

DESIGN CODE

OSTERLEY
PLACE

SEPTEMBER 2020

GOALS

Aerial view of site showing redline boundary © Google Earth

SKY HQ

Oaklands Avenue

TESCO

MACFARLANE LANE

GRANT WAY

PETROL FILLING STATION

SYON LANE

GILLETTE TOWER

GILLETTE CORNER

GREAT WEST ROAD



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View looking west along Syon Lane



INTRODUCTION



1.1 PURPOSE AND STATUS OF THE CODE

PURPOSE OF THE CODE

The Design Code has been prepared as part of the Osterley Place Outline Planning Application (OPA) to provide design guidance for the future development of the site. The Design Code should be read in conjunction with the Parameter Plans accompanying the OPA. Together they provide the primary design information needed by the designers of future detailed Reserved Matters Applications (RMA).

The Design Code has been prepared to ensure that the highest standard of design is delivered across the site, as individual development parcels are brought forward through a process of phased development. It also aims to ensure a consistent and coherent design approach between different parcels, maintaining the overall design ethos for the wider development set out in the Design and Access Statement (DAS).

By setting out acceptable levels of design quality, the document aims to provide a level of certainty for the planning authority and other key stakeholders.

COMPLIANCE WITH THE CODE

All future RMAs must comply with the Design Code. In order to demonstrate this, each application should include a completed copy of the Design Compliance Checklist, which can be found at the end of this document. Further explanation can be provided within the individual DAS accompanying each application.

Departures from the Design Code will only be acceptable when a rationale for breaking the Code can clearly demonstrate place-making benefits and/or respond appropriately to changing legislation, varying circumstances or technological advancements. Detailed justification will need to be provided for any aspects of non-compliance.

All Reserved Matters applications must demonstrate compliance with the Design Code and be accompanied by:

- A completed Design Compliance Checklist.
- Detailed justification for any aspects of non-compliance.

RELATIONSHIP WITH PLANNING DOCUMENTS

The Design Code should be read alongside the suite of documents submitted as part of the Outline Planning Application (OPA), but the following will be of particular importance in setting out the overall design requirements and intent for the detailed design phases.

Development Specification

This document describes the principal elements of the proposed development, including the description of development, quantum of development, tenure and mix, residential quality standards, open space and play space standards, transport and parking standards, and environmental performance requirements.

Access Plans

These provide detailed proposals for access and junction arrangements, which will be approved as part of the outline application, with all other detailed matters reserved.

Parameter Plans

The Parameter Plans set out the design parameters which will control the overall layout, form and scale of development, within which the more detailed design guidance in this document fits. The plans show the siting and geometry of development parcels, routes and open spaces according to defined limits of deviation. The parameter plans represent a distillation of the design principles inherent in the masterplan developed for the site, a process which is explained in the DAS.

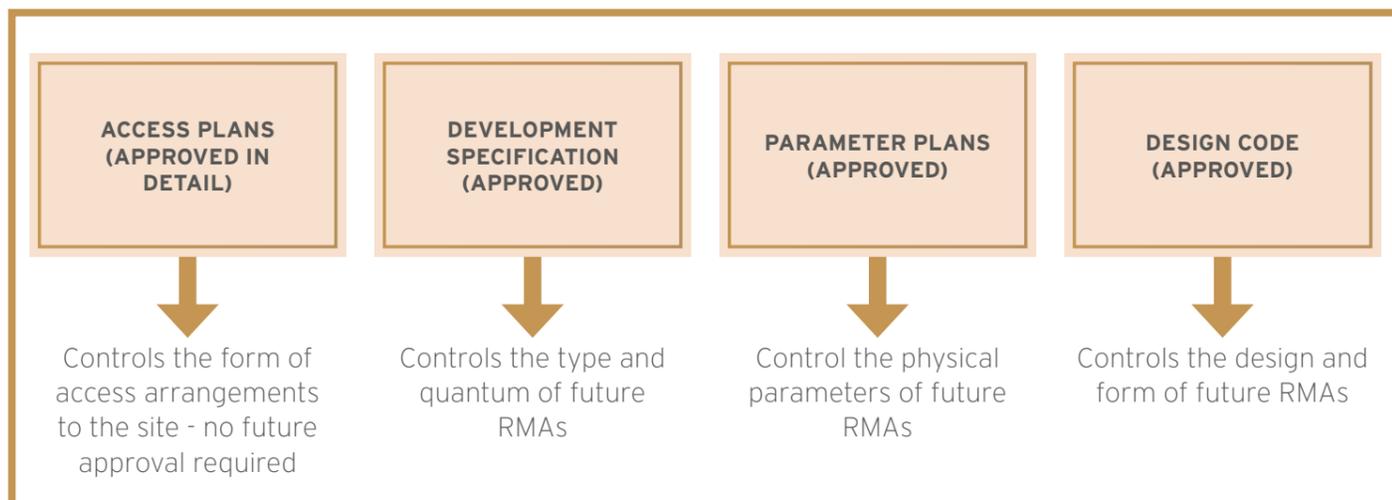
Design and Access Statement

The DAS which accompanies the OPA, sets out the overall vision and rationale for the Osterley Place masterplan, describing how the design was developed through site analysis and engagement with the community and other stakeholders. The Illustrative masterplan in the DAS is a representation of one way that the design parameters could be interpreted.

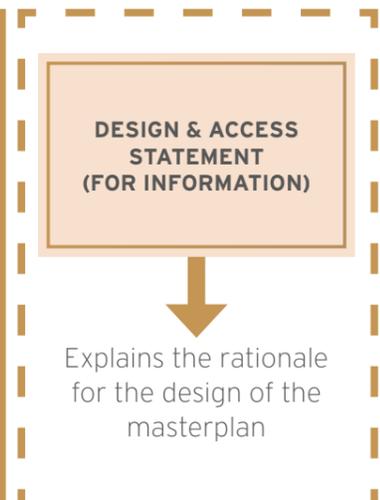
The DAS should be read before this document to ensure a good understanding of how individual parcels sit within the site as a whole and the overall aims of the development in the wider context.

COMPONENTS OF THE APPLICATION HIERARCHY OF CONTROL

FOR APPROVAL



FOR INFORMATION



1.2 HOW TO READ THE CODE

13 BUILDING DESIGN
13.4 BUILDING TYPOLOGIES

FRONT OF HOUSE TYPOLOGY

General Characteristics

- Creating strong, but sensitive frontage to Syon Lane.
- A transition between the lower scale of the homes on the southern side of Syon Lane and the taller buildings towards the centre of the site.
- Responding to the height of the low-slung structure of the Gillette factory, by establishing a strong shoulder to Syon Lane at 6 storeys.
- Central podium garden enclosed on all sides.

The Front of House Typology is applicable to development parcels C and D.

FIG. 13A: LAYOUT PRINCIPLES - PARCEL C

Layout Principles:

- Vehicular Access to Podium Parking
- Access to Residential Core
- Individual Access to Terraced Houses
- Mixed-Use Frontage
- Residential Frontage
- Zone of Defensible / Threshold Space

Ground Floor Building uses:

- Mixed-Uses
- Residential - Apartments
- Residential - Townhouses
- Parking / Ancillary uses

Key spaces:

- The Clearing (Public Square)

FRONT OF HOUSE TYPOLOGY - PARCEL PRINCIPLES

The layout of parcel C must conform with the principles set out in figures 13a and 13b.

FIG. 13B: BUILDING HEIGHTS (MAX) - PARCEL C

Maximum Building Height AOD (ground level taken at 23.3m). Maximum height includes building parapets, smoke flues and core overruns.

First floor Podium Garden within this zone

Key Plan

39

Explanatory text for design guidance.

Mandatory design principles in blue box

Illustrative plan/diagram

Mandatory design principles and/or diagrams in box or table with blue header (May also include illustrative precedent photos)

The Design Code presents information in a variety of ways depending on the degree to which it must be complied with.

- Text set within a blue box, or within a table with a blue header, indicates mandatory 'design principles' that must be followed to ensure the development will be of a high quality.
- Text which is not in a box, or set within a table with a blue header, indicates information which is for guidance only and reflects 'best practice' or recommendations for achieving a distinctive character.
- Plans and diagrams are illustrative only unless contained within a box with a blue header.
- Artist's impressions and precedent photographs are illustrative only and aim to give an impression of how the design principles might be interpreted.

These principles are illustrated on the adjacent sample pages.

The Meander must include the following features:

- Green in character with grass and tree planting
- Grassed areas should provide open amenity space for the public and residents, for the use of relaxation and play
- Buildings overlooking and communal entrances located along the Meander to provide active frontage
- Footpaths to be a minimum of 2m wide, with primary routes a minimum of 2.5m wide and clear connections into and out of the space
- Play provision distributed throughout the amenity space
- Swale should be designed to conform to CIRIA's manual for SUDs
- Swale to be green in character with marginal aquatic and water associated tree planting
- Fencing for the private terrace space should be well designed, either as part of a landscape feature, or hidden behind hedging
- Seating opportunity should be provided near the play provision and along the Meander

- Eco-planting through greenway
- Planted attenuation basin
- Natural landscape elements encouraging play
- Landscape greenway
- Landscape greenway

25

Illustrative precedent images

Mandatory design principles in blue box

Sample pages

1.3 STRUCTURE OF THE CODE

The Design Code has been organised into four parts, beginning with site wide principles, and gradually focusing down on more detailed aspects of the design, from the spatial strategy to the design of buildings.

Part A: Masterplan Framework



Chapter 2: Masterplan Framework

The Masterplan Framework chapter sets out the key design principles inherent in the masterplan, explained as a series of layers which come together to form the framework masterplan. Detailed proposals for individual spaces and development parcels must comply with the principles set out in this plan to maintain the integrity of the wider masterplan. Subsequent chapters of the document set out the key components of the masterplan - streets, spaces and built form.

Part B: Streets and Spaces



Chapter 3: Street Design

The Street Design chapter describes the access strategy and the hierarchy of street typologies within the masterplan. It sets out key design principles relating to individual street types, and includes illustrative plans, sections and precedent images to explain the design intent.



Chapter 4: Spaces

The Spaces chapter describes the spatial hierarchy and variety of open spaces within the masterplan. It sets out key design principles relating to individual types of open space, and includes illustrative plans, sections and precedent images to explain the design intent.

1.3 STRUCTURE OF THE CODE



Chapter 5: Detailing the Place

The Detailing the Place chapter sets out principles for the design and specification of hard and soft landscape elements, boundary treatments, street furniture and street lighting. It includes diagrams and precedent photos to provide further guidance.

Part C: Built Form



Chapter 6: Built Form

This part of the document sets out key design and sustainability objectives for the buildings on the site. Its principle focus is detailed guidance on the design parameters for each of the individual development parcels including acceptable facing materials. There is also more general guidance on appropriate massing strategies and elevational composition in different parts of the site, as well as achieving suitable frontage character and the successful integration of mixed-uses and services into the residential environment.

Part D: Design Compliance Checklist

Compliance with Code:		Yes	Partially <small>(With design justification provided)</small>	No <small>(With design justification provided)</small>	N/A
Does the proposal comply with the Code?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If the answer to the above is 'No' or 'Partial', has a statement of justification been provided?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chapter 2: Masterplan Framework		Yes	Partially <small>(With design justification provided)</small>	No <small>(With design justification provided)</small>	N/A
Do the proposals in the RMA comply with the following:					
2.1	The Key Design and Sustainability Objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2	The Masterplan Principles?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3	The Framework Masterplan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4	The key design principles for Building Frontages?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Appendix: Design Compliance Checklist

The Design Compliance Checklist provides a summary of the key design requirements set out in each of the preceding chapters and must be completed as part of every RMA.

THE SPIRIT OF COMMERCE

Osterley is a place that has an industrious history. The site, currently occupied by Tesco, was originally the location of the MacFarlane Lang & Co. Biscuit Factory. This was part of a cluster of factories and showrooms developed around the Brentford Golden Mile, a section of the A4 which runs from the Gillette Corner to Chiswick roundabout.

Before the completion of the M4 motorway, the Golden Mile, formed the principal entrance to London from the west, and companies built a series of grand and iconic factories and offices along the route, creating a hub for new manufacturing technologies. Today the Golden Mile is still home to important headquarters buildings including Sky and GlaxoSmithKline.

Osterley Place will provide a new centre of gravity, the result of a community contribution, to create a place of bold moves and urban buzz that brings innovative work to life, reinstating the draw of the Golden Mile.

The following pages demonstrates the overall vision for Osterley Place setting the scene for the details within the design code however this does not set mandatory requirements



© Peter Young www.bhsproject.co.uk



Firestone Tire & Rubber Co Factory 1953 - © Historic England

PALACES OF INDUSTRY

Left to right, top to bottom:

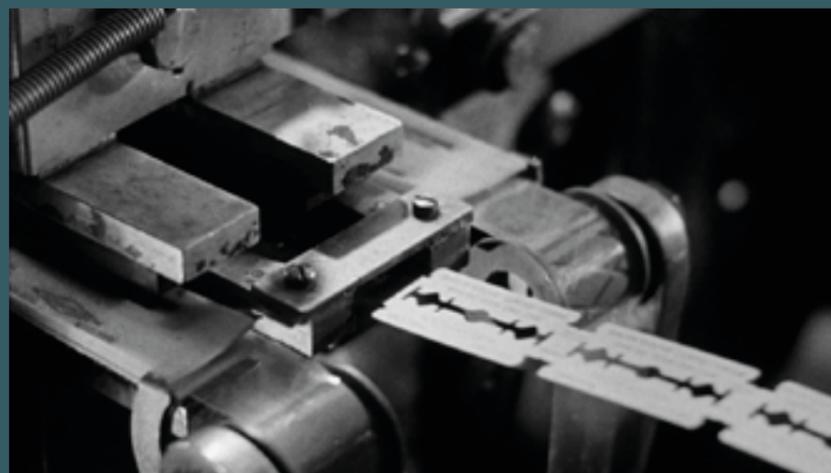
MacFarlane Lang Biscuit Factory

Golden Mile festive traditions with Christmas trees and decorations lining the road.

MacFarlane Lang Biscuit Factory signage and advertisements.



© Clive Warneford (cc-by-sa/2.0)



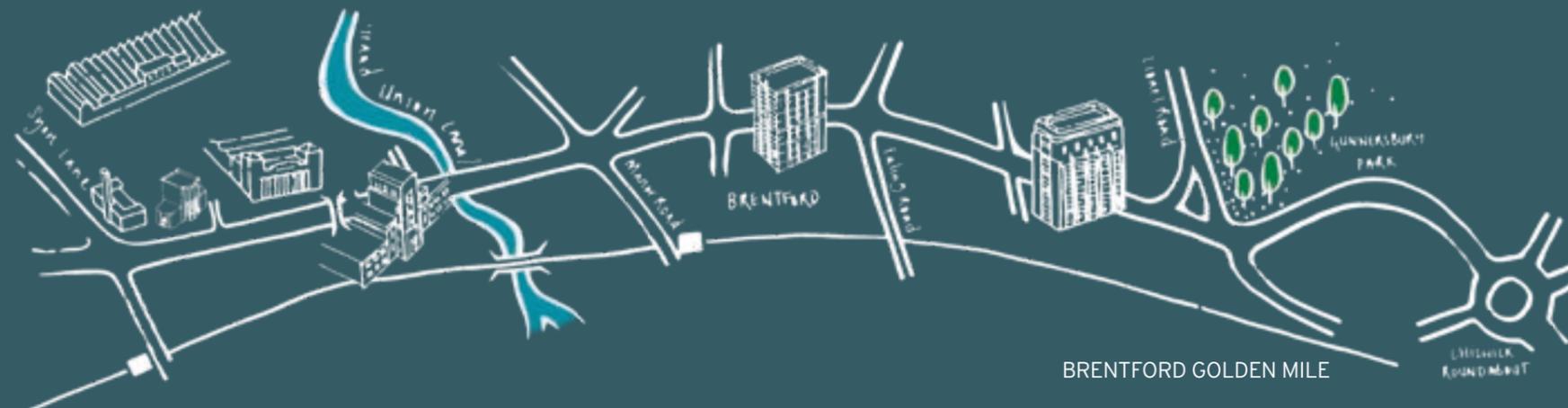
A PIONEERING HERITAGE

Left to right, top to bottom:

Firestone Factory - one of the original factories along the Great West Road with a distinguished Art Deco Style for an American Tyre Company.

Great West Road traffic approaching London.

Razor blades manufactured at the Gillette Building.



© Peter Young
www.bhsproject.co.uk



© Alamy Stock

THE MASTERPLAN



Illustrative Masterplan

Osterley Place has been designed to provide a new heart for Osterley, through a sequence of streets and open spaces that connect with, and knit the site into, the wider existing residential and commercial area.

The new public realm and landscape network will create a sustainable place where both people and nature can flourish.

The **Clearing** is the heart of Osterley Place. A meeting point where the new and existing communities can gather, engage and socialise.

The **Water Gardens** are rejuvenated to create a peaceful and educational blue and green landscape.

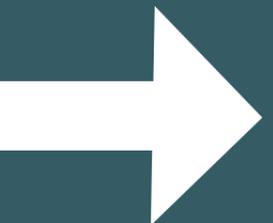
The **Meander** connects Syon Lane to the Water Gardens through a network of routes interwoven with green and blue threads. A place for both relaxation and play within a landscape of wild flower meadows studded with trees.

“Emphasis on green spaces for humans and to preserve nature. We must protect and extend the green spaces we have.”

Local Resident (Community Engagement)

We have spoken to members of the local community – both young and old – who have shared their hopes and aspirations, and helped us reimagine Osterley as a place to be enjoyed by all.

The following pages share our vision for the sights, sounds and spaces at the heart of Osterley Place.



Where...

OSTERLEY'S GREEN MEETS BRENTFORD'S GOLD



Creating a new community heart that brings Brentford & Osterley together.



Listening to and providing for the needs of local people.

THE CLEARING LOOKING SOUTH

Wander through..

THE CLEARING

A place to... cultivate community

Osterley's new centre stage, where people will gather to enjoy performances and festivities.

Whether in the sunlight or moonlight, this is where the community hangs out, and where the bustle brings it to life. From an after work happy hour, to alfresco dining, this is an informal spot to eat, drink and socialise.

In The Clearing you'll find...

- Restaurants and cafés, benefitting from sunny aspect
- Entertainment, such as outdoor concerts and performances. A place for festivities, like a Christmas market, and a place for the tree.
- A space that is large and flexible.
- Community facilities; places to gather, socialise and work.
- A Mobility Hub with bicycle storage and hire, and car club and bus information.



WATER GARDENS LOOKING EAST TOWARDS SKY HQ

Into..

THE WATER GARDENS

A place to... nurture ecology

An inviting, ecologically rich, biodiverse space, that welcomes everyone. Whether moving through it to Bolder Academy or visiting for relaxation and pleasure, the Water Gardens is a beautiful and educational landscape which is accessible to all.



Where...

NATURE MEETS THE CITY

Creating ecologically rich landscapes across the site, among areas of thriving urban density.



Where...

GRAND BUILDINGS MEET RESIDENTIAL HOMES

A place that respects its neighbours.



Creating a scale that feels intimate and considered.



JUNCTION OF SYON LANE & GRANT WAY LOOKING WEST

Along..

SYON LANE

A place to... indulge your senses.

Establishing a style that allows for bold architectural moves yet pays attention to the joyful, everyday details.

Homes are placed within a soft, green edge of trees and wildflower meadows, providing protection from Syon Lane and enhancing this key pedestrian/cycle route.



THE MEANDER LOOKING NORTH

Through..

THE MEANDER

A place to... marry environments.

Peaceful meadows provide a place for relaxation, socialising and play within a rich green and blue landscape. Protected from the bustle of everyday life, this opportunity for serene moments will enhance the quality of your day.



Where...

SERENE MOMENTS MEET THE WIDER NATURE NETWORK

A place that envelops us in nature, creating a space that nurtures and cares for our healthy everyday.



THE BIGGER PICTURE

St Edward Homes Limited is bringing forward the redevelopment of both the Tesco and Homebase sites. The existing Tesco store would be re-provided on the Homebase site as part of a mixed-use development with residential above (known as Syon Gardens), which releases the opportunity to deliver a comprehensive residential-led mixed-use development on the Tesco site (Osterley Place).

The amalgamation of Osterley Place and Syon Gardens will form a new heart for the Great West Corridor Opportunity Area. The existing retail on these two designated sites provides a high level of footfall, however the potential of their locations is not being fulfilled. The two mixed use proposals will unlock this potential as they bed into the wider context, creating a new focus for local residents.

Osterley Place will create new connections; stitching into the wider context with new streets and spaces which link into the wider Transport and Connectivity Strategy for the Great West Corridor, including the clean air routes and the Boston Manor Boardwalk.

New pedestrian access points around the perimeter of the site will open it up and enable east-west and north-south routes to weave through it, all converging on The Clearing.

This central public square forms a new heart for the area, connected to the surrounding commercial and residential areas by a series of routes, each with their own character and purpose.

The Clearing will provide an appealing and protected route for pedestrians approaching Sky and Bolder Academy from Syon Lane Station, instead of the existing route along the busy Grant Way. Key to this is the improvement of pedestrian routes across Grant Way, with the introduction of two crossing points which prioritise pedestrians and cyclists.

The creation of the Mobility Hub along Grant Way provides a new focus for sustainable movement within the local area, important information and improved bus facilities, offering improved connectivity to Greenford, Ealing, Bulls Bridge and West Middlesex Hospital.

To the north, The Water Gardens connects to the new Bolder Academy, providing a safe pedestrian and cycle route.





FROM VISION TO REALITY

The proposed development will consist of a coherent network of streets and spaces, forming a framework within which parcels of development sit. These development parcels will provide residential accommodation and a mix of other community and commercial uses along with supporting ancillary accommodation. The illustrative masterplan shows how it is proposed to bring these elements together to create a high quality new neighbourhood with an attractive and vibrant public realm.

The DAS, which accompanies the outline planning application, explains the design and layout principles that have informed the development of the Illustrative Masterplan, and in turn forms the basis for the Parameter Plans which control the layout, form and scale of development. These principles are also the basis of those set out in section 2.2 of this document, which together form the masterplan framework.

This document sets out the fundamental design principles which should be followed to achieve a high quality development in line with the overall vision for the site presented in the Illustrative Masterplan. However, because the masterplan is only illustrative, while the fundamental principles will be consistent, the detailed design of buildings and spaces is likely to differ from that shown when future RMAs are submitted.



MASTERPLAN FRAMEWORK



2.1 KEY DESIGN & SUSTAINABILITY OBJECTIVES

Landscape Led

Osterley Place must be a landscape led scheme, defined by an integrated network of green and blue infrastructure surrounded by high quality buildings and facilities.

Respecting the Context

Proposals should draw inspiration from the surrounding area to deliver a new place with a distinct identity and local character, but which also respects the existing heritage.

Healthy Placemaking

The masterplan should help residents to lead healthy lifestyles by including a range of useful facilities within a short walking distance of all homes, encouraging daily exercise and helping to build a sense of community. The design of buildings should minimise exposure to pollution and toxins, and create restful environments within and around the home.

Inclusive Design

All aspects of the masterplan design must incorporate the principles of Inclusive Design, so that everyone can access homes, streets, spaces and communal uses easily. This includes those with disabilities, including wheelchair users, blind and partially sighted people, but also the elderly, people with pushchairs and those walking with small children.



Inclusive and permeable streets for all, with ground level activity and facilities



All parts of the masterplan should feel safe and secure at all times of the day

Minimise CO2 Emissions

Osterley Place must be designed to minimise its carbon footprint and achieve high levels of environmental sustainability through all stages of its construction and use, as well as helping its residents to adopt more environmentally conscious ways of living.

Community Safety

The design and layout of buildings, routes and spaces must aim to ensure that all parts of the masterplan feel safe and secure at all times of the day. There should be clear definition of public and private space and good levels of passive surveillance from surrounding buildings, encouraging appropriate levels of activity.

Legibility

The design and layout of buildings, routes and spaces must generate a distinctive character, making it easy to recognise where you are and to easily navigate from one part to another.

A Place for Nature

Development must result in a net biodiversity gain on site, with measures taken to retain and enhance existing landscape features and maximise the ecological benefit of new spaces and the buildings around them.

2.2 MASTERPLAN PRINCIPLES

Existing Context

Buildings and spaces must respond to the existing context of the site, with consideration particularly given to the edges of the site and its relationship to the surrounding area.



Existing Building Block Red line boundary

The masterplan has been designed carefully based on an understanding of the immediate and wider context of the site. Detailed proposals should be developed with a similar level of understanding, particularly in respect of the relationship to existing buildings and spaces around the edges of the site.

Green & Blue Infrastructure

Green and blue infrastructure must form a key part of all public spaces and be fully integrated across the masterplan area.

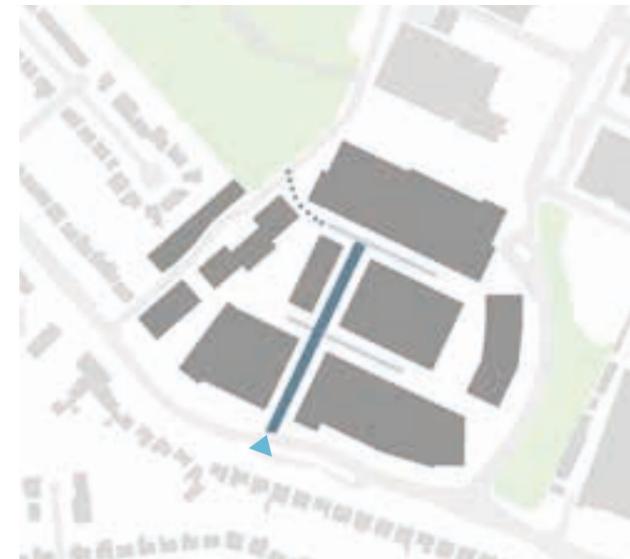


Green infrastructure Blue infrastructure
Landscaped Streets

The masterplan sets out an integrated network of green and blue infrastructure which should be delivered in a considered and coordinated way as part of individual detailed proposals. It is important that the bigger picture is not lost, when the design focus falls on a smaller area.

Vehicular Access and Movement

Vehicular access to the site must be from Syon Lane* which is set out in the detail access proposals. Vehicular movements should be restricted to a small number of streets at the centre of the site.



The Boulevard The Lanes
Vehicular Access
Emergency/Refuse Access

Vehicular movements within the site should be restricted to as small an area as possible, to ensure that the public realm is not dominated by vehicles, and should be designed as attractive landscaped spaces that are pedestrian and cycle friendly. Nevertheless there should be a clear hierarchy of streets with different characteristics to create variety and reinforce legibility.
* Note: Additional access points will be needed during construction.

Spatial Hierarchy

The hierarchy of streets and spaces defined by the masterplan must be reinforced by the architectural and landscape design.



Water Garden Public Green Space
Public Square Edge Treatment
Internal Street Setting

The masterplan sets out a series of streets and spaces with varying importance in terms of their location and function within the site. It is important that the design and specification of the landscape within these spaces, and the architecture of the surrounding buildings, reflects and reinforces these varying characteristics to deliver a varied and interesting streetscape.

2.2 MASTERPLAN PRINCIPLES

Building Form

The buildings within individual parcels must be designed to define a clear and logical block structure, clearly defining streets and public spaces.



Maximum Development Footprint

The block form should clearly define distinct urban blocks with public streets and space surrounding them, reinforcing the legibility of the masterplan and creating definition between public and private spaces.

Pedestrian & Cycle Movement

Access into the site and the principle connections through it must be easy to use, public in nature and accessible for all.



Key pedestrian flow Key cycle flow

The masterplan provides new routes across the site for pedestrians and cyclists, linking into existing routes and enhancing access to key destinations in the local area. To be successful, these routes must be easy to find, safe and attractive to use, and designed in accordance with the principles of inclusive design.

Public & Private Space

There must be a clear definition between public and private space.

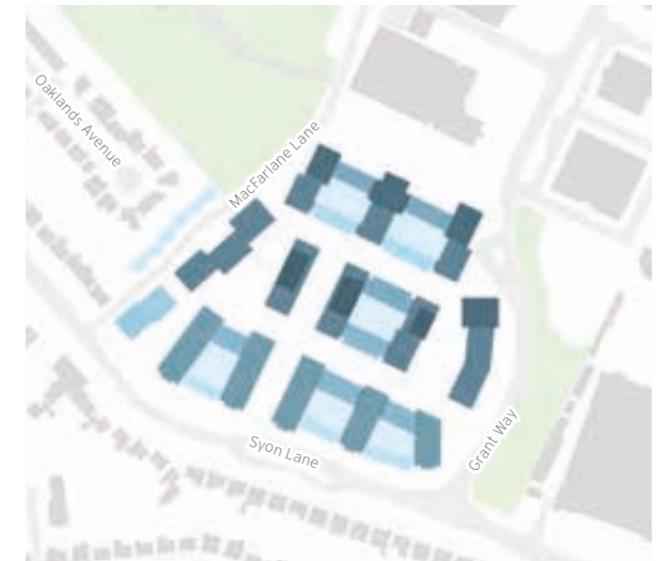


Public Space Private Space
Defensible/Threshold Space

There should be a clear distinction between publicly accessible space and space which is only for the use of residents. It is important that the level of accessibility is clear, whether through visual cues or physical barriers such as security doors or boundary railings. This makes it easier to manage spaces and delivers improved security for all. The provision of appropriate defensible space in front of ground floor dwellings is also key.

Massing

The height of buildings on the site must step down towards the more sensitive southern and western edges. Massing must also take account of daylight and sunlight requirements in new buildings.



Higher Lower

The masterplan sets out a clear rationale for building heights, with the tallest being located in the centre and towards the northern and eastern edges of the site. Heights step down towards the south and west to address the more sensitive context of single-family dwellings on Syon Lane and Oaklands Avenue. It is also important to ensure that appropriate levels of daylight and sunlight are achieved within the proposed dwellings and the open spaces around them, to deliver high quality, successful living environments.

2.2 MASTERPLAN PRINCIPLES

Legibility & Wayfinding

The design of buildings and spaces must aid legibility and wayfinding by creating distinctive nodes or architectural features at key points in the masterplan, particularly at junctions or important corners.



← - - → Key pedestrian routes ■ Focal building (landmark corner)

Distinctive landscape elements and architectural features should be included within the masterplan area to aid navigation by providing visual cues along key routes. Features might include the specification of plant species within one area that are not used elsewhere, or the use of a unique brick colour or texture for an expressed building corner.

Frontages

Building frontages and the uses within them, must respond appropriately to the character of the streets and spaces they face.



— Water Garden — Mixed-uses (Primary/Secondary)
— Internal — Residential

Building frontages should be designed carefully to provide appropriate degrees of openness and overlooking to surrounding streets and spaces, with appropriate uses provided - particularly at ground level - to ensure that residents feel comfortable within their homes and that external spaces achieve appropriate levels of passive surveillance and feel safe and attractive to use.

Car Parking

The majority of parking spaces must be provided off-street beneath the podium decks.



■ Podium Parking ■ Zone for On-Street Parking
▶ Access to Parking

Most of the car parking provision on the site should be hidden behind the building line, within undercroft parking areas with discreet entrances. A limited amount of provision will be acceptable on the street if it is sensitively incorporated with landscaping to minimise its visual impact and carefully located to address the needs of specific users.

Servicing

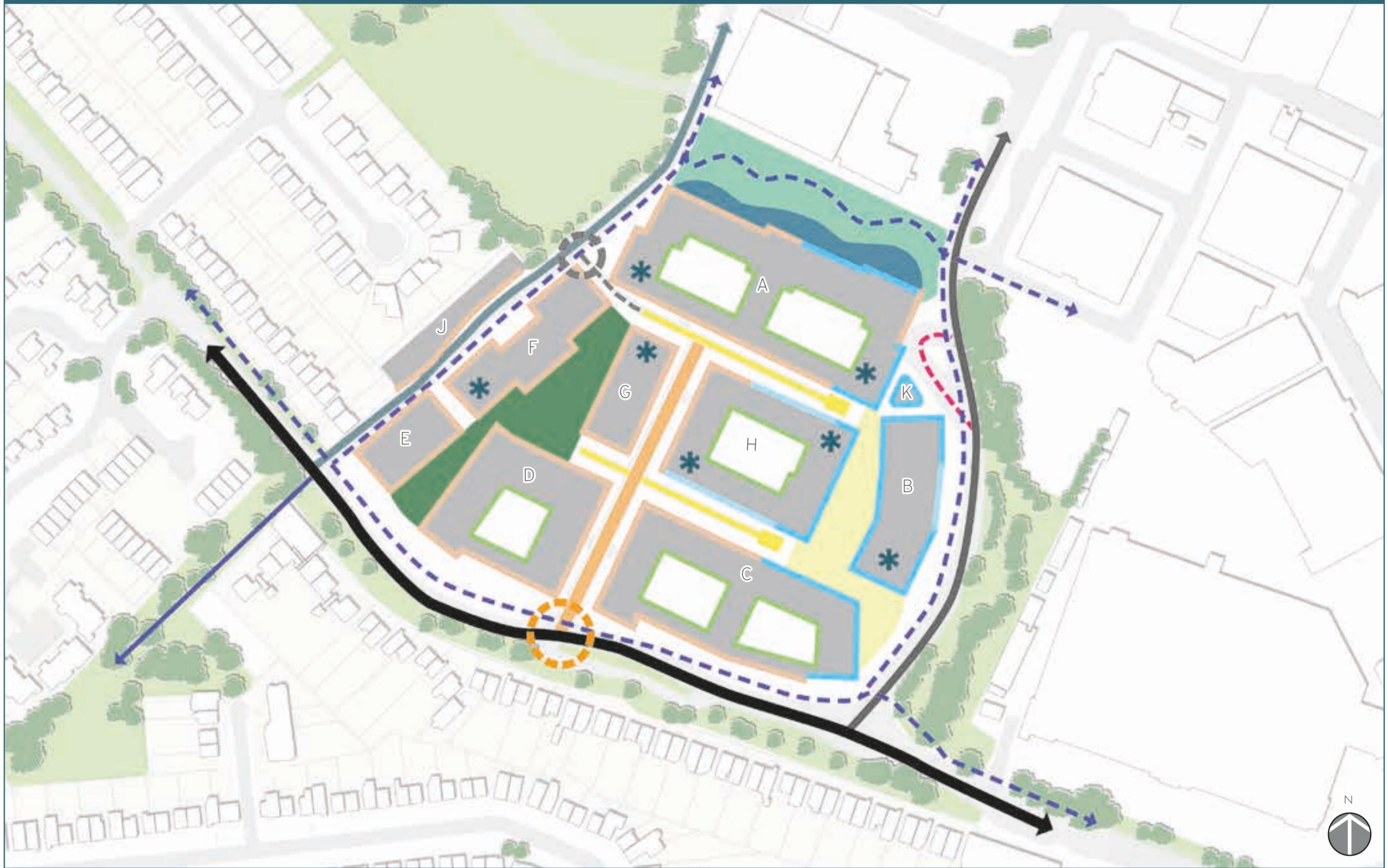
Commercial servicing must be designed to minimise disruption to residents, with the majority accommodated within the service area beneath the podium of Parcel H and additional provision in the form of on-street servicing bays on Grant Way.



