

Figure 5.4: Building typology distribution plan.

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

5.3.8 Linear typologies

A building visible from public or shared space on all four sides, the Linear typology can be free-standing with grade-level landscape on all sides, or engaged with a podium.

Linear buildings can appear as a 'Linear Pavilion' with four exposed facades, or as a 'Linear Terrace' where two buildings are connected with a tall linking element.

5.3.9 Mansion typologies

Paired blocks running east:west, the typology is heavily articulated in plan and in height, creating a strong edge to Cambridge Grove Gardens and lining the north side of Vincent Road. Stepping back from the streets and spaces, the Mansion creates pockets of landscaping folding in and out.

Mansion buildings always appear in pairs, and can be free-standing or engaged with a podium.

5.3.10 House typologies

3-4 storey houses with dedicated front doors to the streets and private amenity space to the front and rear.

Houses can be arranged in short clusters between linear buildings; 'Townhouses' or in longer groups or 'Terraces'

Legend:

- Planning application boundary
- Detailed component of application
- Building line
- Linear typology
- Mansion typology
- Podium assembly
- Courtyard assembly
- House typology: Townhouses
- House typology: Terraces

5.0 Building Guidelines

Typologies

5.4 Composition of typologies

5.4.1 Assemblies, or combinations of the different building typologies can be created to make larger compositions with additional guidance:

5.4.2 Podium assemblies

Podiums are characterised by a collection of buildings organised around raised communal gardens which are only accessible to the adjoining buildings.

Car parking, ancillary residential functions and non-residential uses are situated under the communal gardens.

Podiums can include any or all of the building typologies, and apply to Plots ACDEGHJK.

5.4.3 Courtyard assemblies

The Courtyard is a variation of the Podium assembly. Combining four broadly parallel north:south Linear buildings across a raised landscaped podium.

Courtyards must contain Linear Pavilions, Linear Terraces, and Townhouses.

The Courtyard assembly defines the heart of The Site and apply to the four central Plots DEGH.

5.4.4 The adjacent diagram (Fig. 5.4) describes the composition and distribution of building typologies across the masterplan.

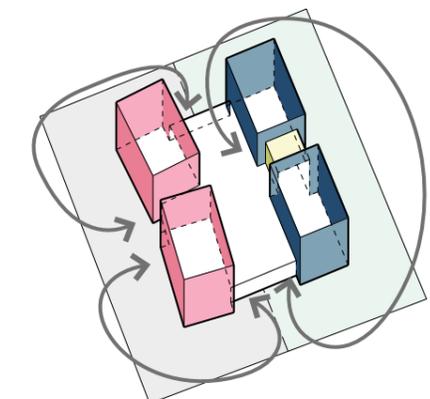


Figure 5.5: Assembly of Linear typology buildings on a podium.

5.0 Building Guidelines

Linear typologies

5.5 Linear typology: Generic guidelines

5.5.1 Description

- The Linear buildings typology comprises the primary building typology on The Site.
- The typology is predominantly orthogonal in form and characterised (at typical levels) by a central corridor with apartments wrapping the building perimeter.
- The form of the Linear buildings is designed to line either side of the principal north:south routes.
- The alignment of the Linear buildings must respond to their position in the masterplan and the guidance identified for the respective sub-types.
- The Linear building typology exists in three main forms within the masterplan including;
 - Individual, standalone elements;
 - A pairing of independent buildings; and
 - A Terrace of two buildings linked by an intermediary connecting element.
- A Linear building can be configured as a standalone entity or as one of a collective arranged around a raised communal 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.
- Upper levels are principally residential with the exception of community uses which are present on level 01 of Plot C.
- Accommodation at ground level comprises of:
 - residential uses,
 - associative residential functions such as entrance lobbies, refuse and servicing, cycle storage, plant; and;
 - other flexible non-residential uses which provide for community, retail and / or business functions.

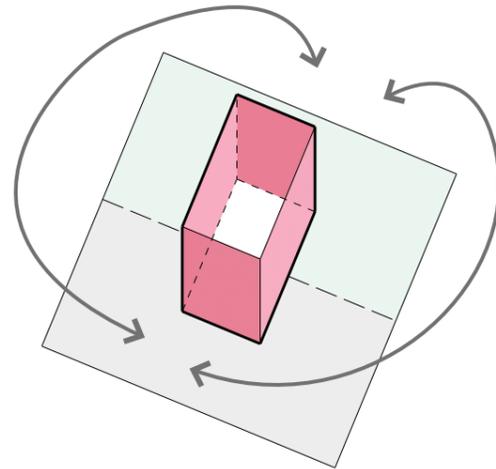


Figure 5.6: Linear building typology

5.5.2 Locations

- The majority of buildings within the masterplan are Linear building typologies and are located within Plots A, B, C, D, E, F, G, H, J, K, M and P.
- Linear buildings are oriented with a north:south bias and bound the principal north:south routes including; Washington:Piper, Madingley:Willingham, Croxton Avenue and Stapleford Way.
- Plots B, C and E include examples of the Linear buildings and the Courtyard assembly in a number of configurations. This forms the content of the Detailed Component and is outside the scope of this document.

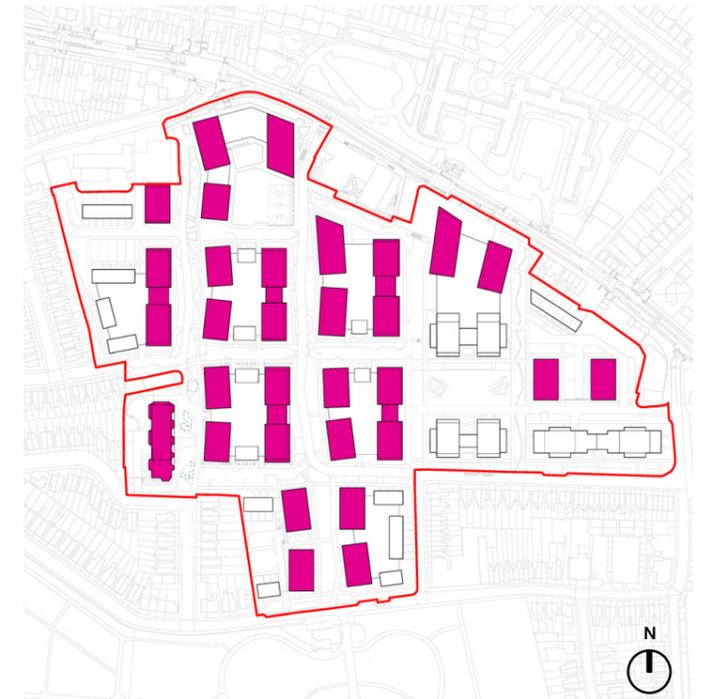


Figure 5.7: Distribution of Linear buildings within the masterplan.

