

MAYOR OF LONDON

MODULE D - PRE-CONSULTATION DRAFT

HOUSING DESIGN CASE STUDIES AND APPENDICES

SUPPLEMENTARY PLANNING GUIDANCE

GOOD GROWTH BY DESIGN

**GOOD QUALITY
HOUSING**

**FOR ALL
LONDONERS**

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1 INTRODUCTION

1.1 Purpose

Module D provides examples of successful housing across London covering a range of types and conditions. The case studies in this module are referenced throughout all modules of this Supplementary Planning Guidance (SPG) to illustrate best practice guidance. As the case studies are used primarily to illustrate the types identified in Module A, the case study library has been structured by type. Within each type category, the case studies illustrate how development has been optimised to deliver more homes whilst performing well across the range of housing design standards set out in Module C Housing Design - Quality and Standards.

Case studies have been chosen to highlight exemplary delivery of specific standards and guidance points. It should be noted however that no case study is exemplary in all respects and each case study may well underperform against other criteria.

The case studies for residential extension, house and cluster show innovative design responses to the constraints of small sites and demonstrate how, with good design, a variety of solutions can be found for their successful development. The terrace, linear block and villa block case studies include examples of small site development as well as housing within larger urban arrangements.

The format of the case study allows comparison across types and projects - each has a short description in relation to the type and the quality index, a table of key project data, an axonometric drawing showing the development in its immediate context, a typical floor plan showing the arrangement of dwellings and circulation, and a photograph. It is intended to update and expand this case study library over time.

Module D concludes with appendices, which support all modules, and give further information on the planning context of the guidance, as well as a glossary of terms used throughout Modules A, B, C and D.

1.2 Structure

This Supplementary Planning Guidance is constructed as a series of modules.

Foreword: Good Quality Homes For All Londoners

The foreword communicates the Mayor's vision for high-quality housing, particularly housing delivering improved quality of life through design-led processes of site optimisation. This narrative situates the purpose and content of the Housing Design Supplementary Planning Guidance within the wider context of the Greater London Authority's mission to ensure Good Growth and provide good quality housing for all Londoners.

Module A: Optimising Site Capacity - A Design-led Approach

Module A advocates a design-led methodology for optimising site capacity at the plan-making stage. It is aimed at borough policy officers when calculating capacity on strategic and non-strategic site allocations. It sets out an approach to assessing sites' suitability for development and offers a tool for assessing site capacity.

The module provides a range of residential types to test site capacity. The most common existing and emerging housing types are categorised based on their typical characteristics, access and circulation arrangements and their ability to meet Module C's housing design quality standards. Each type is described in terms of its inherent qualities, characteristics, flexibility to accommodate different tenure and type mixes and suitability for integration with mixed uses. Module A provides guidance on residential type suitable for a site, in order to determine potential capacity.

Module B: Small Housing Developments - Assessing Quality and Preparing Design Codes

Providing guidance on both assessing the quality of small sites schemes and preparing design codes, Module B will help boroughs to optimise development opportunities on sites below 0.25 of a hectare and deliver on their small sites housing targets set out in London Plan Policy H2 (Small sites). To do this, the module explores the typical conditions found across London which might be suitable for small site development and offers examples of how a borough could write design codes linked to the Housing Design – Quality and Standards identified in Module C, offering template design codes Case studies of successful small sites development are included in Module D and can be referenced when writing codes as best practice examples.

Module C: Housing Design - Quality and Standards

Module C updates the *London Housing Design Guide* (2010). It is aimed at borough development management officers and developers and their design teams seeking planning permission. The guidance is categorised under the broad themes of Shaping Good Places, Designing for a Diverse City, From Street

to Front Door, Dwelling Space Standards, Home as a Place of Retreat, Living Sustainably and Future Proofing. In addition to providing technical standards where applicable, Module C provides qualitative guidance, with reference to best practice examples (in Module D: Housing Design- Case Studies and Appendices), to demonstrate where good design has been critical to a positive resident experience.

Module D: Housing Design - Case Studies and Appendices

Module D is a library of best practice case studies, additional information on the planning process and a glossary of terms used within the Supplementary Planning Guidance.

1.3 Who is it for?

The SPG comprises four modules that aim to provide helpful guidance on housing development along with increased certainty for all Londoners that good growth is possible and will happen. This guidance is aimed at landowners, prospective developers, architects and wider design teams, planners and decision makers across the public, private and community sectors. The different modules will be of different levels of interest to different parties.

The guidance also hopes to provide local communities with confidence that the Mayor is determined to work with development partners to deliver good growth that safeguards amenity and helps ensure that all Londoners have a good quality of life. Module D is principally aimed at borough policy officers needing examples of residential types set out in Optimising Site Capacity- A Design-led Approach (Module A) when undertaking site capacity testing or preparing design codes as promoted in Module B. It will also be of interest to developers looking for examples of how to comply with certain Housing Design - Quality and Standards (Module C)

2.1

RESIDENTIAL CONVERSIONS AND EXTENSIONS

Residential conversions and extensions can increase housing provision through the sub-division of existing buildings into multi-dwellings and the addition of new dwellings. They can range from large houses being sub-divided into flats to non-residential buildings, such as commercial properties, being converted for residential use.

D1.1 PIPER ROOFTOP

Two penthouses were converted out of tank rooms on the roof of a former multi- storey research building that had been altered in the mid-1990s into flats. The rooftop additions did not greatly change the massing of the building but enabled two new homes to be accessed from an existing stair and lift core. Each house has two bedrooms with en-suite bathrooms, and a spacious living area with an integrated kitchen and dining room opening onto a balcony.

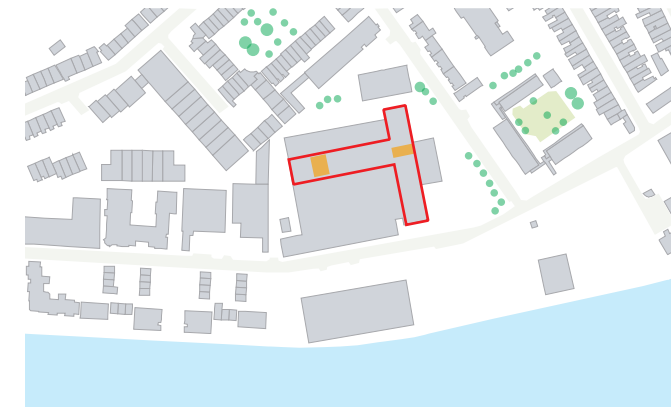
Exemplar of the following Housing Design - Quality and Standards (Module C):

C7.1 Future Proofing / Adaptability and circularity

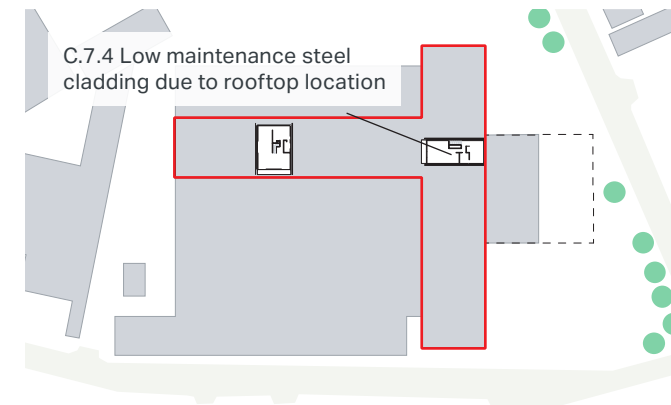
This project proves that buildings don't necessarily need replacing when a site changes use, in this case from industrial to residential. The flexible floor plates and regular structural grid of this simple industrial building allowed for change of use to housing. The structure was also capable of taking an additional storey of accommodation on the roof and it was possible to extend the stair cores to this level. A modular steel-framed system was used for the extension, allowing the units to be assembled and fully fitted out in the factory, transported by truck to London and installed by crane in just a few days.

C7.3 Future Proofing / Quality maintenance and management

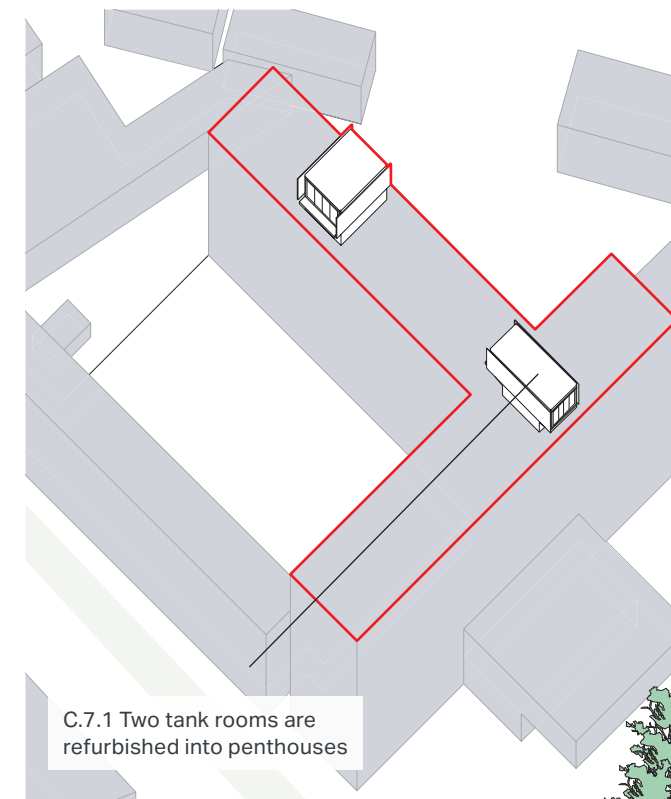
The new roof extension is set back from the parapet to provide full access around the new storey for maintenance. A robust palette of materials and careful detailing allow for replacement of parts or the recycling and reuse of components. The two ends of each unit are fully glazed, framing panoramic views over the River Thames. The remaining facades are more solid with smaller windows and are clad in stainless steel mesh, which catches and shimmers in the light.



