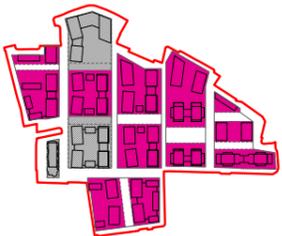


# 4.0 Component Guidelines

## Building fabric



### 4.28 Building fabric - Primary material palette

4.28.1 The overriding principle which guides the design of the masterplan is one of Harmonious Variation: there should be sufficient difference between elements to generate interest, and sufficient commonality to retain a shared identity of place.

4.28.2 These Design Guidelines seek to constrain the palette of materials across the masterplan to ensure a unified approach to the redevelopment.

4.28.3 Collectively buildings within the redevelopment should share common themes - a family of buildings rather than a menagerie of species.

4.28.4 A limited palette of primary materials is to be employed across the site and this section defines the limitations of material selection for the predominant façade material.

4.28.5 The predominant façade material is defined as the surface material which is used to clad the majority of an external envelope to a building or plot.

4.28.6 The predominant façade material should be a Masonry based system.

4.28.7 The predominant façade material must be durable, robust, long lasting, weather and rot resistant products and high quality.

4.28.8 Suitable masonry solutions for use as the predominant façade material include;

- Brick;
- Stone / re-constituted stone; and
- Precast concrete.

4.28.9 Examples of prohibited materials which must not be used as the predominant façade material include but are not limited to;

- Blockwork;
- Composite panelised cladding systems;
- Timber cladding; or
- Plastics, polycarbonate or other similar systems;

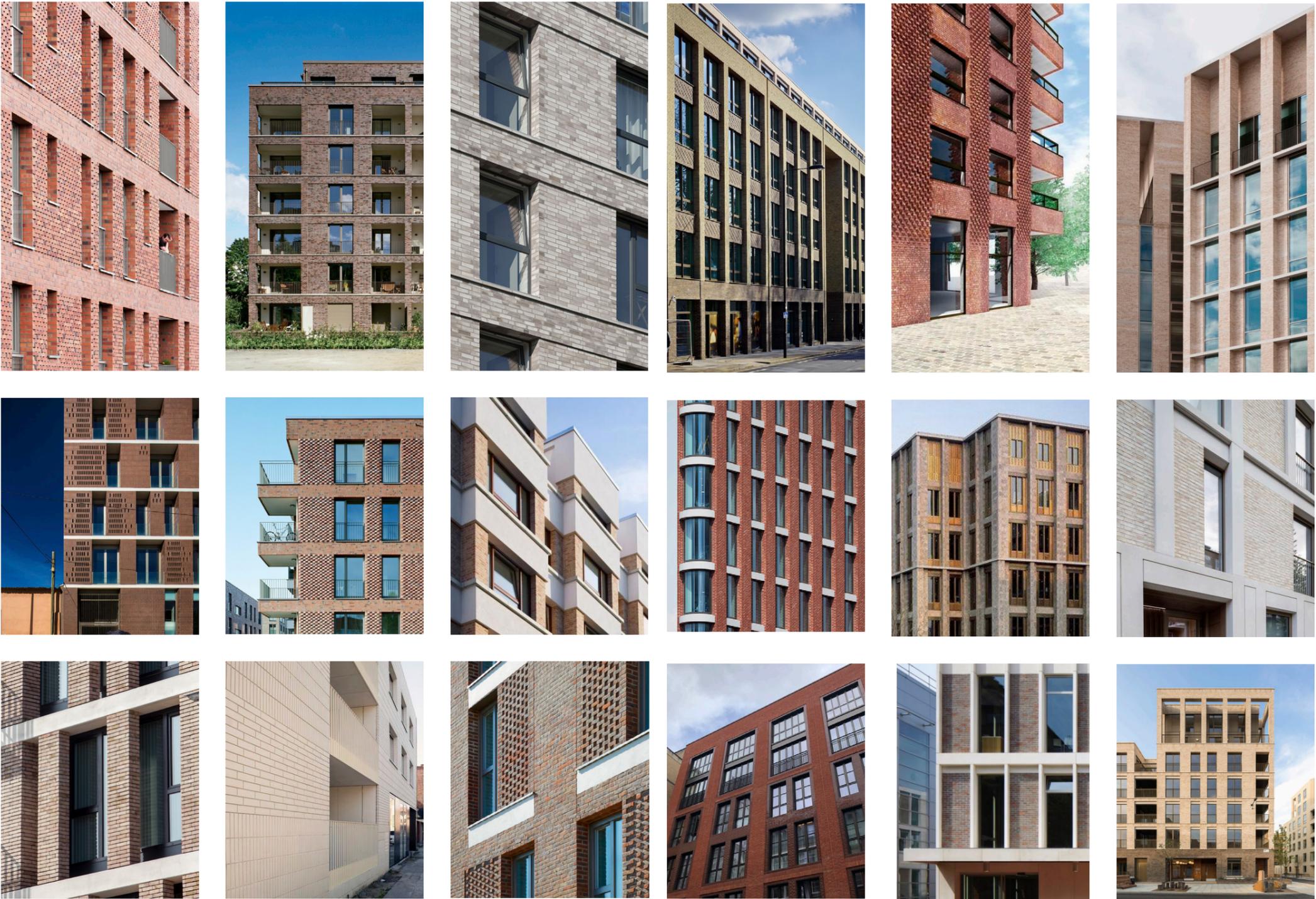


Figure 4.132: Sample precedents illustrating acceptable primary material palette.

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



## 4.0 Component Guidelines

### Building fabric



Figure 4.133: Stone / precast concrete features (lintels & sills).

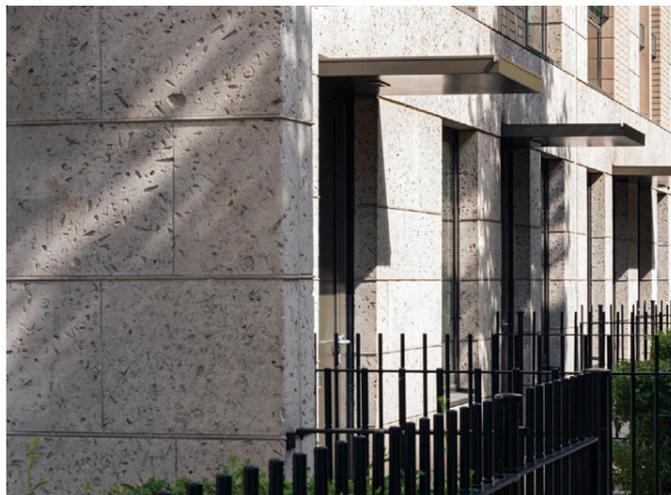


Figure 4.134: Stone / precast detailing.



