

6.4. Plots and massing

Courtyard plots

Plot D1-4

Massing

- 6.4.27. Scale and massing: plot varying between 15.5m AOD along the southern part of Community Lane, 32.5m AOD along the East West Links and 39m AOD along the Healthy Street.
- 6.4.28. Courtyard plot **must** include non-residential uses at ground floor along Millennium Green.
- 6.4.29. Upper levels (any development above sixth floor) **must** be set back from façade by at least 2m.
- 6.4.30. The north east corner **must** be designed to define the connection between Millennium Green and Highland Place.
- 6.4.31. The illustrative scheme shows the seventh and eighth floor set back from the façade to reduce the building massing and minimise negative impact on the existing homes on the opposite side of Abbott Road.
- 6.4.32. The illustrative scheme shows a lift/stair pop-up providing access to a roof terrace. Plant is also be located at this level.
- 6.4.33. The north and south wings use gallery access to minimise single aspect homes and eliminate single aspect north-facing homes in this location.
- 6.4.34. All roof terraces and plant spaces, along with access, **must** be contained within the maximum development envelope.



Location: at the northern end of the High Street overlooking Millennium Green, within Community Lane south and the East West Links.

Refer to building typology 3 courtyard addressing public space. More information on page 224 of this Design Code.

Key

- Maximum development zone
- Maximum development envelope (as shown on parameter plan)
- Illustrative scheme
- Indicative residential entrance
- Indicative commercial entrance
- xxm AOD ▼ Maximum AOD (as shown on parameter plan)
- xx Maximum building height (storeys) - refer to parameter sections for further detail

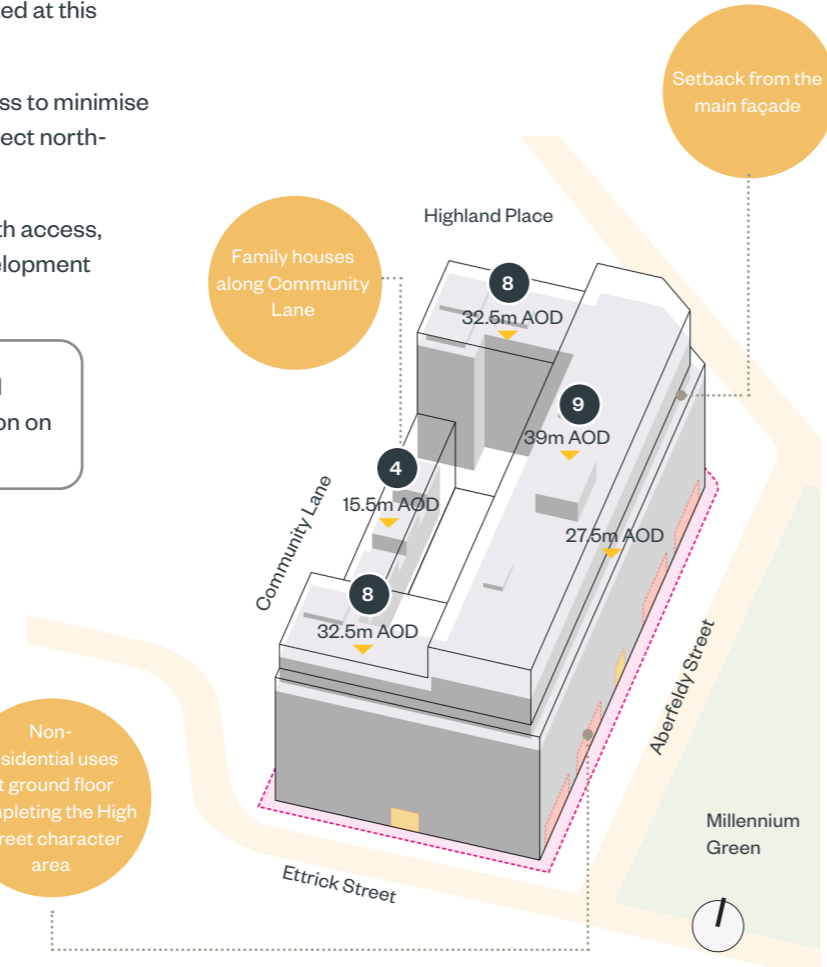


Fig.302 Massing diagram - plot D1-4

Yards and courts

- 6.4.35. Courtyard **must** provide communal amenity space in accordance with the current LBTH policy. In this location this **must** include dedicated play.
- 6.4.36. The north and south wings **must** be lower in height than the primary east elevation.
- 6.4.37. The scale **must** reduce on Community Lane - houses and maisonettes with an architecture distinct from that of the apartment buildings are appropriate here.
- 6.4.38. At grade courtyard **must** be accessed from Community Lane.
- 6.4.39. As per the Building Heights Parameter Plan (3663-LB-ZZ-ZZ-DR-A-000031), the minimum courtyard east-west width **must** be 17m.
- 6.4.40. Private gardens **must** be between 2m and 3m deep to encourage their use.
- 6.4.41. Private gardens **should** limit hard boundaries in this location and use changes in surfacing, and soft planting to define the private amenity space

Refer to sections "4.4 Play and independent child mobility" on page 82 and "4.6 Podiums" on page 88 of this Design Code and Chapter 7 "Public realm" of the "Design and Access Statement: The Masterplan" for more information on courtyards.