Site plan



Typical floor plan



Axonometric view

Architect: Studio DA
Client: Baylight Properties plv
Borough: Hammersmith & Fulham
Address: Piper Building, Peterborough Road,
Fulham, SW6
Completion date: 2004
Residential cost per sqm: £2,755
Total cost per sqm: £2,755

Context character: urban

Current PTAL:



Small site characteristics

Site area net (sqm): 2,320
Site area gross (sqm): 2,320
Parking numbers: 2

Building characteristics

2-bed: 2
1-bed, 3-bed, 4-bed: 0
Dwelling mix: Total: 2
Average GIA per dwelling (sqm): 145
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A

Tenure

Market sale: 100%
Social rent, Affordable, PRS: N/A
Maximum height above ground level (m): 36
(5.85m above existing roof level)
Maximum height Above Ordnance Datum (m): 36
(5.85m above existing roof level)
Maximum number of storeys: 2 storeys above existing
6 storey building

Planning use split

Non-residential use: None
GEA: 297
GIA: 209
NIA: 228

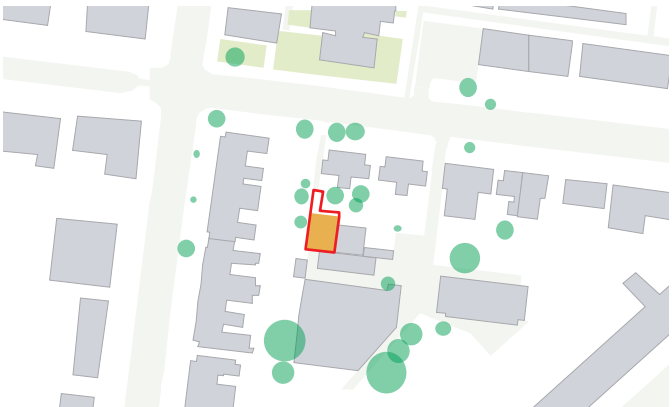
D1.2
GARDEN HOUSE

The house is discreetly tucked away and belongs to a long history of small-scale industrial workspaces in the area. It offers a model for backland small sites development. The scheme is largely an extension to the former live/work studio on site. The scale of the scheme was predominantly limited by challenging rights to light, daylight and sunlight, overlooking, privacy and aspect constraints from neighbouring buildings. As a result, the form of the dwelling was sensitively shaped to avoid a negative impact on neighbours and also to maximise the amount of usable space on site.

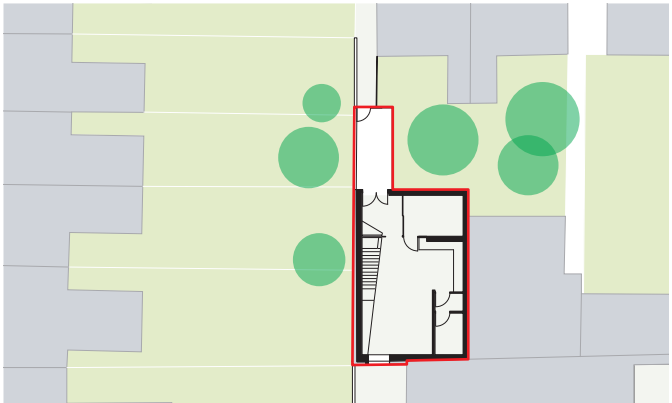
Exemplar of the following Housing Design - Quality and Standards (Module C):

C6.2 Living Sustainably / Biodiversity and urban greening

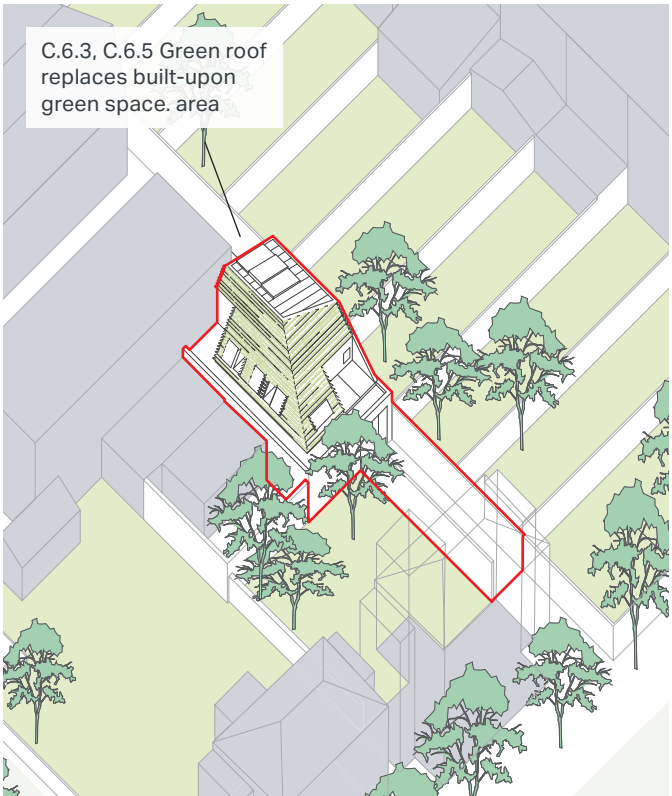
This project illustrates a great way of meeting the ‘no net loss of green cover’ requirement for small site development. The planters on the roof deliver a greater degree of biodiversity than a flat green roof equivalent, allowing for a greater diversity of plants. The roof was conceived as a series of lapped planting trays installed to form a pitched roof. The planted trays provide level beds in a stepped terrace that the owners can actively ‘garden’. Comprising more than 800 plants installed by hand by the owners, the project realises a unique green roof. The clever stepped profile of the roof design has maximised the amount of new green cover, increasing biodiversity and mitigating loss of green cover on the site.



Site plan



Typical floor plan



Axonometric view

Architect: Hayhurst & Co Architects
Client: Patrick Whitaker & Keir Malem
Borough: Hackney
Address: 27 Buckingham Road,
London, N1 4DG
Completion date: March 2015
Residential cost per sqm: £3,193
Total cost per sqm: £3,193

Context character: urban

Current PTAL:



Small site characteristics

Site area net (sqm): 101
Site area gross (sqm): N/A
Parking numbers: on-street parking permit, as per existing arrangements

Building characteristics

2-bed: 1
1-bed, 3-bed, 4-bed: 0
Dwelling mix: Total: 1
Average GIA per dwelling (sqm): 77
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A

Tenure

Market sale: 100%
Social rent, Affordable, PRS: 0%
Maximum height above ground level (m): 6
Maximum height Above Ordnance Datum (m): Unknown
Maximum number of storeys: 2

Planning use split

Non-residential use: Live-work
GEA: 134
GIA: 96
NIA: 89

2.2 HOUSE

A house is an individual dwelling that stands within its own plot, functioning independently of adjacent dwellings with no dwelling above or below it. Suitable opportunities for the use of a single house may be infill within a street setting or the curtilage of an existing house, or on a vacant or underused backland site.

D2.1 STRANGE HOUSE

The house is located in an old pub yard, largely concealed from the street by an existing brick perimeter wall. Despite the unpromising site, the project carefully uses materials and existing site conditions to create a generous and beautiful new home.

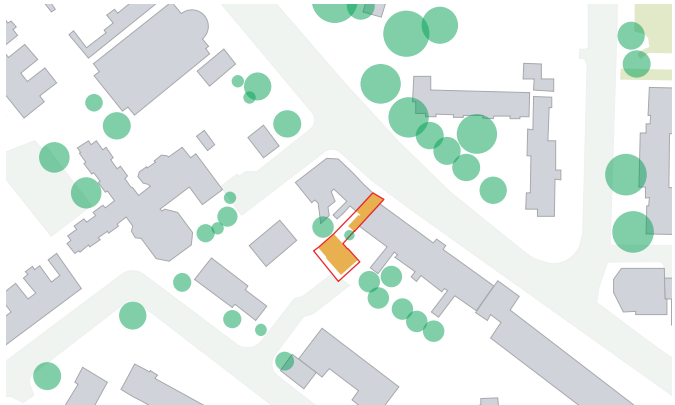
Exemplar of the following Housing Design - Quality and Standards (Module C):

C5.3 Home as a Place of Retreat / Daylight, sunlight and overshadowing

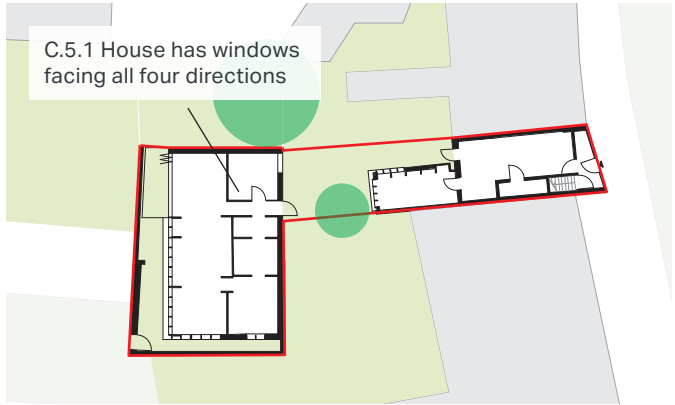
Development on small sites often runs the risk of compromised quality of light owing to site constraints. This project proves that, with a bit of creativity, such constraints can be overcome. The narrow courtyard around the house allows natural daylight into all rooms on an otherwise constrained site. Extensive glazing compensates for the proximity of the garden wall, which has resulted in an internalised environment looking onto private space. Light enters into the main space from all four directions, providing varied natural light through the day. As a single-storey building, there is minimal overshadowing of neighbouring properties.

