

Stage 3: Typology Recommendations



3.01 | Introduction

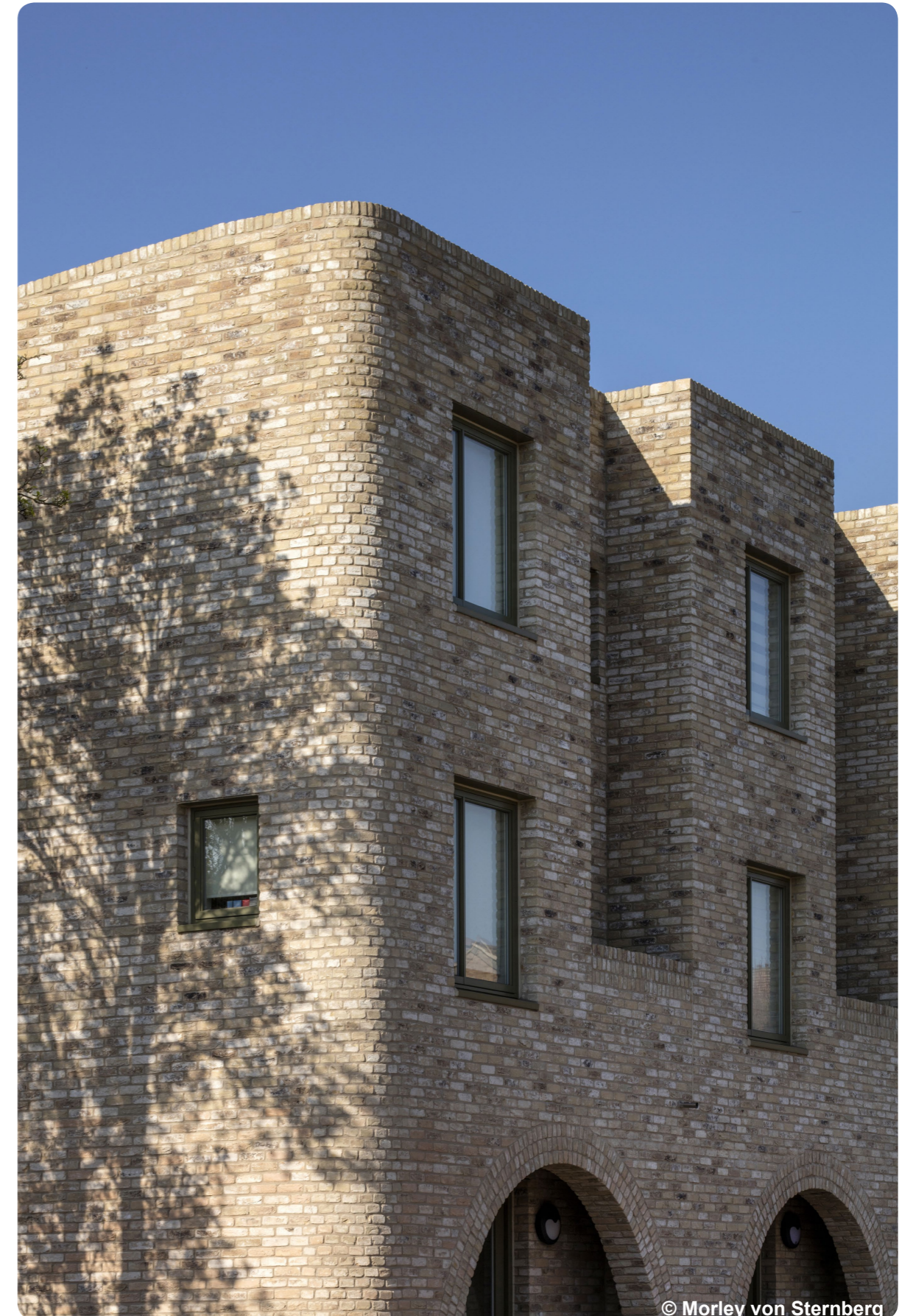
The purpose of this section of the report is to help interpret and implement the final recommendations given for each typology area at Stage 2.

Stage 3 sets out Enfield's vision on how each typology area can accommodate good growth through the recommended level of change looking at interventions from roof extensions to streetscape infills, from industrial intensification to comprehensive regeneration.

Through clear diagrams and a library of best practice precedents, this document encourages applicants to build homes, industrial facilities and mixed use developments which are of exemplary design and respond appropriately to the character and heritage of their neighbourhood.

This document should be used by residents, developers, builders and agents including architects and planning consultants in shaping development proposals, and will assist in making decisions on planning applications and inform the Council's pre-planning application service.

This report will inform the local plan development, sitting as evidence base, and may form the foundation for a future supplementary planning document (SPD).



3.02 | Methodology

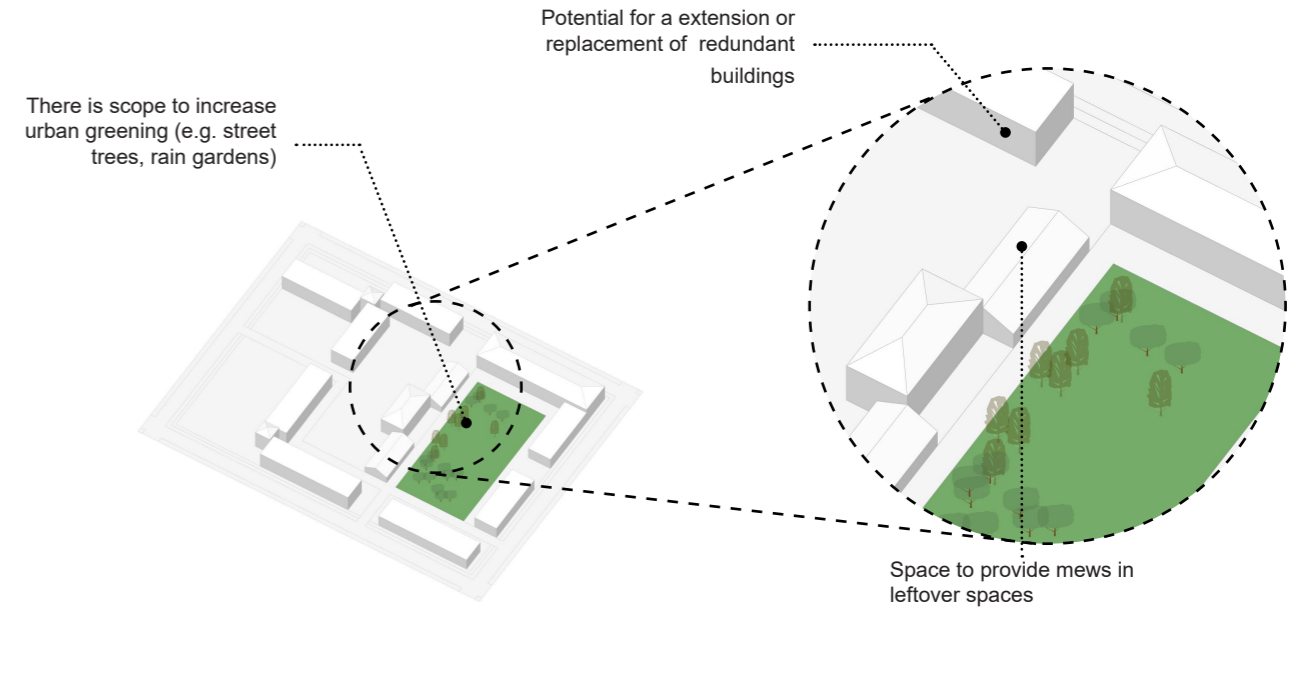
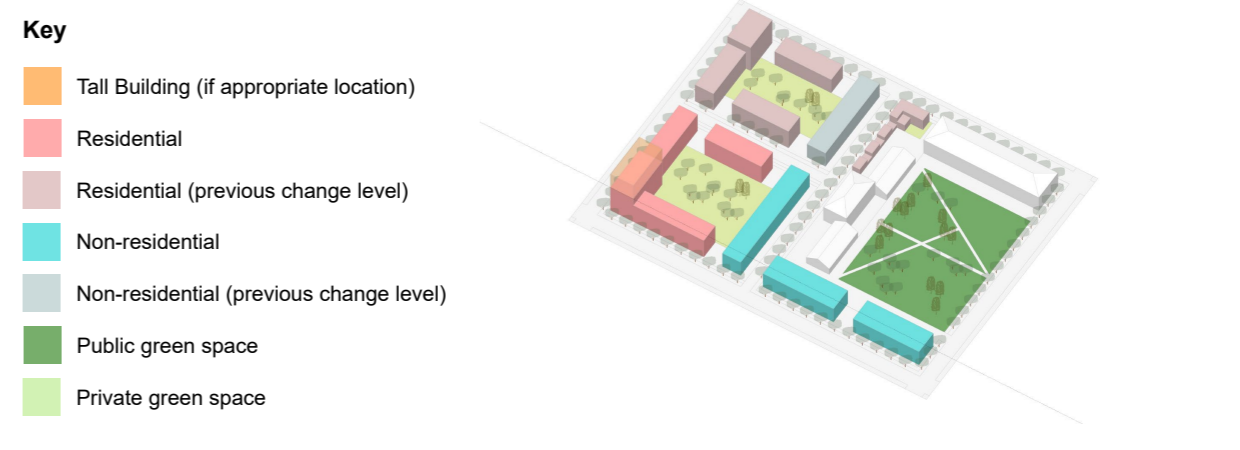
Step	Explanation			
<p>Urban Typology as existing</p>	<p>SketchUP 3D modelling has been used to create a schematic model of each urban typology as existing.</p> <p>The 3D models are not meant to replicate the context of a specific street or junction in Enfield, but they aim to capture issues and opportunities common across all areas where that specific urban typology applies, as identified at Stage 2.</p> <p>The adjacent column shows the Institution typology model.</p> <p>Not all Institution typology areas in Enfield have a back street with garages, as not all areas have scope for a streetscape infill. Moreover some neighbourhoods might be more leafy than others and might not need a comprehensive programme of street trees planting.</p> <p>The 3D model should therefore be read as a compendium of all aspects of opportunities for change in the typology.</p> 			
<p>Matrix of</p>	<p>For each level of change recommended at Stage 2, a matrix of suitable typologies has been identified.</p> <p>Institutions may be in either limited, medium or transformation change areas and therefore the appropriate typologies will be different for each level of change. The diagram shown here shows an institution in a “transformative change” area, and therefore typologies appropriate in lower order change levels (limited and medium) are also shown as “previous change level interventions”.</p> <p>SketchUP 3D modelling has been used to create a schematic model of each level of change incorporating the suitable typologies. These 3D models are for schematic purpose only, they are not site specific and do not imply an acceptable architectural form.</p> <p>Building uses have been colour coded to differentiate between residential and non-residential uses (e.g. retail, industrial, offices). The type of intervention has been labelled on the diagrams on the following pages.</p>  <p>Key</p> <ul style="list-style-type: none"> ■ Tall Building (if appropriate location) ■ Residential ■ Residential (previous change level) ■ Non-residential ■ Non-residential (previous change level) ■ Public green space ■ Private green space 			
<p>Library of best practice case studies</p>	<p>For each recommended level of change a library of best practice case studies has been compiled.</p> <p>The context in which these case studies can be found can sometimes diverge from the urban typology area they have been applied to. Nevertheless the case studies illustrate how the recommended level of change could happen.</p> <p>Each case study has been colour coded to indicate the level of change it applies to.</p>	<p>Limited Change</p> <p>The typology character is of a high quality and should be maintained.</p> <p>Implications:</p> <ul style="list-style-type: none"> • Exploit infill and extension opportunities • Where demolition is necessary, replacement should conserve and complement the existing character <p>* Does not override the protections afforded by heritage assets.</p>	<p>Medium Change</p> <p>The typology character is mixed with positive features that should be improved and negative features that should be resolved.</p> <p>Implications:</p> <ul style="list-style-type: none"> • Exploit infill and extension opportunities • Some demolition and replacement possible (e.g. corners or garage blocks or along a main roads) • Replacement buildings can change the character to some extent 	<p>Transformative Change</p> <p>The typology character is of a poor quality and/or low density potentially with a high force of change and should be transformed to resolve these issues.</p> <p>Implications:</p> <ul style="list-style-type: none"> • Acceptance that character will completely change • Fundamental changes in density • Fundamental changes in urban form • Demolition and Replacement • Potential location for tall buildings in some instances

Table 7. Explanation of each step of the methodology

3.03 | Glossary of Typologies

Typologies and definitions have been informed by best practice guidance including the London Plan Guidance document “Optimising Site Capacity: A Design Led Approach (2023)”

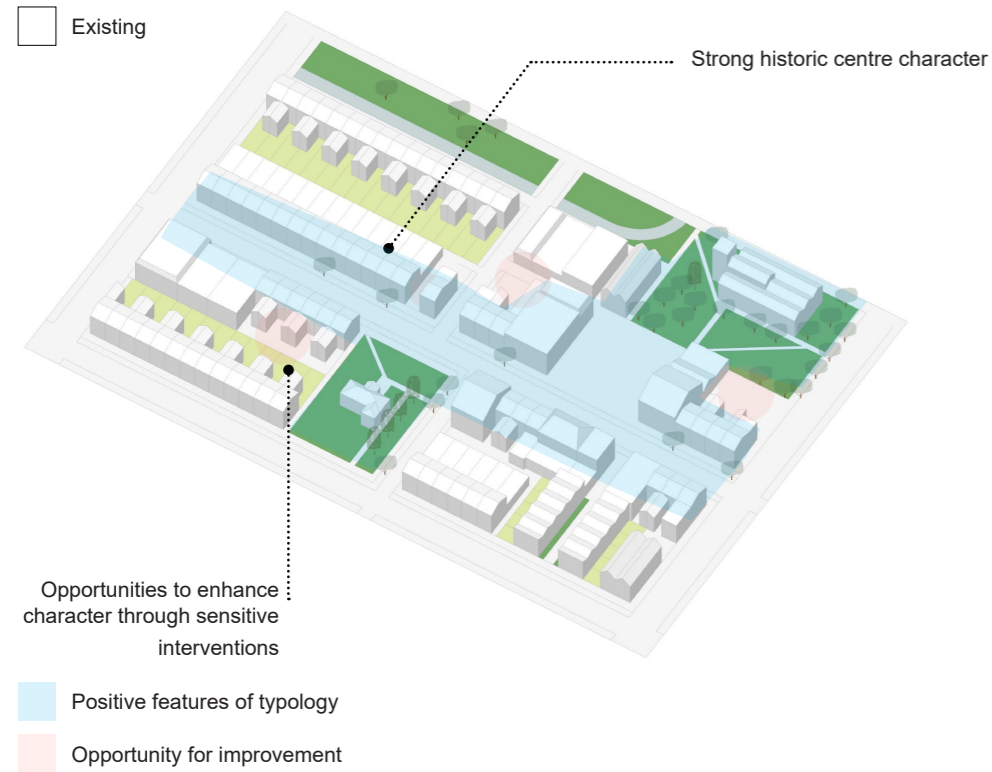
Library Ref. No.	Typology	Definition
01,02,03	Extension (Rear, Roof, Side)	Additional housing or non-residential space provided through modification of an existing residential or non-residential building.
04	Streetscape infill	A site with direct access to the street and usually framed by two parallel blank walls from adjacent buildings.
05	Corner Infill	A site at the turning point of two buildings with direct access to the street and usually framed by two parallel blank walls from adjacent buildings.
06	Backland infill	A site which may or may not have direct access to the street (such as a rear garden). Development will need to create access to the street or be accessed through a reconfiguration of access to the plot. The development will most likely be a terrace, mews development or small cluster of houses.
07	Mews	Small row of dwellings built in close proximity often employing clever design approaches for tight sites. Mews have most commonly their front door leading directly onto the street which is treated as a pedestrian priority shared surface.
08	Cluster	A cluster is a small collection of houses that form an ensemble on a single site. This could range in form from a homogeneous block to a series of individual, related buildings, e.g. detached, semi-detached houses or stacked maisonettes. Clusters optimise site capacity by responding to site constraints and the character of the immediate context. Clusters efficiently share features, e.g. cores, utilities, parking, refuse storage and gardens in some cases.
09	Terrace	A row of single storey homes with a public front and private back usually with a small front garden which provides a set back from the street.
10	Mansion Block	Mid-rise apartment block, typically four to eight storeys, with two to eight flats per level, usually arranged around a compact stair core. Adjoining blocks are often grouped to create a continuous street frontage, each having a prominent front door. This definition distances the mansion block from other common contemporary typologies: linear block (with corridor access or deck/gallery access) and villa block.

Library Ref. No.	Typology	Definition
11	Villa block	The villa block is characterised by a central core and efficient circulation arrangement, typically with three to five dwellings per floor, per core. This enables homes to have views in multiple directions. This makes the villa block ideal for use as a standalone building but in the first instance a Villa Block should define public and private space.
12, 13	Linear block	Block of multiple dwellings configured in a vertical stack, often comprising maisonettes at ground and first floors, with additional maisonettes or apartments at upper floors. This enables homes on lower floors to have individual entrances on the street. Upper floor apartments are usually served by a corridor access or deck/gallery access. A perimeter block might include a podium for undercroft parking.
N/A	Perimeter block	A courtyard block comprises apartment blocks arranged around a central communal amenity space for residents. This central space, which often provides play areas as well, is protected and enclosed giving security for users, good surveillance and direct access from surrounding dwellings. It is enclosed by other typologies described here (such as linear blocks).
14	Tower	A tower is a building substantially taller than its surrounding. As with the villa block, the tower is characterised by a central core and efficient circulation arrangement, usually with four to five dwellings per floor, allowing habitable rooms to have views in multiple directions.
15	Industrial - Extension / Infill	Development that extends or infills between existing industrial uses. Typically built of modern materials. Development should enhance quality of public realm and streetscape as well as being practical.
16	Stacked Industrial	Multi storey industrial development either serving small / medium size uses (using goods lifts for example) or larger logistics uses (using large concrete decks and ramps) to provide additional floorspace and density.
17	Industrial co-location	Employing a mix of other typologies alongside an industrial use. This typology must create safe and pleasant conditions for residents and conceal industrial uses for instance, below a podium deck.
18	Office Park	Adapting car dominated office park and retail park environments with more positive frontages and modern workspaces.

Table 8. Glossary

3.11 | Historic Centre

Sensitive, contextual typologies should be recommended to provide a limited amount of change that improves the quality of historic centres. Reference to conservation area management appraisal is recommended, if applicable.



The Rosebery, 02-01



The Department Store, 02-04



Enfield Town Library 01-06



Ott's Yard, 06-05

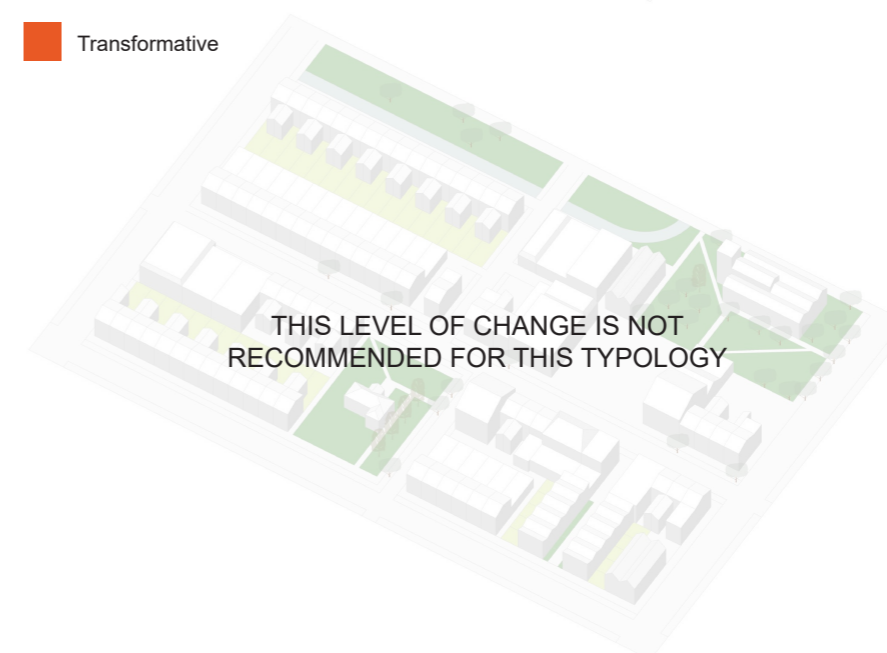
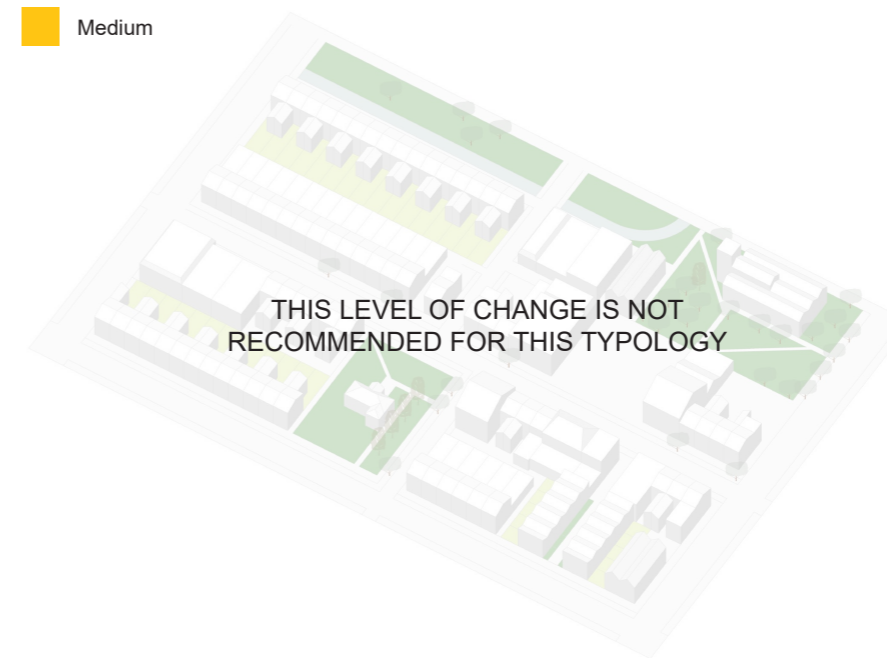
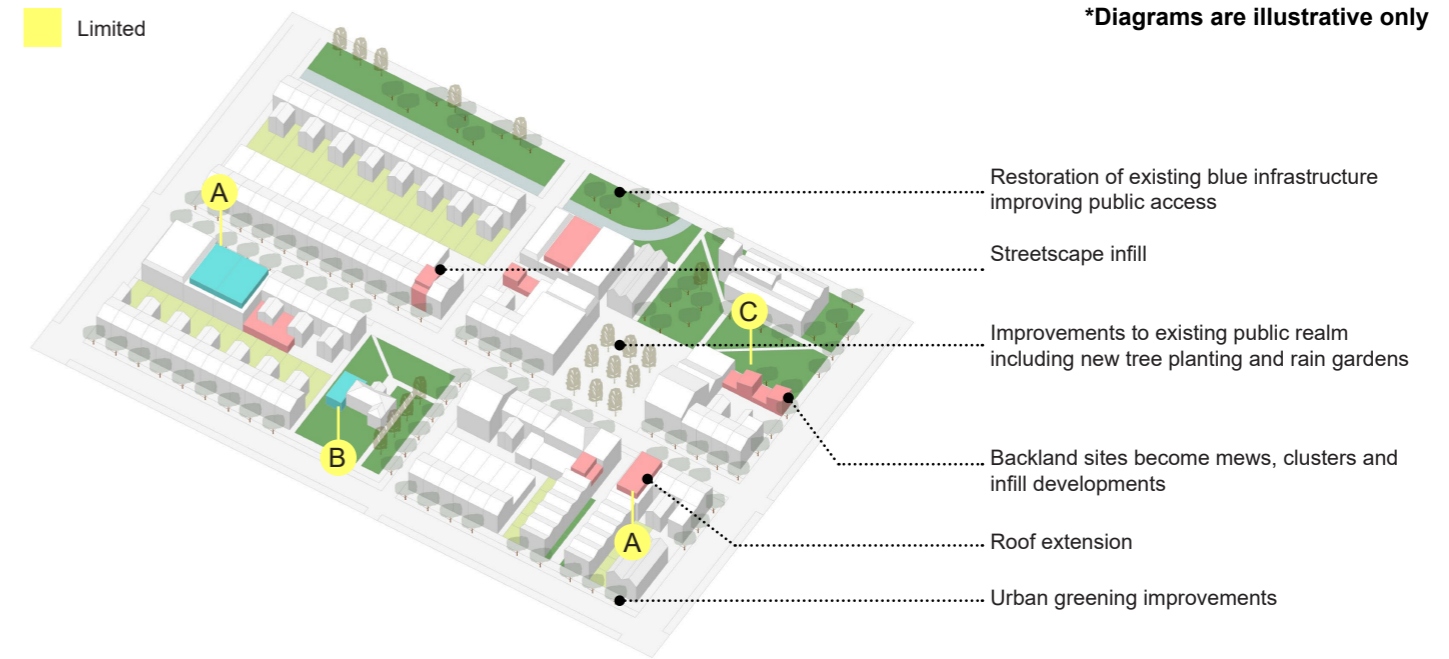
Selected precedents.
Number for library reference (xx-xx)