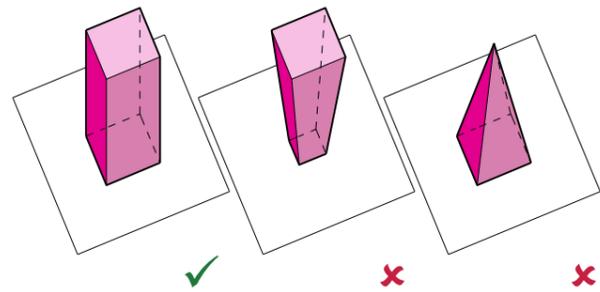
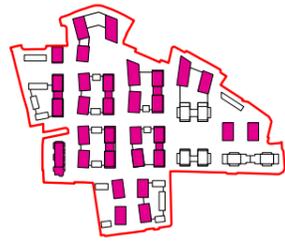


Figure 5.8: Non-vertical façades prohibited.

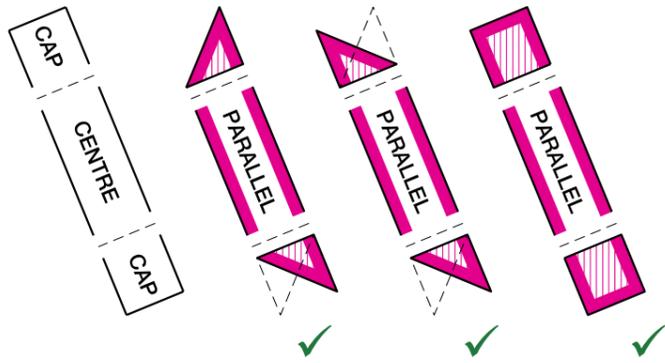


Figure 5.9: Plan diagram -
Façades within the centre of building masses must be parallel.

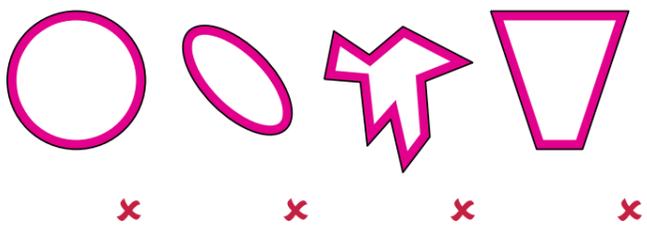


Figure 5.10: Prohibited plan forms of buildings.

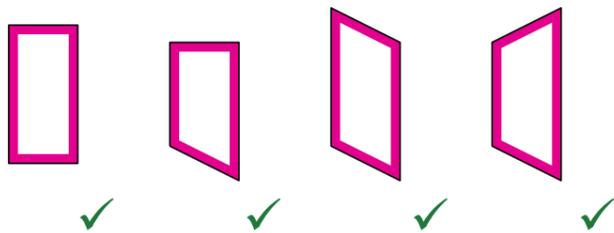


Figure 5.11: Permitted plan forms of buildings.

5.5.3 Generic typology massing

5.5.4 This section demonstrates the generic principles of massing for the Linear Building typology within the proposed masterplan.

5.5.5 **The Linear building typology should comprise of four elevations .**

5.5.6 **The generic building mass must comprise a central portion which features parallel façades on each long edge (Fig. 5.9).**

5.5.7 **Buildings should be orthogonal in plan form - deviating only to respond to relationship guidance in Section 2.7, plot Guidance or local context.**

5.5.8 The end caps of building masses can be expressed in a variety of ways in response to context or townscape relationships to form chamfered ends to the mass.

5.5.9 Fig. 5.10 illustrates examples of prohibited building plan forms.

5.5.10 Fig. 5.11 illustrates examples of permitted building plan forms.

5.5.11 **The massing of the Linear building typology should consistent across its height, with perpendicular façades which are not canted away from the vertical.**

5.5.12 A Linear building can be configured as a standalone entity or as one of a collective arranged around a raised communal garden and linked at the base by a Podium.

5.5.13 Designers should refer to sections 5.6 and 5.7 which identifies specific guidance for each of the sub-types of Linear buildings.

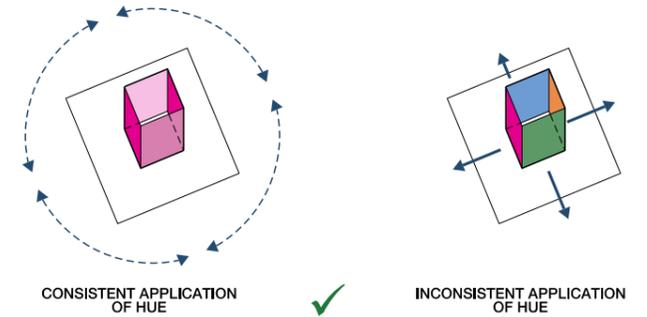
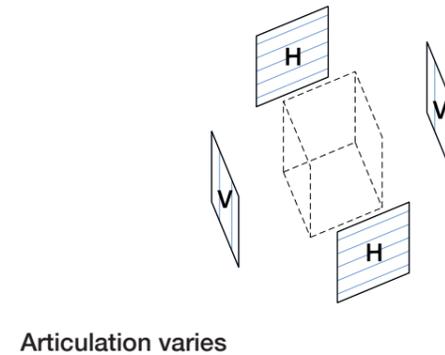
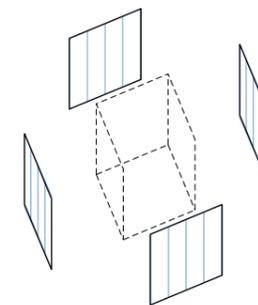


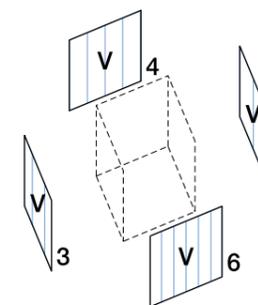
Figure 5.12: Consistent hue across all elevations on standalone Linear buildings.



Articulation varies



Identical articulation



Consistent articulation with varying rhythm

Figure 5.13: Prime orientation of articulation expressed to all façades.

5.0 Building Guidelines

Linear typologies

5.5.14 Generic façade articulation

5.5.15 This section demonstrates the principles of façade articulation for the Linear building typology at a generic level within the proposed masterplan.

5.5.16 **A Linear buildings must be identifiable from every aspect as the same building.**

5.5.17 It is important that all façades of a Linear building element must share a common language and parity of design.

5.5.18 **The Body must be designed in the round and each façade must share a consistent articulation across all four elevations.**

5.5.19 **The façades fronting onto the principal settings must be dominant and of highest quality.**

5.5.20 The predominant colour hue should be consistent across all façades of a Linear building (Fig. 5.12).

5.5.21 **The primary orientation of articulation must be consistent across all façades of a Linear building (Fig. 5.13).**

5.5.22 It is possible to vary the expression of articulation from one façade to another providing each façade flows from the next and not disparate to one another.

