

PROPOSALS  
MASTERPLAN



Summary Schedule

No. 1B flat	29
No. 2B flats	21
No. 2B duplex	3
No. 3B Houses	4
<b>Total number of homes</b>	<b>57</b>
No. parking spaces	57

- (A) 2.5 storey
- (B) 3-5 storey
- (C) 3 storey
- (D) 3 storey
- (E) 2.5 storey
- (1) Main site entrance and access road
- (2) Green space with play area and green buffer
- (3) Play space
- (4) Private gardens
- (5) Roof terrace with courtyard parking below
- (6) Access to undercroft parking
- (7) Redefined street frontage with terraced housing
- (8) Mews buildings
- (9) Retained landscape







# PROPOSALS TYPICAL FLOOR PLAN



## Masterplan

The proposed masterplan has been designed to

### Tenure Key:

- 1B2P
- 2B4P
- 2B4P Duplex
- 3B House



# PROPOSALS GROUND FLOOR PLAN



Tenure Key:

- IB2P
- 2B4P
- 3B House
- Bins and bikes

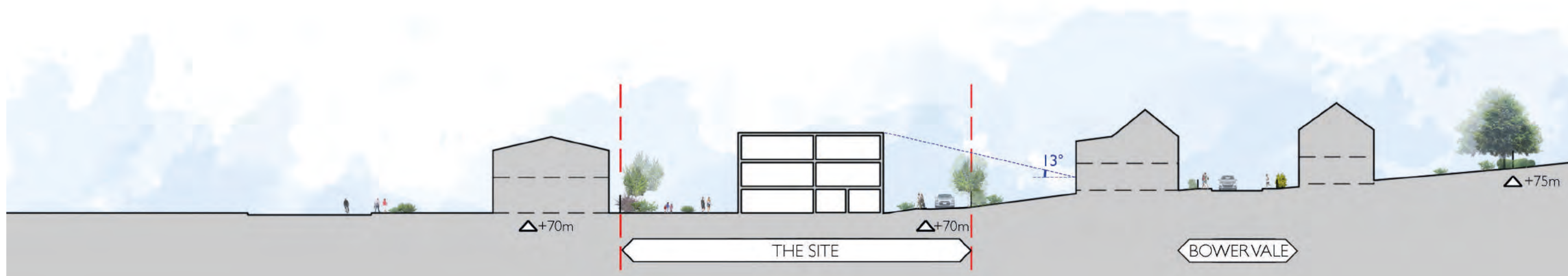


# PROPOSALS

## MASSING STUDY



Section A: North/south section along Bower Hil (Scale 1:500)