Figure 4.135: Stone / precast concrete coursings.



Figure 4.136: Stone / precast concrete coursings.



Figure 4.137: Restrained tonal palette of concrete & brick.

4.28.10 **The adjacent images (Fig. 4.133 to 4.137) illustrate acceptable material choices to be used as the predominant façade material of buildings.**

4.28.11 Whilst maintaining continuity across the site it is equally important to introduce difference across the site.

4.28.12 Designers are encouraged to vary the proportion and expression of materials within the palette identified in the adjacent images and elsewhere within these Design Guidelines

4.28.13 **The adjacent examples do not explicitly guide colour, tone, texture or pattern and designers should regulate these, introducing variation to contribute to local interest, building individuality and setting unity.**

There is flexibility in all of these areas however, the materials should be in keeping with the principles of the Detailed Component of the illustrative masterplan and coding strategy.

4.28.14 Designers should refer to Chapter 3 which describes the Design Palette for each Character Area and Buildings located therein.

4.28.15 **All materials selected should be within the colour ranges identified in Chapter 3.**

4.28.16 Designers are encouraged to reference the materials on Plots B, C and E. Further information and examples of materials can be found within DAS Volume 2: Detail.

4.28.17 Alternative materials to the predominant façade material (Secondary materials) may be used for elements such as façade fenestration, roofs and articulation and for high level structures on the roof, set back from the parapet.

4.28.18 Metal cladding, tiles and terracotta could be used as secondary or accent materials within façades.

4.28.19 Additional guidance regarding materiality of façade components (secondary materials); including but not limited to tracery, coursing, sills, window surround and lintels is provided in Sections 4.31 to 4.33.

4.28.20 The palette of secondary materials could include alternative colours and texture treatments, and metalwork used for fenestrations and balustrades.

4.28.21 **Designers should pay special attention to the configuration of façade elements at interfaces, corners and soffits.**

4.28.22 **Where bricks are used to turn corners, (either horizontally or vertically e.g. recesses or soffits) the brick module must be read as a solid element from both aspects.**

4.28.23 **If using brick slips (for example) designers must to ensure that the façade is read as a compressive construction system. The system must be designed carefully to ensure no slip edges are visible.**

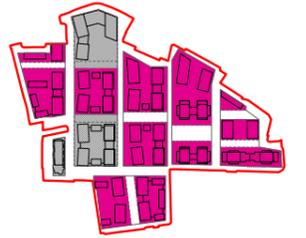
4.28.24 **Brick slip systems which are not mechanically bonded to the substrate structure are not acceptable.**

4.28.25 If using brick systems, buildings should be set-out to brick modules and appropriately detailed to avoid cut bricks.

4.28.26 Materials for each building typology must suit the wider illustrative masterplan coding strategy.

## 4.0 Component Guidelines

### Building fabric



#### 4.29 Façade orientation

4.29.1 This section builds upon the Design Guidelines identified in Chapter 3 and provides additional guidance applicable to the orientation of the predominant façade articulation

4.29.2 **Horizontal fenestration of windows is not permitted in vertically oriented buildings** (Fig. 4.138).

Refer to Section 3.12 for details of façade orientation and articulation.

4.29.3 Horizontally oriented buildings can accommodate both vertical and horizontal window openings (Fig. 4.139).

4.29.4 Precedent images are included (Fig. 4.140) to show a variety of buildings which align with the principles of the Design Guidelines.