5.5.23 **If a building has been coded as a vertically oriented buildings all façades must be expressed with a predominantly vertical articulation.**

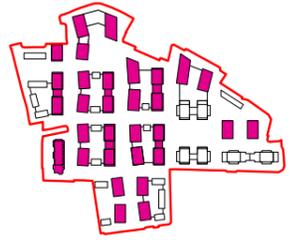
5.5.24 **If a building has been coded as a horizontally oriented buildings all façades must be expressed with a predominantly horizontal articulation.**

5.5.25 The rhythm and expression of the orientation can vary from façade to façade in response to context or setting.

5.5.26 Vertically oriented articulation should be consistent across each building element such that articulation should run to ground, through the body and across the plinth elements.

5.0 Building Guidelines

Linear typologies



5.5.30 Configuration

- **The Linear buildings must be oriented north:south to maximise daylight and provide the best aspect possible to each home.**
- **Linear buildings must never be oriented east:west.**
- The Linear buildings are comprised of two key parts - the base and the body.
- **Where a core is positioned solely to one side of the corridor this must be oriented away from the primary, public settings and be sited to maximise views out of homes** (Fig. 5.15).
- Linear buildings can be configured in a number of ways:
 - **Pavilion buildings**
Either standalone, paired or joined to a podium;
 - **A Terrace of two Pavilions**
Either as a standalone building or joined to a podium; and/or
 - **Podium buildings**
A collection of Pavilion and Terraced Pavilions grouped together to form a Podium assembly.
- **The ground floor storey should be taller than the typical floor-to-floor heights to accommodate the requirements for non-residential uses** (Fig. 5.17). This additional height will establish a grander and proportional scale to the base of buildings with or without other uses.

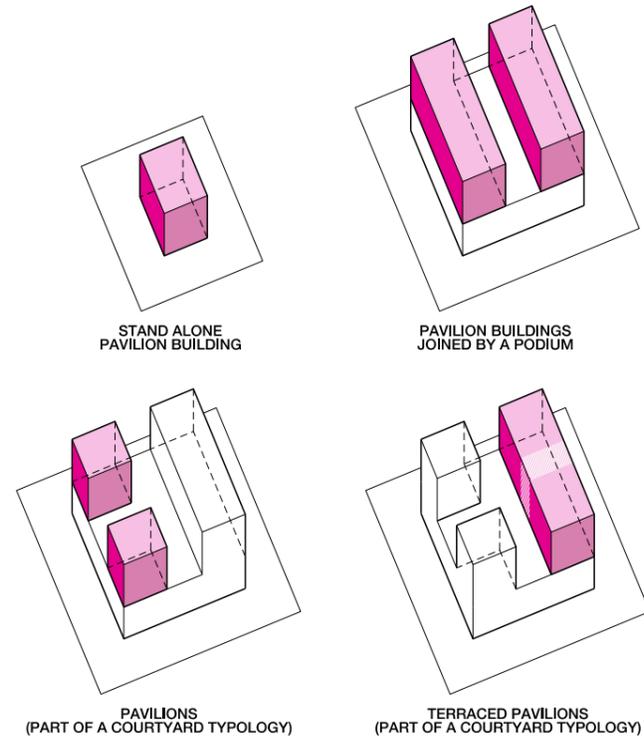


Figure 5.14: Types of Linear building.

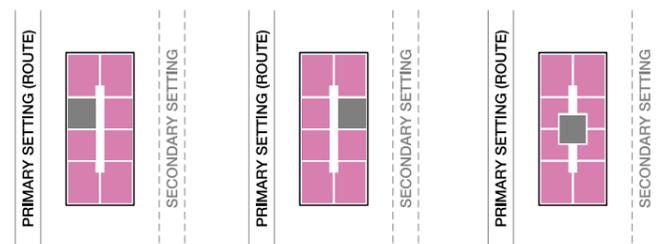


Figure 5.15: Configuration of cores away from primary settings.

5.5.27 Base of the building

- **The base of the building must be expressed as a distinct component of the building volume.**
- Elements within the base include;
 - Homes access at from the public realm;
 - Shared / communal entrances;
 - Plant and services with frontage;
 - Car park access ; and
 - Commercial and community uses.
- **A datum line must be expressed to mark the threshold between the base element and the body of the Linear building typology** (Fig 5.18).
- The base is comprised of distinct elements and uses, from front-of-house to servicing. These numerous uses require a unifying plinth treatment.
- **Facade elevations fronting Cambridge road should articulate the non-residential uses differently from the residential uses above.**

These façades should wrap around the corner onto the north:south streets to increase the presence of non-residential uses on the key north:south wayfinding routes through The Site.

- There should be design parity between the base elements lining the Cambridge Grove Gardens.
- The treatment of the base fronting onto the north:south routes should turn the corner to the gable ends.
- 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.**

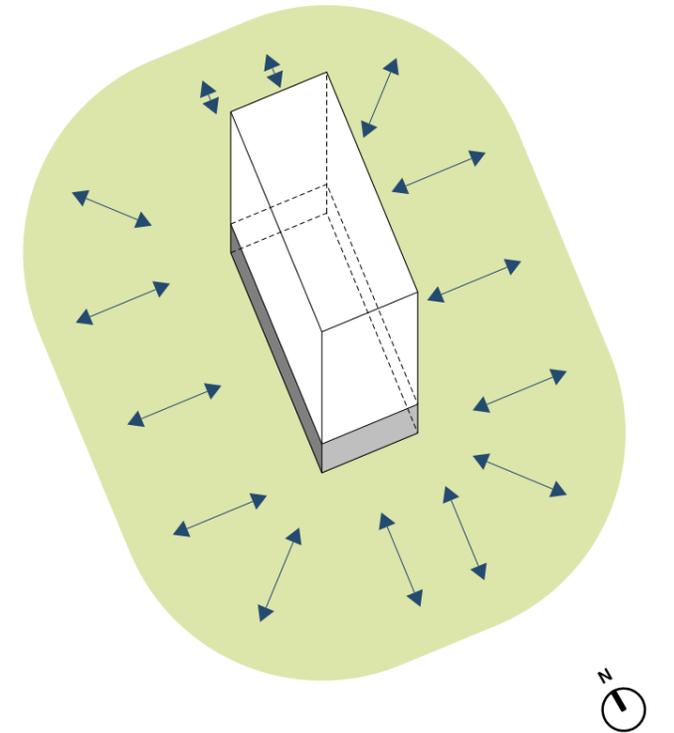


Figure 5.16: Primary aspect of Linear buildings.