C6.1 Living Sustainably / Environmental sustainability

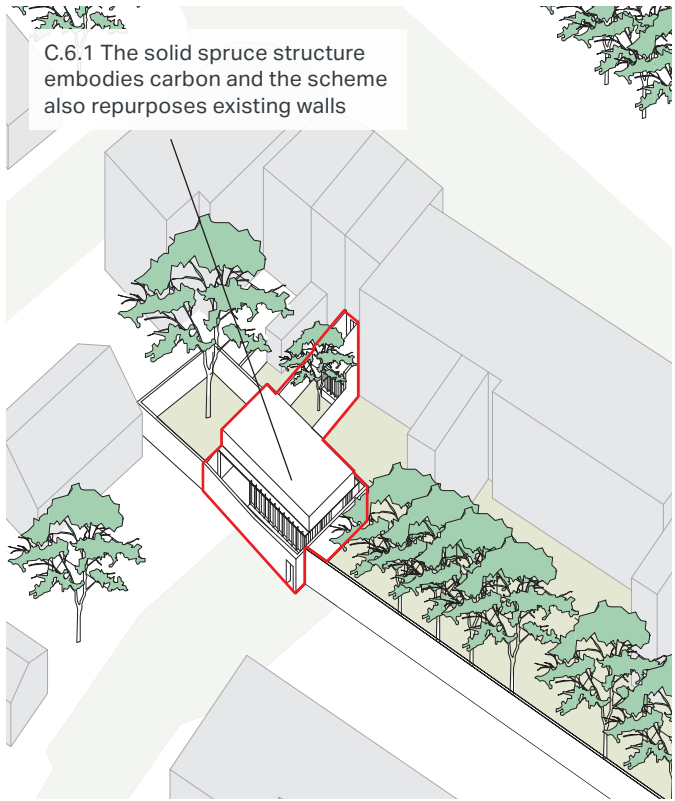
The project adopts one of the most environmentally efficient forms of construction available today as a way of delivering good carbon credentials. This is cross-laminated timber (CLT) construction, formed with solid spruce panels, factory-fabricated and erected on site in a week. CLT is a natural sequester of carbon and so delivers excellent environmental performance.



Site plan



Typical floor plan



Axonometric view

Architect: Hugh Strange Architects
Client: Private
Borough: Lewisham
Address: 210 Evelyn St
Completion date: May 2010
Residential cost per sqm: £2,200
Total cost per sqm: £2,200

Context character: urban

Current PTAL:



Small site characteristics

Site area net (sqm): 192
Site area gross (sqm): No street edge
Parking numbers: N/A

Building characteristics

2-bed: 1
1-bed, 3-bed, 4-bed: 0
Dwelling mix: Total: 1
Average GIA per dwelling (sqm): 77
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A

Tenure

Market sale: 100%
Social rent, Affordable, PRS: N/A
Maximum height above ground level (m): 3
Maximum height Above Ordnance Datum (m): 4
Maximum number of storeys: 1

Planning use split

Residential	Live/work
GEA: 80m2	GEA: 46m2
GIA: 75m2	GIA: 40m2
NIA: 57m2	NIA: 31m2

D2.2
HIDDEN HOUSE

The house is located in a conservation area next to a Grade II listed former Victorian school on a site previously occupied by a caretaker’s shed. The design carefully carves a space for the new residential dwelling on a site defined by the proximity of a tall perimeter brick wall.

Exemplar of the following Housing Design - Quality and Standards (Module C):

C1.3 Shaping Good Places / Land use mix

Infill development on small sites can help diversify a neighbourhood and improve the mix of uses and accommodation. This house sits alongside an office complex and has been planned with an independent entrance so that security can be managed at different hours. Carefully placed windows and roof lights ensure the privacy of the house is not compromised by the adjacent uses, which is often a concern when combining different uses close together.

C4.2 Dwelling Space Standards / Private outside space

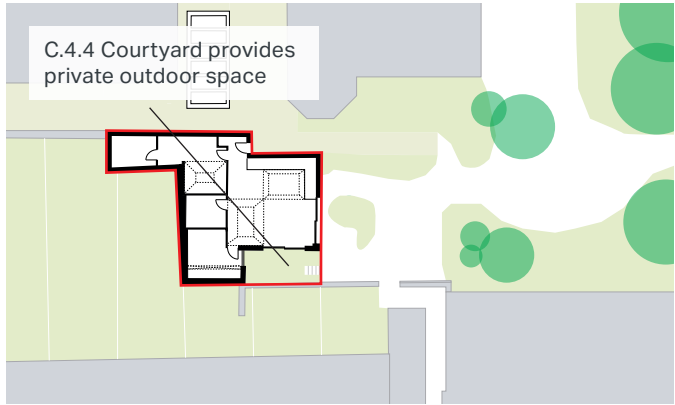
As the site was bounded on two sides by neighbouring gardens, height constraints were critical to avoid overshadowing. It was determined that the house could not be more than a single storey in height. This nonetheless delivers good indoor and outdoor space with a sunken courtyard garden, which gets natural light into a basement level as well as providing amenity.

C5.3 Home as a Place of Retreat / Daylight, sunlight and overshadowing

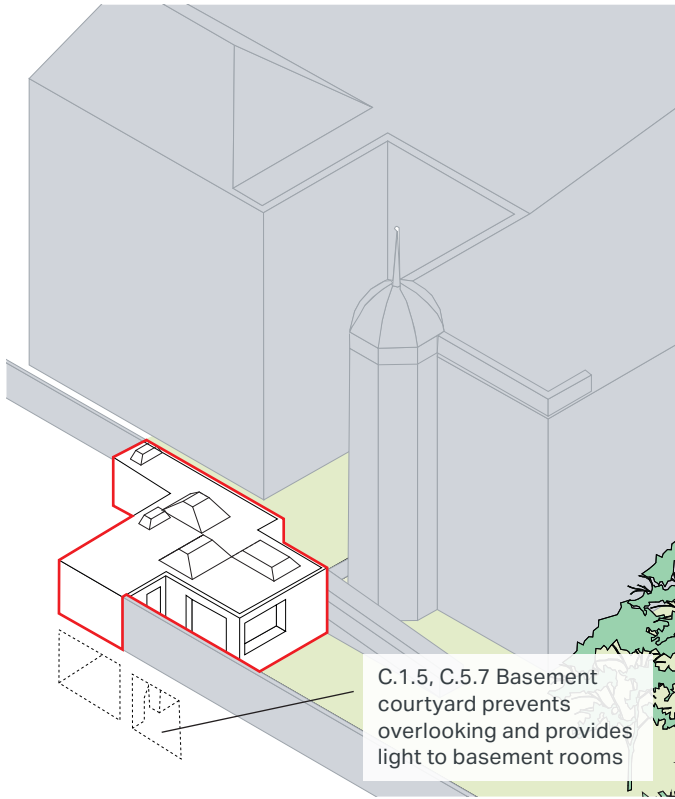
Generous roof lights help bring light into the house and compensate for the limited opportunities for windows within the façades. As the house is north-facing, the roof lights are critical for bringing sunlight into the house. They have been carefully positioned so that interior spaces cannot be seen from above by nearby residents or from adjacent offices.



Site plan



Typical floor plan



Axonometric view

Architect: Coffey Architects
Client: Private
Borough: Islington
Address: Kingsway Place,
Sans Walk, EC1 0LU
Completion date: December 2016
Residential cost per sqm: N/A
Total cost per sqm: N/A

Context character: urban

Current PTAL:



Small site characteristics

Site area net (sqm): 96
Site area gross (sqm): N/A
Parking numbers: N/A

Building characteristics

2-bed: 1
1-bed, 3-bed, 4-bed: 0
Dwelling mix: Total: 1
Average GIA per dwelling (sqm): 72
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A

Tenure

Market sale: 100%
Social rent, Affordable, PRS: N/A
Maximum height above ground level (m): 3
Maximum height Above Ordnance Datum (m): 22
Maximum number of storeys: 1

Planning use split

Non-residential use: None
GEA: 84.6
GIA: 72
NIA: 67

D2.3
ADOLPHUS ROAD

Careful design and space planning allows a new, two-bedroom house to occupy a very small, street-facing plot whilst ensuring interior spaces feel airy and spacious. The architecture is sympathetic to its location and is subservient to neighbouring properties whilst still maintaining its own contemporary identity. The materials help blend in with the neighbouring Victorian terraces. Use of lighter materials internally makes even smaller areas feel bright and generously proportioned.

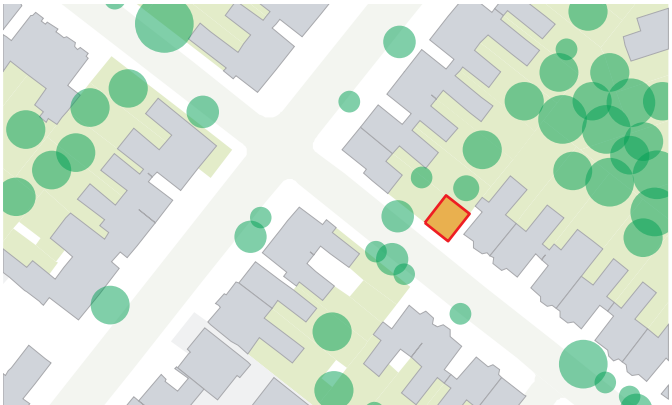
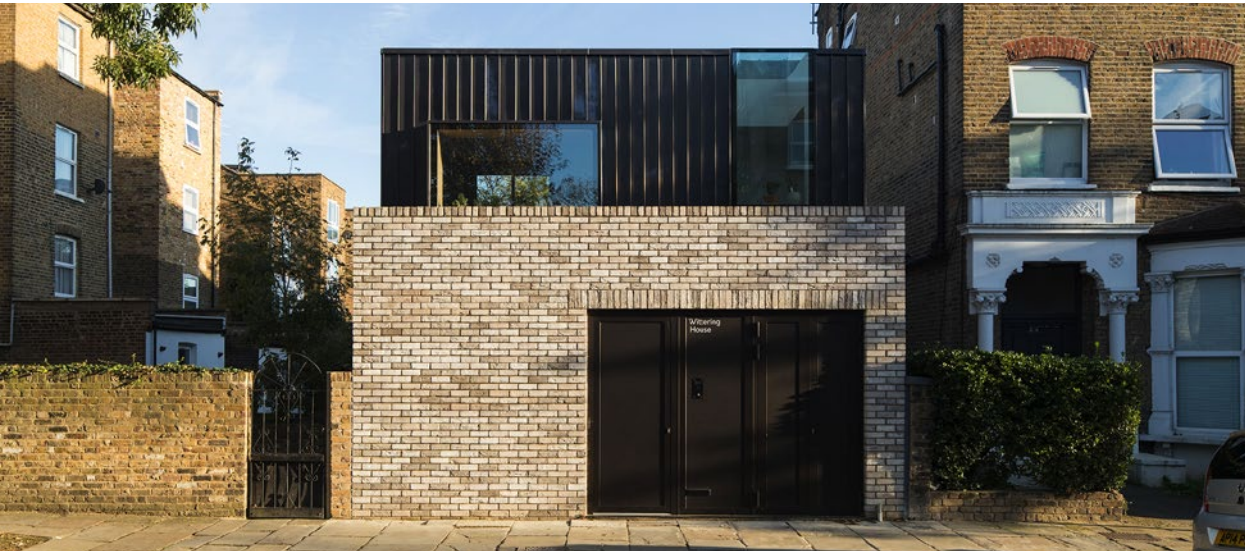
Exemplar of the following Housing Design - Quality and Standards (Module C):