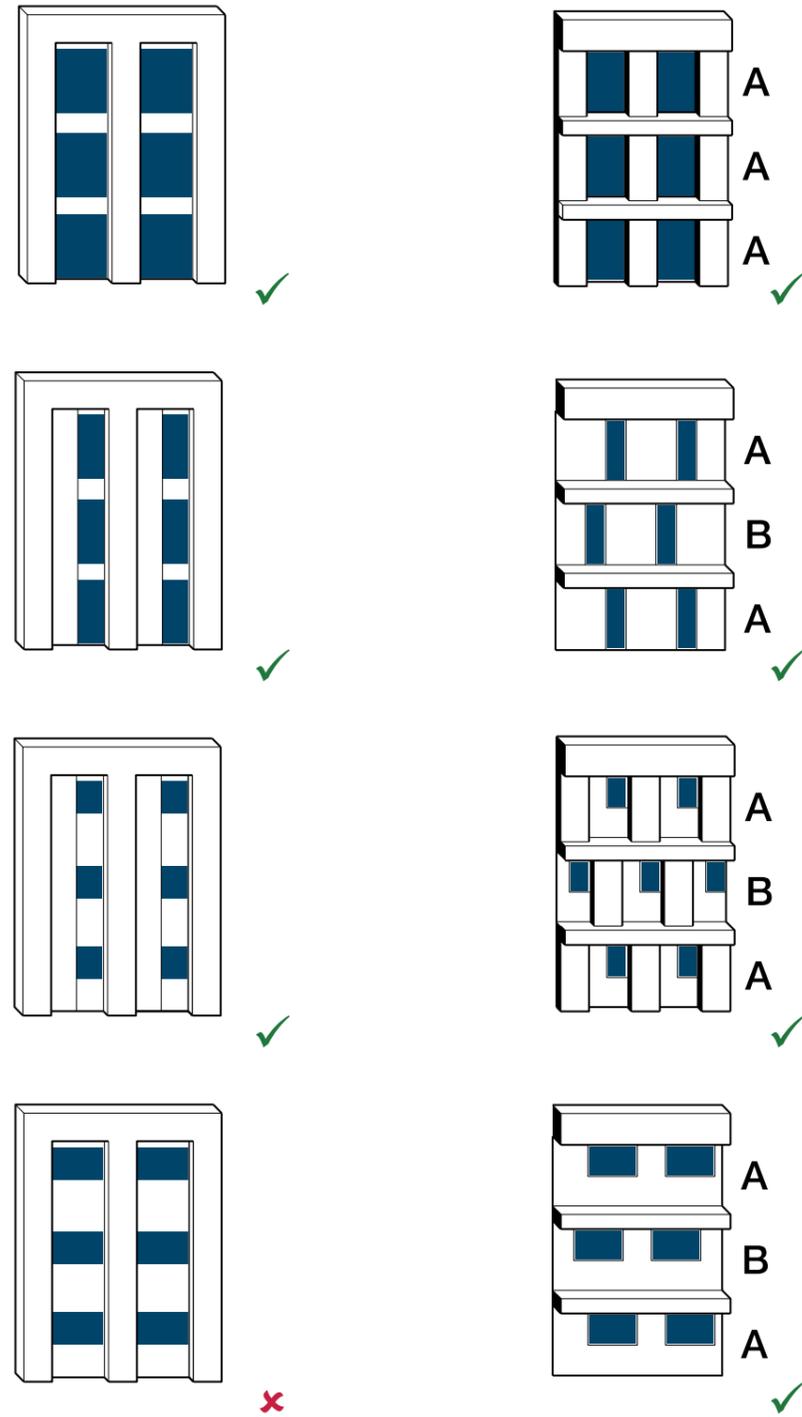


Figure 4.138: Window fenestration within a vertically oriented frame building.

Figure 4.139: Window fenestration within a horizontally oriented frame building.

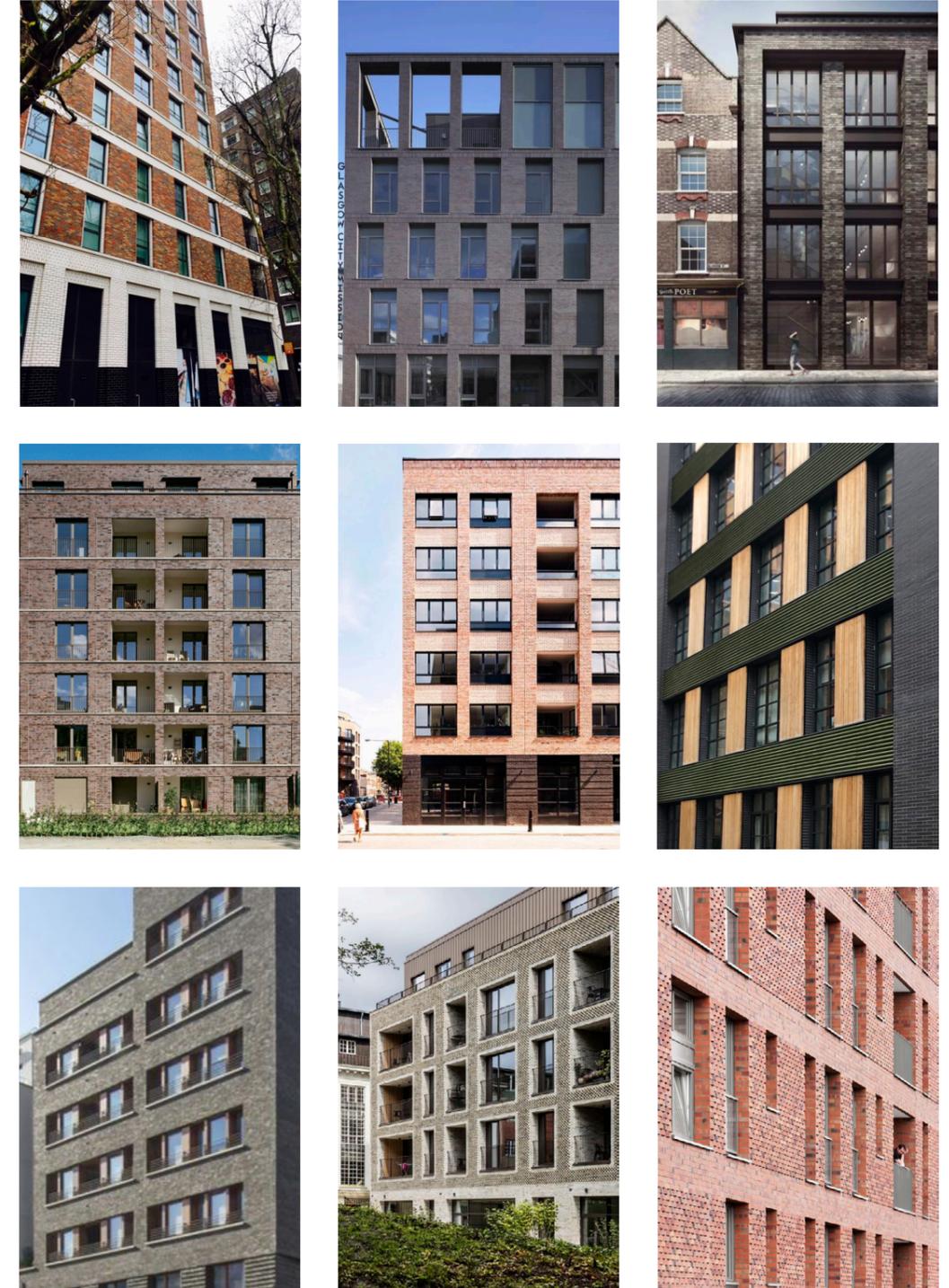


Figure 4.140: Fenestration / window articulation precedents.

## 4.0 Component Guidelines

### Building fabric

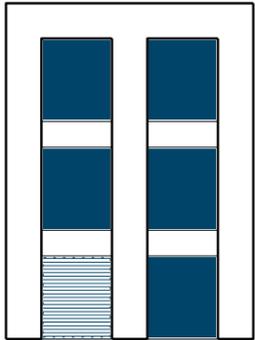


Figure 4.141: Ventilation panels incorporated into fenestration.

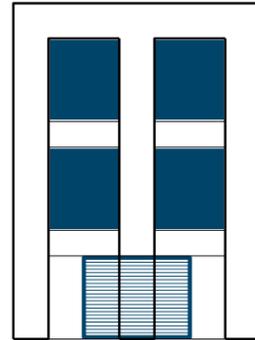


Figure 4.142: Ventilation panels breaching fenestration.

