

November 2020



6.0 External appearance

6.1 Existing context

The existing Cambridge Road Estate is characterised by a mix of tower blocks, such as Madingley and Gravelly Towers, and lateral apartment blocks with external walkways and 'streets in the sky'. The existing public realm is heavily dominated by car use. Garages are located within the ground floor of apartment blocks, resulting in inactive frontages and lack of ownership, with unsatisfactory front boundaries and private amenity.

However, the neighbouring streets of Norbiton offer a mix of Late-Victorian detached Villas with decorative brickwork, ornamental entrances and period features. In particular, Chatham, Chesham and Clevedon Roads (to the north of the site) contain high quality architecture and streetscapes, considered for conservation area status. Many of these roads including Piper Road and Somerset Road, south-west of the site, interlink into the proposed masterplan. Therefore, the surrounding context has been analysed and classed into Character Areas, where key features have been drawn upon to enhance and augment the proposed development. The following chapters will describe this in further detail.



Figure 1: Existing Estate

01



Figure 2: Existing Estate

01



Figure 3: Existing Estate

01



Figure 4: Victoria Road character area

02



Figure 5: Hawks Road character area

03



Figure 6: Linden Crescent character area

04

- Victoria Road
- Hawks Road
- Linden Crescent
- Hampden Road
- Gloucester Road
- Douglas Road
- Clevedon Road
- Cambridge Gardens
- London Road / Coombe Road
- Cambridge Road

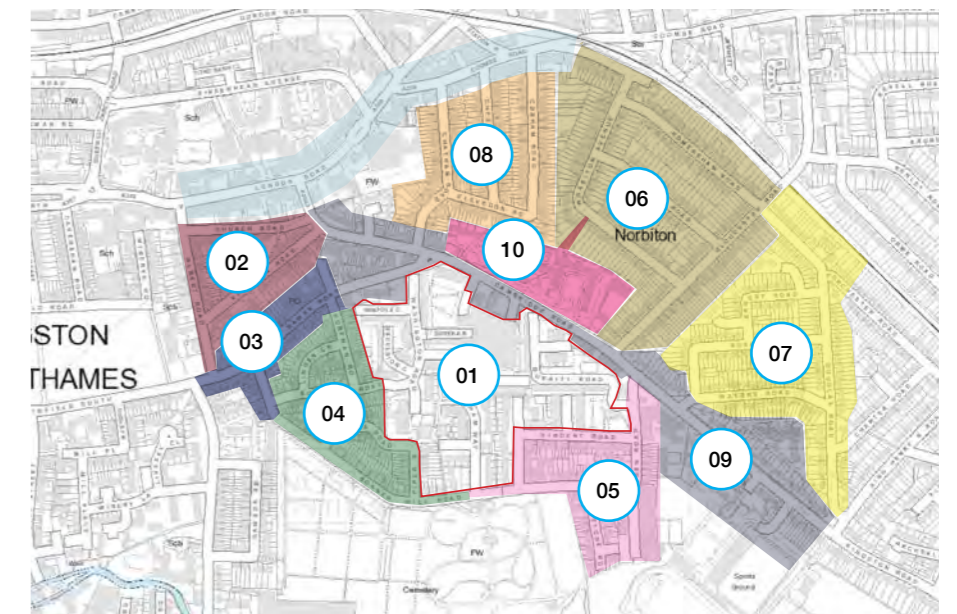


Figure 7: Character Areas across Norbiton

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Figure 8: Hampden Road character area



05



Figure 9: Gloucester Road character area



06



Figure 10: Douglas Road character area



07



Figure 11: Cleverdon Road character area



08



Figure 12: Cambridge Road



09



Figure 13: Cambridge Gardens



10

6.2 Design Guidelines

The Design Guidelines (refer to 503-PTA-MP-XX-RP-A-9003) set out a series of key principles to inform the long-term development of the masterplan, transforming the existing Estate into a high quality setting where people want to live.

The Guidelines propose how Phase 1 and the Outline Plots should include sufficient difference to generate interest and sufficient commonality to retain a shared identity of place. Façades should be unified through a shared design palette, creating neighbourhoods that aid orientation, navigation and belonging.

The following chapters note the key features of Phase 1 plots B, C and E. Massing, fenestration, material selection, tonality and detail will be described and demonstrated.

Plot E follows the Guideline's 'podium building typology'. A raised amenity level is bounded by linear, single core, buildings. These surround a central courtyard in the form of independent (E1/E4) or joined buildings (E2/E3). This typology addresses both the public realm and shared communal courtyards. Townhouses infill the north and south edges of the podium with maisonettes and residential amenity lining the ground floor.

Plot's B and C follow the Guideline's typology of 'linear' buildings viewed on all sides from public space. Whilst Plot C connects into a podium containing the Community Centre and is a key marker and thoroughfare into the site, Plot B is a freestanding building on the periphery of the site that draws upon the character of the adjacent neighbourhood streets.

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6.3 Material palette

The material palette of all Phase 1 buildings has been selected to have a sympathetic relationship with the surrounding context whilst setting the tone for the wider development.

Brick cladding is used as the predominant material for its robustness and proximity to the existing surrounding context. In contrast with the existing Cambridge Road Estate, Plots B, C and E will include a range of brick tones, carefully selected to express the building articulation at base, courtyard and set-back level.

This differentiation of colour will provide variety to the building appearance and streetscape, helping to break down the scale of the building mass. The variations in colour will also accentuate each façade as belonging to a distinctive building element, a specific street setting, an individual home.

A consistent range of metal tones will be used for window frames, balcony railings and soffits, shopfronts and residential entrances. Metal will also be used for special elements of a more decorative nature such as the perforated canopies to the set-backs floor of the townhouses.

The palette has been influenced by materials observed in the surrounding neighbourhood streets. The images on the adjacent pages highlight materials and architectural features of interest, such as the bays and paired windows of Piper Road. These are applied in a contemporary manner within Building B's massing and fenestration pattern. Fenestration details such as contrast reveals, sills and decorative entrances are used throughout the Phase 1 buildings to create interesting and engaging façades, grounded with a sense of place.



Figure 14: Example of paired windows on Piper Road



Figure 15: Paired windows, Barts Square, Sheppard Robson

Paired windows



Figure 17: Example of entrances on Chatham Road



Figure 16: Silchester House, Haworth Tompkins

Articulated entrances



Figure 23: Example of window detailing on Piper Road



Figure 19: Example of door detailing on Chatham Road



Figure 25: Example of contrast brickwork on Chatham Road



Figure 20: Example of bay window on Chatham Road



Figure 22: Sill detail, Stefan Forster



Figure 18: Reveal detail, Macreanor Lavington, Kings Cross



Figure 24: Contemporary window reveal details, Morris and Co, Blossom Street



Figure 21: Contemporary bay detail, Macreanor Lavington

Sill and window articulation

Entrance detailing

Contrast reveals

Bay windows

6.0 External appearance

6.4 Brick palette

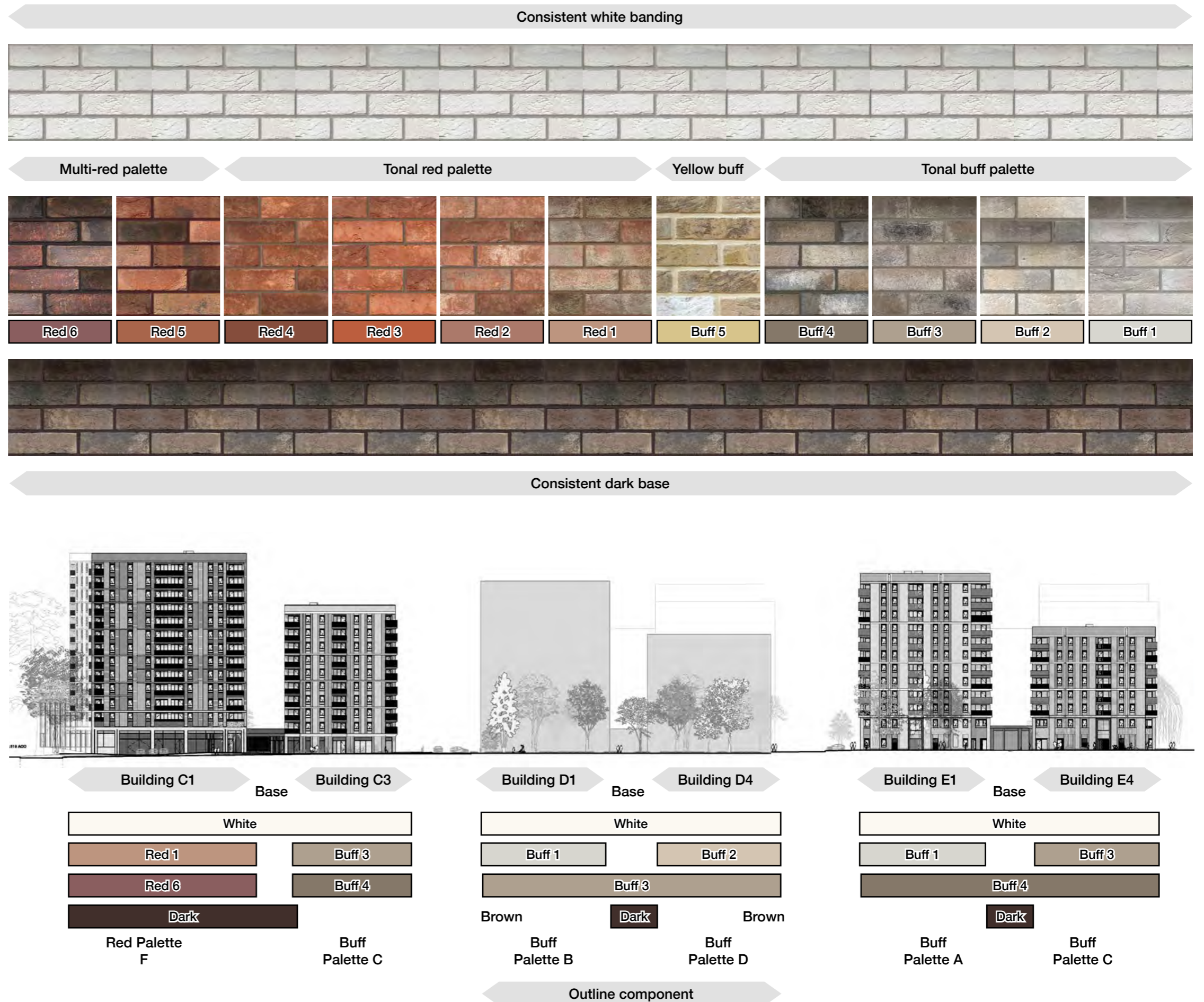
The masterplan brick palette uses a harmonious blend of warm earth tones to create a neighbourhood feel without harsh contrast.

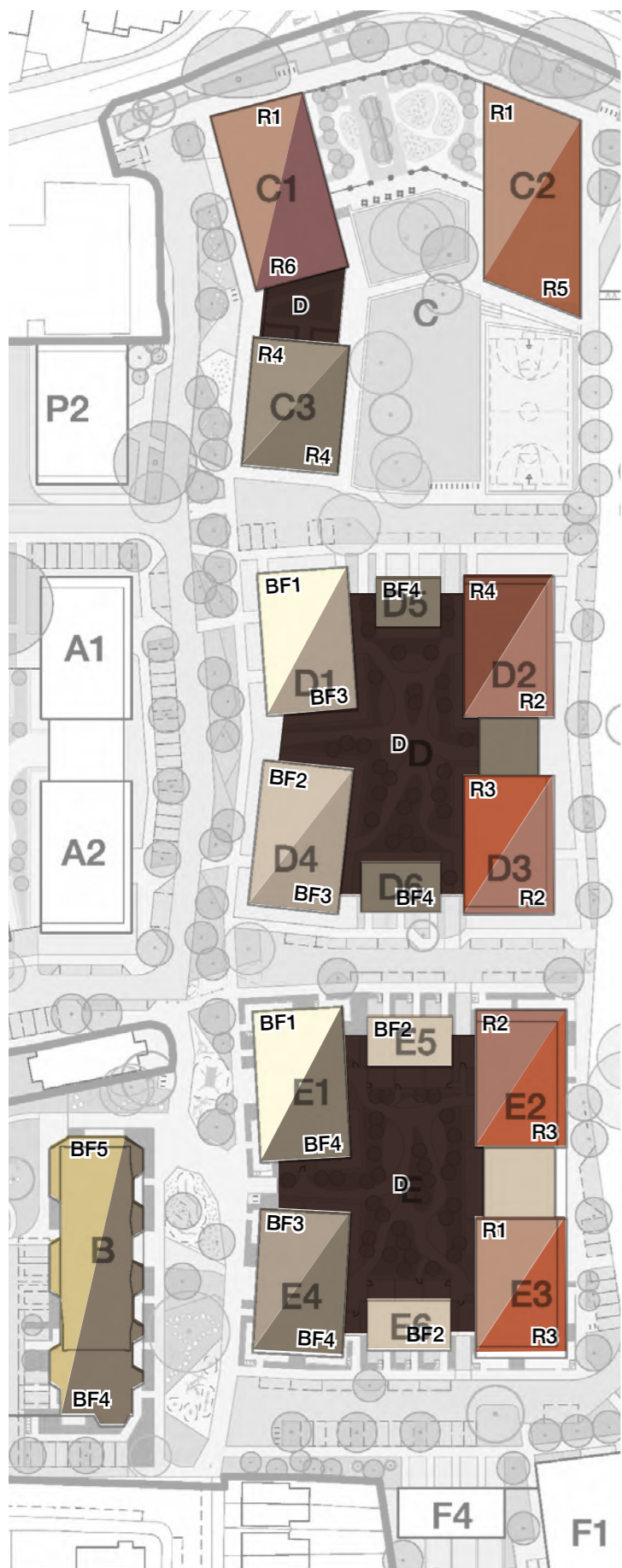
The two primary palettes, Red and Buff, are complimented by a consistent White tone for accents and banding, and a consistent dark tone for recessive base elements.

Plots B / C / E in the detailed component are read as a composition along the two north:south streets and across Piper Way.

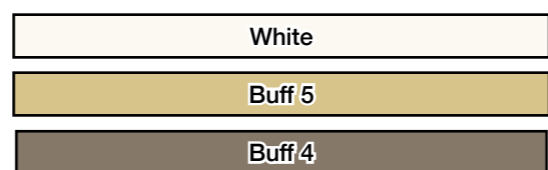
Plot B, viewed in context of the neighbouring streets, has a more contextual yellow buff approaching the London Stock of Rowlls Road.

Plot D has been shown for illustrative purposes to demonstrate the small changes in tone between building palettes; balancing sufficient difference to create individuality and visual interest, with consistency to establish the visual language of the street.