■ Service Areas ▶ Potential Refuse Location
- - - - - Emergency/Refuse Access

The masterplan strategy allocates dedicated space for servicing and waste collection within development parcels to minimise disruption to residents. Vehicular movements associated with these activities should be carefully managed to ensure that they do not have a negative impact on the pedestrian focussed street network.

FRAMEWORK MASTERPLAN



2.3 FRAMEWORK MASTERPLAN

A-K Block Names

STREETS

-  Existing pedestrian/cycle route
-  Proposed pedestrian/cycle route
-  **Main vehicular access point from Syon Lane**
Principal point of access for all vehicular movements onto the site
-  **Secondary vehicular access point from MacFarlane Lane**
Providing controlled, occasional access for refuse collection and emergency service vehicles only
-  **The Boulevard**
The primary street within the site, connecting the main vehicular access point to the secondary streets (refer to pp. 24-25)
-  **The Lanes**
A pair of secondary level streets within the site, with turning areas at their eastern ends (refer to pp. 26-27)
-  **Syon Lane**
Existing road running along the southern boundary of the site. Existing trees and landscaping to be enhanced (refer to pp. 28-29)
-  **Grant Way**
Existing road running along the eastern boundary of the site, leading towards the Sky Campus and accommodating an existing bus route. Existing trees and landscaping to be enhanced (refer to p. 30)
-  **MacFarlane Lane**
Existing road running along the western boundary of the site, leading towards the Boulder Academy. Existing trees and landscaping to be enhanced (refer to p. 31)
-  **Bus turnaround** (refer to p. 30)

SPACES

-  **The Clearing**
Landscaped public square surrounded by mixed-use buildings (refer to pp. 40-41)
-  **The Meander**
Landscaped public open space featuring play areas and swales, surrounded by residential buildings (refer to pp. 42-43)
-  **The Water Gardens**
Public green space featuring a reinstated lake feature with new residential buildings overlooking it (refer to pp. 44-45)
-  **Podium Gardens**
Landscaped communal gardens sitting above parking/service areas surrounded by residential buildings (refer to pp. 46-47)

BUILT FORM

-  **Maximum development parcel**
Maximum horizontal extent of development parcel set out in OPA parameter plans, with parcel reference letter highlighted (refer to pp. 68-79 for guidance on individual parcels)
-  **Residential frontages** (refer to pp. 16-17)
-  **Primary mixed-use frontages** (refer to pp. 16-17)
-  **Secondary mixed-use frontages** (refer to pp. 16-17)
-  **Internal courtyard frontages** (refer to pp.16-17)
-  **Focal Building (Landmark Corner)**
Key corner of parcel, performing important role as focal point or wayfinder to aid legibility within the masterplan. Detailed design of buildings should reflect this through special treatment of architecture/massing (refer to p. 65)

Reserved Matters Applications must comply with the key layout principles set out in the Framework Masterplan, to ensure the delivery of a coherent and attractive new neighbourhood.

The Framework Masterplan sets out the key components of the masterplan layout and the urban design principles which should inform the detailed design of individual development parcels within it. The adjacent text explains these key components in more detail and is divided into sections by key component, reflecting the layout of the subsequent chapters of this document. Where appropriate, references are given to the relevant section of each chapter where more detailed information can be found.

2.4 BUILDING FRONTAGES

Ensuring the correct relationship between buildings and the streets and spaces they face, is key to delivering a successful public realm which feels safe and inviting.

Key Design Principles:

- Building frontages must be designed to provide a level of activity and overlooking which is appropriate to the form and use of the spaces they overlook, while ensuring that the residents and users of the building also feel comfortable.
- Primary building entrances must be visible from the public realm and clearly expressed.
- Buildings must include frequent entrances and openings along their frontage to create activity on the street.
- Routes and spaces must be overlooked by windows to habitable rooms creating strong visual connections between inside and outside and providing good levels of passive surveillance. This can be enhanced by balconies at upper levels.
- Blank elevations largely devoid of windows must be avoided where they face or are clearly visible from the public realm.

-  Primary mixed-use frontages
-  Secondary mixed-use frontages
-  Residential frontages
-  Internal courtyard frontages
-  Indicative location of entrance to residential core
-  Indicative location of entrance to podium parking



2.4 BUILDING FRONTAGES

MIXED-USE FRONTAGES

Primary mixed-use frontages address the principle public open space - The Clearing. They must:

- Have high degrees of transparency at ground level, with no large areas of blank wall or inactive façade.
- Include a variety of active mixed-uses.
- Include frequent entrances into residential and mixed-uses.
- Include spill-out spaces for active ground floor uses, offering amenity value and acting as a transition zone between public space and internal activities.
- Only include vehicular entrances or access to service areas if unavoidable (and design them to be as inconspicuous as possible).

Secondary mixed-use frontages relate to less active, public spaces and allow greater flexibility of uses along them, including essential servicing. They must:

- Include pedestrian entrances at regular intervals, but these may be more widely spaced than on primary frontages.
- Sensitively integrate services and uses with greater areas of inactive frontage, but only where these cannot be located wholly within the undercroft.
- Provide vehicular entrances and access to servicing zones as infrequently as possible (and design them to be as inconspicuous as possible).

RESIDENTIAL FRONTAGES

Residential frontages must:

- Include frequent entrances into communal residential lobbies and individual front doors to ground floor maisonettes. Building frontage between entrances should include frequent windows to habitable rooms.
- Provide vehicular entrances and access to servicing zones as infrequently as possible and design them to be as inconspicuous as possible.
- Include a privacy strip at the base of the building where dwellings are located at ground level with a minimum depth of 1.5m. This may take the form of an enhanced planting strip or a private terrace or garden with suitable boundary treatment (refer to section 5.3).

INTERNAL FRONTAGES

Internal Frontages occur within urban blocks around communal podium gardens or private amenity space. They must:

- Include a high proportion of habitable rooms to dwellings, to provide good levels of passive surveillance.
- Include a privacy strip at the base of the building to protect the amenity of dwellings at ground or podium level with a minimum depth of 1.5m. This may take the form of an enhanced planting strip or a private terrace or garden with suitable boundary treatment (refer to section 5.3).

STREET DESIGN



3.1 KEY DESIGN & SUSTAINABILITY OBJECTIVES

Healthy Streets

Streets should be designed as places for people, where traffic does not dominate and trees and landscaping are used creatively to provide visual interest and counteract pollution.

Permeability

The street network must offer a variety of pleasant, convenient and safe routes through it, encouraging walking and cycling and making navigation easy.

Interconnected Routes

New footpaths and cycleways must be well-connected to existing routes in the surrounding area, providing improved linkages to key destinations and enhanced journeys through the site, helping to encourage walking and cycling as the primary modes of transport.

Natural Traffic Calming

The street network must be designed to slow traffic speeds and create a safe and attractive environment for walking and cycling. This may be achieved by visual cues such as built frontage, the location of on street parking, horizontal deflections and use of varied surface materials.

Avoid Dominant Parking

Parking must not be a dominant element within the streetscape. The majority of parking must be discreetly located within podium parking areas.

An Uncluttered Environment

The public realm must aim to avoid unnecessary highway paraphernalia, e.g. street signs. Where required, elements of street furniture should generally be grouped together to minimise visual clutter.



Landscaping and interconnected, safe routes encourage exercise.



Street trees and landscaping create visual interest and help to counteract pollution.



On-street parking bays interspersed with street trees and landscaping, ensure that parking does not dominate the street scene.

3.2 ACCESS & MOVEMENT STRATEGY



- Existing Boundary Roads
- Primary Cycle Routes
- Secondary Cycle Routes
- Key Pedestrian Routes
- Internal Indicative Cycle/ Pedestrian Movement (subject to variation)
- Bus Turnaround (servicing buses: E1 & H28)
- Refuse / Emergency Access
- Vehicular Access

CONNECTIONS TO THE WIDER AREA

The site forms part of a wider network of streets, footpaths and cyclepaths serving the local area and providing access to surrounding residential, employment and education uses. It is important that the movement network within the site connects into this existing network, as well as contributing to its expansion and improvement. This will help to ensure that new residents have easy access to key destinations, but also that the new mixed-use facilities provided on site will be well used and thriving.

The Detailed Access proposal shown below sets fixed parameters for the masterplan design and should form the basis of the design principles.

Key Design Principles:

- The design of the movement network should encourage the use of public transport, walking and cycling ahead of the private car, by providing direct linkages and improvements to the existing network.
- Pedestrian and cycle routes through the site must offer logical and convenient connections to and between key destinations beyond the site boundary. This should take account of both existing and proposed destinations.



Detailed Access Proposal

3.2 ACCESS & MOVEMENT STRATEGY

VEHICULAR ACCESS FROM SYON LANE

The main vehicular access is from Syon Lane. The existing roundabout serving the site will be replaced with a priority junction with a ghost-island right-turn lane. The design has been developed to accommodate large servicing and emergency vehicles.

In view of the notable levels of pedestrian movement observed across the existing site access, and in accordance with the requirements of Healthy Streets, the design of the proposed site access has been developed to provide safe pedestrian crossing for users of all abilities, with a direct 'straight-across' route.

This vehicular access to the site has been designed in detail and reference should be made to the drawing(s) approved as part of the outline planning application. The illustrative masterplan extract to the right shows the detailed proposals.



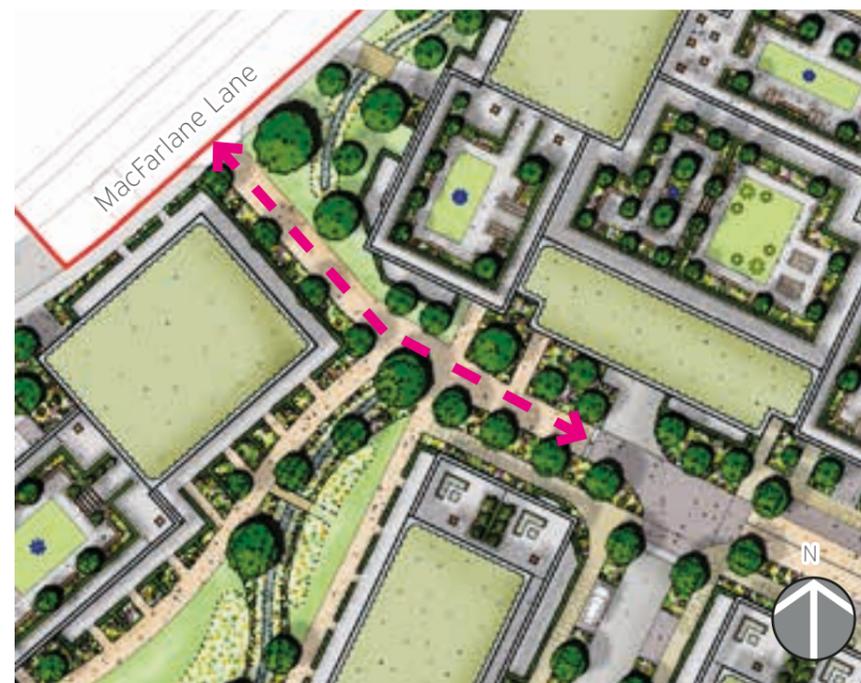
Proposed New Access from Syon Lane and Pedestrian Crossing (shown on Illustrative masterplan)

OCCASIONAL ACCESS FROM MACFARLANE LANE

A restricted vehicular access point is provided from Macfarlane Lane, connecting to the western end of the northern Lane. This is intended to provide occasional access for emergency service vehicles and to facilitate a more convenient collection route for refuse and recycling vehicles around the site (see also section 3.5).

Key Design Principles:

- The access route must be designed to accommodate sufficient vehicle weights, but have the appearance of a wide footpath/cyclepath (which will be its primary function).
- Suitable controls must be provided at both ends of the route to prevent unauthorised use.



Length of occasional access route (shown on Illustrative masterplan)



Retractable bollards - potential suitable means to control unauthorised access

3.3 STREET TYPOLOGIES

A hierarchy of routes is proposed throughout the masterplan area. This will provide a legible, permeable, interconnected network of routes with links to footpaths and cycleways.

The hierarchy includes two categories of street within the site, but also addresses the existing streets around the edges:

- The Boulevard
- The Lanes - north and south
- Syon Lane
- Grant Way
- MacFarlane Lane

Each of these is described in more detail on the following pages, with street sections, plans and precedent images to illustrate their main characteristics and design guidance in the form of Key Design Principles.



- Existing Boundary Roads
- The Boulevard
- The Lanes
- Vehicular Turning Head
- - - Bus Turnaround (servicing buses: E1 & H28)
- - - Occasional Access Road (Refuse/Emergency)

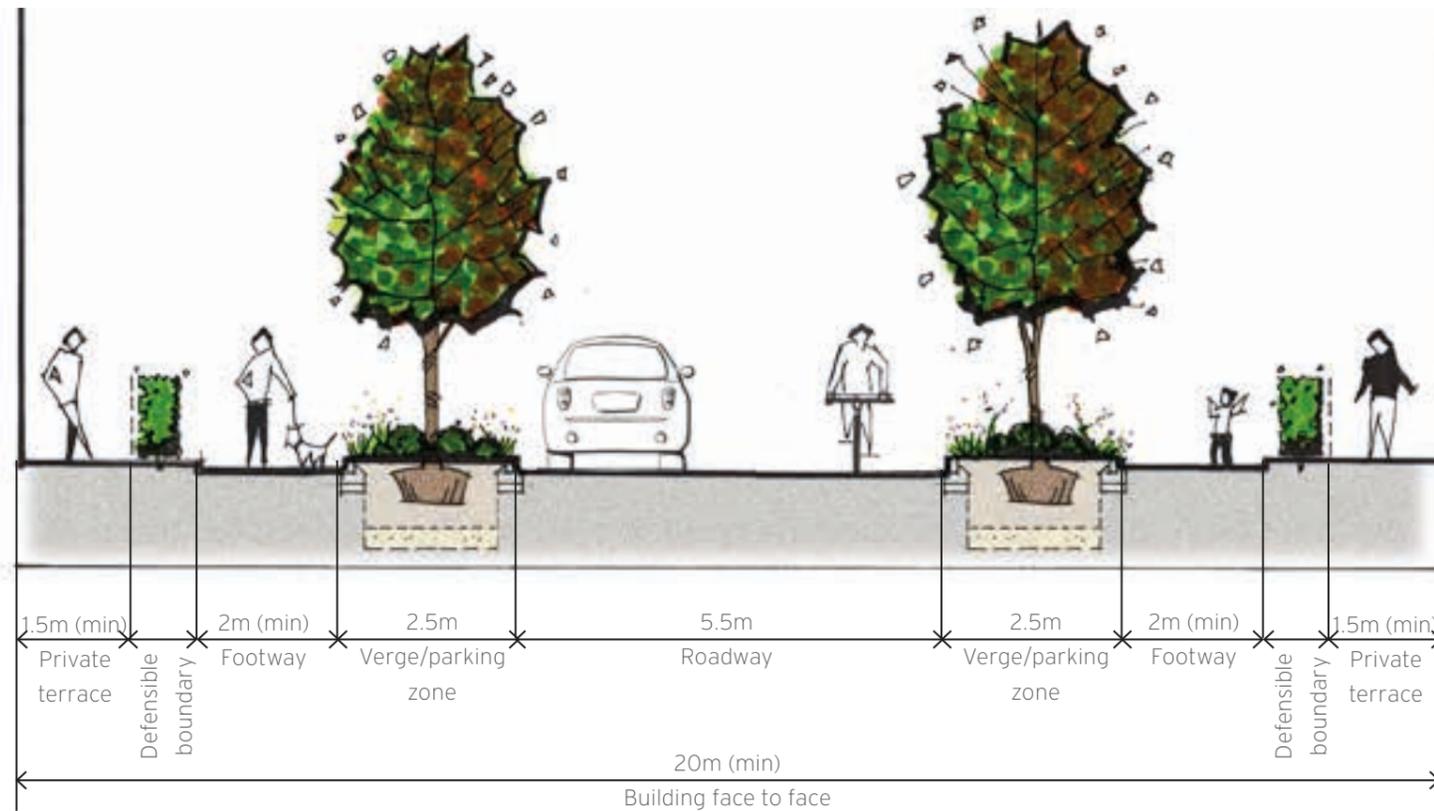
3.3 STREET TYPOLOGIES - THE BOULEVARD

THE BOULEVARD

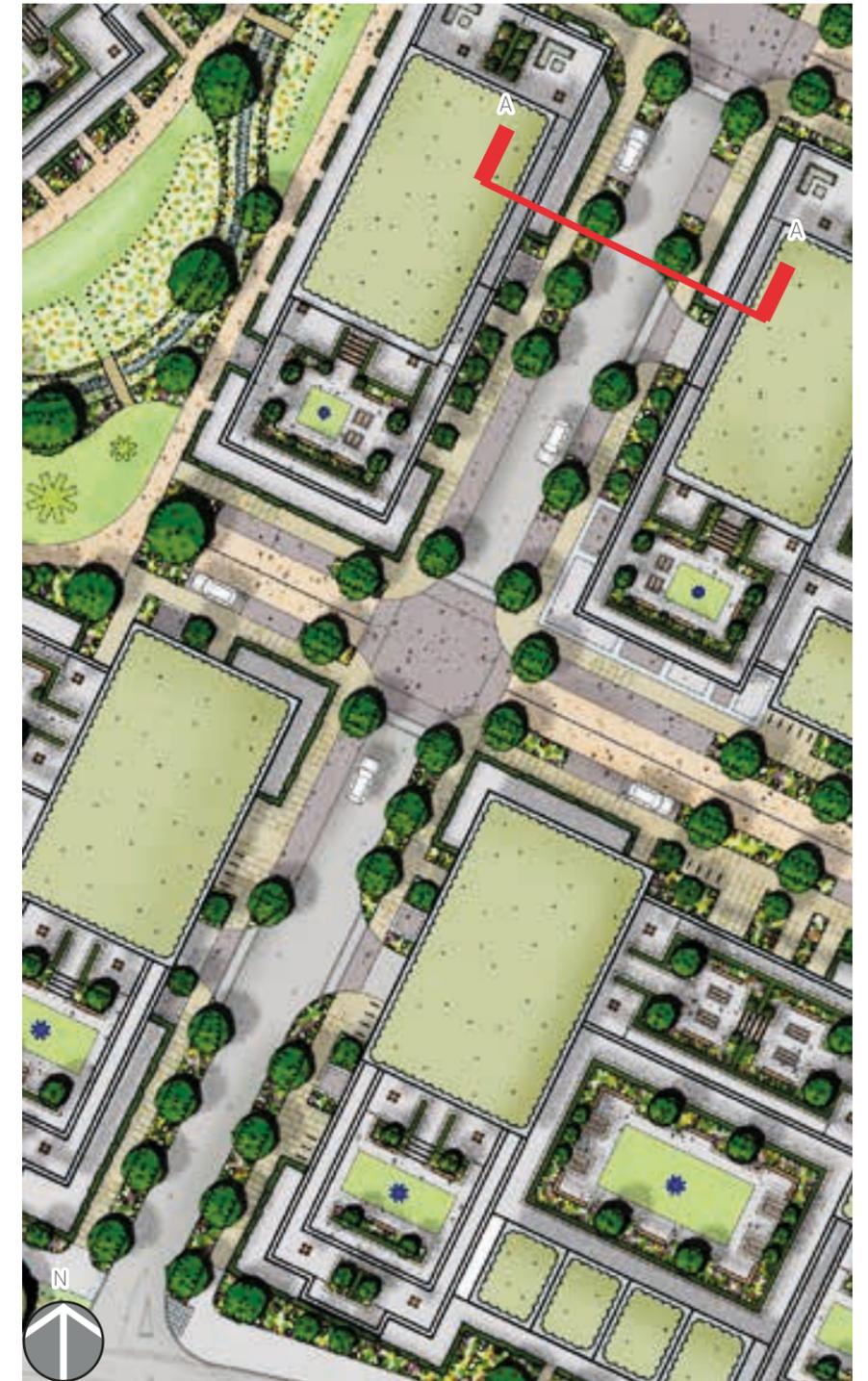
The Boulevard forms the main vehicular and service entrance into the proposed development. Designed with a formal streetscape character reflecting the linear enclosure provided by the adjacent architecture and reinforced by semi-mature avenue tree planting. The buildings are orientated to overlook the road and footways providing natural surveillance. Parallel parking and service bays are located along the road with generous breaks in the bays providing the opportunity for verges to be treated as rain gardens and parking bays with permeable paving where viable. The majority of the site's residential parking and servicing, including that serving the Clearing, is accessed directly from the Boulevard, reducing the need for vehicle movements in other parts of the site.

Carriageway width	5.5m
Footway/Cycleway	2m (min) footway on both sides of the road
Landscape Character	Private terrace: 1.5m deep (min) Curtilage hedge planting: 1.2m high with minimum depth of 0.6m Buffer planting: minimum depth 1m (where viable) Minimum height of kerb up-stand: 125 mm

NTS



Section AA - Typical section through the Boulevard



Illustrative landscape plan

3.3 STREET TYPOLOGIES - THE BOULEVARD



Boulevard tree planting



Granolithic sett paving



Feature paving to shared building entrances

The Boulevard must include the following features:

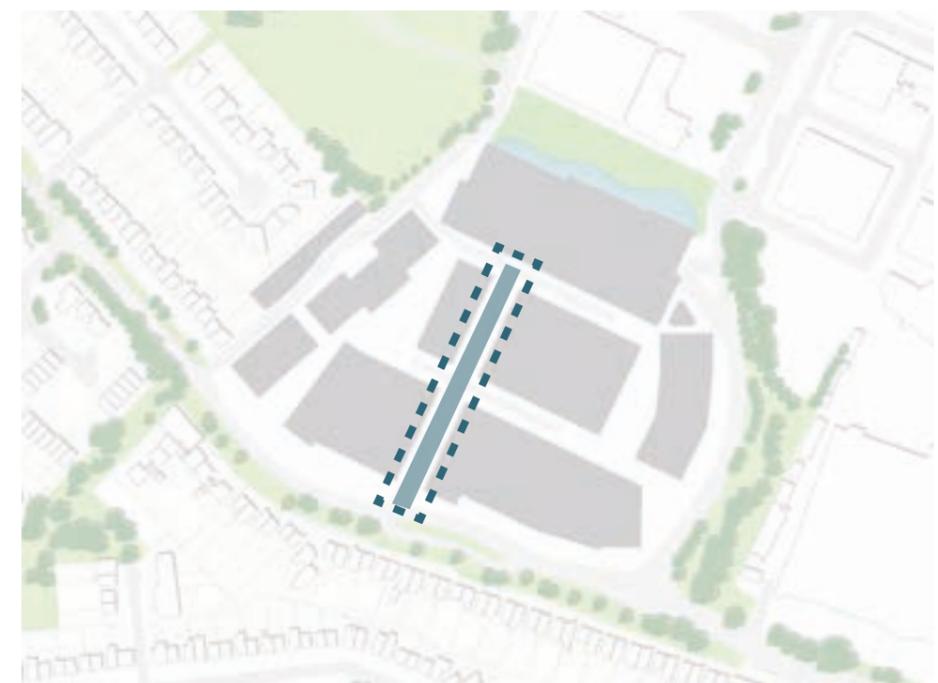
- Roads to be delineated with a contrasting up-stand kerb
- Level access and tactile paving to be provided at all crossing points
- Segregated footways to be a minimum of 2m wide
- Planting and trees to define a green character and provide visual amenity for the public and residents. Street trees to be planted a minimum of 1m from edge of carriageway (refer to section 5.1)
- Design should integrate SUDs solutions, including permeable paving to car parking bays, rain gardens where viable
- Raised tables and material change to carriageway at intersections with the Lanes providing traffic calming
- Feature paving to shared building entrances
- Railings to private terraces should be 1.1m high and well designed, either forming part of a landscape feature, or hidden behind hedging
- High quality paving finishes (refer to section 5.2)
- Well designed external Lighting (refer to section 5.5)



Bioretention Rain Garden



Footways and street trees



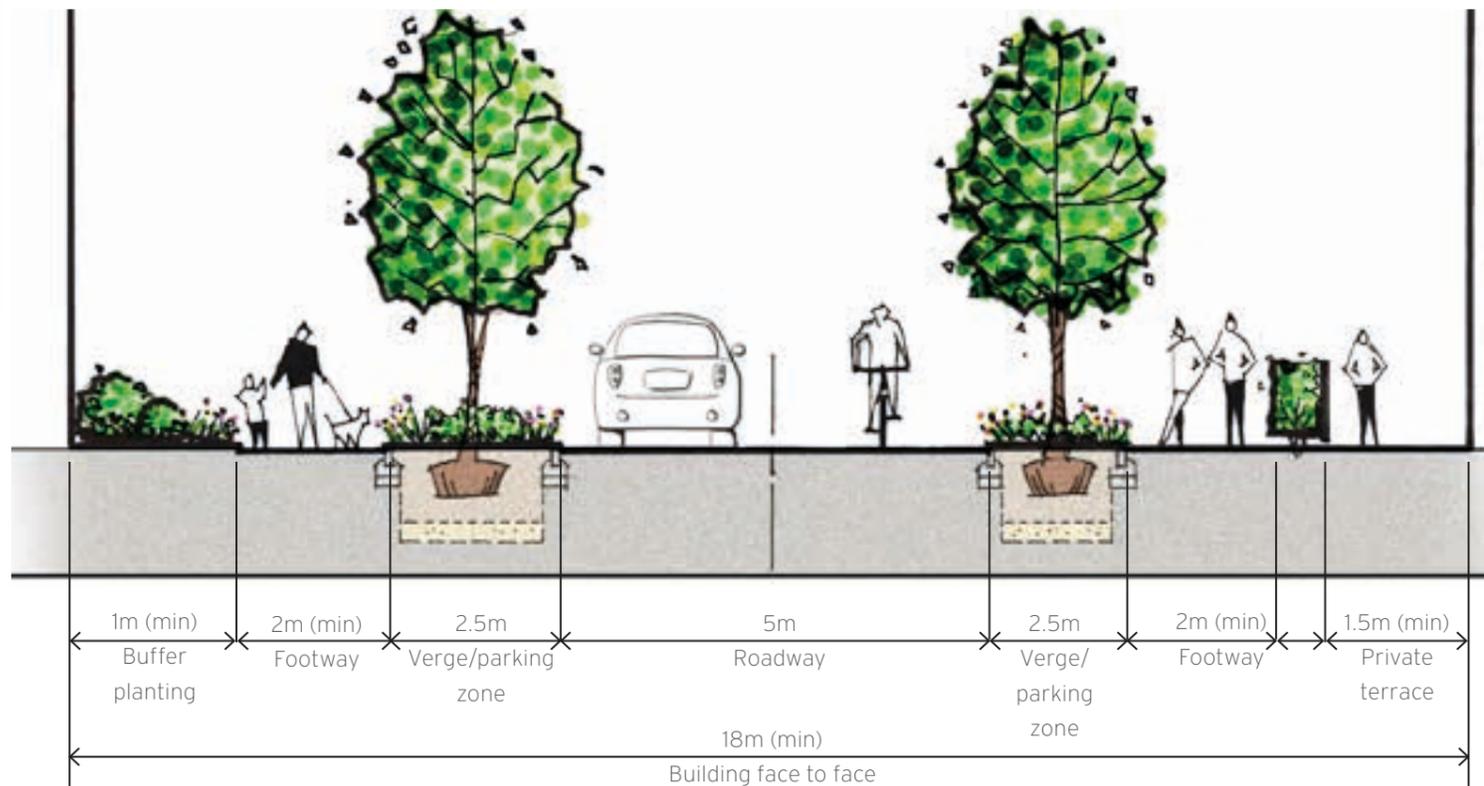
3.3 STREET TYPOLOGIES - THE LANES

THE LANES

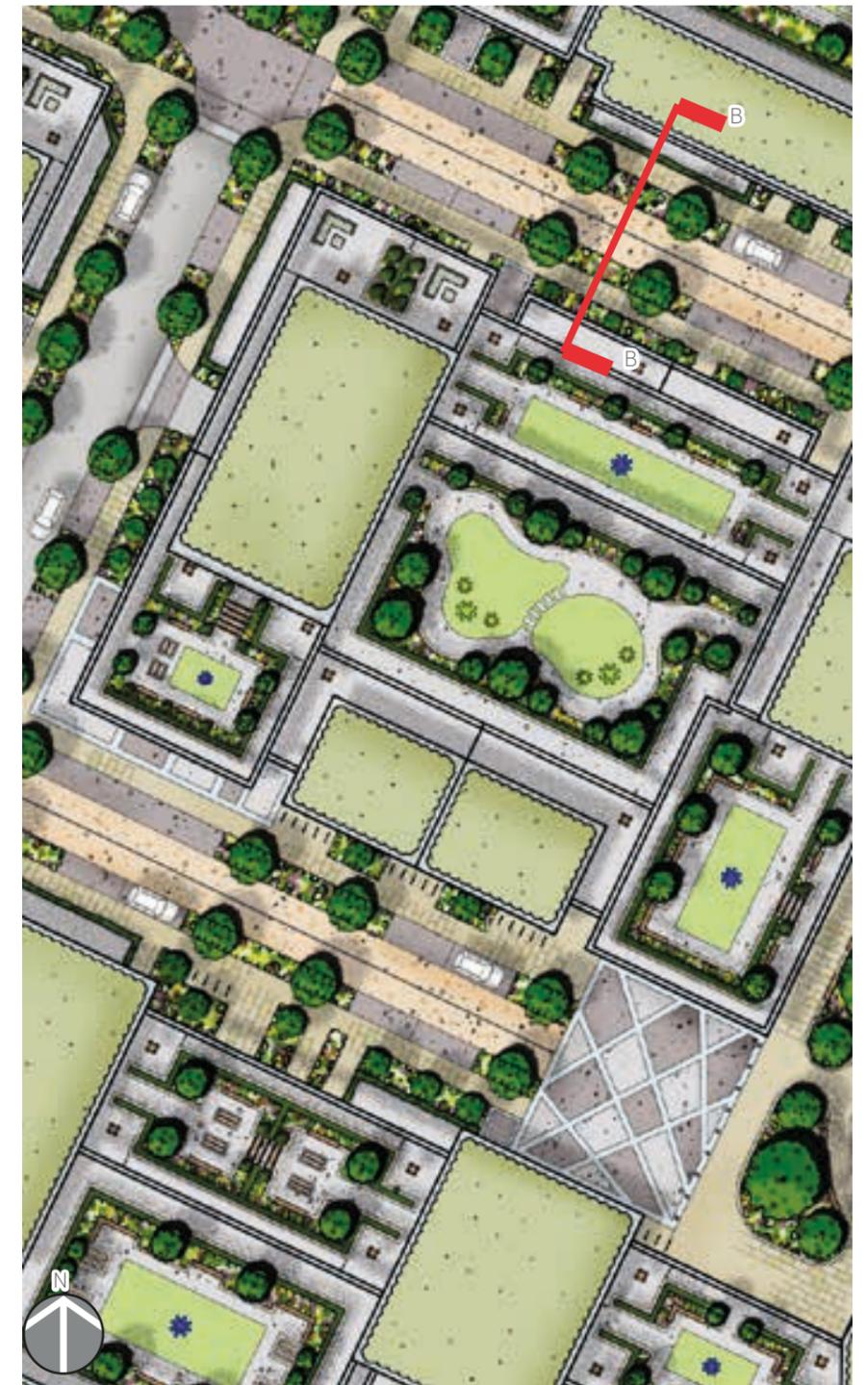
The narrower Lanes form secondary east-west vehicle and service routes within the site. With reduced vehicle movements compared to the Boulevard, the carriageway widths and kerb heights are reduced and the carriageway delineated by a change in surface finish. The character of the Lanes is further reinforced through a change in street tree species and the incorporation of rain gardens into the verges, where viable. Due to the proximity of the Clearing and the mobility hub, the majority of parking provision within the Lanes is dedicated for car club spaces and special purpose parking - e.g. the GP surgery.

