Pitchford Street, Free form - Estate infill, Newham - Bell Philiphs

SMALL SITES INTENSIFICATION GUIDANCE

Why are we updating this guidance?

The Small Site Intensification Guidance (2022), published alongside the Newham Characterisation Study (2022), has been updated by Newham following the publication of the GLA's Small Site Design Codes London Plan Guidance in June 2023.

The updated document has amended the number and nature of small site typologies and has updated their related design considerations.

A range of site contexts have been identified which reflect the most prevalent settings for small sites in Newham. Within each site context we have identified a set of site types which reflect the range of existing land uses and/or spatial locations which occur within each of the contexts.

The choice of site contexts and types has been updated following the publication of the GLA's Small Site Design Codes London Plan Guidance, which has resulted in the backland site no longer being considered a site type under the Free form site context and is instead included as a standalone site context with two sub site types: Backland - Terrace infill housing and Backland - Infill detached house.

In addition, due to the opportunities for incremental housing development within linear blocks and semi-detached contexts identified by the Small Site Design Codes LPG, a few site types have been added to the list of site types to capture infills within a backland context and infills that are not necessarily part of a terraced context.

Finally, following internal work to identify garage sites within council owned estates which may be suitable for redevelopment, a Free form - Estate infill - garage site type has been identified as an additional site type to capture the emerging opportunities for small site developments on public land.

Identifying these typologies ensures that suitable design guidance can be provided which reflects the specific conditions, contexts, constraints and opportunities for that type of site. Please see a summary of the changes below:

- The backland site has moved from being considered a site type under the Free form site context to being included as a standalone site context with two sub site types: Backland - Terrace infill housing and Backland - Infill detached house;
- A Non-terraced infill site type has been added to the site types under both the Street facing: residential and Street facing: high street site contexts;
- An Estate infill - garage site type has been added under the Free form site context;
- Site types description have been updated to reflect the refined identification of site conditions and site types;
- A site type page with a design parameters drawing has been added for each of the additional site types: Street facing: residential - Non-terraced infill; Street facing: high street - Non-terraced infill; Backland - Infill detached house and Free form - Estate infill-garage .

The Small Site Intensification Guidance (2024) should be read alongside the Newham Characterisation Study (2024). Extensions of existing buildings and residential conversions are addressed in the Altering and Extending your Home SPD (2018).

Pragel Street, Backland - Terrace infill housing, Newham - Peter Barber

SMALL SITES INTENSIFICATION

Small sites in London

London and indeed Newham is facing an acute housing shortage with a defined need to increase the supply of new housing across the borough. Newham (including the area of the borough administered by the London Legacy Development Corporation) has one of the largest housing targets in the whole of London, with a requirement to deliver 47,600 homes in the ten years to 2029. The draft Submission Local Plan proposes a new capacity-based range housing target for the borough of between 51,425 and 53,784 new housing units being delivered between 2023 and 2038. If adopted, this target would supersede the borough's current London Plan (2021) housing target. Our emerging housing target will be realised through a design-led process to optimise capacity across allocated sites, windfall sites and Opportunity Areas. Of these windfall sites, small sites make up a significant source of housing delivery, with London Plan Policy H2 setting a target of 3,800 due to be delivered by 2028/29.

What defines a small site and where are they found in Newham?

A small site is defined in the London Plan (2021) as any site below 0.25 hectares in size. This document classifies them into a series of site types based on their common conditions, opportunities and constraints.

Small sites can be found in a number of contexts but are particularly prevalent as infill opportunities in residential neighbourhoods of terraced, semi-detached and detached properties; owing to the fine grain and loose arrangement of plots and buildings associated with this context. These typologies are commonly found in high concentrations in parts of Beckton, Canning Town, Upton, East Ham, West Ham and Plaistow. Parts of these areas are well served by close walking distance to services and amenities including town centres and public transport, making them ideal locations for intensification and gently increased residential densities.

Relationship to the Newham Characterisation Study and Draft Local Plan

This guidance has been prepared to accompany the Newham Characterisation Study which sets a strategic framework for approaching intensification across the borough. This organises Newham into three area classifications including conserve, enhance and transform. It is within conserve and enhance areas that small sites are most likely to be found, both of which require a design-led approach to identify an optimum design response that is responsive to the contexts in which it is located.

The role of this document

This document classifies typical small sites found across Newham into a series of site types. Each site type is accompanied by a description; series of design considerations; an annotated design parameters drawing; and a best practice example from Newham and other London boroughs.

This guidance identifies the types of small site most likely to be found within conserve and enhance areas, setting the basis for achieving a design-led response. Guidance is not exhaustive and should be read in conjunction with both the Newham Characterisation Study and Emerging Local Plan, in particular the policies in the Design and Housing chapters. Applicants should consider whether pre-application advice or community engagement is appropriate to help inform the design process, though it is encouraged.

Small site types found in Newham

This document identifies the following site types in Newham. Typical site sizes are based on a sample of 'typical' sites but does not preclude larger sites being identified as such.

Street facing: residential

- End of terrace
- Mid terrace
- Garage
- Garden
- Block corner
- Non terraced infill

Street facing: high street

- End of terrace
- Mid terrace
- Block corner
- Non terraced infill

Backland

- Terrace infill housing
- Infill detached house

Free form

- Infrastructure infill
- Estate infill
- Estate infill - garage

Design parameters

The design parameters drawing can be found on each site type page, with the key found opposite. A step-by-step example to following the parameters is also found opposite.

How to use this guidance: a design-led approach

Applicants should use the flowchart below to inform the design process on small sites, drawing on the site specific design parameters and considerations for each site type.

Use the site classification to identify the site type

↓

Use the Local Plan and Characterisation Study to understand the scope for development

↓

Use the design parameters to inform the proposal

↓

Draw on the townscape of the context to conserve or enhance local character

↓

Refer to relevant borough-wide design guidance where relevant

↓

Explore multiple options that respond to the design parameters through a design-led process

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Evaluate design and capacity of options and identify preferred option for application

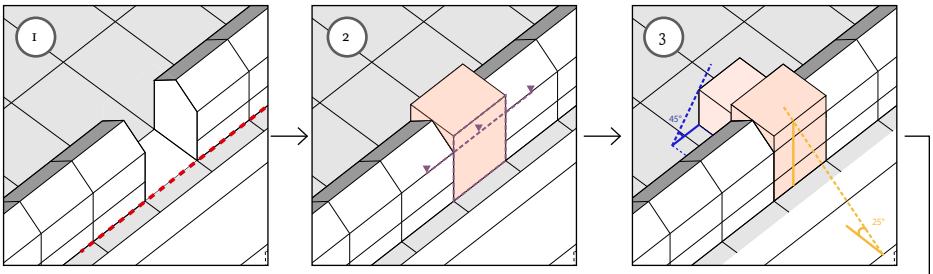
↓

Consider opportunities for pre-application advice and community engagement

↓

Submit planning application

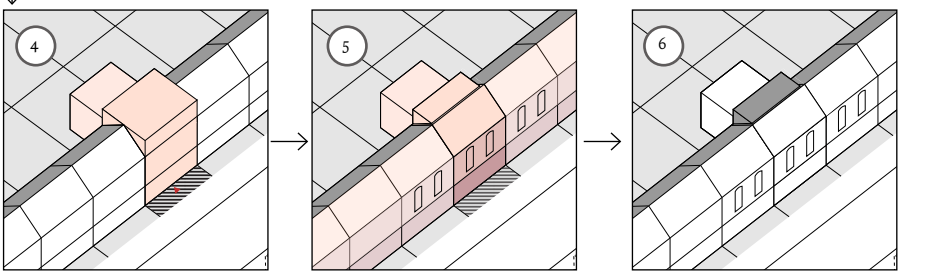
Following the design parameters



Define the building line based on the neighbouring context

Define the scale through the prevailing shoulder height and opportunity for additional storeys

Define the massing through the 25° and 45° degree rule where relevant



Locate the entrance on the principal street frontage, defining the defensible space as a threshold between the public street and private building, exploring opportunities for soft landscaping

Take cues from the local townscape characteristics e.g. materiality, pitched roof, placement and proportions and detailing of windows and doors, boundary treatment etc.

Optimise capacity through different design options to identify optimum design response

Design parameters key

- Building line in the context of surrounding building lines.
- Shoulder height in the context of surrounding street proportions.
- Uplift opportunity with setback that could be a storey, fenestration or materiality.
- Facade with main entrance from the street.
- Defensible zone
- Angular distance from opposite facade to height of development to safeguard overshadowing,daylight and sunlight.*
- Angular boundary distance to safeguard overshadowing, daylight and sunlight.*
- Contextual facade considerations.
- Ground floor contextual facade considerations.

Use the key to interpret and apply design parameters shown on the following pages to determine the theoretical building envelope within which the proposed massing can sit.

*See Newham Characterisation Study Chapter 9, borough-wide principle 9.7.3 Accommodating scale and massing in low rise residential neighbourhoods for more detail.

SITE TYPES

Newham is home to a variety of small sites found across the borough, each with their site specific conditions and considerations. These conditions can be used to organise and classify sites into different types which share typical conditions and are repeated across the borough.

