

## 4 PUBLIC AND PRIVATE REALM

### 4.1 SITE-WIDE PRINCIPLES



#### HOW TO USE THIS SECTION OF THE DESIGN CODE:

This section of the Design Code sets out the codes for the public and private realm of Clarendon Gas Works Northern Quarter relevant to all Development Plots in the Proposed Development (refer to plan 439\_SK415). Detailed design must be agreed with the local highways authority, TfL (if applicable) and the LPA, in line with current adoptable standards.

#### TYPES OF CODES

There are two types of codes within this section. Since the design code is a document for approval, all codes must be complied with:

- Absolute codes- compliance with these codes is obligatory.

These are phrased 'The applicant **must...**'

- Interpretive codes- There is greater flexibility in complying with these codes, these are phrased 'The applicant **should...**'

Applicants must meet the objective, but may suggest alternative means. If alternative means are proposed, the applicant must demonstrate how it meets or exceeds the quality standard set out by the codes and how it meets the overall objectives of the masterplan area. Variation will be subject to the LPA's approval and it may be appropriate for such variances to be referred to QRP for the review prior to agreement.

**Note:** Departures from the Design Code are acceptable in exceptional circumstances where in conflict with latest adoptable standard by local Highways Authority or if subject to outstanding design. This must be agreed in writing with the LPA.

#### STRATEGIC LANDSCAPE OBJECTIVES

The Landscape Masterplan for Clarendon Gas Works is rooted in three fundamental ideas that inform its design from the largest to smallest of scales, helping make a great place people will love. Applicants must demonstrate they have addressed the following themes when bringing forward Reserved Matters Applications:

#### Creating People Places

Proposals should create a landscape structured around a diverse network of new social spaces – Public Communal Courtyards, Private Communal Courtyards, Public Square, and The Moselle Walk.

Throughout the landscape the philosophy of First Life, Then Space, Then Buildings has been implemented - providing a 'people first' approach that ensures sociability, inclusivity and accessibility within every space.

The landscape masterplan applies the design philosophy of "Inclusive Neighbourhoods" to the sloping public courtyards. Where there are changes of level, choices of stepped or sloped routes are built into the design wherever feasible.

The communal courtyards have been designed to allow residents to personalise and take care of their shared environment, providing communal productive gardens, greenhouses and seating opportunities that will foster new community groups and friendships.

#### Connect with Nature

Proposals should create a beautiful, distinct, biodiverse and useful green structure informed by - local ecology, local green identity and productivity.

