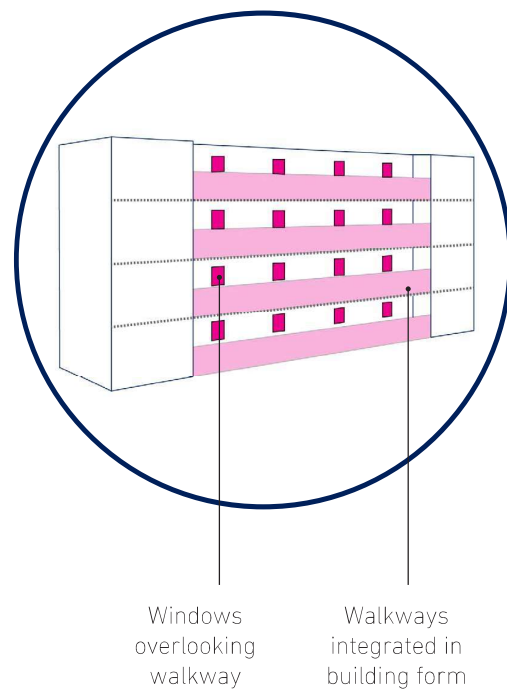


Layout

- + Minimise single aspect dwellings.
- + Habitable rooms overlooking the street at all floors.
- + Balconies and terraces overlooking the street at all floors.
- + Communal corridors to be enclosed where fire distances allow.
- + External walkways to be fully integrated in to built form.
- + Dwellings to have additional windows overlooking external walkways where possible.

Entrances

- + Communal entrances must be distinct and directly accessible from the street.
- + Entrances must be well lit.
- + Dwellings at ground floor level to have private individual entrances, facing the public realm, where levels allow.



5.2 FLAT BLOCKS

Fenestration

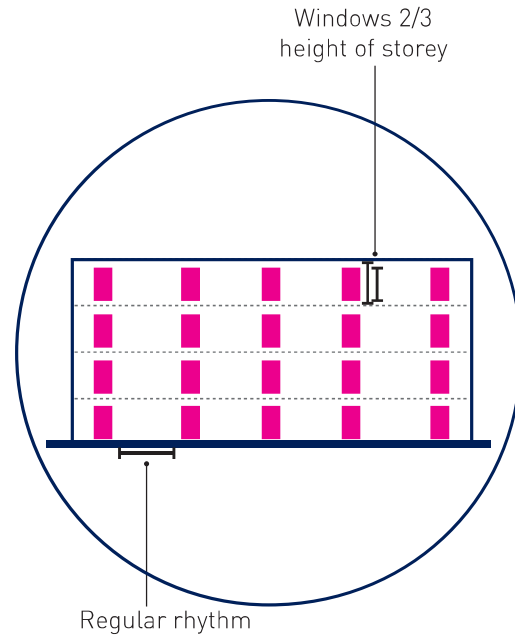
- + Regular rhythm of windows to articulate frontages and express formality along the street.
- + Ground floor windows directly behind defensive planting buffer to have a high sill.
- + Kitchen and bathroom windows over counter tops and fittings to have a high sill.
- + All other windows shall be at least two thirds of the floor to ceiling height of the storey.

Amenity Space

- + Private terraces to ground floor dwellings and set back top floor dwellings.
- + Private balconies for all other dwellings.
- + Private amenity to meet areas set within the London Housing SPG 2016 - A minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant.
- + Communal service spaces and garden spaces to rear with direct access from the street .

Materials

- + The primary building material will be facing brick throughout.
- + Contrasting brick colours and materials may be used for detailing and contrasting areas.
- + Metalwork, including parapet coping, rainwater goods, flashings, balustrades and window frames are to be colour coordinated.
- + Balcony balustrades should be colour co-ordinated.
- + Glass balustrades to be integrated in recessed balconies and set back terraces at key locations.



5.2 FLAT BLOCKS

Parking

- + On street parking.

Cycle storage

- + Integrated and secure communal cycle store at ground floor accessed directly from street and directly from communal core or corridor.
- + 1 cycle space per 1 bed dwelling, 2 cycle spaces per 2 bed dwelling.

