

## 4.0 Component Guidelines

### Building boundary

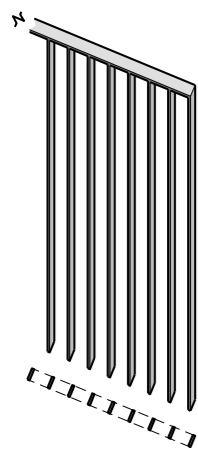


Figure 4.86: Diagram showing railing design.

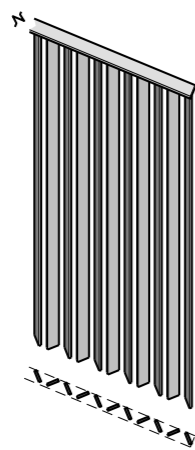


Figure 4.87: Diagram showing privacy railing design.

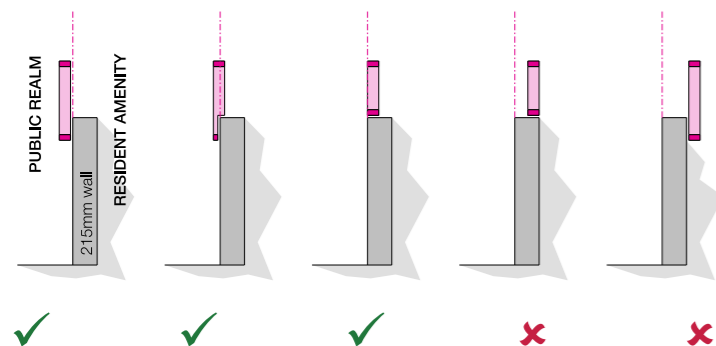


Figure 4.88: Diagram showing permitted railing configurations.



Figure 4.89: Low level brick wall with metal railing for privacy.

#### 4.18 Railing definition

4.18.1 Railings used within the masterplan should be composed of vertical flat bars and flat horizontal bars arranged perpendicular to the building line. A flat horizontal bar will cap the top of the vertical elements.

4.18.2 **Railings must be black in colour.**

4.18.3 1.1m high metal railings are to be used to divide individual front gardens / demised buffer zones.

4.18.4 **The material and colour finish of the dividing railing must match that of the main front railings.**

4.18.5 **Where railings are used to extend the height of the boundary to 1.8m at areas where privacy is required these must be positioned flush with or forward of the outer face of the boundary wall** (refer to Fig. 4.88). These provide maximum privacy and a sense of safety to the terraces, without the negative visual impact of a tall brick wall.

To increase privacy, designers should consider configuring the vertical bars as a mixture of:

- angled flat bars to obscure and minimise visual transparency into the residential accommodation and / or private external amenity areas (Fig. 4.87).
- Parallel flat bars to retain views (Fig. 4.86).

4.18.6 The considerate use of these define a play of solid, semi solid and transparent zones which increases diversity and adds interest to the public realm while establishing a consistency of materials around the plot.

4.18.7 The adjacent diagrams (Fig. 4.86 to 4.98) illustrate the design intent for railing design throughout the masterplan.



Figure 4.90: Precedent of black railings with landscape beyond.

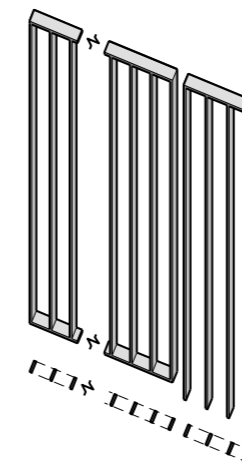


Figure 4.91: Diagram illustrating gate design with side panel.



Figure 4.92: Gates to individual dwellings.

#### 4.19 Gates definition

4.19.1 Gates must be provided at the threshold between the public realm and demised buffer zones in front of individual dwellings.

4.19.2 Gates must be positioned as a continuation of the perimeter boundary, to the front face of the brick walls at the threshold.

4.19.3 **Gates must be designed as an opening panel of railing with height, material, detailing and colour to match the railing.**

4.19.4 **Pedestrian entrance gates must open inwards onto the plot - i.e. away from the public realm.**

4.19.5 The adjacent diagram (Fig. 4.91 to 4.92) illustrates the design intent for gate design throughout the masterplan.

4.19.6 Gates should be designed to prevent finger trapping on opening or closing.

4.19.7 Gates should have a latch or closer to prevent swinging freely.

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#### 4.20 Door-mat definition

4.20.1 **The treatment of the ground plane at the entrance between the residential entrances and the public realm (whether for an individual dwelling or a shared entrance) must be expressed as an individual element from the public realm.**

4.20.2 **There must also be a change in surface expression - a 'door-mat' element - which marks the threshold between the public realm and the residential demise** (refer to Fig. 4.93 to 4.95).

4.20.3 This change could be a change in paving unit size or pattern, a change in material / texture and/or a change in colour / tone as described in Fig 4.48.

4.20.4 The door-mat encourages residents to see this bridging space as a true extension their demise. Home does not begin when you close the front door but is expanded to accommodate the public realm and streetscape as an extension of 'home.'

4.20.5 Varying the material, patterns and colours of such door-mat elements can be a great way to add a richness and diversity to the resident and visitor arrival experience.

4.20.6 Shared designs or variations on a theme can be great way to unify a Character Area, neighbourhood, building or unify individual building element (e.g. run of terraced houses).

4.20.7 Designers could choose to incorporate a design which is common to a neighbourhood or plot.

4.20.8 Similarly, using variations of a theme across plots, different typologies, buildings and uses can also be used to establish identifiable neighbourhood or locales at the next scale.

4.20.9 **Designers must ensure proposals adhere to the tenure blind concept and that the expression and quality of materials does not adversely relate to specific tenures.**

4.20.10 Designers are encouraged to make reference to the entrance paving used in the local neighbourhood context when developing designs for new plots and buildings.



Figure 4.93: Highlighting the door-mat element to individual dwelling.



Figure 4.94: Change in surface at residential entrances.



Figure 4.95: Highlighting the door-mat element to shared entrance.

4.20.11 Within the local neighbourhood there is a rich tapestry of decorating doorsteps and entrance paths on the approach to individual dwellings.

4.20.12 This is especially prevalent within the nearby conservation areas which build upon the Victorian tradition of contrasting diamond chequerboards within a banded perimeter frame.

4.20.13 When referencing motifs used in the local context designers should take care to develop designs which build-upon these ideas and avoid pastiche or reproduction.

4.20.14 Designs could incorporate designs which conform or contrast with the predominant façade design palette within a Character Area.

4.20.15 Similarly, designers may wish to incorporate the door-mat element into an art strategy of historical trail across the site.

4.20.16 The adjacent figures collate examples from the local context which could be used as reference points for façade development (Fig. 4.96).

4.20.17 Incorporating motifs (such as those shown in Fig 4.96) and establishing character traits on building façades can be a successful way of binding a collection of buildings together or unifying as a whole.



Figure 4.96: Precedent images of 'door-mat' hardscape elements from around the Cambridge Road estate.

