collective

Isle of Dogs: London’s emerging metropolis
“explore what is possible instead what is disallowed”

Lawrence Barth
The overall objective is to protect, add value and enhance the character of the neighbourhood, while providing additional space for contemporary and functional needs.
The guide sets out a suite of architectural interventions, specific to each house and apartment type.
85 balcony extensions
200 new patio doors
  95 loft rooms
155 porch stores
12 projecting windows
  90 skylights
  55 studio sheds
  55 garden rooms
14 additional storeys
Clippers Quay includes 258 homes, some of which are owner occupied, whilst others are rented. The different house types include a mixture of terraced and detached houses, maisonettes, studios and apartment blocks.
However, the density and picturesque character of the building layout is purposefully closer to the scale of an English village than a Metropolitan neighbourhood.
Five steps

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2 Select
House type A1 is a two bedroom house organised over two levels, ground and first floor with a storage loft under the dual-pitch roof. There is a small front garden and a larger garden to the rear. The house is orientated towards the adjacent residential courtyard and local road.

The following dimensions are indicative and subject to detail design. All interventions within a single terrace should correspond exactly to neighbouring properties.
Porch Store
Modification to the external bin store. This new uninsulated, brick cupboard characterised by an asymmetrical butterfly roof, will provide a new space for small bikes, prams, or general household and garden equipment.

Location
Front of house under the entrance porch.

Size and scale
2m² GIA
Height: from ground level:
- top of eaves: 1200mm
- abutment to wall: 150mm below window sill valley: 900mm
Width: Party wall to edge of front door. Approx. 1200mm.
Depth: Boundary line to front facade. Approx. 2200mm.

Roof type
Asymmetrical butterfly roof falling from house and raised to street. Valley draining to garden (not to entrance). EPDM single ply rubber waterproof membrane and waterproof membrane and Natural finish, black.

Wall Type
Half brick thick masonry wall, stock bricks to match existing. Brick on edge under roof line to front gable, first two courses black engineering bricks to match existing.

Doors
Painted steel louvred doors facing garden. Colour: ‘CANTON (teal green 94) Tom’s oil eggshell by Farrow and Ball. TBC subject to samples.

Loft Room
The dual-pitched roof offers spaces for an extension into the loft, which could be used as an additional bedroom. The intervention of a dormer window provides light and additional head height in the existing loft space. It is characterised by its ‘kerbed’ pitch and projecting eaves, extending over a new timber, double window. Its colour and form rhyme with the existing entrance porch roof below.

Location
Front of house. Centrally aligned to double windows on first floor.

Size & Scale
Approx. 23m² GIA
The size of the dormer is determined by the following three factors:
The width of the new windows are the same as the existing double windows at ground and first floor, 1810mm + 100mm cheeks (sides).
The windows extend from the existing roof to the underside of the eaves with no wall or infill panel, approx. 1500mm.
A minimum 2000mm head height is provided internally.
All flashing to be kept to a minimum with joints to be concealed where possible.
Height (eaves to window sill): approx. 1500mm.
Depth (eaves to ridge): approx. 3600mm.

Roof type
Dormer with kerbed pitch and projecting eaves. Pitch oriented towards the front of the house. EPDM single ply rubber waterproof membrane over slope and cheeks. Natural finish, black. No mid panel seams. No gutter and downpipe, detail design should allow of sufficient eaves projection, min. 250mm.

Pitch
Approx. 6º and 2º

Wall, cheeks and eaves
EPDM single ply rubber waterproof membrane over slope and cheeks. Natural finish, black. No mid panel seams.

Windows
Double glazed hardwood, fixed pane windows. All new profiles to match existing. Glazing and profiles to meet current Building Regulations. Colour code: Raven (black) BS18B29.
Garden Room:
Depth: 1/3 depth of garden
Width: 3/5 width of garden
Double patio door alignment:
centre of extension
Fascia height: 150mm aligned to eng. brick
Top of eaves: 150mm overhead of window/door
Abutment height: 150mm below window

Size & Scale:
Window
Height: 1400mm
Width: 780mm
Velux timber and aluminium, opening smoke vent.
External colour code: Raven (black) BS18B29.

Garden Room
This new room, extending into the garden, has two large outward opening patio doors to the rear and one to the side, providing plenty of light deep into the existing house. The new dual aspect space is akin to a winter garden and provides room for an extended dining area, desk space or additional seating area with table and chairs offering views into the new patio garden.