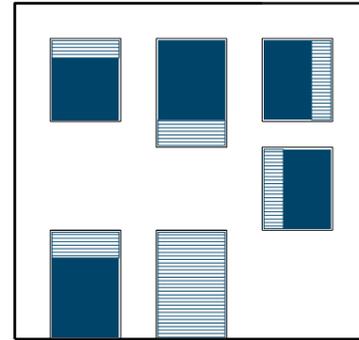


Figure 4.143: Ventilation panels incorporated into window assemblies.

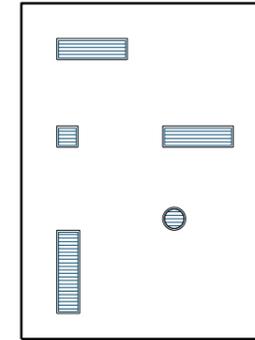


Figure 4.144: Independent ventilation panels are not permitted.



Figure 4.145: Windows permitted.



Figure 4.146: Window not permitted.

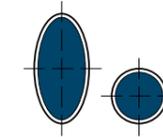
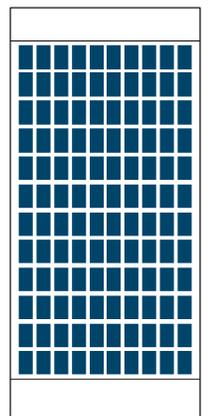
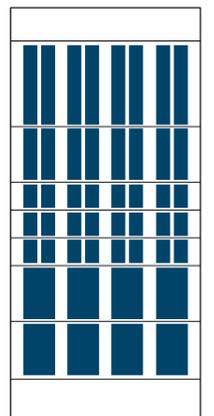


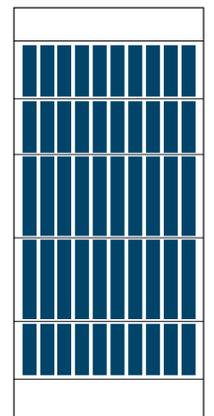
Figure 4.147: Accent windows only.



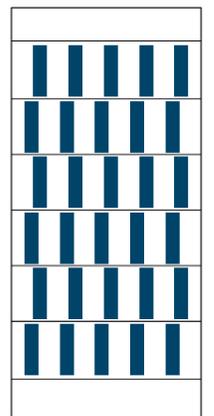
Regular grid.



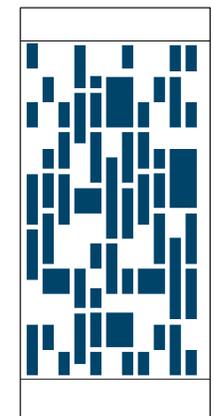
Hierarchical grid.



Irregular horizontal grid.



Irregular, stepping vertical grid.



Random arrangement with no grid hierarchy in vertical or horizontal orientation.

Figure 4.148: Window fenestration options.

#### 4.30 Fenestration / window articulation

4.30.1 Fenestration should form a consistent pattern across the façade and to form a coherent collective strategy.

4.30.2 **Random fenestration patterns are not permitted.**

4.30.3 The glazing system should be used to further increase the vertical emphasis of the middle component of the building.

4.30.4 **Primary window patterns and proportions must be orthogonal in overall design. Openings are to have vertical and horizontal base and sides.**

4.30.5 **Non-rectilinear window shapes, including trapezoidal or triangular are not permitted** (Fig. 4.146).

4.30.6 Circular or elliptical windows can be used in a limited way, for accent only (Fig. 4.147).

4.30.7 Window patterns may be formed on a regular or stepping grid. Balconies and bay windows should be absorbed into the pattern.

4.30.8 Designers should pay careful attention to the placement of openings across the whole façade. Whilst different opening compositions can be considered, they should be part of a coherent façade strategy.

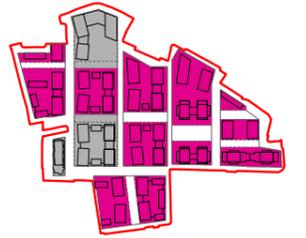
4.30.9 **Areas for building services, such as louvres and ventilation grilles must be integrated within the overall façade design for a coherent elevation strategy** (refer to Fig. 4.141 to 4.144).

4.30.10 Ventilation grilles or air ducts should be screened to be less visible on the façades.

4.30.11 **Ventilation grilles, air ducts and louvres must not be incorporated as independent elements within a façade** (Fig. 4.144).

## 4.0 Component Guidelines

### Building fabric



#### 4.31 Façade detail & decoration

4.31.1 Designers are encouraged to make reference to Architectural motifs and decorations used in the local neighbourhood context when developing designs for new plots and buildings.

4.31.2 Decorations can be a great way to add richness and diversity to façades of standalone and grouped buildings.

4.31.3 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.

4.31.4 The adjacent figures (such as those shown in Fig. 4.149 to 4.156) collate example motifs and decorations from the local context which could be used as reference points for façade development.

4.31.5 Incorporating motifs and establishing character traits on building façades can be a successful way of unifying façades together into a whole or binding a collection of buildings together.

4.31.6 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.

4.31.7 Examples of local architectural motifs and decorations shared between buildings and neighbourhoods include but are not limited to;

- Contrasting edging, coursing, corners, quoins and keystones;
- Material changes for lintels, window surround, sills, mullions and cornices;
- Patterned, textured and use of relief for infills, coursings;
- Arched or orthogonal openings;
- Sculptural features - stone name plaques, pillasters, buttresses, pediments, reliefs, capitals, etc.; and / or
- Decorative eaves, valances, gable ends, porticos & canopies.



Figure 4.149: Local context: Bay windows.



Figure 4.150: Local context: Stone detailing.

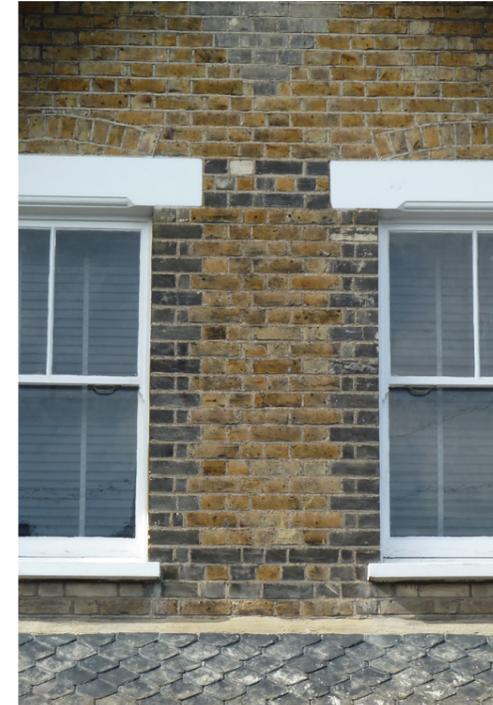


Figure 4.151: Local context: Sills & Lintels.