Scale of change	Type of change	Library reference
Limited Change	Extension	01 - Rear extension
		02 - Roof extension
		03 - Side extension
	Limited/Moderate infill	04 - Streetscape infill
		05 - Corner infill
		06 - Backland infill
		07 - Mews
		08 - Cluster
Medium Change	NOT RECOMMENDED	
Transformative Change	NOT RECOMMENDED	

- Key**
- Tall Building (if appropriate location)
 - Residential
 - Residential (previous change level)
 - Non-residential
 - Non-residential (previous change level)
 - Public green space
 - Private green space

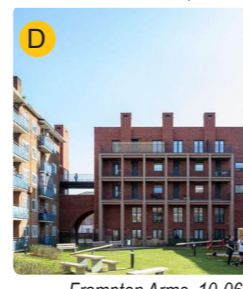
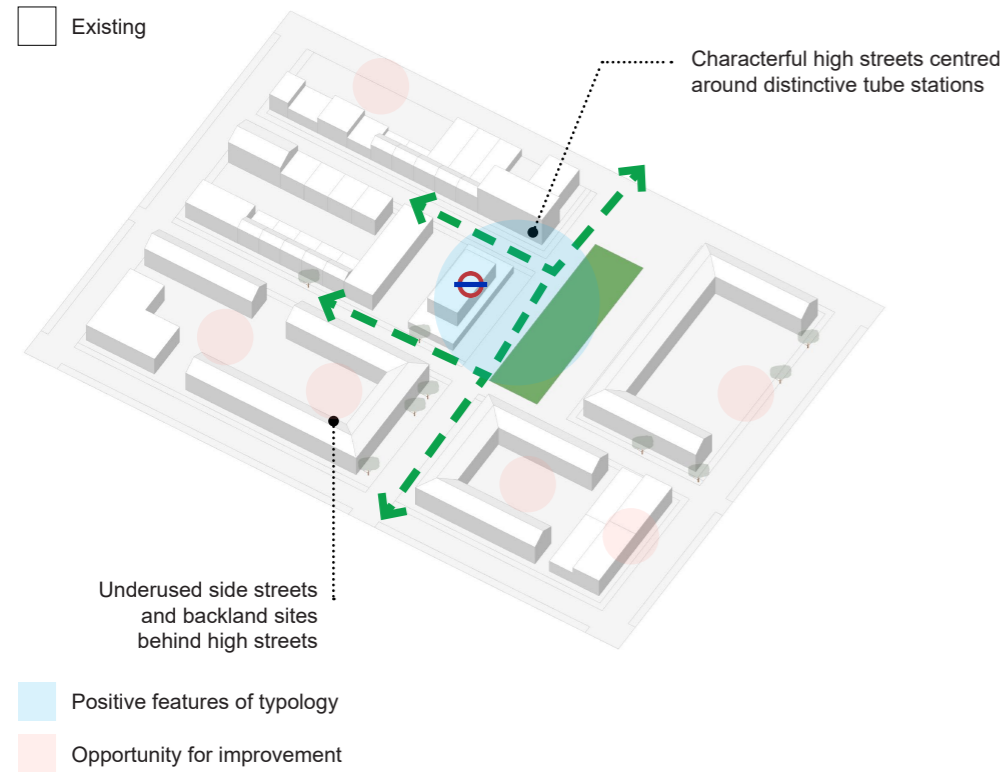
Table of recommended typologies

*Diagrams are illustrative only



3.12 | Metroland Centre

Strong infrastructural set pieces define the character of the typology and high streets. Development should reinforce this and take advantage of vacant or backland sites.



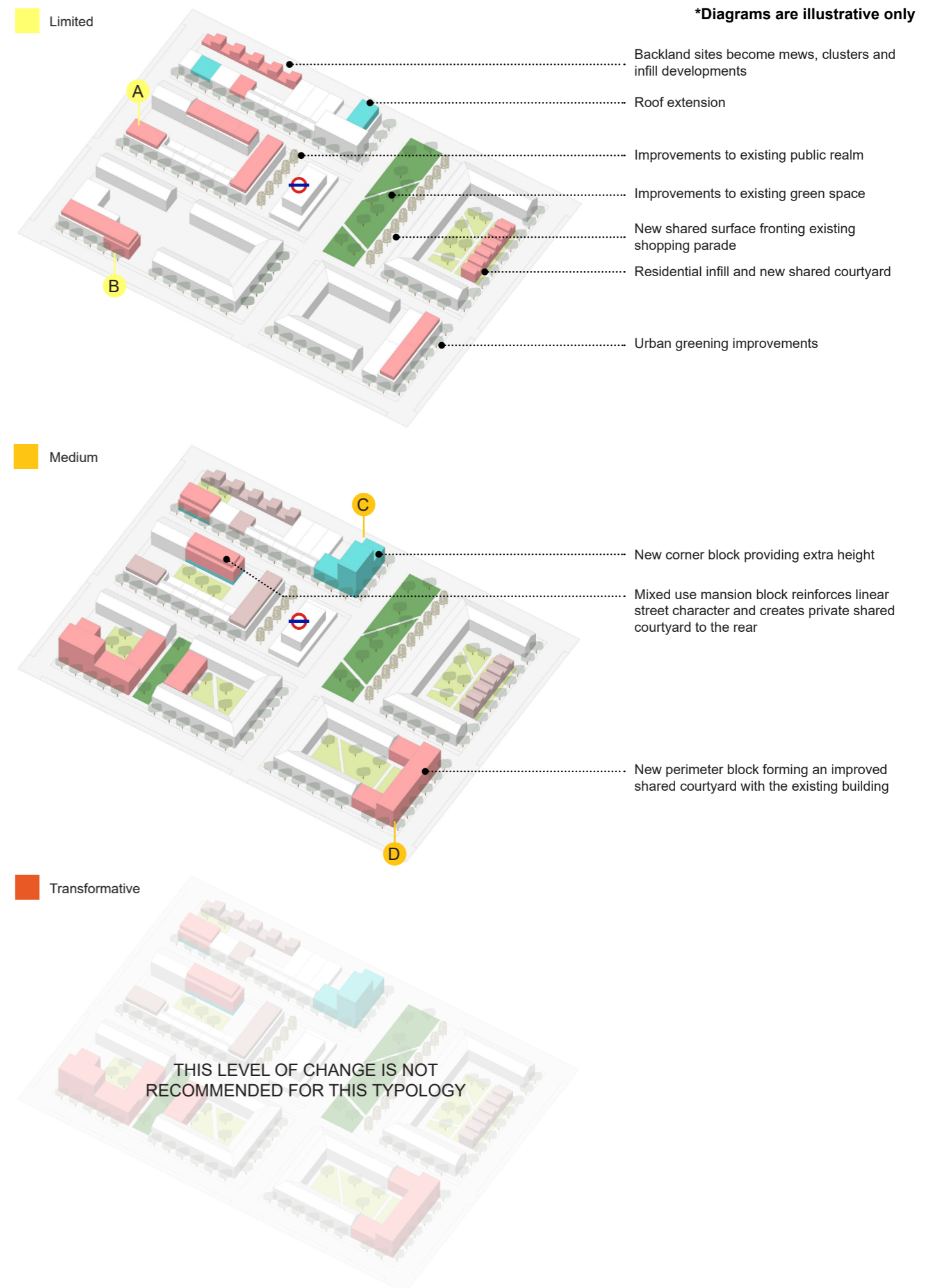
Selected precedents. Number for library reference (xx-xx)

Scale of change	Type of change	Library reference
Limited Change	Extension	01 - Rear extension
		02 - Roof extension
		03 - Side extension
	Limited/Moderate infill	04 - Streetscape infill
		05 - Corner infill
		06 - Backland infill
		07 - Mews
		08 - Cluster
Medium Change	Significant infill / Limited demolition	09 - Terrace
		10 - Mansion block
		11 - Villa block
Transformative Change	NOT RECOMMENDED	

Key

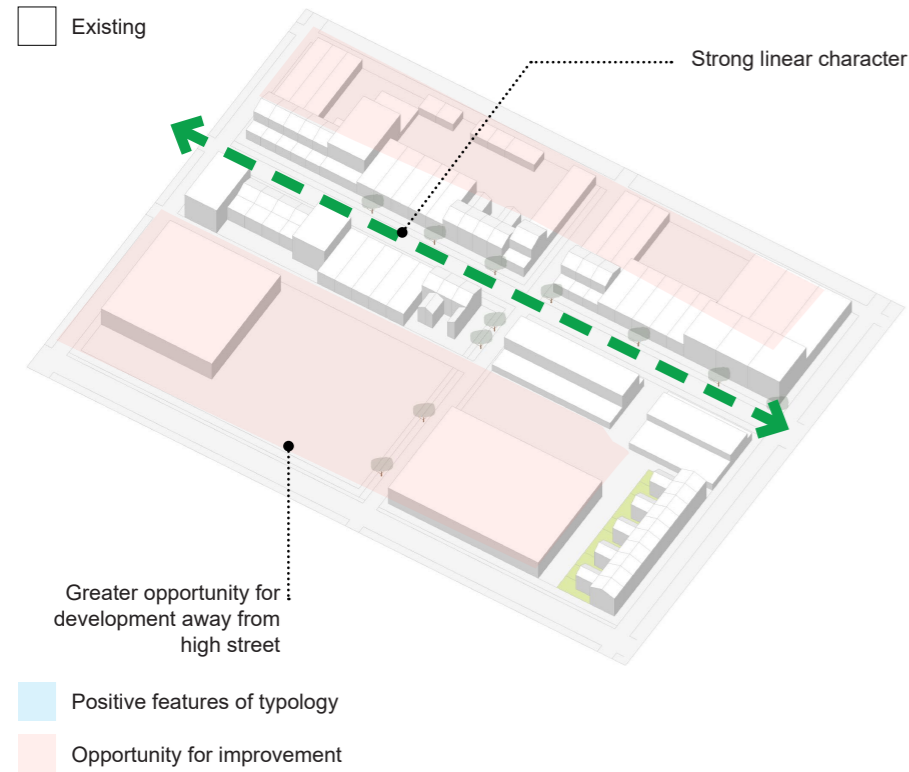
- Tall Building (if appropriate location)
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- Residential (previous change level)
- Non-residential
- Non-residential (previous change level)
- Public green space
- Private green space

Table of recommended typologies



3.13 | Linear Centre

Whatever scale of change is recommended for the new development should reinforce the linear street with backland sites being used for transformative development.



Redchurch Corner, 02-03



The Green House, 02-02



Zanara Court, 04-01



Hackney Road, 15-02

Selected precedents.
Number for library reference (xx-xx)

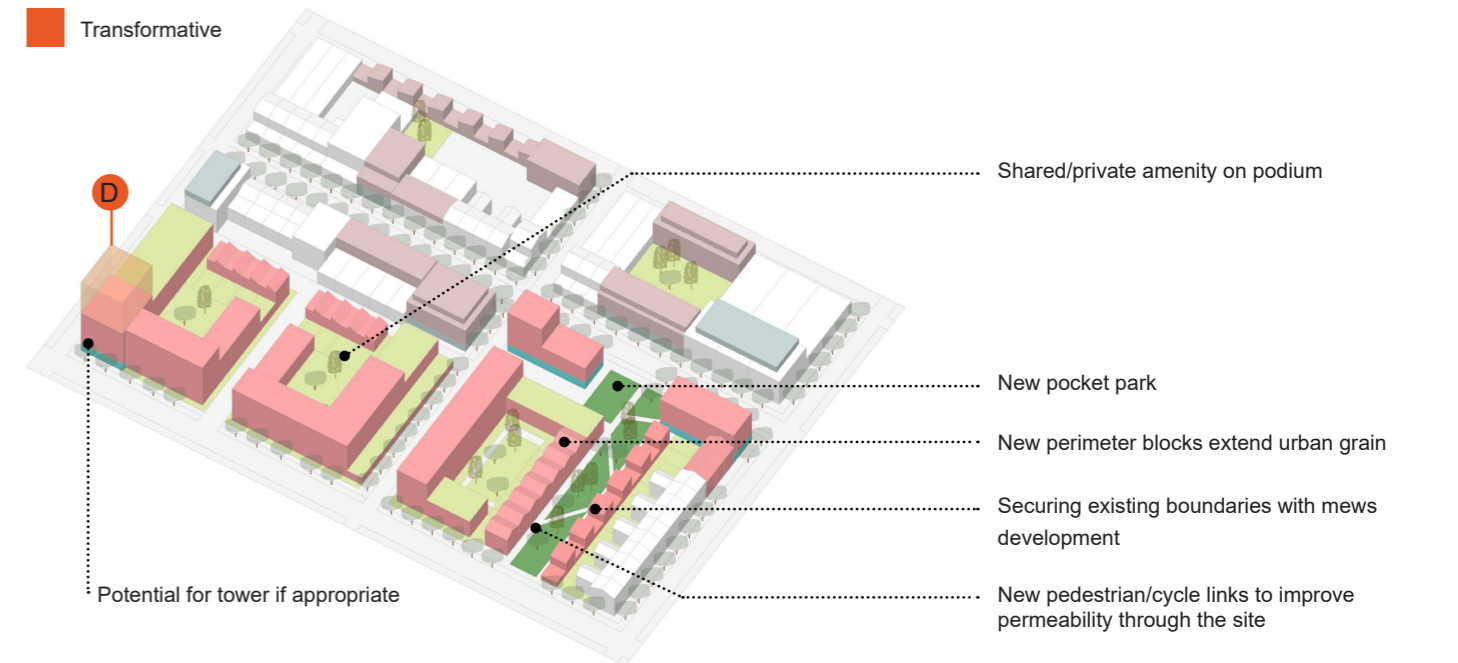
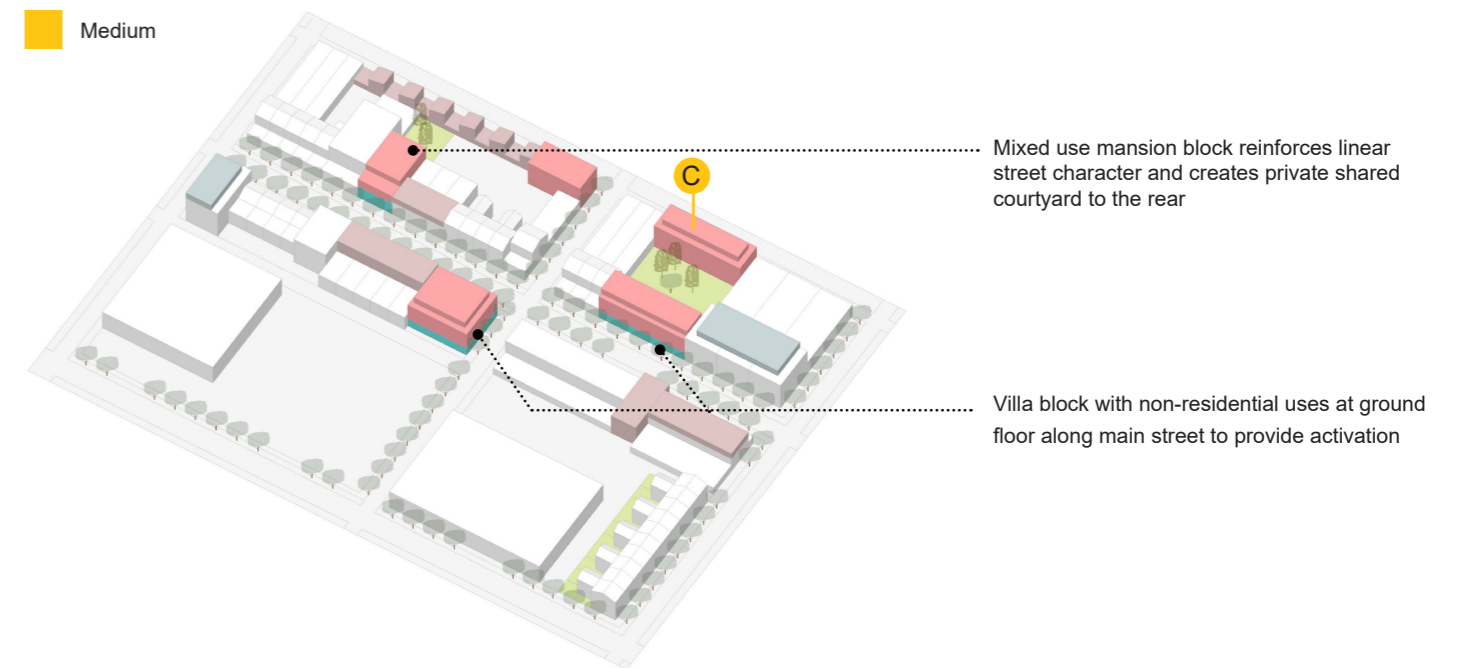
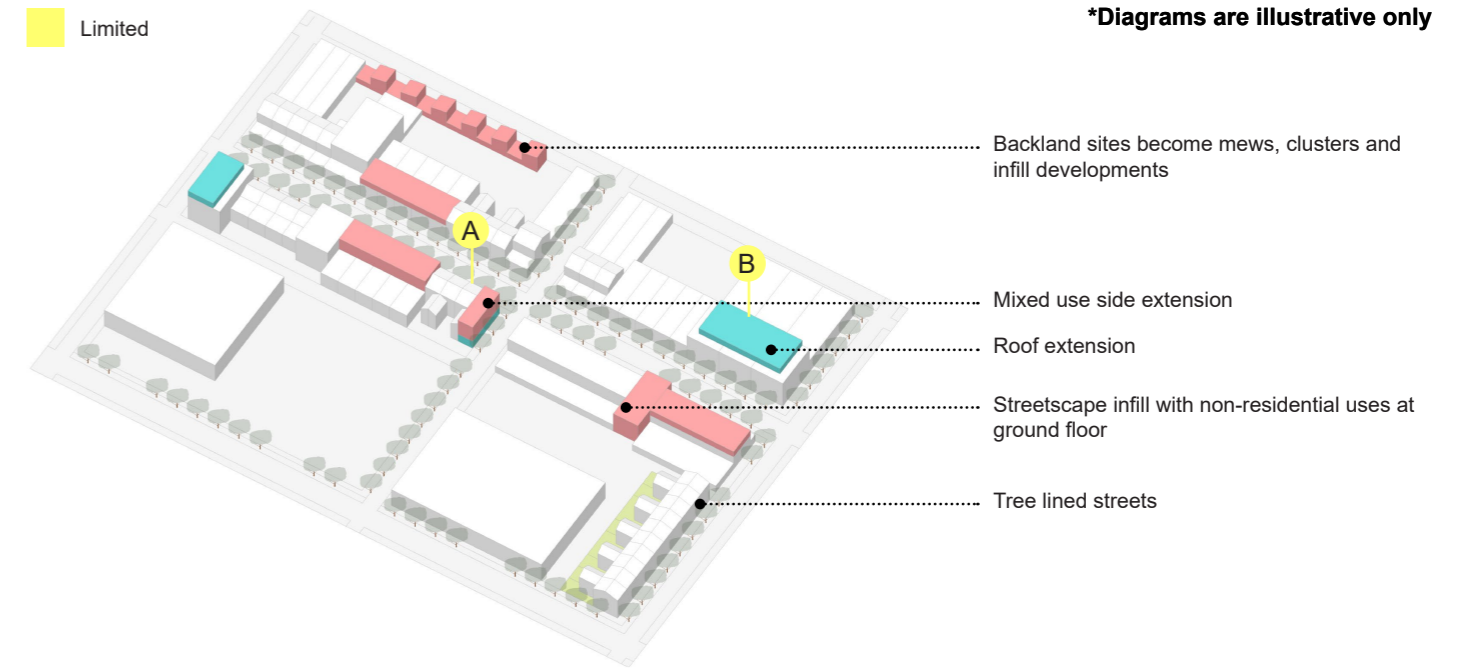
Scale of change	Type of change	Library reference
Limited Change	Extension	01 - Rear extension
		02 - Roof extension
		03 - Side extension
	Limited/Moderate infill	04 - Streetscape infill
		05 - Corner infill
		06 - Backland infill
		07 - Mews
		08 - Cluster
Medium Change	Significant infill / Limited demolition	09 - Terrace
		10 - Mansion block
		11 - Villa block
Transformative Change	Significant demolition / Regeneration	12 - Linear block with podium
		13 - Linear block without podium
		14 - Tower
		Perimeter Block
		Mixed typologies

Key

■	Tall Building (if appropriate location)
■	Residential
■	Residential (previous change level)
■	Non-residential
■	Non-residential (previous change level)
■	Public green space
■	Private green space

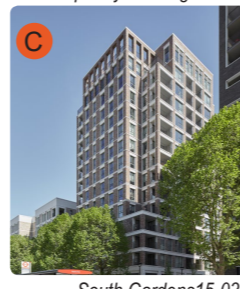
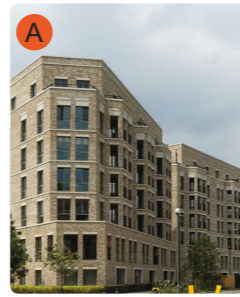
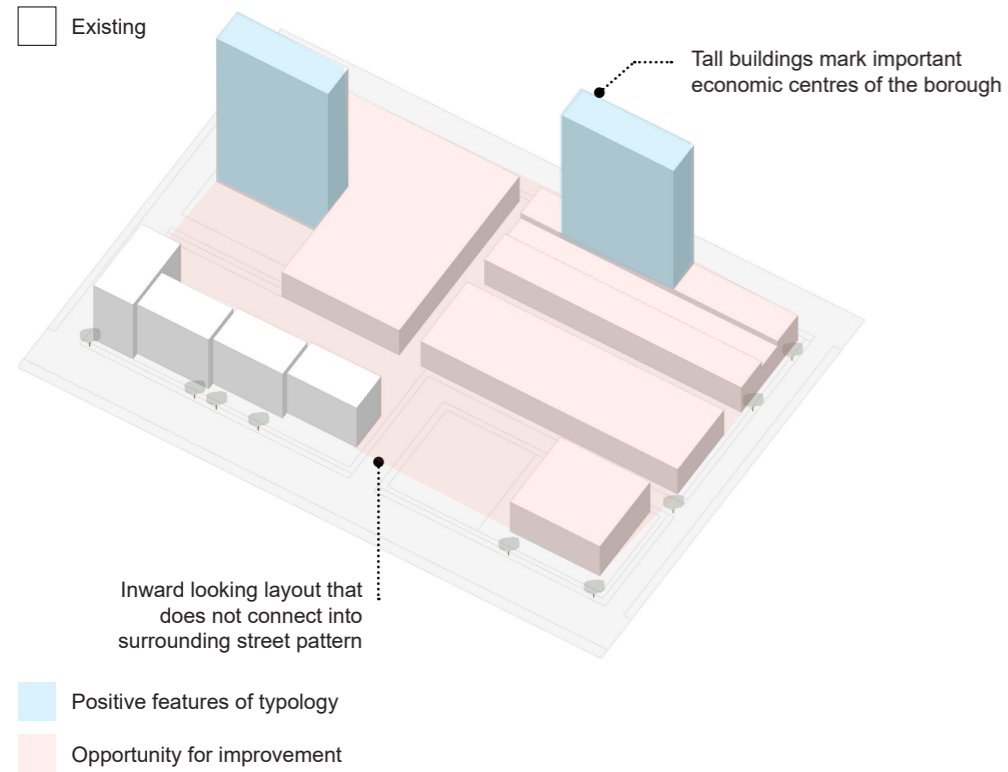
Table of recommended typologies