Location
Rear of house. New patio double doors to align with 1st floor double windows.

Size & scale:
Approx. 5m² GIA
The width and depth of the Garden Room is proportional to the size of the existing garden.
Width: 3/5 of garden
Depth: 1/3 of garden
Height: of roof ridge 150mm below first floor window sill
Height of eaves: to correspond with black engineering brick banding across facade.

Skylight
This small skylight to the rear of the house provides additional light into the loft room and over the internal staircase, filtering to first floor level. The skylight is connected to a sensor to provide smoke ventilation in the event of a fire, to comply with Building Regulations.

Location
The rear of the house, centrally aligned with the patio door at ground floor level.

Size & Scale:
Window
Height: 1400mm
Width: 780mm
Velux timber and aluminium, opening smoke vent.
External colour code: Raven (black) BS18B29.

Studio Shed:
Depth: 2/5 depth of garden
Width: 2/5 width of garden
Height at ridge: 3500mm
Fascia height: 150mm aligned to eng. brick
Top of eaves: 150mm overhead of window/door

Location
Rear of house. New patio double doors to align with 1st floor double windows.

Size & scale:
Approx. 5m² GIA
The width and depth of the Garden Room is proportional to the size of the existing garden.
Width: 3/5 of garden
Depth: 1/3 of garden
Height: of roof ridge 150mm below first floor window sill
Height of eaves: to correspond with black engineering brick banding across facade.

Width of patio doors: to correspond with existing door and window dimensions.
Height of patio doors: to correspond to existing window and door heads.

Roof type
A lean-to roof with double interlocking pantiles to match existing. The steep pitch, corresponds to forms found across the estate, and over hanging eaves shed water without need for a gutter and downpipe.

Cheeks, eaves and fascia
EPDM single ply rubber waterproof membrane over slope and cheeks. Natural finish, black. No mid panel seams.

Wall type
EPDM single ply rubber waterproof membrane corresponding to the timber frame beneath. Natural finish, black. No mid panel seams.

Dimensions: 200mm and 400mm widths only.
Engineering brick plinth, two courses to match existing.

Infill panel type
A hardwood timber insulated panel with external rain screen ‘louvers’ is provided between the EPDM clad structure and window. This panel may be fixed or openable to further open up the house during warmer months. A hit and miss vent is provided at low level, internally, n-eating the need for trickle ventilation in the patio doors. To be agreed with Building Control. Colour code: CANTON (teal green 94) Tom’s oil eggshell by Farrow and Ball. Subject to samples to be agreed before installation.

Patio Doors
Double glazed hardwood, outward opening double or single patio doors. All new window profiles and sight lines to match existing. Glazing and profiles to meet current Building Regulations. Colour code frames: Raven (black) BS18B29 (TBC).

As an alternative to the Garden Room, residents are permitted to replace the existing double windows in the rear wall with a set of outward opening, double patio doors to...
match the specification and colour provided.

N.B. New doors must be the same width as the existing opening and not connect to the existing rear door, i.e. part of the brick wall must be retained between the existing door and new doors. Should residents wish to replace the existing single rear door with a new single window of the same width and the same colour and specification, this is also permitted.

**Studio Shed**

This new space, detached from the main house, can be used for work, hobbies or the provision of additional storage, with space for a desk and chair, work surface, tools, bikes or other house and garden equipment and furniture. To suit each home owner’s need, the design offers the option to include a single window or full infill panel on the side facade.

**Location**

Rear garden, straddling party wall to Residential Courtyard.

**Size & Scale**

- **Approx. 4m² GIA**

  The width and depth of the Studio Shed is proportional to the size of the existing garden.
  - **Width : 2/5 of garden**
  - **Depth : 2/5 of garden**
  - **Height : of roof ridge, 50mm below first floor window sill.**
  - **Height of eaves : to correspond with black engineering brick banding across facade.**
  - **Width : of patio door to correspond with existing door dimensions.**
  - **Height : of patio doors to correspond to existing door heads.**
  - **Width : of windows to correspond with existing window dimensions.**
  - **Height : of windows to correspond with existing window dimensions.**

**Roof type**

A ‘shed roof’ with double interlocking pantiles to match main house. The steep pitch, corresponds to forms found across the estate, and over hanging eaves shed water into the garden without a gutter or downpipe. Subject to detail design.