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### Building boundary

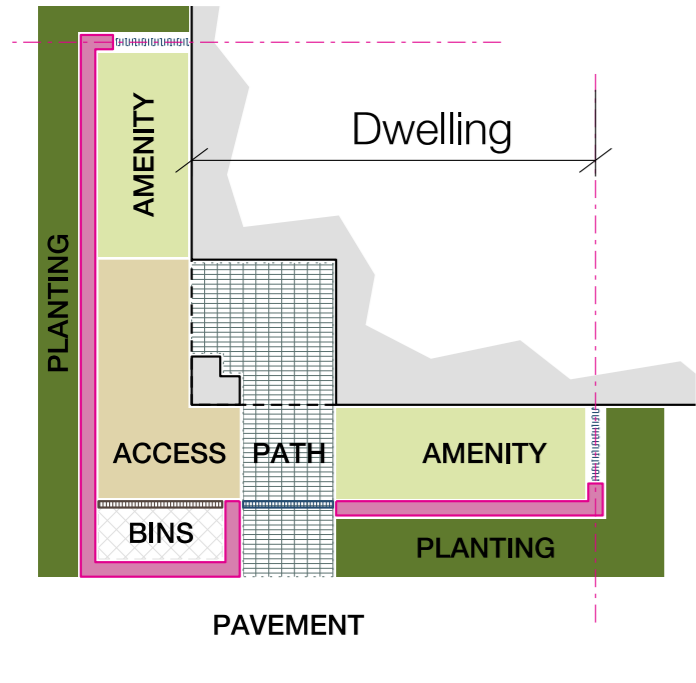


Figure 4.97: Typical ground floor maisonette / apartment boundary condition.

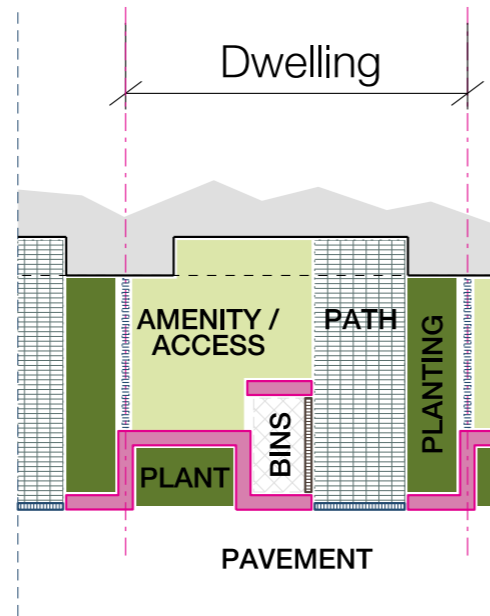


Figure 4.98: Typical ground floor central townhouse boundary condition.

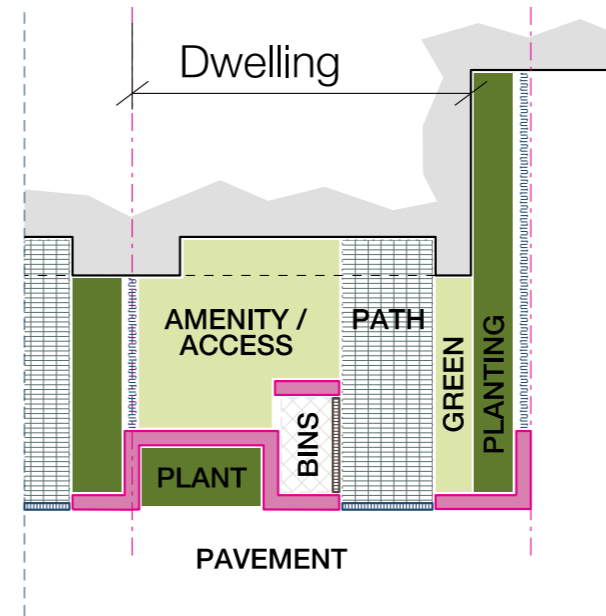


Figure 4.99: Typical ground floor end townhouse boundary condition.

### 4.21 Sample details

4.21.1 The adjacent diagrams (Fig. 4.97 to 4.102) illustrate the boundary principles described within the preceding section for several instances within the masterplan.

4.21.2 Further guidance is provided over the following pages which detail the materiality and configuration of the boundary condition.

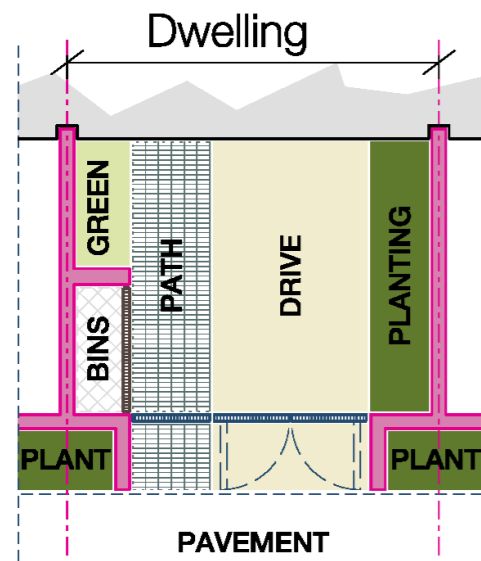


Figure 4.100: Typical ground floor terraced house with demised parking.

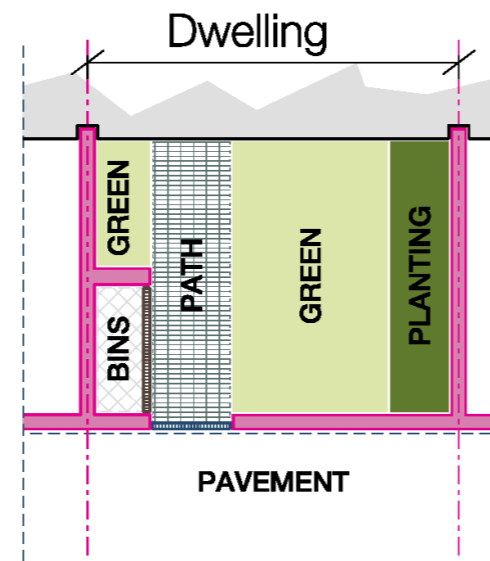


Figure 4.101: Typical ground floor terraced house.

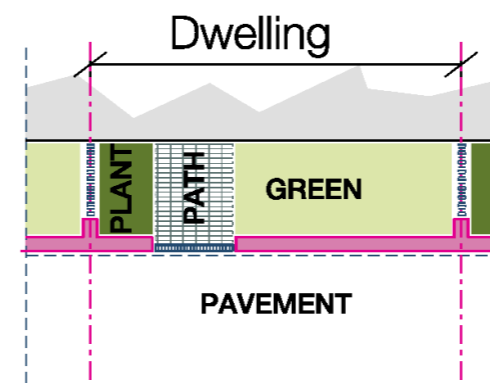


Figure 4.102: Typical ground floor terraced house boundary condition.

#### Legend:

Boundary wall	Gates	Railings	Screens / opening panels	Entrance path 'door-mat'	Enclosures
Green (planting/turfed)	Planting (Shrubs/hedges)	Amenity/hardscaped area	Driveway	Pavement	Party wall line

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text

## 4.0 Component Guidelines

### Movement around buildings



#### 4.22 Safe access and circulation zones

4.22.1 **Provision of an offset or footpath must be provided wherever entrances open out into the public realm.**

4.22.2 The footpath provides safe access and egress to ground floor uses and will be composed as a hardscaped surface which is robust and durable.

4.22.3 The footpath should be a minimum of 2.0m deep.

4.22.4 Intermittent narrowing by planting or street furniture is permitted within the 2.0m depth.

4.22.5 **The footpath must be a minimum of 1.5m clear of obstructions.** Obstructions may include refuse bins, cycles stands, car charging posts, lighting poles, etc..

