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).

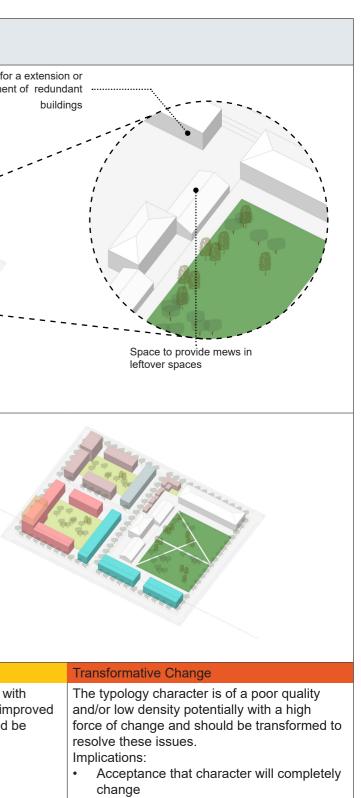




3.02 | Methodology

| Step | Explanation | | |
|-------------------------------|---|---|---|
| Urban Typology as | SketchUP 3D modelling has been used to create a schematic model of each urban typology as existing. | | Potential for a extensi replacement of redu |
| existing | 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. | There is scope to incr urban greening (e.g. s trees, rain gard | treet |
| | The adjacent column shows the Institution typology model. | | |
| | 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. | | |
| | The 3D model should therefore be read as a compendium of all aspects of opportunities for change in the typology. | | |
| Matrix of | For each level of change recommended at Stage 2, a matrix of suitable typologies has been identified. | | |
| | Institutions may be in either limited, medium or transformation change areas and therefore the | Key | <i></i> |
| | 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 | Tall Buildin Residentia | ng (if appropriate location) |
| | change levels (limited and medium) are also shown as "previous change level interventions". | | al (previous change level) |
| | 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 | Non-resid | |
| | site specific and do no imply an acceptable architectural form. | Non-resid | ential (previous change level) |
| | Building uses have been colour coded to differentiate between residential and non-residential uses | Public gre | en space |
| | (e.g. retail, industrial, offices). The type of intervention has been labelled on the diagrams on the following pages. | Private gr | een space |
| Library of | For each recommended level of change a library of best practice case studies has been complied. | Limited Change | Medium Change |
| best practice case studies | 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. Each case study has been colour coded to indicate the level of change it applies to. | The typology character is of a high quality and should be maintained. Implications: Exploit infill and extension opportunities Where demolition is necessary, replacement should conserve and complement the existing character * Does not override the protections afforded by heritage assets. | The typology character is mixed with positive features that should be improved and negative features that should be resolved. Implications: 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 |

Table 7. Explanation of each step of the methodology



Fundamental changes in density Fundamental changes in urban form

Potential location for tall buildings in some

Demolition and Replacement

•

•

•

•

instances

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. | Туроlоду | Definition | Library Ref. No. | Туроlоду | D |
|------------------------|--|---|------------------------|------------------------------------|---------------------------|
| 01,02, 03 | Extension (Rear, Roof, Side) | Additional housing or non-residential space provided through modification of an existing residential or non- residential building. | 11 | Villa block | Tł ef dv vi |
| 04 | Streetscape infill | A site with direct access to the street and usually framed by two parallel blank walls from adjacent buildings. | | | fo Vi |
| 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. | 12, 13 | Linear block | BI of wi |
| 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. | | | Th er se A pa |
| | | | N/A | Perimeter block | A ar Tł |
| 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 | | | go dv (s |
| | | the street which is treated as a pedestrian priority shared surface. | 14 | Tower | A su ch |
| 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 | | | ar flo di |
| | | 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 n some cases. | 15 | Industrial - Extension / Infill | De ine De st |
| 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. | 16 | Stacked Industrial | M m log pr |
| 10 Mansion Block | 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 | 17 | Industrial co-location | Er in cc in |
| | block from other common contemporary typologies: linear block (with corridor access or deck/gallery access) and villa block. | | 18 | Office Park | Ao er wo |

Table 8. Glossary

Definition

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.

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.

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).

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.

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.

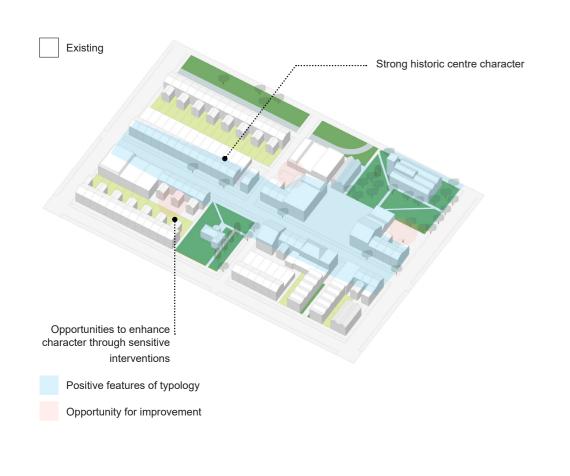
Multi storey industrial development either serving small / medium size uses (using goods lifts for example) or larger logistics uses (using large concrete decks and ramps) to provide additional floorspace and density.

Employing a mix of other typologies alongside an ndustrial use. This typology must create safe and pleasant conditions for residents and conceal industrial uses for nstance, below a podium deck.

Adapting car dominated office park and retail park environments with more positive frontages and modern workspaces.

3.11 | Historic Centre

Sensitive, contextual typologies should are 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.





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

Transformative

Limited

Medium

THIS LEVEL OF CHANGE IS NOT RECOMMENDED FOR THIS TYPOLOGY

THIS LEVEL OF CHANGE IS NOT

RECOMMENDED FOR THIS TYPOLOGY

Scale of change Type of change Library reference Extension 01 - Rear extension 02 - Roof extension Key 03 - Side extension Limited/ 04 - Streetscape infill Tall Building (if appropriate location) Limited Moderate infill Change 05 - Corner infill Residential 06 - Backland infill Residential (previous change level) 07 - Mews Non-residential 08 - Cluster NOT RECOMMENDED Medium Non-residential (previous change level) Change Public green space Transformative NOT RECOMMENDED Change Private green space

Table of recommended typologies

Character of Growth Study

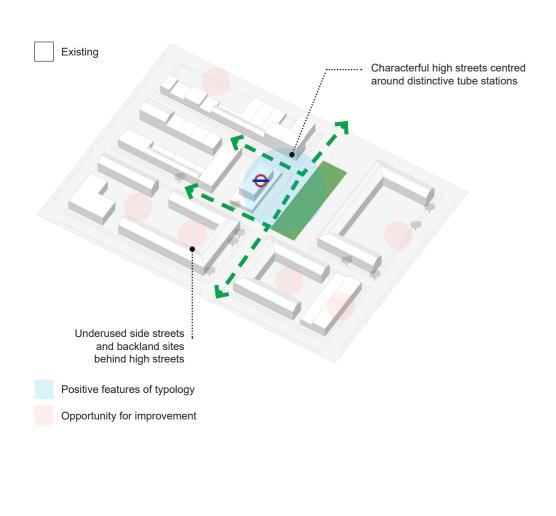
| | Restoration of existing blue infrastructure improving public access |
|------------|--|
| | Streetscape infill |
| | Improvements to existing public realm including new tree planting and rain gardens |
| F \ | Backland sites become mews, clusters and infill developments |
| | Roof extension |
| | Urban greening improvements |