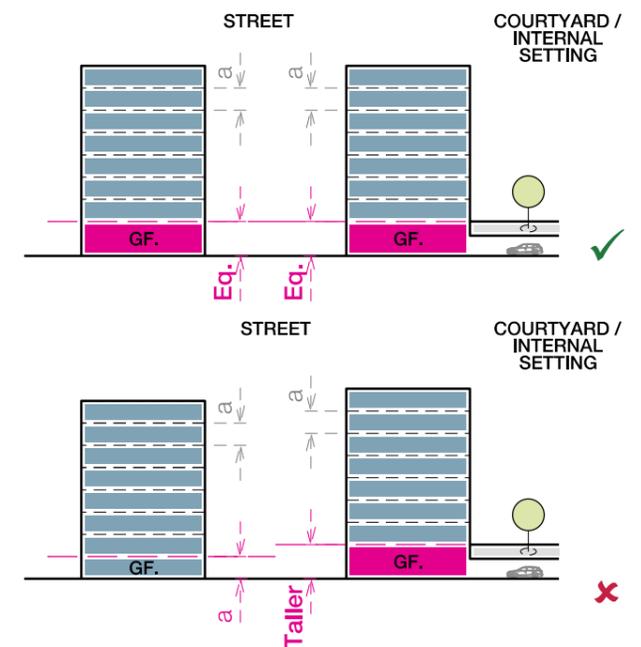
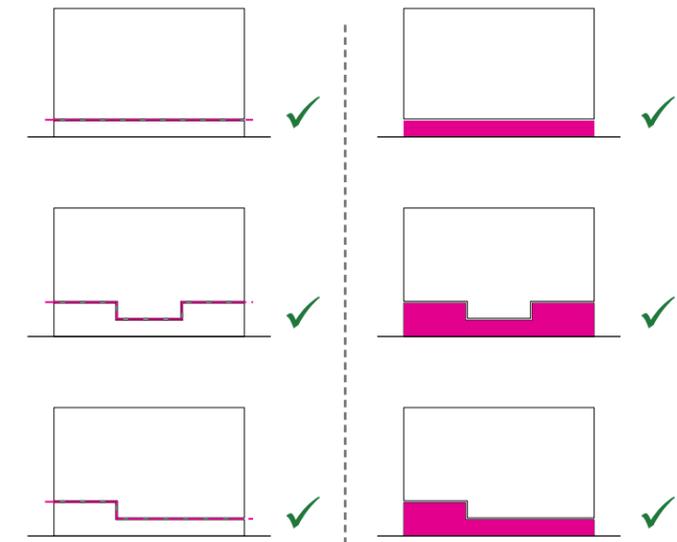
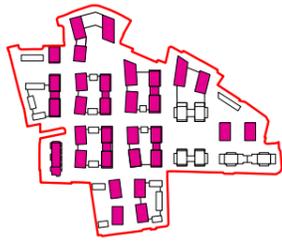


Figure 5.17: Parity of taller ground floors across the masterplan required.

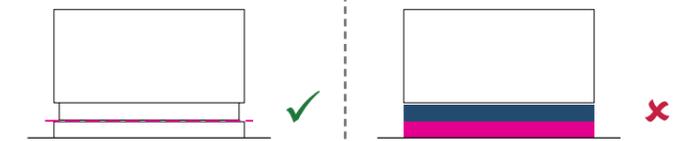
5.0 Building Guidelines

Linear typologies



Mark or check line

Material / colour difference



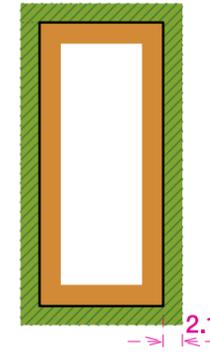
Recessed storey level

Storey height material / colour difference

Figure 5.18: Permissible mark / check line above base element.

Figure 5.19: Permissible application of material / colour difference.

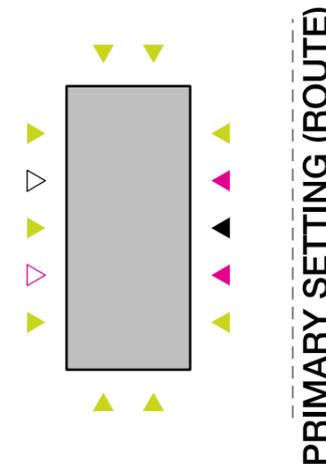
- The plinth and the body should sit together as one building of parts not as incongruous elements stacked upon each other.
- Designers should consider continuing the façade grid of vertically oriented buildings down into and across plinth façades to establish a shared language between the plinth and the building above.
- 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 (Fig. 5.19) should be articulated as distinct elements from the body.
- 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 of public frontages has been given more prominence than other façades of a Plot.



Legend:

- Illustrative buffer zone / Private amenity
- Predominantly residential frontages

Figure 5.20: Plan diagram: Ground floor frontages.



Legend:

- Shared residence entry
- Single residence entry
- Non-residential entrance
- Secondary access

Figure 5.21: Plan diagram: Ground floor access.

5.5.28 Residential street frontages

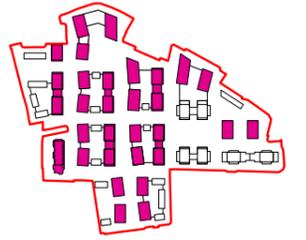
- Where residential frontages exist within the Base component, these must have privacy buffer zones.
- The streets must be in keeping with the Character Area Guidelines for relevant settings.
- Ground floor homes must have front door access from the public realm.
- Private front gardens can be provided with additional planting (beyond the edge planting) to provide further screening to the apartments.
- Levels along sloping streets can vary in response to landscape or building design.

5.5.29 Access

- The main entrances should comply with the intent illustrated in drawing: 503-PTA-MP-XX-DR-A-5402.
- All shared residential entrances must be accessed from the public realm with clear access for emergency services.
- 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.

5.0 Building Guidelines

Linear typologies



5.5.31 Linear 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 5.22: Tall Linear buildings
Belsize Road / Abbey Road Junction - London - Pollard Thomas Edwards.



Figure 5.23: A collection of Linear buildings bounding a space
Porters Edge - Canada Water - London - Maccreanor Lavington.



Figure 5.24: Linear Terrace buildings broken with a recessive link
Quebec Way - Canada Water - London - Assael.



Figure 5.25: Standalone Linear buildings.
Ifflandstr Witt Ifflandstraße - Hamburg - KBKN Architekten.



Figure 5.26: A collection of Linear buildings with different characters
Porters Edge - Canada Water - London - Maccreanor Lavington



Figure 5.27: Clear articulation of base, body and top
Kings Crescent Estate - Hackney - London - Karakusevic Carson.

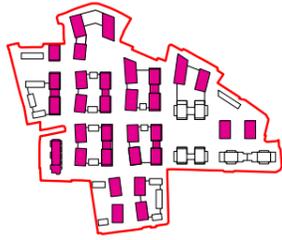


Figure 5.28: Recessed corner balconies and harmonious façade treatment
south Gardens, Elephant Park - London - Maccreanor Lavington.



Figure 5.29: Balconies which respond to different settings
Gasgoine Estate - London - Levitt Bernstein.



Figure 5.30: Defined base element at ground level
Belle Vue Senior Residence - Hampstead - London - Morris & Co.