Key

- Maximum development envelope (as shown on parameter plan)
- Indicative footpath
- Indicative landscaped area including playable landscape
- Indicative private garden

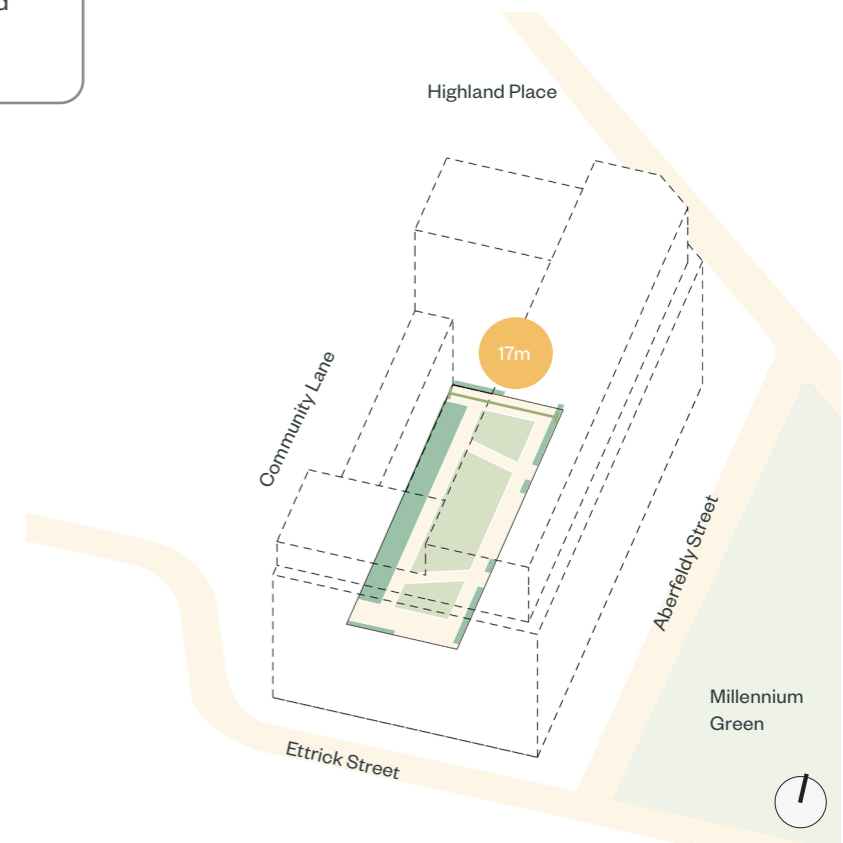


Fig.305 Courtyard diagram - plot D1-4



Fig.303 Surfacing defines private amenity

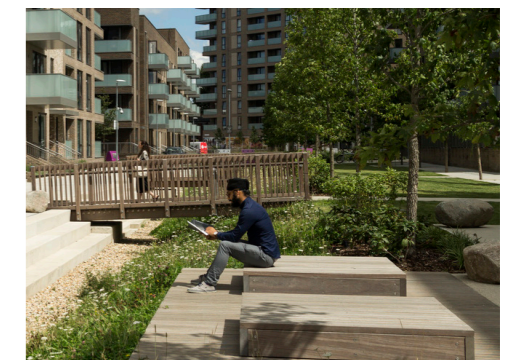


Fig.304 SuDS to be included

6.4. Plots and massing

Courtyard plots

Plot E1-3

Massing

6.4.42. Scale and massing: plot varying between 31.5m AOD to the south along Dee Street, 43.5m AOD along Enterprise Yard, 34m AOD along Ettrick Street and 27.5m AOD along Community Lane.

6.4.43. A double height plinth (10m AOD) **must** be introduced along Enterprise Yard.

6.4.44. Courtyard plot **must** include non-residential uses at ground floor along Enterprise Yard.

6.4.45. The consistent lower scale on the western leg along Enterprise Yard helps to protect the sky-space around Balforn Tower.

6.4.46. The Parameter Plan shows a top floor set back from the façade to reduce the building massing and to respond to the character of Community Lane.

6.4.47. Projecting balconies are encouraged along Dee Street, Ettrick Street and Community Lane. Projecting balconies **must not** be introduced along Enterprise Yard. In this location inset balconies **must** be introduced.

6.4.48. All roof terraces and plant spaces, along with access, **must** be contained within the maximum development envelope.



Location: within Community Lane, Enterprise Yard, East West Links and the Healthy Street.

Refer to building typology 4 Courtyard building. More information on page 230 of this Design Code.

- Key**
- Maximum development zone
 - Maximum development envelope (as shown on parameter plan)
 - Illustrative scheme
 - Indicative entrance and commercial uses at ground floor activating the street
 - Maximum AOD (as shown on parameter plan)
 - Maximum building height (storeys) - refer to parameter sections for further detail



Fig.306 Massing diagram - plot E1-3

Yards and courts

6.4.49. Courtyard **must** provide communal amenity space in accordance with the current LBTH policy. In this location this **must** include playable landscape and dedicated play.

6.4.50. The raised semi-private courtyard **must** include stepped access from street level. Pedestrian access to podium **must** be provided from the southern side and vehicular access to podium from Enterprise Yard.

6.4.51. As per the Building Heights Parameter Plan (3663-LB-ZZ-ZZ-DR-A-000031), the minimum east west width of the courtyard **must** be 20m.

6.4.52. Where possible dual aspect homes **must** be accessed from the podium.

6.4.53. Where private amenity is provided through front gardens, these **should** promote interaction through the use of low walls between neighbouring spaces for sitting.

6.4.54. For rear private gardens, privacy between immediate neighbouring properties **should** be encouraged through the use of limited screening with planting.

6.4.55. For all private amenity spaces soft boundaries without high walls and fencing **should** be used on borders with the podium.

6.4.56. Lawn **should** be provided where sunlight levels and space allows.

Refer to sections "4.4 Play and independent child mobility" on page 82 and "4.6 Podiums" on page 88 of this Design Code and Chapter 7 "Public realm" of the "Design and Access Statement: The Masterplan" for more information on courtyards.