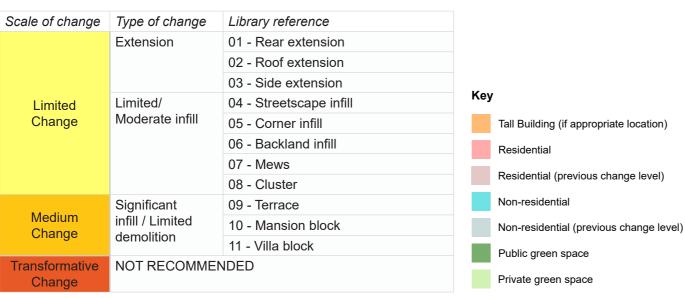


28

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.





Limited Nightingale House, 02-06 Greyfort House, 10-02 Medium Turnmill, 05-06 Frampton Arms, 10-06 Selected precedents. Number for library reference (xx-xx) Transformative Tall Building (if appropriate location) Residential (previous change level)

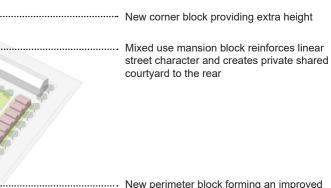
THIS LEVEL OF CHANGE IS NOT RECOMMENDED FOR THIS TYPOLOGY

Table of recommended typologies

Character of Growth Study

*Diagrams are illustrative only

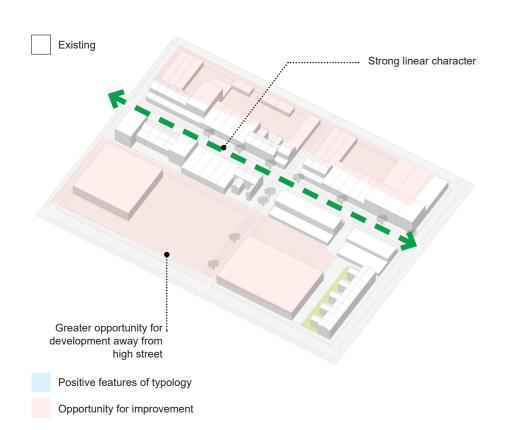
| Backland sites become mews, clusters and infill developments |
|--|
| Roof extension |
| Improvements to existing public realm |
| Improvements to existing green space |
| New shared surface fronting existing shopping parade |
| Residential infill and new shared courtyard |
| Urban greening improvements |



New perimeter block forming an improved shared courtyard with the existing building

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.



| Scale of change | Type of change | Library reference | | |
|--------------------------|--------------------------------|----------------------------------|----|---|
| | Extension | 01 - Rear extension | | |
| | | 02 - Roof extension | | |
| | | 03 - Side extension | | |
| Limited | Limited/ | 04 - Streetscape infill | | |
| Change | Moderate infill | 05 - Corner infill | | |
| | | 06 - Backland infill | | |
| | | 07 - Mews | Ke | у |
| | | 08 - Cluster | | Т |
| | Significant | 09 - Terrace | | |
| Medium Change | infill / Limited demolition | 10 - Mansion block | | R |
| | | 11 - Villa block | | R |
| | 5 | 12 - Linear block with podium | | N |
| T | | 13 - Linear block without podium | | N |
| Transformative Change | | 14 - Tower | | |
| Onange | | Perimeter Block | | P |
| | | Mixed typologies | | Ρ |

Redchurch Corner, 02-03 B The Green House, 02-02 Zanara Court, 04-01 Mit D Hackney Road, 15-02 Selected precedents. Number for library reference (xx-xx) Tall Building (if appropriate location) Residential Residential (previous change level) Non-residential Non-residential (previous change level) Public green space Private green space

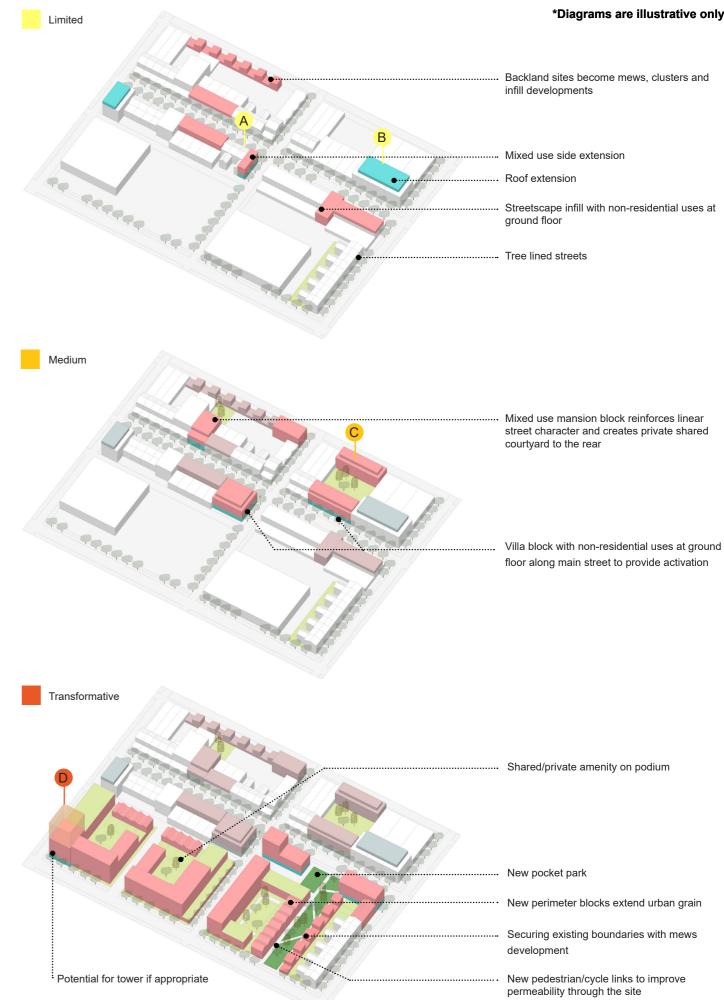
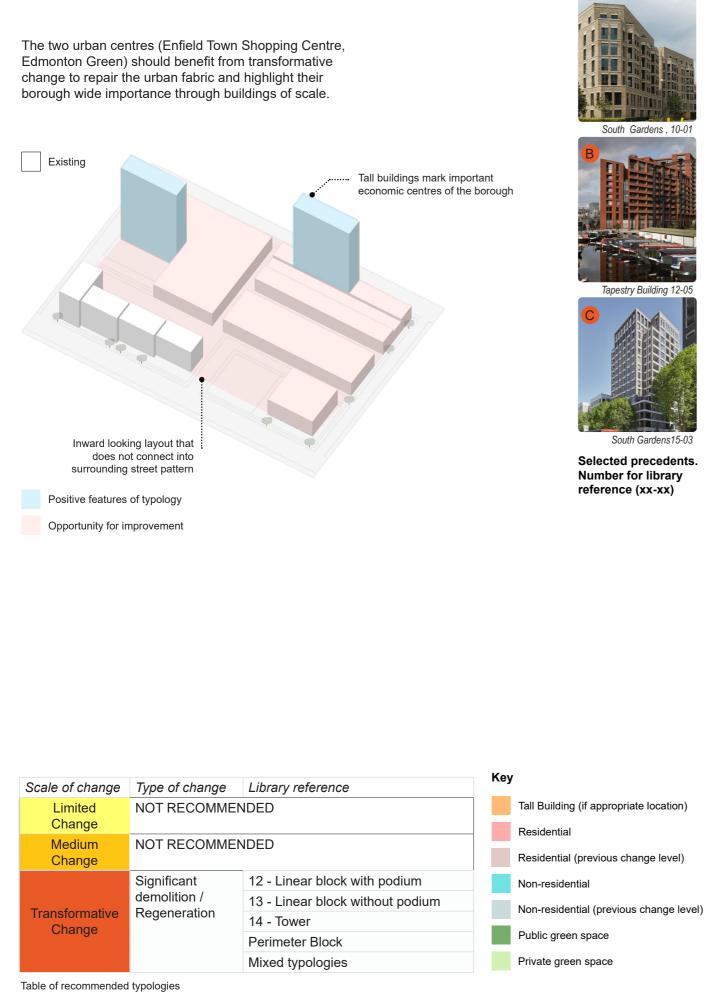