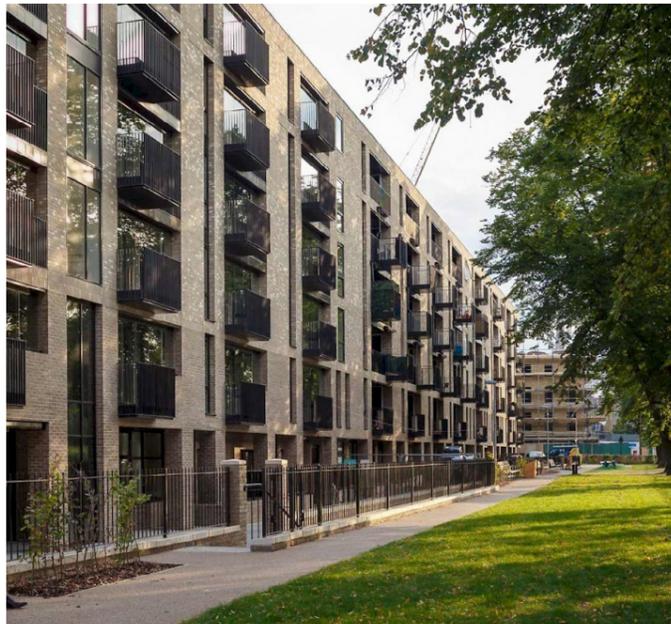


Figure 5.31: Consistent buffer zone around building perimeters
Buccleuch House - Hackney - London - Levitt Bernstein.



Figure 5.32: Recessed balconies articulate recess between buildings. ~
School of Finance & Management - Frankfurt - Stefan Forster Architekten.



Figure 5.33: Break between Linear buildings celebrated
Parc de Bercy - Paris - Buffi associes.

5.0 Building Guidelines

Linear typologies

5.6 Linear Pavilion guidelines

5.6.1 Description

- This guidance relates to the **Linear Pavilion** buildings which have four exposed facades.
- This specific guidance builds on the guidance identified in the Generic Linear building guidance - Section 5.5.
- **The alignment of the Linear buildings must respond to their position in the masterplan and must deviate from the north:south axis to respond to relationship guidance in Section 2 or local context.**
- Linear Pavilion buildings can be configured as a standalone entity or as one of a collective arranged around a courtyard garden and linked at the base by a podium. **Designers should refer to Section 5.8 for specific guidance relating to the courtyard building typology.**
- Plot E includes an example of the Linear Pavilion building as part of the courtyard configuration. This forms part of the content of the Detailed Component and is outside the scope of this document.

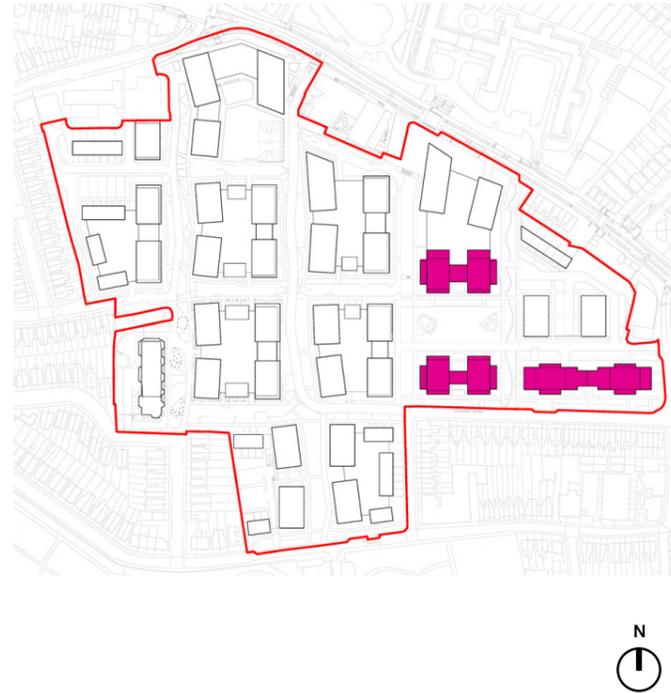


Figure 5.34: Distribution of Linear Pavilion buildings within the masterplan.

5.6.2 Locations

- Linear Pavilion buildings are located on Plots C, D, E, F, G, H, J, K, M and P.
- Linear buildings are oriented with a north:south bias and bound the principle north:south routes including; Washington:Piper, Madingley:Willingham, Croxton Avenue and Stapleford Way.
- Plots C and E include examples of the Linear Pavilion buildings as part of the Podium configuration. This forms part of the content of the Detailed Component and is outside the scope of this document.

5.6.3 Configuration

- Linear Pavilion buildings can be configured as:
 - Solitary standalone buildings
 - Paired standalone buildings
 - Paired buildings bounding the edge or edges of a podium garden as part of the Podium building typology,

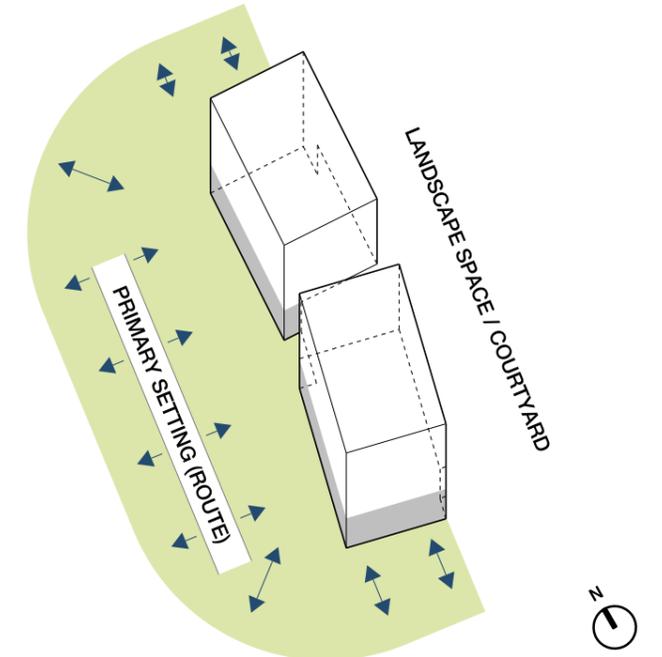
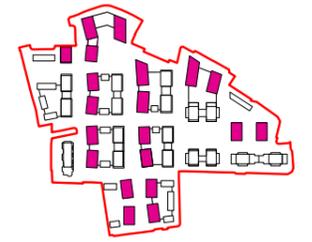


Figure 5.35: Primary aspect of Linear Pavilion buildings.