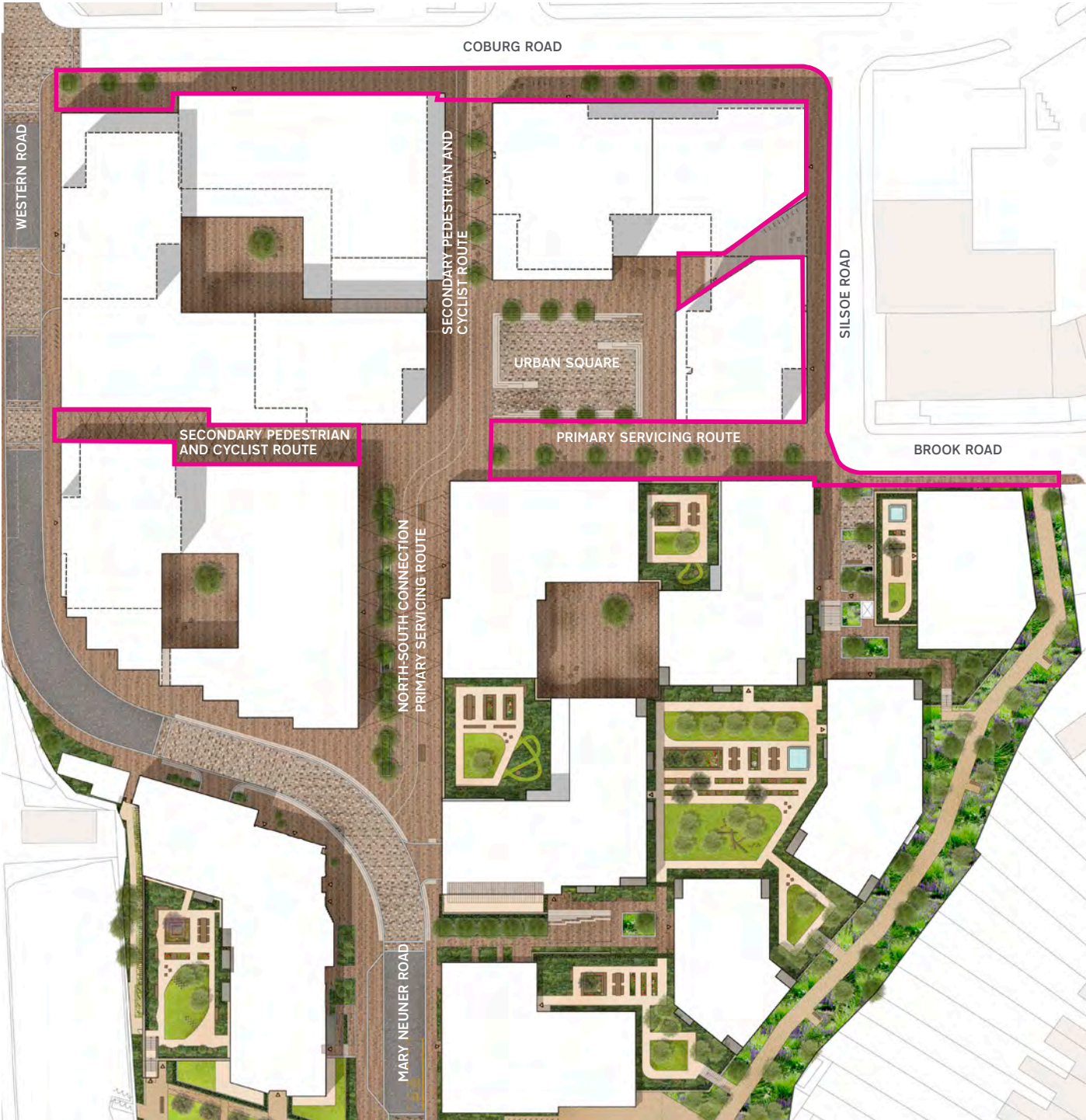
A rich grain of public communal courtyards spill out from the building lines, leading residents into the private communal courtyards beyond. This provides a characterful and vibrant public realm network with a clear movement and spatial hierarchy. Each private communal courtyard provides opportunities for doorstep play and communal growing.

The landscape structure uses hedges and woodland planting to provide habitat and food for wildlife, including the Song Thrush which has been identified as a priority species for the local community.

#### Connect with Heritage

Proposals should use history and culture to inform the design, drawing on – The Moselle, The Gas Holders, ancient woodland and the creative culture of the neighbouring Chocolate Factory.

The landscape design should be closely informed by the schemes' Cultural Strategy produced by Dallas Pierce Quintero (DPQ), using the aforementioned Moselle Brook, Gas Holders and ancient woodland to embed the new scheme into its existing context. Trails, sculptures, materials, lighting and furniture are woven into the landscape to reflect what has come before and embed the scheme into its surrounding context.



4.1.1 FOOTWAYS + SECONDARY SHARED ROUTES

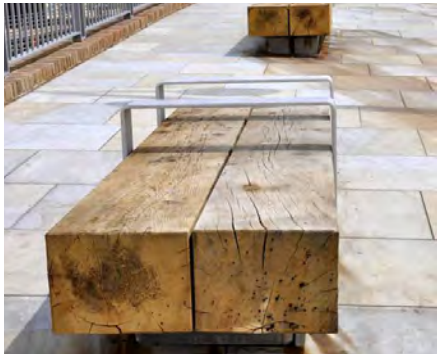
In order to meet the public realm design objectives, the Design Code requires that the Applicant **must** demonstrate that proposals for footways and passages adhere to the following codes:

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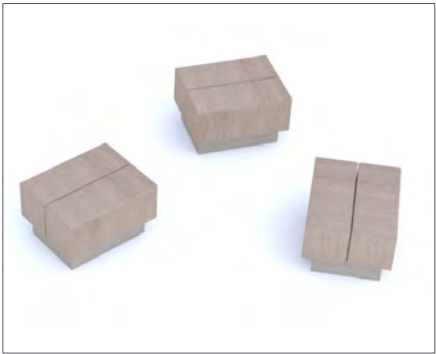
- 1 Footways **must** provide a minimum of 2.0m clear zone from back of pavement (or street furniture back of pavement) to front edge of kerb, and 2.0m clear zone behind inset parking and loading bays.
- 2 Footways **must** have a consistent approach to finish and colour, that are appropriate to their context as per the hard landscape material and product codes.
- 3 Footways **must** give priority to pedestrians, including at vehicle crossovers.
- 4 Footways **must** have a consistent approach to paving bond, which **should** be perpendicular to the direction of travel and **should** reinforce the hierarchy of streets.
- 5 Footways **should** include flush recessed service covers.
- 6 Footways and shared routes **should** support potential spill out space from adjacent buildings.
- 7 The street design **should** support the uses within the Public Square.
- 8 Occasional social seating clusters **should** be provided in line with tree planting to maintain clear and free flow.
- 9 *Alnus glutinosa* 'Lacinata' **should** be used to tie the streets into the wider development.
- 10 Trees **should** be used to reinforce the hierarchy of streets, such as along Coburg Road and south of the Public Square.
- 11 To ensure the safety of all users, the appropriate guidance from the Department from Transport (DfT) **must** be followed in the design of all shared streets.
- 12 All routes **must** be in accordance with Manual for Streets and be designed to accommodate the needs of users.
- 13 In general, wherever pedestrian space is 'shared' with vehicles, a 'pedestrian only' route **should** also be provided.



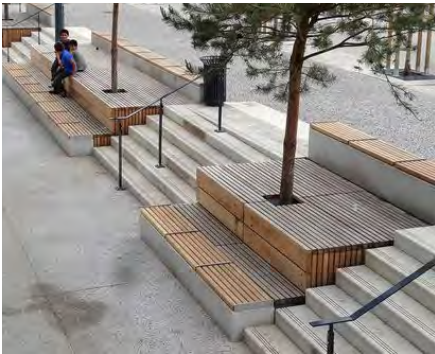
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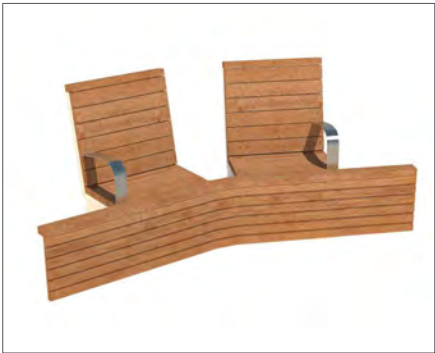
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4.1.2 STREET FURNITURE

In order to meet the public realm design objectives, the Design Code requires that the Applicant **must** demonstrate that proposals for new street furniture adhere to the following codes:

GENERAL

- 1 All new street furniture **should** use the palette of street furniture delivered within the Southern Quarter.
- 2 Off-the-shelf street furniture items used within the Southern Quarter **should** be matched in any new application.
- 3 Street furniture **must** be of robust construction, resistant to vandalism and be placed in positions that minimise risk of damage by vehicles.
- 4 Street furniture **must** have a consistent approach to finish and colour, that are appropriate to their context as per the material and product codes.
- 5 Care **should** be taken that street furniture at the rear edge of the footway does not make adjoining properties less secure by providing climbable access to windows.
- 6 Street furniture **should** be clustered into appropriate zones to avoid physical obstructions and respect pedestrian desire lines.
- 7 All street furniture **should** be placed to allow access for street cleaning.
- 8 Use of bollards **should** be avoided.
- 9 Street furniture **should** maximise opportunities for dual functions such as lampposts being used for signage.
- 10 Tree grilles **must** be recessed with the surrounding material and flush to the surrounding surface to ensure free-movement.
- 11 Seating **should** be integrated with the planter edges within the communal courtyards, rather than adding new free-standing furniture adjacent.
- 12 In pedestrian priority areas, street furniture **should** be located in order to provide protection and definition to pedestrian areas.
- 13 Street furniture **must** be designed to discourage sleeping and anti-social behaviour; armrests should be used as per image 2. to integrate the solution into the design.