Table of recommended typologies

*Diagrams are illustrative only

| | Backland sites become mews, clusters and infill developments |
|----------|--|
| | |
| | Mixed use side extension |
| • | Roof extension |
| <u> </u> | Streetscape infill with non-residential uses at ground floor |
| / | Tree lined streets |

3.14 | Urban Centre



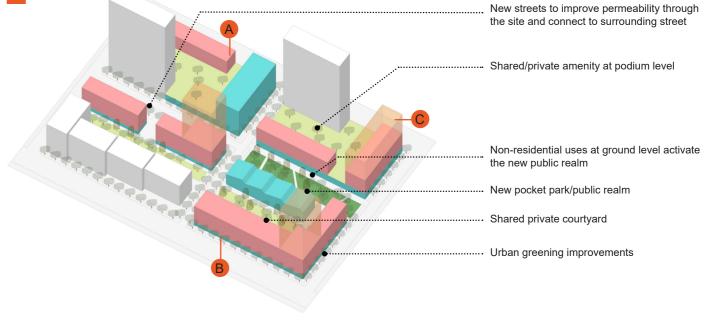
Limited

THIS LEVEL OF CHANGE IS NOT RECOMMENDED FOR THIS TYPOLOGY



THIS LEVEL OF CHANGE IS NOT RECOMMENDED FOR THIS TYPOLOGY

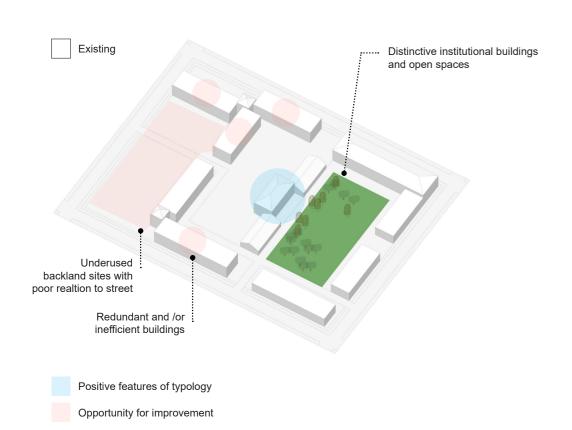
Transformative



Character of Growth Study

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.



| Scale of change | Type of change | Library reference | Number for library reference (xx-xx) |
|--------------------------|--------------------------------|----------------------------------|---|
| | Extension | 01 - Rear extension | |
| | | 02 - Roof extension | |
| | | 03 - Side extension | |
| Limited | Limited/ | 04 - Streetscape infill | |
| Change | Moderate infill | 05 - Corner infill | |
| | | 06 - Backland infill | |
| | | 07 - Mews | Кеу |
| | | 08 - Cluster | Tall Building (if appropriate location) |
| Mar Barro | Significant | 09 - Terrace | |
| Medium Change | infill / Limited demolition | 10 - Mansion block | Residential |
| onango | | 11 - Villa block | Residential (previous change level) |
| | Significant | 12 - Linear block with podium | Non-residential |
| Transformative Change | 0 | 13 - Linear block without podium | Non-residential (previous change level) |
| | | 14 - Tower | |
| | | Perimeter Block | Public green space |
| | | Mixed typologies | Private green space |

Limited REPARA Medium Transformative Potential for tall buildings to mark important civic use in appropriate areas

Lauriston School 007

The Rosebury, 02-01

Dujardin Mews, 07-01

Tiger Way, 15-04

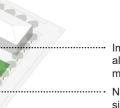
Selected precedents. Number for library reference (xx-xx)

B

Table of recommended typologies

*Diagrams are illustrative only

| | Intensification of existing non-residential uses on site with a new building fronting streets |
|---------------------------------------|--|
| A A A A A A A A A A A A A A A A A A A | New improved amenity space and introduction of urban greening |
| | Urban greening improvements |
| | Roof extension |
| | Introduction of residential typologies like mansion blocks and villas mediating between institution and street |
| | Introduction of residential typologies like mews and infill developments helping to create clear routes |
| | Improvements to green space involving partial demolition of existing buildings where appropriate |



Improved layout of non-residential buildings allows for new residential developments and more efficient use of the site

New road to improve permeability through the site

3.16 | Big Box Retail

Existing

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.

Car dominated layout with hostile relationship to pedestrians and surrounding context

Positive features of typology

Opportunity for improvement





Porters Edge 12-03

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

Medium

THIS LEVEL OF CHANGE IS NOT RECOMMENDED FOR THIS TYPOLOGY

THIS LEVEL OF CHANGE IS NOT RECOMMENDED FOR THIS TYPOLOGY

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

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

Transformative

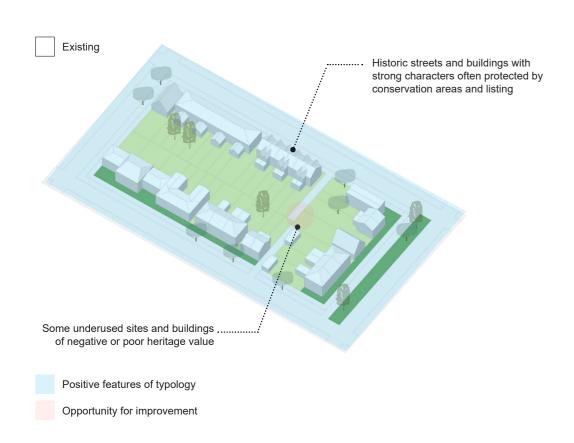
Table of recommended typologies

Limited

| Podium with non-residential uses at ground floor and shared gardens for residents |
|---|
| New parks and urban greening |
| Potential for tall buildings in appropriate areas |
| New public realm |
| Reorganisation of retail into efficient form |
| Greening along main roads |
| Podium development with mixed typologies: terraces and linear blocks |

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.