Carriageway width	5m
Footway/Cycleway	2m (min) footway on both sides of the road
Landscape Character	Private terrace: 1.5m deep (min) Curtilage hedge planting: 1.2m high with minimum depth of 0.6m Buffer planting: minimum depth 1m where viable Minimum height of kerb up-stand: 60 mm

NTS

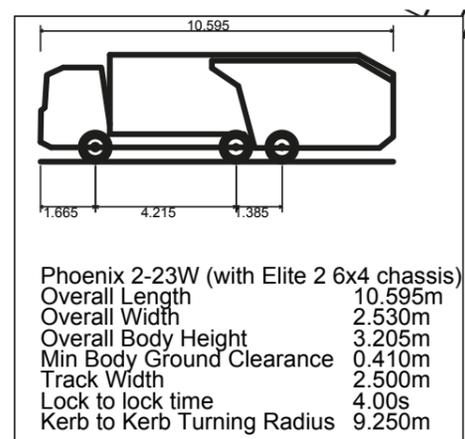
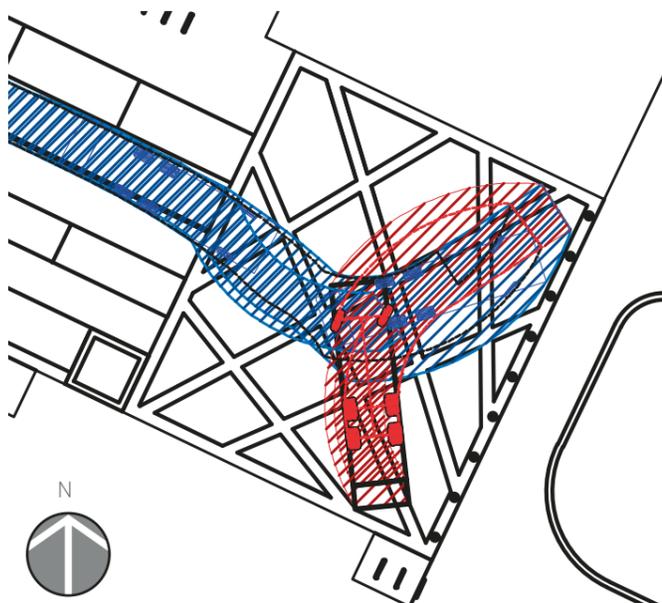
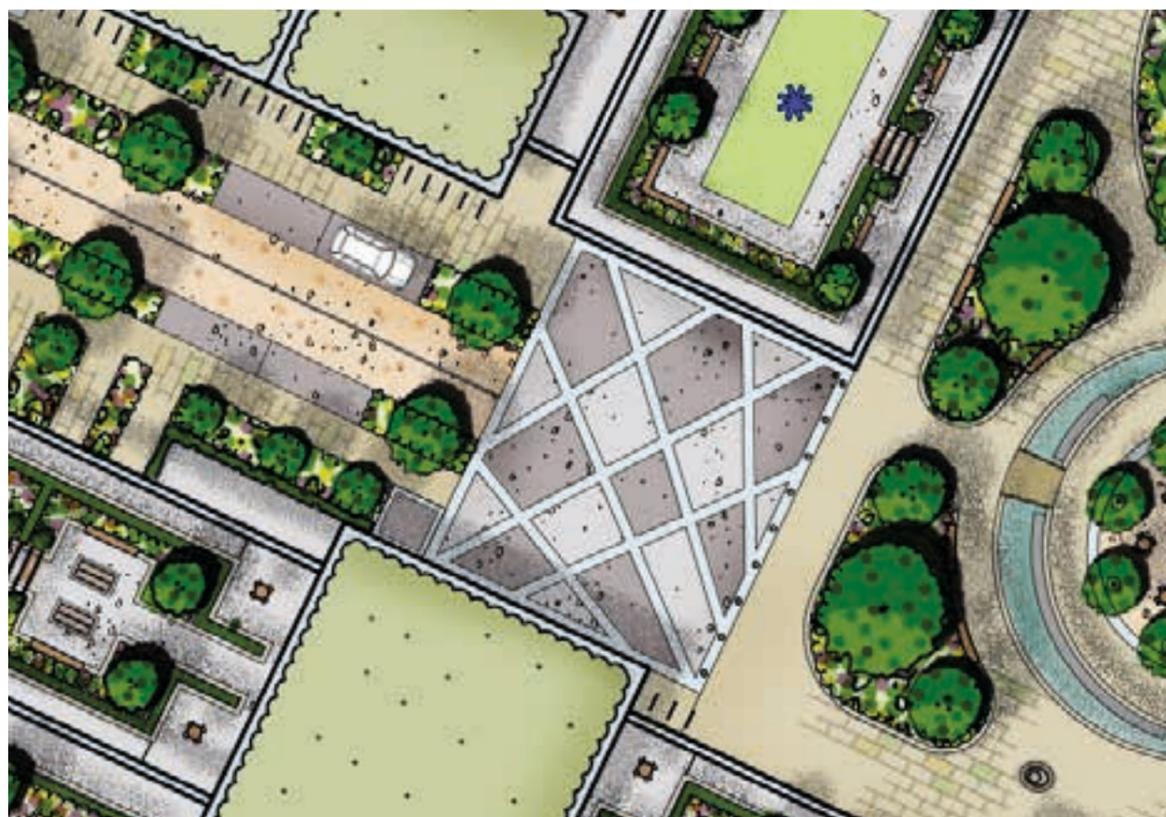


Section BB - Typical section through a Lane



Illustrative landscape plan

3.3 STREET TYPOLOGIES - THE LANES



Royal Huskoning DHV - Sweep Path Analysis Plan for Large Refuse Vehicles

Turning Head

A turning head has been located at the end of each of the Lanes, the plan illustrates how there is enough space for a large refuse vehicle to turn around. The landscape design for these turning heads has a change in surface material with the use of a granolithic sett paving to delineate the space and provide a feature end stop to the road and entrance into the adjacent Clearing. Bollards will be located at the end of the turning heads to restrict vehicle access into the Clearing.



Granolithic sett paving



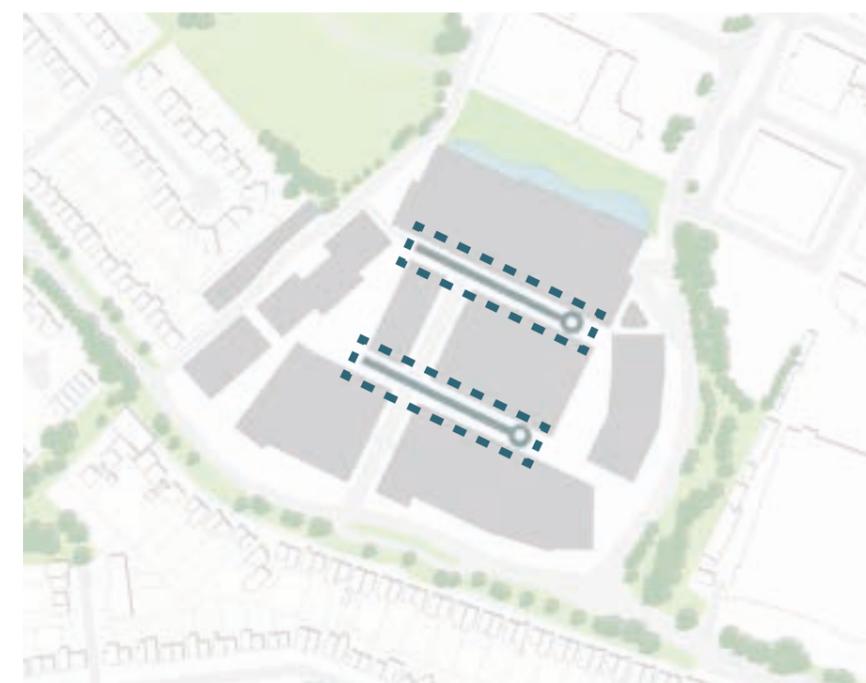
Sandstone flag random course



Linear tree planting

The Lanes must include the following features

- Roads to be delineated with a contrasting up-stand kerb
- Level access and tactile paving to be included at all crossing points
- Segregated footways to be a minimum of 2m wide
- Planting and trees to define a green character and provide visual amenity for the public and residents. Street trees to be planted a minimum of 1m from edge of carriageway (refer to section 5.1)
- Raised tables and material change to carriageway at intersections with the Boulevard providing traffic calming
- Feature paving to shared building entrances
- Railings to private terraces should be 1.1m high and well designed, either forming part of a landscape feature, or hidden behind hedging
- High quality paving finishes (refer to section 5.2)
- Well designed external Lighting (refer to section 5.5)



3.3 STREET TYPOLOGIES - SYON LANE

SYON LANE

Syon Lane is located along the southern boundary of the proposed development, forming the primary frontage. A shared footway/cycleway will be delivered as part of the Bolder Academy works, this provision will be retained and enhanced with additional landscaping and integration of the proposed highway works and access from Syon Lane.

The shared footway/cycleway will be clearly marked adjacent to Syon Lane, with a linear landscaped belt of planting between the footway/cycleway and Syon Lane. This landscape belt will include existing retained trees and informal groups of trees planted within grass mounds and bulb drifts to provide seasonal interest and create an attractive landscaped footway/cycleway. The buildings and entrances are designed to front onto this footway/cycleway providing natural surveillance, additional shrub and tree planting will be located along the curtilage of the buildings providing a buffer between the private and public realm.

Footway/Cycleway	<p>3m (min) shared footway/cycleway to be installed as part of imminent S278 works related to the new Bolder Academy.</p> <p>To the west of the proposed site access the line of this footway/cycleway is to be maintained. To the east of the proposed site access, the route will be re-provided as part of any site access/ highways works which includes two proposed pedestrian crossings.</p>
Landscape Character	<p>Private terrace: 1.5m deep (min)</p> <p>Buffer planting: minimum depth 1m where viable.</p>



Illustrative landscape plan



3.3 STREET TYPOLOGIES - SYON LANE



Informal groups of tree planting



Bulb drifts for seasonal interest



Shared footway/cycleway



Mounds and informal groups of tree planting

The Syon Lane boundary must include the following features

- Shared maintained cycleway/footway provision along the Syon Lane frontage to be a minimum of 3m wide
- Existing trees to roadside verge be retained where viable and where assessed to be of a suitable quality.
- Level access and tactile paving to be provided at all crossing points
- Planting and trees to define a green character and provide visual amenity for the public and residents. Street trees to be planted a minimum of 1m from edge of carriageway (refer to section 5.1)
- Clearly defined footpaths serving individual dwelling entrances
- Railings to private terraces should be 1.1m high and well designed, either forming part of a landscape feature, or hidden behind hedging
- High quality paving finishes (refer to section 5.2)
- Well designed external Lighting (refer to section 5.5)



3.3 STREET TYPOLOGIES - GRANT WAY

GRANT WAY

The Grant Way boundary must include the following features

- Roads to be delineated with a contrasting up-stand kerb
- Level access and tactile paving to be included at all crossing points
- Segregated footways to be a minimum of 2m wide
- Planting and trees to define a green character and provide visual amenity for the public and residents. Street trees to be planted a minimum of 1m from edge of carriageway (refer to section 5.1)
- Feature paving to shared building entrances
- Boundary treatment for the gastro pub terrace space should be well designed, either as part of a landscape feature, or hidden behind hedging
- High quality paving finishes (refer to section 5.2)
- Well designed external Lighting (refer to section 5.5)

The eastern boundary of the site is formed by Grant Way. Development along this boundary forms a prominent frontage when viewed from Syon Lane and along Grant Way. At the southern end, built form has been orientated to provide views directly into the Clearing (public square) with feature landscaping, to encourage pedestrian movement into the space. The landscaping will include a sculptural stone water feature, part of the rill design, generous footways, and large areas of landscaping. Routes along Grant Way also provide direct access to the Water Gardens.

A series of cycle stores will be located along Grant Way, and these should be designed as an integral part of the landscape - set within planting and with green roofs.

Bus Turnaround

A bus turnaround is located on Grant Way at the northern end of the Clearing. A central area of landscaping will define the turnaround space and help to break-up the extent of hard surfacing.



Split stone water feature



Feature paving and tree planting



Artist's impression of cycle stores and bus stops



Illustrative landscape plan

3.3 STREET TYPOLOGIES - MACFARLANE LANE

MACFARLANE LANE

MacFarlane Lane is located on the western boundary of the site and will provide vehicular access to the proposed Bolder Academy as well as being a key route for pedestrians and cyclists. Highway improvements will be made as part of constructing the school, but any works associated with the development of Osterley Place should ensure that the safety of pedestrians and cyclists is prioritised, which may include a review of parking restrictions.

The majority of new development is situated to the south/east of the road, forming a strong development edge, and an existing tree has been retained and incorporated into the landscape, with the footway pulled away from the road, creating a focal point to the streetscape. The attractive landscape character of the Meander is extended along MacFarlane Lane, with direct footway links into the Water Gardens at its northern end, where there is also a crossing point to connect with the adjacent football centre.

To the north/west of the road, a stepped terrace of two storey dwellings create a softer edge to the street and forms a transition between new development and existing houses to the west. These buildings are set closer to the road, with private front gardens providing defensible space.

The MacFarlane Lane boundary must include the following features:

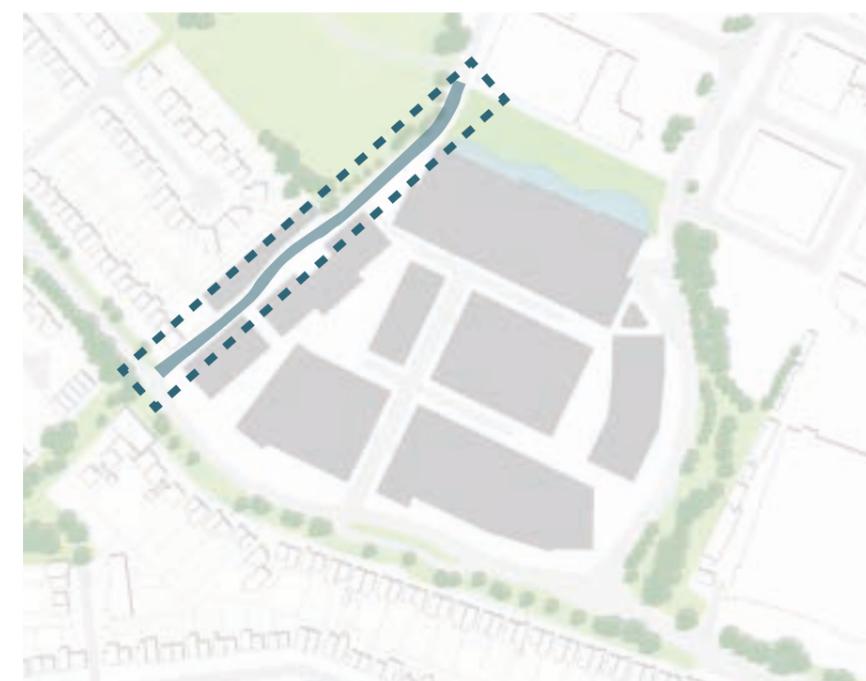
- Roads to be delineated with a contrasting up-stand kerb
- Level access and tactile paving to be provided at all crossing points
- Segregated footways to be a minimum of 2m wide
- Individual footpaths to the entrances of dwellings with front doors at street level, and a minimum depth of 1.5m buffer planting to provide privacy.
- Boundary treatments for private garden spaces should be well designed, either as part of a landscape feature, or hidden behind hedging
- High quality paving finishes (refer to section 5.2)
- Well designed external Lighting (refer to section 5.5)



Illustrative landscape plan



Artist's impression of MacFarlane Lane - view looking north-east towards the proposed Bolder Academy



3.4 PARKING STRATEGY

CAR PARKING

Most of the parking provision on the site will be provided within undercroft parking areas beneath the podium gardens of parcels A, C, D and H. A limited amount of provision will also be provided on the street, serving specific users and sensitively incorporated with landscaping to minimise its visual impact.

This will help to limit the impact of vehicles on the public realm and strengthen the creation of a pedestrian friendly environment.

Key Design Principles:

- The majority of parking spaces must be provided off-street beneath the podium decks.
- Vehicular entrances to undercroft areas must be discreetly designed and minimised in number.
- On-street parking spaces should be well located to suit the needs of their proposed users and sensitively integrated into the streetscene with landscaping.
- A minimum of 3% of parking spaces on site should provide accessible parking for disabled people. Spaces should be sized accordingly with sufficient space around them to allow people to get in and out of their car easily.

-  Indicative area for podium parking (car and cycle)
-  Indicative street parking and service bays
-  Indicative zone for external cycle parking structures
-  Indicative area of semi-basement cycle store
-  Indicative access to semi-basement cycle store
-  Indicative vehicular access to podium parking (cycle parking ideally accessed from elsewhere)



3.4 PARKING STRATEGY

CYCLE PARKING - BEST PRACTICE	
Consistently available	Sufficient parking for all residents or employees.
Fit for purpose	'Sheffield' type stands or easily accessible two-tier systems, cages or lockers.
Conveniently sited	Long stay parking should be within 50m and short stay parking within 15m from main entrances.
Accessible and easy to use	All cycle parking should be easy to reach - no steps, detours, narrow corridors or steep slopes. Closer than car parking.
Safe and secure	Users should feel secure and confident their bike is secure.
Well-managed, maintained and monitored	Cycle parking must be maintained and monitored. Management will be required for long stay cycle parking.
Covered	Required for long stay cycle parking and advised for short stay cycle parking.

CYCLE PARKING

Cycle parking will be provided in a variety of different ways across the site; beneath buildings, within podiums and in standalone structures or short stay bike stands within the public realm. This will provide flexibility to meet the requirements of different user groups and respond to the varying character of the public realm.

Key Design Principles:

- Cycle parking should be provided in accordance with the best practice principles set out in the adjacent table wherever possible.
- Cycle parking must be easy to use for people of all ages and abilities.
- Some provision should be made for non-standard and all-ability cycles, such as cargo bikes, tricycles and tandems.
- External cycle stores must be sensitively designed and located so that they sit comfortably within the public realm. The use of green roofs is encouraged.



Double stacked cycle storage beneath a building



Secure external cycle store - St Clements, Mile End



Combined cycle store and storage - Chapel, Southampton

3.5 WASTE MANAGEMENT STRATEGY

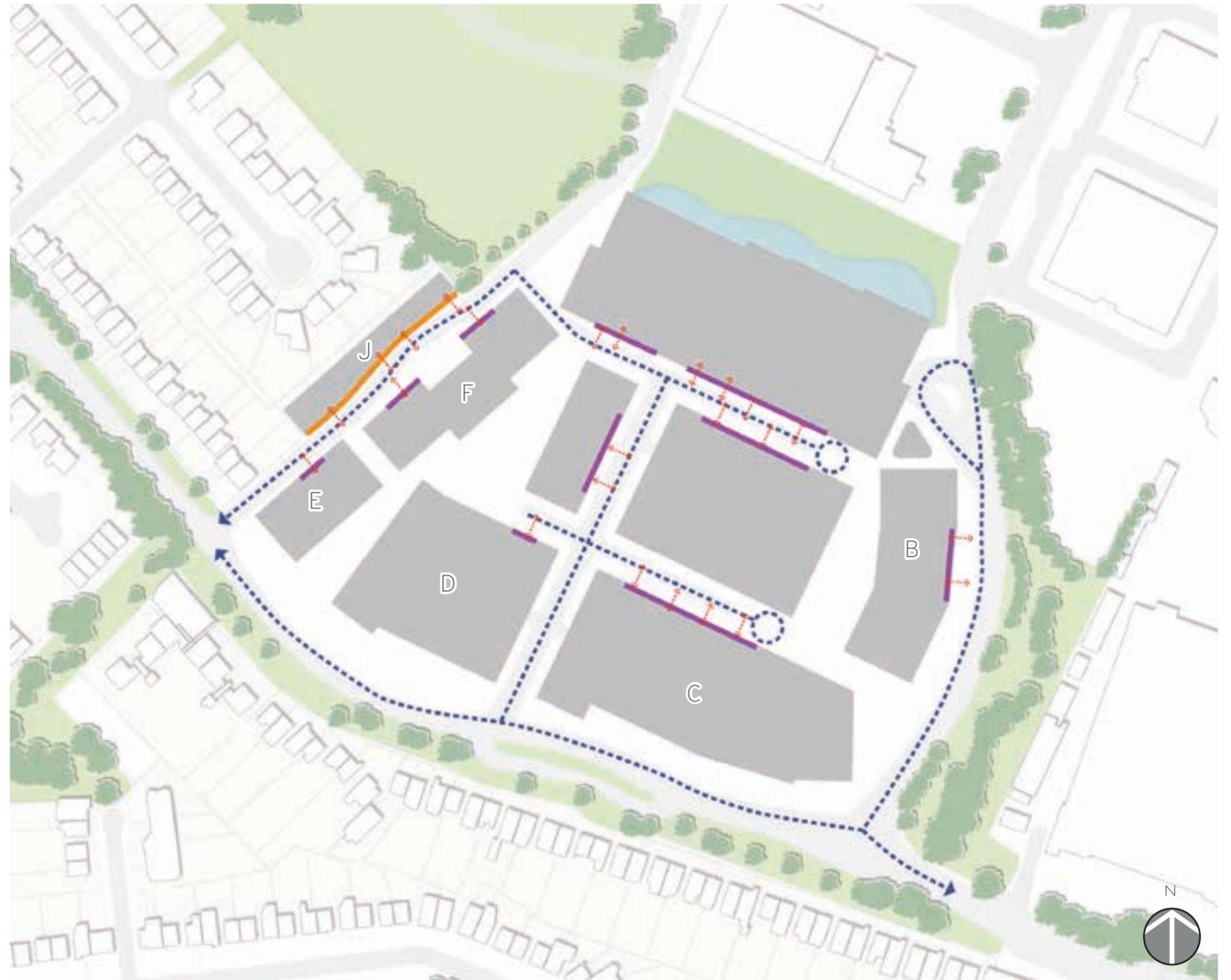
Waste and recycling will be collected at street level from dedicated stores beneath the buildings fronting the Boulevard and the Lanes. The internal street layout is designed to minimise the need for collection vehicles to reverse, with turning areas provided at the eastern end of both Lanes and a service only access to MacFarlane Lane in the north west corner of the site.

Buildings at the edges of the site will be serviced from surrounding streets, with parcel B serviced from Grant Way and parcels E, F and J from MacFarlane Lane. Individual terrace/maisonette dwellings forming the Syon Lane frontage of parcels C and D will be provided with access to the communal bin stores within the podium.

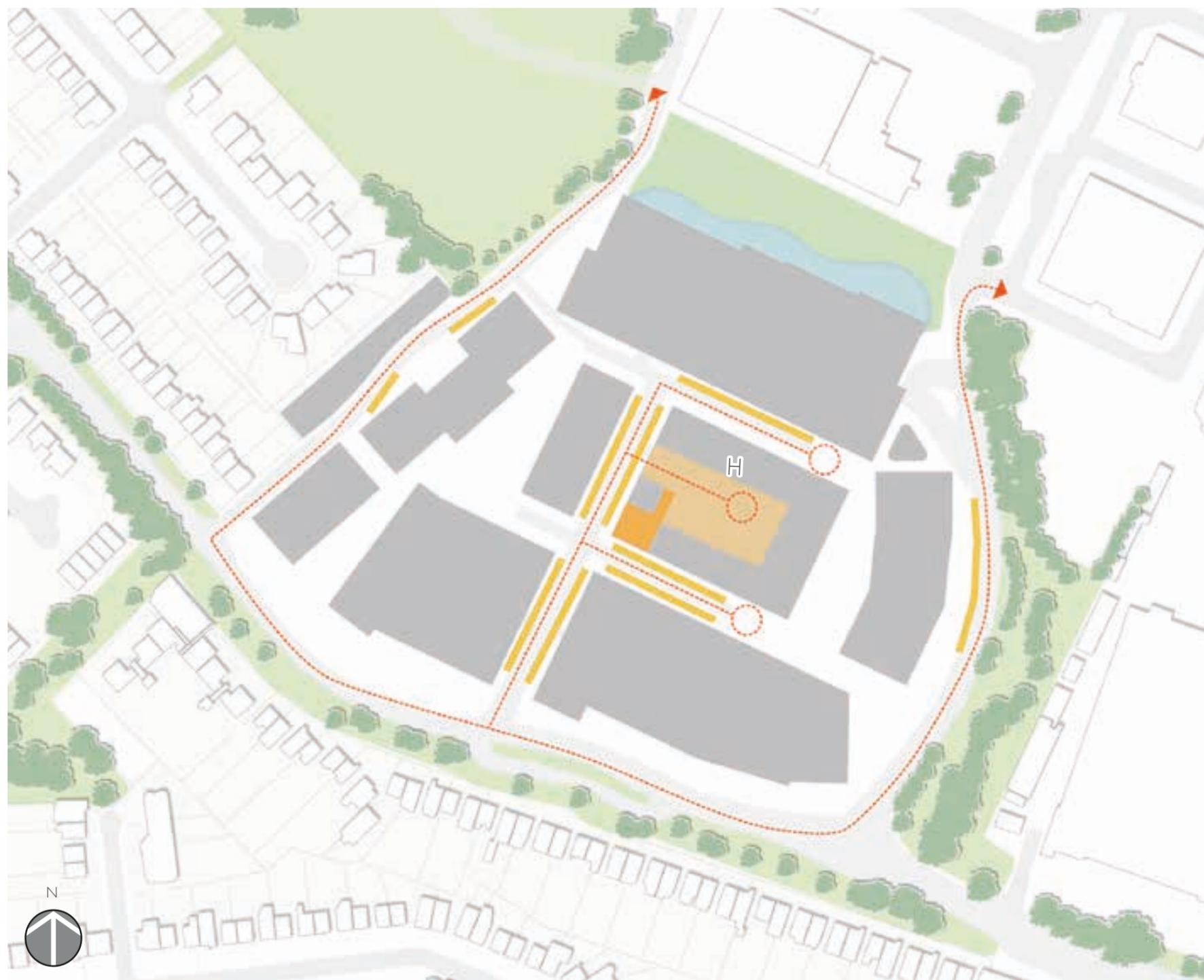
Key Design Principles:

- The vehicle collection route must be kept clear of obstructions to ensure ease of access and avoid unnecessary damage to the public realm.
- Bin stores should be located away from primary elevations or key corners of the building, with minimal presence on the frontage and discreetly designed entrances.
- Bin store entrances must be located within 10m of the proposed vehicle collection point and within 30m of the residential block entrance they are serving.
- Bin stores must be adequately sized for the required number of bins and provide sufficient space for full and empty bins to be rotated efficiently on collection days.

- Indicative location for communal bin store entrances
- ↔ Indicative 10m travel distance from bin store entrance
- ➡ Indicative refuse collection route
- ⊙ Indicative turning area within site
- Individual bin stores for terraced dwellings



3.6 SERVICING STRATEGY



The servicing of commercial and residential properties will be carefully controlled to avoid delivery vehicles being parked in inappropriate/inconsiderate locations within the public realm. Deliveries will be managed by a concierge located in the south west corner of parcel H, close to the main vehicular entrance to the site.

The majority of commercial servicing will be undertaken within the podium of parcel H, with space provided for a minimum of two large vehicles and adequate turning provision within the boundary of the parcel. Commercial properties in parcel B will be serviced from Grant Way, with suitable on-street delivery bays provided. Similar servicing bays will also be provided on MacFarlane Lane, the Boulevard and the Lanes to accommodate deliveries from large vehicles to residential properties.

Key Design Principles:

- Servicing and large deliveries to commercial and residential properties must be carefully managed by an on-site concierge, located in a prominent position.
- The service area beneath Block H should be designed to accommodate a minimum of two 10m rigid goods vehicles and also room for them to turn around and exit the space in forward gear.
- A limited number of on-street parking bays for delivery vehicles should be provided on Grant Way, MacFarlane Lane, The Boulevard and The Lanes.

-  Servicing area beneath parcel H
-  Indicative location of concierge facility in parcel H
-  Zone for on-street servicing bays
-  Indicative route for site servicing
-  Indicative turning area within site

SPACES

04

4.1 KEY DESIGN & SUSTAINABILITY OBJECTIVES

Accessible Environment

Public spaces must be designed to be accessed, used and enjoyed by everyone - including disabled and older people.

Public & Private Space

There must be a clear definition between spaces which are publicly accessible and those which are private.

Coordinated Public Realm

The design of paving, planting, lighting, public art, signage and street furniture must be considered as a unified whole, to achieve a well-coordinated and uncluttered effect.

Comfortable Microclimate

The design of streets and spaces should aim to provide a comfortable microclimate by providing shelter from the wind and a variety of sunny and shaded areas. Trees and landscape elements are likely to form a key component of the design strategy.

Designing for the Future

Landscaped spaces should be designed for easy maintenance and resilience to climate change, to ensure that they continue to look good as the new neighbourhood matures.

Play Provision

Provision for play must be included throughout the masterplan, with different types of play, for different age groups, accommodated in various parts of the site. Opportunities for less formal, more naturalistic types of play are encouraged.

Sustainable Drainage

Sustainable drainage systems (SuDS) should be incorporated into the design of spaces, where possible, to provide attractive landscape features, mitigate the impacts of surface water run-off and aid natural attenuation.



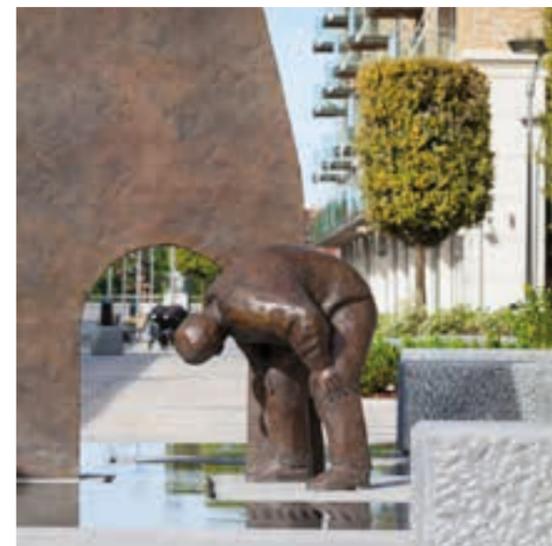
The design of paving, planting and signage should be well-coordinated



Varied and interesting types of landscape space



Design of street furniture and trees creating a comfortable microclimate



Public art creating visual interest as part of a coordinated public realm



Informal, naturalistic play areas

4.2 SPATIAL HIERARCHY

A hierarchy of spaces is proposed throughout the masterplan area. This will provide a range of spaces, creating visual interest and a variety of opportunities for recreation, leisure and play by different groups of people throughout the day.

The hierarchy includes five categories of spaces within the site:

- The Clearing - a public square
- The Meander - a public park
- The Water Gardens - a public park
- Podium Gardens - communal gardens for residents
- Roof Gardens - communal gardens for residents

Each of these is described in more detail on the following pages, with cross sections, plans and precedent images to illustrate their main characteristics and design guidance in the form of Key Design Principles.



-  The Water Gardens
-  The Meander
-  The Clearing
-  Podium Gardens
-  Roof Gardens

4.3 KEY SPACES - THE CLEARING

THE CLEARING

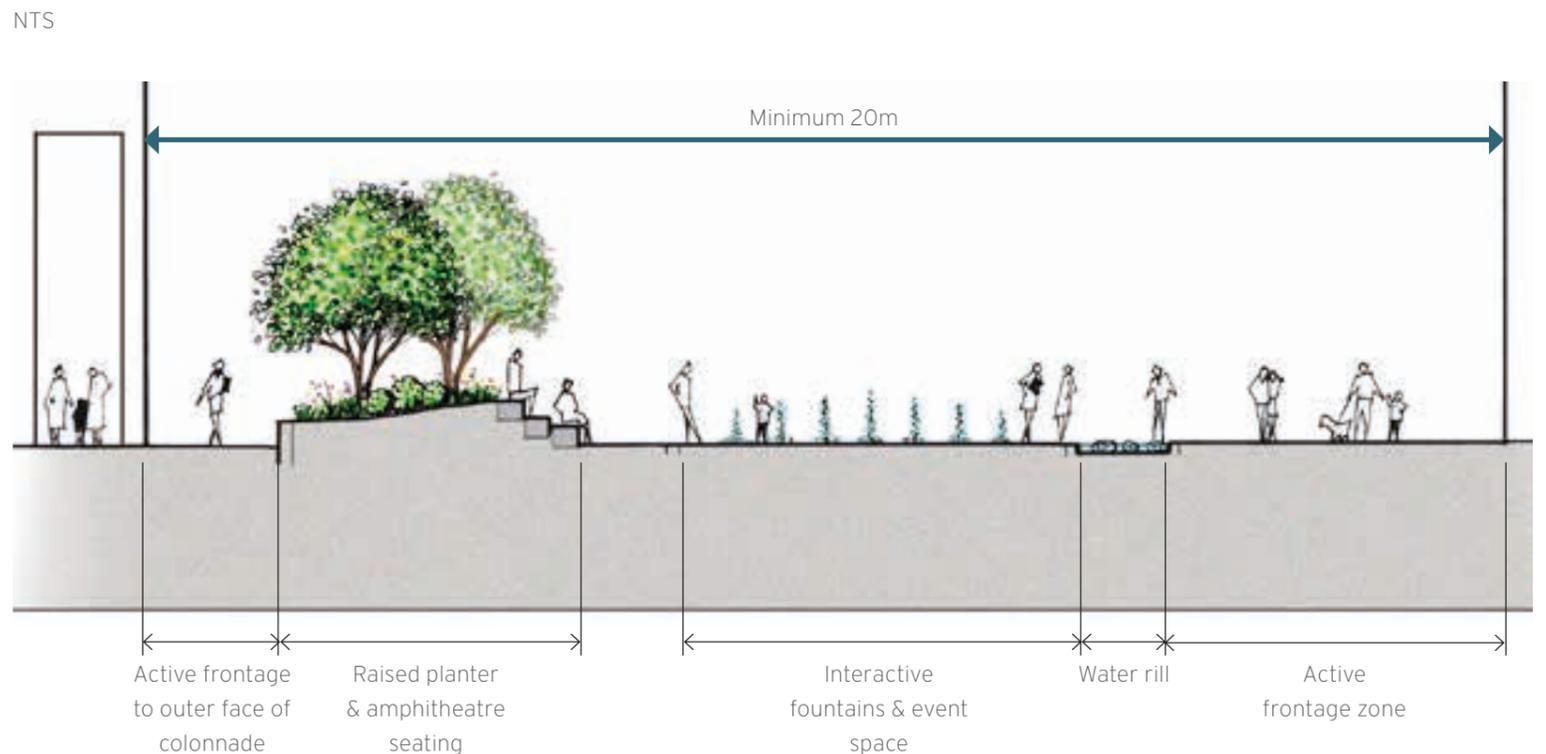
The Clearing is located to the eastern side of the site and forms an important social and civic space within the public realm. The character of the Clearing responds to the surrounding building uses, enhancing the appeal of the non-residential uses that form a local hub within this part of the site. Strong linkages through the Clearing in both a north-south and east-west direction, form permeable connections and enhance accessibility for both the existing and proposed community. The Clearing is designed as a car free space, with appropriate landscape features to restrict access.

Landscaping will include a sweeping urban rill, with multiple crossing points responding to pedestrian desire lines, an interactive fountain, and raised planters with tree planting and integrated amphitheatre seating. Together providing an attractive public square with the flexibility to support a variety of uses and functions throughout the day and into the evening.

