# 5.00
# DESIGN PROPOSALS

## 5.1
## DESIGN APPROACH

The FDS proposals have been designed to respond to the principles set out in the wider masterplan, the AAP and in response to the community engagement throughout the design process.

Following on from the design concept development and the successful winning of the BAFO bid, the architectural design team comprising HTA Design, Hawkins Brown and Mae Architects have worked closely through the design period to ensure that the development proposals are robust in their interpretation of the masterplan and the design codes.

The FDS comprises of 6 sub plots numbered 1 through 6 arranged across the site to deliver a street based development.  Mae Architects have worked up proposals for Block 1, Hawkins Brown for Block 4 and HTA for blocks 2, 3, 5 and 6.

This section of the DAS explains the site wide moves in respect of layout, massing, use, amount and landscaping before looking in detail at each of the blocks with inputs from each of the architectural practices.

*Fig 5.1.1  Block Layout Plan*

## 5.2
## LAYOUT

The site layout responds to the east west routes and north south connection that naturally break the site down into 6  land parcels or plots. Each of these plots forms an urban block allowing for development to come forward creating distinct street frontages.

The approach to the layout delivers two distinct character zones that address the park to the south and the conservation area and existing fabric to the north.

The southern half of the site delivers a distinctly more urban character responding to the wide expanse of Burgess Park to the south.  The northern portion of the site and the area to the west forms an area of transition, stitching back into the existing grain and negotiating the change of scale from the high density park edge to the lower rise existing fabric.

The six blocks comprise three perimeter blocks along the park edge that consist of a series of three and four storey mansion blocks and a taller element that wrap around to enclose a courtyard garden. Each of these perimeter blocks is then broken to the north and south to create a space that allows light into the courtyard and allows views out.

In line with the neighbouring Masterplan Design Codes, the three courtyards comprise two that deliver a parking box with a landscaped podium garden and one that delivers a courtyard garden at ground floor.

To the north of the perimeter blocks Blocks 1, 2 and 3 step down in scale.  Block 1 negotiates the change in scale between the southern Perimeter Block and responds to the new public open space, Westmoreland Park, where it steps up in scale.  The block then steps down to the north creating a lower frontage facing onto Westmoreland Square and responding to the existing buildings to the north and the recently completed blocks to the west.

Through creating new routes and responding to the context surrounding the site, the proposed layout also responds to the AAP by creating a series of streets and squares within the FDS.  These take the principles of the ‘Green Fingers’, as proposed within the AAP, and develop these further to work better with desire lines, views and the overall site layout.

The FDS creates new building lines and new frontages onto Albany Road, Portland Street, Westmoreland Road and Bradenham Close reinstating these as urban streets.  In addition, the FDS creates two new north south links, one that extends Phelp Gardens to connect through the site and one that creates a green link running north south and connecting with Queens Row to the north of the site.

A secondary east west route runs across the site extending from Bradenham Close to Portland Street and forming the seam between the taller perimeter blocks to the south and the lower rise accommodation to the north.

The key strategy for the site layout has been to reinstate and create legible streets.  This sets a framework in which street based buildings, terraced houses and mansion blocks can be delivered, reinstating street frontages and creating animation at the ground floor through providing front doors, living room and kitchen windows that overlook the streetscape.

Another key principle has been to avoid continuous runs of streets within the FDS to distinguish the lesser important routes from the main connectors such as Albany Road and Portland Street.  As such, the layout of the scheme closes down long vistas by offsetting buildings so that facades terminate views along streets and by creating areas of public realm along these routes.  This strategy will create legible streets that have a greater sense of place rather than just being connecting streets as well as enhancing the experience of moving through the site and improving wayfinding.

Westmoreland Road, has been cranked in part to follow the existing site boundary but also to create a more characterful street that reflects the character of the streets to the north of the site within the Conservation Area, where straights streets are typically short runs or streets wind or crank away from being completely straight.

As with the creation of public open space within this street based approach, a clear framework emerges for how changes in massing, key elevations and building heights can be mapped out to work with and enhance the street based approach.

***Fig 5.2.1 Building Layout Plan***


***Fig 5.2.2 Aerial Views of Massing Model***

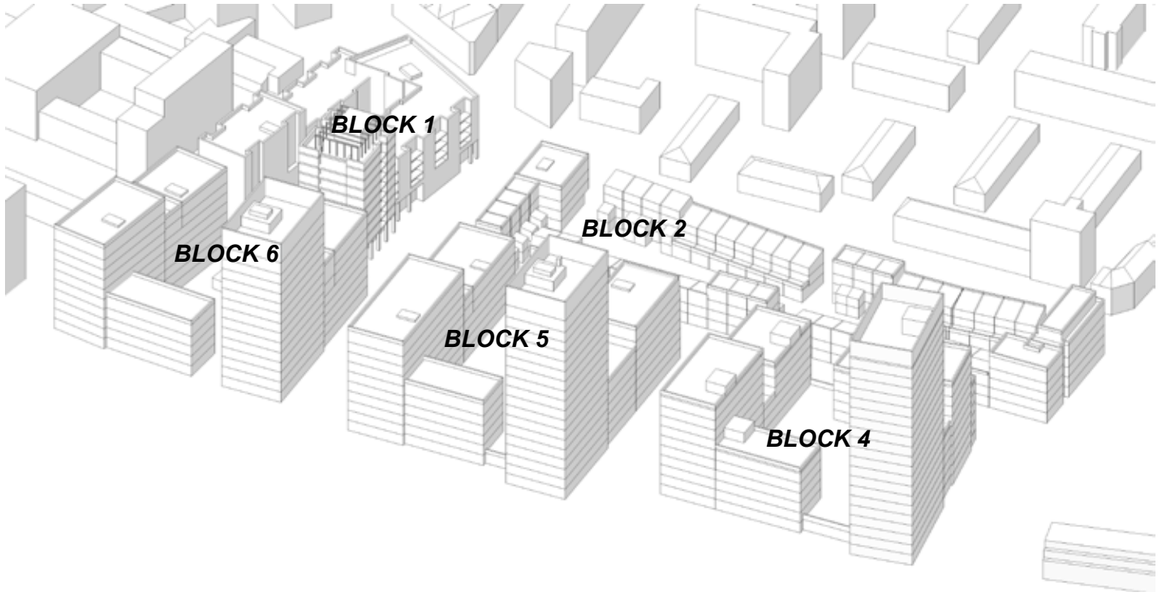


***Figure 5.2.3 Ground FLoor Layout***

***Fig 5.2.4 First Floor Layout***

## 5.3
## LAND USE AND AMOUNT OF DEVELOPMENT

The FDS will be a residential led scheme delivering twenty three buildings within 6 blocks of accommodation with a community facility provided within Block 1.

In total, the FDS will deliver 815 new homes across a gross internal area of approximately 83,800sqm (GIA). The non residential space that will be provided is the community facility (D1/D2) which will offer approximately 260sqm of space adjacent to Westmoreland Park.

The scheme will also provide 3,975sqm of publicly accessible open space equating to 11% of the site area.

The residential accommodation is provided within a mix of building sizes ranging from terraced houses, mansion blocks and higher landmark buildings. These range in height from three storeys through to 20 storeys plus roof garden. A plan showing the range of building heights is shown here.

| | No Bedrooms |
|---|---|
| Flats | |
| 1B | 314 |
| 2B | 258 |
| 3B | 43 |
| 4B | 0 |
| Maisonette / Duplex | |
| 2B | 36 |
| 3B | 61 |
| 4B | 6 |
| Houses | |
| 4B | 27 |
| 5B | 20 |
| **Total** | **765** |