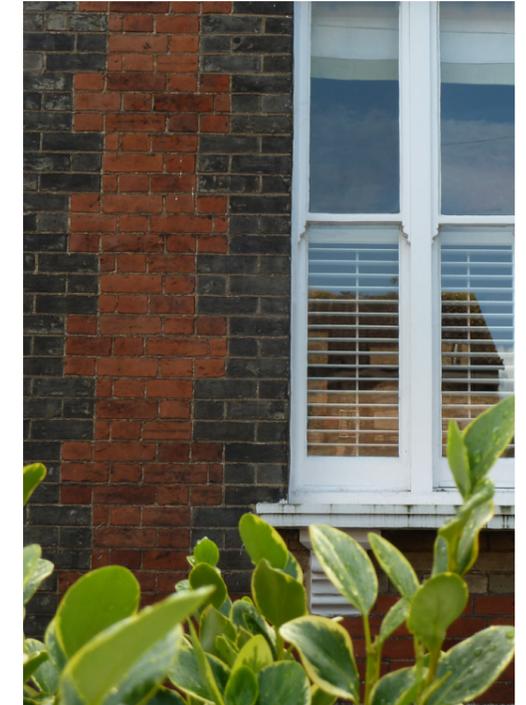


Figure 4.152: Local context: Brickwork & fenestration.



Figure 4.153: Local context: Paired openings.



Figure 4.154: Local context: Valances.



Figure 4.155: Local context: Gable end and eaves.

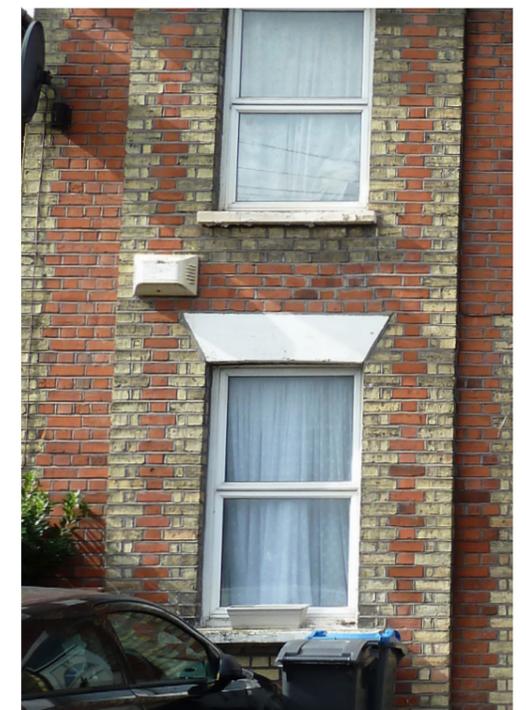


Figure 4.156: Local context: Brickwork & fenestration.

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



Figure 4.157: Interpretations of traditional motifs: opening details.



Figure 4.158: Interpretations of traditional motifs: bay windows.



Figure 4.159: Interpretations of traditional motifs: patterned brickwork.

#### 4.32 Façade elements

4.32.1 Elements used as articulating elements on façades such as coursings, traceries or pilasters etc. but which are not made of the predominant façade material should be made of materials within a shared secondary material palette.

4.32.2 These secondary material palettes can be shared between buildings within a Character Area, a plot or unique to individual buildings’.

#### 4.33 Apertures, openings and window detailing

4.33.1 Apertures within the predominant façade material should be sufficiently detailed to reflect their purpose and importance.

4.33.2 Perimeter decoration and surface relief (projections and recesses) offer two techniques which can be used to detail and articulate façade openings.

4.33.3 Designers should consider articulation around façade openings as an integral design element on building façades.

4.33.4 Designers could make reference to Section 4.31 provides a sample of examples borne from the local neighbourhood context.

4.33.5 Particular attention should also be given to façade elements which bound openings including;

- Window lintels;
- Window reveals; and
- Window sills.

4.33.6 Suitable masonry solutions for use as window detailing include;

- Brick;
- Stone / re-constituted stone; and
- Precast concrete



Figure 4.160: Interpretations of traditional motifs: coursings.



Figure 4.161: Interpretations of traditional motifs: sills.



Figure 4.162: Interpretations of traditional decorated entrances

## 4.0 Component Guidelines

### Building fabric

4.33.7 **External window sills must be durable, robust, and long lasting and be of weather and rot resistant construction.**

4.33.8 **Examples of prohibited materials for external window sills include but are not limited to the following:**

- **Lightweight cladding systems;**
- **Timber; and**
- **Plastics.**

4.33.9 **Exterior window sills must be constructed to incorporate a fall draining away from the window line.**

4.33.10 **Exterior window sills and feature lintels must be constructed to incorporate a drip on the underside of the leading edge.**

4.33.11 Openings to street-level façades should have increased reveal depth and/or expressed articulation

4.33.12 Masonry sills should be used to articulate ‘hole in wall’ façades

4.33.13 **Facade openings must either be flush, or recessed with a minimum reveal depth of 90mm.**

#### 4.34 Windows

4.34.1 The following guidance complements that given in Section 4.30 ‘Fenestration / window articulation’.

4.34.2 Windows should be high performance and of a high quality metal finish.

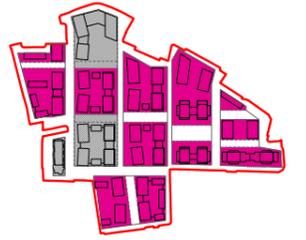
4.34.3 The glazing should be neutral in colour & high shine coatings or highly reflective glazing should be avoided.