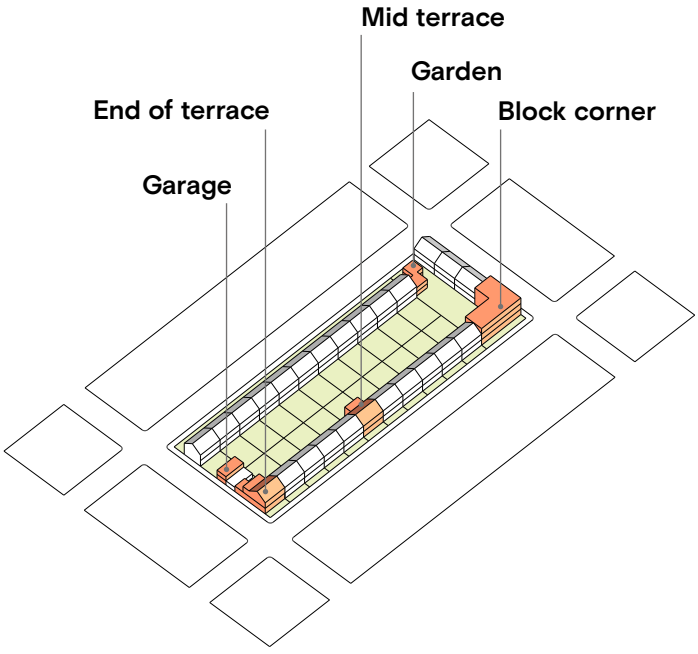
The following chapter identifies and groups sites into types depending on the context of the urban block within which they are found, then organises them into sub-types dependent on their site-specific characteristics. Guidance accompanies each site type to illustrate specific design parameters with the key set out on the previous page. This is accompanied by specific design considerations that should be taken into account when adopting a design-led approach to infill development on small sites.

No one building typology is appropriate for any given site. Indeed, multiple typologies and layouts should be tested through the design process to identify the most appropriate form of development whilst optimising capacity through a design-led approach.

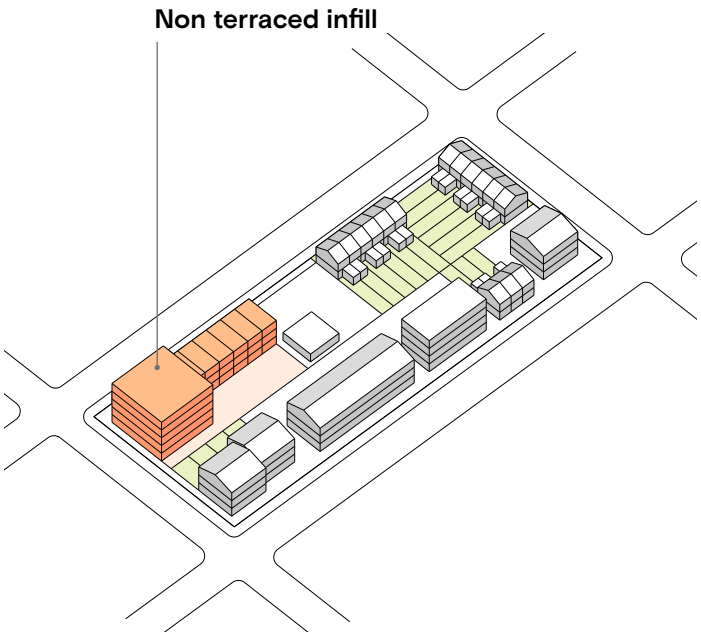
Street facing: residential

These urban blocks are the most common in Newham, with the perimeter secured by continuous enclosure from residential frontage e.g. front doors and windows or boundary treatments e.g. fence or wall. These blocks are typical of the Historic Inner Suburbs widespread across the borough, characterised by a compact arrangement of fine grain urban terraces. However, plots that have street-facing aspects can also be found in urban plots not arranged in terraced streets.

These blocks provide a number of opportunities for infill development on small sites owing to their regular and repetitive conditions. Site types include garage, garden, end of terrace, mid-terrace, block corner and non-terraced infill.



A typical block illustrating different street facing: residential site types

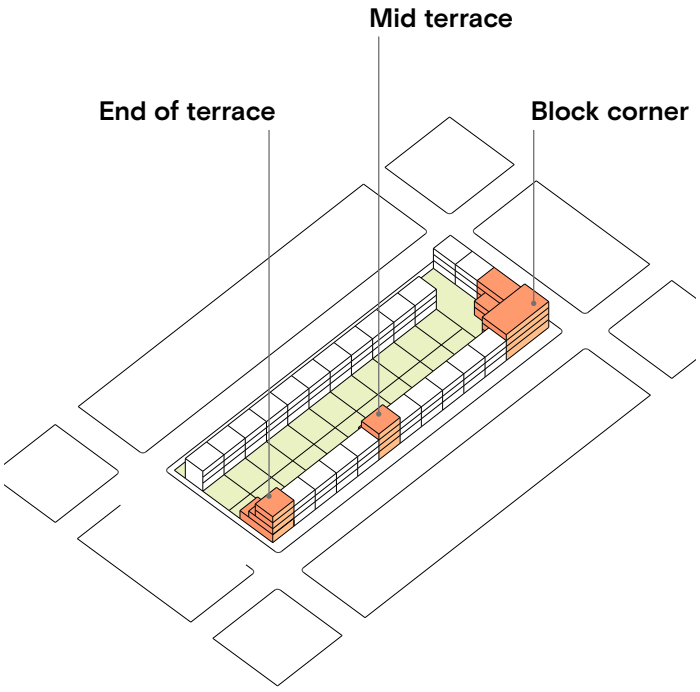


A typical block illustrating a street facing: residential non terraced infill site type

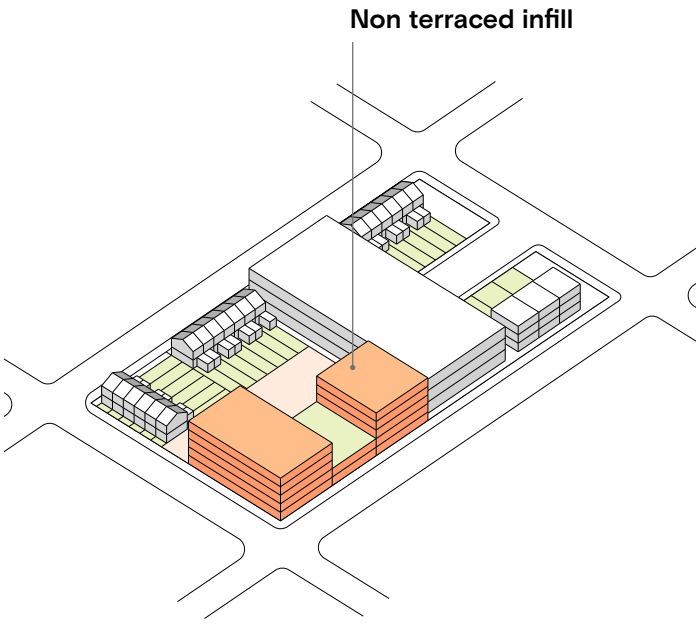
Street facing: high street

These urban blocks are prevalent in the borough, associated with shopping parades, high streets, local centres and town centres. They are characterised by the continuous enclosure they provide between public and private space, established through continuous residential and commercial frontage. However, plots that have street-facing aspects in a high street context, can also be found in urban plots not arranged in terraced streets.

These blocks provide a number of infill opportunities similar to residential street facing blocks, though are distinguished by the generally higher building datum of three to five storeys and commercial/non-residential ground floor. Site types include end of terrace, mid-terrace, block corner and non-terraced infill.



A typical block illustrating different street facing: high street site types



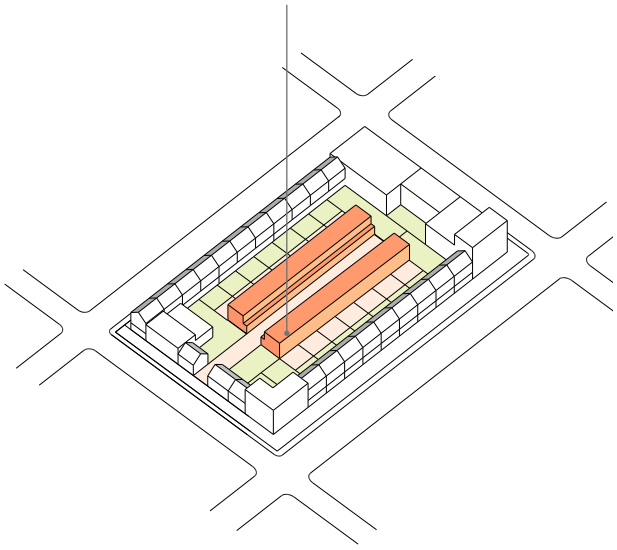
A typical block illustrating a street facing: high street non terraced infill site type

Backland

These conditions are quite common in Newham, where sites are landlocked by surrounding development and do not have a street frontage. They are usually vacant land or garages to the rear of existing development and have a limited access point via a lane from the public street.

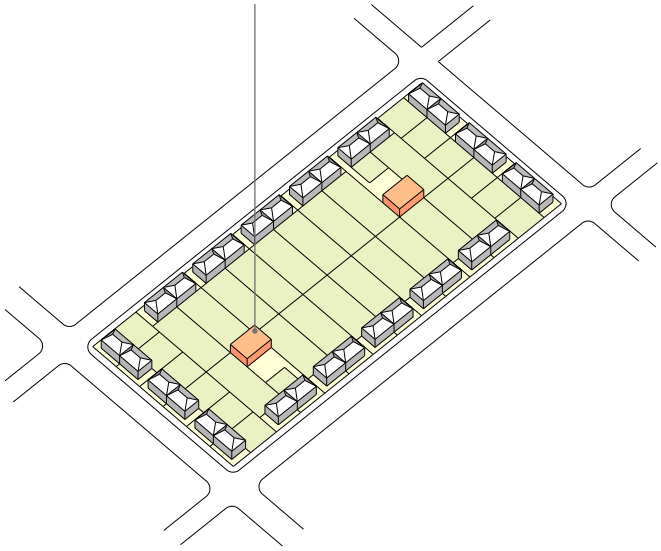
These blocks provide a number of opportunities for infill development on small sites, alongside public realm improvements. Although their irregularity means sites can vary significantly and therefore always requires a bespoke approach. Site types include terrace infill housing and infill detached house.