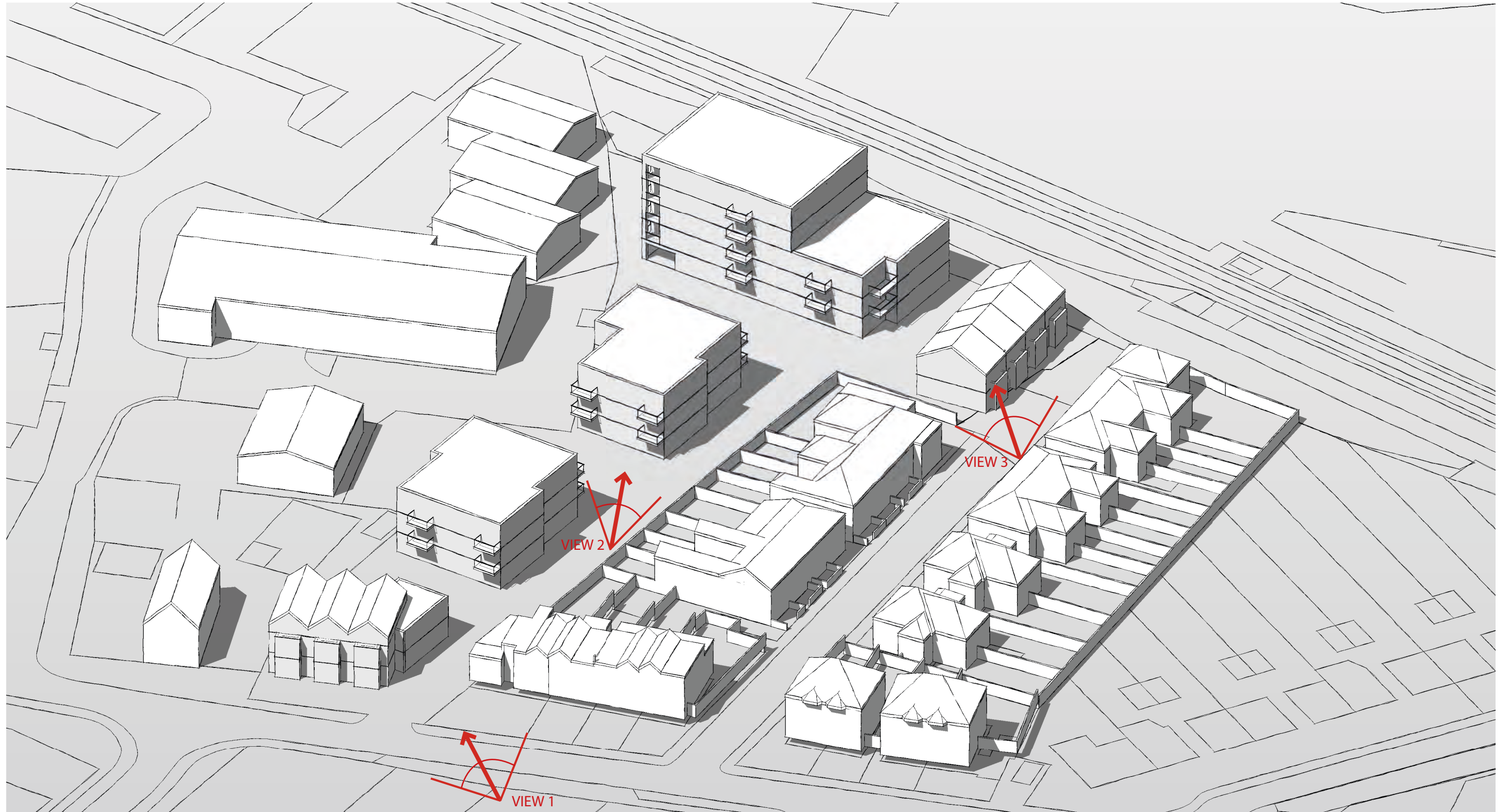


Section B: North/south section through site and Bower Vale (Scale 1:250)





# PROPOSALS LOOK AND FEEL





# PROPOSALS LOOK AND FEEL



View 1 - Terraced Street - Bower Hill frontage

- Repetitive form
- Pitch roof with gable facing onto street
- Two storey bay
- Red brick
- Inset balconies
- Juliet balconies
- Entrances marker
- Terraced garden above integrated garage



# PROPOSALS LOOK AND FEEL



View 2 - Villa Blocks

- Variation to roof: flat roof/shallow pitch roof
- Dormer windows to top floor to reduce roof height
- Blend of materials using red brick/white brick/black timber boarding
- Grouped openings creating a vertical fenestration arrangement
- Protruding balconies adding creating a play on facade
- Brick detailing
- Mews parking courts with garages
- Shared surface to mews space





# PROPOSALS LOOK AND FEEL



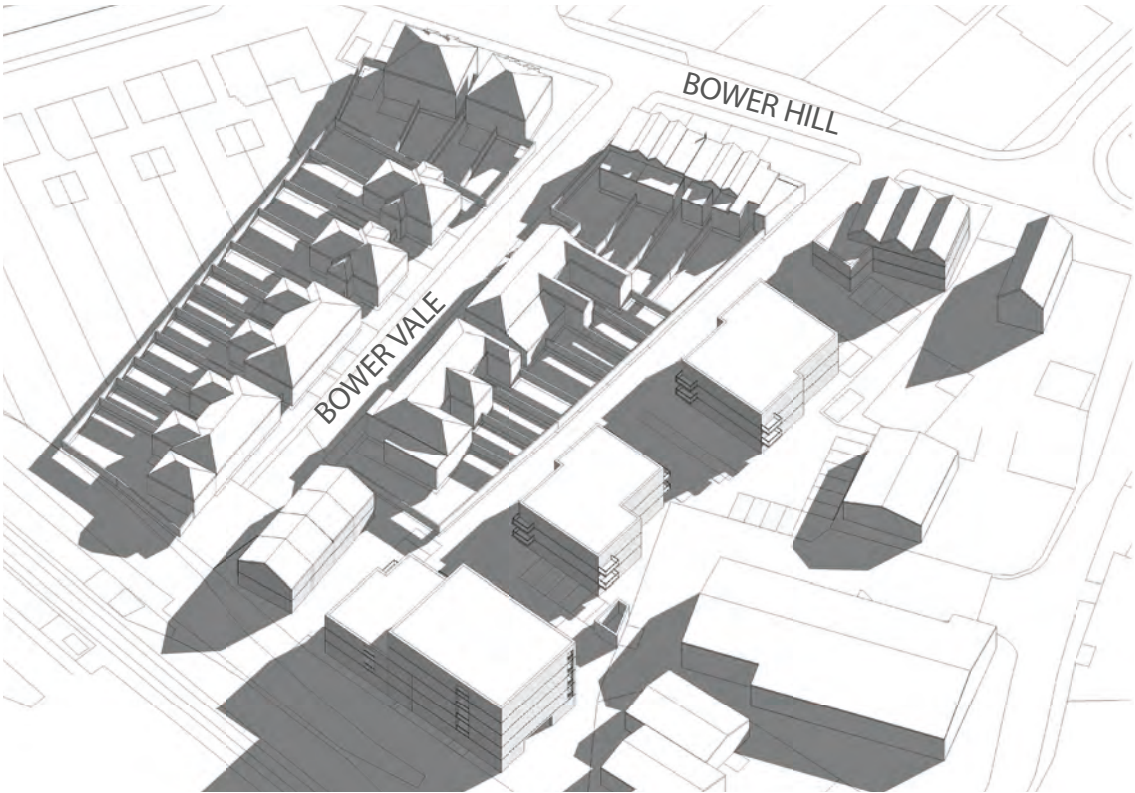
View 3 - Traditional Terraced Street - Bower Vale frontage

- Predominant two storey houses
- Variation of roof pitch: Pitched roof and two storey gable roof
- Red brickwork/white painted brickwork
- Two Storey Bay
- Repetitive Form