- Key**
- Maximum development envelope (as shown on parameter plan)
 - Indicative footpath
 - Indicative landscaped area including playable landscape
 - Indicative private garden

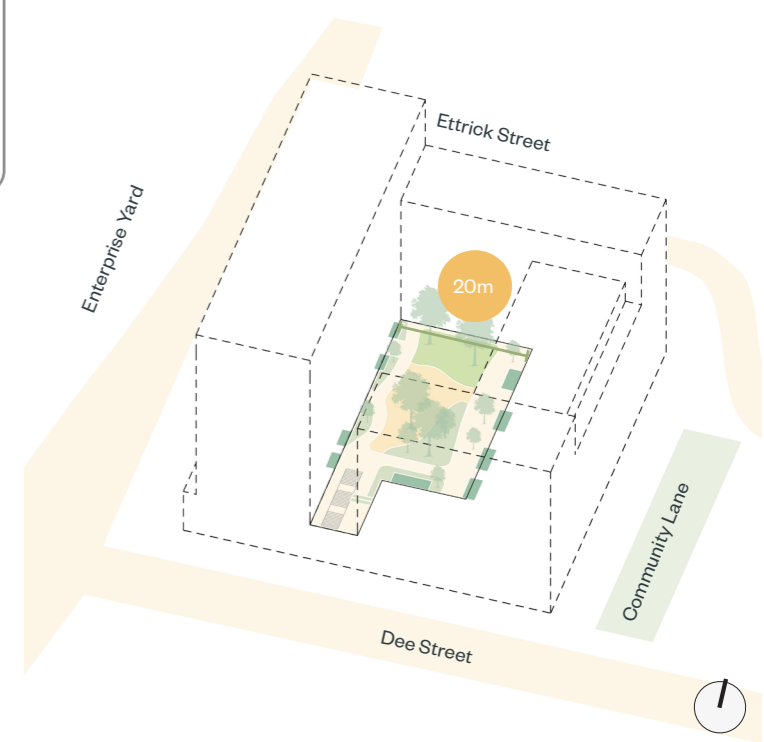


Fig.308 Courtyard diagram - plot E1-3

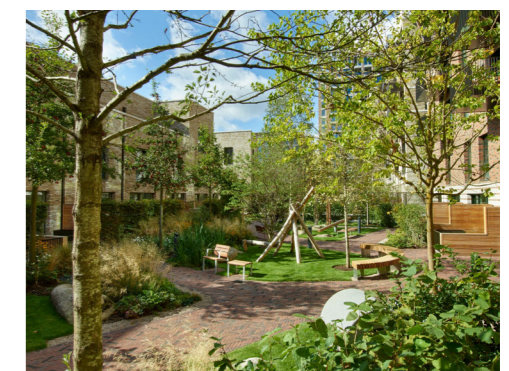


Fig.307 Using planting to create scales of space



Fig.309 Mounded lawn playable space

6.4. Plots and massing

Standalone plots

Plot B1-2

Massing

6.4.57. Scale and massing: plot varying between 10m AOD to the west, 83.5m AOD to the south and 34m AOD to the north.

6.4.58. A double height plinth (10m AOD) **must** be introduced along Enterprise Yard. The residential façade above **must** be set back from the face of the plinth by a minimum of 2m.

6.4.59. A strategic taller element **must** be located towards Abbott Road and relate to tall building within Plot B3 and C1-4. The tall building **should** overlook the roof top amenity spaces to be provided on the lower leg.

6.4.60. Projecting balconies are encouraged along the lower leg fronting Community Lane and the East West Link to the north. Projecting balconies **must not** be introduced along Enterprise Yard. In this location inset balconies **must** be introduced.

6.4.61. All roof terraces and plant spaces, along with access, **must** be contained within the maximum development envelope.

Refer to building typology **2** tower with leg. More information on page 218 of this Design Code.



Location: within Community Lane, Enterprise Yard, East West Links and the Healthy Street.

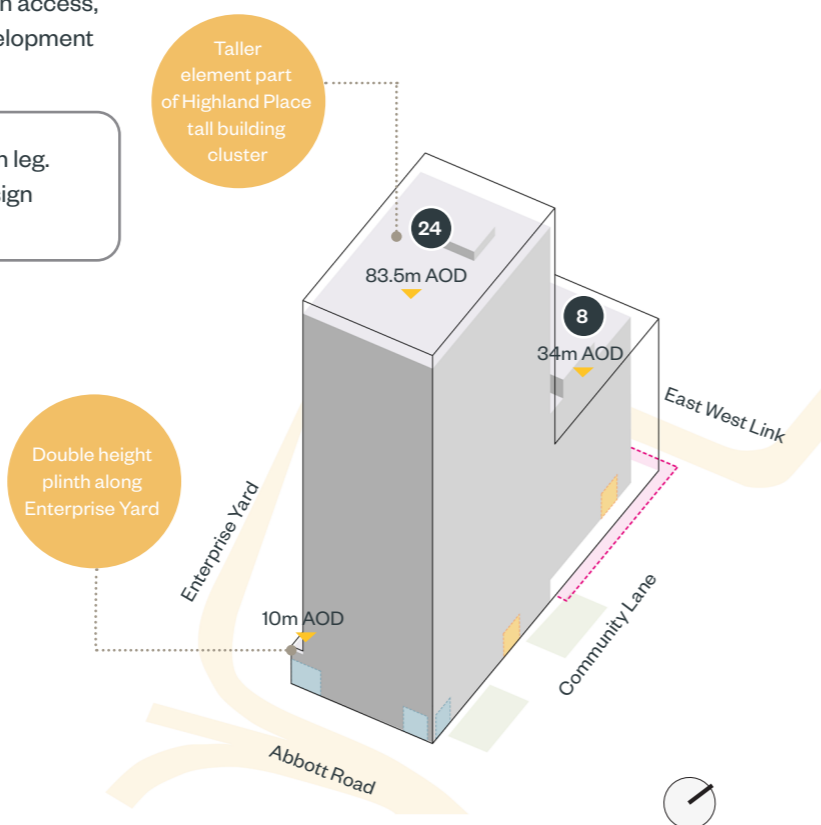


Fig.310 Massing diagram - plot B1-2

Key

- Maximum development zone
- Maximum development envelope (as shown on parameter plan)
- Illustrative scheme
- Indicative residential entrance
- Indicative workspace entrance
- ▼ xxm AOD Maximum AOD (as shown on parameter plan)
- xx Maximum building height (storeys) - refer to parameter sections for further detail

Standalone plots

Plot B3

Massing

6.4.62. Scale and massing: plot at 100m AOD with a double height plinth at 15m AOD around the central massing.

6.4.63. Plot B3 includes the tallest element of the masterplan, part of the Highland Place tall building cluster with plot B1-2 and C1-4.