Backland terraced infill housing



A typical block illustrating a backland terraced infill housing site type

Backland infill detached house

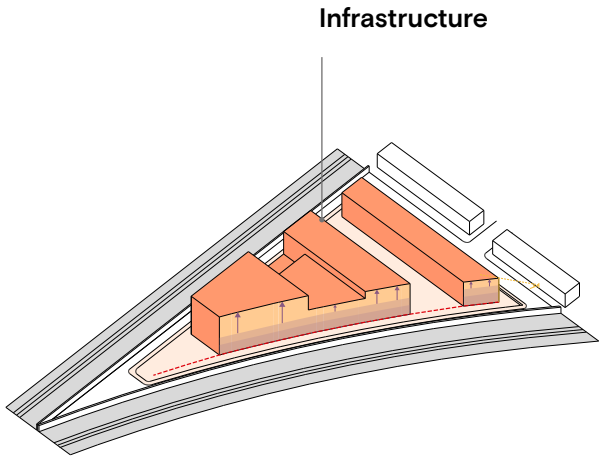


A typical block illustrating a backland infill detached house site type

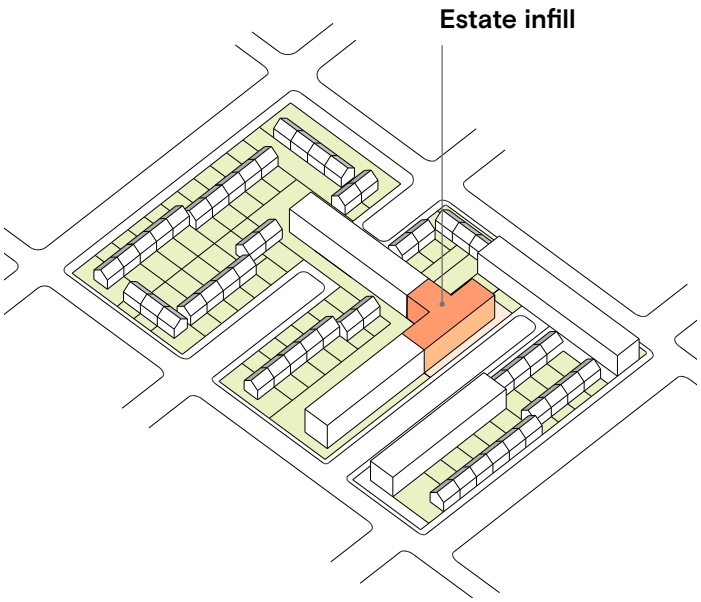
Free form

Free form blocks can be found across Newham and are characterised by inconsistent enclosure between public and private space. This lack of definition often results in 'left over' space that has little defined function or use, often a result of illegible estate layouts or intrusion by major infrastructure. In some cases, breaks in frontage and boundary treatments can create this space within urban blocks, though this tends to be occupied by businesses, car parks or garages.

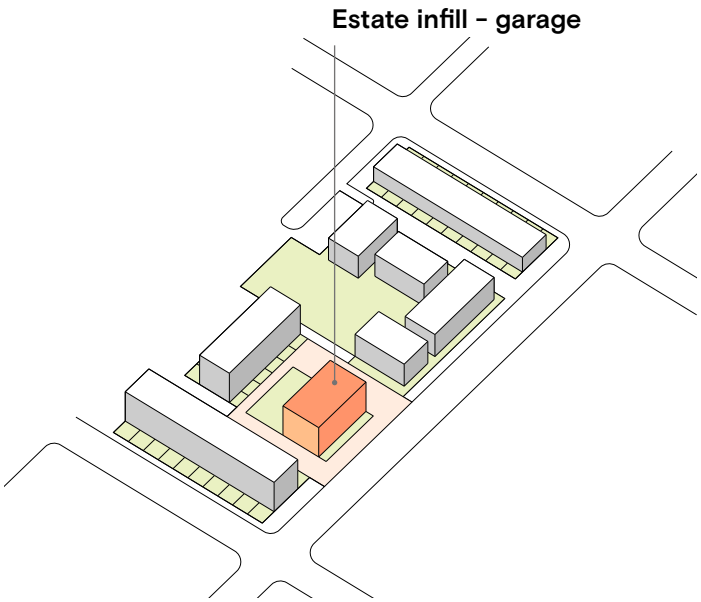
These blocks can provide some opportunity for infill on small sites, although their irregularity means sites can vary significantly and therefore always require a bespoke approach.



A typical block illustrating a infrastructure site type

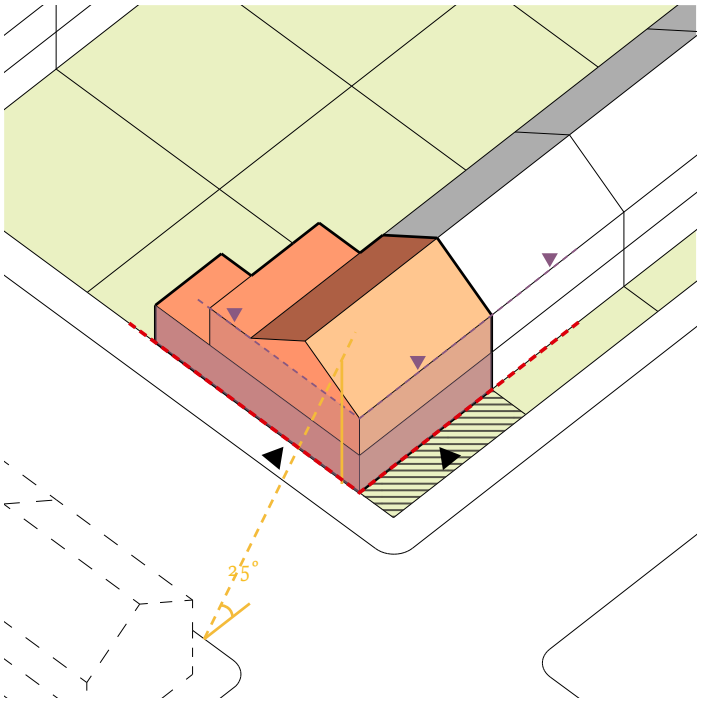


A typical block illustrating a estate infill site type



A typical block illustrating a estate infill - garage site type

Street facing: residential - End of terrace



Description

These sites are found at the edge of urban terrace perimeter blocks, usually occupied by off-street parking. They are distinct from garage or garden sites in that they have dual frontage onto both block edges. They are typically larger in size, obviously able to accommodate a continuation of the established terrace; whilst garage or garden sites are much smaller, have one street frontage and typically necessitate a detached building. They can often have an irregular geometry owing to the oblique shape of the block in which they sit. These sites have a direct relationship to the principal street frontage established by the existing terrace, as well as the short edge of the block which lacks frontage.

Most common to the following area/s

CONSERVE | **ENHANCE**

Relevant design guidance

- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods

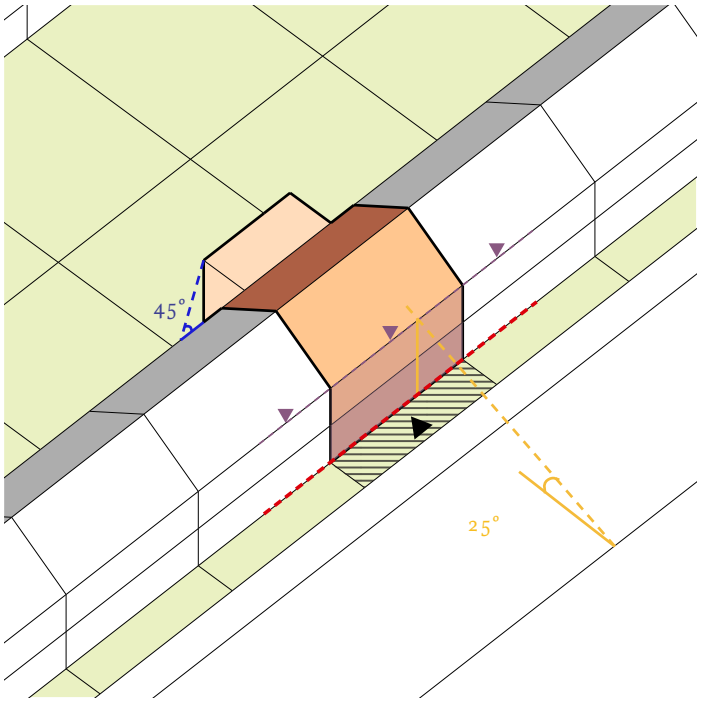
Design considerations

- Proposals are best suited to compact, individual residential dwellings that complete the terrace - forming a party wall with the neighbouring property.
- Proposals should respect the scale, form and building line of neighbouring properties, maintaining the alignment and angle of the pitch, eaves, parapets and roofline in keeping with the street.
- Proposals should preserve gable ends where these are found in neighbouring buildings, utilising a gable end itself or using a flat roof set at the eaves line of the neighbouring property to preserve its visual integrity.
- On narrow plots, access to the dwelling can be accommodated on the gable end so long as the façade on the primary street frontage is well articulated with windows and massing.
- The gable end should be articulated with windows and massing to establish natural surveillance onto the street and improve the sense of safety and security.
- Proposals should respect the 45° BRE rule to avoid compromising the daylight, sunlight and privacy of neighbouring properties.
- Stepped massing, subservience and use of positively contrasting material choices can reduce the 'visual bulk' of proposals that seek to utilise the entire depth of the site.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Selmen House - Office S&M

This infill successfully creates dual frontage onto both elevations, whilst respecting the established principal frontage. The built form preserves the gable end roof form of the original terrace and steps back and down deep into the plot to optimise capacity.

