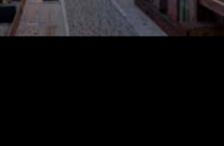


Ref NO.	Category	Sub Category	Typology Name	Ref. Image	Key Characteristics	Key Issues from CS 2011	Implications from CS 2011	General Positive features - Design	General Negative Features - Design	General Value Conclusion	Notes
1.00	Mixed Urban Centres	Centres	Historic Centres		<p>Enfield Town is the main historic centre in terms of typology in the borough. Such centres have grown steadily and have a strong structure at their heart focused around a confluence of routes.</p>	<ul style="list-style-type: none"> The recent pressure for growth in the historic centres has challenged historic forms of the centres and their ability to accommodate large footprint buildings. The footprints of many of the existing buildings do not provide the optimum commercial footprint due to historic plot sizes and so there is pressure for amalgamation of units which may not easily be able to absorb. 	<ul style="list-style-type: none"> Growth needs to be accommodated sensitively to ensure new development sits comfortably alongside historic forms - in terms of scale, streetscape and land use. The strong historic structure of the town centres should be used as a cue for re-inforcing the centres as attractive environments for pedestrians and cyclists. Helping to ensure that the centres' local catchments continue to use the town centres as their primary shopping locations. 	<p>Character.</p> <ul style="list-style-type: none"> Distinctive and strong character created by architectural treatment and urban grain of narrow plots Human scaled, pedestrian designed streets driven by older layout and historic development patterns. Generally establishes a strong back to front relationship with narrow plots fronting the main streets and parking to the rear. <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Nature <p>Generally unique and require specific examination rather than generalised assessment.</p>	<p>Character.</p> <ul style="list-style-type: none"> Some elements of this have been undone by subsequent development. Continuity and Enclosure Quality of the Public Realm Ease of Movement Legibility Adaptability and Durability Diversity Nature <p>Generally unique and require specific examination rather than generalised assessment.</p>	Limited	
2.00	Mixed Urban Centres	Centres	Metroland Centres		<p>The Metroland centres are those planned and developed as part of the Pocaadilly line development in the borough. They have a very strong architectural style and were built out in one main phase in the early part of 20th century.</p>	<ul style="list-style-type: none"> Some of the formats and shop unit sizes established in the Metroland centres are proving difficult to let in the current era, meaning vacancies are increasingly appearing. New development needs to be sensitively designed to fit with the existing context - there are a number of examples where building lines and key architectural principles embodied in the Metroland approach have not been respected and this is damaging the overall character. The layout of access to residential properties above shops causes a disrupted streetscene and safety issues behind the main 	<ul style="list-style-type: none"> The architectural composition of the streets need to be appreciated when new additions are made - building line, storey heights, vertical and horizontal articulation need to be respected. The scope for sensitive additional greenery to be added, such as street trees. Re-use of existing buildings is a priority and should be encouraged wherever possible. New build solutions - new uses for existing vacant units should be explored. New development should seek to include access to upper floor accommodation from the main street frontage. 	<p>Character.</p> <ul style="list-style-type: none"> Strong character which provide a consistent identity to a whole segment of the borough and have a strong association with the history of Metroland suburbia. Strong art deco and arts and crafts features create a unified and consistent identity to centres. Well defined public buildings and transport nodes marked by distinctive design Clear front and back distinction between street front and back of house <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Nature 	<p>Character.</p> <ul style="list-style-type: none"> Some areas have large garages or car parks which undermine the overall character of the area. Continuity and Enclosure Quality of the Public Realm Ease of Movement Legibility Adaptability and Durability Diversity Nature 	Medium	
3.00	Mixed Urban Centres	Centres	Urban Centres		<p>Urban centres are those which have seen significant regeneration of their structure and make-up as a result of growth and intensification.</p>	<ul style="list-style-type: none"> Severance between the new and older parts of Edmonton Green town centre is significant, and there is a poor quality environment at heart of the centre in the covered walkway. The more recent Enfield shopping centre development demonstrates how larger format retail can be more successfully integrated with an historic context. Urban centres are very car focused environments which are at odds with their high accessibility and urban location. Urban centres are more flexible in accommodating large retail footprints and other uses which can be accommodated. 	<ul style="list-style-type: none"> The reasons of comprehensive redevelopment in the urban centres need to be learned and mistakes not repeated elsewhere in the borough. Edmonton Green represents a key opportunity where physical regeneration with its catchment and setting. Edmonton Green's role as a retail centre should take into account its ability to accommodate larger footprints, but this should not be to the further detriment of the streetscape. A balance needs to be struck on car parking in order to achieve a better street layout. 	<p>Character.</p> <ul style="list-style-type: none"> Strong reference to historic routes leading out of London and the history of the place. Varied in design, plot width and architectural treatment Strong front and back layout with clear public front and private backs. Some good examples throughout the borough Good bus connections and sometimes train but varied pedestrian priority Very clear routes and function due to linear nature of development. Often lead towards landmarks. Fit size, singular aspect lead to potential for development Centres contain many diverse uses both office, retail, F+B and community. Some areas of tree coverage and parks. <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Nature 	<p>Character.</p> <ul style="list-style-type: none"> Controversial design and architecture sits at odds with the local grain and built context. Both examples sit uneasily with nearby conservation areas. Inward facing developments resulting in "wall" like back to front relationships with service yards fronting streets. This causes inactive frontage and unattractive frontages. Large "megastructures" do not consider local desirelines and routes. This creates blockages and often results in pedestrians / bikes funneling through narrow passages or alleys not intended for such traffic. Comprehensive "megastructure" development work against the urban grain making navigation difficult and unattractive Very specific use leading to future obsolescence Severe lack of greenery and both examples disrupt pedestrian routes to adjacent green spaces. <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Diversity Nature 	Transformative	
