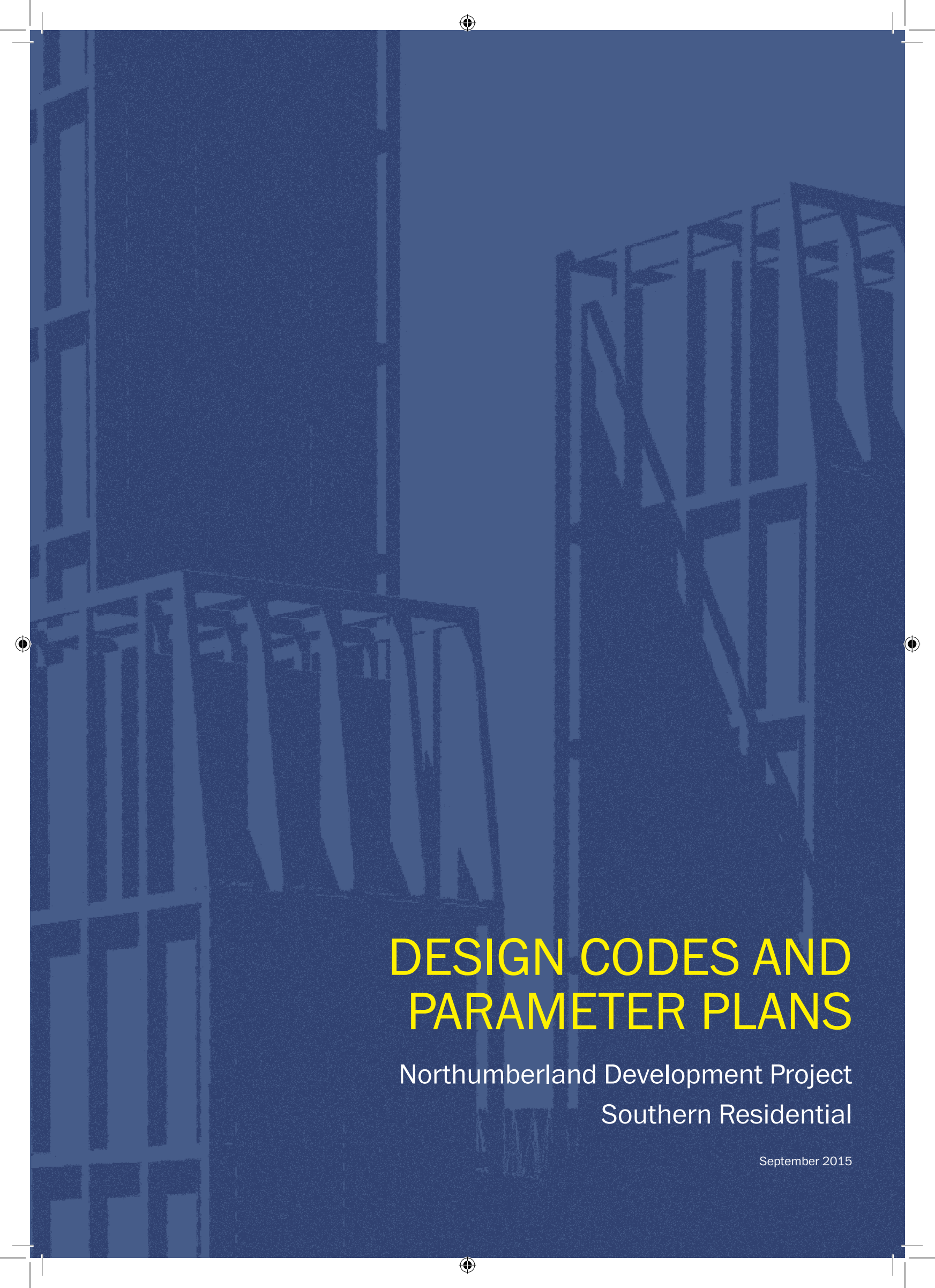




DESIGN CODES AND PARAMETER PLANS

Northumberland Development Project
Southern Residential

September 2015

CONTENTS

1	INTRODUCTION	1
2	THE RESIDENTIAL TOWERS	3
2.1	INTERNAL LAYOUT	3
	Plan orientation and form	3
	Shared circulation within buildings	4
	Dwelling space standards	4
	Wheelchair adaptable dwelling	4
	Dual aspect	4
	Floor to ceiling heights	4
	Private amenity space	5
2.2	APPEARANCE	7
	Tower articulation	7
	Tower facade composition	8
	Roof amenity spaces	10
	The predominant cladding materials	11
	Colours	11
3	THE PLINTH	12
3.1	INTERNAL LAYOUT	12
	Access and lobbies	12
	Residential maisonettes	12
	Private amenity spaces	13
	Flexible space	14
	Communal amenity spaces	14
	Landscape	15
	Circulation	16
	Cycle storage and parking	17
3.2	APPEARANCE	18
	General composition	18
	Plinth facade composition	18
	Cladding materials	20
4	PARAMETER PLANS	23

1 INTRODUCTION

The Design Codes are intended to establish the character and quality of the buildings on the Southern Residential Development of Tottenham Athletic Football Club Limited (THFC). Included in this document is an illustrated set of design codes that will help inform the internal layout, access and appearance of buildings as they come forward for development.

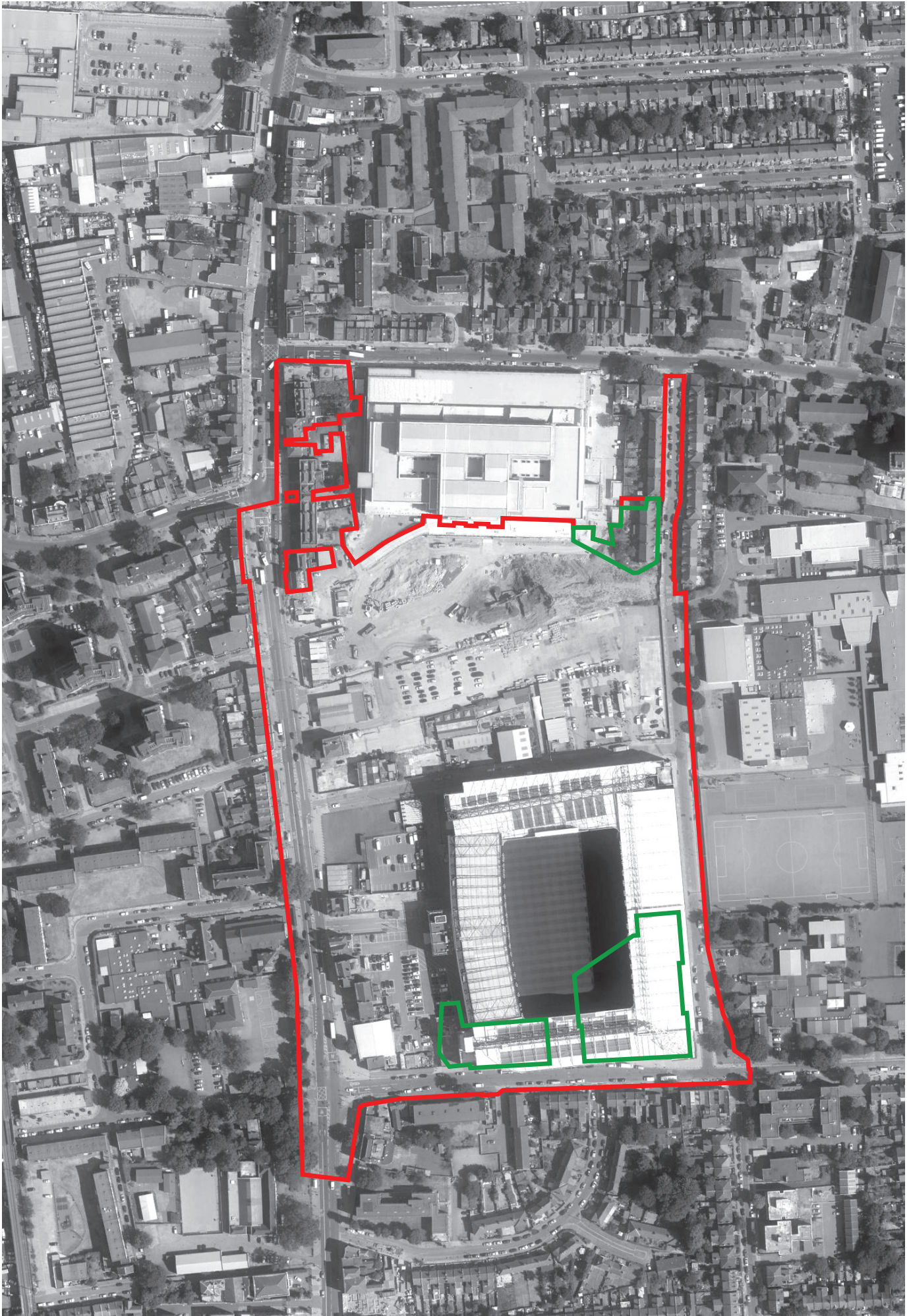
The Design Codes should be read in conjunction with the Parameter Plans which set out the overall layout, scale, use and access of the development. They should also be read in light of the illustrative scheme which demonstrates one of the ways in which buildings can be designed in accordance with the Parameter Plans and in response to the Design Codes.