Street facing: residential - Mid-terrace



Description

These sites are characterised by a gap in frontage along a terraced street, or an existing poor quality infill that degrades the overall character of the street. In both instances there are relatively few of these site in the borough but where found provide opportunity to repair the street frontage and create new family-sized dwellings, similar or larger in size to that of its neighbouring urban terrace counterparts. The sites tend to be narrow and deep, providing scope for stepped massing deep into the plot and possibly basement development. The site has two flank walls of adjoining properties and should usually build flush with these from the street to repair the continuous frontage.

Most common to the following area/s

CONSERVE | **ENHANCE**

Relevant design guidance

- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods

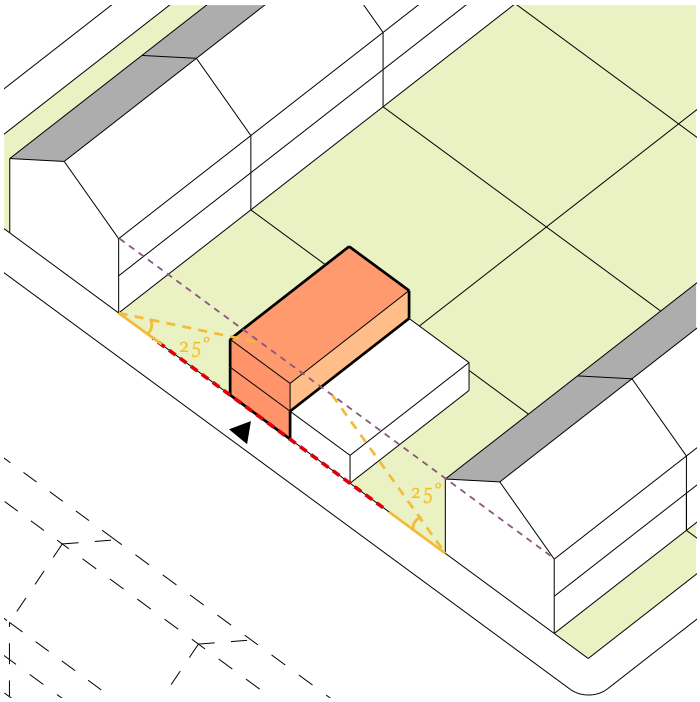
Design considerations

- Proposals are best suited to residential dwellings, though if forming part of a commercial parade, ground and upper floors can be mixed use.
- Proposals should respect the established building line and reinforce the rhythm of the street, using repetitive elements and vertically articulated façades through front doors, windows design, proportions etc.
- Proposals should generally repair the gap in frontage by continuing the terrace and treating opposing flank walls of neighbouring properties as party walls.
- In cases where neighbouring properties have different architectural components, e.g. roof form, proposals should repair and 'bookend' one terrace forming a party wall, leaving a gap to the next property.
- Narrow sites are suited to individual residential dwellings, whilst wider sites can take the form of multiple individual dwellings arranged in a terrace or apartment blocks. In deep sites, mews could be accommodated in combination with street-facing buildings, where access to the street is secured.
- Proposals should be subservient in scale and massing to adjacent buildings, respecting the 45o BRE rule to avoid compromising the daylight, sunlight and privacy of neighbouring properties.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Home for Home RVH - McGonigle McGrath Architects

This mid-terrace scheme uses proportions, window placement, bay and dormer windows to successfully continue the rhythm of elements repeated along the streetscape. A low wall provides a defensible boundary between the home and the street.

Street facing: residential - Garage



Description

These sites are occupied by individual or twin single storey garages, located on the short edge of a perimeter block. The edges are characterised by rear gardens and yards of opposing urban terraces, secured from the street by long fences or walls and lacking any frontage. Where these deep and narrow plots abut one another, the garages are usually found, providing storage or off-street car parking, usually (but not always) belonging to the corresponding dwelling and curtilage within which it sits. One of the most common small sites found in the borough. These sites are regular and orthogonal in geometry.

Most common to the following area/s

CONSERVE | **ENHANCE**

Relevant design guidance

- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods

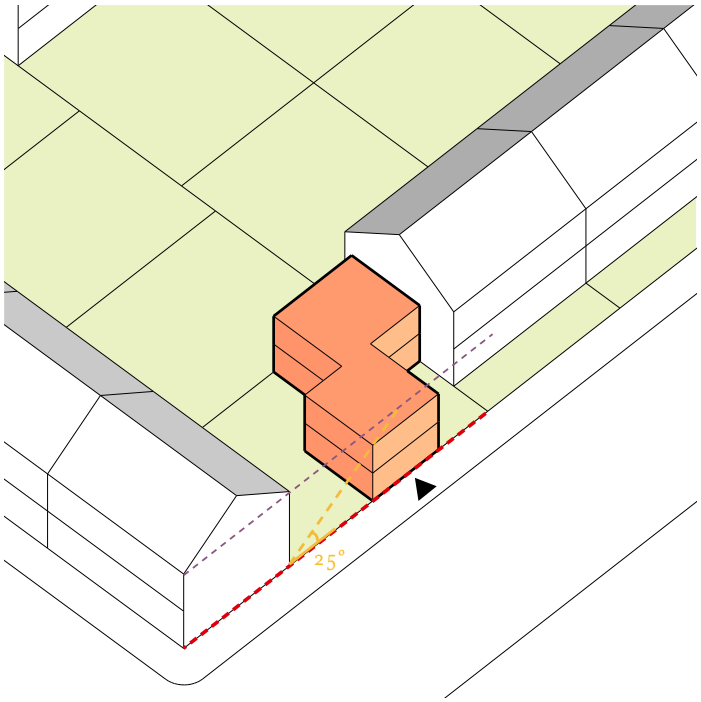
Design considerations

- Proposals are best suited to compact individual residential dwellings.
- Proposals should be subservient in scale and massing to adjacent buildings, respecting the 250 and 450 BRE rule to avoid compromising the daylight, sunlight and privacy of neighbouring properties.
- Buildings do not necessarily need to introduce direct frontage in order to preserve a sense of privacy into the dwelling, but should include a form of access either into the building or into a courtyard.
- Proposals should respect the building line established by the flank walls of neighbouring properties and maintain or rebuild the boundary to create a cohesive public-private threshold to create a visually attractive and robust street frontage.
- The compact nature of proposals means the built form can be integrated into the boundary treatment.
- Proposals should animate façades with articulation and fenestration to avoid blank frontage, using window size and placement to preserve internal privacy and introduce passive surveillance to the street.
- Non-traditional window design and placement should be used to bring daylight and sunlight into the dwelling, without compromising the privacy of neighbouring properties. Courtyards, light wells and roof lights can bring light deep into the building plan.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Sandbrook House - Ellis Miller and Patners

This garage infill successfully observes the principle of 'subservience' by adopting a scale that is lower than the prevailing height. An efficient layout makes for a compact built mass and high boundary wall that creates a sense of privacy from the street.

Street facing: residential - Garden



Description

These sites are used as rear gardens and yards by end of terrace dwellings, found at the corner of perimeter blocks. Generally only attainable in generous rear gardens that are both deep and wide, commonly associated with detached or demi-detached villas. The edge condition to the street is defined by long fences or walls with no active frontage. Regular and orthogonal in their geometry, they sit in single ownership of the host dwelling and curtilage in which they sit. These sites mean they abut host properties at a perpendicular orientation.

Most common to the following area/s

CONSERVE | **ENHANCE**

Relevant design guidance

- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods

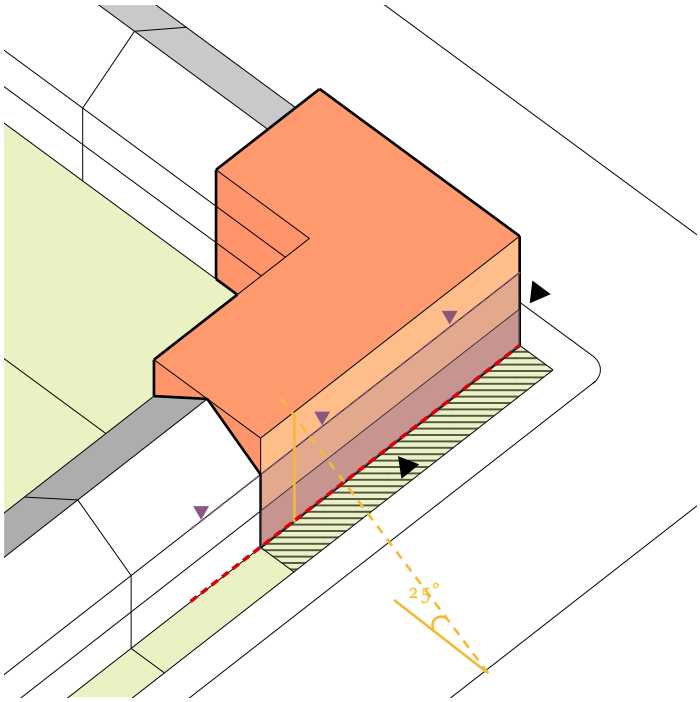
Design considerations

- Proposals are best suited to compact, individual and detached residential dwellings.
- Proposals should mediate between the two different building lines established by neighbouring properties, either through a stepped layout or defining an intermediate building line sitting in-between the two.
- The boundary of the proposed and 'host' dwellings should be designed so as to create a uniform attractive and robust boundary wall, utilising the same treatment or integrating the built form of the proposals into the treatment.
- The new dwelling will require access from the principal street frontage. This elevation should also be well articulated even if the main building frontage is oriented away from the street.
- Proposals should be subservient in scale and massing to adjacent buildings, respecting the 250 and 450 BRE rules to avoid compromising the daylight, sunlight and privacy of neighbouring properties.
- Non-traditional window design should be used to bring daylight and sunlight into the dwelling, without compromising the privacy of neighbouring properties.
- The existing and new properties must both have sufficient private amenity space to meet London and Local Plan requirements.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Rear of 82 Godwin Road - Nigel Crawley

This garden infill in Forest Gate successfully negotiates two building lines by establishing a stepped layout and massing that responds to both adjacent properties. The boundary treatment of the 'host' dwelling has been redesigned with the infill boundary to create a cohesive boundary wall.