5.0 Building Guidelines

Linear typologies

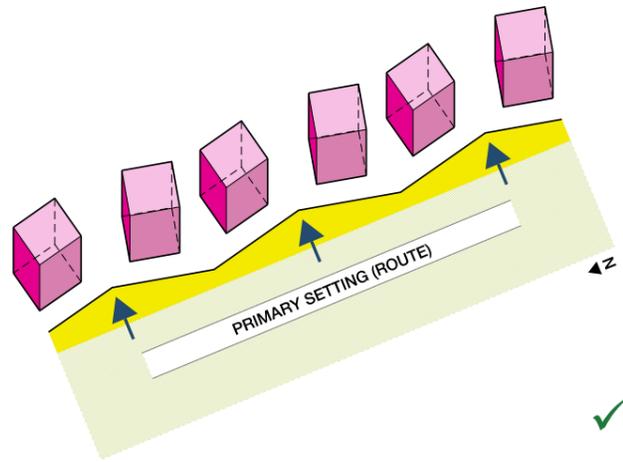
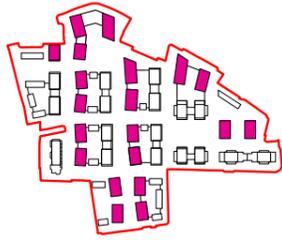


Figure 5.36: Pavilions crank away from the public route to open up spaces.

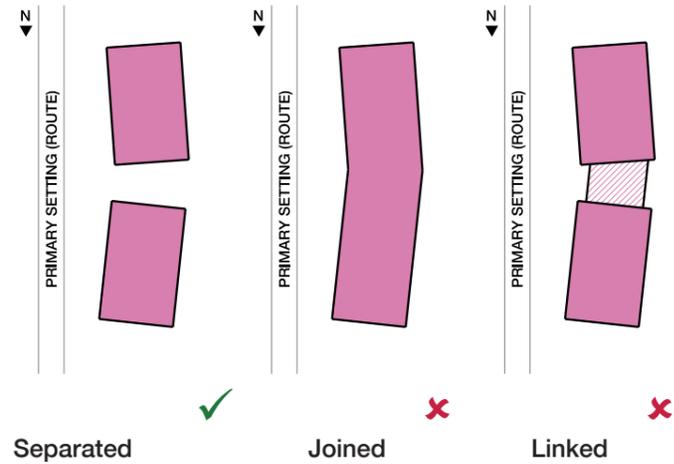


Figure 5.39: Joining or linking the Pavilions is prohibited.

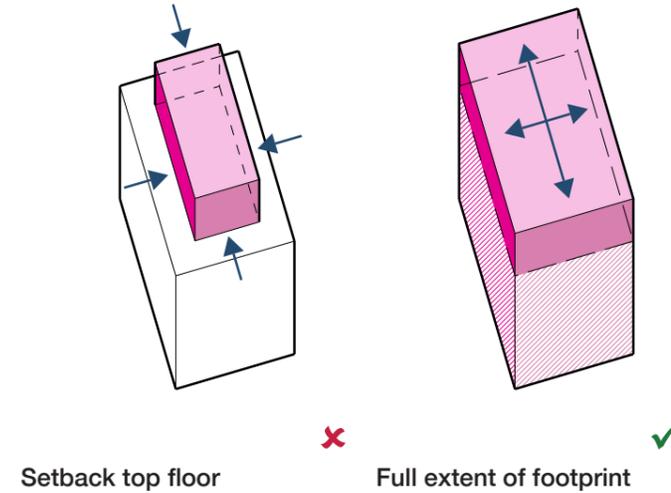


Figure 5.40: Setback top floors and roof top massing.

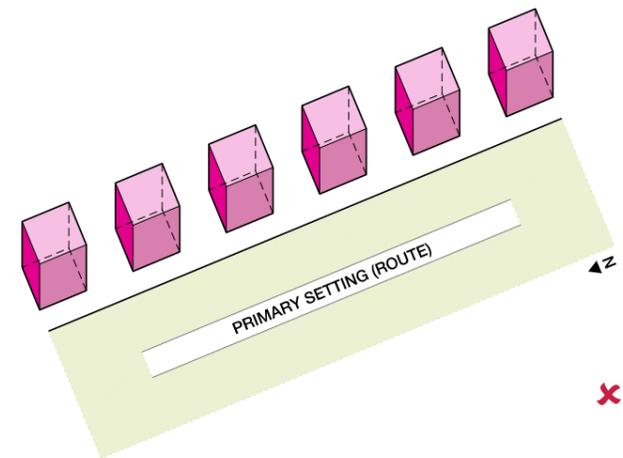


Figure 5.37: Pavilions positioned parallel to public route is prohibited.

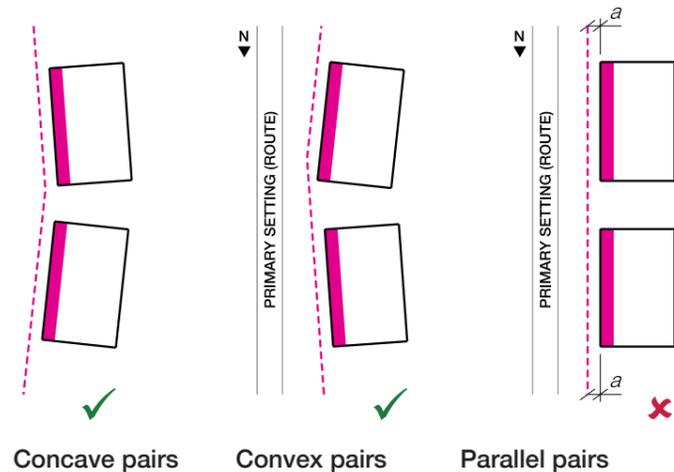


Figure 5.38: Aligning the Pavilions is prohibited.

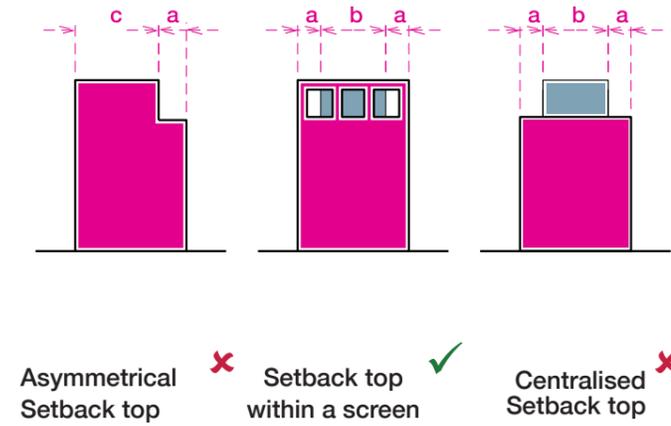


Figure 5.41: Articulation of roof top massing.