The design of the buildings within THFC Southern Residential Development will be subject to all relevant statutory guidance, in particular, the Mayor of London's Draft Interim Housing Supplementary Planning Guidance and the Minor Alterations of the London Plan Housing Standards Consultation Draft, May 2015. The Mayor's guidance helped inform the development of the illustrative scheme and the Design Codes.

Each of the Southern Residential Development design codes, typed in a bold font, should be read alongside its justification, typed in a regular font. The objective is to clarify the purpose and reasoning behind any given design code. Subsequent development proposals that follow this outline planning application will have to demonstrate that they have responded to the Design Codes and how they achieve their objectives.

The written Design Codes are accompanied by diagrams, sketches and images that illustrate some of the codes. These are included for illustrative purposes only and do not form part of the design codes for approval. Their purpose is to help the reader understand the meaning of the written design codes and illustrate one of the ways in which they can be interpreted. Future designers and developers may devise their own unique design responses to the written design codes.

As the design of each of the buildings within the residential development comes forward for Reserved Matters, it should demonstrate how the design of that specific building makes allowance for subsequent building designs to achieve the objectives of the Design Codes.



Northumberland Development Project Application Boundary
Southern Residential Development Site

2 THE RESIDENTIAL TOWERS

2.1 Internal layout

PLAN ORIENTATION AND FORM

- 2.1.1 While the main orientation of the towers should be towards either the east or west, every facade of the towers should be treated as a 'front', not a 'back' or a 'side'.**

The towers are visible from all sides - no primary and secondary facades should be created, all of them should receive equal design attention.

- 2.1.2 The elevational treatment of the towers should have a consistent and harmonious language and should respond to their orientation, surroundings and aspect.**

All elevations should offer visual interest, a resolved and coherent elevational appearance and respond to neighbouring buildings.

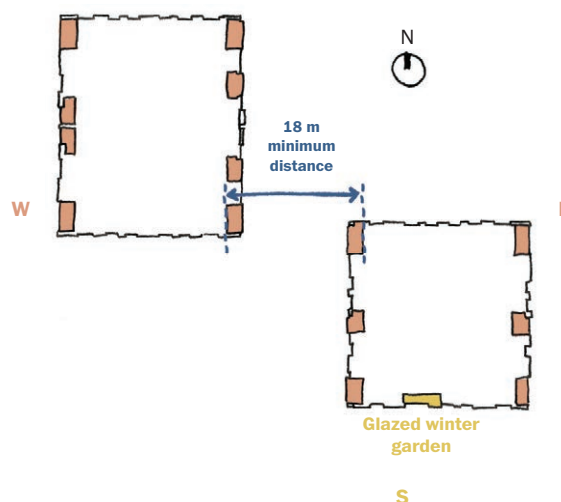
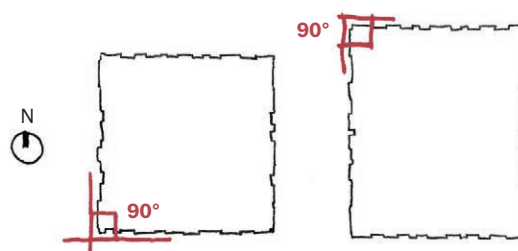
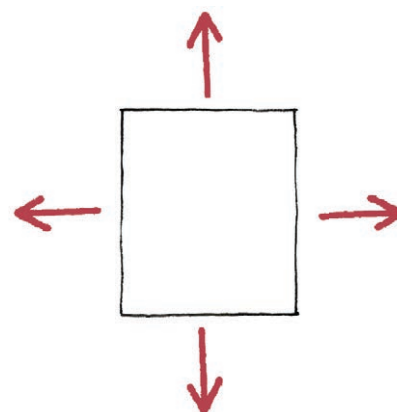
- 2.1.3 The plan form should be simple and rectangular or square as shown in the Parameter Plans. Corners in plan should be 90 degrees.**

The simplicity of the shape and form of the towers should complement and provide a counterpoint to the curvilinear form of the stadium and its associated sport and leisure amenity buildings.

- 2.1.4 All balconies should generally be east or west facing and be strategically located to maximise the distance between habitable rooms where the towers are overlapping. North facing balconies should be avoided to allow for good levels of daylight in all habitable rooms.**

Glazed winter gardens may be considered in cases where they would improve daylight into the habitable rooms of the apartments which would otherwise not achieve minimum daylight levels.

Winter gardens may also be considered on the southern elevation to improve the visual composition of the facade in cases where an east or west facing location is not achievable.



SHARED CIRCULATION WITHIN BUILDINGS

- 2.1.5 The number of dwellings accessed from a single core should not exceed eight per floor.**

To minimize the floor plate, allow for a more efficient lift flow and enhance a better sense of community between neighbours.

DWELLING SPACE STANDARDS

- 2.1.6 All developments should meet the minimum dwelling space standards as defined in the Draft Interim Housing Supplementary Planning Guidance (May 2015).**

Refer to table 4.1 of the Draft Interim Housing Supplementary Planning Guidance (May 2015).

WHEELCHAIR ADAPTABLE DWELLING

- 2.1.7 Ten percent of new housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users in accordance with the GLA Best Practice Guide on Wheelchair Accessible Housing and the Buildign Regulations Approved Document - Part M -Volume 1.**

Refer to policy 3.1 of the Draft Interim Housing Supplementary Planning Guidance (May 2015).

DUAL ASPECT

- 2.1.8 Developments should avoid single aspect dwellings that are north facing.**

Where single aspect dwellings are proposed, the designer should demonstrate how good levels of ventilation, daylight and privacy will be provided to each habitable room and the kitchen.

- 2.1.9 The detailed design should take measures to address sunlight and daylight in order to achieve a suitable living environment for residents.**

Daylight to the lower levels of the residential towers should be carefully considered, in particular the design should focus on maximising window sizes, placement of balconies, winter gardens, etc. to ensure suitable daylight levels are achieved.

FLOOR TO CEILING HEIGHTS

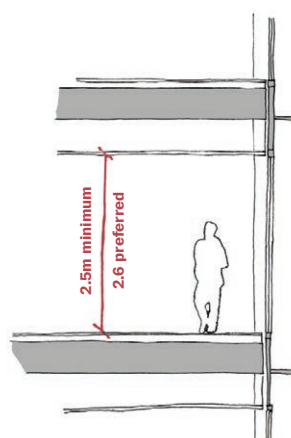
- 2.1.10 The minimum floor to ceiling height in habitable rooms should be 2.5m between finished floor level and finished ceiling level. A floor to ceiling height of 2.6m is preferable at lower storeys and where apartments may be overshadowed by adjacent tall buildings.**



Maximum number of units per floor



No single aspect north facing dwellings



To improve daylight/sunlight access, making the building more energy efficient by reducing the need for electric lighting and improving solar gain in winter, as well as enhancing the general well-being of people in the buildings.

