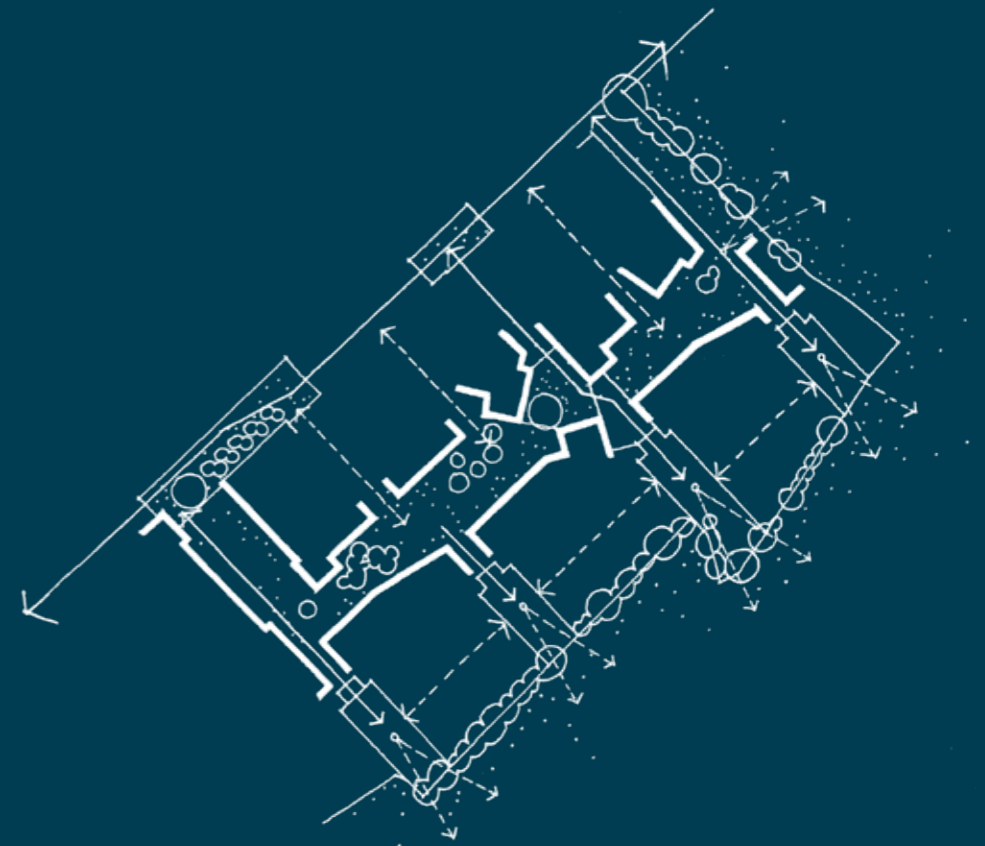


04

CHARACTER AREAS





ACACIA ROAD & MULHOLLAND CLOSE

4.1 LOCATION AND DESCRIPTION

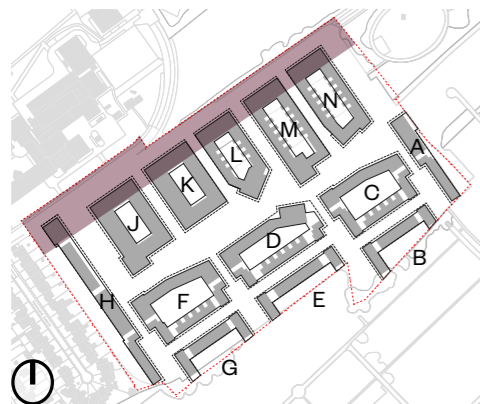
Acacia Road and Mulholland Close are arterial roads which link Eastfields into the wider neighbourhood. The roads are characterised by St. Mark's Church of England Academy and the BMX track and are the main routes to the train station and bus stops. This importance is realised through the robust design of this character area. Taller 5 to 7 storey buildings create a more defined street frontage, with strategically located public squares to enhance the quality of the public realm and allow for social gathering. These squares are adjacent to the entrance of the application site and St. Marks Academy, and adjoining the corner of the BMX track and the proposed north south Lanes. Non-residential development fronts onto Acacia Road and Mulholland Close to generate active street frontages and provide services and facilities for both the residents of Eastfields and the surrounding area.



Illustrative scheme- view of public square at the end of the Formal Entrance Green



Illustrative scheme- view of public square with shared surface with long view down towards the Sparks



Character Area Location Key

ACACIA ROAD & MULHOLLAND CLOSE

4.2 INDICATIVE LAYOUT

- Simple footprints to the blocks along Acacia Road and Mulholland Close should provide a defined edge.
- The two end blocks (H and N) should form important markers on the approach to the application site from the train station to the west and Woodstock Way from the east.
- Articulation to the building's façades and roofscapes help to break down the scale of the blocks and provide interest along the entire length of the street.
- Corners could be used to mark the 'gateways' into the Lanes that lead people into the site.
- An architecture of robustness could be achieved using reveals, openings and set-backs.
- A 2 storey plinth could be used to unify the buildings along Acacia Road and Mulholland Close.



Indicative block layout

Character Area Location Key

ACACIA ROAD & MULHOLLAND CLOSE

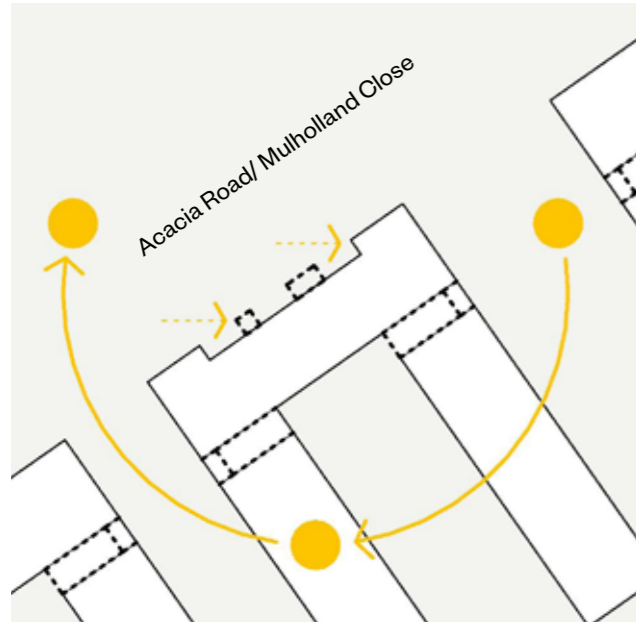


Diagram: Orientation

- Projected bays/ winter gardens/ set backs could be used to capture the evening sun from the west.

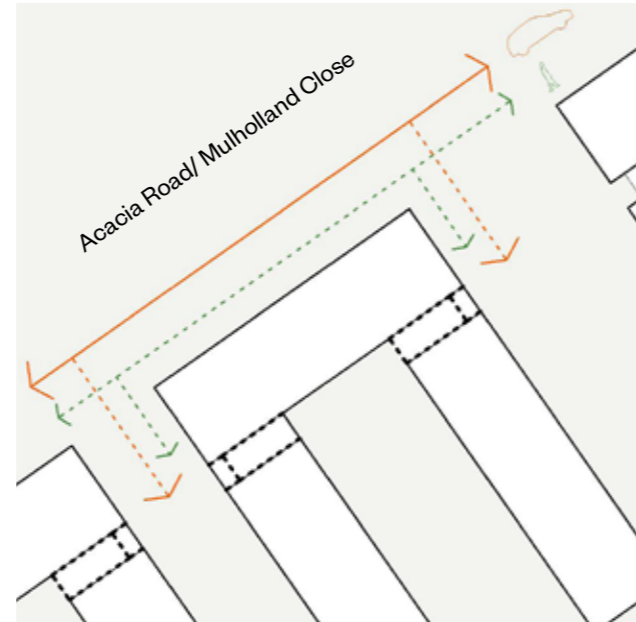


Diagram: Movement

- Two-way vehicle through route along Acacia Road / Mulholland Close.
- Lighter vehicle movement along the Lanes.



Diagram: Access

- Access to ground floor units brings activity to street.
- Paired car access with neighbouring blocks to restrict cars to fewer roads.
- Upper floor units accessed from courtyard side.



Diagram: Aspect

- Projecting bays/ winter gardens/ set backs could be used to maximise views out from the north west façades.
- Ends of blocks have dual aspect and are ideal for the larger units.

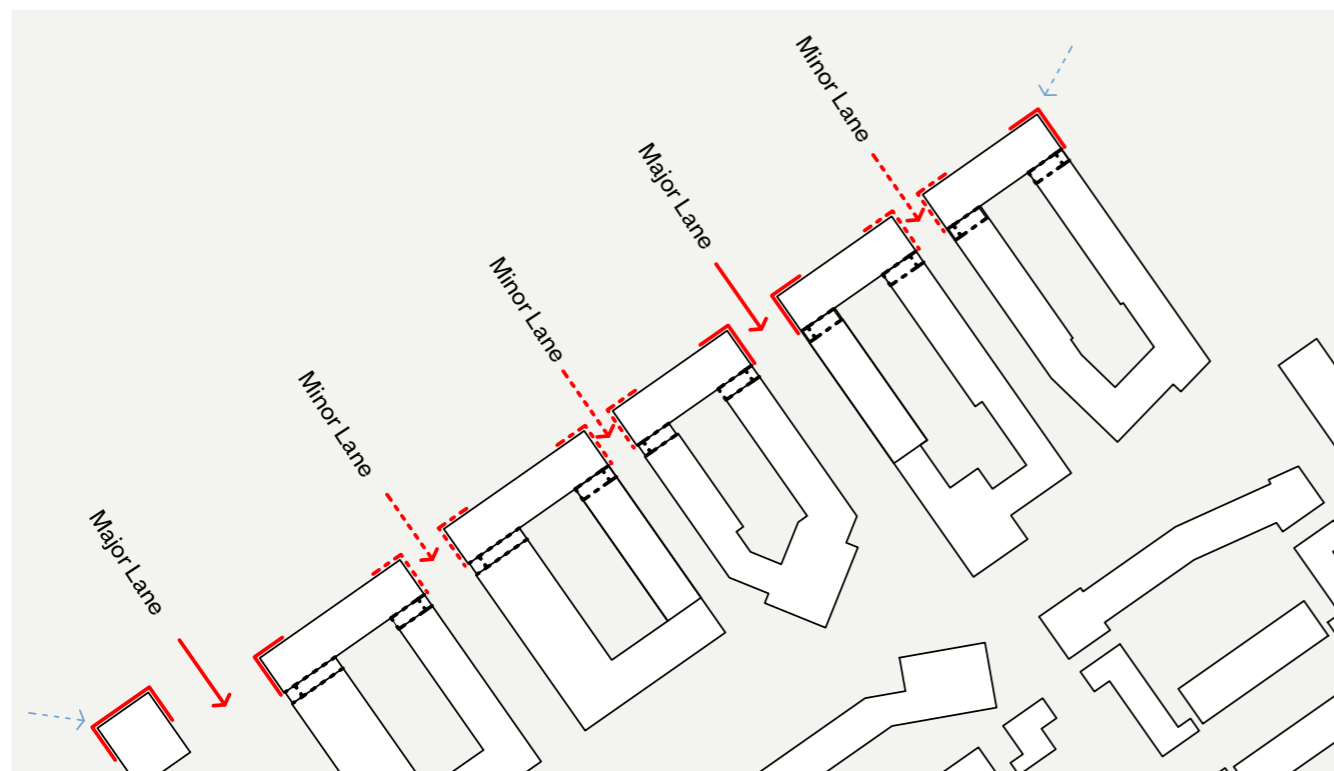


Diagram: Corners

- Strong corners mark gateways into site.
- End blocks should become important markers and landmarks on approach to site.

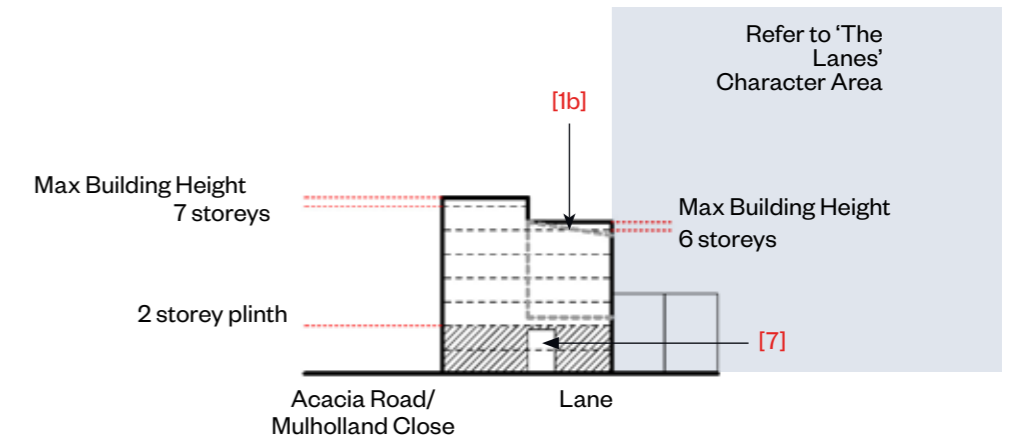
ACACIA ROAD & MULHOLLAND CLOSE

4.3 SCALE AND MASSING

- Building's scale and mass could be broken down with careful articulation of the facade and roofscape, using set backs, recessed [1a] façades and variations in height. [1b]
- Two storey plinth gives order and human scale to the street. It is an architectural element that could be used to tie the different character areas together. [2]
- Strong corners create gateways into the site. [3]
- Scale rises to mark gateways into major Lanes. [4]
- Scale drops to mark gateways into minor Lanes. [5]
- Block L1, M1 and N1 accommodates the transition between scale of Mulholland Close blocks and the town houses to the Lanes. [6]
- Articulated entrances have a scale and design appropriate to their function. [7]

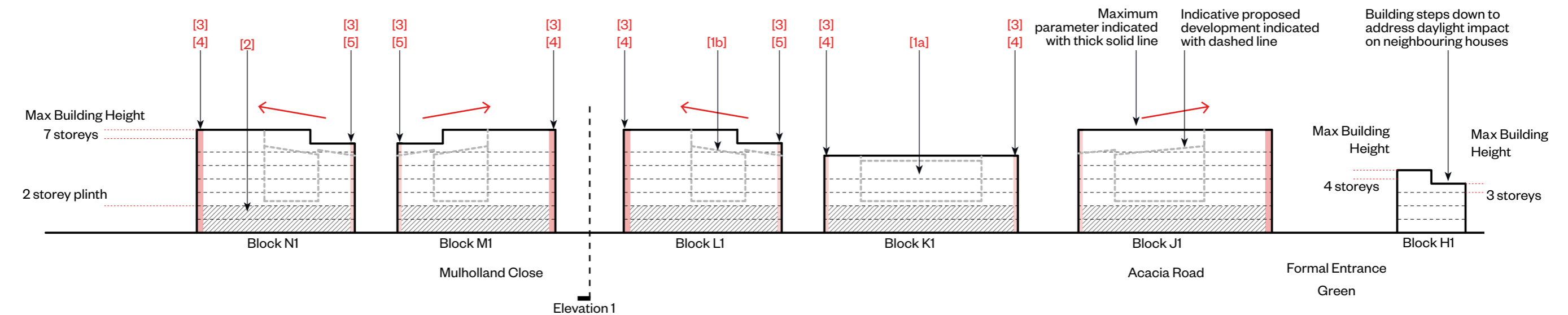
4.4 BUILT FORM

- The illustrative scheme utilises architecture that requires articulation. This could include using double height openings, deep recesses and set-backs using a simple, complementary palette of materials.
- Projected bays and winter gardens used to capture sunlight and views, particularly to north west façades.
- Façades that extend up to form parapets and terrace guarding would minimise the amount of secondary materials to maintain the architectural aesthetic.
- Recessed balconies to be kept to the areas of building that are not set back to maintain sufficient depths in building plans.
- Cantilevered balconies utilised on recessed sections of the facade as a way of capturing important views and sunlight, particularly on north-west and north-east façades.



Elevation 1 - along an indicative wide Lane

- Blocks L1/ M1/ and N1 to accommodate transition to 3 storey townhouses or 4 storey flatted blocks along the Lanes.



Elevation 2 - along Acacia Road & Mulholland Close

ACACIA ROAD & MULHOLLAND CLOSE



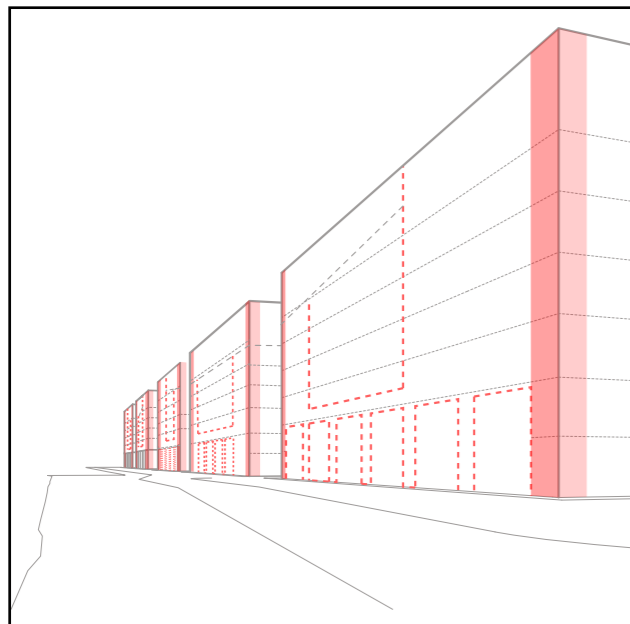
Built Form Precedent 3: inset and recessed balconies



Precedent: variation in roof heights and strong corners at entrances

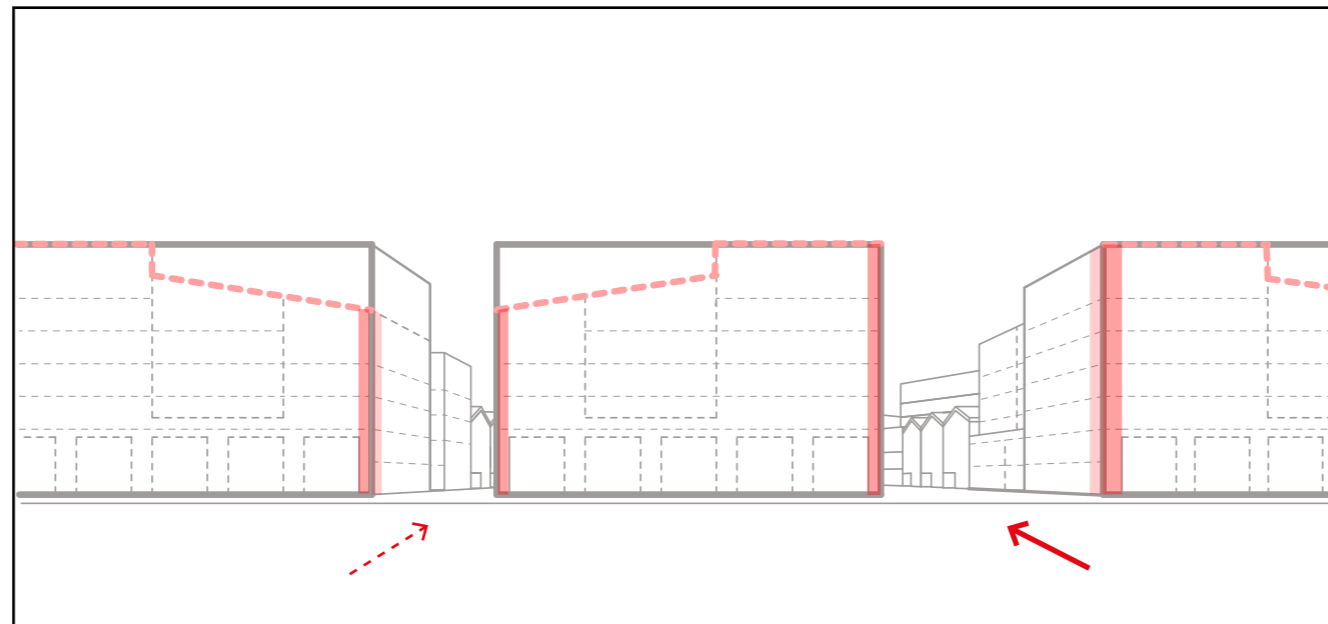


Precedent: landmark corners to blocks help to create key markers



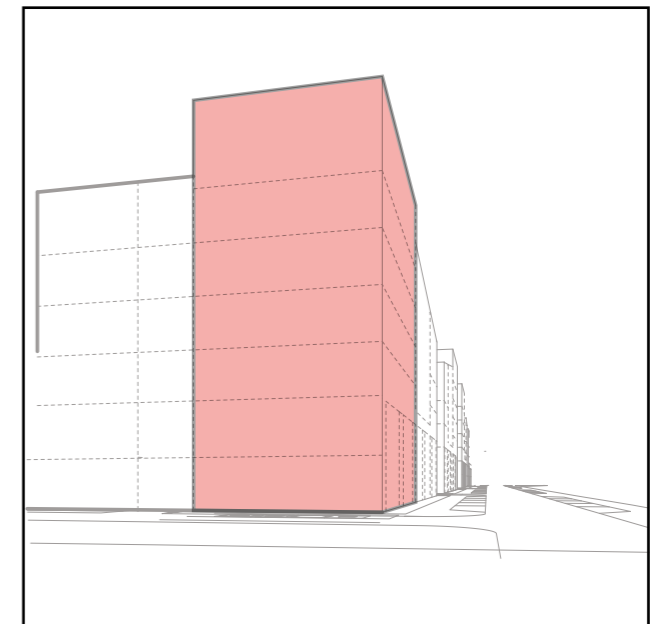
Street view: along Acacia Road

- Two storey base with double height openings could give an order to the street.
- Set backs and openings in façade could be used to give the buildings depth and robustness.



Street view: illustrating gateways into site

- Strong corners mark gateways into site.
- Variation in roof heights sets up order to wide and narrow Lane entrances.



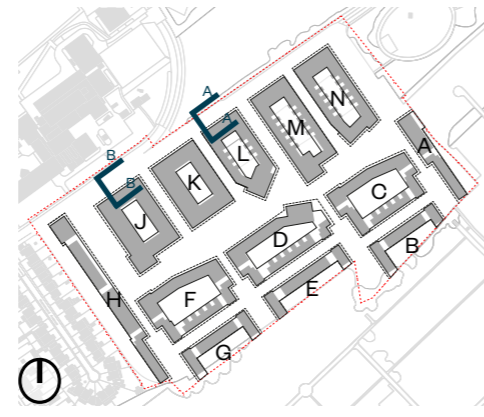
Street view: Landmarks on approach

- Building either end of Acacia Road and Mulholland Close are important markers/ landmarks on the approach to the site.

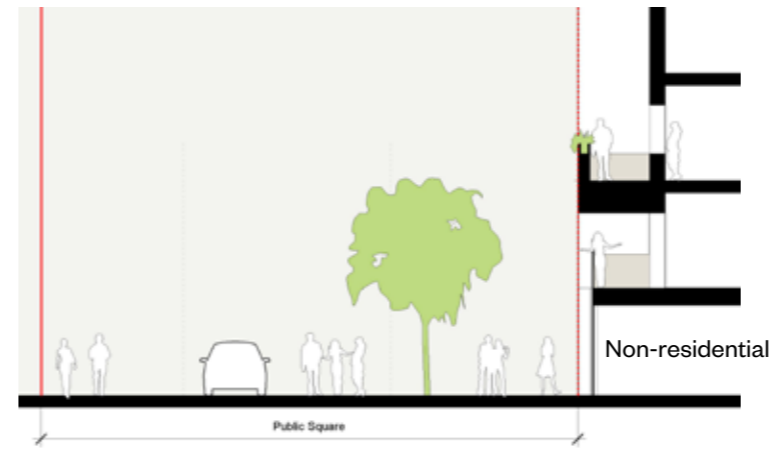
ACACIA ROAD & MULHOLLAND CLOSE

4.5 STREETScape CHARACTER

- Street consists of pavements either side of parallel parking bays between trees, with privacy thresholds to the ground floor units.
- Two public squares mark gateways into the application site and assist with traffic calming.
- Individual entrances to ground floor homes and commercial units give activity to street.
- Activity should be brought closer to street level with the use of terraces and balconies at the lower levels.



Location Key



Section AA: Indicative section of ground floor commercial potential interface with street

- Non-residential use to ground floor with opportunities to utilise the public square.
- Terraces and balconies bring activity to the street.