6.4.64. Plot B3 marks the Aberfeldy Neighbourhood Centre directing to Highland Place and the Underbridge.

6.4.65. The Parameter Plan shows a chamfered corner. This has been introduced to maximise the distance to the neighbouring tall building B2.

6.4.66. Projecting balconies **must not** be used within this plot, and recessed balconies **must** be introduced.

6.4.67. All roof terraces and plant spaces, along with access, **must** be contained within the maximum development envelope.

Refer to building typology **1** Primary Tower. More information on page 212 of this Design Code.



Fig.311 Massing diagram - plot B3

6.4. Plots and massing

Residential only plots

Plot B4

Massing

- 6.4.68. Scale and massing: plot B4 varying between 83.5m AOD to the south and 34m AOD to the north.
- 6.4.69. Variation in roof form **must** be used to differentiate the architecture of these houses from that of the apartment buildings on the east side of Community Lane.
- 6.4.70. The scale and architectural treatment of these buildings **must** emphasise the domestic and residential scale of Community Lane

Refer to building typology 6 linear residential. More information on page 242 of this Design Code.

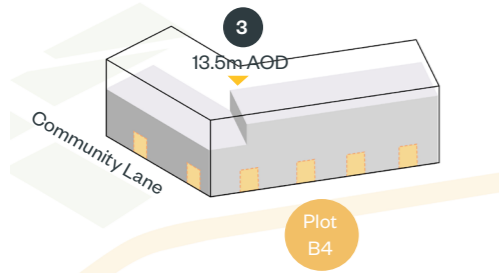
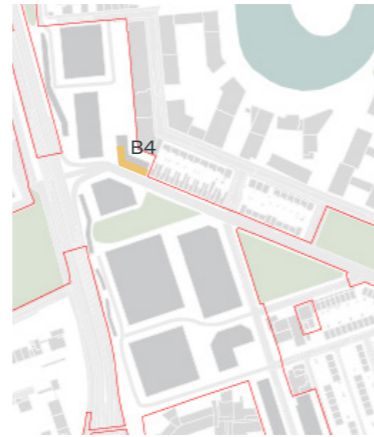


Fig.312 Massing diagram - plot B4

- Key**
- Maximum development zone
 - Maximum development envelope (as shown on parameter plan)
 - Illustrative scheme
 - Indicative residential entrance
 - xxm AOD Maximum AOD (as shown on parameter plan)
 - xx Maximum building height (storeys) - refer to parameter sections for further detail



Location: within Community Lane and the Healthy Street

Workspace only plots

Plots B5 and C5 and C6

Massing

- 6.4.71. Scale and massing: plot B5 is 19m AOD, plot C5 18m AOD and C6 18.5m AOD.
- 6.4.72. Roof form **must** be varied to express playfulness and refer to industrial heritage.
- 6.4.73. Access **must** be from Enterprise Yard.
- 6.4.74. Units **must** incorporate large windows facing Enterprise Yard to activate this space.

Refer to building typology 6 linear workspace. More information on page 246 of this Design Code.

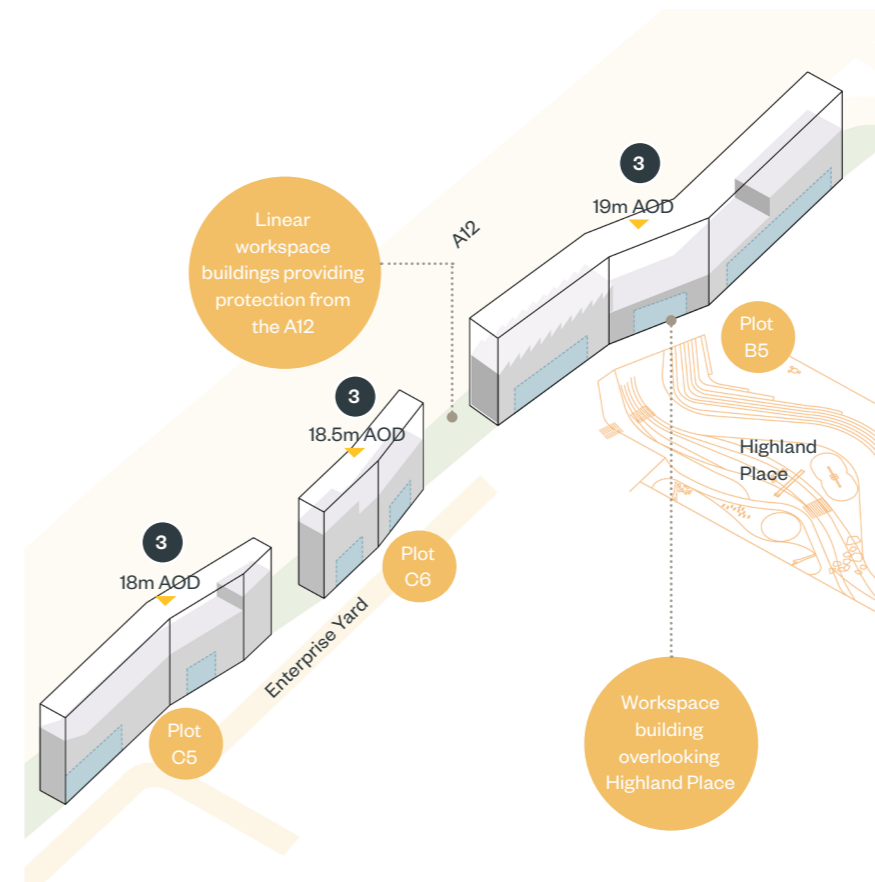


Fig.313 Massing diagram - plots B5, C5 and C6



Location: within Enterprise Yard



Fig.314 Workspace plots to reflect the existing Poplar Works buildings as shown above