4.00	Mixed Urban Centres	Centres	Linear Centres		<p>Linear centres can vary in size from single retail parades in residential areas to major centres established along the Hertford Road. They include a near-continuous string of shops which have the most significant historic routes in the borough.</p>	<ul style="list-style-type: none"> Along the Hertford Road some of the linear centres have stretched to such an extent that they are beginning to encroach on the local neighbourhood and street scene. Some of the retail activity, such as signs and hoardings, makes interesting historic buildings which are under-appreciated as a result. 	<ul style="list-style-type: none"> The historic and still evident pattern of street trees marking the spaces between the centres should be protected and reinforced where possible to support their identity and environmental quality of linear centres. Where centres have stretched beyond their original extent to which they are sustainable, opportunities to constrain and consolidate the core retail frontage should be considered, with a view to ensuring a viable core centre. The quality of shopfronts can be variable within single centres and opportunities to 	<p>Character.</p> <ul style="list-style-type: none"> Important feature in the east of the borough in defining local character and forming centres in a mainly residential area Strong reference to historic routes leading out of London and the history of the place. Varied in design, plot width and architectural treatment Strong front and back layout with clear public front and private backs. Some good examples throughout the borough Good bus connections and sometimes train but varied pedestrian priority Very clear routes and function due to linear nature of development. Often lead towards landmarks. Fit size, singular aspect lead to potential for development Centres contain many diverse uses both office, retail, F+B and community. Some areas of tree coverage and parks. <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Nature 	<p>Character.</p> <ul style="list-style-type: none"> Some centres have merged making them less distinctive. Some centres character has been undermined by unsympathetic development Gap sites, petrol stations can interrupt the rhythm of the street causing breaks in the secure line and access issues. Some examples have large spill over roads which reduce the size of public realm and lead to a car dominated environment. Most centres are difficult to distinguish and begin to blend into one. Many examples are not adaptable buildings. Generally single use and resistant to co-location of other uses. Lack of greenery and trees in many places <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Diversity Nature 	Medium	
5.00	Mixed Urban Centres	Centres	Institutions		<p>Institutions are typically characterised by a collection of buildings, often within the majority of a site, and areas of open space which may include playing fields.</p>	<ul style="list-style-type: none"> Institutions are generally high security and therefore compare to the areas in which they are set. Many institutions in the borough are important local landmarks and community resources, making their significant local buildings. A number of institutions are approaching the point where substantial refurbishment is needed. In some cases the historic structures are no longer appropriate for the uses they house and therefore re-location of the institutional operations is being considered. This would have a major impact on 	<ul style="list-style-type: none"> It will become increasingly urgent to manage the future of institutional sites across the borough in a sensitive manner with the protection and enhancement of local character on these sites. Innovative approaches will be required to match future institutional needs with the protection and enhancement of local character on these sites. 	<p>Character.</p> <ul style="list-style-type: none"> Strong, area defining character, can act as a local landmark and define an area. Often can really fit into the urban grid Generally provide large amounts of green space Generally function as a landmark and focal point for an area Very easy for cars to use. Very clear what the use of retail parks are and often key landmarks and destinations for drivers Some use have been found for unused shops as community facilities Generally a lot of this type feature large amounts of green space. <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Nature <p>Generally unique and require specific examination rather than generalised assessment.</p>	<p>Character.</p> <ul style="list-style-type: none"> Varies on use, age and quality New developments - schools etc. have demonstrated poor integration with the urban fabric, with fencing, large car parks and not fronting the street. This details the perimeter block approach that typifies the borough and raises concerns. Poor public realm and facing away from the city can also characterise some areas. Often institutions have high security and privatised leading to a lack of permeability and break in desire lines in areas. In many cases large, gated plots prevent movement through the site leading to people needing to take alternative and longer routes. Some examples do not reflect their importance. Many examples are not adaptable buildings. Generally single use and resistant to co-location of other uses. <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Diversity Nature <p>Generally unique and require specific examination rather than generalised assessment.</p>	Medium	
6.00	Mixed Urban Centres	Centres	Big Box		<p>Big box development describes retail and leisure areas which feature large buildings and which are predominantly car-based and are not pedestrian friendly.</p>	<ul style="list-style-type: none"> The big box typology is a result of a focus on the local context and thus large areas of smooth, untextured concrete can be established. The relationship between buildings and the street is generally poor and means the definition of streets is low. The permeability of big box retail and leisure areas is usually low and therefore they can act as a signifi cant barrier to pedestrian linkages. Large retail units are increasingly emerging in former industrial areas, changing the nature of these areas and drawing in more car-bom custom. 	<ul style="list-style-type: none"> There is a need to restrict any further spread of big box typologies outside those areas where they are already present. The Great Cambridge Road is a focus for much of the big box activity in the borough and this could potentially be positively embraced as a centre for such activities. The presence of big box forms in town centres in the borough needs to be sensitively managed, with all efforts to match the character of the town centre in terms of scale, permeability, access and style. 	<p>Character.</p> <ul style="list-style-type: none"> Very generic typology with no locally distinctive features. Sheds are set back substantially from the street resulting in large car parks, perimeter fences and planting required to provide security and distinction from the public realm. Dominated by hard standing and a lack of greenery Very poor for disabled users (who are not driving) Very poor movement routes for pedestrians and do not allow easy access across sites. Car scaled and therefore hostile in design to sustainable travel options. Scale of buildings, plots and car parking goes against historic forms of development making this typology difficult to orientate through and around Car scaled and therefore hostile in design to sustainable travel options. Scale of buildings, plots and car parking goes against historic forms of development making this typology difficult to orientate through and around Car scaled and therefore hostile in design to sustainable travel options. Scale of buildings, plots and car parking goes against historic forms of development making this typology difficult to orientate through and around <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Diversity Nature 	<p>Character.