Footway	Primary pedestrian route: minimum 2.5m Secondary pedestrian route: minimum 2m
Landscape Character	Urban, public square providing space for socialising and a flexible performance space. Water feature with multiple crossing points Semi-mature and feature tree planting, under planted with low growing shrubs.
Size	Minimum area: 2,250 m ²



Landscape Plan



Section CC - Typical Section through the clearing piazza

4.3 KEY SPACES - THE CLEARING

The Clearing must include the following features:

- A flexible performance/ event space
- Water or similar linking feature with legible crossing points that provides orientation through the space and provides opportunity for interaction and play.
- A variety of seating opportunities (refer to section 5.4)
- Semi Mature Tree & Shrub Planting (refer to section 5.1)
- High quality paving finishes (refer to section 5.2)
- Well designed external Lighting (refer to section 5.5)



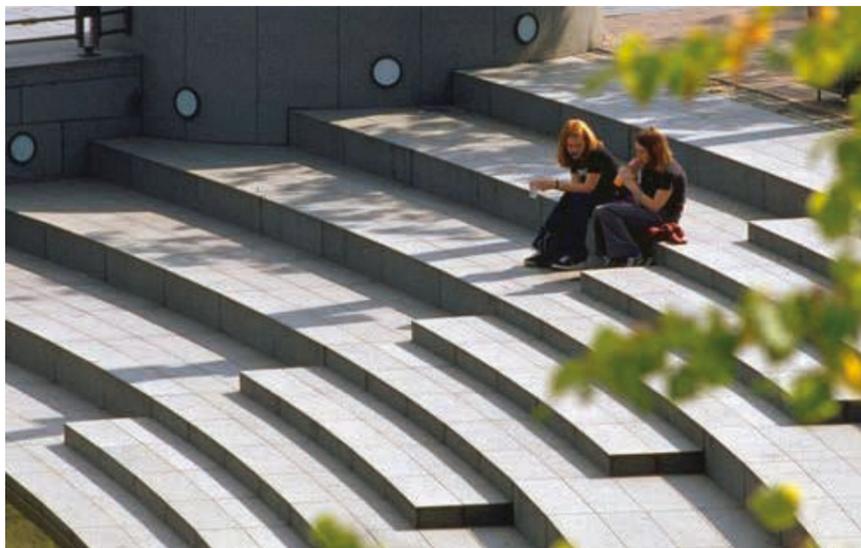
Mounded planting



Community events



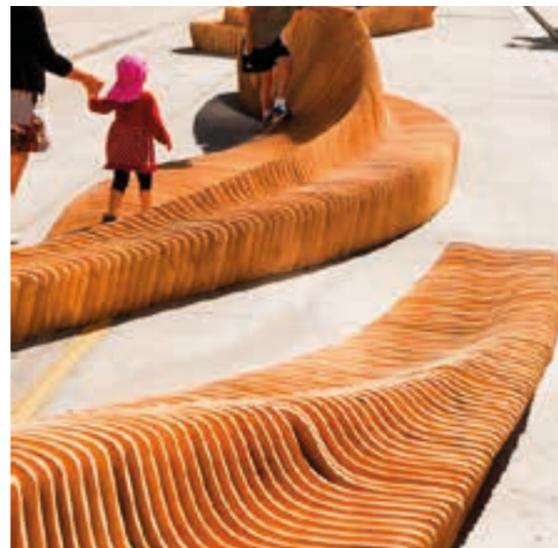
Water play - dancing jets



Amphitheatre



Feature paving and tree planting



Sculptural seating



4.3 KEY SPACES - THE MEANDER

THE MEANDER

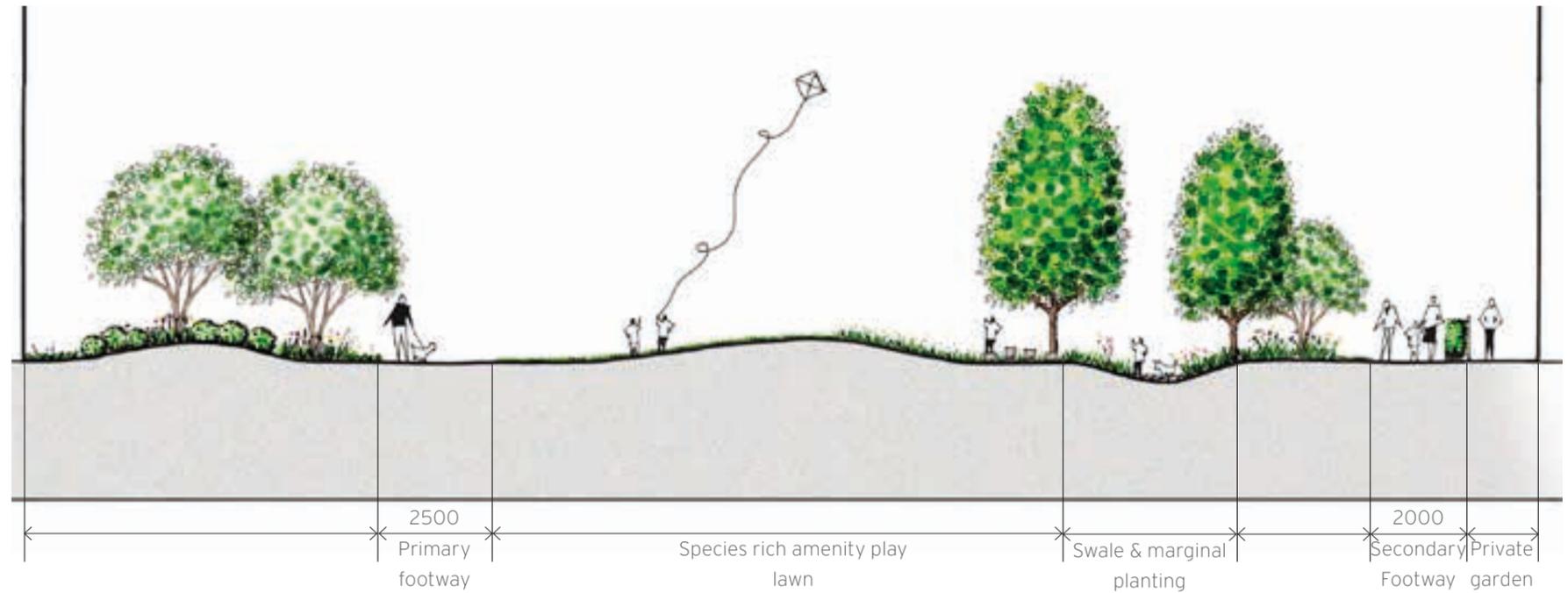
Located to the west, the Meander forms a significant communal green space enclosed and overlooked by residential frontages. The natural movement of water is expressed as an open swale which flows through the landscape, following the natural topography of the site, attenuating and cleansing run-off before discharging into the balancing lake located in the Water Gardens. The line of the swale defines a landscape comprising open, amenity lawns, wild flower meadows, perennial and tree planting. Seating areas and play elements integrated within the landscape create opportunities for informal recreation, relaxation, socialising within this rich green setting. A primary footway is located along the full length of the green space, with secondary footways providing access into the buildings and links to other parts of the site.

Footways/Cycleways	Primary footway minimum 2.5m Secondary footway minimum 2m
Landscape Character	Communal greenspace providing informal recreation Planting to be naturalistic in character Meandering swale
Size	Minimum area: 2,050 m ² Private terrace: 2m deep where space permits/ 1.5m deep (min) Curtilage hedge planting: 1.2m high with minimum depth of 0.6m Buffer planting: minimum depth 1m where viable.



Landscape Plan

NTS



Section dd - Typical Section through the Meander

4.3 KEY SPACES - THE MEANDER

The Meander must include the following features:

- Grass, herbaceous, shrub and tree planting to define a green character
- Planting selection to favour naturalistic species and other species friendly to wildlife to promote biodiversity
- Grassed areas should provide open amenity space for the public and residents, for the use of relaxation and play
- Buildings overlooking and communal entrances located along the Meander to provide active frontage
- Footpaths to be a minimum of 2m wide, with primary routes a minimum of 2.5m wide and clear connections into and out of the space
- Play provision distributed throughout the amenity space
- Swale should be designed to conform to CIRIA's manual for SUDs
- Swale to be green in character with marginal aquatic and water associated tree planting (refer to section 5.1)
- Boundary treatments for the private terrace space should be well designed, either as part of a landscape feature, or hidden behind hedging
- Seating opportunity should be provided near the play provision and along the Meander (refer to section 5.4)
- High quality paving finishes (refer to section 5.2)
- Well designed external Lighting (refer to section 5.5)



Eco-planting through greenway



Marginal planting to natural swale



Natural landscape elements encouraging play



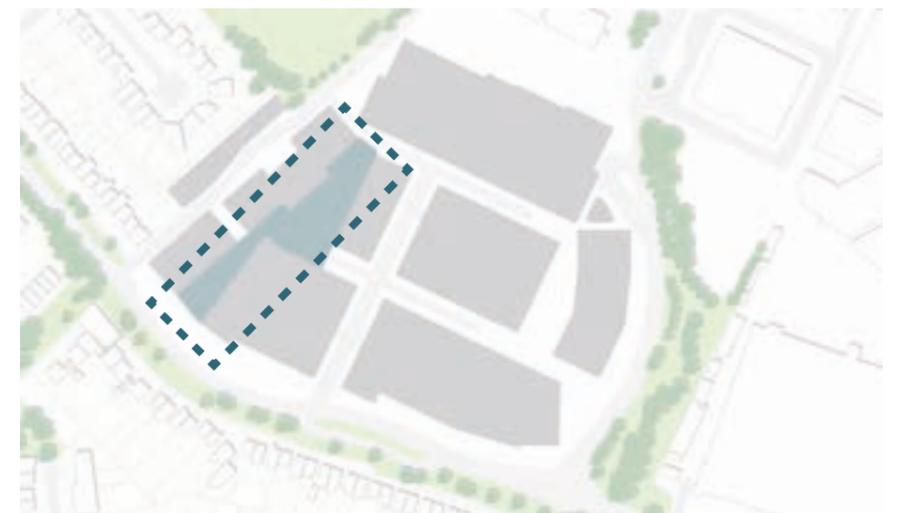
Wildflower grassland within public spaces



Landscaped cycleway



Natural landscape elements encouraging play



4.3 KEY SPACES - THE WATER GARDENS

THE WATER GARDENS

Located at the northern extent of the site, restoration of this currently neglected public green space will create a new pocket park with an emphasis on nature and natural processes, providing a valuable new amenity for local people. A key feature is the large permanent water body, forming part of the site's water management strategy, which will be located adjacent to the proposed built form. This will create an attractive outlook for homes and provide separation from the publicly accessible park area.

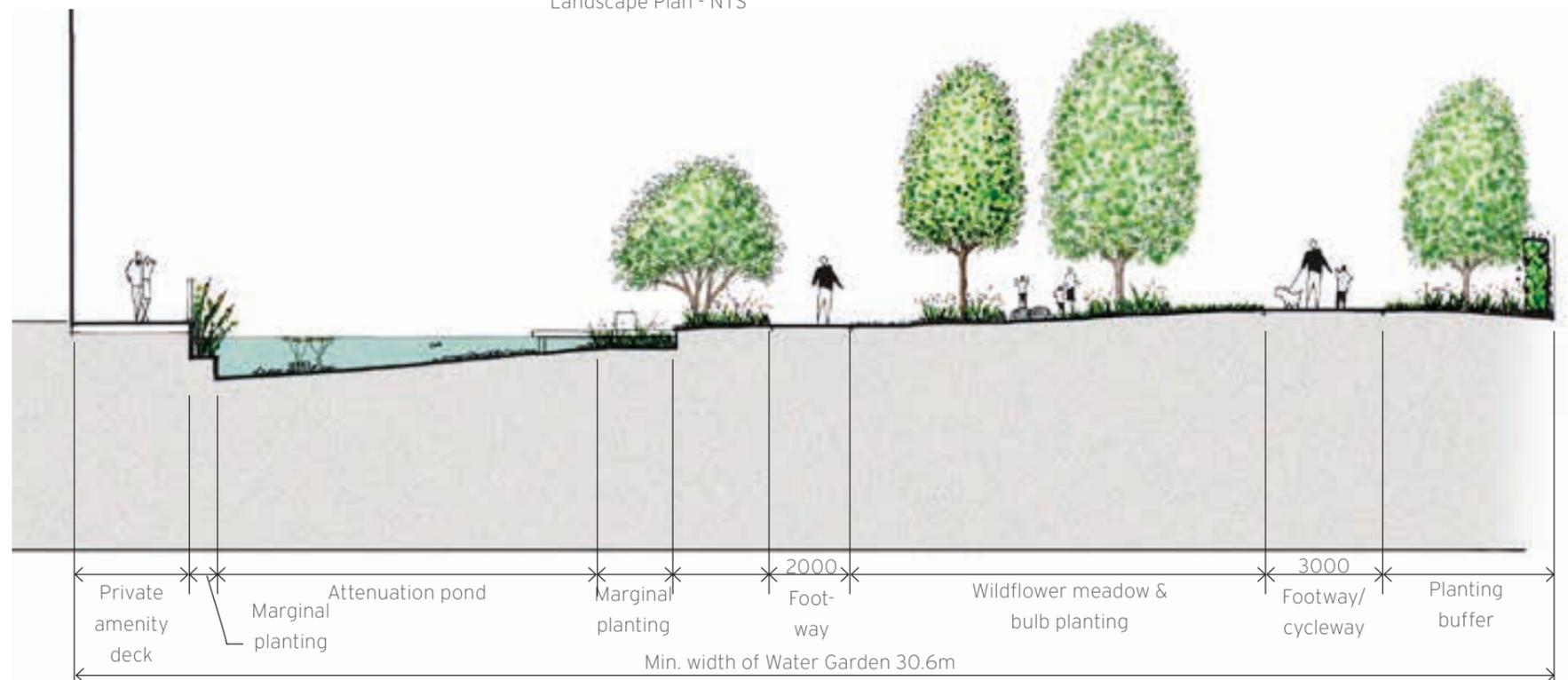
To the north of the lake the landscaping will consist of retained trees, wildflower meadow and native tree planting, managed for benefits to wildlife. A primary cycleway/footway to be installed as part of the Bolder Academy s278 works provides an east-west link to the north of the Water Gardens, and an amenity trail provides access to the lake edge and viewing decks. Species rich grassed areas are located along the footways with integrated, nature inspired play elements and seating.

The restored water gardens will provide a natural space which promotes and facilitates opportunities for communing with and learning about nature as part of everyday recreational, play and social activity.

Footways/ Cycleways	Future existing and retained shared cycleway/footway: 3m (min)
	Secondary footway: 2m (min)
Size	Minimum width: 30.6m (based on parameter plan)



Landscape Plan - NTS

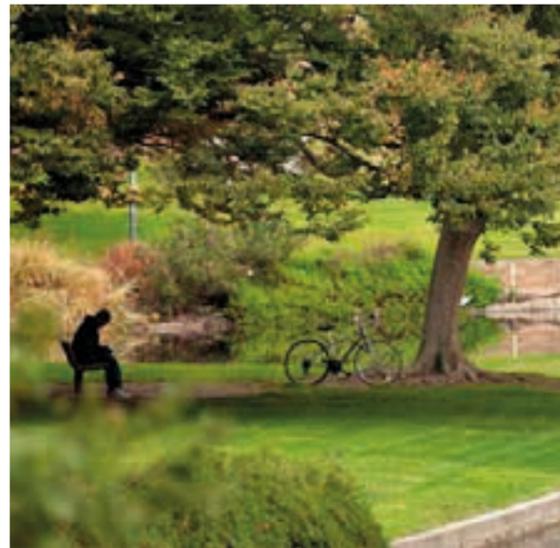


Section EE - Typical Section through the water gardens - NTS

4.3 KEY SPACES - THE WATER GARDENS



Landscaped shared footway/cycleway



Amenity space



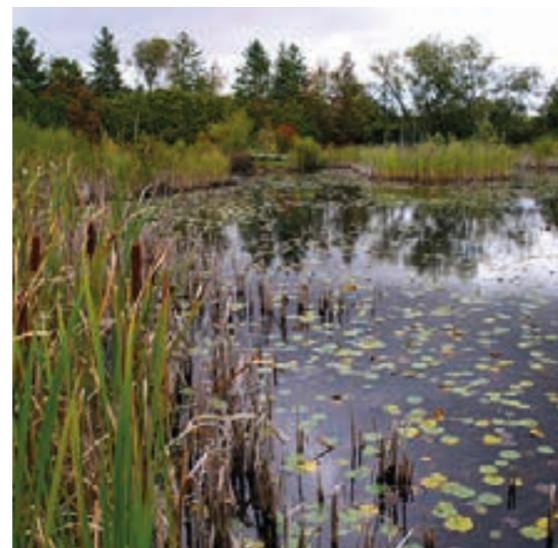
Playful landscape



Natural Play



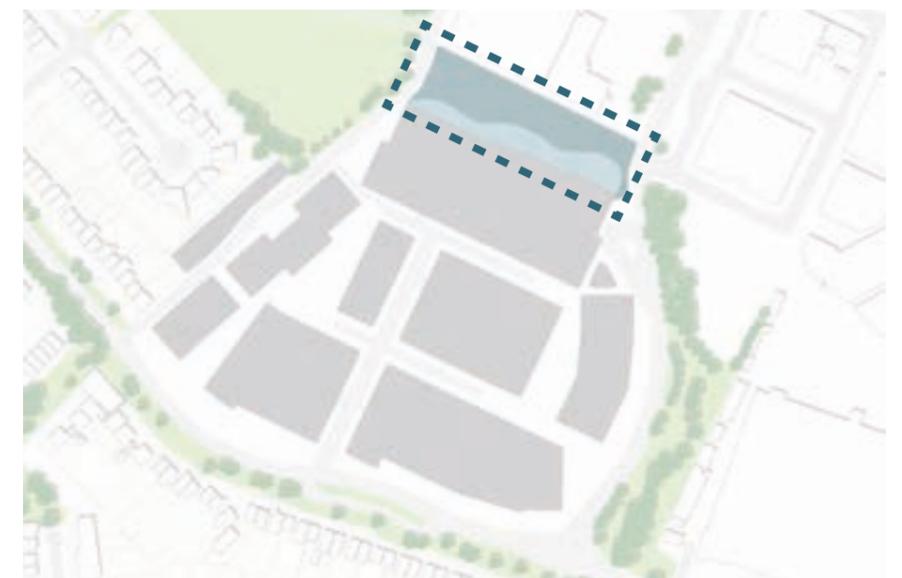
Viewing deck



Marginal aquatic planting

The Water Gardens must include the following features:

- Grass, herbaceous, shrub and tree planting to define a green character
- Planting selection to favour native species and other species friendly to wildlife to promote biodiversity.
- Grassed areas should provide open amenity space for the public and residents, for the use of relaxation and play
- Footpaths to be a minimum of 2m wide, with primary cycleway routes a minimum of 3m wide and clear connections into and out of the space
- Play provision distributed throughout the amenity space
- Attenuation basin should be designed to conform to CIRIA's manual for SUDs
- Attenuation basin to be green in character with marginal aquatic and water associated tree planting (refer to section 5.1)
- Seating opportunity should be provided near the play provision and along the Water Garden (refer to section 5.4)
- High quality paving finishes (refer to section 5.2)
- Well designed external Lighting (refer to section 5.5)
- Suitable Water Safety Measures should be incorporated



4.3 KEY SPACES - PODIUM GARDENS & ROOF TERRACES

PODIUM GARDENS & ROOF TERRACES

Several of the development parcels include podium gardens that will be accessible to the residents of the buildings that surround them. These spaces will include lawns, trees and shrub planting selected to provide year round seasonal interest and value for wildlife. The podium gardens will integrate play provision and communal seating areas, offering opportunities for socialising and informal relaxation and recreation. Some of the planting beds within each of the podium gardens will provide space for residents to grow their own food. This provision will be monitored and replacement planting installed if demand is not present.

Private terraces are located around the perimeter of the communal podium gardens providing amenity space and a privacy buffer for podium level homes. The boundaries of these terraces will be clearly defined with railings and hedge planting, with further planting in the communal areas to provide additional privacy and separation.

Landscape Elements

1. Access into communal stair/lift core
2. Rose arch gateway
3. Raised planter with integrated seating
4. Multi-stem tree & shrub planting
5. Amenity lawn with integrated play elements
6. Stepping stone path
7. Private gardens/terraces
8. Green/brown roof (upper level)



Illustrative landscape plan showing central podium garden at lower level and communal roof terrace at upper level

Footpaths	Footpath: minimum width 1.8m Secondary routes: minimum width 1.2m
Landscape Character	Private terrace: 2m deep where space permits/ 1.5m deep (min) Curtilage hedge planting: 1.2m high with minimum depth of 0.6m Buffer planting: minimum depth 1m where viable.

4.3 KEY SPACES - PODIUM GARDENS & ROOF TERRACES



1



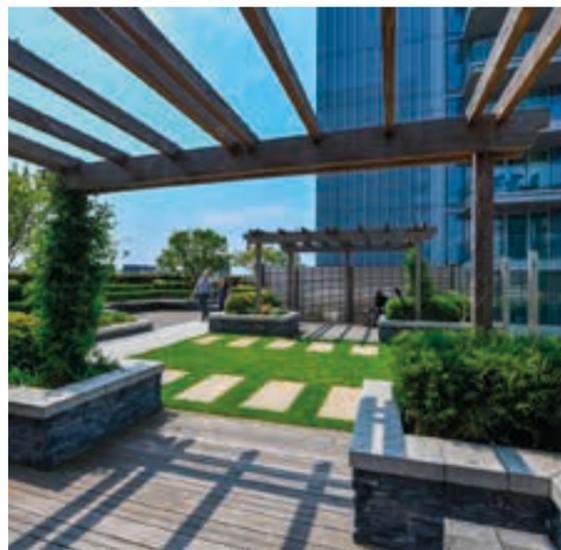
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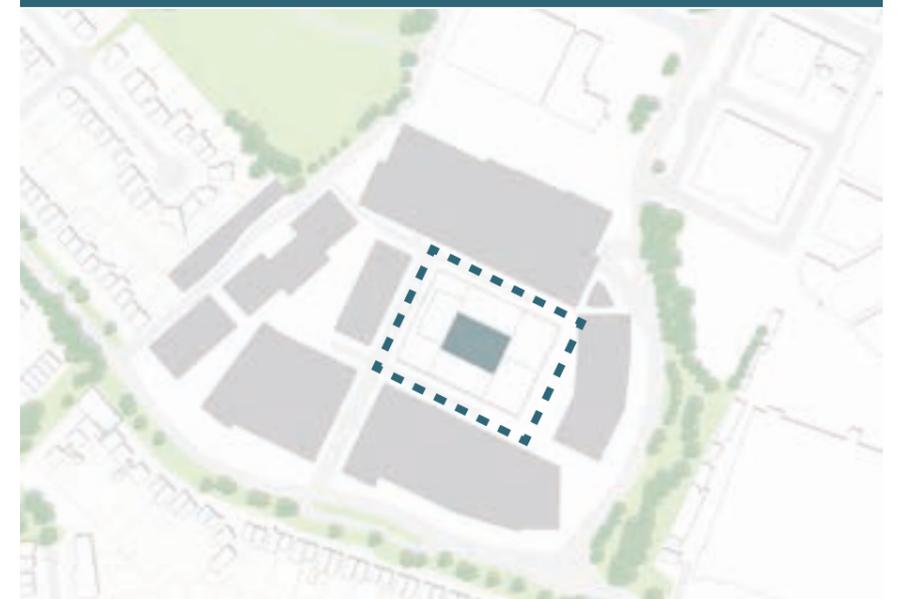


9

1. Amenity lawn with stepping stone path
2. Rose arch gateway
3. Focal sculpture (illustrative)
4. Multi-stem tree planting
5. Raised planters & amenity lawns
6. Elements of play
7. Elements of play
8. Play boulders incorporated into landscape
9. Seating incorporated into landscape
10. Resident's food production area

Podium gardens & roof terraces must include the following features:

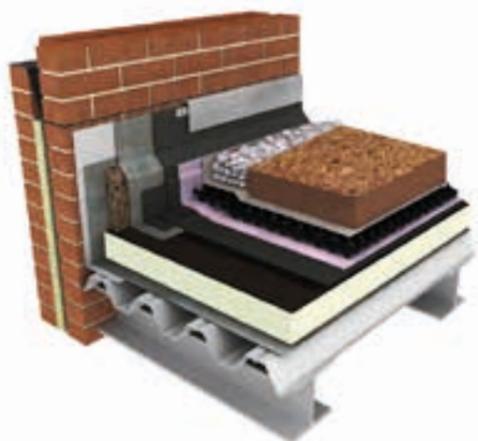
- Green in character with tree/shrub planting and grassed areas providing open amenity space for relaxation and play
- Dedicated space within planting beds for resident's food production
- Well distributed play provision
- Seating opportunities near the play provision and throughout the gardens (refer to section 5.4)
- Buffer shrub and tree planting located around the perimeter of the gardens and adjacent to the private terraces, for privacy and separation (refer to section 5.1)
- Private terrace railings should be well designed, either as part of a landscape feature, or hidden behind hedging
- High quality paving finishes (refer to section 5.2)
- Well designed external Lighting (refer to section 5.5)
- A design compliant with Fire Regulations and St Edward Home Limited Requirements current at time of implementation
- An automated irrigation system is to be provided for all planting within podium gardens and roof terraces.



4.3 KEY SPACES - GREEN AND BROWN ROOFS

BIODIVERSE GREEN AND BROWN ROOFS

Where communal roof terraces are not required, remaining roofs will be designed as biodiverse green and brown roofs. The aim of these roofs is to create natural habitats to support a variety of plants, birds, animals and invertebrates. These roofs will also include stone, sand and dead wood to form different habitats, ideally to support insect life. These roofs are important for providing habitat stepping stones within an urban environment.



Typical section through brown roof



Typical section through biodiverse green roof



Green and brown roofs

Illustrative Green and brown roof plan



4.3 KEY SPACES - GREEN & BROWN ROOFS



Biodiverse green roof



Biodiverse green roof

The green and brown roof gardens must include the following features:

- Appropriate root barrier, drainage and substrate to support the green and brown roof
- Areas of sand, gravel, rocks and logs
- Appropriate plant species recommended for biodiverse roofs
- No public access onto these roof spaces
- External watering point
- Safe access for maintenance
- A design compliant with Fire Regulations current at time of implementation.



Biodiverse green roof



Brown Roof

DETAILING THE PLACE



5.1 TREE AND SOFT LANDSCAPE PALETTE

The proposed landscaping has maximised tree planting opportunities, divided into the following categories:

- Meander Green Space
- Clearing Piazza
- Water Gardens
- Building Frontages
- Internal Streets
- Podium Specimens & Multi-stems
- Syon Lane & Grant Way
- Existing Trees to be Retained

Key Design Principles

- Target rooting volume (cubic metres) for trees shall be calculated multiplying the canopy area of the mature tree by a factor of 0.6. The shape of the calculated area can be configured to suit the location.
- The planting hole for semi-mature trees above 35cm girth shall be 1.5 x the rootball diameter x 1000mm deep.
- Soil cells systems shall be specified for tree pits in hard paved areas.
- Root barriers 1 metre deep shall be used where pits are close to services and 0.5m deep to trees in hard paved areas to act as root directors.
- All multi-stems, feathered and semi-mature trees shall be underground guyed.
- Street trees shall be a minimum of 30-35cm girth.
- Fastigate forms of trees shall be specified along streets and close to buildings.
- Lighting columns are to be a minimum of 5m away from tree locations.
- A minimum of 300 new trees will be planted, with ambition for more.



Illustrative Tree Strategy Plan

5.1 TREE AND SOFT LANDSCAPE PALETTE

● Meander Green Space

Acer negundo (multi-stem)	4.5-5.0m
Betula nigra (multi-stem)	6.0-7.0m
Betula pendula	50-60cm girth
Cornus mas (multi-stem)	3.0-3.5m
Corylus avellana (multi-stem)	3.0-3.5m
Euonymus alatus (multi-stem)	2.0-2.5m
Malus toringo (multi-stem umbrella)	3.0-3.5m

● Clearing Piazza

Amelanchier lamarkii (multi-stem umbrella)	3.5-4.0m
Betula jacquemontii (multi-stem)	6.0-7.0m
Ginkgo biloba	50-60cm girth
Malus baccata 'Street Parade' (roof trained)	25-30cm girth
Metasequoia glyptostroboides	60-70cm girth
Platanus acerifolia (pollarded)	50-60cm girth

● Water Gardens

Alnus glutinosa	30-35cm girth
Alnus glutinosa (multi-stem)	6.0-7.0m
Betula pubescens (multi-stem)	6.0-7.0m
Cornus mas (multi-stem)	3.5-4.0m
Populus tremula (multi-stem)	5.0-6.0m
Salix caprea (multi-stem)	3.5-4.0m
Salix babylonica 'Tortuosa'	30-35cm girth
Betula nigra (multi-stem)	5.0-6.0m

● Internal Streets

Carpinus betulus 'Frans Fontaine'	30-35cm girth
Acer freemanii 'Autumn Blaze' (main avenue)	35-40cm girth

● Building Frontages

Amelanchier lamarkii (multi-stem umbrella)	3.5-4.0m
Crataegus prunifolia (multi-stem umbrella)	3.5-4.0m
Euonymus alatus 'Compactus' (multi-stem)	1.0-1.25m
Magnolia 'Susan' (multi-stem)	3.0-3.5m
Magnolia stellata (bush)	1.75-2.0m
Malus 'Evereste' (multi-stem umbrella)	3.5-4.0m
Parrotia persica (multi-stem)	3.5-4.0m
Photinia x fraseri 'Red Robin' (multi-branched umbrella)	2.5-3.0m
Viburnum rhytidophyllum (multi-stem)	1.75-2.0m

● Podium Specimens & Multi-stems

Amelanchier lamarkii (multi-stem umbrella)	3.0-3.5m
Crataegus prunifolia (multi-stem umbrella)	3.0-3.5m
Magnolia 'Susan' (multi-stem)	2.5-3.0m
Magnolia stellata (bush)	1.75-2.0m
Osmanthus burkwoodii (clipped form with round crown)	1.5-1.75m
Parrotia persica (multi-stem)	3.0-3.5m
Photinia x fraseri 'Red Robin' (multi-branched umbrella)	2.75-3.0m
Prunus lusitanica (3/4 standard)	14-16cm girth

● Syon Lane & Grant Way

Betula pendula	50-60cm girth
Carpinus betulus 'Fastigiata' (entrance to Piazza)	50-60cm girth
Corylus avellana (multi-stem)	3.0-3.5m
Euonymus alatus (multi-stem)	2.0-2.5m
Malus 'Evereste' (multi-stem umbrella)	4.5-5.0m
Prunus avium 'Plena'	30-35cm girth
Tilia cordata 'Green Spire'	40-45cm girth
Tilia cordata 'Rancho'	30-35cm girth

5.1 TREE & SOFT LANDSCAPE PALETTE

Clearing Piazza Tree Images



Betula jacquemontii, multi-stem



Ginkgo biloba



Malus baccata 'Street Parade', roof trained



Metasequoia glyptostroboides



Platanus acerifolia, pollarded



Sorbus torminalis

Clearing Piazza Tree Location Plan



Meander Green Space Tree Images



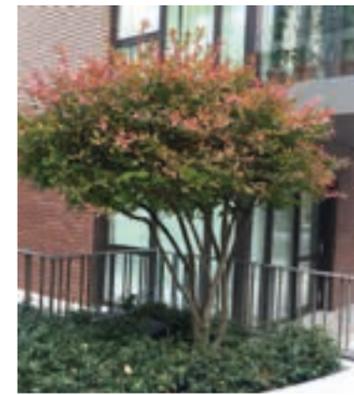
Acer negundo, multi-stem



Betula nigra



Cornus mas, multi-stem



Euonymus alatus



Malus toringo, multi-stem

Meander Green Space Tree Location Plan



Water Gardens Tree Images



Alnus glutinosa, multi-stem



Alnus glutinosa



Betula pubescens multi-stem



Populus tremula multi-stem



Salix babylonica 'Tortuosa'

Water Gardens Tree Location Plan



5.1 TREE & SOFT LANDSCAPE PALETTE

Syon Lane & Grant Way Tree Images



Betula pendula



Carpinus betulus 'Fastigiata'



Corylus avellana, multi-stem



Malus 'Evereste', multi-stem umbrella



Prunus avium 'Plena'



Tilia cordata 'Green Spire'



Tilia cordata 'Rancho'

Syon Lane & Grant Way Tree Location Plan



Building Frontages Tree Images



Amelanchier lamarckii (multi-stem Umbrella)



Crataegus prunifolia



Magnolia 'Susan'



Malus 'Evereste', multi-stem umbrella



Viburnum rhytidophyllum



Acer freemanii 'Autumn Blaze'



Carpinus betulus 'Frans Fontaine'

Internal Streets Tree Images

Building Frontage and Internal Streets Tree Location Plan



Podium Specimens & Multi-stems Tree Images



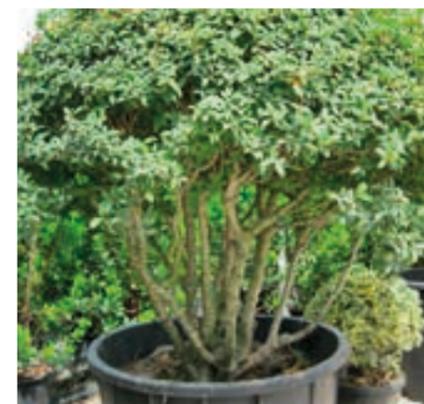
Amelanchier lamarckii, multi-stem umbrella



Magnolia 'Susan', multi-stem



Magnolia stellata, multi-stem



Osmanthus burkwoodii, multi-stem



Parrotia persica, multi-stem

Podium Specimens & Multi-stems Tree Location Plan



5.2 HARD SURFACE MATERIAL PALETTE

A high-level hard surface material palette is outlined in the illustrative table below. This establishes indicative finishes for the various street typologies and The Clearing. The aim is to use variation in materials to clearly express the hierarchy of these spaces and aid navigation.

	The Boulevard	The Lanes	Syon Lane (southern boundary)	Grant Way (eastern boundary)	Macfarlane Lane (western boundary)	The Clearing (public square)
Carriageway	Tarmac	Granolithic sett paving	Tarmac	Tarmac	Tarmac	N/A
Footway	Sandstone flag random course	Sandstone flag random course	N/A	ASP flag to LBD Highways Specification	ASP flag to LBD Highways Specification	Sandstone flag random course
Cycleway	N/A	N/A	Coloured tarmac cycleway to LBD Highways Specification	N/A	N/A	N/A
Crossing/nodal/ turning heads	Granolithic sett paving	Granolithic sett paving	Granolithic sett paving	N/A	N/A	N/A
Parking zone	Granolithic sett paving	Granolithic sett paving	N/A	N/A	N/A	N/A
Kerb	Granite kerb - Silver grey colour	Granite kerb - Silver grey colour	Granite kerb - Silver grey colour	Granite kerb - Silver grey colour	Granite kerb - Silver grey colour	Granite kerb - Silver grey colour

Hard Landscape Materials



Granolithic sett paving



Coloured tarmac cycleway



Granite kerb - Silver grey colour



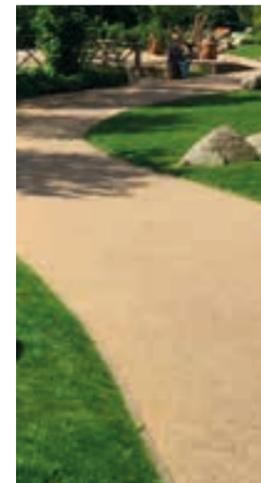
ASP flag to LBD Highways Specification



Sandstone flag random course



The Meander - Resin bound paving - buff colour and Timber effect composite decking over swales



Key Design Principles:

- Material selection should consider material supply, durability, longevity and ease of replacement
- Where appropriate adaptable materials should be used
- Material colour should be neutral to complement the architecture and landscaping

5.3 PRIVATE TERRACES AND BOUNDARY TREATMENTS



Railing and evergreen hedge treatment to private terrace

PRIVATE TERRACES

Private terraces should be designed with appropriate boundary treatments to provide a well-defined, secure space and uniform landscape treatment. Boundary treatments should include railings to the perimeter and a hedge treatment, which should be within the public realm to ensure appropriate management. The boundary treatment to private terraces varies slightly across the scheme as outlined below:

- The Boulevard and the Lanes: Railing and evergreen hedge treatment
- The Meander: Railing and native hedge treatment, with additional buffer planting adjacent to the hedging along the primary footway
- Syon Lane and MacFarlane Lane: Railing and native, evergreen hedge treatment with additional buffer planting adjacent to the hedging
- Podium Gardens: Railing and native, evergreen hedge treatment with additional buffer planting adjacent to the hedging
- Water Gardens: Timber decked terraces with timber latticed balustrade



Hedge treatment and additional buffer landscaping to provide separation to the amenity space



Timber lattice balustrade to decked terraces

Key Design Principles:

- Private terraces to include railing and hedge treatment. Hedging to be on the outside within the public realm to ensure appropriate management
- Private terrace: 2m deep where space permits/ 1.5m deep (min)
- Curtilage hedge planting: 1.2m high with minimum depth of 0.6m
- Buffer planting: minimum depth 1m where viable.

