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POPLAR HARCA




Design Code Revision D - November 2023

# ABERFELDY VILLAGE MASTERPLAN

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Greengage

Ecology and Sustainability Consultant

AnsteyHorne

Rights of Light Consultant

ELEMENTA

Fire Consultant

HATCH

Socio-economic Consultant

THAMES VALLEY ARCHAEOLOGICAL SERVICES

Archaeology Consultant

CYCLING SCORE

Cycling Consultant

BLACK POINT DESIGN

Visualisation

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Visual Impact Assessment

LCL Lord Consultants
Inclusive Design

Access Consultant

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# 1

# INTRODUCTION

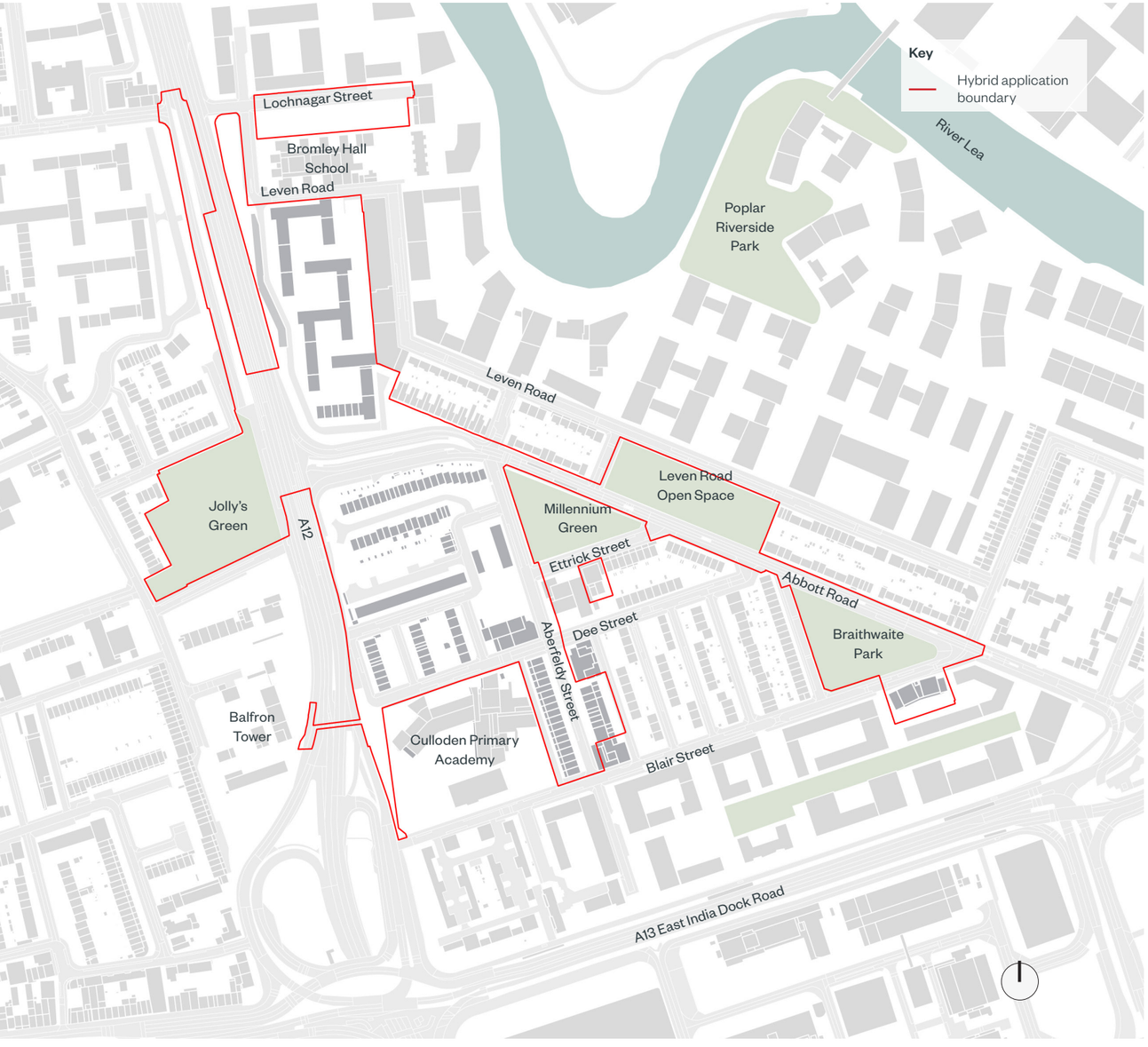



Fig.1 Site plan showing the extent of the hybrid application





# 1. 1. Introduction

## The Aberfeldy Village Design Code sets out a series of rules and standards which will guide the development of the Site ensuring a high quality design, in line with the overarching masterplan vision

