

# Typological guidance

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# Typological Guidance

4.1 In this section guidance is provided for how 3 common typologies of sites along the A21 could be redeveloped with different scales of intervention.

## Site categorisation

4.2 The typologies for which guidance is provided are as follows:

4.3 **1. 'Terraced parades'** are characterised by attached rows of narrow-fronted developments - often ground floor retail units, with flats or commercial space above.

**2. 'Small employment-led sites'** are often deep sites which front the A21 and include large yard areas within them. They are predominantly of employment use, but can include some residential use.

**3. 'Large employment sites'** are sites generally larger than 0.25 hectares that incorporate a significant proportion of operational yard space or parking. These sites are large enough to accommodate multi-building mixed use intensification.

4.4 **Scales of intervention**  
For each site typology, examples of a range of scales of intervention that could come forward through the redevelopment of sites are provided. This range is expressed as follows:

**A. Light touch improvement** refers to largely cosmetic changes to façades and roofs. There is no significant change in floor space or massing.

**B. Addition** refers to changes in massing. These include infill development on backlands, additional storeys, or horizontal outward extension.

**C. Comprehensive** refers to complete or near complete demolition of existing site structures for new development.

## Examples of 'terraced parades'



Lewisham, site No. 7: West side of Lewis Grove



Downham, site No. 73: 455 - 469 Bromley Road

## Example of 'small employment-led sites'



Ladywell, site No. 13: 293 - 305 Lewisham High Street



Rushey Green North, site No. 28: 21 - 25 Rushey Green and land to the rear 1/1A Davenport Road

