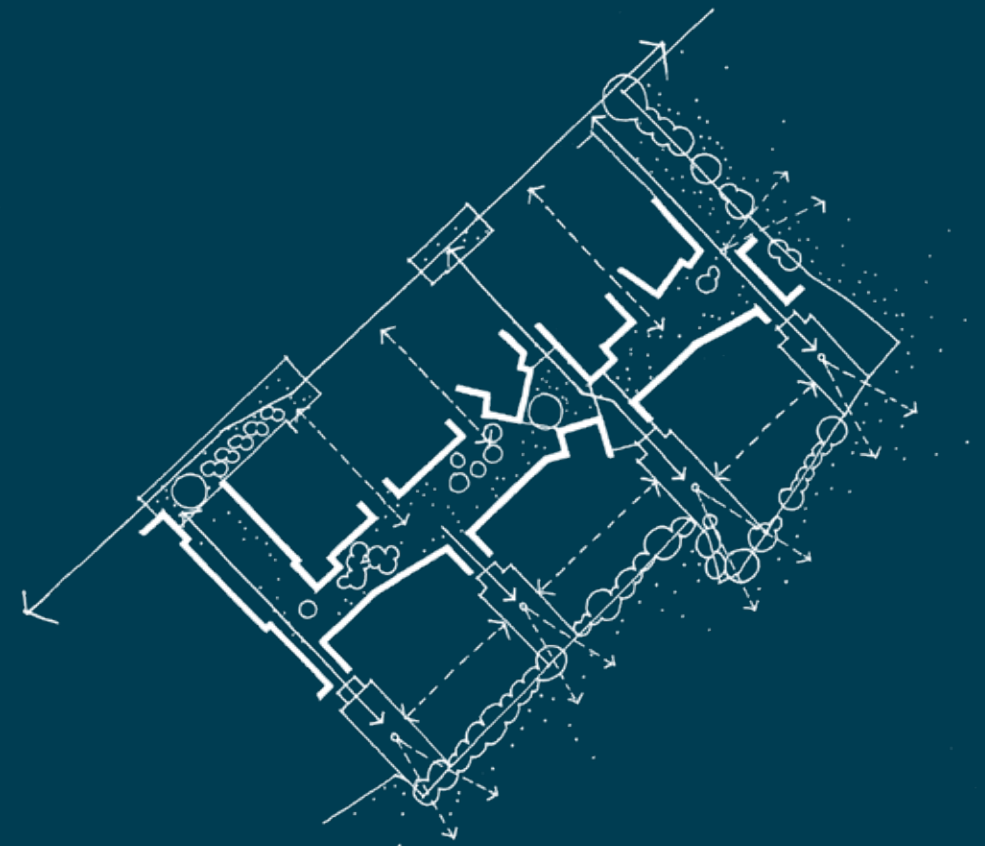


05

HOUSE TYPOLOGIES - ACCESS AND FRONTAGES



5.1 DWELLING DESIGN STANDARDS, ENTRANCES AND SERVICING

DWELLING DESIGN STANDARDS

- All units to be built to the London Plan 2016, Nationally Described Space Standards, and achieve a minimum BREEAM target of 'very good'.
- 10% of units will be wheelchair units or adaptable to wheelchair units.
- Indicative unit layouts are included in section 4.14 of the Design and Access Statement (pages 90-93).

DWELLING ENTRANCES

- Ground floor flats or maisonettes within the apartment blocks should have their own private entrances with clearly defined thresholds along with their own defensible space.
- Postal arrangements should be via a letterbox within the front door and the door should if possible, include a glazed section to provide natural light to hallways if no other window is provided. All entrances are to be covered providing shelter from the elements. This could be in the form of a canopy or a recess. If this is in the form of a recess, private entrances should not extend beyond 600mm and communal entrances 1000mm. See section 3.14 of this Design Code.

DWELLING SERVICING

- An additional 750mm deep (minimum) storage cupboard should be provided in all dwellings to house a washing machine and accommodate potential servicing equipment.
- Servicing equipment should not be located externally outside of houses.
- House boilers should be conveniently located to allow easy and direct access to an external boiler flue which should be located to the rear elevations of properties and not to front or side elevations that directly front the street.
- Careful consideration will be given to flue locations so that they are incorporated into the design of the elevation on which they sit. The exception to this is within apartment blocks.
- Water meters should be located in communal core areas.

CYCLE & REFUSE STORAGE

- All houses to provide 2 cycle spaces integrated within a storage area. This can be within a recessed entrance, in the entrance hallway or stored in rear gardens.
- Cycle storage should not be located within front garden areas. For apartment cycle storage refer to section 3.12 of this Design Code. Refer to section 3.10 of this Design Code for dwelling refuse storage.