1.1.1. This Design Code has been prepared by Levitt Bernstein and LDA and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbot Road (the "Site") on behalf of The Aberfeldy New Village LLP' ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development".

1.1.2. The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail and workspace floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.

1.1.3. The Design Code has been produced to:

- Ensure high quality design and the development of a sustainable community;
- Define the public realm spaces and hierarchy of the development plots for the buildings in the masterplan;
- Define the character of the physical environment and the requirements on the proposed plots and buildings to support and reflect that character;
- Provide a level of consistency so the Site as a whole is developed in a coherent manner in line with the masterplan vision and design principles;
- Ensure accessible and inclusive design for all;
- Communicate masterplan requirements for future reserved matters application(s) for individual development proposals over the life of the development.

1.1.4. The Aberfeldy Village Masterplan Design Code sets out a series of rules and standards which will guide the future phases of the development of the Site.

1.1.5. This document specifies design aspects, aspirations and design principles for the development of the individual plots, open spaces and character areas which form part of the various phases of the masterplan. Each component of the Design Code **must** be fully integrated into the masterplan to ensure that there is a cohesive and consistent approach across the Site, whilst also creating flexibility and variety in the design, and aiming to create a series of unique but harmonious buildings and spaces.

1.1.6. The Design Code **should** be read in conjunction with the Parameter Plans and the Development Specification. The Parameter Plans and the Development Specification describe the Development and outline the key elements of the application with regard to layout, access, use, amount, scale, appearance and landscape.

1.1.7. The Design and Access Statement: The Masterplan submitted in support of the hybrid planning application presents the Illustrative Masterplan for the Outline Proposals. The scheme presented is only illustrative and the actual detail will come forward when Reserved Matters applications are submitted and approved.

Following submission of the Hybrid Application in October 2021, the Applicant and LBTH officers jointly agreed that the works to Jolly's Green should be included within the red line and secured as part of the future planning permission. The Applicant has updated the red line and amended the Proposed Development to incorporate the provision of a direct link from the proposed pedestrianised underpass to Jolly's Green. The extension of the redline boundary does not result in any fundamental alterations to the development that is proposed. Updated planning documents were submitted in August 2022 reflecting this change, with a further amendment made in January 2023 to remove building A3 from the masterplan.

In summer 2023, the scheme was amended to include second stairs to all buildings over 18m following the publication of the Government's Long Term Plan For Housing. The Applicant has updated the planning application plans and documents where necessary to reflect these changes.

# 1. 2. Outlined and detailed component

1.2.1. The hybrid planning application seeks full planning permission for Phase A (highlighted on Fig.2) and outline planning permission, with all matters reserved, for the rest of the Site (Phases B, C and D).

1.2.2. Reserved Matters Applications (RMAs) are required to come forward in compliance with the design principles and guidelines established in this Design Code.

1.2.3. Future Reserved Matters submissions may cover multiple plots and public realm areas or single plots.

1.2.4. This Design Code applies to the outline component of the Application, and has been closely developed to Phase A, the detailed component of this application. Throughout the document the relationships and connections with Phase A are highlighted.