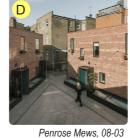




Dartmouth Park House 01-0







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

Medium

Transformative

Limited

THIS LEVEL OF CHANGE IS NOT RECOMMENDED FOR THIS TYPOLOGY

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

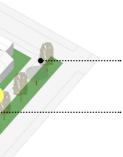
Tall Building (if appropriate location) Residential (previous change level) Non-residential Non-residential (previous change level)

Private green space

THIS LEVEL OF CHANGE IS NOT **RECOMMENDED FOR THIS TYPOLOGY**

Table of recommended typologies

*Diagrams are illustrative only



Urban greening improvements

Backland sites become mews, clusters and infill developments

3.18 | Urban Terrace

Some underused sites and some buildings of poor quality or density

Positive features of typology Opportunity for improvement

Existing

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.



Well defined streets and buildings with

strong character



Kings Grove, 01-02

Ott's Yard, 06-06

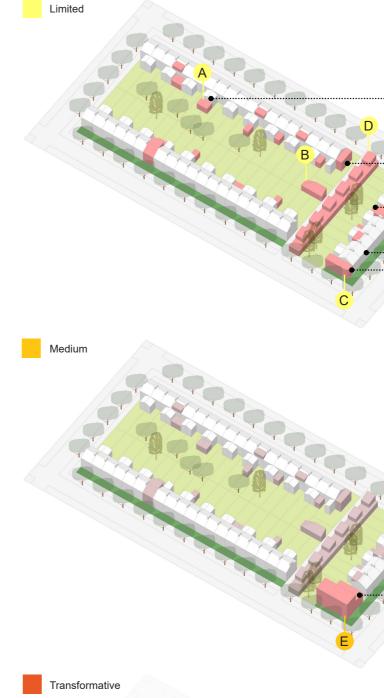


Corner House, 05-03

Moray Mews, 07-06



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



| Scale of change | Type of change | Library reference | | |
|------------------|-----------------------------|-------------------------|-----|------|
| | Extension | 01 - Rear extension | | |
| | | 02 - Roof extension | | |
| | | 03 - Side extension | | |
| Limited | Limited/ Moderate infill | 04 - Streetscape infill | Key | / |
| Change | | 05 - Corner infill | | Tall |
| | | 06 - Backland infill | | Res |
| | | 07 - Mews | | Nes |
| | | 08 - Cluster | | Res |
| | Significant | 09 - Terrace | | Nor |
| Medium Change | infill / Limited | 10 - Mansion block | L L | Nor |
| | demolition | 11 - Villa block | | |
| Transformative | NOT RECOMME | NDED | | Pub |
| Change | | | | Priv |

Il Building (if appropriate location)

sidential

esidential (previous change level)

- on-residential
- on-residential (previous change level)
- blic green space
- vate green space

THIS LEVEL OF CHANGE IS NOT RECOMMENDED FOR THIS TYPOLOGY

Table of recommended typologies

| Side, rear and roof extensions to the rear of terraces |
|---|
| Backland sites (garages in this case) become mews, clusters and infill developments |
| Streetscape infill |
| Urban greening improvements Corner infill |

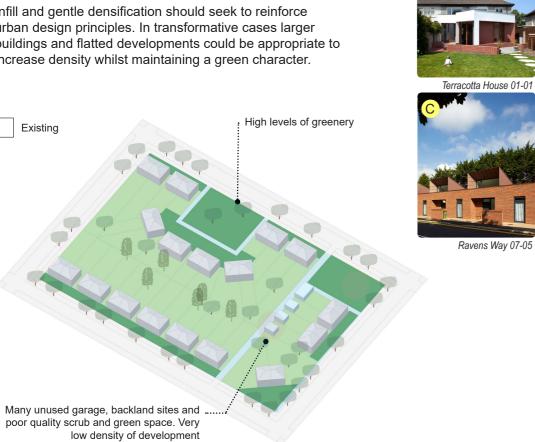


Villa block on a prominent corner site along busier route

3.19 | Garden City

Existing

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.



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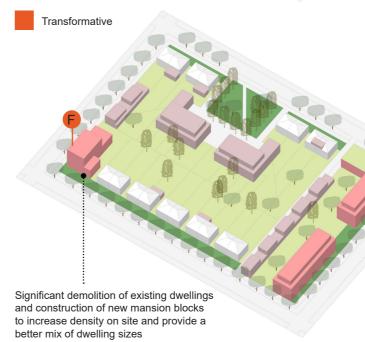
Heatfield Gardens, 11-06



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



Limited



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

ley 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

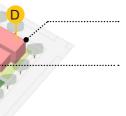
Positive features of typology

Opportunity for improvement

Character of Growth Study

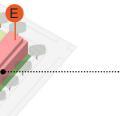
*Diagrams are illustrative only

| Backland development fronting streets where possible |
|--|
| Improvements to existing green space |
| Backland sites become mews, clusters and infill developments |
| Urban greening improvements |



Mansion block on an existing leftover scrubland corner site

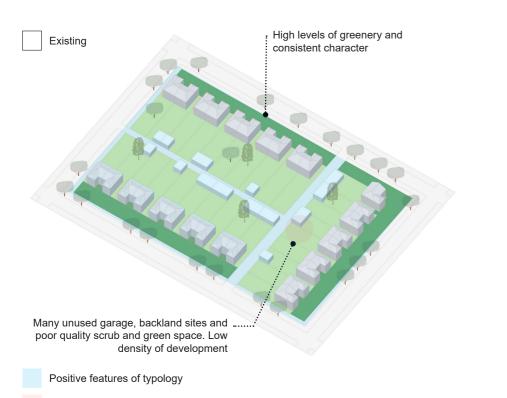
Demolition of existing dwellings and construction of new mansion blocks to increase density on site and provide a better mix of dwelling sizes



Significant demolition of existing dwellings and construction of new perimeter blocks along main road to increase density on site and provide a better mix of dwelling sizes

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.