Exclusive of Extra Care

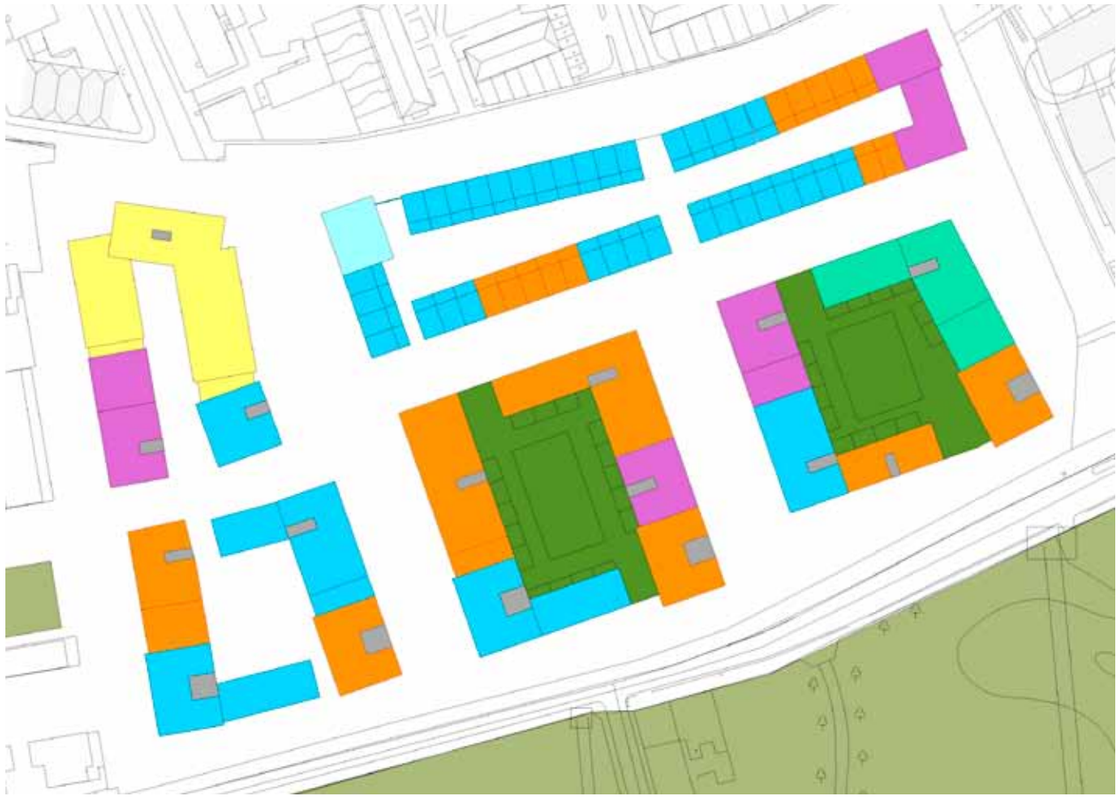



*Fig 5.3.1 Tenure Plan*

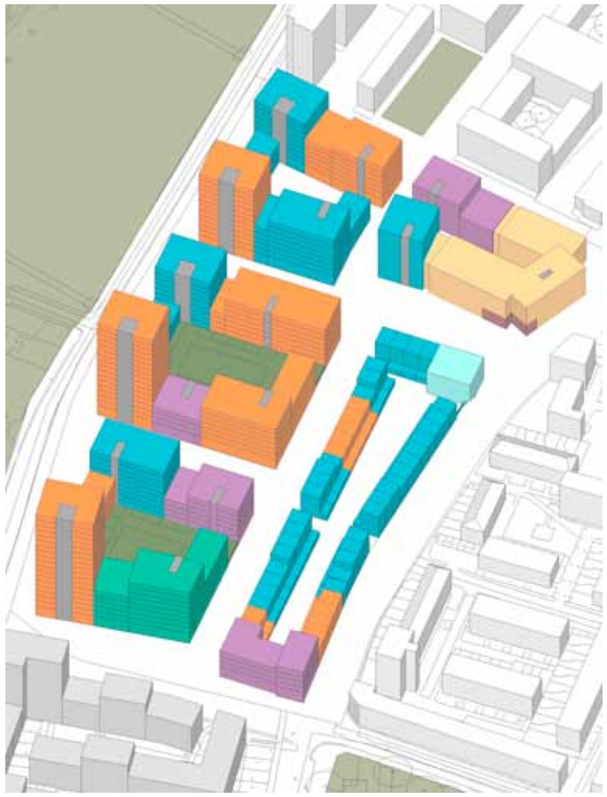


*Fig 5.3.2 Massing model showing tenure allocation across the FDS*

## SCHEDULE OF ACCOMMODATION

TENURE & HOUSING MIX

| | | FLATS | | | | | | | MAISONETTE & DUPLEX | | | | | HOUSES | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Target Rent | 34.1% | 1B | 2B3P | 2B4P | 3B4P | 3B5P | 4B6P | 4B7P | 2B4P (M) | 3B4P (M) | 3B5P (M) | 4B6P (M) | 4B7P (M) | 4B6P (H) | 5B7P (H) | TOTAL | GIA SQM | GIA SQFT | NIA SQM | NIA SQFT |
| | | 93 | 43 | 21 | 2 | 34 | 0 | 0 | 8 | 0 | 22 | 3 | 0 | 17 | 18 | **261** | 32676.3 | 333362 | 25016.85 | 273897 |
| | PERCENTAGE SPLIT (UNITS) | 35.6% | | 24.5% | | 13.8% | | 0.0% | 3.1% | | 8.4% | | 1.1% | | 13.4% | 100% | | | | |
| | FAMILY UNITS % | | | | | | | 13.8% | | | | | 9.6% | | 13.4% | 36.8% | | | | |
| | **HAB ROOMS** | **186** | **129** | **84** | **10** | **170** | **0** | **0** | **32** | **0** | **110** | **18** | **0** | **102** | **126** | **967** | | | | |
| | | | | | | | | **25%** | | | | | **25%** | | **49%** | | | | | |
| | | | | | | | | **66** | | | | | **66** | | **129** | | | | | |
| S/O | 12.0% | 1B | 2B3P | 2B4P | 3B4P | 3B5P | 4B6P | 4B7P | 2B4P (M) | 3B4P (M) | 3B5P (M) | 4B6P (M) | 4B7P (M) | 4B6P (H) | 5B7P (H) | | GIA SQM | GIA SQFT | NIA SQM | NIA SQFT |
| | | 30 | 24 | 15 | 0 | 0 | 0 | 0 | 6 | 0 | 14 | 3 | 0 | 0 | 0 | **92** | 8557 | 196339 | 6169.9 | 66412 |
| | PERCENTAGE SPLIT (UNITS) | 32.6% | | 42.4% | | 0.0% | | 0.0% | 6.5% | | 15.2% | | 3.3% | | 0.0% | 100% | | | | |
| | FAMILY UNITS % | | | | | | | 0.0% | | | | | 18.5% | | 0.0% | 18.5% | | | | |
| | **HAB ROOMS** | **60** | **72** | **60** | **0** | **0** | **0** | **0** | **24** | **0** | **70** | **18** | **0** | **0** | **0** | **304** | | | | |
| | | | | | | | | | | | | | | | **25%** | | | | | |
| | | | | | | | | | | | | | | | **23** | | | | | |
| PRIVATE | 53.9% | 1B | 2B3P | 2B4P | 3B4P | 3B5P | 4B6P | 4B7P | 2B4P (M) | 3B4P (M) | 3B5P (M) | 4B6P (M) | 4B7P (M) | 4B6P (H) | 5B7P (H) | | GIA SQM | GIA SQFT | NIA SQM | NIA SQFT |
| | | 191 | 39 | 116 | 0 | 7 | 0 | 0 | 22 | 0 | 25 | 0 | 0 | 10 | 2 | **412** | 40206.9 | 432783 | 28898.9 | 311065 |
| | PERCENTAGE SPLIT (UNITS) | 46.4% | | 37.6% | | 1.7% | | 0.0% | 5.3% | | 6.1% | | 0.0% | | 2.9% | 100% | | | | |
| | FAMILY UNITS % | | | | | | | 1.7% | | | | | 6.1% | | 2.9% | 10.7% | | | | |
| | **HAB ROOMS** | **382** | **117** | **464** | **0** | **35** | **0** | **0** | **88** | **0** | **125** | **0** | **0** | **60** | **14** | **1285** | | | | |
| | | | | | | | | | | | | | | | **14%** | | | | | |
| | | | | | | | | | | | | | | | **59** | | | | | |
| **Total Of Unit Type Excl. EC** | | **314** | **106** | **152** | **2** | **41** | **0** | **0** | **36** | **0** | **61** | **6** | **0** | **27** | **20** | **765** | **81440.2** | **962484** | **60085.65** | **651374** |
| | | | | | | | | 43 | | | | | 67 | | 47 | | | | | |
| | FAMILY UNITS % | | | | | | | 5.6% | | | | | 8.8% | | 6.1% | **21%** | | | | |
| | **HAB ROOMS** | **628** | **318** | **608** | **10** | **205** | **0** | **0** | **144** | **0** | **305** | **36** | **0** | **162** | **140** | **2556** | | | | |

| EXTRA CARE | | 1B | 2B3P | 2B4P | 3B4P | 3B5P | 4B6P | 4B7P | 2B4P (M) | 3B4P (M) | 3B5P (M) | 4B6P (M) | 4B7P (M) | 4B6P (H) | 5B7P (H) | | GIA SQM | GIA SQFT | NIA SQM | NIA SQFT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | EXTRA CARE RENT | *40* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **40** | 6669.6 | 71791 | 2976.9 | 32043 |
| | EXRA CARE SHARED OWNERSHIP | *7* | *3* | | | | | | | | | | | | | **10** | | | | |
| | **HAB ROOMS RENT** | **80** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **80** | | | | |
| | **HAB ROOMS SO** | **14** | **9** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **23** | | | | |

## TOTAL INCLUSIVE OF EXTRA CARE

| | 1B | 2B3P | 2B4P | 3B4P | 3B5P | 4B6P | 4B7P | 2B4P (M) | 3B4P (M) | 3B5P (M) | 4B6P (M) | 4B7P (M) | 4B6P (H) | 5B7P (H) | | GIA SQM | GIA SQFT | NIA SQM | NIA SQFT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| UNIT NUMBERS | 361 | 109 | 152 | 2 | 41 | 0 | 0 | 36 | 0 | 61 | 6 | 0 | 27 | 20 | **815** | 88109.8 | 1034275 | 63062.55 | 683417 |
| PERCENTAGE SPLIT (UNITS) | 44.3% | | 32.0% | | 5.3% | | 0.0% | 4.4% | | 7.5% | | 0.7% | | 5.8% | 100.0% | | | | |
| FAMILY UNITS % | | | | | | | 5.3% | | | | | 8.2% | | 5.8% | **19.3%** | | | | |
| **HAB ROOMS** | **722** | **327** | **608** | **10** | **205** | **0** | **0** | **144** | **0** | **305** | **36** | **0** | **162** | **140** | **2659** | | | | |

| **TOTAL NO UNITS** | **815** | | 361 | 109 | 152 | 2 | 41 | 0 | 0 | 36 | 0 | 61 | 6 | 0 | 27 | 20 | 815 | 83804.8 | 902067 | 60426.55 | 825927 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Total No Flats | **665** | | Total No Maisonettes | **103** | | Total No Houses | **47** | | | | | | TOTAL WHEELCHAIR |
| DENSITY | 4.4 HA | 604 HRH | | | | | | | BUSINESS PLAN TARGET | 659 | | | 111 | | | 50 | | | | | | Excludes LD & EC |
| DENSITY | 4.4 HA | 185 DPH | | | | | | | | | | | | | | | | | | | | |

## 5.4
## SCALE & MASSING

The scale and massing proposed on the FDS has been designed in line with that proposed in the AAP, which steps up in height and mass towards the park edge, creating a sense of enclosure to the northern edge of Burgess Park.

The massing along this edge creates a shoulder height that steps up where landmark buildings are located across the FDS and the wider masterplan frontage. The massing steps down towards the back of the site to comply with the 2 - 4 storey zone of the AAP and to meet the low rise character of the conservation area to the north. Within this zone, the AAP recognises that there are opportunities for other special buildings and the urban design development of the FDS and wider masterplan has identified areas where this 4 storey shoulder height can step up.

The massing across the site has been designed to transition with the existing context to the north, more recent development to the west and the emerging context to the east that will come forward as part of the wider masterplan regeneration. This defines two distinct areas, the Park Edge and the area to the north that transitions to the existing fabric and conservation area to the north.