Fig.315 Visualisation showing the workspace plot B5 overlooking Highland Place

- Key**
- Maximum development zone
 - Maximum development footprint (as shown on parameter plan)
 - Illustrative scheme
 - Indicative entrances providing active street frontage along Enterprise Yard
 - xxm AOD Maximum AOD (as shown on parameter plan)
 - xx Maximum building height (storeys)

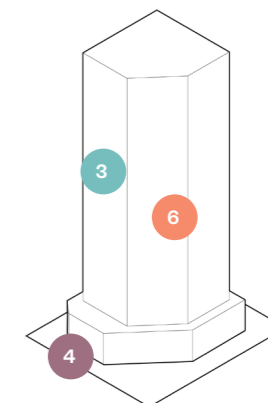
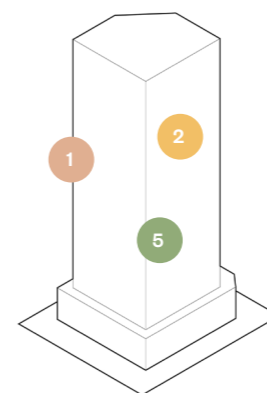
6.5. Building types

1 Primary Tower

6.5.1. The building sits at the centre of the tall buildings cluster overlooking Highland Place and the repurposed pedestrian and cycle Underbridge connection between Highland Place and the west of the A12.

6.5.2. A chamfered corner at the north east ensures sufficient distance from Building B2, eliminates single aspect north facing homes and creates a sculptural form distinct from any other building in the development and appropriate for the centrepiece of the masterplan.

6.5.3. The plinth responds to the language of the building above and to the geometry of the adjacent public realm. Entrances to Highland Place are prioritised.



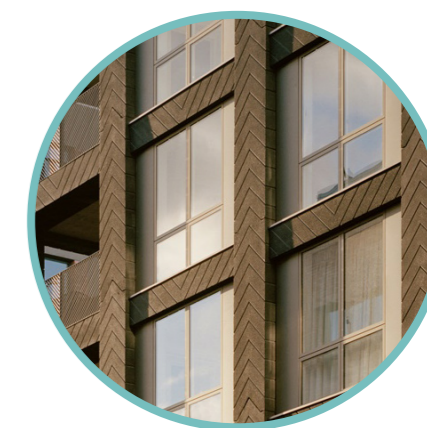
1 Recessed balconies

Recessed balconies help emphasise horizontal expression and should be located at corners to reduce the apparent mass of the building and create a dynamic silhouette.



2 Textured façade

A material with a contrasting colour, texture or motif to that of the primary façade material should be used to emphasise the façade geometry.



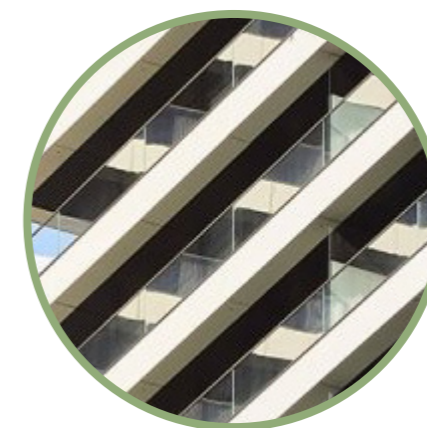
3 Vertical expression

Façade articulation on slender façades should be vertical, emphasising their elegant proportion.



4 Plinth

The plinth should be of a robust, hard-wearing, and heavyweight material. Any textures or motifs used above should be incorporated. A double order should express openings.



5 Horizontal expression

Façade expression for longer elevations should be horizontal to provide a counterpoint to the vertical expression of the more slender elevations.



6 Chamfered corner

The building must be chamfered at the north-east corner to create a slender east elevation terminating Abbott Road.

Chamfered corner at north east of building

Robust, heavyweight material with a sense of mass and solidity

Material variation to express façade geometry relating to Balfron Tower

Robust plinth containing residents' hub

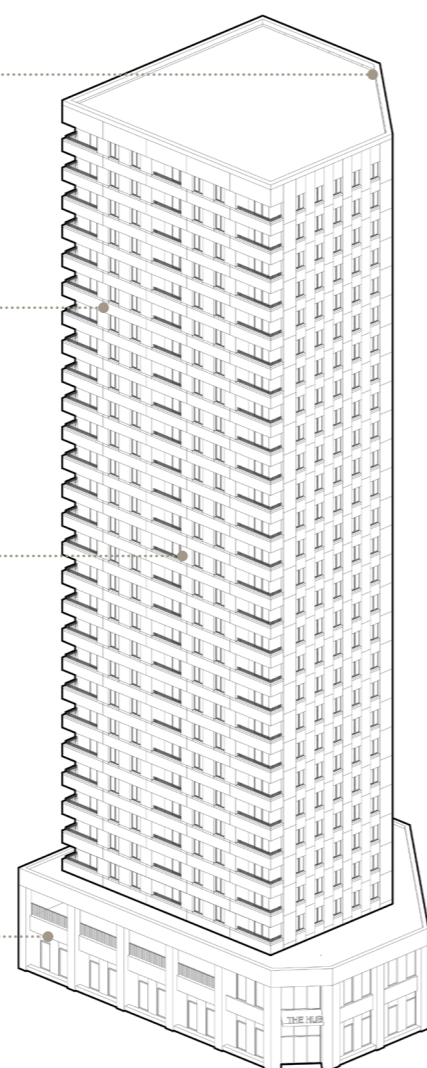
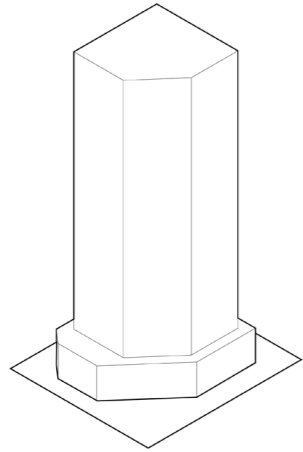