PRIVATE AMENITY SPACE

- 2.1.11 A minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant.**

To ensure an adequate outdoor space provision in compliance with the Mayor's Housing SPG.

- 2.1.12 The minimum depth of all balconies and other private external spaces should be 1500mm.**

To ensure the provision of usable outdoor amenity space.

- 2.1.13 Individual balconies should not be wider than 5.2 m.**

To ensure balconies read as individual elements and not continuous horizontal bands.

- 2.1.14 Individual balconies should be inset or semi-recessed balconies. Maximum projection for balconies and juliet balconies should be 500 mm beyond the predominant building facade plane.**

To minimise overshadowing issues between floors whilst providing protection from the wind, allowing a beneficial use of the balconies at high levels.

- 2.1.15 'Juliet balconies' may be provided where appropriate. Those should be in addition to amenity space requirements met by other balconies or terraces in the same apartment.**

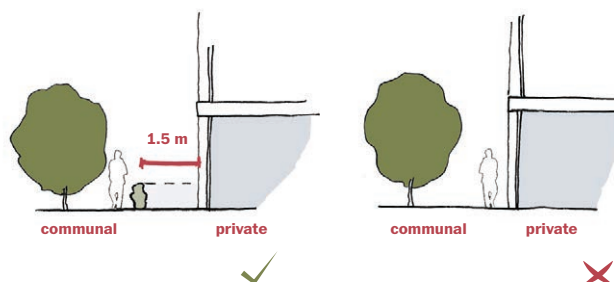
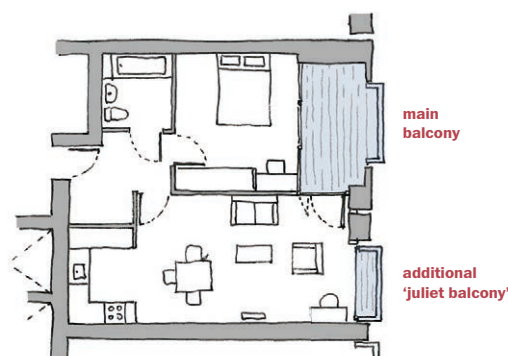
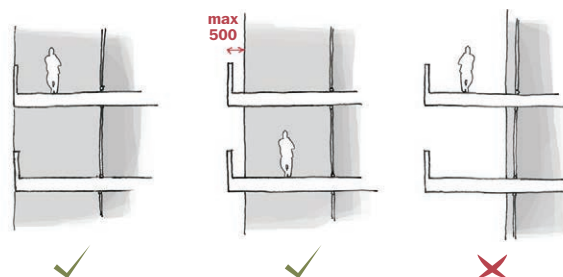
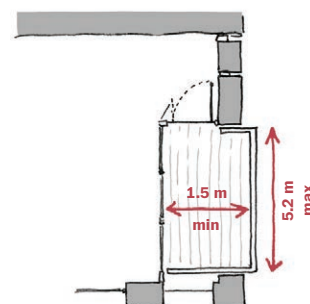
To animate elevations, maximise quality of residential spaces and minimise the risk of bird strike to larger windows.

- 2.1.16 Dwellings at residential plinth level may be planned over two storeys and have direct access from the communal amenity space.**

To retain flexibility in the size of maisonettes and introduce family size dwellings with direct access to outdoor amenity space and play areas.

- 2.1.17 All dwellings at residential plinth level should have a private amenity space or a defensible planting zone (minimum 1.5 m).**

To create a transition between communal amenity space and private dwellings. To enhance the privacy of plinth level maisonettes and enhance their outdoor amenity space.



2.1.18 The design of the defensible zone should employ the use of landscape features.

To enhance the privacy of plinth level residential units and help maintain the privacy of homes and avoid windows that are screened all day long.

2.1.19 High quality, low maintenance, privacy screens and planting zones between private and communal amenity spaces should be designed and considered ad hoc.

To avoid overlooking at different levels and between adjacent private amenity spaces.

2.1.20 In residential buildings, the boundary between the private and the communal amenity spaces should be clearly defined. The boundary may include the following elements:

- **space for planting to help screen the private gardens and terraces from the communal amenity space**
- **a metal railing of a maximum height of 1200 mm to define the boundary and provide a screen for privacy**
- **a gate through the metal fence or railing to allow access to communal amenity space**
- **a high screen between adjacent dwellings, up to a maximum height of 1500 mm may be considered. The screen should not to be made of glass.**
- **a differentiated deck level from the communal amenity space could be taken into consideration, preferably raised above the communal amenity space**

To help maintain the privacy of plinth level dwellings and their amenity space.

2.1.21 Sunlight and daylight are paramount to the quality of the plinth communal amenity space and should be considered carefully in each aspect of the amenity space design.

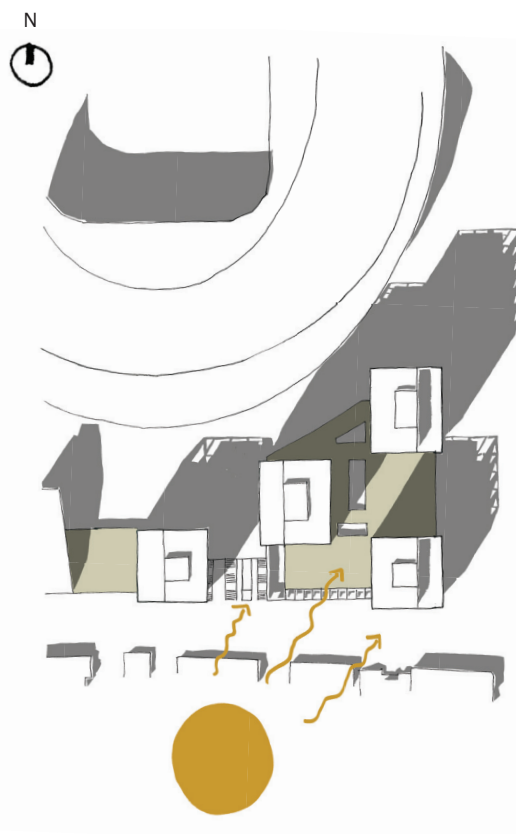
To provide well lit and good quality amenity space in line with BRE guidance and allow for a visual connection between open spaces.

2.1.22 Gaps between the towers should be encouraged to maximise day-light/sunlight.

To provide well lit and good quality amenity space in line with BRE guidance and allow for a visual connection between open spaces and enhance privacy between the different towers.



Precedents of back gardens with a shared courtyard



Sunlight and amenity space



Illustrative photo of amenity space

2.2 Appearance

TOWER ARTICULATION

- 2.2.1 The towers should share a common materiality, elevation design and architectural language and should not be seen as individual icons competing for attention.**

So while they may each be accorded their own identity and designed in response to their specific site location, orientation and internal configuration, they should always be seen as a single cluster and their individual designs should always acknowledge the importance of their inter-relationship.

- 2.2.2 The tower building mass above plinth should have a clear tripartite composition of base, mid-part and top.**

To add interest and break up the tower building mass, helping the building responding to its direct surrounding (i.e. the public realm and the neighbouring towers).

- 2.2.3 Base of building: the base of the building should be clearly expressed.**

To add visual interest and create continuity along the public realm and allow the design of the plinth to respond to the surrounding existing buildings.