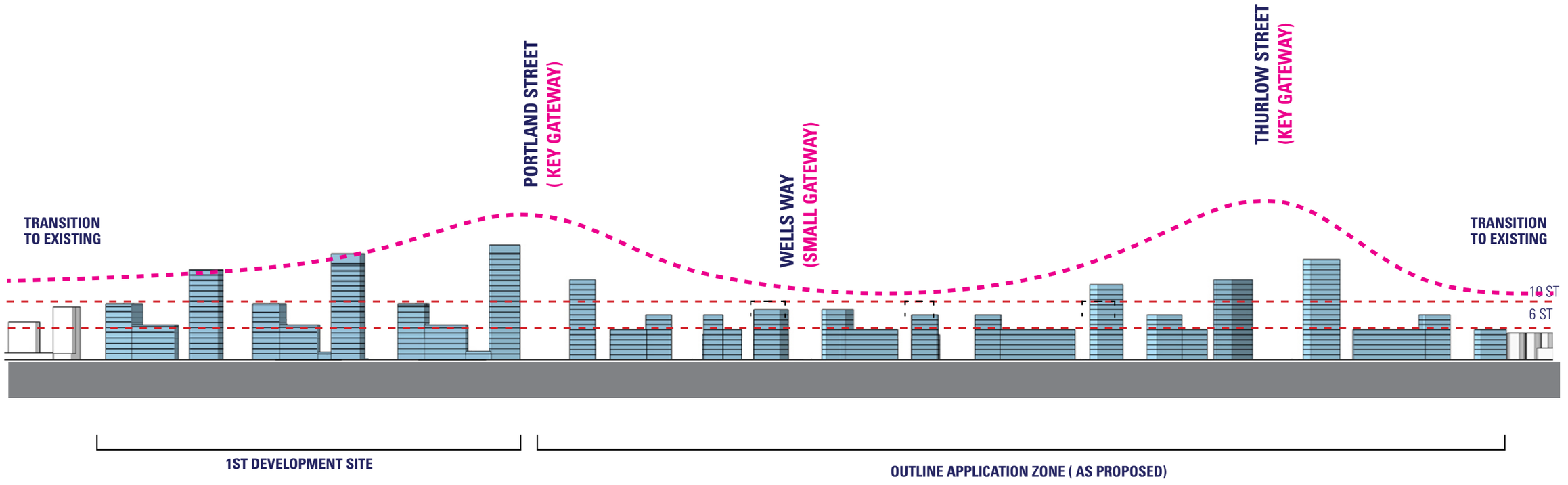
Massing has been further articulated across the park edge and stepping back into the site to avoid an abrupt stepping. Across the Park frontage two shoulder heights are proposed, the taller stepping up to 10 storeys and the lower range stepping between five and six storeys. This creates a more varied massing along the park edge that is representative of the individual building blocks that form the perimeter blocks across the southern part of the site.

This approach also creates a more interesting perimeter block with the roof lines stepping as the individual buildings wrap around to form the block. The massing takes into account the orientation of each building, locating the tallest element to the southeast corner and lowering the massing to the south of the perimeter block to maximise the amount of light into the block.
In line with the Design Codes developed for the masterplan application, the massing immediately to the north of the tallest element is stepped to provide a break between the ‘tower’ and the lower blocks. The building line is also stepped so that the tower element appears as a freestanding element within the wider ensemble.

Looking at the section across the site, a similar approach has been applied so that the massing becomes more varied than simply providing a constant step down in height to the south.
Whilst the massing generally steps down, by introducing a reduction in height to the north of the tower, the massing becomes more varied and adds interest to the streetscape. This approach reflects the massing on Albany Road wrapping it into the site along the key routes and into the new public open space.


***Fig 5.4.1 Aylesbury Area Action Plan Figure 10 Building Heights Plan***

***Fig 5.4.2 The Park Edge Proposed Massing showing masterplan***



On Portland Street the massing steps from the tallest landmark tower, located at the junction of Albany Road down to a five/six storey building to the northern part of the site. The stepping follows the oscillating wave pattern set by the massing along Albany Road stepping down from twenty storeys to a part six/part ten storey block before stepping further to a part five/ part six storey block. On each of the two buildings to the north of the tower, the taller component of each building steps up towards the north to reinforce this oscillation across the massing. See Figure 5.4.3.

The corner building behind Block 4A has been further refined to respond to its location on Portland Street Park and its strategic location on the new east west link that connects Westmoreland Park with Portland Street. The massing comprises a mansion house block that steps down to meet the tower, steps up and then steps down again to meet the street and the lower rise accommodation to the north. This interpretation of the massing very much reflects its special location and is further enhanced by the lower elements of the building being set back to appear less dominant in the massing hierarchy.

The east west street that connects across the FDS marks the step in massing between larger building blocks forming the perimeter blocks and the finer grain massing to the north. As set out in the Design Codes for the Masterplan application, the massing of the perimeter blocks becomes more modeled along this street with the introduction of a mansard roof detail across three of the larger building blocks along this street. This device opens up the street section reducing the overall bulk of the buildings to the south, their impact on the streetscape and the neighbouring houses to the north. It also reflects how the massing changes at a more detailed scale to accommodate the various changes in spatial strategy and street section across the FDS.

In summary, the scale and massing responds to a high level strategy of providing more mass, height and density towards the Park Edge but also delivers a more refined response to the massing, responding directly to the public realm, to neighbouring buildings and to routes connecting through the FDS.

This design approach ensures that the scale and massing of buildings creates a sense of place across the FDS, defining key spaces and routes, creating key landmarks at junctions and smaller landmarks at key locations to enable wayfinding, orientation and create visual interest to the built form across the site.

***Fig 5.4.3 Portland Street Elevation - Proposed Massing & Relationship to Existing Fabric to the North***

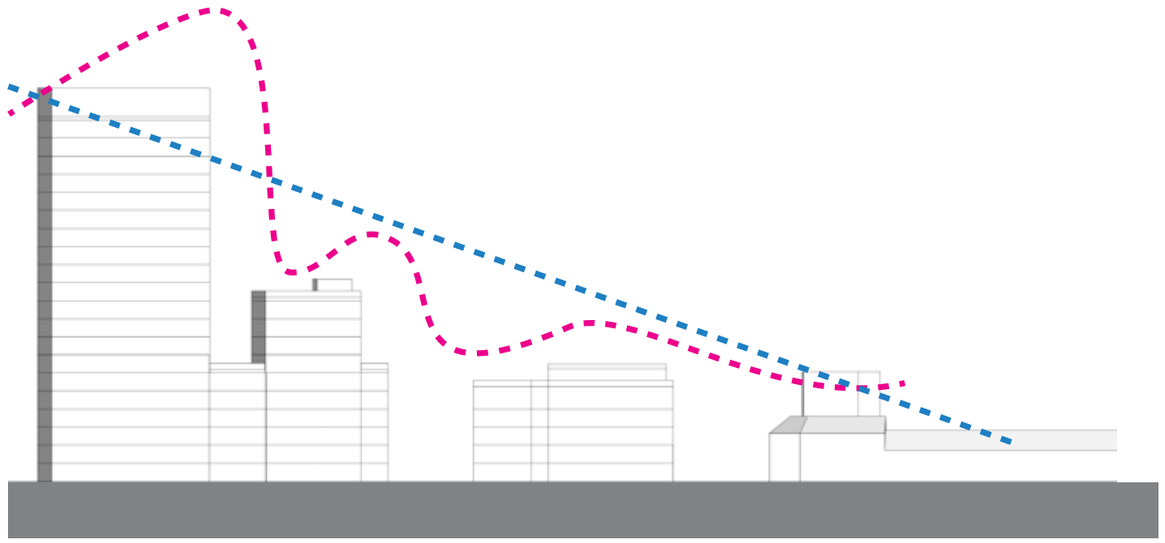
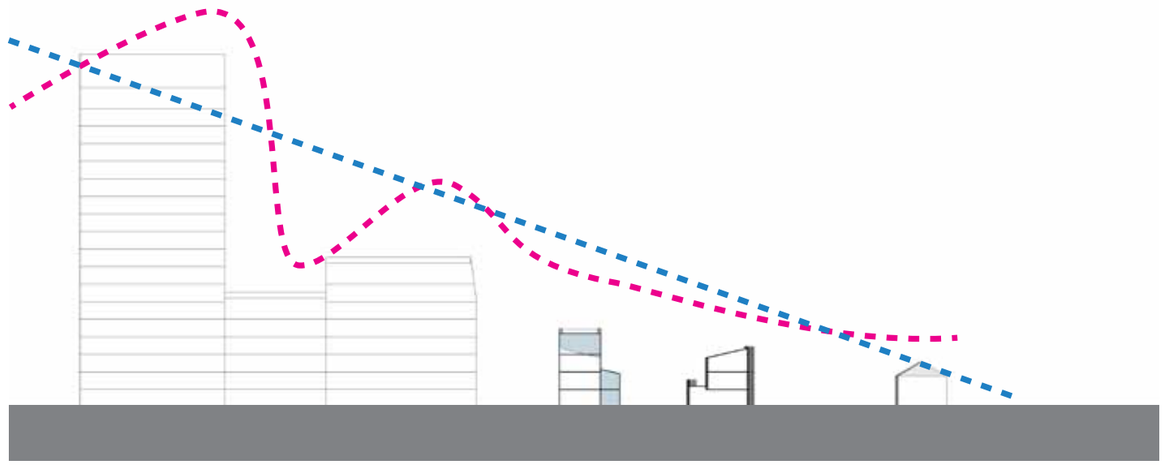


***Fig 5.4.4 Phelp Gardens Elevation - Proposed Massing***



***Line showing general stepping down across the site to the north***

***Line showing oscillating massing delivered by buildings stepping down to the north***

The buildings that are delivered across the FDS can be grouped into three typologies, two of which can then be broken down into subsets.

The three key typologies are Low Rise, Medium Rise Mansion Blocks and High Rise Towers.

These three typologies reflect those set out within the Masterplan Design Codes and the FDS Design Principles.

## HIGH RISE TYPOLOGIES & TALL BUILDING STRATEGY

The first group relates to the three towers that are located along Albany Road. Again, these are divided into two sub groups, the landmark towers that define key routes and civic space and the lower rise special tower that defines secondary routes.

The three towers within the FDS are designed to complement the 5 other landmark and special tall buildings proposed across the park frontage within the wider masterplan.

The Design Code Document that is submitted as part of the masterplan application sets out the principles for these towers.  The three buildings designed within the FDS are intended to read as three blocks within a family that are linked by their overall proportions and by each reinforcing a grid elevation design across their facades.  The two taller blocks are designed to work as a pair that mark the junction with Portland Street and the park that folds around from Portland Street onto Albany Road.  The taller block, treated in a dark almost black brick, forms the marker to the junction whilst the slightly lower, light grey clad brick tower forms a counterpoint to the dark tower and bookends the park space that folds around onto Albany Road.