4.22.6 **Carriageways must never run directly adjacent to the building line where there are access points in the façade.**

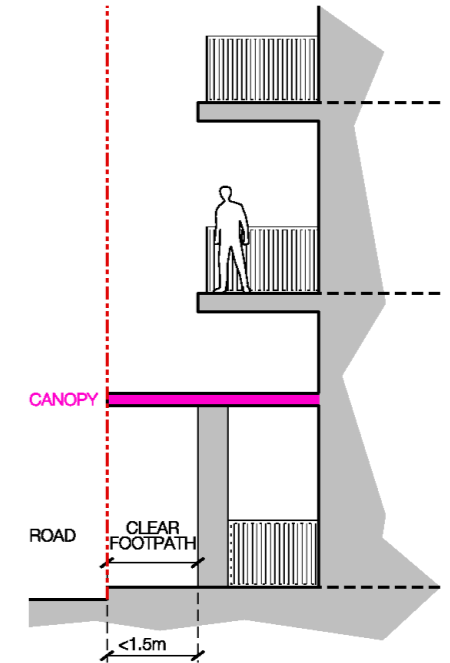
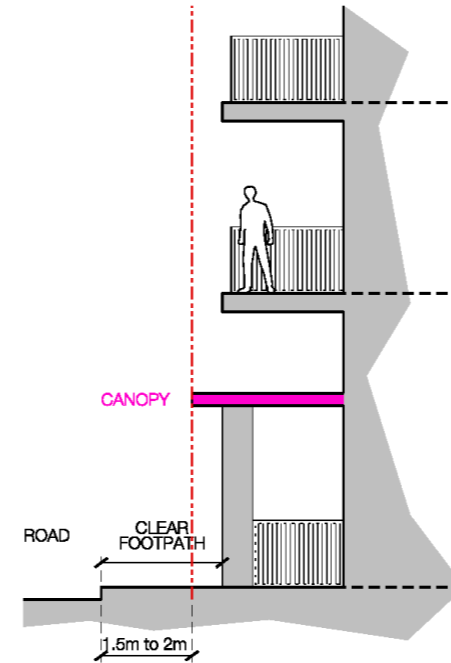
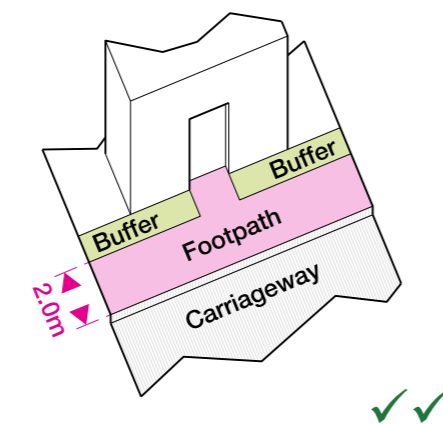
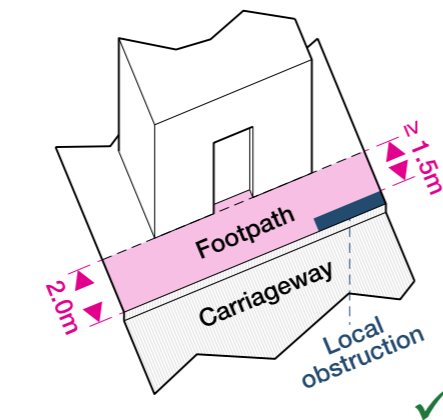
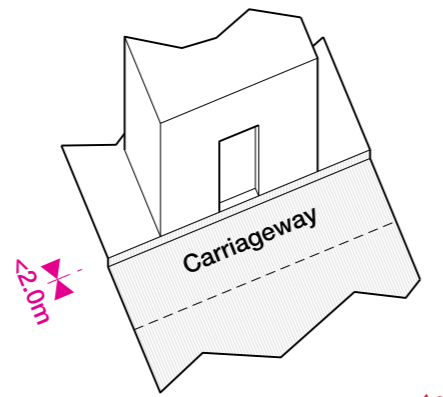
4.22.7 Wherever appropriate, a planted buffer zone should be incorporated between the footpath and the façade line and the safe footpath moved between the road and the buffer zone in line with Fig. 4.103.

4.22.8 **All access points and thresholds into buildings, whether for residential entrances (shared or individual) and including non-residential uses must accommodate a flat and level threshold to maximise accessibility for all users.**

4.22.9 The adjacent diagram (Fig. 4.103) illustrates the permitted configurations pertaining to the safe access and circulation zones throughout the masterplan.

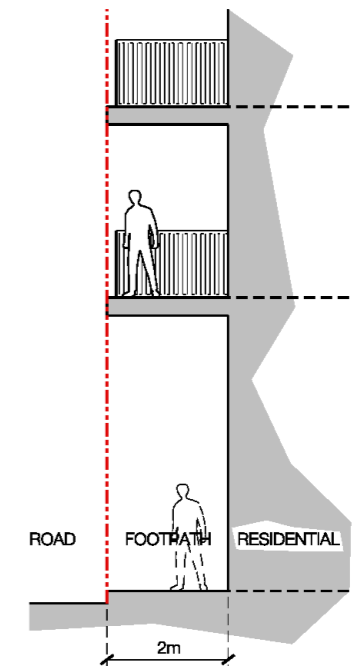
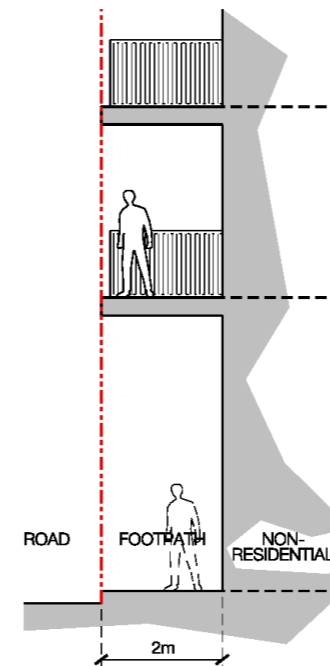
4.22.10 **Projections at ground level must not interfere with pedestrian movements or servicing requirements.** (Refer to the adjacent diagram Fig. 4.104).

4.22.11 Refer to Section 2.9 for guidance governing the rules of building projections.



Projections from the building line do not impact on clear footpath width.

Prohibited condition: footpath width is insufficient.



Clear width of footpath maintained for non-residential buildings.

Prohibited condition: No buffer zone between footpath and residential.

Figure 4.103: Establishment of safe access and circulation routes.

Figure 4.104: Interface between building projections and access routes.

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## 4.0 Component Guidelines

### Movement around buildings



Figure 4.105: Examples of London borough signposting:  
Athletes Village, Newham.



Figure 4.106: Examples of London borough signposting.



Figure 4.107: Examples of "Legible London" design principles.



Figure 4.108: Example of street naming signage setting out.



Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text

### 4.23 Signage

4.23.1 **Signage within the masterplan must be coherent and of a consistent, shared design** - this is used to establish a unified and interconnected neighbourhood.

4.23.2 The design of street-name signage should follow the London Borough standard and be sited in prominent locations in a manner similar to that illustrated in Fig. 4.105 - 4.106.

4.23.3 Road name signage should consist of a white field edged in Black, with names in black text upper-case "Octavian" typeface and post code in Red upper-case typeface no more than 50% of the font size of the road name (Fig. 4.108).

4.23.4 Borough name / logo, where present should be subservient to road name.

4.23.5 Fig. 4.105 and 4.106 show example photographs and visualisations of precedents which display clear signposting and street naming strategies.