## Examples of 'larger employment sites'



Bellingham, site No. 45: Cash and Carry Supermarket, 2 Fordmill Road



Bellingham, site No. 50: Bellingham Trading Estate, Franthorne Way

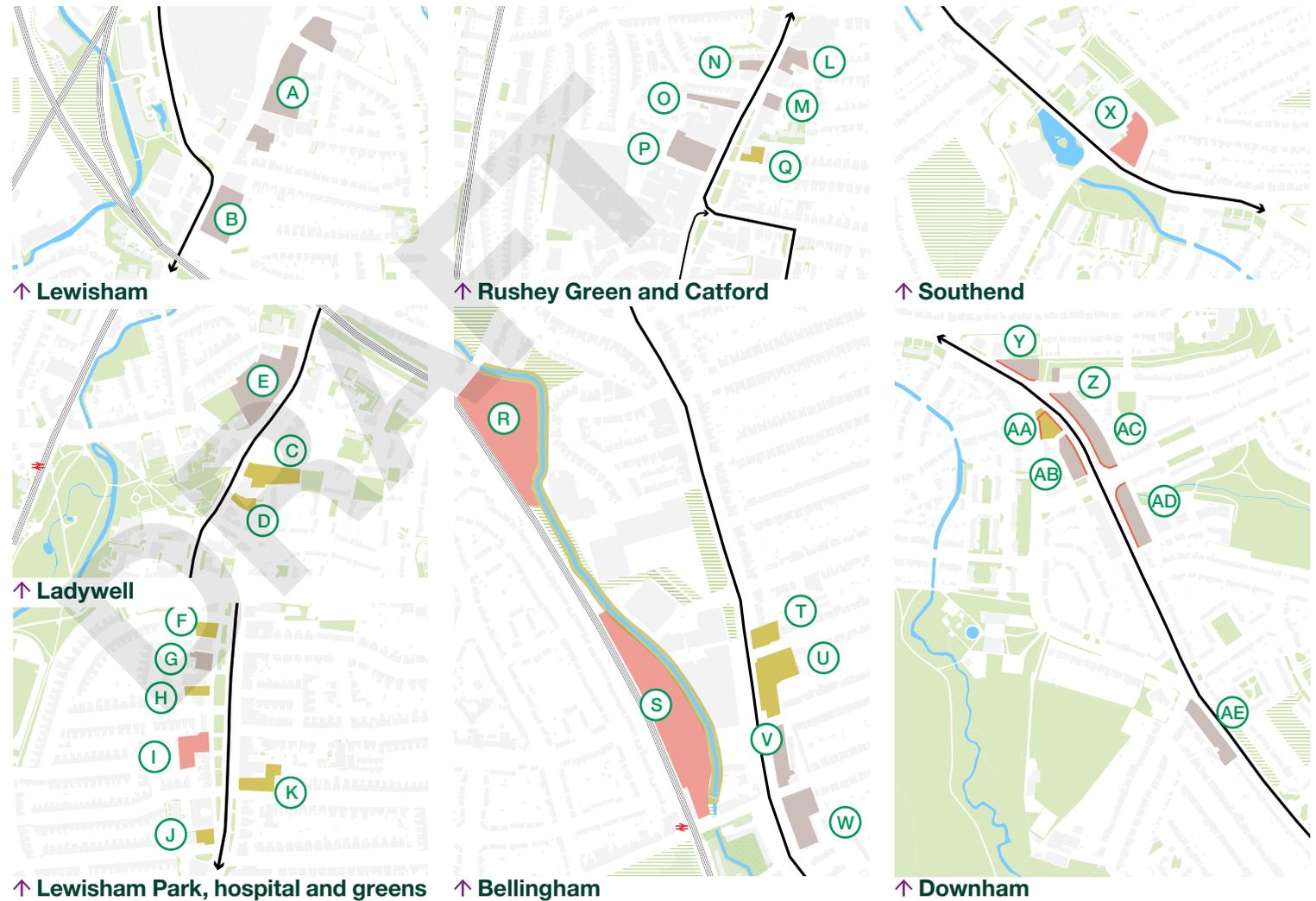
# Guidance

## Index of sites covered by typological guidance

Site no.	Site name
A	West side of Lewis Grove
B	203 - 221 Lewisham High St
C	293 - 305 Lewisham High St
D	309 - 313 Lewisham High St
E	276 - 330, Lewisham High St
F	406 - 408 Lewisham High St
G	418 - 426 Lewisham High St
H	436 Lewisham High St
I	2 - 10 Rushey Green
J	40 Rushey Green
K	21 - 25 Rushey Green
L	75 - 81 Rushey Green
M	87 - 91 Rushey Green
N	60 - 66 Rushey Green
O	80 - 82 Rushey Green
P	88 - 118 Rushey Green
Q	111 Rushey Green
R	Cash and Carry Supermarket
S	Bellingham Trading Estate
T	163 - 165 Bromley Road
U	167 - 203 Bromley Road
V	205 - 235 Bromley Road
W	237 - 265 Bromley Road
X	359 Bromley Road
Y	415 - 429 Bromley Road
Z	433 - 443 Bromley Road
AA	434 - 444 Bromley Road
AB	446 - 488 Bromley Road
AC	455 - 469 Bromley Road
AD	20 - 24 Downham Way
AE	2 - 34 Bromley Hill

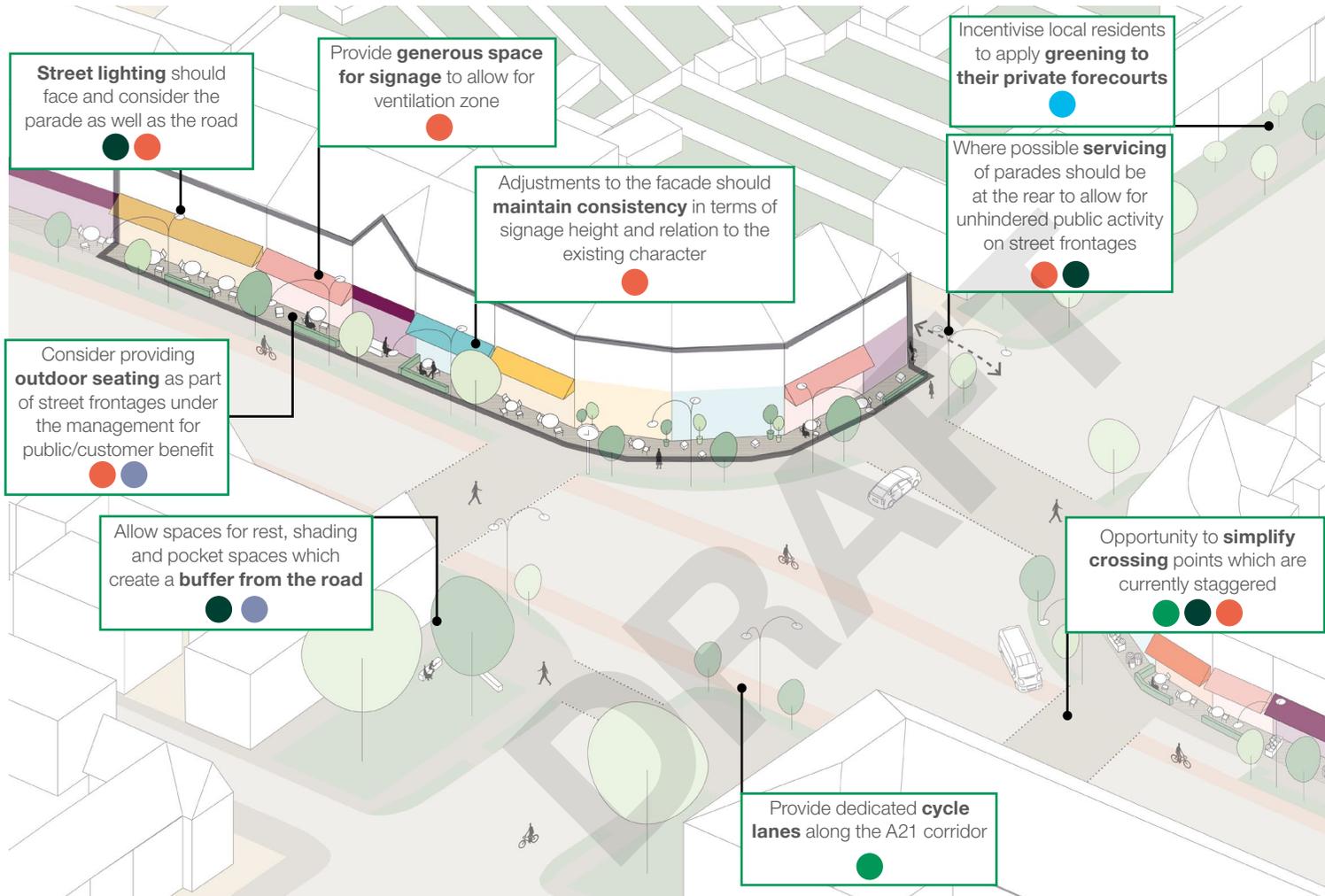
- Terraced parade
- Small employment-led sites
- Large employment sites

4.5 Sites are broadly categorised for ease of reference; there are some sites that have characteristics of more than one category, and in such cases relevant guidance shall apply from each category.