The third block steps down again, marking the connection from Albany Road to Westmoreland Park and is treated as something more special as it is removed from the two taller blocks that mark the more civic role of Portland Park.

The FDS towers are designed to work individually but also as a grouping across the park frontage. They do not, however, set a precedent for the towers that are proposed within the masterplan. These will be designed in accordance with the Design Codes to enable more variety across the taller buildings that come forward.


**LANDMARK TOWER**

*Fig 5.4.5 Albany Road - Park Edge Elevation*

*Fig 5.4.6 View Along Portland Street Towards the Landmark Tower at the Junction of Albany Road*

Tower

## SPECIAL TOWER



*Fig 5.4.7 Sketch Model View of Special Tower*

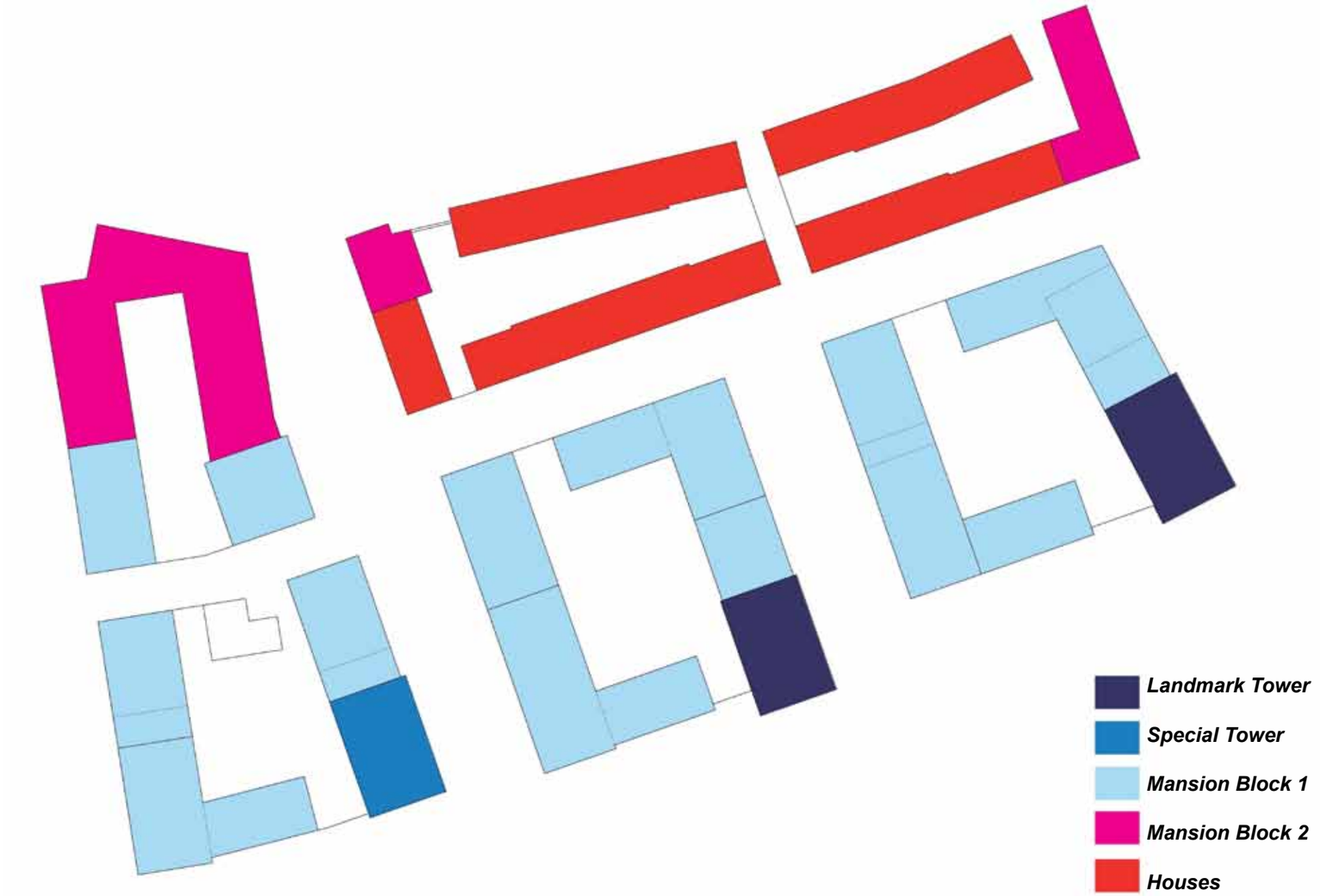



*Fig 5.4.8 Distribution of Typologies Across The SIte*

## MEDIUM RISE

The Medium rise accommodation comprises the widest range of building heights and covers the lower medium rise up to a threshold of six storeys and the higher threshold of seven to ten storeys. The first lower sub set includes the mansion blocks to the northern part of the site including the main building of Block 1 that provides Extra Care accommodation and mansion block 3B that faces onto Portland Street and steps up from the low rise houses.

These blocks typically negotiate the step in massing between the low rise buildings and their taller counterparts and form the taller blocks within the transition zone to the north of the site. The typology used within this scale set is typically the mansion house block although these blocks allow for more flexibility within their scale and massing and are characterised by stepping heights between their component parts, such as Block 1. Wihtin the block the massing steps from five storeys onto Bradenham Close up to six storeys onto the new public open space, Westmoreland Park. Proportionally, the elevations of these buildings read as more horizontal blocks with a shorter height to width ratio.

The taller sub group of medium rise blocks refers to the larger mansion block types that are associated with the southern edge of the site, forming the perimeter blocks and the park edge.

These are typically from seven to ten storeys and form the taller shoulder height for the southern part of the site. Typically their floorplates provide a double stacked flatted arrangement with a central corridor. This defines the building width around 18m. The length of these blocks is limited by the number of flats provided by core and by maximising the number of dual aspect flats at the end of corridors. This sets a maximum length to the block of 36m and creates a greater height to width ratio for the elevations.

Where these taller mansion blocks are located facing onto the new east west link, the overall massing has been shaped to reduce the impact on the transition zone to the north. A mansard roof arrangement has been introduced to three of these taller blocks to reduce the impact of the taller blocks on the low rise buildings to the north. Block 4B goes a step further creating more of a step within the massing to negotiate the corner and the stepping down from a ten storey block to the four and five storey blocks beyond.

The mansion blocks that form the perimeter also step down to allow light and to reduce the sense of enclosure around the courtyard spaces. The mansion blocks that form the north and south buildings to these spaces step down to create five or six storey wings that form the street elevation onto Albany Road and onto the new east west route.

The effect this has is to reduce the overall impact of the development across these two elevations creating a stepping pattern and allowing more visual connection to the sky from Burgess Park and Albany Road in particular.

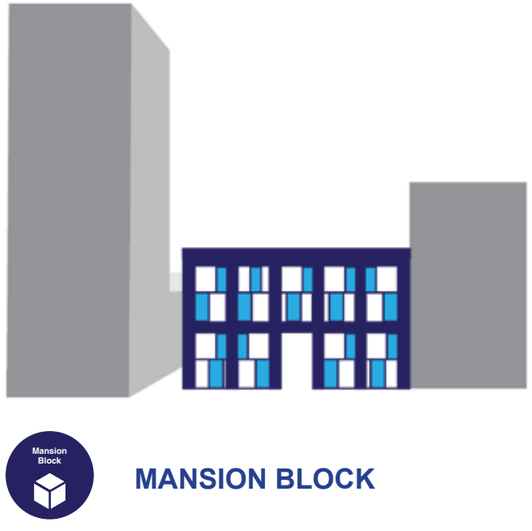



***Fig 5.4.9 Massing model showing mansion blocks along the park edge***

***Fig 5.4.10 Example of Adjoining Mansion Blocks***

***Fig 5.4.11 Variations in massing between mansion blocks***

## LOW RISE TYPOLOGIES

The low rise accommodation is typically three to four storeys and includes the townhouses within blocks 2 and 3  and the small 4 storey building which provides the learning disabilities housing in block 2.

This typology reflects the lowest, smallest scale of development and is used across the northern part of the site to transition between the high density accommodation along the park edge to the existing housing stock and lower density urban grain to the north.

The typology draws heavily on the two storey housing to the north within the conservation area but also references the wider area and the Georgian townhouses that can be found across Walworth Road, in Sutherland Square and reaching towards Kennington and Camberwell.

*Fig 5.4.12 Terraced Housing Block 2*

*Fig 5.4.13, 14, 15 Terraced Housing Examples*


## TOWNHOUSE

## 5.5

## LANDSCAPE

The landscape strategy aims to build upon the urban design strategy and support the creation of a recognisable London neighbourhood.  A network of safe and attractive streets, high quality squares and parks will ensure the successful integration and appropriation of the development, assisting in generating a place of real urban value.

The key design approach is to create attractive, legible streets, with a distinctive character that create a ‘sense of place’, rather than focused on vehicular access. Giving priority to pedestrians will create a place of social activity, accessible and safe for all users, where playing and interaction within the community is encouraged.

Recognisable elements like railings, hedged boundary treatments and the traditional London Square create the scale and character of an urban network that will be easy for the residents to relate to, understand and navigate. At the same time the distinctive use of materials and layouts will formulate an identity that will define the local character.

Access to the new homes is always at ground level, either directly to the private front doors of houses and maisonettes, or to shared entrances at building cores, facing the streets and squares, providing an active frontage to all public areas.

The main landscape features of the FDS will be:

- Westmoreland Square: an urban square along the community spine that will form the main civic hub of the development, linking the proposed Extra Care building, the Southwark Resource Centre and the existing shops to the North site boundary, creating a gateway space into the new development and wider regeneration area whilst linking into the existing neighborhood via the improved route to Walworth Road, currently being implemented by LBS.
- Westmoreland Park: connected to the Community Spine, the Community Facility and the Learning Disability flats, this pocket park creates a fundamental aspect of the north-south Green Links to Burgess Park. It is a place for passive recreation, biodiversity and play.
- Portland Park: Portland Park will be an urban park with a high level of activity with formal play equipment, characterised by its close proximity to Burgess Park. The character of the park is defined by the four retained London plane trees.
- Albany Road Park: a linear open space on the northern side of Albany Road to facilitate the creation of the ‘Park Road’ character and exploit the opportunity provided through the retention of the majority of the existing trees.
- Communal Courtyards: internal courtyard gardens for communal use, providing opportunities for planting, gathering, play, relaxing and general enjoyment for the residents of the surrounding blocks.
- Intensive Green Roofs: Roof terraces on top of the four towers, inviting residents to relax, sunbathe, gather and enjoy the views of the city.
- Green Links: an integrated north-south network of parks and tree lined streets with widespread planting that draws the character of Burgess Park through the development and connects the site into its surroundings as well as creating habitat and biodiversity corridors.