- 2.2.4 Base of building: the base of each tower should be characterized by a chamfered form, which allows up to two meters cantilever beyond the plinth.**

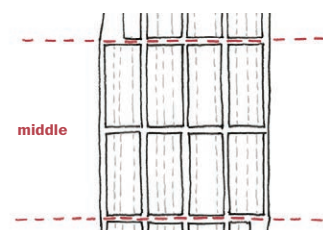
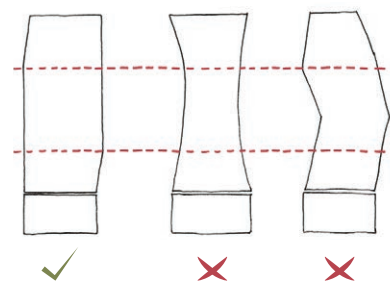
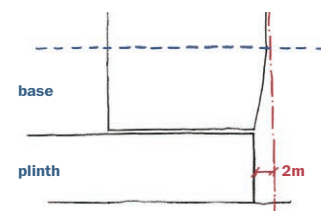
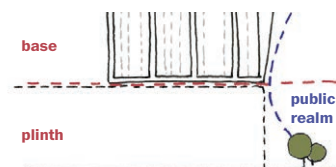
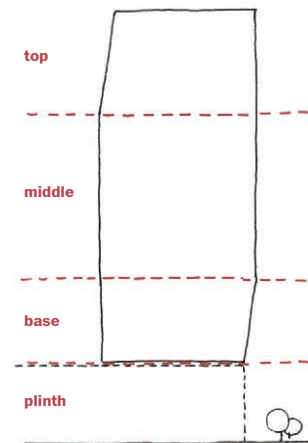
This is to maximise distances between towers increasing the pavemen widths to improve pedestrian traffic flows.

- 2.2.5 Mid-part: all building edges in the mid-part of the towers should be vertical and not be overly curved or faceted.**

The simplicity of the shape and form of the buildings complements the curved forms of the stadium buildings.

- 2.2.6 Mid-part: the mid part of the buildings should have a strong order, defined by vertically proportioned and repetitive elements inserted into a three to four-storey height masonry grid.**

To add continuity and consistency of character and quality of buildings. It also contributes in giving a more slender appearance to the towers.



2.2.7 Top of Building: the chamfered form should be repeated at the top storeys of each tower.

To give a more slender appearance to the tower and break up the tower building mass.

2.2.8 Top of Building: the top chamfered floors should have an extra storey (four to five storey grid).

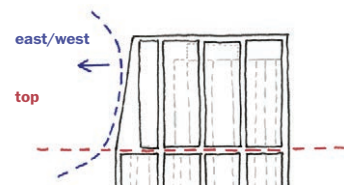
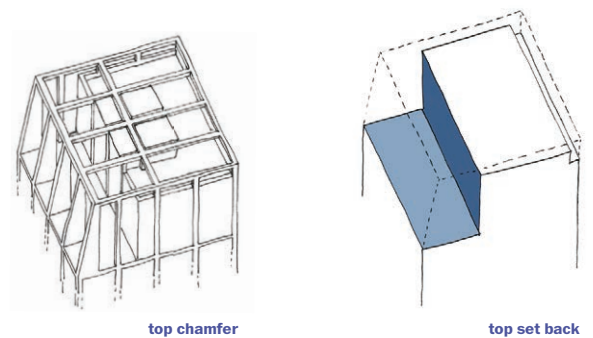
To allow the sky to be seen through the frame and contribute to giving a lightweight impression to the building top. It also allows for services and lift overruns to be hidden and incorporated into the building mass.

2.2.9 The top storeys chamfered form should face either east or west, away from the closest neighbouring tower.

To allow for privacy, long views and good daylight/sunlight levels in the communal rooftop terrace.

2.2.10 The mass of the towers should have a set back at the top.

To create elegantly sculpted penthouse floor plates and a communal rooftop terrace set within an open structural framework.



TOWER FACADE COMPOSITION

2.2.11 Each elevation should have a consistent and harmonious architectural language across its entire surface.

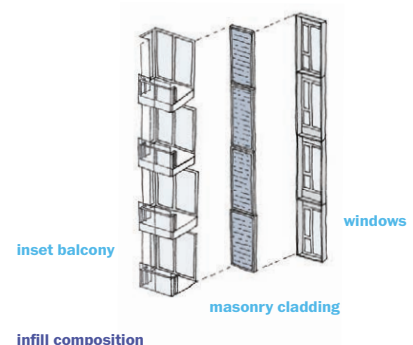
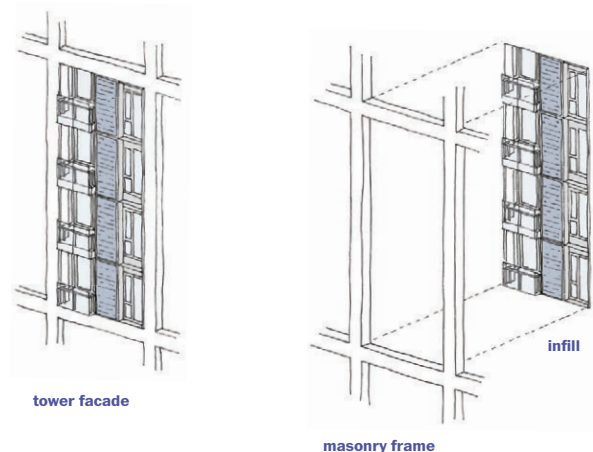
To allow for coherence and a common architectural language in each tower and throughout the residential development.

2.2.12 The detailing of all elevations should be resolved with attention given to both singular elements and the elevation as a whole.

To create a coherent and fine grained architectural language in both towers and development besides offering visual interest to the buildings.

2.2.13 The elevation should be composed of two main elements: the pale coloured masonry frame and the infill. The infill should be composed of masonry cladding panels with extruded aluminium metal framing elements, the window glazing and the inset balconies.

To create a giant architectural order. This giant order is established as a three to four storey high grid, arranged in bay widths based upon the structural layout of the towers and the specific layout of the flats.



2.2.14 The chamfered forms should be integrated into the pale coloured masonry frame.

This will allow an understanding of the chamfers as integral part of the building volume.

2.2.15 The infill cladding panels and the windows situated in the giant architectural order grid should be stacked within each giant order frame and be vertically proportioned.

To give a slender appearance to the towers and define a strongly vertical rhythm of solids and voids.

2.2.16 All reveals around openings should be designed with a minimum depth of 300mm.

To maintain the quality and appearance of robustness, provide additional privacy from inside people's homes and provide a play of light and shade across the facade to create variation in the surface.

2.2.17 The north and south facades should be minimum 30-40% glazed, while the east and west should be minimum 40-45%.

To allow sufficient window area while maintaining a robust appearance and a varying character between the different building facades.

2.2.18 Full-height glazing are encouraged to admit natural light deep into internal spaces. The height of the window lintel should be a minimum of 2.35m from finished floor level. The window sill should be flush with the finished floor level.

This will provide adequate levels of daylight/sunlight access into the apartments. Functionality and enjoyment/quality of residential accommodation is paramount to the design.

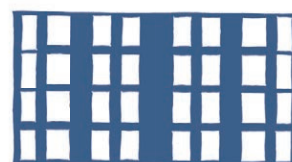
2.2.19 Balconies form an important visual element of all residential elevations. They should be fully integrated with the architecture of the building and overall facade composition.

To ensure coherence of design to each of the proposed buildings.

2.2.20 Balconies in towers should be recessed or semi-recessed.

To achieve a calm appearance of the buildings and protect from wind at high level.

south elevation

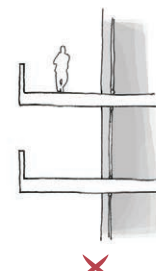
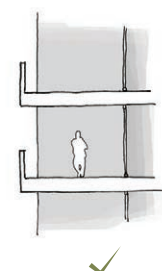
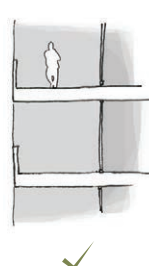
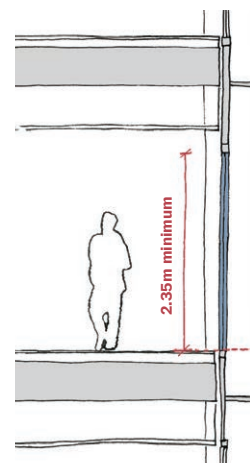


east/west elevation



solid

void



- 2.2.21 Balconies in towers should not have fully transparent glazed balustrades. Balustrades may include metal handrails and support structure behind the glazing.**

To maximise daylight access to dwellings and to avoid bird-strike at high level and allow for visual interest to emerge through detailing and materials.