Street facing: residential - Block corner



Description

These sites are typically found at the corner of urban terrace perimeter blocks. They are usually occupied by low density buildings or structures incongruous with their wider townscape and setting e.g. bungalow, garages, MOT centre. They have a dual aspect onto two sides of the block corner with one if not two flank walls of adjacent properties. These sites are often irregular and present opportunities for innovative built forms that respond to their unusual geometries. Their visual prominence means they provide opportunities to increase scale at the apex of the corner to improve neighbourhood legibility and wayfinding.

Most common to the following area/s

CONSERVE **ENHANCE**

Relevant design guidance

- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods
- **9.7.4** Opportunities for mid-rise development in low rise settings to enhance local character

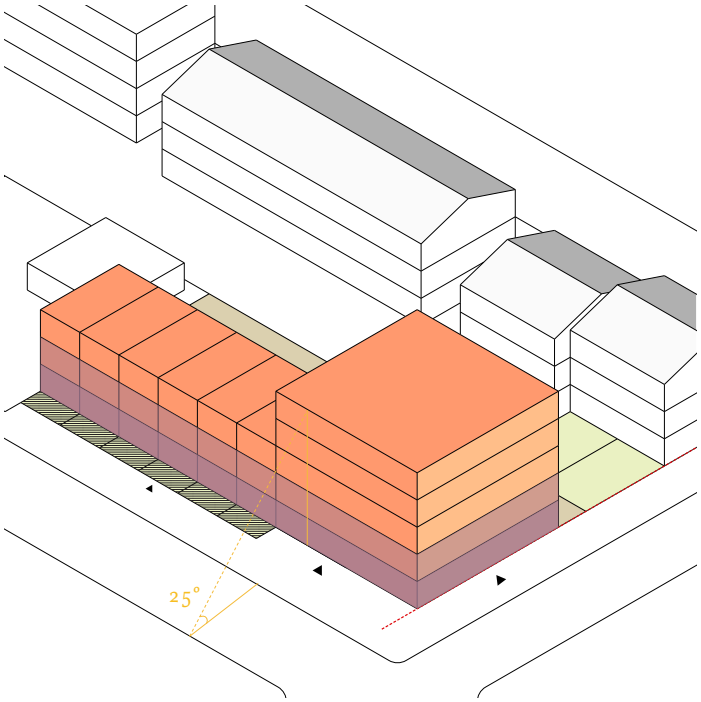
Fireman's Reach - dRMM

This block corner in East Ham, successfully 'turns the corner' and provides dual frontage to both street elevations. It responds to the prevailing datum by establishing a shoulder height, stepping down towards the existing houses on the secondary frontage while marking the corner on the primary frontage.

Design considerations

- Proposals are suited to compact apartment buildings, though care should be taken to articulate the facade in a way that breaks down the mass. Vertical articulation through window proportions and placement can often relate well to urban terrace streets, for example.
- Proposals should be designed to provide dual frontage by 'turning the corner' and placing windows and doors on both façades, avoiding blank frontage while providing privacy.
- Schemes should secure the block with continuous built form, proposals should reinforce the building line by stepping this where necessary to respond to the different block edges. In suburban and curved perimeter blocks, schemes can be angled to 'face into' the corner with windows placed on gable ends.
- Proposals should enhance the townscape and improve local legibility by stepping up in scale, concentrating this towards the apex of the corner. Pitched or stepped massing should be used to reduce the 'visual bulk' including accommodating space within the roof form.
- Massing should step down to meet the scale of neighbouring properties and mediate the transition. All proposals should not compromise the privacy and amenity of neighbouring properties, respecting the 25o and 45o BRE rule.
- Communal rear gardens are well suited to these sites, though this needs to be good quality with ample daylight needed on the non-street facing frontages.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Street facing: residential - Non-terraced infill



Description

These sites have edges which are typically defined by two or more streets/frontages. They can be vacant sites or sites occupied by underutilised buildings ready for redevelopment. They differ from terraced infill as they are usually part of an urban block not arranged in terraced streets and they are not immediately adjacent to other properties. They are typically regular in geometry and larger in size and they usually sit in low/medium rise context. Their multiple site edges offer at least two frontages, allowing for multiple entrances. There are a fewer of these sites in the borough but where found provide opportunity to create new apartment blocks and repair the street frontages.

Most common to the following area/s

CONSERVE **ENHANCE**

Relevant design guidance

- **9.1.2** Diversity of open spaces
- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods
- **9.7.4** Opportunities for mid-rise development in low rise settings to enhance local character

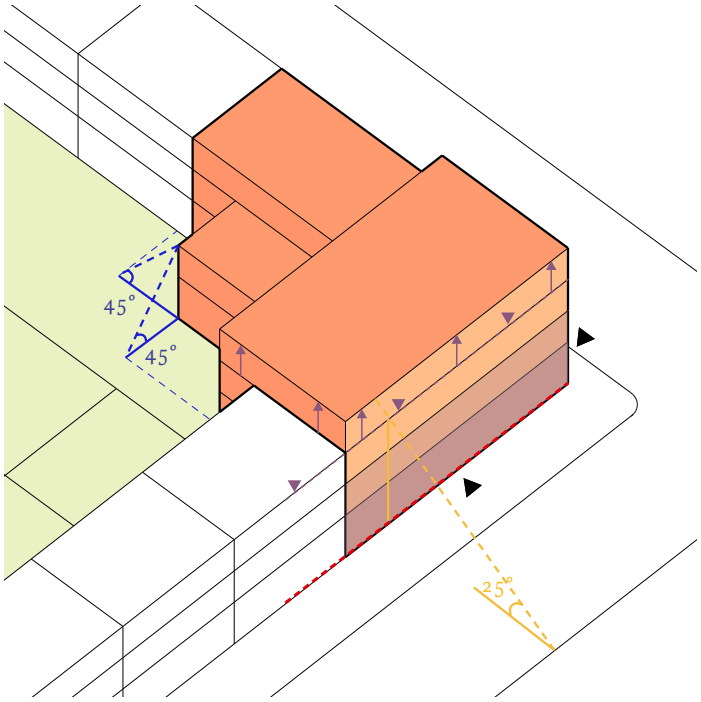
McGrath Road - Peter Barber

This residential non-terraced infill in Stratford successfully provides back to back and terraced houses creating an urban block arranged around a central courtyard. The full plot is defined by two streets and sensitively optimises the use of the site while establishing active frontages and creating a street corner. It also responds to the prevailing datum by establishing a similar shoulder height to the neighbouring buildings.

Design considerations

- Depending on the size of the site, proposals are suited to apartment buildings or a mix of houses and apartment blocks.
- Proposals should be designed to provide two or more frontages by 'completing' the urban block and/or 'marking the corner'.
- Windows and doors should be placed on all the façades facing the streets, creating a hierarchy of frontages, avoiding blank facades.
- Proposals should re-establish the building line of neighbouring urban block or buildings. Where houses are included in the design, the building line should set back to accommodate defensible spaces.
- Massing should respond to the pattern and the scale of the urban block that the proposal is completing and its surrounding context.
- Massing should step down to meet the scale of neighbouring properties and mediate the transition. All proposals should not compromise the privacy and amenity of neighbouring properties, respecting the 250 and 450 BRE rule.
- The provision of communal rear gardens is well suited to these sites, however these must be good quality and ensure ample daylight on the non-street facing frontages.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Street facing: high street - Block corner



Description

These sites present some of the greatest opportunities for intensification on small sites. They are found in mixed-use settings including local centres and town centres. They are typically occupied by low density commercial uses, occasionally of poor quality / poorly maintained that degrades local character. They have a dual aspect onto two sides of the block corner with one if not two flank walls of adjacent properties. These sites are usually regular in geometry and present opportunities for increased scale at the apex of the corner to improve local legibility and wayfinding, as well as optimising capacity.