Precedent recessed entrance



Precedent corner entrance & glazed window feature



Precedent of how integrated bike storage within recessed entrance could look like



Precedent house entrance & garage



Precedent of refuse storage to front of houses



Precedent of defined entrances and front garden areas

5.1 DWELLING DESIGN STANDARDS, ENTRANCES AND SERVICING

VENTILATION, CONSIDERATION OF SINGLE / DUAL ASPECT AND USE OF DECK ACCESS

- Where possible mechanical ventilation should be reduced. Dual aspect units create passive cross ventilation and should be introduced where possible in addition to mechanical ventilation.
- On lower blocks well-proportioned and short length external walkways should be used to service flats from a shared core. This enables dual aspect and cross ventilation where possible. On taller blocks an internal central core will service flats.
- Bedrooms should not be located overlooking the walkway unless an arrangement similar to the diagrams on the right is introduced so that consideration is given to privacy of these bedroom windows.
- Where possible the number of flats accessed of a single external deck area should be kept to a minimum with no more than 8 flats located off one access core to keep external deck access to a minimum. An efficient way of reducing this is to locate the core as close as possible to the centre of the block so that two separate deck access areas can be created from one access core. Refer to the diagram on the following page.
- External deck access is to be incorporated within the building fabric and be consistent with building materials and architectural character of that block. Refer to examples on the following page of how deck access should be designed and incorporated within building proposals and how they should not.
- Deck access should be located to the rear of the building and not along the frontage of the block.
- There should be no deck access provision to ground floor flats. Access to ground floor flats should be a private front door accessed from the street to the front of the block where possible.
- Refer to [policy EP E6g of the London Borough of Merton Estates Local Plan for further guidance on ventilation.](#)



Precedent example of a well integrated walkway consistent with the building fabric



Precedent example of a poorly integrated walkway



Precedent example of methods to protect bedrooms overlooking walkway



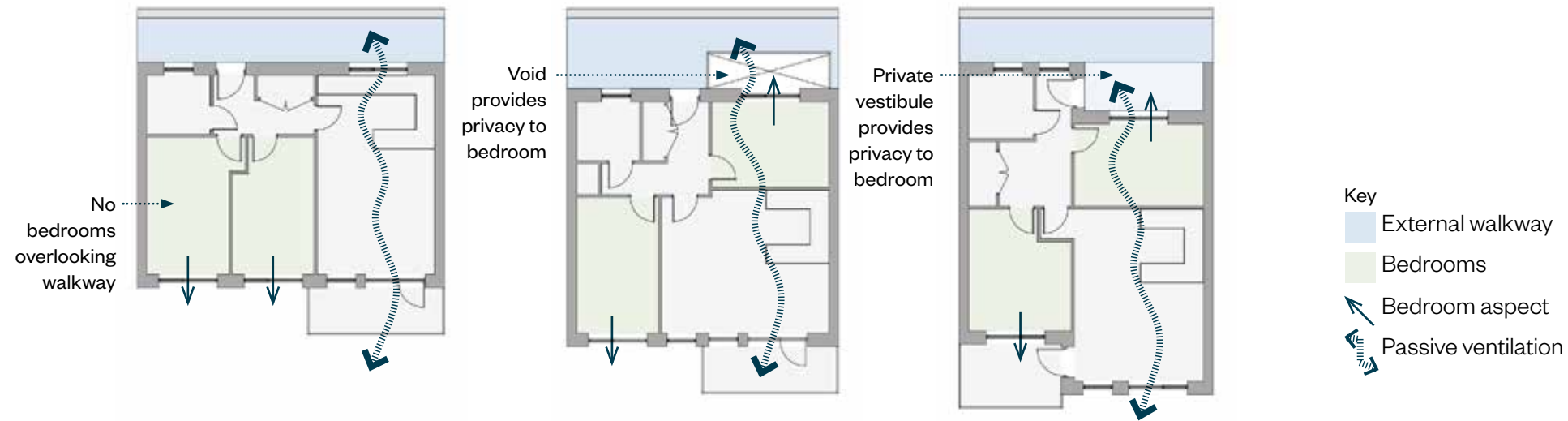
Precedent example of methods to protect bedrooms overlooking walkway



