

5.0 Building Guidelines

House typologies



5.9.25 Terraced Houses typology precedents

- The precedent images in this section show a variety of buildings which follow the principles set out for this typology in this Design Guidelines.



Figure 5.130: Individual dwellings within a Terrace which are identifiably different.
Marmalade Lane Co-housing - Cambridge - Mole Architects.



Figure 5.131: Individual dwellings articulated as separate entities.
Frederick Mews - Crouch End - London - Pollard Thomas Edwards Architects.



Figure 5.132: An articulated roofscape to Terraced Houses identify individual dwellings.
Charleston Square - Paisley - FBN Passivhaus Ltd.



Figure 5.133: Buffer zone of amenity between homes and the public realm.
Marmalade Lane Co-housing - Cambridge - Mole Architects.

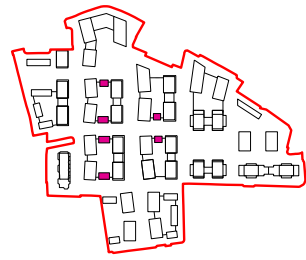


Figure 5.134: Variations on vernacular design to stitch into adjacent context.
St. Chad's - Tilbury - Bell Phillips Architects.



Figure 5.135: Modern designs which describe individual dwellings.
Creek Road - Greenwich - London - BTPW.

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



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Figure 5.136: Townhouses set between taller blocks open up the north and south of the podiums.

Greenwich Peninsula Riverside – London - CF Moller.



Figure 5.137: Townhouses read together as a matched pair with a human scale.

Grahame Park, Phase 1 – Colindale - London - Patel Taylor.



Figure 5.138: Off-street demised parking area to Townhouses.

Great eastern Building - Hackney - London - Karukusevic Carson.

5.9.26 Townhouse typology precedents

- The precedent images in this section show a variety of buildings which follow the principles set out for this typology in this Design Guidelines.



Figure 5.139: Townhouses linked to a podium.

St. Andrews Block B - east London - Maccreanor Lavington.



Figure 5.140: Paired Townhouses..

Temple Gardens- Bristol - Archio.



Figure 5.141: Access to ground floor dwellings from the public realm.

Monier Road Housing - Hackney - London- Pitman Tozer.

5.0 Building Guidelines

Mansion typologies

5.10 Mansion typology guidelines

5.10.1 Description

- The Mansion building typology is a distinctive typology which is defined as having a cluster of apartments organised around a central core and a common, shared entrance.
- All apartments within this typology benefit from dual aspect, typically corner positions to maximise the benefit of view, aspect and daylight.
- Typically, the Mansion building is comprised of residential floors above a base which contains the servicing for the floors above. The base may or may not contain residential uses at grade and can accommodate multi-storey dwellings.
- The typology can be configured as;
 - buildings joined together as an articulated Terraced run of two or more blocks; or;
 - A run of two or more blocks bounding onto a Podium.

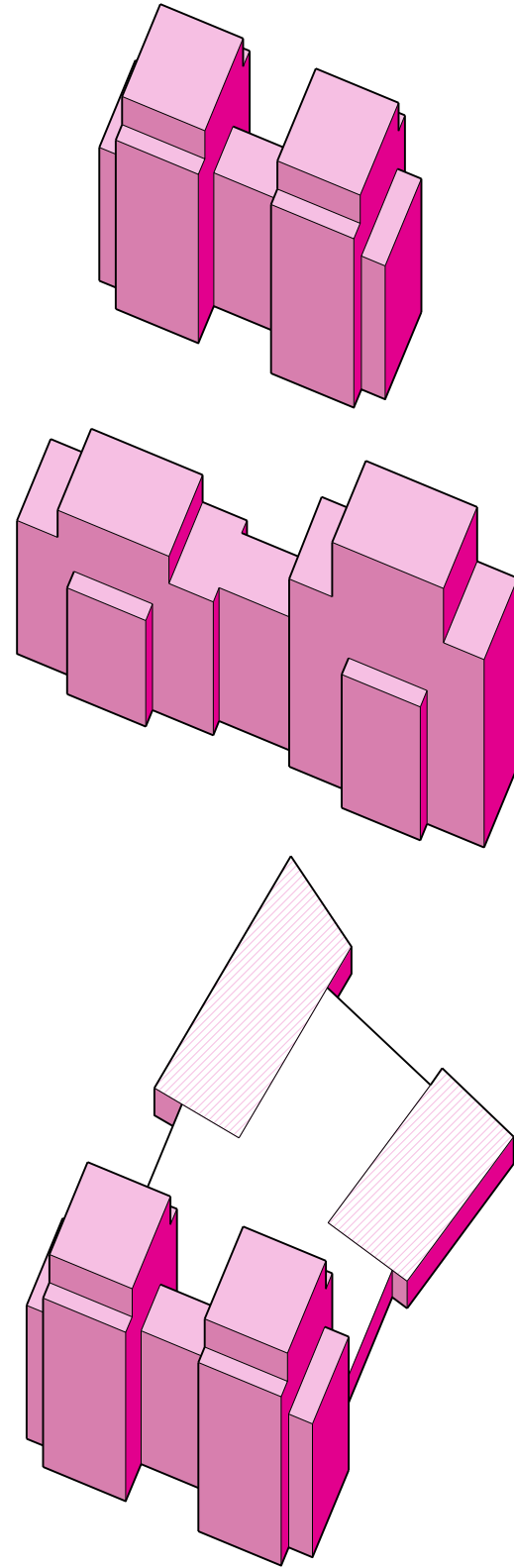


Figure 5.142: Types of Mansion building.

5.10.2 Locations

- The Mansion building typology has been positioned to line east:west routes through The Site and around the proposed Cambridge Grove Gardens where the benefit of the setting can be maximised, through views and sunlight due to the nature of 100% dual aspect homes.
- Plots K, L and N contain or comprise of Mansion building typologies.
- Due to the nature and configuration of the Mansion building typology the buildings can run east-west or north-south.
- The form also allows streetscape to open up offering a variety in townscape, vistas and permeability. The space between buildings expands and contracts and the relative heights of different elements of each block creates an articulated skyline to the Plot.

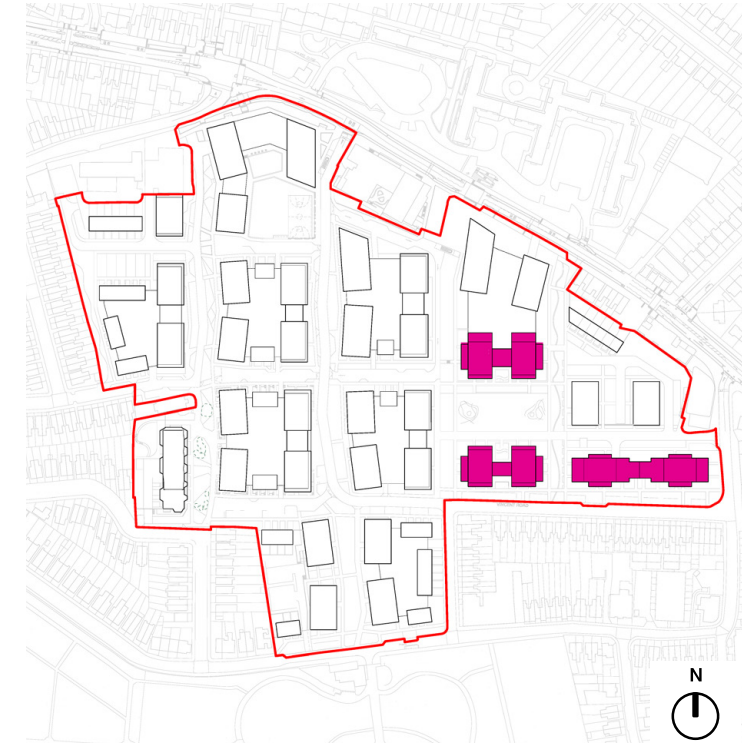


Figure 5.143: Distribution of Mansion buildings within the masterplan.