C4.3 Dwelling Space Standards / Spatial quality

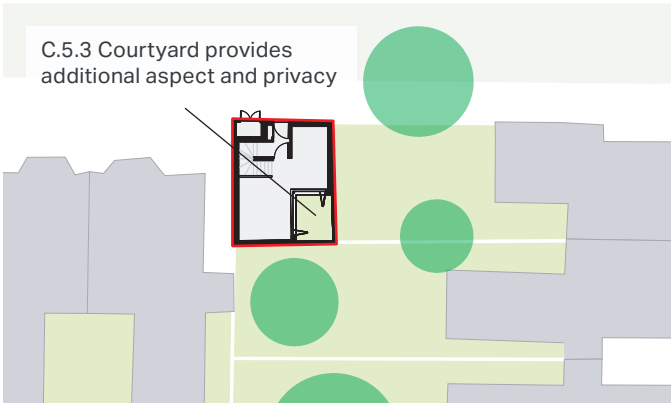
Despite the constrained and small site, the house still manages to deliver generous internal space whilst the layout and arrangement of windows enhance the quality of space. A window that wraps over into a roof light above the stairs, for example, is key in terms of providing outlook since it is viewable from the living space as well as the bedroom. The L-shaped plan forms a courtyard garden for outdoor amenity whilst also creating sufficient façade area for generous glazing and aspect.

C5.2 Home as a Place of Retreat / Aspect and outlook

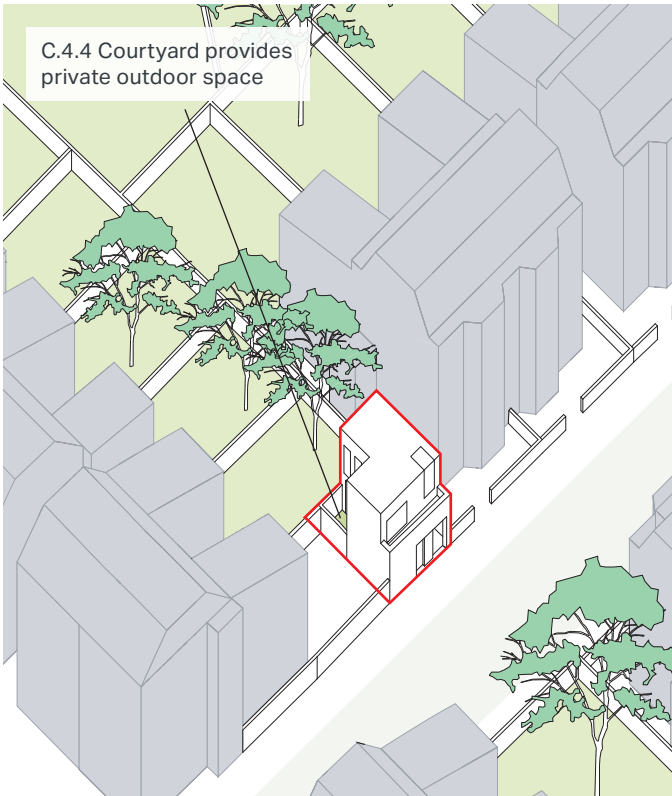
The primary aspect is towards the street and here windows sizes are designed to relate to the scale of the area, whilst bringing as much light as possible into the home. At the rear, the house turns inwards around a private courtyard to reduce overlooking of neighbouring homes. The courtyard at ground floor level serves the living spaces and provides views of the trees around the site and also of the sky. The courtyard and first floor windows to the street side afford the house dual aspect whilst still managing privacy to the street and party wall conditions.



Site plan



Typical floor plan



Axonometric view

Architect: GPAD
Client: Charles Bettes
Borough: Hackney
Address: Wittering House, Adolphus Road,
London, N4 2AZ
Completion date: June 2017
Residential cost per sqm: £2,780
Total cost per sqm: £2,780

Context character: urban

Current PTAL:



Small site characteristics

Site area net (sqm): 47
Site area gross (sqm): 47
Parking numbers: On street

Building characteristics

2-bed: 1
1-bed, 3-bed, 4-bed: 0
Dwelling mix: Total: 1
Average GIA per dwelling (sqm): N/A
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A

Tenure

Social rent, Affordable, Market sale, PRS: N/A
Maximum height above ground level (m): 4
Maximum height Above Ordnance Datum (m): N/A
Maximum number of storeys: 3
(basement, ground and first)

Planning use split

Non-residential use: None
GEA: 100%
GIA: 100%
NIA: 100%

2.3 CLUSTER

A cluster is a small collection of houses that form an ensemble on a single site. This could range in form from a homogeneous block to a series of individual, related buildings, e.g. detached, semi-detached or stacked maisonettes. Clusters optimise site capacity by responding to site constraints and the character of the immediate context. Clusters efficiently share features, e.g. cores, utilities, parking, refuse storage and gardens.

D3.1 OTTs YARD

This small cluster of two houses unlocked a constrained backland site for development through its innovative architectural response. The building exteriors are carefully designed to minimise impact on the surrounding area, with windows facing onto a central courtyard to protect overlooking, and bricks carefully selected to fit into the local colour palette.

Exemplar of the following Housing Design - Quality and Standards (Module C):

C5.1 Home as a Place of Retreat / Privacy

The clever plan ensures each house has aspect onto a private garden. The houses pivot around the courtyard, placing it at the heart of the scheme and retaining a sense of enclosed privacy despite the many houses that surround it. Windows are concentrated onto the shared courtyard and the private gardens and are recessed to obscure views into the neighbouring properties. Daylight enters predominantly through large, triangular skylights. These minimise the need for windows, which might otherwise overlook neighbouring properties. Aligned doors and windows open up full vistas from the front to the back of the houses, adding to the feeling of space on a constricted plot.

C6.2 Living Sustainably / Biodiversity and urban greening

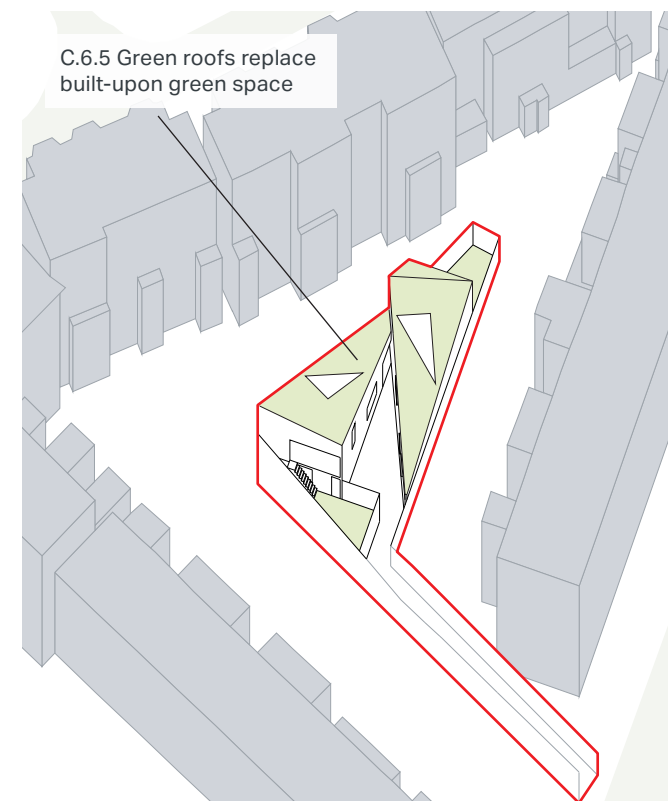
The primary aspect is towards the street and here window sizes are designed to relate to the scale of the area, whilst bringing as much light as possible into the home. At the rear, the house turns inwards around a private courtyard to reduce overlooking of neighbouring homes. The courtyard at ground floor level serves the living spaces and provides views of the trees around the site and also of the sky. The courtyard and first floor windows to the street side afford the house dual aspect whilst still managing privacy to the street and party wall conditions.



Site plan



Typical floor plan



Axonometric view

Architect: vPPR
Client: Private
Borough: Camden
Address: Southcote Road,
London, N19 5FB
Completion date: August 2013
Residential cost per sqm: N/A
Total cost per sqm: £2,711

Context character: urban

Current PTAL:



Small site characteristics

Site area net (m²): N/A
Site area gross (m²): 385
Parking numbers: 1

Building characteristics

2-bed: 2
1-bed, 3-bed, 4-bed: 0
Dwelling mix: Total: 2
Average GIA per dwelling (sqm): 122
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A

Tenure

Social rent, Affordable, Market sale, PRS: N/A
Maximum height above ground level (m): 6
Maximum height Above Ordnance Datum (m): 47
Maximum number of storeys: 2

Planning use split

Non-residential use: None
GEA: 221m²
GIA: 243m²
NIA: N/A

D3.2
SHEENDALE

Sheendale Studios is a cluster of six studio houses built on the site of an old factory in south-west London. Arranged as two rows of three, these are placed back-to-back with three houses facing the street and three overlooking the communal garden and parking area.

Exemplar of the following Housing Design - Quality and Standards (Module C):

C1.1 Shaping Good Places / Response to character and context

The design offers a contemporary interpretation of the adjacent architecture and represents a good model of how to architecturally address small site development in a sensitive neighbourhood or conservation area. The building has a similar scale and appearance to the neighbouring large houses despite comprising a terrace of homes and despite its quite different interior arrangements. Materials and detailing complement the context.