- 2.2.22 No principal part of any balcony should be curved, faceted or irregular in shape in plan, unless it is demonstrably in accord with overriding facade principles of the design of the proposed building, in order to ensure consistency of appearance.**

To avoid over complicated elevations and ensure a high quality of design.

- 2.2.23 Building ventilation, air extract grilles etc. should be fully integrated into the architecture of the building and treated as part of the overall facade composition to ensure a coherent building facade.**

To ensure a high quality of design.

ROOF AMENITY SPACES

- 2.2.24 The space formed at the top of the towers should have a communal garden over at least half of its area. This amenity space for the residents of each tower should be fully integrated into the overall upper storeys' facade composition of the proposed building.**

To enhance well being and social interaction among residents and ensuring long-term attractiveness of the development.

- 2.2.25 Private amenity spaces should be provided adjacent to the apartments overlooking the roof terrace.**

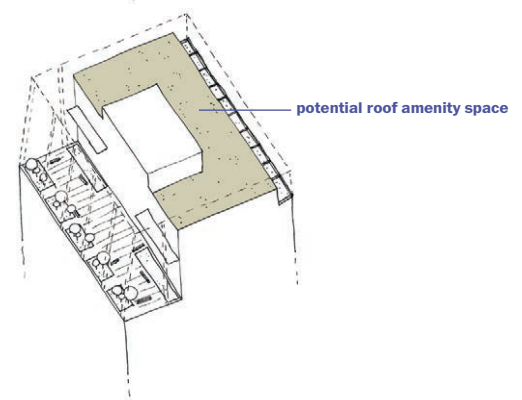
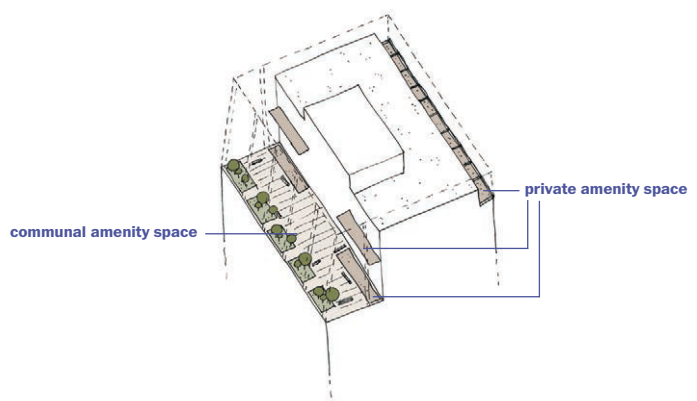
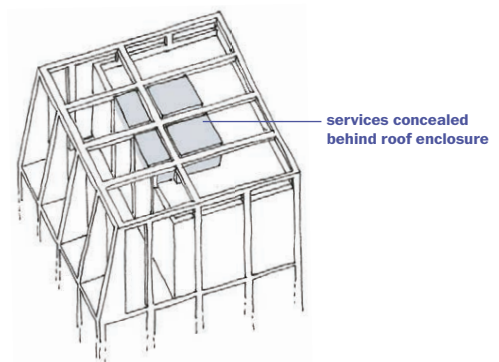
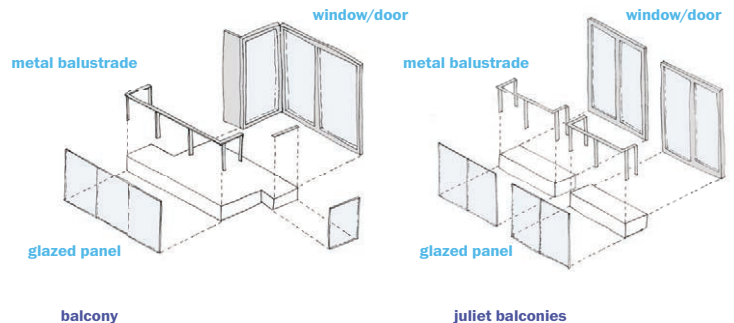
To provide a privacy zone as private amenity space for the penthouses at roof terrace level, and as balconies for the upper phenthouses.

- 2.2.26 Surface materials of terraces should be high quality hardwood decking or masonry paving.**

To maintain quality and ensure durability creating a stable environment without the need to rely on high levels of maintenance.

- 2.2.27 When not in operation, building maintenance units and any other maintenance equipment should not be visible. All elements should be fully integrated and part of the overall facade composition.**

To ensure a clear and uncluttered appearance of the tower profile in the townscape.



- 2.2.28 The fifth storey grid at the top of the building should be exploited to conceal any ventilation system, BMU, plant, photovoltaic cells, etc.**

To ensure the building services on the roof are not visible from street level.

- 2.2.29 Additional communal or private roof terraces may be provided at the top floor of the building.**

To maximise outdoor amenity space as much as possible.

THE PREDOMINANT CLADDING MATERIALS

- 2.2.30 The primary cladding material of each building should be masonry, such as rain screen cladding system of extruded terracotta and/or pale coloured pre-cast concrete cladding.**

In order to achieve consistency of character and a robust/low maintenance external building envelope.

- 2.2.31 The outer layer of the buildings should not be formed of flat composite metal panels or large panes of glass. It should have depth and definition.**

To generate a high quality appearance of the building and ensure longevity and robustness of the external building envelope.

- 2.2.32 The infill masonry cladding panels should be textured, and may be inset within extruded aluminium frames.**

To generate a play of light and shade across the facade to create variation in the surface and give depth to the facade.

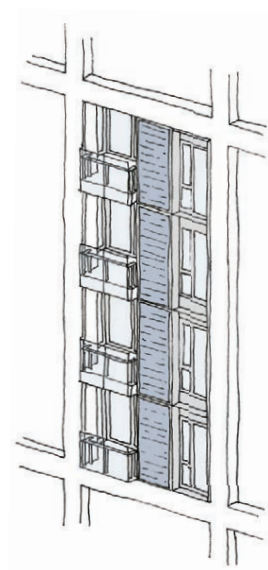
COLOURS

- 2.2.33 The colour of the masonry cladding used should be a colour which complements the cladding of the adjacent stadium and leisure buildings and should be natural and desaturated.**

To compliment the colour palette of the stadium and leisure buildings, whilst a light, natural colour will avoid the buildings appearing too imposing.

- 2.2.34 The frame should be a shade of white or pale coloured, while the infill should be a shade of natural terracotta or a shade of blue shown in the adjacent images.**

So that the colour of the frame and the infill panels is in contrast.



Example of facade composition



Example of cladding colours

3 THE PLINTH

3.1 Internal layout

ACCESS AND LOBBIES

- 3.1.1 Refuse and service frontage should be minimised on Worcester Avenue and Park Lane. The entrance lobbies should be directly accessed from Park Lane or Worcester Avenue, while the residential maisonettes should face the main frontage on Park Lane.**

To create an active and positive frontage on all streets and ensure servicing has minimum presence on the street.

- 3.1.2 The servicing strategy should be carefully managed to limit the amount of servicing visible from the street.**

To ensure that vents and louvers do not negatively impact pedestrians at street level and the general street environment.

- 3.1.3 All entrances should have step free access.**

To comply with Building Regulations Approved Document Part M.

RESIDENTIAL MAISONNETTES

- 3.1.4 Maisonettes, either triplexes or duplexes should be introduced on Park Lane.**

This is to relate to the low rise residential buildings on the southern side of the street and activate Park Lane.

- 3.1.5 Access to street level units should be from a private front door entrance, accessed directly from the street.**

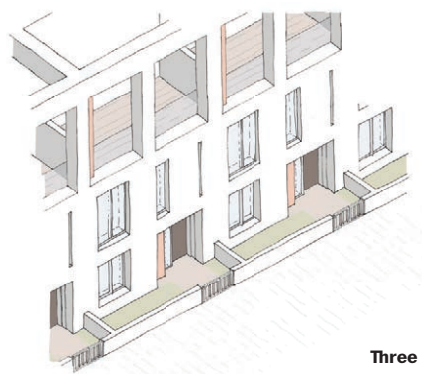
To allow for private and separate front door entrances to the maisonettes.