***Fig 5.5.1 Illustrative View of Westmoreland Park***

Full details of the landscaping proposals and a description of the public open space is provided within the Landscape Strategy Document that accompanies the application.

## 5.6
## APPEARANCE

The physical appearance of the scheme has been designed along a simple ethos that the FDS should have a tangible sense of place, of being part of Walworth and part of London.

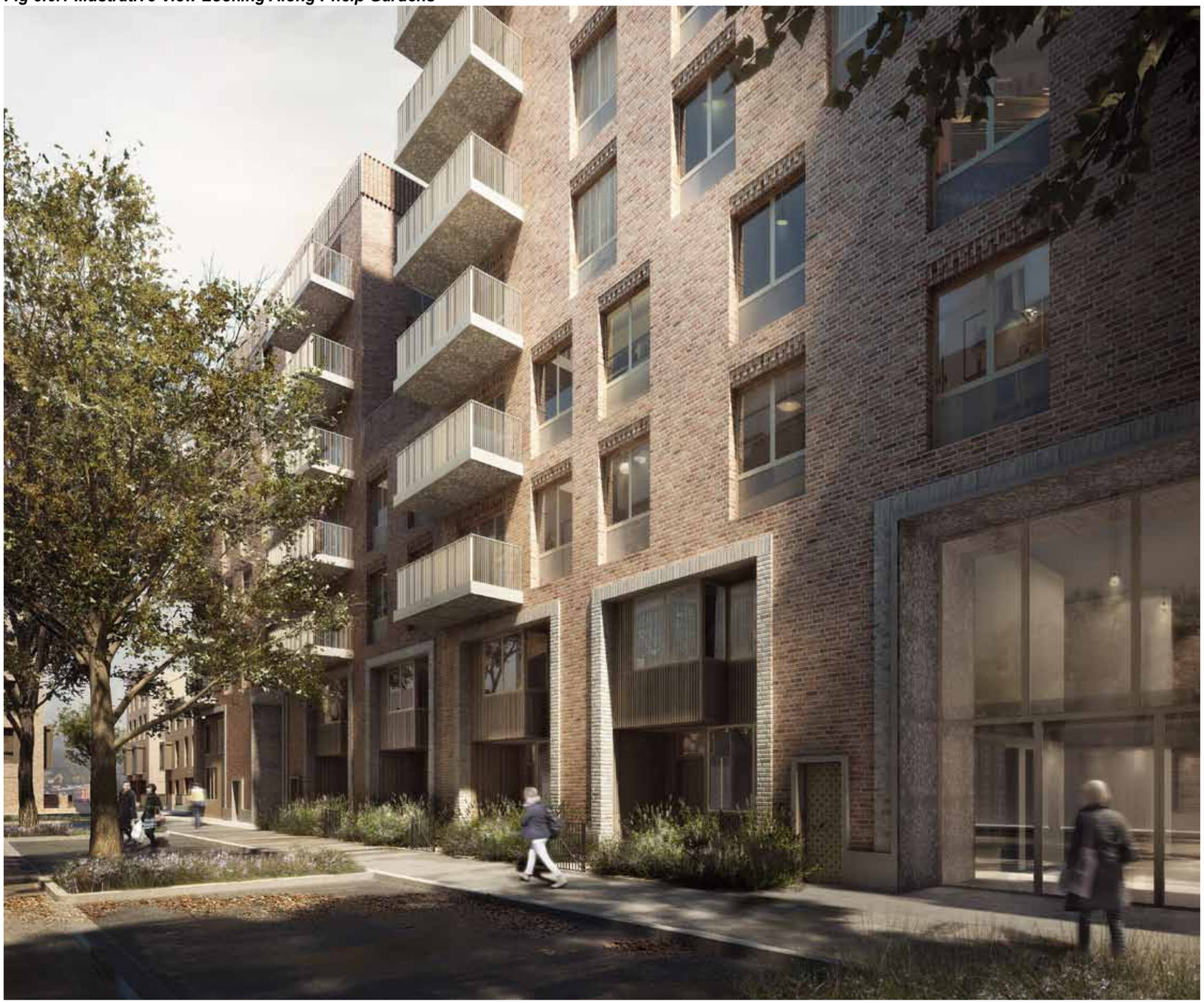
The three architectural practices have worked collaboratively assessing the local vernacular, the context, patterns and the varied styles that make up the local fabric.  References have drawn upon local buildngs and London wide examples where new typologies are being introduced such as the new high rise buildings.

The design team made a commitment to deliver a brick based architecture across the FDS that allows for other materials to be introduced to the palette in either details or across entire buildings. This approach expands upon the principles of the masterplan design codes and the AAP.

The appearance of the scheme is also based around the principle that each building is legible in its own right with a clear address and its own elevation treatment.  This has been tested across blocks and across streets so that different types of brickwork can be introduced to create variety without it becoming too confused or varied a streetscape.

This section of the document describes each of the plots across the FDS, exploring the elevation design, materials and overall appearance for each building.

***Fig 5.6.1 Illustrative View Looking Along Phelp Gardens***



## 5.7
## MATERIALS

**Primary Material Palette**
The material palette for the first development site has been developed to unify the different blocks as a legible neighbourhood- whilst allowing for individual variety, texture and richness, so that each block has its own identity on the street. This principle is reinforced by the three collaborating architects interpreting the palette in their own way.

Materials will be specified to be of a high quality and well detailed with a focus on robust, self finished materials that weather well with age and are environmentally sustainable.

A base palette of brick to all plots helps to 'stitch in' with the surrounding South London townscape. In line with the streets-and-squares approach to the wider masterplan, the use of brick also references the Georgian, Victorian and Edwardian houses and tenements in the Walworth Conservation Area to the north.

*Fig 5.7.1 Waterstruck bricks have a softer appearance and work well adjacent to older build-*

*Fig 5.7.2 Semi-glazed clinkers have lots of visual interest and catch the light- good for tall build-*

Brick also has a strong connection with domestic architecture and a human scale, as bricks are traditionally laid by hand. It is a material that weathers well over time and looks great even when very old. This is a conscious response to the existing panelised concrete 'super-blocks' that comprise the existing estate.

HTA, Hawkins\Brown and Mae have worked together so that there is both a continuity of materials across the first development site, along with richness and variety coming from differences in facade composition, crafted detailing and introduction of other materials such as cast stone and coloured aluminium.

Where the plots are larger and denser towards Burgess Park, different varieties of brick are used to express individual blocks so that each has its own identity on the street.

Towards the rear- in particular the terraced family houses- the palette settles into a single brick type in line with the reduced scale.

**Building tall in brick**
The towers and taller mansion blocks also use brick, helping tie them to the wider masterplan. In order to deal with increased scale and visibility of the taller buildings from a distance, the depth of modelling in the facades and surface reflectivity becomes more important. This is explained in more detail in the plot by plot descriptions.

**Secondary Material Palette**
Detail elements such as balconies, window frames, string courses and parapets all fall into a secondary palette particular to each block and these are described in more detail in the plot-by-plot descriptions in this report.

**Brick types and their distribution**
The diagrams below and right show how different brick types have been deployed across the different plots. Example bricks are explained in more detail on the following pages.