C5.3 Home as a Place of Retreat / Daylight, sunlight and overshadowing

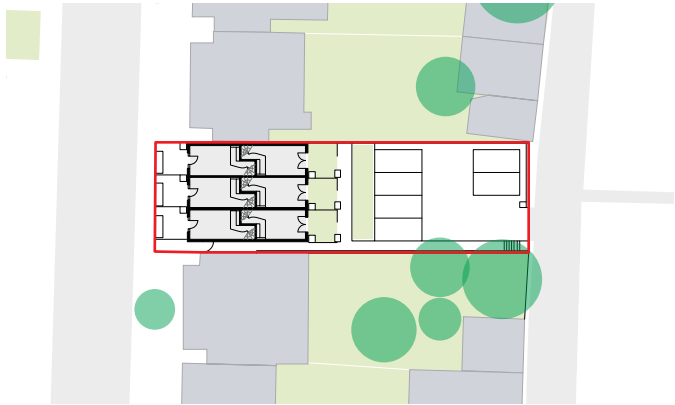
The carefully designed refuse stores define the entrance to each property whilst also creating a strong boundary treatment and defensible space to the street. Detailed to appear as an integral part of the development, these are robust and durable.

C7.2 Future Proofing / Adaptability and circularity

Each studio house has a triple-height living room with kitchen facilities screened behind a folding door. Very large windows light up the whole interior volume. The triple-height space provides a visual connection between all parts of the internal layout and offers the potential for future adaptability through the installation of a second bedroom within the space.



Site plan



Typical floor plan



Axonometric view

Architect: Studio DA
Client: Pitfield d'Avoine
Borough: Richmond
Address: Sheendale Road,
Richmond, TW9
Completion date: 1989
Residential cost per sqm: £1,562
Total cost per sqm: £1,867

Context character: urban

Current PTAL:



Small site characteristics

Site area net (sqm): 450
Site area gross (sqm): 496
Parking numbers: 6

Building characteristics

1-bed: 6
2-bed, 3-bed, 4-bed: 0
Dwelling mix: Total: 6
Average GIA per dwelling (sqm): 39
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A

Tenure

Market sale: 100%
Social rent, PRS, Affordable: N/A
Maximum height above ground level (m): 8
Maximum height Above Ordnance Datum (m): 8
Maximum number of storeys: 3 inc. roof

Planning use split

Non-residential use: None
GEA: 287
GIA: 241
NIA: 168

D3.3
CAUDALE

This cluster comprises three townhouses and five apartments alongside a new public garden. As part of a programme of infill schemes within an existing housing estate. This cluster establishes a street frontage where there previously was none. The loss of grass amenity was replaced with wildflower gardens, allotments and an orchard to ensure no net loss of biodiversity and an improved public garden for local residents.

Exemplar of the following Housing Design - Quality and Standards (Module C):

C1.1 Shaping Good Places / Response to character and context

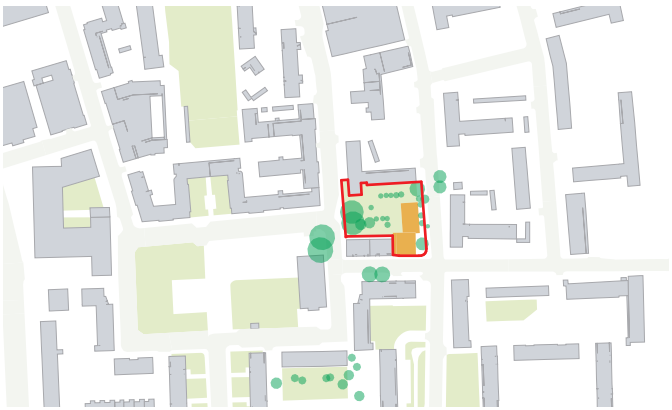
Caudale responds to the character of the surrounding context. The bookend form of the building continues the rhythm of gables along the street and the chequerboard composition of double-height balconies is informed by the elevations of the surrounding housing. The new building helps define the street corner and frames a route through to a public garden behind.

C2.1 Designing for a Diverse City / Diversity of residential type and tenure and C2.2 Designing for a Diverse City / Designing for diverse needs/inclusivity

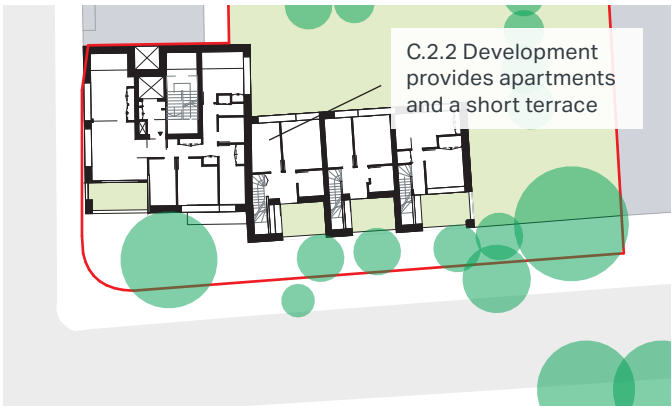
Despite its small scale, the project delivers a mix of housing and much needed family accommodation in an urban setting. The massing has allowed larger family terraced houses alongside accessible lateral apartments designed with lift access and level access balconies. Generous layouts allow ease of movement.

C4.2 Dwelling Space Standards / Private outside space

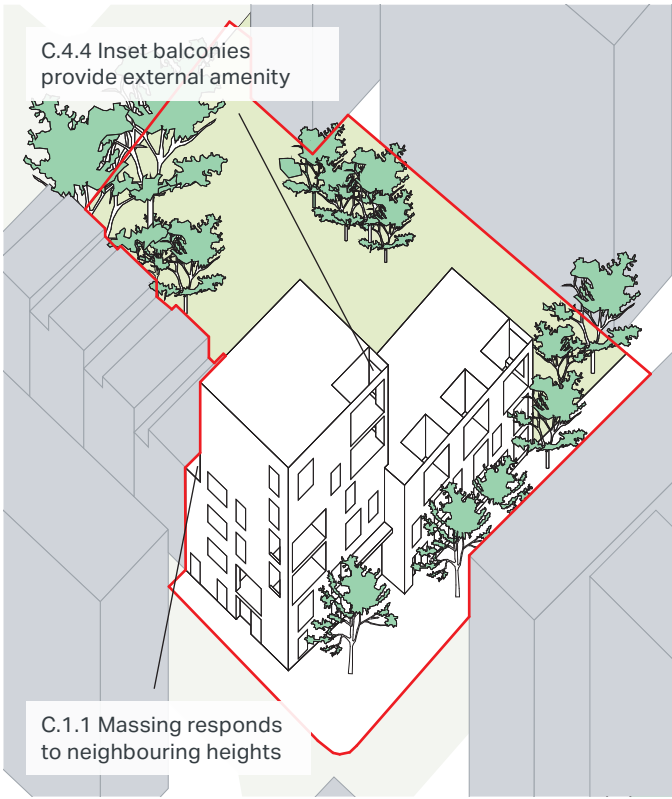
All dwellings deliver generous space standards and quality of interior space. The apartments are triple and even quadruple aspect. Generous inset balconies and roof terraces for the town houses deliver appropriate levels of outdoor amenity whilst their position affords privacy and protection from the elements.



Site plan



Typical floor plan



Axonometric view

Architect: Mæ
Client: L.B. Camden
Borough: Camden
Address: Varndell Street
Completion date: September 2018
Residential cost per sqm: £3,000 -£3,500
Total cost per sqm: £3,000 - £3,500

Context character: urban

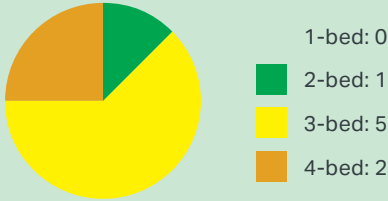
Current PTAL:



Small site characteristics

Site area net (sqm): 1,700
Site area gross (sqm): 2,113
Parking numbers: 0

Building characteristics



Dwelling mix: Total: 8
Average GIA per dwelling (sqm): 133
Typical number of dwellings per core: 5
Typical number of dwellings per floor per core: 1

Tenure

Social rent: 100%
PRS, Affordable, Market sale: 0%
Maximum height above ground level (m): 20
Maximum height Above Ordnance Datum (m): 20
Maximum number of storeys: 5

Planning use split

Non-residential use: None
GIA: 1076
NIA: 809

D3.4 TWO FAMILY HOUSES

This pair of townhouses occupies a constrained site at the intersection of three roads and alongside an elevated linear park that follows a disused railway line. The location is in an area of North London populated by late Victorian and Edwardian streets imbued with the spirit of Arts and Crafts architecture. The two houses complete a terrace of existing houses by utilising an underused site and are sympathetic to the neighbouring terrace in both height and frontage.

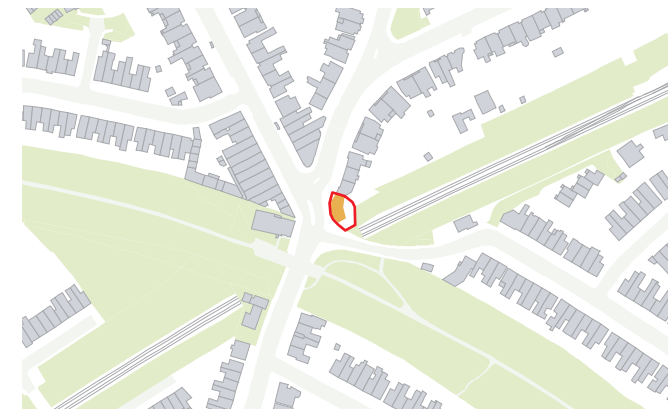
Exemplar of the following Housing Design - Quality and Standards (Module C):

C1.2 Shaping Good Places / Topography

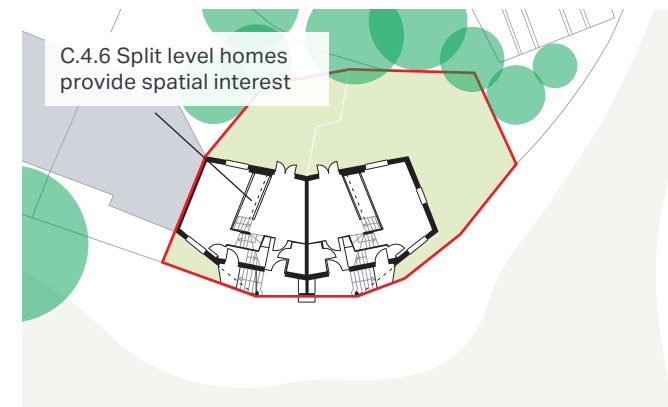
The project cleverly uses level changes to achieve a spatially rich interior whilst still managing level access. The development was designed to comply with Lifetime Homes standards. Accessibility is enabled through both houses having two entrances to provide step-free access into the dwellings - one located at street level and the other at raised ground floor level.