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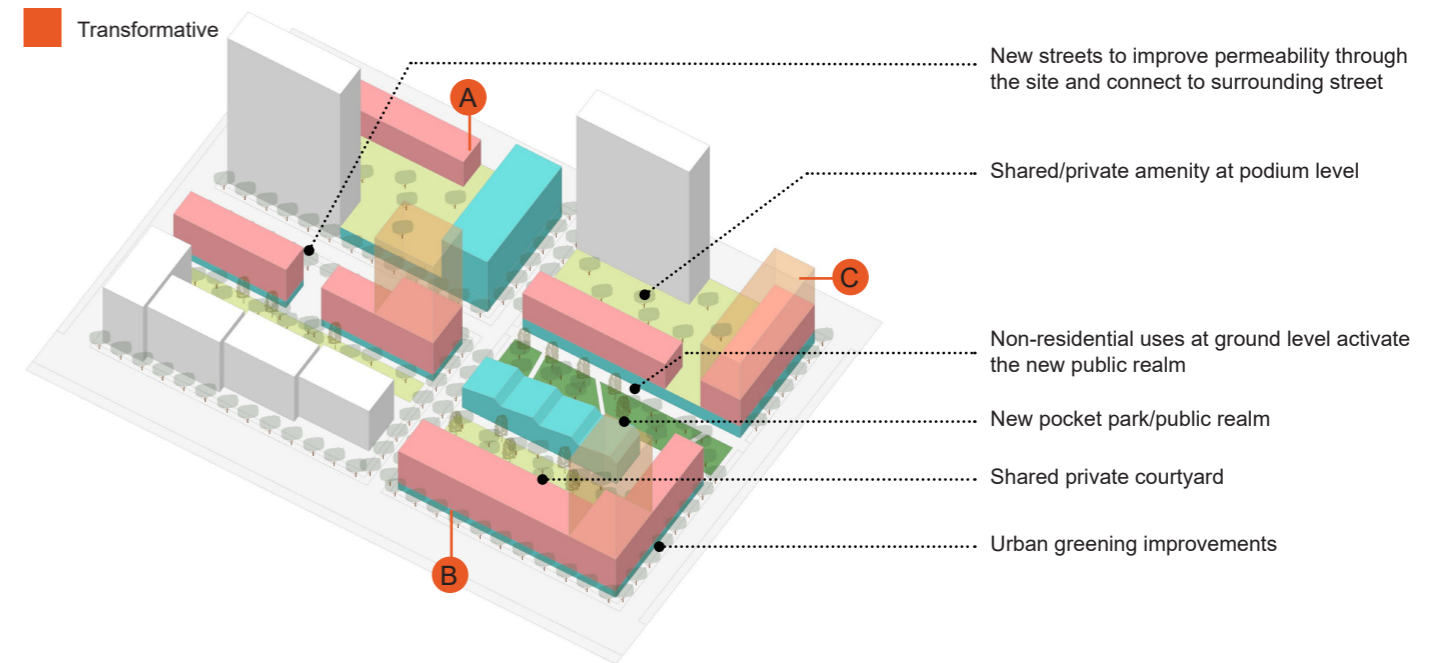
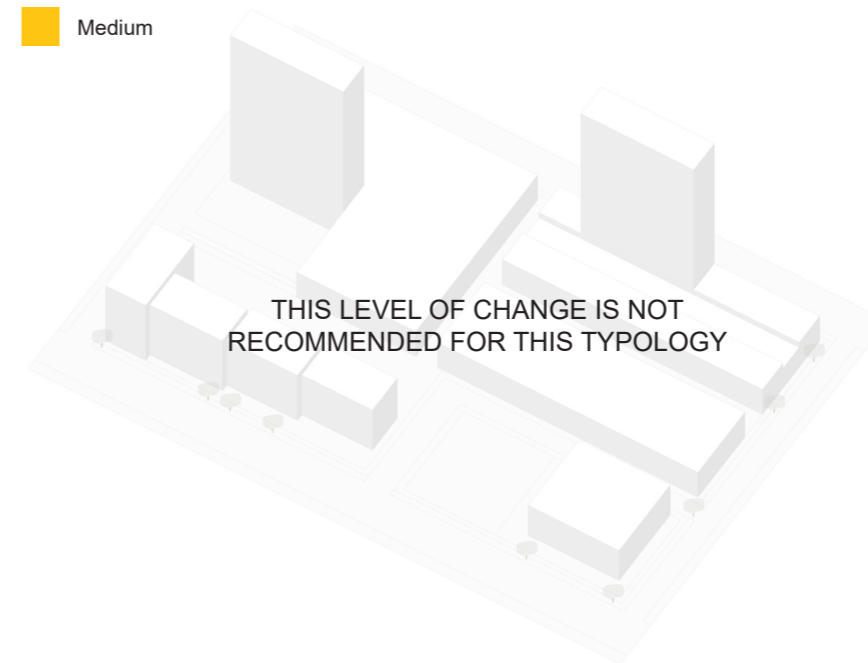
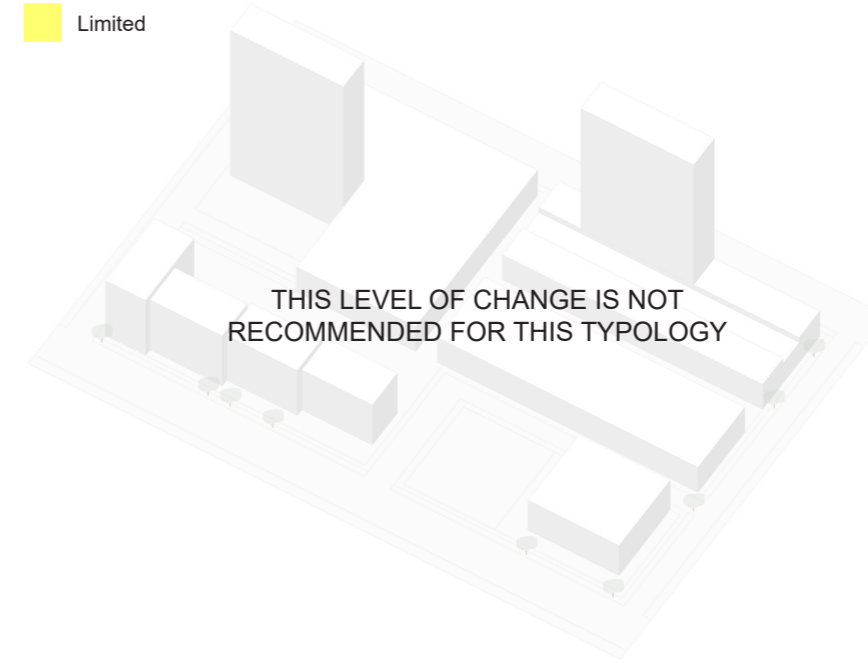


3.14 | Urban Centre

The two urban centres (Enfield Town Shopping Centre, Edmonton Green) should benefit from transformative change to repair the urban fabric and highlight their borough wide importance through buildings of scale.



Selected precedents. Number for library reference (xx-xx)



Scale of change	Type of change	Library reference
Limited Change	NOT RECOMMENDED	
Medium Change	NOT RECOMMENDED	
Transformative Change	Significant demolition / Regeneration	12 - Linear block with podium
		13 - Linear block without podium
		14 - Tower
		Perimeter Block
		Mixed typologies

Key

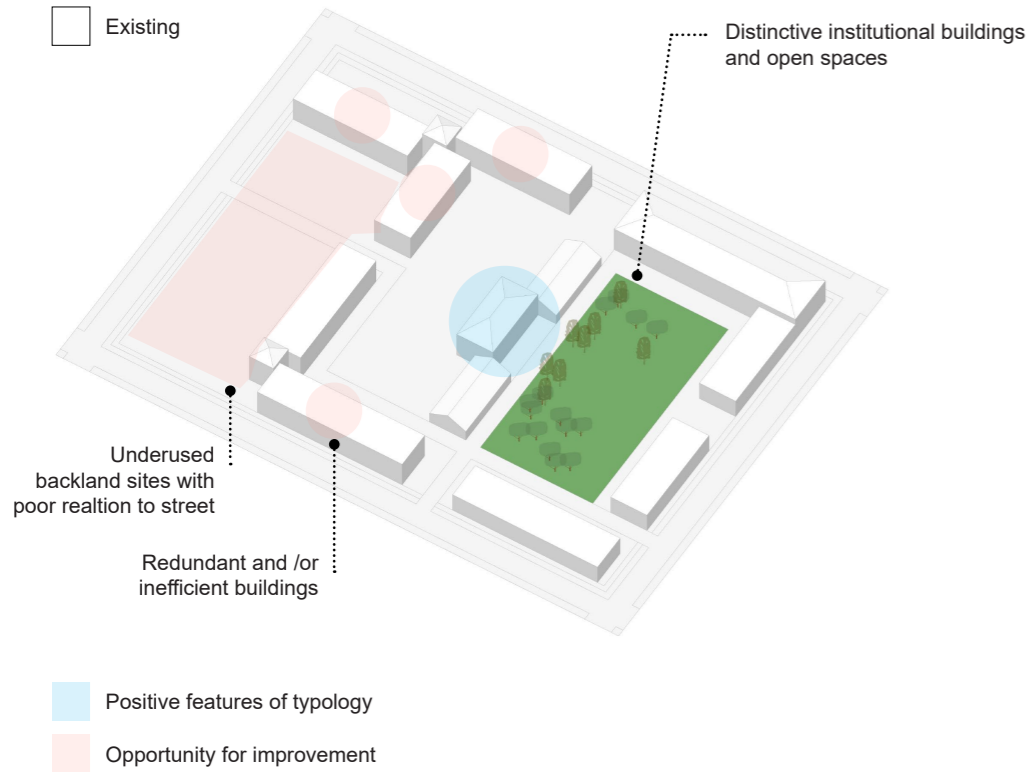
- Tall Building (if appropriate location)
- Residential
- Residential (previous change level)
- Non-residential
- Non-residential (previous change level)
- Public green space
- Private green space

Table of recommended typologies

*Diagrams are illustrative only

3.15 | Institutions

A varied typology, developments should look to reinforce the existing institutional use, make sites more efficient and connect into the wider urban fabric.



Lauriston School, 007



The Rosebury, 02-01



Dujardin Mews, 07-01



Tiger Way, 15-04

Selected precedents.
Number for library reference (xx-xx)

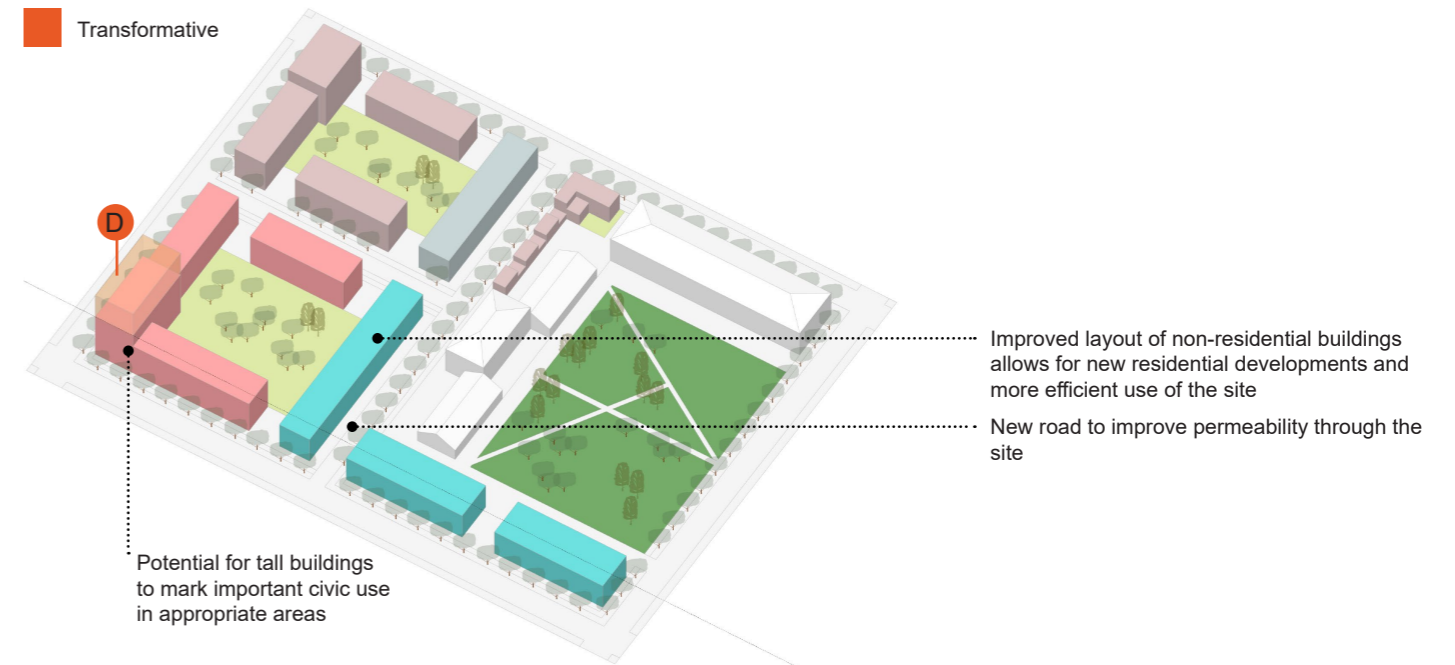
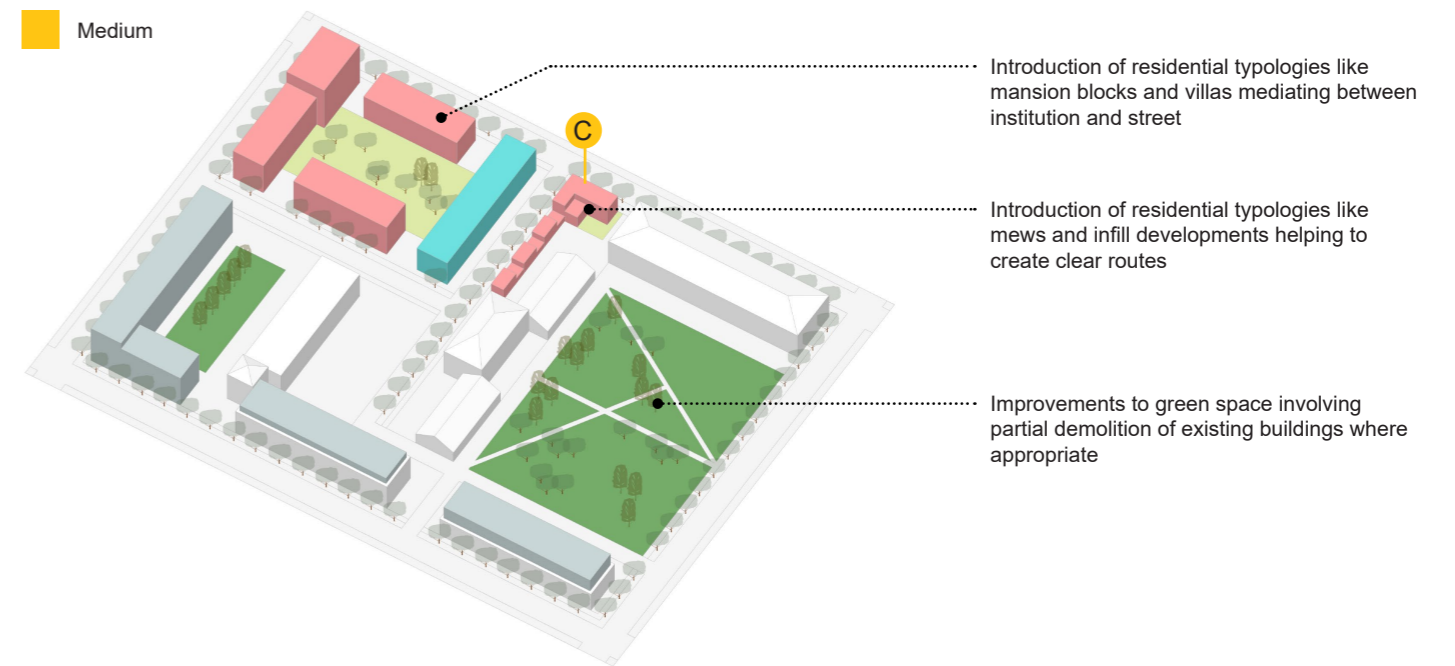
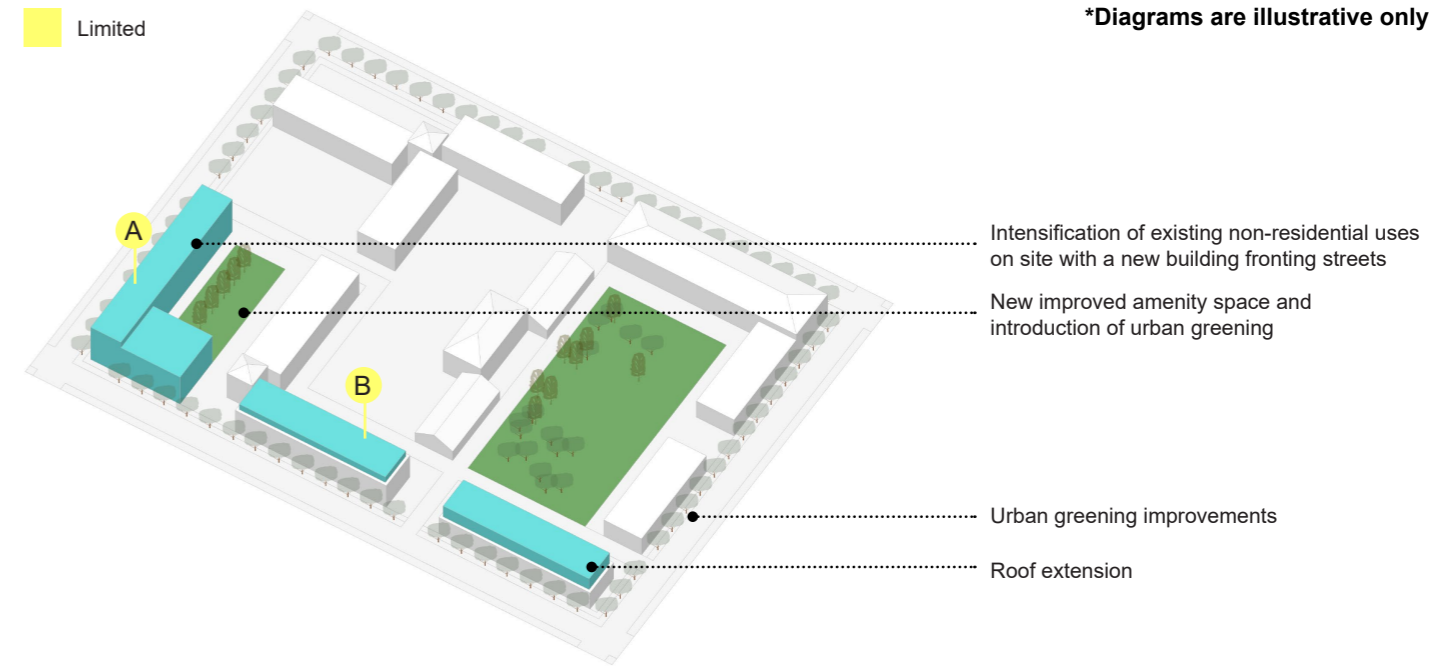
Scale of change	Type of change	Library reference
Limited Change	Extension	01 - Rear extension
		02 - Roof extension
		03 - Side extension
	Limited/ Moderate infill	04 - Streetscape infill
		05 - Corner infill
		06 - Backland infill
		07 - Mews
		08 - Cluster
Medium Change	Significant infill / Limited demolition	09 - Terrace
		10 - Mansion block
		11 - Villa block
		12 - Linear block with podium
Transformative Change	Significant demolition / Regeneration	13 - Linear block without podium
		14 - Tower
		Perimeter Block
		Mixed typologies

Key

- Tall Building (if appropriate location)
- Residential
- Residential (previous change level)
- Non-residential
- Non-residential (previous change level)
- Public green space
- Private green space

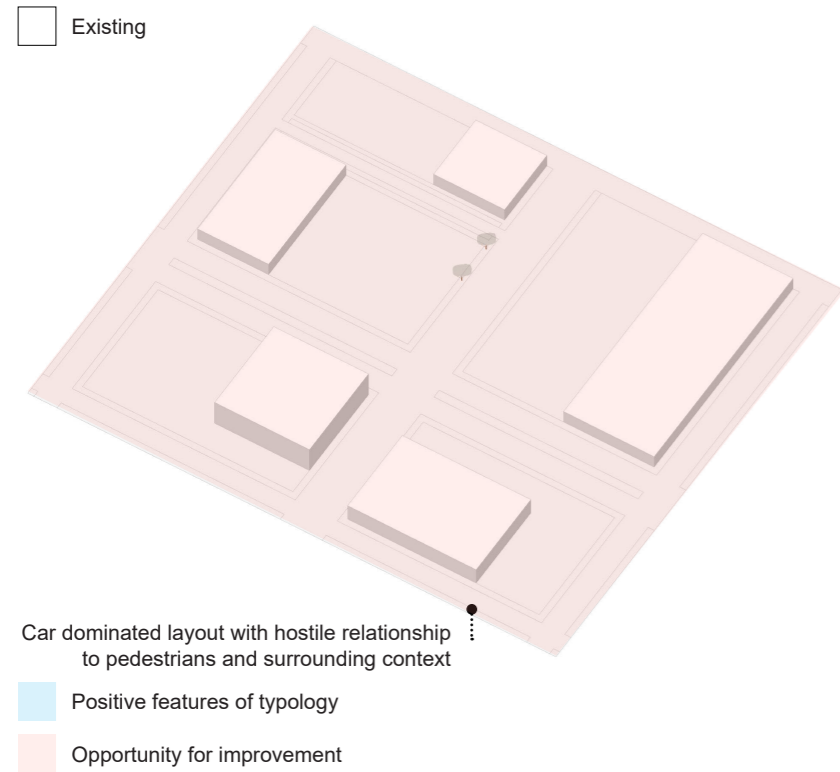
Table of recommended typologies

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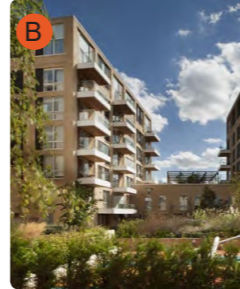


3.16 | Big Box Retail

In all cases a transformative approach should seek to transform big box retail into mixed use industrial, commercial, retail or residential development that connects to the urban fabric.