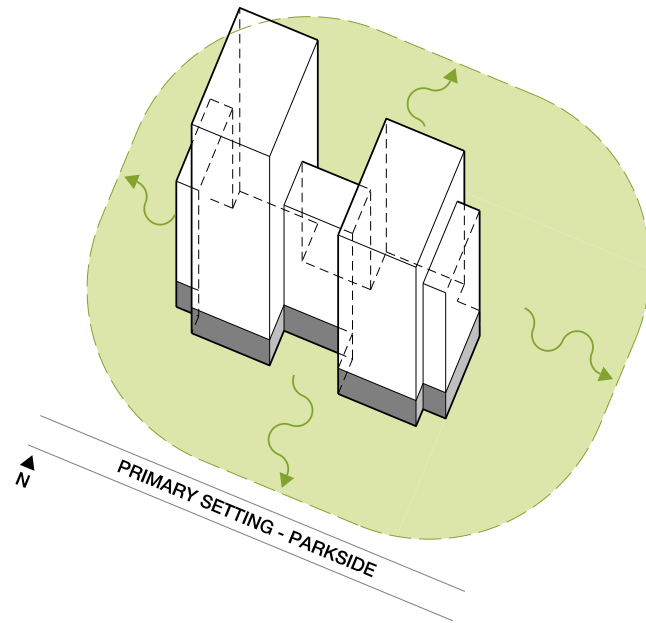


Figure 5.144: Configuration of Mansion building typologies.

5.10.3 Configuration

- The typology is cruciform in plan and characterised by a central core with apartments wrapping 360° around the building perimeter.
- The buildings are comprised of two key parts - the base element at ground level and the residential levels above.
- Mansion buildings are typically Terraced with two or more elements comprising a Linear run.
- **The core must be positioned centrally within the body element to maximise the façade for residential uses.**
- Mansion buildings can be configured in two ways:
 - **A Terrace of two or more Pavilions**
Buildings joined together into a Terrace; or in specific locations;
 - **Joined to a podium**
Bounding the north or south edges of a Podium assembly.
- The base element can be configured in a number of ways and can accommodate both residential and non-residential uses at ground level including;
 - Single storey homes;
 - Maisonette homes;
 - Entrances and lobbies;
 - Cycle storage;
 - Refuse and servicing; and
 - Plant;
- **The Mansion building typology must be aligned to an east:west orientation.**
- **Each Mansion building block must be located on the outer edges of the plot.**

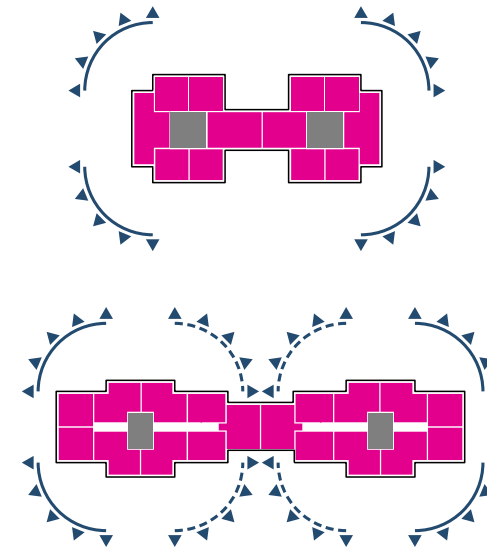


Figure 5.145: A Terrace of buildings with homes around central cores.

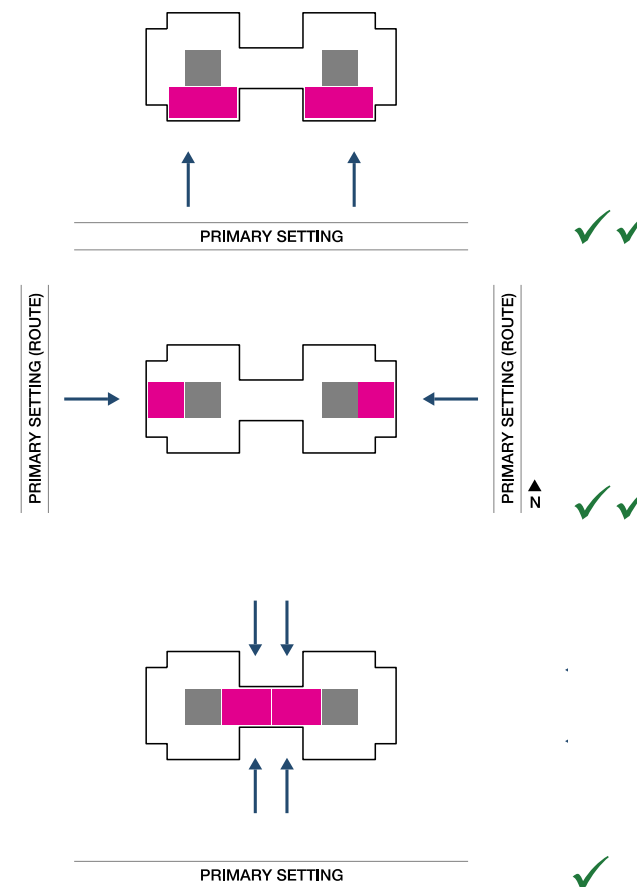


Figure 5.146: Separate addresses required to each building volume.

- Typically, the ground floor storey will be taller to accommodate the requirements for non-residential uses.
- **The Terraced Mansion building must comprise (both spatially and aesthetically) of two separate buildings with two separate addresses.**
- Amalgamating the two buildings into an elongated building with a solitary entrance point and single corridor is prohibited.

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Mansion typologies



5.10.4 Typology massing - Generic guidance - Mansion buildings

- This section demonstrates the principles of massing for the Mansion Building typology within the proposed masterplan.
- The plan form of the Mansion typology create a cross-shaped plan, with a primary 'Body' element and two subordinate 'Wings' set back from the building line.
- **The central 'Body' element of each building must be expressed as the dominant façade and articulated to highlight its importance within the Terrace.**
- **The adjoining masses between buildings are referred to as 'Wings' and must be recessive in character to the 'Body'.**
- When Mansion Buildings are joined to form a Terrace the composition creates an undulating façade of projections and pockets in plan and elevation.
- **When multiple buildings are Terraced, the massing of individual buildings must not be articulated at party wall lines** (refer to Fig. 5.150). This gives little flexibility in the shoulder articulation and creates overlooking and proximity challenges.
- **Where two central 'Wings' abut at a party wall between buildings, they must have the same height, massing and articulation** (refer to Fig. 5.151). The masses are expressed individually and independently of demise.
- Mansion buildings can be used to line the south or north edges of Podium buildings where east:west oriented buildings are required in the masterplan.