C4.3 Dwelling Space Standards / Spatial quality

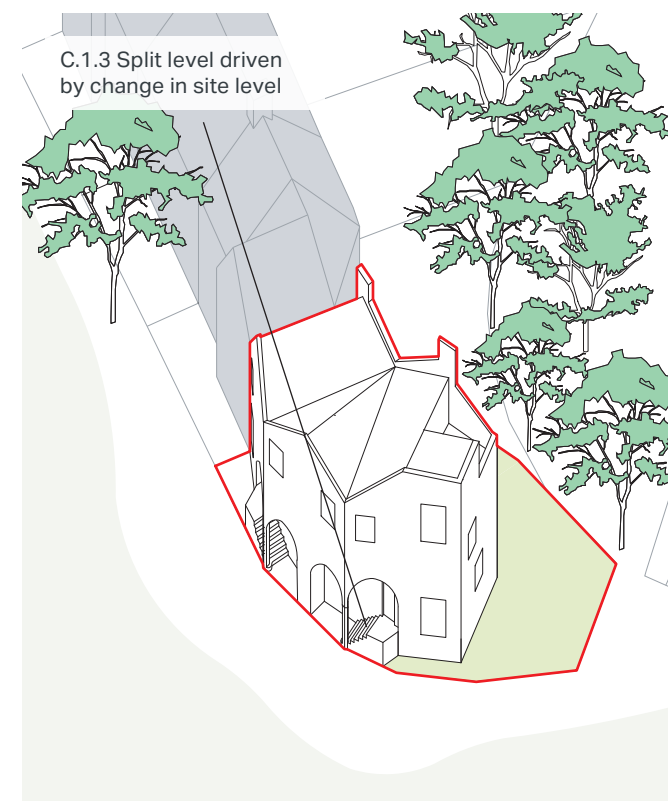
The interiors are organised around a rich spatial arrangement of split-level, open plan rooms that takes advantage of a level change across the site. This arrangement is most evident on the lower floors, where diagonal views between the kitchen, dining and living spaces impart a sense of spatial generosity to each room. The arrangement of rooms across different levels gives definition to different uses whilst still offering a sense of open plan living space.



Site plan



Typical floor plan



Axonometric view

Architect: Stephen Taylor Architects
Client: Solid Space Limited
Borough: Haringey
Address: Stapleton Hall Road, Stroud Green
London, N4 4DS
Completion date: January 2014
Residential cost per sqm: £2,904
Total cost per sqm: N/A

Context character: urban

Current PTAL:



Small site characteristics

Site area net (sqm): 297
Site area gross (sqm): 297
Parking numbers: 0

Building characteristics

4-bed: 2
1-bed, 2-bed, 3-bed: 0
Dwelling mix: Total: 2
Average GIA per dwelling (sqm): 154
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A

Tenure

Market sale: 100%
Social rent, PRS, Affordable: N/A
Maximum height above ground level (m): 12
Maximum height Above Ordnance Datum (m): 54
Maximum number of storeys: 4

Planning use split

Non-residential use: None
GEA: 379
GIA: 308
NIA: 271

D3.5 BARRETT'S GROVE

This six-storey cluster is located within a Victorian street of two-storey brick terraced houses that has been interrupted by the addition of detached apartment buildings, a red-gabled London County Council school, and a rubble walled church. Barretts Grove sits amongst these later standalone structures. The infill cluster of apartments aligns its frontage with the neighbouring, four-storey townhouses, which are separated from the pavement by front gardens.

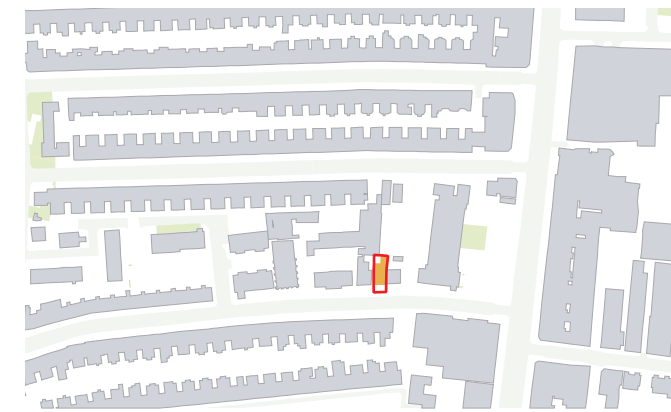
Exemplar of the following Housing Design - Quality and Standards (Module C):

C4.2 Dwelling Space Standards / Private outside space

Barretts Grove uses the depth of the zone between the street and the façade of building to provide generous balconies for each of its flats, whilst still creating a clear connection between the neighbouring frontages and its own strong building line. The balconies are large enough for dining and are alternated to allow neighbours the opportunity to interact above and below. This also helps optimise light into the home.

C6.1 Living Sustainably / Environmental sustainability

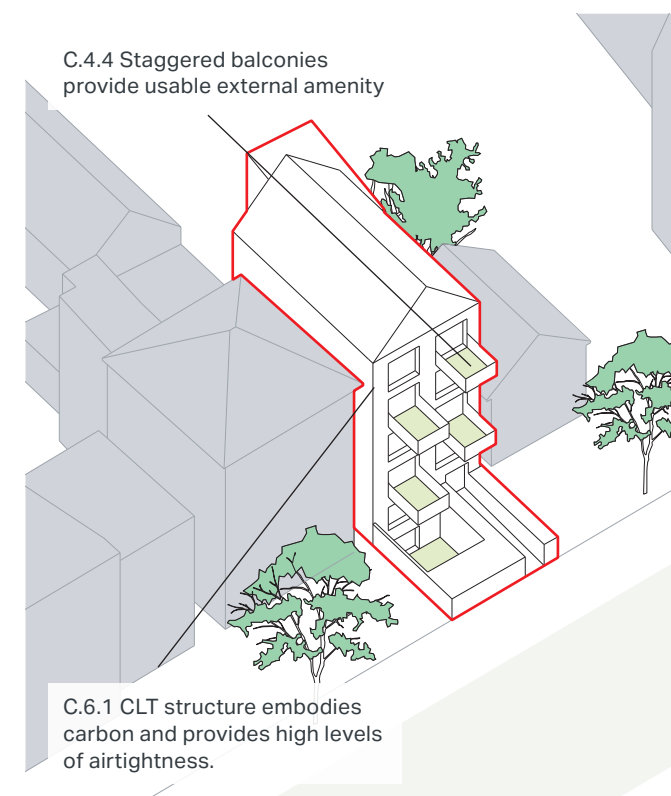
The design offers an exemplar of low carbon construction. Exposed cross-laminated timber (CLT) creates the superstructure for all walls, floors and the roof with visible construction joints expressing the method of assembly. As CLT serves as both structure and finish, this removed the need for plasterboard walls, suspended ceilings, cornices, skirting, tiling and paint. The result was a reduction by 15 per cent in the embodied carbon of the building, as well as savings in construction cost, and time on site.



Site plan



Typical floor plan



Axonometric view

Architect: Groupwork + Amin Taha
Client: Cobstar Developments
Borough: Hackney
Address: 42 Barretts Grove,
London, N16 8AJ
Completion date: May 2016
Residential cost per sqm: £1,983
Total cost per sqm: £1,983

Context character: central

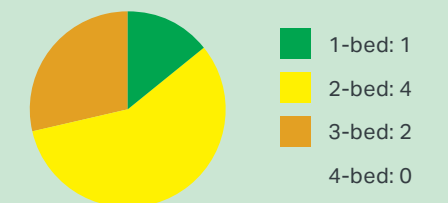
Current PTAL:



Small site characteristics

Site area net (sqm): 140
Site area gross (sqm): 181
Parking numbers: 0

Building characteristics



Dwelling mix: Total: 7
Average GIA per dwelling (sqm): 106
Typical number of dwellings per core: 6
Typical number of dwellings per floor per core: 1

Tenure

Market sale: 100%
Social rent, Affordable, PRS: N/A
Maximum height above ground level (m): 18
Maximum height Above Ordnance Datum (m): 42
Maximum number of storeys: 6 inc. mezzanine

Planning use split

Non-residential use: None
GEA: 100%
GIA: 100%
NIA: 100%

2.4 TERRACE

A terrace is a row of individual homes, producing a collective urban order due to their repetition, continuous street frontage and uniform appearance.

Sub-types include those linked by a carport, townhouses or rows of mews houses. Terraced houses commonly have private gardens or courtyards, increasing their suitability for family housing. Terraced houses are separated by party walls and have their own private access from the street.

D4.1 FOUNDRY MEWS

This intensification of a backland, light industrial site demonstrates that small developments can both retain employment use and deliver much needed housing. The scheme comprises residential accommodation above workspace. All homes have external amenity space at first floor level in the form of enclosed patio terraces. These are open to the sky and have enclosing perforated brickwork walls that extend above eye height. This allows the flow of light and air whilst affording a high degree of privacy to residents and neighbouring properties. Separation distances between the two are a minimum of 19 metres.

Exemplar of the following Housing Design - Quality and Standards (Module C):

C1.3 Shaping Good Places / Land use mix

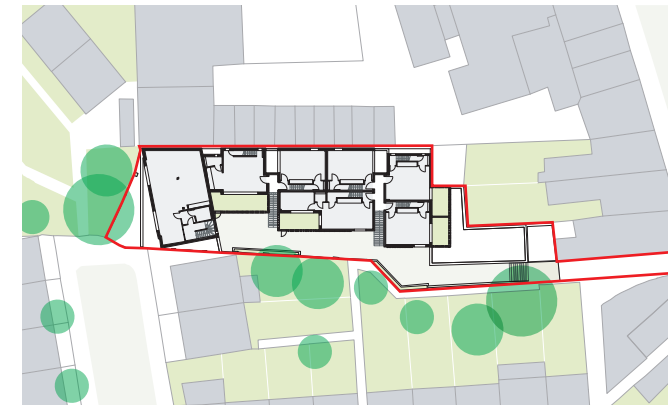
Successful redevelopment of this sensitive site resulted in the creation of a mews of seven duplex dwellings above a plinth of studio workspace accommodation. This model combines living space and workspace in an intimate courtyard setting in buildings whose simple forms are reminiscent of small-scale workshops. Outdoor amenity is in the form of enclosed roof terraces affording privacy and separation from the different use below.