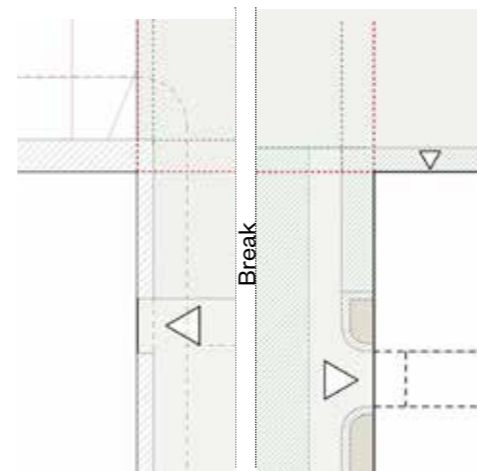


Section BB: Indicative section of ground floor maisonette potential interface with street

- Maisonettes to ground floor gives privacy to dwellings facing Mulholland Close.
- Habitable rooms could bring activity to street side.

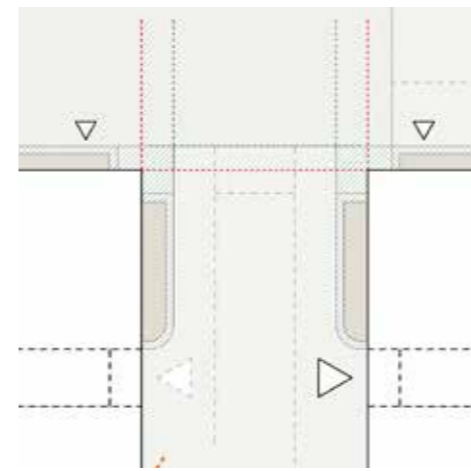
KEY FOR GROUND CONDITION DIAGRAMS

- Privacy extent (max. development zone)
- - - Plot extent
- ▷ Communal Entrance
- ▷ Alternative/ Additional Communal Entrance
- ▷ Private Entrance
- Vehicular Entrance
- Public Square
- Planted / Paved Threshold Strip
- Semi-private Amenity Space
- Planter/ screen to provide privacy to ground floor units



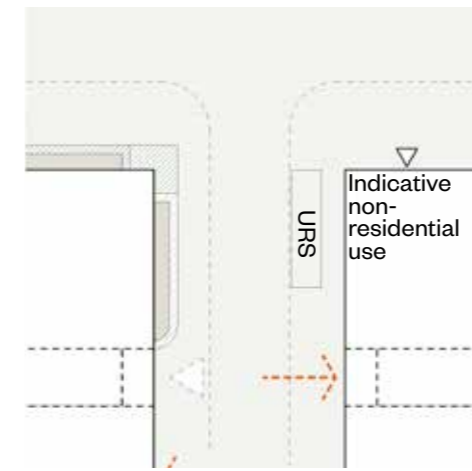
Building to Ground Condition 1 - Gateway to Formal Entrance Green

- Privacy screening/ thresholds must be an integral part of articulating the entrances.



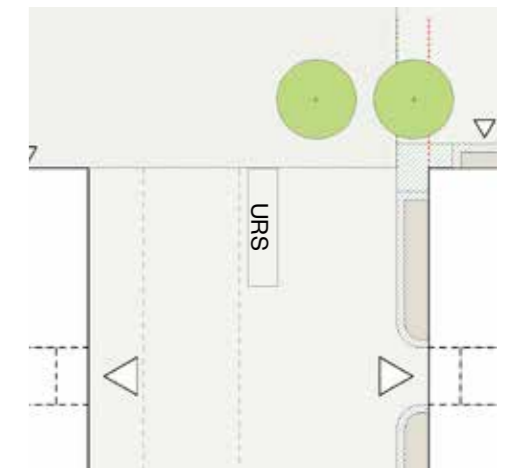
Building to Ground Condition 2 - Gateway to indicative 14m wide Lane

- Privacy screening must be pulled back to maintain strong building corners.



Building to Ground Condition 3 - Gateway to indicative 10m wide Lane off ground floor.

- Access to possible commercial unit at ground floor. Commercial unit could be located block L.



Building to Ground Condition 4 - Entrance to indicative 16m wide Lane leading to the Sparks.

ACACIA ROAD & MULHOLLAND CLOSE



Streetscape precedent 1: Tree lined street with parking



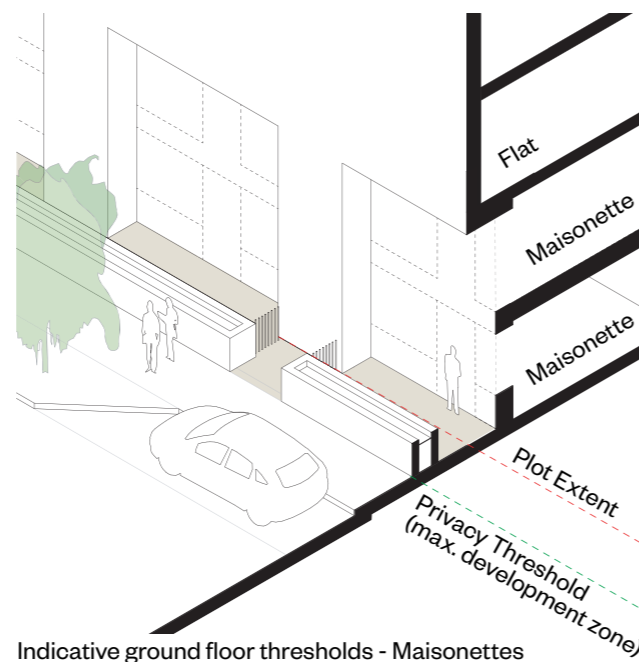
Streetscape precedent 2: expressed two storey plinth



Streetscape precedent 3: Non-residential front and floor above as composed elevation

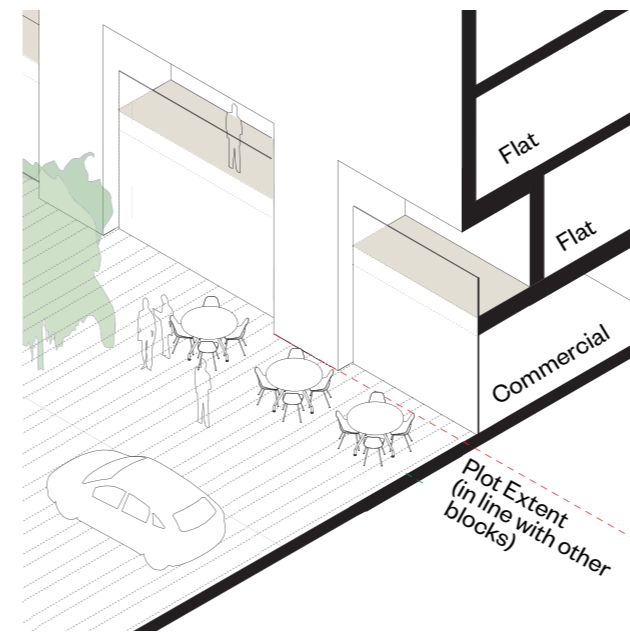


Streetscape precedent 4: privacy threshold to maisonette



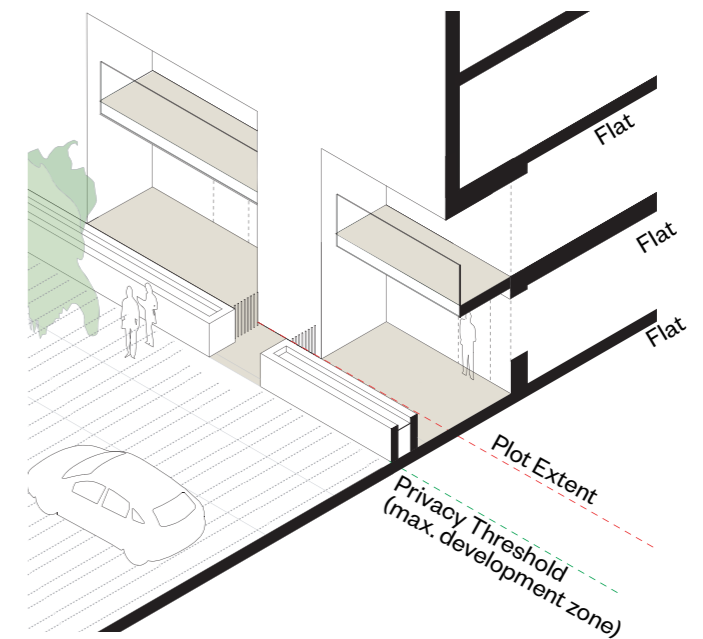
Indicative ground floor thresholds - Maisonettes

- Double height opening accommodates maisonette.
- Celebrate entrance to individual units.
- Potential for paired entrances to privacy thresholds to encourage social interaction.



Indicative ground floor thresholds - Non-residential

- Double height opening accommodates both commercial and additional private space to the flat.
- Commercial use has potential to spill out onto public square.



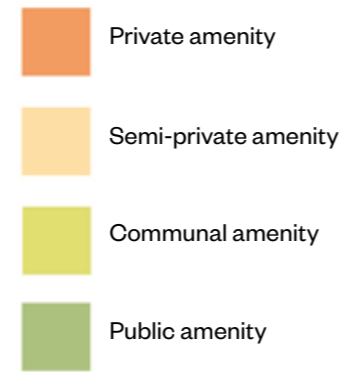
Indicative ground floor thresholds - Flats

- Double height opening accommodates 2 flats.

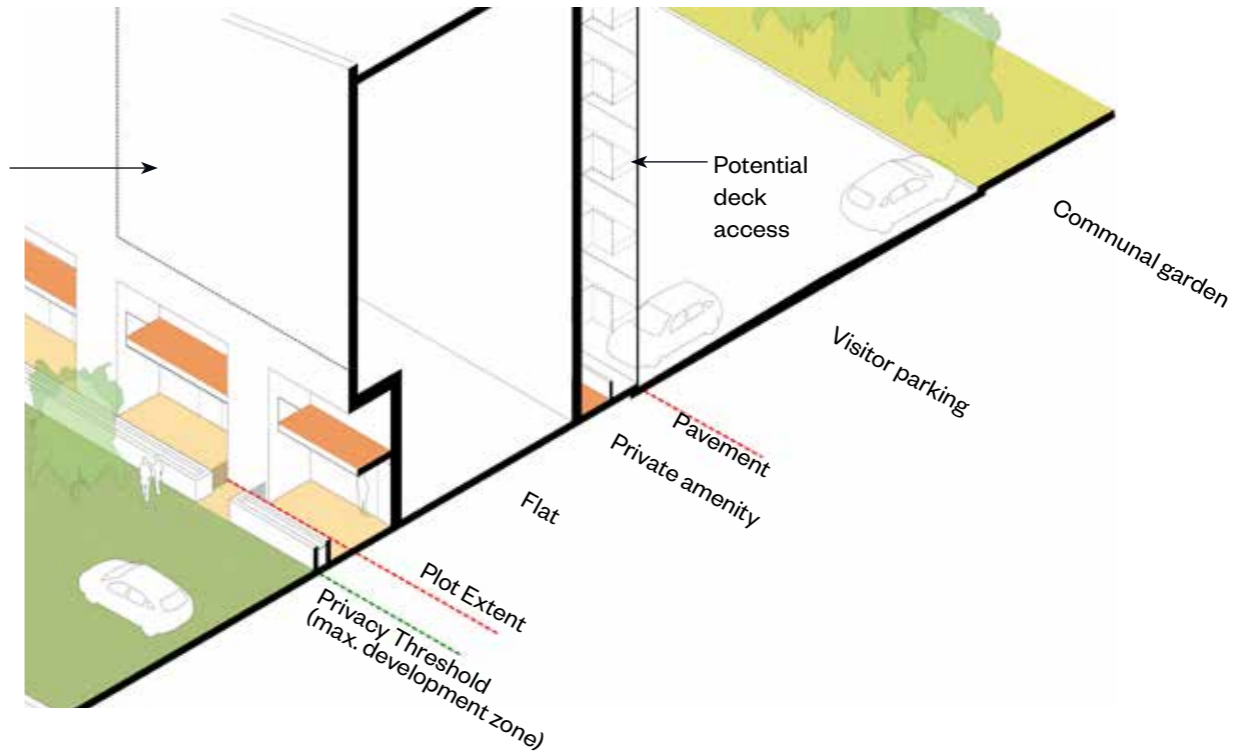
ACACIA ROAD & MULHOLLAND CLOSE

4.6 PRIVATE AND COMMUNAL AMENITY SPACE

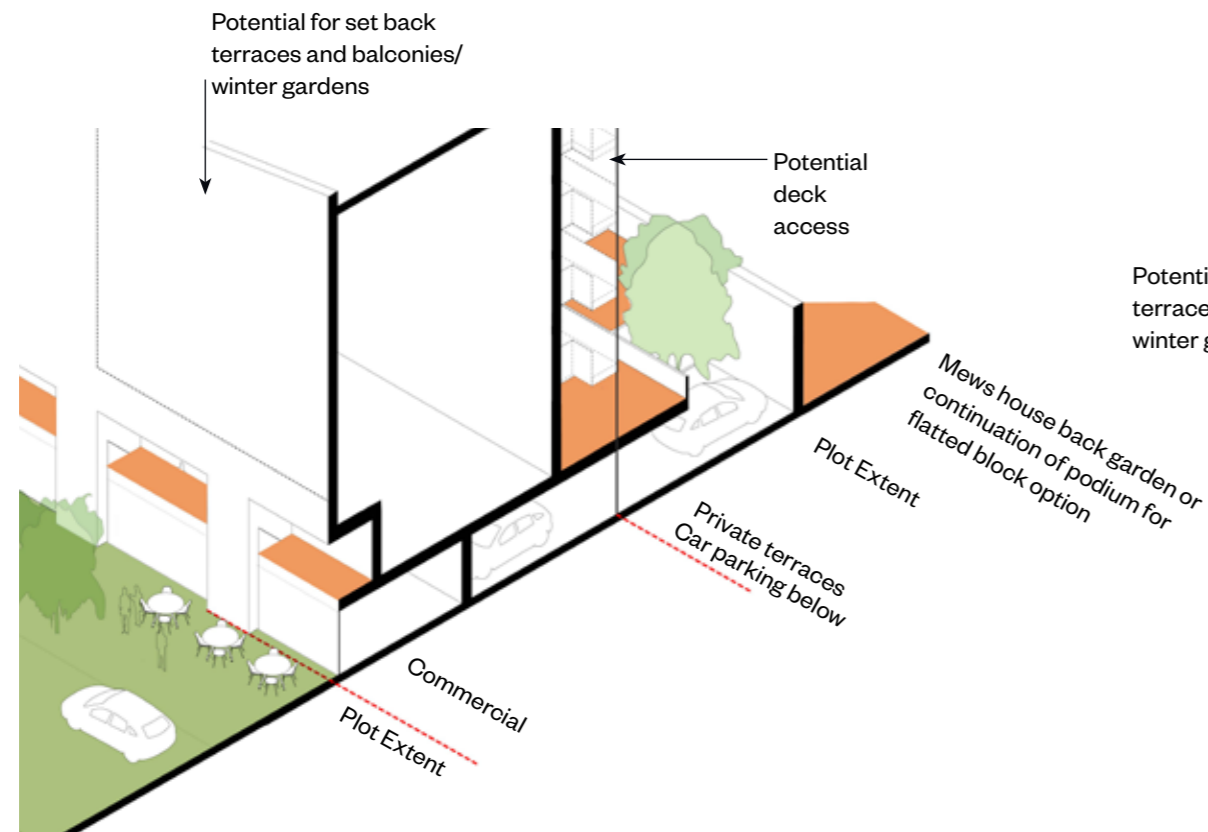
- Two public squares are located at the gateway to the Formal Entrance Green and the existing St. Mark's Academy, and at the head of the route that leads to the Sparks.
- Privacy thresholds to be provided for ground floor maisonettes and flats that face onto Acacia Road/ Mulholland Close.
- Paired entrances to ground floor units to encourage social interaction.
- Where blocks have podiums above car parking they should accommodate private gardens to the first floor level units.



Potential for set back terraces and balconies/ winter gardens

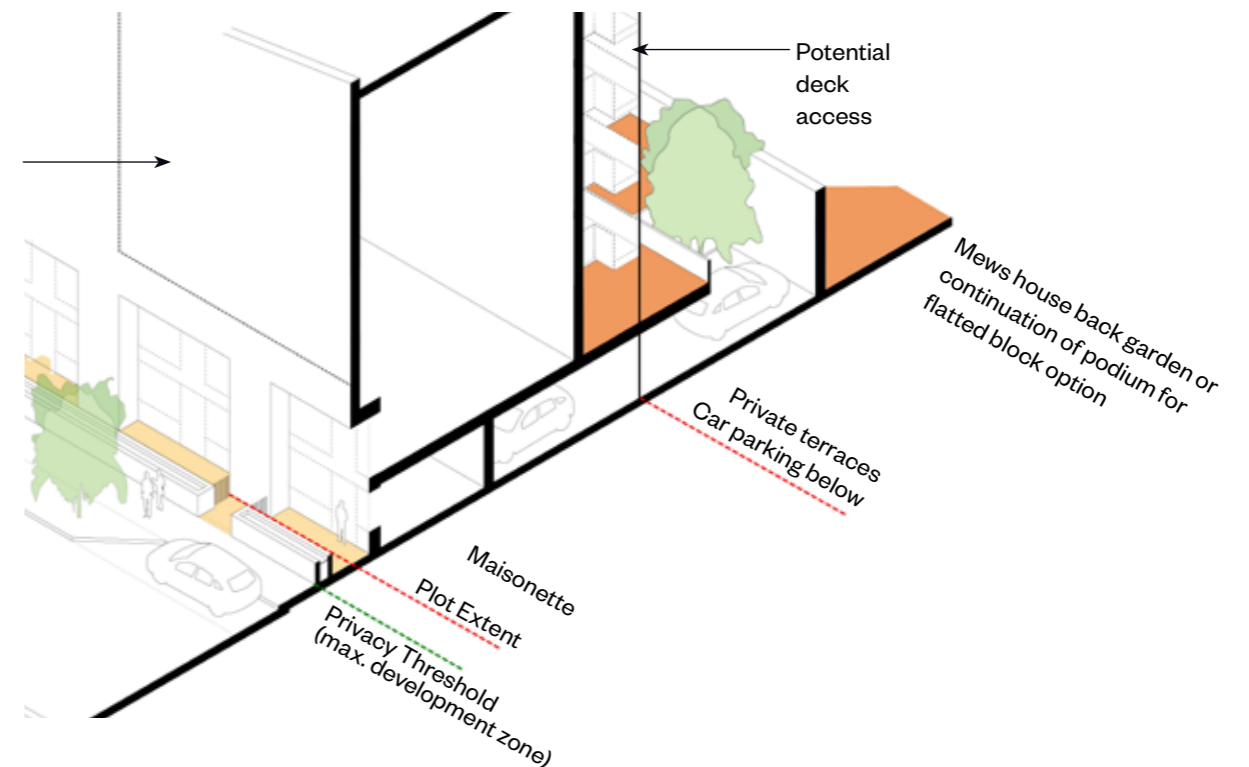


Indicative section illustrating potential amenity spaces - Flats to ground floor



Indicative section illustrating potential amenity spaces - Commercial to ground floor

Potential for set back terraces and balconies / winter gardens



Indicative section illustrating potential amenity spaces -Maisonettes to ground floor

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THE LANES

4.7 LOCATION AND DESCRIPTION

The Lanes are intimate streets which join Acacia Road and Mulholland Close and allow access into the site. The Lanes do not act as a primary thoroughfare for vehicle movement. They are important physical connections for pedestrians and cyclists linking Acacia Road and Mulholland Close with the Central Linear Park, and they create strong visual connections into the neighbourhood.

The Lanes have been developed to create informal, landscaped narrow cul-de-sac or Mews streets. Each Lane is unique and characterised by a different combination of housing typologies. For example, the 10m wide Lane at the east of the neighbourhood is lined with three storey houses or four storey flatted blocks. This contrasts with the 14m wide Lane to the west of the neighbourhood which divides the two flatted blocks.



Illustrative scheme-view looking down indicative 10m wide narrow Lane



Illustrative scheme- view looking down Formal Entrance Green



Character Area Location Key

THE LANES

4.8 INDICATIVE LAYOUT

- The Lanes are predominately pedestrian and cycle routes that link Acacia Road and Mulholland Close with the Central Linear Park.
- The character of each Lane differs slightly in width, function and housing typology that fronts each edge.
- The 10m wide Lanes should be similar to a traditional London Mews. 3 storey houses or 4 storey flatted blocks line a street with shared surface and planting to provide defensible space at the ground floor. Projecting bays could be used to provide longer views along the Lane.
- The slightly wider 14m Lane between blocks J and K is lined with flats either side. The extra width could allow for private gardens to the ground floor flats.
- The 16m wide Lane that leads to the Sparks is lined with 3 storey houses on each side. Alternatively, 4 storey flatted blocks could line the Lane on either side. Public landscaped areas that give places for people to pause along this central route could be introduced.
- The widest Lane is the Formal Entrance Green that runs down to the end of the Central Linear Park. The route acts as a transition between the more car dominant Acacia Road and the pedestrian Park. The formal landscaped space accommodates the transition between the differing scales of the higher J1 and J2 blocks and the houses.
- The Lanes provide relief to Acacia Road and Mulholland Close by framing long views to the Central Linear Park.
- A calm rhythm to the buildings could be created by articulation to the roof line and façade.



THE LANES

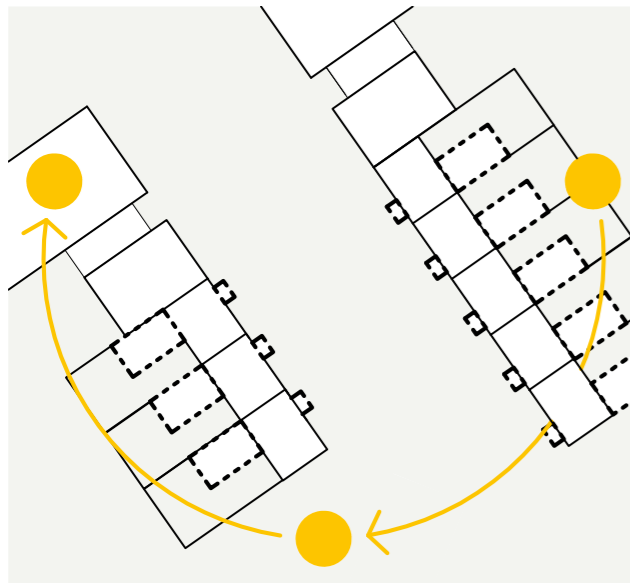


Diagram: Orientation (Houses)

- Private 1st floor terraces projecting into back gardens enjoy sun at different times of day.
- Projecting bay windows allow houses to benefit from sunlight throughout the day.

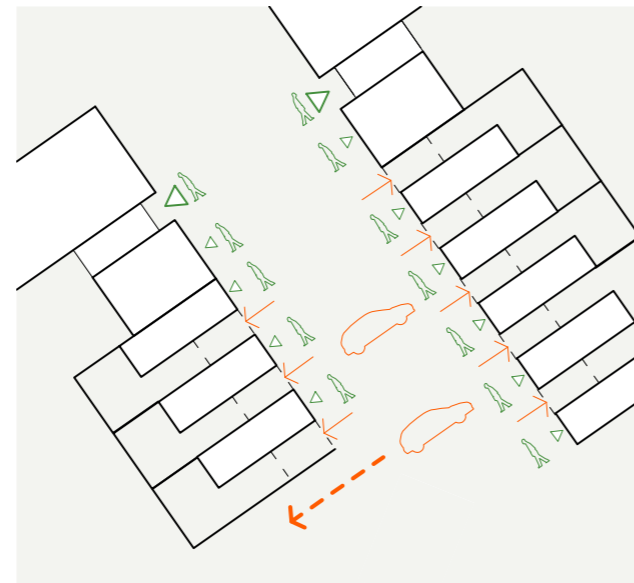


Diagram: Access (Houses)

- Individual entrances to houses give activity to street.
- Houses can have in-built parking in the form of car-ports.