Fig.316 Isometric view of primary tower (Illustrative proposal)

6.5. Building types

1 Primary Tower

Material palette



6.5.4. Façade materials **must** be durable, robust and of the highest quality. They **should** compliment, but be distinct from materials used in Enterprise Yard. Variation in colour and texture **should** be incorporated to emphasise the geometry of the façade. Cast materials are appropriate here and **should** lend the building a sense of mass and solidity.

6.5.5. Windows **must** be in metal and **should** be finished in a dark colour to compliment the façade. Any other metalwork **should** be of a matching colour.

6.5.6. The base of the building **should** be robust and industrial in appearance. Any texture or motif used above **should** be incorporated into the base.



Fig.317 Dark, cast façade with polished finish



Fig.319 Folded/pleated detail

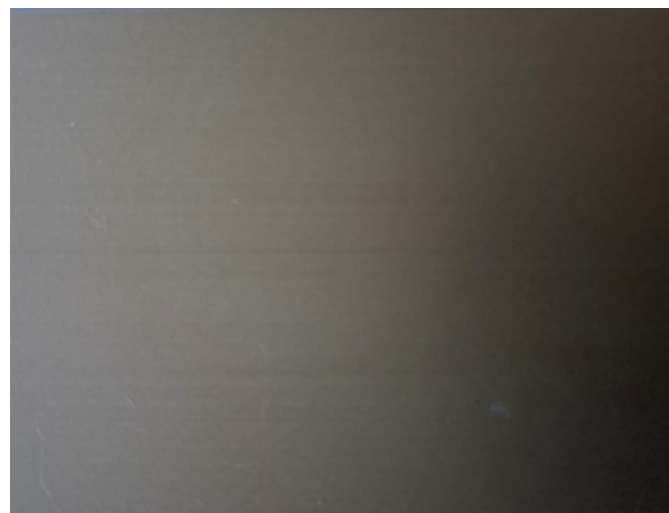


Fig.318 Bronze metal



Fig.320 Simple canopy with illuminated underside

Elevation design principles

6.5.7. Building B3 **must** be predominantly vertical in proportion and **must** be the tallest building in the scheme, indicating the importance of the new cycling and pedestrian connection between Highland Place and the west of the A12, which it marks **1**.

6.5.8. The design of the façade **must** respond to, and create a dialogue with Balforn Tower, this is shown here as a play of horizontal and vertical façade expressions responding to key views and public realm conditions.

6.5.9. Façades **should** be strongly directional, with vertical elements (such as on the east façade) **2** emphasising the slenderness achieved by the introduction of the chamfer. Horizontal elements **should** be used to draw the eye through key spaces **3**.

6.5.10. Locations of windows and balconies **should** be selected to emphasise the façade geometry and reinforce its relationship with Balforn Tower **4**.

6.5.11. The plinth **should** create a strong base to the building and be of a scale appropriate to a building of this height **5**. The plinth **must** be designed to provide good visibility into entrance cores and residents' amenity space.

6.5.12. Communal entrances **must** be clearly visible and **must** be located to respond to and activate key public spaces.



Fig.321 Building B3 - façade principles O1 (Illustrative)

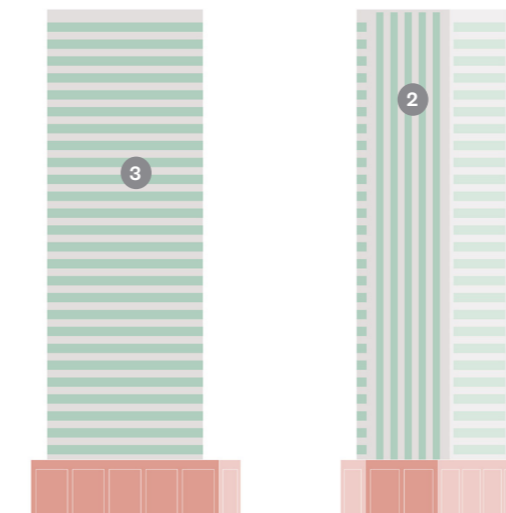


Fig.322 Building B3 - façade principles O2 (Illustrative)



Fig.323 Building B3 - façade principles O3 (Illustrative)

6.5. Building types

1 Primary Tower

Illustrative proposal

6.5.13. The illustrative proposal is designed to incorporate the design criteria set out in this Design Code.

6.5.14. As the tallest element of the scheme, it is important that this building establishes a dialogue with Balfron Tower and so its design is informed by the sophisticated relationship between vertical and horizontal elements in the existing building. These principles are simplified here and the borrowed language is expressed very subtly.

6.5.15. The primary façade material is a dark concrete panel with a smooth, polished texture. Within this façade, horizontal and vertical strips of a paler concrete with a cast-in fluted motif are employed.

6.5.16. On the broader façades, the south (shown opposite) and the west, the secondary geometry expressed by the paler bands is horizontal. On the more slender façades (the north and east) the expression is vertical to emphasise the vertical proportion.