4.23.6 Wayfinding signage throughout the site should be developed to follow the clear principles set-out by TfL Legible London in order to help residents and visitors walk to their destination quickly and easily (Fig. 4.107 and 4.109).

4.23.7 **The signs must offer a consistent level of information about distances between areas supported by maps and wayfinding aids.**

4.23.8 The design of signage shall be subject to further development and consultation throughout the detailed design phases.

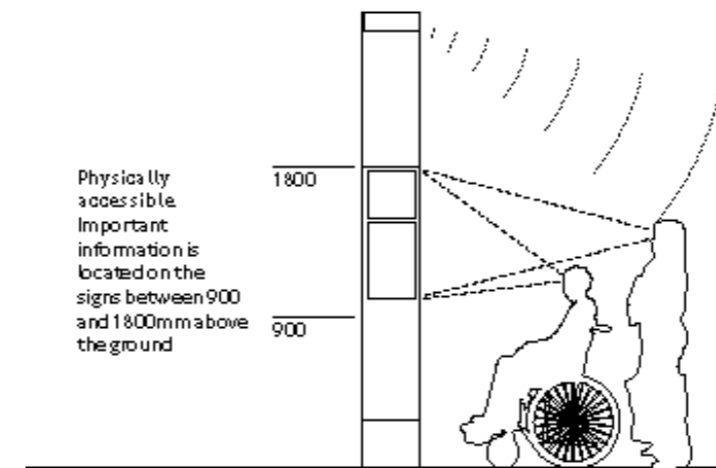


Figure 4.109: Extract from "Legible London Yellow Book" design principles.

## 4.0 Component Guidelines

### Building top



#### 4.24 Plant enclosures / rooftop elements

4.24.1 The predominant façade fabric should extend up to form a perimeter parapets at the top of buildings.

4.24.2 Rooftop parapets to areas should nominally extend 1.5m above the roof finish floor level and be used as the primary screening device to obscure roof top plant.

4.24.3 Roof top plant must be kept to a minimum and wherever possible be sited within the ground floor ancillary areas.

4.24.4 All plant and equipment at roof level which is not concealed behind a parapet must be enclosed by a plant screen. Exposed rooftop plant (as illustrated in Fig. 4.110) is not permitted.

4.24.5 All rooftop MEP plant except flues and not concealed by a parapet must be concealed by a vertical plant screen.

4.24.6 Any plant located on roofs should be screened in such a way to complement overall façade design.

4.24.7 Where plant enclosure material contrasts with the building façade, the roof-top plant and the plant enclosure must be set-back from the perimeter of the building by a minimum of 2m to minimise the visual and acoustic impact of equipment from ground level and surrounding buildings (Fig. 4.111).

4.24.8 Where plant enclosure material is the same as the building façade the plant enclosure can extend to the maximum building line below providing that the façade is a continuation of the main building façade (Fig. 4.112).

4.24.9 The only MEP plant which is allowed to extend outside a plant enclosure or building envelope is a chimney or flue in order to comply with the Clean Air Act.

4.24.10 Flues must be configured centrally within the building plan, set-inboard from the perimeter to minimise their visibility (refer to Fig. 4.114, 4.117 and 4.118).

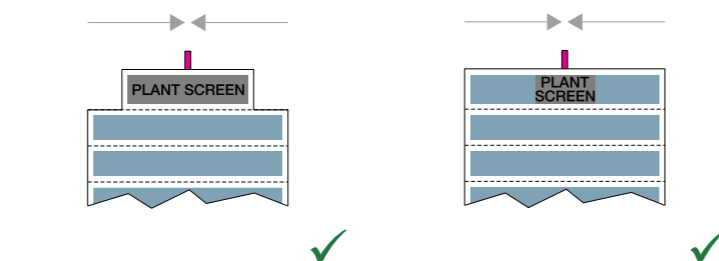
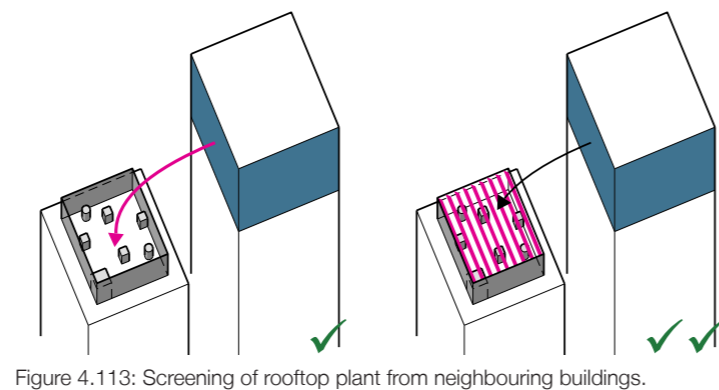
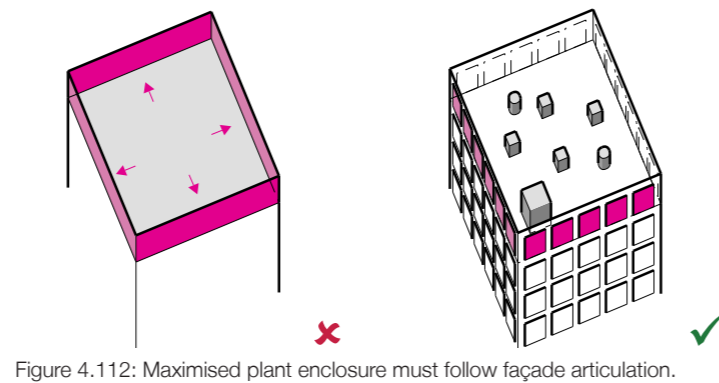
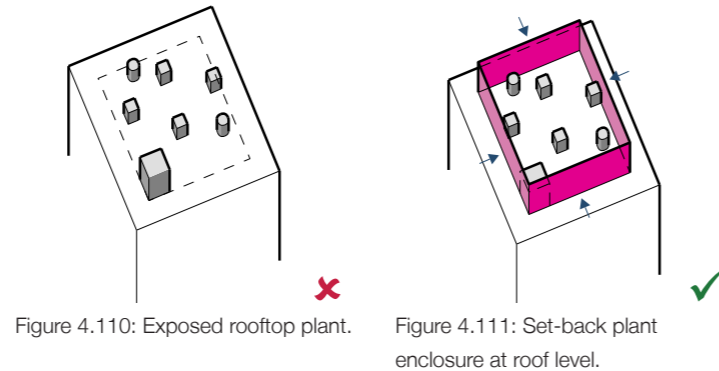


Figure 4.114: Preferred positioning of flues.

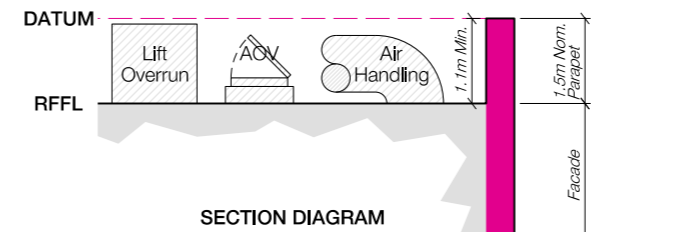


Figure 4.115: Rooftop plant concealed below parapet datum.