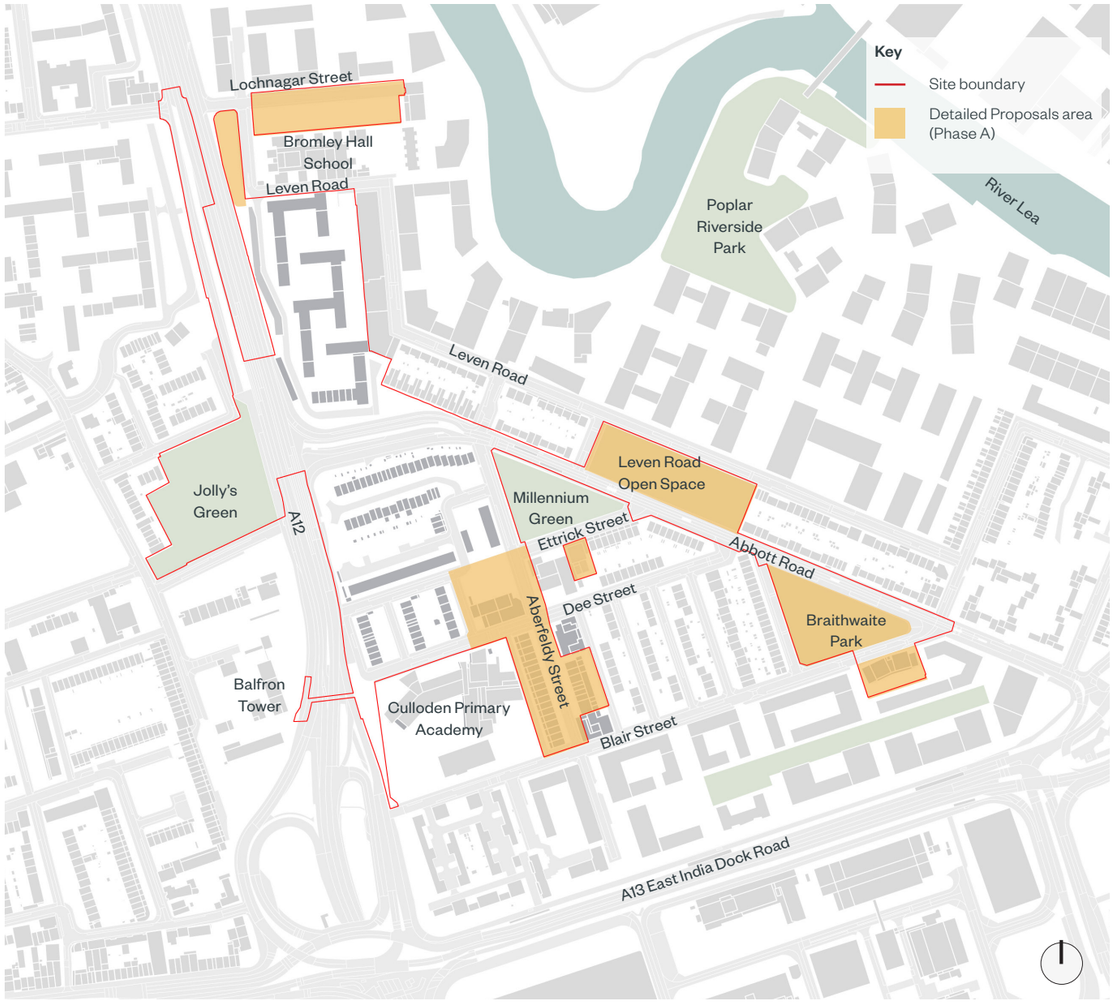



Fig.2 Site plan showing the extent of the Detailed Proposals of the hybrid planning application

# 1. 3. Relation with other planning application documents

1.3.1. The diagram below illustrate the structure of the hybrid planning application for Aberfeldy Village.
The Design Code, Parameter Plans and Development Specifications form part of the documents for approval within the Outline Proposals

1.3.2. The Design Code sets out the rules and requirements that any future Reserved Matters Applications for the development of any of the parcels defined in the Parameter Plans **must** follow.

1.3.3. The Parameter Plans **must** be read in conjunction with the Design Code. They outline key parameters for the development, including elements such as plots, scale, open space and land use distribution.

1.3.4. The Development Specifications define and describe the principal components of the development, including minimum and maximum development quantum and uses.