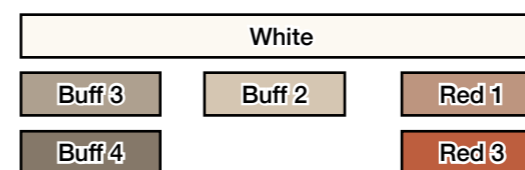
Building B



Buff Palette D



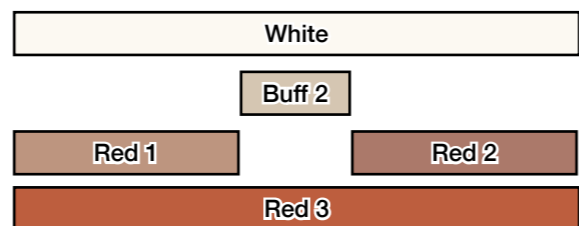
E4 Base Houses Base E3



Dark
Buff Palette A Buff Palette D Red Palette A



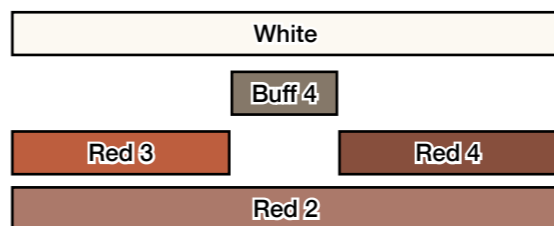
Building E3 Recess Building E2



Red Palette A Red Palette C



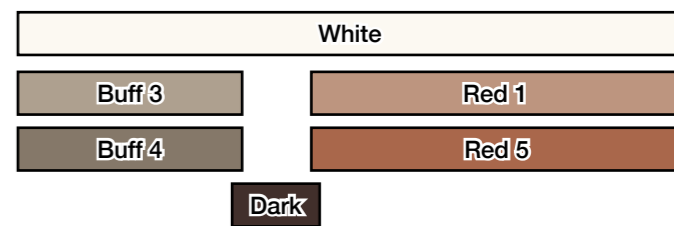
Building D3 Recess Building D2



Red Palette B Red Palette D



Building C3 Base Building C2



Buff Palette C Red Palette E

Outline component

Figure 26: Brick colours across Plots B, C and E (Phase 1) and Plot D (Outline)

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6.5 Brick composition

Using brick as the largely predominant material, Plots B, C and E employ a series of devices to introduce visual interest to the façades.

As described in Chapter 6.4, two primary palettes of Red and Buff are applied, with white and dark tones used for accented and recessed elements. While variations in colour are used to define the volumes, the finer detail of the brickwork is explored to add articulation to each façade.

Techniques such as changes in bond and mortar colour are carefully combined with variations in façade depth and other elements such as windows and balconies to create a rich and layered façade composition. Soldier coursing and stretcher bonds are applied to the horizontal contrast banding in all three Phase 1 buildings. Additionally, soldier bonded brickwork within Plot E's base expresses windows as groups, to accentuate maisonettes as individual homes within a wider residential block.

The array of brick cladding types are set out on the right hand side of this page. The following chapters will reveal how these types and other elements are used applied to each building façade.

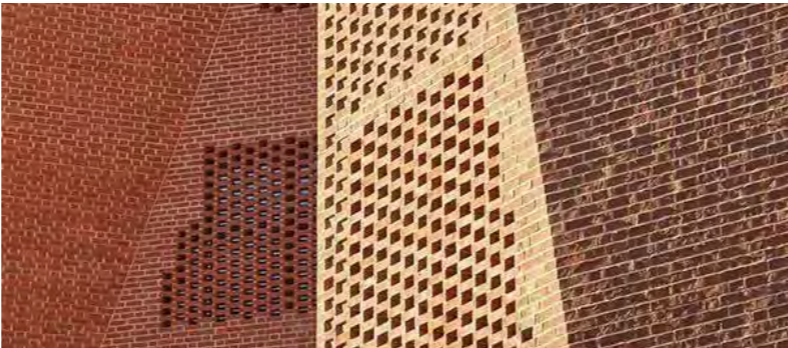
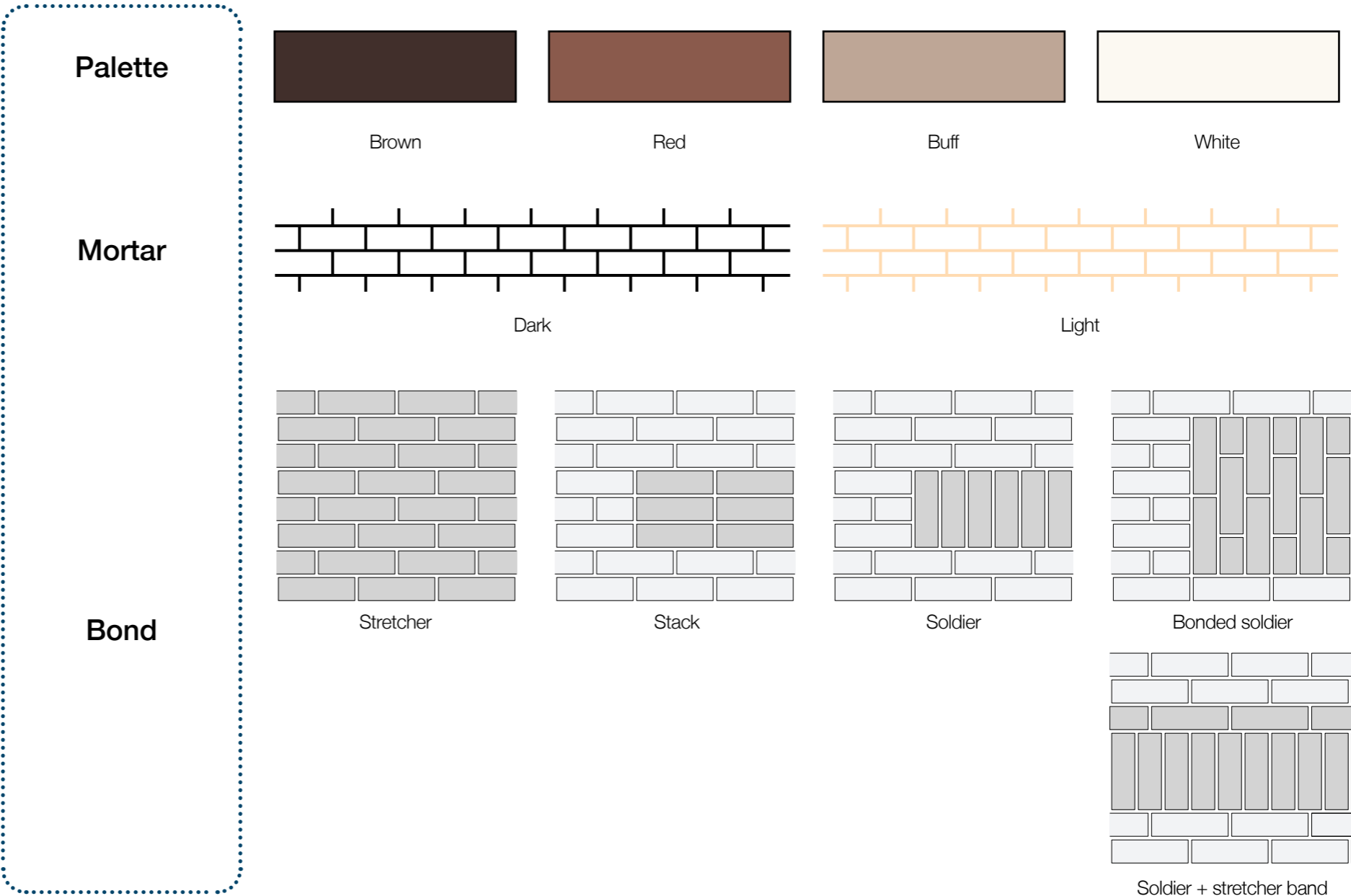


Figure 27: Precedent: hit and miss brickwork



Figure 28: Precedent: soldier and stretcher brickwork



Figure 29: Precedent: soldier and stretcher brickwork



6.0 External appearance

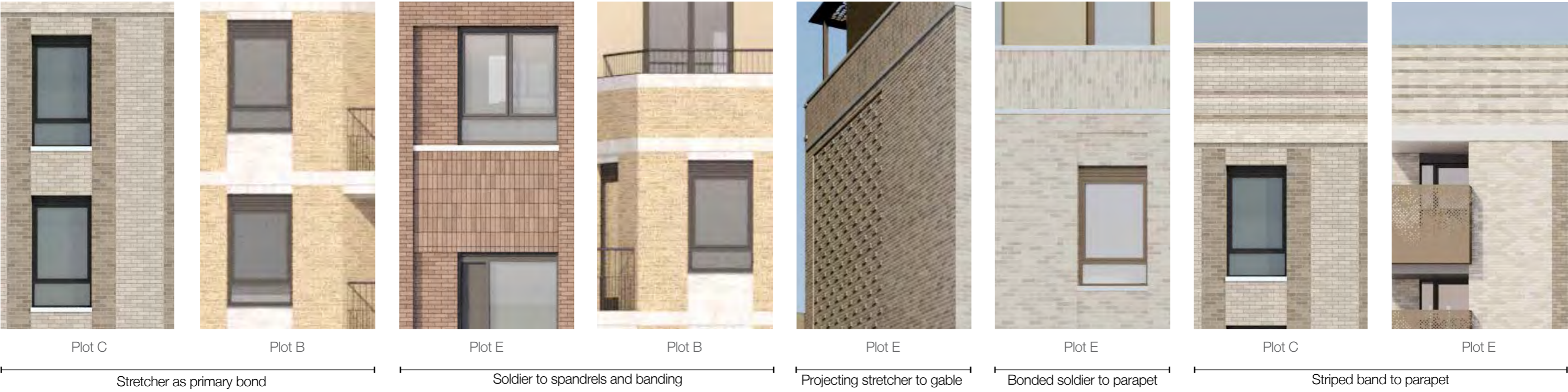


Figure 30: Precedent: combination of colours and bonds



Figure 31: Precedent: combination of brick bonds



Figure 32: Precedent: combination of brick bonds



Figure 33: Precedent: combination of tones

6.0 External appearance

6.6 Balcony treatment

Phase 1 includes a range of balcony types to respond to the varying needs of occupants, daylight, privacy, streetscape and views. Further information regarding the external amenity strategy, including amenity sizes and orientation, can be found in chapter 5.6.

Corner balcony: Semi-recessed corner balconies have been positioned on the prominent outer corners of Buildings E and C3. The balcony profile extends beyond the building footprint to animate the streetscape as well as enhance views across the masterplan and beyond. The balconies protrusion encourages daylight, whilst the recess retains a sense of privacy for occupants using the amenity.

Semi-recessed balcony: The strategy of semi-recessed balconies provides the same benefits described above for corner balconies. The recessed element provides privacy from both neighbours and pedestrians. The projection offers rhythm and articulation to the streetscape, as well as providing glimpses of neighbouring streets and parks.

Bolt-on balcony: Bolt-ons are located on the courtyard façades of Buildings E1/E2/E3/E4. The inward facing elevations offer more privacy than the corresponding street façades.

Recessed balcony: Located on Buildings C1, C2 and the top floor set-backs of E2 and E3, recessed balconies ensure a continuous plane wraps around the perimeter of the façade. This highlights the sculptural, simple forms of these buildings. For C1 and C2, these balconies offer additional privacy from Cambridge Road positioned north of the blocks.

Balcony between bay: As will be discussed in Chapter 6.8, Building B's massing is comprised of a series of bays to reflect the adjacent local context, given its position on the south-west corner of the masterplan. Large balconies have been interspersed between these bays to provide views across Piper Way and the existing mature willow tree. The distribution of bays and balconies provide privacy for occupants from neighbouring apartments.

Bay balcony: The bay balconies are positioned on the south and west façades of Building B, providing privacy from the adjacent apartments and neighbouring streets, as well as offering shelter and solar shading.

Terrace: Terraces occur on set-backs to buildings and townhouse. For townhouses, this provides additional amenity to respond to the Royal Borough of Kingston Upon Thames SPD amenity requirements. Perforated metal canopies provide solar shading for these south-facing terraces. For E2 and E3, the terraces provide additional amenity for both M4(2) and M4(3) homes.



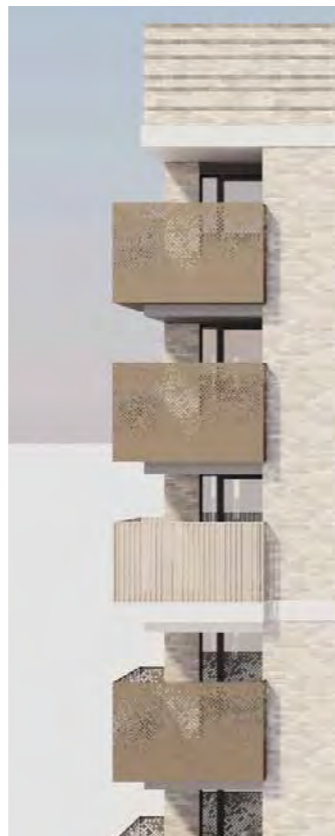
Building E1



Building E2/E3



Building E2/E3



Building E1

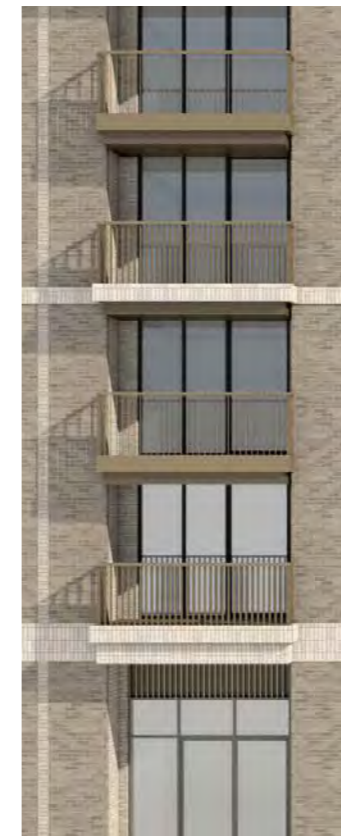


Building C3

Corner balcony

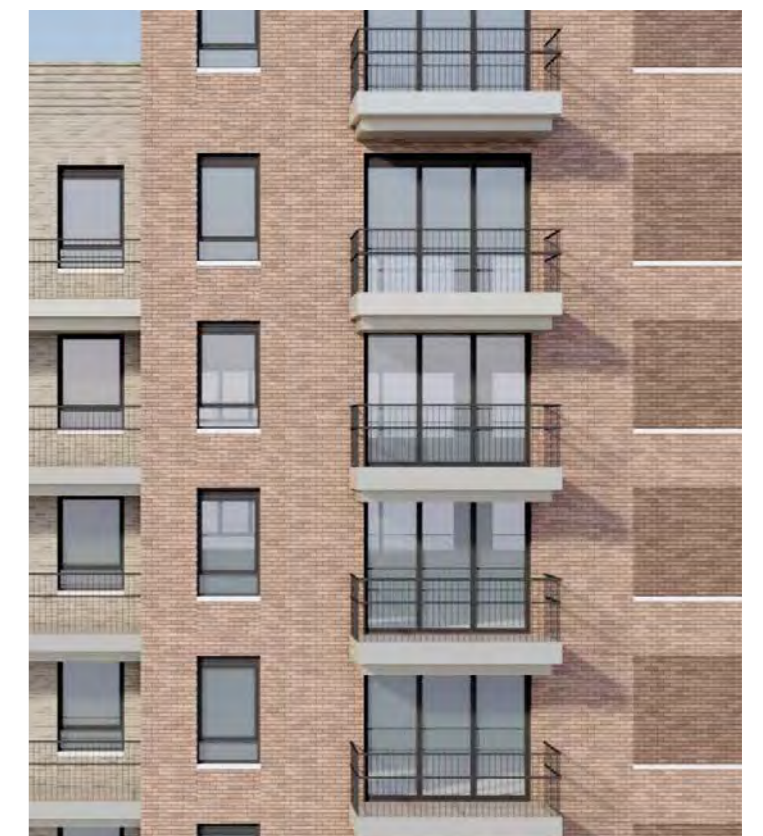


Building E3



Building C3

Semi-recessed balcony



Building E2/E3

Bolt-on balcony



Building C2



Building B



Building B



Building E5 and E2



Building E3



Building C2



Building B



Building B



Building E5



Building E2

Recessed balcony

Balcony between bays

Bay balcony

Terraces

6.0 External appearance

6.7 Balustrade treatment

Multiple balustrade types have been applied across Phase 1's balconies, to respond to various façade expressions and streetscapes. Whilst some balustrade types offer more privacy, others provide wind protection as well as accentuating façade verticality or horizontality. All balustrades will be designed at a height of 1100mm to provide protection from falling, in accordance with Approved Document K.