6.5.17. Windows, in anodised aluminium are grouped within these concrete bands to further emphasise this overall elevational expression.

6.5.18. A concrete plinth, paler still than the fluted banding, forms the base and incorporates some of the cast in detail of the façade above. A double order is used to indicate entrances to the residential core and the communal residents' hub.

Key

- | | |
|--|--|
| 1 Dark concrete with smooth, polished finish | 5 Pale concrete plinth |
| 2 Paler (mid grey) concrete with cast-in fluted motif | 6 Concrete panel with cast in fluted detail |
| 3 Recessed balcony at building corner | 7 Double order entrance to resident's hub with metal canopy |
| 4 Anodised aluminium windows in dark bronze | |

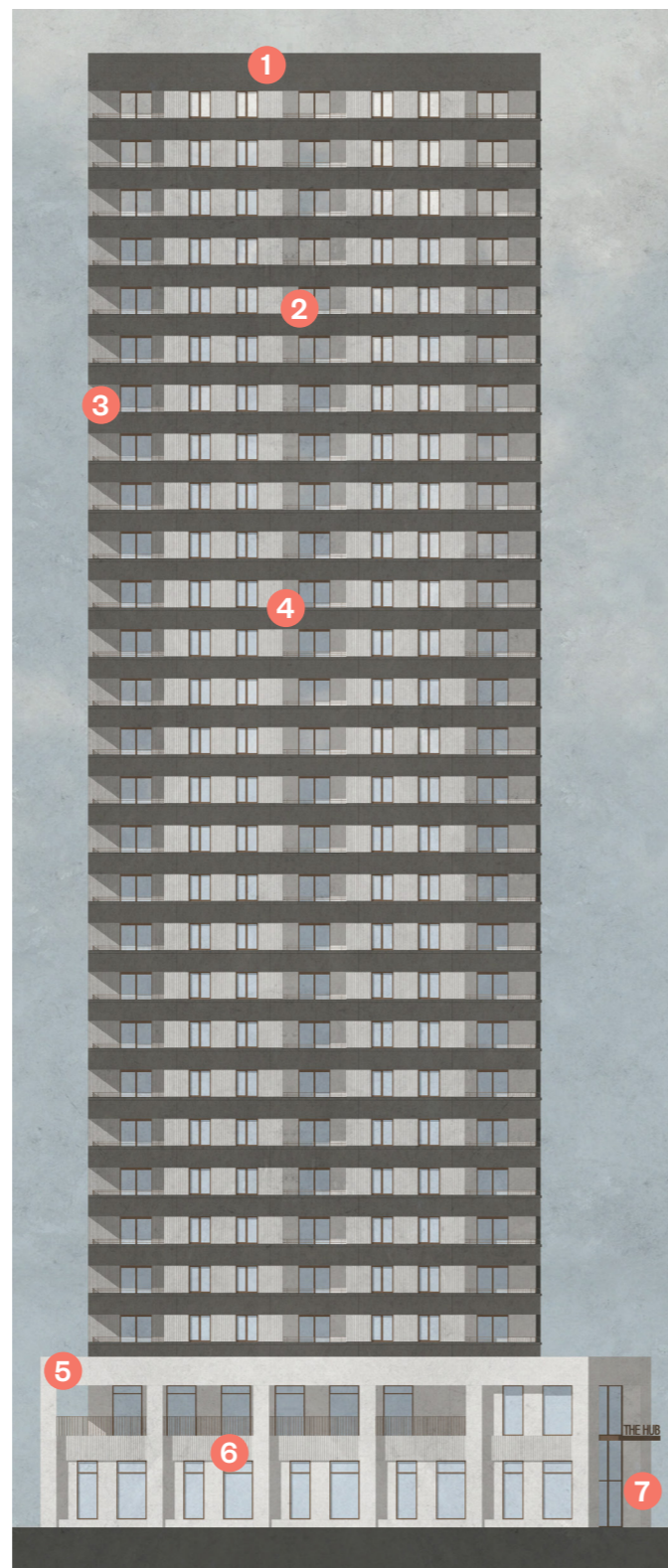


Fig.324 Illustrative south elevation of Building B3



Fig.325 Plinth addressing Highland Place and Abbott Road containing residents' hub (Illustrative proposal)



Fig.326 Top of B3 showing contrast between vertical and horizontal façade expression (Illustrative proposal)



Fig.327 Illustrative view of Building B3 viewed from Abbott Road

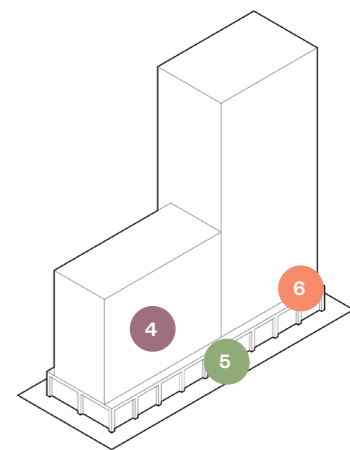
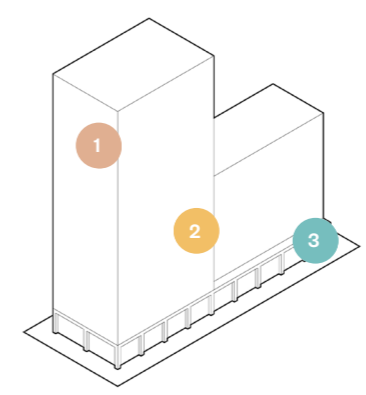
6.5. Building types

2 Tower with Leg

6.5.19. The building sits at the north of the tall buildings cluster marking the junction between Abbott Road and the A12. The tower (B2) is a reflection of Tower C1 to the south. This repetition helps to identify B3, which sits between the two as the primary building of the cluster.