# Typological Guidance

## Terraced parades: Light touch improvement



- **Maximise the delivery of new homes to meet the Borough's identified need**
- **Strengthen the distinctiveness of local centres, enhance the historic environment and meet local employment and infrastructure needs**
- **Promote sustainable modes of transport**
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**Support better air quality and create an exemplary healthy street at scale**  
**Increase tree planting and improve the condition of and access to the River Ravensbourne and other natural assets**  
**Celebrate a rhythm of pause and intensity**



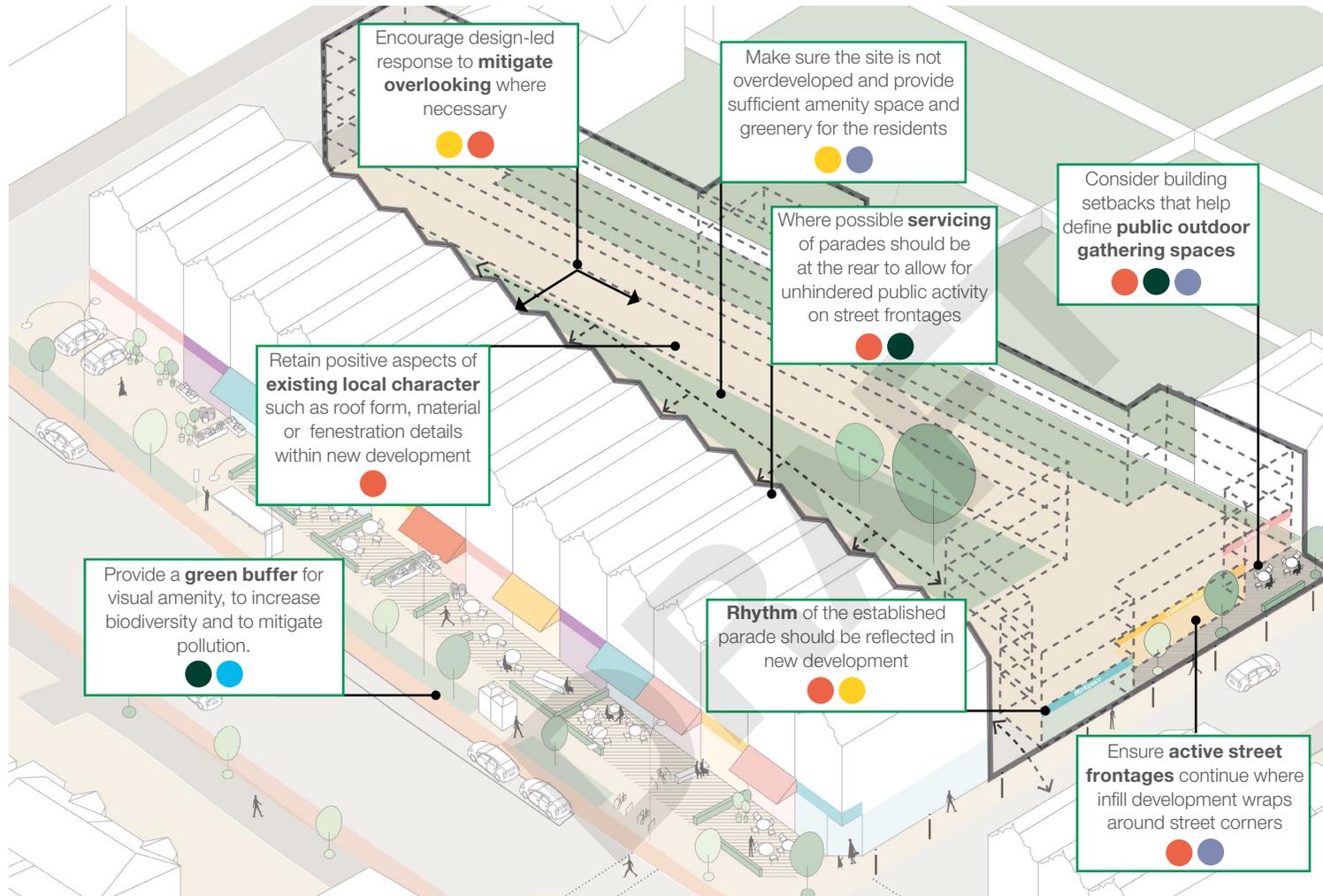
Principle: Providing outdoor seating as part of street frontage  
 Precedent: Bridgewater Triangle, LB Newham



Principle: Adjustments to the facade should maintain consistency  
 Precedent: Blackhorse Lane, LB Walthamstow

# Typological Guidance

## Terraced parades: Addition



- **Maximise the delivery of new homes to meet the Borough's identified need**
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- **Promote sustainable modes of transport**
- **Support better air quality and create an exemplary healthy street at scale**
- **Increase tree planting and improve the condition of and access to the River Ravensbourne and other natural assets**
- **Celebrate a rhythm of pause and intensity**