Perforated metal balustrades: Patterned perforated sheet metal with approximately 50% free area will be applied to the corners of Building E2 /E3 and at alternating floors across E1/E4, aligning with the double or triple height façade order. These balustrades offer increased privacy to balconies in prominent locations whilst also establishing a rhythm of pattern and shadow across an elevation.

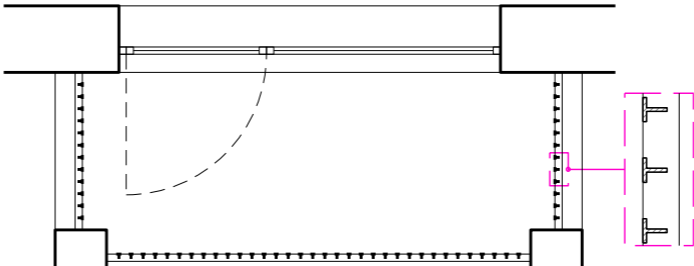
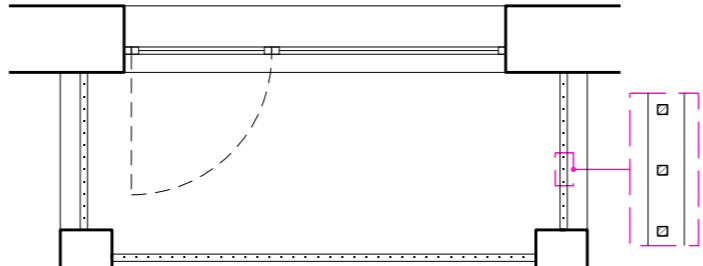
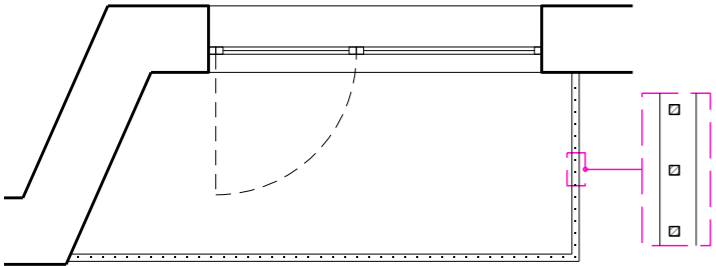
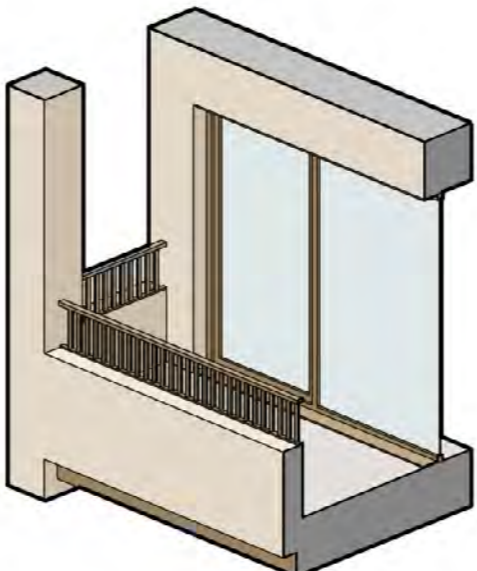
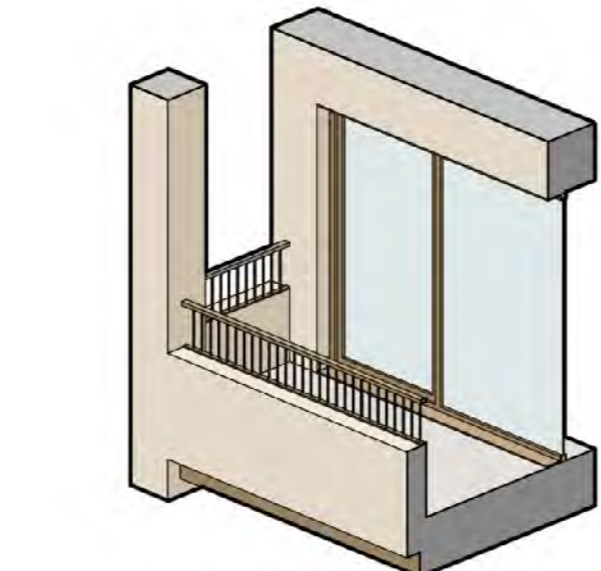
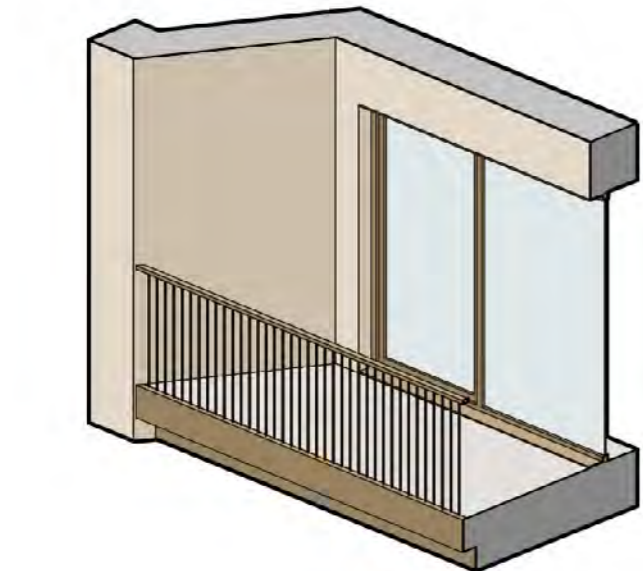
T-Pickets: T-shaped pickets will run parallel to Plot C's balcony edge. The slender metal 'T' profile emphasises a vertical articulation as well as providing increased privacy and protection from wind.

Metal flats: 8 x 40mm stepping metal flats at 100mm centres will be applied to Plots C and E. The stepping profile, which moves back and forth by 50mm, creates a rhythm of shadows distinct from the T-picket profile. Floorplates alternate between this balcony type and perforated or T-picket balustrades respectively. This produces a range of shadows and patterns, contributing to the individual character of each Plot.

Square Rod: An approach of simple, lightweight 10mm square rods at 100mm centres has been applied to Building B's east balconies. These offer clear open views across Piper Way and the existing willow tree and do not visually compete against the building's prominent bays.

Brick balustrade topped with square rods/T-pickets: Brick balustrades appear in all three Phase 1 buildings. At a height of 675mm, the balustrade's brick element aligns with the glazing height of windows – a consistent feature of all buildings. This alignment accentuates horizontality in Buildings C2 and E2/E3 in accordance with the Design Codes (refer to 503-PTA-MP-XX-RP-A-9003). This strategy also provides increased privacy to the west and south balconies in Building B.





Building B

Building B

Building E2

Building C2

Building C2

Square Rod

Brick balustrade topped with Square Rods

Brick balustrade topped with T picket

6.0 External appearance

6.8 Plot B

6.8.1 Building articulation

Building B's position in the south-west corner of the masterplan, means that it acts as a transition block between the surrounding context and central areas of the proposed Cambridge Road Estate development.

This transition is reflected in the massing and articulation of the building. The proposed five storeys, plus set back, form a gentle shift in height from the adjacent residential streets of Piper Road and Rowlls Road into B's eleven storey neighbour, Plot E. The top floor footprint of building B is set back from the southern façade to reduce the visual impact of the massing when viewed from Rowlls Road.

Bays form a key component to the building's massing and are reflective of the ubiquitous bay windows of Norbiton. Roads such as Rowlls, Piper, Somerset and Bonner Hill Street border the building to the west and south, providing key connections and links between the existing area's character and the proposed masterplan. Bays are also a prevailing feature of the late Victorian villas of Chatham and Chesham Street. Located north of the site, the streets have been identified for consideration of conservation area status/planning control as stated in the 'Royal Borough of Kingston Upon Thames Character Study' which supports Kingston Local Development Framework. Such features and status' play an important role when drawing on the local context to create a building that attempts to transition between the existing and the proposed.

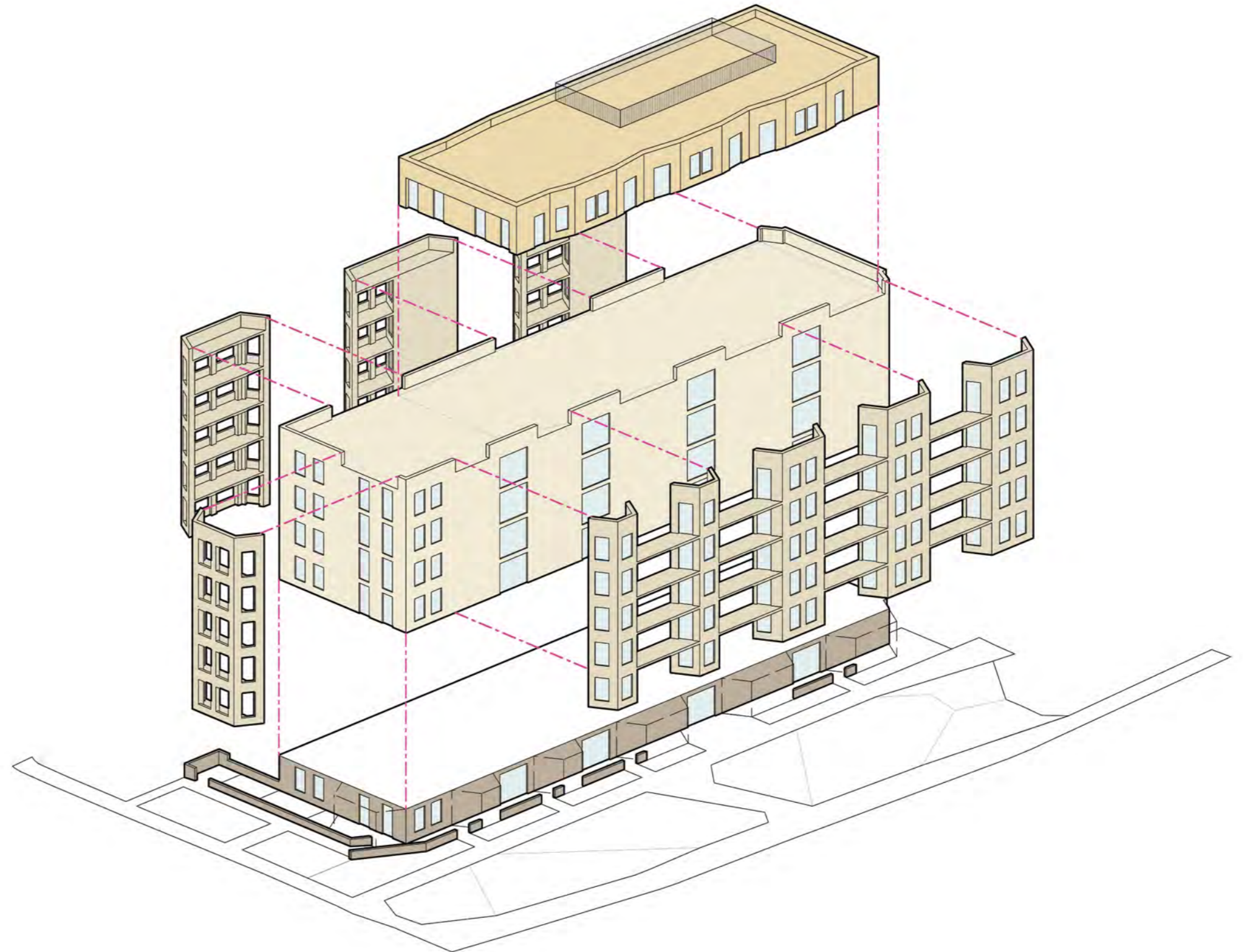


Figure 34: Exploded axonometric showing the key components of Plot B

6.0 External appearance

6.8.2 Bay windows

The proposed building consists of a series of bays, which as mentioned, draw upon the character of the neighbouring streets.

Bays to the east façade are either 'single' or 'double' bays reflecting the size of the homes on the typical floorplate. A double bay contains two double bedrooms for 2-bedroom 4-person homes, whilst the single bays are associated with the 1-bedroom 2-person homes on the typical floorplate.

The southern bay to building B reinforces the relationship between the plot and the neighbourhood street, providing a strong viewpoint when approaching the site from Piper Road.

The northern bays have been positioned to soften the northern façade against the existing Parish Room building. These bays create chamfered corners which reduce the width of the north façade and create a strong axial views when looking south towards Piper Way.



Figure 35: Example of a bay on Chatham Road



Figure 36: Proposed bay of Building B



Figure 37: Macreanor Lavington, Elephant and Castle



Figure 38: Proposed balconies of Building B

6.8.3 Balconies

Apartment amenity is interspersed between Building B's bays. Large balconies to the east provide views onto Piper Way and the existing Willow tree; the bays help separate the balconies to provide privacy from adjacent apartments.

Masonry piers provide shelter to the balconies on the west and south. These piers offer privacy from the adjacent apartments and neighbouring streets, as well as providing solar shading.

Maisonettes have amenity on both the ground and first floors given that they are large three and four bed family homes.

The distinctive bays of the typical floor continue to level four, but set back on the top floor to reduce massing. This means that on the top floor, the 'roofs' to these bays can provide amenity for level 05's apartments.

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Figure 39: Praxis Architects, Calsberg Foundation's apartments



Figure 40: Proposed top floor of Building B

6.8.4 Set back

Material, massing and colour help distinguish the top from the central portion of the building. This helps reduce the visual impact of the building when viewed from neighbouring streets, giving the impression of a five storey block, instead of six.

The massing of the top floor is set back from the south and north, and the articulation of the bays is removed to reduce the footprint of the building. The latter also provides amenity to the top floor homes.

The set-back floor creates a series of framed elements. These are articulated via angular recessed elements on the east façade. These recesses are located above the bays of the typical floor, providing visual interest to an elongated façade and framing the fenestration. The internal layouts have been fully considered alongside this articulation, with party walls and internal walls aligning to angled elements. The set-back's north and south façades also provide framing to the fenestration.



Figure 41: Example of a paired windows on Piper Road



Figure 42: Proposed bay of Building B with paired windows

6.8.5 Windows

Paired windows have been incorporated into Building B's bays and to key areas of the façade where possible. These capture the character of the surrounding neighbourhood streets, such as Piper Road, where window pairings are a prevailing feature.