Opportunity for improvement

| Scale of change | Type of change | Library reference | | |
|--------------------------|-----------------------------|----------------------------------|----|---|
| | Extension | 01 - Rear extension | | |
| | | 02 - Roof extension | | |
| | | 03 - Side extension | | |
| Limited | Limited/ | 04 - Streetscape infill | | |
| Change | Moderate infill | 05 - Corner infill | Ke | ε γ |
| | | 06 - Backland infill | | Tall Building (if appropriate location) |
| | | 07 - Mews | | Residential |
| | | 08 - Cluster | | |
| Significant | | 09 - Terrace | | Residential (previous change level) |
| | infill / Limited demolition | 10 - Mansion block | | Non-residential |
| | | 11 - Villa block | | Non-residential (previous change level) |
| Transformative Change | demolition / | 13 - Linear block without podium | | Public green space |
| | | Perimeter Block | | Private green space |

A Control of the second second



C

Greyfort House, 10-02

Sutherland Road 13-01

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



Table of recommended typologies

| | Roof and rear extensions to the rear of homes |
|---|---|
| 4 | Side / corner extension and infill |
| | Backland sites are exploited for mews, clusters and infill developments |
| | Urban greening improvements |

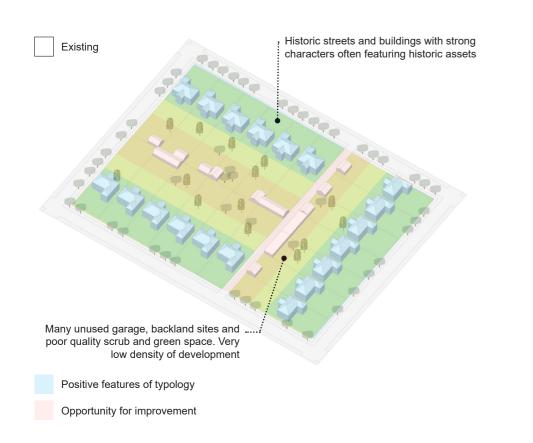
Backland sites are further turned into and infill developments

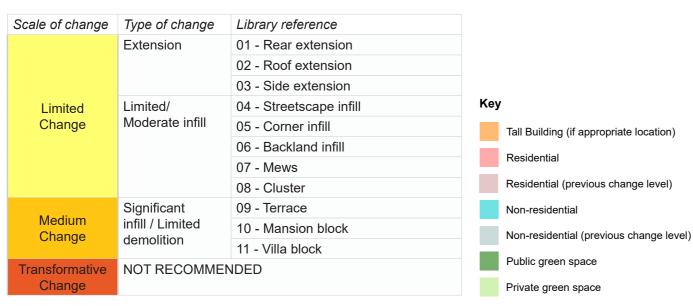
Demolition of existing dwellings and construction of a new villa block to increase density on site and provide a better mix of dwelling sizes

Significant demolition of existing dwellings and construction of a new perimeter block along main road to increase density on site and provide a better mix of dwelling sizes

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)



THIS LEVEL OF CHANGE IS NOT RECOMMENDED FOR THIS TYPOLOGY

Table of recommended typologies

Character of Growth Study

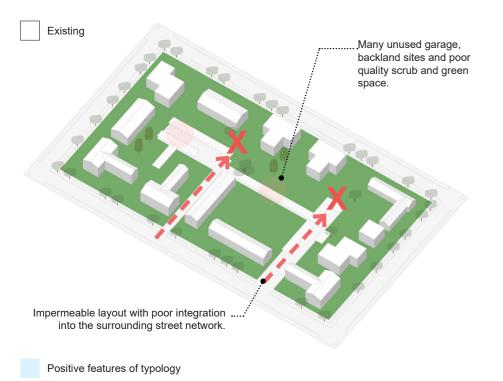
| Rear, side and roof extensions to rear of existing homes |
|--|
| Backland sites become mews, clusters and infill developments Cluster of houses with a central shared |
| courtyard Urban greening improvements |
| |



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

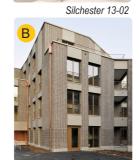
3.22 | Suburban Flats

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.



Opportunity for improvement

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



Suburban Housing, 11-02

Foundry Mews 13-05

Burridge Gardens 13-06

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

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

Roof extension to existing flatted block to provide additional dwellings

Side extension to existing flatted block to provide additional dwellings

Backland sites become mews, clusters and infill developments

Urban greening improvements

Demolition of existing building and construction of a new mansion block to increase density on site and provide a better mix of dwelling sizes

Substantial infill to create clear fronts and backs.

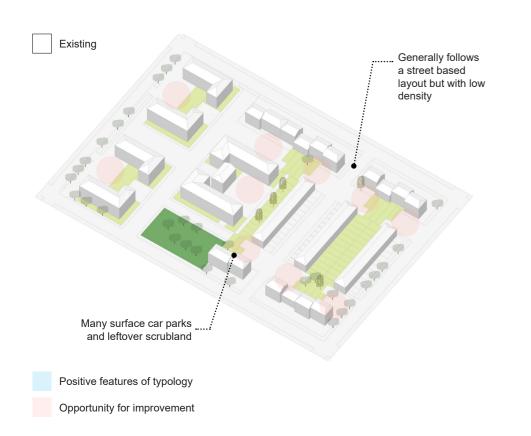
New links to improve permeability through the site

Shared communal courtyard

Podium development with mixed typologies: townhouses and perimeter blocks

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.



| Scale of change | Type of change | Library reference | | Number for library |
|-----------------------------|------------------------------|----------------------------------|---|---|
| | Extension | 01 - Rear extension | | reference (xx-xx) |
| | | 02 - Roof extension | | |
| | | 03 - Side extension | | |
| Limited | Limited/ | 04 - Streetscape infill | | |
| Change | Moderate infill | 05 - Corner infill | | |
| | | 06 - Backland infill | | |
| | | 07 - Mews | Key | / |
| | | 08 - Cluster | | Tall Building (if appropriate location) |
| Significant | 09 - Terrace | | Tall Building (if appropriate location) | |
| Medium Change demolition | | 10 - Mansion block | | Residential |
| Change | demonuon | 11 - Villa block | | Residential (previous change level) |
| | Significant | 12 - Linear block with podium | | Non-residential |
| Transformative Change | demolition / Regeneration | 13 - Linear block without podium | | |
| | | 14 - Tower | | Non-residential (previous change level) |
| onango | | Perimeter Block | | Public green space |
| | | Mixed typologies | | Private green space |

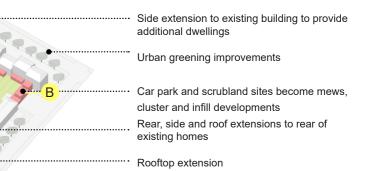




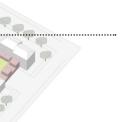
Selected precedents. Number for library reference (xx-xx)

Limited Medium Transformative

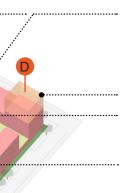
Table of recommended typologies



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



Infill of existing flatted blocks to clear front and backs and an positive relationship to the street.



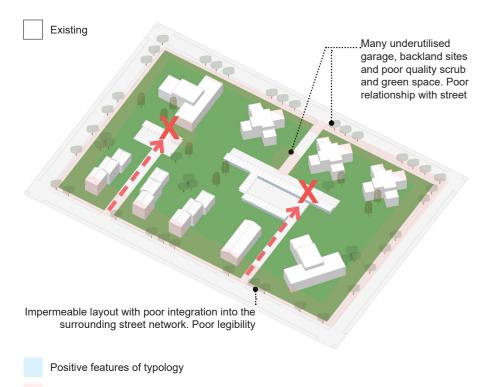
New links to improve permeability through the site

Potential for tall buildings in appropriate areas New pocket park

Podium development with mixed typologies: townhouses, perimeter blocks and tower

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.