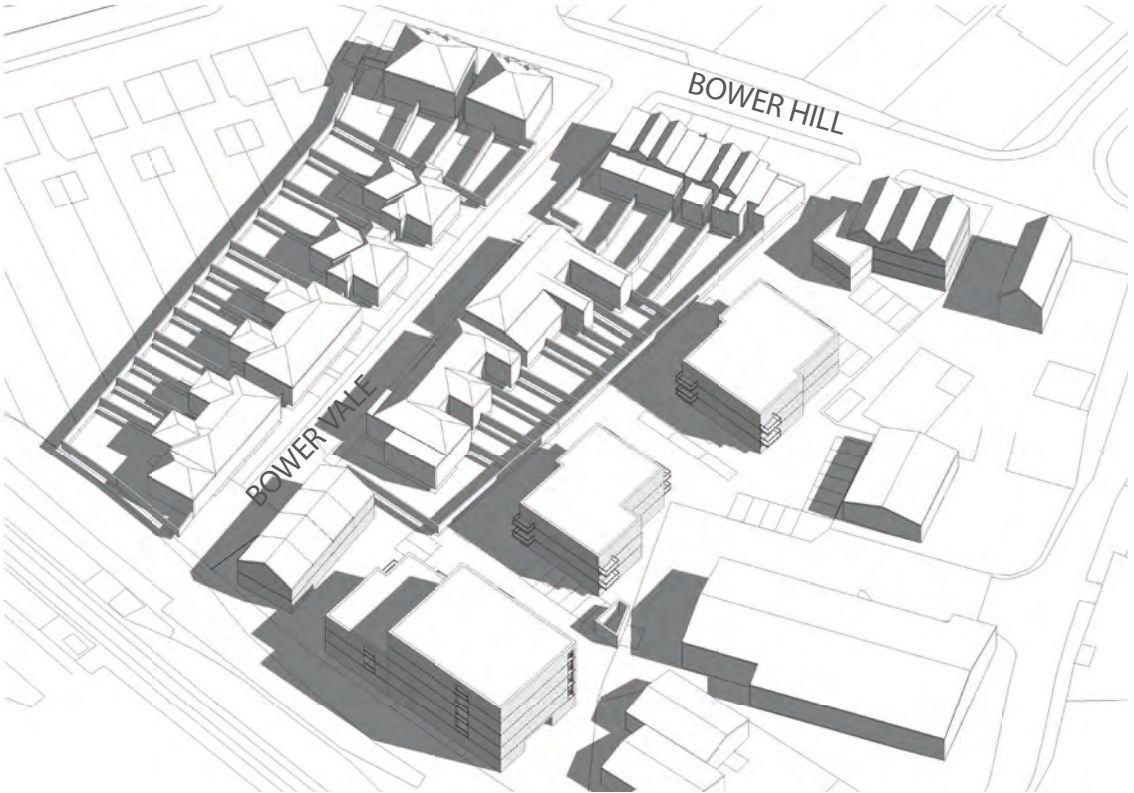




PROPOSALS  
SHADOW ANALYSIS



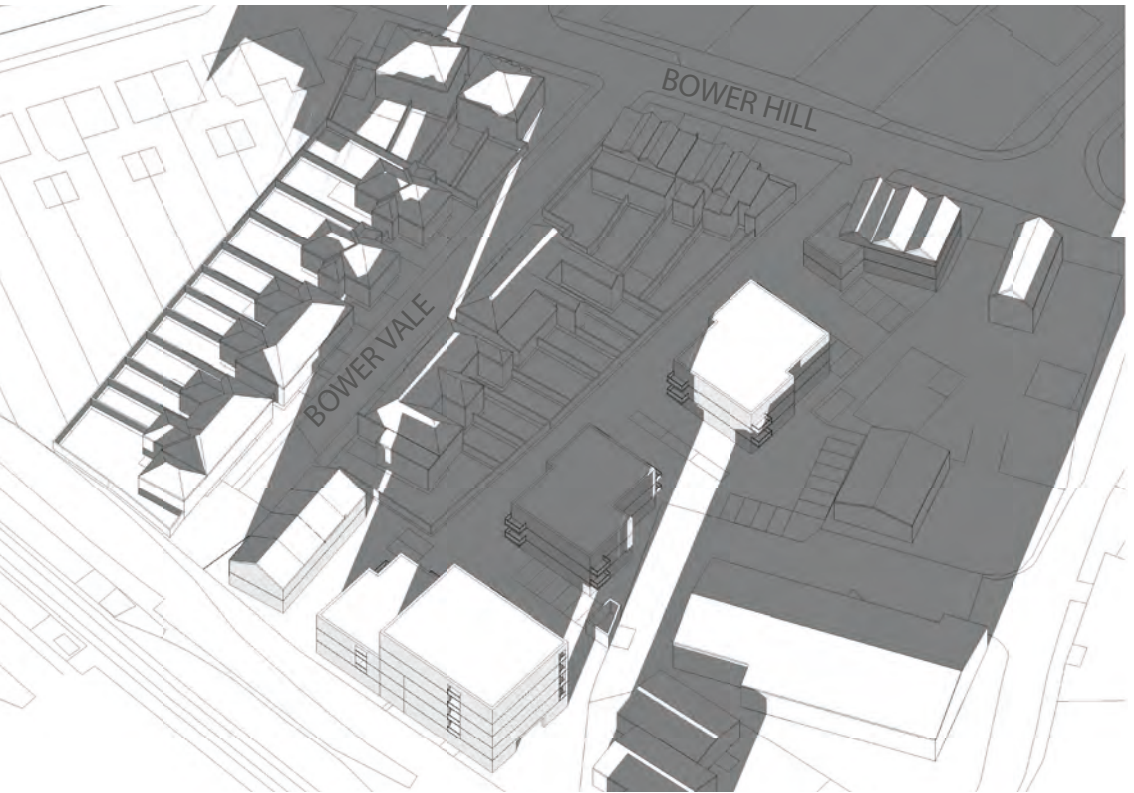
March 21st 09:00 am



March 21st 12:00 pm



March 21st 15:00 pm

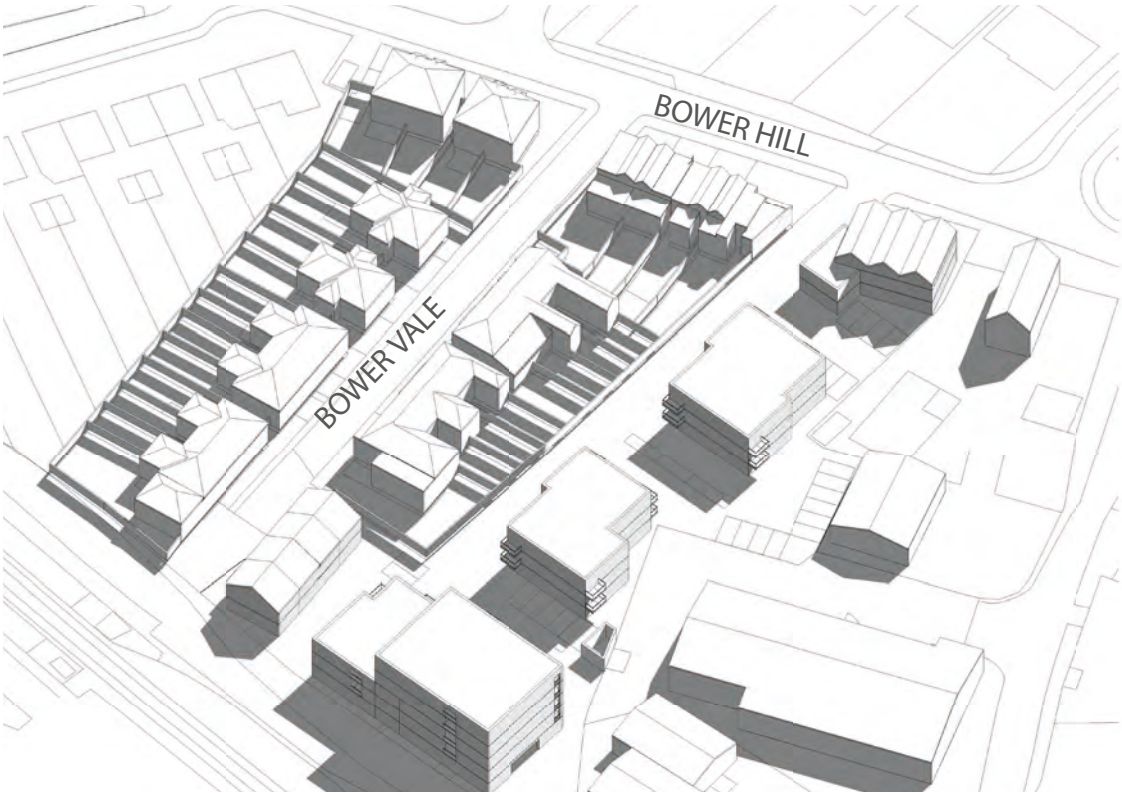


March 21st 18:00 pm

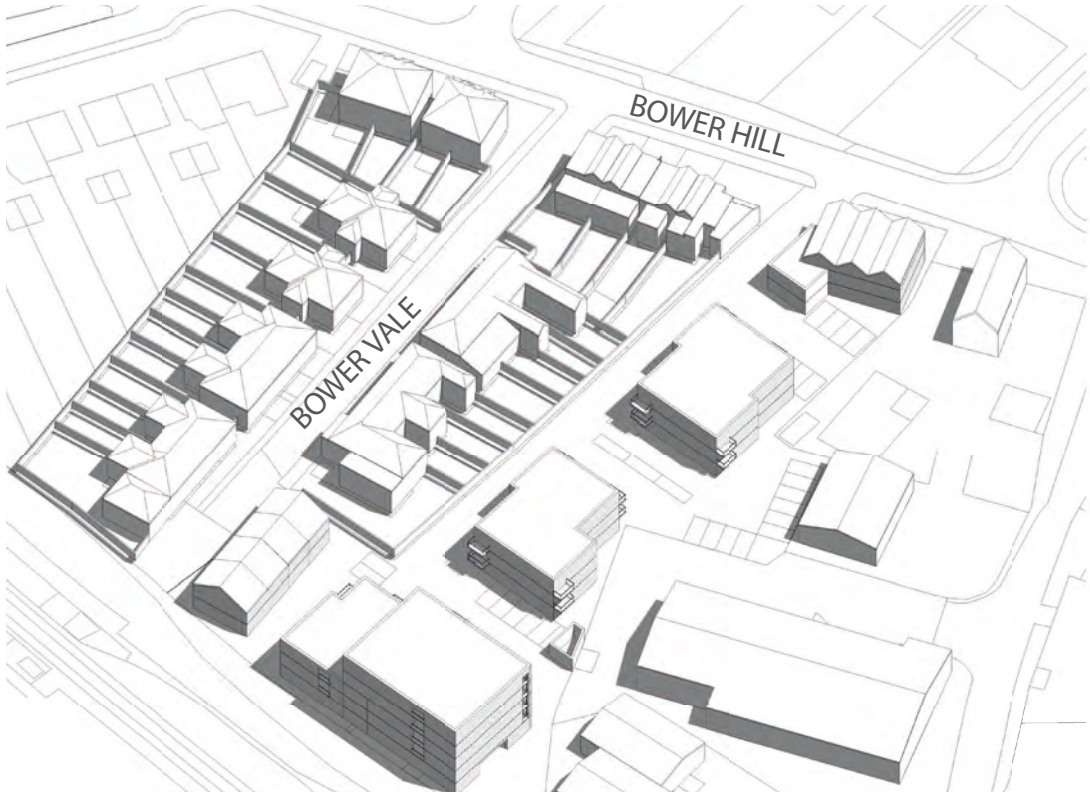
\*Note: ground levels assumed



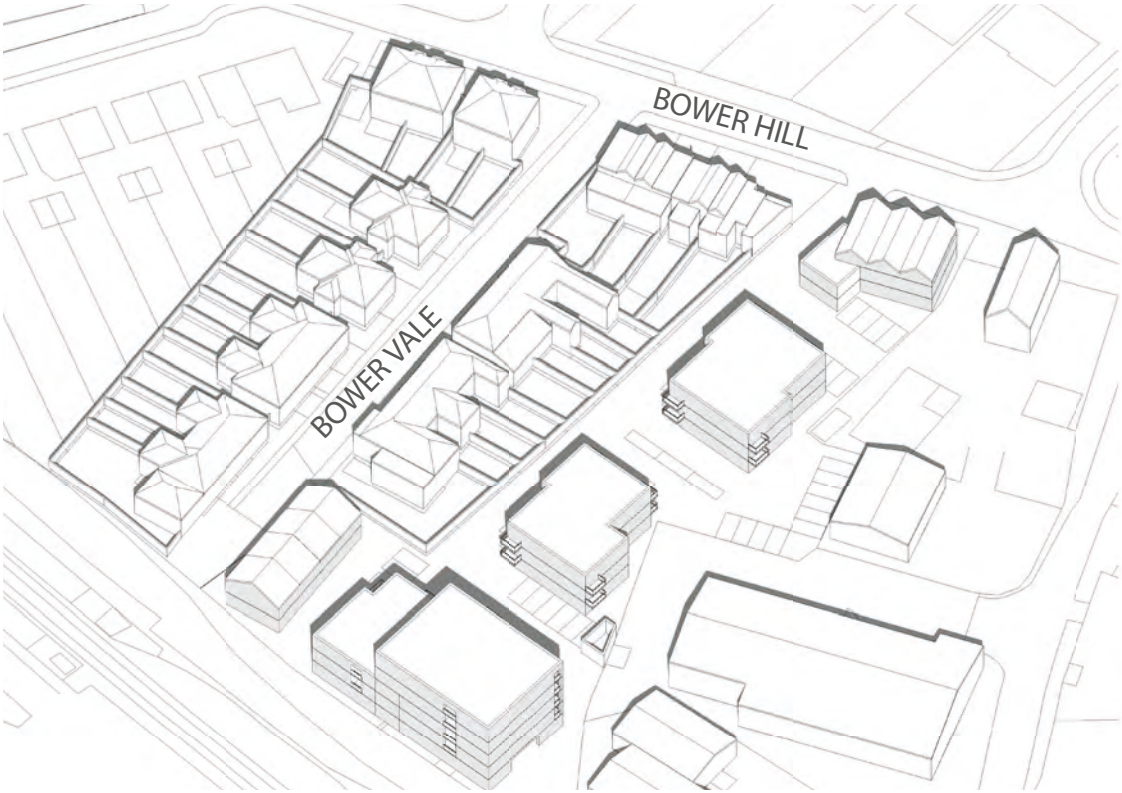
PROPOSALS  
SHADOW ANALYSIS



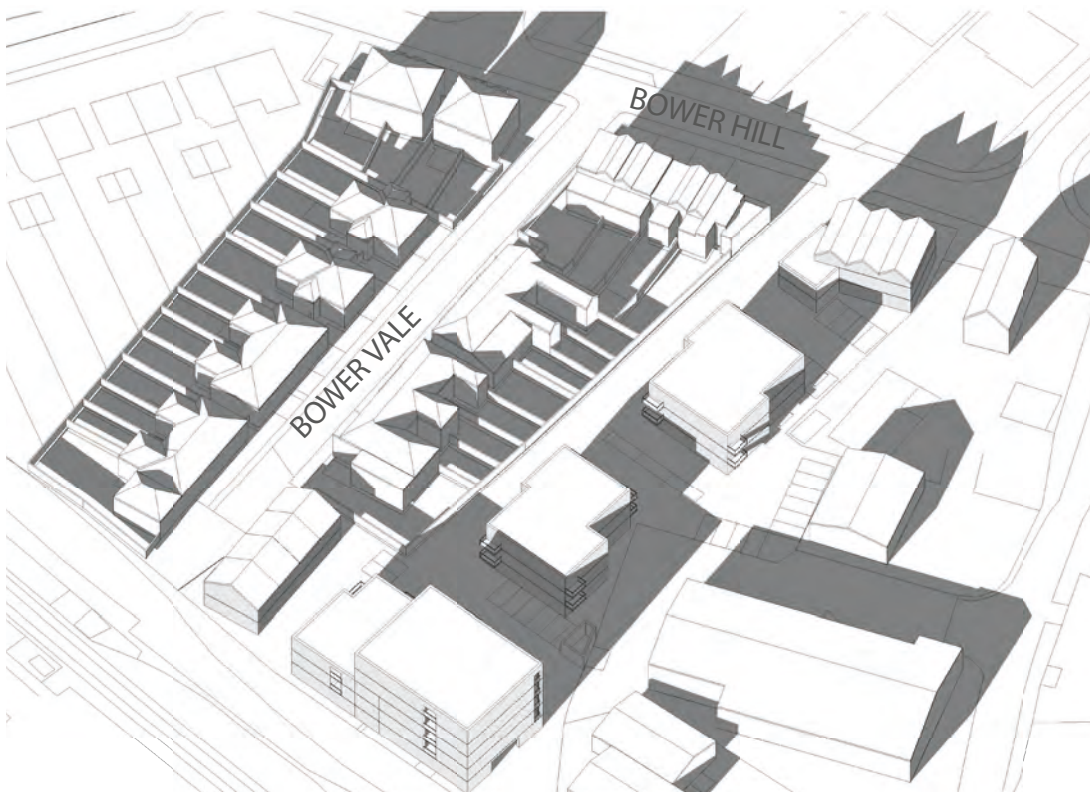
June 21st 09:00 am



June 21st 12:00 pm



June 21st 15:00 pm



June 21st 18:00 pm

\*Note: ground levels assumed



# PROPOSALS WIDER MASTERPLAN







Industrial buildings adjacent to the site



Commercial buildings adjacent to the site



# EXPERIENCE JTP PROJECTS



Brewery Wharf, Twickenham

Brewery Wharf, formerly Twickenham Sorting Office, sits within a prominent location on the northern approach to the town centre. When operations at the Sorting Office ended over five years ago the site became unoccupied, presenting a unique opportunity for regeneration. The site is located between the railway on one side and the River Crane on the other. The brief called for a high quality, residential and mixed-use development which enhances this important part of Twickenham and integrates well with the surrounding area.