CONSERVE | ENHANCE

Relevant design guidance

- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods
- **9.7.4** Opportunities for mid-rise development in low rise settings to enhance local character

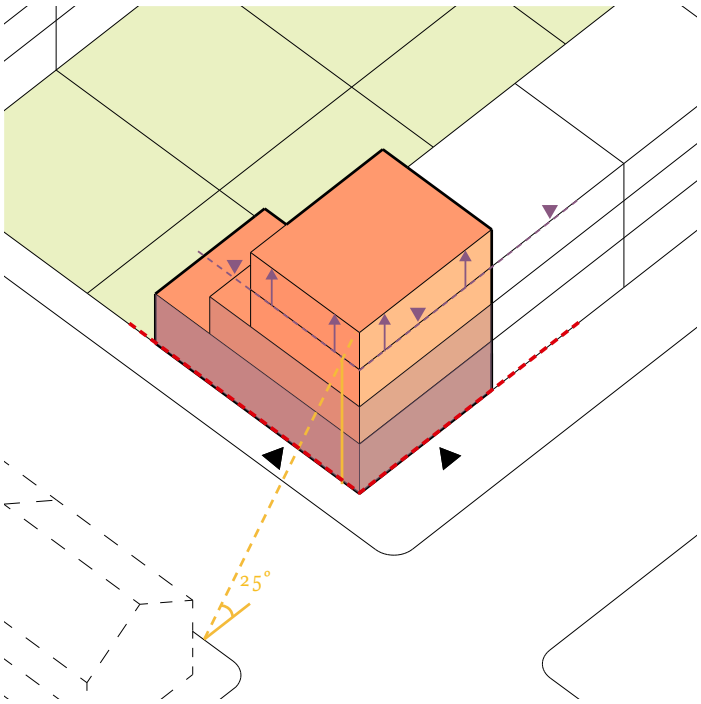
Design considerations

- Proposals are suited to compact apartment buildings or mixed uses. Where forming part of a parade, ground floors should be in commercial or community use with an active ground floor.
- Where residential access is located on an active frontage, this should be secure and distinct from the public access to commercial or community uses .
- Proposals should be designed to provide dual frontage by 'turning the corner' and placing windows and doors on both façades, avoiding blank frontage.
- Schemes should secure the block with continuous frontage, reinforce the building line established through the block, stepping this where necessary to respond to different lines along the two block edges.
- Proposals should enhance the townscape and improve local legibility by stepping up in scale, typically able to accommodate an additional storey above the established datum through a pitched roof or stepped massing used to reduce the 'visual bulk'.
- Massing should step down to meet the scale of neighbouring properties and mediate the transition. All proposals should not compromise the privacy and amenity of neighbouring properties, respecting the 25° and 45° BRE rule.
- Where residential dwellings are proposed, the servicing arrangements of commercial space should also be separate to that of the dwellings.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Warden's Reach - dRMM

This block corner in Forest Gate steps up in scale into the apex of the corner, optimising capacity and contributing to local legibility. The visual bulk of upper levels is reduced through set backs and choice of materials.

Street facing: high street - End of terrace



Description

These sites are found at the end of a high street, usually occupied by poor quality one or two storey properties. These sites have a direct relationship to the principal street frontage established by the existing high street, as well as the short edge of the block which lacks frontage. Often no boundary treatment is present owing to the non-residential uses and active frontage at ground floor. In some cases the massing can be stepped between two building lines; the principal building line of the established terrace, and a protruding ground floor unit that forms the non-residential active frontage.

Most common to the following area/s

CONSERVE | **ENHANCE**

Relevant design guidance

- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods
- **9.7.4** Opportunities for mid-rise development in low rise settings to enhance local character

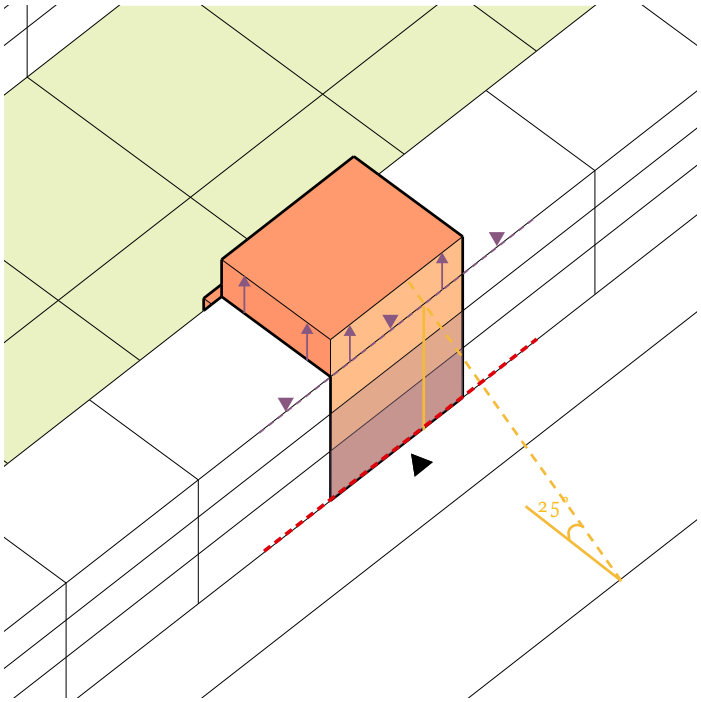
Design considerations

- Proposals are best suited to compact buildings that are home to multiple dwellings and/or units, whilst conceived as a distinct 'whole' i.e. the internal subdivision is not overly apparent from the exterior.
- Proposals should respect the scale, form and building line of neighbouring properties, maintaining the alignment and angle of the pitch, eaves, parapets and roofline in keeping with the street.
- Non-residential uses should be concentrated at ground floor to continue the active frontage of the high street. Where this is undesirable, an residential animated frontage should continue the sense of proportions and rhythm of elements established along the high street frontage, whilst taking account of internal privacy.
- Proposals should preserve gable ends where these are found in neighbouring buildings, utilising a gable end itself or using a flat roof set at the eaves line of the neighbouring property to preserve its visual integrity.
- The front, side and - where accessible - rear elevations should use frontage to secure the block perimeter and establish natural surveillance onto the street to improve the sense of safety and security.
- Stepped massing and use of positively contrasting material choices can reduce the 'visual bulk' of proposals that seek to utilise the full depth of the site.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

312 Hackney Road - Cuozzo Fleming

This end of terrace infill includes commercial use at ground floor to continue the high street frontage, with residential on upper levels. The full depth of the plot is utilised by stepping massing back and down.

Street facing: high street - Mid-terrace



Description

These sites are characterised by a one or two storey property that is lower in scale than the prevailing datum along the high street. These sites present opportunity to vertically extend or replace the existing building with a new property that utilises the full building envelope of the plot. The site usually has two flank walls of adjoining properties and should usually build flush with these from the street to repair the continuous frontage, with non-residential uses at ground floor. Residential uses are appropriate on upper floors and can accommodate mews dwelling at the rear where access is available.

Most common to the following area/s

CONSERVE | **ENHANCE**

Relevant design guidance

- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods
- **9.7.4** Opportunities for mid-rise development in low rise settings to enhance local character

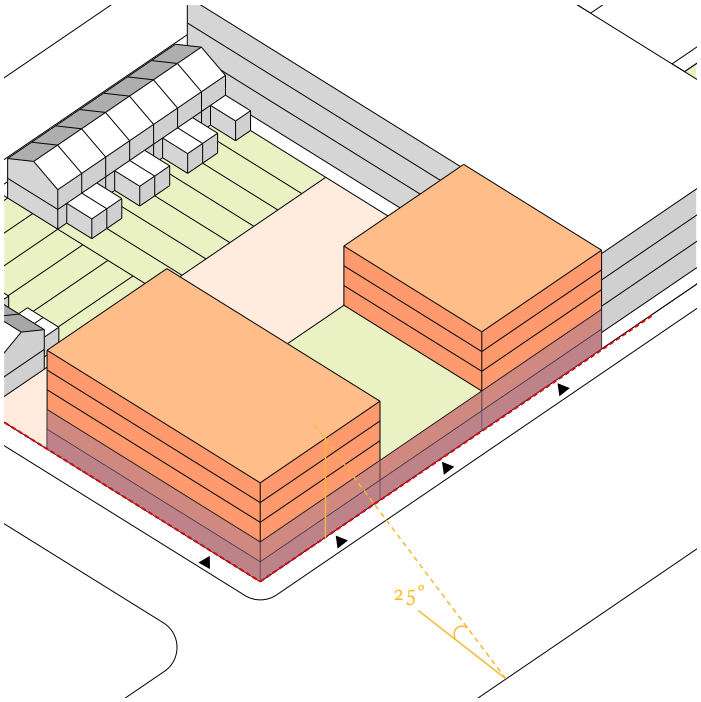
Design considerations

- Proposals are best suited to mixed use schemes with non-residential uses concentrated at ground floor along the high street frontage.
- Proposals should respect the established building line and reinforce the rhythm of the street, using repetitive elements and vertically articulated façades through front doors, windows design, proportions etc.
- Proposals should repair the gap in frontage by proposing massing that fills the potential building envelope, introducing upper levels to meet the prevailing datum along the high street.
- No boundary treatment is needed in order to maximise the presence of the active frontage at ground floor. Where limited residential access is granted this should be well lit and sheltered.
- Proposals should continue the terrace and treat opposing flank walls of neighbouring properties as party walls by building flush against them.
- Narrow sites are suited to individual buildings, whilst wider sites can take the form of multiple buildings arranged in a terrace or apartment blocks. In each case the established verticality of the street should be respected and expressed in the facade through proportions and fenestration.
- All proposals should not compromise the privacy and amenity of neighbouring properties, respecting the 25° and 45° BRE rule.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Stratford High Street - AHMM

This mid-terrace infill on the Stratford High Street completes the existing terrace, adopting a similar height and providing retail frontages at the ground floor. The full depth of the plot is utilised by accommodating a rear apartment building built around a communal courtyard and accessible from the street.