Opportunity for improvement

| Scale of change | Type of change | Library reference | Selected precedents. Number for library |
|--------------------------|------------------------------|----------------------------------|--|
| | Extension | 01 - Rear extension | reference (xx-xx) |
| | | 02 - Roof extension | |
| | | 03 - Side extension | |
| Limited | Limited/ | 04 - Streetscape infill | |
| Change | Moderate infill | 05 - Corner infill | |
| | | 06 - Backland infill | |
| | | 07 - Mews | Кеу |
| | | 08 - Cluster | Tall Building (if appropriate location) |
| N.A | Significant | 09 - Terrace | |
| Medium Change | infill / Limited | 10 - Mansion block | Residential |
| Change | demolition | 11 - Villa block | Residential (previous change level) |
| | Significant | 12 - Linear block with podium | Non-residential |
| Transformative Change | demolition / Regeneration | 13 - Linear block without podium | Non-residential (previous change level) |
| | | 14 - Tower | Non-residential (previous change lever |
| Onango | | Perimeter Block | Public green space |
| | | Mixed typologies | Private green space |

Beveridge Mews 07-03 Orwell House 11-03 Medium Agar Grove 13-03 Lanterna 11-01 Selected precedents. Number for library reference (xx-xx) Transformative I Building (if appropriate location) sidential (previous change level)

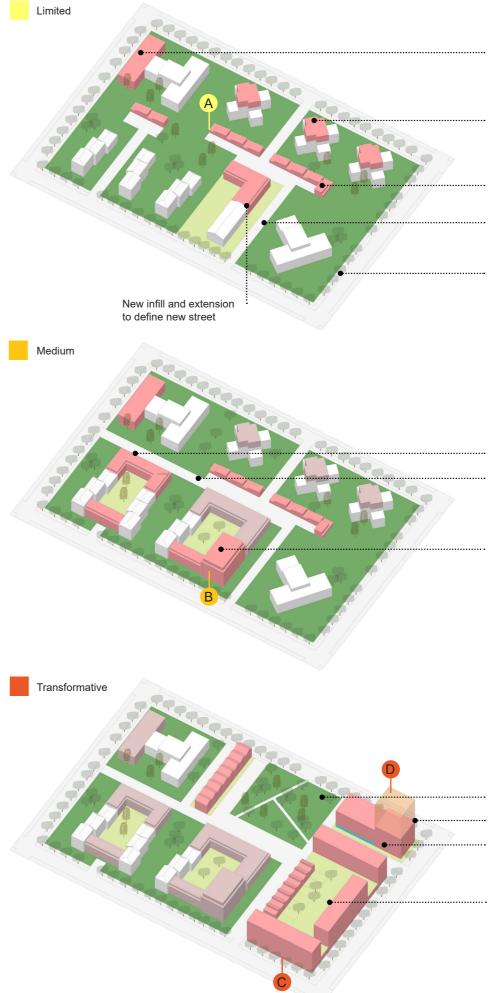


Table of recommended typologies

*Diagrams are illustrative only

Side extension to existing flatted block to provide additional dwellings
Roof extension to existing flatted block to provide additional dwellings
Car park and scrubland sites become mews, cluster and infill developments
New through routes created
Urban greening improvements

New linear blocks to complete perimeter blocks which clearly define public and private space

Creation of new routes to improve permeability

Demolition of existing building and construction of a new villa block to increase density on site and to create a perimeter block

Demolition of block and consolidation of existing quantum of green space into larger, more usable consolidated space

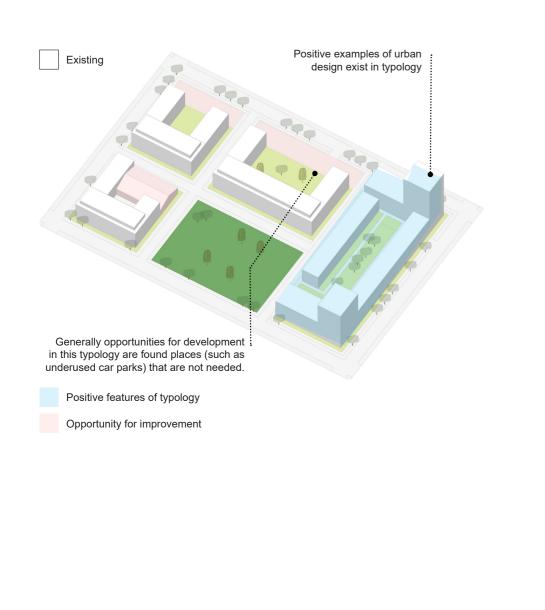
Potential for tall buildings in appropriate areas

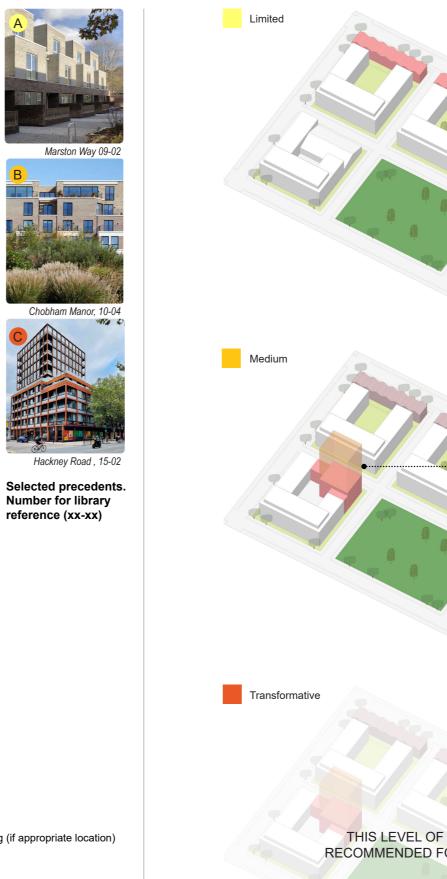
New villa block with tower and commercial use on ground floor to activate the park

Podium development with mixed typologies: townhouses and perimeter blocks

3.25 | Contemporary Flats

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





THIS LEVEL OF CHANGE IS NOT **RECOMMENDED FOR THIS TYPOLOGY**

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

Key

Tall Building (if appropriate location)

Residential

Residential (previous change level)

Non-residential

- Non-residential (previous change level)
- Public green space
- Private green space

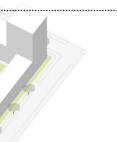
Table of recommended typologies

Character of Growth Study

*Diagrams are illustrative only

Car park replaced by terraced housing as usage and requirements reduce.