Belsteads Lane

Belsteads Lane is a project made up of several phases, located to the North of Chelmsford and forming part of the wider planned expansion known as Channels. Situated on an existing golf course, the site offered JTP and client Home Group the opportunity to create a unique new neighbourhood set within the beautiful landscape of Essex countryside. The proposals for Belsteads Lane will deliver 240 new homes with a mix of tenures and sizes, ranging from one and two bedroom apartments right up to five bedroom family homes. The brief from Home Group was to create a bespoke set of high quality housetypes in line with their design principles, with features such as full height glazing, open soffit ceilings, open plan living arrangements and a strong connection between indoor and outdoor space. The house typologies were influenced by the Essex Barn vernacular, and the set of design principles that unite them create a cohesive neighbourhood that is both desirable and beautiful.







**St Clement's Hospital, Bow**

St Clement's Hospital is a former workhouse infirmary in Bow, East London. The 4.5 acre site, with nineteen buildings of varying age and quality, has been derelict since 2005. In 2012, the Mayor of London decided to establish London's first ever Community Land Trust on the St Clement's Hospital site. Galliford Try and Linden Homes, with JTP as architect and masterplanner, were selected as the Greater London Authority's Development Partner to deliver the redevelopment of St Clement's Hospital. Upon appointment, 'Creating a New Vision for St Clement's Hospital Community Planning Workshops' were held over two days at Bow Methodist Church, a well known local community space, located near to the site. Over 350 local people took part and were given the opportunity to help develop design solutions for the future of the site.



**Wimbledon Hill Park**

The Wimbledon Hill Park project involves the redevelopment of Atkinson Morley, a former hospital in Wimbledon in the London Borough of Merton. The site is located within the Copse Hill Conservation Area and includes the locally listed hospital building set amongst mature trees. The hospital was opened in 1869 as a convalescent hospital and it retained this use until WWII, when it became an internationally recognised neuroscience centre. After it was closed in 2003, the building remained vacant until the site was acquired by Berkeley Homes in 2010. The majority of the hospital site consists of sports fields and open land which are part of the Metropolitan Open Land (MOL) that stretches south-westwards towards Cottenham Park Road. It includes open spaces for sport and recreation, a protected woodland, as well as a north-south footpath linking to the surrounding neighbourhoods.





# OUR SUCCESS JTP AWARDS



JTP has been named Masterplanning & Public Realm Architect of the Year at the 2016 BD Architect of the Year Awards.

The accolade recognises architects working on the strategic distribution of buildings and infrastructure, as well as the design of hard and soft landscaping in urban environments. Judge's examined all-round design excellence and fitness for purpose over a body of work. JTP's submission included Southall Waterside, Chilmington Green, St Clements, and The Oaks in Prague, all of which were developed through our unique Collaborative Placemaking process.