Hallsville Quarter, 12-01



Tapestry Building, 12-05



Porters Edge 12-03

Selected precedents. Number for library reference (xx-xx)

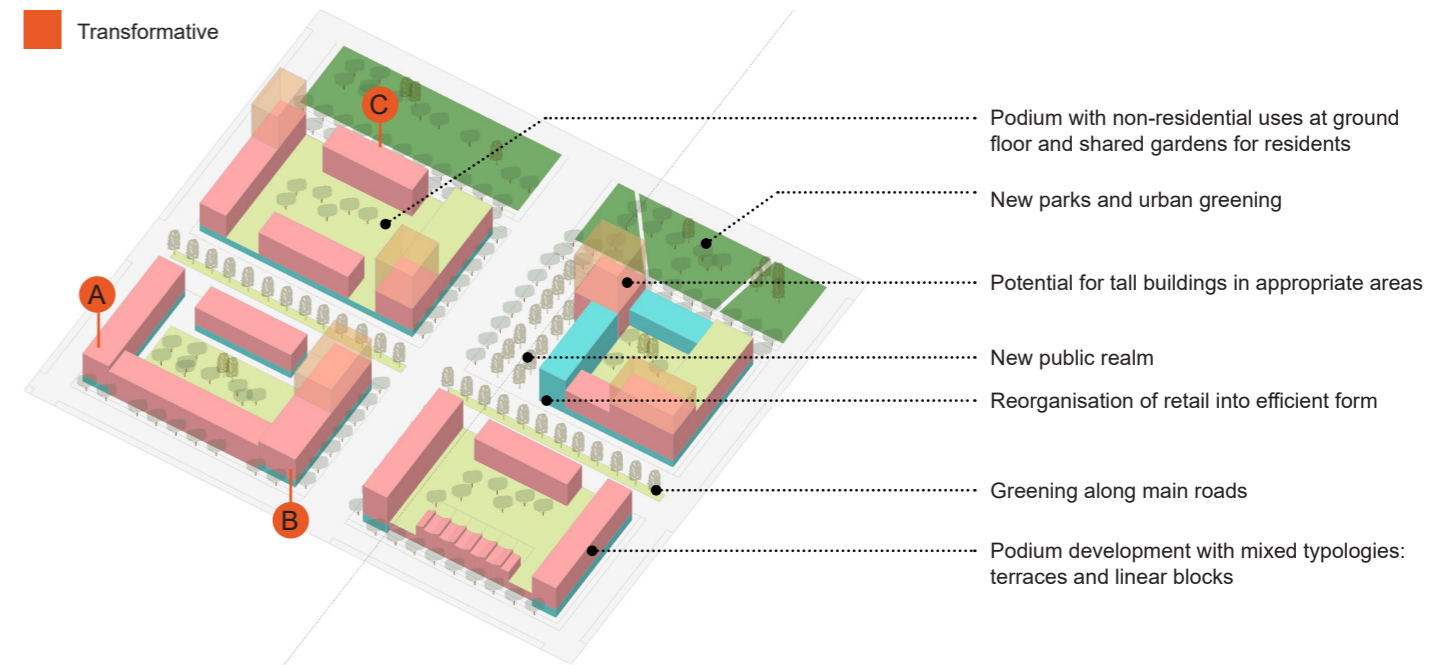
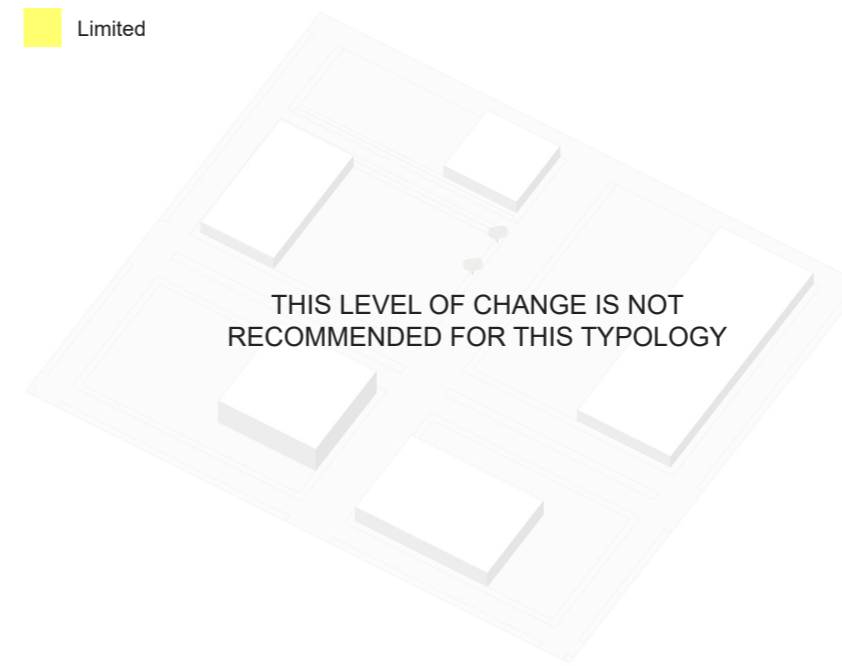
Scale of change	Type of change	Library reference
Limited Change	NOT RECOMMENDED	
Medium Change	NOT RECOMMENDED	
Transformative Change	Significant demolition / Regeneration	12 - Linear block with podium
		13 - Linear block without podium
		14 - Tower
		Perimeter Block
		Mixed typologies

Key

- Tall Building (if appropriate location)
- Residential
- Residential (previous change level)
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- Non-residential (previous change level)
- Public green space
- Private green space

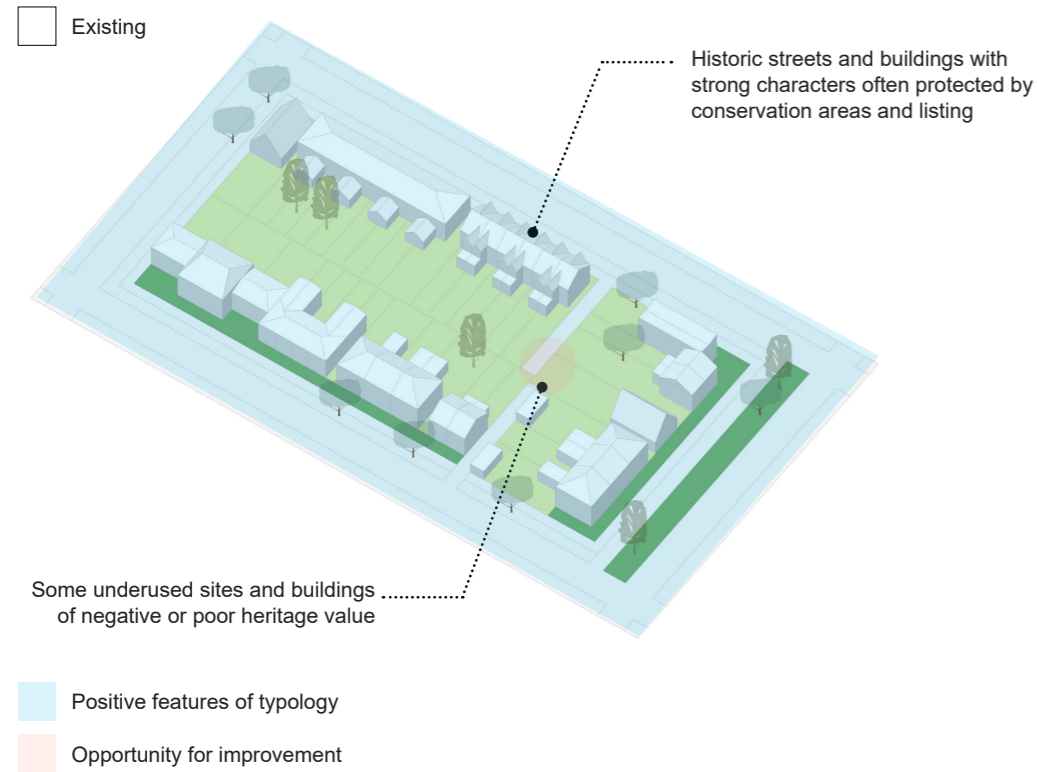
Table of recommended typologies

*Diagrams are illustrative only



3.17 | Pre-Victorian Residential

As a sensitive typology, only limited change is appropriate and this should always reinforce and enhance the historic nature of the typology.



Wapping Pierhead, 03-02



Dartmouth Park House, 01-03



Pankhurst Mews, 06-01



Penrose Mews, 08-03

Selected precedents. Number for library reference (xx-xx)

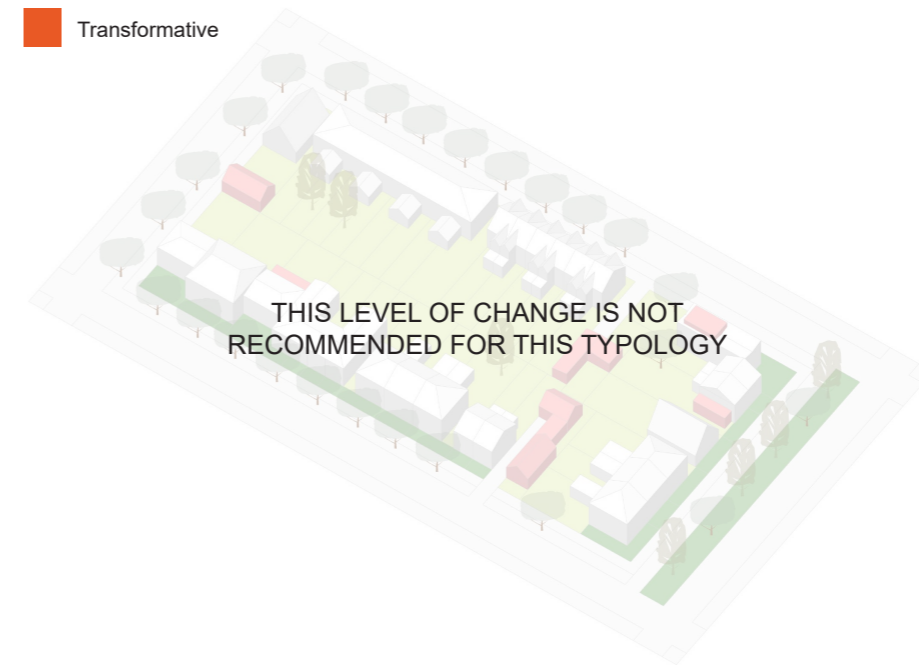
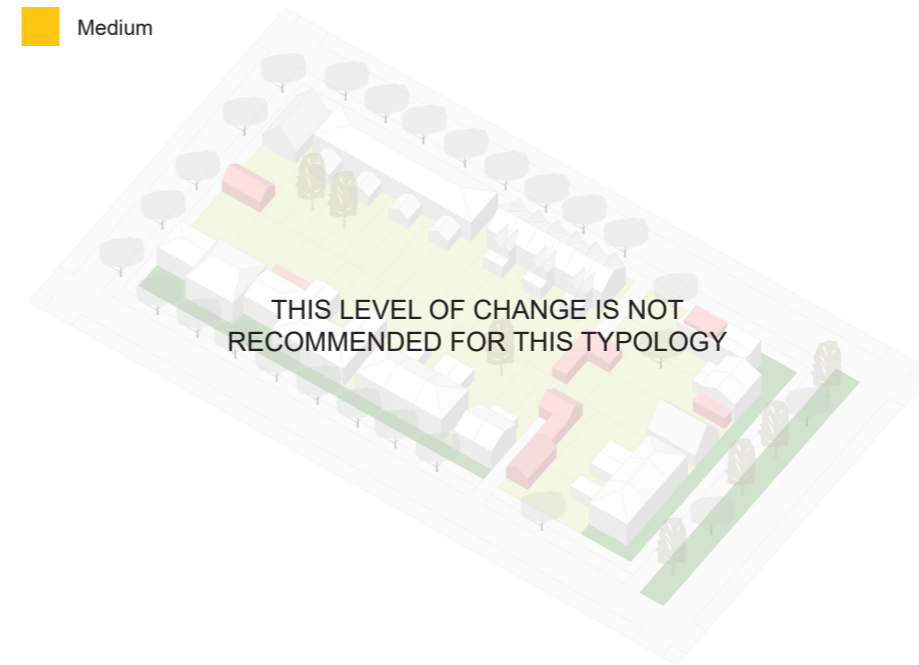
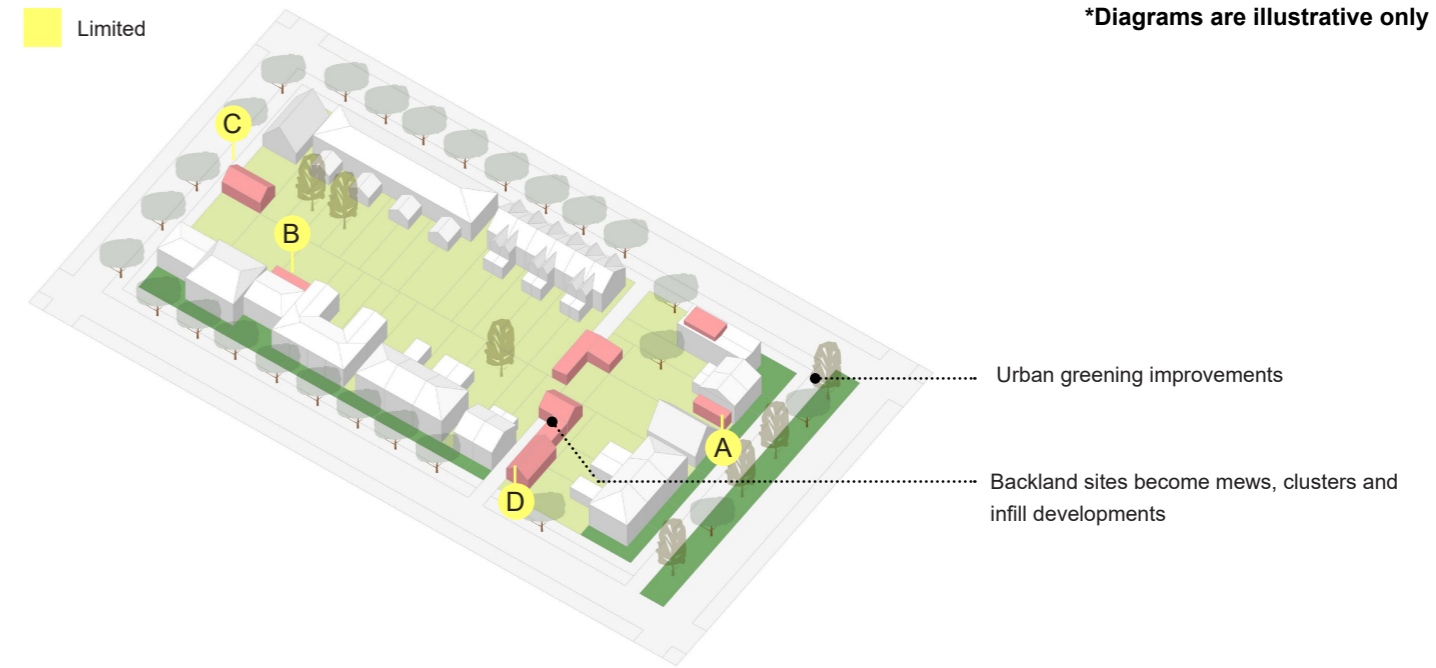
Scale of change	Type of change	Library reference
Limited Change	Extension	01 - Rear extension
		02 - Roof extension
		03 - Side extension
	Limited/Moderate infill	04 - Streetscape infill
		05 - Corner infill
		06 - Backland infill
		07 - Mews
		08 - Cluster
Medium Change	NOT RECOMMENDED	
Transformative Change	NOT RECOMMENDED	

Key

- Tall Building (if appropriate location)
- Residential
- Residential (previous change level)
- Non-residential
- Non-residential (previous change level)
- Public green space
- Private green space

Table of recommended typologies

*Diagrams are illustrative only



3.18 | Urban Terrace

An approach of gentle densification should be pursued with opportunities for mews and infill taken. Where there are significant gaps in the urban fabric larger scale buildings could be explored.



Kings Grove, 01-02



Ott's Yard, 06-06



Corner House, 05-03

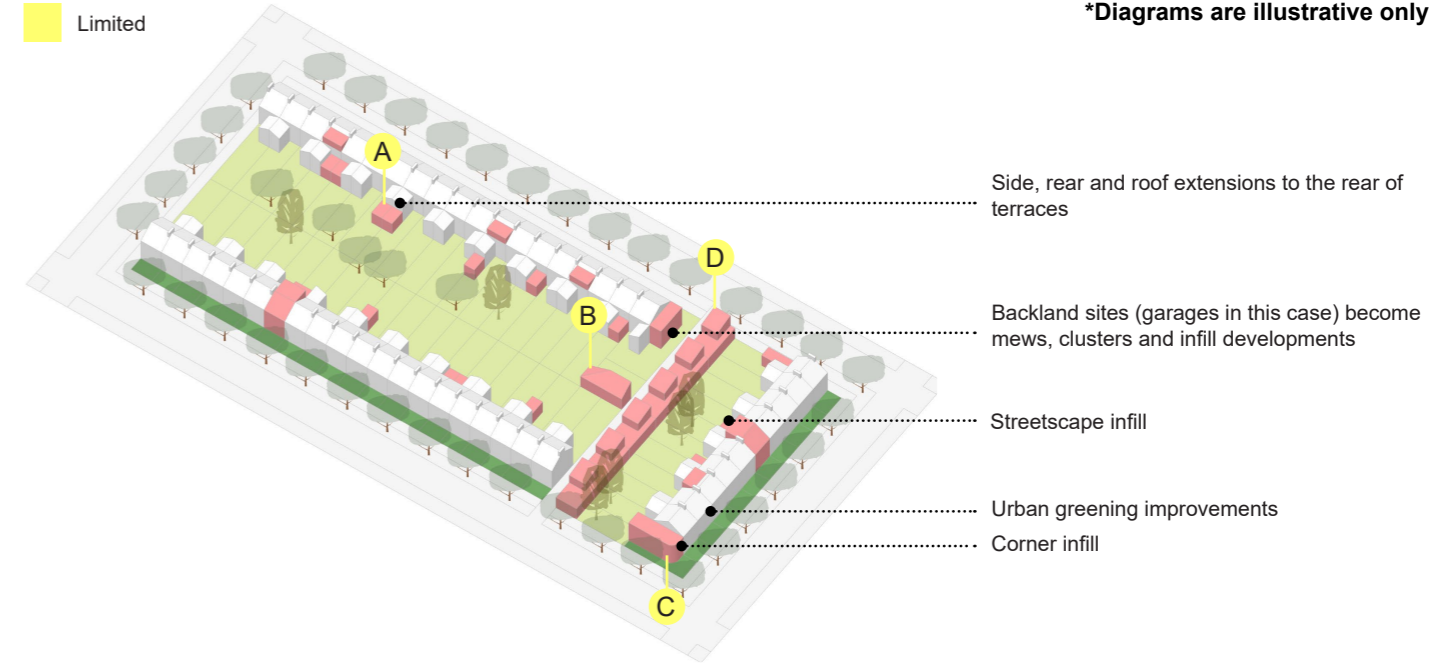
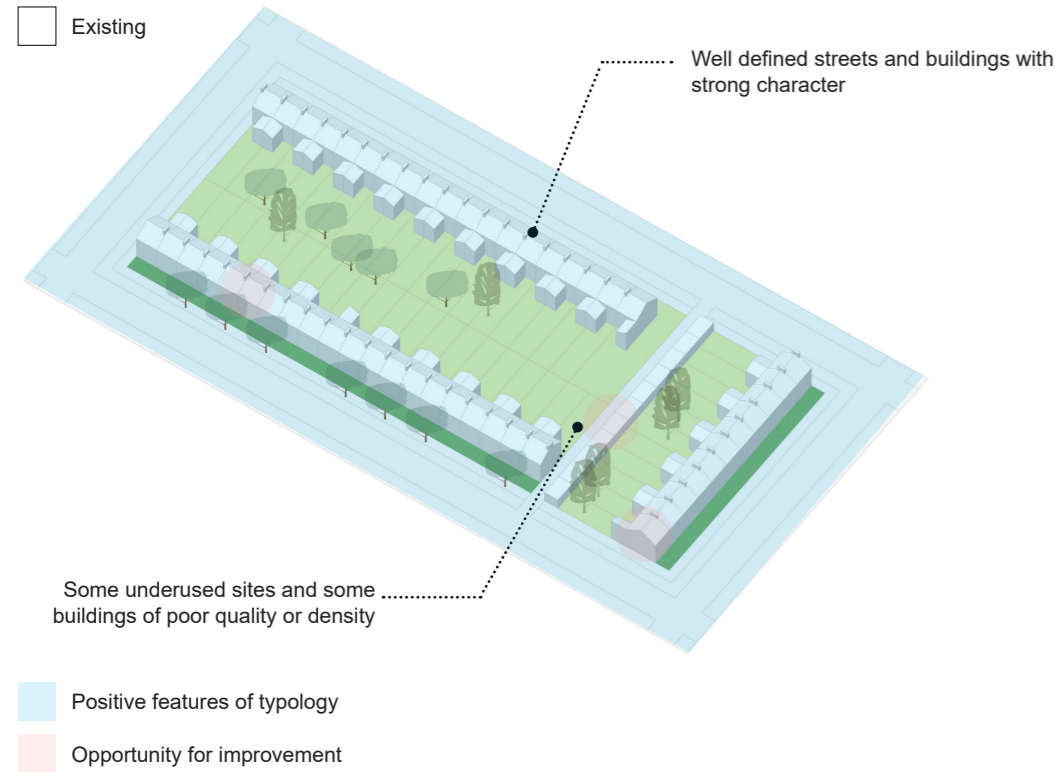


Moray Mews, 07-06



Great Eastern Building, 10-03

Selected precedents.
Number for library reference (xx-xx)



Scale of change	Type of change	Library reference
Limited Change	Extension	01 - Rear extension
		02 - Roof extension
		03 - Side extension
	Limited/Moderate infill	04 - Streetscape infill
		05 - Corner infill
		06 - Backland infill
		07 - Mews
		08 - Cluster
		09 - Terrace
Medium Change	Significant infill / Limited demolition	10 - Mansion block
		11 - Villa block
Transformative Change	NOT RECOMMENDED	

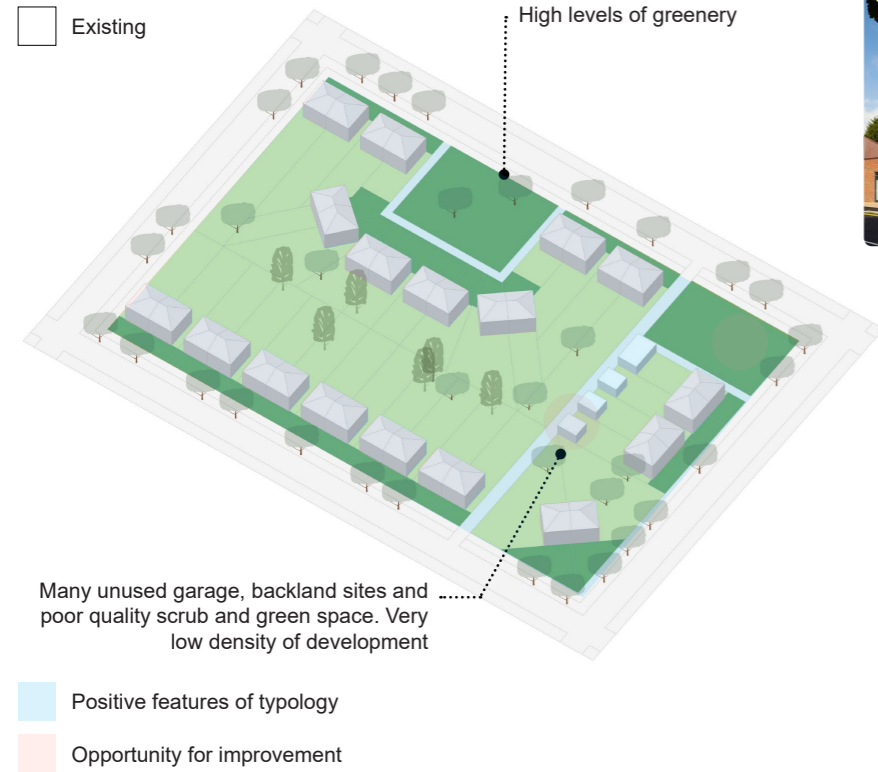
Key

- Tall Building (if appropriate location)
- Residential
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- Non-residential
- Non-residential (previous change level)
- Public green space
- Private green space

Table of recommended typologies

3.19 | Garden City

Infill and gentle densification should seek to reinforce urban design principles. In transformative cases larger buildings and flatted developments could be appropriate to increase density whilst maintaining a green character.