Buff brick Palette D



Figure 44: East façade of Building E

- Rainscreen cladding
- Brick topped with metal picket balustrade
- Masonry parapet coping
- White brick
- Metal picket balustrade
- Buff brick type 5
- White brick / recessed brickwork
- Metal-faced glazed door
- Metal-faced outward opening window
- Soldier course brickwork
- White balcony soffit
- Metal sill flashing
- External door to ground floor homes
- Buff brick type 4



Figure 43: Render of Building B's east façade showing the ground, middle and top floors

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6.8.6 Façade

The top image shows a render of Building B's west façade. This demonstrates the protected balconies, which create privacy, shelter and shading.

The splash of red brickwork relates to the brick colours of the neighbouring residential streets, where decorative contrast brickwork is used as a device to highlight fenestration.



Figure 45: View of Building B, looking north-east



Figure 46: View of Building B, looking north-west



Figure 47: View of Building B within its wider setting. View looking east down Rowlls Road

6.0 External appearance

6.9 Plot E

6.9.1 Building articulation

Plot E is comprised of a series of buildings: E1 and E2 to the west; E3 and E4 to the east; E5 to the north and E6 to the south. All six of these buildings are connected to the same base, podium landscape and car park. As a result, they all share a common language, with window types, balcony patterns and brickwork colours akin to one another.

Yet, the massing and height of the building dictates that these buildings should have distinguishing features from one another. This strategy aids street character, wayfinding and identity - avoiding a masterplan comprised of homogeneous blocks. The strategy generates complimentary, rather than identical, façades.

Buildings E1 and E4 (at twelve and eight storeys respectively) are simple, elegant buildings characterised by contrasting brickwork to fenestration and double/triple height order. To the west of these buildings lies Piper Way and the existing willow tree, popular with current CRE residents. Double height communal entrances plus maisonette/ground floor apartment entrances have been located adjacent to Piper Way where possible, creating a ground floor enveloped with greenery and character.

Buildings E2 and E3 (at ten/twelve and nine/eleven storeys respectively) are designed with double height set-back top floors. This helps reduce the visual impact of the massing, as well as providing variation to brick colours and fenestration.

Buildings E5 and E6 are four storey townhouses, wrapped around the ground floor podium car park and first floor podium landscaping. These are a range of 4-bedroom 5-person; 4-bedroom 6-person; 5-bedroom-6 person and 5-bedroom 8-person homes as defined in the Housing Needs Assessment. For both the north and south façades, the 5-bedroom home has been positioned centrally (with 4-bedroom homes either side) to create a symmetrically proportioned façade.

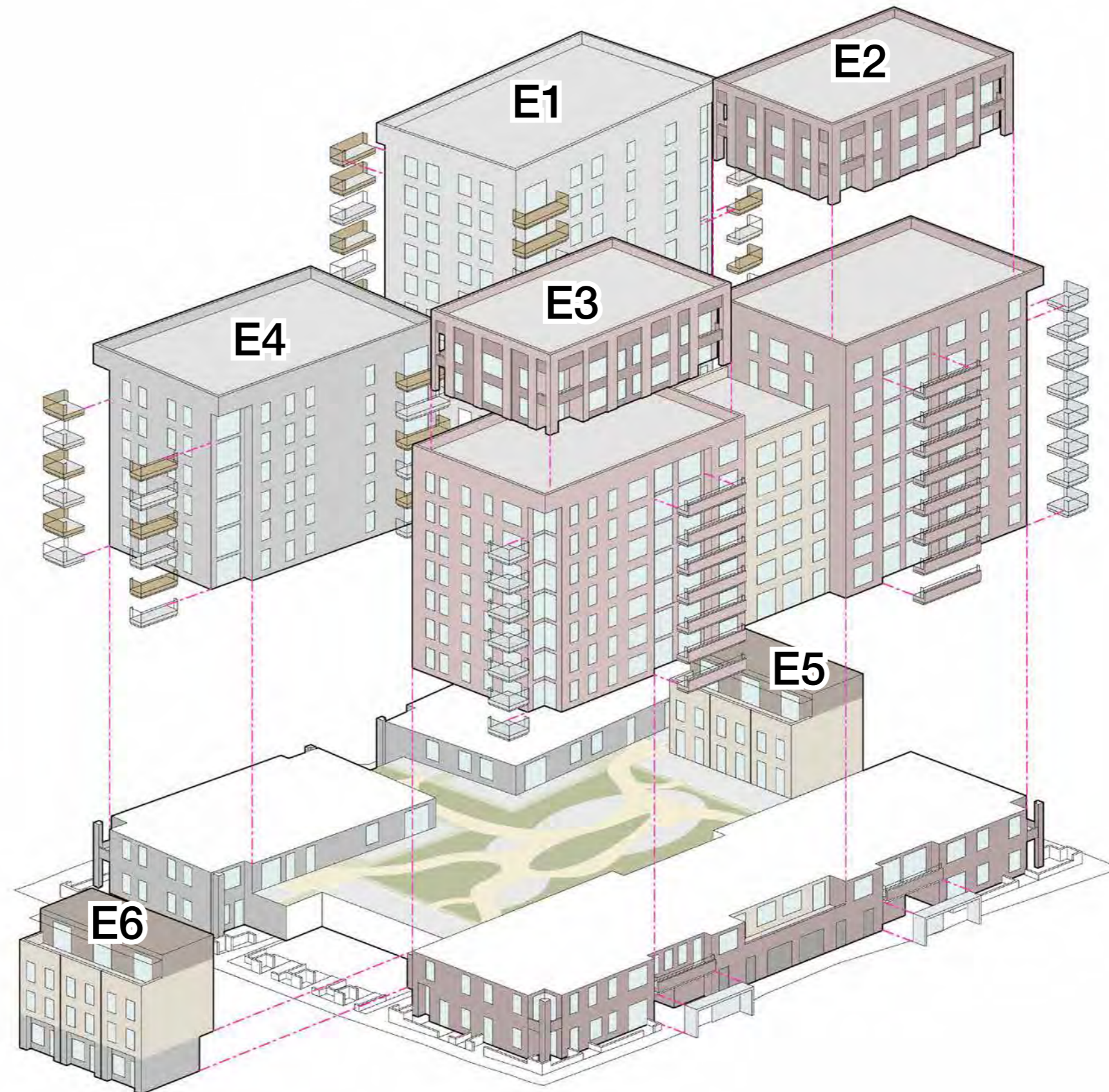


Figure 48: Exploded axonometric showing the key components of Plot E

6.0 External appearance

6.9.2 Base

Though the podium connects all of E's buildings, the base strategy varies across the plot much like the approach for the main façades. E1/E4's façade strategy is defined by verticality, as described in the Design Guidelines. Therefore, the principal element of the façade, comprised of vertical bands of contrast brickwork, continues down the ground floor to reduce the emphasis of the base.

However, the horizontality of block's E2 and E3 govern the approach to the base. Here, the main element of the building is separated from the base and top floor set-backs through fenestration and materiality changes, to accentuate horizontality. This also aids the maisonette strategy, where the approach has been to define homes using reveals, recesses and texture. By differentiating the base, fenestration can alter on the ground and first floors, and brick bonds can be introduced to define homes and entrances.

Where there are breaks between the buildings, for car parking entrances/exits or for access to the Energy Centre, the base is revealed as a one storey, brick-framed element. A dark palette has been selected throughout these breaks for continuity; this also create a distinct element to separate the various palettes and patterns of each building.

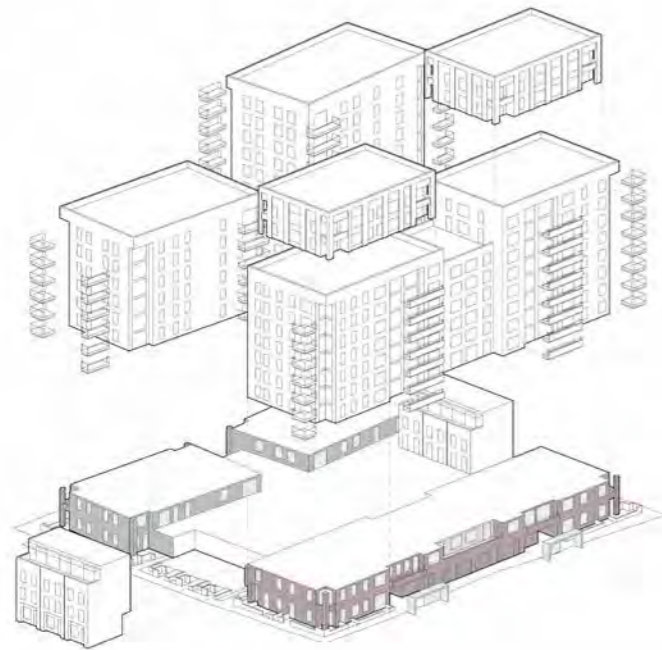


Figure 49: Karakusevic Carson, Kings Crescent Estate



Figure 52: Stefan Forster Architekten



Figure 50: Proposed base of E2/E3



Figure 51: Proposed base of E1/E4



Figure 53: Athletes Village, Stratford



Figure 54: Proposed podium of E2/E3

6.9.3 Courtyard

The courtyard elevations face onto the first floor podium, which is accessed via the lift and stair cores of Buildings E1/E2/E3/E4 and is shared between all residents in the block. Single-storey apartments, and the upper floors maisonettes and townhouses all face into the garden and have private terraces which are buffered from shared spaces from planting and boundary walls.

The language of the respective buildings within the courtyard is a continuation of the street-facing façades. Given that the façade expression varies between buildings E1/E4, E2/E3 and E5/E6, a simple approach courtyard was considered appropriate.

The buildings do share a common language across the courtyard. Window proportions and window frame colours are universal between buildings, as is the approach to balconies and balustrade patterns and brick palettes. This creates a harmonious relationship between the courtyard buildings, but offers visual interest and character when viewed at podium and balcony level.

6.0 External appearance

6.9.4 Set-backs

The buildings of E2 and E3 have been designed with double storey setbacks to provide variation in the townscape and reduce the visual impact of the building. In addition to the massing, the fenestration and material palette of the set-back elements is varied to define these elements as distinct 'tops' which are separate from the 'body' of the building.

The set-backs are constructed as a series of simple framed elements, with cut-out corners providing amenity to the second storey set-back. The first storey set-back has large terraces, providing generous amenity to both M4(2) and M4(3) homes.

The frames are accentuated by use of contrasting brickwork and recesses. A range of tonal reds have been used, as described in chapter 6.4, with masonry copings selected for these set-backs.



Figure 57: Squire and Partners, Chelsea Barracks



Figure 58: Proposed setback

6.9.5 Windows

The transom height of the windows has been set at 1100mm to provide protection from falling, in accordance with Approved Document K. However, glazing will begin at 675mm to offer additional daylight for living spaces and bedrooms. Please refer to the daylight assessment for more information regarding daylighting levels.

A height of 675mm allows for a view out whilst in a seated position and means that some furniture, such as a chest of drawers, can be positioned beneath the window. This not only allows occupants to position furniture more freely within their homes but prevents furniture, storage and clothing being positioned against full-height windows, a common sight in new developments across London.

E1 and E4's use of contrast brickwork around fenestration enhances the building's intended verticality. It is also reminiscent of the window decoration prevalent in the surrounding neighbourhood streets



Figure 55: Window details on Chesham Road and Pitman Tozer's Monier Road
November 2020



Figure 56: Proposed windows of E1/E4 and E2/E3

6.0 External appearance

6.9.6 Maisonettes

Maisonettes wrap around the ground and first floor of Plot E. Front doors accessed directly off the public realm and external doors opening onto the first floor podium landscape are a common feature to all maisonettes. Each maisonette has both ground floor and first floor amenity, buffered from shared space using planting and boundary walls. Given the internal layout of maisonettes, where kitchen and dining spaces occur on the ground floor, and living rooms occur at either ground or first floor, this arrangement means all living spaces have access to amenity.

The ensure each maisonette retains identity as an individual home, the façade strategy uses recesses, fenestration details and brick patterns to highlight and demarcate maisonettes where possible.

In E2/E3 this is achieved in part through white masonry sills, which tie together window pairs and trios belonging to the same home; these sills are also accentuated against the red-toned brick. Masonry piers and recesses frame ground and first floor windows to give the impression of a set of windows belonging to a home. The addition of decorative brick coursing accentuates the tie between ground and first floors windows, as well as bridging the gap between tall floor-floors where the public realm slopes around the building.

This same technique is carried through into E1/E4. However, here window pairings are achieved via contrast brickwork window reveals. The ground and first floor brick patterns are a continuation of the typical floors. But the double height maisonettes are accentuated by use of the horizontal white brick banding at first/second floor, separating apartments on the typical floor from maisonettes at ground and first floor.

Entrances to maisonettes typically occur in the corners of the building. Ground floor corner cuts outs are a continuation of semi-recessed balconies on the typical floors, providing covered private entrances in accordance with Approved Document M. The cut outs also create defined entrances, adding to a sense of individuality within a wider residential building.



Figure 64: Stefan Forster Architekten

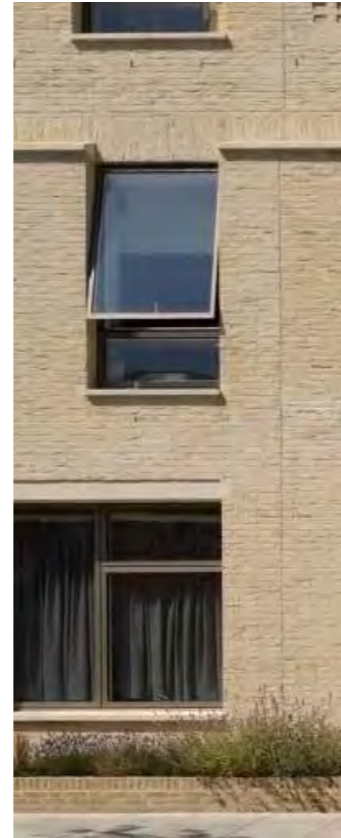


Figure 61: Karakusevic Carson, Kings Crescent Estate



Figure 62: Proposed maisonettes of E2/E3



Figure 63: Blauw People, Driven Architecture



Figure 59: HTA, Acton Gardens

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Figure 60: Proposed maisonettes of E1/E4

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6.0 External appearance

6.9.7 Balconies

Balconies have been designed in tandem with the façade strategy and wind assessment. Perforated metal balustrades are used on the prominent corners of E2 and E3, designed to provide visual interest to corners. By extending past the building footprint, these balconies also receive additional light and benefit from long views. 675mm brick balustrades topped with metal pickets are used on the east façades of E2/E3, providing privacy for occupants and accentuating the horizontality of the façade.

E1/E4 uses a mix of 1100mm high perforated metal balustrades and metal flats as guarding to balconies. Whereas E2/E3 organise balustrade variations in vertical stacks, E1/E4 distributes balustrade types horizontally. On building corners of E1/E4, guarding comprising metal flats is positioned above the white banding on the façade (whilst the perforated guarding is used intermittently) to highlight the double/triple façade orders. Street facing balconies on the west are semi-recessed. The recessed element provides privacy from both neighbours and pedestrians, whilst the projection offers rhythm and articulation to the streetscape, as well as providing glimpses of neighbouring streets and parks.

Taller balustrades are required on E1/E3/E4 to mitigate wind, as described in the wind assessment. These have been positioned to ensure symmetry on the façade.

Further information regarding the amenity strategy can be found in Chapter 5.5 Configuration and Compliance.

6.9.8 Entrances

Communal double height entrances are located on the west façade of Buildings E1 and E4. These are accessed off Piper Way, creating a sense of arrival within a shared and active setting. A decorative metal fence provides security from the public realm into an open lobby, which residents access before entering the internal lobby via double height glazing. This strategy has been proposed in accordance with the fire strategy.