INDICATIVE MATERIALS AND PRODUCTS

- 14 1. Steel Litter Bin, Artform Urban Furniture, Lancillotto.
- 15 2, 3. Seating/ benches to public realm: hardwood timber, large sections (bespoke as per Southern Quarter).
- 16 4. Terraced seating to urban square: hardwood timber bespoke.
- 17 5. Handrails: stainless steel.
- 18 6. Cycle stands: stainless steel (Sheffield).
- 19 7, 11. Seating to private realm: hardwood timber, small sections (bespoke as per Southern Quarter).
- 20 8, 9. Raised planters to private communal courtyards: hardwood timber, small section to match private realm seating (bespoke as per Southern Quarter).
- 21 10. Fencing/ gates: hardwood timber to match seating.
- 22 12. Recessed paving tree grilles.

4.1.3 LIGHTING

In order to meet the public realm design objectives, the Design Code requires that the Applicant **must** demonstrate that proposals for new lighting adhere to the following codes:

GENERAL

- 1 New lighting **should** be consistent and lux levels appropriate to use, including avoiding pooling of light and shade to aid people with visual impairment.
- 2 New lighting **should** reduce risks of night-time accidents; assist in the protection of property; discourage crime and vandalism; make residents and street users feel secure and enhance the appearance of the area after dark.
- 3 Coordination between the highways authority and adjacent landowners **should** be undertaken to ensure that similar standards of lighting are provided for the adopted highway and un-adopted areas.
- 4 Lighting **should** combine with other furniture items where appropriate (e.g. handrails and seating).
- 5 Lighting **should** be low key and unobtrusive. Using low-level light sources within the courtyards and catenary lighting along the north-south route and western passageway to the public square.
- 6 Lighting **should** be used to the underneath of seating in the public square.
- 7 Low level bollard lighting **should** only be used within the courtyards.
- 8 Lighting **must** be designed to meet the requirements of CCTV installations.

INDICATIVE MATERIALS AND PRODUCTS

- 9 Finishes of lighting features **should** be dark grey.
- 10 1. Lighting to handrails: DW Windsor, Garda Illuminated Handrail, Stainless Steel
- 11 2. Low-level bollard lighting: Trilux, Altigo 50/LED WW ET
- 12 3. Catenary lighting: Selux, Lanova 250 Catenary
- 13 4. Lighting columns to adopted highways: Marshalls, Eclatec, Moana Cytise, Cyliandroconical Steel Column
- 14 5. Lighting columns to Public Square: Selux, Olivio, Timber Column



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4.1.4 STEPS, RAMPS AND PLANTER EDGES

In order to meet the public realm design objectives, the Design Code requires that the Applicant **must** demonstrate that proposals for new steps, ramps and planter edges adhere to the following codes:

GENERAL

- 1 Raised planting **should** only be used within the communal courtyards to ensure planting depths are achieved above podium levels.
- 2 New steps and ramps **must** incorporate gradients as shallow as possible and in compliance with the LLDC Inclusive Design Standards.
- 3 New steps, ramps and planter edges **must** be of a consistent approach to finish and colour, that is appropriate to context as per the material and product codes.
- 4 New steps and ramps **should** be designed to also serve as places to meet (notably within the public square - see image 1).
- 5 New planter edges **should** be integrated with seating where possible as per the street furniture codes.
- 6 New ramps within the urban square **must** be designed to be no greater than 1:21 to reduce the requirements for handrails and visual clutter.
- 7 New ramps within the public communal courtyards **must** not exceed 1:15 with level landings for every 500mm change in elevation. These routes **should** be treated as access to dwellings as per Part M, Vol 1 guidance.