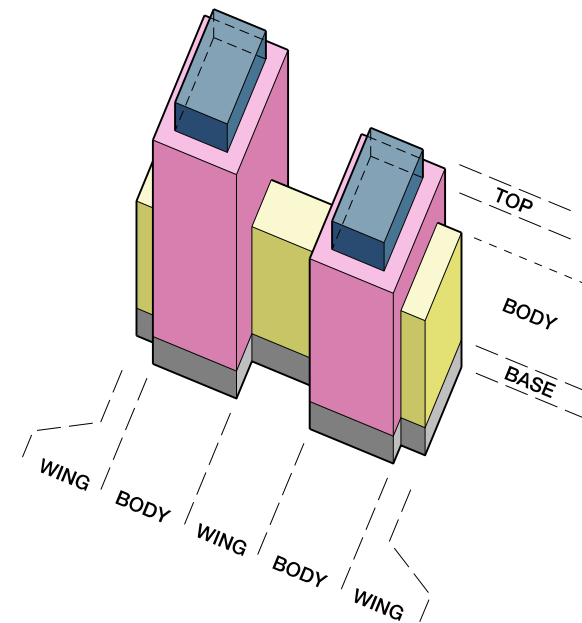


Figure 5.147: Diagram illustrating Mansion building massing.

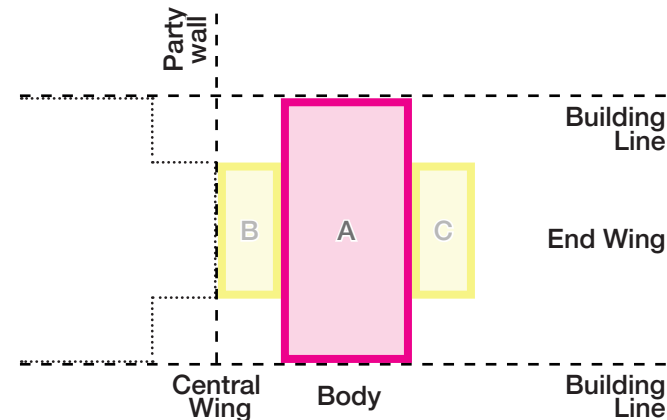


Figure 5.148: Plan form of Mansion typologies.

Legend:

- A** The 'body'
- B** The central 'wing'
- C** The end 'wing'

5.10.5 Typology massing - Specific guidance - Mansion buildings integrated into a Podium assembly

- This guidance relates to the Mansion building typology which interfaces with a Podium assembly buildings.
- This specific guidance supplements the guidance identified in the Generic Mansion building guidance.
- **The alignment of the Mansion buildings must respond to their position in the masterplan and must be aligned to the east:west axis.**
- Mansion buildings can only be configured as lining the south or northern edge of a Podium garden and linked at the base by a podium. Designers should refer to Section 5.8 for specific guidance relating to the Podium building typology.
- **The Mansion buildings must be located on the edge of the plot.**
- **The podium element must not extend beyond the perimeter blocks.**
- **The communal amenity space between the Mansion buildings and other elements must be a minimum of 18.0m wide across the majority of its length when measured from adjacent building lines.**
- **Visual connectivity between the communal amenity space and public realm at ground level must be preserved.**
- **The Podium assembly must be visually permeable to the east and west.**
- Raised communal gardens should be visible from the public realm, but only accessible by residents.

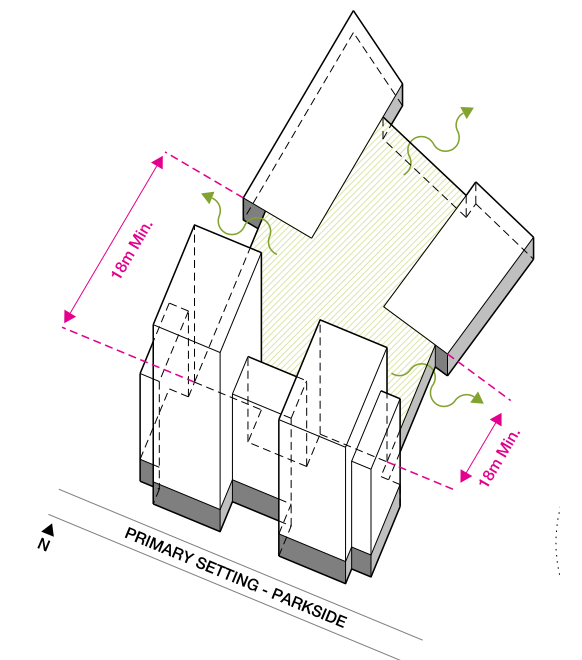
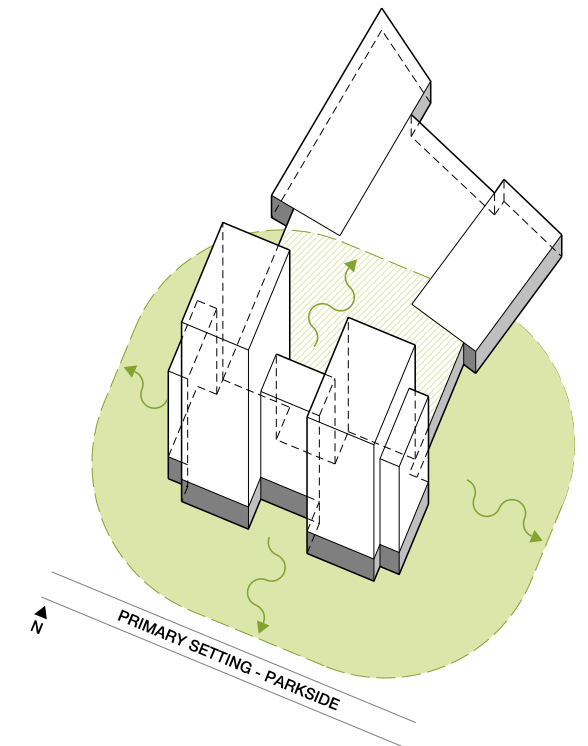


Figure 5.149: Massing of Terraced Mansion buildings and podium.

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Mansion typologies

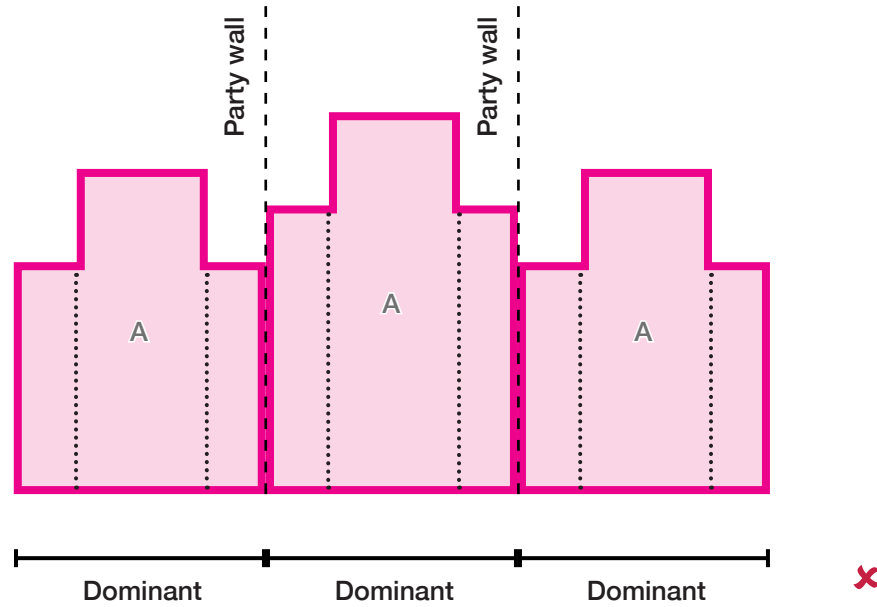


Figure 5.150: Prohibited articulation of Terraced Mansion buildings.