</p> <ul style="list-style-type: none"> Very generic typology with no locally distinctive features. Sheds are set back substantially from the street resulting in large car parks, perimeter fences and planting required to provide security and distinction from the public realm. Dominated by hard standing and a lack of greenery Very poor for disabled users (who are not driving) Very poor movement routes for pedestrians and do not allow easy access across sites. Car scaled and therefore hostile in design to sustainable travel options. Scale of buildings, plots and car parking goes against historic forms of development making this typology difficult to orientate through and around Car scaled and therefore hostile in design to sustainable travel options. Scale of buildings, plots and car parking goes against historic forms of development making this typology difficult to orientate through and around <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Diversity Nature 	Transformative	
7.00	Business and Industry		Large Scale Industry		<p>Large scale industrial areas are characterised by large buildings set within signifi cant areas of hard standing with wide streets and entrances feeding each site.</p>	<ul style="list-style-type: none"> Large industrial areas are typically impermeable to pedestrian or cycle access and therefore create substantial barriers to movement. The changing nature of industry means these areas are constantly adopting and changing format. The band of large industrial activities alongside the Lee Valley has a strong historical legacy and is an important part of the local character. Some of the large industrial areas are being infilled by big box retail and leisure activities which are having a negative impact on the integrity of the wider industrial areas. The visual impact of large scale industrial buildings and car parks can often be avoided. 	<ul style="list-style-type: none"> Supporting greater access to the Lee Valley It will be necessary to raise difficult questions as to how the bridge between residential areas and Lee Valley across the industrial areas can be achieved; this will require innovative thinking to avoid the fragmentation of industrial areas. The protection and enhancement of existing industrial areas to support their ongoing viability and sustainability is required to combat short and medium term pressure for large retail development in these areas. 	<p>Character.</p> <ul style="list-style-type: none"> Characteristic of the Lee Valley in the east of the borough. Industrial areas are large enough to accommodate remodelling. Distinctive style clearly defines use as industrial Industrial areas are large enough to accommodate remodelling. Proven adaptability and ability to flexibly accommodate businesses of all scales and value Durable brick and steel buildings with long life spaces designed for wear and tear. Potential to accommodate a wide range of uses <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Diversity Nature 	<p>Character.</p> <ul style="list-style-type: none"> Very generic typology with no locally distinctive features. Sheds are set back substantially from the street resulting in large car parks, perimeter fences and planting required to provide security and distinction from the public realm. Public routes are unserviced, poorly maintained and heavily trafficked by heavy goods vehicles creating a very hostile environment for pedestrians and bikes. Large plot sizes impede movement across the typology and block desire lines and routes to destinations such as Lee Valley Regional Park Large mono uses discourage variety and diversity. Very little greenery or other features resulting in a poor bio environment. <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Diversity Nature 	Transformative	
8.00	Business and Industry		Small Scale Industry		<p>Small scale industrial areas are characterised by medium scale historic or re-used buildings which operate as multiple workshops and are generally set out in a grid structure related to their surroundings.</p>	<ul style="list-style-type: none"> The small industrial areas are vital to retaining jobs in local areas in the borough which operate as multiple workshops and are generally set out in a grid structure related to their surroundings. The quality of streetscape in and around smaller industrial areas has declined in quality over past decades. 	<ul style="list-style-type: none"> Existing small scale industrial areas should be protected and promoted in the borough. Where opportunities arise to enhance the street environments alongside small scale industrial activities, for example through tree planting, they should be explored. 	<p>Character.</p> <ul style="list-style-type: none"> Older industrial building stock leads to tighter grain, buildings fronting street and a stronger sense of character than larger sites Buildings fronting streets minimise the need for large expanses of fencing and create a good public front. Industrial areas are large enough to accommodate remodelling. Proven adaptability and ability to flexibly accommodate businesses of all scales and value Durable brick and steel buildings with long life spaces designed for wear and tear. Potential to accommodate a wide range of uses <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Diversity Nature 	<p>Character.</p> <ul style="list-style-type: none"> Deep plots and large block sizes can impede desire lines and direct pedestrian access to neighbouring areas and destinations. Low density Often lacks amenity or good mix of use that could support workers Generally a severe lack of green <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Diversity Nature 	Medium	
9.00	Business and Industry		Office / Tech Parks		<p>Modern street-based layout and forms characterise the most recent office and tech parks.</p>	<ul style="list-style-type: none"> There is a potential issue with these areas developing as insular places with relatively little permeability from outside. Innova Park currently has relatively poor links to public transport nodes. 	<ul style="list-style-type: none"> With the development of community to the south of Innova Park the opportunity to secure additional links into the area will be available. Opportunities to support links across from Innova Park to the Lee Valley corridor should also be encouraged. 	<p>Character.</p> <ul style="list-style-type: none"> Only one example in the borough shares the same issues with Large Scale Industrial <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Diversity Nature 	<p>Character.</p> <ul style="list-style-type: none"> Only one example in the borough shares the same issues with Large Scale Industrial <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Diversity Nature 	Transformative	