## Awards

We are passionate about placemaking and our unique approach has received high praise, recognised with over 200 design awards over the past twenty years. Some of these are listed here.

We are also the only architectural practice in the UK to have won eight Building for Life Awards, the national standard for well-designed homes and neighbourhoods.

A Home for All Seasons, Sunday Times British Homes Award for Resilient Home of the Future • Park Street & Lombard Close, Nottingham(LABC) Building Excellence Awards – Grand Finals Winner, Best Social or Affordable New Housing Development • Fulham Reach, What House? Awards, Best Mixed-Use Development • JTP The Building Good Employer Guide Third Place • Wimbledon Hill Park, London Sunday Times British Homes Awards Development of the Year – Scheme of up to 25 homes • Changzhi Island, China Successful Design Awards - Award for Social Innovation • JTP Best Companies Two Star Status Accreditation • The Oaks, Prague AJ120 Awards - Architectural Collaboration of the Year - Shortlisted • St Clements Hospital, Bow Placemaking Awards - Community-led Placemaking – Highly Commended • Water Colour Placemaking Awards - Best Housing Scheme – Highly Commended • St Clement's, Bow National Housing Awards - Overall Winner, Urban Design Group Award • The Hampton Evening Standard New Homes Awards - Best New Large Development • JTP Best Companies One Star Status (Accreditation) • Graylingwell Park, Chichester Royal Town Planning Institute Planning Awards (South East) Community Engagement Award • Kip Village, Inverkip What House? Awards Best Development - Gold • Water Colour, Surrey Building for Life Silver Standard • The Hamptons What House? Awards Best Development - Bronze, What House? Awards Best Exterior Design - Silver • Graylingwell Park Sustainable Housing Awards -Sustainable Larger Social Housing Project of the Year, The Housebuilder Awards - Best Low or Carbon Zero Initiative • JTPs' London Studio City of London Sustainable City Awards Sustainable Building of the Year, The AJ100 (Architects' Journal) Sustainable Practice of the Year Shortlisted, Retrofit Awards - Commercial Building Category, Highly Commended, Green Business Awards, Giant Green Business Awards, Islington Council Sustainable Transport (Medium/Large Business), Sustainability and Innovation Award, CoreNet Global UK Chapter Awards • Water Colour What House? Awards Best Brownfield Development Silver Award • Royal Clarence Yard, Gosport RTPI Regional Award Heritage Category Commended • Scarborough Renaissance International Association for Public Participation's (IAP2) Core Values Awards Project of the Year • JTP Best Companies One Star Status (accreditation), The AJ100 (Architects' Journal) Practice of the Year Shortlisted • Scarborough Renaissance European Enterprise Awards Grand Jury Prize, Enterprising Britain Award Winner • Royal Clarence Yard The International Green Apple Awards for the Built Environment and Architectural Heritage Gold Award • Gunwharf Quays, Portsmouth Building for Life Silver Standard Award • Royal Clarence Yard RICS South East Awards Regeneration Category Runner up • Water Colour The Evening Standard New Homes Awards Best New Family Home (4 bed) Burchfield,, Best New Family Home (3 bed) Sommer, Best New Starter Home (2 bed) Keller • Manse Road, Dirleton, East Lothian Homes for Scotland Quality Awards Rural Small Project Award • Briery Meadow (Rowanlea House Type) East Lothian Scottish Home Awards Business Stream House of the Year • Briery Meadow Homes for Scotland Quality Awards Rural Large Project Award • Water Colour The Daily Telegraph Your New Home Awards Waterside Category: Highly Commended, What House? Award (Property Week/Builder Magazine Group) Joint Gold Winner for Best Brownfield Development • Urridaholt, Gardabaer, Iceland BSA/Build Boston Citation for Urban Design, International LivCom Award for Built Projects Silver Award • Putney Wharf The Waterways Renaissance Awards Winner of the Design and Construction Category • The Manor, Lower Earley Building for Life Silver Standard Award • Hoebridge Works Evening Standard Home of the Year • Briery Meadow (Rowanlea House Type) What House? Award (Property Week/Builder Magazine Group) Silver winner for Best House • The Belvedere, Cambridge The Daily Mail 4 Star Award for Best Development (Regionally), The Daily Mail 5 Star Award for Best Apartment (Regionally), The Daily Mail Award for Best UK Apartment • The Village at Caterham Building Awards Major Housing Project of the Year • The Hamptons What House? Award Silver Winner for Best Exterior Design • Nordica, London What House? Award Bronze Winner for Best Brownfield Development • Hoebridge Works What House? Award Gold Winner for Best Starter Home • Cassio Metro What House? Award Silver Winner for Best Brownfield Development • The Village at Caterham Building for Life Gold Standard Award • Putney Wharf Building for Life Silver Standard Award • French Quarter Housing Design Awards Exhibition of Excellence • Royal Clarence Yard Regeneration Awards (Property Week/Builder Magazine Group) Best Housing-led Regeneration Project • Queen Elizabeth Park, Guildford Building for Life Gold Standard Award, Your New Home Awards Best Development for Family Living • Putney Wharf Planning for London Awards (Mayor's Office) Best Planning Built Project Contributing to London's Future • Peter Scott Centre The Waterways Renaissance Awards BURA and The Waterways Trust Heritage and Conservation Award Winner • Makins Court The National HomeBuilder Design Awards Commendation for Best Retirement Development • Lawfords Wharf, London The National HomeBuilder Design Awards Commendation for Best Small Housing Development • JTP Architect of the Year Awards Runner up • Charter Quay, Kingston Upon Thames Building for Life Gold Standard Award • Gunwharf Quays The National HomeBuilder Design Awards Best Mixed-use Development Commendation for Best Use of a Brownfield Site • Charter Quay Building for Life Gold Standard Award • The Village at Caterham The Deputy Prime Minister's Award for Sustainable Communities Finalist • Queen Elizabeth Park The Evening Standard Awards 2003 Best Three Bedroom House & Best Home of the Year • Makins Court, Winchester Alresford Society Rosebowl Winner • Kew Riverside Bentley International Property Awards Best UK Development Best Architecture (5 star rating) • Kew Riverside What House? Award Gold Winner for Best Development • Charter Quay The Waterways Renaissance Awards Commendation for Riverside Regeneration Project, The National HomeBuilder Design Awards Best Mixed-Use Development • The Village at Caterham The European Urban and Regional Planning Awards 2002 Conversion (Joint Winner) • Charter Quay Association of Town Centre Management Annual Awards Best Town Centre Mixed-use Development • The Village at Caterham BURA Community Award Caterham Barracks Community Trust • The Village at Caterham The RTPI National Awards for Planning Achievement Award for Planning for the Whole Community • Peter Scott Centre RICS Award for Regeneration, Silver Unicorn Award from the British Guild of Travel Writers for UK Best New Tourist Attraction, Tourism for Tomorrow Global Winner for Sustainable Tourism • Freiman Frankfurter Allgemeine Zeitung Award for Planning Innovation • Berlinerplatz, Essen, Germany