Refuse Storage

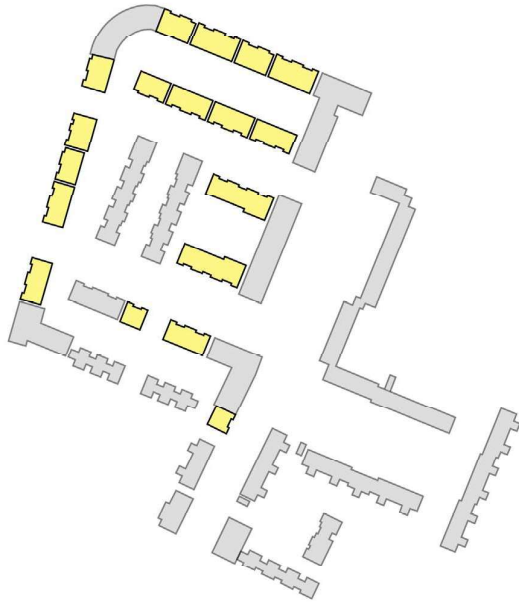
- + Integrated and secure communal refuse store at ground floor accessed directly from street and directly from communal core or corridor.
- + 1 x 1100L Eurobin waste per 6 units, 1 x 1100L Eurobin recycling per 6 units, plus food waste.

Servicing

- + In front, out back, Secure by Design letter boxes integrated at communal entrances.
- + Services, intakes and risers integrated at communal entrances.
- + Meters shall not be visible on street facades.
- + Flues and vents to vent at rear and side elevations where possible.
- + Flues and vents shall not form more than (5%) of the street facade area and shall be fully integrated.

05 HOUSING TYPES

5.3 TOWNHOUSES



Location Diagram



Gable fronted townhouses

OVERVIEW

Townhouses address main streets and secondary streets across the site and provide a defined street frontage. Houses have front gardens that provide storage or parking accessed from the street. Traditional homes fronting traditional streets.

Built form and relationships between buildings is fixed in the submitted planning application. This section sets out the principles of residential quality and elevational treatment for future reference.

5.3 TOWNHOUSES

BUILT FORM

Built form will accord with submitted application drawings.

Built Form

Main streets

- + 3 storey.
- + Gable frontage.

Secondary streets

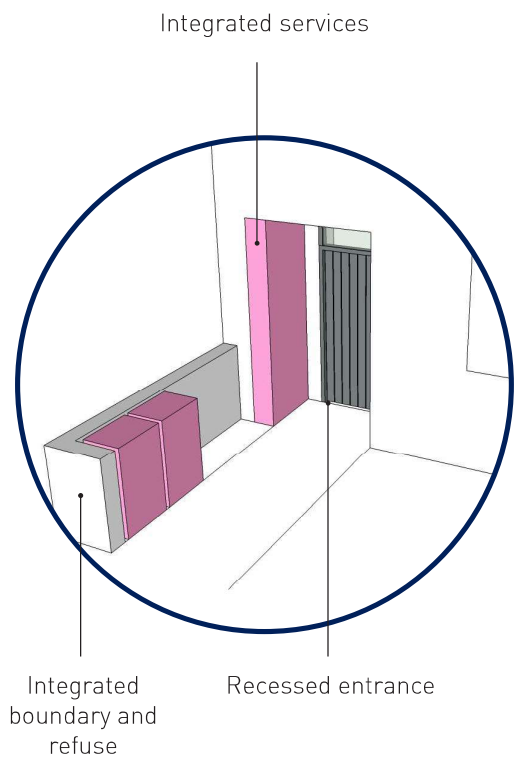
- + 2 ½ storey.
- + Articulated roof line with dormer.

Layout

- + Habitable rooms overlooking the street at all floors.
- + Kitchen/living/dining spaces at ground floor.
- + Flexibility of layout.

Entrance

- + Entrance must be distinct and directly accessible from the street.
- + Recessed entrance.
- + Entrance must be well lit.
- + Meters and services intake to be integrated at recessed entrance.



5.3 TOWNHOUSES

Fenestration

- + Regular rhythm of windows to articulate gable frontages and express formality along the street.
- + Top floor fenestration on front elevation to be centred.
- + Kitchen and bathroom windows over counter tops and fittings to have a high sill.
- + All other windows shall be at least two thirds of the floor to ceiling height of the storey.

Amenity Space

- + Private garden to rear.
- + Minimum amenity space 50m².
- + Patio area minimum width 1.8m.

Parking

Main streets

- + On plot parking.