10.00	Residential Areas		Peirmer Block Pre-Victorian		<p>Part of the pre-Victorian legacy of the borough is found in all areas, but many around key historic centres and along major historic routes.</p>	<ul style="list-style-type: none"> Many dwellings which fall into this category already benefit from some form of heritage protection and so change to them can be resisted. They are also seen as some of the most attractive and loved buildings. Development from the pre-Victorian period provides important clues as to the historic vernacular of the area rather than the later imported styles of the more modern suburbs which give the borough much of its character today 	<ul style="list-style-type: none"> These buildings need continued protection and enhancement. Recognising and reinforcing the role that many of the historic building play in defining the character of the borough, being along key historic routes and so highly visible. 	<p>Character.</p> <ul style="list-style-type: none"> Very distinctive character hosting some of the oldest forms of development in the borough. Often protected by conservation or listing (local and national) Generally create a strong front / back relationship Proven adaptability and ability to flexibly accommodate businesses of all scales and value Durable brick and steel buildings with long life spaces designed for wear and tear. Potential to accommodate a wide range of uses <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Diversity Nature <p>Generally unique and require specific examination rather than generalised assessment.</p>	<p>Character.</p> <ul style="list-style-type: none"> Very distinctive character hosting some of the oldest forms of development in the borough. Often protected by conservation or listing (local and national) Generally create a strong front / back relationship Proven adaptability and ability to flexibly accommodate businesses of all scales and value Durable brick and steel buildings with long life spaces designed for wear and tear. Potential to accommodate a wide range of uses <p>Quality of the Public Realm.</p> <ul style="list-style-type: none"> Ease of Movement Legibility Adaptability and Durability Diversity Nature <p>Generally unique and require specific examination rather than generalised assessment.</p>	Limited	

11.000	Residential Areas	Perimeter Bloc	Urban Terrace		<p>Urban areas which fit the typology of urban terrace perimeter blocks are most likely to be Victorian and Edwardian terraces. By their nature they tend to be tightly arranged, regular rows of houses with on-street parking.</p> <p>Some streets have lost their street trees which has affected the visual quality of the area.</p> <p>The exercise of Permitted Development rights, free of any design quality assessment, has led to incremental erosion of the character and quality of (sub)urban areas.</p> <p>The original architectural detailing and features of many properties has been lost, including the loss of original windows and doors, the rendering of facades, and the changing of roof tiles.</p> <p>The clutter of aerials, satellite dishes and rubbish bins often disrupts the streetscene to the detriment of the quality of the area.</p>	<p>In many Victorian streets the pressure to restrict front garden parking, restrict the width of openings in front walls and encourage the retention / addition of new planting as well as the use of permeable surfaces.</p> <p>There is a need to respond to the piecemeal change and alterations, such as satellite dishes and replacement windows and doors, that detract from the overall coherence of urban areas. Informal body guidance could be considered to highlight the detrimental impact of such changes.</p> <p>The strength of the urban terrace form lies in the block pattern and the relationship between buildings. Any new development adjoining or within such an area should integrate and continue the pattern rather than creating new forms.</p> <p>Although the buildings are vulnerable to change, the overall form is robust and remains successful in urban terms.</p>	<p>There is a need for more positive policy controls to restrict front garden parking, restrict the width of openings in front walls and encourage the retention / addition of new planting as well as the use of permeable surfaces.</p> <p>There is a need to respond to the piecemeal change and alterations, such as satellite dishes and replacement windows and doors, that detract from the overall coherence of urban areas. Informal body guidance could be considered to highlight the detrimental impact of such changes.</p> <p>The strength of the urban terrace form lies in the block pattern and the relationship between buildings. Any new development adjoining or within such an area should integrate and continue the pattern rather than creating new forms.</p> <p>Although the buildings are vulnerable to change, the overall form is robust and remains successful in urban terms.</p>	<p>Character:</p> <ul style="list-style-type: none"> - Strong, classic character typical of English Cities and is the standard form of housing for many people. - Strong rhythm and identity created by repetition of simple features, bay windows, windows, deep reveals. - Strong urban form. <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Clear definition of public and private via perimeter block approach. <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Good defensible space <p>Ease of Movement:</p> <ul style="list-style-type: none"> - Generally light grids of perimeter blocks allow easy access around the area. <p>Legibility:</p> <ul style="list-style-type: none"> - Reliable human scale, easy to understand street patterns and what the buildings are for. <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Use of durable, traditional materials - Generally a good quality of accommodation, rear gardens and amenity space - Relatively high density indicating the potential for sustainable development - Very adaptable typology - good for extensions, conversions. <p>Nature:</p> <ul style="list-style-type: none"> - Generally feature back and front gardens allowing the possibility of nature. 	<p>Character:</p> <ul style="list-style-type: none"> - Erosion of quality of front gardens due to front gardens parking - Poor quality additions via permitted development, rendering, loss of original detailing. - Boundary treatment, piecemeal approach to the undermining the original approach <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Many examples do not form complete perimeter blocks creating issues with privacy and security to back gardens - Do not turn the corner well in all cases, can create blank / poor flank relationship. <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Loss of trees due to parking in front gardens. - Designed for a pre car era, the roads are often fully parked. <p>Ease of Movement:</p> <ul style="list-style-type: none"> - <p>Legibility:</p> <ul style="list-style-type: none"> - <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Designed for a pre car era meaning parking and bike storage etc are not integrated - Not designed for modern bins / refuse, impact on street. - Loss of green due to hard standing - Poor insulation sustainability. - Plot with restricts adaption to some uses. - Uniform design does not take into account daylight sunlight. <p>Diversity:</p> <ul style="list-style-type: none"> - Single use typology - Some examples of front gardens or public realm do not feature greening. 	Medium