5.6.4 Linear Pavilion typology massing

- The footprint of the Linear Pavilion typology buildings should crank from the north:south axis or 'dance' along the public route to open up landscape spaces along the primary routes. (Figs. 5.36 - 5.38).
- Linear Pavilion typology buildings can be free-standing or linked together at low level by elements which form a plinth.
- **Linear Pavilion typology buildings must be expressed as independent blocks and must not be joined or linked together at typical residential levels.** (Fig. 5.37).
- The massing of the Linear Pavilion typology building should be consistent across its height.
- **The primary facades of the Linear Pavilion typology buildings must not be set-back at the top of the building** (Fig. 5.40).
- Recessed areas at the upper storey for plant or roof terraces should be screened or incorporated into a continuation of the primary façade mass and articulation (Fig. 5.41).
- The roof / top storey of Linear Pavilion typology buildings can be articulated as a crown and incorporate an inboard perimeter terrace or areas of recessed balconies.

5.0 Building Guidelines

Linear typologies

5.7 Linear Terrace guidelines

5.7.1 Description

- This guidance relates to the Linear Terrace buildings where two Linear buildings are connected with a tall linking element.
- This specific guidance builds on the guidance identified in the Generic Linear building guidance - Section 5.5.
- **The alignment of the Linear buildings must respond to their position in the masterplan and must be aligned to the north:south axis.**

5.7.2 Location & alignment

- Linear Terrace buildings are located on Plots A, D, E, G and H.
- **Linear Terrace buildings must be oriented to align with the north:south axis.**
- Plot E includes an example of the Linear Terrace building as part of the Courtyard configuration. This forms part of the content of the Detailed Component and is outside the scope of this document.

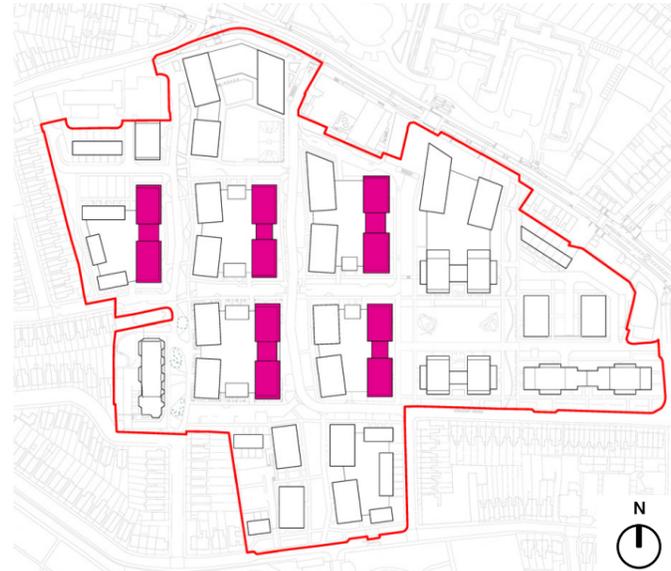


Figure 5.42: Distribution of Linear buildings within the masterplan.

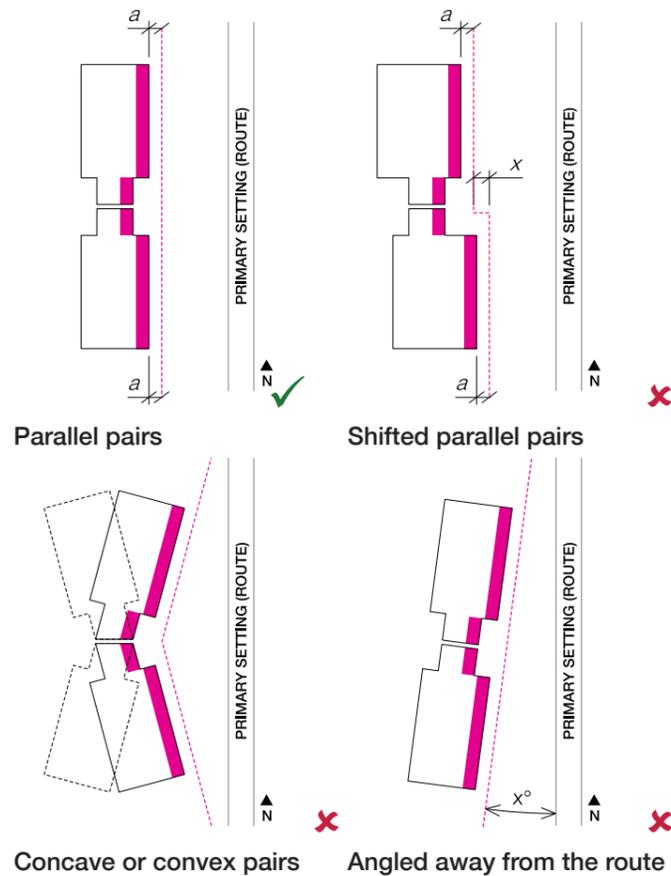


Figure 5.43: Terraced pairs must be aligned parallel to the route.

5.7.3 Configuration

- **Linear Terrace buildings must comprise of two linked Linear buildings** (Fig 5.45).
- **Linear Terrace buildings must only be located on the east side of a Podium.**
- **The Linear Terrace building must comprise (both spatially and aesthetically) of two separate buildings with two independent communal entrances.**
- **Amalgamating the two buildings into an elongated building with a solitary entrance point and single corridor is prohibited** (Fig. 5.46).

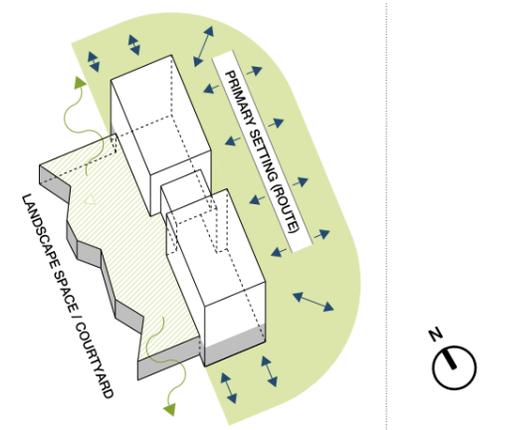
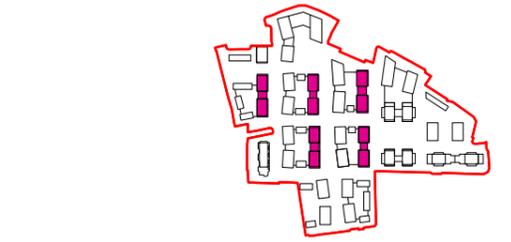


Figure 5.44: Primary aspect of Linear Terrace buildings.