Precedent: Battersea Power Station

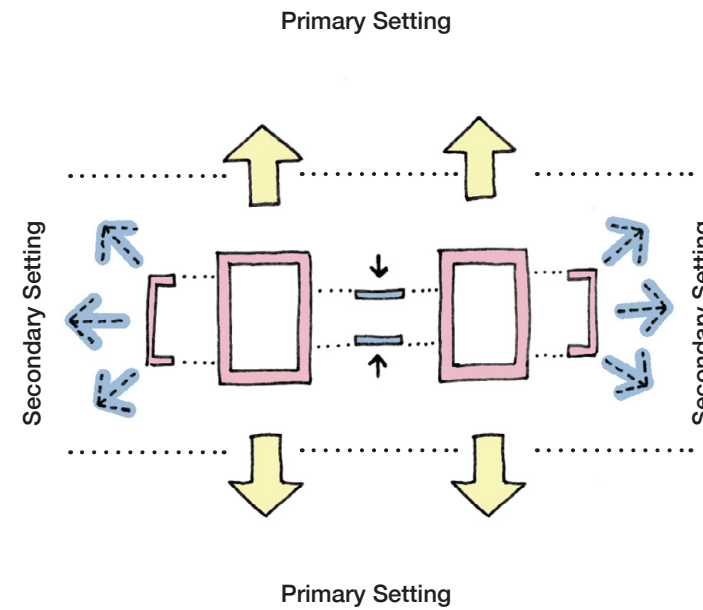


Figure 5.152: Character aspect - elevation response to setting.

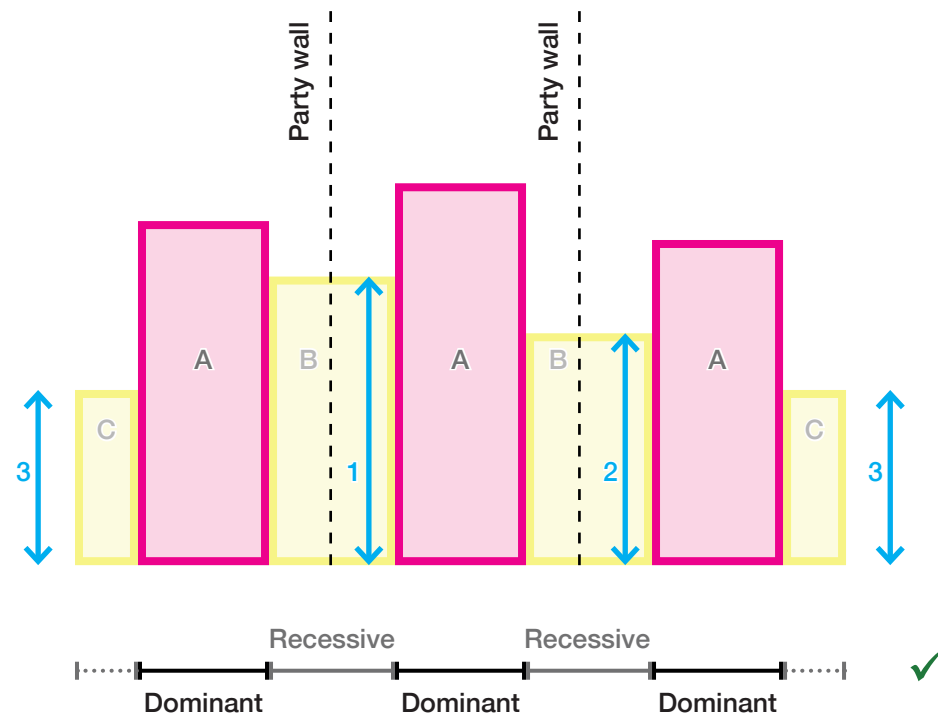


Figure 5.151: Permitted articulation of Terraced Mansion buildings.



Precedent: Athletes Village

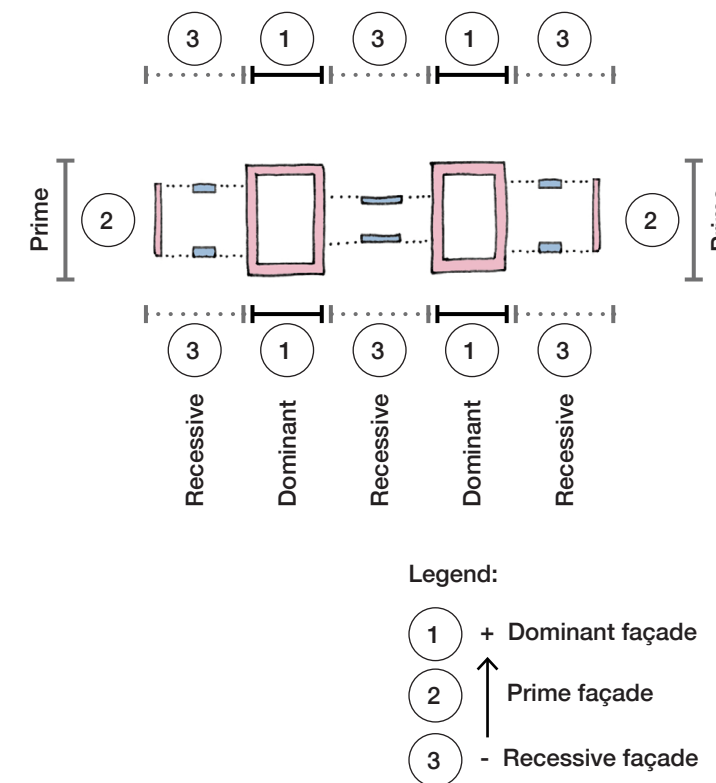


Figure 5.153: Hierarchy of elements and façades.

5.10.6 Façade articulation - Mansion buildings

- This section demonstrates the principles of façade articulation for the Mansion building typology within the proposed masterplan.
- Mansion blocks must be viewed in the round and each façade read together as part of the same composition.**
- Fig. 5.152 identifies how the Mansion building typology is broken down into component parts and how each element must respond to its unique setting when configured parallel to a street.
- Each massing element or façade within the Mansion block typology has been assigned a relative hierarchy in response to geometric configuration and setting as illustrated in Fig. 5.153.
- Each component (as identified in Fig 5.147) responds differently as explained below:
 - The Body is the prime element, which shall be dominant and be articulated as a discrete entity from the other masses comprising the Mansion building.
 - The Body shall be designed in the round and share a consistent articulation across all four elevations with the façades fronting onto the primary settings being dominant and of highest quality.
 - The End wings feature gable ends which front onto and respond directly to a secondary settings.
 - The gable ends are important and should be sufficiently articulated and of sufficiently high quality to line the settings they front onto.
 - The articulation of the gable ends should wrap around the corner onto all 3 façades of the end wings.