Secondary streets

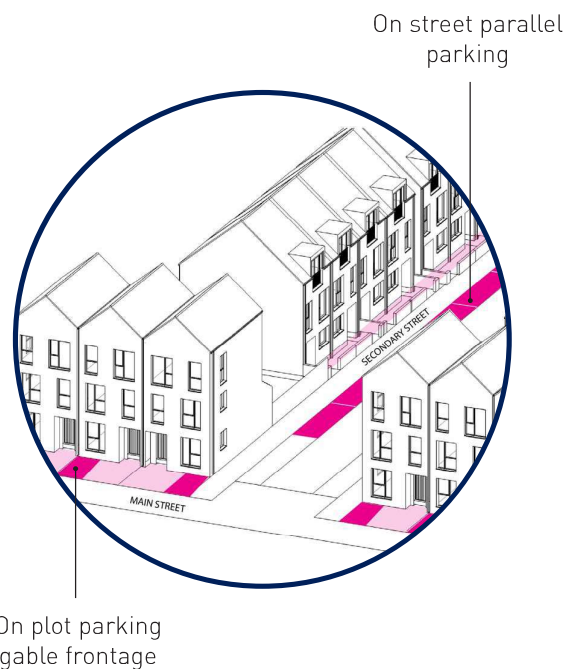
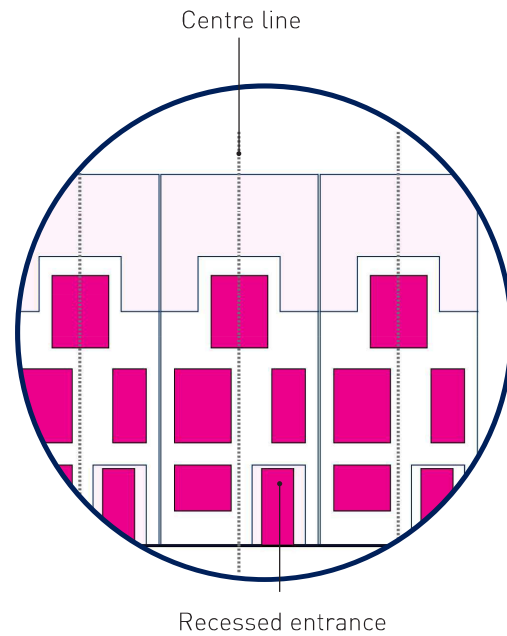
- + On street parking

Cycle storage

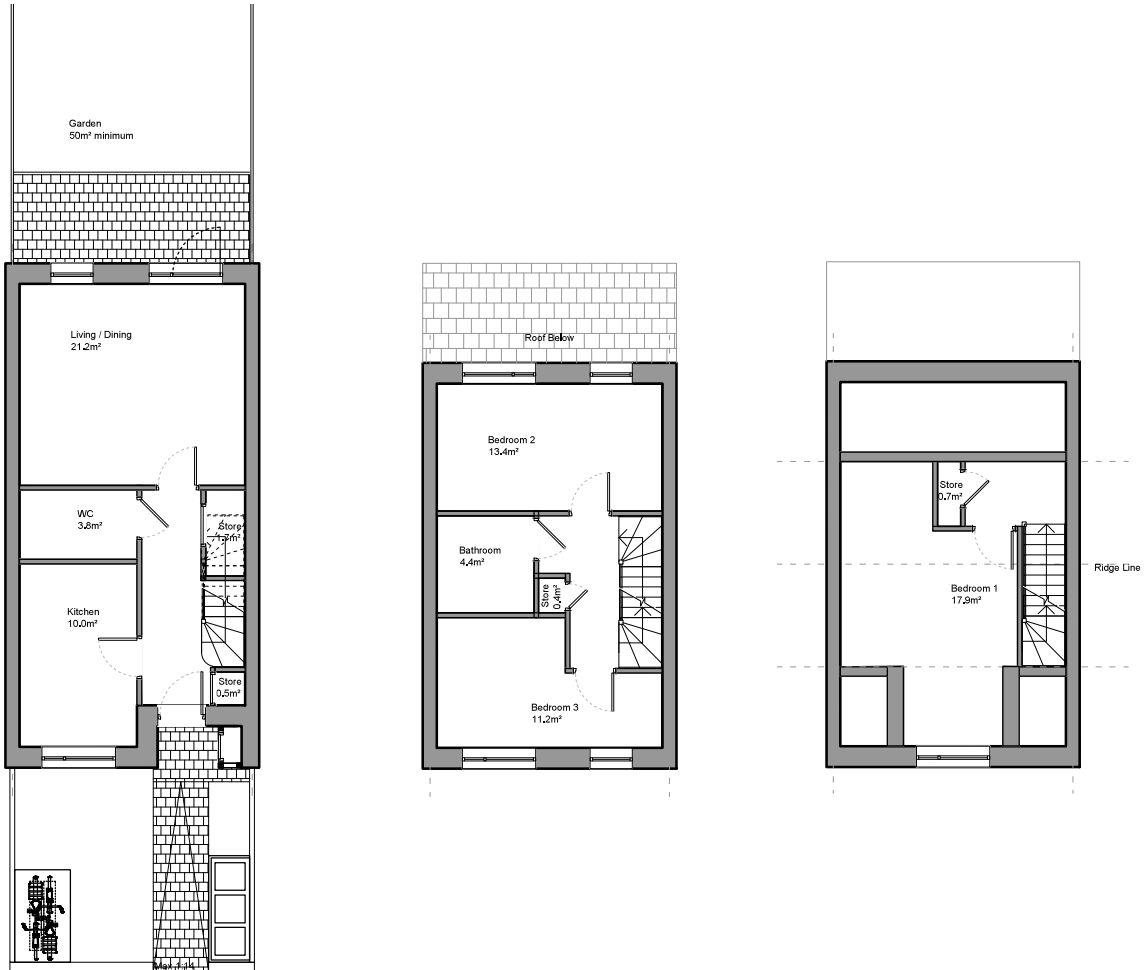
- + Secure cycle storage in front gardens.
- + 2 cycle spaces.