- 3.1.6 'Front garden spaces' should be provided at ground level. The minimum width of each front garden should be 1.5 m and should stretch the whole width of the maisonette.**

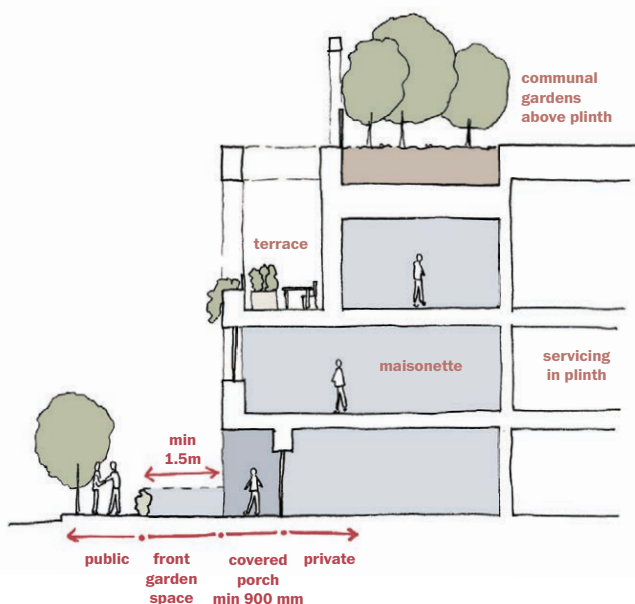
To provide a privacy zone, as 'defensible space' for all maisonettes.

- 3.1.7 A recessed covered 'threshold' or porch should be provided outside the front door. The porch should be minimum 600 mm deep, by 900 mm wide.**

To provide sheltered protection and further privacy on the street and comply with Part M (BRAD).



Three storey maisonette



3.1.8 Parking for low rise residential units should typically be provided at ground level within the plinth.

To provide secure and sheltered parking within reasonable distances of residential units.

3.1.9 Private terraces for the maisonettes should be provided above ground floor level. They should exceed the minimum guidance of the Housing SPG for private outdoor amenity space.

To ensure adequate private amenity space of ample size and high quality.

PRIVATE AMENITY SPACES

3.1.10 Private outdoor amenity space of sufficient size and standard to allow for a variety of uses should be provided for the residential maisonettes through the introduction of private terraces above ground floor. Terraces may be introduced at second floor through a set back terrace or on the roof of each triplex maisonette.

To improve residents' quality of life, enhancing health and wellbeing.

3.1.11 If additional roof amenity space is provided at plinth level, there should be a landscape buffer between these spaces and communal spaces.

To protect the privacy of the private amenity space.

3.1.12 The maisonettes may have access to the communal amenity space on the plinth roof.

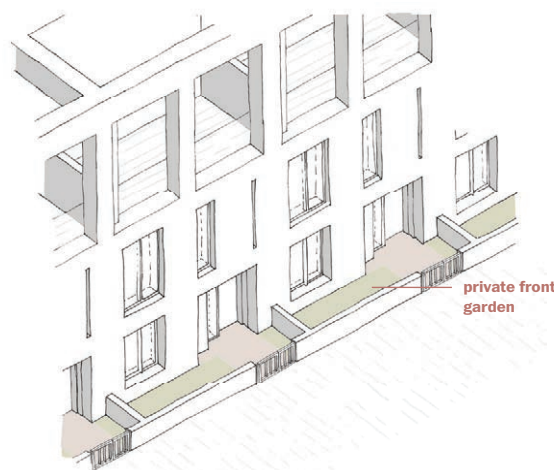
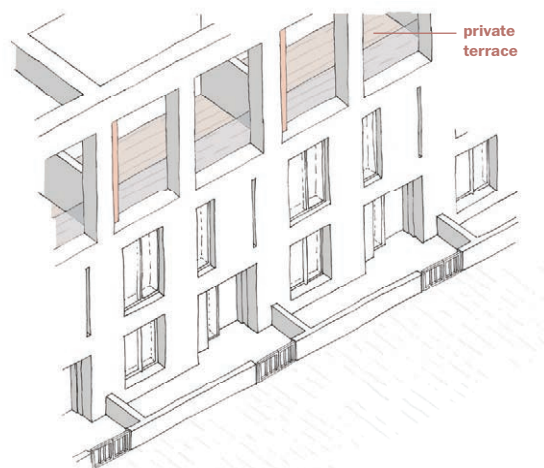
Enclosed staircase elements to roof level should be set back from the street, and may assist wind mitigation.

3.1.13 The maisonettes units should have defensible/privacy areas at street level. The minimum depth to front gardens to maisonettes along Park Lane should be 1.5 m.

Adequate separation between the private home and the public realm is therefore provided, which will enhance the living quality of ground floor units.

3.1.14 The boundaries treatment of the front gardens and terraces should offer security and visual privacy.

To enhance the privacy and security of the dwellings at ground floor, acting as 'defensible space'.



FLEXIBLE SPACE

- 3.1.15 Community or commercial flexible spaces for residents and local neighbours should be provided within residential plinth. This should be accessed directly from street level and main podium level.**

It will feature landscaped courtyards or light wells to provide daylight and planted spaces within the deep plan of the plinth.

COMMUNAL AMENITY SPACES

- 3.1.16 On the roof of the plinth there should be landscaped communal gardens as amenity spaces.**

To ensure adequate provision of outdoor communal amenity space above the stadium podium level.

- 3.1.17 A landscaped zone should be provided along the towers sides in front of the low level tower apartments.**

To provide private entrances and front gardens as a privacy zone, separated by defensible planting areas.

- 3.1.18 Surface materials of terraces should be high quality hardwood decking or masonry paving.**

To maintain quality and ensure durability.

- 3.1.19 There should be play space provision in accordance with the GLA draft SPG, 2012 or as subsequently revised.**

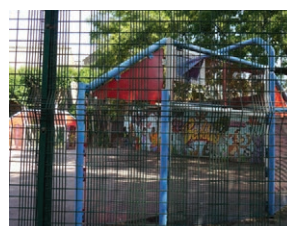
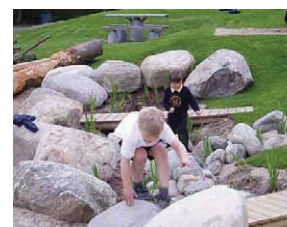
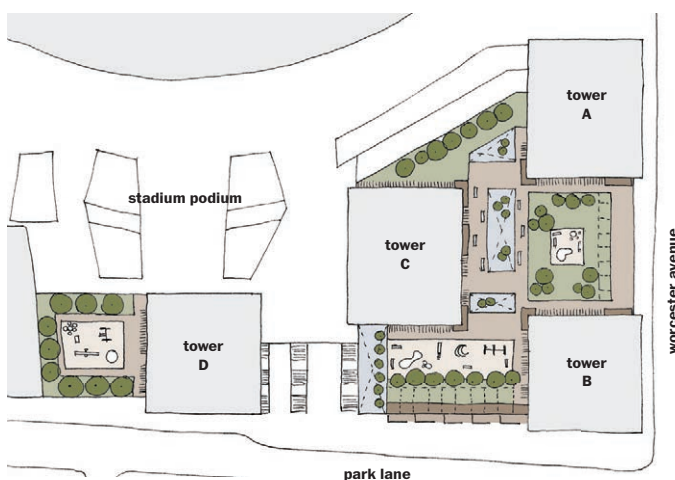
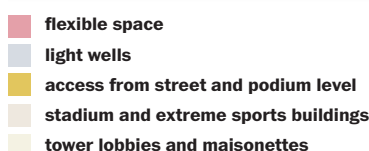
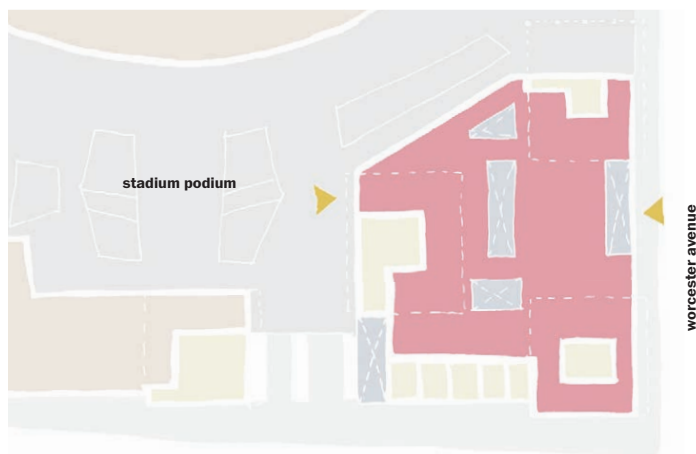
To ensure good levels of play provision in accordance with the Mayor's Supplementary Planning Guidance for assessing child occupancy and play space requirements.