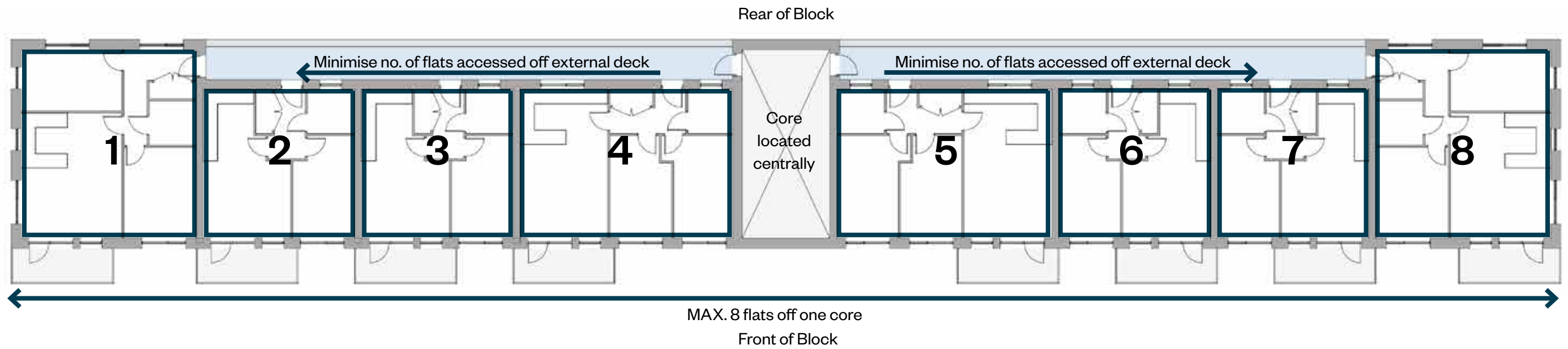
Precedent example of a well integrated walkway consistent with the building fabric

5.1 DWELLING DESIGN STANDARDS, ENTRANCES AND SERVICING

VENTILATION, CONSIDERATION OF SINGLE / DUAL ASPECT AND USE OF DECK ACCESS



Example external deck access flat layouts which are considerate for bedroom privacy



Example upper floor block plan with external deck access and dual aspect flats

5.2 HOUSING TYPOLOGY FRONTAGES

The priority for the masterplan is to activate frontage and create interest. SbD and GLA have both expressed the importance of this in their feedback, particularly considering there is such a lack of this on the existing estate at present.

For all house typologies the activation principles mentioned below should always be considered:

- Where possible a daytime habitable room should be maintained to the ground floor where the house type width and parking requirements allow this.
- Where this is not possible a daytime habitable room should be introduced to the first floor level. In this situation a bay or oriel window or other such design feature which encourages overlooking on to the street should be considered. The above principles can sometimes seem problematic where on plot parking is required. The illustrative masterplan is currently aiming to provide 40 houses with on plot garages, 40 with undercroft parking and 40 with off plot parking. These figures may vary at later design stages.
- The masterplan should achieve a variety of different house typologies. Too many similar house types in any one area is not encouraged.
- Refer to policy OEP 3ii of the London Borough of Merton Estates Local Plan for further guidance on active frontages.

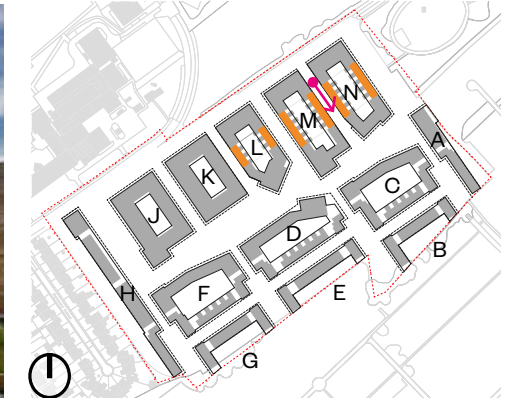
Over the following pages diagrams illustrate the four different street types where varying house typologies may apply. These street frontages are dependent on specific house types that are suitable in various character areas. At later stages, house typology parking requirements may vary which may require different design principles to be applied.

Note: On plot parking refers to either a garage or undercroft parking space. An allocated parking space refers to a dedicated off-street parking space located within the Housing Court.



5.3 THE LANES

- One option for the Lanes is 3 storey houses with an articulated roof form.
- On plot parking may be required within these streets, in which case the house typologies should include car ports where possible or, a mix of both garages and car ports to prevent garages dominating the ground floor street frontage. In the diagram to the right, houses with car ports occupy one side of the Lane and a garage house typology the other.
- If the house typologies are narrower than 8m, such as those illustrated, daytime habitable rooms cannot be located on the ground floor frontage. In this situation a daytime habitable room will be located to the first floor to maintain good street activation. They should also be enhanced to accentuate street activity at that level. For example, by adding a window surround, oriel window, or angle windows to strengthen window aspects.
- In the car port house typology, the car port provides a visual connection to rear gardens and open up the narrow Lanes. Front doors for this house type can be located within the undercroft to enable a habitable room to be located to the front of the house providing some overlooking at street level.
- In the garage house typology, a door would provide an element of street activation. If possible, a window should also be included to the ground floor, even if it is not to a habitable room.
- If a wider house typology of 8m or more is preferred, daytime habitable rooms can be located to the ground floor level. Refer to the house typologies for the Traditional Mews Street and Formal Entrance Green on the following page.