The communal entrances to buildings E2 and E3 are accentuated using white masonry reveals that contrast against the red brickwork. This strategy aids wayfinding and creates a distinction between shared and individual dwelling entrances.

Individual dwelling entrances to maisonettes are located within corner cut-outs at ground floor or via recessed areas in the façade - both provide covered entrances in accordance with Approved Document M.

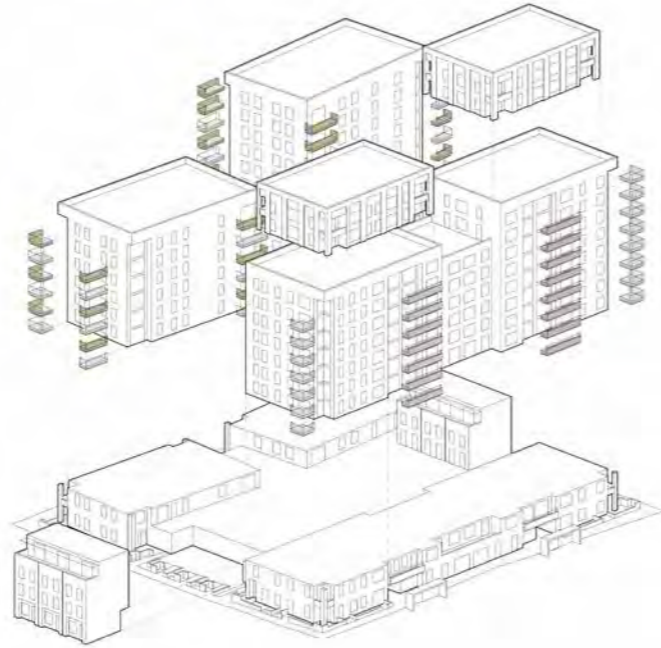


Figure 67: Macreanor Lavington, St Andrews B Block

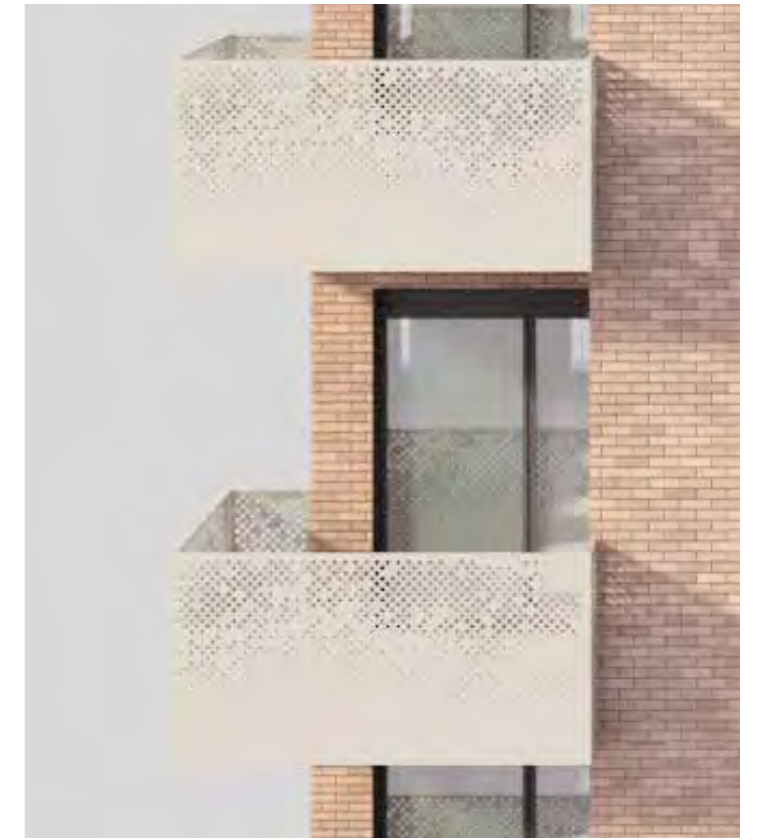


Figure 68: Proposed corner balconies of E2/E3

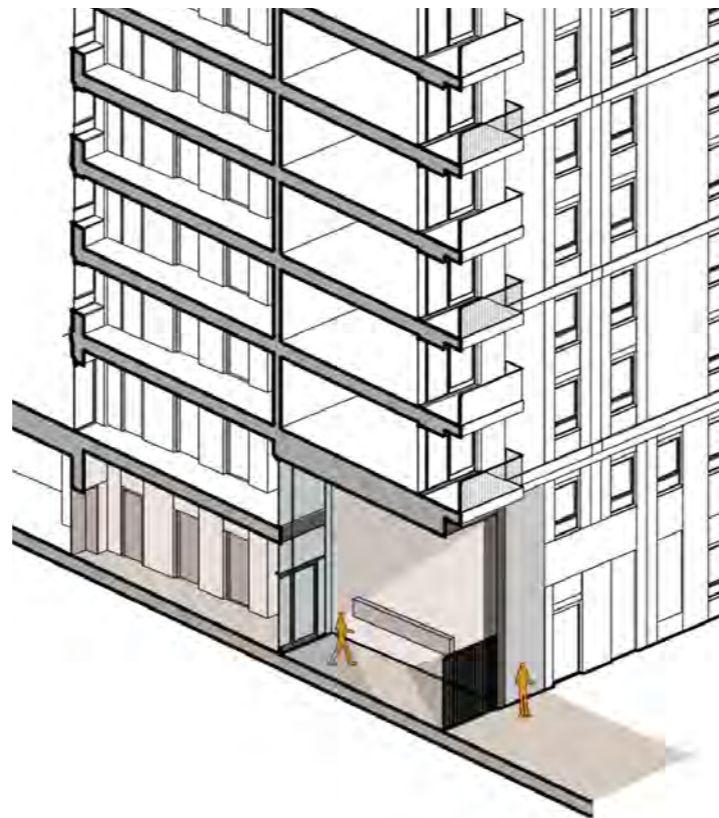


Figure 65: Levs Architects, Amsterdam
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Figure 66: Proposed double height entrances of E1/E4

6.0 External appearance

6.9.9 Townhouses

E5 and E6 are comprised of 4-bedroom and 5-bedroom homes, with varying occupancies, designed in accordance with the Housing Needs Assessment. Townhouses are proposed as four-storeys, with amenity provided at ground, podium and third floors. The variety of amenity spaces allows each house to enjoy a south facing aspect.

The houses are accessed via individual covered entrances at ground floor, with secondary access to first floor podium. Amenity is positioned at ground floor and first floor, both buffered using planting and walls for privacy. Kitchens and dining rooms have been proposed on the ground floor whilst living rooms access the podium via external doors on the first floor. Bedrooms and studies are located on the upper floor; the latter has direct access to top floor terraces. The top floor is set back from the primary façade to provide additional amenity. This approach also reduces the scale of the massing when viewed from the street.

Rainscreen cladding is proposed for the top floor set-backs for this same reason, softening the appearance of the set-back and providing contrast against the townhouses brickwork. A perforated metal canopy provides solar shading to the south-facing terraces that have been designed across all house types.

A decorative brickwork pattern has been proposed for the gable ends of the houses given that windows do not appear on these façades, to prevent overlooking between the neighbouring apartments. A vertical brick recess helps visually separate the trio of homes, emphasising a sense of individuality and ownership for occupants.

Window sizes, sills, and buff brick provide continuation between the apartment block and houses. However, a variation in buff brick tonality between E1/E4 and E5/E6 and the dark-coloured single storey base help distinguish the houses from the neighbouring apartment blocks.

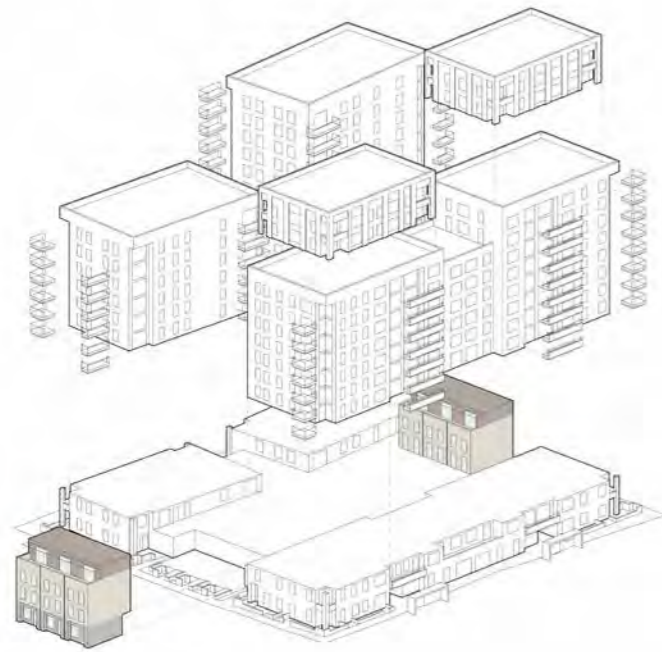


Figure 73: Karakusevic Carson, Colville Estate



Figure 71: Proposed townhouses

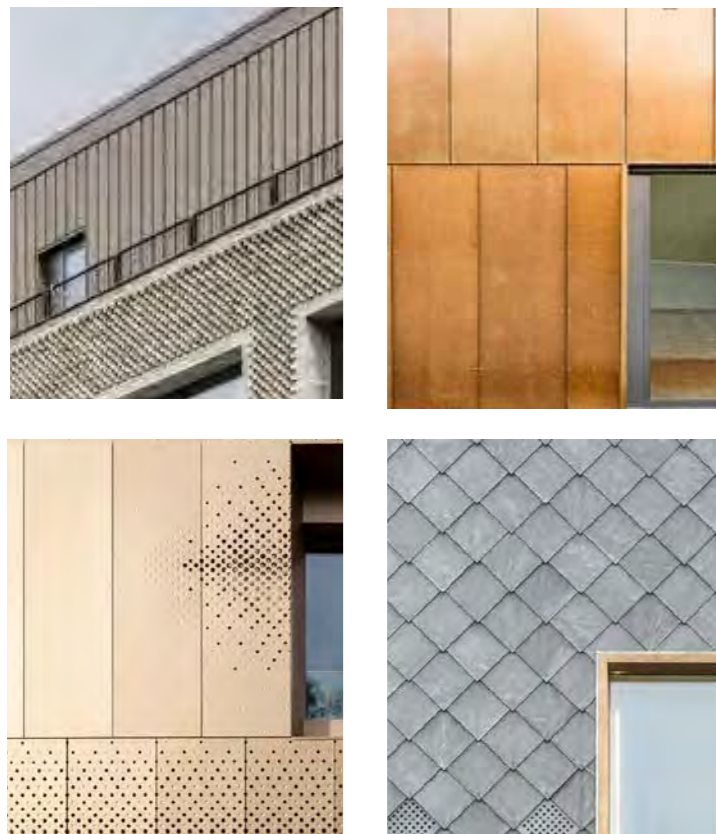


Figure 72: Example of patterned cladding



Figure 69: Karakusevic Carson, Great Eastern Building



Figure 70: Proposed townhouses

6.0 External appearance



White



Buff 1



Buff 4



Dark

Buff brick Palette A



Figure 75: West façades of Buildings E1 and E4

Brick parapet

Buff brick type 1

Buff brick type 4

Perforated metal balustrade

Buff brick type 4 / recessed brick

Metal, Mid bronze coloured fascia and soffit

Metal, Dark bronze coloured fascia and soffit

Metal-faced outward opening window

Metal, Light bronze coloured fascia and soffit

White brick

Metal picket balustrade

Light bronze coloured fascia and soffit

Metal surround to double height entrances

Buff brick type 1

Buff brick type 4

Recessed brickwork

Metal entrance gates

Metal perforated screen door

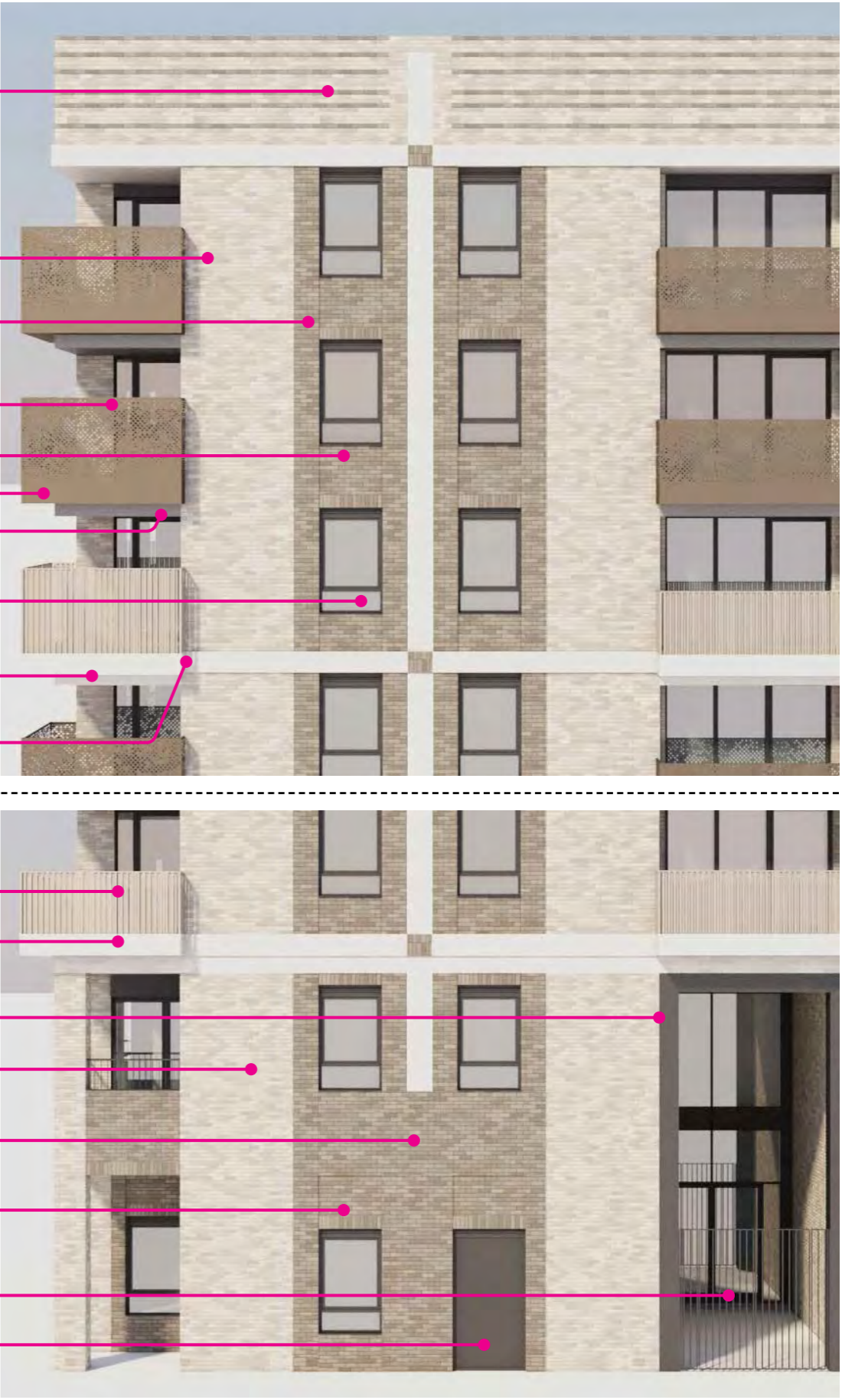


Figure 74: Render of Building E1, showing the ground, middle and top floors

6.9.10 E1 façade

View of E1 and E4 shown in the wider context of the building. The view highlights the double height entrances of E1 and E4, accessed directly off Piper Way. It also demonstrates the verticality of the contrast brickwork and the fenestration alignment between apartments and maisonettes.