12.000	Residential Areas	Perimeter Bloc	Garden City		<p>High quality suburban housing delivered by the public sector during the inter-war period with a strong compositional form and emphasis on green environments.</p> <p>Some examples in the borough have become degraded and are poorly maintained which has had a corresponding impact on the character of these neighbourhoods.</p> <p>Some neighbourhoods have experienced significant alterations to buildings and plots such as window replacement, hip to gable roof changes, satellite dishes, loss of chimney stacks and the loss of front gardens, which has undermined the composition of the design and the overall quality of the neighbourhood.</p> <p>Large areas of green space at the heart of some of the estates are fenced and under-utilised by local residents.</p> <p>Many of the common areas including green spaces are also poorly maintained.</p>	<p>There is a need to protect the best surviving examples of Garden City design in the borough and this could be achieved through the designation of Areas of Distinctive Quality, with a view to ensuring a benchmark level of maintenance and local pride.</p> <p>Those areas where the typology is poorly maintained and have experienced a large number of alterations which cumulatively have detracted from the inherent quality of the neighbourhoods need to be addressed and the character restored, this could be facilitated through local action alongside advice from Council and/or Sensitivity.</p> <p>The management agreements with owners.</p> <p>The employment of the perimeter block model provides a further illustration of the qualities of the perimeter blocks forage noted above, and under-utilised by local residents.</p>	<p>There is a need to protect the best surviving examples of Garden City design in the borough and this could be achieved through the designation of Areas of Distinctive Quality, with a view to ensuring a benchmark level of maintenance and local pride.</p> <p>Those areas where the typology is poorly maintained and have experienced a large number of alterations which cumulatively have detracted from the inherent quality of the neighbourhoods need to be addressed and the character restored, this could be facilitated through local action alongside advice from Council and/or Sensitivity.</p> <p>The management agreements with owners.</p> <p>The employment of the perimeter block model provides a further illustration of the qualities of the perimeter blocks forage noted above, and under-utilised by local residents.</p>	<p>Character:</p> <ul style="list-style-type: none"> - Typical suburban character defined by generally uniform appearance and design. - Strong rhythm and identity created by repetition of simple features, bay windows, windows, deep reveals, pitched roof and regular chimney to create, green verges and defensible space. <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Clear definition of public and private via perimeter block approach. <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Very wide roads allowing multiple users to potentially be accommodated. <p>Ease of Movement:</p> <ul style="list-style-type: none"> - <p>Legibility:</p> <ul style="list-style-type: none"> - Reliable human scale - Very distinctive helping people know where they are <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Use of durable, traditional materials - Generally a good quality of accommodation, rear gardens and amenity space - Very adaptable typology - susceptible to extension etc. <p>Nature:</p> <ul style="list-style-type: none"> - Generally feature back and front gardens allowing the possibility of nature. 	<p>Character:</p> <ul style="list-style-type: none"> - Quality of character has been diminished by erosion of front gardens to parking. - Poor quality additions via permitted development, rendering, loss of original detailing, are creating a terracing effect - changing the character in an uncontrolled and potentially negative direction. <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - More porous approach to perimeter blocks resulting in less dense lived experience <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Designed for a pre car era, the roads are often fully parked. <p>Ease of Movement:</p> <ul style="list-style-type: none"> - <p>Legibility:</p> <ul style="list-style-type: none"> - Uniformity can create a sense of placelessness <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Designed for a pre car era meaning parking and bike storage etc are not integrated - Not designed for modern bins / refuse, impact on street. - Loss of green due to hard standing. - Poor insulation sustainability. - Plot with restricts adaption to some uses. - Low density of dwellings creates an unsustainable development. - Designed for a pre car era meaning parking and bike storage etc are not integrated - Uniform design does not take into account daylight sunlight. <p>Diversity:</p> <ul style="list-style-type: none"> - Single use typology - Some examples don't have trees on roads. 	Medium
13.000	Residential Areas	Perimeter Bloc	Classic Suburb		<p>High quality and archetypal suburbs which have a distinct style and architectural quality with generous streetspaces and clear overall composition.</p> <p>The affluence of these suburbs has led to a sense of greater personalisation of homes and an increasing number of additions to the facades of buildings including satellite dishes - whilst many are temporary there is a need to avoid the degradation of the visual quality of the neighbourhood as the result of fashion.</p> <p>The strong symmetry of the established houses, and particularly the roof line is vulnerable to the effects of change, particularly where the silhouette is broken by converting the hip to a gable as can often be achieved under permitted development.</p> <p>Large extensions and side extensions reduce the space between houses and changes the street character and character of the area.</p>	<p>Suburbs may benefit from further design in the borough and this could be achieved through the designation of Areas of Distinctive Quality, with a view to ensuring a benchmark level of maintenance and local pride.</p> <p>Those areas where the typology is poorly maintained and have experienced a large number of alterations which cumulatively have detracted from the inherent quality of the neighbourhoods need to be addressed and the character restored, this could be facilitated through local action alongside advice from Council and/or Sensitivity.</p> <p>The management agreements with owners.</p> <p>The employment of the perimeter block model provides a further illustration of the qualities of the perimeter blocks forage noted above, and under-utilised by local residents.</p>	<p>Suburbs may benefit from further design in the borough and this could be achieved through the designation of Areas of Distinctive Quality, with a view to ensuring a benchmark level of maintenance and local pride.</p> <p>Those areas where the typology is poorly maintained and have experienced a large number of alterations which cumulatively have detracted from the inherent quality of the neighbourhoods need to be addressed and the character restored, this could be facilitated through local action alongside advice from Council and/or Sensitivity.</p> <p>The management agreements with owners.</p> <p>The employment of the perimeter block model provides a further illustration of the qualities of the perimeter blocks forage noted above, and under-utilised by local residents.</p>	<p>Character:</p> <ul style="list-style-type: none"> - Typical suburban character defined by generally uniform appearance and design. - Strong rhythm and identity created by repetition of simple features, bay windows, windows, deep reveals, pitched roof and regular chimney to create, green verges and defensible space. <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Clear definition of public and private via perimeter block approach. <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Very wide roads allowing multiple users to potentially be accommodated. <p>Ease of Movement:</p> <ul style="list-style-type: none"> - <p>Legibility:</p> <ul style="list-style-type: none"> - Reliable human scale - Very distinctive helping people know where they are <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Use of durable, traditional materials - Generally a good quality of accommodation, rear gardens and amenity space - Very adaptable typology - susceptible to extension etc. <p>Nature:</p> <ul style="list-style-type: none"> - Generally feature back and front gardens allowing the possibility of nature. 	