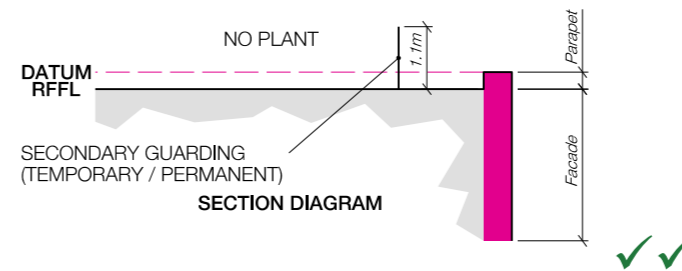


Figure 4.116: Rooftop plant concealed below parapet datum.

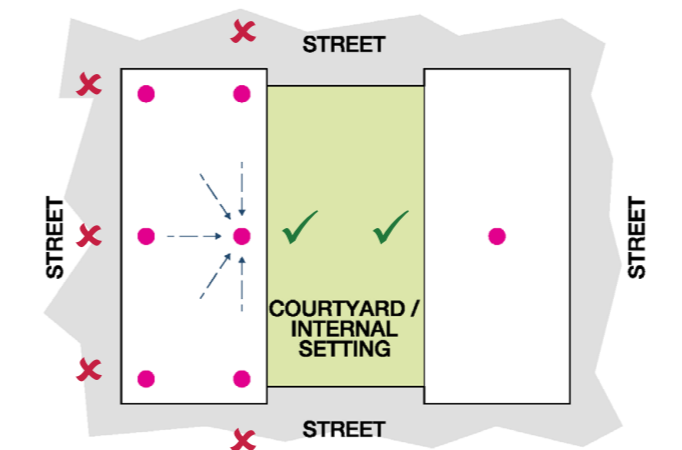


Figure 4.117: Positioning of flues & chimneys within a multi-building plot-plan.

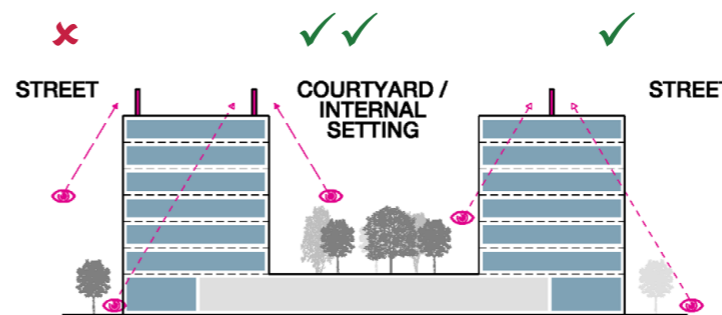


Figure 4.118: Positioning of flues & chimneys within a multi-building plot - section.

4.24.11 Roof-top plant should be obscured to avoid adverse impacts on views down from other buildings (Fig. 4.113) using roofs, horizontal louvres / screens where low-level roofs can be looked down onto from adjacent buildings.

4.24.12 Where there are set-back floors, all plant and roof-top equipment should be incorporated into the massing of the set-back floor. Plant in these conditions should not extend outside the line of the set-back and shall be compatible with the façade treatment of the residential façade.

4.24.13 Where siting of plant above a set-back floor is unavoidable the plant enclosure must not be distinguishable as a separate element and the two must be designed as a single massing.

4.24.14 Where it is necessary to incorporate mechanical plant and equipment at roof level this should be sited on the tallest roof of a plot.

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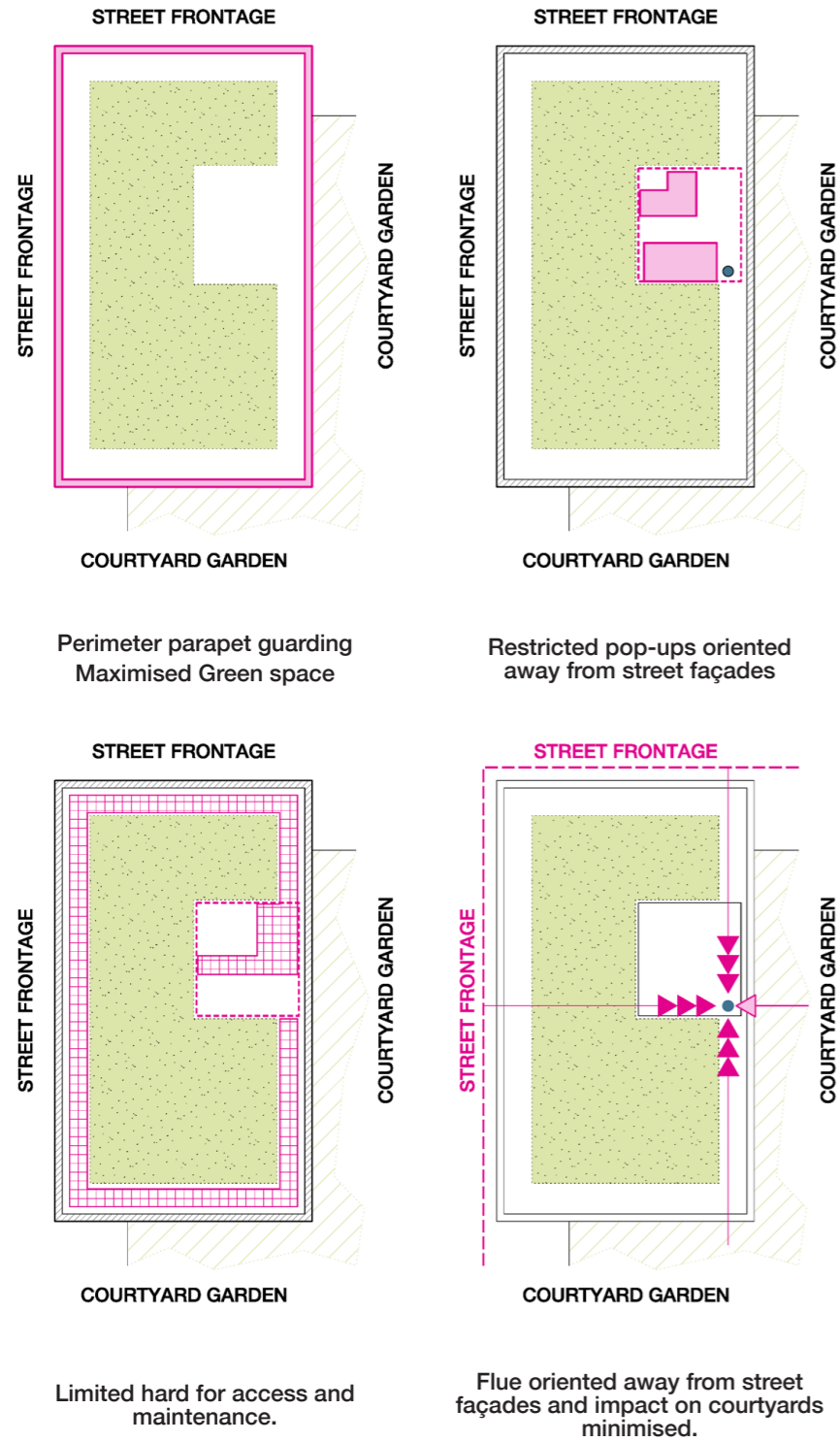


Figure 4.119: Principles of roof top configuration.