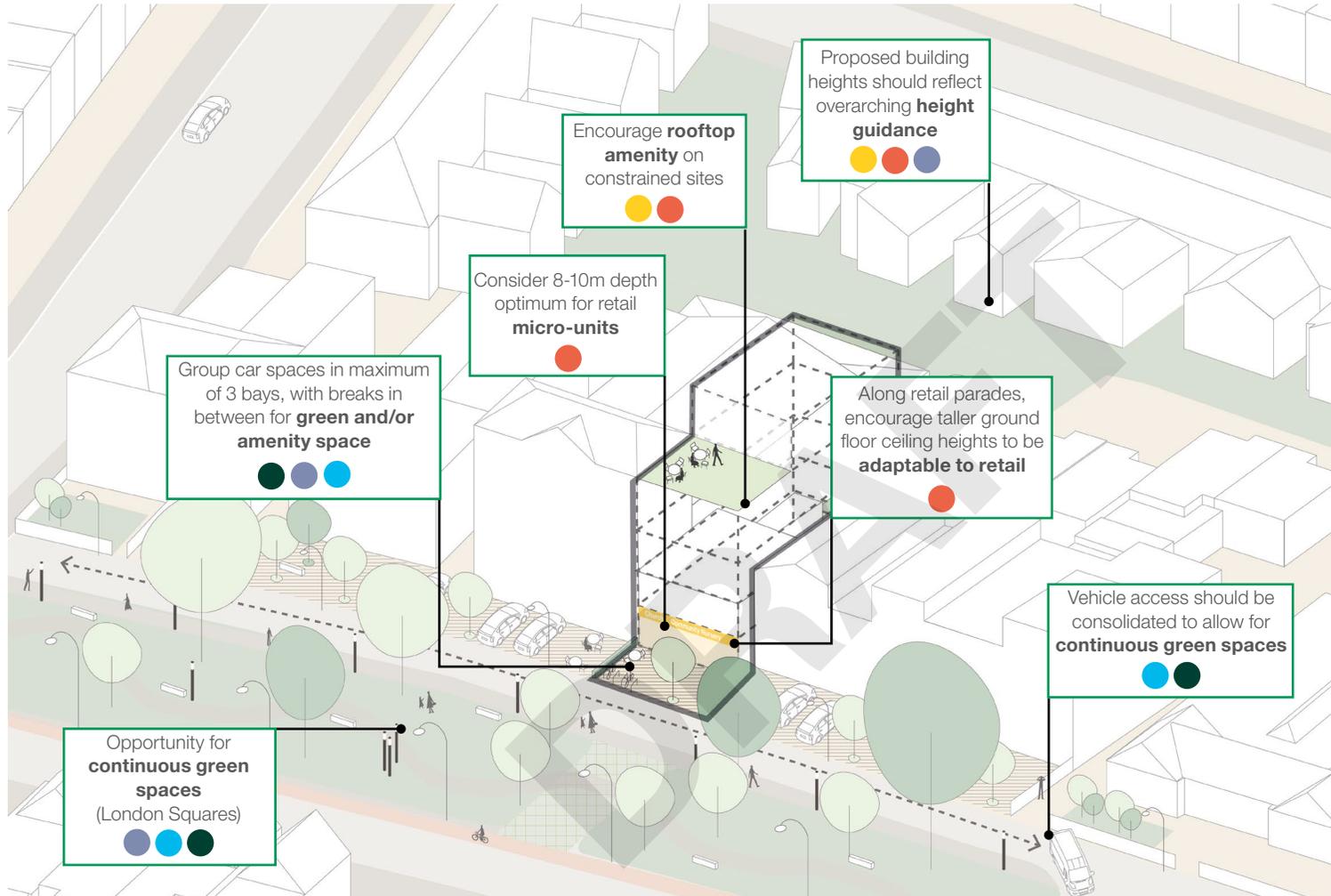
Principle: Consider building setbacks that help define public outdoor gathering spaces  
Precedent: The Hall, Victory Parade, LB Newham



Principle: Make sure the site is not overdeveloped  
Precedent: Moray Mews, LB Islington

# Typological Guidance

## Terraced parades: Comprehensive redevelopment



- **Maximise the delivery of new homes to meet the Borough's identified need**
- **Strengthen the distinctiveness of local centres, enhance the historic environment and meet local employment and infrastructure needs**
- **Promote sustainable modes of transport**
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- Support better air quality and create an exemplary healthy street at scale**
- Increase tree planting and improve the condition of and access to the River Ravensbourne and other natural assets**
- Celebrate a rhythm of pause and intensity**



Principle: Encourage rooftop amenity on constrained sites  
Precedent: Florin Court communal rooftop, City of London