Selected precedents. Number for library reference (xx-xx)

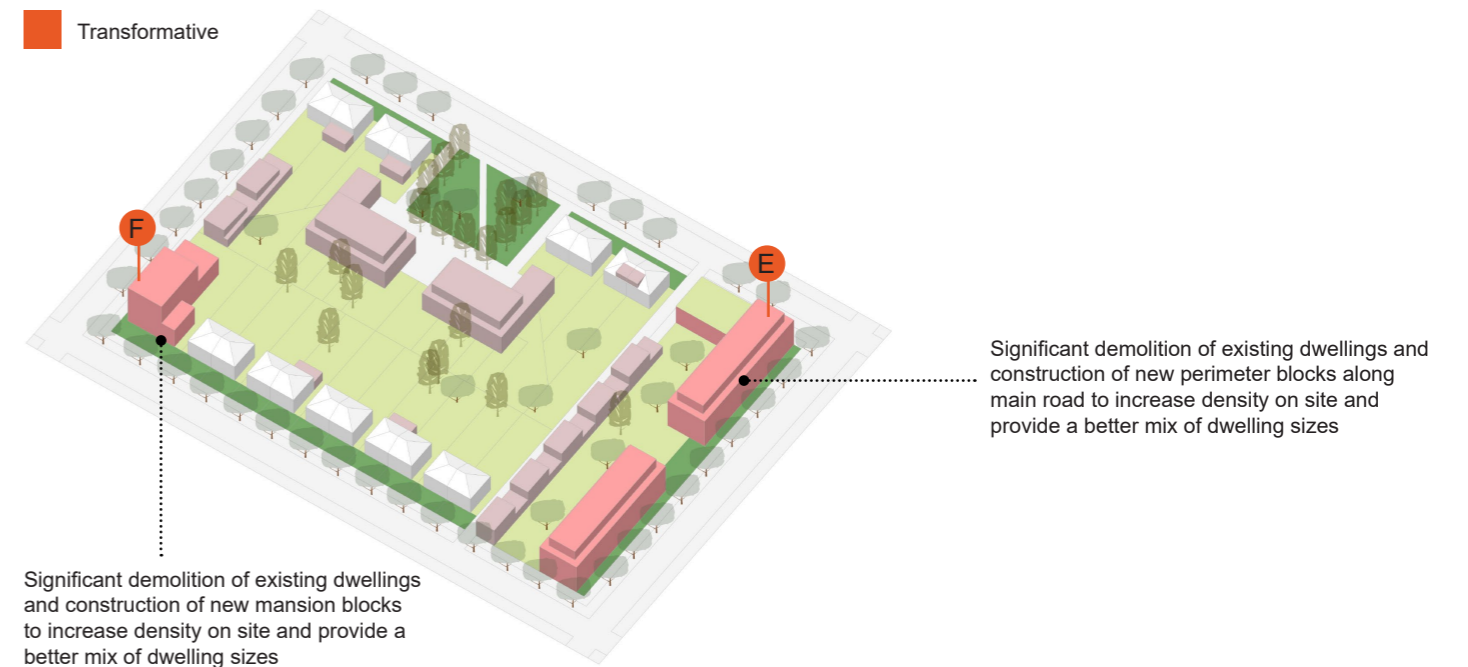
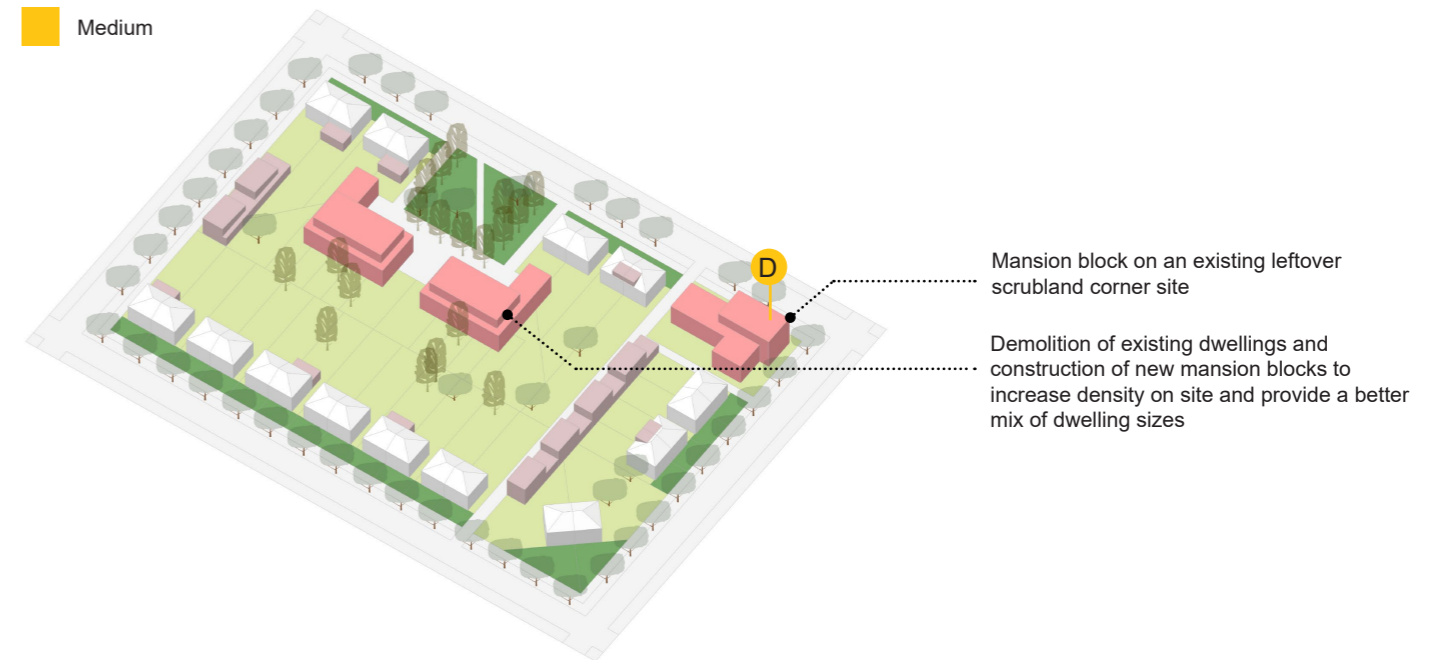
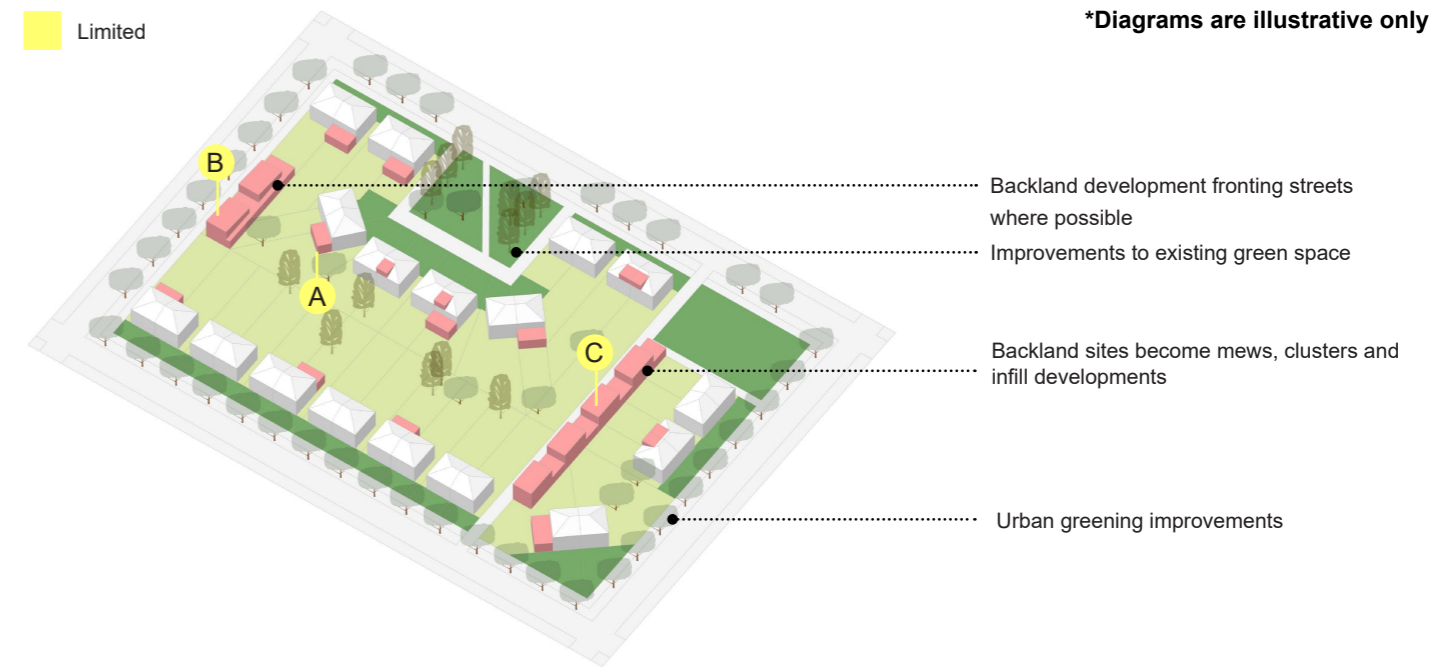
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		07 - Mews
Medium Change	Significant infill / Limited demolition	08 - Cluster
		09 - Terrace
		10 - Mansion block
		11 - Villa block
Transformative Change	Significant demolition / Regeneration	13 - Linear block without podium
		Perimeter Block

Key

	Tall Building (if appropriate location)
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	Residential (previous change level)
	Non-residential
	Non-residential (previous change level)
	Public green space
	Private green space

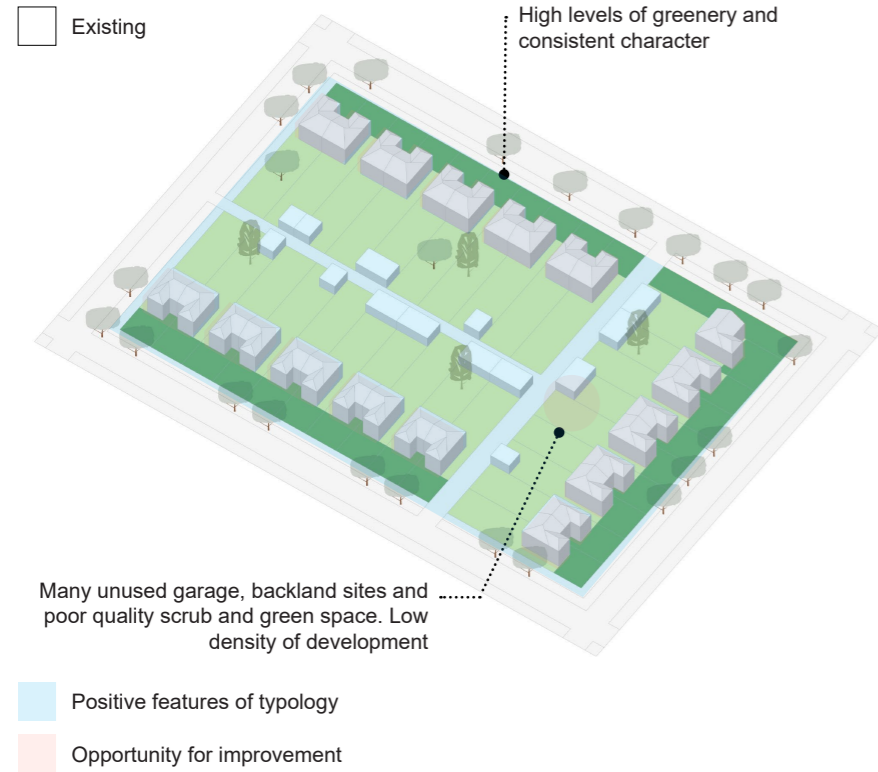
Table of recommended typologies

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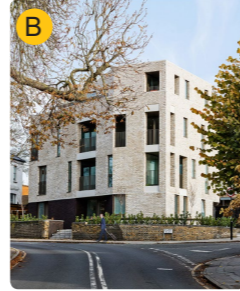


3.20 | Classic Suburban

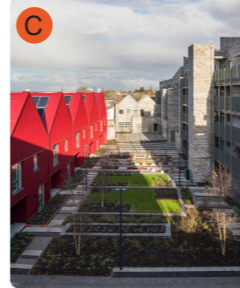
Infill and gentle densification should seek to reinforce urban design principles. In transformative cases larger buildings and flatted developments could be appropriate to increase density whilst maintaining a green character.



Lucien Road , 01-01



Greyfort House, 10-02



Sutherland Road 13-01

Selected precedents. Number for library reference (xx-xx)

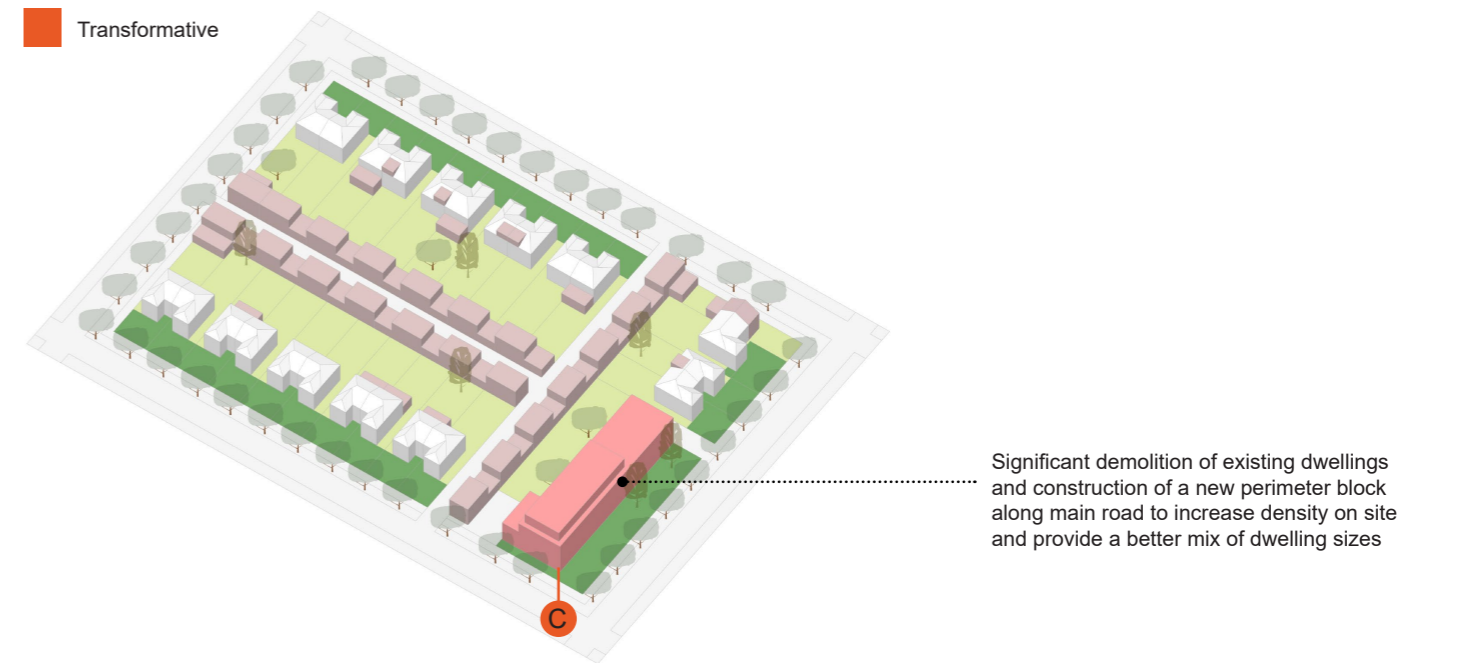
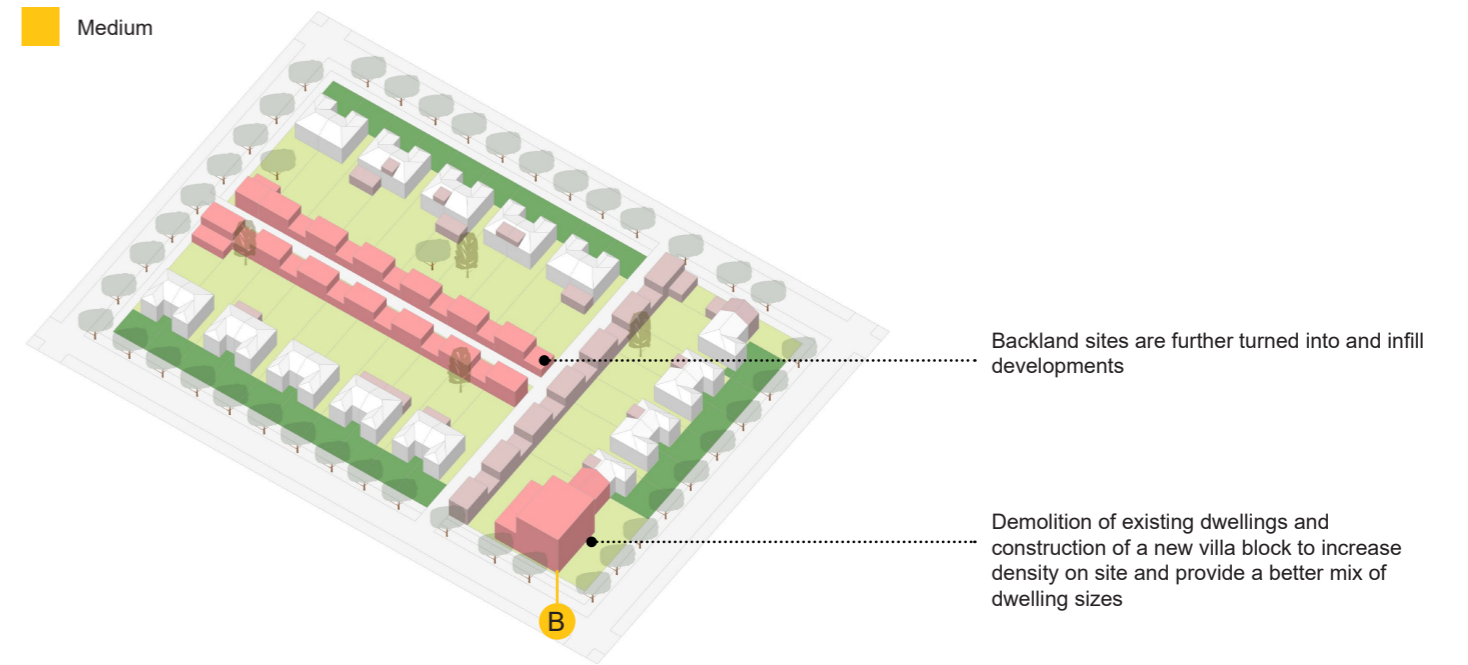
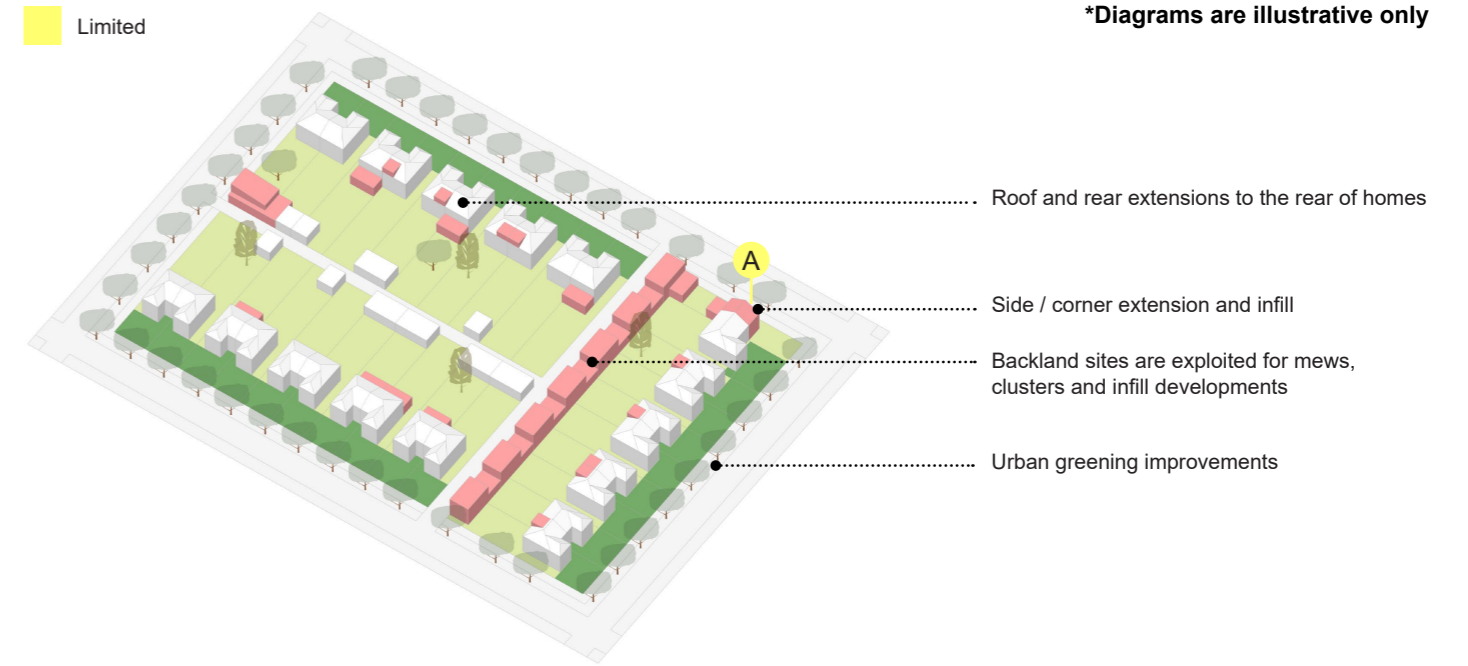
Scale of change	Type of change	Library reference
Limited Change	Extension	01 - Rear extension
		02 - Roof extension
		03 - Side extension
	Limited/ Moderate infill	04 - Streetscape infill
		05 - Corner infill
		06 - Backland infill
		07 - Mews
Medium Change	Significant infill / Limited demolition	08 - Cluster
		09 - Terrace
		10 - Mansion block
Transformative Change	Significant demolition / Regeneration	11 - Villa block
		13 - Linear block without podium
		Perimeter Block

Key

	Tall Building (if appropriate location)
	Residential
	Residential (previous change level)
	Non-residential
	Non-residential (previous change level)
	Public green space
	Private green space

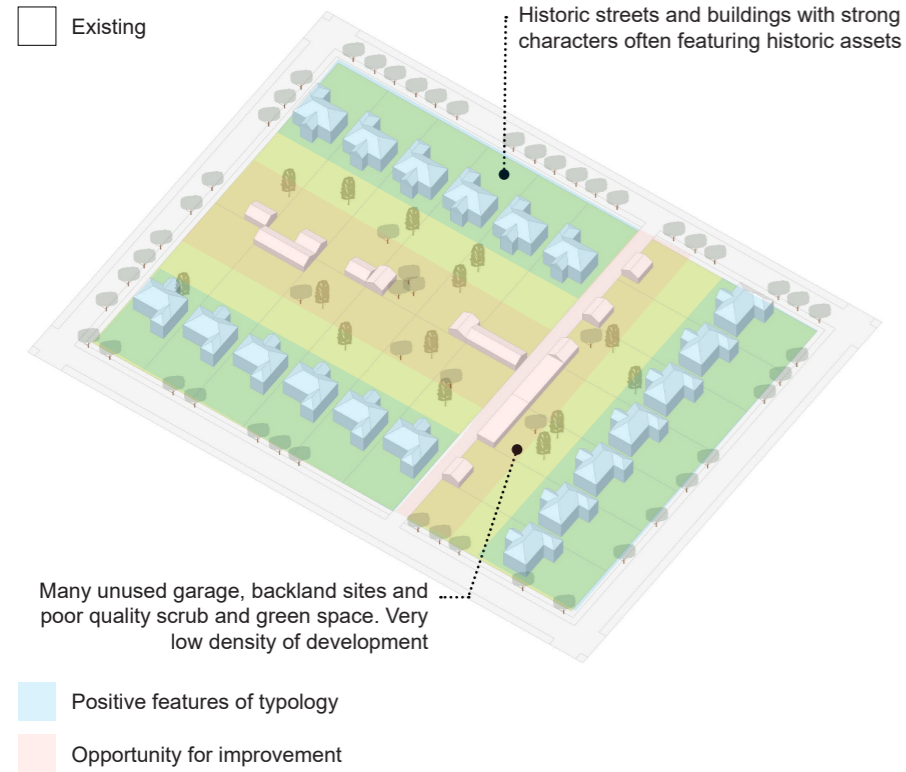
Table of recommended typologies

***Diagrams are illustrative only**

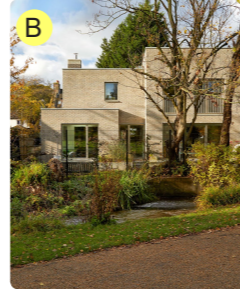


3.21 | Large Suburban

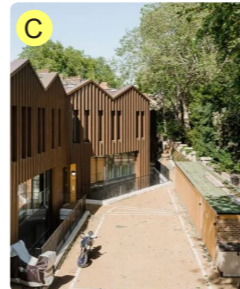
Infill and gentle densification should seek to reinforce urban design principles. In transformative cases larger buildings and flatted developments could be appropriate to increase density whilst maintaining a green character.