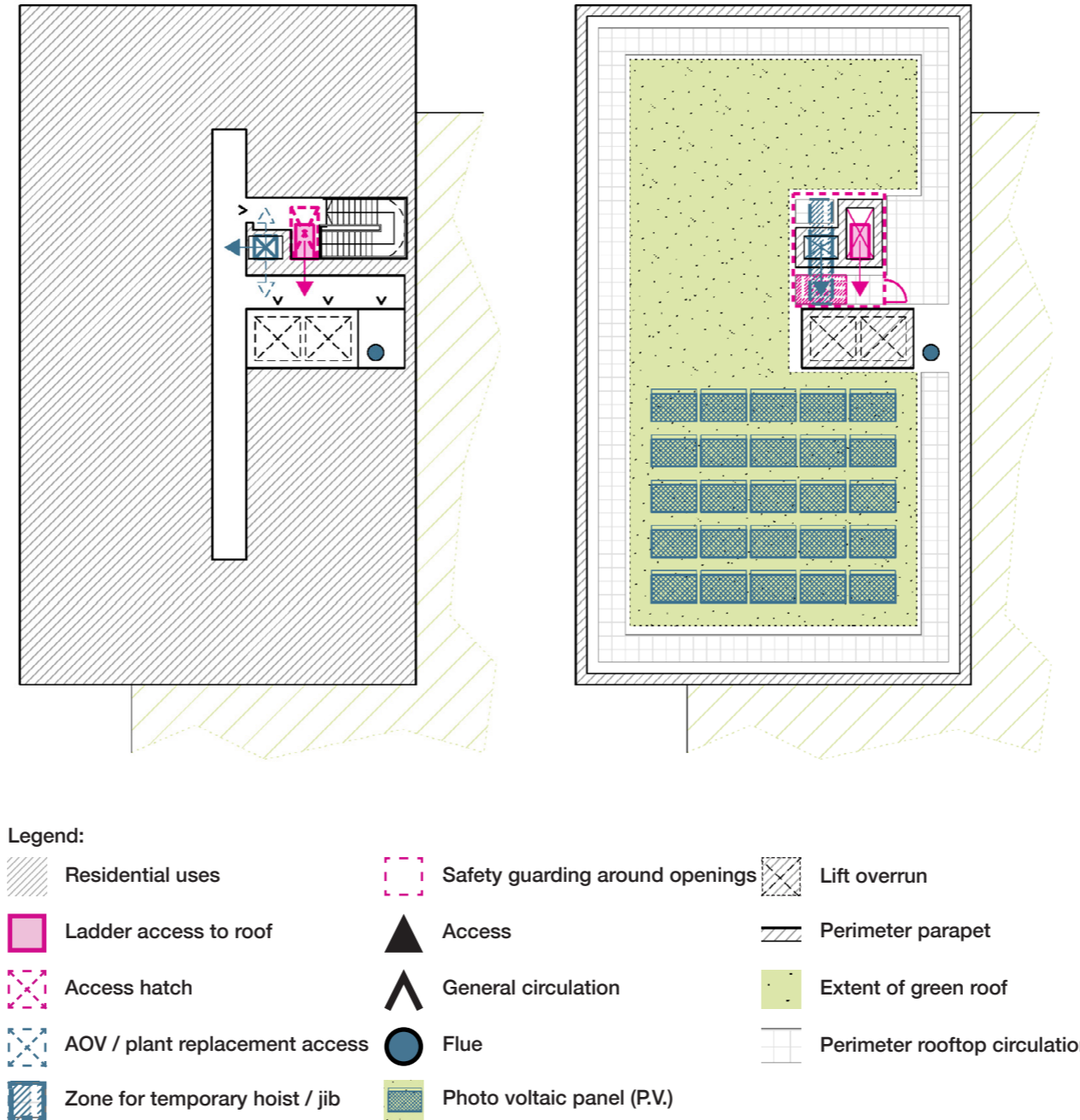


Figure 4.120: Principles of roof top configuration and access.

### 4.25 Roof configuration

4.25.1 This section builds upon guidance within the previous section concerning the configuration of roof-tops.

4.25.2 For additional guidance on green roofs refer to Section 4.26.

4.25.3 As previously described plant on the roof should be kept to a minimum and is restricted to flues, photo-voltaics (P.V.s) and solar thermal panels.

4.25.4 The following guiding principles should be followed when configuring the roof top (see Fig. 4.119):

- A perimeter parapet which screens pop-ups and plant should be incorporated. This should be +1.5m AFRL and fulfil the guarding role.
- Pop-ups for lift-over-runs etc. should be kept to a minimum and be no taller than the perimeter parapet
- Additional safety guarding should be kept to a minimum and be restricted to a discrete zone around access openings onto the roof.
- The core should be positioned away from public façades or inboard of the façade.
- The core should be positioned towards the north of the plot to maximise the space available for P.V.s and Solar Panels.
- Hardscaping should be limited and constrained to that required for access and maintenance or amenity use.
- **Access to the roof must not impact upon the fire-escape routes from residential floors.**
- **Roof top access must be appropriate to the servicing requirements of the roof.**
- **Provision for plant replacement must be incorporated into the design** - an AOV of sufficient size and position could, in conjunction with a temporary hoist be used for this function.

4.25.5 The adjacent diagram (Fig. 4.120) illustrates how a typical roof should be configured and identifies how the guiding principles can be incorporated into the design of a typical building.

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#### 4.26 Green roofs

4.26.1 All roofs should be used to contribute to the urban greening of the masterplan.

4.26.2 **Roof which are overlooked must incorporate significant areas of biodiverse or green roofs.**

4.26.3 Lower roofs should be reserved for nature and amenity uses.

4.26.4 Designers should balance the desire to incorporate rooftop amenity against the need to incorporate bio-diversity at roof level.

4.26.5 Designs should be optimised to maximise views onto green spaces and minimise overlooking of amenity uses.

4.26.6 Higher roofs which are not overlooked can incorporate limited plant and mechanical equipment. Designers should refer to additional guidance in Section 4.24.

4.26.7 The adjacent diagram (Fig. 4.121) illustrates the range of biodiverse options available for use at roof level and the proposed distribution across a typical multi-building plot.

4.26.8 Designers' should follow the following 'how-to' principles when incorporating 'green' roofs;

- The level of planting intensity should increase from the tallest to the lowest roofs.
- Roofs which are most overlooked (from within or outside a plot) should incorporate areas of intensive planting.
- Extensive "brown" roof with invertebrate habitats and drought tolerant planting should be incorporated on taller roofs.
- Provision should be made to incorporate biodiversity on ballasted roofs and below plant by using raised decks or "big-foot" legs to equipment.