Figure 76: Render of Plot E. View looking south-east towards Buildings E1, E2, E4 and E5

6.0 External appearance



White



Red 2



Red 3



Buff 2

Red brick
Palette C



Figure 78: East façades of Buildings E2 and E3

- Red brick type 3
- Metal-faced external door system
- Brick topped with metal balustrade
- Recessed brickwork
- Masonry parapet coping
- Masonry string course
- Recessed brickwork
- Metal-faced outward opening window
- Red brick type 2
- White masonry sill
- Buff brick type 2
- Recessed brickwork
- Rusticated brickwork
- Brick topped with metal balustrade
- Soldier course brickwork
- Entrance canopy and surround
- Metal-faced external door system
- Metal perforated screen door



Figure 77: Render of Building E2, showing the ground, middle and top floors



Figure 79: Render of Building E2, showing the ground, middle and top floors



Figure 80: East façades of Buildings E2 and E3

6.0 External appearance

6.9.11 Building E2

This view shows the composition of buildings E2, E3 and the northern townhouses.

The image demonstrates the base configuration of E2 and E3: the masonry piers, darker toned brickwork and white sills show the accentuated language and individuality of the maisonettes at ground and first floor. The communal entrances of the two buildings are also shown in this view, highlighted using white masonry surrounds.

Buff brick has been proposed for the central element between E2 and E3, where dual aspect three-bedroom apartments connect to the respective cores of each building. Buff brick helps separate the two buildings improving the proportion between the base, central section and double height set-back.



Figure 81: Render of Plot E. View looking south-west towards Buildings E2, E5 and E1

6.9.12 E2/E5 façade

The courtyard view demonstrates the relationship between the townhouses and adjacent apartment buildings. Building E5 (the townhouses) appear as three-storey element when viewed from the podium, as the ground floor is accessed from the street-side, with its rear façade connecting into the carpark below the podium garden. The south facing terraces and perforated metal canopies on the townhouse set-backs are also visible in the view.



Figure 82: Render of Plot E from within the podium landscape. View looking north-east towards Buildings E5 and E2

6.0 External appearance



White



Red 1



Red 3



Buff 2

Red brick
Palette A



Figure 84: East façades of Buildings E2 and E3

- Recessed brickwork
- Red brick type 3
- Metal-faced external door system
- Brick topped with metal balustrade

- Masonry parapet coping
- Masonry string course

- Red brick type 1
- Perforated metal balustrade
- Metal, light bronze-coloured fascia and soffit

- Metal-faced outward opening window
- White masonry sill

- Recessed brickwork
- White masonry sill

- Brick topped with metal balustrade
- Soldier course brickwork
- Red brick type 3
- Recessed brickwork

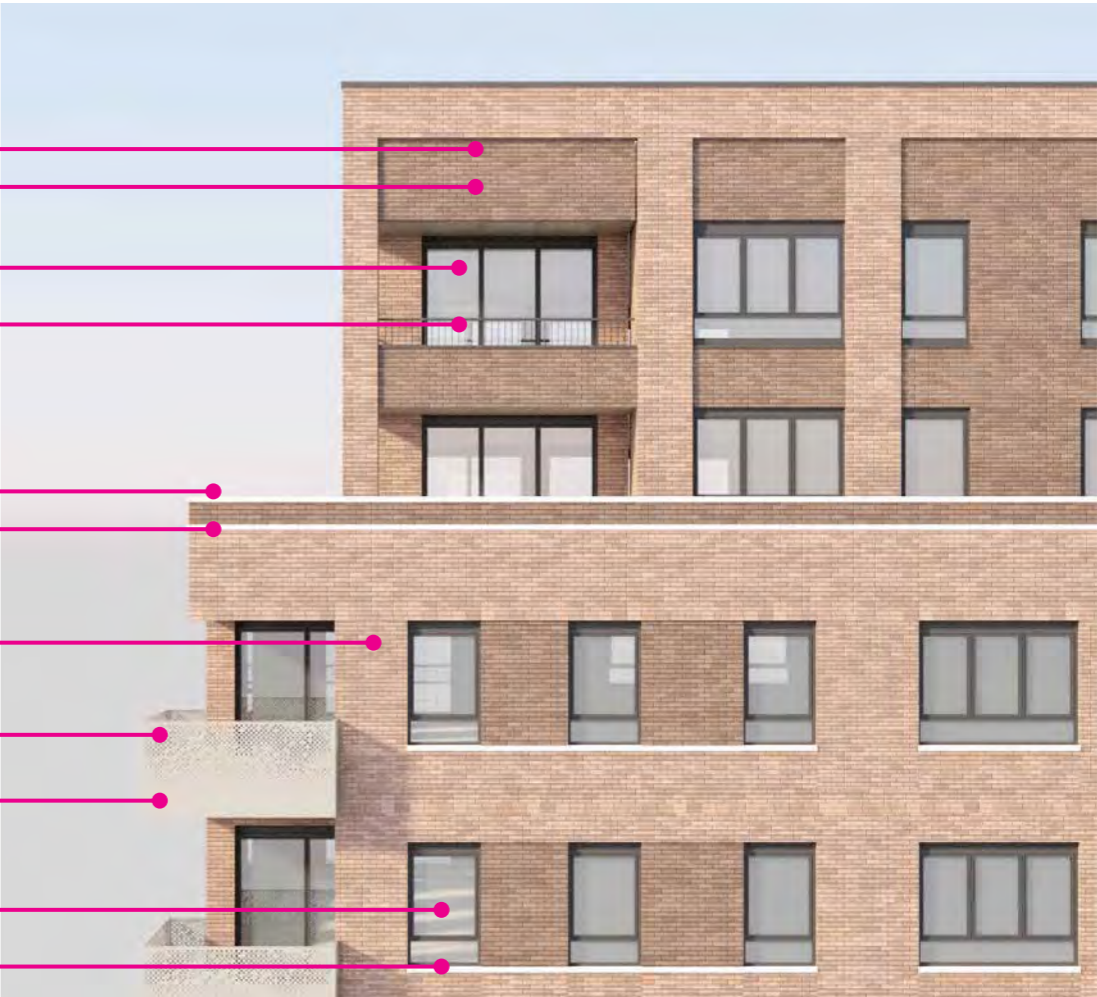


Figure 83: Render of Building E3, showing the ground, middle and top floors



Figure 85: Render of Building E3, showing the ground, middle and top floors



Figure 86: East façades of Buildings E2 and E3

6.0 External appearance

6.9.13 Building E3

The render shows the street composition of buildings E4, E6 and E3. This highlights the common language used across the building such as the balcony and balustrade typologies, window proportions and buff brick tones seen throughout. The image also demonstrates the distinguishing features of each building. The vertical white masonry piers and dark brick reveals of E4 contrast against the horizontality of E2's white sills, which create pairs and trios of windows.



Figure 87: Render of Plot E. View looking north-west towards Buildings E3, E6 and E4



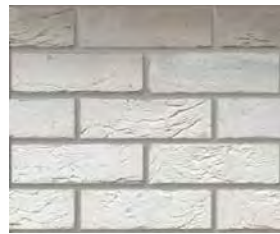
6.9.14 E3/E6 façade

The courtyard view demonstrates the relationship between the southern townhouses (Building E6), and adjacent apartment blocks. As with image 6.8.1, the townhouses appear as three-storey elements when viewed from the podium, as the ground floor is accessed from the street-side, with its rear façade connecting into the carpark below the podium garden. Unlike Building E5, E6's top floor terrace is positioned facing the street, to ensure all townhouses have south facing amenity. Perforated metal canopies are also proposed for these terraces



Figure 88: Render of Plot E from within the podium. View looking south-east towards Buildings E3 and E6

6.0 External appearance



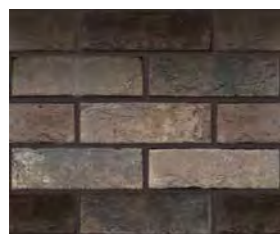
White



Buff 1



Buff 4



Dark

Buff brick
Palette A



Figure 90: West façades of Buildings E1 and E4

Masonry coping

Brick parapet

White brick

Buff brick type 3

Buff brick type 4

White brick

Metal picket balustrade

Metal, light bronze-coloured fascia and soffit

Metal-faced external door system

Perforated metal balustrade

Metal, dark bronze-coloured fascia and soffit

Recessed brickwork

Metal picket balustrade

Metal-faced outward opening window

White brick

Buff brick type 3

Buff brick type 4

Metal entrance gate

Metal surround to double height entrances

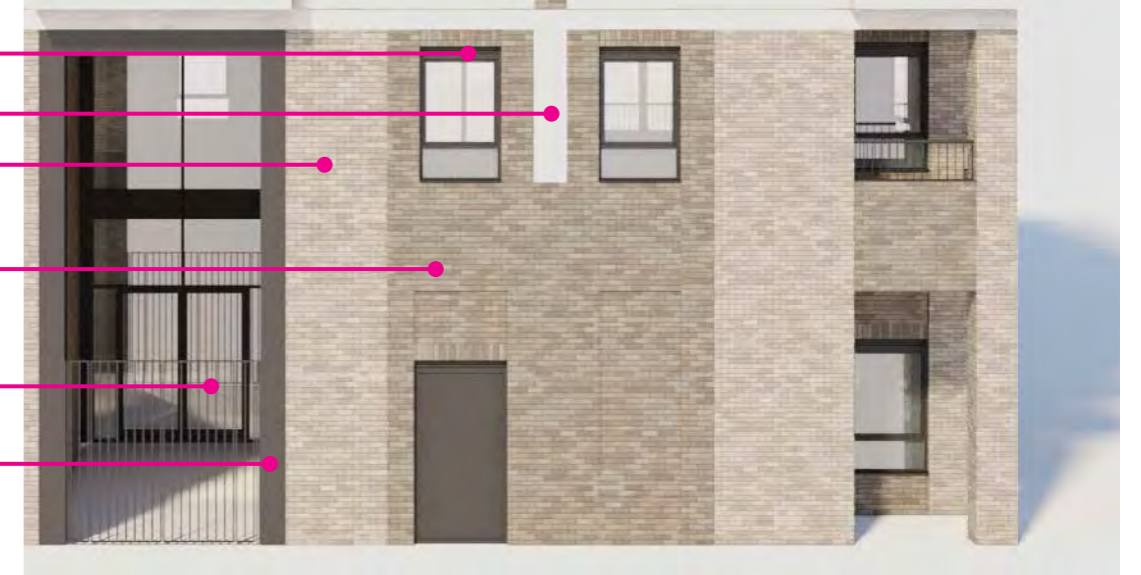
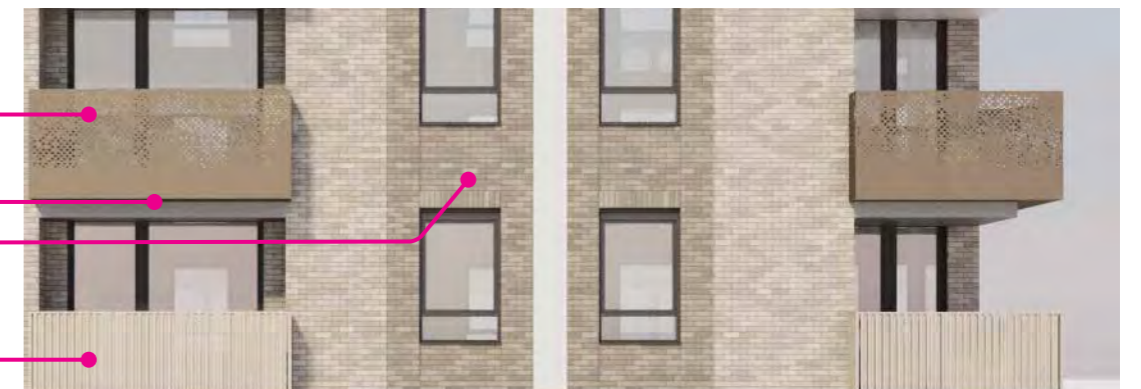


Figure 89: Render of Building E4, showing the ground, middle and top floors

6.9.15 E4 façade

Street composition of buildings E4, E6 and E3.



Figure 91: Render of Plot E. View looking north-east towards Buildings E4, E5 and E3

6.0 External appearance



White



Buff 2



Dark

Buff brick
Palette D



Figure 93: North façade of Buildings E5

- Rainscreen cladding parapet
- Rainscreen cladding
- Metal-faced outward opening window
- Masonry coping
- Masonry string course
- Recessed brick
- Buff brick type 2
- Recessed brick
- Recessed brick
- Metal-faced outward opening window
- White brickwork
- White brickwork
- Metal entrance gates
- External door to ground floor homes
- Dark base brickwork

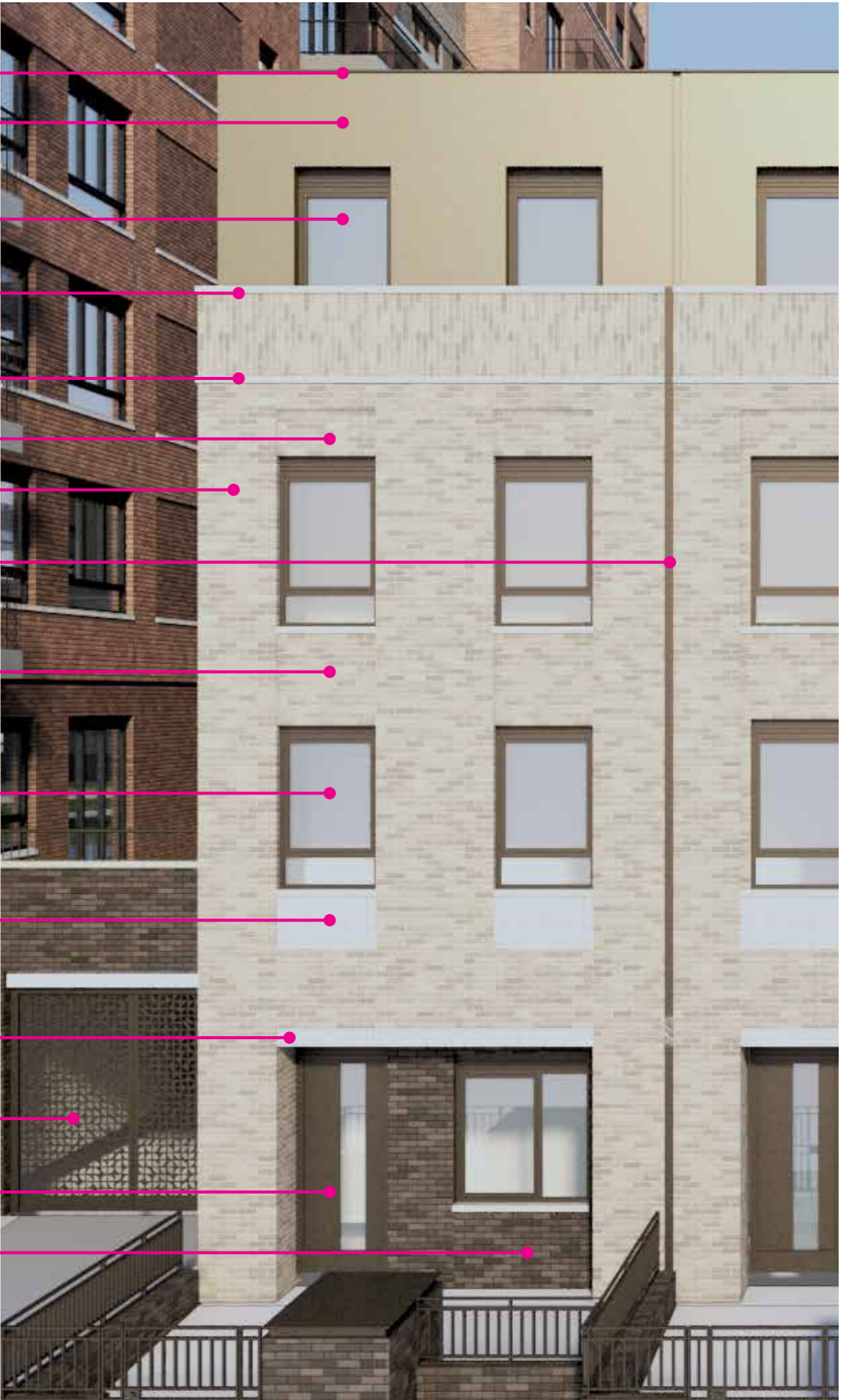


Figure 92: Proposed townhouses - North Elevation





Figure 94: View of Plot E from Piper Road

6.0 External appearance

6.10 Plot C

6.10.1 Building articulation

Composed of three buildings (C1, C2, C3) joined by a single podium (the base), Plot C is positioned to the north of the site and acts as gateway into the proposed masterplan from Cambridge Road and Norbiton Station. As a result, the common podium consists of a Community Centre, Retail, Shared Workspace and Residential ancillary. Above this active ground floor sits three residential cores located in C1, C2 and C3 respectively.