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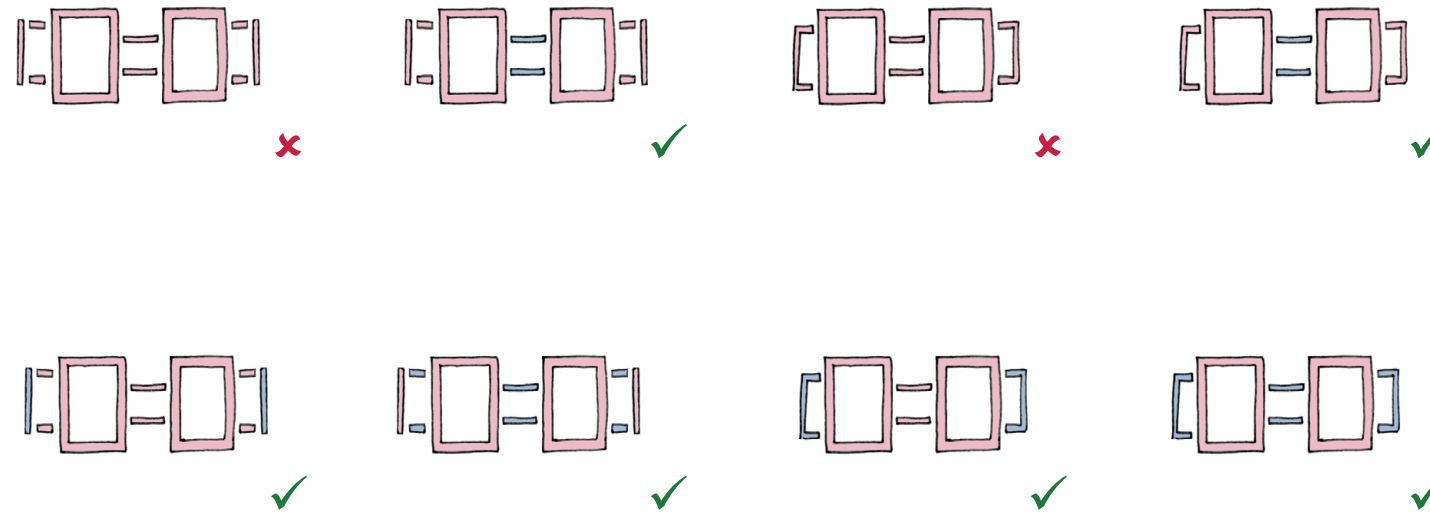
— The end wings typically sit opposite / perpendicular to the end wings of other Mansion blocks. It is encouraged that these share articulation themes and colour themes. In this instance, the elevations typically front onto a roadway or pedestrianised street. All three aspects must be expressed as a as one element, be integrated into a whole but remain subservient in articulation to the body.

— **The central wing or wings may share articulation similarities with the end wings but are recessive and must be subservient to the dominant and primary elements.**

— **The central wings must be a lighter tone than the body** (refer to Section 3.8).

— Fig. 5.156 illustrates how the individual components can be articulated to achieve differentiation between elements.

- **Each of the buildings comprising the a Terraced Mansion building must be distinguishable from each other.**
- **A separate address and entrance sequence must be provided to each building.**
- Variation between the buildings can be strong or subtle.
- Designers should consider varying the hue and granularity of articulation between each Linear element.



Differentiation of elements where gable ends are expressed independently.

Differentiation of elements where end wings are expressed as one element.

Figure 5.156: Permissible configuration of articulation across Terraced Mansion buildings.

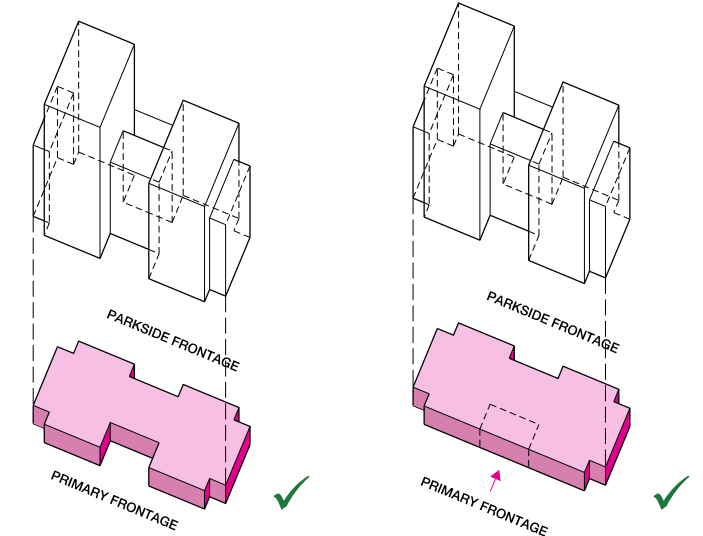


Figure 5.154: Base - typical condition.

Figure 5.155: Base - central infill.

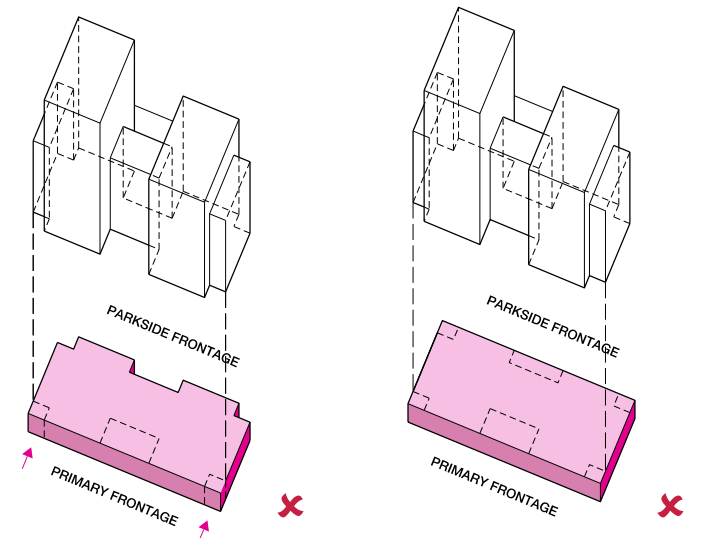


Figure 5.157: Base - corner infill.

Figure 5.158: Base - total infill.