Origami House 01-06



Park House, 06-04



The Old Dairy, 08-06



Finsbury Park Villas, 11-04

Selected precedents. Number for library reference (xx-xx)

Scale of change	Type of change	Library reference
Limited Change	Extension	01 - Rear extension
		02 - Roof extension
		03 - Side extension
	Limited/ Moderate infill	04 - Streetscape infill
		05 - Corner infill
		06 - Backland infill
		07 - Mews
		08 - Cluster
Medium Change	Significant infill / Limited demolition	09 - Terrace
		10 - Mansion block
		11 - Villa block
Transformative Change	NOT RECOMMENDED	

Key

- Tall Building (if appropriate location)
- Residential
- Residential (previous change level)
- Non-residential
- Non-residential (previous change level)
- Public green space
- Private green space

Table of recommended typologies

***Diagrams are illustrative only**

Limited

- Rear, side and roof extensions to rear of existing homes
- Backland sites become mews, clusters and infill developments
- Cluster of houses with a central shared courtyard
- Urban greening improvements

Medium

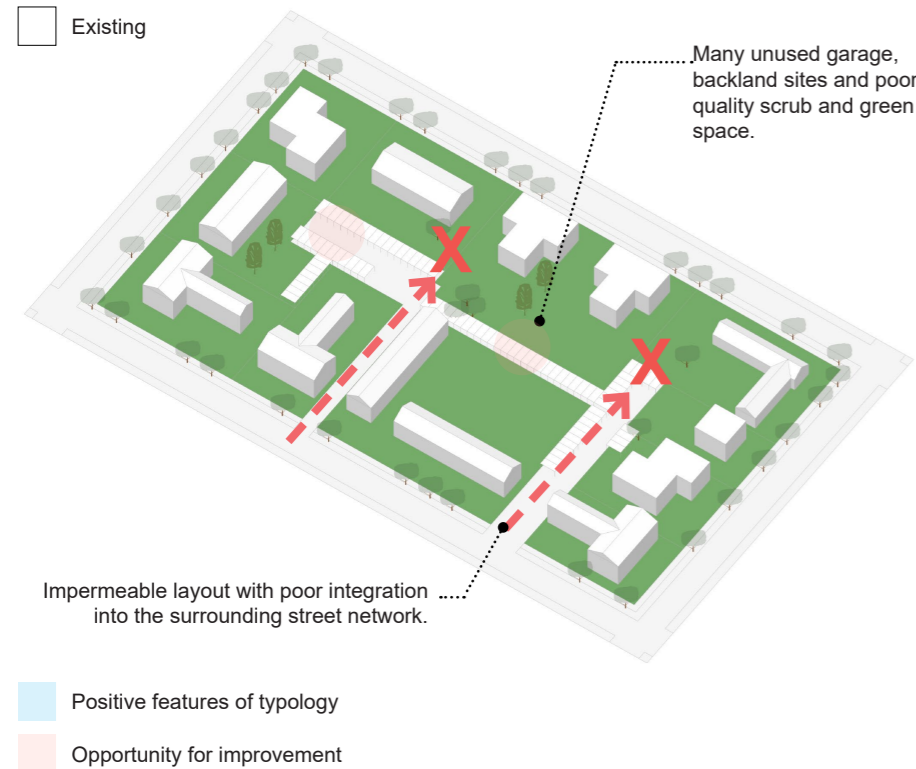
- Demolition of existing dwellings and construction of a new villa block to increase density on site and provide a better mix of dwelling sizes

Transformative

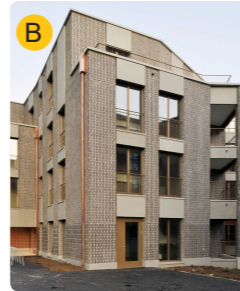
THIS LEVEL OF CHANGE IS NOT RECOMMENDED FOR THIS TYPOLOGY

3.22 | Suburban Flats

Development should seek to complete urban blocks and make use of inefficient use of land for infill. Where appropriate, full redevelopment that builds a clear street based layout could be acceptable.



Silchester 13-02



Suburban Housing, 11-02



Foundry Mews 13-05



Burridge Gardens 13-06

Selected precedents.
Number for library reference (xx-xx)

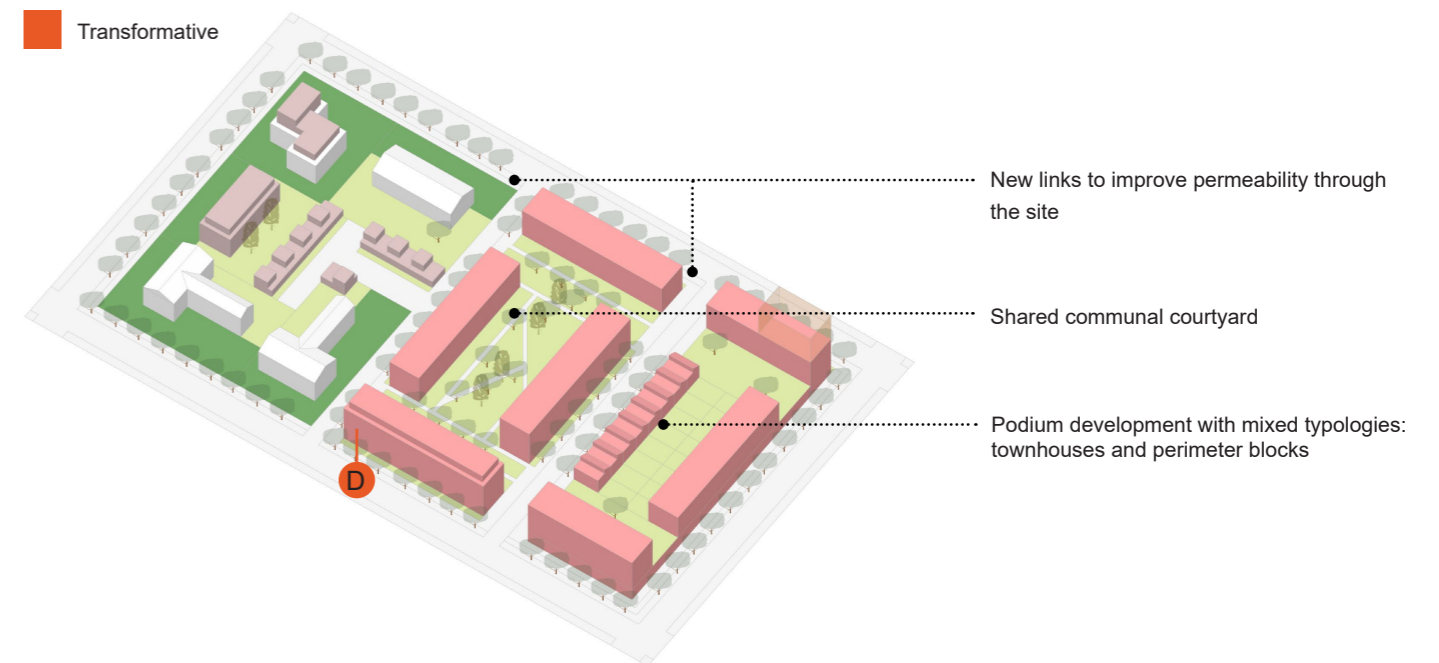
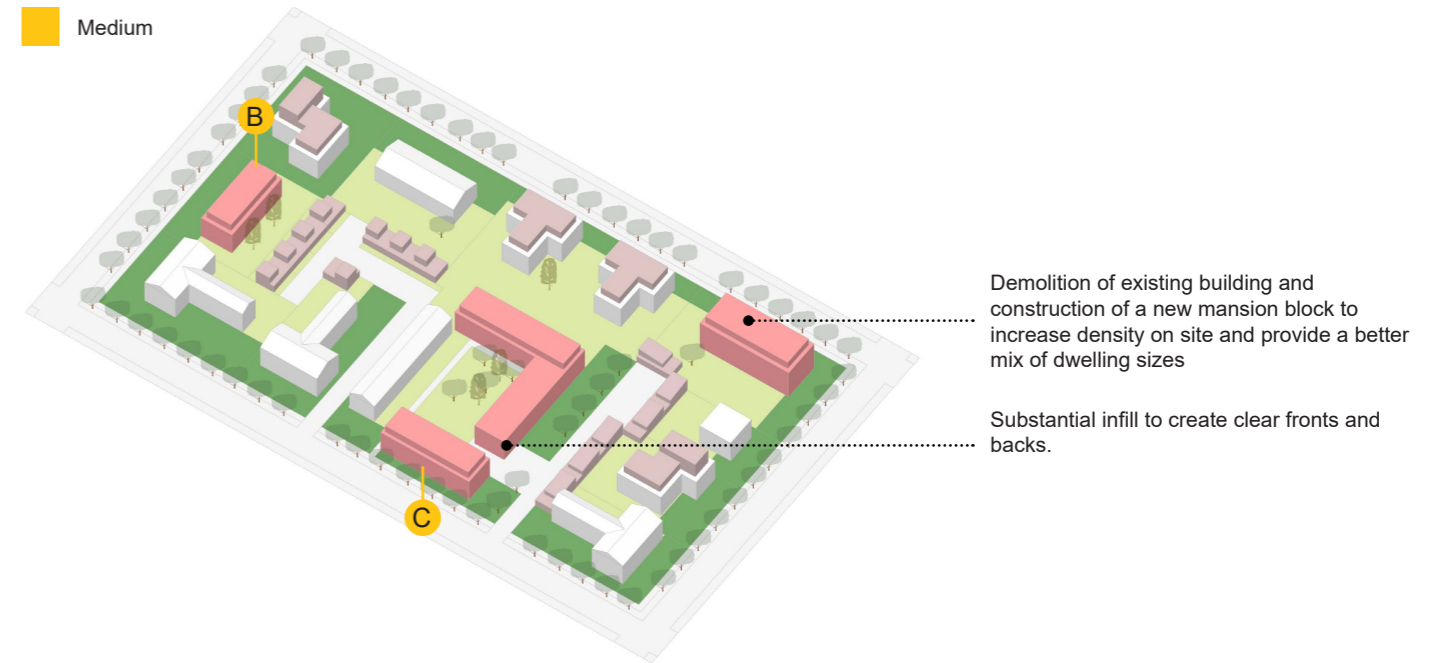
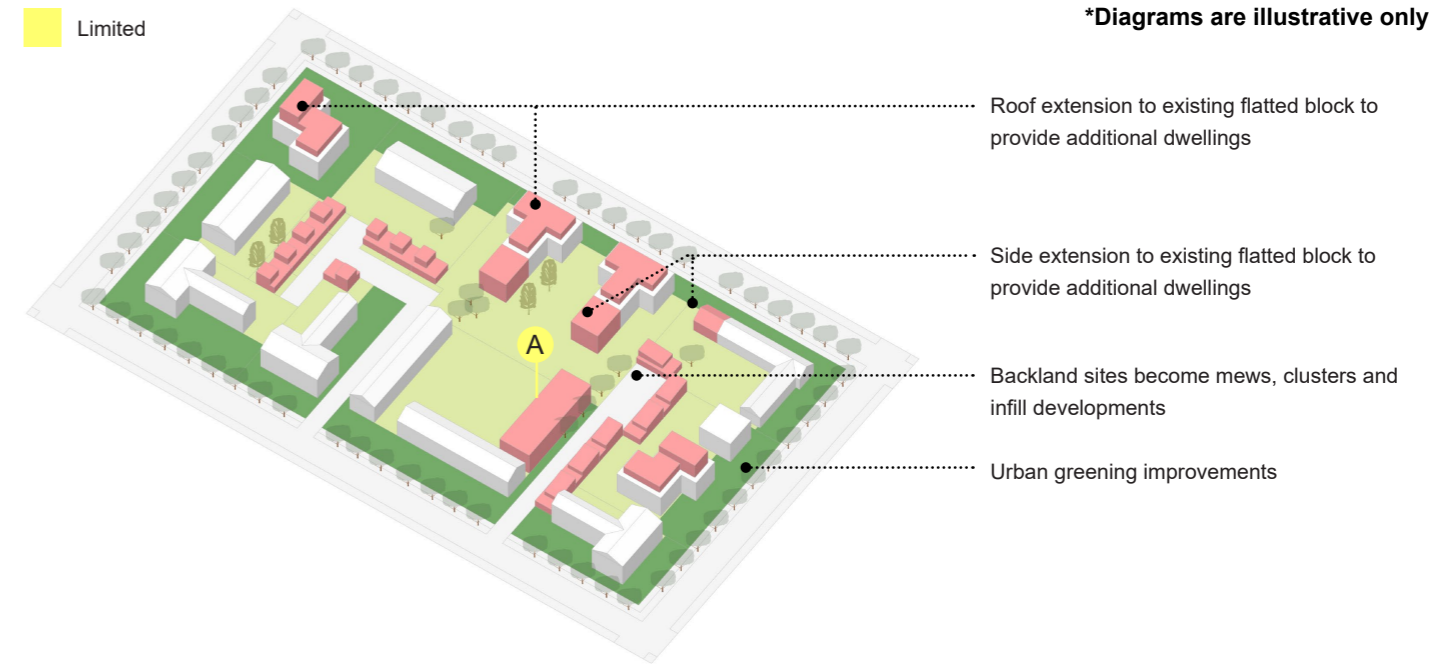
Scale of change	Type of change	Library reference
Limited Change	Extension	01 - Rear extension
		02 - Roof extension
		03 - Side extension
	Limited/Moderate infill	04 - Streetscape infill
		05 - Corner infill
		06 - Backland infill
		07 - Mews
Medium Change	Significant infill / Limited demolition	08 - Cluster
		09 - Terrace
		10 - Mansion block
		11 - Villa block
		12 - Linear block with podium
Transformative Change	Significant demolition / Regeneration	13 - Linear block without podium
		14 - Tower
		Perimeter Block
		Mixed typologies

Key

■	Tall Building (if appropriate location)
■	Residential
■	Residential (previous change level)
■	Non-residential
■	Non-residential (previous change level)
■	Public green space
■	Private green space

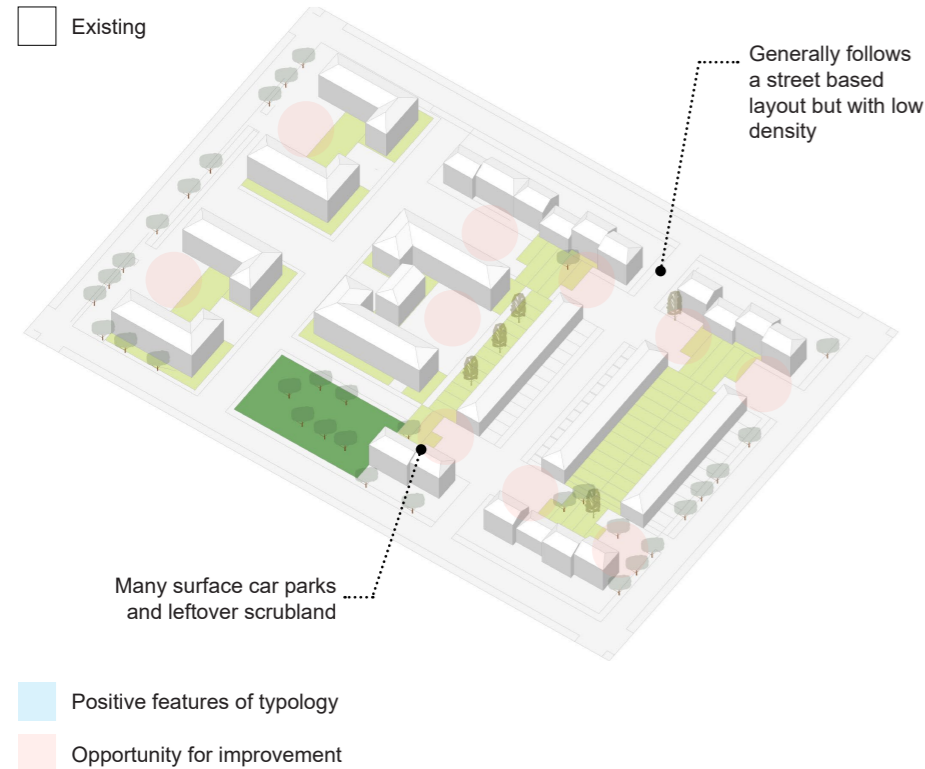
Table of recommended typologies

***Diagrams are illustrative only**



3.23 | Street Based Estate

Development should seek to complete urban blocks and make use of inefficient use of land for infill. Where appropriate, full redevelopment that builds a clear street based layout could be acceptable.



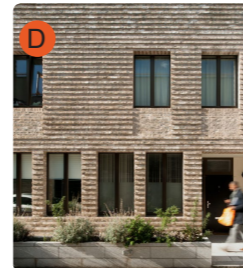
North Street, 07-04



Anson House, 06-03



Cowleaze Road, 05-05



Silchester Housing 13-02

Selected precedents. Number for library reference (xx-xx)

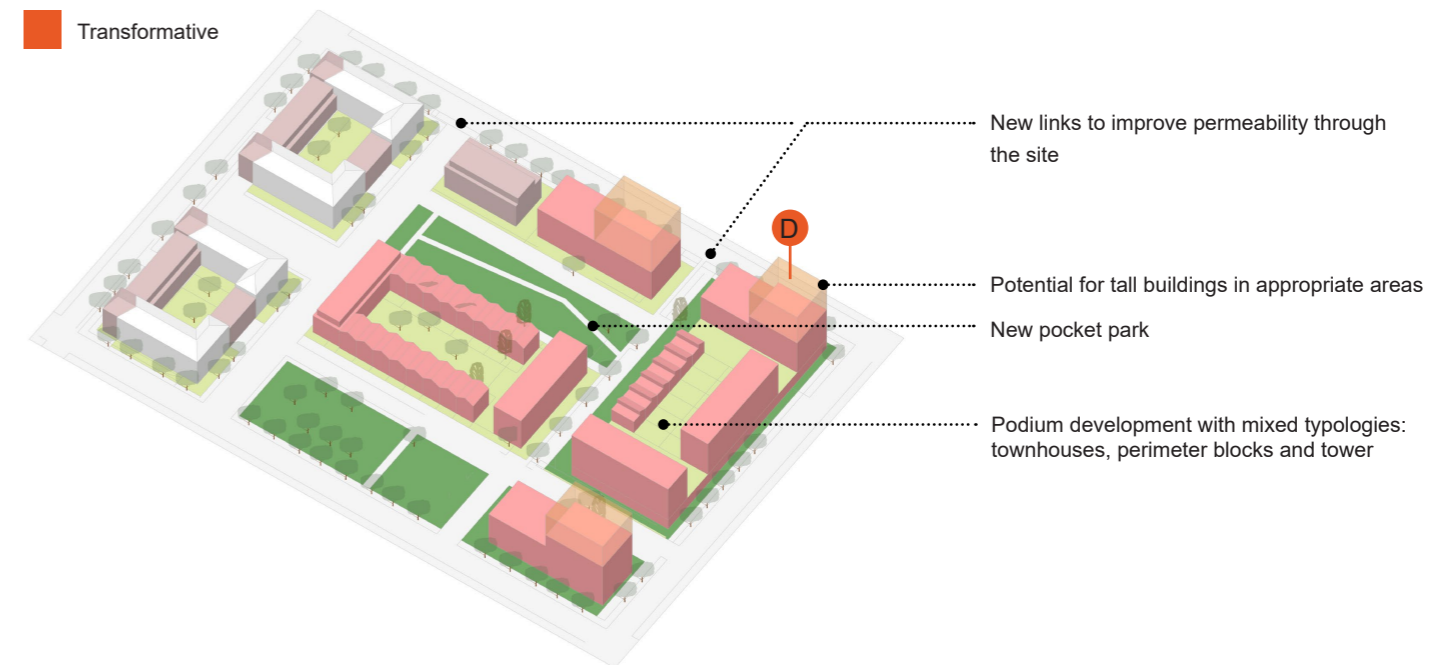
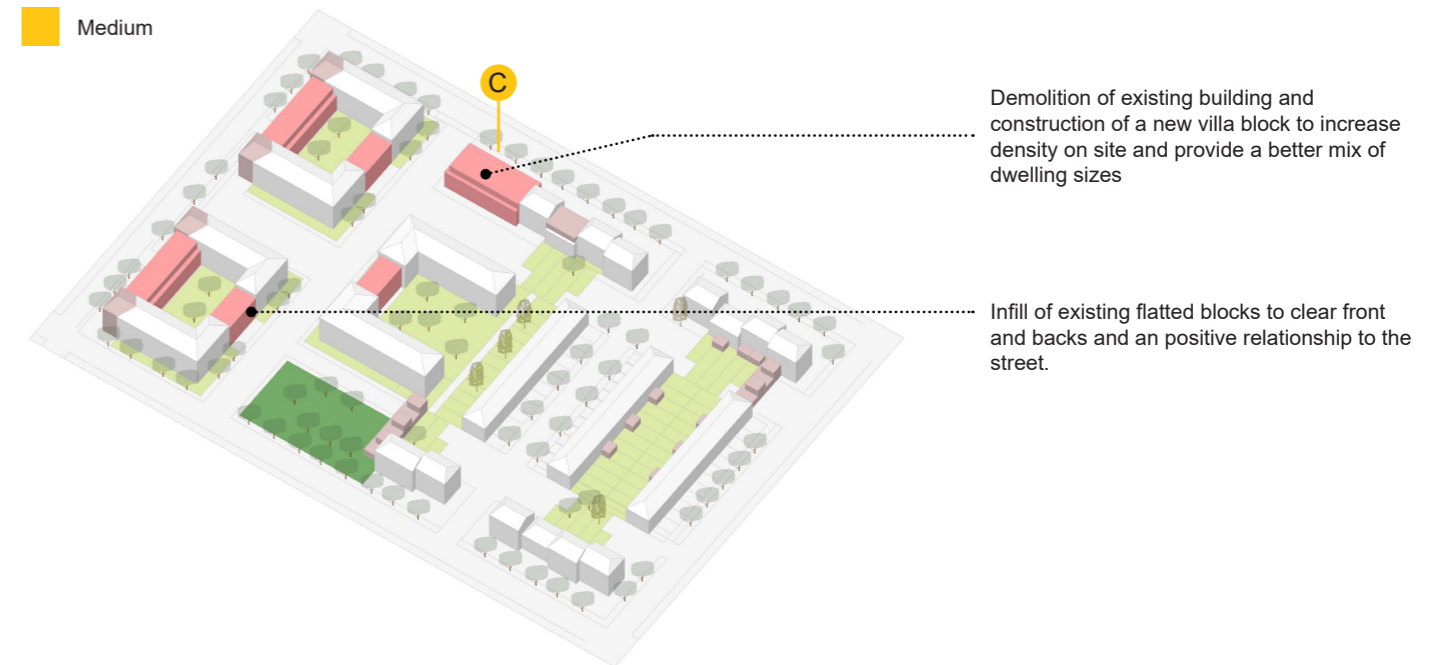
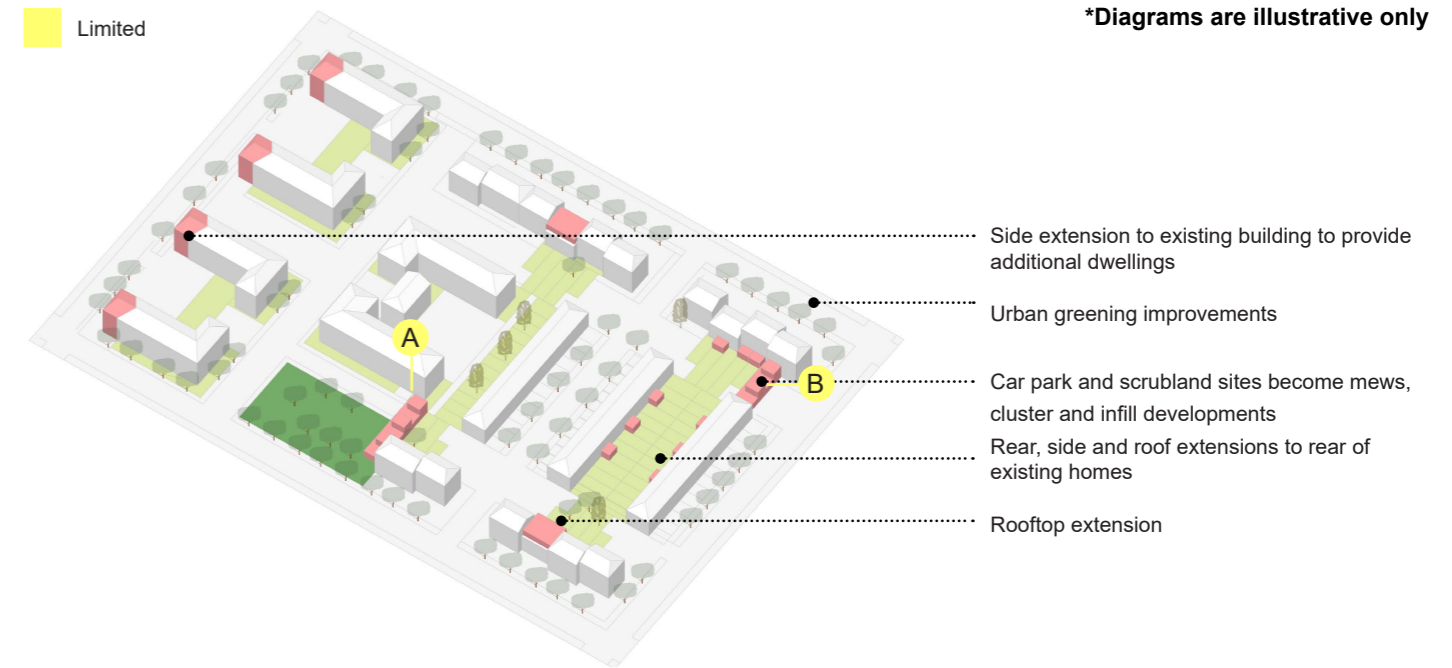
Scale of change	Type of change	Library reference
Limited Change	Extension	01 - Rear extension
		02 - Roof extension
		03 - Side extension
	Limited/Moderate infill	04 - Streetscape infill
		05 - Corner infill
		06 - Backland infill
		07 - Mews
		08 - Cluster
Medium Change	Significant infill / Limited demolition	09 - Terrace
		10 - Mansion block
		11 - Villa block
Transformative Change	Significant demolition / Regeneration	12 - Linear block with podium
		13 - Linear block without podium
		14 - Tower
		Perimeter Block
		Mixed typologies

Key

■	Tall Building (if appropriate location)
■	Residential
■	Residential (previous change level)
■	Non-residential
■	Non-residential (previous change level)
■	Public green space
■	Private green space

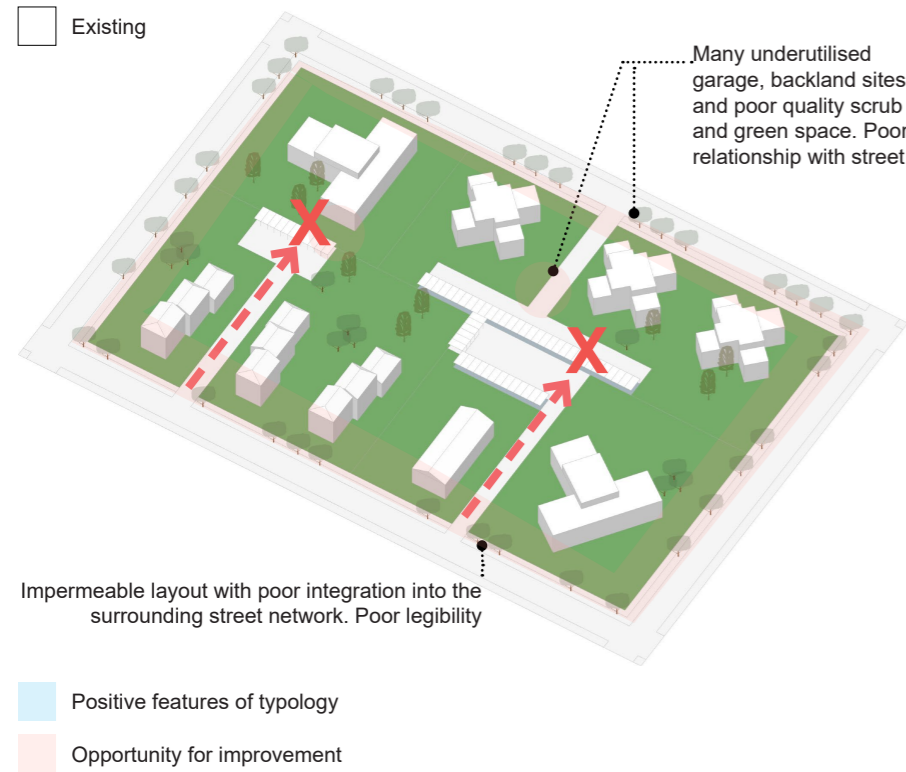
Table of recommended typologies

***Diagrams are illustrative only**



3.24 | Free Form Estates

Development should seek to complete urban blocks and make use of inefficient use of land for infill. Where appropriate, full redevelopment that builds a clear street based layout could be acceptable.