C6.3 Living Sustainably / Flood mitigation and SuDS

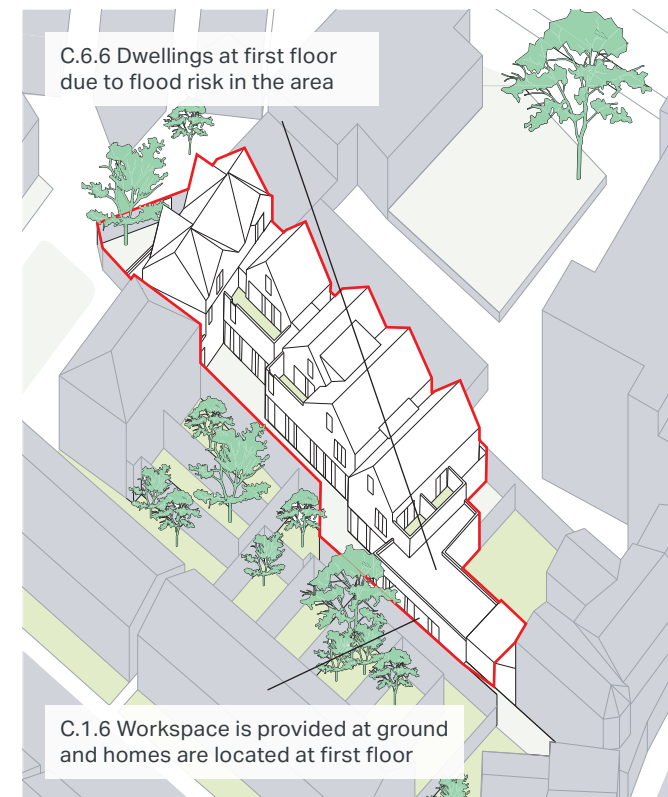
The site is located in Flood Zone 3A and is at risk of flooding, although this is already partially mitigated by River Thames flood defences. To deal with this constraint, the proposal places all residential accommodation at first floor and above, keeping only the small business uses at ground floor level. A sustainable urban drainage strategy (SuDS) has been established, involving underground storm water attenuation tanks with controlled pumped discharge to the sewerage network.



Site plan



Typical floor plan



Axonometric view

Architect: Project Orange
Client: Square Yard Ltd
Borough: Richmond
Address: 57-58 Barnes High Street,
London, SW13 9LF
Completion date: May 2016
Residential cost per sqm: £2,442
Total cost per sqm: £2,442

Context character: urban

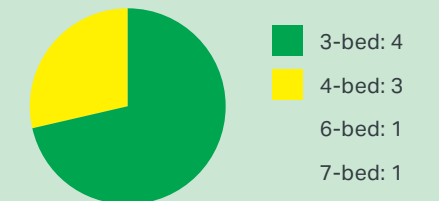
Current PTAL:



Small site characteristics

Site area net (sqm): 725
Site area gross (sqm): 725
The site has no street frontage only a right of way for access
Parking numbers: 0

Building characteristics



Dwelling mix: Total: 7
Average GIA per dwelling (sqm): 65
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A

Tenure

PRS: 100%
Social rent, Affordable, Market sale: 0%
Maximum height above ground level (m): 10
Maximum height Above Ordnance Datum (m): 57
Maximum number of storeys: 3

Planning use split

Residential	Workshops
GEA: 590	GEA: 690
GIA: 452m2	GIA: 613m2
NIA: 395m2 + 25m2 into eaves where ceiling height is below 1.5m	NIA: 505m2

D4.2 DUJARDIN MEWS

This development of two terraces reestablishes important pedestrian connections between the north and south. The project is next to a school and a two-storey suburban neighbourhood. The scale and massing of the new mews reflects the urban grain of the surrounding area to create a domestic and intimate character.

Exemplar of the following Housing Design - Quality and Standards (Module C):

C3.1 From Street to Front Door / Access and servicing

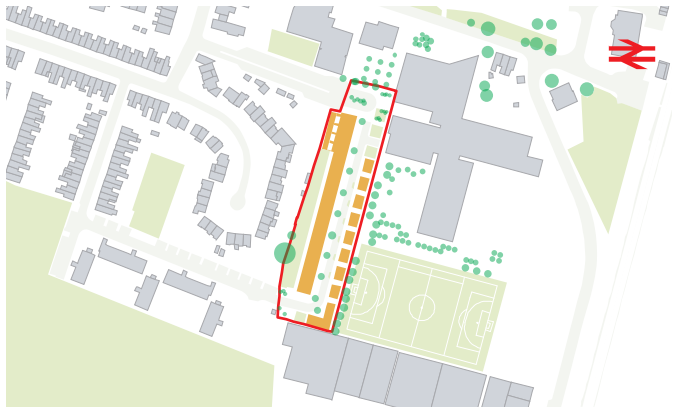
At Dujardin Mews, the refuse stores are planned as integral elements of the boundary walls. Their solid brick construction makes them both part of the building fabric and the boundary wall. Bins are hidden from view but are easily accessible from entrances.

C3.2 From Street to Front Door / Safety and security

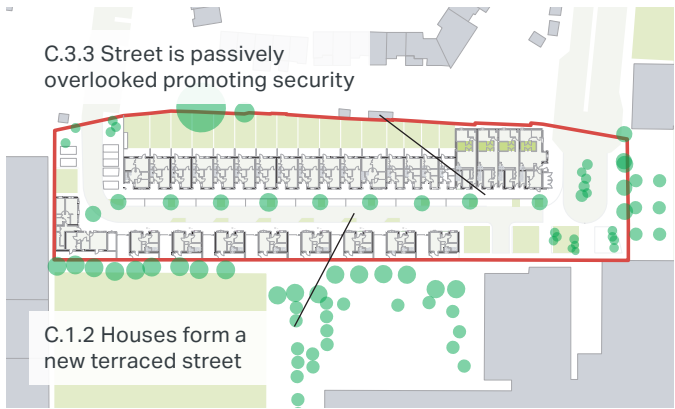
By designing shallow houses, the scheme accommodates dwellings on both sides of a new street despite being a narrow site. Clever planning of the dwellings maximises aspect onto the street. The street is overlooked by homes on both sides affording good passive surveillance and mitigating the need for technological security solutions such as CCTV.

C3.3 From Street to Front Door / Cycle parking

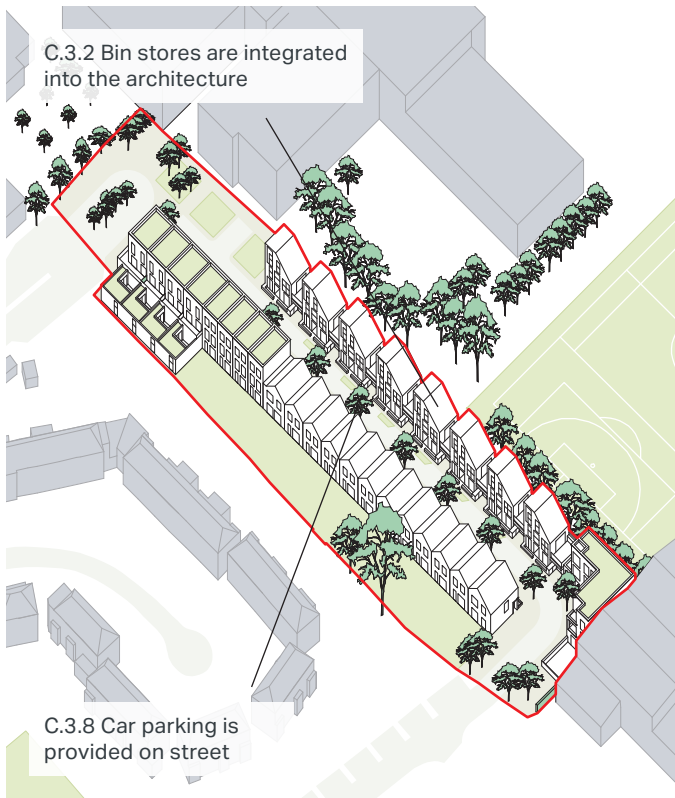
As Dujardin Mews was identified as part of the wider cycle strategy for Enfield, the inclusion of cycle storage was essential. Enclosed cycle stores are integrated into the defensible space, entrance or garage of each home, reducing visual clutter on the streetscape.



Site plan



Typical floor plan



Axonometric view

Architect: Karakusevic Carson Architects
and Maccreanor Lavington Architects
Client: Enfield Council
Borough: Enfield
Address: Dujardin Mews,
Enfield, London, EN3 4FJ
Completion date: January 2017
Residential cost per sqm: £2,115
Total cost per sqm: £2,115

Context character: suburban

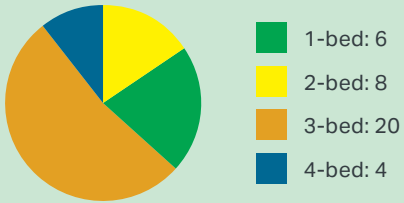
Current PTAL:



Large Site Characteristics

Site area net (sqm): 7,890
Site area gross (sqm): No street edge
Parking numbers: 29 (21 street, 8 on-plot)

Building characteristics



Dwelling mix: Total: 38
Average GIA per dwelling: 95
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A

Tenure

Social rent: 50% Affordable: 50%
PRS: 0% Market sale: 0%

Maximum height above ground level (m): 10
Maximum height Above Ordnance Datum (m): 24
Maximum number of storeys: 3

Planning use split

Non-residential use: None
GEA: 4655
GIA: 3782
NIA: 3650

D4.3
SIGNAL TOWNHOUSES

These two terraces are part of the redevelopment of a post-industrial, brownfield site and contain 16 family houses. They make the transition in height between the existing low-rise, neighbouring housing and future phases of what will be higher-density development. To optimise use of the site, the three-storey houses are arranged in two back-to-back rows. Despite the back-to-back arrangement, houses are arranged in an L-shape around an external courtyard to give each property an alternative aspect.