Refuse Storage

- + Enclosed refuse store in front gardens.
- + 2 x 240L wheelie bins, plus food waste.



5.3 TOWNHOUSES



Indicative Townhouse Layout

5.4 MEWS HOUSES



Location Diagram



Mews house precedent

OVERVIEW

2 storey mews houses at the heart of the site. Pitched roofs and gable fronts give a repeated rhythm and a strong visual key to the mews street. On plot parking between houses and a gable frontage aid in breaking down the massing of the terrace and give a regular articulation and formality to the street.

Built form and relationships between buildings is fixed in the submitted planning application. This section sets out the principles of residential quality and elevational treatment for future reference.

5.4 MEWS HOUSES

BUILT FORM

Built form will accord with submitted application drawings.

Built Form

- + 2 storey.
- + Gable frontage.
- + Strong relationship with street and high street frontage presence.
- + Variation in building line with connecting element over on plot parking.

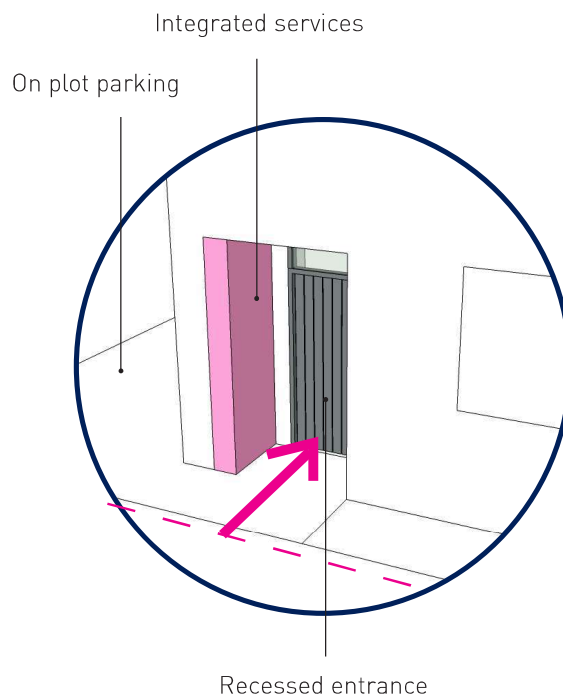


Layout

- + Habitable rooms overlooking the street at all floors.
- + Kitchen/living/dining spaces at ground floor.
- + Flexibility of layout (open plan/separate kitchen).

Entrance

- + Entrance must be distinct and directly accessible from the street.
- + Recessed entrance.
- + Entrance must be well lit.
- + Meters and services intake to be integrated at recessed entrance.



05 HOUSING TYPES

5.4 MEWS HOUSES

Fenestration

- + Shape, size and location of windows to maintain privacy from facing houses.
- + Regular rhythm of windows to articulate gable frontages and express formality along the street.
- + Ground floor windows directly behind defensive planting buffer to have a high sill.
- + Kitchen and bathroom windows over counter tops and fittings to have a high sill.
- + All other windows shall be at least two thirds of the floor to ceiling height of the storey.