Please note:

- All references to the Design and Access Statement: The Masterplan refer to Revision B dated August 2022, which must be read in conjunction with its Addendum Revision E dated November 2023.
- All references to the Design and Access Statement: Detailed Proposals refer to Revision B dated October 2022 and must be read in conjunction with its Addendum Revision B dated November 2023.
- All references to the Parameter Plans refer to Revision 3 dated September 2023.
- All references to the Tall Buildings Statement refer to Revision C dated November 2023.
- For other supporting documents please refer to the most recent revision as set out in the Planning Application Documents and Drawing Schedule dated November 2023, prepared by DP9.

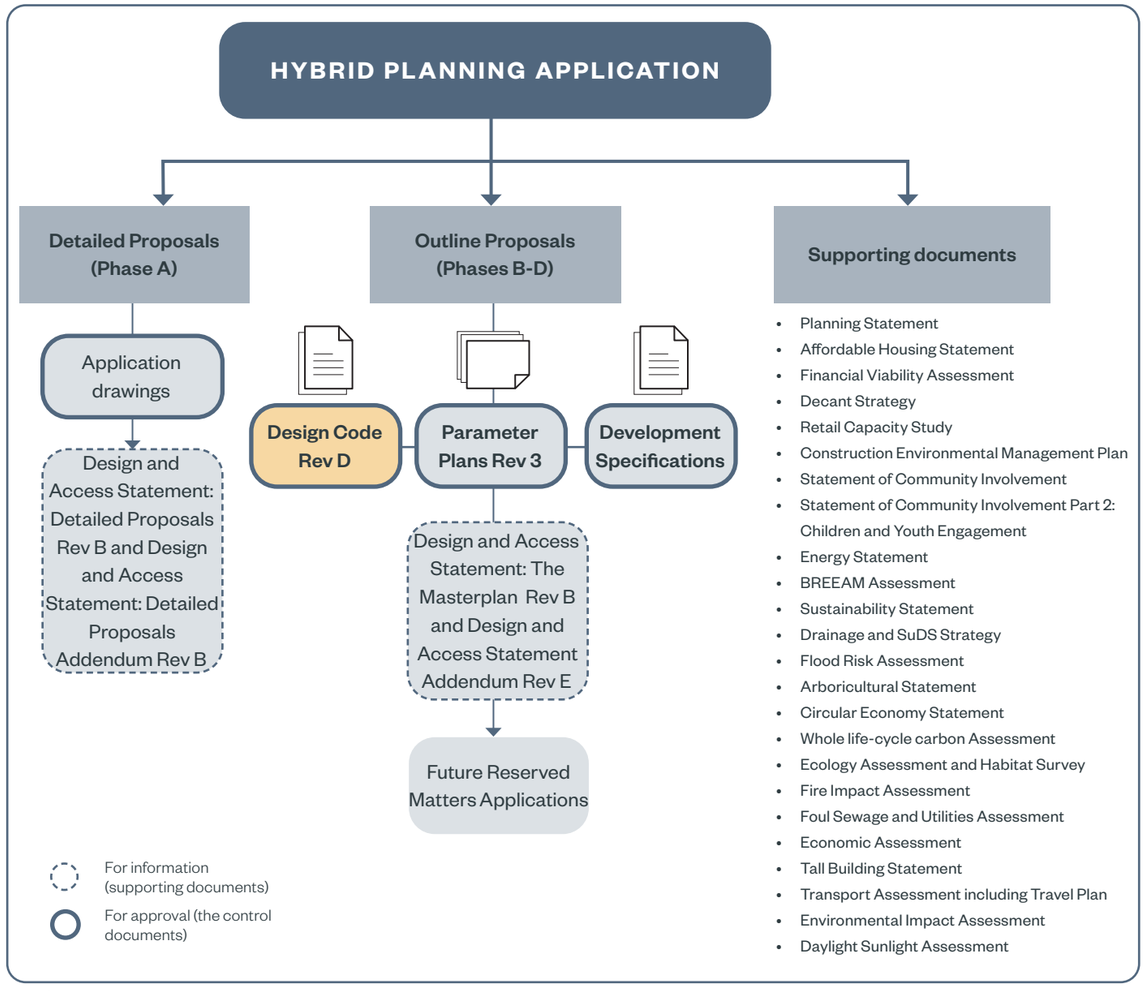



Fig.3 Hybrid planning application structure

# 1. 4. Design Code structure

1.4.1. The Design Code has been arranged into six chapters. The purpose and the structure of each chapter is illustrated below.