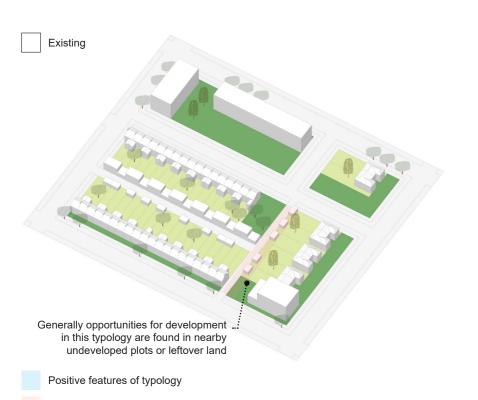
Urban greening opportunities



Potential for towers, mansion blocks or villa blocks to replace redundant or low density buildings. Potential for tall buildings in appropriate areas

3.26 | Mews / Infill

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



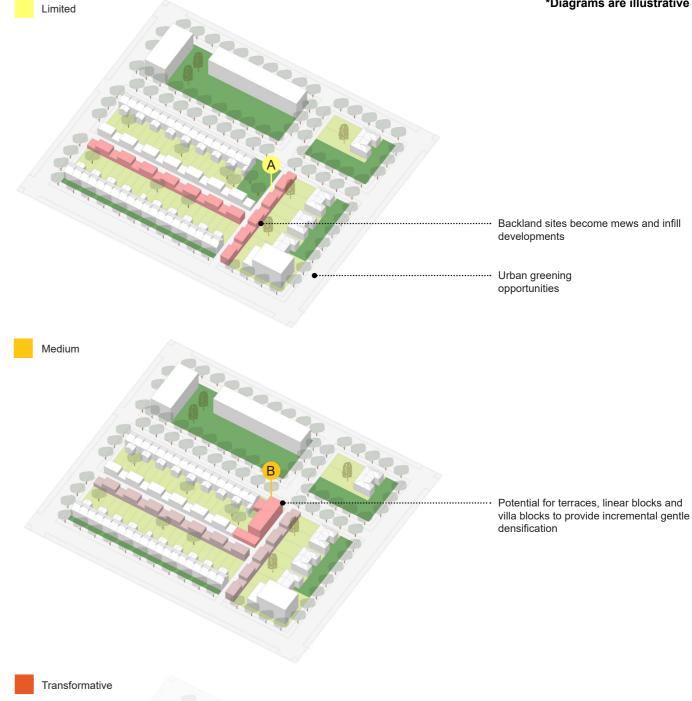
Opportunity for improvement





Ordnance Road, 09-01

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



THIS LEVEL OF CHANGE IS NOT RECOMMENDED FOR THIS TYPOLOGY

| | | | Key | 1 |
|-------------------|---------------------------------|-------------------------|------|---|
| Scale of change | Type of change | Library reference | | Tall Building (if appropriate location) |
| | Limited/ | 04 - Streetscape infill | | Residential |
| Limited Change | Moderate infill | 07 - Mews | | |
| onange | | 08 - Cluster | | Residential (previous change level) |
| | Significant infill / Limited | 09 - Terrace | | Non-residential |
| Medium Change | | 10 - Mansion block | | Non-residential (previous change level) |
| Onange | demolition | 11 - Villa block | - 11 | Public groop open |
| Transformative | NOT RECOMMEN | NDED | | Public green space |
| Change | | | | Private green space |

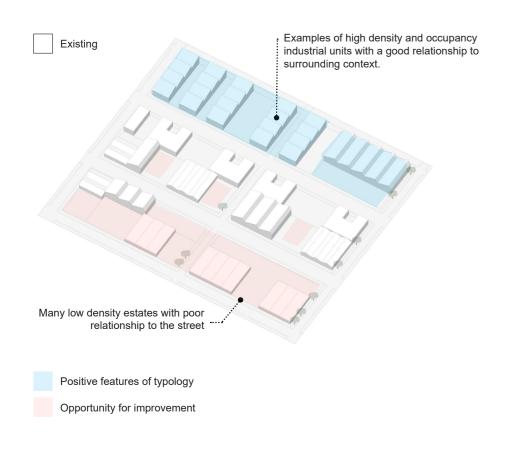
Table of recommended typologies

Character of Growth Study

*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.



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

RCA Sackler Building, 16-01 Gewerbehof, München, 17-01



Fish Island, 18-02

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

Tall Building (if appropriate location)

Residential (previous change level)

Non-residential (previous change level)

Residential

Non-residential

Public green space Private green space

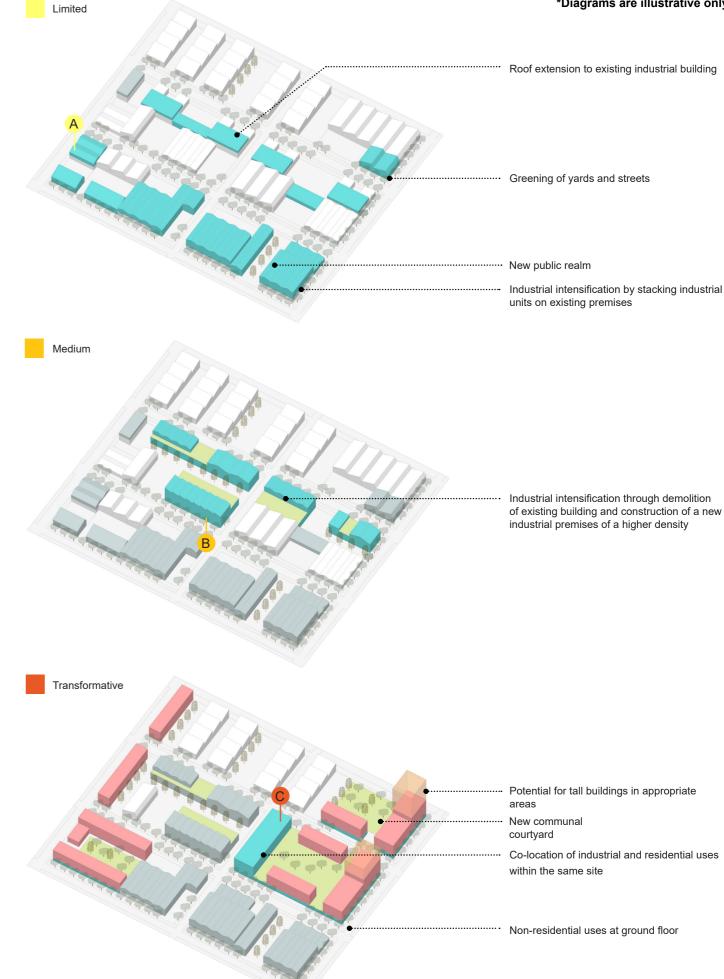


Table of recommended typologies

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.