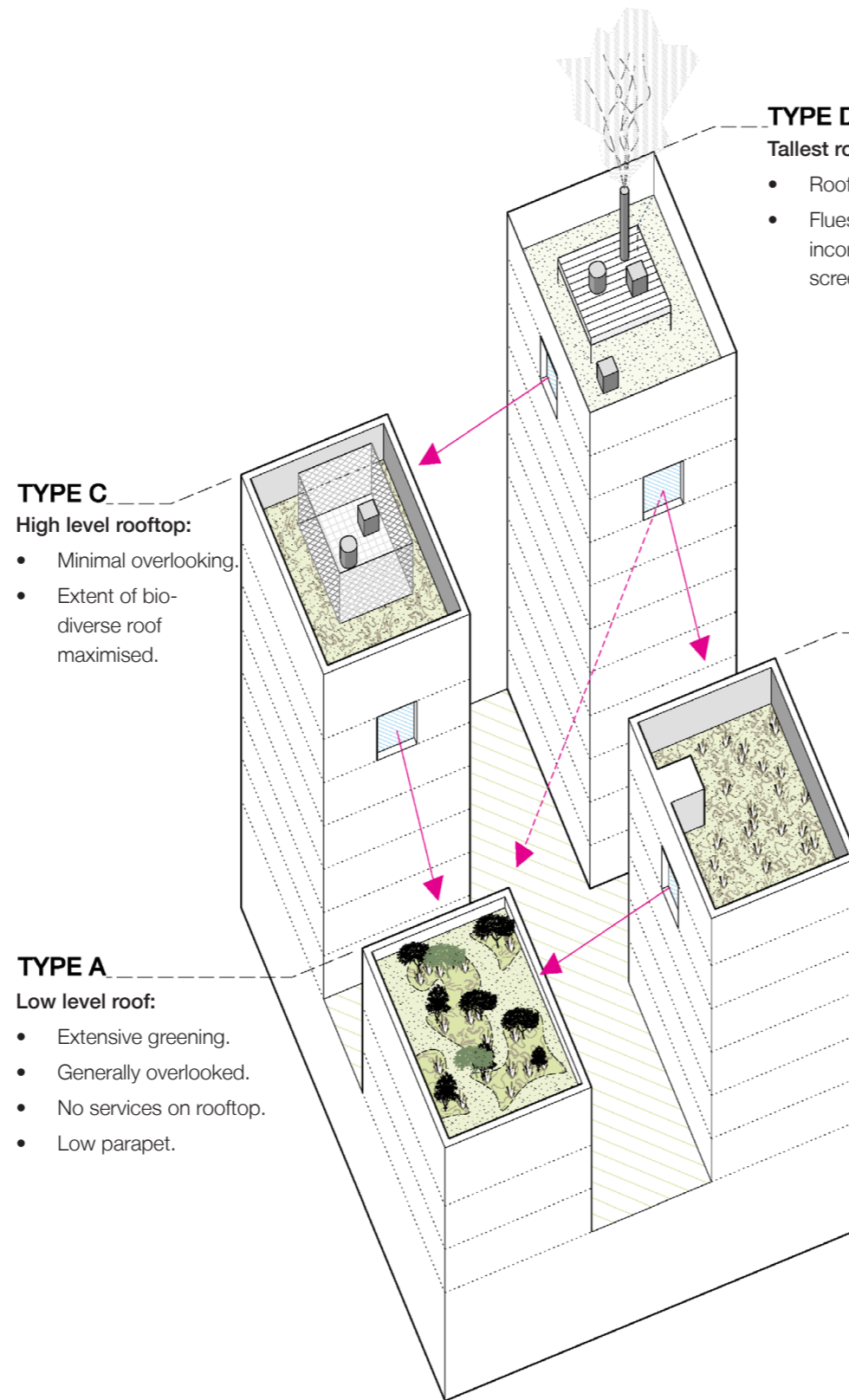


Figure 4.121: Distribution of green roofs relative to building height and adjacencies.

#### TYPE D

**Tallest roof within a Plot.**

- Rooftop is not overlooked.
- Flues and equipment incorporated behind a screen or façade extension.

#### TYPE C

**High level rooftop:**

- Minimal overlooking.
- Extent of bio-diverse roof maximised.

#### TYPE A

**Low level roof:**

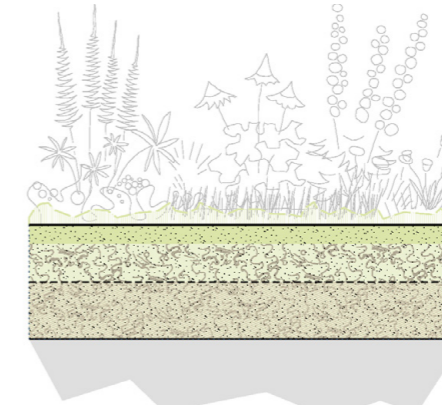
- Extensive greening.
- Generally overlooked.
- No services on rooftop.
- Low parapet.

#### TYPE B

**Medium level roof:**

- Extensive greening.
- Overlooked by taller buildings.
- Services contained behind parapet.

**A**



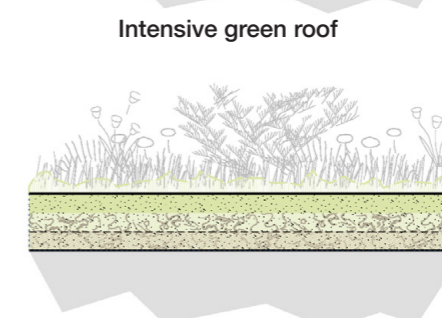
Intensive green roof

600mm



Figure 4.122: Precedent image of intensive green roof.

**B**



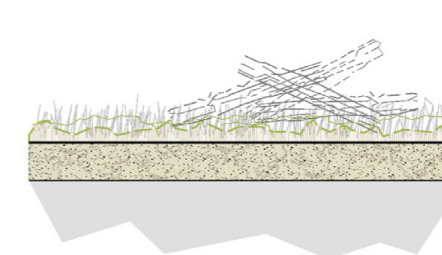
Extensive planted roof with plugs

300mm



Figure 4.123: Precedent image of extensive green roof with plugs.

**C**

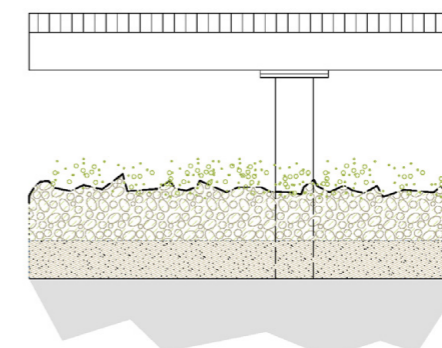


Extensive "brown" roof with invertebrate habitats and drought tolerant planting



Figure 4.124: Precedent image of extensive brown roof.

**D**



Ballasted biodiverse roof with raised access deck, raised plant and equipment

600mm



Figure 4.125: Precedent image of ballasted biodiverse roof.

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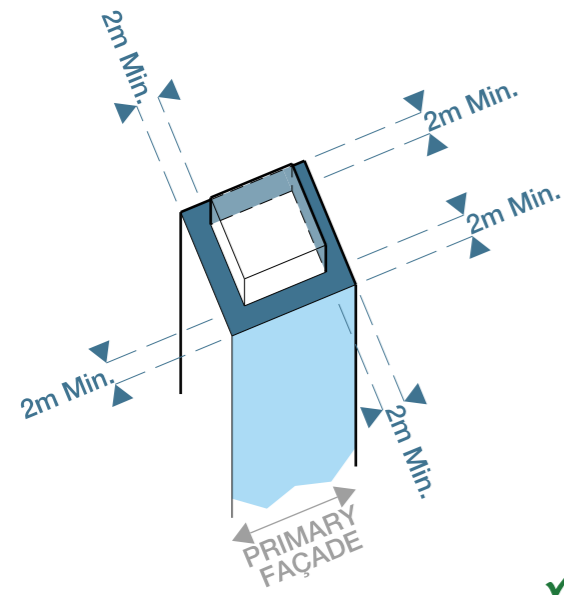


Figure 4.126: Configuration of symmetrical - 4 sided set-back top floor.