1.4.2. Chapters 2, 3 and 4 are site-wide, including principles and codes applying to the entire Site. Chapters 5 and 6 are site specific, as they apply to specific plots.

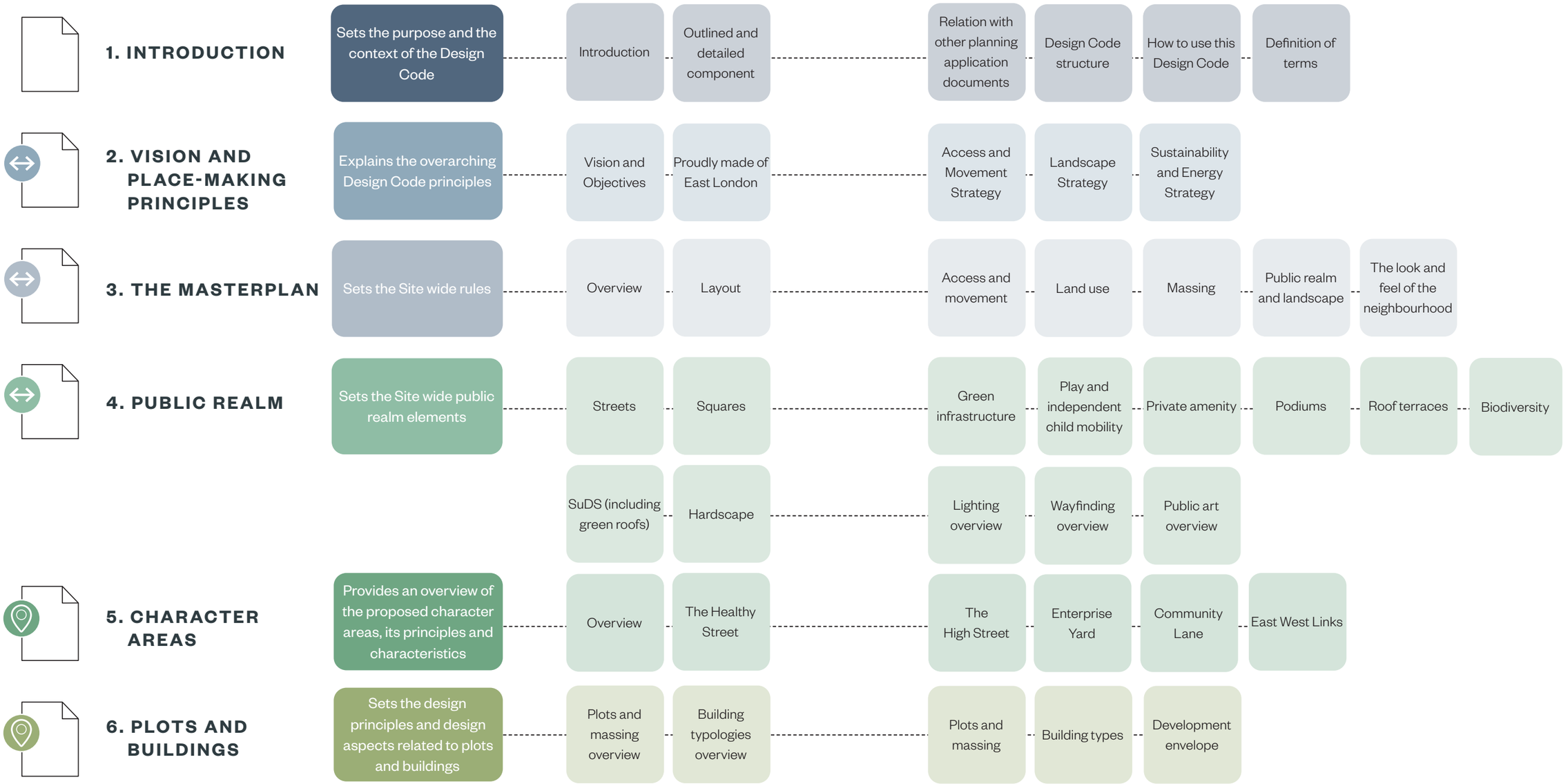



Fig.4 Diagram showing the structure of the Design Code and identifying site-wide and area specific chapters

# 1. 5. How to use this design code

1.5.1. The development of Aberfeldy Village will be regulated by three documents that have been produced as part of the hybrid planning application:

- The Parameter Plans (the full list is provided in this section);
- The Development Specification, and
- The Design Code.