INDICATIVE MATERIALS AND PRODUCTS

- 8 1. If handrails are required they should be constructed in prefabricated steel with a simple detailed rolled edge and minimal vertical downstand supports giving a lightweight and elegant quality to the appearance. Pictures 1 and 2: Silver granite steps **should** be used in all areas of the scheme.
- 9 3. All planter edges **should** use the same hardwood timber as the seating elements.
- 10 All ramps **must** use the same materials as the surrounding surfaces



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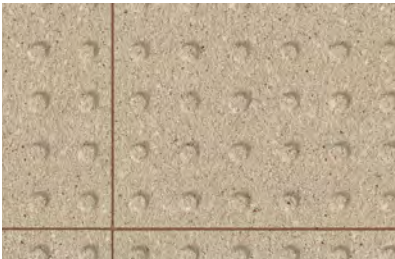
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ADOPTED HIGHWAYS



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PUBLIC REALM



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PRIVATE REALM



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4.1.5 HARD LANDSCAPE MATERIALS + PALETTE

In order to meet the public realm design objectives, the Design Code requires that the Applicant **must** demonstrate that proposals for new hard landscape materials adhere to the following codes:

GENERAL

- 1 Applicants **should** adhere to correct material palette for each Key Route + Space.
- 2 A change in paving scale **should** be used to indicate thresholds between public footways and public courtyards.
- 3 Where there is risk of vehicle overrun, appropriate build up **must** be specified.
- 4 Hard landscape materials **must** be installed with any necessary joints and flush to prevent small wheels, walking sticks and canes being trapped.
- 5 Hard landscape materials **should** have a surface which is even and stable.

INDICATIVE MATERIALS AND PRODUCTS

- 6 Adopted highway surfacing: Hot Rolled Asphalt.
- 7 1. Porphyry sett paving (in adopted highways): 200x100mm.
- 8 2. Blister Tactile Paving - Textured, Natural.
- 9 3. CBP (+ in adopted highways and crossovers) - Marshalls Tegula, Traditional + Harvest Mix, 320 x240mm.
- 10 3. CBP (in non-adoptable footways/ shared routes) - Marshalls Tegula, Traditional + Harvest Mix, 240mm gauge.
- 11 3. CBP (in public communal courtyards) - Marshalls Tegula, Traditional + Harvest Mix, 160mm gauge.
- 12 4. Porphyry sett paving (in public square and public communal courtyards): 100x350 to 450mm varied length.
- 13 5. Resin Bonded Surfacing (to Moselle Walk), Long Rake Spar, Amber Gold, 2-5mm.
- 14 6. Silver Granite Kerbs (to rain garden edges) - 300mm wide.
- 15 7. Natural Stone Paving (to private communal courtyards), Marshalls, Stonespar, Vasanta Mix, 600x200/300mm.
- 16 8. Hardwood Timber Decking (to private communal courtyards) - with Slip Resistant Surface.
- 17 Stainless steel edging to planting (flush).



PUBLIC COMMUNAL COURTYARDS - INDICATIVE WOODLAND PLANTING TYPOLOGY

SIGNATURE PLANTS



4.1.6 SOFT LANDSCAPE

In order to meet the public realm design objectives, the Design Code requires that the Applicant **must** demonstrate that proposals for new soft landscaping adheres to the following codes:

GENERAL

- 1 A palette of woodland planting **should** be used throughout the scheme.
- 2 Each public communal courtyard **should** have a signature species within the woodland typology to make it unique.
- 3 Plants **must** be selected with their micro-climate and use in mind. Species within the rain gardens should provide seasonal interest and be suited to occasional inundation.
- 4 Plant species **must** be carefully selected to encourage residents and visitors to engage with the environment; by using plants that are of an attractive form, will flower, provide colour, attract wildlife and provide change through the seasons.
- 5 Planting **should** be a minimum of 500mm width by 600mm depth to ensure optimal growing conditions for low level planting. This does not include tree pits.
- 6 Planters **should** be no more than 450mm in height within the private communal courtyards.
- 7 Promoting biodiversity **must** be a key consideration in selecting plant species for the scheme.
- 8 All proposals **must** provide a management and maintenance program for all landscape works within proposed development on a plot by plot basis.
- 9 All plants used **must** be supplied materially undamaged, healthy and vigorous.
- 10 A suitably qualified and experienced specialise landscape sub-contractor **must** be used.
- 11 High hedging (2.0m+) **should** be used at the interface between public and private communal courtyards. All hedges within the scheme will provide vital habitat for the Song Thrush and many other species, inviting nature into the heart of the courtyards.
- 12 Low hedges (max.1.1m) **should** be used to provide

defensible space between the private amenity spaces and private communal courtyards.

- 13 Hedges **should** also act as defensible barriers for ground floor private amenity space. Ilex aquifolium **should** be used as a solution that provides both biodiversity and security.
- 14 Planting throughout the scheme **should** permit through visibility, allowing public space to feel open and safe.



4.1.7 STREET TREES

In order to meet the public realm design objectives, the Design Code requires that the Applicant **must** demonstrate that proposals for new trees adhere to the following codes:

GENERAL

- 1
- Detailed design of tree pits **should** consider the following:
  - Adequate soil volumes;
  - good quality topsoil;
  - protection to surrounding pavings and adjacent services;
  - drainage provision if necessary.
- 2
- Where there is concern that adjacent services or culverts, such as gas and water pipes, electricity cables and the Moselle Brook culvert might be affected by growing root systems, an impenetrable barrier **should** be installed which will prevent damage by future root growth.
- 3
- All trees specified **should** comply with the Horticultural Trades Association (HTA) standards.
- 4
- Clear stem of street trees **should** be 2.0m and 2.4m on cycle routes.
- 5
- Only trees with a well balanced habit **should** be used.
- 6
- Trees **should** be located to coordinate with the passive design requirements of sustainable buildings.
- 7
- Where possible, trees and street furniture **should** be grouped or aligned to ensure that minimum impact is made on pedestrian movement and that seating areas are partly shaded.
- 8
- Trees **should** not obstruct sight lines, views, signage or building entrance-ways.
- 9
- Structural tree lines or groups of strategic importance (e.g. within the public square) **should** be up-lit from the ground to highlight key features and aid legibility.
- 10
- Tree planting **must** be in accordance with BS5837:2005 Trees in relation to construction or any amendments that subsequently updates this document.
- 11
- Tree Pits **should** be excavated either in trench or square form and provide a sufficient growing medium for the species of tree. Tree pits should be of a suitable size to ensure future healthy growth. This may be specific to tree species. Topsoil **must** be to BS3882:2007.
- 12
- Trees **should** be supported with an underground

guying system and fitted with approved irrigation and drainage systems as necessary.

- 13
- Where tree roots may penetrate areas under roads, root cells **should** be used to withstand trafficking.

TREE LOCATIONS

- 14
- Streets and public communal courtyards should use *Alnus glutinosa* 'Lacinata' species. This species is suited to the urban location, for use within rain gardens and can tolerate shade.
- 15
- Trees within the Public Square **should** be *Alnus glutinosa* 'Lacinata' species.
- 16
- Private communal courtyard trees **should** be *Betula ermanii*, *Malus domestica* spp., multi-stem *Amelanchier* spp. and multi-stem *Cornus kousa*. Multi-stem species **should** be used within the boundary planting beds and woodland play areas. The primary tree species **should** provide a light canopy cover to the private communal courtyards, mitigating over-shading but providing valuable canopy cover.
- 17
- Moselle Walk **should** comprise a selection of *Betula ermanii*, *Alnus glutinosa* 'Lacinata' and *Liquidambar styraciflua*.