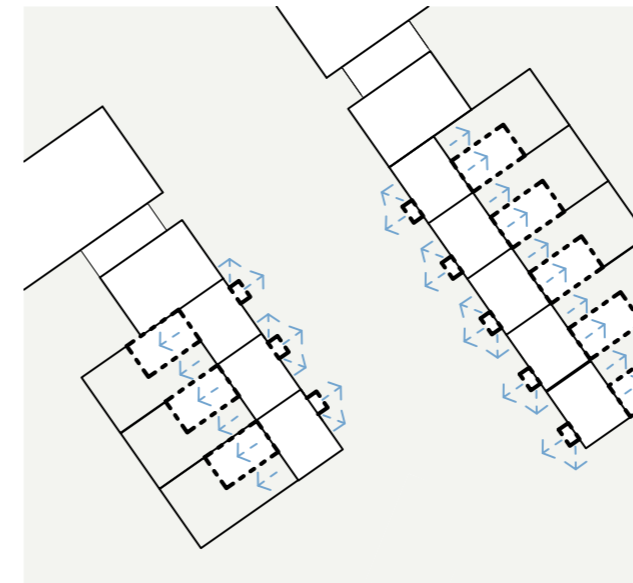


Diagram: Aspect (Houses)

- Dual aspect to houses.
- Projecting bays give views along street.



Diagram: Orientation (Flats)

- Potential for sunny terraces created by setting back blocks above 1st floor level.



Diagram: Access (Flats)

- Ground floor units accessed from street.
- Communal entrance to upper floors.

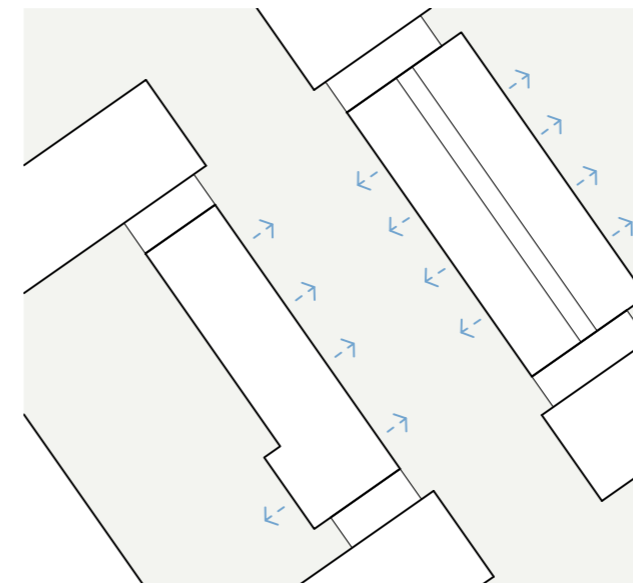


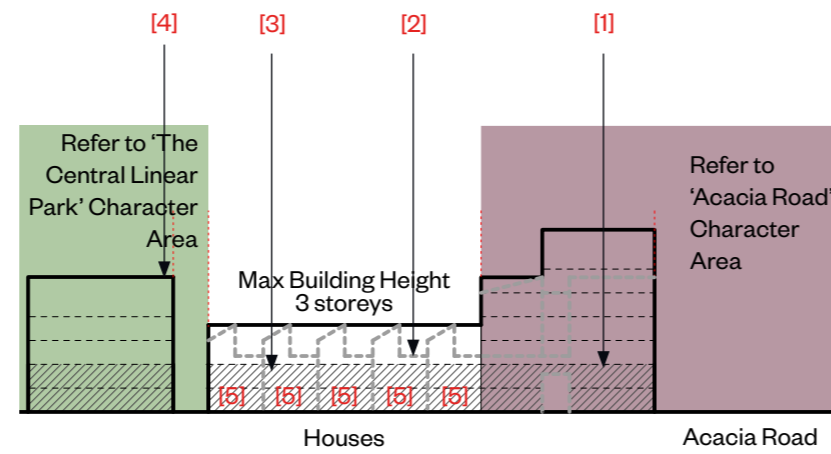
Diagram: Aspect (Flats)

- Set backs maximise distance between facing flats.
- The layout will allow for the provision of a mix of single and dual aspect accommodation.

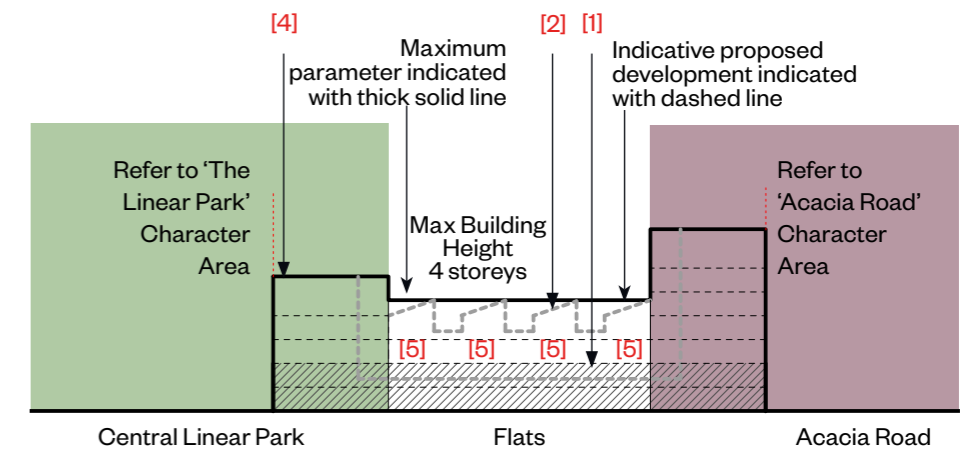
THE LANES

4.9 SCALE AND MASSING

- Plinth used to break down the mass to a scale appropriate to the differing widths of the Lanes. [1]
- Articulations to the top storeys would reduce the impression of the overall scale. [2]
- The buildings at the ends frame views out of the Lanes, particularly towards the Central Linear Park and should be of an appropriate scale and mass to achieve this. [4]
- A regular rhythm to the façades brings a calmness to the Lanes. [5]



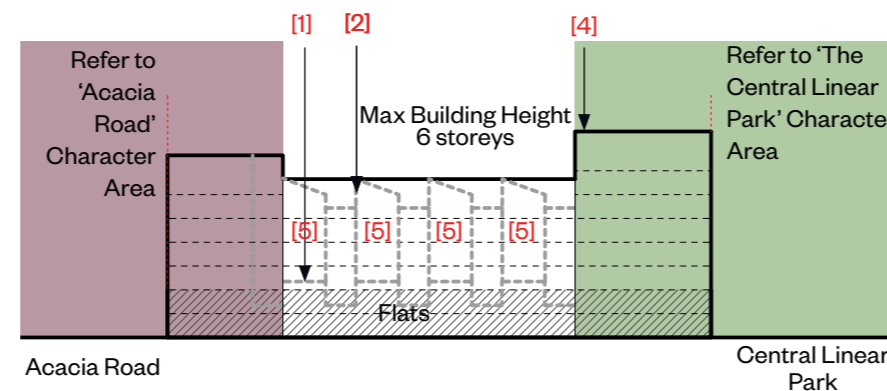
Elevation 1 - along indicative minor 12m Lane



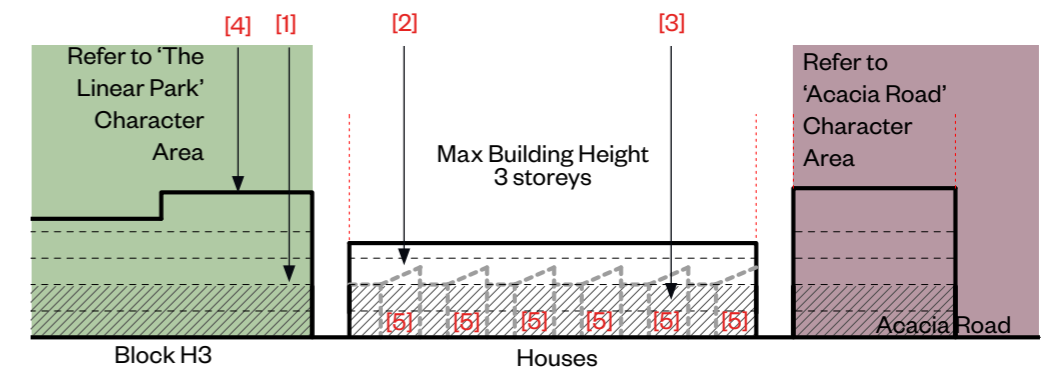
Elevation 3 - Along Flatted Lane

4.10 BUILT FORM

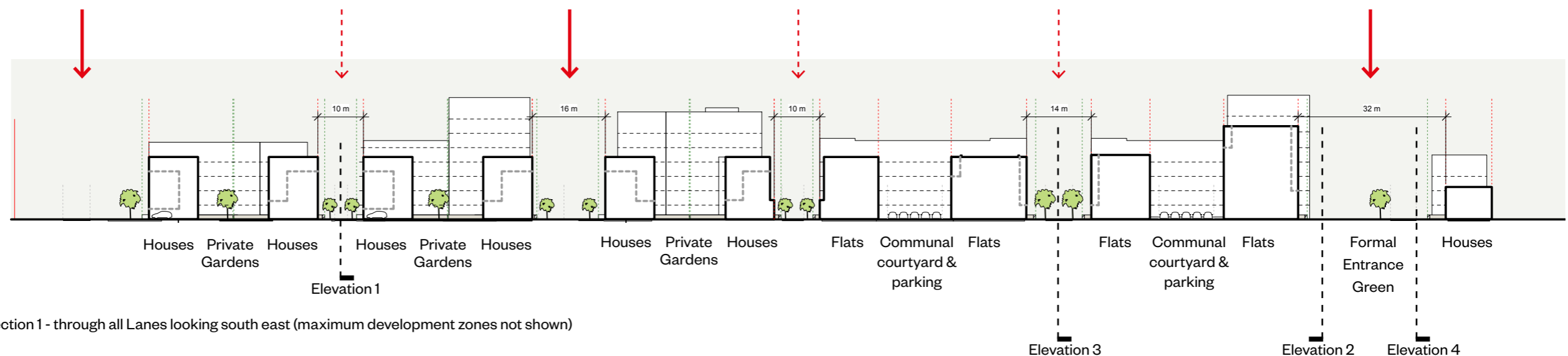
- Building form should have a consistent and regular order to set up a calm rhythm along each Lane.
- Elevations could include projecting bay windows to capture light and give long views along the length of the Lanes. [3]



Elevation 2 - along Formal Entrance Green (facing Flatted block)



Elevation 4 - along Formal Entrance Green (facing Flats)



Section 1 - through all Lanes looking south east (maximum development zones not shown)

THE LANES



Precedent: Mews expressed as individual units through articulation, garages and/or carports



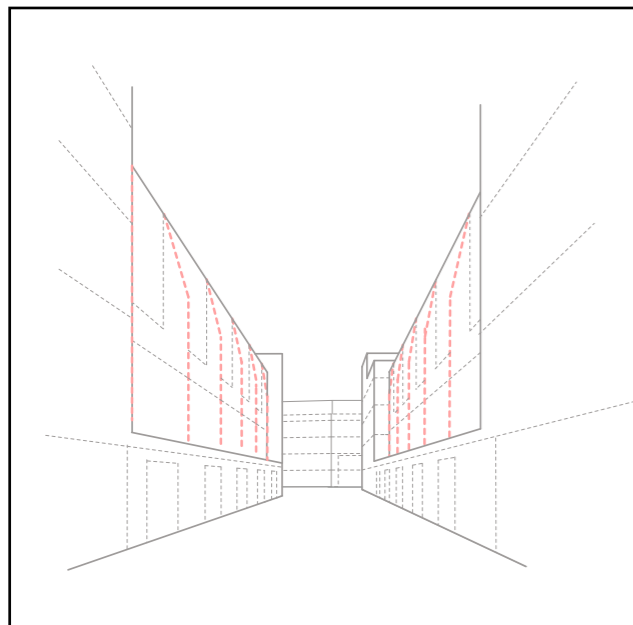
Precedent: Mews individually expressed with articulations in the facade and entrances



Precedent: Entrance with privacy thresholds

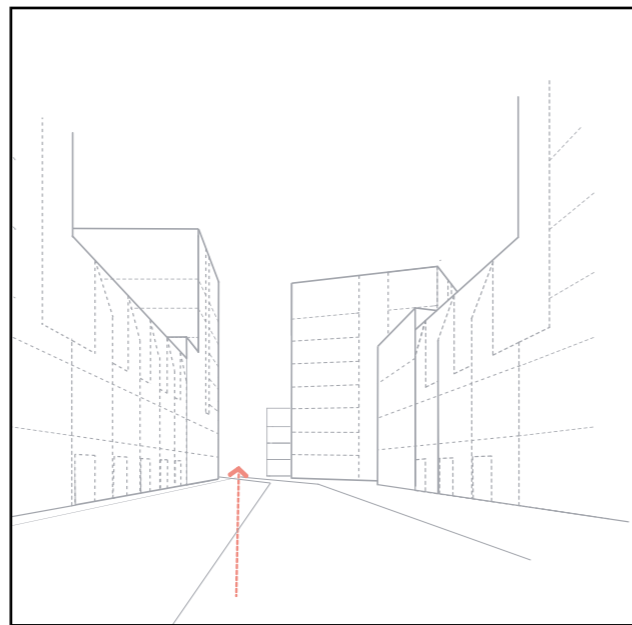


Precedent: 4 storey buildings with recessed openings for balconies/ terraces



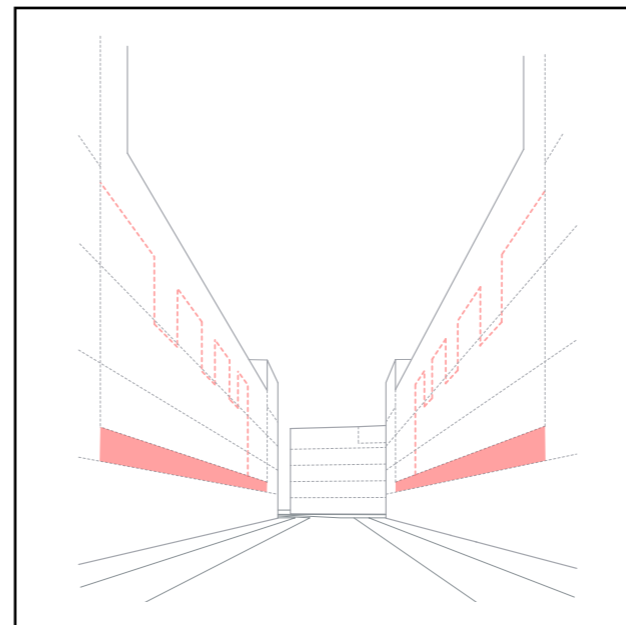
Street view: along indicative 10m Lane

- Intimate Lanes where the building façades and roofscapes are articulated to set up a regular rhythm.
- For the 10m wide Lanes a setback should be created to 1st floor upwards to visually widen the Lane. The plinth that is created could be used to create a terrace that would bring activity to the street. This is optional for the wider Lanes.



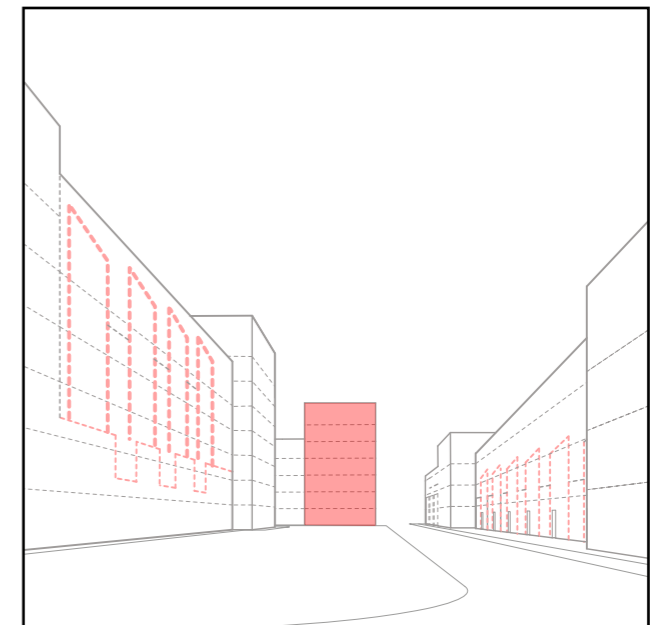
Street view: along central route to Sparks

- Lane frames a long view south, out towards the cemetery.



Street view: along flattened Lane

- Buildings façades and roofscapes articulated to set up a regular rhythm.
- For the 10m wide Lanes a setback to the 1st floor upwards to visually widen the Lane. The plinth that is created could be used to create a terrace that would bring activity to the street. This is optional for the wider Lanes.



Street view: along Formal Entrance Green

- Building façades and roofscapes articulated to set up a regular rhythm.
- Marker buildings at the end of long views help to orientate people and provide wayfinding.

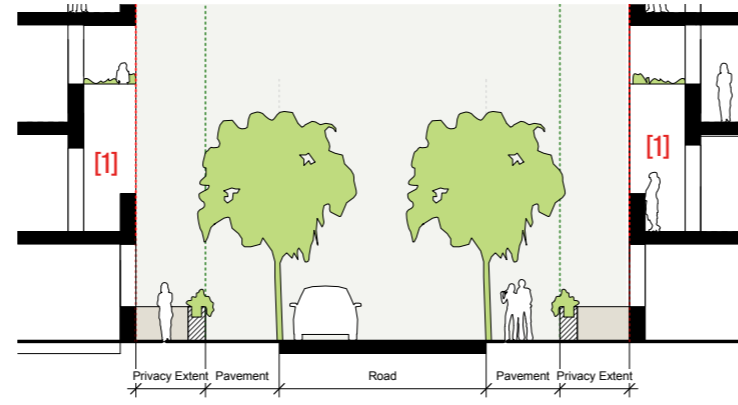
THE LANES

4.11 STREETScape CHARACTER

- Pedestrian dominance promoted through the landscape and building design.
- Activity brought closer to street level through the use of terraces and balconies at the lower levels. [1]
- Projecting bays bring activity to street. [2]

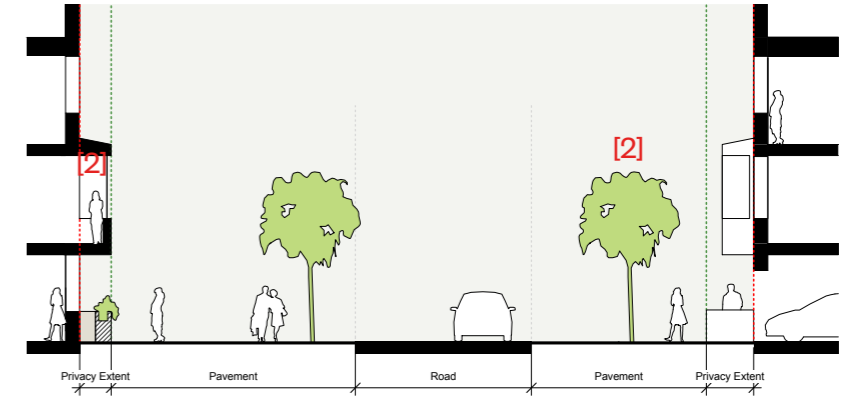


Location Key

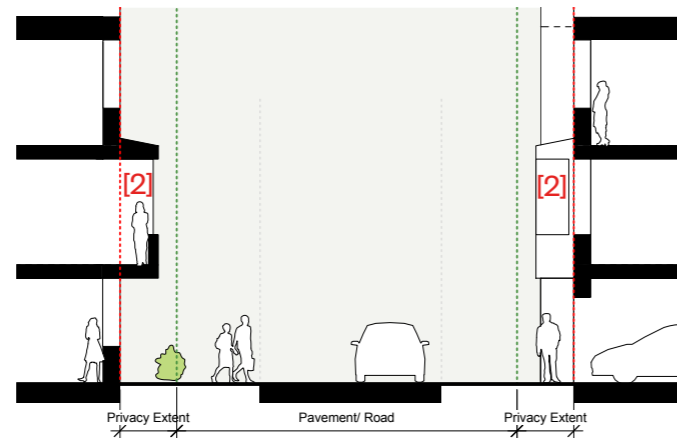


Street Section AA - through indicative 14m wide flatted Lane

- Set backs increase distance and privacy between facing flats.
- Terraces and balconies bring activity to street.

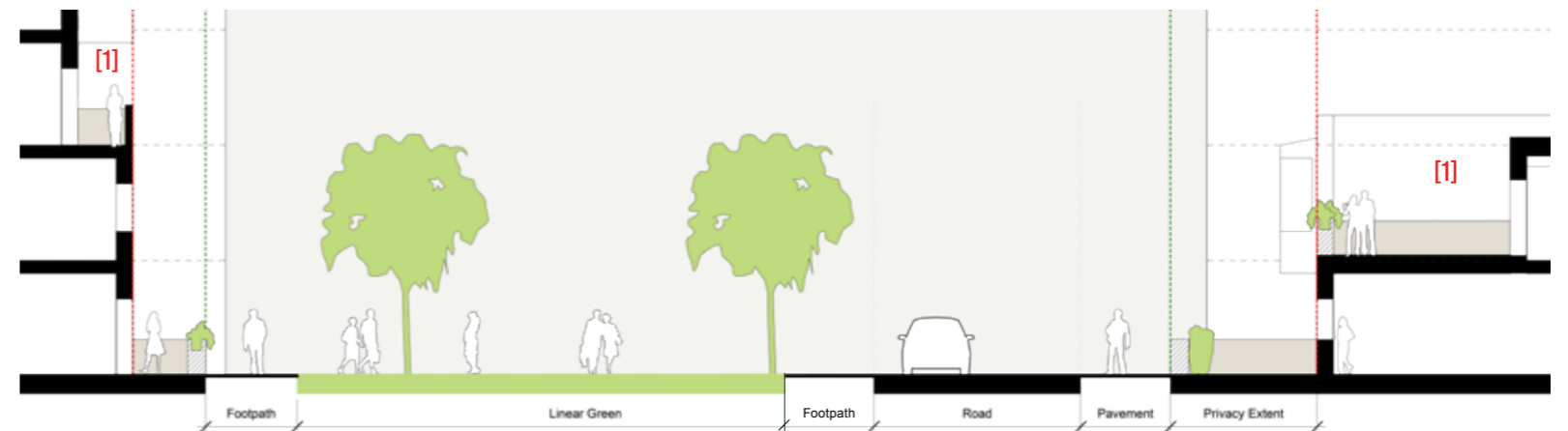


Street Section BB - through central major Lane leading to Sparks



Street Section CC - through indicative 10m Lane

- Projecting bays bring activity to street



Street Section DD - through Formal Entrance Green

THE LANES



Streetscape Precedent 1 - Buildings of varying height lining a public route



Streetscape Precedent 2 - Buildings of varying height lining a public route



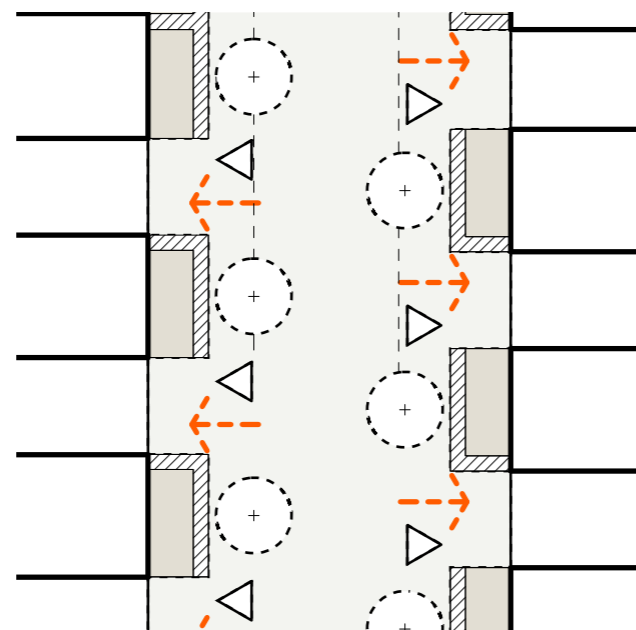
Streetscape Precedent 3 - Buildings with private front gardens, responding to a public route with cantilevered balconies



Streetscape Precedent 4: typical London Mews

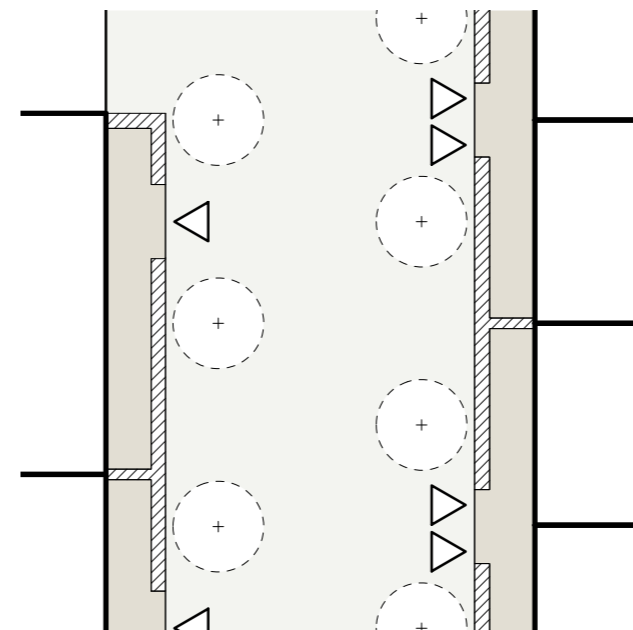
KEY FOR GROUND CONDITION DIAGRAMS

- Privacy extent (max. development zone)
- Plot extent
- Communal Entrance
- Alternative/ Additional Communal Entrance
- Private Entrance
- Vehicular Entrance
- Public Square
- Planted / Paved Threshold Strip
- Semi-private Amenity Space
- Planter/ screen to provide privacy to ground floor units



Example plan of Lane - House to House condition

- Staggered entrances used to increase privacy between opposite houses.