1.5.2. The Design Code includes two types of parameters: mandatory and interpretive. Mandatory parameters are considered to be essential characteristics for the development and **must** be followed. The second type of parameters are for guidance and they are open to greater scope of interpretation.
The Design Code extract below highlights some of the mandatory and guidance elements.

## Design code extract

1

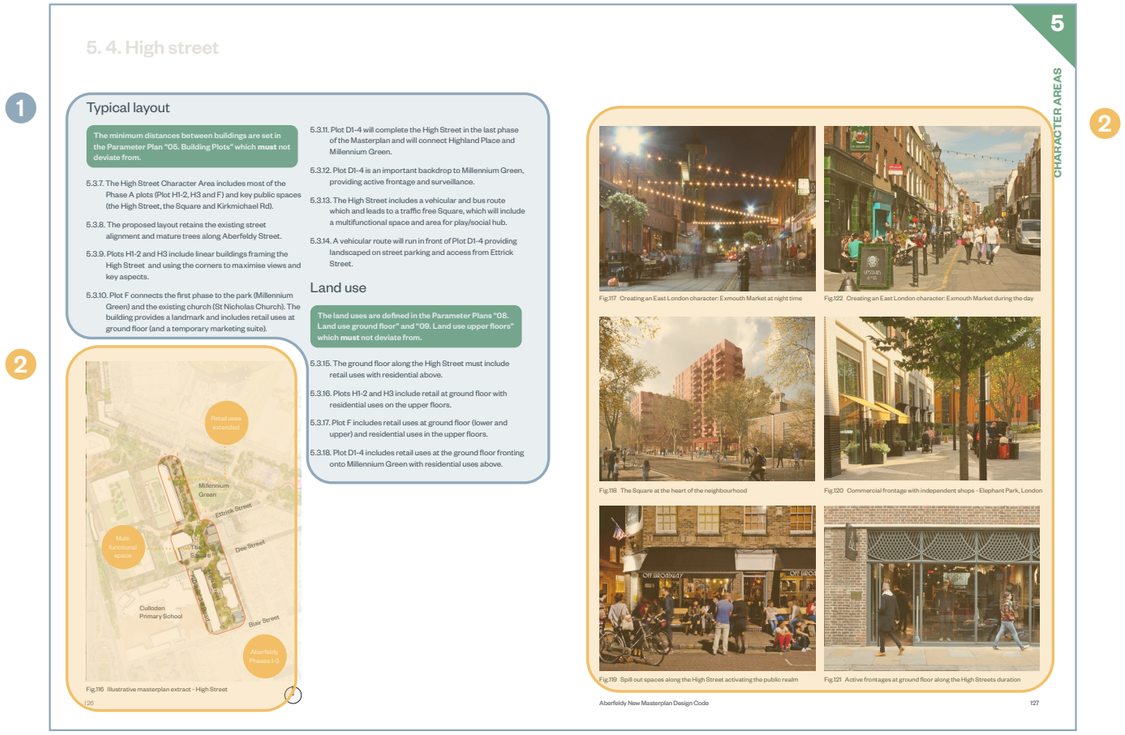
Text:

- **Must** indicates mandatory compliance
- **Should** indicates strong encouragement, parameter for guidance

Coloured boxes throughout the Design Code help highlight key requirements and include where to find additional information.

2

Images, graphics, precedents and plans are **illustrative** only unless explicitly referred to as a control element within in the guideline text.