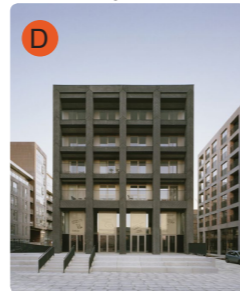
Beveridge Mews 07-03



Orwell House 11-03



Agar Grove 13-03



Lanterna 11-01

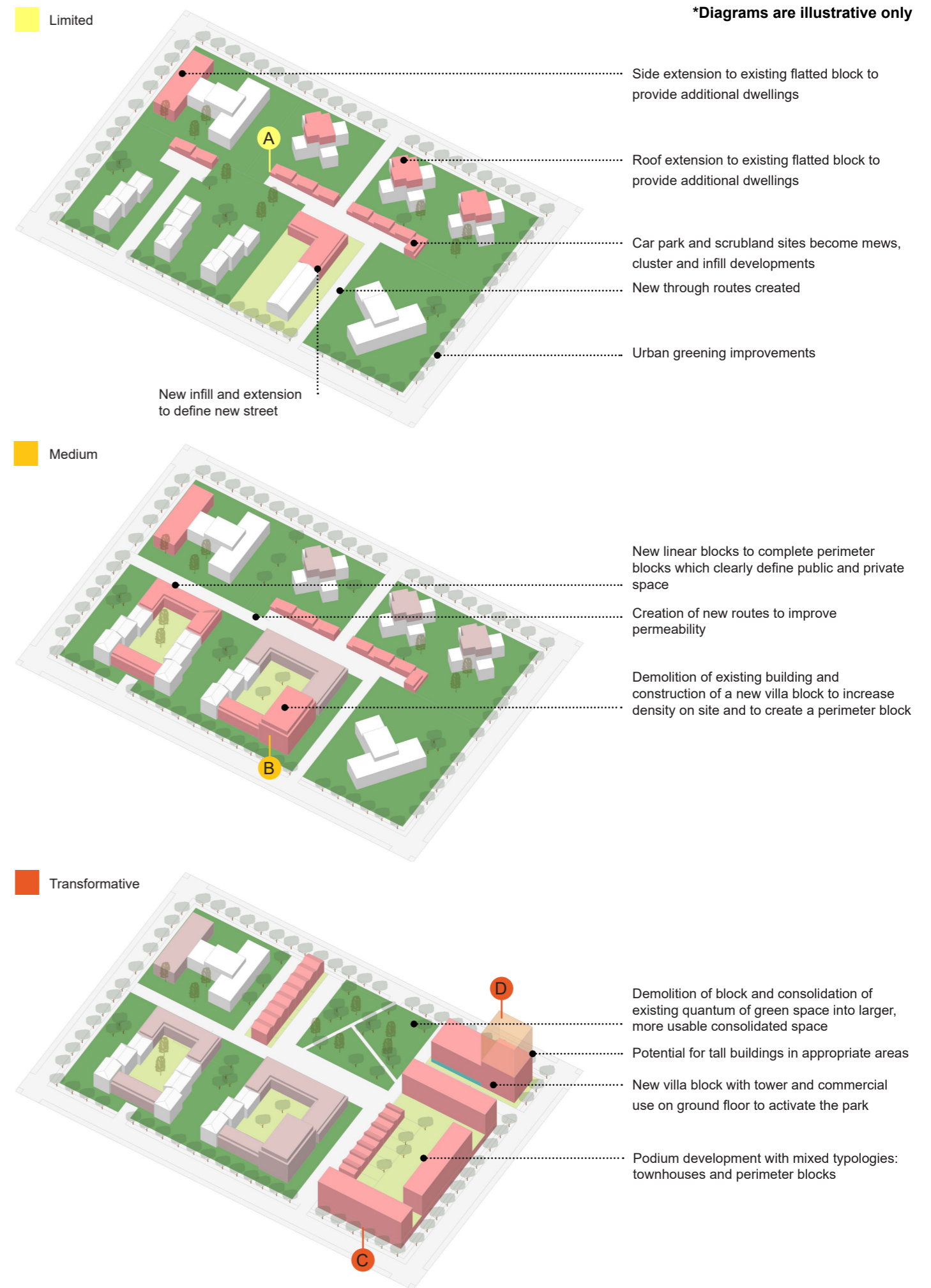
Selected precedents.
Number for library reference (xx-xx)

Scale of change	Type of change	Library reference
Limited Change	Extension	01 - Rear extension
		02 - Roof extension
		03 - Side extension
	Limited/Moderate infill	04 - Streetscape infill
		05 - Corner infill
		06 - Backland infill
		07 - Mews
		08 - Cluster
Medium Change	Significant infill / Limited demolition	09 - Terrace
		10 - Mansion block
		11 - Villa block
Transformative Change	Significant demolition / Regeneration	12 - Linear block with podium
		13 - Linear block without podium
		14 - Tower
		Perimeter Block
	Mixed typologies	

Key

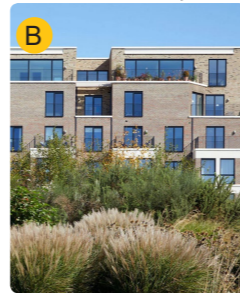
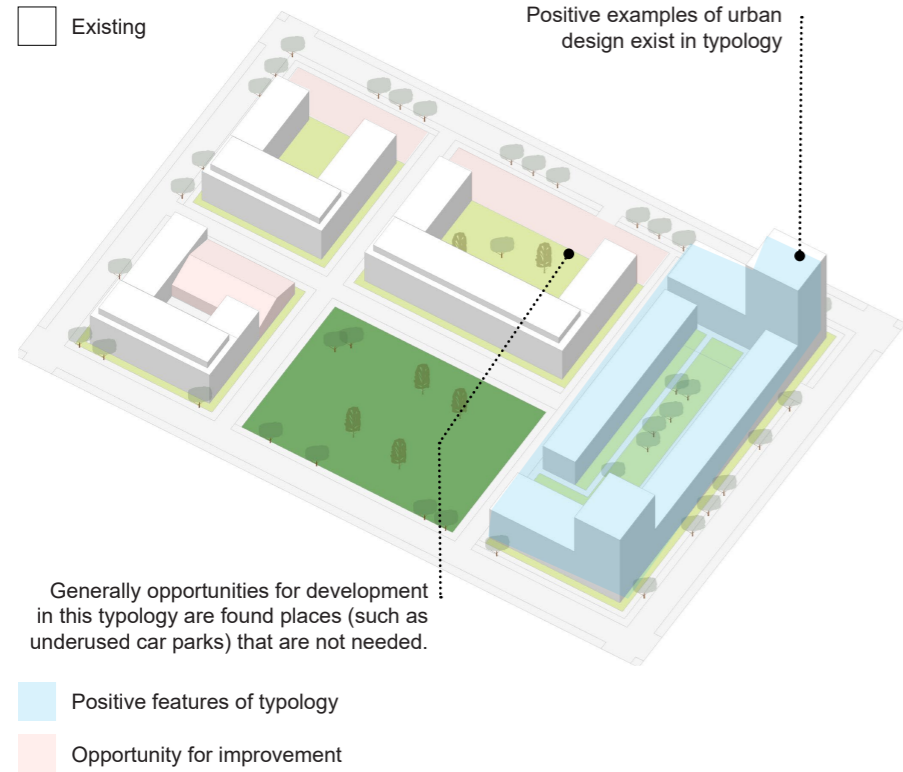
■	Tall Building (if appropriate location)
■	Residential
■	Residential (previous change level)
■	Non-residential
■	Non-residential (previous change level)
■	Public green space
■	Private green space

Table of recommended typologies



3.25 | Contemporary Flats

Where relevant, additional opportunities for infill or densification should be explored.



Selected precedents.
Number for library reference (xx-xx)

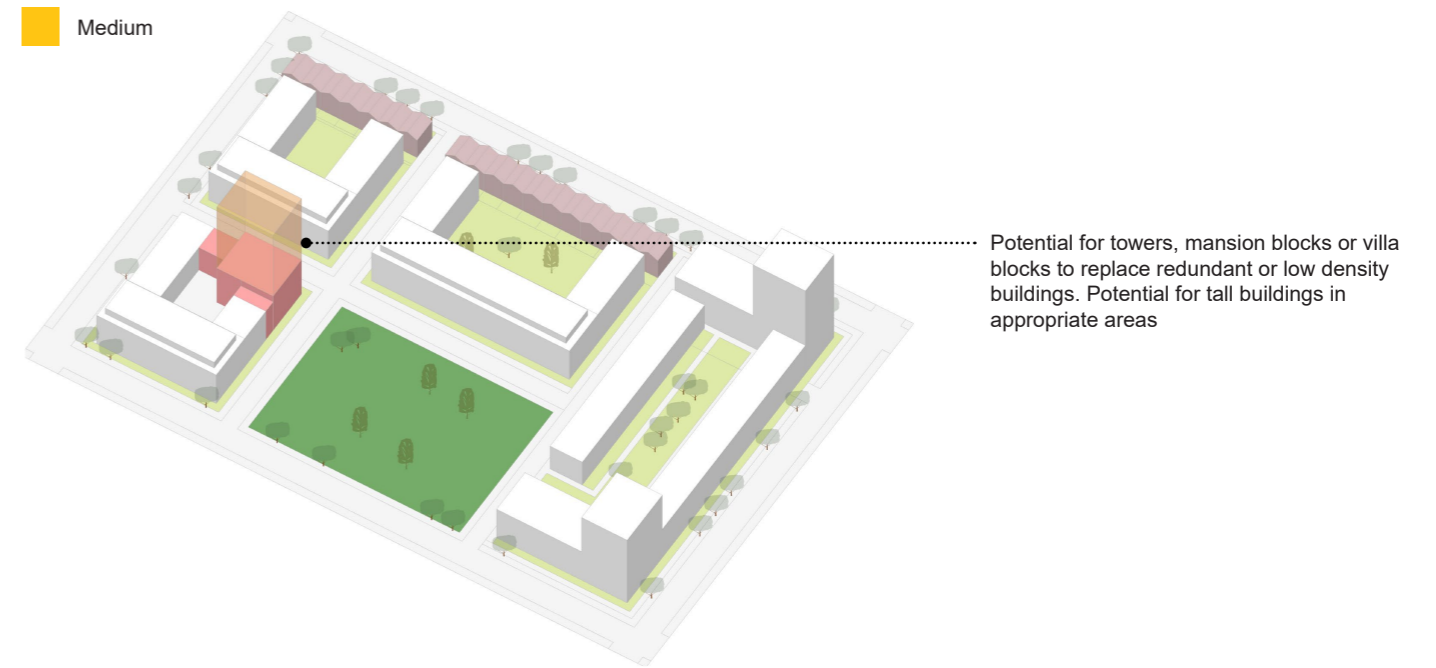
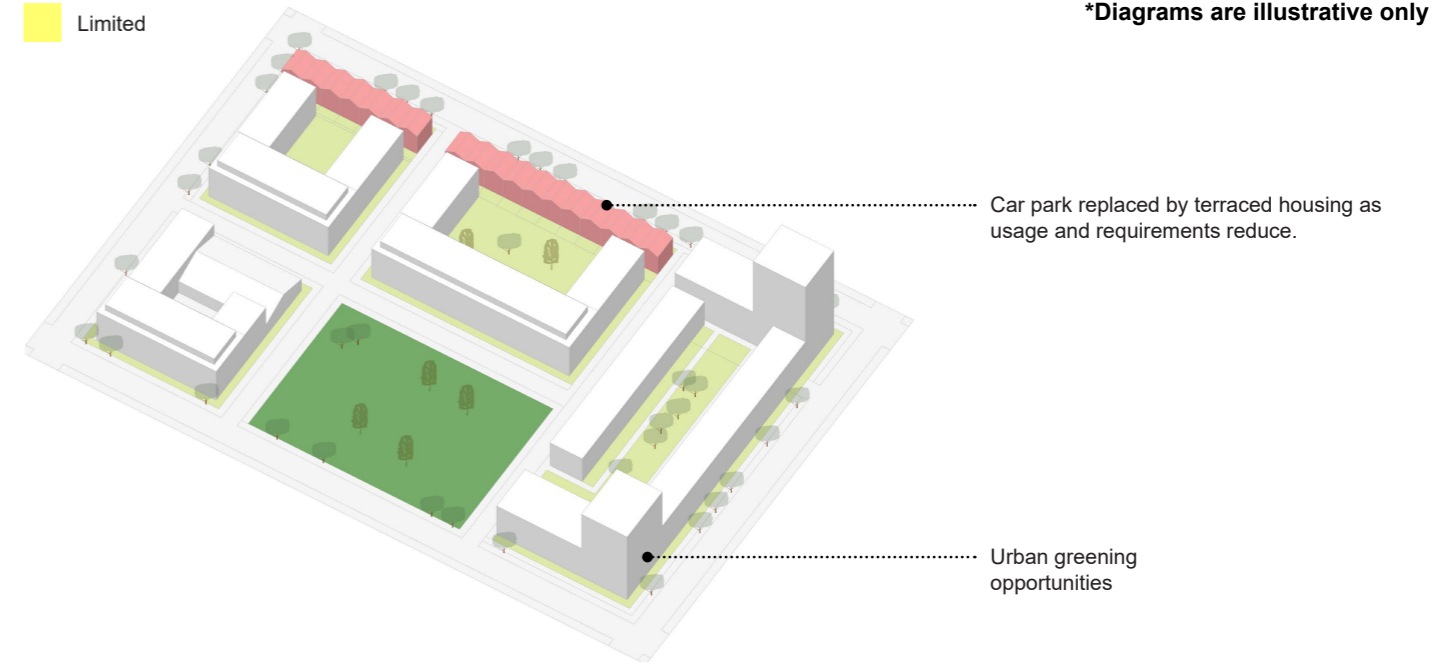
Scale of change	Type of change	Library reference
Limited Change	Limited/ Moderate infill	04 - Streetscape infill
		07 - Mews
		08 - Cluster
Medium Change	Significant infill / Limited demolition	09 - Terrace
		10 - Mansion block
		11 - Villa block
Transformative Change	NOT RECOMMENDED	

Key

■	Tall Building (if appropriate location)
■	Residential
■	Residential (previous change level)
■	Non-residential
■	Non-residential (previous change level)
■	Public green space
■	Private green space

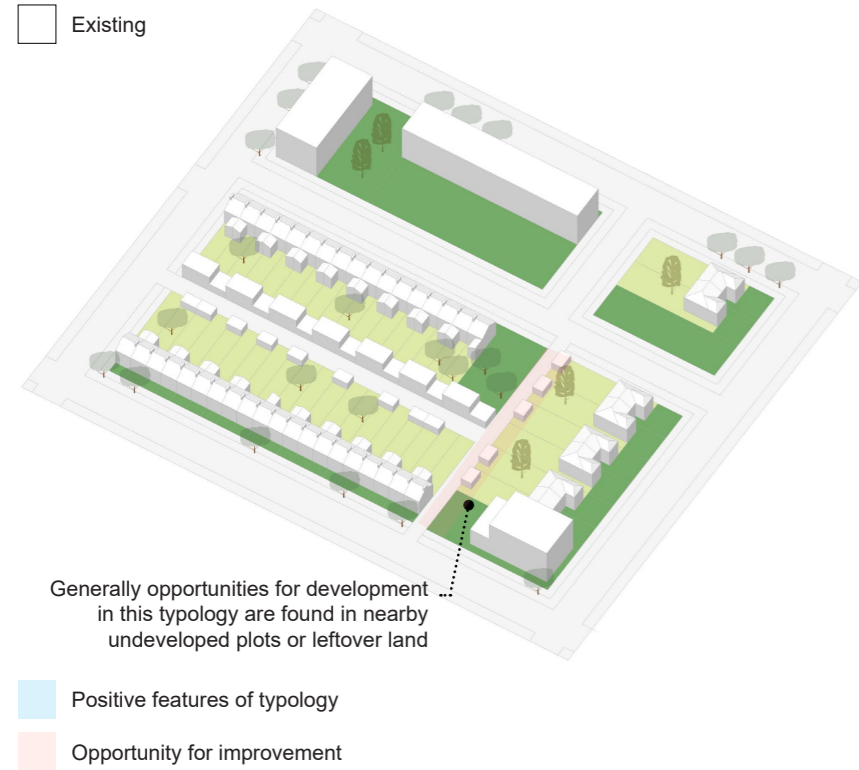
Table of recommended typologies

***Diagrams are illustrative only**



3.26 | Mews / Infill

Where relevant, additional opportunities for infill or densification should be explored.



Spencer Courtyard, 08-01



Ordnance Road, 09-01

Selected precedents.
Number for library reference (xx-xx)

Scale of change	Type of change	Library reference
Limited Change	Limited/ Moderate infill	04 - Streetscape infill
		07 - Mews
		08 - Cluster
Medium Change	Significant infill / Limited demolition	09 - Terrace
		10 - Mansion block
		11 - Villa block
Transformative Change	NOT RECOMMENDED	

Key

■	Tall Building (if appropriate location)
■	Residential
■	Residential (previous change level)
■	Non-residential
■	Non-residential (previous change level)
■	Public green space
■	Private green space

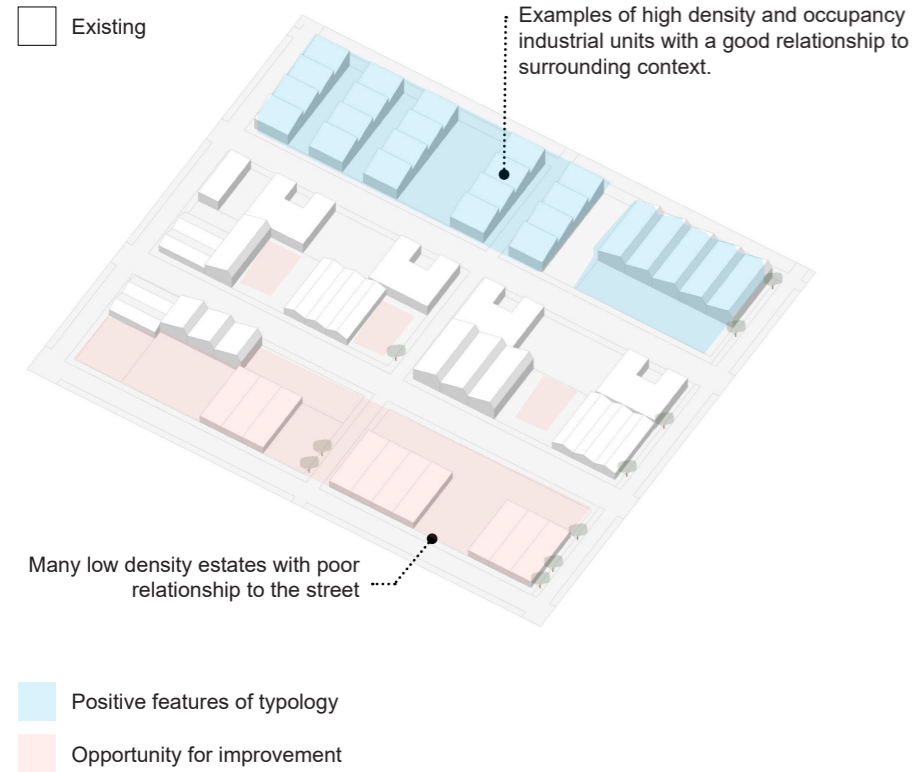
Table of recommended typologies

*Diagrams are illustrative only

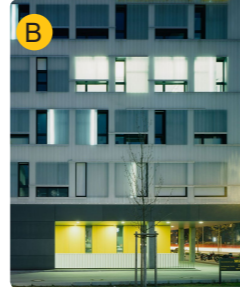


3.27 | Small Scale Industry

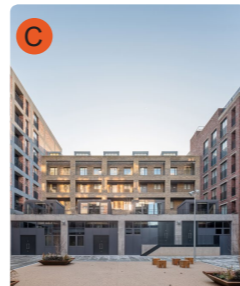
Development should intensify the use of land to provide more floorspace, better amenity and green space. Co-location with residential could be explored in transformation areas where not designated as Strategic Industrial Land.