**Cheeks, eaves and facia**

EPDM single ply rubber waterproof membrane over slope and cheeks. Natural finish, black. No mid panel seams.

**Wall type**

Over vertical timber frame : EPDM single ply rubber waterproof membrane corresponding to the timber frame beneath. Natural finish, black. No mid panel seams. Dimensions : 200mm and 400mm widths only.

Brick plinth : Engineering brick, two courses to match existing.

**Infill panel**

A hardwood timber insulated panel with external rain screen ‘louvers’ is provided between the EPDM clad structure and window. A hit and miss vent is provided at low level, internally, negating the need for trickle ventilation in the patio doors. To be agreed with Building Control. Colour code: CANTON (teal green 94) Tom’s oil eggshell by Farrow and Ball. Subject to samples to be agreed before installation.

**Door and window**

Double glazed hardwood, outward opening single patio door to match existing. New optional single window to match existing. Glazing and profiles to meet current Building Regulations. Colour code frames: Raven (black) BS18B29 (TBC).

**Slatted Trellis**

Horizontal slatted trellis, constructed directly on masonry walls. The intervention will create an opportunity for climbing vegetables, flowers and fruits plants to grow vertically and to offer more privacy in the rear or side garden.

**Size & Scale**

- **Maximum Height : 400mm**
- **Dimensions : 50mm x 35mm**
- **Length : 40% of total garden wall**

**Wood**

Timber stained Ebony.

**Planting**

Parthenocissus tricuspidata “Boston Ivy”, Ersilla volubilis “Chilean climber”.

Timber stained Ebony.
## 3 Overview

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<th>Additional Storey</th>
<th>Balcony Extension</th>
<th>Garden Room</th>
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<th>Studio Shed</th>
<th>Slatted Trellis</th>
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<td>2 Bed Terrace, 2 Storeys</td>
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<td>B</td>
<td>1 Bed Terrace, 1 Storey Gatehouse</td>
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<td>C3</td>
<td>3 Bed Detached Villas, 2 Storeys</td>
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<td>D2</td>
<td>4 Bed Mid Terrace, 3 Storeys</td>
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<td>E1</td>
<td>2 Bed ground floor Maisonette, 4 Storey Block</td>
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<td>E2</td>
<td>2 Bed upper floor Maisonette, 4 Storey Block</td>
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<td>G1</td>
<td>3 Storey Apartment Block, Mid Terrace</td>
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<td>4 Storey Apartment Block, Free Standing</td>
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<td>3 Storey Apartment Block, Free Standing</td>
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<td>4 Storey Apartment Block, Free Standing</td>
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<td>I1</td>
<td>2 Bed End Terrace, 2 Storeys</td>
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4 Apply

Property owners intending to carry out works must do so in accordance with this Design Guide.

Applications should be made to CQMC for permission prior to commencing. Property owners should commission a built environment professional(s) (architect, surveyor etc.) to carry out the detailed design of their preferred intervention(s).

Furthermore, it is each property owner’s responsibility to:
- Discharge their planning obligations with the local planning authority.
- Discharge building regulations through an authorised inspector, or the local authority.

CQMC reserves the right to refuse applications from properties that have altered their original specifications without obtaining prior consent by CQCM. Any future permission to alter will be granted if matching the CQ Design Guide specifications and after unauthorised alterations have been rectified.
5 Fabricate

To make the process of upgrading your homes as easy and affordable as possible, whilst achieving the best quality finish and consistency across the neighbourhood, COMC is promoting a pre-assembly scheme. Through this scheme, the design and permission process will be completed only once for each intervention, with the information and cost shared between all the leaseholders of the associated house types who sign up to the scheme.

The pre-assembly scheme offers the following benefits:
- Cost savings;
- A reduced works program on site;
- Factory quality.

Traditional procurement:
Commission a built environment professional(s) (architect, structural surveyor etc.) to carry out the design of the preferred intervention(s) in accordance with the CQ Design Guide. Apply for a Licence to Alter from the CQ management committee to carry out works.
1. Engagement and communication between the local authority and residents could be more pro-active.

2. Investment in knowledge, experience and capacity building within the community should be prioritised.

3. There is a need for a long term continuous commitment to make the design guide a success.
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