Example plan of Lane - Flat to Flat condition

- Entrance to the units located so that there is a logic to the landscape.

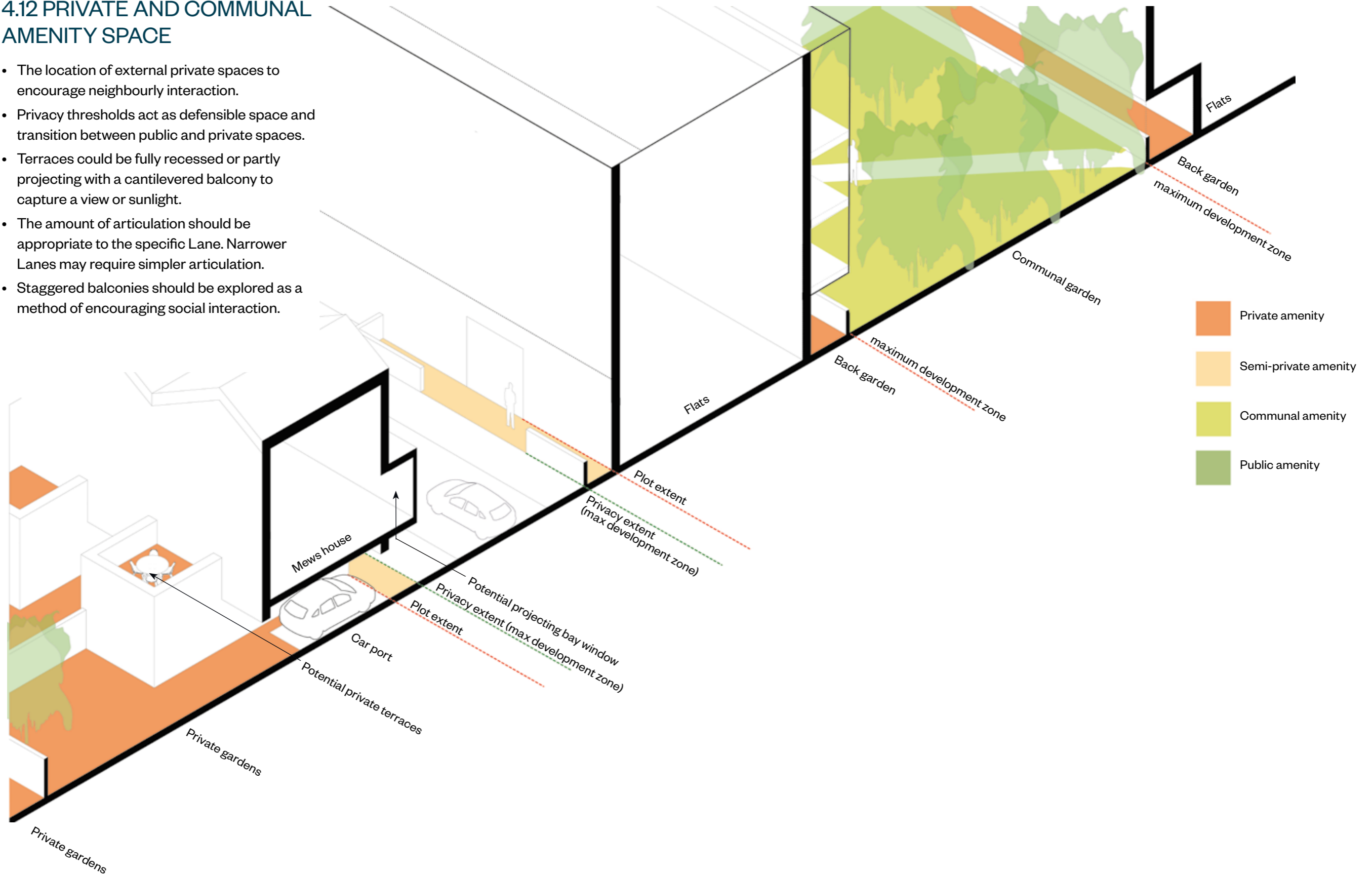


Streetscape Precedent 5: Articulated roof form with setbacks in frontage

THE LANES

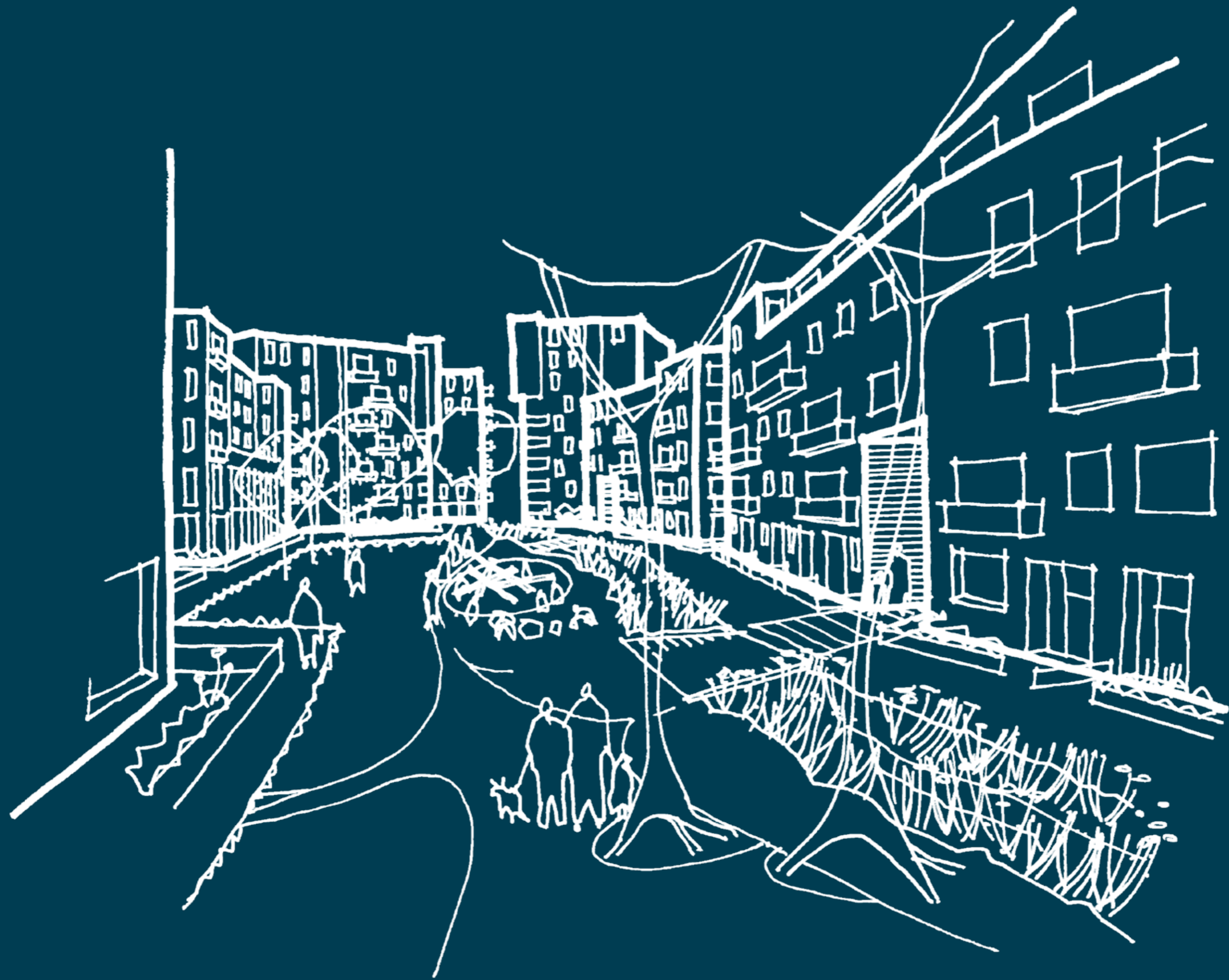
4.12 PRIVATE AND COMMUNAL AMENITY SPACE

- The location of external private spaces to encourage neighbourly interaction.
- Privacy thresholds act as defensible space and transition between public and private spaces.
- Terraces could be fully recessed or partly projecting with a cantilevered balcony to capture a view or sunlight.
- The amount of articulation should be appropriate to the specific Lane. Narrower Lanes may require simpler articulation.
- Staggered balconies should be explored as a method of encouraging social interaction.



Indicative section illustrating potential amenity spaces - example shows Lane with both houses and flats

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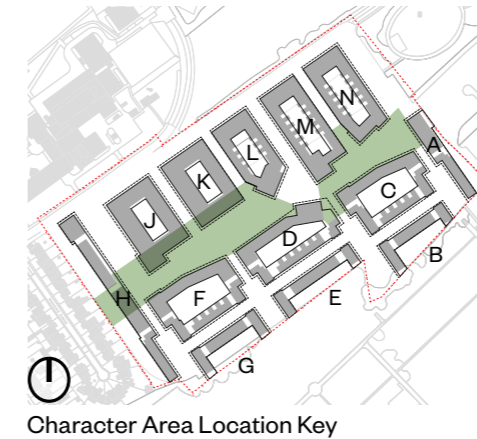
THE CENTRAL LINEAR PARK

4.13 LOCATION AND DESCRIPTION

The buildings which form an edge to the Central Linear Park are typically 5 storeys in height and could include recessed upper floors and set backs to give articulation to the façade. The buildings to the southern edge of the Central Linear Park have active frontages with two storey openings where entrances add definition to the built form. The breaks provide visual links and green connections from the Central Linear Park to the semi-private communal courtyards. The Central Linear Park changes in width as you move through it from west to east, notably narrowing on approach to the Sparks and Central Square. This expansion and contraction of space helps to define the different areas that make up the Central Linear Park and the thresholds that bridge these spaces.

Visions for the Area:

- The Central Linear Park is divided in two by the Sparks. A visual connection between the two parts maintains connectivity.
- The Central Linear Park will be a major connection through the middle of the site. It will also be a space to pause, relax, dwell and play. The landscape and buildings should reflect this.
- The building's façades should respond to the landscape and could be considered an extension of the landscape.
- The buildings should 'contain' the space. Careful articulation of the building's corners at 'entrances' and 'exits' to the park is crucial to ensure 'containment' is maintained whilst creating thresholds to adjacent spaces.
- The Central Linear Park offers long wide views along its length. The building façades are a major element of this space.



Illustrative Scheme- view of 2 storey gap in south Central Linear Park building providing visual connection between the Central Linear Park and semi-private courtyards



Illustrative scheme- view along the Central Linear Park (looking west) showing how the design of the buildings address the landscape and become an 'extension' of the park

THE CENTRAL LINEAR PARK

4.14 INDICATIVE LAYOUT

- The architecture of the buildings that line the park focuses on landscape and its orientation and designs that capture views and sunlight. This could be achieved by projecting bays and balconies/ terraces. The building façades are an integral part of the park.
- The heights increase at specific points to create landmarks to the end of vistas.
- The block to the south of the park could have larger scale openings at ground level providing a visual connection between the park and the communal landscape/ parking courts. These would also articulate the long blocks at park level.



THE CENTRAL LINEAR PARK

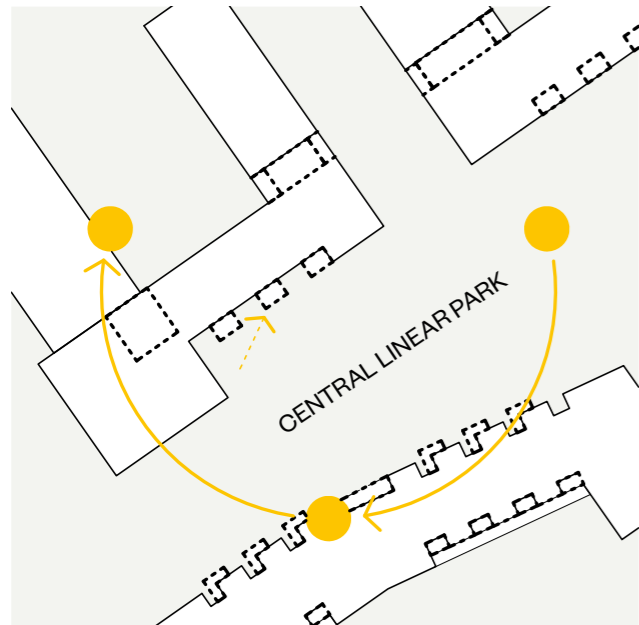


Diagram: Orientation (Buildings north of Park)

- Projecting balconies and setbacks could allow flats to benefit from south-west sun.

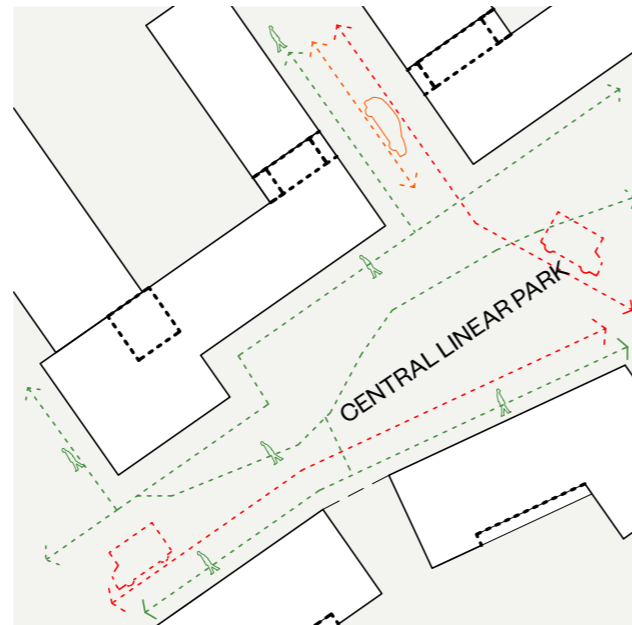


Diagram: Movement (Buildings north of Park)

- The Central Linear Park is predominantly pedestrianised, with access for emergency and refuse vehicles.



Diagram: Access (Buildings north of Park)

- Ground floor flats accessed individually from park side.
- Upper flats entered through communal entrance.

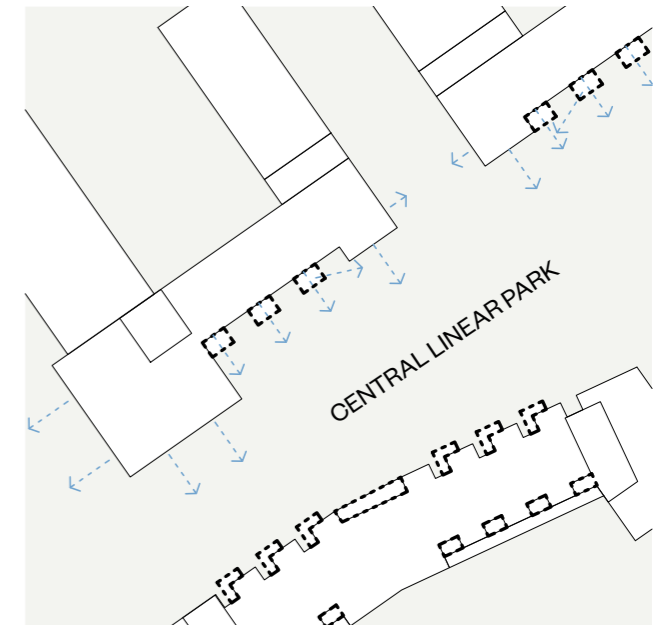


Diagram: Aspect (Buildings north of the Central Linear Park)

- Corners and end of blocks have dual aspect and are ideal for the larger units.
- Projecting balconies could be used to offer long views along the park.

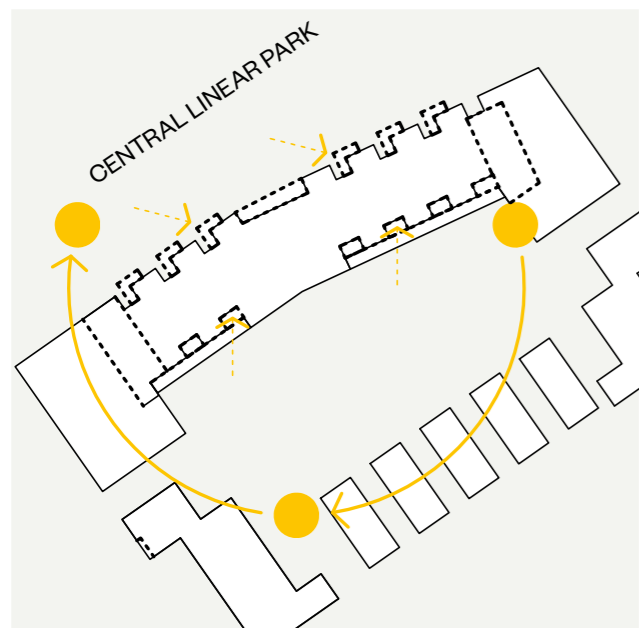


Diagram: Orientation (Buildings to south of the Central Linear Park)

- Projecting bays / balconies/ winter gardens/ set backs could be used to capture evening sun from west.
- Offset deck access could potentially provide additional daylight from the south.

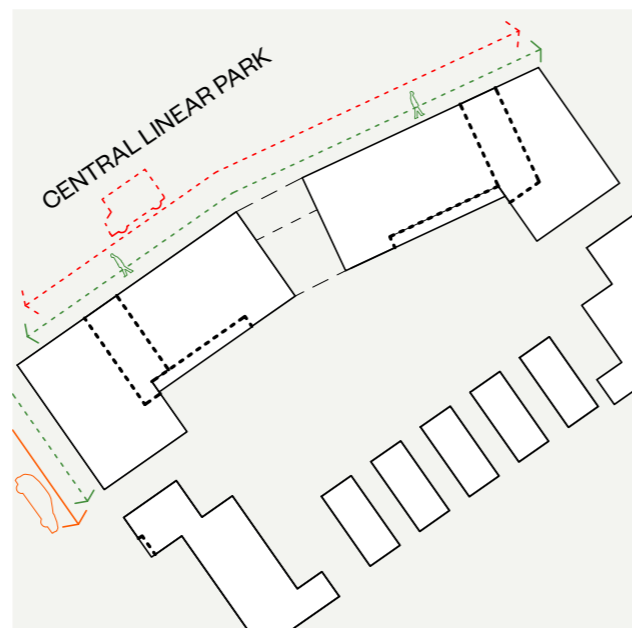


Diagram: Movement (Buildings to south of the Central Linear Park)

- Emergency and refuse access only along south edge of the Central Linear Park.

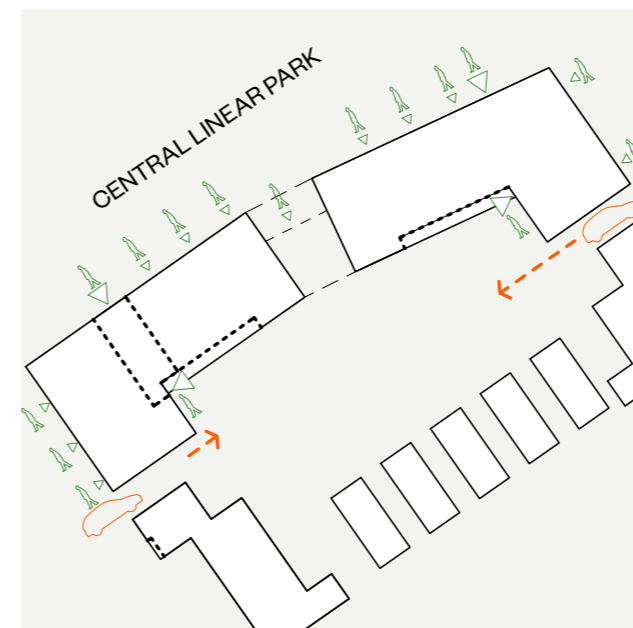


Diagram: Access (Buildings to south of the Central Linear Park)

- Individual ground floor flats access brings activity to the park side.
- Upper flats entered through communal entrance from park side.
- Parking courtyard entered from the Belvedere

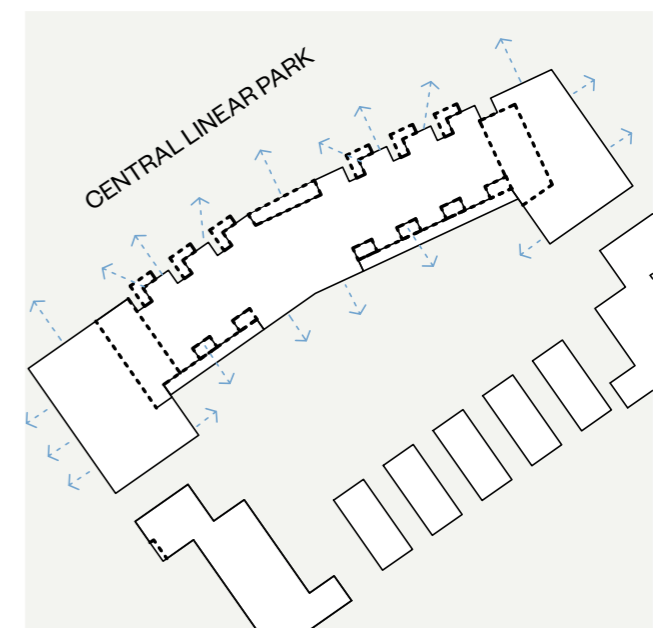


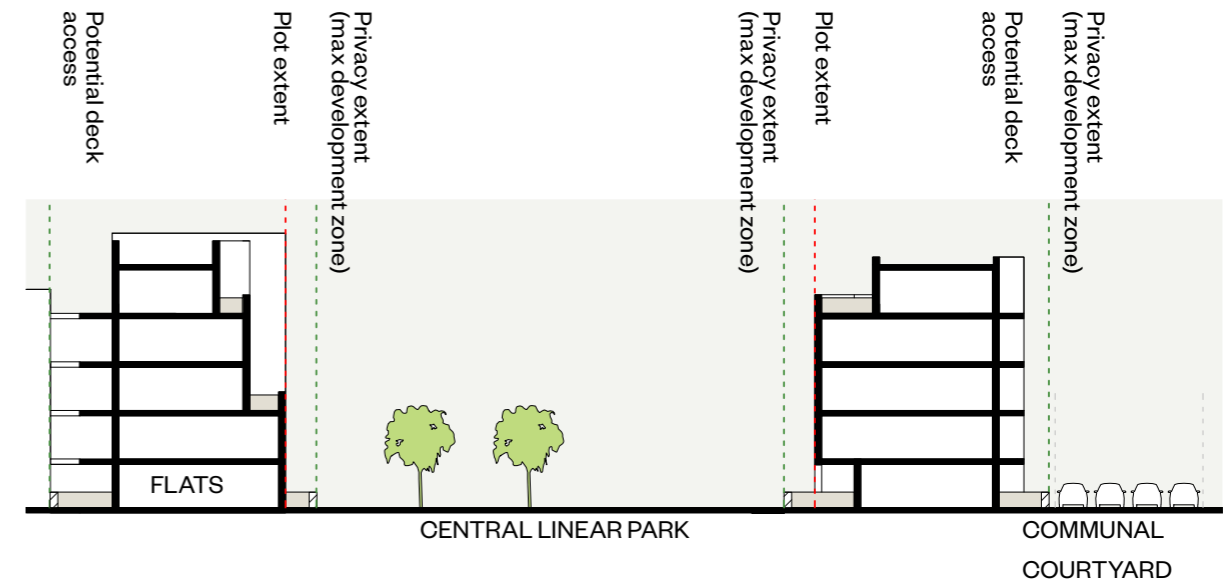
Diagram: Aspect (Buildings to south of the Central Linear Park)

- Bay windows/ winter gardens could be used to offer long views along the park.
- Corners and end of blocks have dual aspect.
- Offset deck access could potentially provide additional aspect to the south.