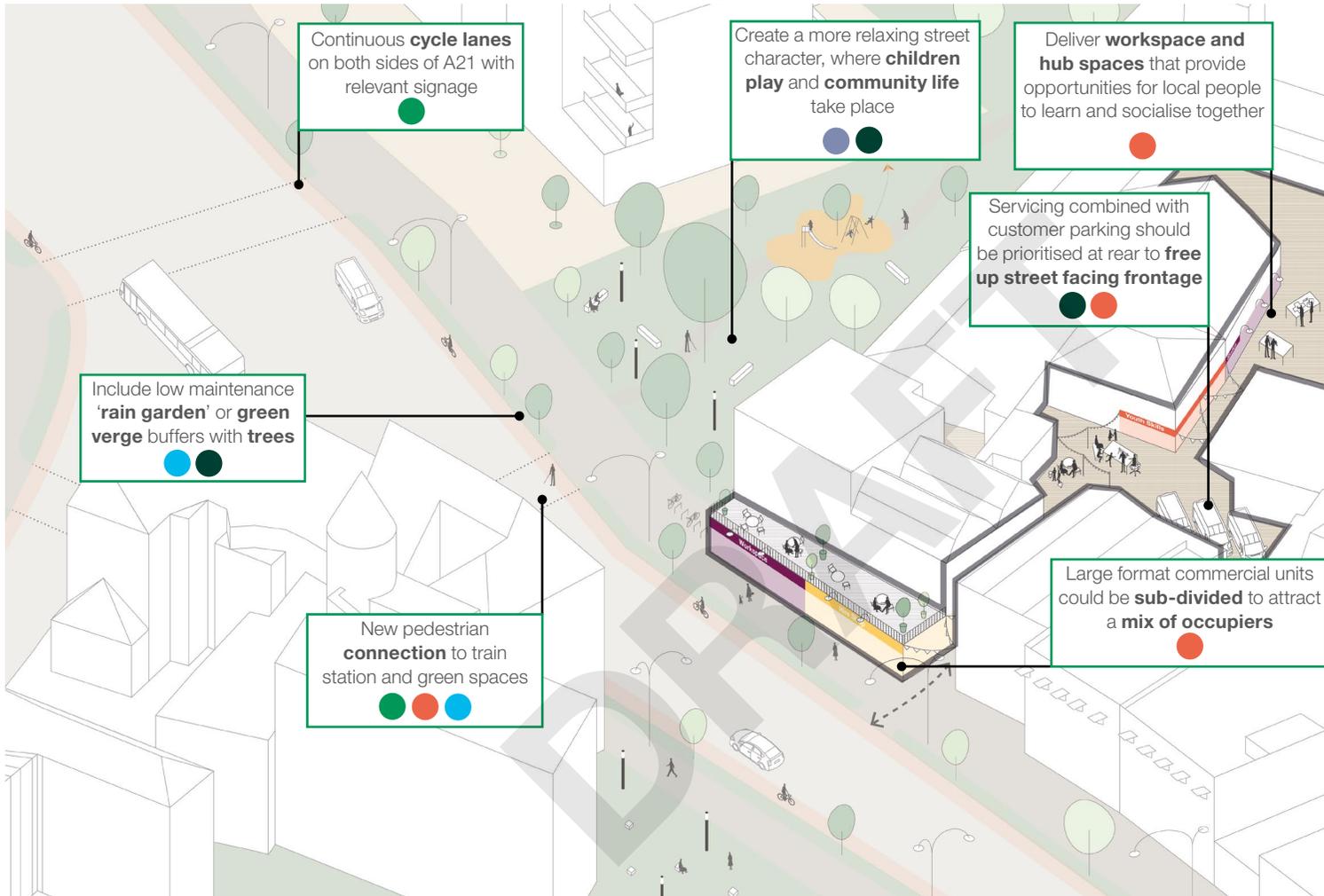


Principle: Along retail parades, encourage taller ground floor ceiling heights to be adaptable to retail  
Precedent: New developments along Kingsland Road, LB Hackney

\* The London Squares were designated by the London Squares Preservation Act 1931. See map of the London Squares on page 16.

# Typological Guidance

## Small employment-led sites: Light touch improvement



- **Maximise the delivery of new homes to meet the Borough's identified need**
- **Strengthen the distinctiveness of local centres, enhance the historic environment and meet local employment and infrastructure needs**
- **Promote sustainable modes of transport**
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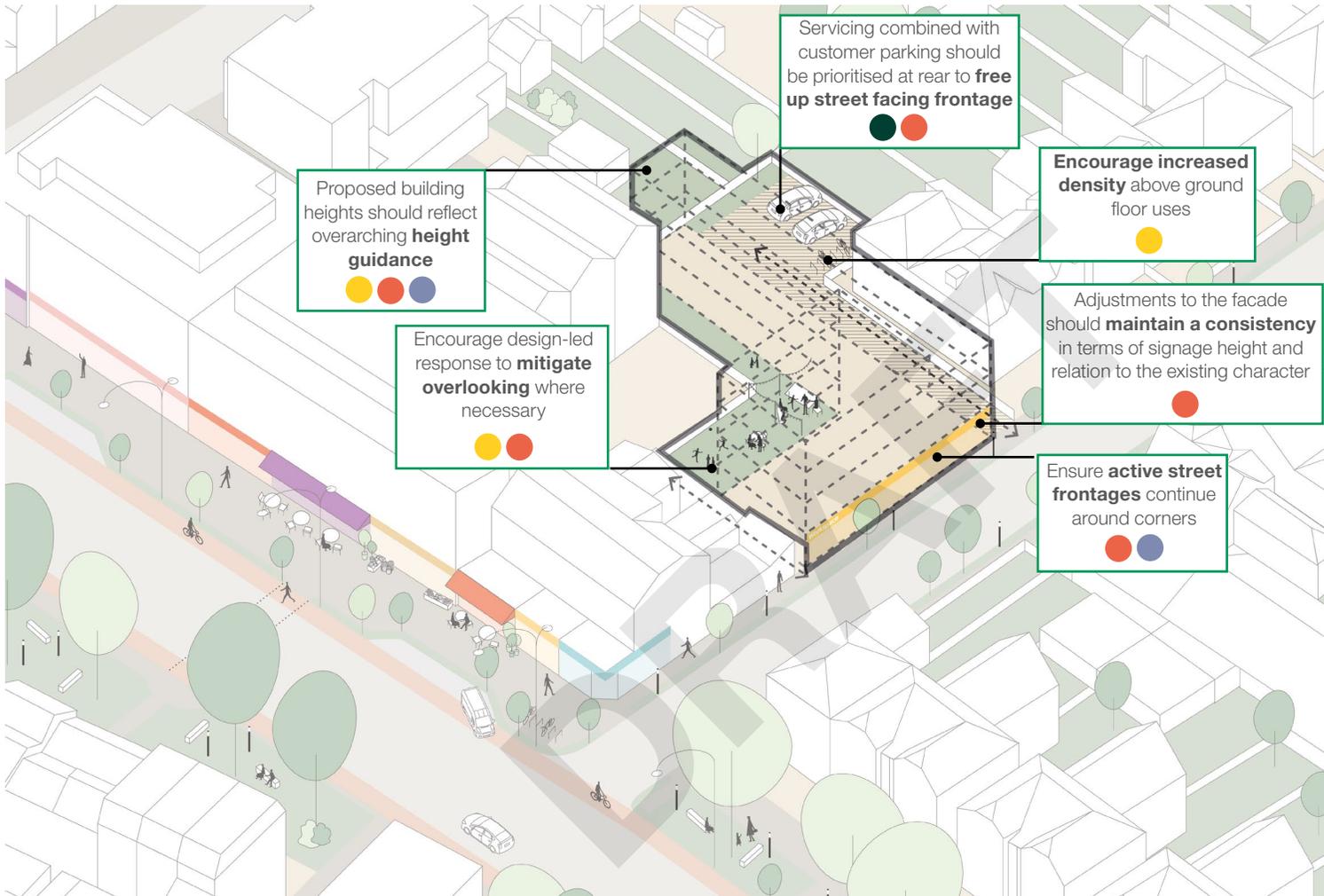
Principle: New pedestrian connection to train station and green spaces  
Precedent: Lower Marsh Regeneration, LB Kingston upon Thames



Principle: Deliver workspace and hub spaces that provide opportunities for local people to learn and socialise together  
Precedent: Illiffe Yard, LB Southwark