- 3.1.20 The play spaces should be sized and located according to the GLA and Play England Guidance. They should be well overlooked, safe and easily accessible. They should offer sunshine, shelter, shade and views where possible.**

To provide high quality well designed play facilities to help children play safely and encourage parents to let their children play outside, enabling the play spaces to become a valued part of the development.

- 3.1.21 All play spaces should be accessible to children and carers who use wheelchairs. Doorstep play areas should be fully accessible to wheelchair users, but play features and equipment should not be limited to those which are wheelchair accessible.**

To ensure wheelchair users are not excluded from Neighbourhood or Doorstep Play facilities, and provide appropriate facilities for wheelchair and other disabled children and carers.



Poor quality play space



Well designed play space



- 3.1.22 The landscape design of the plinth communal gardens should provide wind mitigation features and should be designed to provide safety and comfort levels suitable for short periods of outdoor stanging and seating, recreation and play.**

To ensure that the adverse effects of wind generated by the buildings are mitigated and safe, comfortable and pleasant communal gardens are created.



- 3.1.23 Mature trees, wind screens also including pergolas, shrubs (up to 1 m), hedges, raised planters, clerestory roof lights etc. should be provided especially on the southern part of the communal amenity spaces.**

To ensure that the adverse effects of wind generated by the buildings are mitigated and safe, comfortable and pleasant communal gardens are created.



- 3.1.24 Further wind tunnel testing should be provided.**

To meet the Lawson criteria which assesses both wind comfort and safety to ensure suitability for intended use.



LANDSCAPE

- 3.1.25 All public open spaces should be of a durable quality.**

To provide visually attractive and good quality amenity space suitable for a number of uses.

- 3.1.26 When entrances to courtyards are provided from streets they should be fitted with a gate.**

To provide secure access to amenity spaces.

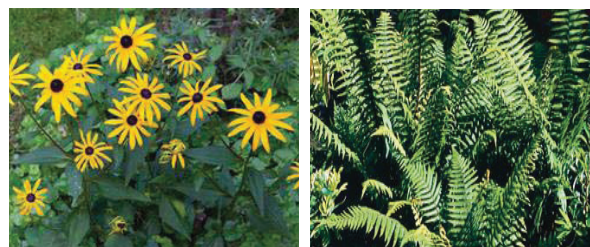
- 3.1.27 All entrances, communal and private should be accessed directly from the public realm.**

To provide secure access to amenity spaces.



- 3.1.28 The soft landscape design and planting proposals should adhere where possible to local planting palettes, extending the local range of native flora on the site.**

To promote and enhance the local eco system.



- 3.1.29 Shrub and perennial species should be selected for their fitness for the specific location and function. Where feasible, native species (or their varieties) should be given preference.**

To promote and enhance the local eco system.

- 3.1.30 Grasses and meadow swards should be specified to utilise native species.**

To promote and enhance the local eco system.



- 3.1.31 All planting on plinth roof or podium structures should have low water demand. Away from biodiverse roof areas, planting at podium level should be served by an automated irrigation system.**

To maintain the health of the planted areas.

- 3.1.32 Proposed trees should have clear stems up to a minimum height of 2.5m (or 3.0m for species with horizontal or descending lower branches) when planted.**

To plant trees at sizes that are robust and resistant to damage quickly establish maturity and scale in the landscape and to enable clear views beneath tree canopies from the outset.

- 3.1.33 A mix of evergreen and deciduous plants should be used.**

To create year round interest and variety through the seasons.

- 3.1.34 Trees should be planted to form a delicate canopy over the space.**

To provide a human scale of intimacy whilst still allowing sunlight to penetrate through.

- 3.1.35 Trees should be selected with preference given to native species. Only where selected forms of native species are not well suited to the specific location, feature or function, should non-native varieties be specified.**

To promote native tree species and the communities they support, and to ensure the landscape develops its character from the locality.

- 3.1.36 Tree and shrub planting should form part of the strategy for the reduction of wind speeds at ground level.**

Areas of public realm identified as potentially at risk of accelerated wind speeds should be designed so the use of the space are appropriate for the anticipated wind speeds.

To ensure microclimatic conditions are appropriate for the uses proposed in the masterplan.



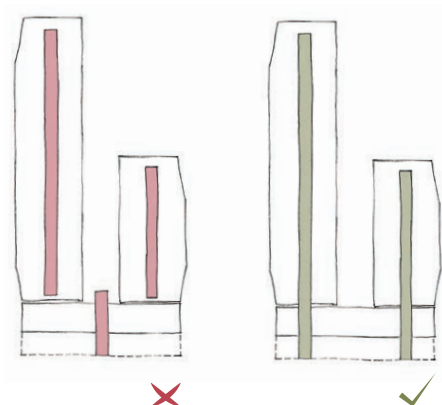
CIRCULATION

- 3.1.37 Consideration should be given to the meeting with the adjacent public realm on more than one level, taking into consideration level changes between stadium podium and street level and the spatial requirements for pedestrian and stadium crowd flows.**

To ease way-finding and allow for a fluid circulation throughout the development.

- 3.1.38 The face of the plinth should be set back from the existing pavement line to create wider pavements to improve pedestrian traffic flow on match days.**

To allow for a fluid circulation space at street level.



- 3.1.39 **The vertical circulation cores of the towers should connect through to the plinth down to street level and basement levels.**

This is to provide easy direct access for residents to recycling and refuse storage spaces, plant rooms and car and cycling parking areas.

CYCLE STORAGE AND PARKING

- 3.1.40 **All developments should provide dedicated and secure storage space for cycles at the following levels: 1 per studio and 1 bedroom dwelling; and 2 per 2 or more bedroom dwelling.**

To ensure an adequate storage space and be in compliance with the Mayor's Guidance.

- 3.1.41 **Each tower should have storage space for at least one tricycle and 5% of spaces should include Sheffield type stands for larger bicycles.**

To allow accessible bicycle storage facilities for use by disabled people and people with larger sized bicycles.

- 3.1.42 **All cycle storage space should be located at ground floor level, with designated entrances or safe routes between street and storage space if within car parking area.**

To ease its use and create safe routes for cyclists to use within the parking area.

- 3.1.43 **Car parking in under croft should be concealed behind ground floor residential or commercial uses. It should have minimal visible presence along the public realm if any at all.**

To retain active frontages along the public realm.