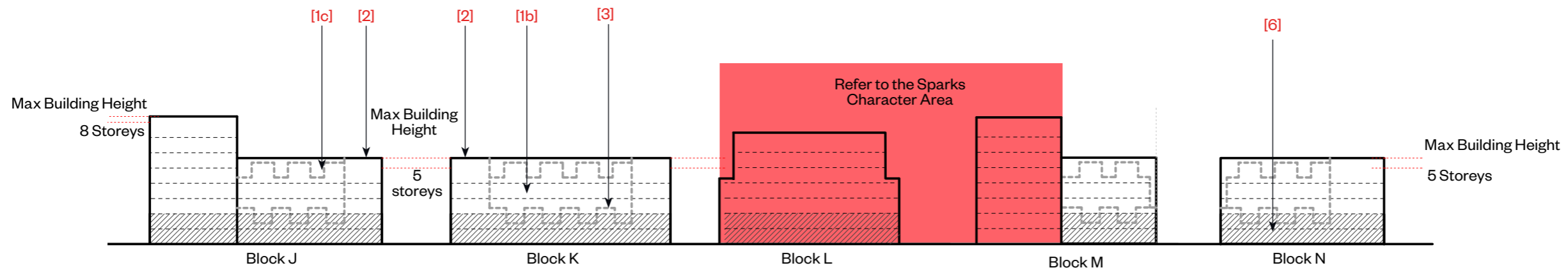
THE CENTRAL LINEAR PARK

4.15 SCALE AND MASSING

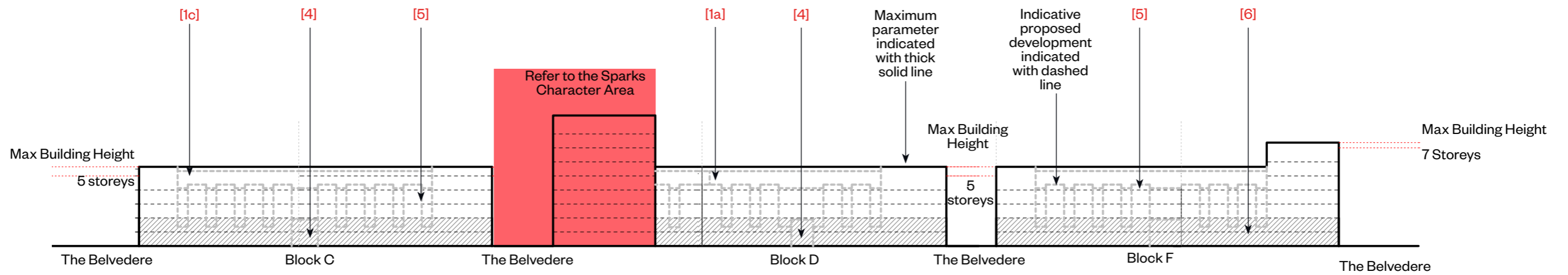
- Building's scale and mass could be broken down with careful articulation of the facade and roofscape, using set back floors [1a], recessed [1b] façades and variations in height. [1c]
- Ends of blocks should be strong to form 'bookends' and mark entrances to other routes. [2]
- The articulation of the plinth could provide terraces that bring activity close to the park level. [3]
- Large scale opening could provide visual connections from the Central Linear Park through to the communal residential courtyards. [4]
- Projected bay windows/ balconies/ winter gardens could be used to capture more sunlight and provide views along the park. [5]
- Entrances, both individual and communal, to be located to bring activity to the park side. [6]



Section 1- through blocks J and F



Elevation 1 - along Northern edge of the Central Linear Park



Elevation 2 - along Southern edge of the Central Linear Park

THE CENTRAL LINEAR PARK



Scale and massing precedent 1: 5 storey buildings fronting onto amenity space

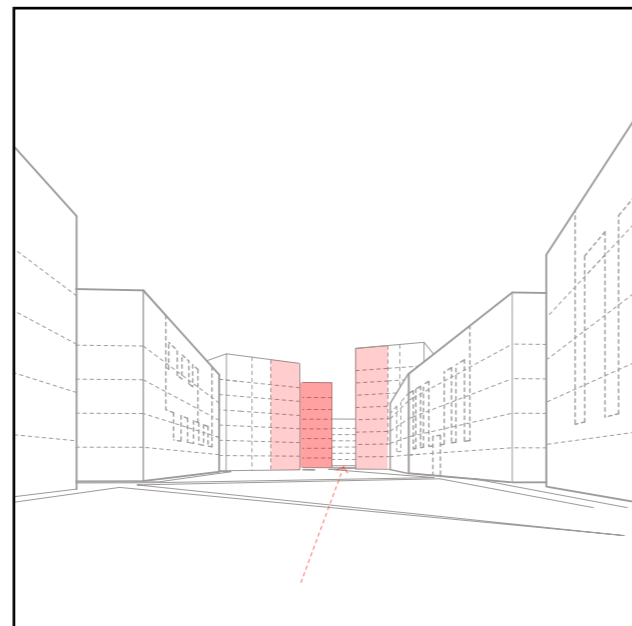


Scale and massing precedent 2,3 & 4: two storey 'gateway' through blocks offers glimpses into courtyards beyond



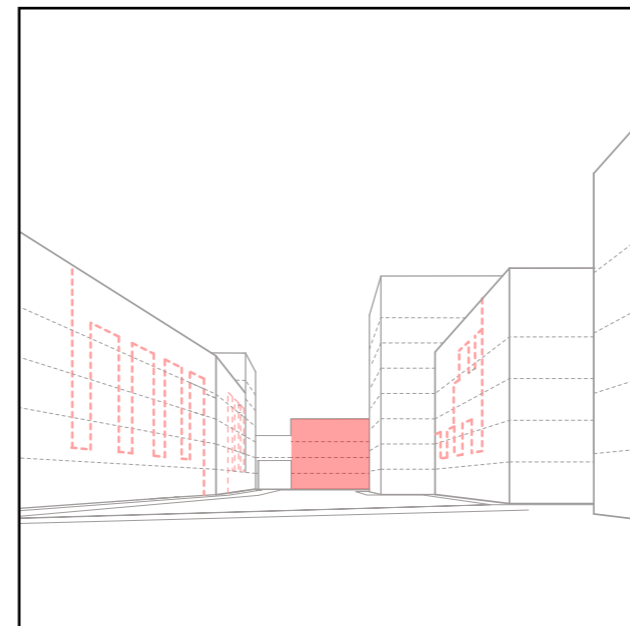
4.16 BUILT FORM

- Projecting bays and balconies capture light and views along the Central Linear Park.
- Façades to extend up to form parapets and terrace guarding to minimise the amount of secondary materials.



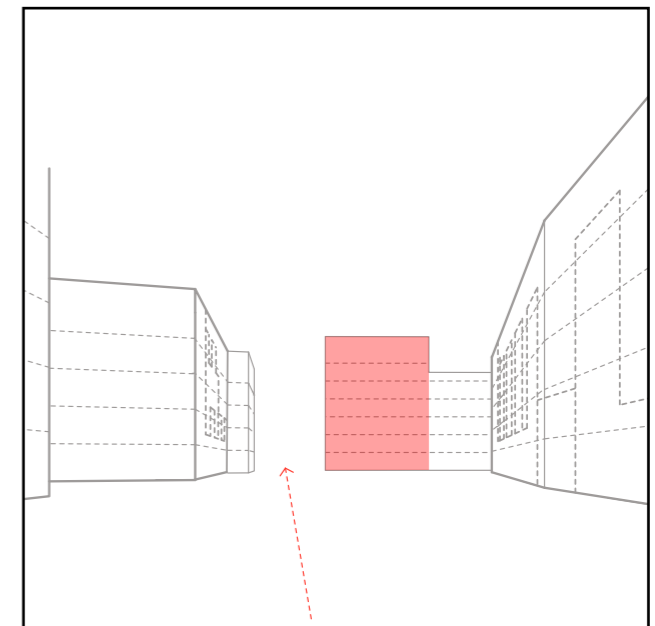
Street view: looking north-east along the Central Linear Park towards the Sparks

- The massing rises at the Sparks so that they become markers within the Central Linear Park.
- The Sparks frame a glimpse into the western part of the Central Linear Park maintaining connectivity.



Street view: looking south-west along the Central Linear Park towards block H

- Articulation to façades and roofscapes could be used to break up the scale and length of the buildings.
- Marker buildings at the end of long views help to orientate people around the site.



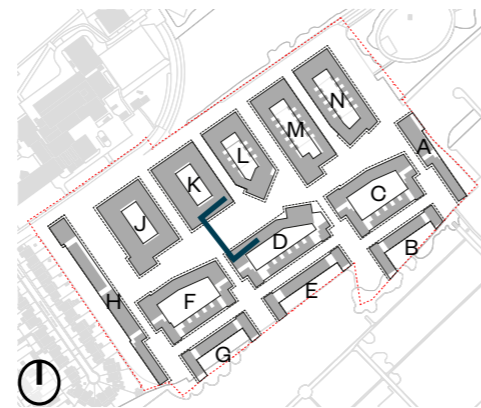
Street view: looking north-east along the Central Linear Park towards block A

- Marker buildings at the end of long views help to orientate people around the site.
- Building frames view out to cemetery and playground.

THE CENTRAL LINEAR PARK

4.17 STREETScape CHARACTER

- Plinth and set-backs give opportunities to create terraces that bring activity close to the Central Linear Park level. [1]
- Individual and communal entrances accessed off the Park to bring activity to the Central Linear Park. [2]
- Daytime habitable rooms located to Park side to bring activity to the Central Linear Park. [3]
- Set-backs and recesses to façades could be used to maximise the amount of daylight and sunlight into the Park. [4]



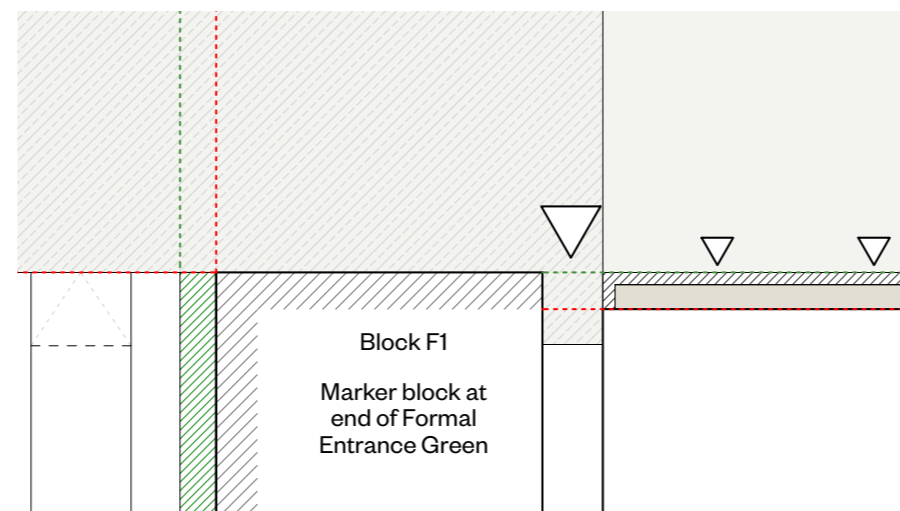
Location Key



Section through the Central Linear Park

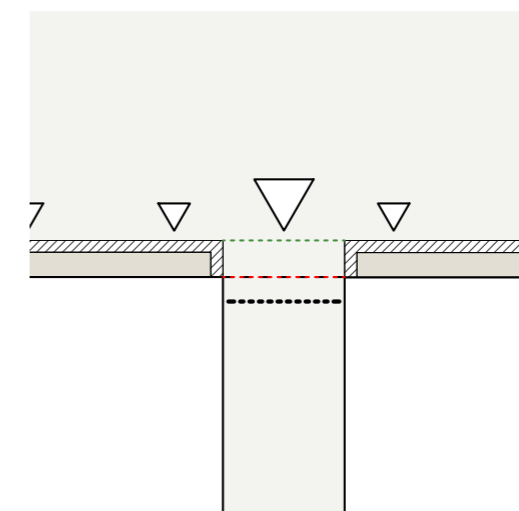
KEY FOR GROUND CONDITION DIAGRAMS

- Privacy extent (max. development zone)
- Plot extent
- △ Communal Entrance
- △ Alternative/ additional communal entrance
- △ Private Entrance
- △ Vehicular Entrance
- Public Square
- Planted / Paved Threshold Strip
- Semi-private Amenity Space
- Planter/ screen to provide privacy to ground floor units

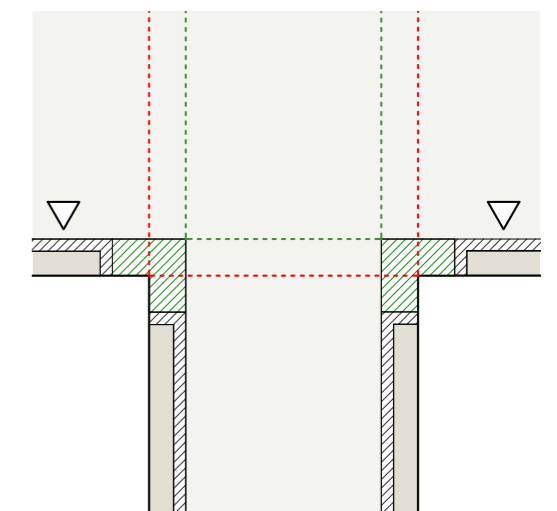


Building to Ground Condition 1 - Marker F1 block

- Interface of marker block with ground important to ensure there is a 'strong' base. Recessed privacy thresholds should be explored to achieve this.



Building to Ground Condition 2 - 2 storey break in block



Building to Ground Condition 3 - Entrance to the Belvedere

- Privacy screening must be pulled back to maintain strong building corners.

THE CENTRAL LINEAR PARK



Illustrative scheme- view along the Central Linear Park showing how the design of the buildings could address the landscape and become an 'extension' of the Park



Illustrative scheme- view of 2 storey opening in south Central Linear Park building showing visual connection between the Park and communal courts



Precedent 1: 2 storey openings to semi-private courtyards - Adelaide Wharf, London

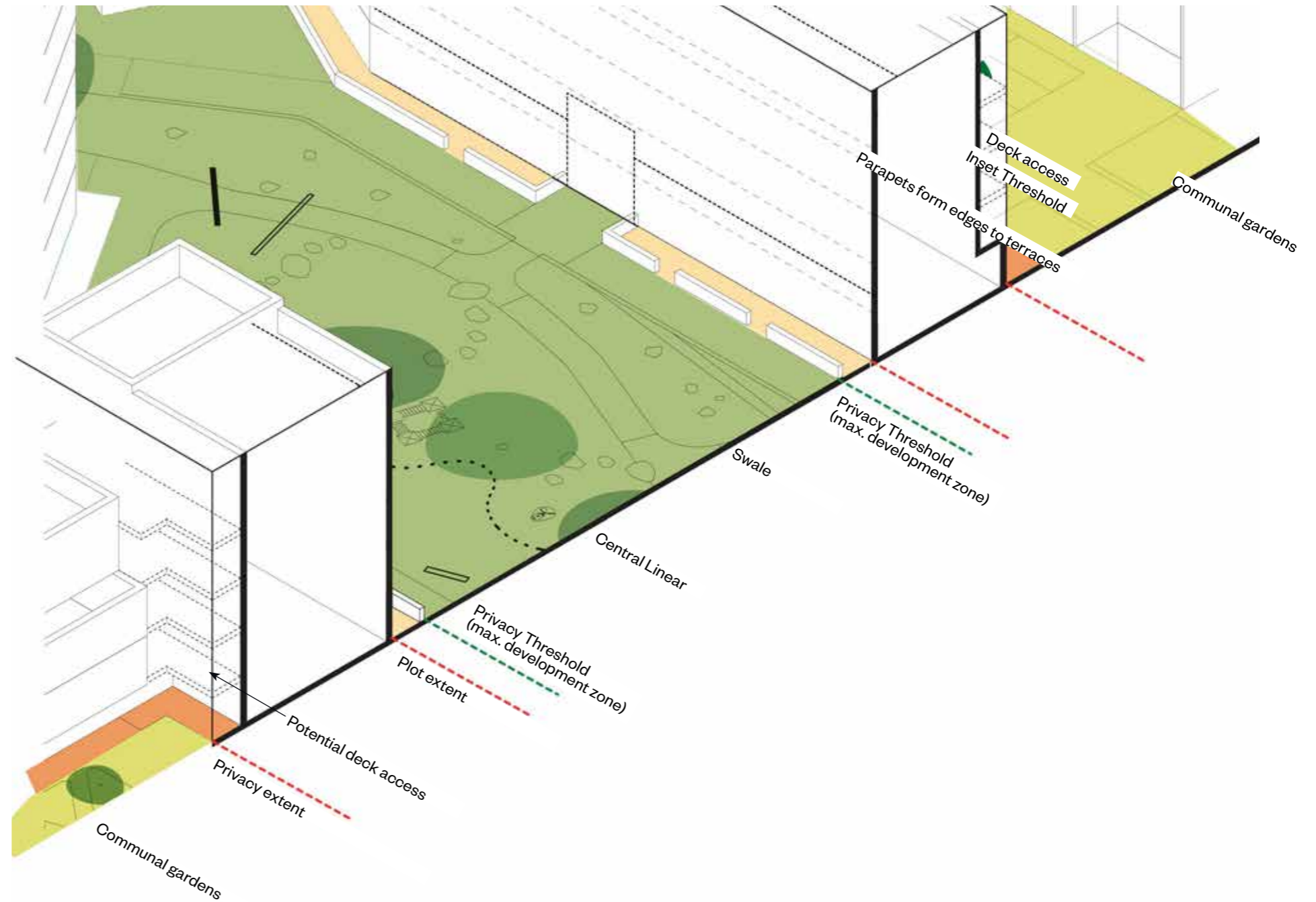
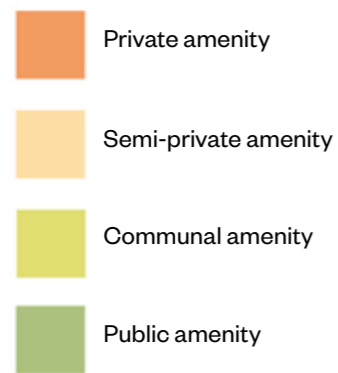


Precedent 2: Buildings respond to landscape setting with projecting balconies

THE CENTRAL LINEAR PARK

4.18 PRIVATE AND COMMUNAL AMENITY SPACE

- Breaks in the buildings provide visual connections between the Central Linear Park, landscaped communal courts and the Belvedere Housing Courts.
- Privacy thresholds act as defensible space and transition between public and private spaces.
- Location of external private spaces encourage interaction.



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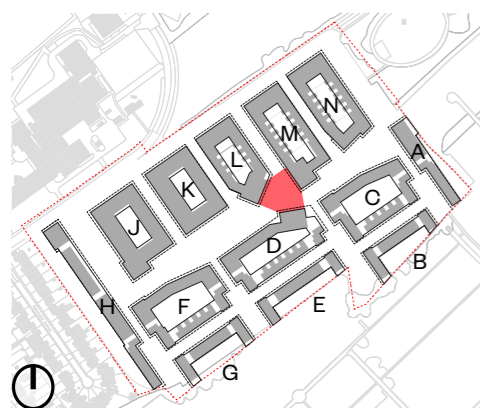
THE SPARKS

4.19 LOCATION AND DESCRIPTION

At the centre of the neighbourhood, the Sparks add interest to the development through height. The three blocks at 7, 8 and 9 storeys define the Central Square, a formal destination space which acts as a focal point as you move through the Central Linear Park.

The Sparks are a landmark feature of the Eastfields masterplan, which visually and physically connect the various elements of the landscaped Central Linear Park and sit along the north-south connection through the site.

The central space between the three buildings forms a neighbourhood square at the heart of the community that encourages residents and visitors to linger and interact.



Character Area Location Key

Illustrative scheme- view of the Sparks as approached from the Central Linear Park (view looking east)

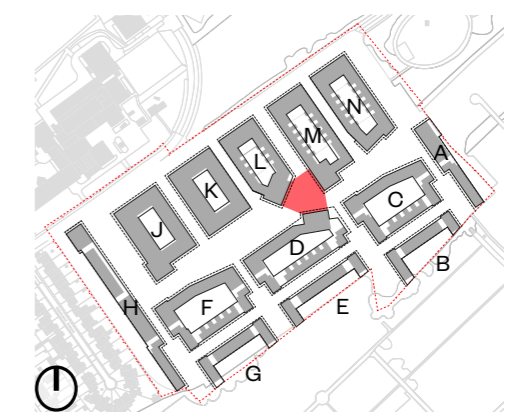
THE SPARKS

4.20 INDICATIVE LAYOUT

- Three taller apartment buildings up to 9 storeys are located at a pivotal point in the masterplan creating a threshold to either end of the Central Linear Park.
- A raised hard landscaped public space reinforces a sense of arrival. An (A) value oak tree is retained and becomes an important landscape element in the square.
- The plinth could jump in scale at the Sparks, reinforcing their presence as townscape elements when viewed from the two ends of the Central Linear Park.
- Breaking up the overall mass of the Sparks could be achieved through architectural articulation such as vertical recessed bays in the buildings.
- Individual blocks are arranged to provide a significant threshold along the Central Linear Park and will retain views through the Sparks to the park beyond.
- Blocks have a combination of podium parking and parking within a landscaped courtyard space.
- The Spark blocks could have shorter wings responding to lower scale housing in the Lanes or along the Central Linear Park.
- Dual aspect flats on the upper floors afford optimal aspect.
- An energy centre, in block D could front onto the Central Square, providing a visually active and attractive frontage that adds interest and activity to the central neighbourhood space.
- A carefully designed semi-private zone around the perimeter of the buildings forms a threshold between the public space and the residential dwellings.
- Semi-private outdoor amenity spaces at ground floor level are clearly defined and protected without compromising the natural surveillance of the public realm.