5.4 SITE FURNITURE

The site furniture palette for Osterley Place should be attractive yet functional, considering the issues of accessibility, durability and future maintenance. The images below give an indication of styles of site furniture that might be appropriate for different parts of the site.

The Meander and the Water Gardens could include timber slatted benches with cast iron legs, timber lattice balustrades to decked areas where necessary, and dual use bins as specified in the Hounslow Borough Council Street Scene Design Guidance.

The Clearing public square could include bespoke elements of seating, possibly including more sculptural pieces, to reflect the more active, dynamic character of the space.

Key Design Principles:

- Site furniture within the public realm should conform to Hounslow Borough Council Street Scene Design Guidance.
- Site furniture selection should consider material supply, durability, longevity and ease of replacement.
- Material colour should be neutral to complement the architecture and landscaping.

The Meander and Water Gardens



Timber lattice balustrade



Stainless steel bin



Bench with hardwood timber slats and cast iron legs with silvery finish

The Clearing



Sculptural seating



Amphitheater seating



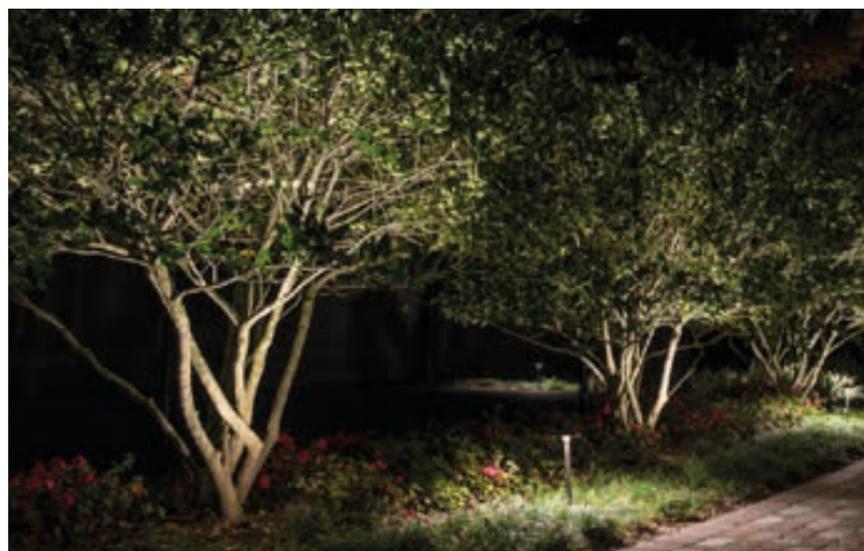
Seating integrated with planters

5.5 EXTERNAL LIGHTING

The landscape lighting strategy for Osterley Place will include functional lighting for the illumination of all streets, access routes, building entrances and principal spaces. The lighting will be sufficient to ensure the safe navigation of access routes but should avoid over lighting the landscape. Additional feature lighting will be included to enhance and accent key features within the landscape. Lighting proposals will be appropriate to the character and envisaged use of the spaces within the landscape and provide a hierarchy of illumination across the masterplan.



Street lights to greenspace cycle routes



Uplighter to trees

Streetscape (Primary Lighting Location)

Appropriate column mounted street lighting conforming to London Borough of Hounslow standards will be provided to existing road frontages adjacent to the site. The internal streets will also predominately be lit with column mounted street lights. A change in lighting colour temperature and render will be used to emphasise the distinction in hierarchy between the Boulevard and the Lanes.

The Clearing (Primary Lighting Location)

Column mounted street lights, of a height appropriate to the predominately pedestrian use of the space, will provide a well-lit and inviting space. Key landscape elements, such as water features, will be accented and enhanced through the inclusion of integrated lighting. Up-lighters will be positioned at the base of selected specimen trees and multi-stem umbrellas to illuminate the canopies.

The Meander (Secondary Lighting Location)

Column mounted street lights, of a height appropriate to the predominately pedestrian use of the space, will provide well-lit access routes, carefully balancing safety with an appropriate reduction in lighting levels away from the vehicular access routes. Bollard type lighting, combined with appropriate architectural lighting will be used to identify key building entrances. The canopies of selected specimen trees and multi-stem umbrella trees will be illuminated with uplighters.

Water Gardens (Tertiary Lighting Location)

Lighting will be carefully considered within the Water Gardens to provide sufficient levels of safety but avoid over-lighting and detrimental impacts to wildlife. The principal shared footway/cycleway route will be illuminated with column mounted street lights of an appropriate height. The waterside path and decks will be illuminated with lighting bollards. All light fittings will incorporate anti-glare shields and cowls to avoid excess light spill.

Communal Podium Gardens & Roof Terraces (Tertiary Lighting Location)

Bollard lights will be installed at regular spacing to illuminate the primary paths to the podium gardens, ideally located in the planters to keep the path and amenity space as clear as possible. Occasional up-lighters will highlight selected multi-stem umbrella trees providing a calm night time aesthetic.

Key Design Principles:

- Lighting in the public realm must be provided in accordance with BS 5489-1:2020 'Design of road lighting. Lighting of roads and public amenity areas. Code of practice'.
- All lighting within the highways should conform with London Borough of Hounslow standards.
- Lighting design should promote the use of sustainable, low energy light sources - i.e LED light sources and active lighting control.
- Lighting element selection should consider material supply, durability, longevity and ease of replacement.
- Lighting elements should include anti-glare shields as appropriate to reduce light pollution and spill.
- Lighting elements must be fit for purpose and conform to the following minimum ingress protection ratings:
 - External column mounted fittings (IP66)
 - External in-ground fittings (IP67)
 - Submerged fittings (IP68)
- Lighting element colours and temperature should be neutral and consistent to complement the architecture and landscaping.
- The location of lighting elements should be coordinated with the soft landscape proposals to avoid clashes with canopies etc.

BUILDING DESIGN



6.1 KEY DESIGN & SUSTAINABILITY OBJECTIVES

Variety and Character

The design of buildings should create areas of varied character within the site, but maintain a coherent and legible environment.

Healthy Homes

New homes should provide a comfortable and healthy internal environment, protected from noise and pollution, and offering good levels of natural daylighting and ventilation.

Key Relationships

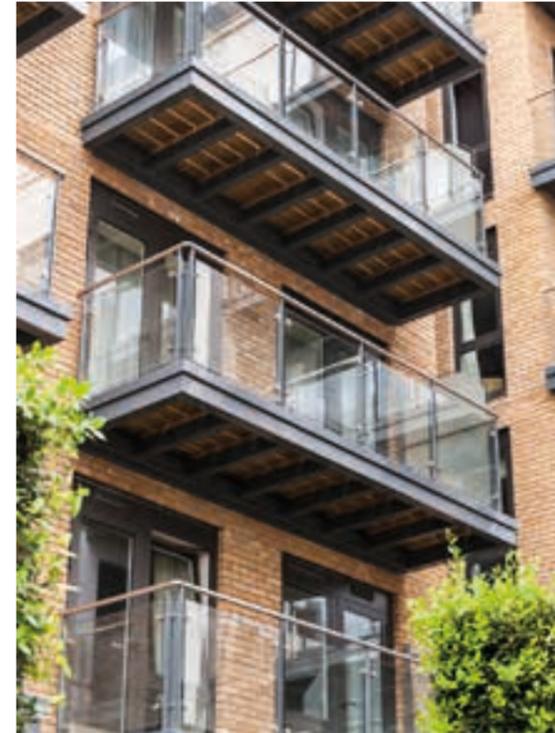
Buildings must respond positively to adjacent buildings whether existing or proposed, with particular consideration given to the privacy and amenity of existing residents. Account must be taken of key dimensions set out in this document and the parameter plans.

Residential Quality Standards

- All homes must meet the minimum internal floorspace figures set out in Appendix B.
- A minimum of 10% of homes should be designed to meet Building Regulation requirement M4(3) - 'Wheelchair User Dwellings', with the remainder designed to meet Building Regulation requirement M4(2) - 'Accessible and Adaptable Dwellings'.
- All homes must provide the minimum private amenity space figures set out in Appendix B.
- A minimum of 50% of homes across the site should be dual aspect. Dual aspect homes are defined as those with opening windows on at least two sides.
- The minimum separation distance between windows to habitable rooms in facing buildings should be 17m.
- There should be a maximum of 12 homes served by a core on each floor - there will generally be significantly fewer.
- Homes should have a minimum floor to ceiling height of 2.5m in habitable rooms.
- All homes must meet the nationally described space standards for master bedroom width (2.75m) and built in storage (varies by number of bed spaces).



Considered relationship between adjacent buildings



Private amenity space for each dwelling



Areas of varied character within the site

6.1 KEY DESIGN & SUSTAINABILITY OBJECTIVES

Environmental performance

Proposals should deliver a minimum 35% carbon reduction over Part L 2013 on site from Be Lean, Be Clean and Be Green measures.

Be Lean: Minimum 10% reduction over Part L 2013 for residential areas, and 15% reduction from non-residential areas from fabric energy efficiency measures alone (this includes U-values for walls, floor, roofs and glazing, mechanical ventilation and low air permeability rates)

Be Clean: Use low emission air source heat pumps with gas back-up boilers to provide space heating and hot water

Be Green: Provision of on-site renewable energy.

Any residual regulated CO₂ should be offset through a payment to the local borough to achieve a standard of Zero Carbon.

Non-Residential Space

All non-residential space must achieve a BREEAM Excellent rating.

Energy Strategy

A detailed energy strategy must be submitted with every Reserved Matters application, demonstrating how the proposals meet the agreed targets set out in the outline strategy submitted as part of the Outline Planning Application (or as subsequently amended).

Passive Design

The design of buildings should maximise opportunities for passive energy gains, while including measures to limit overheating from afternoon summer sun.

Thermal Comfort

All proposals must demonstrate that an overheating risk assessment has been carried out and implement measures to ensure the thermal comfort of future occupiers. Proposals should target:

- Glazing ratio of <35%
- Openable windows for purge ventilation
- External shading on exposed facades

Daylight and Sunlight

Proposals must be carefully tested to ensure that acceptable levels of daylight and sunlight are obtained in all dwellings and outdoor spaces. In particular, a minimum of 40% of the area of all podium gardens must receive more than 2 hours of direct sunlight on the 21st of March.

6.2 BUILT FORM PRINCIPLES

BUILT FORM PRINCIPLES

This section sets out key principles for the design and detailing of buildings which, together with the following sections of this chapter, aims to guide the development of a rich character across the site within a coherent design framework.

Terminology

The following terminology is used within this chapter to identify the different components of built form.

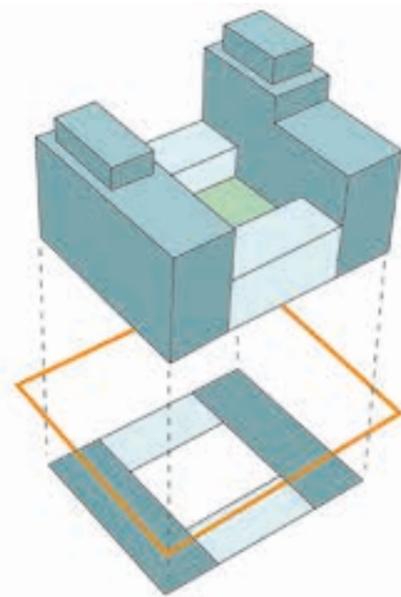
Each development parcel effectively forms an urban block within the masterplan, being surrounded by streets or public space. Each development parcel will contain one or more individual buildings, depending on its size. These buildings will take a variety of forms depending on their function and location within the site, with some identified as Primary elements and others as Secondary elements. These different forms are defined as 'typologies' for which key characteristics are described later in the chapter (refer to section 6.4).

ARTICULATION AND GROUPING:

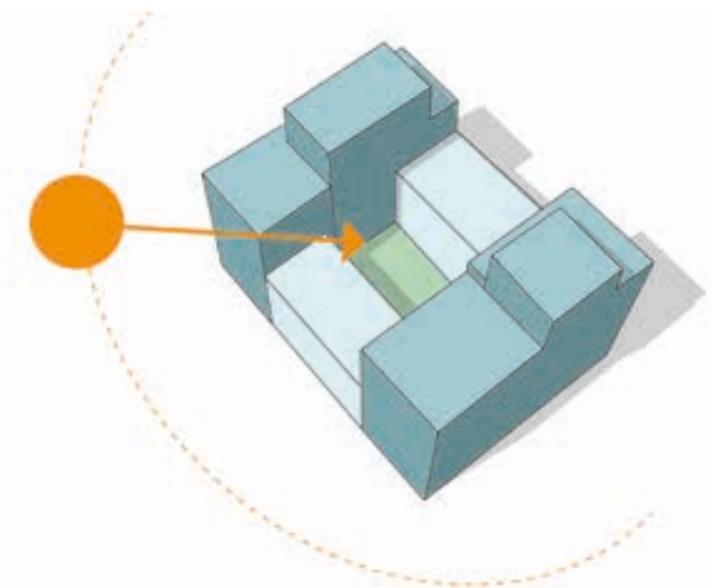
- Development parcels should comprise single primary elements or an aggregation of primary and secondary elements forming one or more courtyards depending on the size of parcel (refer to sections 6.3 and 6.4).
- Longer buildings must be broken down through defined breaks or steps in massing and form. A maximum length of 30m will be acceptable without a break.
- Steps in height within and between buildings should be expressed architecturally through the full height of the building, defining distinct frontages at street level.
- Buildings should have predominantly simple rooflines with a consistent approach across the site.
- Plant and equipment on roofs should be discreetly located and screened, having regard for long range views.

ORIENTATION:

- The orientation of individual buildings should be carefully considered to ensure that their massing takes account of daylight/sunlight impacts on adjacent buildings, particularly buildings on the southern edge of parcels with podium gardens behind.
- Setbacks to upper floors should be incorporated where appropriate to maximise the quality of daylight/sunlight to podium gardens and the dwellings surrounding them.
- Roof areas with suitable orientations should be designed to allow the integration of Photovoltaic panels (PVs), either now or in the future.



An aggregation of primary and secondary elements forming a central courtyard.

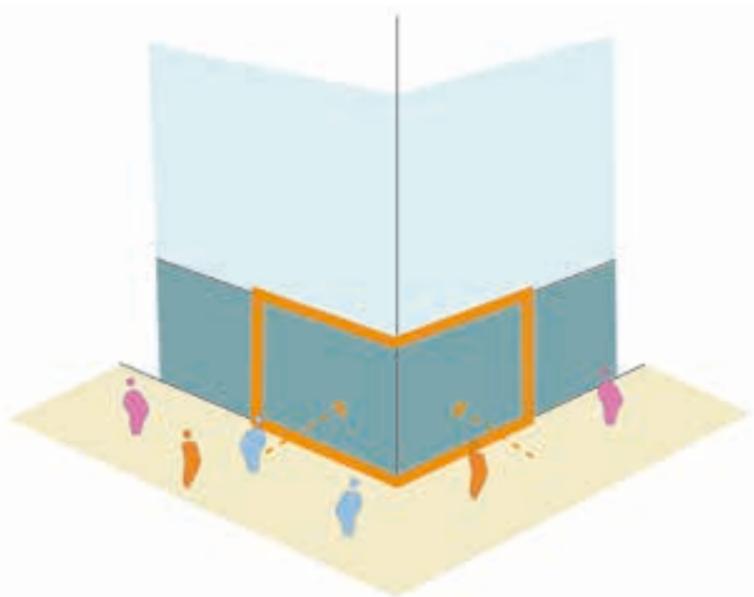


Lower building on southern side of parcel to optimise access to sunlight within courtyard garden.

6.2 BUILT FORM PRINCIPLES

ELEVATIONS:

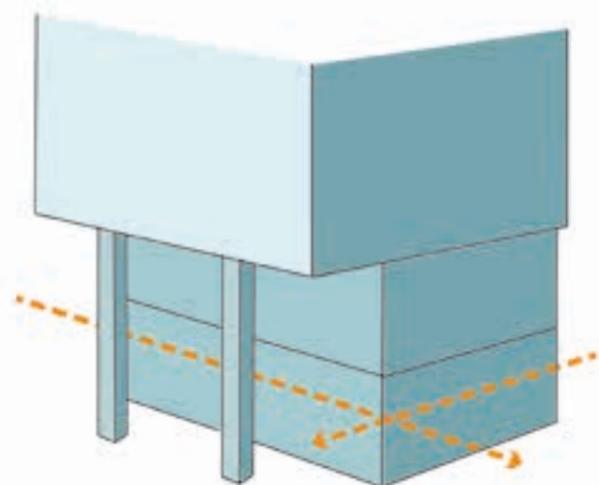
- Buildings must provide good natural surveillance to all public and semi-public spaces, but balance this with appropriate privacy for residents.
- All buildings located on the corner of a parcel must positively address both sides with active frontage at ground floor level.
- There should be a subtle distinction between mixed-uses at ground/first floor levels and residential uses above. This is likely to be reflected in the design and scale of openings or the overall character of the elevation.
- South facing elevations should employ design features to mitigate overheating, but these must be integral to the design.



All buildings located on the corner of a parcel must positively address both sides with active frontage at ground floor level.

FOCAL BUILDING (LANDMARK CORNER):

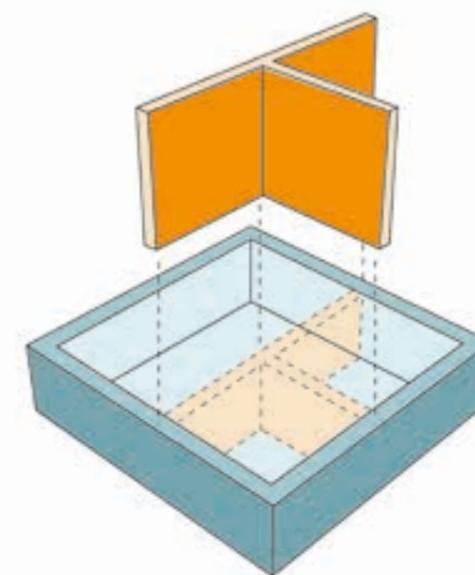
- Key corner buildings should be designed as focal buildings to frame views and emphasise key pedestrian routes through the site to aid wayfinding. Focal buildings should be located where shown on the Framework Masterplan.
- Focal buildings should have a distinct character from those around them, expressed through distinctive built form and detailing and/or the use of different/special materials.
- Focal buildings should be expressed at ground level by the provision of a single or double height colonnade at the corner with a set-back floor plan.



Focal building expressed at ground level by double height colonnade.

MIXED-USES:

- Mixed-uses (community and commercial) should be designed with sufficient adaptability to allow change over time, for example, easy future sub-division into smaller units.
- The provision of large areas of glazing to provide active frontage and adequate internal lighting levels is encouraged but must take account of likely internal arrangements and the need for privacy in some areas.
- The need for canopies or security shutters should be considered at an early stage and integrated into the elevational design. Security shutters should be internal if required and not be solid.



Mixed-uses should be designed with sufficient adaptability to allow change over time, for example, easy future sub-division into smaller units.

6.2 BUILT FORM PRINCIPLES

CELEBRATE ENTRANCES:

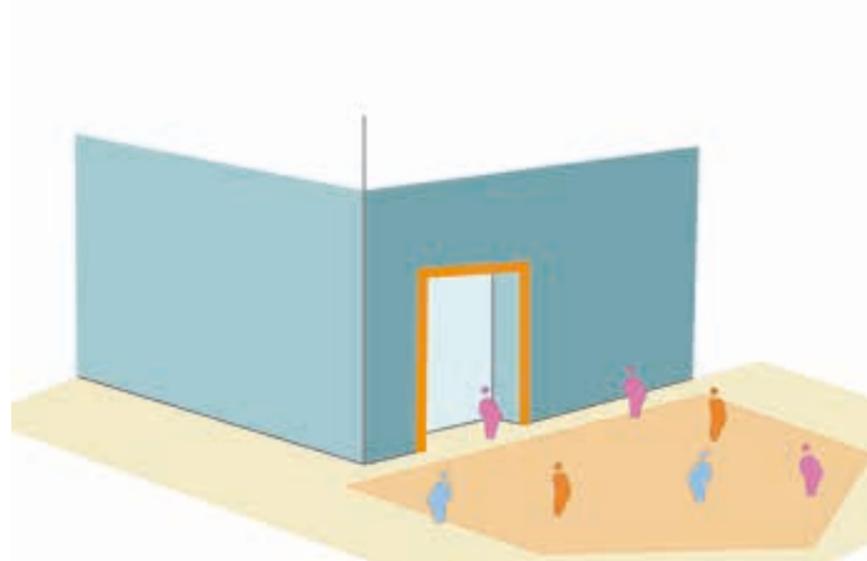
- The main building entrance must be clearly defined and create a sense of arrival.
- The design and scale of the entrance must be proportionate to the scale of the building and the number of people using it.
- Entrances should be visible from the public realm and designed to discourage anti-social behaviour.
- Meaningful shelter from the elements must be provided at every building entrance. The use of recessed entrances is preferable to projecting canopies.
- The design of entrances should carefully integrate signage, lighting, intercoms, and postboxes (if required externally) to ensure a coordinated approach.

BALCONIES:

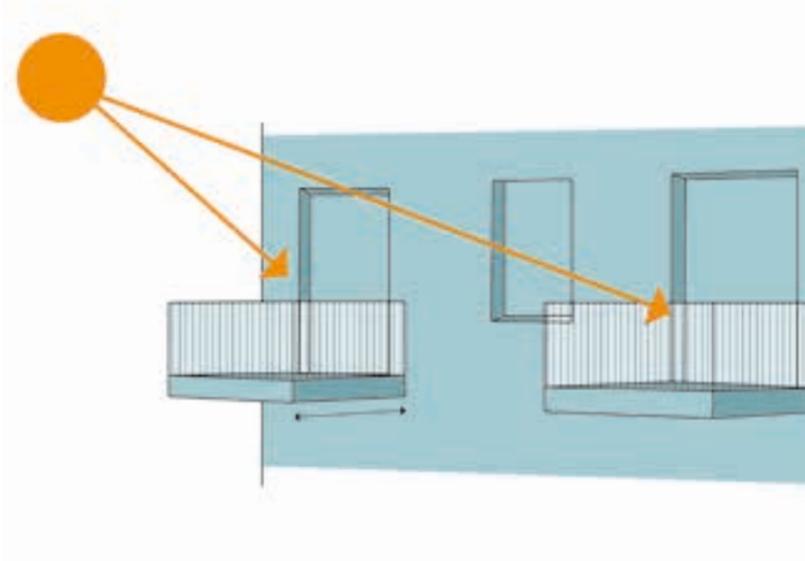
- Balconies must be carefully designed and located to ensure that they achieve a good balance between access to daylight and sufficient privacy for residents, to make them useable. The detailed design of railings and inclusion of screens may helpfully contribute to this.
- Balconies must have a minimum depth of 1.5m.
- Balconies must provide the minimum area of amenity space provision set out in Appendix B.
- Balcony drainage must be provided discreetly, using a design solution which avoids swan-necks and multiple, visually dominant downpipes.

ANCILLARY USES:

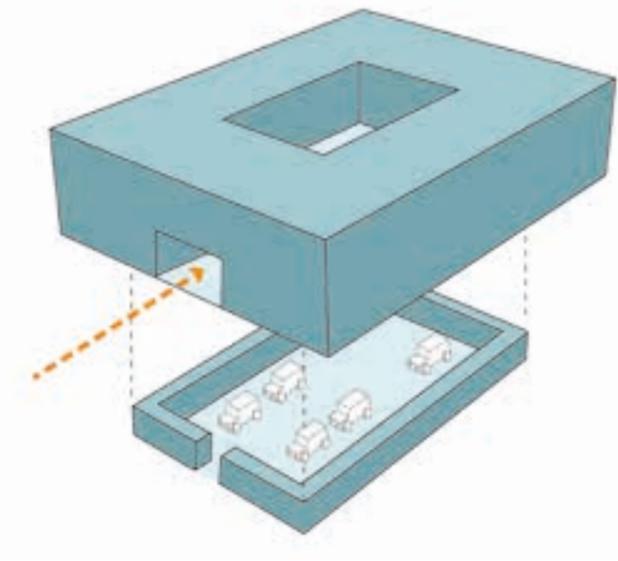
- Entrances to ancillary uses such as car parks, refuse stores, cycle stores and back of house functions should be discreetly located with simple, robust detailing.
- The length of building frontage occupied by ancillary uses must be minimised. Where possible these functions should be accommodated to the rear of buildings or beneath podium decks.
- Where short lengths of blank frontage to ancillary uses are unavoidable, positive design strategies should be taken to enhance their appearance (see section 6.6).



The main building entrance must be clearly defined and create a sense of arrival.



Balconies must be carefully designed and located to achieve good access to daylight and should have a minimum depth of 1.5m.



Where possible ancillary functions should be accommodated to the rear of buildings or beneath podium decks.

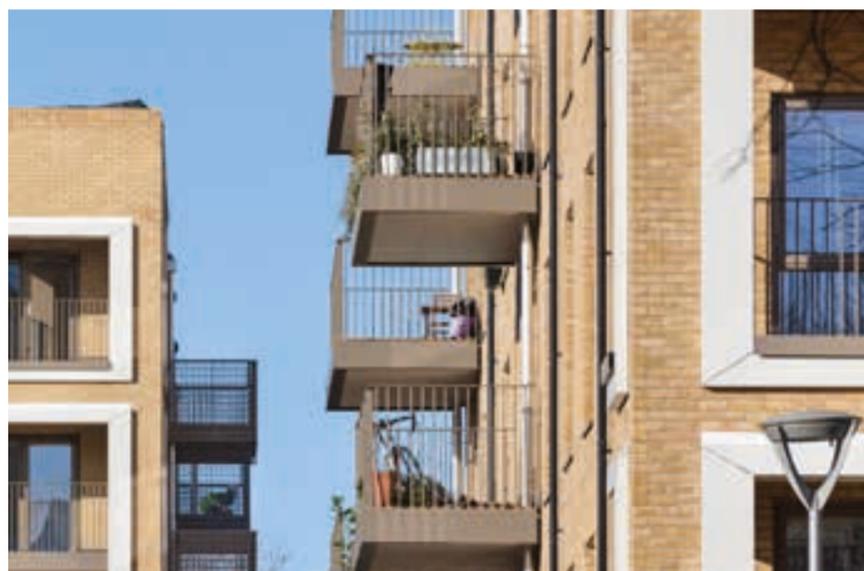
6.2 BUILT FORM PRINCIPLES

SPECIFICATION OF MATERIALS:

- High quality brick and masonry should be the primary facing materials. Other materials may be considered if there is a strong justification.
- The specification of secondary elements such as doors, windows, balconies, cast elements, metalwork, and screens should be viewed as an opportunity to introduce craft and subtle ornament into the design and used to define a clear architectural narrative.
- Specified materials should be durable, weather beautifully and consider long-term maintenance requirements from the outset. These factors are particularly important for areas where users come into direct contact with the building such as building entrances.
- Specified materials should aim to be low environmental impact, with high recycled content, locally available and certified by an environmental/responsible sourcing scheme.

DETAILING:

- The construction of buildings must demonstrate skilful craftsmanship but avoid unnecessarily complicated detailing.
- The positioning of rainwater goods, downpipes and flues should be very carefully designed to minimise visual intrusion, particularly on primary elevations.
- Adequate natural and/or mechanical ventilation must be carefully incorporated into the façade design to avoid unsightly vents, particularly at street level.
- The design of signage should be considered at an early stage so that it is well integrated, and the approach is coordinated across the site. It provides an important opportunity to strengthen the identity of the new neighbourhood and express varying character or uses.



High quality brick and masonry should be the primary facing materials.



The design of signage and lighting should be considered at an early stage.

6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

INTRODUCTION

The masterplan framework defines a series of development parcels, labelled A - K, as shown on the adjacent plan. The following pages identify key design principles for each of these parcels which should be used to inform the design proposals for Reserved Matters applications. This will ensure that even though parts of the site will be built at different times, there will still be a consistency of approach and overarching design quality across the scheme as a whole.

Designers must identify the relevant information relating to the development parcel(s) they are working on and follow the design guidance provided.



6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

USING THE DESIGN PRINCIPLES

The following section provides specific design guidance for each of the development parcels within the masterplan. The following information is provided:

Key Design Principles

Key factors affecting the design of the parcel including any specific guidance related to the parcel's location. Information is also provided about the appropriate building typologies which should be included within the parcel. Further information on this subject is included in section 6.4 - Building Typologies.

Layout Principles plan

Permitted uses, frontage character, indicative points of access and any key urban design characteristics.

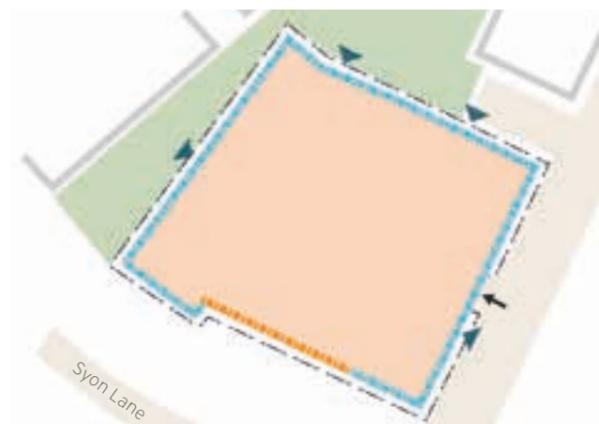
Building Heights

Maximum building height AOD for different buildings within the parcel (extracted from the parameter plan).

Building Typology

Which of the five building typologies are relevant to the parcel (refer to section 6.4 for detailed description of the Building Typologies).

The adjacent diagrams illustrate a suggested design process using development parcel D as an example.



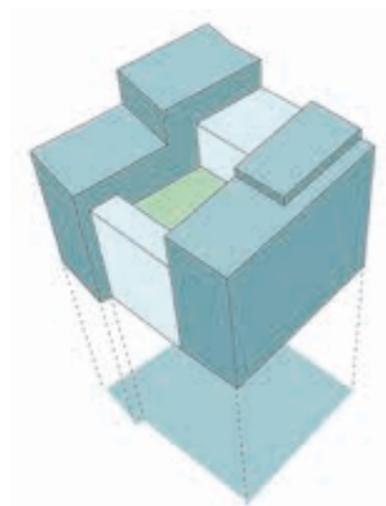
1. Review the parcel specific key design principles and the Layout Principles plan. Identify permitted uses, frontage character and access.



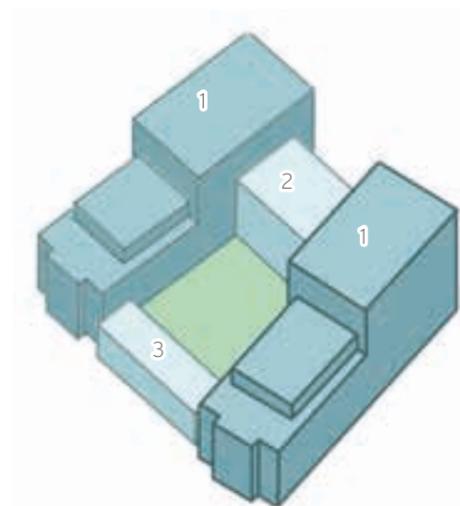
2. Review the Building Heights plan and identify the maximum height parameters for different buildings within the parcel.



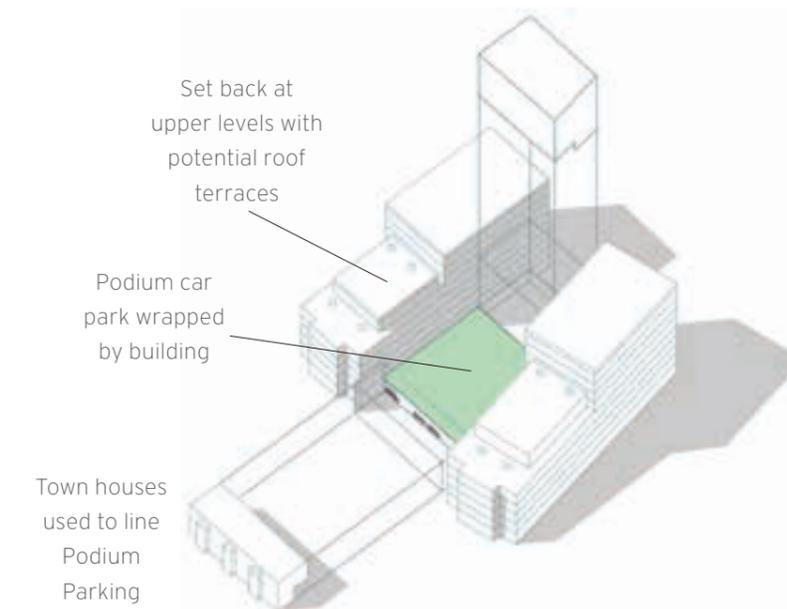
3. Identify relevant primary and secondary building typology elements (also refer to section 6.4).



4. Identify maximum building envelope from Building Heights plan.



5. Refine massing to reflect identified building typologies, parcel specific design/massing guidelines, and built form principles.



6. Incorporate facilities and servicing to finalise the building form.

7. Apply appropriate façade character to primary and secondary building typologies (see section 6.4) and identify appropriate primary facing materials (see section 6.5).

6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

KEY RELATIONSHIPS

The adjacent diagram illustrates some of the key relationships and the minimum distances between development parcels.

Dimensions in red indicate mandatory minimum distances to be maintained between adjacent facades (not including projecting balconies) and/or facades and the site boundary. These dimensions may be greater than the minimum distance between parcels shown on the parameter plan which includes some tolerances.