Street facing: high street - Non-terraced infill



Description

These sites are found along the high street and are typically defined by two or more streets/frontages. They can be vacant sites or occupied by underutilised commercial or community buildings. They differ from terraced infill sites as they are usually part of an urban block which is not part of an area of terraced streets. They are typically regular in geometry, larger in size and sit in low/medium rise contexts. Their multiple site edges offer at least two frontages, one of those in direct relationship with a high street. There are fewer of these sites in the borough but where found provide opportunities to create new apartment blocks, re-provide commercial or community uses and repair the street frontages.

Most common to the following area/s

CONSERVE **ENHANCE**

Relevant design guidance

- **9.1.2** Diversity of open spaces
- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods
- **9.7.4** Opportunities for mid-rise development in low rise settings to enhance local character

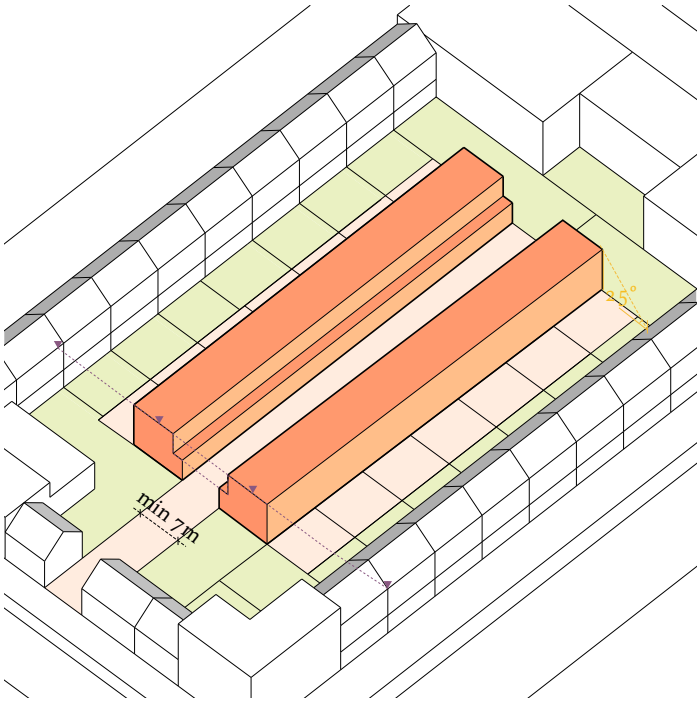
Design considerations

- Proposals are suited to compact apartment buildings or mixed uses. Where located within a town centre, ground floors should be in commercial or community use with an active ground floor.
- Proposals should be designed to provide two or more frontages by 'completing' the urban block and/or 'marking the corner'.
- Windows and doors should be placed on all the façades facing the streets, creating a hierarchy of frontages, avoiding blank facades. Where residential access is located on an active frontage, this should be secure and distinct from the public access to commercial or community uses.
- Proposal should re-establish the building line of neighbouring urban block.
- Massing should respond to the pattern and the scale of the urban block that the proposal is completing and its surrounding context.
- Massing should step down to meet the scale of neighbouring properties and mediate the transition. All proposals should not compromise the privacy and amenity of neighbouring properties, respecting the 250 and 450 BRE rule.
- The provision of communal gardens to the rear of the block or on a podium level are well suited to these sites, however these must be good quality and ensure ample daylight on the non-street facing frontages.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Hackney Road development - Hawkins Brown

This high street non-terraced infill includes commercial spaces at the ground floor, residential on upper levels and a communal garden at podium level. The proposal sits in a conservation area and completes the urban block enhancing the scale of the context.

Backland - Terrace infill housing



Description

These sites are landlocked, defined by the lack of street frontage and their setting within established perimeter blocks. Access is often limited to a narrow lane leading from the street to the inside the block. This space can be irregular in geometry and occupied by garages or low density commercial uses, often in single ownership. In some cases these sites can be more regular and orthogonal, occupied by annexes or garages running parallel with and abutting rear gardens of properties, though these tend to sit across multiple ownerships. This site condition relies on generously proportioned perimeter blocks and is therefore relatively uncommon in the borough.

Most common to the following area/s

CONSERVE | **ENHANCE**

Relevant design guidance

- **9.1.2** Diversity of open spaces
- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods

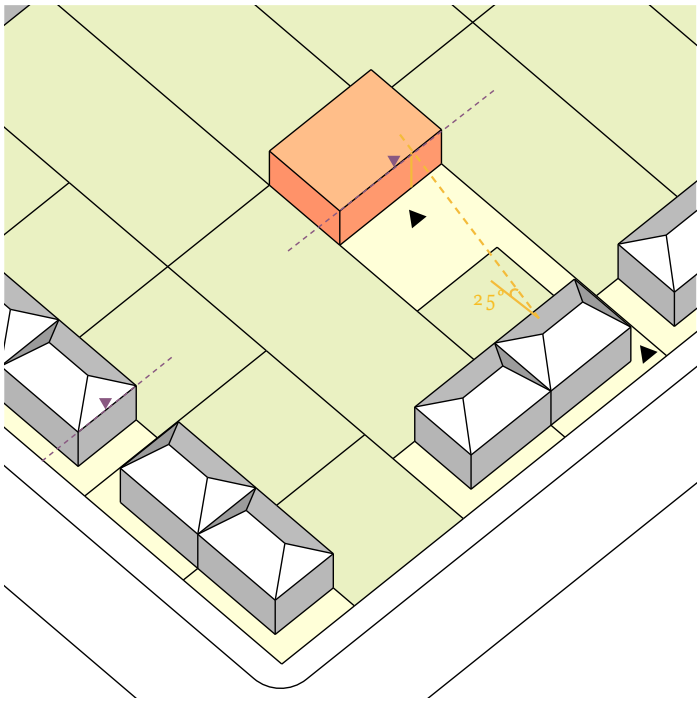
Design considerations

- Proposals can be suited to a range of residential typologies. Generous sites could accommodate apartment blocks with communal amenity space, whilst more constrained sites are better suited to mews buildings with private amenity spaces.
- Due to its location away from the street, there is opportunity for architectural innovation and contemporary - albeit contextual - design proposals.
- In all cases proposals should respect the 25° and 45° BRE rule to avoid compromising the daylight, sunlight and privacy of neighbouring properties.
- Occupants of neighbouring properties should be invited to participate in the design process to craft and demonstrate design solutions that overcome concerns and issues raised e.g. privacy and sunlight.
- Orientation of habitable rooms and non-traditional window design should guarantee privacy and appropriate daylight and sunlight to new and existing dwellings.
- Where a cluster of mews are proposed, the flank wall of the final mews building should ideally be blank to enable future extension into a full terrace should adjoining sites come forward in the future.
- Early consultation with waste and recycling team, highways and/ or London Fire Brigade to determine adequate emergency access is required.
- Gated access to the main street shoud be avoided where possible. A change in surface materials and use of planting can achieve a transition from 'public' street to 'semi-private' area.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Forest Houses - Dallas Pierce Quintero Architects

This backland infill site in Forest Gate optimise the underused site to accommodate three family homes in the existing yard and one apartment at the ground floor of the end of terrace. The massing and orientation deliver a bespoke solution that responds to nearby properties to reduce overlooking.

Backland - Infill detached house



Description

These sites are landlocked and are defined by a lack of street frontage and their setting within established perimeter blocks. They differ from backland infill housing as they are single dwellings within the curtilage of a house within semi-detached or terraced context. Regular and orthogonal in their geometry, they typically sit within the single ownership of the host dwelling and curtilage. Access is often limited to a narrow lane leading from the street to the rear. This site condition relies on available land accessible from the street and is therefore relatively uncommon in the borough.

Most common to the following area/s

CONSERVE | **ENHANCE**

Relevant design guidance

- **9.1.2** Diversity of open spaces
- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods

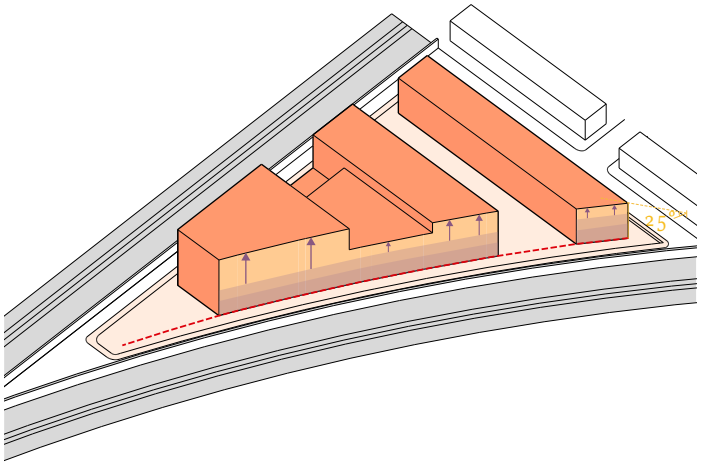
Design considerations

- Proposals can be suited to a single home.
- Due to its location away from the street, there is opportunity for architectural innovation and contemporary - albeit contextual - design proposals.
- Proposals should respect the 250 and 450 BRE rule to avoid compromising the daylight, sunlight and privacy of neighbouring properties.
- Occupants of neighbouring properties should be invited to participate in the design process to craft and demonstrate design solutions that overcome concerns and issues raised e.g. privacy and sunlight.
- Orientation of habitable rooms and non-traditional window design should guarantee privacy and appropriate daylight and sunlight to new and existing dwellings.
- When in a terrace context, the flank walls of the building should ideally be blank to enable future extension into a full terrace should adjoining sites come forward in the future.
- Early consultation with waste and recycling team, highways and/or London Fire Brigade to determine adequate emergency access is required.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Courtyard House - Dallas Pierce Quintero Architects

This backland infill detached house in Forest Gate creates a two storey family home within the garden curtilage of a terraced house. The compact residence is arranged around a series of courtyards, ensuring daylight into the house while avoiding overlooking into neighbouring properties.