Exemplar of the following Housing Design - Quality and Standards (Module C):

C3.3 From Street to Front Door / Cycle parking

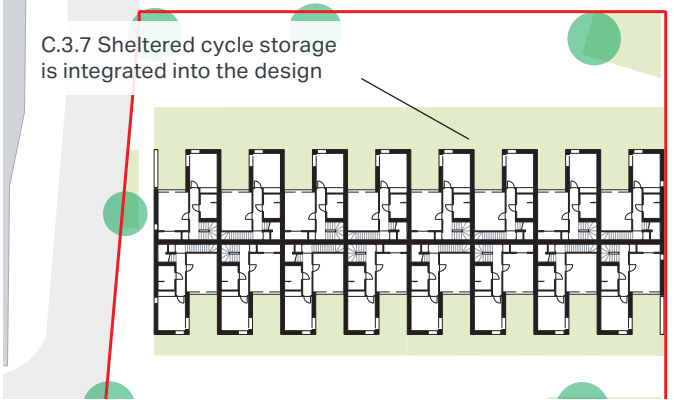
Large cycle storage is designed into the forecourt of each house. This has the additional purpose of defining a threshold and defensible space for each home and forming a boundary treatment between dwellings. The stores are low enough to maintain views along the street.

C5.5 Home as a Place of Retreat / Thermal comfort

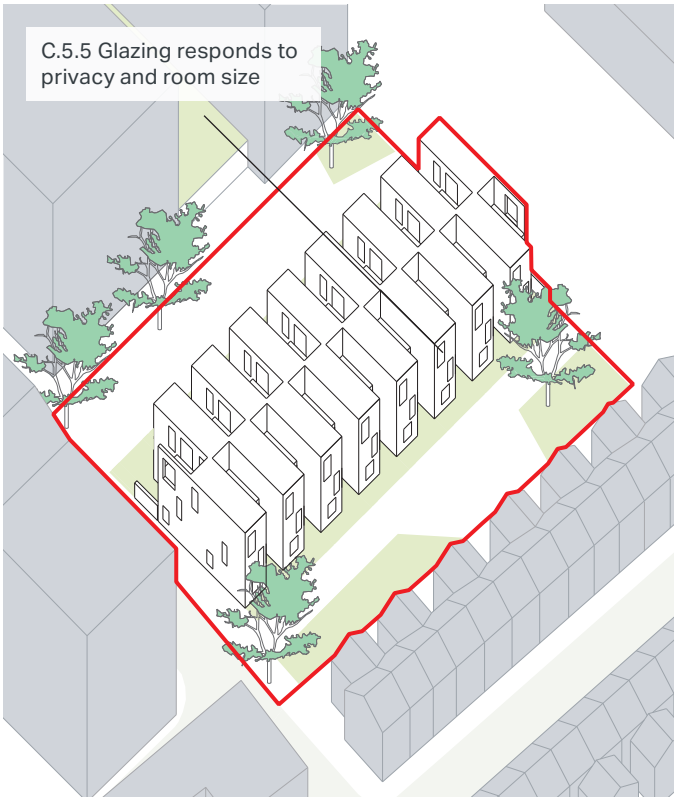
The terraces are connected to the local district heating system and so help to reduce regulated CO2 emissions. Heating in each residence is provided via a combination of radiators and underfloor heating. Mixed mode ventilation provides fresh air to internal spaces and helps to reduce heat gains in summer. Overall, this conserves energy otherwise spent in active systems. To reduce summertime solar gains, the development makes use of external shading devices, deep balconies and recessed windows, helping to reduce the risk of overheating.



Site plan



Typical floor plan



Axonometric view

Architect: Allford Hall Monaghan Morris
Client: U+I plc
Borough: Greenwich
Address: London, SE10 0TA
Completion date: February 2018
Residential cost per sqm: £1,270
Total cost per sqm: £1,270

Context character: urban

Current PTAL:



Large Site Characteristics

Site area net NIA (m²): 2,066
Site area gross GEA (m²): 2,576
Site area gross GIA (m²): 2,203
Parking numbers: 16

Building characteristics

3-bed: 16
1-bed, 2-bed, 4-bed: 0
Dwelling mix: Total: 16
GIA for all dwellings (m²): 129
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A

Tenure

Market sale: 100%
Social rent, PRS, Affordable: N/A
Maximum height above ground level (m): 9
Maximum height Above Ordnance Datum (m): 10
Maximum number of storeys: 3

Planning use split

Non-residential use: None
GEA: 2,576m2
GIA: 2,203m2
NIA: 2,066m2

D4.4 MORAY MEWS

Moray Mews is a terrace of eight courtyard houses within the middle of a Victorian urban block. With potential privacy, daylight and overshadowing constraints, the massing of the proposal needed to be particularly contextually sensitive and responsive. Half of the site had previously included a two-storey dilapidated warehouse, enabling two-storey houses to be reintroduced in this location with no increased impact on neighbouring homes. The other homes in the new terrace are sunken with sloped roofs so that they do not impact on neighbours to the north who previously had views of an empty site.

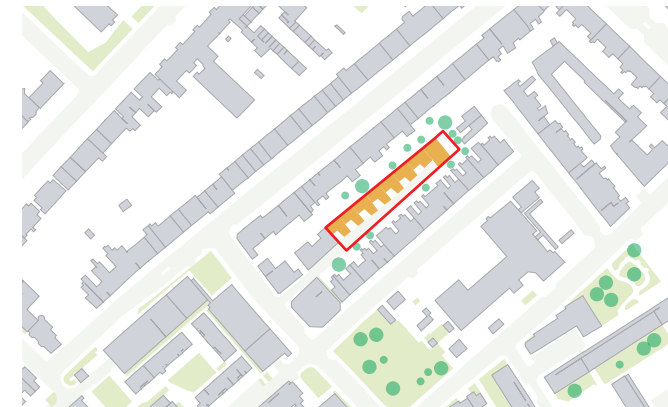
Exemplar of the following Housing Design - Quality and Standards (Module C):

C5.1 Homes as a Place of Retreat / Privacy

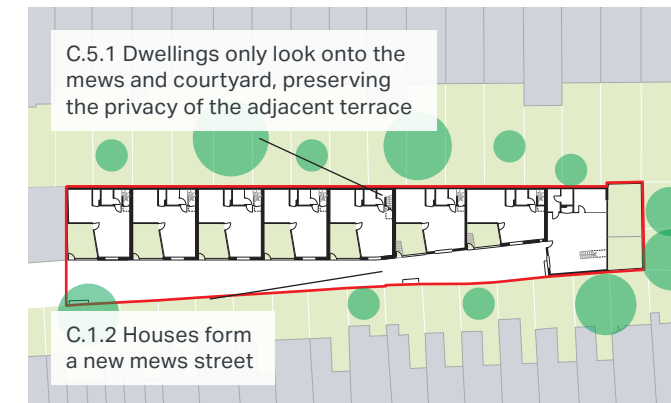
The scheme has cleverly managed issues of privacy, aspect and daylight through use of an L-shaped plan, which ensures that each dwelling looks onto its own amenity space at first floor. The rear façades are close enough to neighbouring homes to create privacy issues in all directions. In response, every room in the new development has a sideways primary aspect into the private courtyard or roof terrace to protect neighbours from overlooking. Oriel windows offer views up and down the mews with clear glass to the sides and opaque glass to the face to protect the privacy of existing buildings opposite. Trellises are used to screen views from roof terraces.

C5.3 Homes as a Place of Retreat / Daylight, sunlight and overshadowing

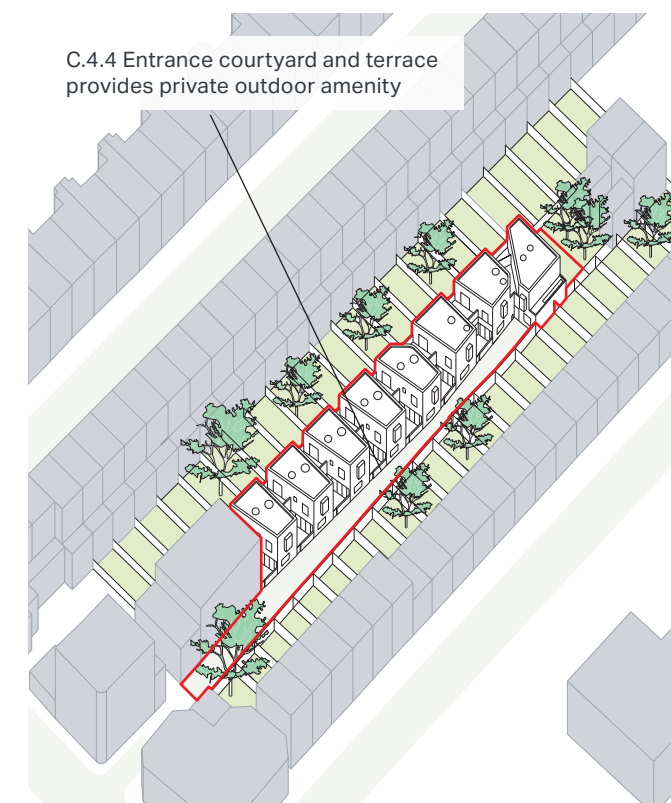
The shallow plan of the dwellings optimises light from multiple angles into the home, despite the compact arrangement. The oriel windows located at the upper levels provide added light whilst creating architectural interest, and provide good natural surveillance of the mews street.



Site plan



Typical floor plan



Axonometric view

Architect: Peter Barber Architects
Client: Roberto Carovona
Borough: Islington
Address: 2a-9 Moray Mews,
London, N7 7DY
Completion date: Spring 2017
Residential cost per sqm: N/A
Total cost per sqm: N/A

Context character: urban

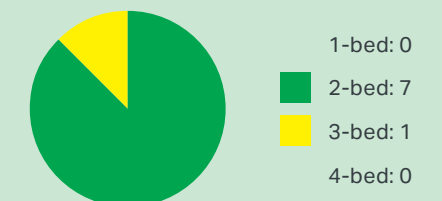
Current PTAL:



Small site characteristics

Site area net (m²): 1,040
Site area gross (m²): 1,040
Parking numbers: 1

Building characteristics



Dwelling mix: Total: 8
Average GIA per dwelling (sqm): 105
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A

Tenure

Market sale: 100%
Social rent, Affordable, PRS: 0%
Maximum height above ground level (m): 7
Maximum height Above Ordnance Datum (m): 57
Maximum number of storeys: 2

Planning use split

Non-residential use: None
GEA: 950m²
GIA: 848m²
NIA: 837m²