Precedent Examples

Masterplan Location Key

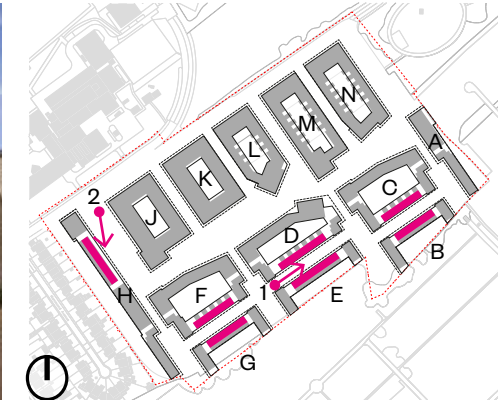


Illustrative Lanes Street
3D Diagram

- **Parking**
- **Daytime Habitable Room-** would include a living room, kitchen or dining area.
- **Habitable Room-** would extend to bedrooms also.

5.4 TRADITIONAL MEWS STREETS AND FORMAL ENTRANCE GREEN

- The Traditional Mews Streets and the Formal Entrance Green street typologies consist of 2 Storey houses. These could alternatively be 3 storey houses.
- For the Traditional Mews Streets, 3 storey houses should only be proposed if the Housing Courts become 4 storey flatted blocks.
- For the Traditional Mews Streets and the Formal Entrance Green, both sides of the street should be of equal storey height.
- The Traditional Mews Streets should have a simple roof form and the Formal Entrance Green an articulated roof form. On plot parking may be required within these streets.
- For the Traditional Mews Streets, the house typologies should include car ports where possible or a mix of both garages and car ports to prevent garages dominating the ground floor street frontage. In the diagram of the Traditional Mews Street to the right, car ports have been included to the north side of the street and garages to the south.
- For the Formal Entrance Green, all the houses could be a garage typology as the street will be activated by the surrounding flatted blocks.
- In the car port house typology, openings at ground level provide visual connections from the street to the rear courtyards. In the garage typology, openings to a roof terrace above the garages add a balanced uniformity to each side of the street.
- For the both street typologies, a daytime habitable room should be located on the ground floor where possible. Habitable rooms should also be located on the first floor front I to maximise street overlooking. This is possible with 8m wide house typologies.
- If narrower house typologies are preferred, daytime habitable rooms can be raised to the first floor level. Refer to the Lanes house typologies on the previous page.



Precedent Examples

Masterplan Location Key



Illustrative Traditional Mews Street
3D Diagram

Corner House Typologies

- For corner houses, if the house partly projects into the Traditional Mews Street, windows could be located to the rear of the houses looking down back along the Traditional Mews Streets to strengthen street activation at first floor level.

- **Parking**
- **Daytime Habitable Room**- would include a living room, kitchen or dining area.
- **Habitable Room**- would also extend to bedrooms.

5.5 HOUSING COURTS

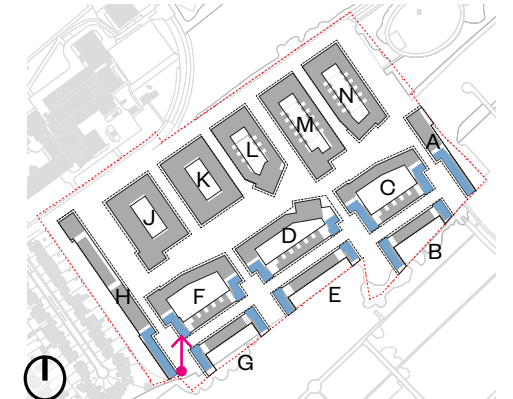
- One option for the Housing Courts is 3 storey houses with articulated roofs.
- In the Housing Courts, parking is on-street. A garage or undercroft is not required.
- A daytime habitable room should be located to the ground floor level and habitable rooms to the first floor level to maximise street front activity.

Gateway House Typologies

- Pinch points should be created to the north west entrances into the Housing Courts by bringing the gateway house types closer together.
- These entrances will define the termination between the Central Linear Park and the Belvedere character areas.
- The height at this point may be raised higher than the other house types.
- Windows can be located looking south into the Housing Courts strengthening street activation and adding interest to the elevation. Corner windows could be used here too.

Corner House Typologies

- Corner houses turn the corner at entrances into the Traditional Mews Streets to prevent blank gables. This also brings street activation to these entrances.
- Corner windows may be used to add interest.
- These house typologies could include a cantilever or other such design element to substantiate these entrances into the Traditional Mews Street.



Precedent Examples

Masterplan Location Key



Illustrative Housing Court
3D Diagram

- **Parking**
- **Daytime Habitable Room-** would include a living room, kitchen or dining area.
- **Habitable Room-** would also extend to bedrooms.

EASTFIELDS ESTATE
Outline Planning Application



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