The size and brief of the Community Centre has resulted in a two-storey podium which can function as a flexible sports court and divide into office space. Positioned between Buildings C1 and C2, this podium creates a pair of blocks with shared architectural language; the white masonry piers of the Community bridge across the two buildings to unify the plot.

Though Building C3 also shares this base, the connecting element between C1 and C3 is single storey podium, housing residential lobbies and ancillary. Resultantly, C3 shares a common language with C1 and C2 in the form of window types and balcony arrangements but has been designed to respond to the neighbouring lateral Buildings E (Phase 1) and D (Outline Phase). This strategy produces a set of complimentary façades that respond to building uses and street setting. The commonality intends to retain a sense of place, whilst the differences aid street character, wayfinding and belonging.

The three buildings are viewed on all sides from public spaces - Cambridge Road to the north and Madingley Gardens to the south-east. As a result, the façade strategy wraps around the entirety of each respective buildings to form a set of distinct blocks.

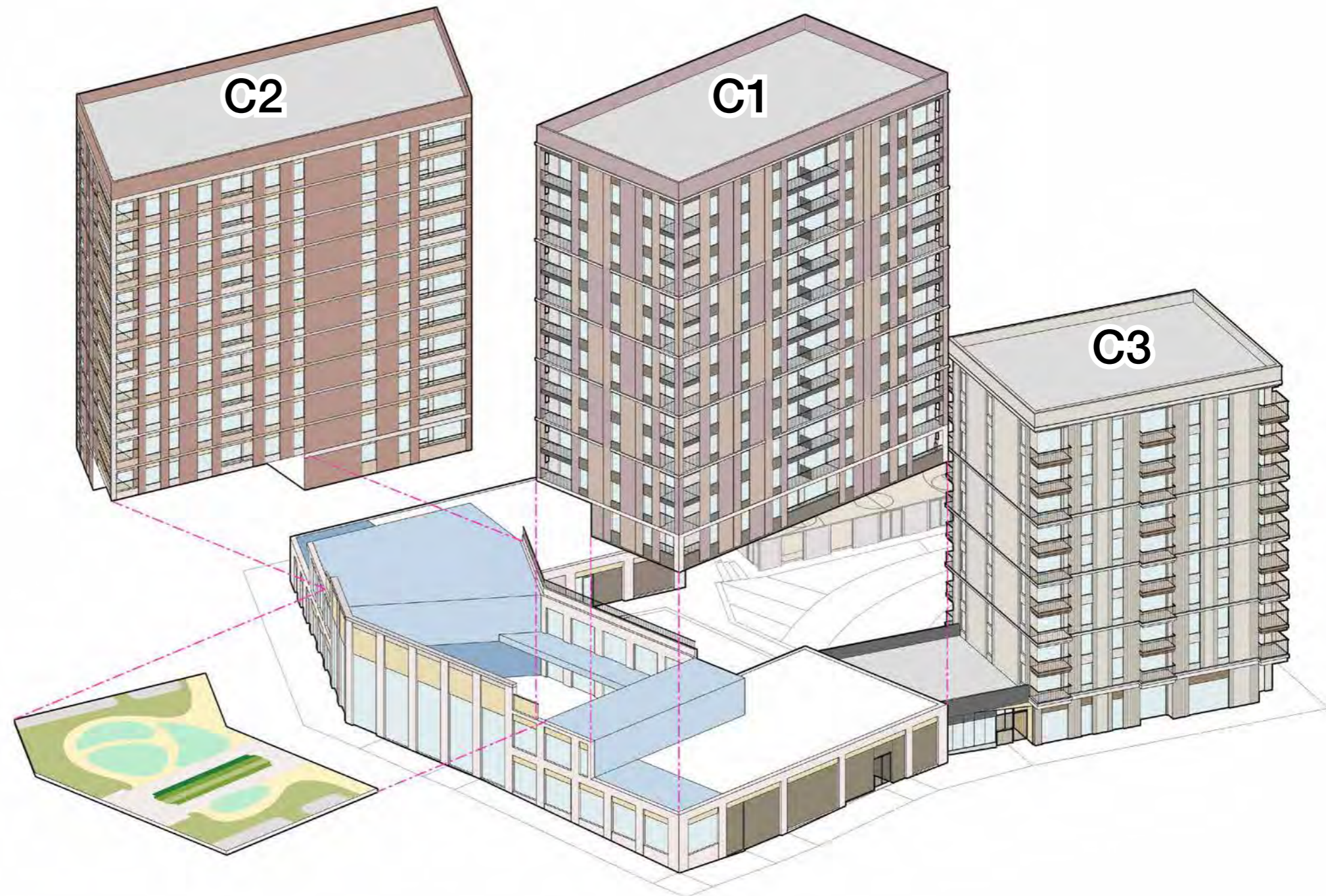


Figure 95: Exploded axonometric showing the key components of Plot C

6.0 External appearance

6.10.2 Cambridge Road Palette (C1/C2)

Buildings C1 and C2 share a common material palette of predominantly red-toned brick with white brick highlights. This shared tonality emphasises C1 and C2 as a pair of buildings connected at ground and first floor, which act as gateway markers into the masterplan. Though red brick is used across the Phase 1 buildings, buff is the prevailing brick tone along Piper Road/Washington Avenue's north-south axis; this therefore emphasises C1 as a marker-building along this route.

Red brick has also been proposed to reflect the surrounding context. Neighbouring residential streets, such as Hawks Road and Norbiton Avenue, use red brick both as the dominant façade colour and for architectural decoration around key features such as fenestration. Additionally, directly opposite Cambridge Road lies Cambridge Gardens, where red brickwork is the primary façade tone. Drawing upon the local character consolidates the proposed buildings into the existing context, providing affiliations and associations for existing residents.



Figure 96: Macreanor Lavington, Porters Edge



Figure 97: Proposed brickwork of C1

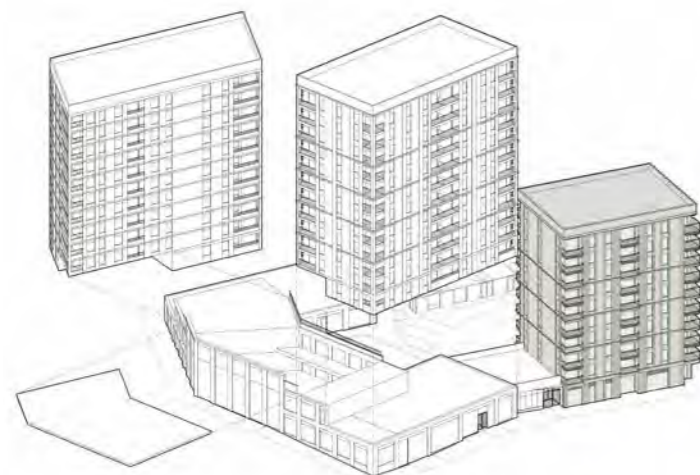


Figure 98: Dundee House

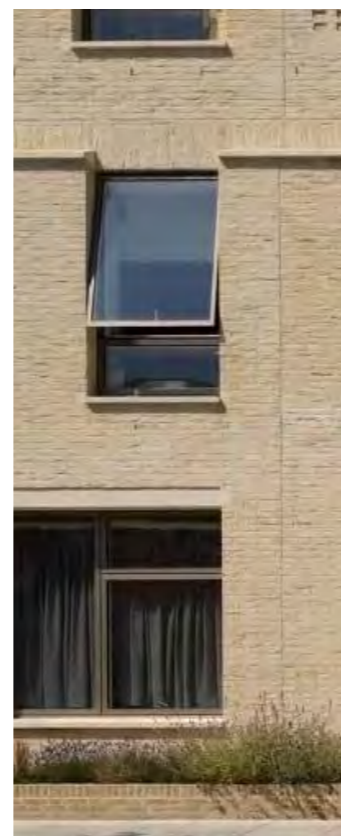


Figure 100: Karakusevic Carson
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Figure 99: Proposed brickwork of C3
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6.10.3 Bookend Palette (C3)

The palette of C3 contrasts against the pairing of C1 and C2. The buff brick tones, contrast brickwork window reveals and striped brickwork banding to the parapets respond to the neighbouring podium buildings of D and E, terminating the street scene before arriving at the special marker building of C1, and create a composition of buildings along the north-south axis of Piper Way / Washington Avenue, unifying both plots and buildings. This creates a sense of place and locality across Phase 1 and the masterplan.

Though C3's brickwork tones are distinct from C1 and C2, a shared palette of metal tones has been proposed throughout all three buildings. C2 and C3 share a common colouring, while C1 sits in the centre of the chain with a lighter palette generating variation between the buildings and creating a distinct façade on the masterplan's prominent corner.

6.0 External appearance

6.10.4 Community Centre / Base

The Community Centre spans across two floorplates and two of Plot C's buildings – C1 and C2. This is because the Centre responds to spatial requirements set out in the brief: a double height space for a sports court and various flexible office spaces.

White masonry piers and double height glazing create a civic quality to the Community Centre's architectural language. This clearly defines the building's frontage as communal, welcoming and open, providing clear wayfinding for users moving in and around the building. A through route connects Cambridge Road, on the northern side of the building, to Madingley Gardens at the south. Glazed curtain walling create a visual connection between these two key spaces, aiding pedestrian movement and providing glimpses of green space and mature trees when inside the building.

This civic quality also helps distinguish the public Community Centre from the residential areas on the first floor and above. The first floor Centre adjoins apartments in both C1 and C2. Apartments are located on the outer corners on the respective buildings to create dual aspect homes where possible. This architectural distinction between communal and private spaces promotes a sense of ownership and privacy to homes.

A Multi-Use Games Area (MUGA) will be provided within Madingley Gardens, as part of a later phase of the redevelopment once the existing Madingley Tower is demolished.

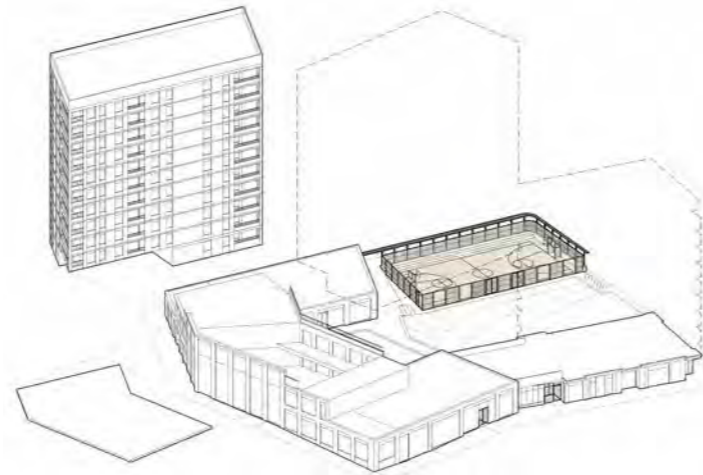
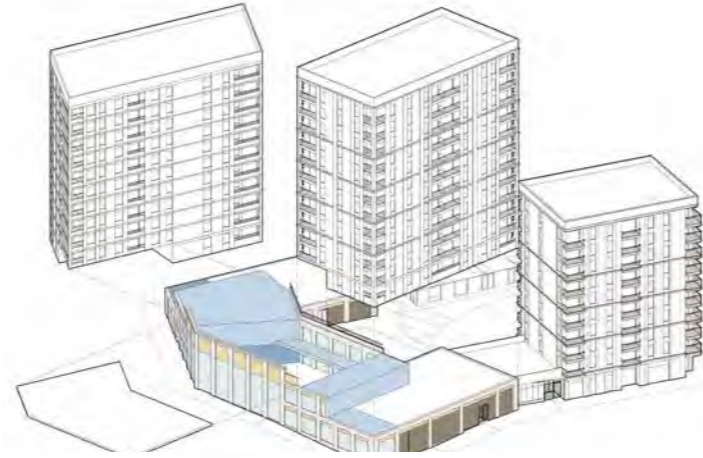


Figure 101: Macreanor Lavington, Porters Edge



Figure 103: Proposed Community Centre



Figure 105: Piazza-132, Genoa, Italy



Figure 106: Proposed MUGA (to be delivered in a later phase)

6.10.5 Active Ground Floor and Workspace

Shared Workspace is located on the ground floor of Building C3. Glazed curtain walling wraps around the west, south and east façade of the Workspace to create an active ground floor with views across Madingley Gardens and communal green spaces.

The ground floor articulation is a continuation of the strategy used in E1/E4. The contrast brick stripes, located around the typical floor's fenestration and balcony recesses, continue to ground. This accentuates the verticality of the building and consolidates the base and primary façade.