<p>Character:</p> <ul style="list-style-type: none"> - Quality of character has been diminished by erosion of front gardens to parking. - Poor quality additions via permitted development, rendering, loss of original detailing, are creating a terracing effect - changing the character in an uncontrolled and potentially negative direction. <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - More porous approach to perimeter blocks resulting in less dense lived experience <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Designed for a pre car era, the roads are often fully parked. <p>Ease of Movement:</p> <ul style="list-style-type: none"> - Not easy to go through the urban block, but very rarely create cut throughs which cause security <p>Legibility:</p> <ul style="list-style-type: none"> - Uniformity can create a sense of placelessness <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Designed for a pre car era meaning parking and bike storage etc are not integrated - Not designed for modern bins / refuse, impact on street. - Loss of green due to hard standing. - Poor insulation sustainability. - Plot with restricts adaption to some uses. - Low density of dwellings creates an unsustainable development. - Designed for a pre car era meaning parking and bike storage etc are not integrated - Uniform design does not take into account daylight sunlight. <p>Diversity:</p> <ul style="list-style-type: none"> - Single use typology 	Medium
14.000	Residential Areas	Perimeter Bloc	Large Suburb		<p>Generous suburban housing with large plot areas and individual design.</p> <p>Very low density development, inherently car based and unsustainable - Ongoing reduction in plot size of larger plots to create larger houses and meet demands for particular tastes.</p> <p>In some cases remaining open plots of land are being developed as blocks of flats and this is shifting the nature of the street and pressures upon it.</p> <p>A key issue for this typology is the degradation of the street to plot relationship - many of the plots have entrenched the front boundary to increase security to such an extent that the plot is no longer visible to the street.</p> <p>Large extensions to buildings as well as the redevelopment of plots are taking built development closer to property boundaries.</p>	<p>The key issue for the large suburbs will be how to effectively manage change when there is considerable pressure for larger houses and also for flat developments/ retirement homes which are perceived to change the character of the area.</p> <p>As with the classic suburbs, the low density of the area presents a long term issue in terms of sustainability.</p>	<p>The key issue for the large suburbs will be how to effectively manage change when there is considerable pressure for larger houses and also for flat developments/ retirement homes which are perceived to change the character of the area.</p> <p>As with the classic suburbs, the low density of the area presents a long term issue in terms of sustainability.</p>	<p>Character:</p> <ul style="list-style-type: none"> - Large, detached character defined by varied and unique appearance - Strong rhythm and identity created by repetition of simple features, bay windows, windows, deep reveals. - Large amounts of defensible space. <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Clear definition of public and private via perimeter block approach. <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Very wide roads allowing multiple users to potentially be accommodated. <p>Ease of Movement:</p> <ul style="list-style-type: none"> - <p>Legibility:</p> <ul style="list-style-type: none"> - Very distinctive helping people know where they are <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Large plot size - Generally a good quality of accommodation, rear gardens and amenity space <p>Nature:</p> <ul style="list-style-type: none"> - Generally feature back and front gardens allowing the possibility of nature. 	<p>Character:</p> <ul style="list-style-type: none"> - Quality of character has been diminished by erosion of front gardens to parking. - Poor quality additions via permitted development, rendering, loss of original detailing, are creating a terracing effect - changing the character in an uncontrolled and potentially negative direction. <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - More porous approach to perimeter blocks resulting in less dense lived experience <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Many examples do not form complete perimeter blocks creating issues with privacy and security to back gardens. - Poor passive surveillance - blind spots due to depth of set back. <p>Ease of Movement:</p> <ul style="list-style-type: none"> - Designed for a pre car era, the roads are often fully parked. <p>Legibility:</p> <ul style="list-style-type: none"> - Not easy to go through the urban block, but very rarely create cut throughs which cause security <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Designed for a pre car era meaning parking and bike storage etc are not integrated - Not designed for modern bins / refuse, impact on street. - Loss of green due to hard standing. - Poor insulation sustainability. - Plot with restricts adaption to some uses. - Low density of dwellings creates an unsustainable development. - Uniform design does not take into account daylight sunlight. <p>Diversity:</p> <ul style="list-style-type: none"> - Single use typology <p>Nature:</p> <ul style="list-style-type: none"> - Generally feature back and front gardens allowing the possibility of nature. 	Medium
15.000	Residential Areas	Perimeter Bloc	Suburban Flats		<p>The introduction of small flat units into areas characterised by the large suburb typology has seen a shift in the character of these areas.</p> <p>Suburban flats are often seen as an unwelcome change to the local character and context.</p> <p>The increased demand for housing has led to a concentration of developments in frequently a concern.</p> <p>This typology is a recognised way of increasing residential density in accessible areas but many examples to date have shown that little response to local context is often achieved - this is an issue that needs urgent attention.</p> <p>Improvement of this form of development is not to continue to have a detrimental effect.</p>	<p>There is a need for clear guidelines for this sort of development in order to ensure that a sensitive approach is adopted in future.</p> <p>Design guidance is needed to steer the type of development to ensure that buildings make a positive addition to the streetscape and maintain the prevailing urban grain of plot divisions and building entrances.</p> <p>This form of development could be particularly appropriate in areas with good access to transport nodes and services provided the issues of urban form and architectural character can be addressed.</p>	<p>There is a need for clear guidelines for this sort of development in order to ensure that a sensitive approach is adopted in future.</p> <p>Design guidance is needed to steer the type of development to ensure that buildings make a positive addition to the streetscape and maintain the prevailing urban grain of plot divisions and building entrances.</p> <p>This form of development could be particularly appropriate in areas with good access to transport nodes and services provided the issues of urban form and architectural character can be addressed.