# Typological Guidance

## Small employment-led sites: Addition



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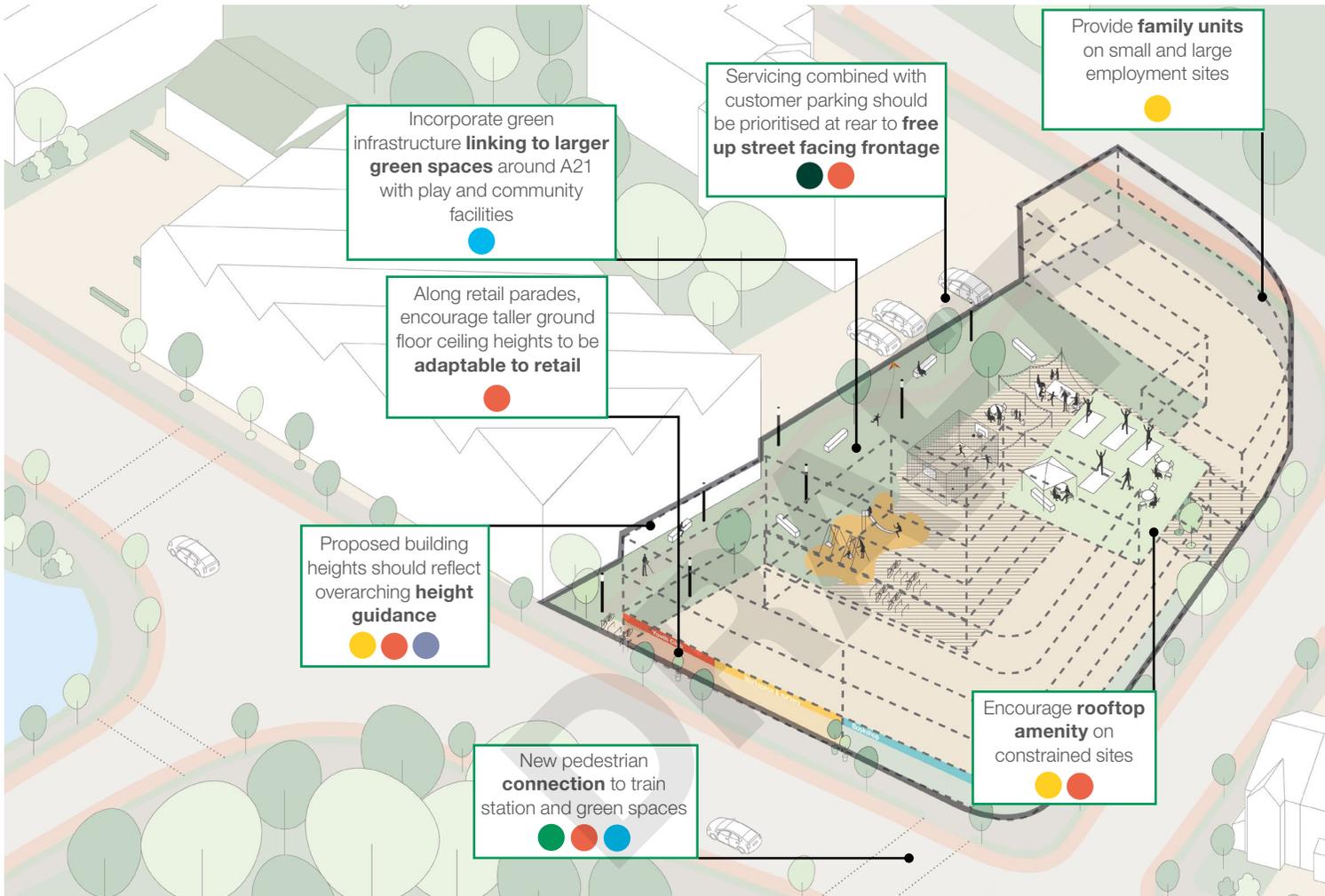
Principle: Encourage increased density above ground floor uses  
Precedent: 61-63 Wallis Road, LB Hackney



Principle: Ensure active street frontages continue around corners  
Precedent: 24-26 White Post Lane, LB Tower Hamlets

# Typological Guidance

## Small employment-led sites: Comprehensive redevelopment



- **Maximise the delivery of new homes to meet the Borough's identified need**
- **Strengthen the distinctiveness of local centres, enhance the historic environment and meet local employment and infrastructure needs**
- **Promote sustainable modes of transport**

- Support better air quality and create an exemplary healthy street at scale**
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- Celebrate a rhythm of pause and intensity**