Amenity Space

- + Private garden to rear with direct access from street (via covered car port).
- + Minimum amenity space 50m².
- + Patio area minimum width 1.8m.

Parking

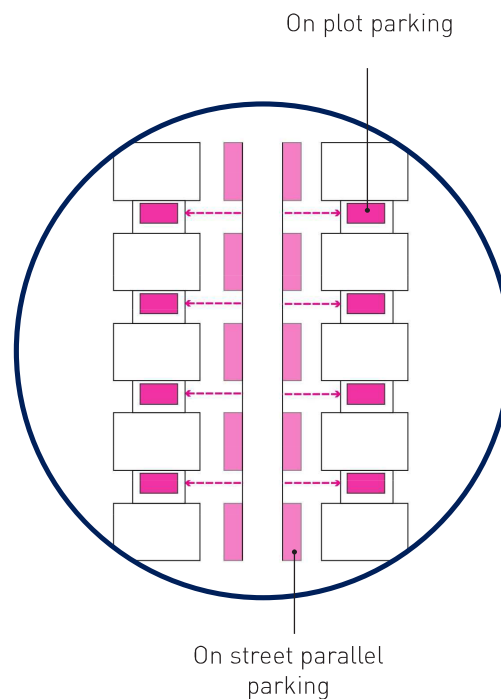
- + On plot parking

Cycle storage

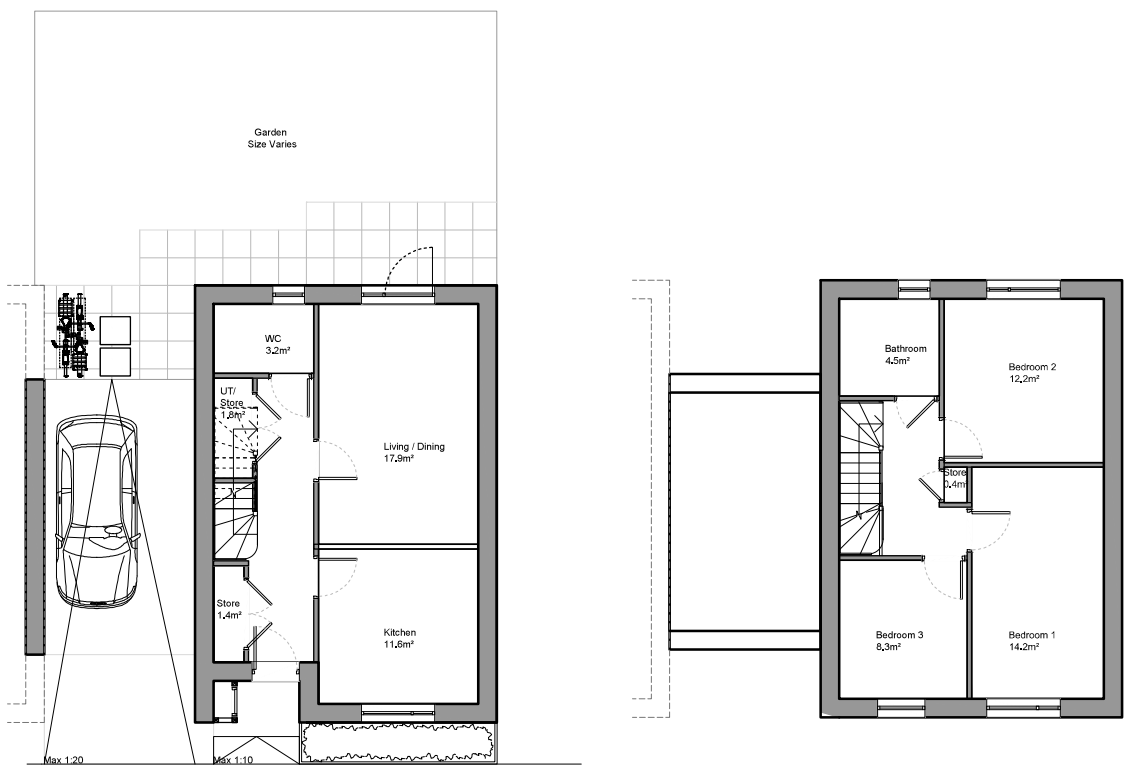
- + Secure cycle storage in rear garden.
- + 2 cycle spaces.