</p>	<p>Character:</p> <ul style="list-style-type: none"> - Consistent materials and other features can create a uniform appearance <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Clear definition of public and private via perimeter block approach. <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - <p>Ease of Movement:</p> <ul style="list-style-type: none"> - <p>Legibility:</p> <ul style="list-style-type: none"> - Very distinctive helping people know where they are <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Generally a good quality of accommodation, rear gardens and amenity space. - Good choice of high amounts of dual aspect - Good way of increasing housing on small plots - Often designed for modern cars, bins and bikes. <p>Nature:</p> <ul style="list-style-type: none"> - Generally sit within large green spaces allowing the possibility of biodiversity 	<p>Character:</p> <ul style="list-style-type: none"> - Variable quality with many examples poorly imitating more traditional forms of detached and semi detached development that fails to be contextual. - Poor quality materials and ungenerous windows etc. <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Often large undefined green spaces or large areas of parking - Many examples do not form complete perimeter blocks creating issues with privacy and security to back gardens. - Poor passive surveillance - blind spots due to depth of set back. <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Can rely on large car parking areas resulting in a car dominated frontage. - Lack of greenery / trees <p>Ease of Movement:</p> <ul style="list-style-type: none"> - Not easy to go through the urban block, but very rarely create cut throughs which cause security <p>Legibility:</p> <ul style="list-style-type: none"> - Entrances can be difficult to find or not easily accessible from the street. <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Loss of green due to hard standing. - Low density of dwellings creates an unsustainable development. <p>Diversity:</p> <ul style="list-style-type: none"> - Single use typology <p>Nature:</p> <ul style="list-style-type: none"> - Often green space is poorly defined and not adding much biodiversity gain. 	Transformative
16.000	Residential Areas	Estates	Street Based		<p>Residential estates established around a street-based layout, with houses and flats having front doors to the street.</p> <p>This form of housing is seen as an unwelcome change to the local character and context.</p> <p>The increased demand for housing has led to a concentration of developments in frequently a concern.</p> <p>This typology is a recognised way of increasing residential density in accessible areas but many examples to date have shown that little response to local context is often achieved - this is an issue that needs urgent attention.</p> <p>Improvement of this form of development is not to continue to have a detrimental effect.</p>	<p>These areas are relatively modern and so are unlikely to change significantly in the short to medium term. However, they can provide lessons which inform future development.</p> <p>More flexible approaches to parking standards could greatly reduce the amount of private space which is sacrificed to achieve parking standards within a given density.</p> <p>The design and build quality of the buildings is generally relatively basic and is often very generic in terms of the referencing back to the earlier forms.</p> <p>Whilst the individual buildings are often reasonably successful at defining street frontage, the block structure is not as legible as more traditional rectilinear blocks which provide a clear identity.</p>	<p>These areas are relatively modern and so are unlikely to change significantly in the short to medium term. However, they can provide lessons which inform future development.</p> <p>More flexible approaches to parking standards could greatly reduce the amount of private space which is sacrificed to achieve parking standards within a given density.</p> <p>The design and build quality of the buildings is generally relatively basic and is often very generic in terms of the referencing back to the earlier forms.</p> <p>Whilst the individual buildings are often reasonably successful at defining street frontage, the block structure is not as legible as more traditional rectilinear blocks which provide a clear identity.</p>	<p>Character:</p> <ul style="list-style-type: none"> - Consistent materials and other features can create a uniform appearance <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Clear definition of public and private via perimeter block approach. <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - <p>Ease of Movement:</p> <ul style="list-style-type: none"> - <p>Legibility:</p> <ul style="list-style-type: none"> - Very distinctive helping people know where they are <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Generally a good quality of accommodation, rear gardens and amenity space. - Often designed for modern cars, bins and bikes meaning the public realm is less cluttered. <p>Nature:</p> <ul style="list-style-type: none"> - Generally sit within large green spaces allowing the possibility of biodiversity 	<p>Character:</p> <ul style="list-style-type: none"> - Generic character and lead to a sense of placelessness - Poor quality materials and ungenerous windows etc. <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Many examples do not form complete perimeter blocks creating issues with privacy and security to back gardens. - Poor passive surveillance - blind spots due to depth of set back. - Use of gates as a security method is unwelcome. <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Can rely on large car parking areas resulting in a car dominated frontage. - Lack of greenery / trees <p>Ease of Movement:</p> <ul style="list-style-type: none"> - Not easy to go through the urban block, but very rarely create cut throughs which cause security <p>Legibility:</p> <ul style="list-style-type: none"> - Entrances can be difficult to find or not easily accessible from the street. <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Loss of green due to hard standing. - Low density of dwellings creates an unsustainable development. <p>Diversity:</p> <ul style="list-style-type: none"> - Single use typology 	Transformative
17.000	Residential Areas	Estates	Free form		<p>Flats and houses usually set within communal green space, creating a permeable layout.</p> <p>These estates provide a high degree of permeability with a poor relationship between public and private realm. This poor definition of urban form leads to perceptions of poor safety and security.</p> <p>The integration of car parking in the public realm has had a negative effect on the quality of green space around the buildings.</p> <p>Individual buildings lack private amenity space and shared amenity space is often not suited to children's play.</p> <p>The visual appearance of these buildings is often eroded by lax housing management regimes which have allowed satellite dishes, replacement windows and balcony clutter to develop which detracts from the quality of the facades.</p>	<p>Some examples of free form estates are well designed and detailed, with the Beacon Hill Estate being perhaps the best example. This may benefit from greater conservation protection before any further significant loss of original fabric occurs.</p> <p>In some instances it may be possible to establish a more conventional building/ street/private space relationship through the creation of defined private gardens for ground floor or flats facilitated through tighter housing management.</p> <p>Sustainable densities</p> <p>Many examples feature integration with community centre, shops or schools.