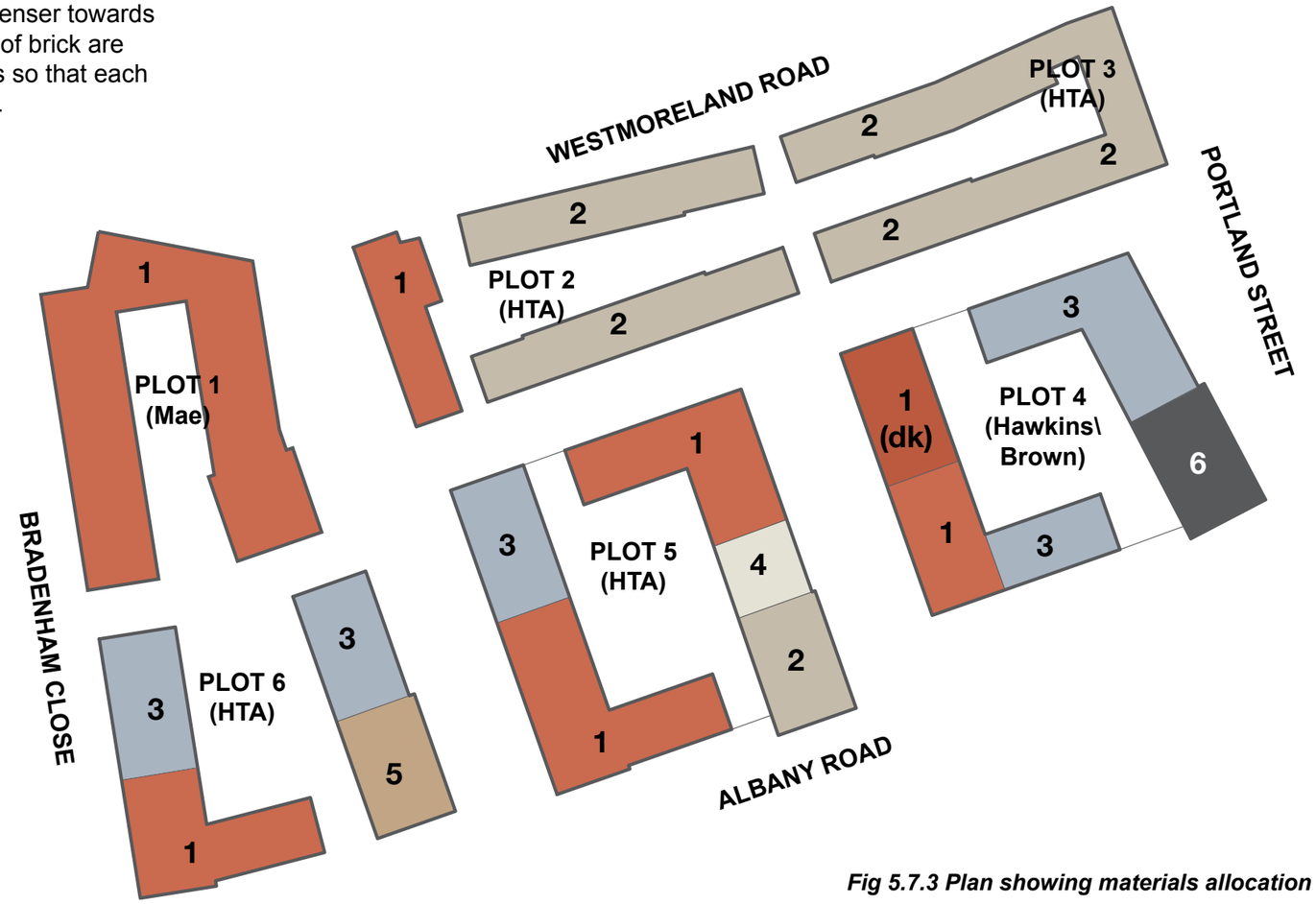
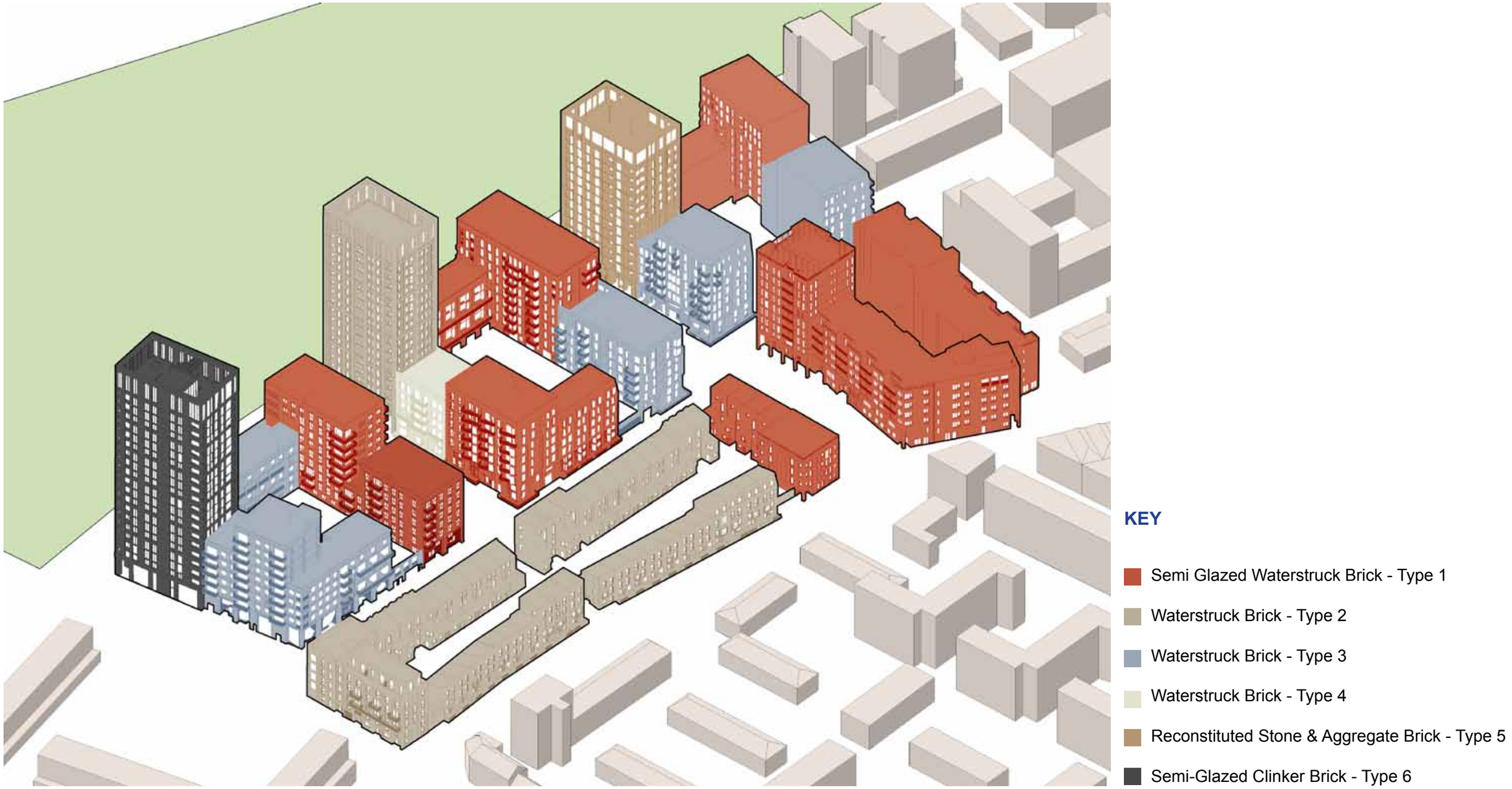
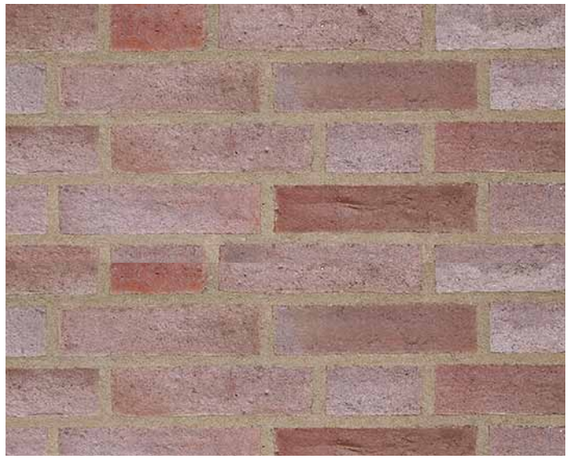



*Fig 5.7.3 Plan showing materials allocation*

***Fig 5.7.4 Masing model view showing materials allocation***





## Waterstruck Brick - Type 1

Application:
This waterstruck brick is proposed for Block 1, the apartment building in Block 2, and some of the mansion blocks in Blocks 4, 5 and 6. The example shown has an engobe finish that adds a semi-glazed quality and catches the light. The brick has a soft, subtle red colour. The water-struck process softens the appearance of the brick. Plots 4C and 4D use this brick and are linked. Individual expression can be achieved in a subtle way using a different mortar colour.

Colour:
A variegated brick of purplish/pinkish colour, also with orange colours, with a degree of variation of colour within each brick.

Finish:
A waterstruck finish, with a slight glaze, and with stretched/cracked lines formed during the making process.

Mortar:
A flush jointed, buff coloured mortar to be consistent with the brickwork.

## Waterstruck / Stock Brick - Type 2

Application:
This waterstruck brick or stock brick is proposed for the terraced houses in Blocks 2 and 3, as well as the tower in Block 5.

The example shown has a pale buff base colour along with brown and blue patches. The water-struck process softens the appearance of the brick.

Colour:
A variegated brick of buff / blue / brown colours, with a degree of variation of colour within each brick.

Finish:
A waterstruck finish, and with stretched/cracked lines formed during the making process.

Mortar:
A flush jointed, buff coloured mortar to be consistent with the brickwork.

## Waterstruck Brick - Type 3

Application:
This waterstruck brick is proposed for some of the mansion blocks in Blocks 4, 5 and 6.

The example shown is cream in colour with silvery patches. The water-struck process softens the appearance of the brick.

Colour:
A variegated brick of cream / silver colours, with a degree of variation of colour within each brick.

Finish:
A waterstruck finish, and with stretched/cracked lines formed during the making process.

Mortar:
A flush jointed, pale coloured mortar to be consistent with the brickwork.

## Waterstruck Brick - Type 4

Application:
This waterstruck brick is proposed for a ‘special’ facade bay in Block 5.

The example shown is pale cream in colour. The water-struck process softens the appearance of the brick.

Colour:
A variegated brick, pale cream in colour, almost white, with a degree of variation of colour within each brick.

Finish:
A waterstruck finish, and with stretched/cracked lines formed during the making process.

Mortar:
A flush jointed, pale coloured mortar to be consistent with the brickwork.

***NOTE: Brick types are indicative of finish and will be subject to availability. Approval of samples via planning condition and dialogue with officers is assumed.***

## Aggregate Roman Brick - Type 5

Application:
This cast brick is proposed for the tower in Block 6.

The example shown has a pale whitish grey appearance enhanced by the aggregates within the brick that catch the light and add colour and interest.

Colour:
A whitish colour to complement the reconstituted stone frame of the building, with added colour of differing degrees added by the aggregates that are cast into the brick.

Finish:
In contrast to the waterstruck brickwork used on neighbouring blocks, the brick hasa more uniform and polished appearance.

Mortar:
A flush jointed, light coloured mortar to be consistent with the brickwork.

## Clinker Brick - Type 6

Application:
A dark Clinker brick is proposed for the Block 4A tower. It is also used as a plinth element in Block 1. The rich texture and patches of glazing in the finish mean that it will catch the light when seen from a distance. The deep red colour will give a sense of warmth.

Colour:
A brownish/purplish variegated brick with differences in surface texture within each brick.

Finish:
A semi glazed finish, from coal dust and salt additives during the firing process, also with a degree of texture.

Mortar:
A flush jointed, buff coloured mortar to be consistent with the brickwork below and above.

## Window Frames

The image shown here illustrates the likely palette for the window frames and is designed to complement the tones of the brickwork.

## Reconstituted Stone

Reconstituted stone polished finish, colour light grey. Applied to the frame of Building 6A, stone banding, balcony and window surrounds.

## Decorative Tiles

Decorative floor tiles applied to entrance thresholds and floors in lobbies.

## 5.8
## BLOCK 1 MAE

**Introduction**
Block 1 comprises 50 Extra Care flats, a Community Centre, 58 apartments and 6 maisonettes around an enclosed courtyard, open to the south to allow daylight and sunlight into this relatively narrow plot. Set in a prominent location at the corner of Westmoreland Square and Westmoreland Park, the proposal arranges the entrance to the extra care and the new community facility to complete the square and reinforce this space as an important civic space for the community.

The extra care communal spaces look onto Westmoreland square and down onto Bradenham Close, with the community facility wrapping around from Westmoreland Road into Westmoreland Park.