Figure 102: The Buckley Building, Buckley Gray Yeoman
November 2020

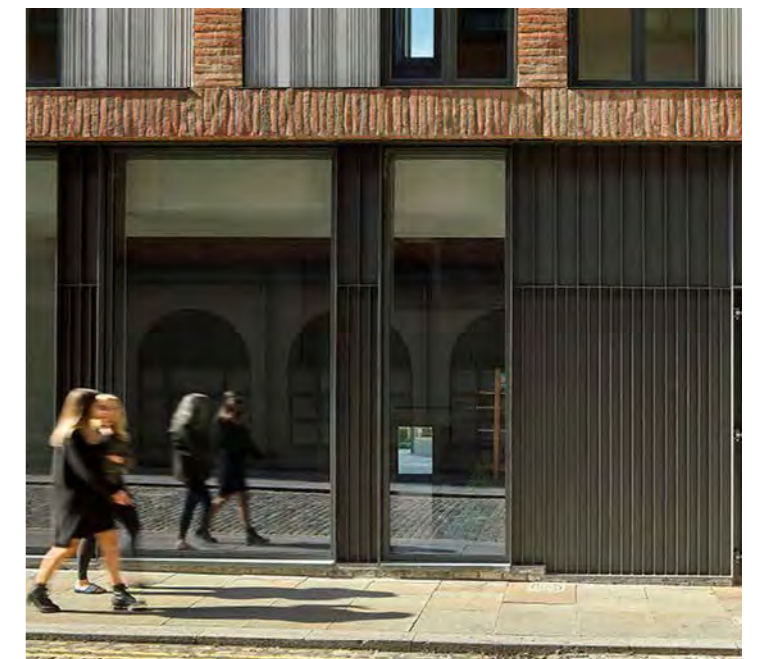


Figure 104: Murrays Mills by Feilden Clegg Bradley

6.0 External appearance

6.10.6 Horizontal articulation (C2)

As described in the Design Guidelines (refer to 503-PTA-MP-XX-RP-A-9003) the masterplan is comprised of a series of vertically or horizontally articulated blocks. C2 has been expressed with a predominantly horizontal articulation given its orientation onto Madingley Avenue- where all buildings are coded as horizontally orientated blocks.

This horizontality has been achieved through brick banding. The banding is made up of either red or white soldier coursing. The coursing wraps around the building as a continuous thread linking windows and balconies with a shared expression.

A double height order is created using the white brick banding which contrasts strongly against the red brickwork.

The tonality of the respective accent bands is continued into the brick recesses below each window, where a stretcher bond is used. This strategy enlarges and accentuates the horizontality, to ensure that it is clearly visible when viewing this marker building from afar.



Figure 107: De Loodsen, Amsterdam



Figure 108: Proposed façade of C2

6.10.7 Vertical articulation (C1)

In contrast to C2, C1 is expressed as a vertically orientated building due to its position on Washington Avenue-Piper Way. Here, a strategy of brick piers with varying tones of red brick have been used to accentuate a vertical articulation.

Two red brick tones are used across C1's entire façade and brick piers. For continuity, tone 'R1' is also used in the neighbouring building, C2. However, brick 'R6' is slightly darker than Buildings C2's brick 'R5' to create a distinctive building element – see Chapter 6.4 for further information on brick tones. The two tones create a 'patchwork' of brick. Windows and balconies break the patchwork vertically and horizontal banding divides the facade horizontally to define an expression of double and triple orders.

Secondary bands of projecting white brick, (referred to as 'veins'), are incorporated into the façade to provide accent banding across the piers. Areas of soldier coursing is incorporated across the façade and interspersed between the brick piers to enhance the single and double storey expression. Both techniques create visual interest and strengthen the association between the primary façade and base.



Figure 109: Precedent, vertical articulation

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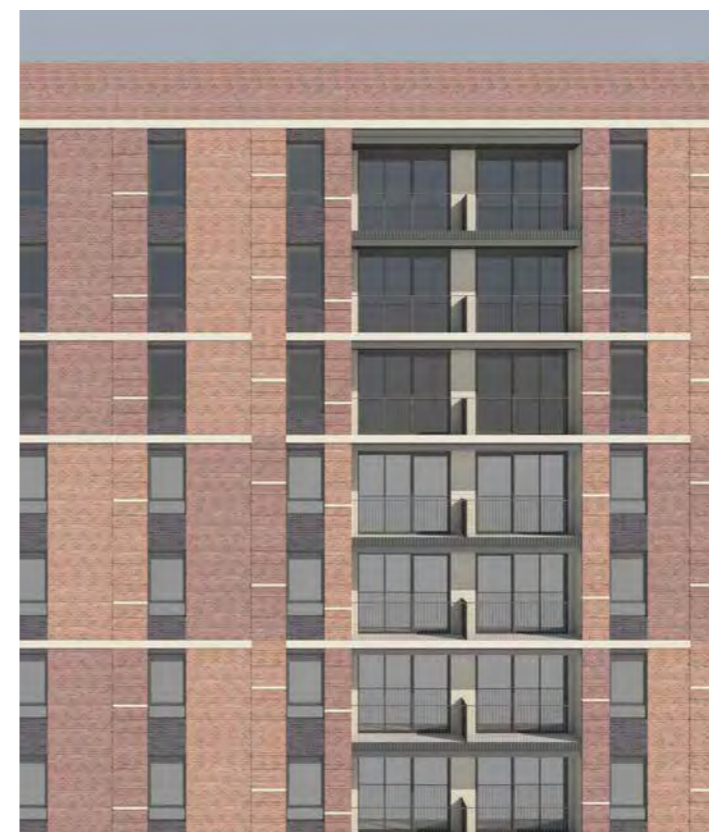


Figure 110: Proposed façade of C1

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6.0 External appearance

6.10.8 Communal garden

A communal podium garden is located on Plot C's second floor, above the Community Centre. Residents have shared access to the podium via stair and lift cores, whilst M4(2) and M4(3) apartments located on the second floor will also access the shared landscape via their respective first floor private terraces/gardens.

The garden is bounded on the east and west by Buildings C2 and C1. The Community Centre's white masonry piers are extruded upwards to form parapets on the north. Perforated metal panelling is located between these piers for wind protection, privacy and protection from falling. The perforation pattern matches that of the corner balconies balustrades in Plot E.

The garden façades of C1 and C2 are a continuation of their respective street-facing façades, forming a set of distinct buildings positioned above a shared podium. The choice of brick tones, brick patterns, window proportions and white accent banding ensures the two buildings compliment one another when viewed from within the podium.

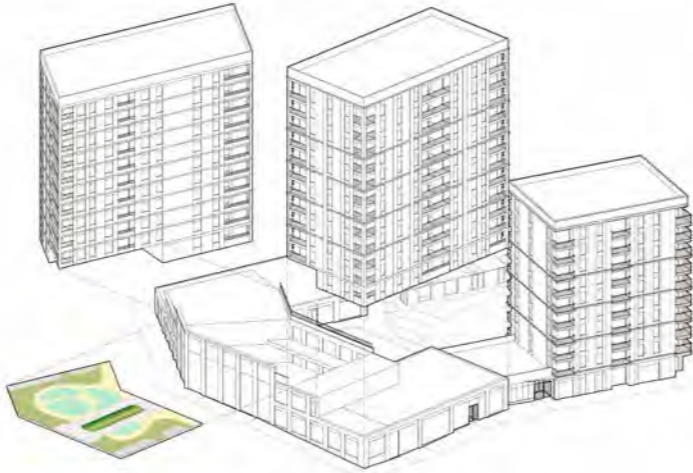


Figure 111: Athletes Village, Stratford



Figure 112: Proposed base of C1/C2

6.10.9 Open-air entrance lobbies

As well as providing access to each building's lift and stair core, each residential lobby is designed to give residents easy access to between Madingley Gardens and the neighbouring streets, (Washington Avenue and Madingley Avenue).

Decorative metal fences with gates provide security from the public realm into an 'open-air' lobby from the street side, while an internal lobby is accessed directly from the Gardens. Residents access this private open-air space before continuing through glazed doors into the internal lobby and core. This strategy has also been proposed in Buildings E1 and E4, and accordance with the fire strategy.

The proportion, detail and colour of the metalwork tie into the adjacent ventilation panels and doors of residential ancillary spaces, as well as shopfront glazing, creating a unified ground floor across the Plot.

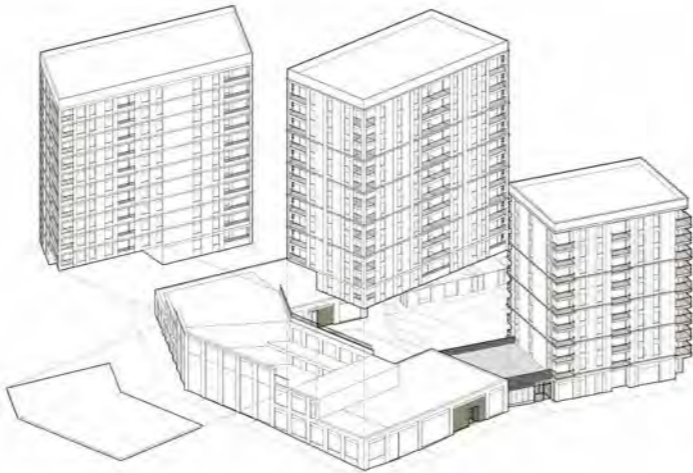


Figure 114: Fenced external lobby, Maccreanor Lavington, Kings Cross
November 2020



Figure 113: Proposed open-air entrance lobbies to E2/E3

6.10.10 Building C1 and C3

This render demonstrates the composition of all three buildings in C – Building C2 can be seen in the background through the gap between C1 and C3.



Figure 115: Render of Plot C. View looking east towards Buildings C1, C2 and C3

6.0 External appearance



White



Red 1



Red 6

Red brick
Palette F



Figure 117: West façades of Buildings C1 and C3



Figure 116: Render of Building C1, showing the ground, middle and top floors

6.10.11 **Building C1**

This render demonstrates the composition of all three buildings in C – Building C1 is shown in the forefront.



Figure 118: Render of Plot C. View looking south-east towards Buildings C1, C2 and C3

6.0 External appearance



White



Red 1



Red 5

Red brick Palette E



Figure 120: North façades of Buildings C1 and C2

Masonry parapet coping

Brick parapet

White brickwork

Red brick type 1 / soldier course brickwork

Metal, light bronze-coloured fascia and soffit

White brickwork

Red brickwork 1 / soldier course brickwork

Metal-faced outward opening window

Brick topped with flat metal picket

Red brick type 6

White brickwork / soldier course brickwork

Perforated metal balustrade

White brickwork / soldier course brickwork

Integrated metal over panel / ventilation zone

Red brickwork 1 / soldier course brickwork

Integrated metal over panel / ventilation zone

Shopfront/Community Centre curtain walling

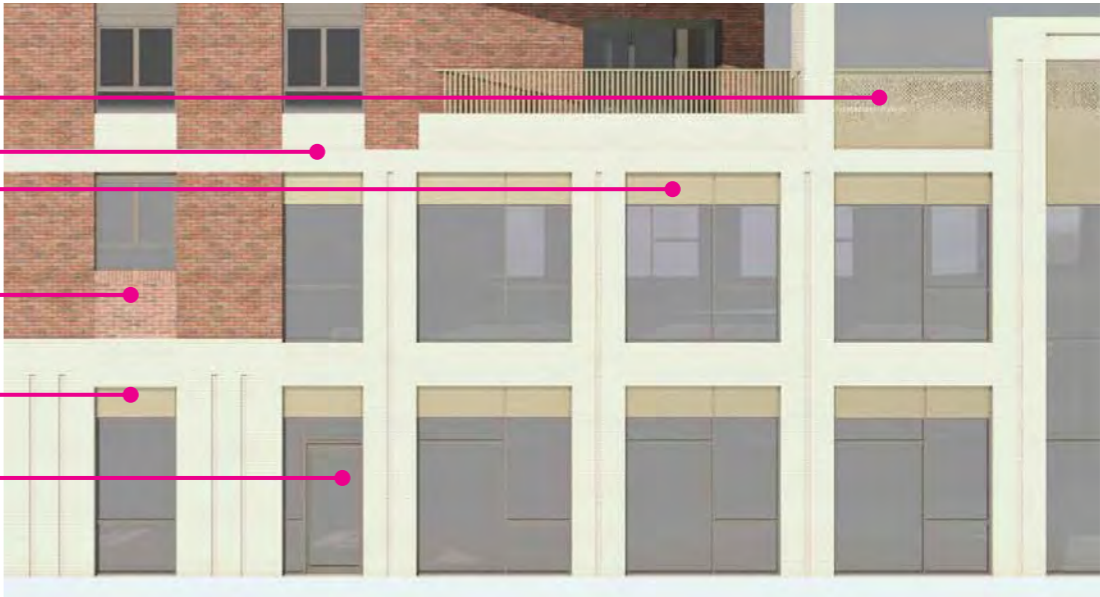
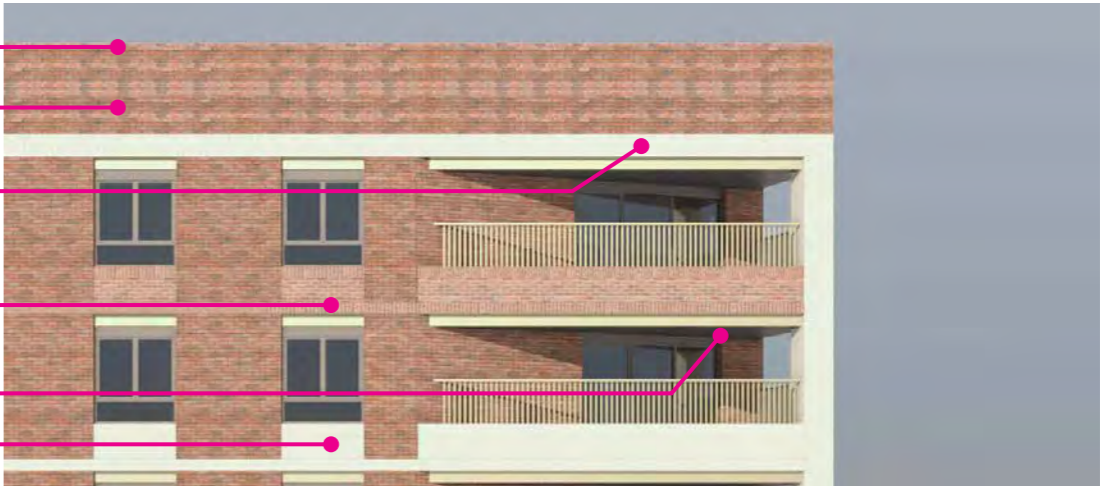


Figure 119: Render of Building C2, showing the ground, middle and top floors

6.10.12 Building C2

This image shows the relationship between Buildings C1 and C2. The horizontality of C2's brick accent banding is clearly visible, as is the relationship between the two buildings and the Community Centre.



Figure 121: Render of Plot C. View looking west towards Buildings C2 and C1

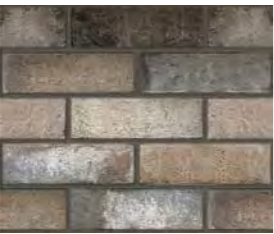
6.0 External appearance



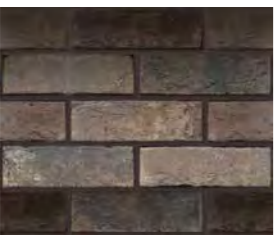
White



Buff 3



Buff 4



Dark

Buff brick
Palette C



Figure 123: West façades of Buildings C1 and C3

- Masonry parapet coping
- Brick parapet
- Buff brick type 3
- Buff brick type 4
- Metal picket balustrade
- Metal, mid bronze-coloured fascia and soffit
- White brickwork
- Metal, mid bronze-coloured fascia and soffit
- Buff brick type 3
- Metal T-picket balustrade
- Metal, mid bronze-coloured fascia and soffit
- Metal-faced outward opening window
- Integrated metal over panel / ventilation zone
- Metal-faced external door system
- Workspace curtain walling



Figure 122: Render of Building C3, showing the ground, middle and top floors



Figure 124: View of Plot C within its wider setting

6.0 External appearance



Figure 125: View of Plot C within its wider setting