4.34.4 **UPVC windows must not be used in any façade.**

4.34.5 Colours for the windows frames are to complement the materials used on the rest of the building.

## 4.0 Component Guidelines

### Balconies



#### 4.35 Balcony principles

- 4.35.1 Balconies will provide private amenity for the majority of homes within the masterplan which includes apartments and maisonettes.
- 4.35.2 The amenity provision for homes not at ground level and not bounding podiums or roofs (for terrace) will solely be provided by balconies.
- 4.35.3 **Balconies must not be incorporated into the design of houses - this includes townhouses and terraced houses (standalone and bounding a podium).**
- 4.35.4 Within the proposed masterplan balconies are used as one of the key townscape devices in order to define key spaces, key relationships and moments throughout the scheme.
- 4.35.5 There are a number of different balcony types permitted throughout the masterplan which are outlined in the following sections. This scope allows sufficient flexibility for building individuality but ensures commonality across all buildings.
- 4.35.6 Both cantilevered and recessed balconies are permitted within the proposed masterplan.
- 4.35.7 **The balconies should not dominate the streetscape and are to be wholly integrated into the design of the façade.**

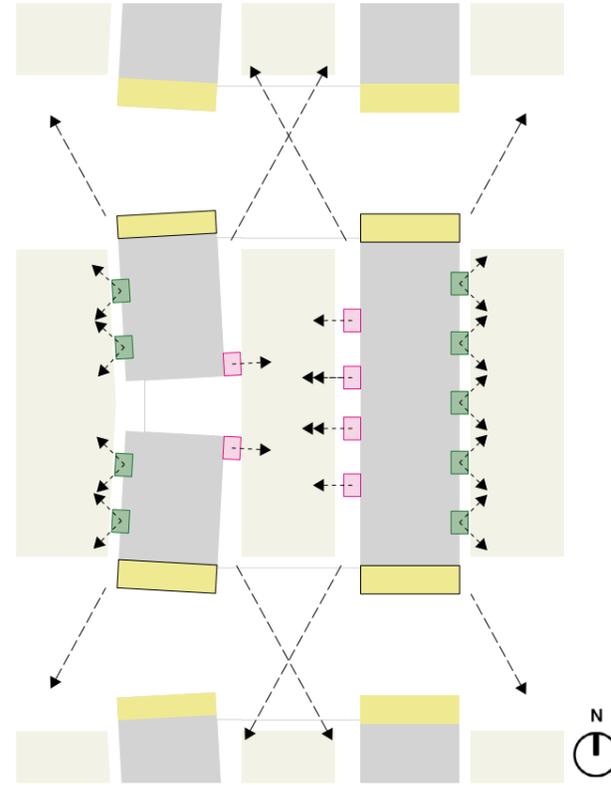


Figure 4.163: Balcony organisation on Linear and courtyard typologies.

4.35.8 The broad bulk of balconies on the Linear and courtyard typologies are referred to as 'body' balconies.

4.35.9 **The body balconies must be set-back from the ends of the building to reveal the corners clearly.**

4.35.10 The view along The Routes must not be perceived as a wall of balconies. Designers could consider incorporating an area of exposed façade at the building ends to highlight road junctions, improve the prominence of façades and establish a break in the balconies along the street.

4.35.11 Balconies sited on the corner or gable ends of buildings occupy a prominent position and can be expressed in a special manner to highlight relationships between buildings and contribute to an interesting townscape.

4.35.12 The adjacent diagrams (Fig. 4.163 and 4.164) illustrates the balcony organisation appropriate for Linear, Podium and Mansion typology buildings.

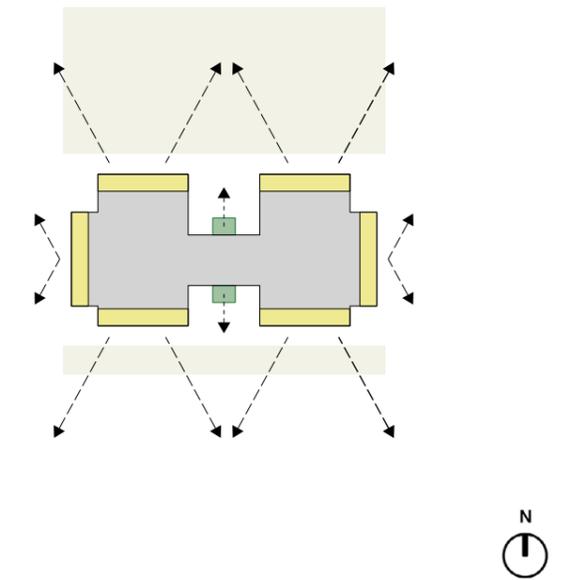


Figure 4.164: Balcony organisation on Mansion building typologies.

#### Legend:

- Gable balconies
- Body balconies - Street balconies
- Body balconies - Courtyard / internal balconies
- Green space
- Illustrative building line
- Short views
- Long / local views

## 4.0 Component Guidelines

### Balconies

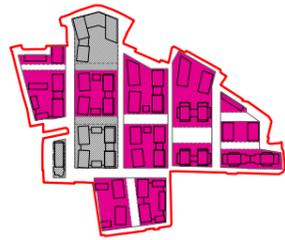


Figure 4.165: Distribution of balcony types across the site.

#### Legend:

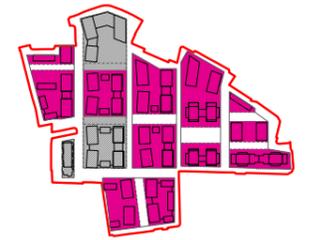
- Gable balconies
- Body balconies - Street balconies
- Body balconies - Courtyard / internal balconies
- Body balconies - Washington:Piper
- Balconies prohibited: Houses etc.
- Illustrative building line

#### 4.36 Balcony strategy

- 4.36.1 The adjacent diagram (Fig. 4.167) codes the configuration, type and position of balconies permitted throughout the proposed masterplan.
- 4.36.2 **The incorporation of balconies on a specific façade / building element must align with the Balcony Strategy illustrated in Fig. 4.167.**
- 4.36.3 The association of balcony categories to locations within the masterplan is determined by the relationship between façade and setting.
- 4.36.4 Each elevation or façade of a building relates to a specific setting and / or responds to a different townscape requirement.
- 4.36.5 **Balcony position and configuration must align with the guidance identified for the following categories:**
- **Gable balconies;**
  - **Body balconies (Public or Semi-private); or**
  - **Washington:Piper balconies.**
- 4.36.6 Sections 4.37 to 4.42 provide additional guidance which codes the category of balcony appropriate for specific areas across the masterplan by identifying detailed options for how balconies could be articulated.