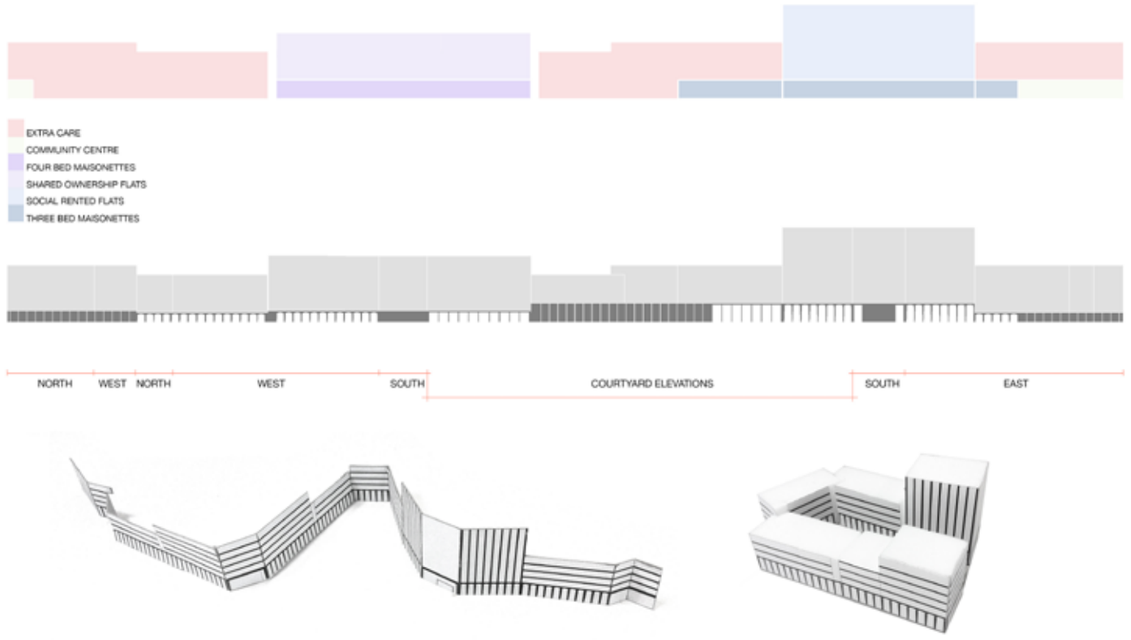
Maisonettes continue the block to create an active street frontage along Bradenham Close and the south-West edge of Westmoreland Park . A taller residential element sits prominently at the south east corner of the block.

Study models illustrate the development of the massing from BAFO stage to the current proposal reflecting the FDS design principles and urban design framework within the masterplan. The building is 5 storeys on Bradenham Close stepping up to 7 storeys at the southern end. The building steps up to 6 storeys fronting Westmoreland Road and around into Westmoreland Park before stepping up to 10 storeys. The latter taller element frames a view down East West Street looking west.

***Fig 5.8.1 Plan***


**KEY**
1. Westmoreland Square
2. Westmoreland Road
3. Westmoreland Park
4. Bradenham Close

***Fig 5.8.2 Early study unwrapping the elevation to explore how a cohesive expression could be achieved with a difficult programme***



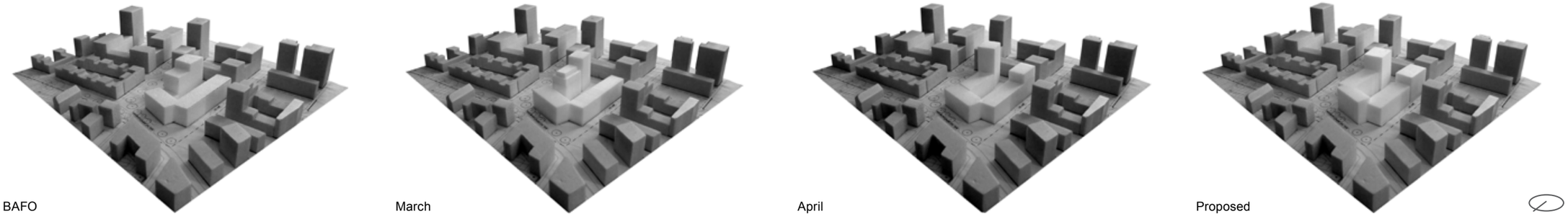




***Fig 5.8.3 Massing studies considering Block 1's relationship with its immediate context***

***Fig 5.8.4 Ground Floor Plan***

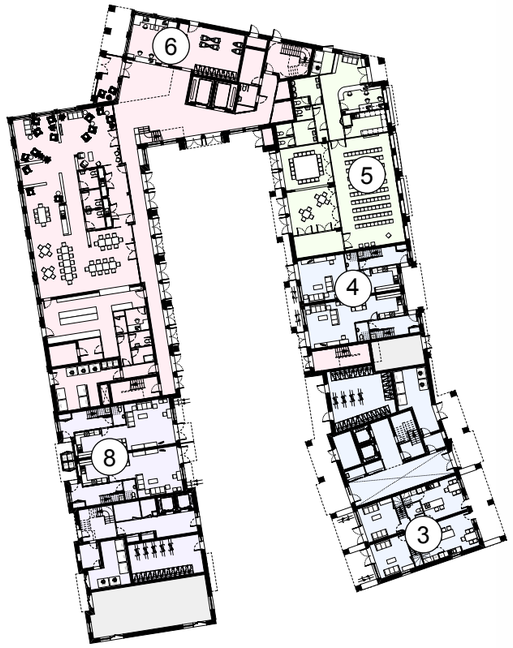



***Fig 5.8.5 Typical Upper Floor Plan***

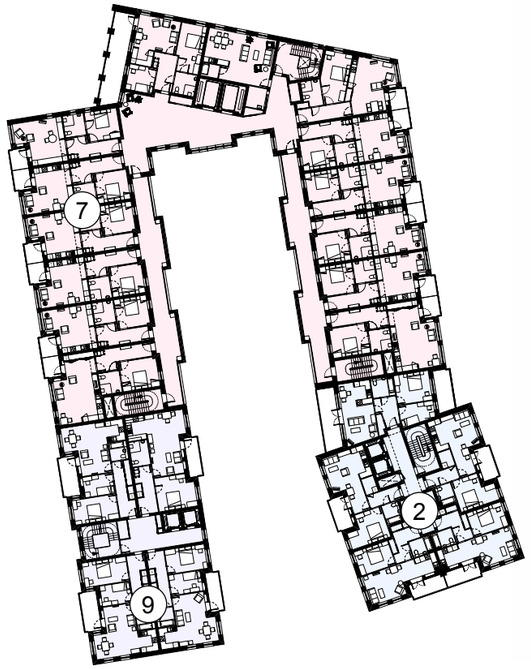



***Fig 5.8.6 Massing Model View***


**KEY**

1. Roof top amenity space
2. 10 storey tower. 32No. 1 Bed and 2 Bed Target Rent flats.
3. Maisonettes 2No. 3 Bed Target Rent units (at ground floor).
4. Maisonettes 2No.4 Bed Target Rent units (at ground floor).
5. Community Facility. 260sqm Flexible Space
6. Extra Care Office and Communal Spaces on Ground Floor
7. Extra Care 47 No. 1 Bed Units 3 No. 2 Bed Units & shared facilities
8. Masionettes. 2No. 4 Bed Shared Ownership units (at ground floor)
9. 7 Storey Block. 19No. 2 Bed shared ownership units and 3No 1 bed wheelchair adaptable units

**North and West Elevation -**

**Study showing the extra care entrance**

The entrances to block 1 block have a clear hierarchy.  A double height portico announces entrances to the extra care, community centre and general needs housing. For the extra care block, shown here, the openings are expressed with a shallow brick arch and the double height portico is brought around the corner into Westmoreland Park. Only the openings facing east-west (cardinal axis) are expressed with an arch i.e. where users enter and exit the building.

A loggia in brickwork above, screens residents' balconies and glazing to circulation within the extra care. The building is given "socks"; a low plinth in a contrasting darker brick similar to precedents found in Worth Grove to provide a robust transition and contrast at ground floor level.

The Extra Care entrance and lounge enclose a corner of Westmoreland Square and have generous windows at ground floor with a stepped recessed brick detail to add interest and emphasize the more important public realm fronting functions behind. The north elevation abutting the entrance elevation is simpler in expression reflecting secondary rooms to extra care accommodation above. The junction is further emphasized by the storey difference in massing creating two blocks which intersect.

*Fig 5.8.8 North Elevation on Community Spine Westmoreland Square*

*Fig 5.8.9 West Elevation fronting Westmoreland Square*

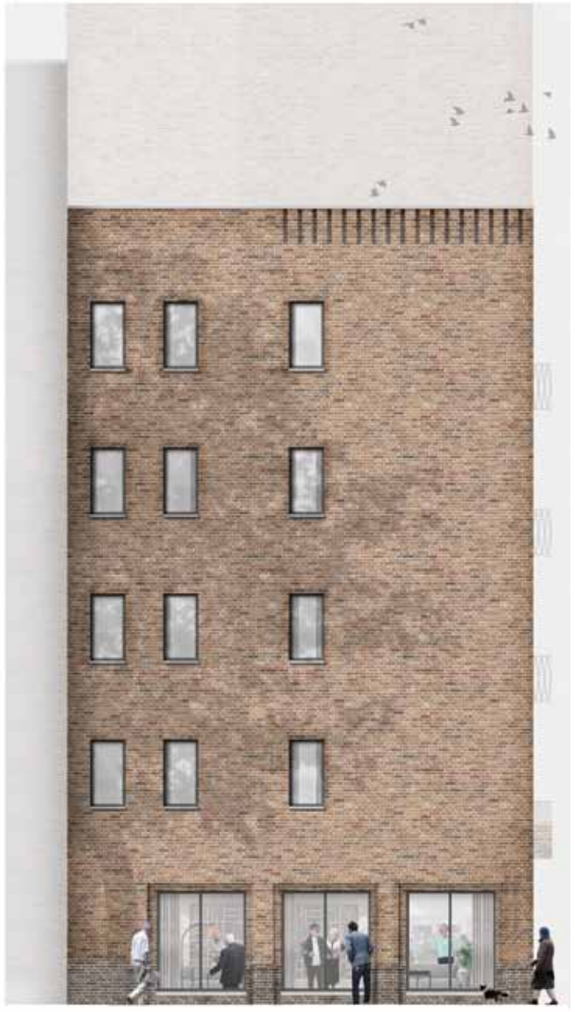


*Fig 5.8.10 North Elevation fronting Westmoreland Square*

*Fig 5.8.7 Massing Model Showing Entrance*

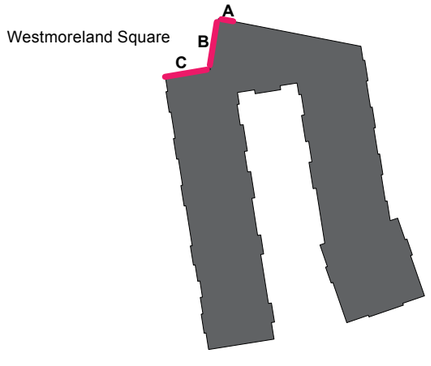


***Fig 5.8.12 East Elevation Detail***


This extract of the east elevation fronting Westmorland Park is the tallest element in the block at 10 storeys and has a prominent place at the end of the new east west Road. This element of block 1 comprises 1 and 2 bedroom flats over 3 Bedroom maisonettes and a communal double height entrance lobby framed by a reconstituted stone with a tapered and ribbed profile.