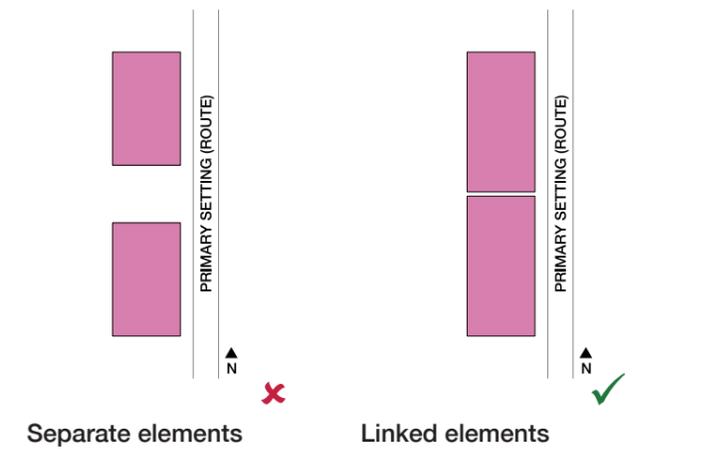


Figure 5.45: Linear Terrace buildings must be linked

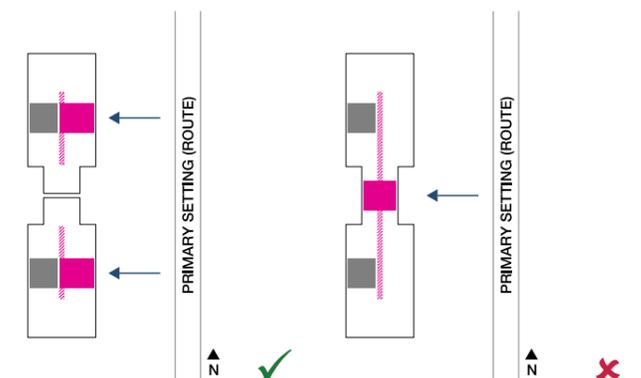


Figure 5.46: Separate entrances required to each building volume.

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

5.0 Building Guidelines

Linear typologies

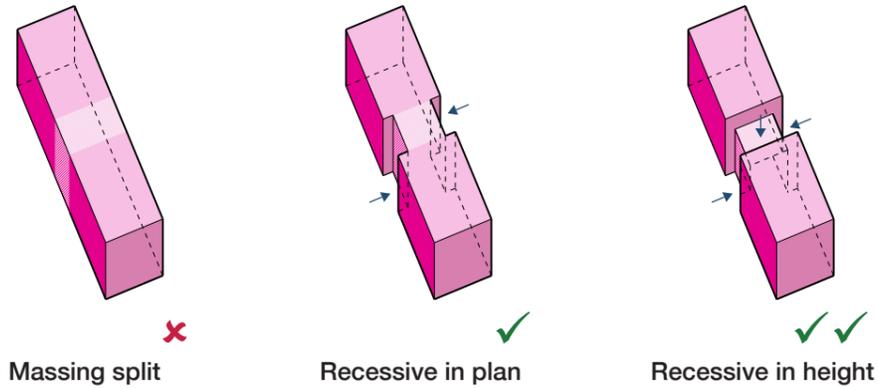
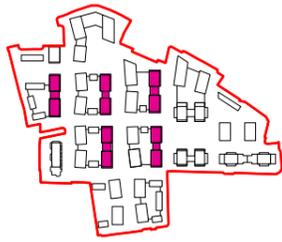


Figure 5.47: Terraced pairs must incorporate a recessive central linking piece.

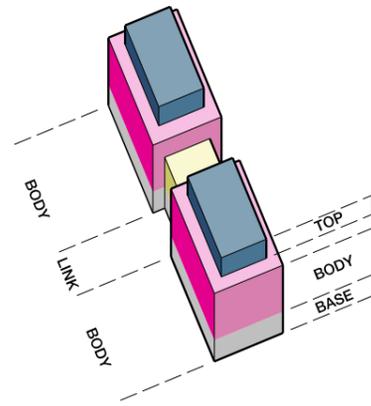


Figure 5.49: Component parts.

5.7.4 Linear Terrace typology articulation

- **Each of the two Linear buildings comprising the Linear Terrace building must be distinguishable from each other.**
- **Separate entrances must be provided to each building in a Linear Terrace** (Fig 5.46).
- Variation between the buildings can be strong or subtle.
- Designers should consider varying the hue and granularity of articulation between each Linear element.

5.7.5 Linear Terrace typology massing

- **The footprint of the Linear Terrace buildings must align from the north:south axis bounding the primary public routes** (Fig. 5.43).
- **The Linear Terrace buildings must be connected on the interior gable ends with a central element** (Fig. 5.51).
- **The central linking element must be recessive in massing, hue and articulation to the Linear buildings** (Fig. 5.51).
- The massing of the Linear Terrace building typology should consistent across the height of the body.
- **Each of the Linear buildings which comprise the Terrace must incorporate set-back floors at the top of the building.**
- The massing to façades bounding the west of Washington:Piper should follow the language of bay windows established in the south by the existing Piper Road context and Building B (which forms part of the content of the Detailed Component). Refer to Fig. 5.52.
- Incorporating a language of bays as part of a castellated façade stitches the route into the surrounding townscape.

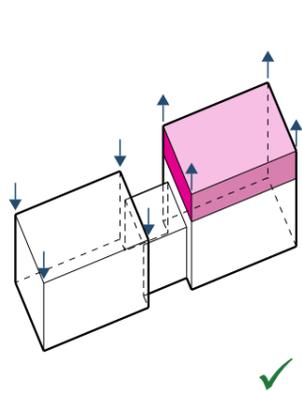


Figure 5.48: Linear elements can vary in height.

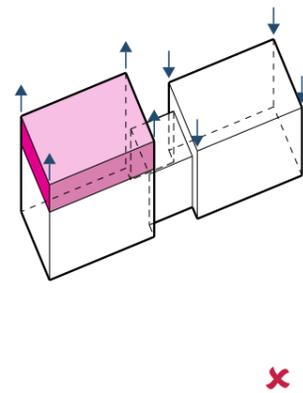


Figure 5.50: The southern building cannot be the tallest.

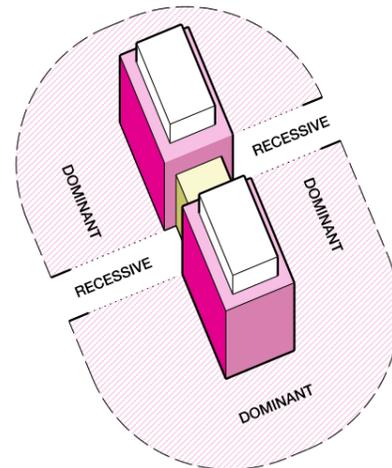


Figure 5.51: Recessive central linking piece.

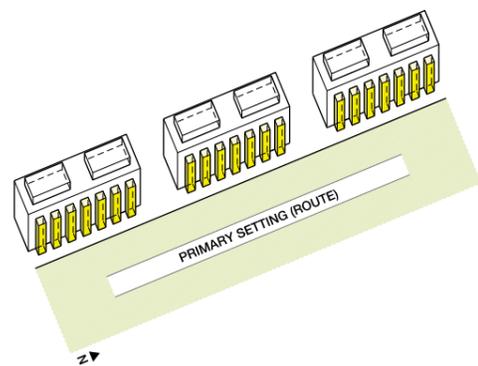


Figure 5.52: Terraced buildings bounding onto Washington Piper should continue the language of bay windows and a castellated façade.