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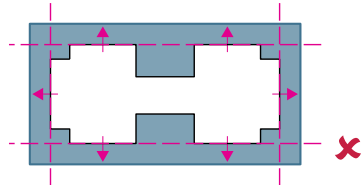
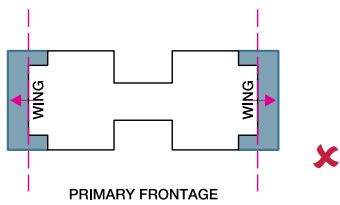
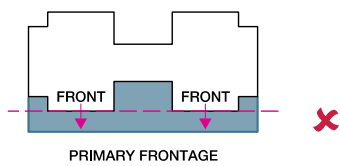
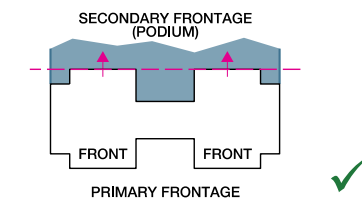
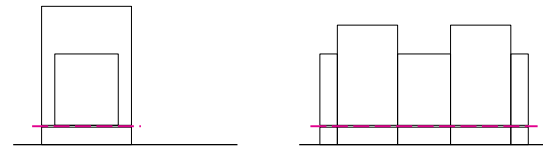
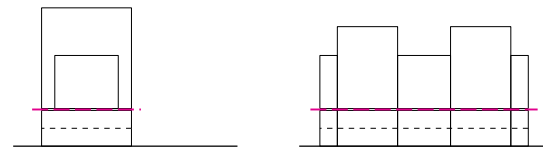


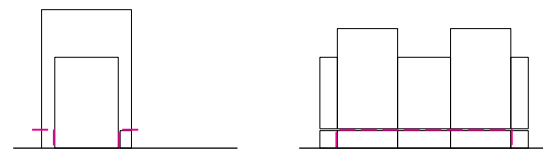
Figure 5.159: Massing of the base element.



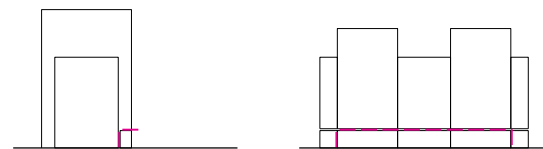
Single storey - division of full base.



Double storey - division of full base.

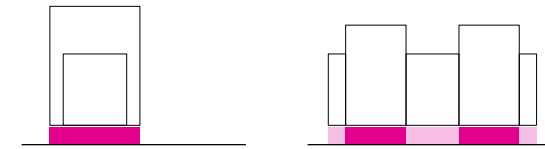


Expression of the frontages - end wings independent.

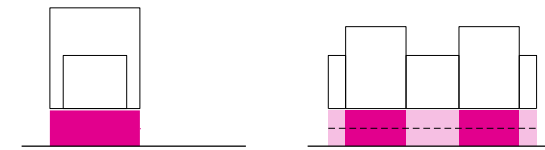


Expression of the base element on one frontage only.

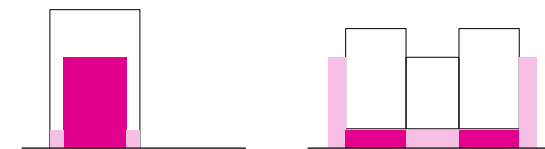
Figure 5.160: Permissible mark / check line.



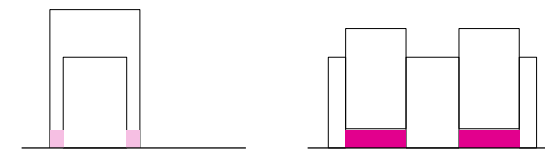
Single storey - division of full base.



Double storey - division of full base.



Incorporation of the end wings as an extrusion of the base.



Expression of only the body elements.

Figure 5.161: Permissible application of material / colour difference.

5.10.7 Base of the building

- **A datum line must be expressed to mark the threshold between the base element and the body of the Linear building typology.**
- There should be parity between the base elements lining Cambridge Grove Gardens.
- A datum expression could step to include two storey elements such as multi-storey non-residential uses.
- The Base component should be distinct whilst maintaining a visual continuity with the upper levels.
- The base and the body should sit together as one building of parts not as incongruous elements stacked upon each other.
- The level to which the base elements is expressed and the relationship between them can be striking or subtle but must be harmonious.
- The portions of façade coded in pink (refer to Fig. 5.161) should be articulated as distinct elements from the body.
- **The base element must not extend further than the façade of the primary element except when the Mansion typology bounds onto a Podium assembly and shares a base.**
- **The base element must not extend longitudinally beyond end wings** (Fig. 5.159).
- Where the base comprises non-residential uses the central portion fronting the wing can be parallel with the front face of the Mansion to improve presence on the street - refer Fig. 5.155.
- **The front corners of the base must not be infilled** (Fig. 5.157 and 5.158).

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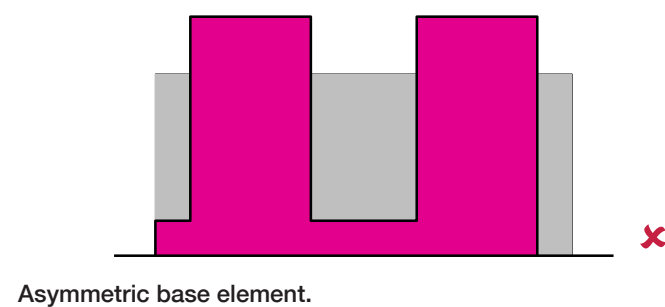
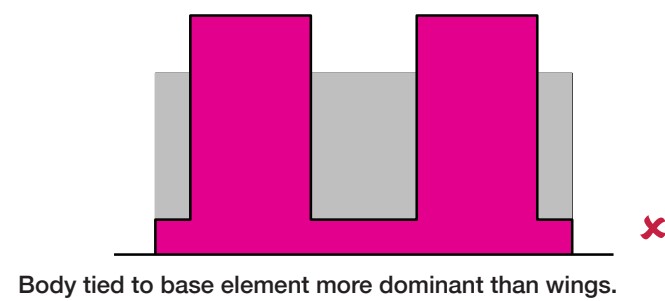
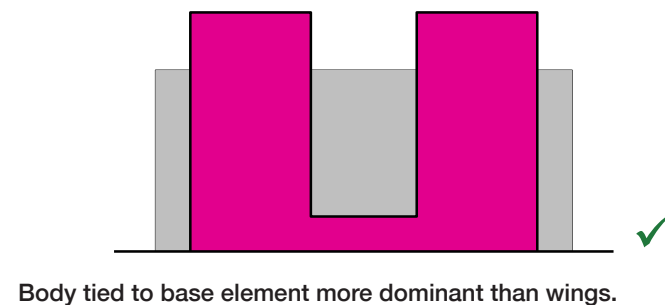
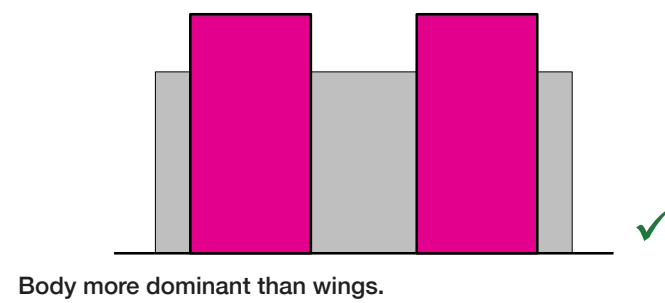
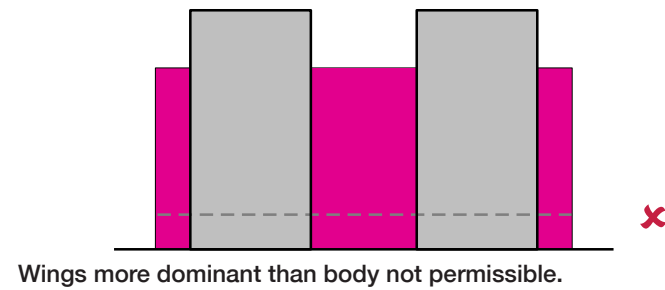
Mansion typologies



- Methods for articulation are varied and numerous. The junction between elements could be marked as a check, line or rebate or the change between elements change be more substantial via articulation or colour.
- Examples of devices used for expression could include:
 - Scale of glazed openings;
 - Texture and relief;
 - Ornament; and
 - Projecting or recessed horizontals
- Designers should demonstrate how the base fronting onto Cambridge Grove Gardens has been given more prominence than other façades of a Plot.
- Examples of permitted base configuration are shown in the diagrams overleaf (Fig. 5.154 to 5.159).