6.5.20. To the north of the tower, the building steps down to sit comfortably with the scale of Plot A1-2 and with the terraced houses to the east.

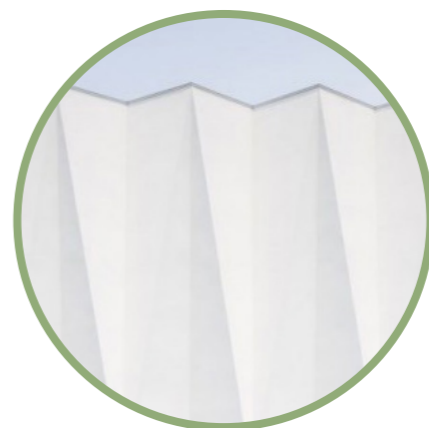
6.5.21. A plinth at ground floor projects on the Enterprise Yard side to provide wind mitigation as well as privacy to residents at lower levels. The corners of the building are chamfered beneath the plinth, again providing wind mitigation and shelter to pedestrians.



1 Recessed balconies
Recessed balconies at corners should be open to provide long views to of Balfour Tower, Canary Wharf and Greenwich.

2 Horizontal expression
Windows and balconies should be grouped horizontally - this horizontal expression will act as a counterpoint to the primary vertical geometry of the tower.

3 Colonnade
Colonnades should be formed as required (typically at building corners) to provide pedestrians with shelter from the wind.



4 Window proportion
A simple, elegant window proportion with a central mullion is appropriate here. The proportion, grouping and rhythm must be given consideration.

5 Pleated detail
The plinth should incorporate a motif or other cast-in design which will unify workspaces on Enterprise Yard. A pleat is appropriate here.

6 Plinth set-back
The residential façade overlooking Enterprise Yard must be set back from the plinth by at least 2m to provide privacy to residents in their homes.

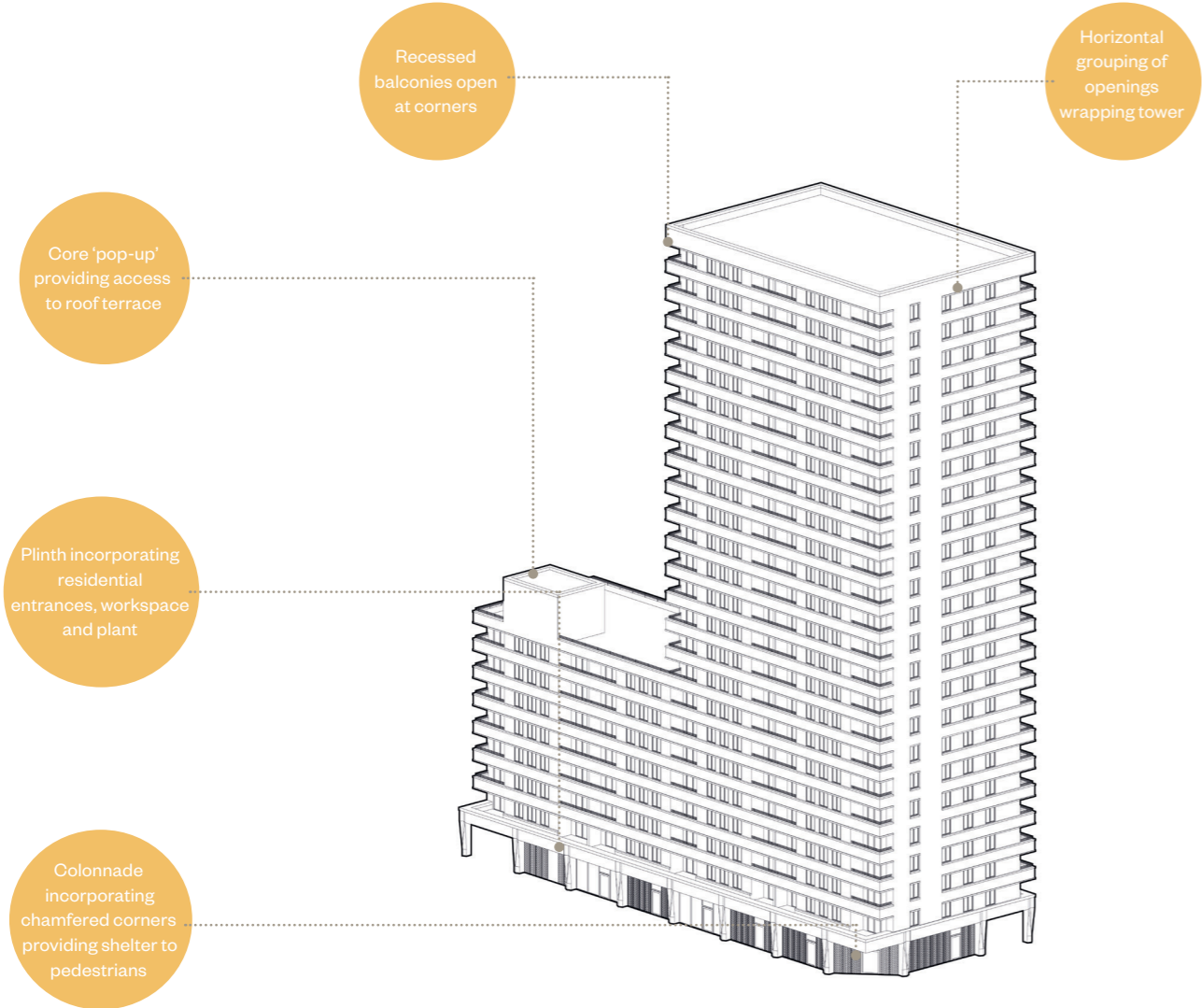


Fig.328 Isometric view of tower with leg (Illustrative proposal)