Dimensions shown in blue provide other key minimum distances between development parcels as set out in the parameter plan for information.

Designers must comply with the minimum dimensions set out in red. These distances must be adhered to in order to create an appropriate character along The Lanes and The Boulevard, and reduce overlooking between adjacent properties.

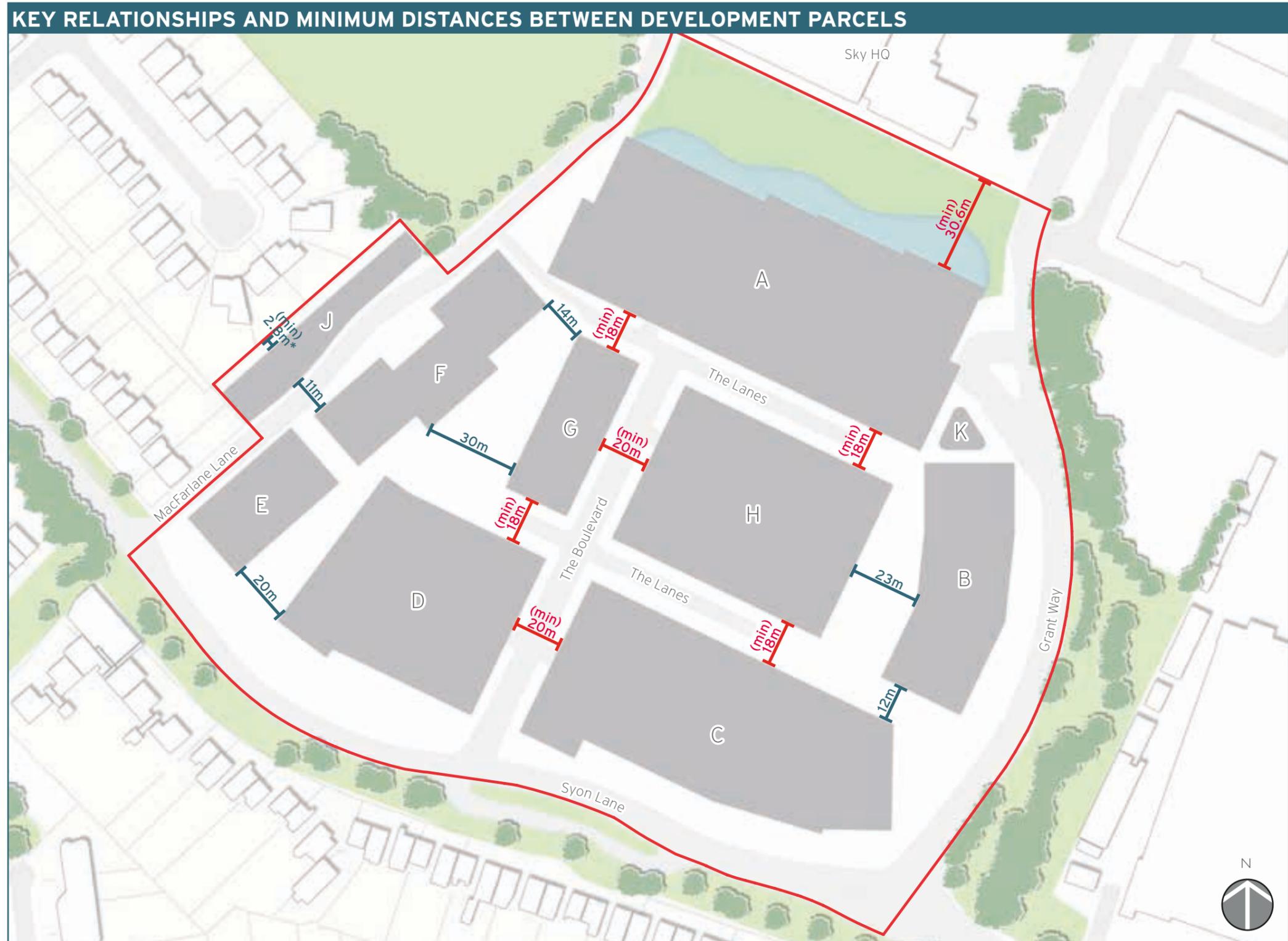


Diagram to be used in conjunction with Parameter Plan: 01754-JTP-DR-MP-PP-002 - Parameter Plan - Maximum Development Parcels

- (min) xxm Mandatory minimum distances between adjacent facades
- xxm Key minimum distances between maximum extents of development parcels

6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

PODIUM GARDENS: MINIMUM DIRECT DISTANCES BETWEEN HABITABLE ROOMS



PODIUM GARDENS

The adjacent diagram illustrates the minimum acceptable distances between facing habitable room windows (not including projecting balconies) across the podium gardens. It may be possible to provide less than 17m where a habitable room window is not facing another.

The podium gardens will provide an important part of the minimum of 8,000m² of communal amenity space to be delivered across the scheme.

Designers must comply with the minimum dimensions set out in red and provide a minimum distance of 17m between facing habitable room windows.

A minimum of 40% of the area of all podium gardens must receive more than 2 hours of direct sunlight on the 21st of March.

(min) xxm Mandatory minimum distances between facing habitable rooms across podiums

Diagram to be used in conjunction with Parameter Plan: 01754-JTP-DR-MP-PP-008 - Parameter Plan - Open Space at Podium Level

6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

DEVELOPMENT PARCEL A

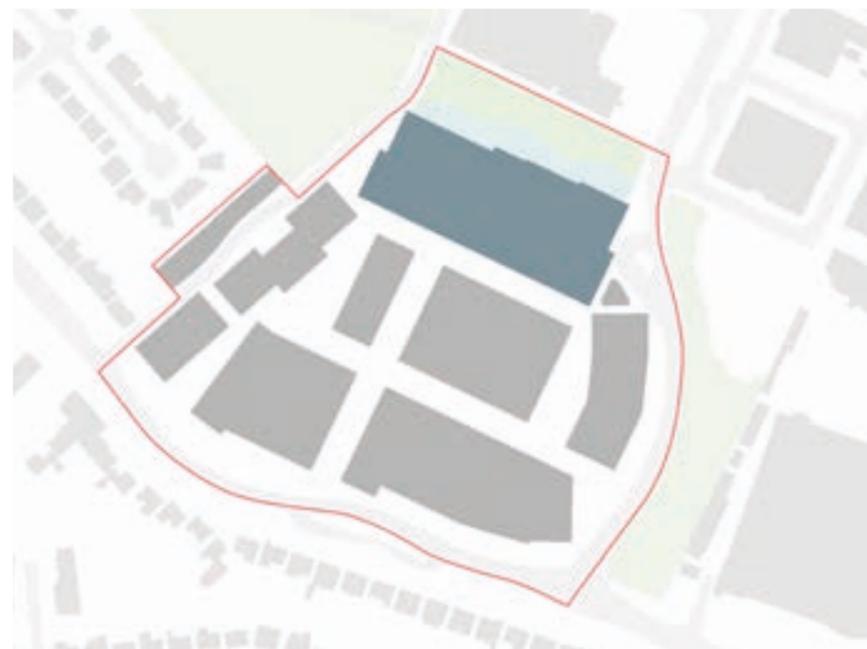
- Mixed-uses will be provided at the eastern end of the parcel providing strong active frontage to Grant Way.
- Ancillary and service uses should be restricted to the southern elevation of the parcel - fronting the northern Lane - and be limited in amount.
- Undercroft parking should be provided in the centre of the parcel, accessed from the southern side and screened by residential and mixed-uses around the edges.
- Two upper level podium gardens should be provided for residential amenity.
- All dwellings should have access to one of the podium gardens, directly or via the communal lobby.
- A minimum of 40% of the area of each podium garden must receive more than 2 hours of direct sunlight on the 21st of March.

LAYOUT PRINCIPLES



- Layout Principles:**
- Indicative Vehicular Access to Podium Parking
 - Indicative Pedestrian Access to Residential Core
 - Residential Frontage (including ancillary)
 - Primary Mixed-Use Frontage
 - - - Indicative Zone of Defensible / Threshold Space
 - * Focal Building (Landmark Corner)
 - - - Indicative Ground Floor Cut-away corner
 - Entrances cannot be provided in these Locations
- Ground Floor Building uses:**
- Mixed-Uses and Ancillary Uses
 - Residential and Ancillary Uses
- Key spaces:**
- The Water Garden
 - The Meander (Public Green Space)
 - The Clearing (Public Square)

Key Plan

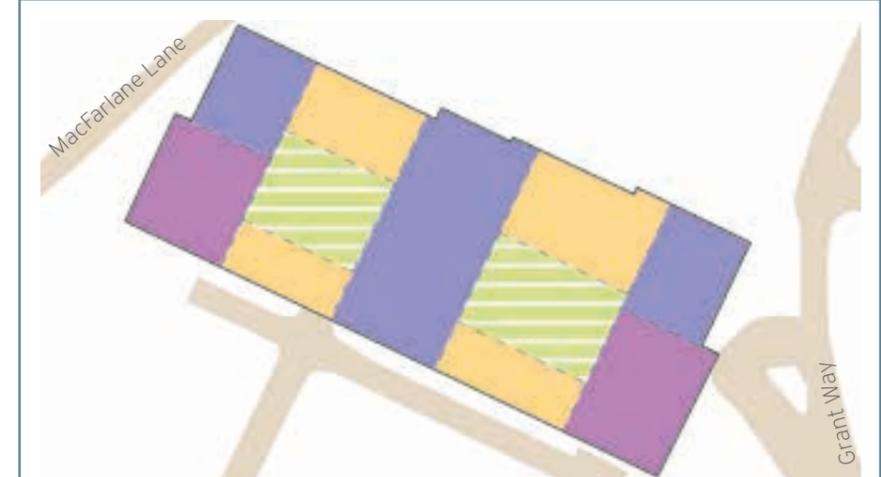


BUILDING HEIGHTS



- +XX Maximum Building Height AOD (ground level taken at 23.3m)
Maximum height includes building parapets, smoke flues and core overruns
- Podium Garden within this zone

BUILDING TYPOLOGY



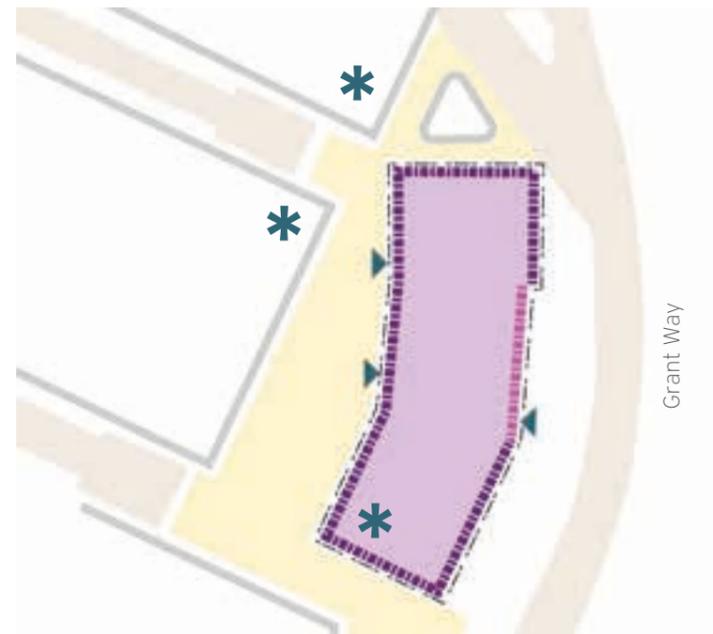
- Primary Element:**
- Waterside Typology
 - Wayfinding Typology
- Secondary Element:**
- Linking Typology
 - Podium Garden within this zone

6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

DEVELOPMENT PARCEL B

- The ground floor of the building will be predominantly mixed-use, but include access to residential cores serving upper levels.
- The form of the primary element will step up in height from south to north and act as a gateway to the development from Grant Way.
- Primary active frontage should be provided facing onto The Clearing and at the southern end of the parcel. The Grant Way frontage and the northern end of the parcel may include limited areas of less active frontage for the purpose of servicing.

LAYOUT PRINCIPLES

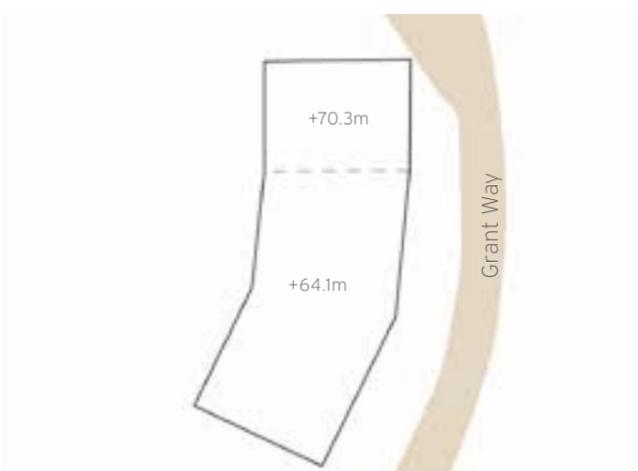


- Layout Principles:**
- ▶ Indicative Access to Residential Core
 - Primary Mixed-Use Frontage
 - Secondary Mixed-Use Frontage
 - Indicative Zone of Defensible / Threshold Space
 - * Focal Building (Landmark Corner)
- Ground Floor Building uses:**
- Mixed-Uses and Ancillary Uses
- Key spaces:**
- The Clearing (Public Square)

Key Plan

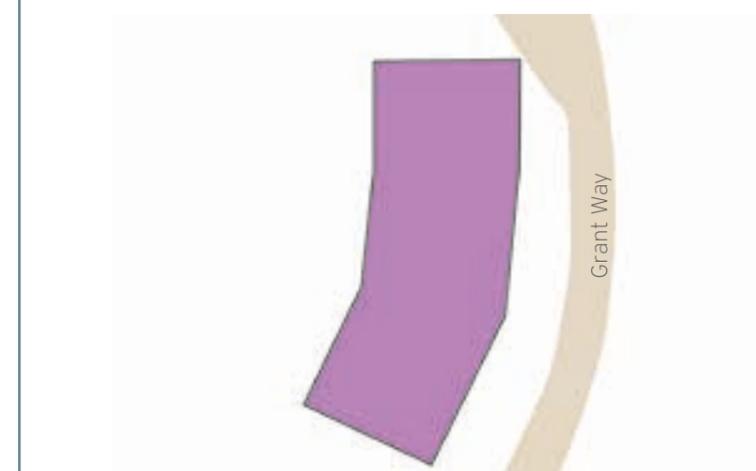


BUILDING HEIGHTS



+XX Maximum Building Height AOD (ground level taken at 23.3m)
 Maximum height includes building parapets, smoke flues and core overruns

BUILDING TYPOLOGY



Primary Element:
 ■ Wayfinding Typology

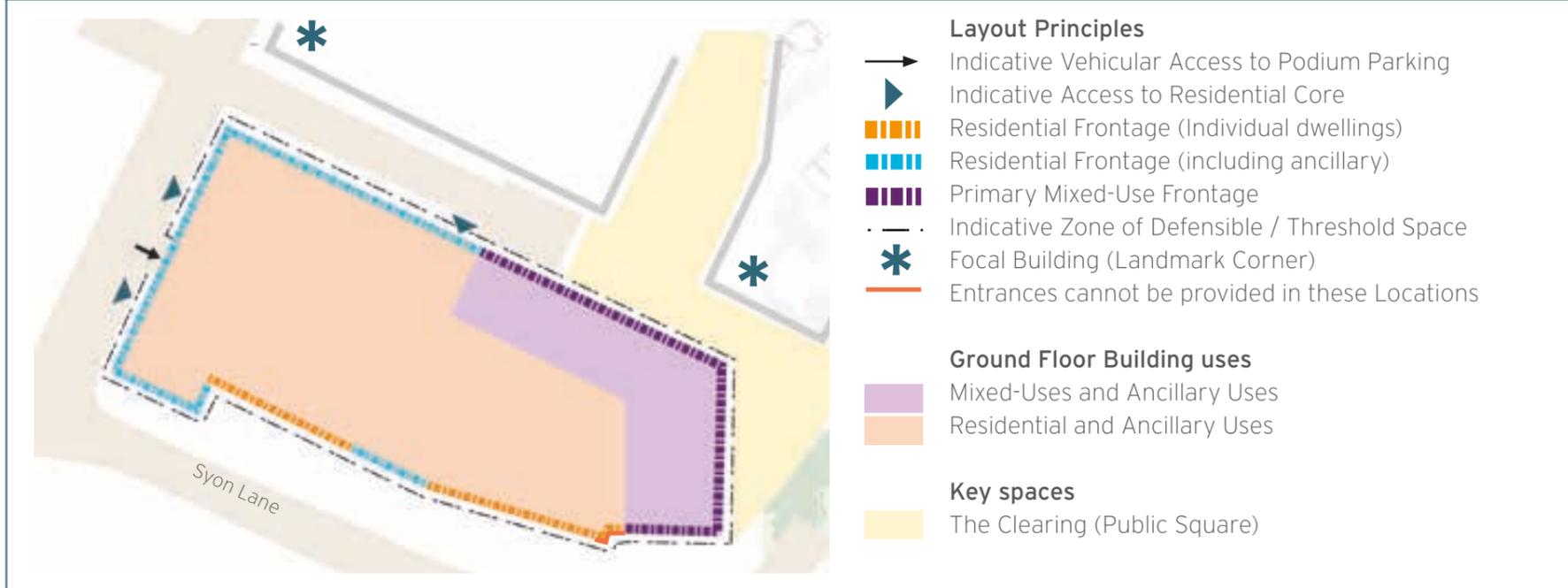
6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

Layout Principles.
 Indicative Vehicular Access to Podium Parking
 Indicative Pedestrian Access to Residential Core
 Residential Frontage (including ancillary)
 Primary Mixed-Use Frontage
 Indicative Zone of Defensible / Threshold Space
 Focal Building (Landmark Corner)
 Indicative Ground Floor Cut-away corner
 Entrances cannot be provided in these Locations

DEVELOPMENT PARCEL C

- Undercroft parking should be provided in the centre of the parcel, accessed from the western end and screened by residential and mixed-uses around the edges.
- Two upper level podium gardens should be provided for residential amenity.
- All dwellings should have access to one of the podium gardens, directly or via the communal lobby. An exception may be made for the 'Terrace' typology buildings as long as adequate, alternative amenity space provision is provided.
- The southern elevations of the primary elements should retain a massing relationship with the shoulder height of the Gillette Factory.
- A minimum of 40% of the area of each podium garden must receive more than 2 hours of direct sunlight on the 21st of March.

LAYOUT PRINCIPLES



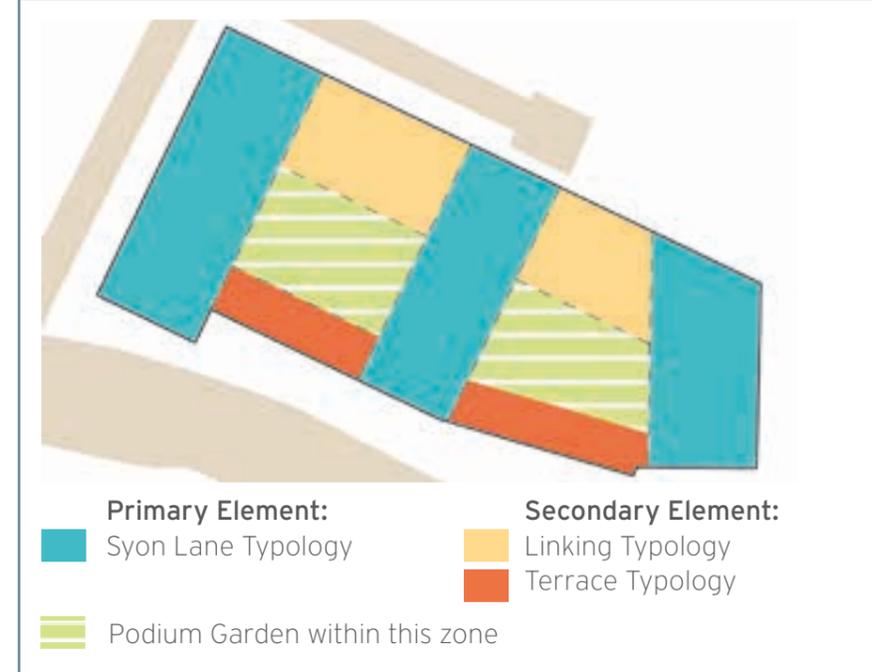
KEY PLAN



BUILDING HEIGHTS (MAX)



BUILDING TYPOLOGY

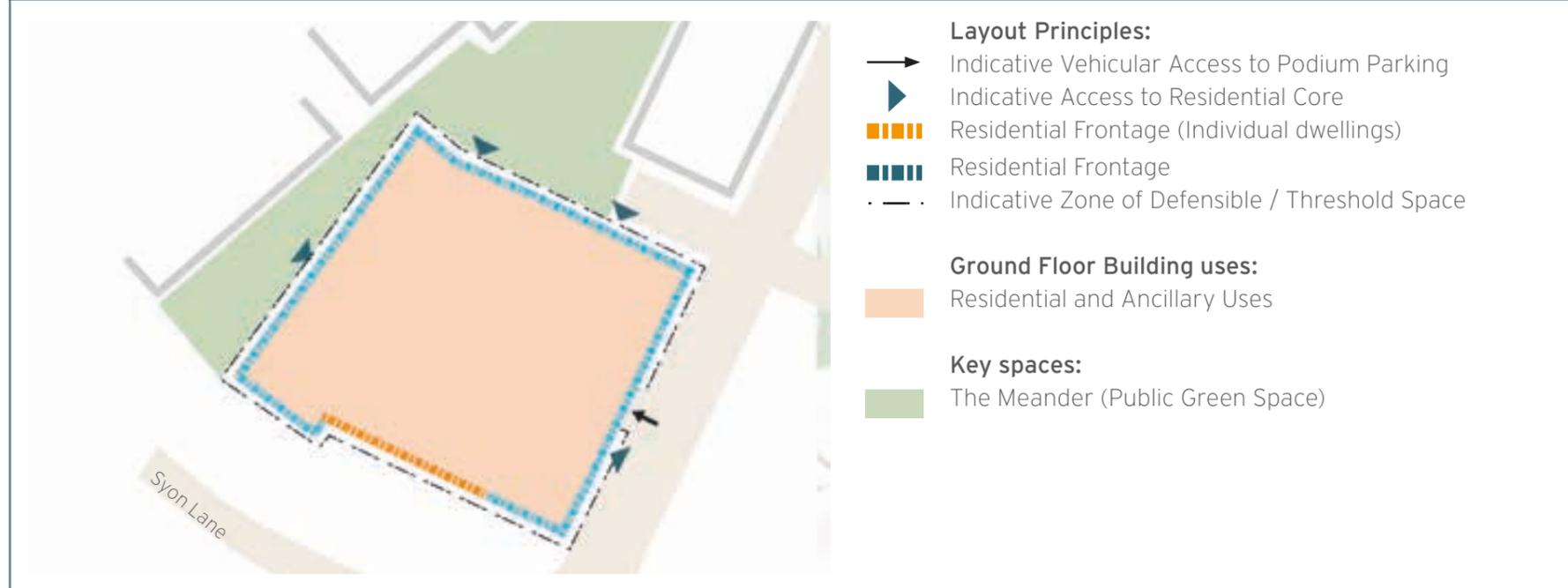


6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

DEVELOPMENT PARCEL D

- Undercroft parking should be provided in the centre of the parcel, accessed from the eastern end and screened by residential uses around the edges.
- An upper level podium garden should be provided for residential amenity.
- All dwellings should have access to the podium garden, directly or via the communal lobby. An exception may be made for the 'Terrace' typology buildings as long as adequate, alternative amenity space provision is provided.
- The southern elevations of the primary elements should retain a massing relationship with the shoulder height of the Gillette Factory.
- A minimum of 40% of the area of the podium garden must receive more than 2 hours of direct sunlight on the 21st of March.

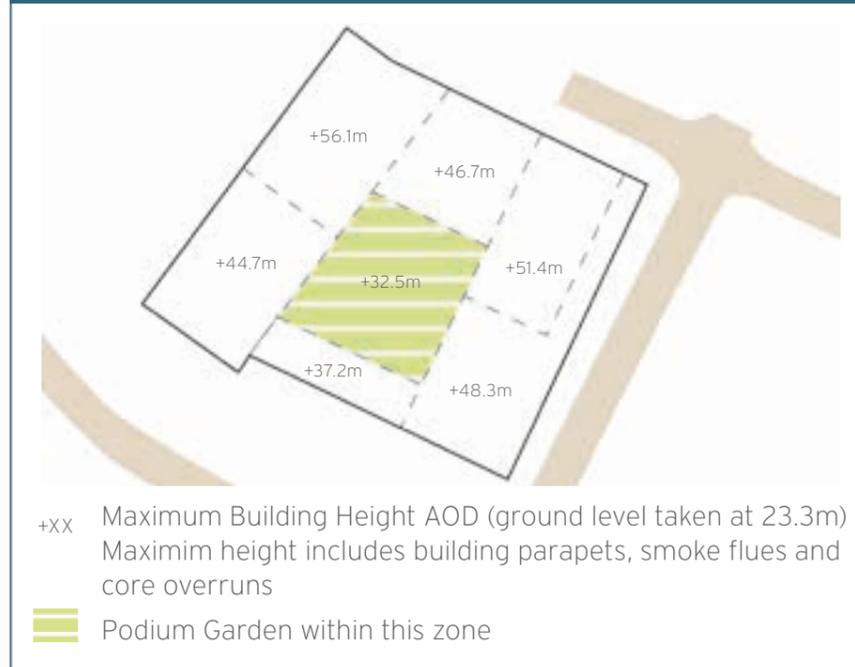
LAYOUT PRINCIPLES



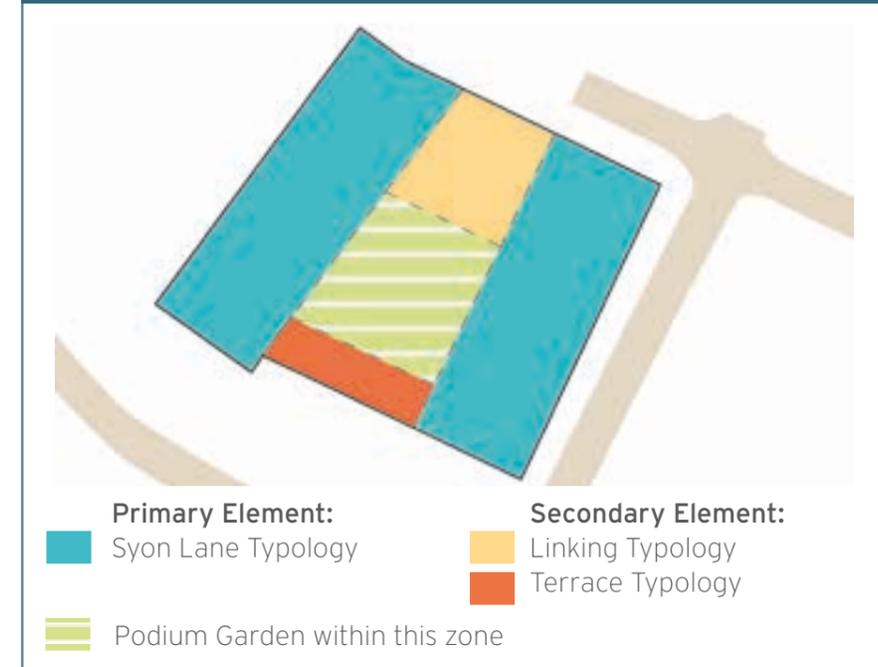
KEY PLAN



BUILDING HEIGHTS (MAX)



BUILDING TYPOLOGY

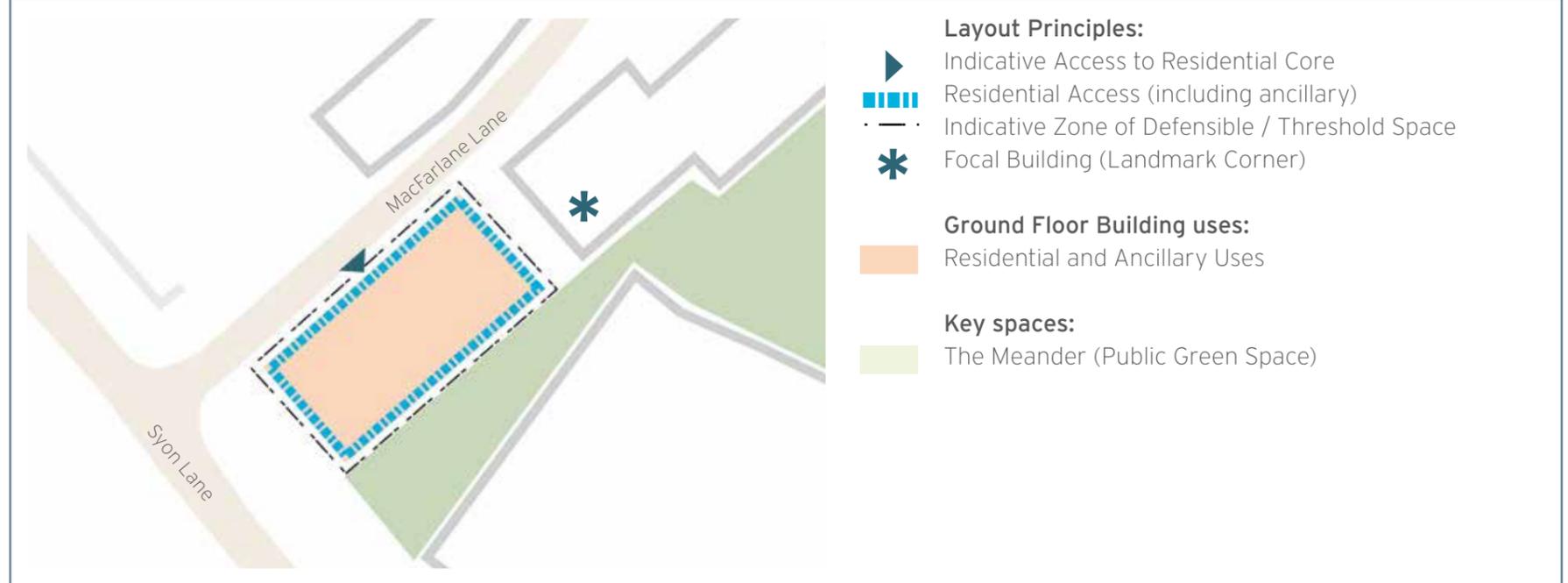


6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

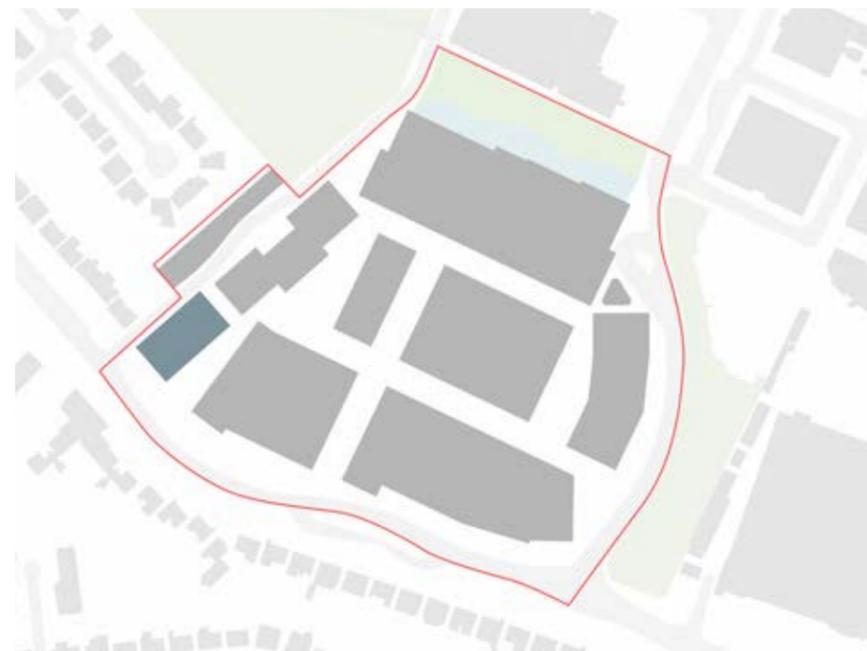
DEVELOPMENT PARCEL E

- The southern elevation of the primary elements should retain a massing relationship with adjacent parcels C and D, related to the shoulder height of the Gillette Factory, and should step up in height from Syon Lane.
- Active frontage should be created on all sides of the building, with the opportunity taken to include individual front doors to ground floor dwellings as much as possible.
- Ancillary and service uses should be restricted to the western elevation of the parcel - fronting MacFarlane Lane - and be limited in amount.
- Massing must ensure that it does not reduce the light to neighbouring gardens to below 50% receiving two hours sun on the ground on 21 March in line with BRE guidelines.