Refuse Storage

Paved area for refuse storage in rear garden
 2 x 240L Wheelie bins plus food waste

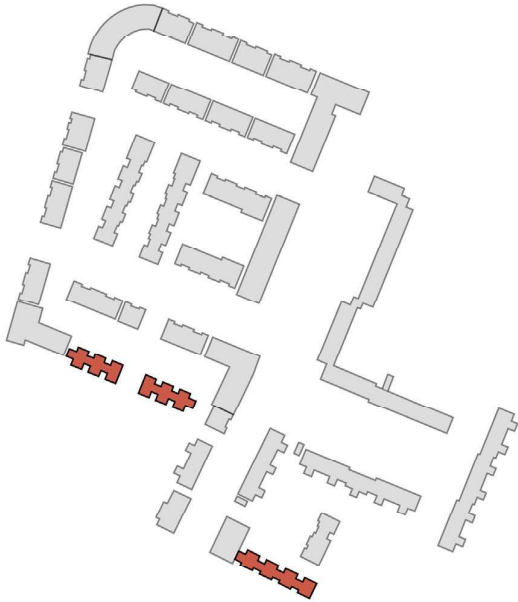


5.4 MEWS HOUSES



Indicative Mews House Layout

5.4 RIVER FRONT HOUSES



Location Diagram



Articulated houses concept image

OVERVIEW

River front houses overlook the river edge. The gable fronts and the 2 storey connecting elements aid in breaking down the massing of the river front houses, aid the retention of view lines of the dense surrounding canopy and also improve the penetration of sunlight into the site from the South.

Built form and relationships between buildings is fixed in the submitted planning application. This section sets out the principles of residential quality and elevational treatment for future reference.

5.4 RIVER FRONT HOUSES

BUILT FORM

Built form will accord with submitted application drawings.

Built Form

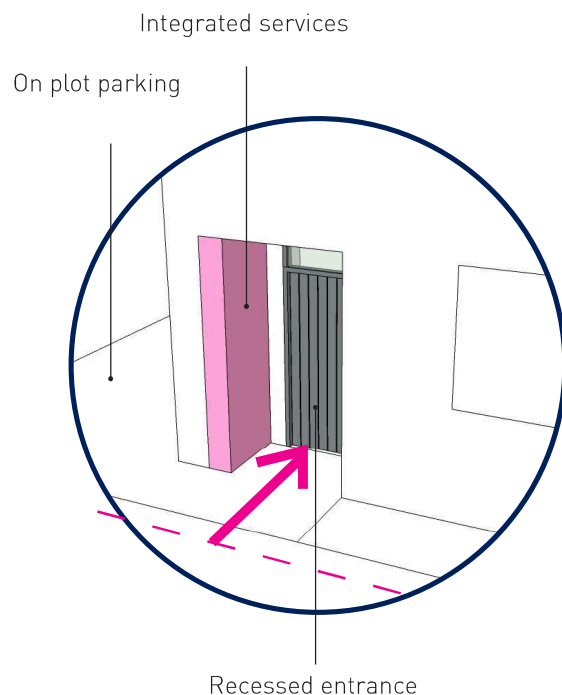
- 3 storey (top storey partially in roof space).
- + Gable frontage.
- + Strong relationship with street and high street frontage presence.
- + Variation in building line with set back 2 storey connecting element (1st storey living space) and projecting first floor balcony.

Layout

- + Habitable rooms overlooking the street at all floors.
- + Kitchen/living/dining spaces at ground floor.
- + Additional living space at first floor with balcony overlooking river edge.
- + Flexibility of layout (open plan/separate kitchen).

Entrance

- + Entrance must be distinct and directly accessible from the street.
- + Covered entrance set back from street edge.
- + Entrance must be well lit.
- + Meters and services intake to be integrated at covered entrance.



5.4 RIVER FRONT HOUSES

Fenestration

- + Shape, size and location of windows to benefit from direct outlook over river edge.
- + Regular rhythm of windows to articulate gable frontages and express formality along the street.
- + Top floor fenestration on front elevation to be centred on gable.

Amenity Space

- + Private garden to rear with direct access from street (via covered car port).
- + Projecting first floor balcony overlooking river edge to South.
- + Minimum amenity space 50m².
- + Patio area minimum width 1.8m.