# 4.0 Component Guidelines

## Balconies



### 4.37 Balcony configuration

4.37.1 Balcony types which feature in the masterplan are split between the dominant typologies and into two main categories 'Gable' balconies and 'Body' balconies.

4.37.2 Within each category of balcony (i.e. Gable or Body) there are a number of sub-types and options permitted for use by Designers (as illustrated in Fig. 4.166), including;

#### 1 Gable Balconies:

##### • Linear buildings:

- Plot Corners;
- Route (outboard) corners; and
- Street (inboard) corners.

##### • Mansion buildings:

- Prime frontage balconies; and
- Garden frontage balconies.

#### 2 Body Balconies:

##### • Linear buildings - Public balconies:

- Standalone;
- Paired;
- Inboard corners; and
- Washington:Piper balconies.

##### • Linear buildings - Semi-Private / internal balconies:

- Standalone
- Central; and
- Inboard corners.

##### • Mansion buildings

- Typical

##### • Washington:Piper Balconies

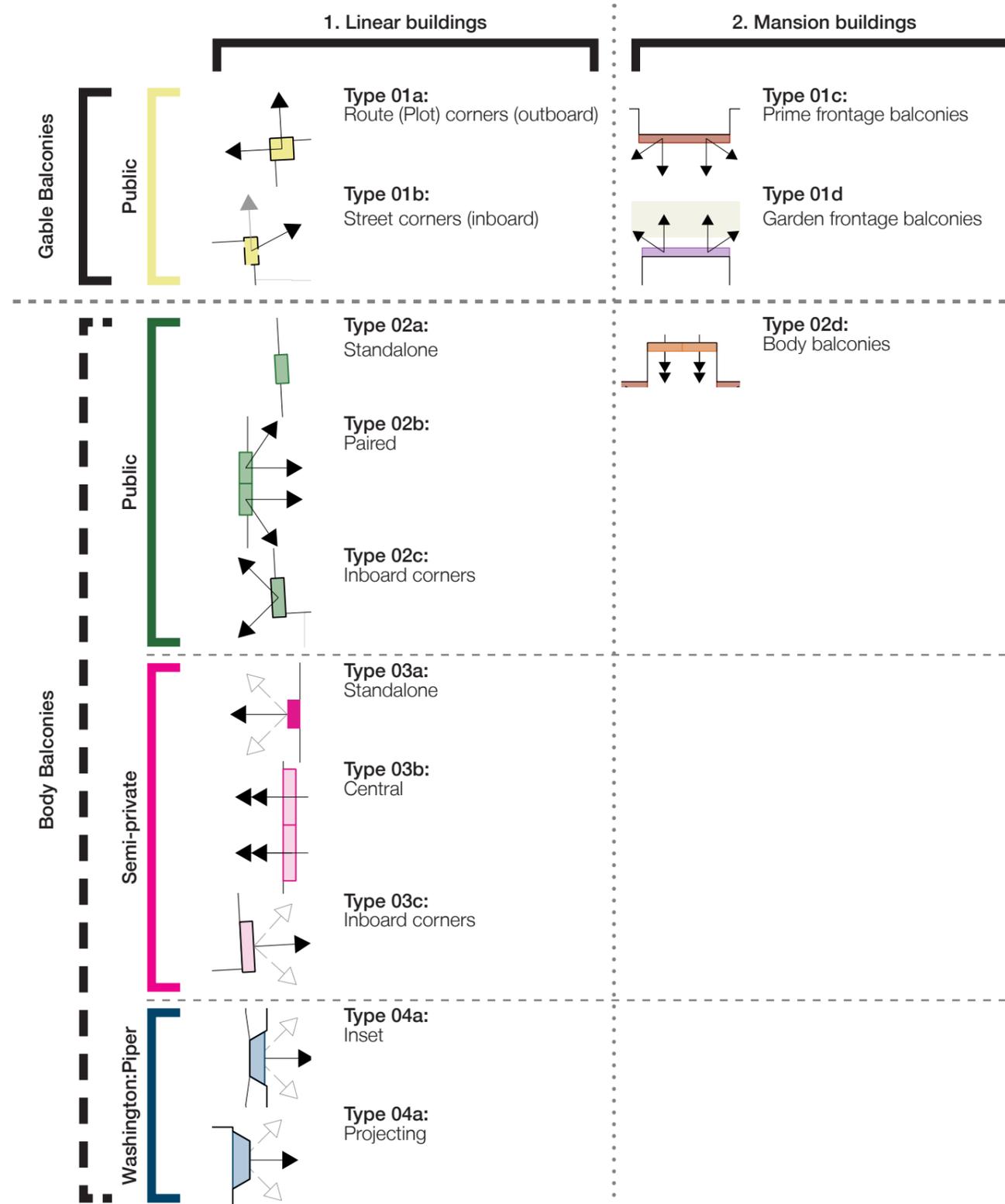


Figure 4.166: Balcony types matrix - configuration in response to setting.

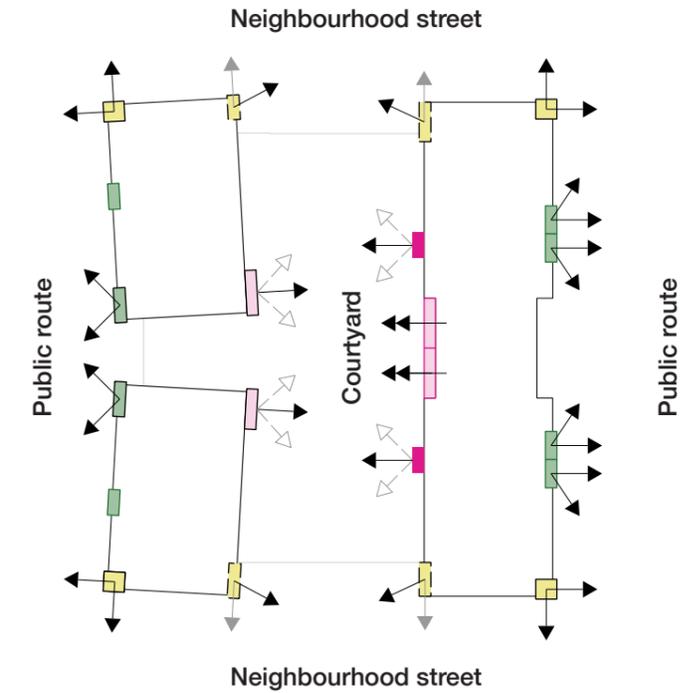


Figure 4.167: Primary balcony types or Linear building typologies.