Reconstituted stone string courses at cill level highlight the floor levels. Pre-cast re-constituted stone balconies are distinguished by a shallow arch form on the underside. Mostly recessed, the balconies provide a sheltered amenity space with a 400mm projection to allow residents oblique views north and south.

Tall brick arches based on the golden section help 'land' the building and either define the curtilage of the maisonettes or enclose the entrance to the flats above. The brick arches are a 'nod' to the brick kilns in Burgess Park.

***Fig 5.8.13 East Elevation***

**Typical bay on East elevation -**

This elevation and street view illustrates the architectural treatment of a typical bay on Westmoreland Park taking reference from the repeating bays of nearby streets such as Worth Grove.

The double storey ‘plinth’ is reinforced by reconstituted stone lintels incorporating a gentle semi elliptical arch that picks up on the form of the inset balconies above. The living rooms have projecting bays framing the mostly inset balconies which project 400mm beyond the brickwork and are formed in fine filigree metalwork balustrades, as a delicate counterpoint to the solidity of the brickwork. The projection allows oblique views for residents up and down to the activity and amenity of Westmoreland Park and beyond.

To celebrate the cornice line, the brickwork is articulated at the upper level and at the base a plinth of darker coloured brick runs through.  As elsewhere, window sills are picked out in contrasting re-constituted stone to match the balconies. Windows are generous in their proportion maximising natural light and views internally.

*Fig 5.8.14 Key to elevation*

*Fig 5.8.15 East Elevation Detail*

*Fig 5.8.16 Card working model illustrating plinth*

*Fig 5.8.17 Sketch view from Westmoreland Park looking south*

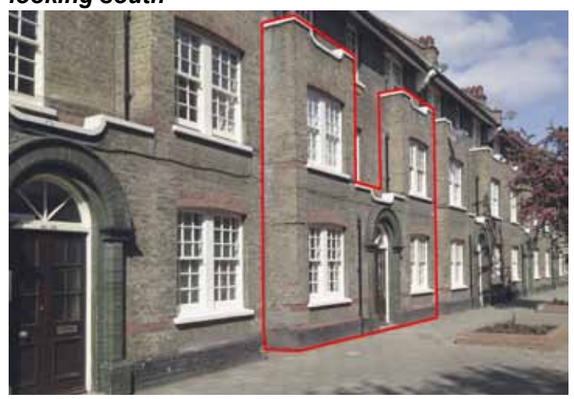


*Fig 5.8.18 Bay projections in Worth Road*

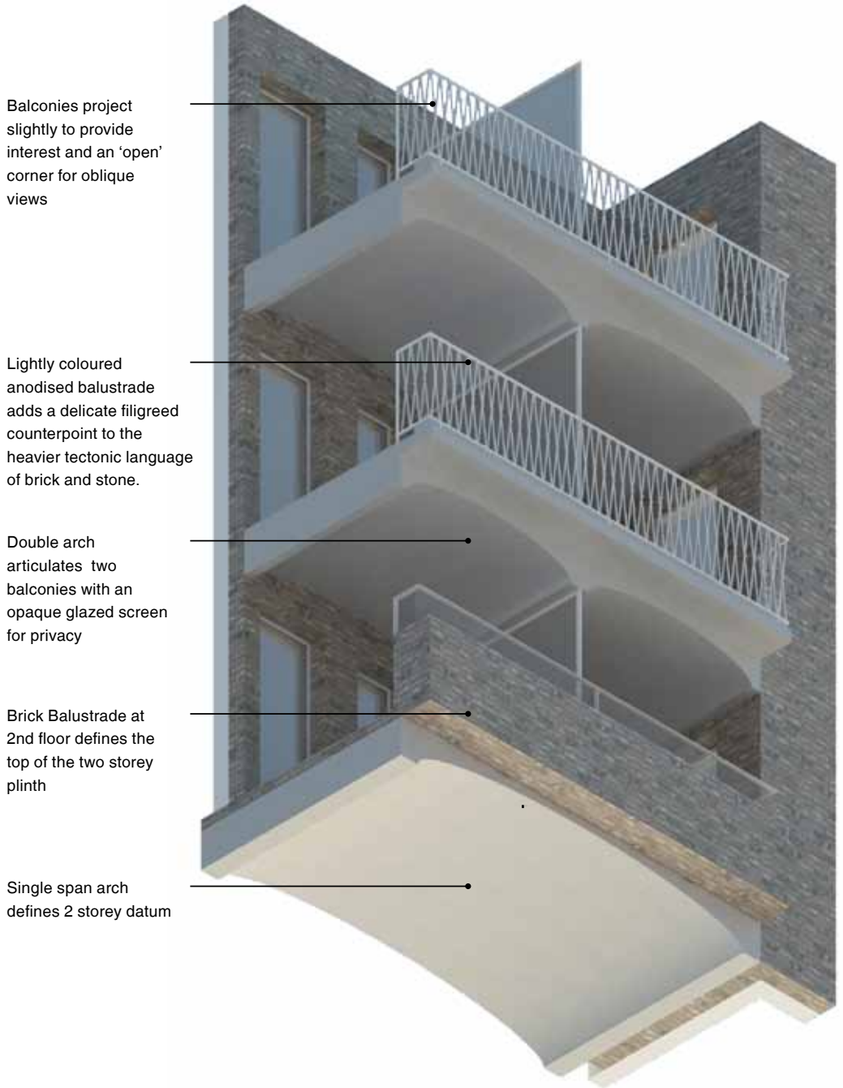



***Fig 5.8.19 Balcony view from below***

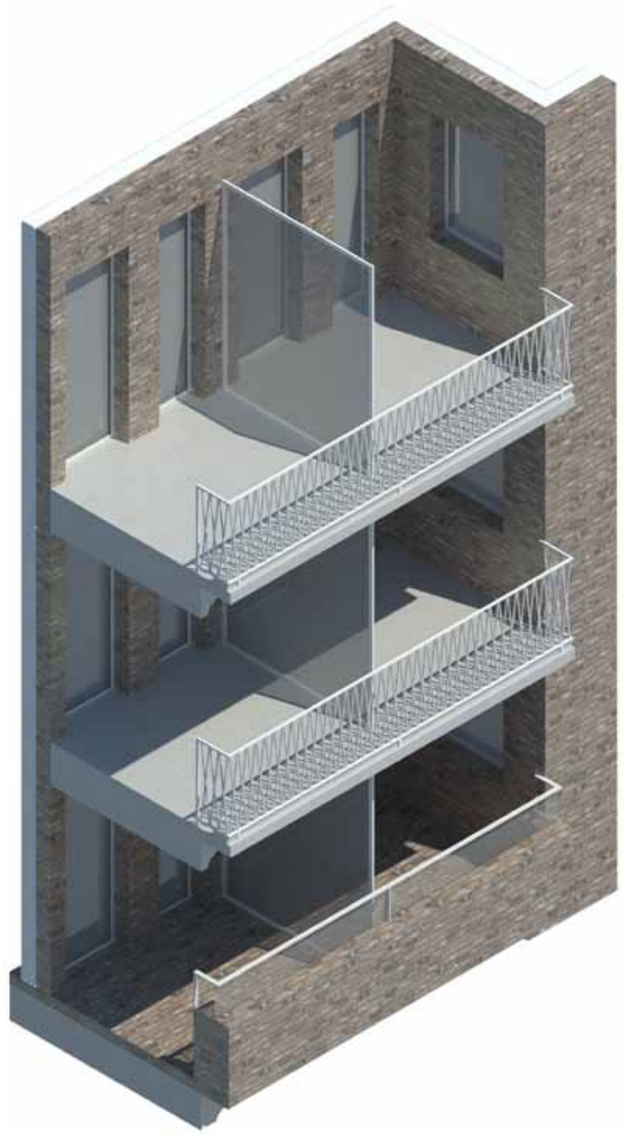


***Fig 5.8.20 Balcony view from above***

## Typical Balcony Study - design objectives

The extra care apartments with their projecting bays and inset balconies in precast re-constituted stone, create a strong rhythm and repetition around the block. This rhythm of projecting bays characterizes some of the existing adjacent streets and helps give character and legibility.

The studies here clearly illustrate the projection of the balcony which will catch southern morning and evening light, whilst offering a position from which to view the full length of the street or park and in the case of the higher levels on the Target Rent tower, will offer oblique rare views towards Burgess Park. The balconies are paired to encourage social interaction, with a frosted opaque glass screen to provide privacy to the internal rooms.

The balconies are detailed with the leading edge reduced to 150mm (two bricks high) so as to lighten the visual appearance and mediate the junction between the re-constituted stone and metalwork of the balustrade. The junction of the stone balcony butts against but is not bedded into the brickwork (non-load bearing) to re-enforce the appearance of the balcony structure sitting *within* the projecting bays.

The metalwork is formed of curved steel flats to form a light filigree against the back drop of solid brickwork facade.

***Fig 5.8.21 at Lake Como.***

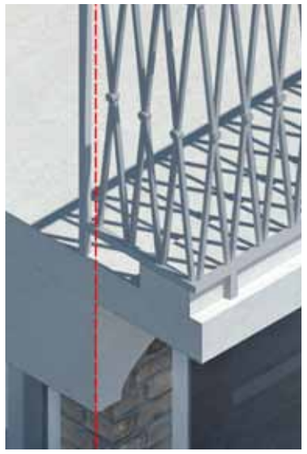


***Fig 5.8.22 Balcony detail. Projection and structural upstand. (Red = wall line).***