# OUR SUCCESS CREDENTIALS

JTP Chartered Practice Registration Number 2249624P



JTP Royal Institute of Architects Scotland Chartered Practice Services Number 2363



JTP is a supporter in kind of The Academy of Urbanism which brings together a group of thinkers and practitioners involved in the social, cultural, economic, political and physical development of our villages, towns and cities.

[www.academyofurbanism.org](http://www.academyofurbanism.org)



JTP is a member of the NLA. The organisation is a focus for the debate and discussion of issues facing architecture, planning, development and construction in the capital.

[www.newlondonarchitecture.org](http://www.newlondonarchitecture.org)



JTP is a Carbon Smart Silver certified company. This is awarded for taking an intelligent and practical approach to reducing our carbon footprint and improving our environmental performance in various ways.



JTP is associated with BREEAM, one of the world's leading and most respected building assessment schemes that can be applied across all stages of a building's life cycle.



JTP is accredited with Best Companies 2 Star Status, in the Best Companies to work for survey 2016/2017. Being a best company goes beyond the bottom line. It's about excelling in every area throughout the workplace and an organisation's commitment to its most important assets - its workforce.



JTP was ranked 3rd in the Building Good Employer Guide 2016. We are delighted to be recognised for the hard work we put into making our studios stimulating and enjoyable places to work, and for the innovative programs we put in place to reward our talented team.



JTP was awarded Masterplanning and Public Realm Architect of the Year Awards 2016.

The awards reward the practices responsible for the best overall body of work in 13 different categories.



JTP was awarded Employer of the Year at the 2012 AJ100 Awards.

The award recognises staff satisfaction, workplace culture, benefits and staff turnover.

The AJ100 remains the authoritative survey of the largest architecture practices in the UK and the annual awards celebrate the most innovative and successful practices.



JTP London and Edinburgh Studios are accredited by the Contractors Health & Safety Assessment Scheme (CHAS) having demonstrated compliance as a Designer under the CDM Regulations.

JTP is also accredited under the SMAS WorkSafe Assessment Scheme. Both schemes are members of the Safety Schemes in Procurement (SSIP) forum.



JTP is committed to the continued investment in time and technology to improve quality, efficiency and accuracy of our work and in turn deliver exceptional solutions to our clients. We have in place a Quality Management System and hold ISO9001 certification.



JTP seeks to minimise the impact of our project and studio activities on the environment. We have in place an Environmental Management System and hold ISO14001 certification.



JTP realise that it is important to **practise what you preach**. To this end we have taken steps to create a sustainable and enjoyable working environment, minimise our carbon footprint in our premises and how we work; embed quality and design excellence throughout our projects and implement measures that stimulate and engage our members of staff.

We continue to ensure that our accreditations, memberships, awards and affiliations reflect the importance we place on our people, our clients, and our collaborators in the delivery of great places.

We are not in the business of wasting paper!

JTP (London Studio) is a member of the First Mile Mixed recycling scheme. We operate a full recycling programme in our practice and make every effort to contribute to a Greener Way of Living & Working.

[www.thefirstmile.co.uk](http://www.thefirstmile.co.uk)



JTP (Edinburgh Studio) use Changeworks Recycling for all our recycling and carbon monitoring needs in Edinburgh. Changeworks Recycling is a thriving social enterprise, dedicated to providing recycling services for businesses Glasgow, Edinburgh and Central Scotland.

[www.changeworksrecycling.co.uk](http://www.changeworksrecycling.co.uk)