RCA Sackler Building, 16-01



Gewerbehof, München, 17-01



Fish Island, 18-02

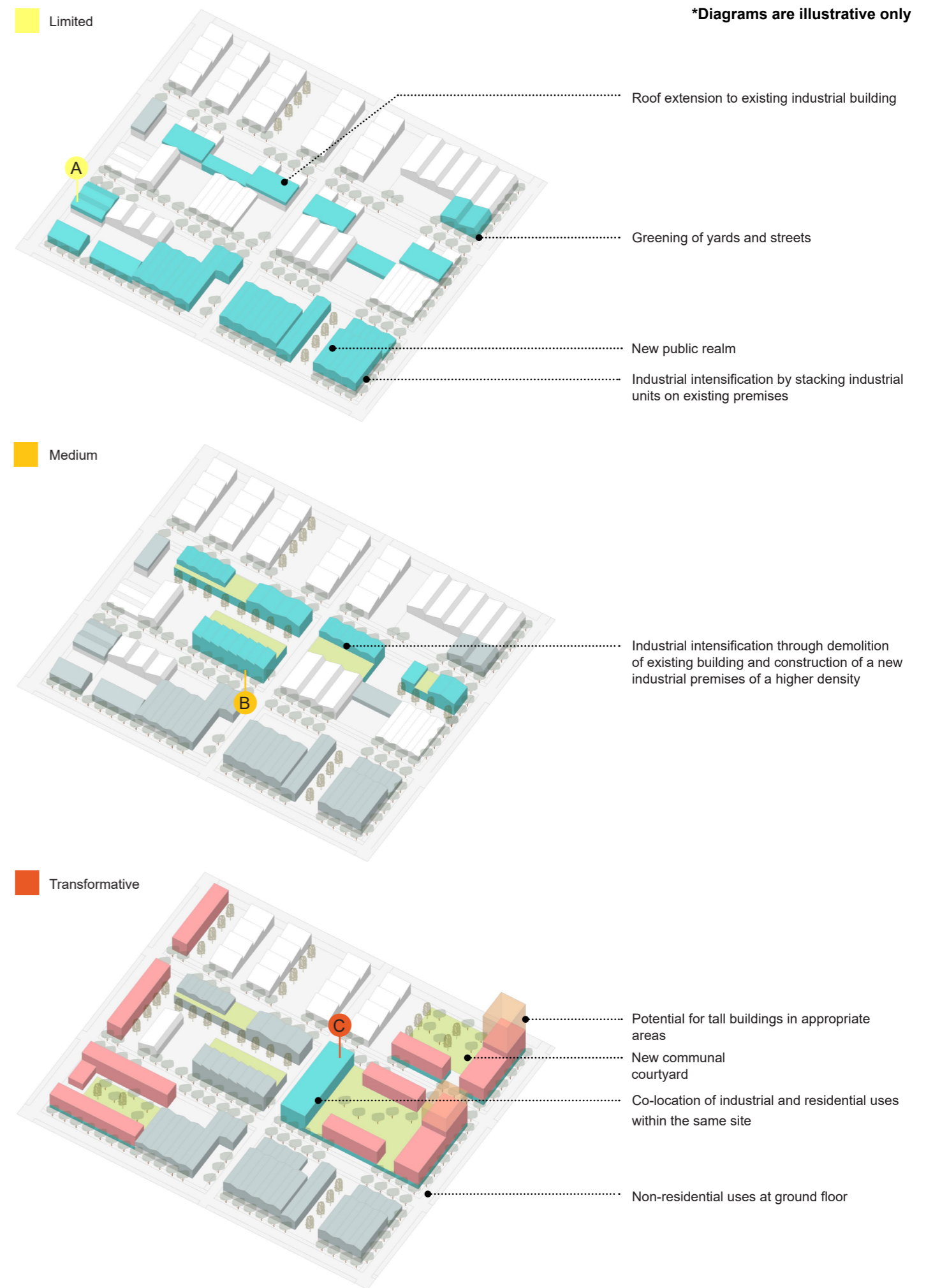
Selected precedents. Number for library reference (xx-xx)

Scale of change	Type of change	Library reference
Limited Change	Extension / infill	15- Single unit extension
		15 - Streetscape infill
		15 - Backland infill
Intensification via extension	15 - Stacked industrial units	
	15 - Stacked workshops/studios	
Medium Change	Industrial intensification via demolition of existing premises and new build	16 - Stacked industrial units
		16 - Stacked workshops/studios
Transformative Change	Co-location	17 - Stacked industrial units and residential
		17 - Stacked workshops/studios and residential
		12 - Linear block with podium
		13 - Linear block without podium
		14 - Tower
		Perimeter Block
		Mixed typologies

- Key**
- Tall Building (if appropriate location)
 - Residential
 - Residential (previous change level)
 - Non-residential
 - Non-residential (previous change level)
 - Public green space
 - Private green space

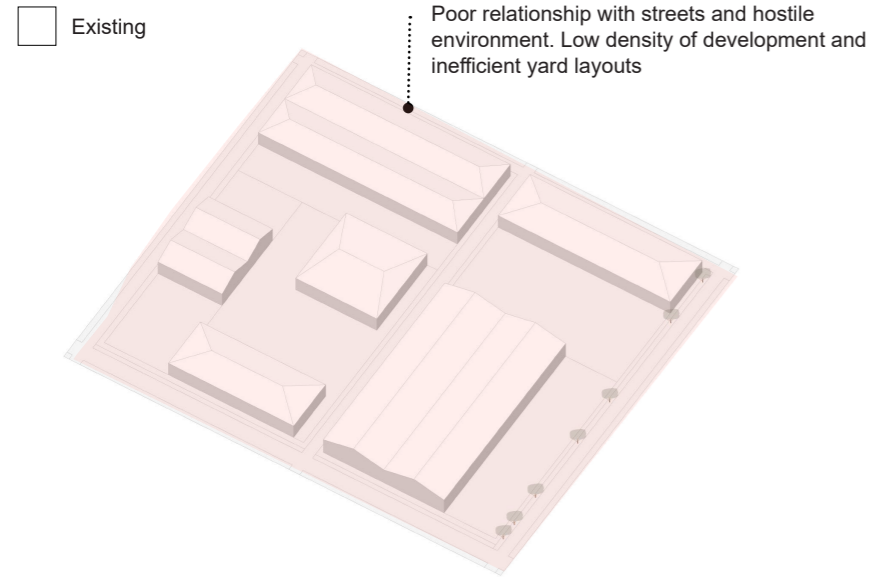
Table of recommended typologies

***Diagrams are illustrative only**

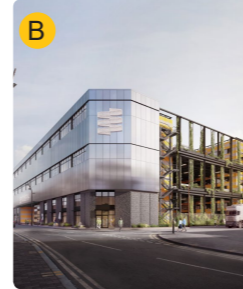


3.28 | Large Scale Industry

Development should intensify the use of land to provide more floorspace, better amenity and green space. Co-location could be explored in transformation areas that are not designated as Strategic Industrial Land.



Modular Roselare, 16-02



Industria, 17-03



Unite-Travis Perkins, 18-03

Selected precedents. Number for library reference (xx-xx)

Positive features of typology
Opportunity for improvement

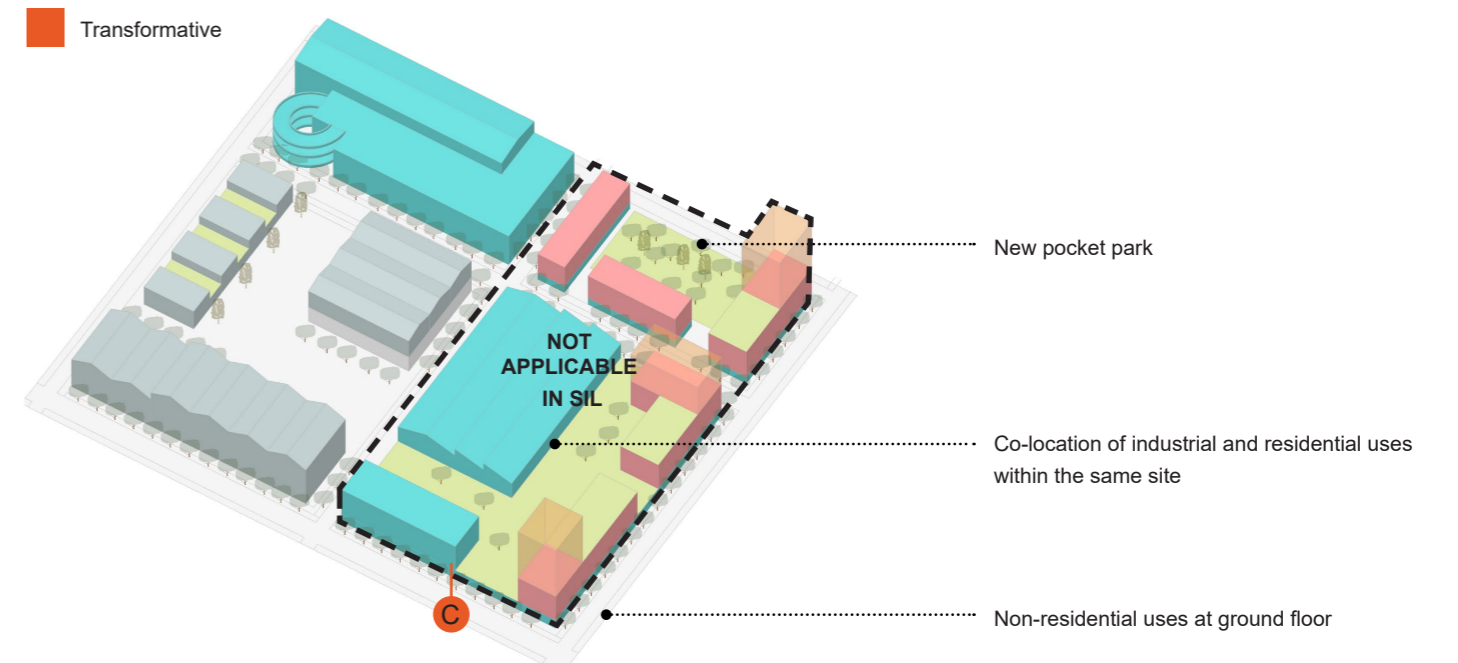
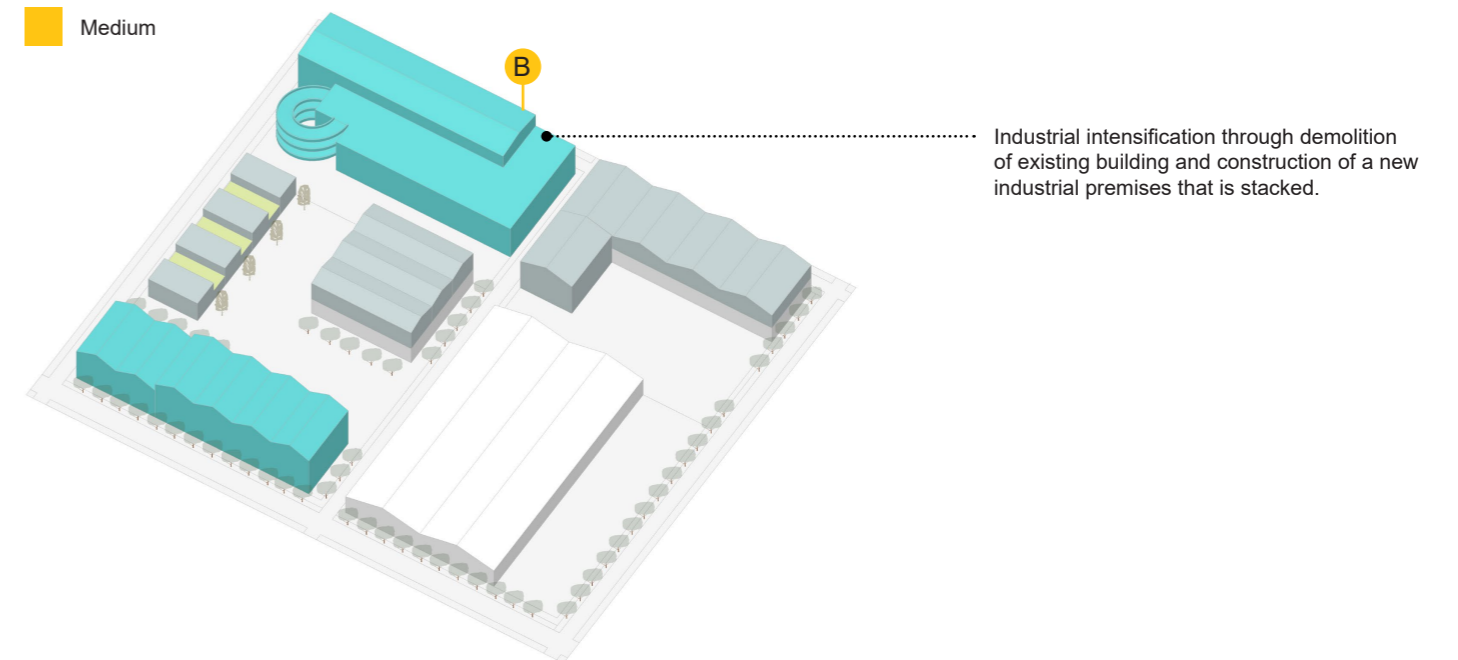
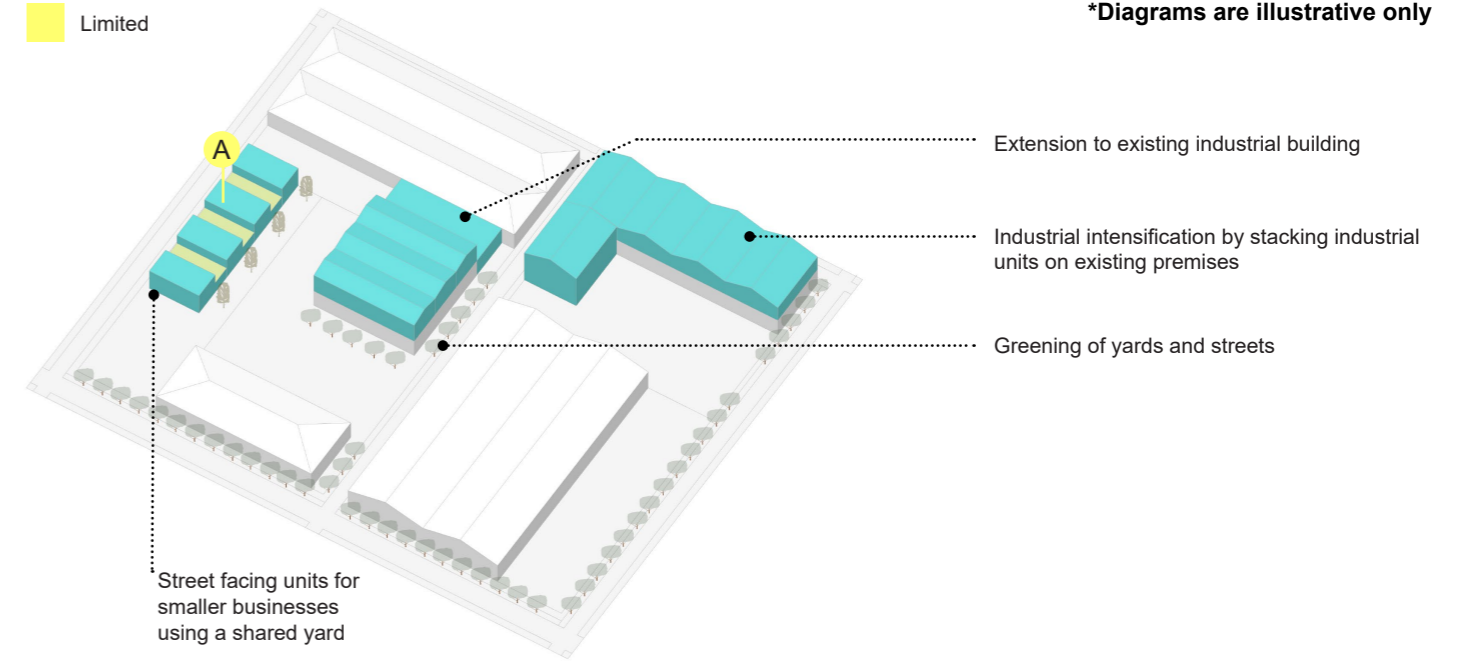
Scale of change	Type of change	Library reference
Limited Change	Extension / infill	15- Single unit extension
		15 - Streetscape infill
		15 - Backland infill
Medium Change	Intensification via extension	15 - Stacked industrial units
		15 - Stacked workshops/studios
Medium Change	Industrial intensification via demolition of existing premises and new build	16 - Stacked industrial units
		16 - Stacked workshops/studios
Transformative Change	Co-location	17 - Stacked industrial units and residential
		17 - Stacked workshops/studios and residential
		12 - Linear block with podium
		13 - Linear block without podium
		14 - Tower
		Perimeter Block
		Mixed typologies

Key

- Tall Building (if appropriate location)
- Residential
- Residential (previous change level)
- Non-residential
- Non-residential (previous change level)
- Public green space
- Private green space

Table of recommended typologies

*Diagrams are illustrative only



3.29 | Office / Technology Park

Development should intensify the use of land to provide more floorspace, better amenity and green space.



Existing
 Positive features of typology
 Opportunity for improvement



Chart Street , 16-03



R7 Kings Cross , 19-03



Here East, 19-02

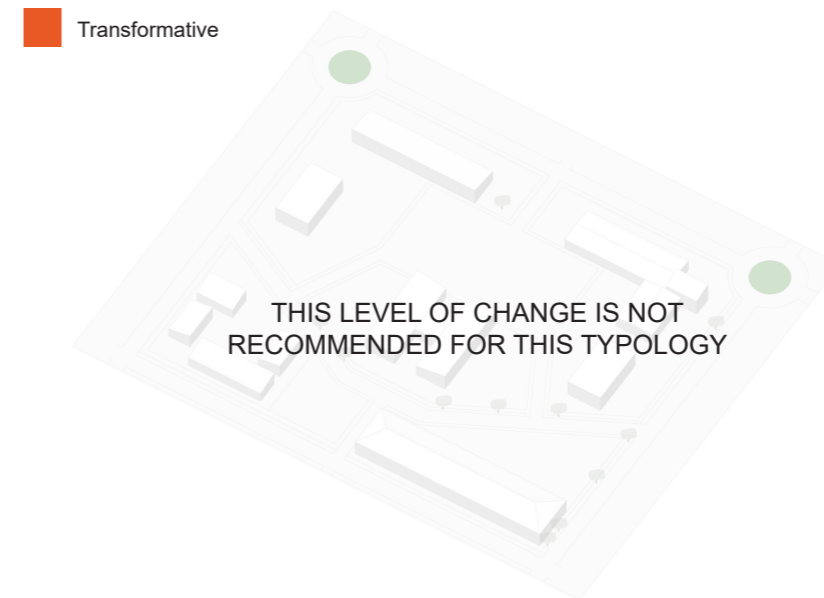
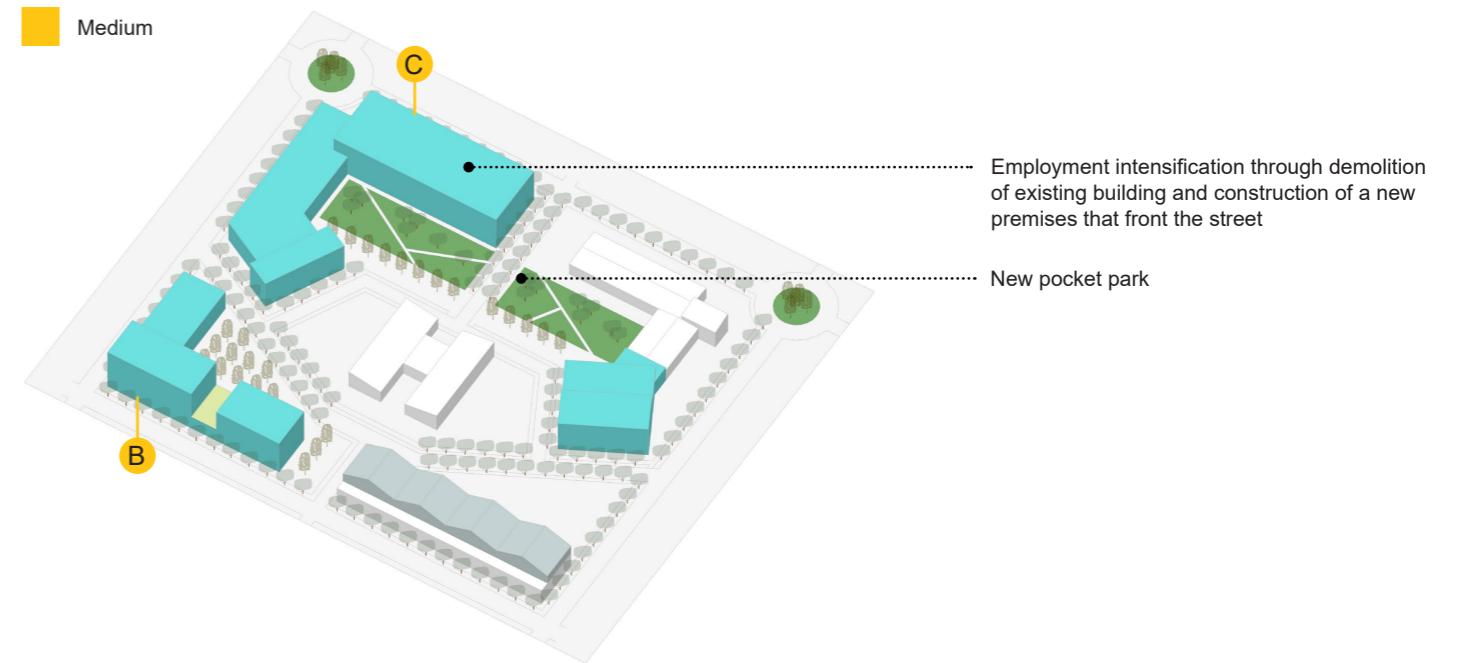
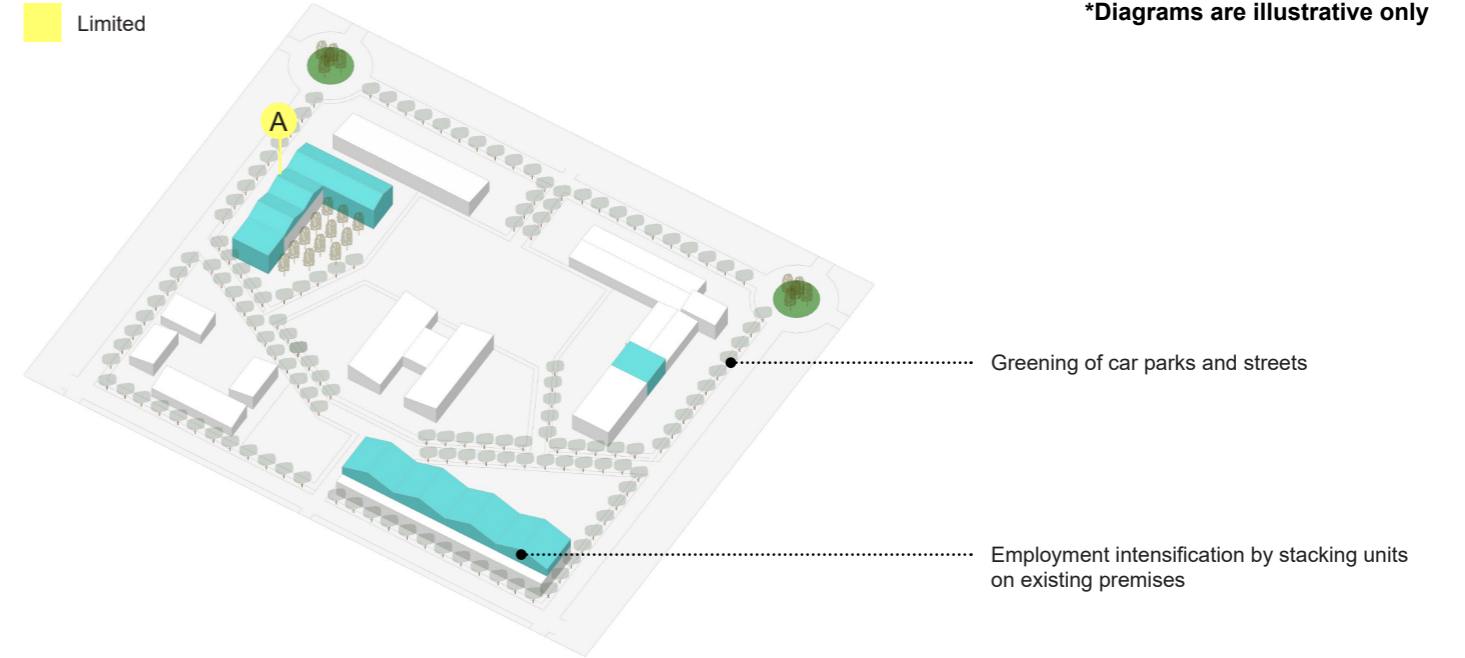
Selected precedents.
 Number for library reference (xx-xx)

Scale of change	Type of change	Library reference
Limited Change	Extension / infill	15 - Single unit extension
		15 - Streetscape infill
		15 - Backland infill
Medium Change	Intensification via extension	15 - Stacked industrial units
		15 - Stacked workshops/studios
Transformative Change	Industrial intensification via demolition of existing premises and new build	18 - Stacked workshops/studios
Transformative Change	NOT RECOMMENDED	

Key

- Tall Building (if appropriate location)
- Residential
- Residential (previous change level)
- Non-residential
- Non-residential (previous change level)
- Public green space
- Private green space

Table of recommended typologies



*Diagrams are illustrative only