Parking

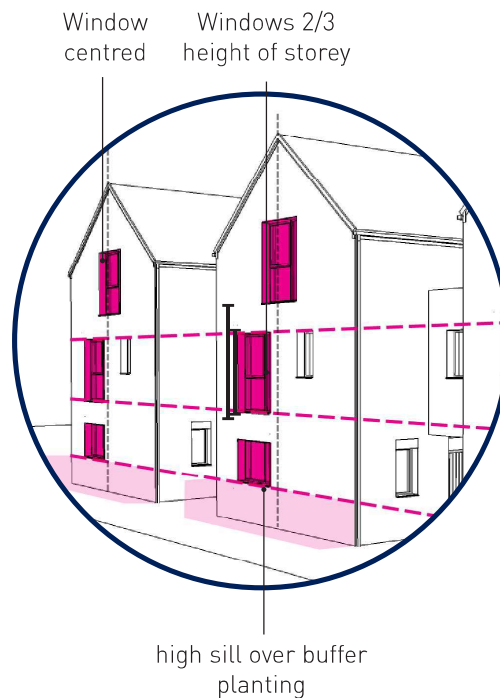
- + Covered on plot parking (beneath first storey living/ balcony).

Cycle storage

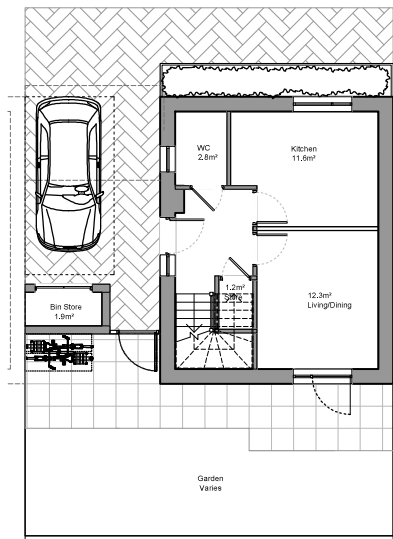
- + Secure cycle storage in rear garden.
- + 2 cycle spaces.

Refuse Storage

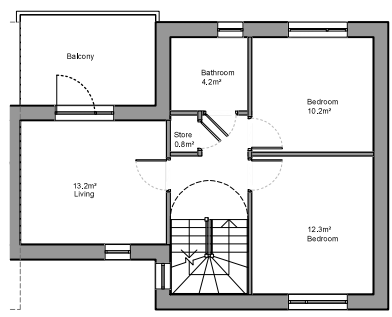
- + Enclosed refuse store under cover.
- + 2 x 240L Wheelie bins plus food waste.



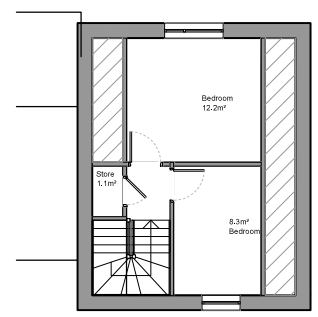
5.4 RIVER FRONT HOUSES



Indicative River Front House Layout



First Floor Plan
Scale 1:100 @ A3
4B6P River House



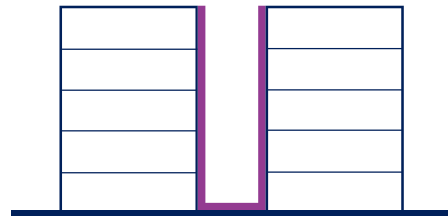
Second Floor Plan
Scale 1:100 @ A3
4B6P R

GLOSSARY OF TERMS

Building Break

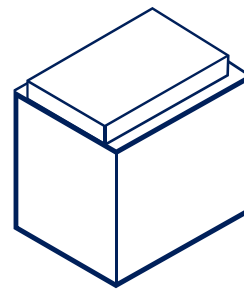
Building break is an external gap in between building volumes. No internal accommodation exists within an Building Break however the opening can have a roof.

The use of Building breaks creates openness enabling views and increase level of sunlight into courtyards.



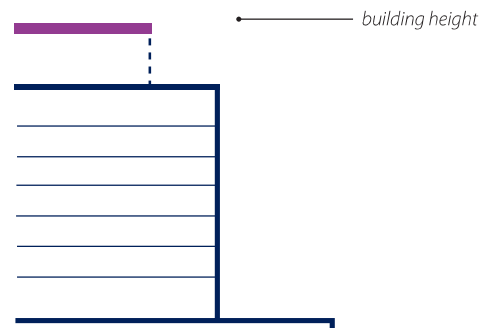
Building

A built structure enclosed within exterior walls and a roof, including all attached fixed structures.