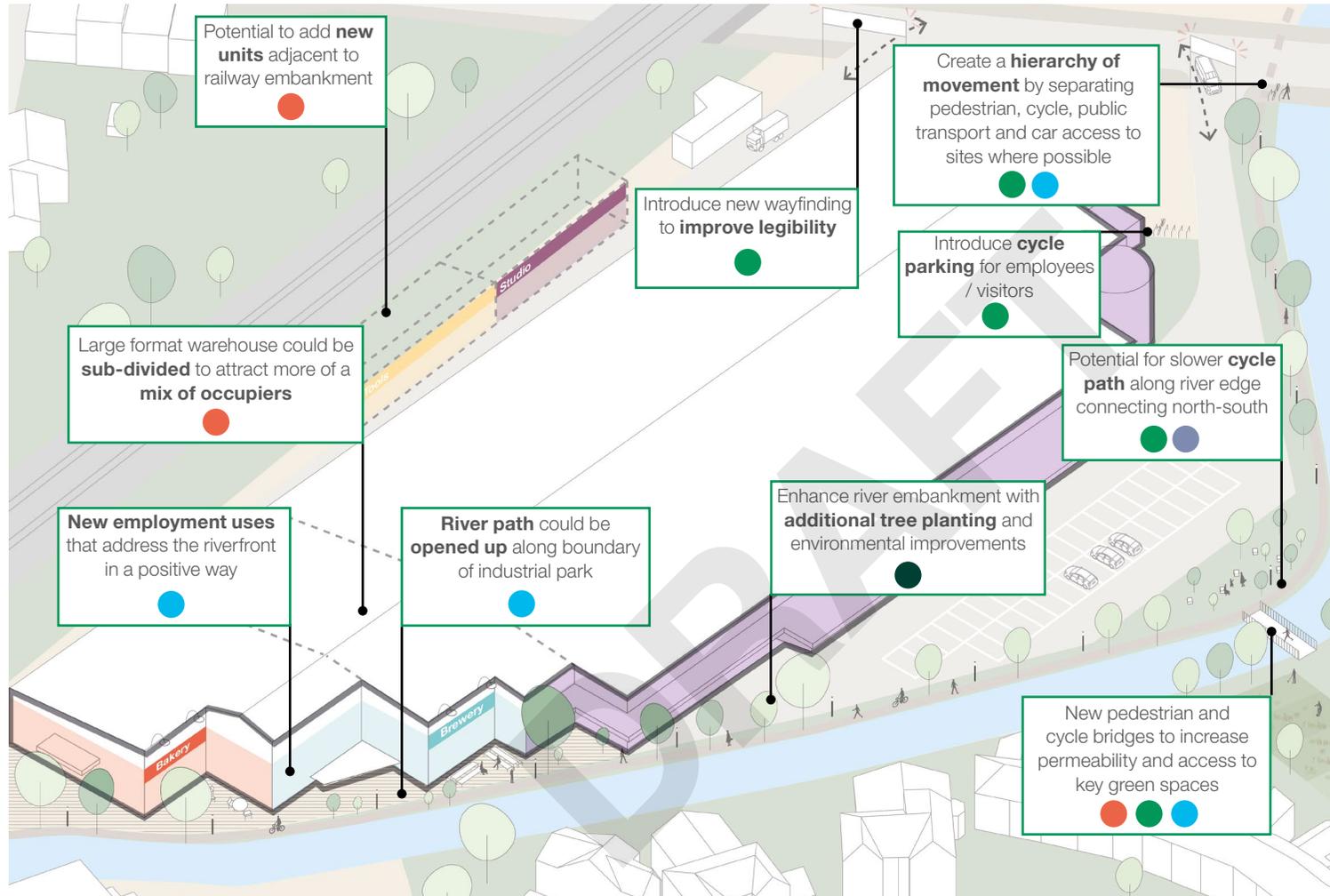
Principle: Provide family units on small and large employment sites  
Precedent: Lord Graham Mews, LB Enfield



Principle: Encourage rooftop amenity on constrained sites  
Precedent: Winter Gardens at 24-26 White Post Lane, LB Tower Hamlets

# Typological Guidance

## Large employment sites: Light touch improvement



- **Maximise the delivery of new homes to meet the Borough's identified need**
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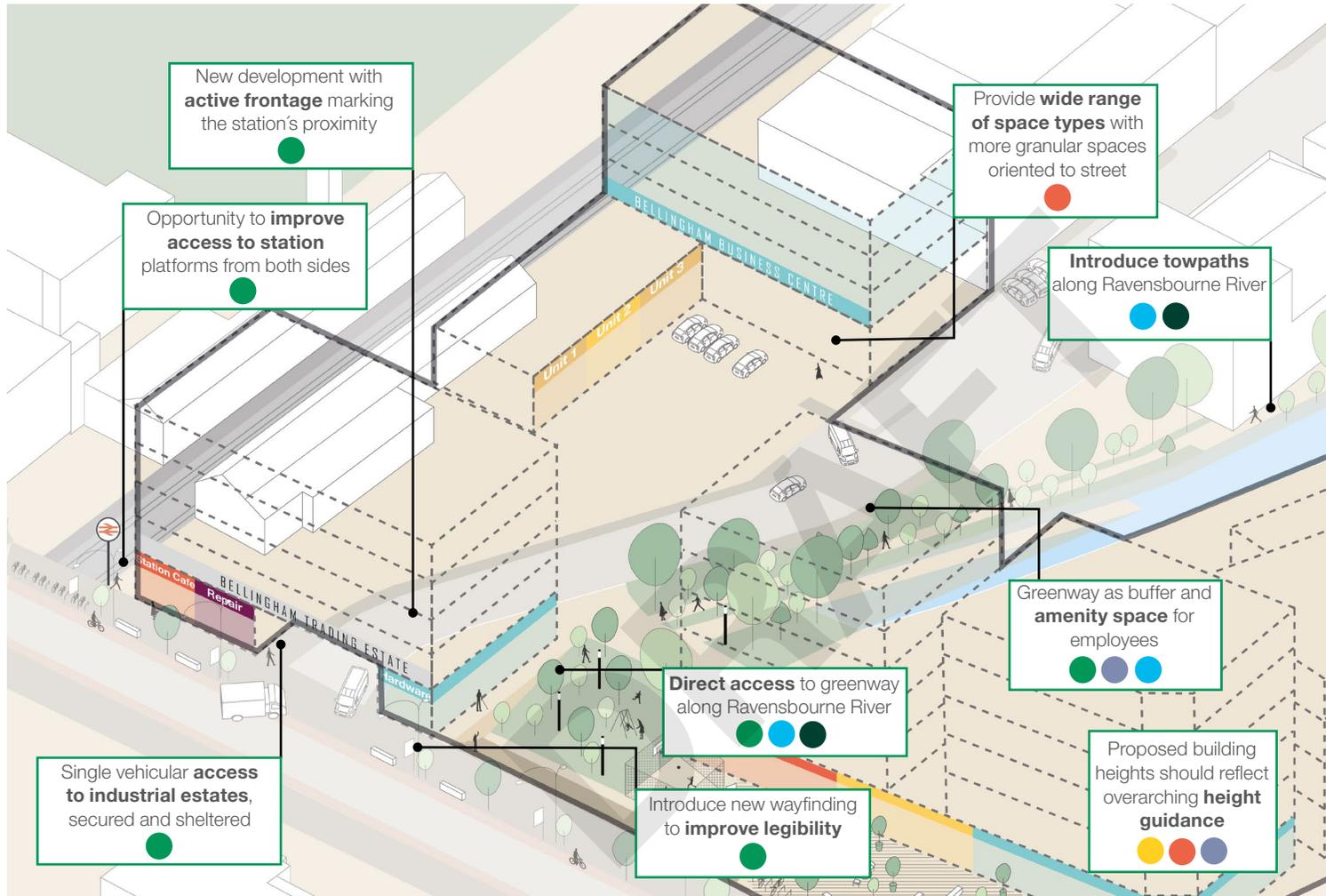
Principle: New employment uses that address the river front in a positive way  
Precedent: Ravenswood Industrial Estate, LB Walthamstow