- 3.1.44 **Car park entrances should be integrated into the building fabric and should be clearly legible to help orientation.**

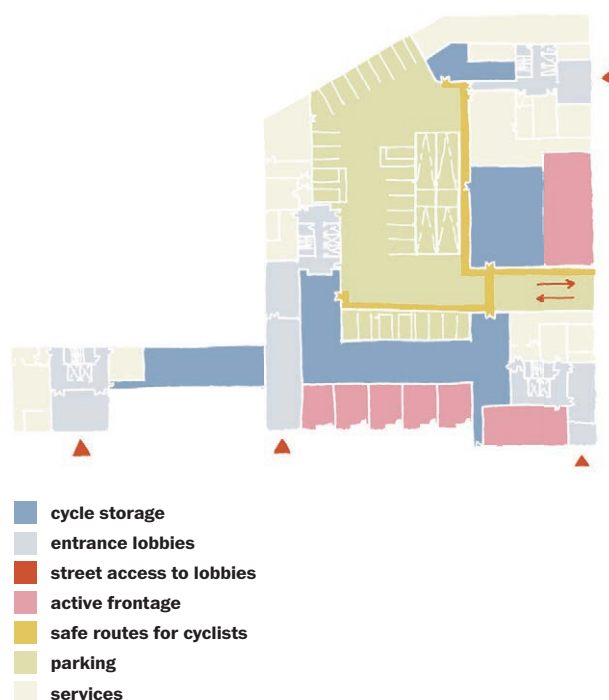
Car parking should be an integrated part of the landscape and building design, but not become a visible focus.

- 3.1.45 **Disabled car parking spaces should comply with relevant regulations and be located in close proximity to the building core or entrance.**

To provide good access for building users with special access requirements.

- 3.1.46 **Car park ventilation – where required – should be integrated into the fabric of the buildings or landscaping.**

Car parking should be an integrated part of the concept, but not become a visible focus.



Poorly integrated car parking entrance



Well integrated car parking entrance

3.2 Appearance

GENERAL COMPOSITION

3.2.1 The architecture and scale of the plinth should mediate between the towers and the surrounding existing fabric.

To help integrate the development within the surrounding neighbourhoods.

3.2.2 The plinth introduces a predominant street frontage height that should be three storeys tall.

To create a dialogue with the existing context.

3.2.3 Consideration should be given to the relationship of the design of the plinth with the adjacent public realm.

To give appropriate definition to the threshold space between public and private and accommodate level changes where necessary.

3.2.4 Where the building line is not coincident with the plot line, all residual curtilage space should be designed to be complementary to the immediately adjacent public realm.

To adequately reinforce the public realm strategy.

3.2.5 The landscape of Worcester Avenue and Park Lane should include mature tree planting and high quality paving at street level.

In order to contribute to create a human scale at ground floor level.

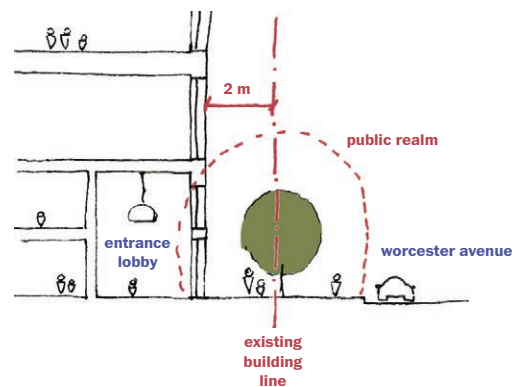
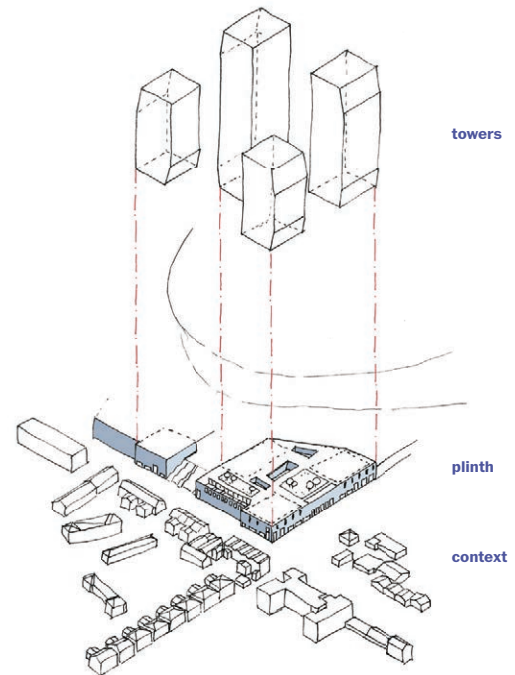
PLINTH FACADE COMPOSITION

3.2.6 The plinth should make positive use of the character change from Park Lane and Worcester Avenue. The frontage along the streets should be carefully designed and integrated in the public realm to create an attractive, positive and animated street frontage to Park Lane and Worcester Avenue.

To create active frontages with residential units and lobbies and conceal parking and plant in the plinth.

3.2.8 The main entrance should have a presence and be clearly readable and a hierarchy of entrances between residential, non-residential and servicing should be expressed.

To animate frontages, assist way-finding and encourage natural surveillance of the public realm.



- 3.2.9 **Access to each residential tower from the street should happen from a communal lobby entrance. Lobbies should be designed as active frontages with a direct relationship to the adjacent public realm. They should be legible and clearly identifiable on the plinth facade. They should be double volume.**

To create positive frontages at street level and help animate the public realm and enhance natural surveillance.

- 3.2.10 **All entrance lobbies should provide a generous space with large areas of glazing.**

In order to allow for natural lighting deep within the plan and be a prominent feature in the definition of the elevation.

- 3.2.11 **The residential maisonettes should be defined by a more domestic scale.**

In order to relate to the local scale of the existing context houses and to be in contrast with the prominence of the lobbies.

- 3.2.12 **The maisonettes should be characterised by fenestration of a familiar proportion that is domestic in nature.**

In order to relate to the local scale of the existing context houses and to be in contrast with the prominence of the lobbies.

- 3.2.13 **The south facade of the plinth should be minimum 35-40% glazed, while the east facade should be minimum 40-45%.**

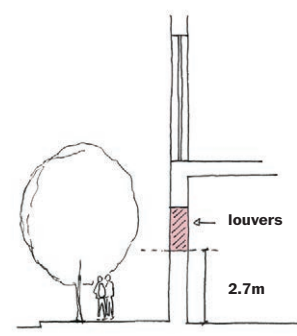
To allow sufficient window area while maintaining a robust appearance.

- 3.2.14 **Windows (openings) should be articulated as subtraction from the plinth masonry continuous wall and should have deep reveals.**

To emphasise the more solid nature of the plinth and reflect its civic use, in contrast with the towers above.

- 3.2.15 **The minimum height for smoke ventilation louvers should be 2.7m above street level.**

To impact as less as possible on the frontage and to provide a more comfortable environment at street level.



CLADDING MATERIALS

- 3.2.17 The plinth should act as solid base for the towers. For this reason its appearance should be mainly solid.**

To allow for continuity between plinth and towers.

- 3.2.16 The masonry frame of the towers should extend to ground level becoming the predominant element in the composition of the facade. The primary facing material in the facade treatment should be a shade of white such as pre-cast concrete that matches the tower primary grid.**

To allow for continuity between plinth and towers.

- 3.2.18 The solidity of the plinth should diverge from the lightness of the generously glazed towers. The plinth should nonetheless express a visual and material continuity with the towers.**

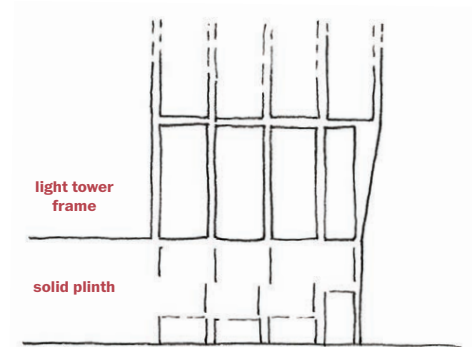
The more solid appearance of the plinth also relates to the character of the surrounding existing buildings. The design of the plinth should give the impression that the towers 'grow out' of the plinth.

- 3.2.16 There may be an opportunity to include coloured infill masonry cladding panels at plinth level**

To allow continuity with the existing context houses.

- 3.2.16 There should not be clip-on balconies at plinth level.**

To ensure solid and calm appearance of the plinth.



Continuity between tower and podium



existing terraced houses

proposed maisonettes

Coloured masonry building envelope