5.10.8 Body articulation

- **The Body element of the Mansion building must be more dominant than the wings** (refer to Fig. 5.162).
- The massing can be articulated to include the base element but can never be subservient to it.



Legend: Dominant Recessive

Figure 5.162: Massing articulation.

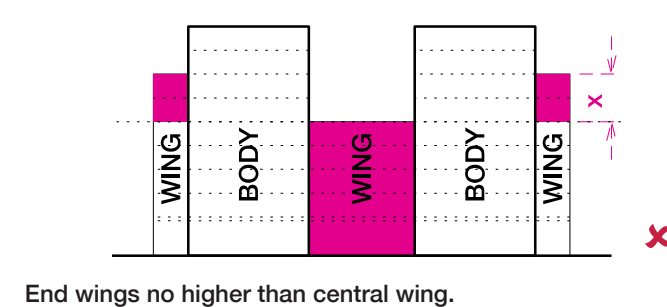
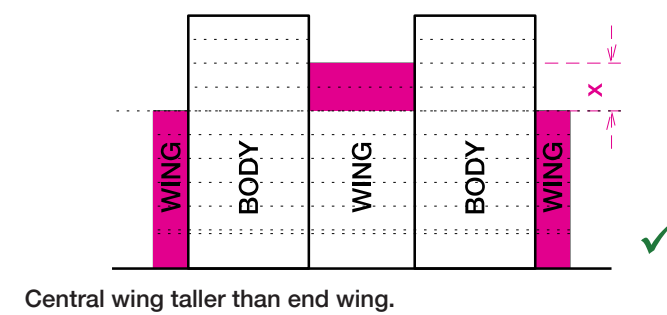
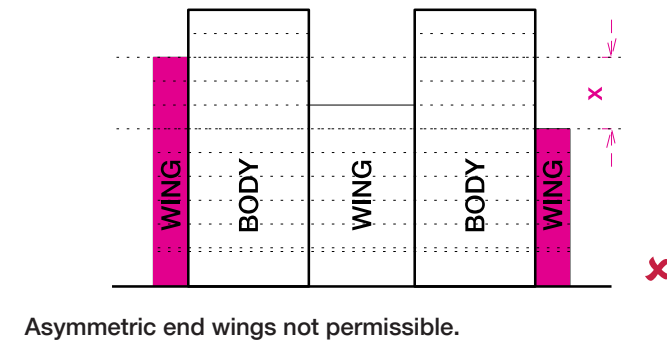
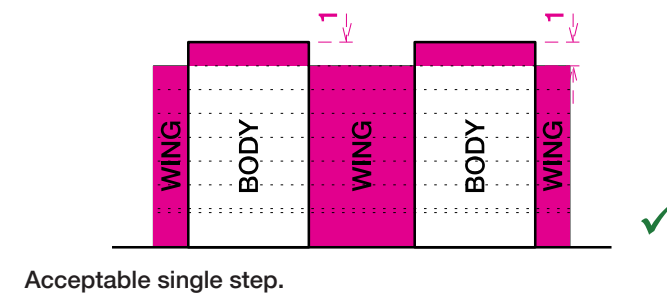
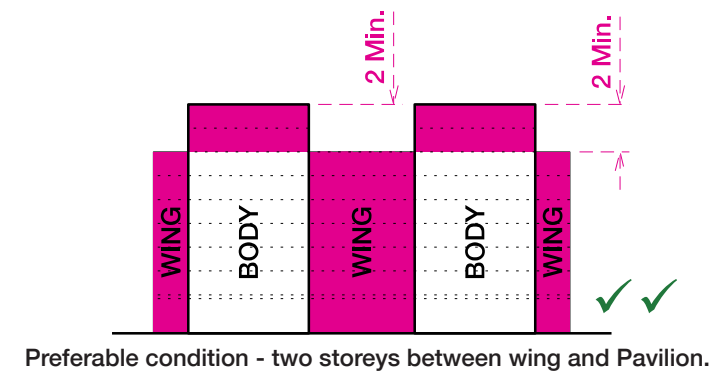


Figure 5.163: Wing articulation.

5.10.9 Wing articulation

- There should be a minimum of two storeys step between the top of the Body element and the Wing elements (refer to Fig. 5.163).
- Single steps in storey height should be avoided (refer to Fig. 5.163).
- **The Central Wing must not be taller than the Pavilion element.**
- The Central Wing may be taller than the outer wings (refer to Fig. 5.163).
- **End Wings must not be taller than the central wing** (refer to Fig. 5.163).
- **End Wings must have a constant relationship to each other - one cannot be taller than the other when read within one building** (refer to Fig. 5.163).

5.10.10 Gable articulation

- **The gable ends at the end of a run of must be sufficiently articulated to respond to their opposite neighbour at a local context** (refer to Fig. 5.164).

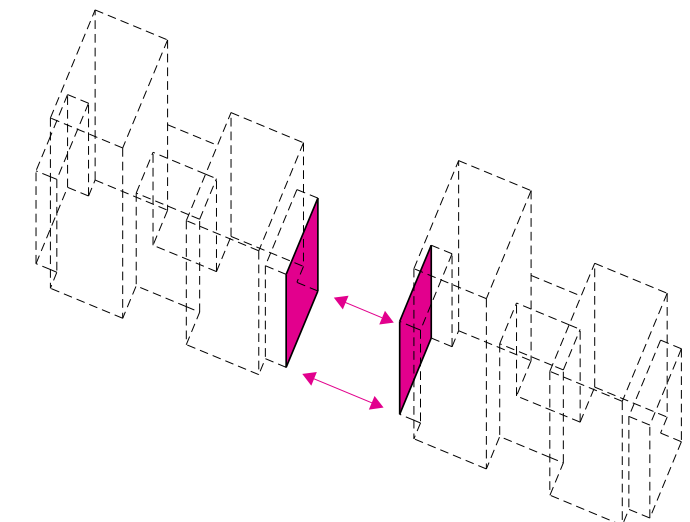


Figure 5.164: Gable end relationships.

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

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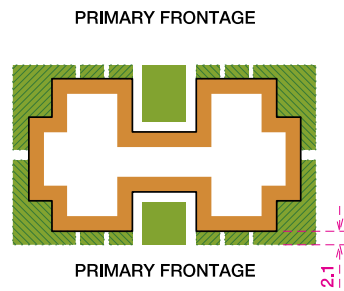


Figure 5.165: Plan diagram: Ground floor frontages.

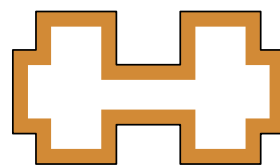


Figure 5.166: Plan diagram: Typical first floor frontages.