Principle: New pedestrian and cycle bridges to increase permeability and access to key green spaces  
Precedent: Camley Bridge, King's Cross, LB Camden

# Typological Guidance

## Large employment sites: Addition



Site 10 - Land at Randlesdown Road

- **Maximise the delivery of new homes to meet the Borough's identified need**
- **Strengthen the distinctiveness of local centres, enhance the historic environment and meet local employment and infrastructure needs**
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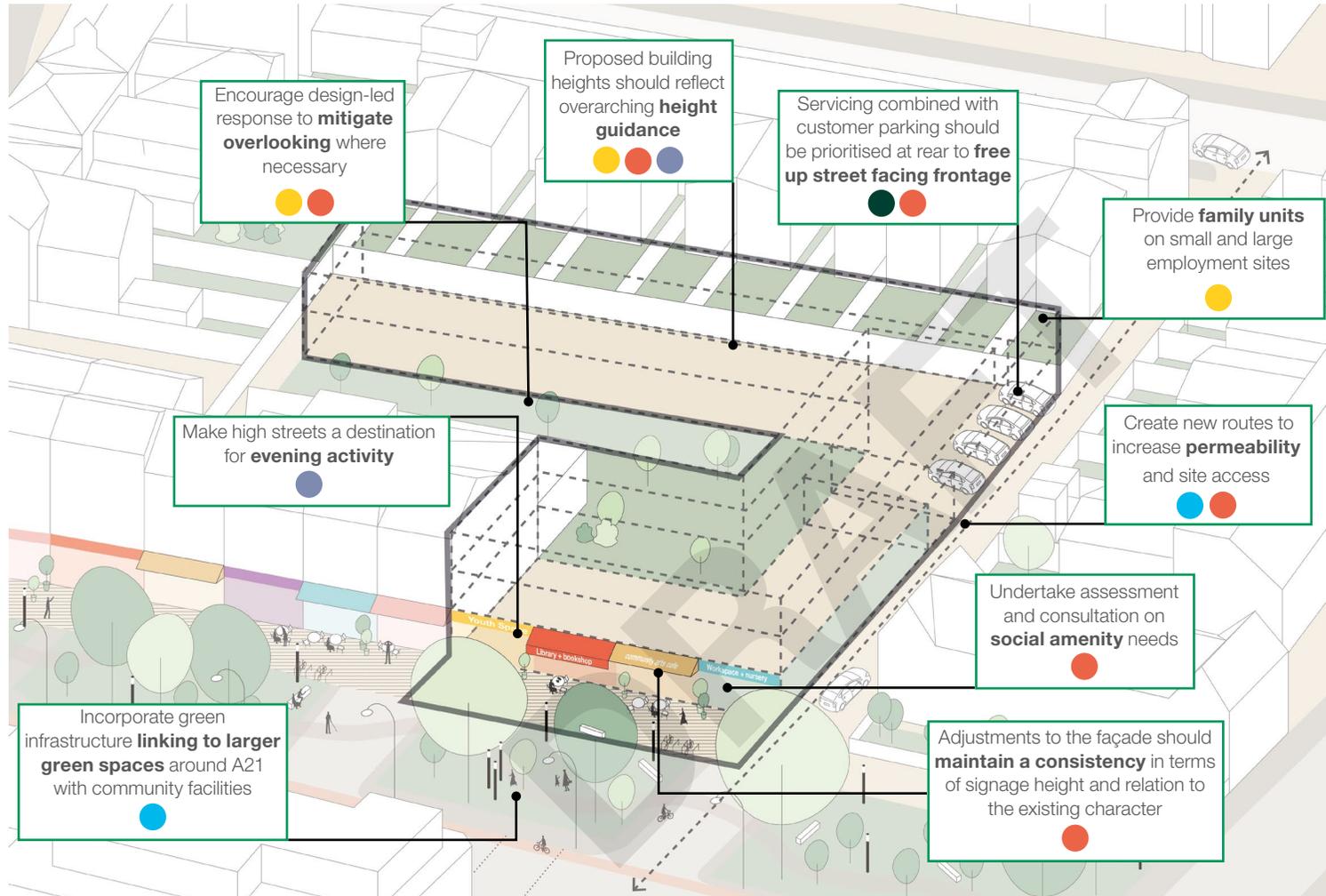
Principle: Single vehicular access to industrial estates, secured and sheltered  
Precedent: Morden Wharf, LB Greenwich



Principle: Introduce towpaths along Ravensbourne River  
Precedent: Cycle and pedestrian path along River Lee Navigation in Hackney Wick, LB Hackney

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## Large employment sites: Comprehensive redevelopment



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Principle: Undertake assessment and consultation on social amenity needs  
Precedent: Prowse Court, LB Enfield



Principle: Adjustments to the façade should maintain a consistency in terms of signage height and relation to the existing character  
Precedent: Caxton Works, LB Newham