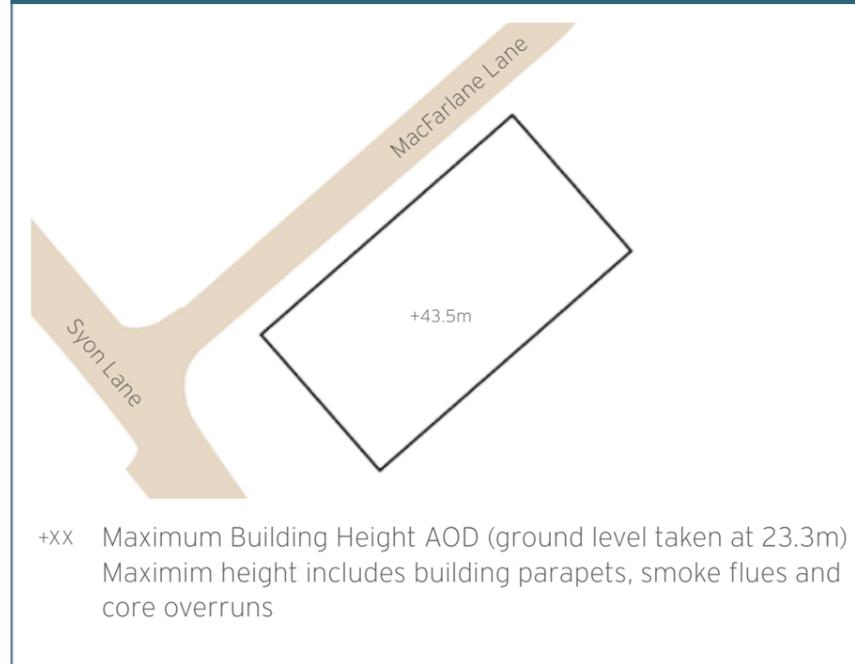
LAYOUT PRINCIPLES



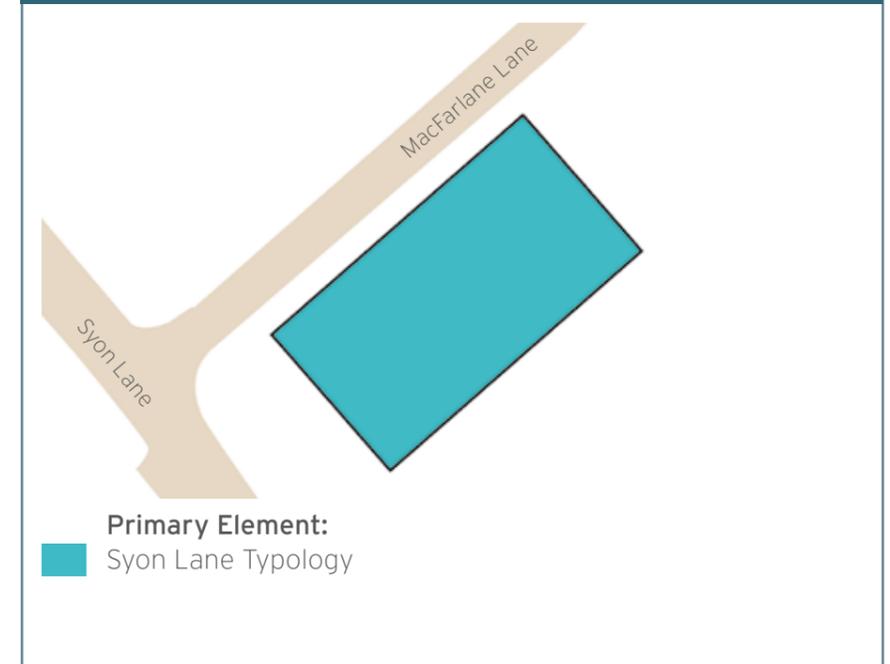
Key Plan



BUILDING HEIGHTS



BUILDING TYPOLOGY

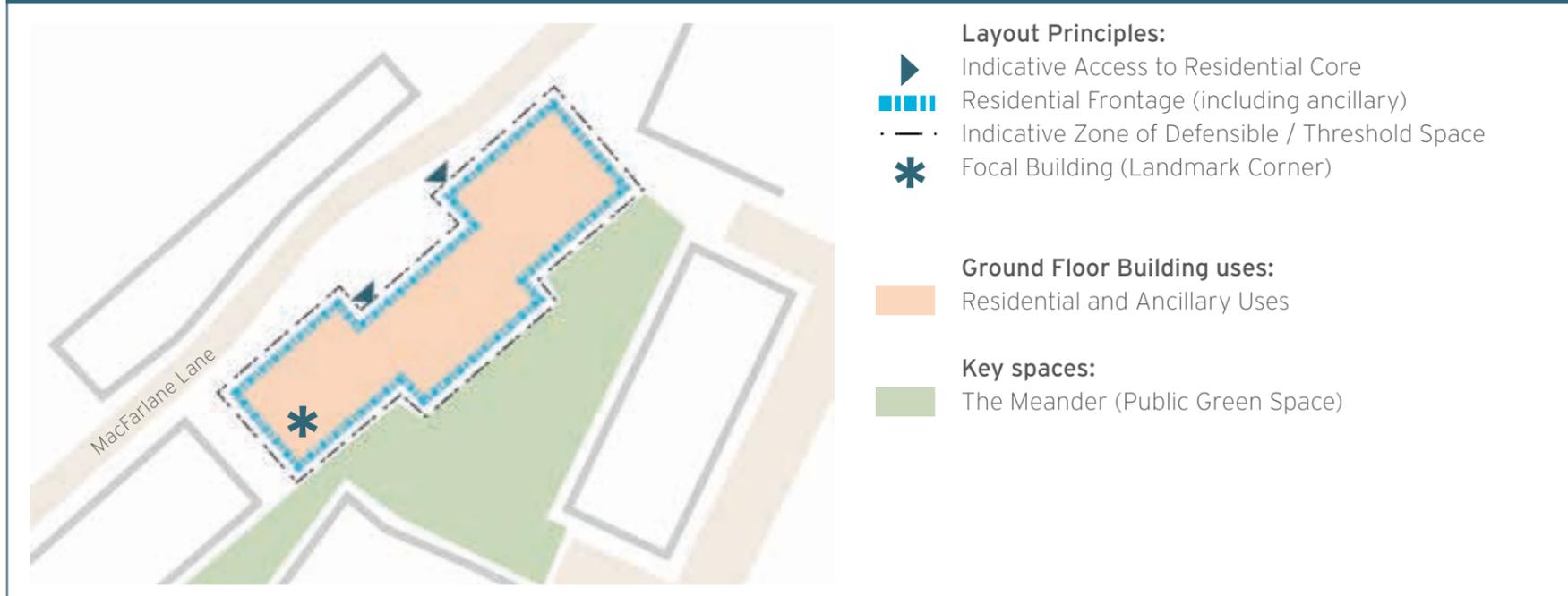


6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

DEVELOPMENT PARCEL F

- Undercroft cycle parking should be provided beneath the structure, accessed from MacFarlane Lane on the western side of the parcel.
- The form of the primary element will step up in height from south to north and act as a gateway to the development from MacFarlane Lane.
- Active frontage should be created on all sides of the building, with the opportunity taken to include individual front doors to ground floor dwellings as much as possible.
- Ancillary and service uses should be restricted to the western elevation of the parcel - fronting MacFarlane Lane - and be limited in amount.

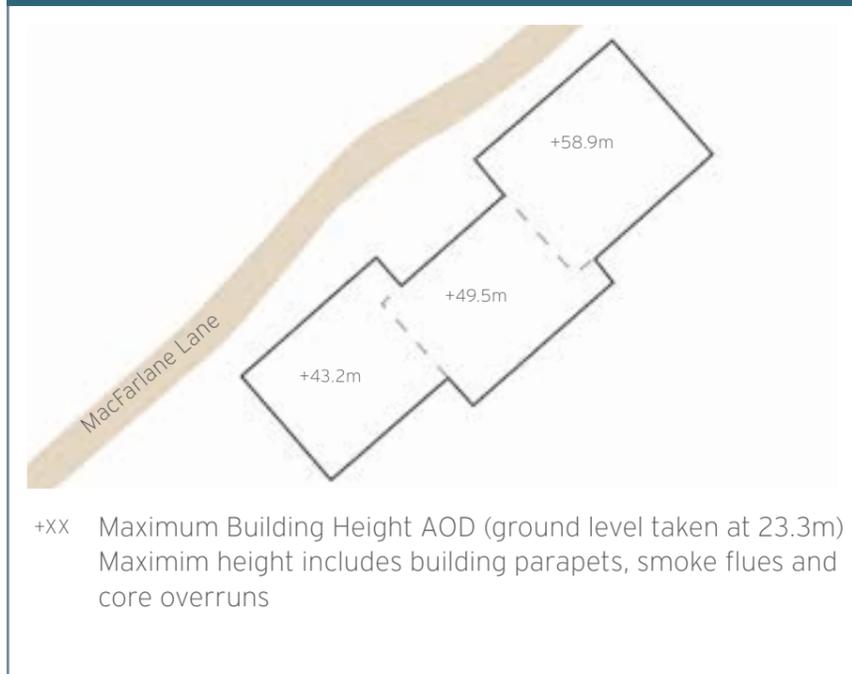
LAYOUT PRINCIPLES



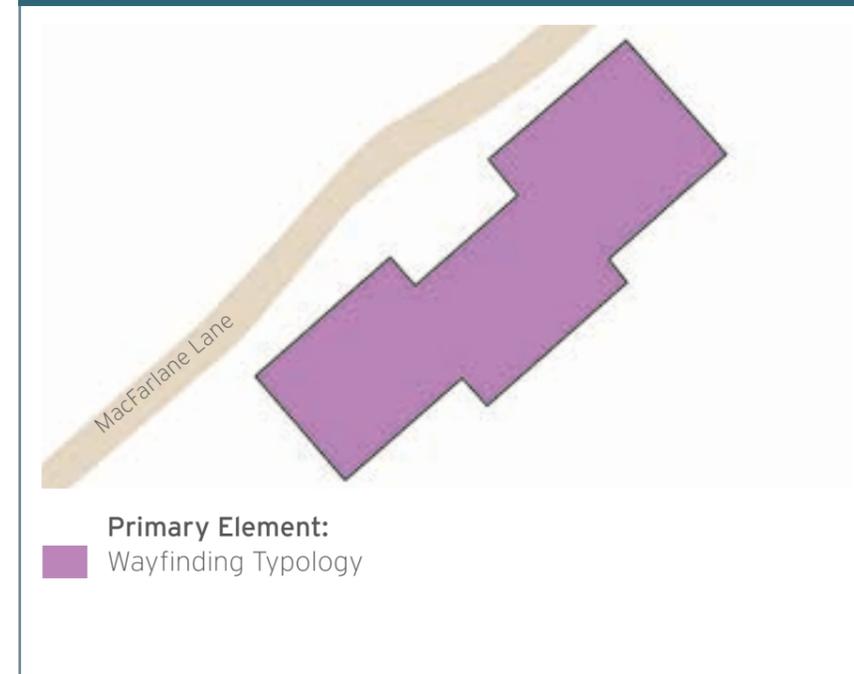
Key Plan



BUILDING HEIGHTS



BUILDING TYPOLOGY



6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

DEVELOPMENT PARCEL G

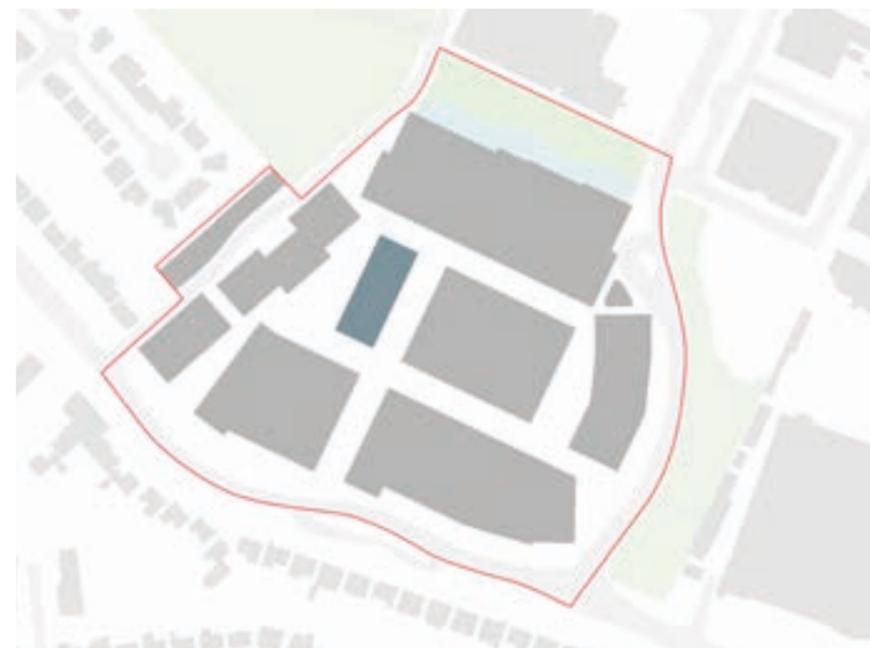
- The form of the primary element will step up in height from south to north.
- The north east corner of the parcel is identified as a landmark corner and should be accentuated with a cutaway corner at ground level.
- Active frontage should be created on all sides of the building, with the opportunity taken to include individual front doors to ground floor dwellings as much as possible.
- Ancillary and service uses should not be located fronting onto The Meander public open space.

LAYOUT PRINCIPLES

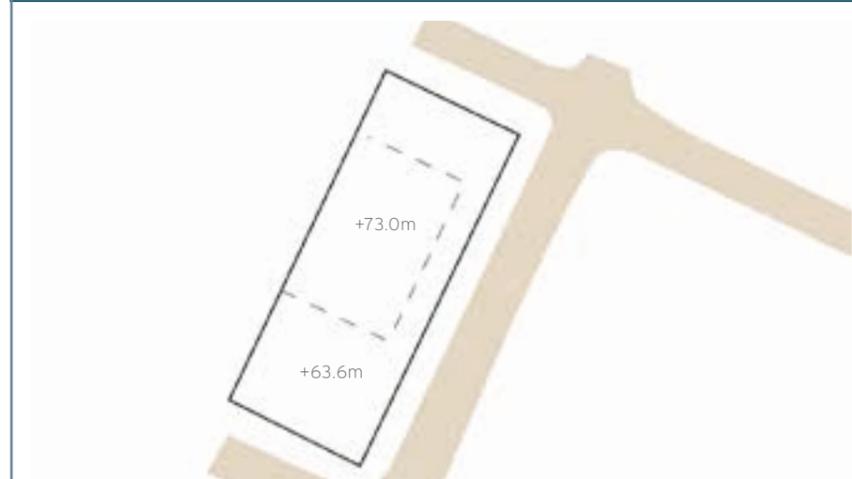


- Layout Principles:**
- ▶ Indicative Access to Residential Core
 - ▬▬▬ Residential Frontage (including ancillary)
 - - - Indicative Zone of Defensible / Threshold Space
 - * Focal Building (Landmark Corner)
 - ⋯ Indicative Ground Floor Cut-away Corner
- Ground Floor Building uses:**
- Orange Residential and Ancillary Uses
- Key spaces:**
- Green The Meander (Public Green Space)

Key Plan

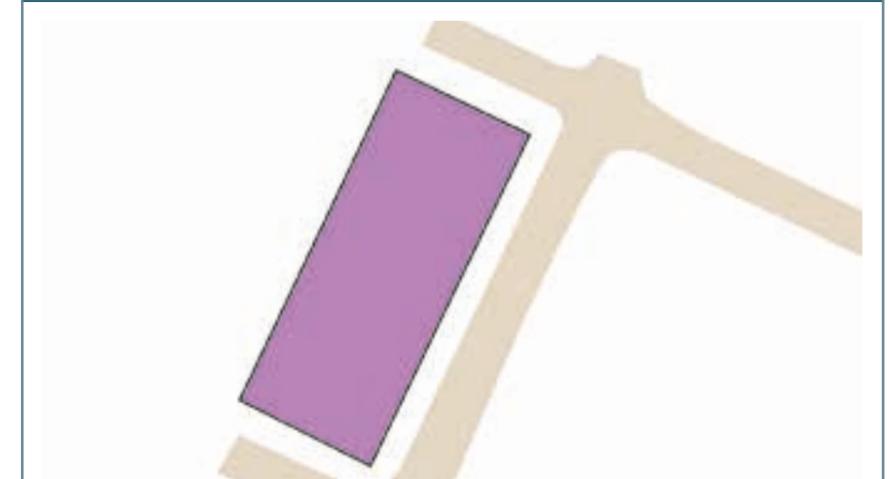


BUILDING HEIGHTS



+XX Maximum Building Height AOD (ground level taken at 23.3m)
 Maximim height includes building parapets, smoke flues and core overruns

BUILDING TYPOLOGY



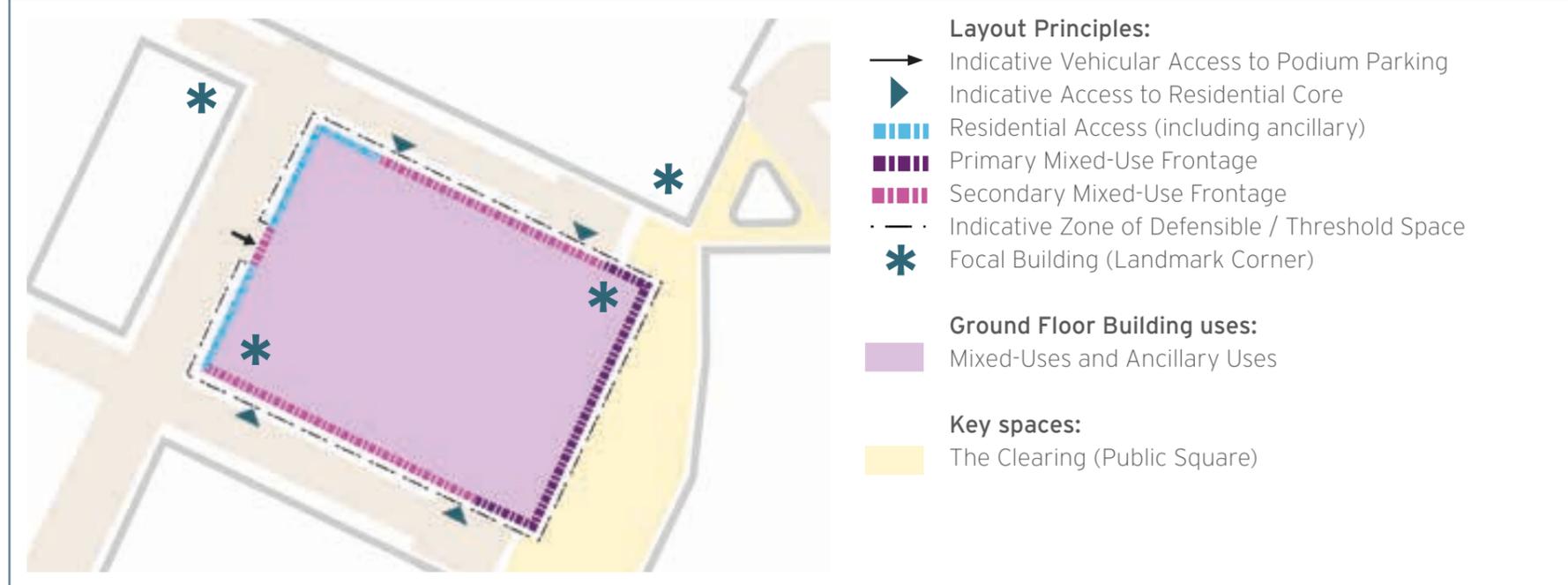
Primary Element:
 Purple Wayfinding Typology

6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

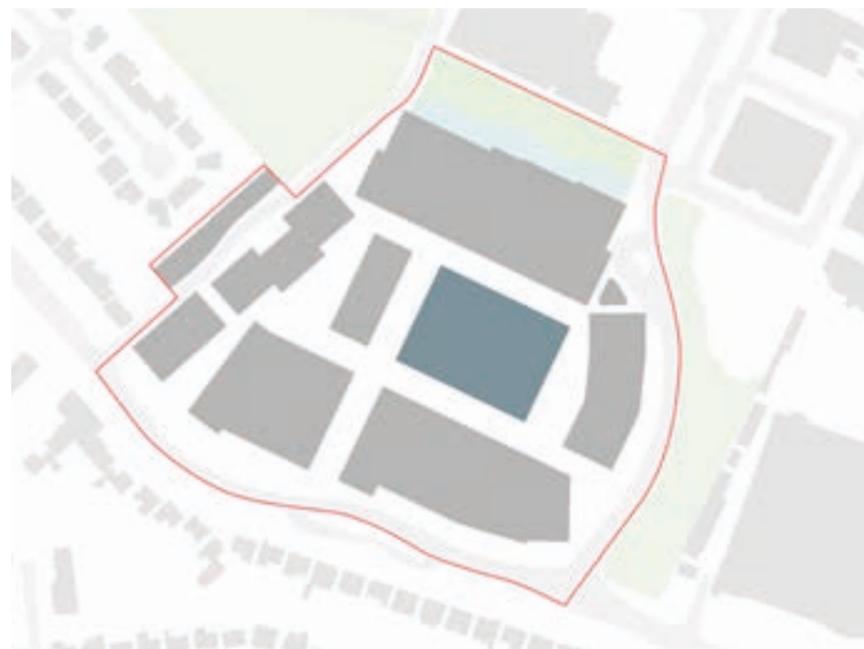
DEVELOPMENT PARCEL H

- An undercroft servicing and parking area should be provided in the centre of the parcel, accessed from the western end and screened by residential uses around the edges.
- An upper level podium garden should be provided for residential amenity.
- All dwellings should have access to the podium garden, directly or via the communal lobby.
- The north-east and south west-corners of the parcel are identified as landmark corners and should be accentuated with a cutaway corner at ground level (and a colonnade to the NE corner).
- A minimum of 40% of the area of the podium garden must receive more than 2 hours of direct sunlight on the 21st of March.

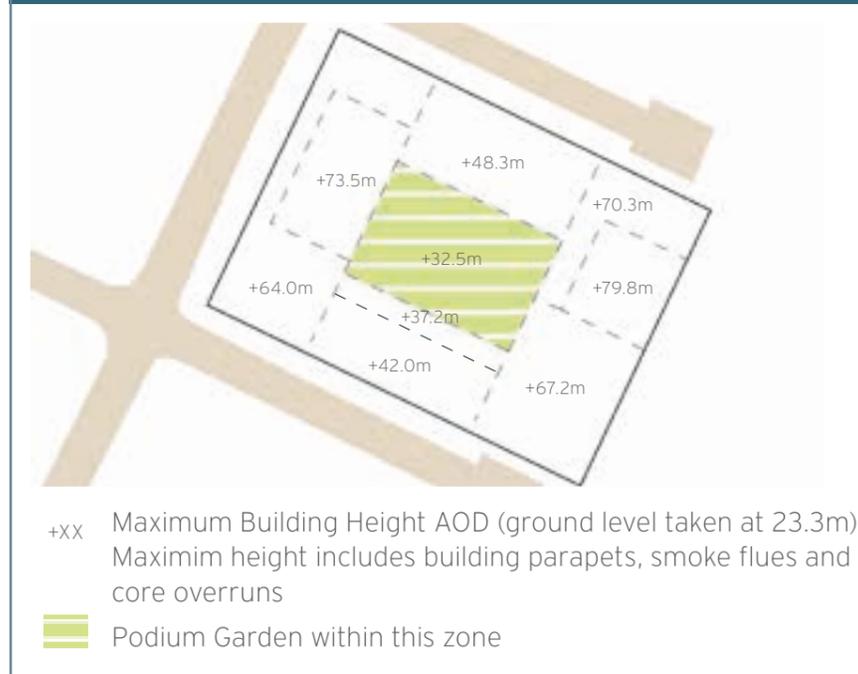
LAYOUT PRINCIPLES



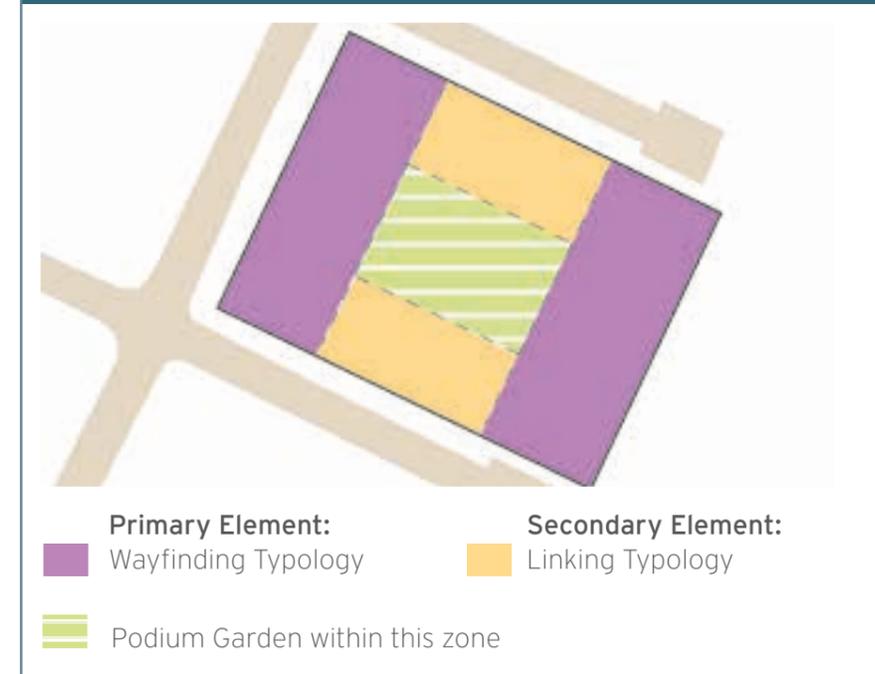
Key Plan



BUILDING HEIGHTS



BUILDING TYPOLOGY



6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

DEVELOPMENT PARCEL J

- The Parcel will be formed of individual terraced dwellings arranged in groups, forming a stepped frontage.
- Active frontage should be created facing MacFarlane Lane, with individual front doors provided at regular intervals and an area of defensible space between dwellings and the footway.
- Individual dwellings should be provided with private amenity space to the rear, acting as a buffer to the gardens of existing, adjacent dwellings.
- Additional private amenity space may be provided in the form of upper level balconies or roof terraces.
- Appropriate provision for the storage of waste and recycling should be provided where it can be easily accessed without having to pass through the dwelling (at the front or to the rear, accessed via a passageway).

LAYOUT PRINCIPLES

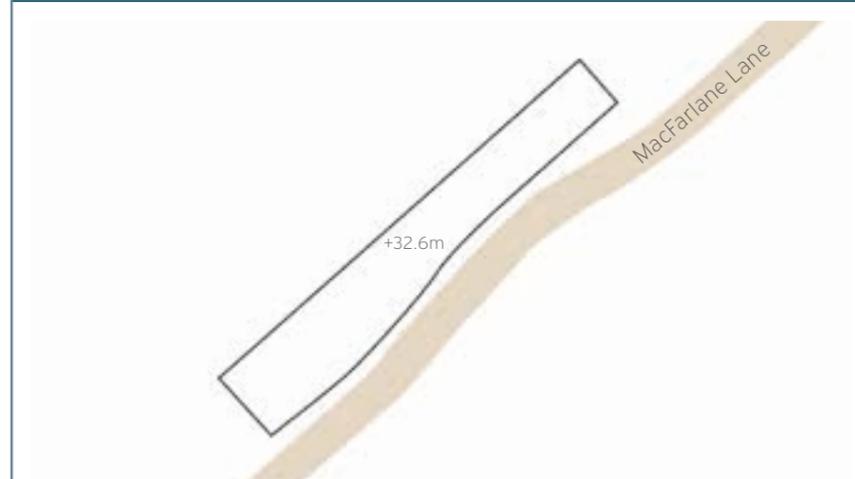


- Layout Principles:**
- Residential Frontage (Individual dwellings)
 - - - Indicative Zone of Defensible / Threshold Space
 - * Focal Building (Landmark Corner)
- Ground Floor Building uses:**
- Residential and Ancillary Uses
- Key spaces:**
- The Meander (Public Green Space)

Key Plan

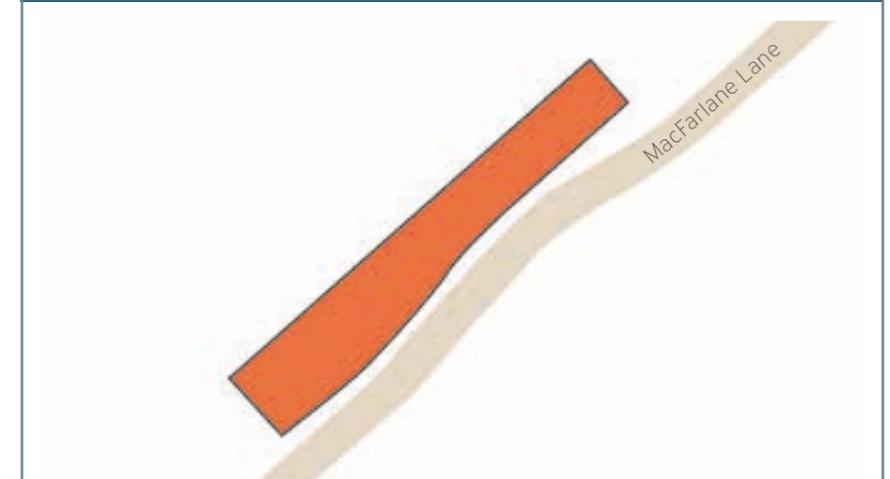


BUILDING HEIGHTS



+XX Maximum Building Height AOD (ground level taken at 23.3m)
 Maximim height includes building parapets, smoke flues and core overruns

BUILDING TYPOLOGY



Secondary Element:
 ■ Terrace Typology

6.3 DEVELOPMENT PARCEL DESIGN PRINCIPLES

DEVELOPMENT PARCEL K

- Parcel K will be occupied by a single building containing bus welfare facilities and a mobility hub, including cycle storage.
- The building should be carefully designed as a landmark structure, with a distinctive appearance which will make it easy to locate and attractive to use.
- The building must be designed to be viewed from all sides (including above) and the positioning of different uses within it should be carefully considered to maximise active frontages.

LAYOUT PRINCIPLES

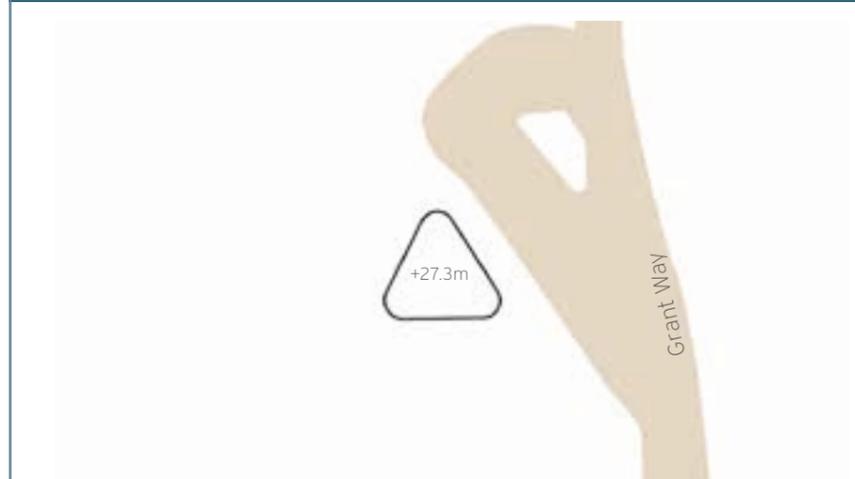


- Layout Principles:**
- ▨ Primary Mixed-Use Frontage
 - ▲ Indicative Access to Parcel K
 - · — · Indicative Zone of Defensible / Threshold Space
 - * Focal Building (Landmark Corner)
- Ground Floor Building uses:**
Mixed-Use. Indicative uses to include:
- Cycle store
 - Information point
 - 3 unisex superloos
 - Cleaners store and general store
 - CCTV cupboard
- Key spaces:**
- The Water Garden
 - The Clearing (Public Square)

Key Plan

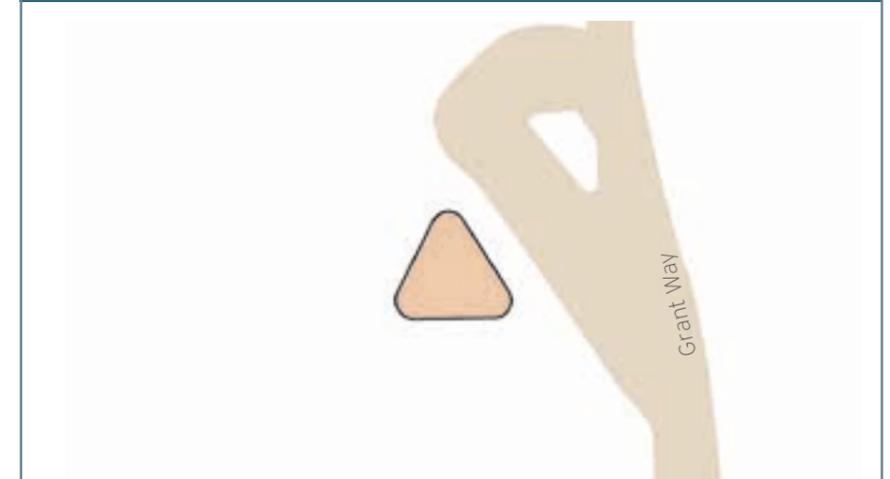


BUILDING HEIGHTS



+XX Maximum Building Height AOD (ground level taken at 23.3m)
Maximum height includes building parapets, smoke flues and core overruns

BUILDING TYPOLOGY



■ The Mobility Hub

6.4 BUILDING TYPOLOGIES

INTRODUCTION

Five distinct building typologies have been identified, reflecting varying built form and roles within the masterplan. Each of these typologies is described on the following pages, with design guidance provided on:

- General form and character
- Predominant façade character
- Architectural references

Primary and Secondary Elements

The masterplan is conceived as a flexible grid of generally north-south orientated primary building elements, linked with lower, generally east-west orientated secondary elements, forming a series of public spaces and semi-private communal courtyards. The typologies reflect this distinction and demonstrate how the primary and secondary elements interact.