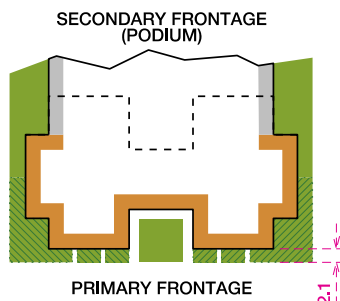


Figure 5.167: Plan diagram: Ground floor frontages with adjoining podium.

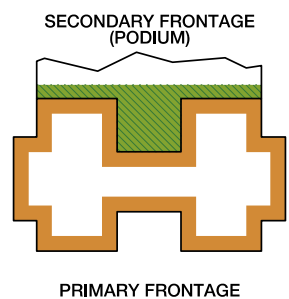
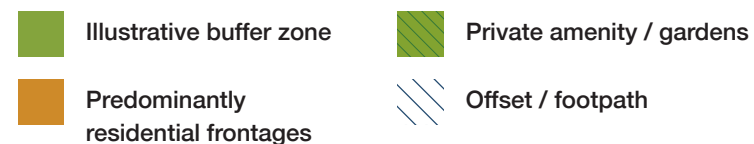


Figure 5.168: Plan diagram: First floor frontages with adjoining podium.

Legend:



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

5.10.11 Residential street frontages

- **Where residential frontages exist within the Base component, these must have privacy buffer zones.**
- **The streets must be in keeping with the Character Area Guidelines for relevant settings.**
- **Ground floor homes must have front door access from the public realm.**
- Private front gardens can be provided with additional planting (beyond the edge planting) to provide further screening to the apartments.
- Ground floor residential homes should be designed as duplex homes. The façade and street frontage should reflect this. All ground floor homes should have front door access from the public realm as well as access to communal residential areas for use of refuse, parking and post facilities.
- Private front gardens can be provided with additional planting (beyond the edge planting) to provide further screening to the apartments.
- Levels along sloping streets can vary in response to landscape or building design.

5.10.12 Access

- The main entrances should comply with the intent illustrated in drawing 503-PTA-MP-XX-DR-A-5402.
- All shared residential entrances should be accessed from the principal routes.
- **Single residential entrances must be accessed directly off the primary façades (routes or streets).**

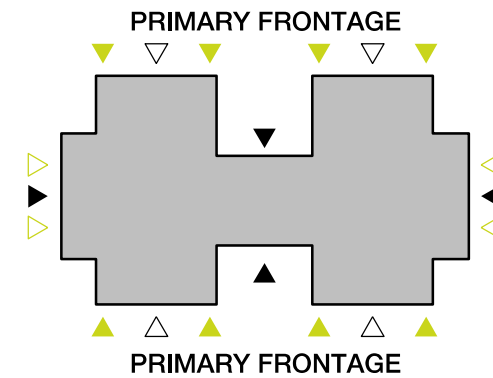


Figure 5.169: Plan diagram: Ground floor access.

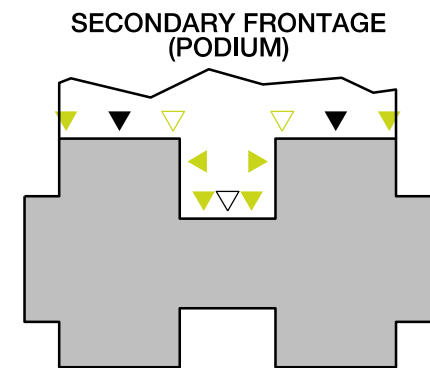
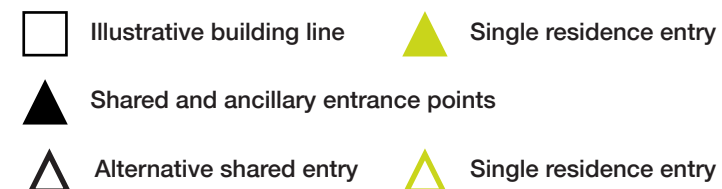


Figure 5.170: Plan diagram: First floor access with adjoining podium.

Legend:



- Lobbies to multiple Mansion blocks in a Terrace may be dedicated to one core, shared between two cores, or a combination of dedicated and shared.
- Where shared between two cores, lobbies should be located in the central wings between body elements.
- **Secondary entrances for cycles and services must to be integrated with the design of the façades and be of an equivalent quality.**
- Secondary entrances should have similar detailing and a common material palette to the primary entrances.
- Cycle access and refuse entrances should be accessed directly off the public realm and should be located within the end wing - directly off the principal routes
- **Permitted locations for entrances are indicated on the adjacent diagram (Fig. 5.169).**

5.10.13 Podium frontages and access

- **Where there is a podium direct access from the shared residential core must be provided to the central communal garden** (refer to Fig. 5.170).
- **Any homes that face a Podium must have at least a 2.0m zone of private amenity space that is directly accessed from the dwelling.**
- **A buffer zone must be provided between the individual unit demise and the communal amenity space.**
- **The boundary between the private amenity spaces and the central communal garden must be marked by a consistent railing of a maximum of 1.1m high.** Refer to Section 6.11 for further details.
- **Primary circulation routes at podium levels must be a minimum of 2m wide.**

5.0 Building Guidelines

Mansion typologies



5.10.14 Mansion typology precedents

- The precedent images in this section show a variety of buildings which follow the principles set out for this typology in this Design Guidelines.

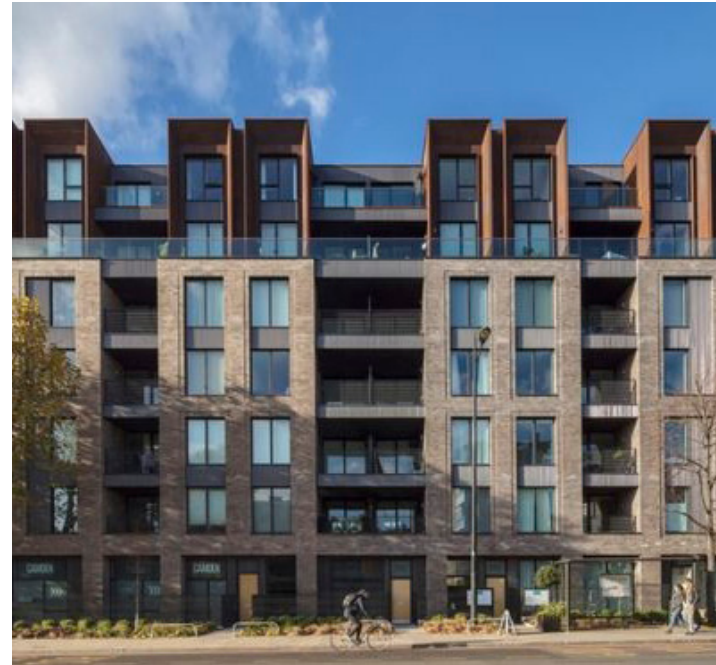


Figure 5.171: Articulated façade.
Camden Courtyards - London - Sheppard Robson.



Figure 5.172: Mansion buildings overlooking landscaped spaces.
Battersea Phase 4a- London - Patel Taylor.



Figure 5.173: Exploiting dual aspect views from Mansion buildings
Ponton Road - London - Patel Taylor.



Figure 5.174: Traditional Mansion buildings with a shared communal entrance
Prince of Wales Drive- London.



Figure 5.175: Formal façade overlooking a park setting
Athletes Village - London - Patel Taylor.



Figure 5.176: Gateway between two Mansion buildings.
London - Mae Architects.