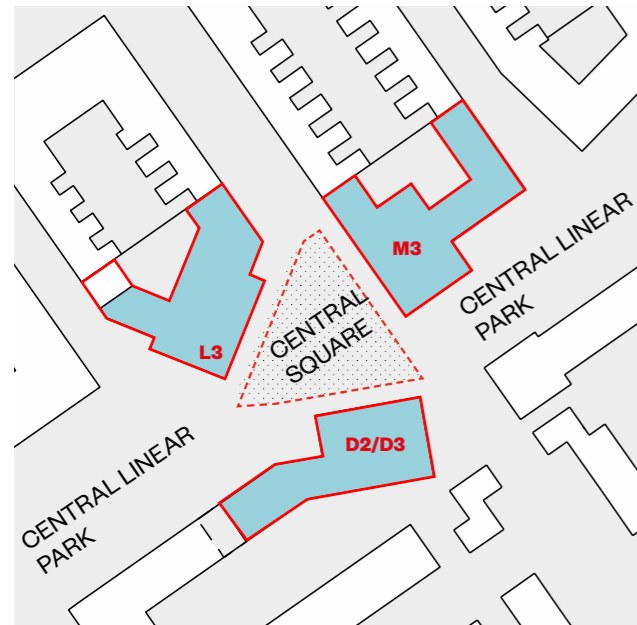


Indicative plan of The Sparks Character Area



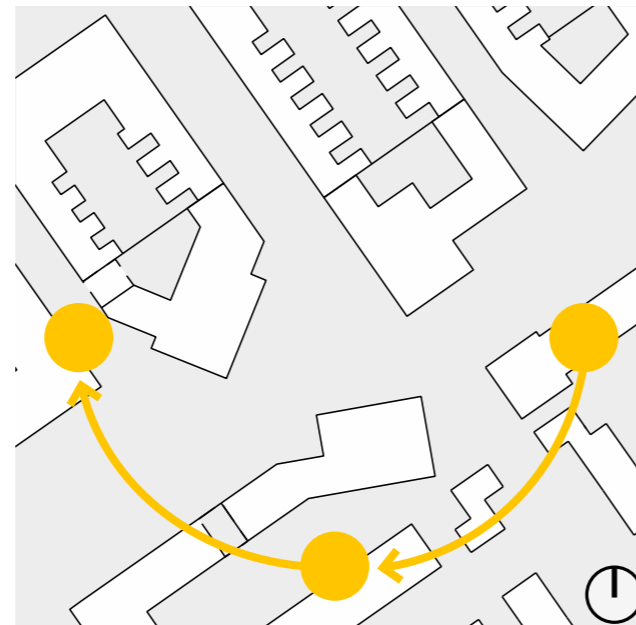
Character Area Location Key

THE SPARKS

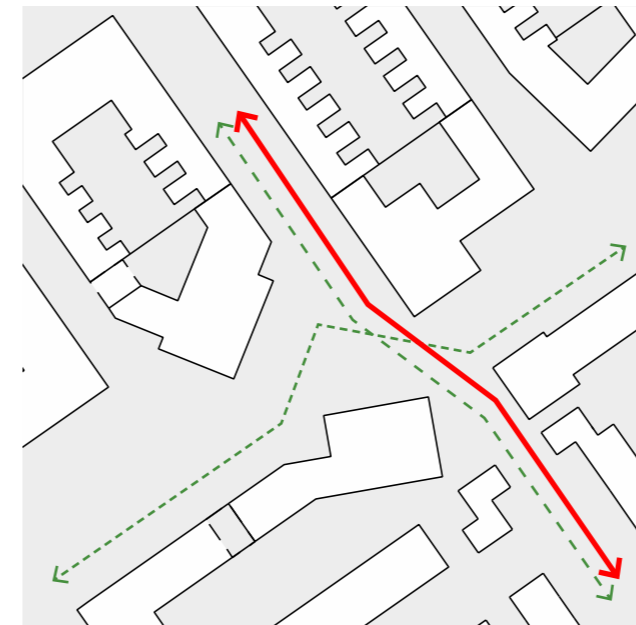


Block arrangement

- Layout
- - - New public square
- Building mass

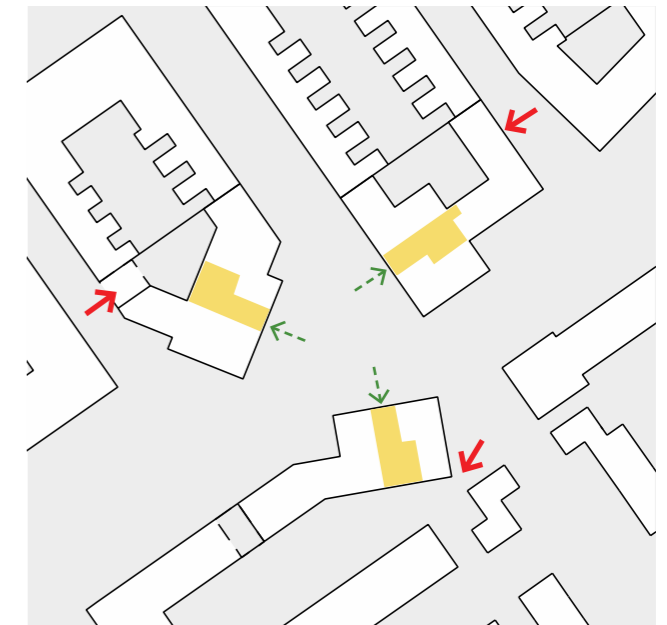


Orientation



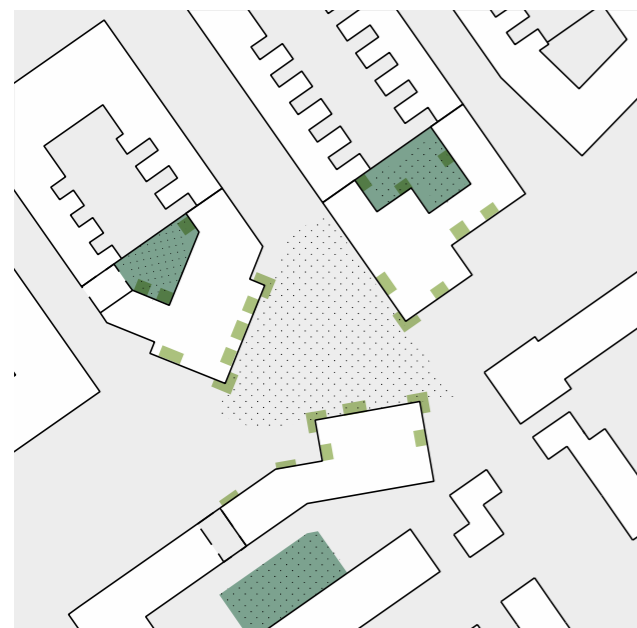
Movement

- - - Pedestrian
- ← Vehicular



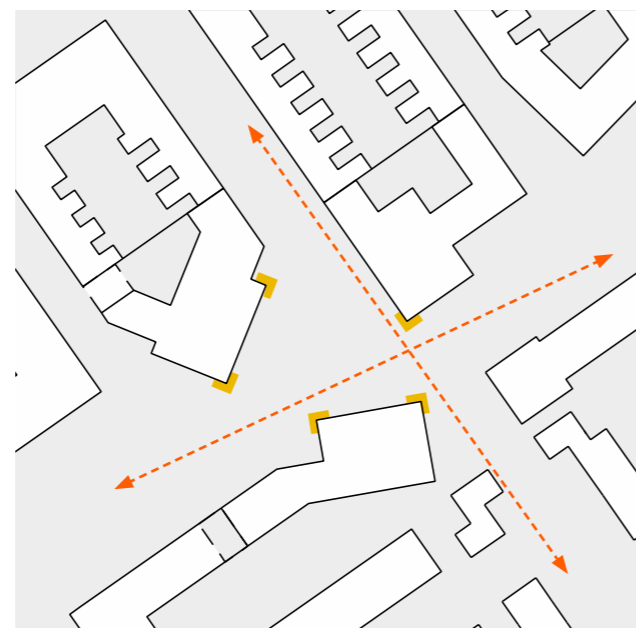
Access

- - - Access to buildings
- ← Vehicular access



Courtyard and balcony strategy

- Public
- Semi-private
- Private



Key townscape corners and framed views

- Townscape Element - Important corner
- - - Framed views



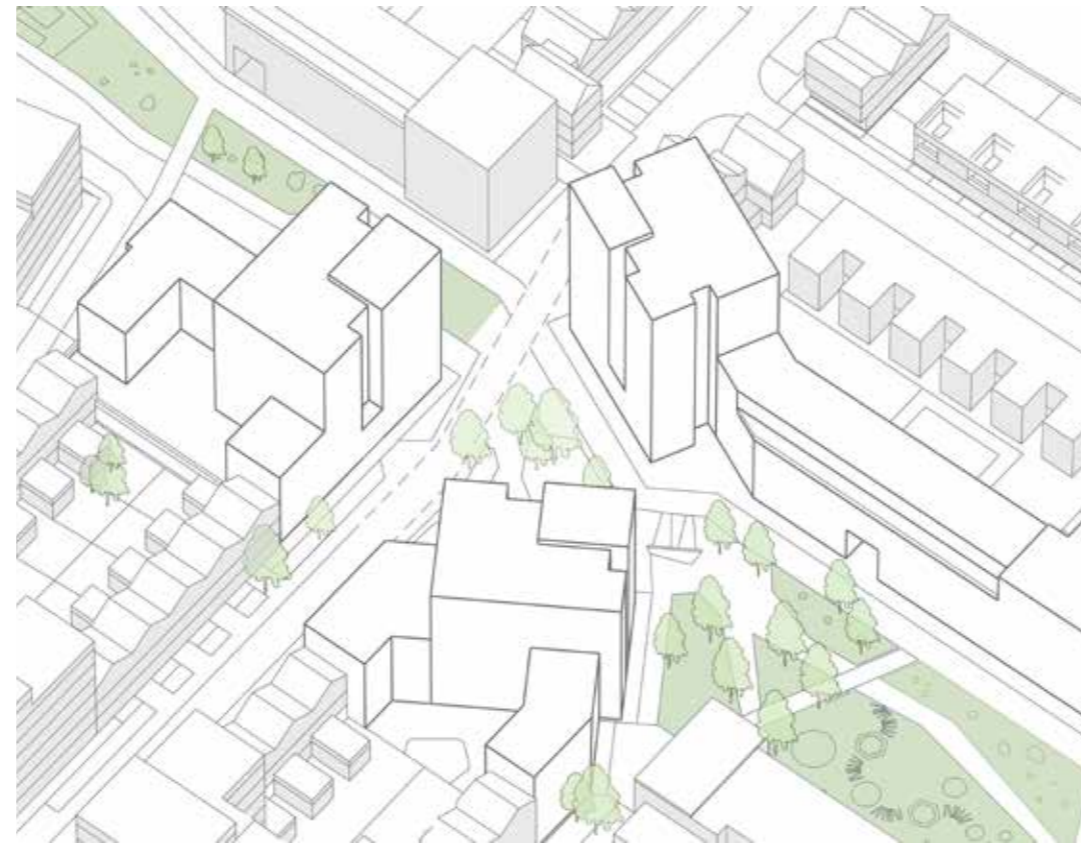
Dual aspect accommodation

- - - Views / Aspects

THE SPARKS

4.21 SCALE AND MASSING

- The Sparks form the tallest elements of the masterplan. The Sparks central location allows for sufficient transition of scale down to Streatham Park Cemetery which could be lined with development of up to four storeys, either houses or flatted blocks.
- The architectural articulation of the blocks is important. In order to break up the visual mass of the Sparks, the layouts could facilitate articulated bays both recessed (balconies) and projected (winter gardens). A sense of verticality at corners could be enhanced with a 'hat' element at roof level.



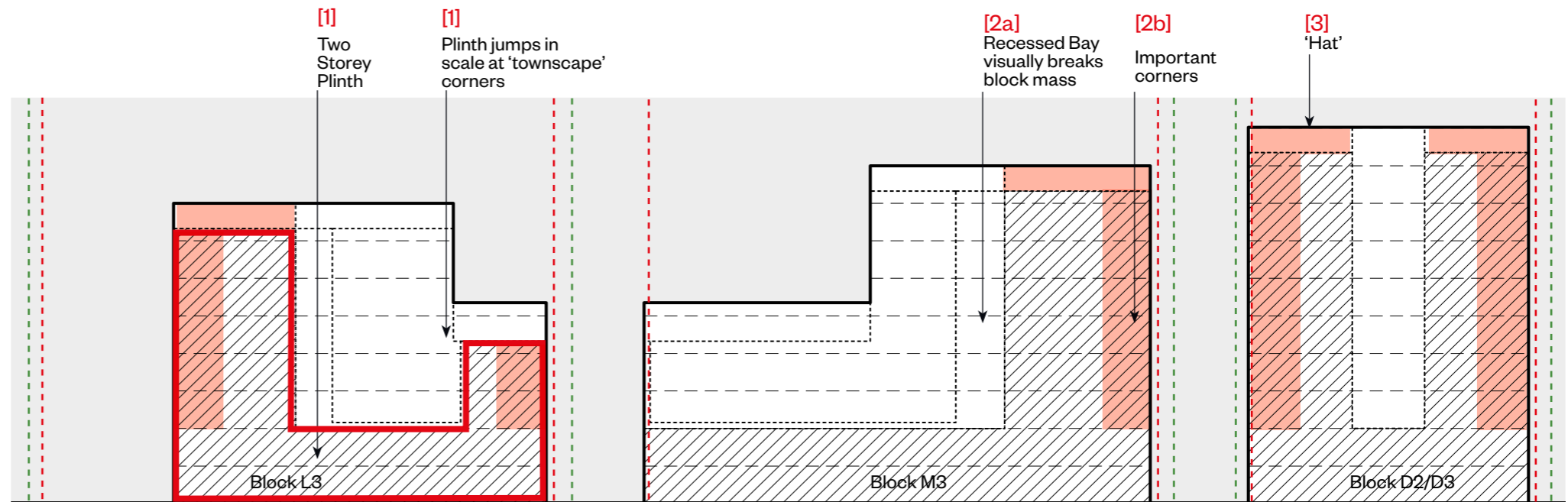
Square and Plinth - Illustrative birds eye view



Precedent: Building articulation and brickwork materiality, Timber Yard, Dublin

4.22 BUILT FORM

- The plinth [1] could have a common material and volumetric language on the three Spark blocks. A common material, texture and tone could further enhance a sense of place and enclosure. Taller plinth elements at townscape corners would help to define a sense of arrival into the square.
- Recessed bays [2a] could allow for balconies recessed from the face of the building to break up the overall mass and articulate the bays. Projected winter gardens [2b] at corners could further help to enclose the Central Square.
- To articulate the roofscape, a 'Hat' [3] at roof level on important corners could emphasise townscape moments on the tall Spark elements. Lower wings could have accessible roofs.



Elevation 1- Common plinth strategy could tie the blocks together

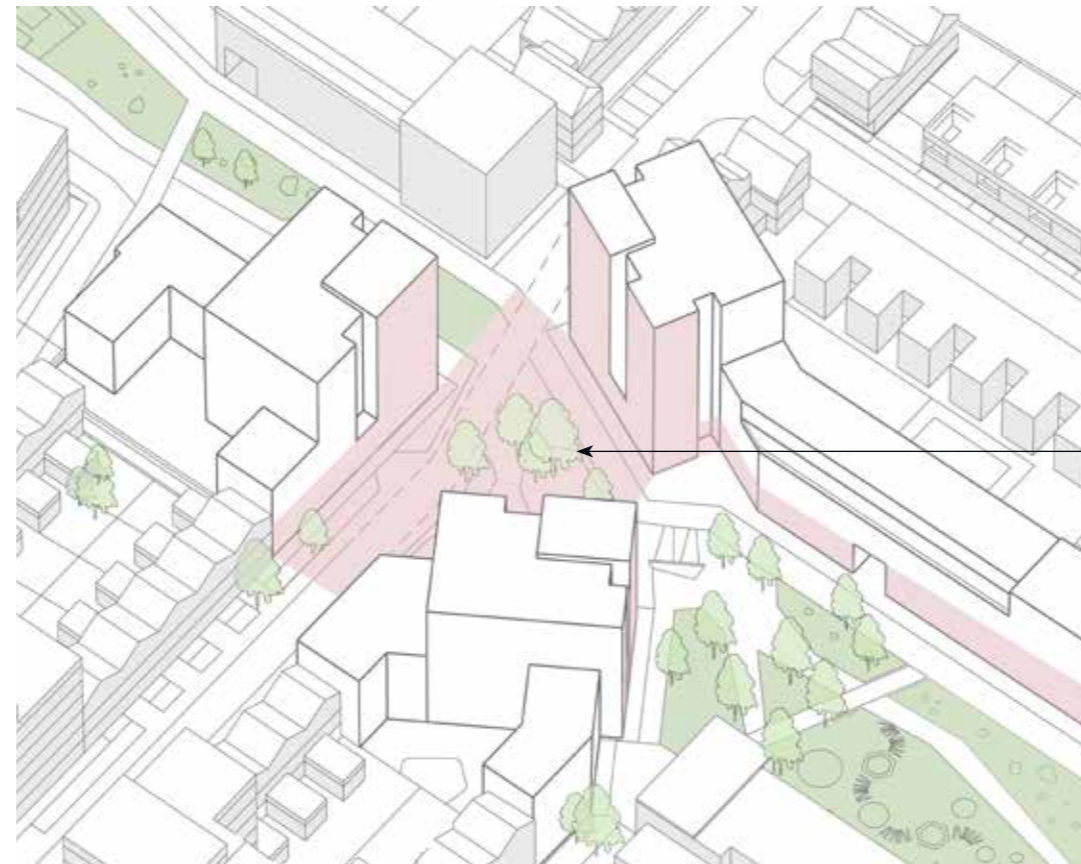
Articulated bays could break the overall mass of the block

'Hat' could form an important townscape corner

THE SPARKS

4.23 STREETScape CHARACTER

- The streetscape of the Sparks should be characterised by a hard landscaped square. A surrounding two storey plinth base [1] could 'grow' vertically at important corners. A common approach to materiality, texture and tone in the square and plinth would enhance a sense of place, destination and enclosure.
- The scale of the plinth should help define a hierarchy of spaces as one travels through the built environment. The two storey plinth base could extend vertically up to nine stories at points.
- The geometry of the Sparks blocks help to contain the Central Square. The two storey plinth base could extend vertically to heighten corners which would give a sense of arrival from the surrounding areas. The layout of the blocks could be further aided by the landscape strategy for the square.
- The privacy threshold along the perimeter of the building at ground floor level should be defined by low level planters in the same materiality as the plinth and the neighbourhood square.
- The facade of the energy centre should be visually attractive, engaging and could incorporate educational information about the energy use of the development.



Plinth and square
hard landscape
- share a similar
materiality

Square and Plinth - Illustrative birds eye view



Precedent: Brickwork, Brentford Lock West

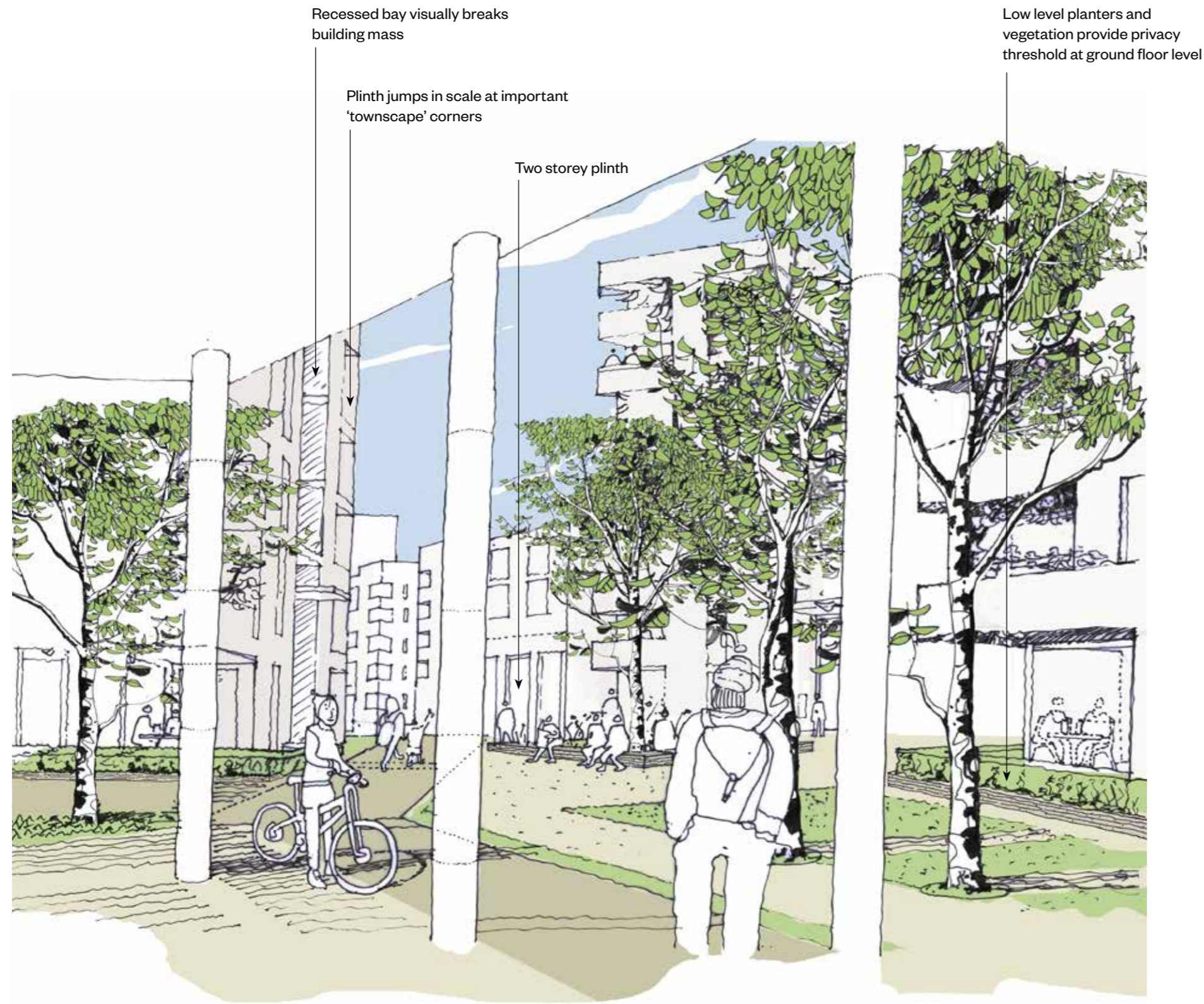


Precedent: St. Andrews masterplan, Bromley-by-Bow

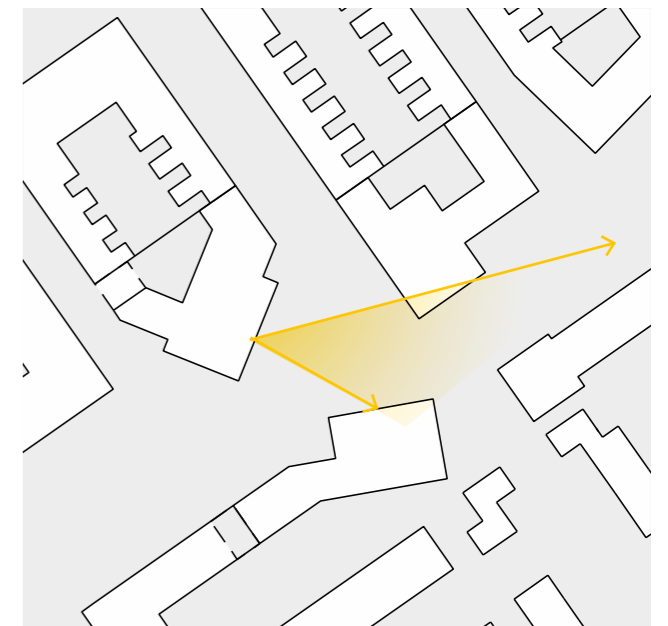


Precedent: Olympic Energy Centre, London

THE SPARKS



Precedent: Plinth and square hard landscape sharing a similar materiality



View location key

THE SPARKS

4.24 PRIVATE AND COMMUNAL AMENITY SPACE

Private Amenity Spaces

- Each apartment will have a private balcony [1]. Recessed bays could facilitate inset balconies, whilst projecting winter garden bays could add interest at corners.
- Each apartment at ground floor level has a semi-private external amenity space that is protected by a carefully defined privacy threshold along the perimeter of the building. Screening will be provided by low level planters and vegetation [2].

Communal Amenity Spaces

- A landscaped first floor podium [3] over parking facilitates communal amenity space for residents.

Public Amenity Spaces

- A public hard landscaped space [4] will form the Central Square. An (A) value mature oak tree will be retained within the Central Square.