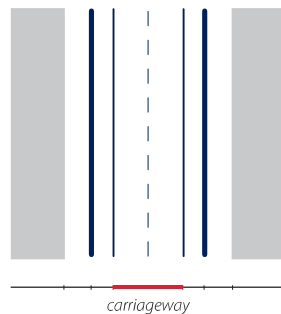
Building Height

The Building Height is the vertical distance from the lowest ground level to the highest point of the elevation.



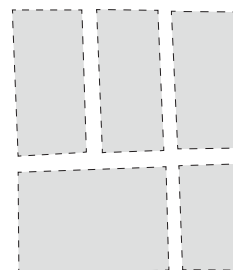
Carriageway

The Carriageway refers to the road over which vehicles travel and it is defined as the zone between two pavement lines.



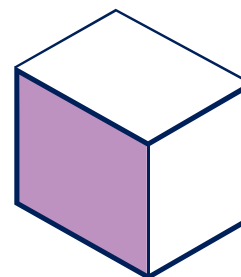
Development Block

The development block boundary defines the limits of each parcel of land, and is bounded on each side by the public realm (whether a street, park, or footpath).



Frontage

Frontage is defined as the front of the building beyond which built elements (with the exception of balconies) shall not extend.

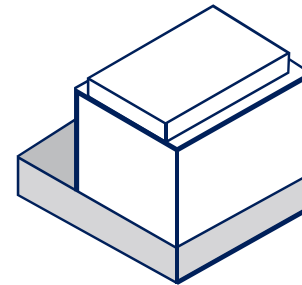


Inclusive Play

Inclusive play is a way of bridging together children and young people of any ability and benefit from different types of play methods and learn in all aspects of development through play: emotional, social, physical and mental.

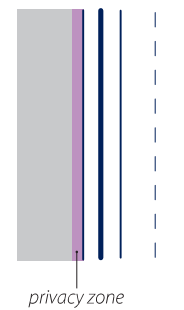
Podium

A Podium is the base level of a building which usually accommodates car parking surrounded by other uses.



Privacy Zones

The Privacy Zone is defined by an area between the building frontage and the back of the pavement. This area accommodates the needs of private amenity of the residents.

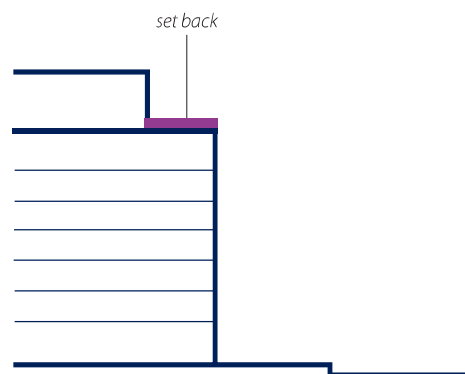


Shared Surface

Shared surfaces are considered the spaces where there is no segregation between vehicles, pedestrians, cyclists and other road users.

Set Back

A Set Back occurs when the upper part of a building is offset from the established building frontage line. A Set Back is usually required in order to minimise the building massing impact on the street level.

**Rear Elevation**

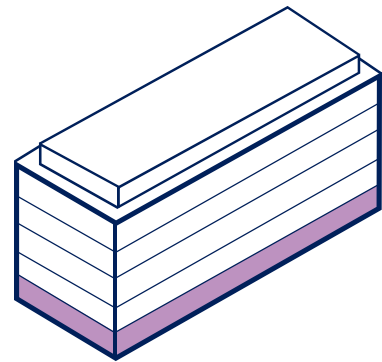
The rear face of a building. Also referred to as a "back" or "rear frontage".

Width of Building

The Width of a building is the horizontal distance from one side of the building to the other along a street, or in the case of terraced housing, party wall to party wall.

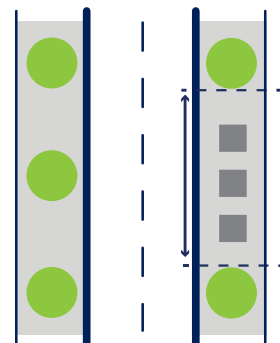
Building Base

The continuous elevation that is being expressed with common architectural themes along the street. Usually is being formed by a taller ground floor level, especially when non residential uses occur, and expresses regularity and rhythm.



URS

An underground communal refuse system which provides sustainable solution to the problem of recycling in high footfall areas and is located along the streetscapes in walking proximity from communal and private residential entrances.



RAVENSBURY ESTATE

DESIGN CODE

RAVENSBURY ESTATE
Outline Planning Application



CLARION
DOMESTIC GROUP

November 2017