Key Design Principles

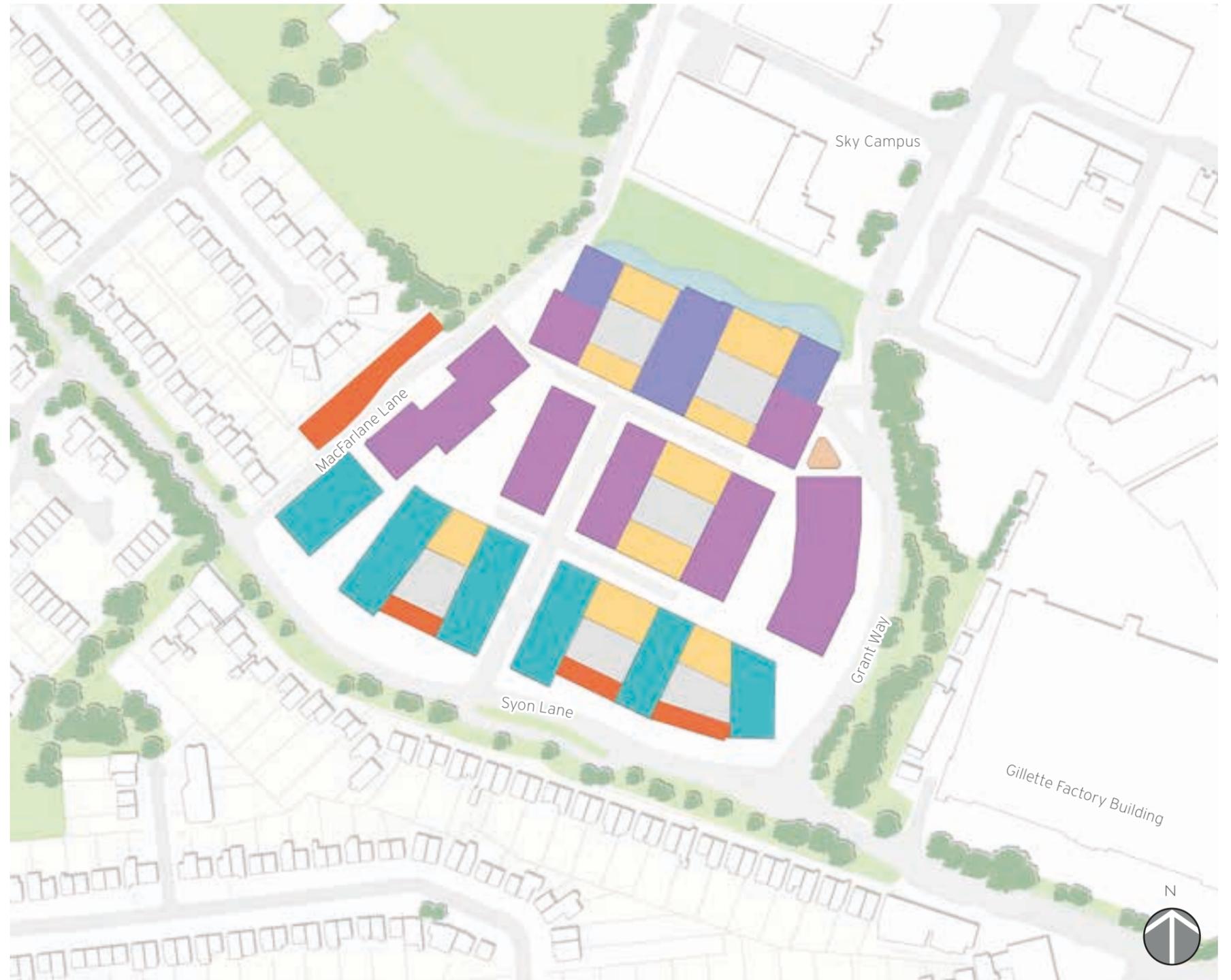
- The distinction between primary and secondary elements must be clearly expressed through massing, articulation, and/or architectural expression.
- Primary elements should be expressed architecturally all the way to ground level.
- The street frontage of secondary elements should sit behind the frontage of the primary element, or the connection between the two should be recessed for a short distance, to emphasise their subsidiary role.
- Secondary elements should employ different, but complementary external facing materials, with simpler, more restrained detailing.

Primary Elements

-  Syon Lane Typology
-  Wayfinding Typology
-  Waterside Typology

Secondary Elements

-  Linking Typology
-  Terrace Typology
-  Mobility Hub



6.4 BUILDING TYPOLOGIES - SYON LANE

SYON LANE TYPOLOGY

General Characteristics

- Creating strong, but sensitive frontage to Syon Lane.
- A transition between the lower scale of the homes on the southern side of Syon Lane and the taller buildings towards the centre of the site.
- Responding to the height of the low-slung structure of the Gillette factory, establishing a strong shoulder to Syon Lane at 5/6 storeys, with a strong horizontal emphasis.

The Syon Lane Typology is applicable to development parcels C, D and E.

Key Design Principles

- Buildings should establish a strong shoulder to Syon Lane at 5/6 storeys, with an increase in height further back from the road.
- Buildings should be a maximum of 18m wide.
- End elevations facing Syon Lane should feature central bays flanked by pairs of balconies.
- Brick colours should be varied along the Syon Lane frontage and between the taller and shorter elements of some buildings to create visual interest.

Key Plan



Contextual/Historical Reference



Gillette Building

PREDOMINANT FAÇADE CHARACTER - HORIZONTAL

Key Characteristics:

- Strong horizontal banding to elevations.
- Set back floors expressed as distinct elements through change in material.



Illustrative bay study

6.4 BUILDING TYPOLOGIES - WAYFINDING

WAYFINDING TYPOLOGY

General Characteristics

- A more industrial character at the centre of the site created by robust infilled frames and materials.
- Gridded buildings, referencing the industrial heritage of the site and surrounding area.
- Responding to key pedestrian routes through the site with colonnaded space at ground level on key corners, acting as landmarks and aiding wayfinding.

The Wayfinding Typology is applicable to development parcels A, B, F G and H.

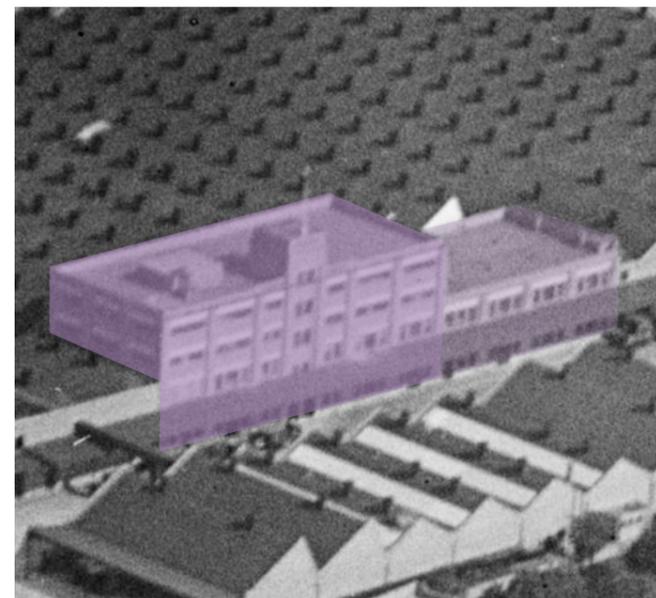
Key Design Principles

- Building façades should be gridded with brick infill in a variety of tones to create identity and character to different buildings.
- The framed and articulated 'head' of the building should be complemented by a 'tail' of solid brick with punched openings, referencing the connected back of house warehouses found along the Great West Road.
- Key corners should be recognised through the provision of set back frontages and colonnades at ground level.
- Balconies at corners should be recessed, with visibly permeable dual aspect corners referencing the access at ground level.

Key Plan



Contextual/Historical Reference



The Imperial Biscuit Works

PREDOMINANT FAÇADE CHARACTER - GRIDDED

Key Characteristics:

- Equal horizontal and vertical emphasis expressed as gridded frame elements with infill panels.
- Elements of fenestration grouped to reinforce the grid.
- Fenestration in more solid façade elements expressed as punched openings.



Illustrative bay study

6.4 BUILDING TYPOLOGIES - WATERSIDE

WATERSIDE TYPOLOGY

General Characteristics

- Three distinct buildings arranged symmetrically with central building emphasised through cruciform plan.
- Creating formal frontage to the Water Gardens and forming a centrepiece.

The Waterside Typology is applicable to development parcel A.

Key Design Principles

- Character should be achieved through the interlocking of solid and framed elements.
- Recessed balconies should be used within the framed façade elements and bolt on balconies to solid elements.
- Buildings should use a consistent brick tone, with the potential to use colour to highlight key elements of the design.

Key Plan



Contextual/Historical Reference



Pyrene Factory

PREDOMINANT FAÇADE CHARACTER - VERTICAL

Key Characteristics:

- Taller, slender buildings with a vertical emphasis.
- Base and top of building clearly expressed, but other horizontal elements downplayed.
- Clear grouping of windows as distinct bays.



Illustrative bay study

6.4 BUILDING TYPOLOGIES - LINKING

LINKING TYPOLOGY

General Characteristics

- Secondary elements providing 'Background' architecture along the Lanes, and allowing due prominence to the three Waterside typology buildings.
- A lower, more domestic scale, creating a distinct contrast to the taller Primary elements.
- Screening the edges of podium parking structures and activating the street with commercial units or two storey maisonettes.
- Their lower form and east-west orientation breaks down the mass of the development parcels, and allows daylight to penetrate into the streets and podium gardens.

The Linking Typology is applicable to development parcels A, C, D and H.

Key Design Principles

- Ground and first floor maisonettes or commercial units screening podiums should have individual front doors on the street.
- Maisonettes at upper levels should be provided with direct access to the podium garden where possible.
- Material tones should be consistent and light, providing visual separation from the main typologies and reflecting more light into streets and courtyards.

Key Plan



Contextual/Historical Reference



The Imperial Biscuit Works

PREDOMINANT FAÇADE CHARACTER - HOMOGENOUS

Key Characteristics:

- Simple repetitive forms creating rhythm and consistency.
- No particular horizontal or vertical emphasis to façade design.
- Small details creating differentiation between individual dwellings.
- Projecting balconies.



Illustrative bay study

6.4 BUILDING TYPOLOGIES - TERRACE

TERRACE TYPOLOGY

General Characteristics

- Lower scaled buildings positioned to respond to the more sensitive western and southern edges of the site.
- Mitigating the impact of development on residents overlooking the site and creating a softer transition to taller buildings beyond.
- Frontage widths sized to reference the widths of existing dwellings in adjacent streets, with a common language of front doors and private defensible space to the back of footway.
- Screening the edges of podium parking structures and activating the street.

The Terrace Typology is applicable to development parcels C, D and J.

Key Design Principles

- The width of individual dwellings should be similar to existing, adjacent dwellings.
- Dwellings should have individual front doors to the street and be set back behind an area of defensible space.
- Private amenity space should be provided to the rear of dwellings and/or in the form of balconies or roof terraces at upper levels.

Single Aspect Townhouses

- Where the terrace typology is used to screen podium parking areas (fronting Syon Lane), the maximum depth of these townhouses should be limited to ensure adequate daylight within the single aspect elements of the dwelling.
- Windows should be provided at upper levels with aspect across the podium gardens.
- Non-habitable rooms and ancillary uses such as staircases should be located at the back of the plan to maximise frontage width for habitable rooms.

Key Plan



Contextual/Historical Reference



Houses on Syon Lane

PREDOMINANT FAÇADE CHARACTER - INDEPENDENT

Key Characteristics:

- Grouped, individual dwellings with similar form, expressed architecturally to create identity within the whole.
- Repeated form and facade modelling, creating rhythm and consistency.
- Vertical emphasis to individual dwellings, within an overall horizontal form.
- Detailing and use of material creating differentiation between individual dwellings.



Illustrative bay study

6.5 FACING MATERIALS

The choice of facing materials is key to the delivery of an attractive built environment with a distinct identity; requiring an appropriate balance between consistency and variety, and careful attention to the way in which different materials sit alongside each other.

The colour/type of materials identified are described in relatively broad terms allowing flexibility within the specification of future RMAs. Within each category of primary facing material, and between different phases/buildings, a degree of variation is encouraged to create greater visual interest.

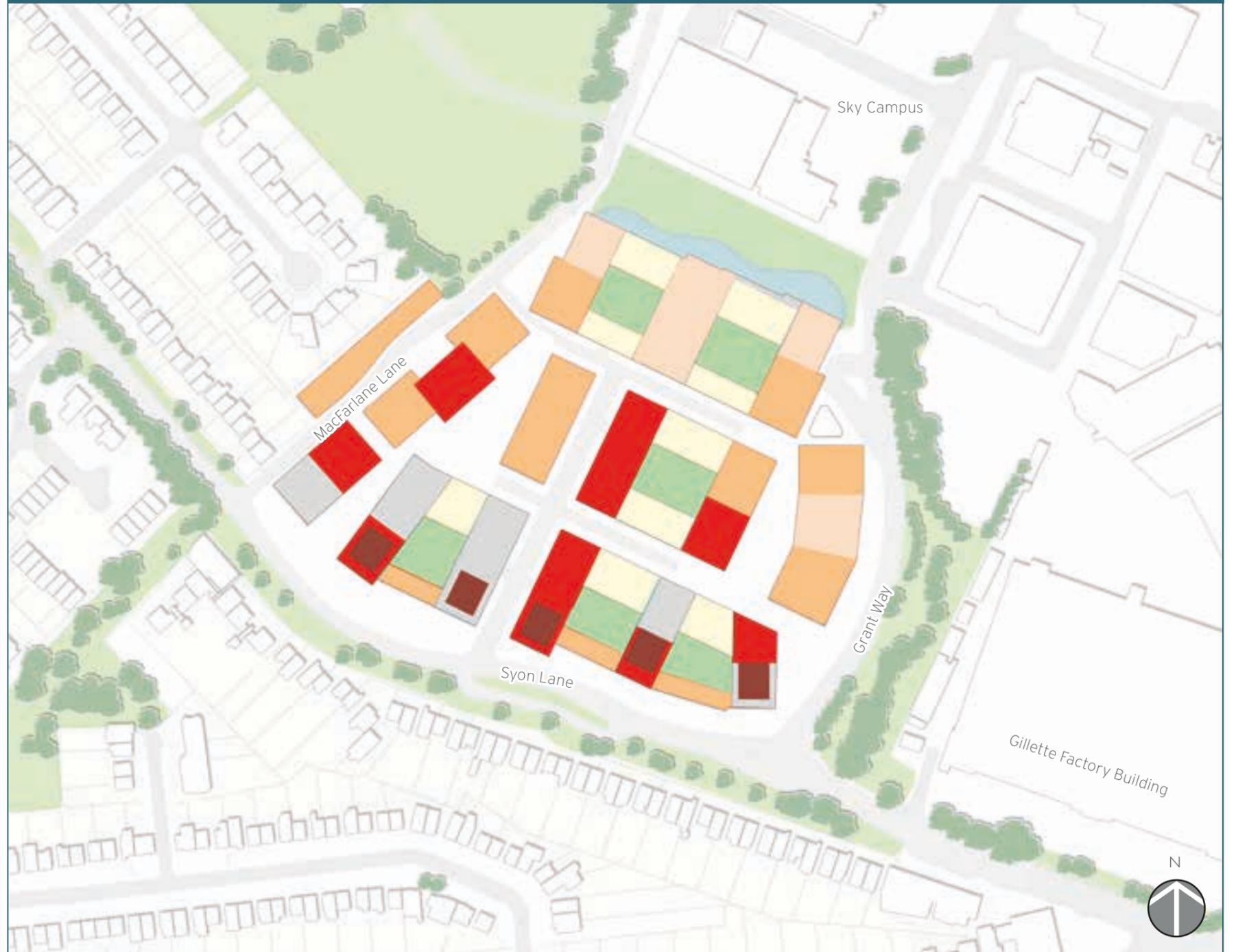
Key Design Principles

- The primary facing material identified must be the dominant material across the face of the building. This does not preclude the use of other facing materials on the same building, but they should be less dominant.
- High quality brick should be the primary facing material, unless stated otherwise. Alternative materials may be considered if there is a strong justification.
- The relationship between the materials chosen for a building and those of adjacent, existing or proposed buildings, must be carefully considered.
- Elevations visible in views towards the development should be sympathetic and complementary to the existing context, particularly local landmarks such as the Gillette clock tower.
- Lighter coloured materials should be used to maximise daylight penetration to the lower levels of courtyards and internal streets.
- Detailed specification of facing materials should be approved as part of future RMAs.

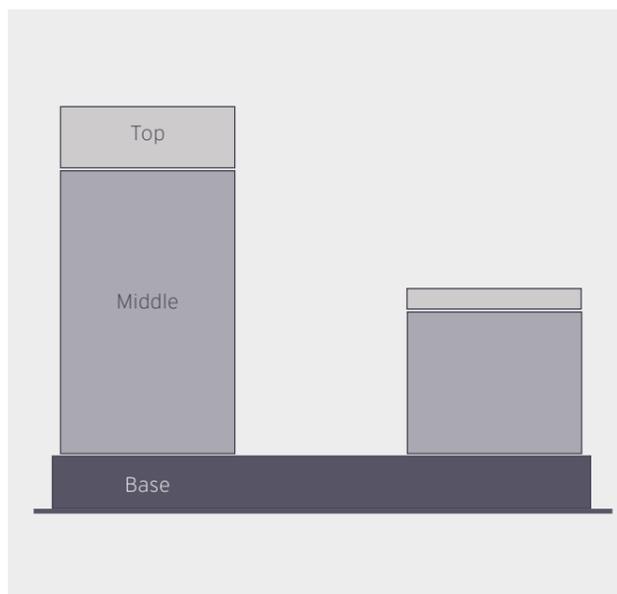
Primary Facing Material

 Light Buff Brick	 Light Grey Brick	 Podium Gardens
 Buff Brick	 Red Brick	
 Off White Brick	 Bronze coloured metal cladding	

PRIMARY FACING MATERIALS

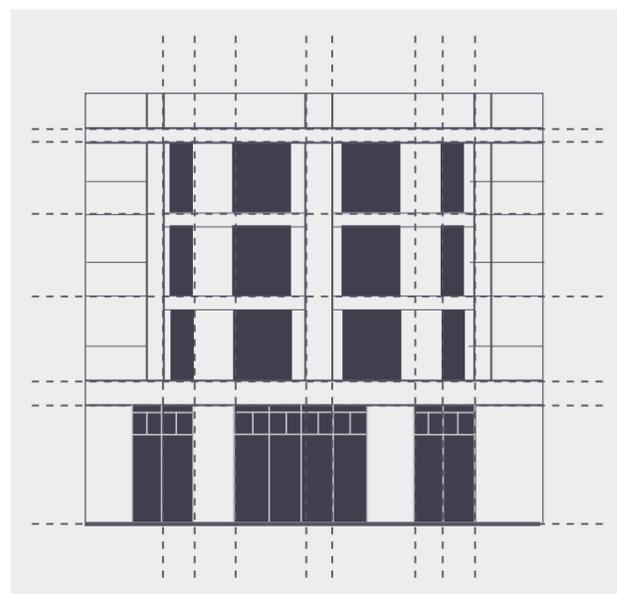


6.6 MIXED-USES



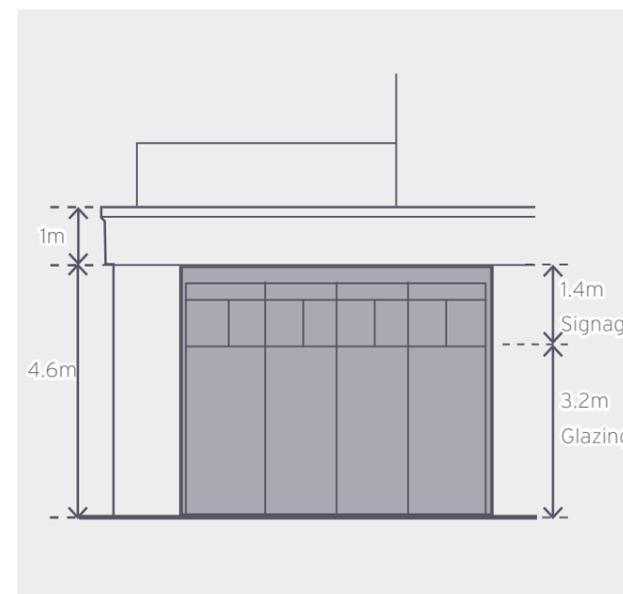
FAÇADE HIERARCHY

Mixed-uses must be clearly articulated at the base of the building. Subtle projections, material changes or detailing can be used to distinguish the ground level from the upper floors. Materials used at the base should be high quality and durable as they are subject to touch.



ORDER

The architectural language, scale and height of the frontage must be in proportion with the rest of the building and follow a vertical and horizontal order which relates to the wider building form.



FRONTAGE HIERARCHY

Fenestration must be designed so that it provides clear views onto the street from inside, and the interior should be organised so that there are active uses at the front, particularly on the ground floor level. The scale and height of frontages must be well proportioned to allow for signage and display/active use.

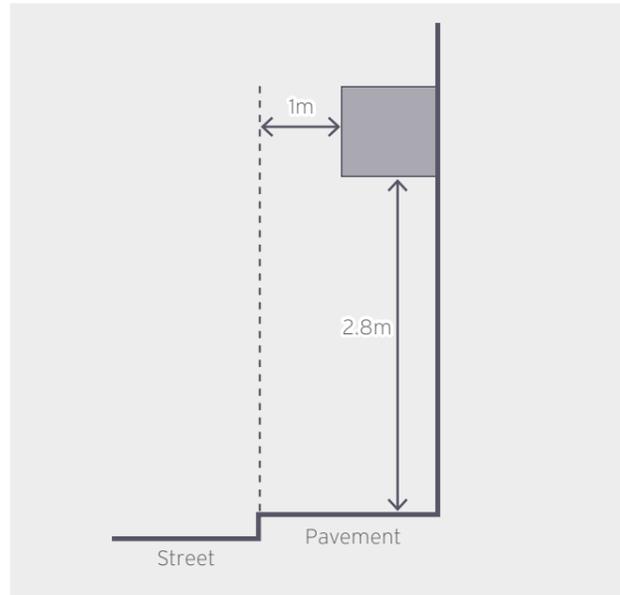


Mixed-uses form an integral part of the masterplan and will contribute to greater levels of activity and vitality, particularly around the Clearing. These uses will be located at the ground and first floor levels of buildings and both community and commercial uses should be expressed in a way which clearly differentiates them from adjacent residential uses.

General Principles:

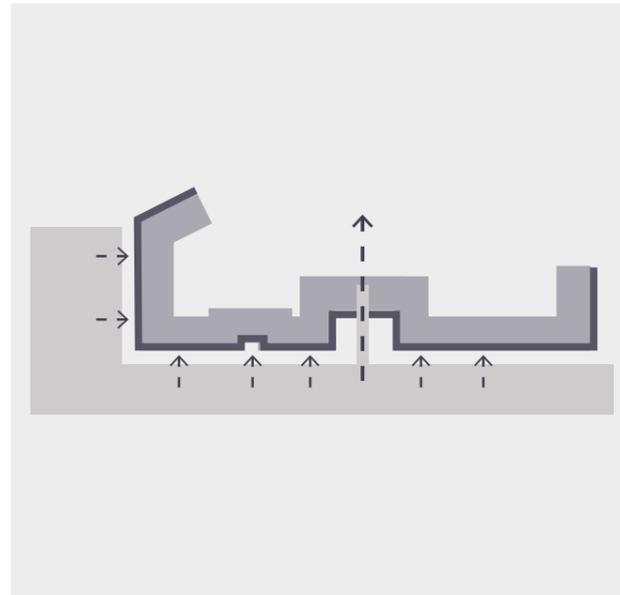
- Mixed-uses must be clearly articulated within the building as a whole.
- The frontage must be sympathetic to the rest of the building in terms of scale, proportion and language.
- There must be active uses at the front of the building and clear views onto the street.
- Signage must be clear, legible, and sensitively designed to support the wider character.
- Main entrances must be clearly defined and long frontages should incorporate secondary entrances.
- A degree of diversity should be included to differentiate between different uses and create visual interest.
- Where appropriate to the use, and space allows, provision should be made for activity to spill-out at ground level.
- Servicing areas or blank frontages must not be located on primary frontages unless unavoidable.

6.6 MIXED-USES



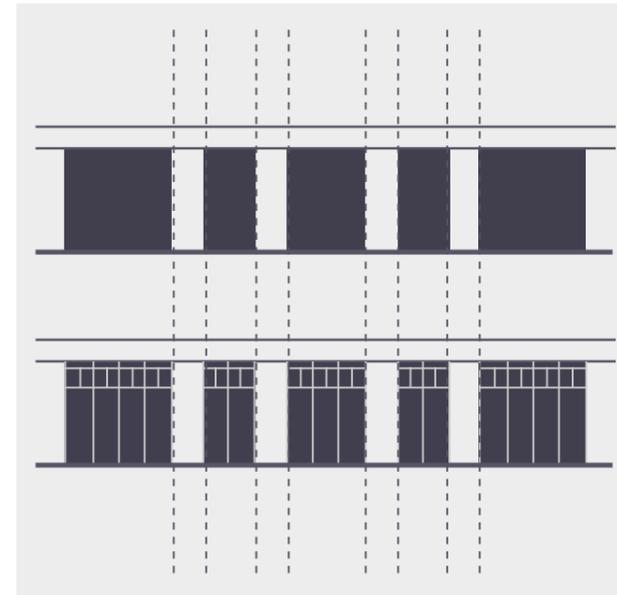
CLEAR SIGNAGE

Signage for mixed-use buildings should be in a clearly defined zone between ground and first floors. The use of branded adhesive films should be avoided. Hanging signs should generally be placed 2.8m above pavement level and at least 1m from the kerb to avoid potential damage.



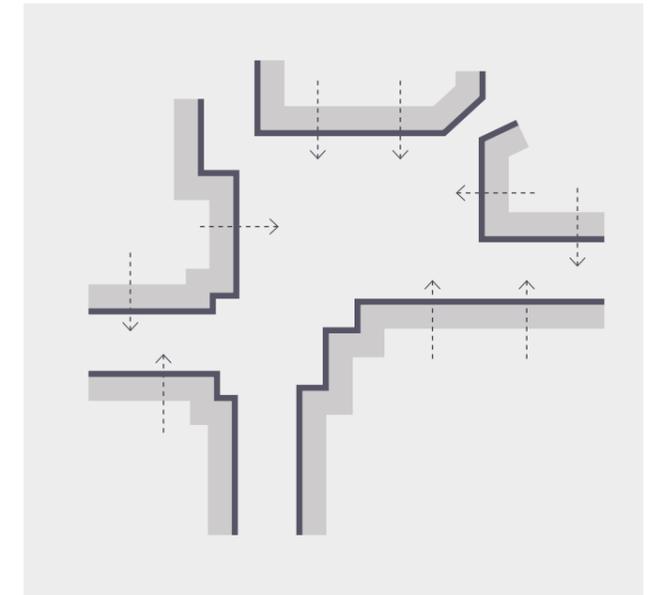
CLEAR ENTRANCES

Main entrances must be located and clearly identified along the street through the use of elements such as framing, recesses and variation in material. Long frontages should incorporate entrances at regular/frequent intervals. This will improve natural surveillance throughout the day and make the area vibrant.



VISUAL DIVERSITY

Mixed-use frontages are encouraged to celebrate character and identity through variation, colour and interest. Gridded fenestration and varied bay widths will also help to break the continuity of long frontages, while introducing a sense of rhythm and scale.



OVERSPILL ACTIVITY

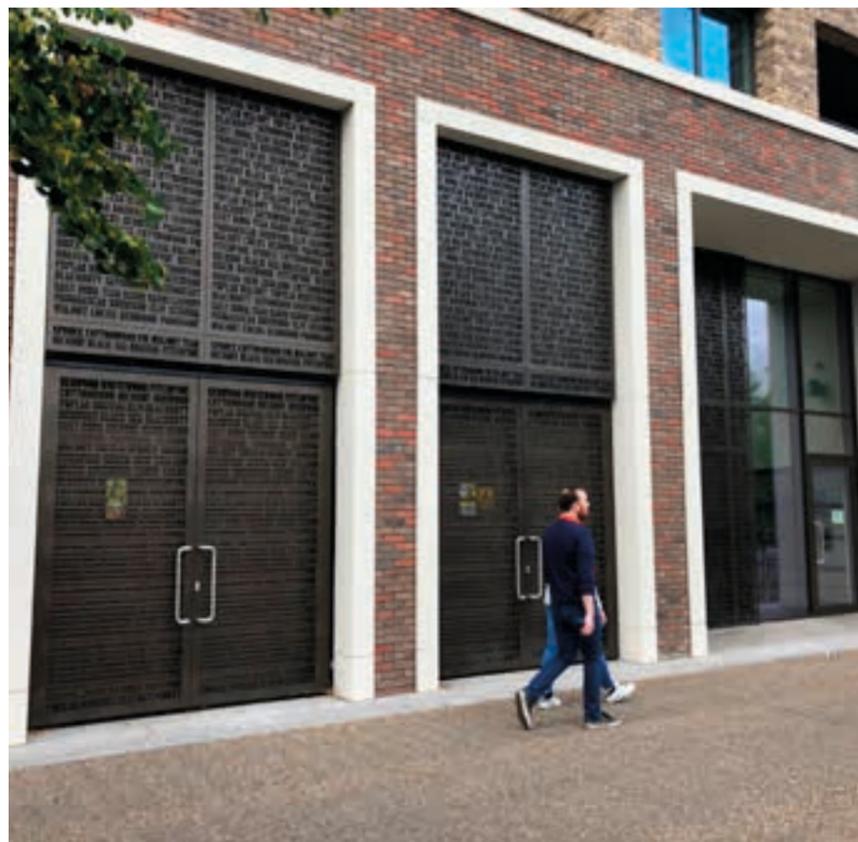
Every opportunity must be taken to create frontages that engage with the street and where threshold space is sufficiently wide, uses should be encouraged to spill out into the adjacent spaces.



6.7 INTEGRATION OF ANCILLARY USES



Discreetly located entrance to car park and textured, timber façade to sub-station



Decorated metalwork panels and doors screening sub station/ancillary uses

The location of ancillary uses such as car parks, refuse stores, cycle stores and back of house functions within the development parcel and how they are accessed, has the potential to impact negatively on the appearance and character of streets and spaces. Long stretches of building frontage dominated by blank walls and service doors are both unattractive and contribute to poor community safety due to a lack of passive surveillance. For these reasons, these elements of the proposals must be very carefully designed and located.

Key Design Principles:

- Ancillary uses should be accommodated to the rear of buildings or beneath podium decks where possible and must not be located on the frontages to key spaces, unless unavoidable.
- The length of building frontage occupied by ancillary uses must be minimised and long runs broken up with residential or other more active uses.
- Entrances to ancillary uses should be discreetly located with simple, robust detailing. Particular consideration should be given to the design of doors serving refuse stores which will be susceptible to damage from regular use.
- Adequate space must be provided in front of entrances to allow easy access and avoid damage to surrounding landscaped areas or parked vehicles.
- Where short lengths of blank frontage to ancillary uses are unavoidable, positive design strategies should be taken to enhance their appearance. The use of textured brickwork, decorative metal screens, or vertical greening are examples of possible treatments.

APPENDICES



A. DESIGN COMPLIANCE CHECKLIST

- Reserved Matters Applications must be accompanied by a fully completed copy of the following Design Compliance Checklist. Applicants should use this to confirm that they have read and complied with the mandatory design principles set out in the code.
- Where the applicant is not able to demonstrate full compliance, they must provide an explanatory statement justifying non-compliance and submit this alongside the completed Design Compliance Checklist.

It is envisaged that the Local Authority may complete their own version(s) of the Checklist as part of their assessment of Reserved Matters Applications.

Reserved Matters Application Details:

Phase:

Parcel Reference:

Developer:

Architect:

Landscape Architects:

Notes:

Wherever 'No' or 'Partial' is answered to any compliance question, an explanatory statement justifying non-compliance is required.
Explanatory statements will be submitted in support of the completed Compliance Checklist.

This Design Code Compliance Checklist will be completed and submitted with all Reserved Matters Planning Applications.

Colour boxes as appropriate in black: Yes Partial No N/A

Compliance with Code:	Yes	Partially <small>(With design justification provided)</small>	No <small>(With design justification provided)</small>	N/A
Does the proposal comply with the Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If the answer to the above is 'No' or 'Partial', has a statement of justification been provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chapter 2: Masterplan Framework	Yes	Partially <small>(With design justification provided)</small>	No <small>(With design justification provided)</small>	N/A
Do the proposals in the RMA comply with the following:				
2.1 The Key Design and Sustainability Objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2 The Masterplan Principles?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3 The Framework Masterplan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4 The key design principles for Building Frontages?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. DESIGN COMPLIANCE CHECKLIST

Chapter 3: Street Design		Yes	Partially <small>(With design justification provided)</small>	No <small>(With design justification provided)</small>	N/A
Do the proposals in the RMA comply with the following:					
3.1	The Key Design and Sustainability Objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2	The design principles relating to Connections to the Wider Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The design principles relating to Access from Syon Lane?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The design principles relating to Occasional Access from MacFarlane Lane?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3	The minimum dimensions and design principles for The Boulevard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The minimum dimensions and design principles for The Lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The minimum dimensions and design principles for Syon Lane?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The design principles for MacFarlane Lane?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The design principles for Grant Way?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.4	The key design principles for Car Parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The key design principles for Cycle Parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5	The design principles for Waste Management?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.6	The design principles for Servicing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chapter 4: Spaces		Yes	Partially <small>(With design justification provided)</small>	No <small>(With design justification provided)</small>	N/A
Do the proposals in the RMA comply with the following:					
4.1	The Key Design and Sustainability Objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3	The minimum dimensions and design principles for The Clearing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The minimum dimensions and design principles for The Meander?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The minimum dimensions and design principles for The Water Gardens?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The minimum dimensions and design principles for The Podium Gardens & Roof Terrace?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The minimum dimensions and design principles for Green & Brown Roofs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chapter 5: Detailing the Place		Yes	Partially <small>(With design justification provided)</small>	No <small>(With design justification provided)</small>	N/A
Do the proposals in the RMA comply with the following:					
5.1	The key design principles for the Tree and Soft Landscape Palette?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2	The key design principles for the Hard Surface Material Palette?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3	The key design principles for Private Terraces and Boundary Treatments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.4	The key design principles for Site Furniture?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5	The key design principles for Site Lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chapter 6: Built Form		Yes	Partially <small>(With design justification provided)</small>	No <small>(With design justification provided)</small>	N/A
Do the proposals in the RMA comply with the following:					
6.1	The Key Design and Sustainability Objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.2	The Built Form Principles?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3	The key design and layout principles set out in the relevant section(s) of the Development Parcel Design Principles?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	State below which Development Parcels form part of this RMA.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.4	The key design principles for Primary and Secondary Building Typologies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The key design principles and façade character for the Syon Lane Typology?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The key design principles and façade character for the Wayfinding Typology?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The key design principles and façade character for the Waterside Typology?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The key design principles and façade character for the Linking Typology?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The key design principles and façade character for the Terrace Typology?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.5	The design principles for Mixed-uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.6	The design principles for Facing Materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.7	The design principles for Integration of Plant and Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. RESIDENTIAL SPACE STANDARDS

The following minimum space standards are applicable to residential development on the site (unless or until new standards are agreed with the local authority).

MINIMUM INTERNAL FLOORSPACE FOR EACH HOUSING TYPE			
	Minimum internal floorspace (GIA) for single storey dwellings	Minimum internal floorspace (GIA) for two storey dwellings	Minimum internal floorspace (GIA) for three storey dwellings
1B/1P	39 sqm	-	-
1B/2P	50 sqm	58 sqm	-
2B/3P	61 sqm	70 sqm	-
2B/4P	70 sqm	79 sqm	-
3B/4P	74 sqm	84 sqm	90 sqm
3B/5P	86 sqm	93 sqm	99 sqm
3B/6P	95 sqm	102 sqm	108 sqm
4B/5P	90 sqm	97 sqm	103 sqm
4B/6P	99 sqm	106 sqm	112 sqm

MINIMUM PRIVATE AMENITY SPACE FOR EACH HOUSING TYPE	
	Minimum external private amenity space for flats
1B/1P	5 sqm
1B/2P	5 sqm
2B/3P	6 sqm
2B/4P	7 sqm
3B/4P	7 sqm
3B/5P	8 sqm
3B/6P	9 sqm
4B/5P	8 sqm
4B/6P	9 sqm

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