Existing Poor relationship with streets and hostile environment. Low density of development and inefficient yard layouts

Positive features of typology

Opportunity for improvement

| Scale of change Type of change Library reference Limited Extension / infill 15- Single unit extension Limited 15- Streetscape infill 15- Streetscape infill Intensification via extension 15- Stacked industrial units Industrial intensification via demolition of existing premises and new build 16- Stacked industrial units Co-location 17- Stacked industrial units and residential 17- Stacked workshops/studios and residential 17- Stacked workshops/studios and residential 12- Linear block with podium 13- Linear block without podium 14- Tower Perimeter Block Mixed typologies Mixed typologies | Socia of change | Tuno of change | Library reference | |
|---|-----------------|-------------------------------------|----------------------------------|-----|
| Limited Change 15 - Streetscape infill Intensification via extension 15 - Stacked industrial units Intensification via extension 15 - Stacked industrial units Industrial intensification via demolition of change 16 - Stacked industrial units Industrial intensification via demolition of existing premises and new build 16 - Stacked industrial units Co-location 17 - Stacked industrial units and residential 17 - Stacked workshops/studios and residential 17 - Stacked workshops/studios and residential 17 - Stacked workshops/studios and residential 12 - Linear block with podium 13 - Linear block without podium 14 - Tower Perimeter Block Perimeter Block | Scale of change | | - | |
| Limited Change15 - Backland infillIntensification via extension15 - Stacked industrial units 15 - Stacked workshops/studiosMedium ChangeIndustrial intensification via demolition of existing premises and new build16 - Stacked industrial units 16 - Stacked workshops/studiosMedium ChangeCo-location17 - Stacked industrial units and residential 17 - Stacked workshops/studios and residentialKeyTransformative ChangeCo-location17 - Stacked workshops/studios and residential 12 - Linear block with podium 13 - Linear block without podium 14 - Tower Perimeter BlockImage: Colocation | | Extension / infill | 15- Single unit extension | |
| Change 15 - Backland infill Intensification via extension 15 - Stacked industrial units Industrial intensification via demolition of change 16 - Stacked industrial units Vedium Change Industrial intensification via demolition of existing premises and new build 16 - Stacked workshops/studios Co-location 17 - Stacked industrial units and residential 17 - Stacked workshops/studios and residential Transformative Change 12 - Linear block with podium 13 - Linear block without podium 13 - Linear block without podium 14 - Tower Perimeter Block | L institute of | | 15 - Streetscape infill | |
| Intensification via extension15 - Stacked industrial units 15 - Stacked workshops/studiosMedium ChangeIndustrial intensification via demolition of existing premises and new build16 - Stacked industrial units 16 - Stacked workshops/studiosMedium ChangeCo-location17 - Stacked industrial units and residentialKeyTransformative ChangeCo-location17 - Stacked workshops/studios and residentialImage: Co-locationTransformative ChangeCo-location17 - Stacked workshops/studiosImage: Co-locationTransformative ChangeCo-location17 - Stacked workshops/studiosImage: Co-locationTransformative ChangePerimeter BlockImage: Co-locationImage: Co-locationTransformative ChangeTmage: Co-locationTmage: Co-locationImage: Co-locationTransformative Change< | | | 15 - Backland infill | |
| Medium Change Industrial intensification via demolition of existing premises and new build 16 - Stacked industrial units Co-location 17 - Stacked industrial units and residential Key Transformative Change Co-location 17 - Stacked workshops/studios and residential Image: Co-location Transformative Change Co-location 17 - Stacked workshops/studios and residential Image: Co-location Transformative Change Perimeter Block with podium Image: Co-location Image: Co-location | onange | | 15 - Stacked industrial units | |
| Medium Changeintensification via demolition of existing premises and new build16 - Stacked workshops/studiosImage: Co-location17 - Stacked industrial units and residentialImage: Co-locationImage: Transformative ChangeCo-location17 - Stacked workshops/studios and residentialImage: Transformative ChangeImage: Image: Imag | | extension | 15 - Stacked workshops/studios | |
| Medium Change via demolition of existing premises and new build 16 - Stacked workshops/studios Key Co-location 17 - Stacked industrial units and residential 17 Stacked workshops/studios I Transformative Change Co-location 17 - Stacked workshops/studios and residential I I 12 - Linear block with podium 13 - Linear block without podium I I I 14 - Tower Perimeter Block I I I I | | | 16 - Stacked industrial units | |
| Co-location 17 - Stacked industrial units and residential Transformative Change 17 - Stacked workshops/studios and residential 12 - Linear block with podium 13 - Linear block without podium 14 - Tower Perimeter Block | | via demolition of existing premises | 16 - Stacked workshops/studios | Key |
| Transformative Change 17 - Stacked workshops/studios and residential 12 - Linear block with podium 13 - Linear block without podium 14 - Tower Perimeter Block | | | | |
| Transformative Change residential 12 - Linear block with podium 13 - Linear block without podium 14 - Tower Perimeter Block | | | | |
| Change 12 - Linear block with podium 13 - Linear block without podium 14 - Tower Perimeter Block | | | | |
| 13 - Linear block without podium 14 - Tower Perimeter Block | inditoronnativo | | 12 - Linear block with podium | |
| Perimeter Block | | | 13 - Linear block without podium | |
| | | | 14 - Tower | |
| Mixed typologies | | | Perimeter Block | |
| | | | Mixed typologies | |

Limited Street facing units for smaller businesses using a shared yard Medium Transformative NOT APPLICABLE IN SIL

Modular Roselare, 16-02

Industria, 17-03

Unite-Travis Perkins , 18-03 Selected precedents. Number for library reference (xx-xx)

Tall Building (if appropriate location)

Residential (previous change level)

Non-residential (previous change level)

Residential

Non-residential

Public green space

Private green space

B

Table of recommended typologies

*Diagrams are illustrative only

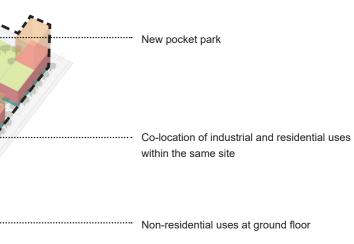
Extension to existing industrial building

Industrial intensification by stacking industrial units on existing premises

Greening of yards and streets

.....

Industrial intensification through demolition of existing building and construction of a new industrial premises that is stacked.



3.29 | Office / Technology Park

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



Positive features of typology

Opportunity for improvement

| Scale of change | Type of change | Library reference | | |
|-------------------|--------------------------------------|--------------------------------|-----|---|
| | Extension / infill | 15 - Single unit extension | | |
| | | 15 - Streetscape infill | Key | , |
| Limited Change | | 15 - Backland infill | | Tall Building (if appropriate location) |
| | Intensification via | 15 - Stacked industrial units | | |
| | extension | 15 - Stacked workshops/studios | | Residential |
| | Industrial | 18 - Stacked workshops/studios | | Residential (previous change level) |
| Medium | intensification via demolition of | | | Non-residential |
| Change | existing premises | | | Non-residential (previous change level) |
| Transformative | NOT RECOMMEN | | | Public green space |
| Change | | | | Private green space |

Limited Medium Transformative

Chart Street , 16-03

R7 Kings Cross, 19-03

Here East, 19-02

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

> THIS LEVEL OF CHANGE IS NOT RECOMMENDED FOR THIS TYPOLOGY

Table of recommended typologies

Character of Growth Study

*Diagrams are illustrative only