Block L3, M3 and D3 public, communal, semi-private and private amenity - Illustrative birds eye view

- Private amenity
- Semi-private amenity
- Communal amenity
- Public amenity



Precedent: low level planters and vegetation providing privacy threshold to semi-private amenity space at ground floor level



Precedent: Brickwork and oblique angles

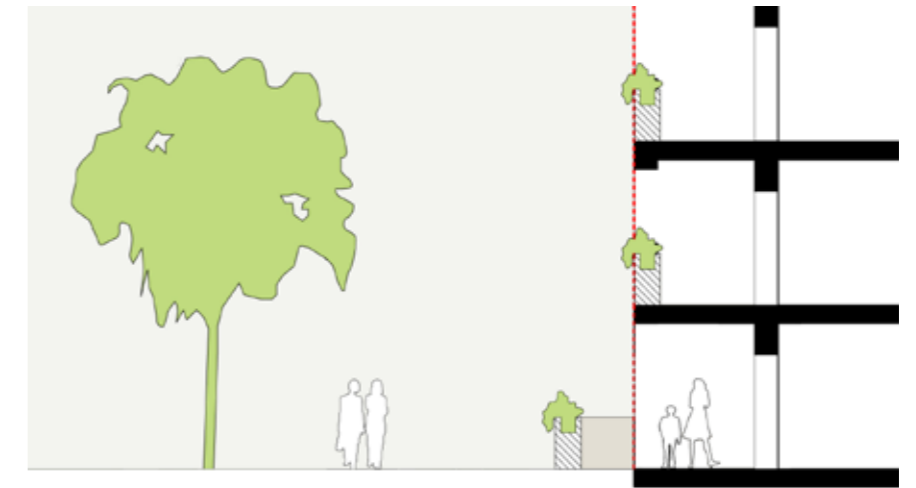


Precedent: Corner balconies

THE SPARKS



Sketch layout of neighbourhood square

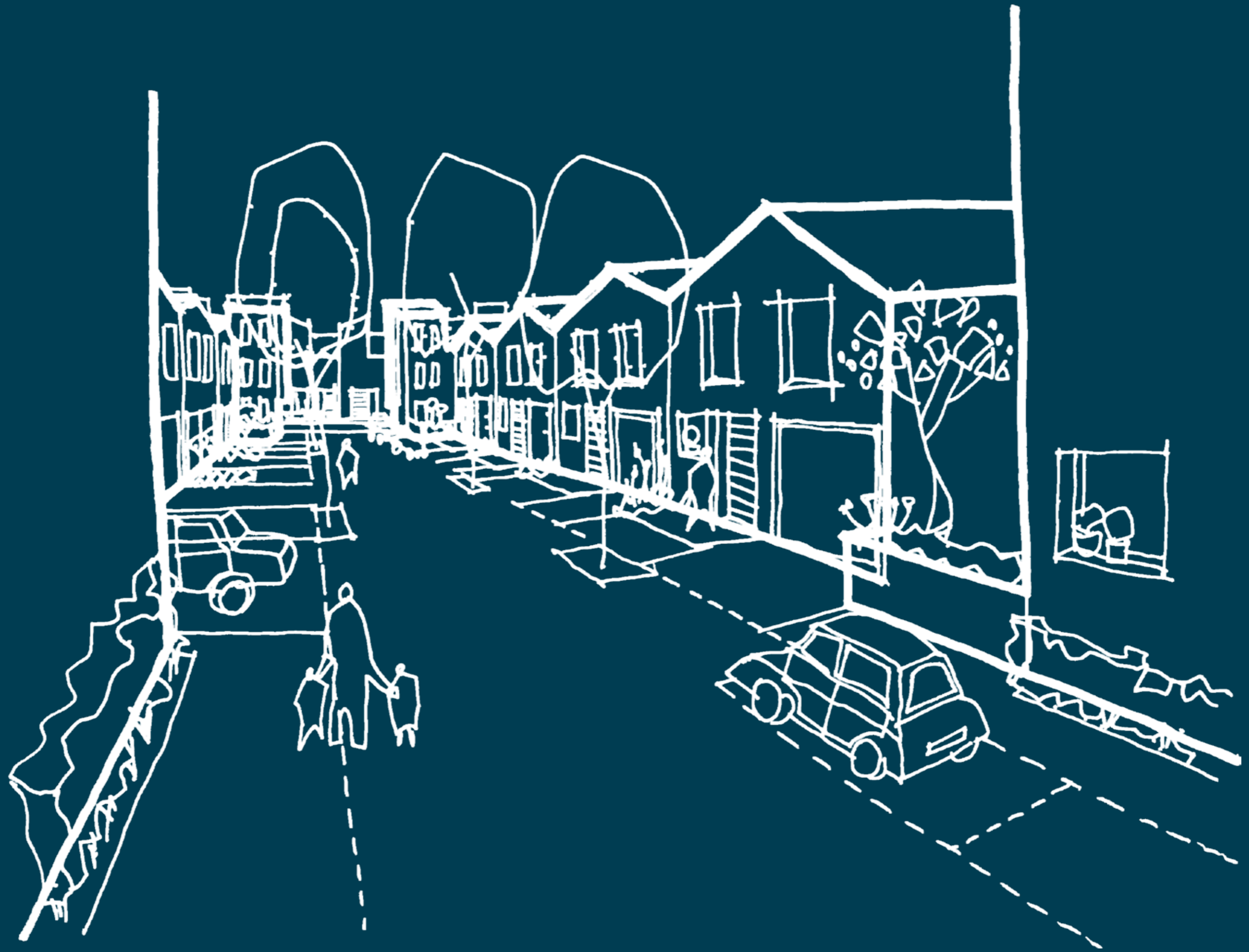


Section through ground floor amenity space



Precedent: Great Kneighton, Cambridge

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THE BELVEDERE

4.25 LOCATION AND DESCRIPTION

The Belvedere, formally named Clay Avenue, is a main route through the neighbourhood connecting development to the west with that at the east. It has two distinct components: the calm Traditional Mews Streets and a series of informal Housing Courts.

The Belvedere Housing Courts facilitate the long views to the cemetery in the south. The Traditional Mews Streets, which link the Housing Courts, are characterised by traditional 2 and 3 storey terraced houses. These links are simple and calm in terms of architectural detail, contrasting the special moments created by the Housing Courts.



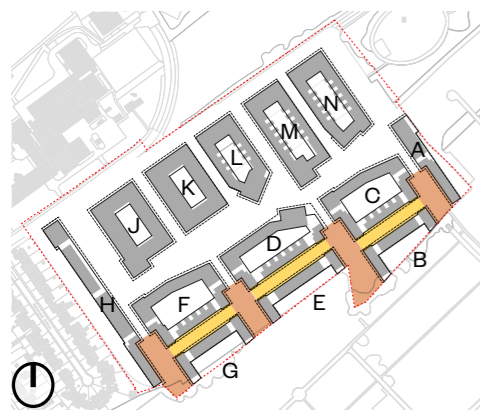
Illustrative scheme- view of the Belvedere Housing Court toward the Central Linear Park



Illustrative scheme- view of the Belvedere Housing Court toward Streatham Park Cemetery



Illustrative scheme- view down the Belvedere Traditional Mews Street



Character Area Location Key

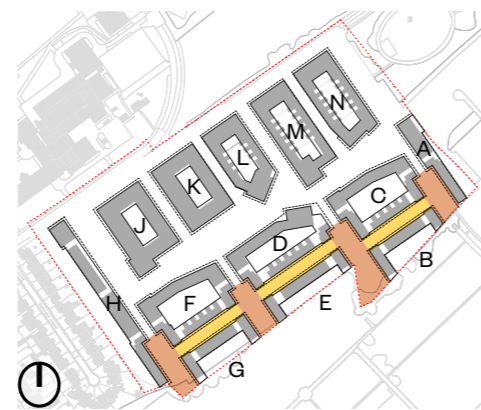
THE BELVEDERE

4.26 INDICATIVE LAYOUT

- The Belvedere will run alongside the cemetery boundary following the approximate alignment of the existing Clay Avenue.
- Housing Courts with an open aspect to the cemetery along the Belvedere allow for long views towards the cemetery and back to the Central Linear Park.
- The division of the Belvedere with Housing Courts allows for short intimate Traditional Mews Streets.
- The sections of the Belvedere which run parallel to the cemetery edge form the Traditional Mews Streets within the loop of the Belvedere. The houses along these streets will have clearly defined defensible space.
- Tree planting is proposed within the street edge creating a threshold between the footpaths and the street.
- In the Housing Courts, cars will be accommodated within the shared surface, allowing for active frontages to the houses with daytime habitable rooms overlooking the public realm.
- Articulated taller elements form gateways to the Central Linear Park with the Traditional Mews Streets inviting and terminating views.



Illustrative plan of the Belvedere Character Area.

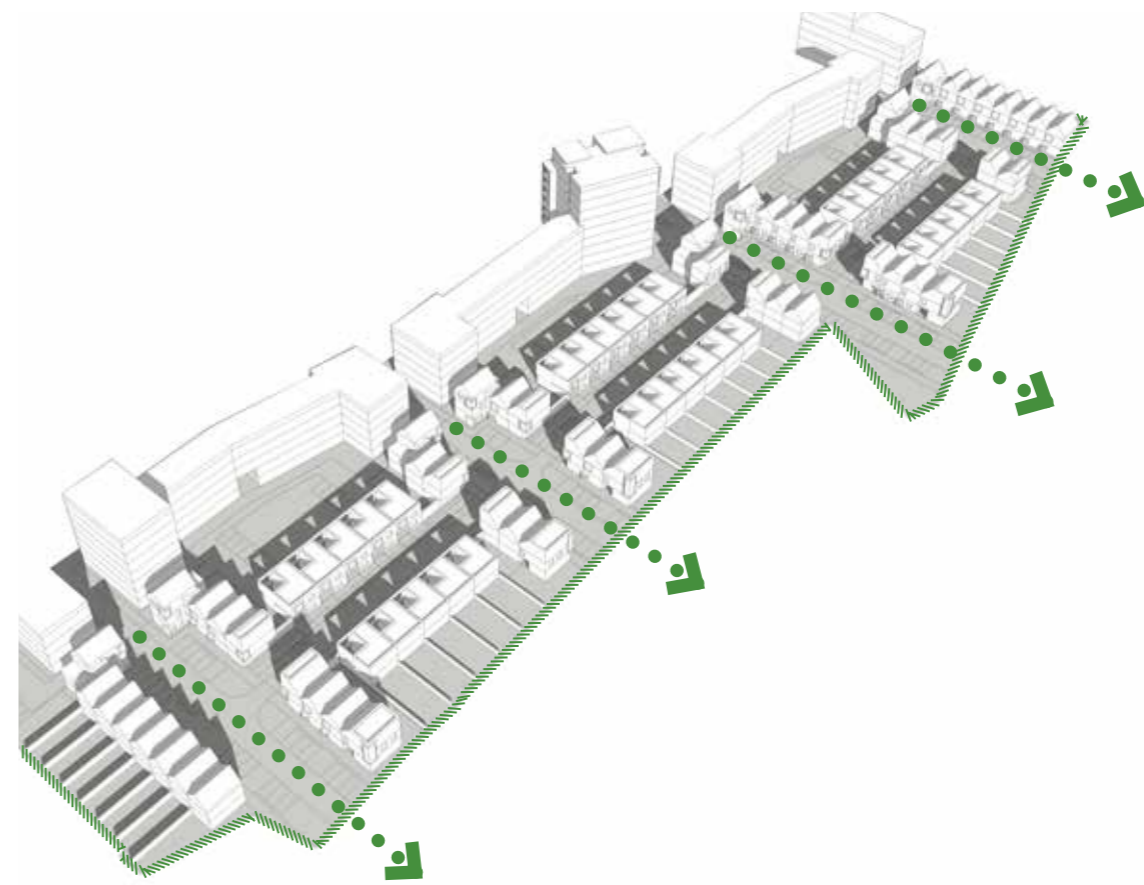


Character Area Location Key

THE BELVEDERE

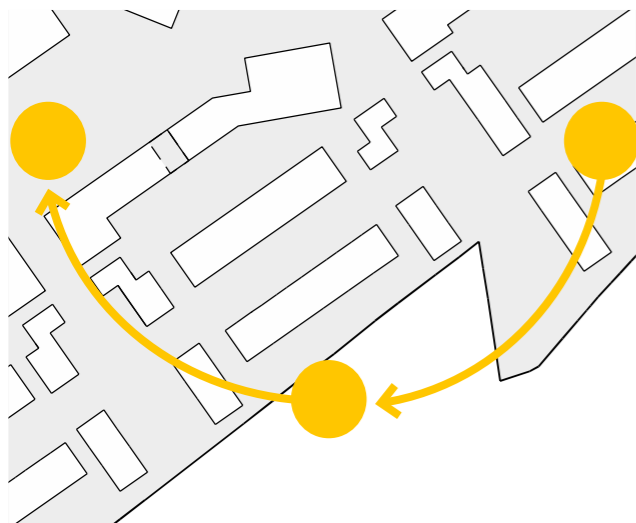


The Belvedere Layout - Housing Courts & Traditional Mews Streets



The Belvedere Layout - Green edge to cemetery

- Visual landscape links



Orientation

Belvedere gardens and housing courts benefit from south- west sun



Access

←-- Access to houses



Movement

- Shared surface streets



Key townscape corners

- Townscape elements - important corners
- Marking important corners and thresholds

THE BELVEDERE

4.27 SCALE AND MASSING

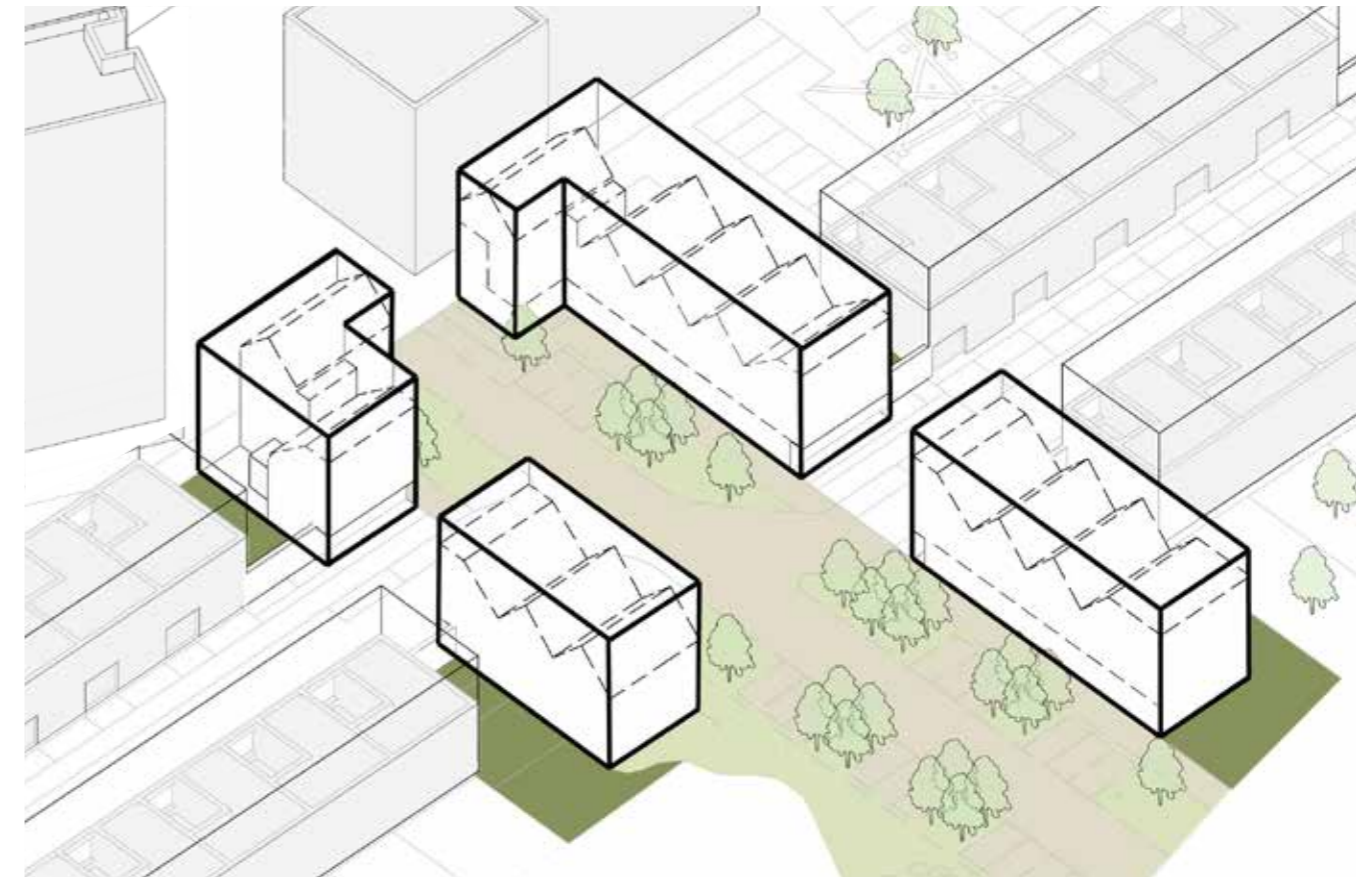
Housing Court

- The Housing Courts will be formed by uniform terraces of houses that face each other, following the same regular grain either side of the shared surface in between.
- The scale of the Housing Court responds to the adjacent Central Linear Park character area to the northwest and the cemetery to the southeast. The height of the buildings, up to 4 storeys, should be uniform in line with the intimate neighbourhood character of the Belvedere. Taller elements [1] should be located on the threshold to the Central Linear Park forming a gateway.
- The taller elements [1] at the threshold to the Central Linear Park could be arranged to create a pinch point, providing a sense of enclosure and identity for the Housing Courts.
- In strategic locations variation of the uniform Housing Court typology should be used to mark views, corners or end points. The corner buildings [2] form a gateway into the adjacent Belvedere Traditional Mews Streets.

4.28 BUILT FORM

Housing Court

- A continuous plinth element [3] visually links the Housing Court to the wider development at ground floor level. Beyond the buildings the brickwork plinth could continue in the form of garden walls that connect the Housing Court to the Traditional Mews Street and to the Central Linear Park character area.
- In strategic locations townscape markers [1] should terminate views, indicate corners and junctions or highlight end points. These markers are expressed by articulating the elevation or roof shape or by introducing additional features such as projecting windows.
- The corner houses [2] at the threshold to the Belvedere should address the public realm of both the Housing Court and the Traditional Mews Street.
- The roofs in the Housing Courts should be pitched to form an articulated roofscape [4]. The roofscape should follow the same principles either side of the central space and be used to highlight the marker buildings.



A Belvedere Housing Court - Illustrative birds eye view of the houses option

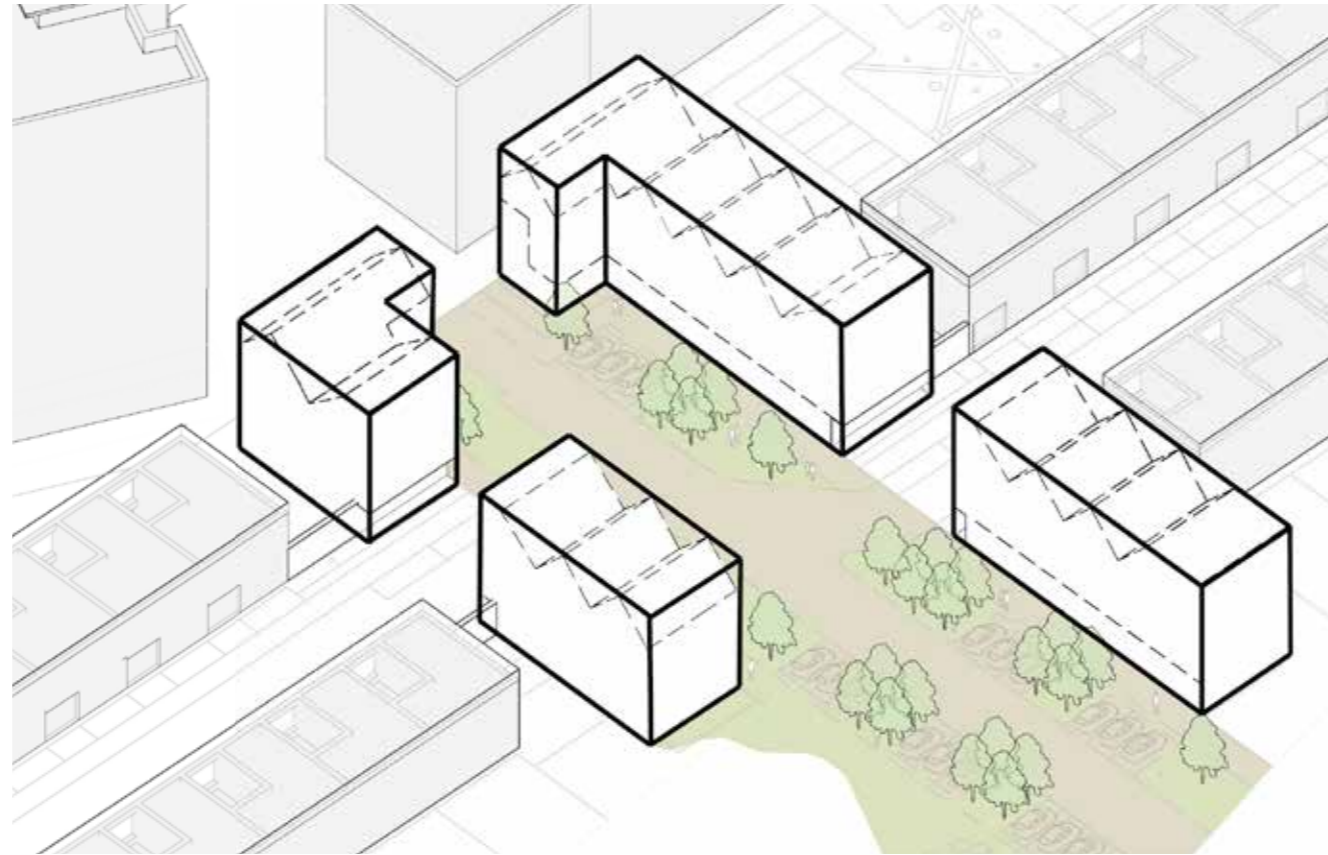


Elevation 1A- Housing Court Elevation - Plinth responds to scale of the street

THE BELVEDERE

Alternative Belvedere Housing Court - Apartments

- The Housing Courts could alternatively be formed of uniform apartment blocks on the same footprint as the house option.
- The scale of the Housing Court responds to the adjacent Central Linear Park character area to the north west and the cemetery to the south east. The height of the buildings should be uniform with taller elements located on the threshold to the Central Linear Park forming a gateway into the space.
- The taller elements at the threshold to the Central Linear Park could be arranged to create a pinch point, providing a sense of enclosure and identity for the Housing Courts.



Illustrative birds eye view of the Belvedere Housing Court - Flatted block option



Precedent: Housing entrances direct off street frontage



Housing Court - Illustrative view to cemetery

- Taller house types to frame views and mark threshold to the Housing Court from the Central Linear Park.

THE BELVEDERE

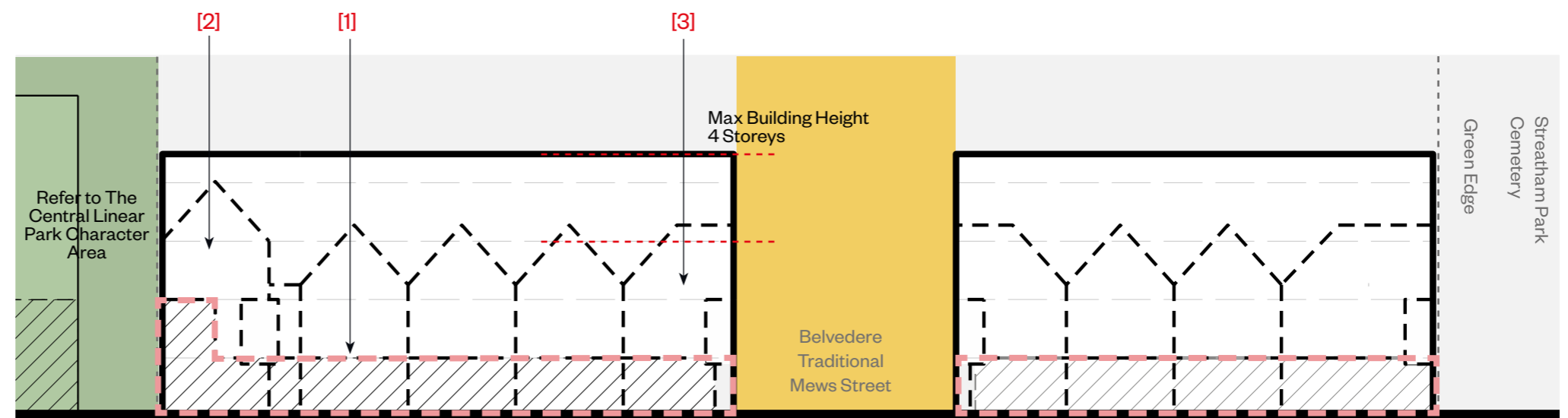
4.29 STREETScape CHARACTER

Housing Court

- A continuous plinth element [1] visually links the Housing Court to the wider development at ground floor level. The plinth continues in the form of garden walls that connect the Housing Court to the Traditional Mews Streets and to the Central Linear Park character area.
- Townscape markers [2] should terminate views at strategic corners, junctions or highlight end points. These are expressed by articulating the elevation or roof shape or by introducing additional features such as projecting windows.
- Corner houses [3] positioned at the threshold to the Traditional Mews Streets could form a gateway into the Mews by narrowing down Clay Avenue and by addressing the public realm of both the Housing Court and the Mews.
- The Housing Courts should have a continuous active frontage at ground floor level with daytime habitable rooms overlooking the public realm.
- Every dwelling should have well-defined defensible space that acts as a threshold between the public and the private realm.
- Car parking spaces are accommodated within the shared surface space which should include landscaping and planting.
- The building layout and landscape will allow and encourage long views from the Central Linear Park towards the cemetery.