</p> <p>Generally large areas of green and opportunities for biodiversity</p>	<p>Some examples of free form estates are well designed and detailed, with the Beacon Hill Estate being perhaps the best example. This may benefit from greater conservation protection before any further significant loss of original fabric occurs.</p> <p>In some instances it may be possible to establish a more conventional building/ street/private space relationship through the creation of defined private gardens for ground floor or flats facilitated through tighter housing management.</p> <p>Sustainable densities</p> <p>Many examples feature integration with community centre, shops or schools.</p> <p>Generally large areas of green and opportunities for biodiversity</p>	<p>Character:</p> <ul style="list-style-type: none"> - Can form distinctive landmarks and contain strong character <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Lots of greenery and mature trees <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - <p>Ease of Movement:</p> <ul style="list-style-type: none"> - <p>Legibility:</p> <ul style="list-style-type: none"> - Very distinctive helping people know where they are <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Often serve as landmarks and in some cases bring wide markers. <p>Nature:</p> <ul style="list-style-type: none"> - Often superior flat designs more useable layouts than modern developments - for instance maisonette developments. <p>Diversity:</p> <ul style="list-style-type: none"> - Many examples feature integration with community centre, shops or schools. <p>Nature:</p> <ul style="list-style-type: none"> - Generally large areas of green and opportunities for biodiversity 	<p>Character:</p> <ul style="list-style-type: none"> - Inward looking - "estate character" can make people feel different from the surrounding context meaning not as much part of the area <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Very permeable design leading to sense of security and safety concerns due to poor public / private differentiation - Poor passive surveillance - blind spots due to depth of set back. - Lack of surveillance / natural or otherwise - Lack of defensible space - Lack of good quality private amenity <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Public realm is often composed of poorly maintained and leftover green space or parking. - Some green space can be leftover, under used <p>Ease of Movement:</p> <ul style="list-style-type: none"> - Not easy to go through the urban block, but very rarely create cut throughs which cause security <p>Legibility:</p> <ul style="list-style-type: none"> - Poorly defined routes, poor legibility <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Entrances can be difficult to find or not easily accessible from the street. - Some instances of high rise buildings which create a non human scale experience - Lack of uniqueness of blocks, buildings etc. lack of legibility hard to distinguish personalise. - Zonal approach to uses - garages, parking etc. <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Loss of green due to hard standing. - Security of communal entrances, over use of landings, etc leading to difficulty knowing neighbours <p>Diversity:</p> <ul style="list-style-type: none"> - Single use typology 	Transformative
18.000	Residential Areas	Perimeter Bloc	Contemporary Blocks		<p>Contemporary perimeter block based fitted development. Often undertaken as part of an estate renewal project or regeneration.</p> <p>Typified by street based, high density brick faced buildings integrated with maisonettes and townhouses.</p>	<p>NA</p>	<p>NA</p>	<p>Character:</p> <ul style="list-style-type: none"> - New London Vernacular approach ties Einfeld into wider London architectural identity. - Contemporary and confident approach can work well with context. <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Generally adherence to a street based approach and perimeter block <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Consider street parking, bike storage etc in the design. Bins meaning public realm maintains a pedestrian focused approach. <p>Ease of Movement:</p> <ul style="list-style-type: none"> - Adherence to modern standards allows people to access <p>Legibility:</p> <ul style="list-style-type: none"> - Permeable street based approach often helps to stitch development into . <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Achieves minimum private amenity + flat standards. - Environmental performance better generally. - Entrances sometimes on the ground in multiple places create activity <p>Diversity:</p> <ul style="list-style-type: none"> - Many examples feature integration with community centre, shops or schools. 	<p>Character:</p> <ul style="list-style-type: none"> - Uniform approach can create a sense of placelessness <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Can create issues with privacy and overlooking <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Some green space can be leftover, under used <p>Ease of Movement:</p> <ul style="list-style-type: none"> - Not easy to go through the urban block, but very rarely create cut throughs which cause security <p>Legibility:</p> <ul style="list-style-type: none"> - Poorly defined routes, poor legibility <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Overdevelopment can push the ability of amenity to support it - Circulation, single aspect and building depth can be worse. - Courtyards etc can be tight. - Future adaptability is an open question. <p>Diversity:</p> <ul style="list-style-type: none"> - 	Medium
19.000	Residential Areas	infill	Contemporary infill		<p>Contemporary infill developments and fitted / maisonette / housing development completed on small sites leading to incremental changes in character</p>	<p>NA</p>	<p>NA</p>	<p>Character:</p> <ul style="list-style-type: none"> - New emergent character - tucked away character is unique and distinctive. - Strong sense of place, high density, good materials and contextual but unique architecture - Can create otherwise unutilised flanks on existing plots creating the opportunity to densify low density areas. <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Consider street parking, bike storage etc in the design. Bins meaning public realm maintains a pedestrian focused approach. <p>Ease of Movement:</p> <ul style="list-style-type: none"> - Adherence to modern standards allows people to access <p>Legibility:</p> <ul style="list-style-type: none"> - Permeable street based approach often helps to stitch development into . <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Achieves minimum private amenity + flat standards. - Environmental performance better generally. - Entrances sometimes on the ground in multiple places create activity - In some cases represents the forefront of housing design in London / UK Dujardin etc. <p>Diversity:</p> <ul style="list-style-type: none"> - Many examples feature integration with community centre, shops or schools. 	<p>Character:</p> <ul style="list-style-type: none"> - Uniform approach can create a sense of placelessness <p>Continuity and Enclosure:</p> <ul style="list-style-type: none"> - Can create issues with privacy and overlooking <p>Quality of the Public Realm:</p> <ul style="list-style-type: none"> - Some green space can be leftover, under used <p>Ease of Movement:</p> <ul style="list-style-type: none"> - Smaller routes, access can lead to routes which feel unsafe to wheelchair, and other users. <p>Legibility:</p> <ul style="list-style-type: none"> - <p>Adaptability and Durability:</p> <ul style="list-style-type: none"> - Overdevelopment can push the ability of amenity to support it - Can create constrained or lower quality smaller flats <p>Diversity:</p> <ul style="list-style-type: none"> - 	Medium