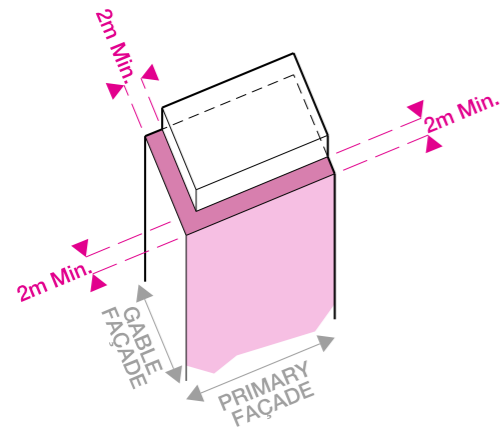


Figure 4.127: Configuration of setback floor - 2 sided set-back top floor.

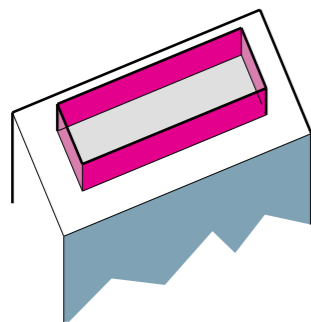


Figure 4.128: Articulation of fully set-back top floor.

#### 4.27 Set-back floors

4.27.1 Set-back floors occur throughout the masterplan and identify where the top storey of a building is to be articulated in a manner different to the building body.

4.27.2 Refer to Chapter 05 (Buildings) which identify where set-back floors could be provided.

4.27.3 **On set-back floors the building mass must be set-back from the body façade by a minimum of 2m on the primary frontage and its associated street-side gable end** (as illustrated in Fig. 4.126 to 4.128).

4.27.4 **Where the primary face is symmetrical, asymmetrical set-backs on are not permitted** (Fig. 4.130).

4.27.5 **Set-back floors can incorporate areas of mechanical and electrical plant however the footprint of these must be wholly contained within the mass of the set-back floor.**

4.27.6 The setback floor geometry enables roof terraces / inset balconies to be incorporated.

4.27.7 **Externally projecting balconies are not permitted on set-back floors.**

4.27.8 Set-back floors are employed in key locations and on specific buildings within the masterplan in response to the townscape strategy.

4.27.9 **Set-back floors should be recessed from the main building line on all 4 sides if the configuration of the building plan permits. In this instance the articulation and façade colour can differ from the body of the façade if desired** (Fig. 4.128).

4.27.10 Set-back floors can be recessed on 2, 3 or 4 sides.

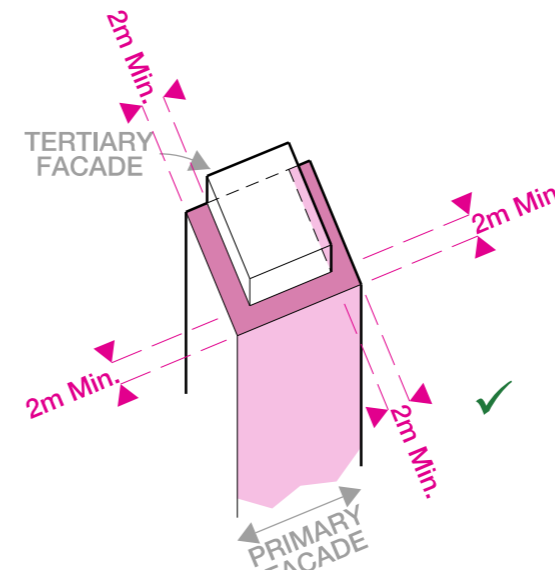


Figure 4.129: Configuration of setback floor - 3 sided set-back top floor.

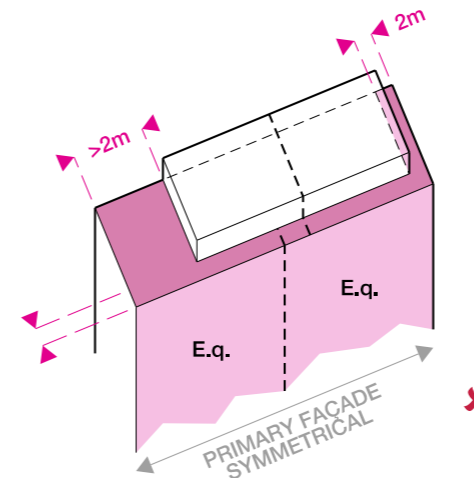
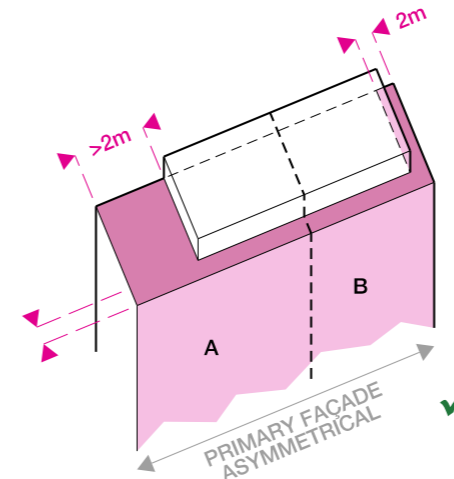


Figure 4.130: Configuration of asymmetrical set-back top floors.

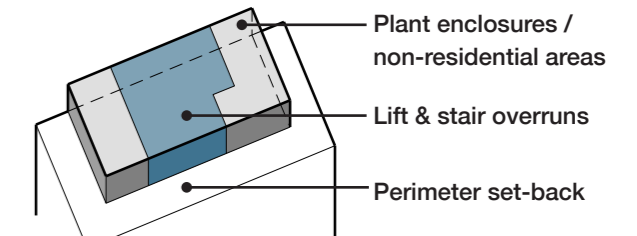


## 4.0 Component Guidelines

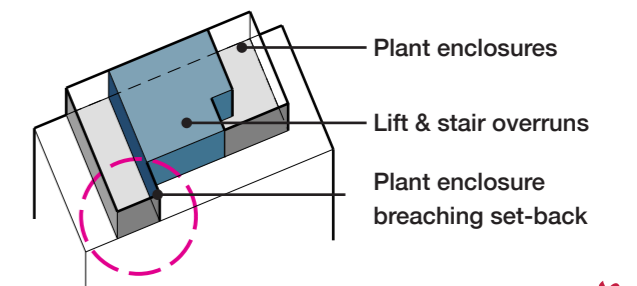
### Building top

4.27.11 Set-back floors offer an opportunity to incorporate amenity spaces (private or shared) and plant areas on a single level which extends to the outside building line providing that the façade encloses all the uses in with a unifying articulation such as a 'crown' treatment which still denotes a 'top' to the building (Fig. 4.131).

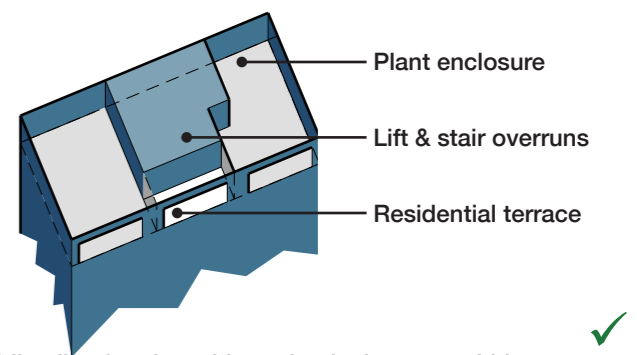
4.27.12 Set-back floors also offer the flexibility to incorporate a variety of different building 'tops.'



Setback floor with areas of plant incorporated into the massing



Projecting massing on setback floors in not permitted .



Full building line framing with set-back elements within.

Figure 4.131: Configuration of plant enclosures on set-back top floor.