Free form - Infrastructure



Description

These sites are located near major infrastructure such as railways, highways, industrial estates and yards. Sites are often irregular in their geometry with a direct relationship to the infrastructure that shapes them. Sites can be vacant or occupied by low density commercial uses, such as scrap or car breakers yards. Sites are often dislocated from their context by the major infrastructure they abut and should seek opportunities to improve permeability. Some sites may be in public ownership and all proposals should take into account parameters associated with the continuing safe operation of infrastructure e.g. easements.

Most common to the following area/s

ENHANCE

Relevant design guidance

- **9.1.2** Diversity of open spaces
- **9.2.2** Active residential ground floors
- **9.5.3** Building orientation and massing of
- residential buildings
- **9.5.4** Optimise internal residential layouts to
- mitigate the impacts of poor air quality
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods
- **9.7.4** Opportunities for mid-rise development in low rise settings to enhance local character

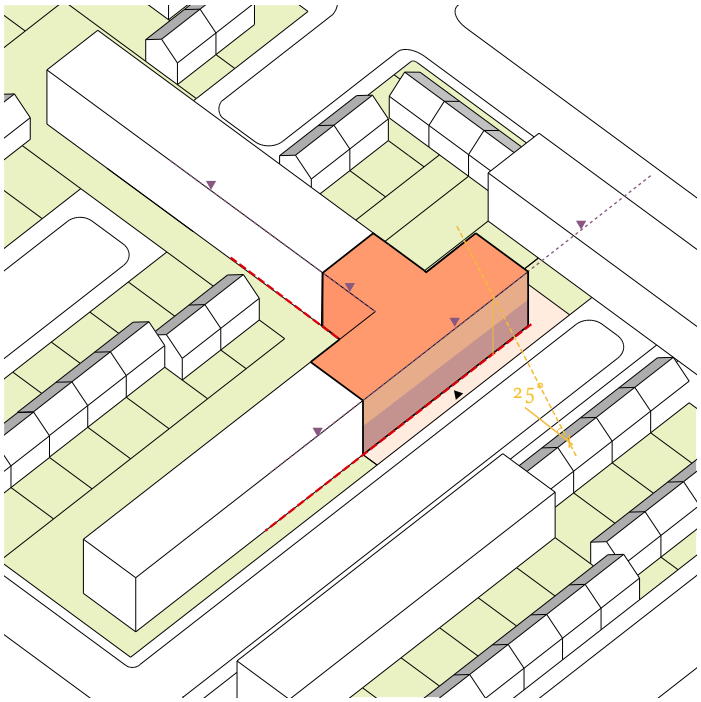
Old Ford Road - pH+ Architects

This awkward infill site between a canal and road exploits the constrained geometry, using this to shape the unique, angular footprint, massing and roof form.

Design considerations

- Proposals are suited to a compact built form and a number of typologies, dependent on the particular site conditions. In residential neighbourhoods, residential typologies are suitable and in mixed use areas, mixed uses can be appropriate (dependent on the Local Plan).
- The built form of proposals should respond to the unusual site geometry and features. In areas with poor quality and mixed composition, proposals should exploit the irregular geometry to create a distinctive built form including the possibility of increased scale that is well articulated through massing.
- When abutting rail lines, early consultation with TfL and/or Network Rail is required to take account design parameters early in the design process.
- Where infrastructure is the source of noise pollution and/or poor air quality, design mitigation can include easements, orientation of habitable rooms, internal layout and insulation. Choice of mechanical ventilation or non-opening windows should be a last resort and not result in poor quality habitable environments or poor facade articulation.
- Proposals should respond to the prevailing building line established in a block or take the opportunity to define a new line where this is absent.
- Proposals should respect the 25° and 45° BRE rule to avoid compromising the daylight, sunlight and privacy of neighbouring properties.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Free form - Estate infill



Description

These sites are found on residential estates and often 'left over' spaces in between terraces and linear blocks. They can be regular or irregular in shape and may lack any defined role or function; usually used as lawns, courtyards, parking courts or garages. The free form layout of estates means these sites lack a coherent sense of 'fronts' and 'backs' and illegible definition of public and private space. Development on these sites can help rationalise environments and introduce a sense of order to create a more legible environment. Infill proposals should be careful not to stymie future strategic approaches to regeneration and intensification e.g. masterplanning.

Most common to the following area/s

ENHANCE

Relevant design guidance

- **9.1.2** Diversity of open spaces
- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods
- **9.7.4** Opportunities for mid-rise development in low rise settings to enhance local character

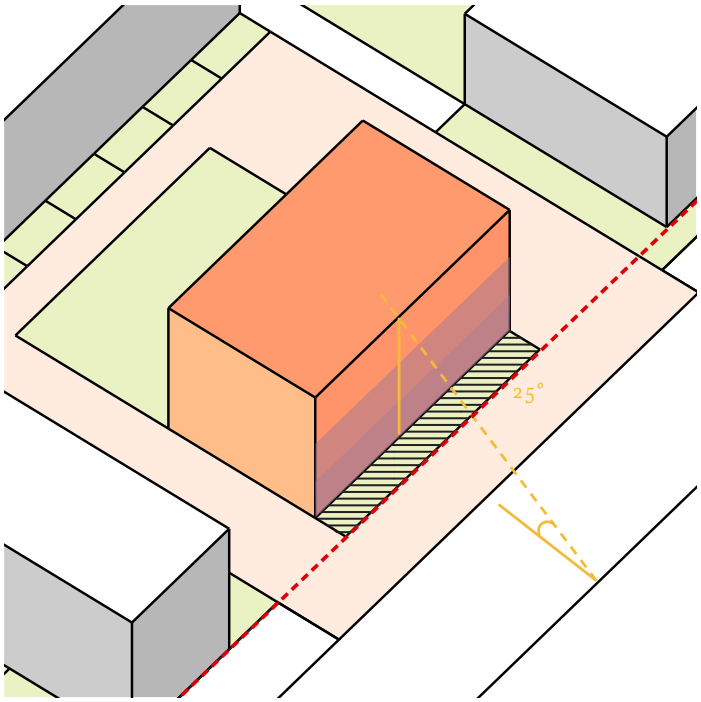
Design considerations

- Generous sites could accommodate apartment blocks with communal amenity space, whilst more constrained sites can be better suited to house typologies with private amenity spaces.
- Proposals should work with any existing street pattern by establishing connections between routes and 'completing' urban blocks, introducing enclosure through building frontage and boundary treatments.
- If forming a continuation of a terrace, buildings should respect the form, scale and massing of neighbouring properties. If forming a detached building, there is greater scope for larger built forms that step up and down to mediate any transition in scale and reduce 'visual bulk'.
- Building lines, frontage and boundary treatments are particularly important to clearly define public and private space, rationalising the estate to create better defined and positive spaces that create a sense of safety.
- Where apartment blocks are proposed, maisonettes should be used at ground floor to create a sequence of front doors and direct overlooking into the public realm.
- In all cases proposals should respect the 250 and 450 BRE rule to avoid compromising the daylight, sunlight and privacy of neighbouring properties.
- Occupants of neighbouring properties should be invited to participate in the design process to craft and demonstrate design solutions that overcome concerns and issues raised e.g. privacy, sunlight.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Tunmarsh Lane - dRMM Architects

This new terrace rationalises a former car park by introducing street frontage, helping to 'complete the block' along one edge. This creates a positive public space and installs a sense of order to the free form environment.

Free form - Estate infill garage



Description

These sites are disused garage sites found on residential estates. They can vary in size but they are generally regular in shape as they are comprised of one of more row of garages. Every garage site, whether it faces the street or is located at the edges of the estate, can be accessed from the main street. These sites are usually in public ownership and in close proximity to communal amenity land and/or to other garage sites within the Estate boundary.

Most common to the following area/s

ENHANCE

Relevant design guidance

- **9.1.2** Diversity of open spaces
- **9.2.2** Active residential ground floors
- **9.7.2** Unlocking development on narrow and constrained small sites
- **9.7.3** Accommodating scale and massing in low rise residential neighbourhoods
- **9.7.4** Opportunities for mid-rise development in low rise settings to enhance local character

Design considerations

- Proposals are suited to a number of typologies, including houses or compact apartment buildings, dependent on the particular site conditions and size.
- The built form of the proposal should be tailored to the site conditions and its location in relation to the street hierarchy and existing estate buildings.
- When multiple garage sites in close proximity to each other are available for development, they should be masterplanned together to ensure a complementary design and to optimise opportunities for public realm improvements.
- Any such masterplan should also consider and include any communal amenity land in close proximity to optimise opportunities to reconfigure the open space to deliver biodiversity, amenity and play improvements for the use of existing and new residents.
- Proposals within large scale estates should reinstate street frontages, improve the accessibility and connectivity across the estate and improve overlooking of public space.
- The loss of natural habitat must be reprovided through biodiversity net gain and urban greening factor (if applicable), using measures such as intensive green roofs, green walls and permeable paving.

Brede Close, Darwell Close - Panter Hudspith Architects

This new cluster of terraces in East Ham replaces garages across two sites, increasing the number of homes with no disruption to the existing buildings on the estate. The scheme provides the same typology as the existing houses providing defensible space which positively activates the streetscape.