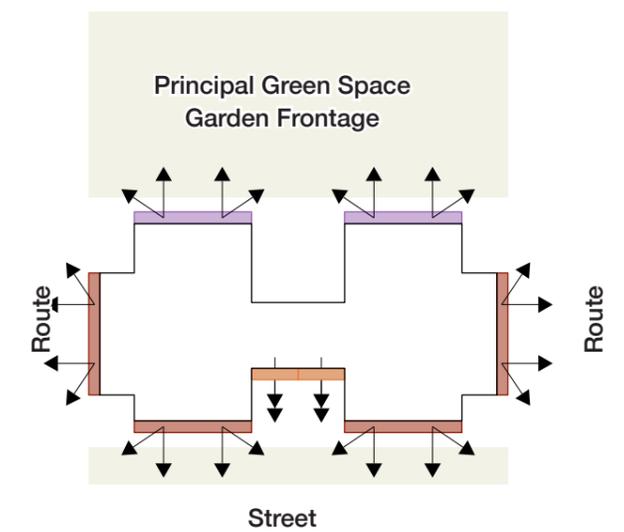


Figure 4.168: Primary balcony types for Mansion building typologies.

## 4.0 Component Guidelines Balconies

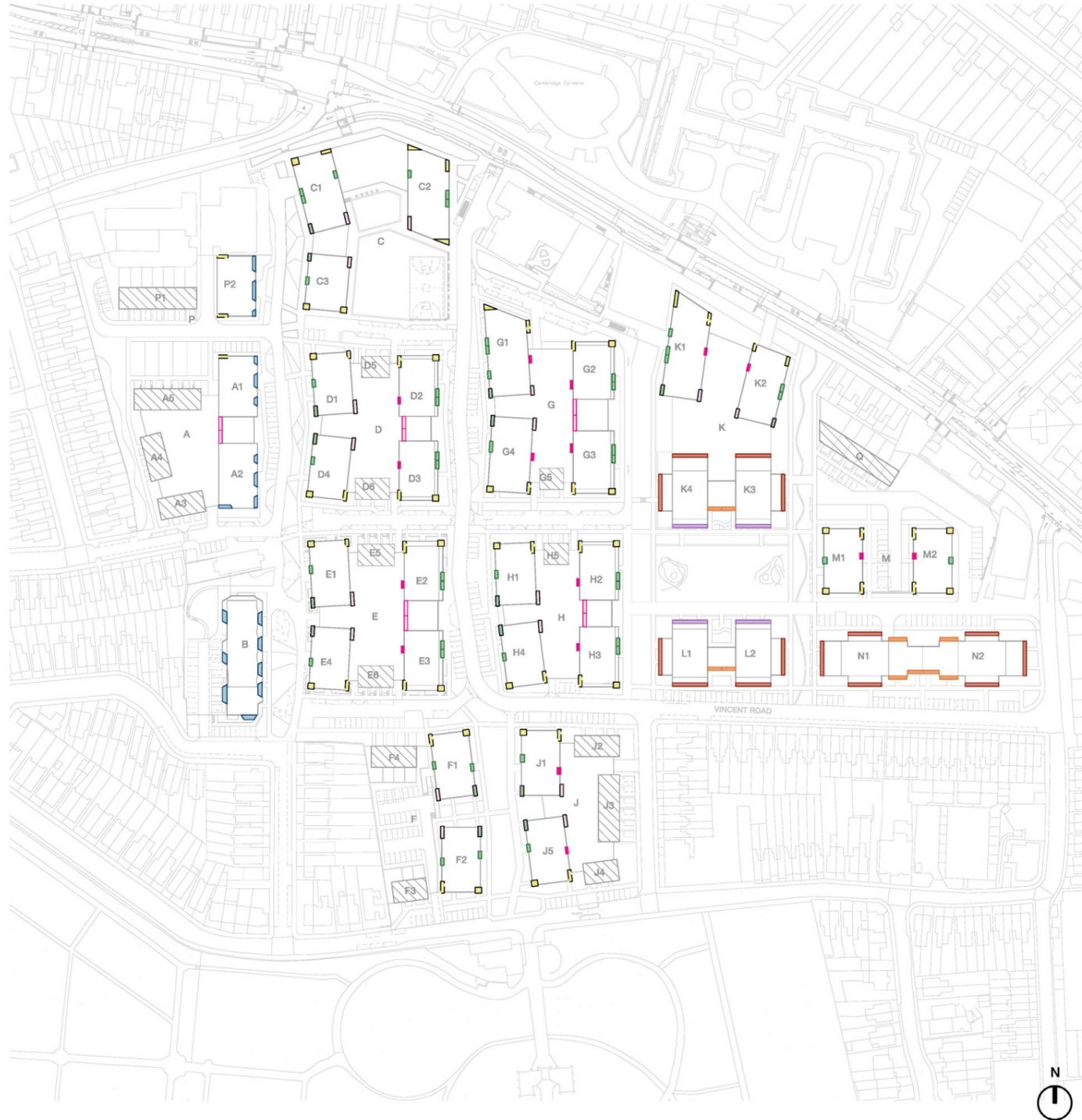


Figure 4.169: Balcony configuration in response to setting.

4.37.3 The adjacent diagram (Fig. 4.169) builds upon Fig. 4.167 and 4.168 and illustrates how balconies should be incorporated across the masterplan.

4.37.4 Additional detail for each balcony type are outlined in the following sub-sections (4.38 to 4.42).

### Legend:

	Gable - Plot corners
	Gable - Street corners
	Gable - Prime frontage balconies
	Gable - Garden frontage balconies
	Body - Public - Typical
	Body - Public - Paired
	Body - Public - Inboard corner
	Body - Public - Mansion
	Body - Semi-private - Typical
	Body - Semi-private - Central
	Body - Semi-private - Inboard corner
	Body - Washington:Piper
	Illustrative building line