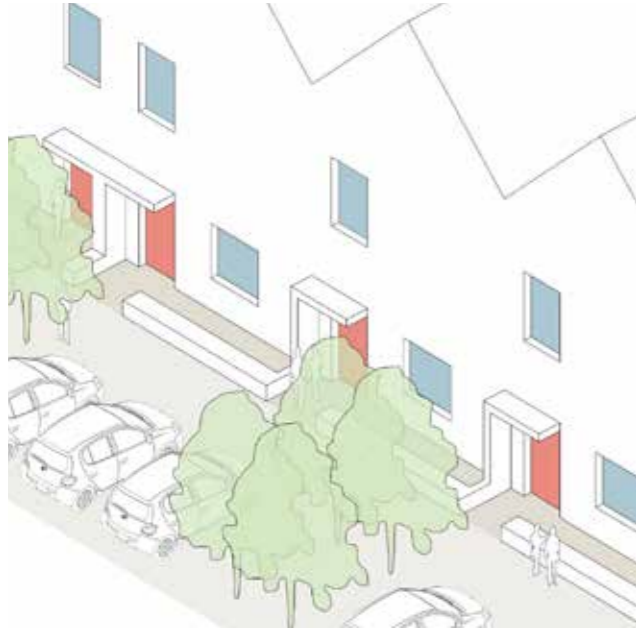


Housing Court - Illustrative birds eye view showing the continuous plinth at ground floor level



Elevation 1B-Belvedere Housing Court -Illustrative long elevation illustrating roof datum

THE BELVEDERE



Defensible space - illustrative view



Housing Court - illustrative view back to the Central Linear Park



Precedent: Defensible space



Precedent: On-street parking and defensible space showing bin storage areas



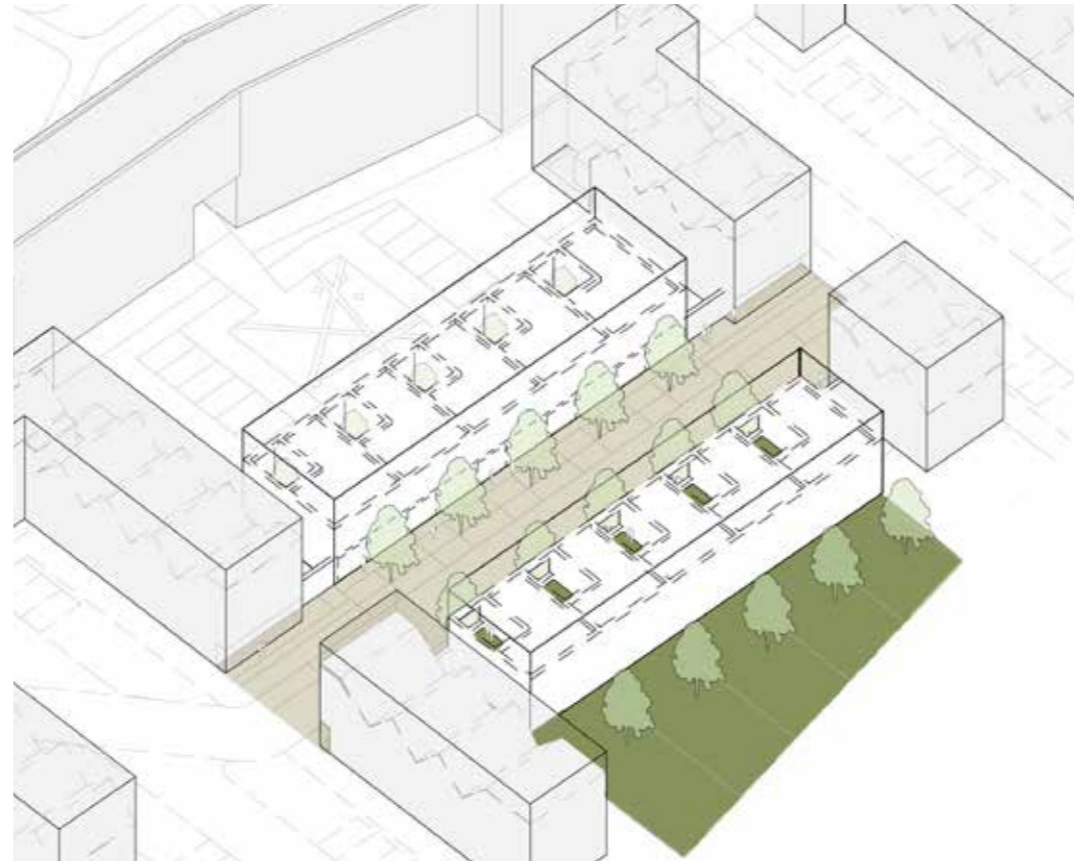
Precedent: Houses with on-street parking, Horsted Park, Kent

THE BELVEDERE

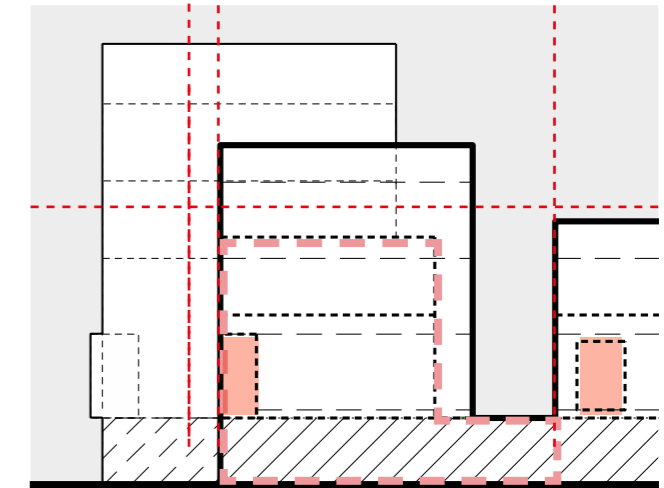
4.30 SCALE & MASSING

Traditional Mews Street

- The Mews are formed of uniform terraces of houses that face each other, following the same regular grain either side of the traditional street.
- The scale of the Mews should be low and intimate, in line with the neighbourhood character of the Belvedere. The height of the buildings (up to 3 storeys) should be uniform.
- A sense of enclosure should be created by the corner buildings of the Housing Courts which can form a gateway at both ends into the Traditional Mews Streets.



Belvedere Housing Court - Illustrative birds eye view

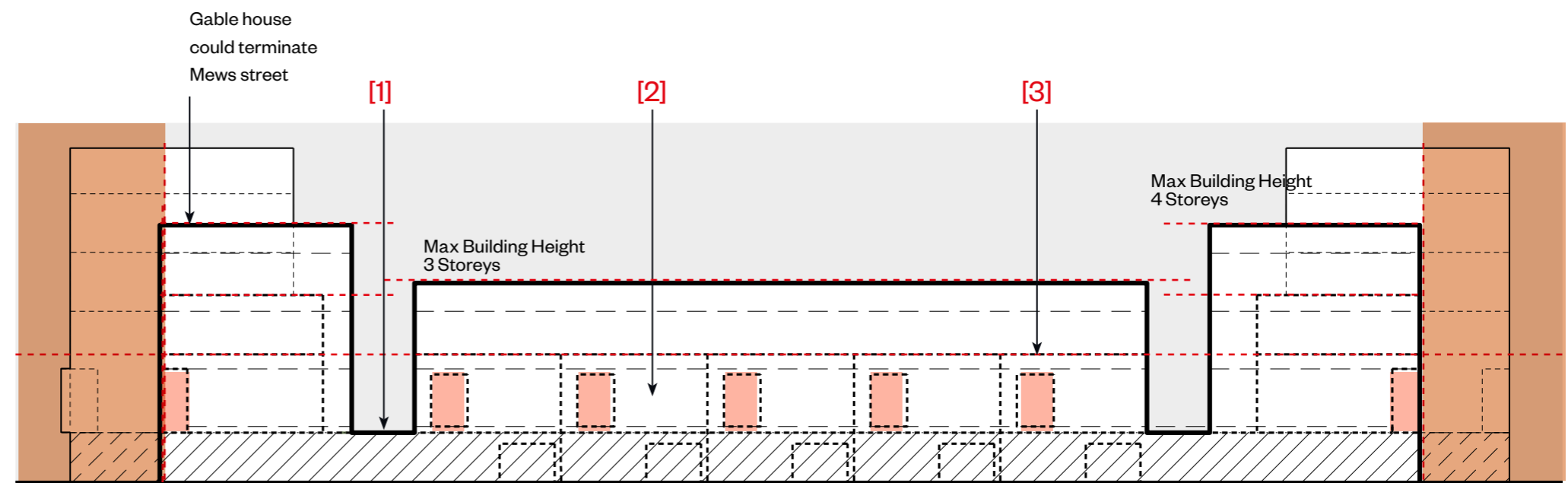


Elevation 2A- Gable house forms threshold to Traditional Mews Street-illustrative elevation

4.31 BUILT FORM

Traditional Mews Street

- A continuous plinth [1] element could visually link the Housing Court to the wider development at ground floor level. Beyond the buildings the brickwork plinth should continue in the form of garden walls that connect the Traditional Mews Street to the Housing Court and the wider development beyond.
- The façades [2] in the Belvedere Traditional Mews Street should be calm and continuous and follow the same principles either side of the street. The garage doors should be visually integrated in the elevations.
- The horizontal roof line [3] in the Traditional Mews Street should be uniform and continuous underlining the calm character of the space. The roofs should be the same either side of the street.



Elevation 2B- Traditional Mews Street illustrative elevation

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Precedent: Accordia Mews Street

- Intimate scale



Precedent: 4 storey flatted blocks with maisonettes at ground level



Precedent: Accordia, Cambridge - Simple articulated roof



Precedent: London Mews Street

- Uniform height



Illustrative view along Belvedere Traditional Mews Street

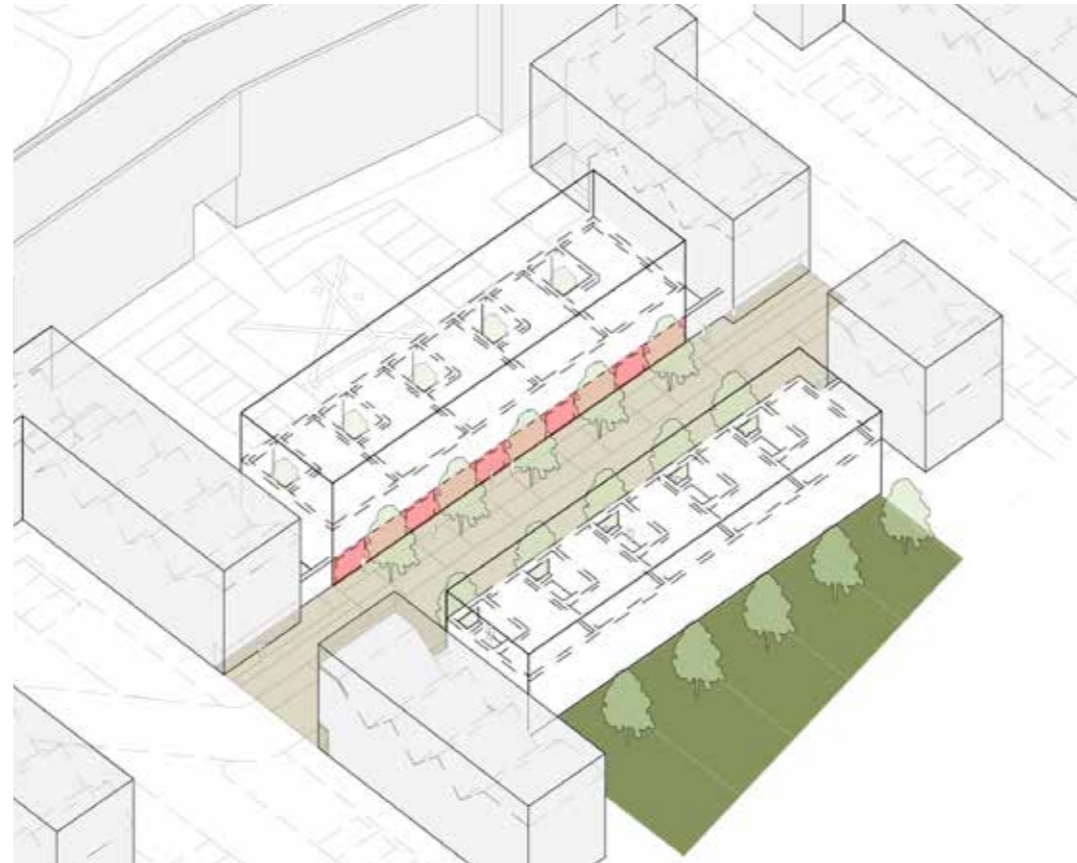
- Low and intimately scaled Mews

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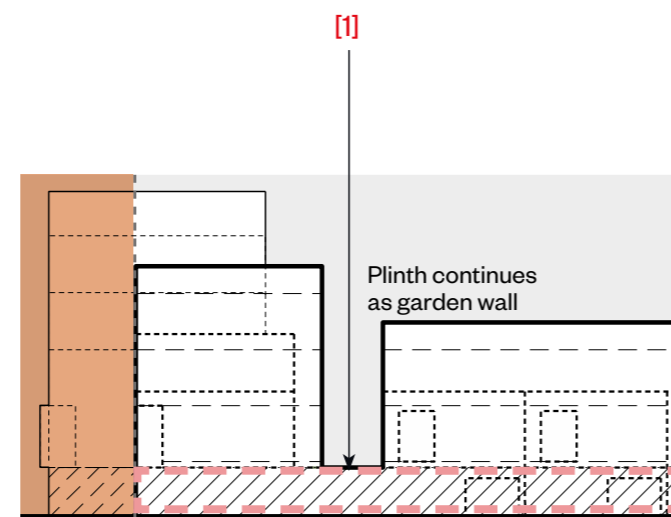
4.32 STREETScape CHARACTER

Traditional Mews Street

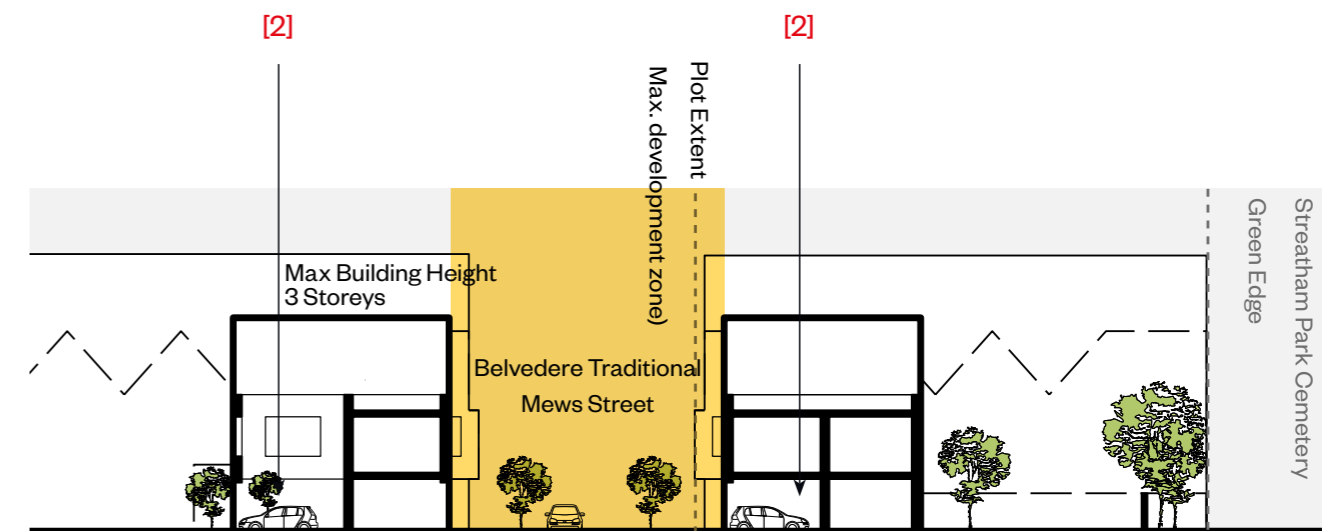
- A continuous plinth element [1] visually links the Mews to the wider development at ground floor level. The plinth continues in the form of garden walls that connect the Traditional Mews Streets to the adjacent Housing Courts.
- Mews houses should have some active frontage at ground floor level with daytime habitable rooms overlooking the street.
- Cars should be accommodated either in garages or car ports [2]. Generous street widths allow opportunity for some landscaping and tree planting.
- Every house should have a well-defined defensible space that acts as a threshold between the public and the private realm.



A Traditional Mews Street - Illustrative birds eye view



Elevation 2C- Traditional Mews Street - Plinth continues across garden wall



Parking and public realm

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THE BELVEDERE

4.33 PRIVATE & COMMUNAL AMENITY SPACE

Housing Court

- All houses should have a private rear garden. Some typologies may also include an additional terrace.

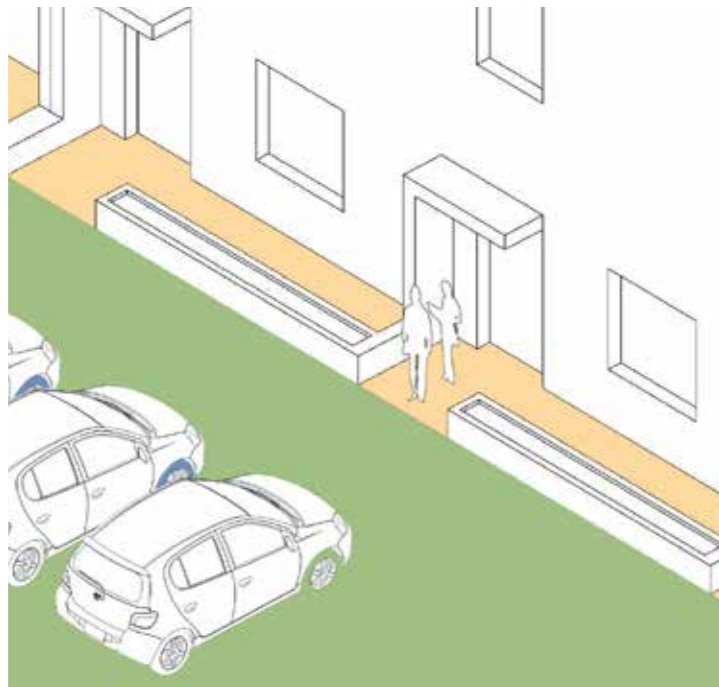
- Private amenity
- Semi-private amenity
- Communal amenity
- Public amenity



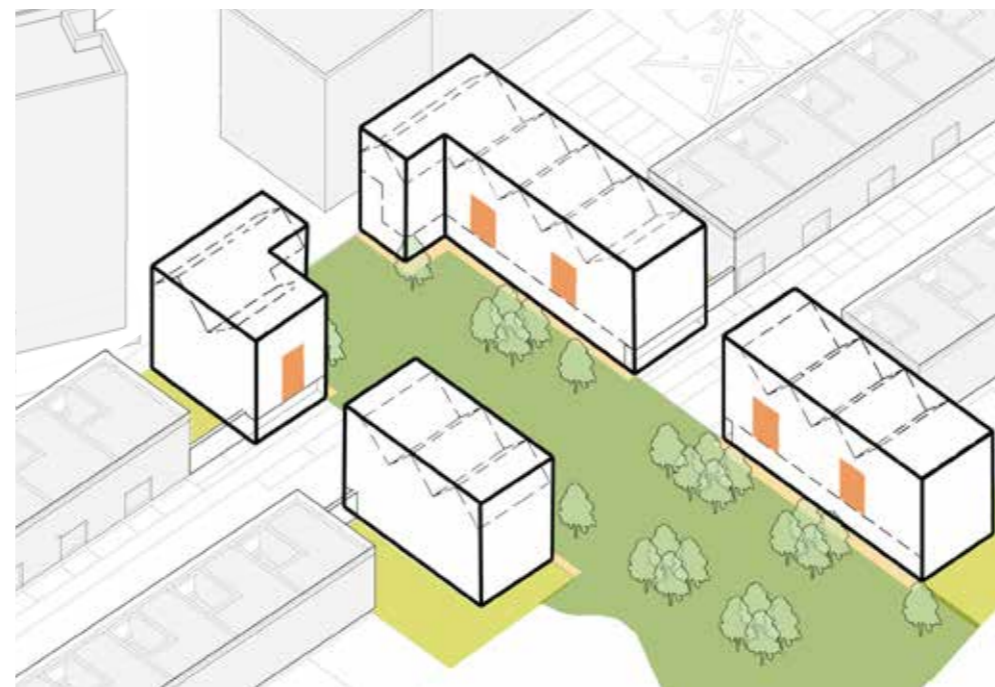
Belvedere Housing Court - illustrative birds eye view of houses option



Precedent : defensible edge with direct access to houses



Illustrative view of the Housing Court - defensible space to flatted blocks



Belvedere Housing Court - illustrative birds eye view of flatted block option



Precedent : front gardens to flatted blocks

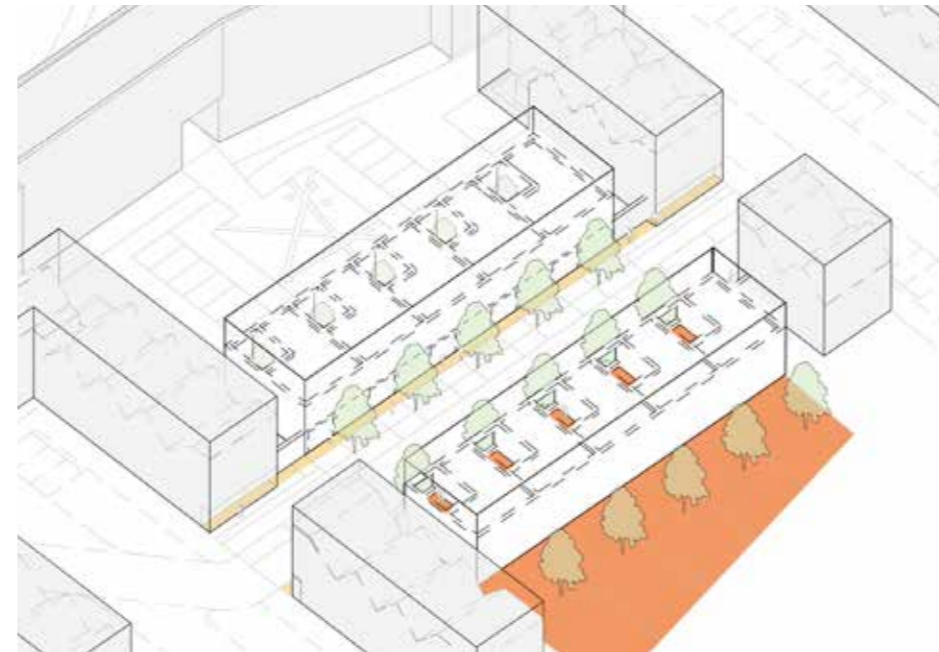
THE BELVEDERE

4.34 PRIVATE & COMMUNAL AMENITY SPACE

Traditional Mews Street

- All houses should have a private rear or side garden. Some typologies might also include an additional terrace.

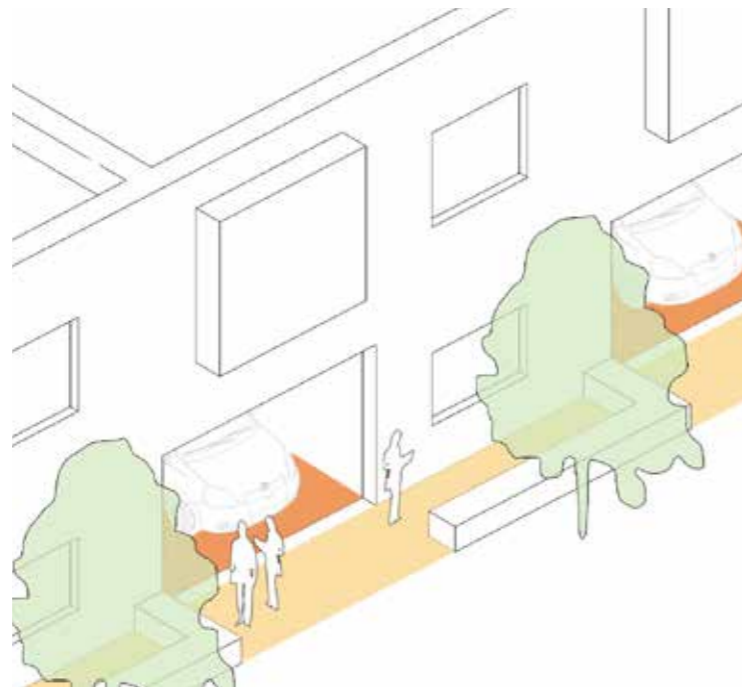
- Private amenity
- Semi-private amenity
- Communal amenity
- Public amenity



Belvedere Traditional Mews Street - illustrative view



Illustrative plan of Traditional Mews Street - amenity space



Illustrative view of mews house defensible space



Defensible space to home



Abode, Great Kneighton - defensible space to home