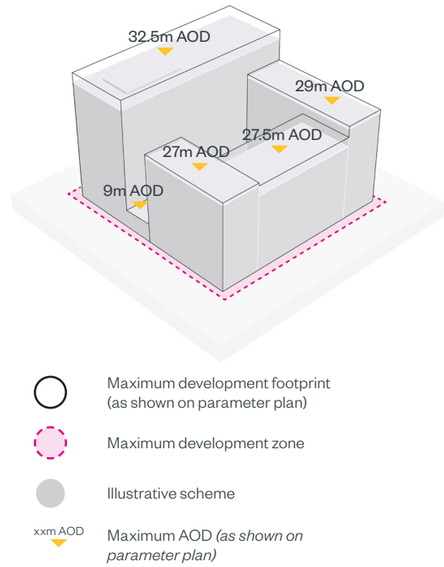





## Relationship between the maximum parameter and illustrative scheme

1.5.4. The image to the right illustrates the relationship between the maximum parameter and the illustrative scheme:

- Maximum parameter - includes the maximum development footprint that any Reserved Matters Application must not exceed.
- Maximum development zone - includes a 2m zone allowing for potential building projections such as balconies.
- Illustrative scheme - represents a scheme which demonstrates a possible proposal of the development within the maximum parameters.
- The maximum AOD - represents the maximum spot height ("Above Ordnance Datum") that any Reserved Matters Application must not exceed.

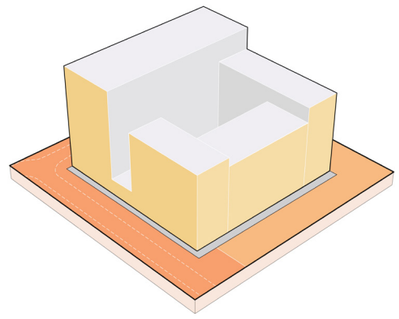



## Elements covered by Chapters 5 and 6

1.5.5. The images below illustrate the elements covered by the Site specific chapters:

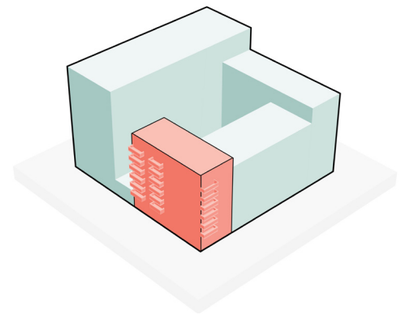
- Chapter 5 focuses on all the elements contributing to the specific character area, such as frontages, adjoining streets and spaces, thresholds and material palette
- Chapter 6 includes rules and guides regarding plots and buildings, covering elements such as massing, courtyards, façades and balconies.

### Elements covered by "Chapter 5. Character areas"



- Frontages and elevations
- Thresholds
- Adjoining streets and spaces
- Material palette (buildings and public realm)

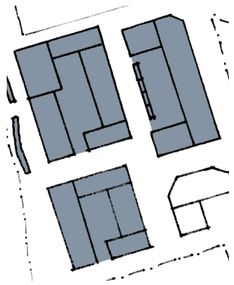
### Elements covered by "Chapter 6. Plots and buildings"



- Plots
- Buildings

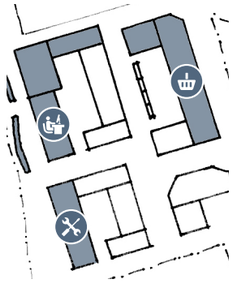
# 1. 6. Definition of terms

## Plot



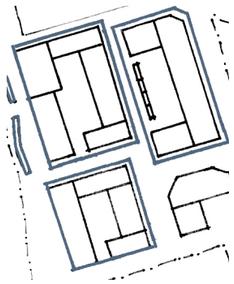
The plot is identified as the maximum building footprint, not including any building projections.

## Non-residential uses



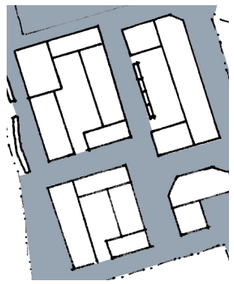
Provision of uses at ground floor or ground and first floor. These includes retail and workspace uses.

## Maximum development zone



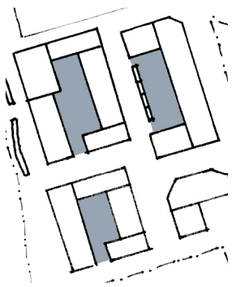
The maximum development zones include the maximum building footprint with the addition of a 2 meters zone for potential building projections.

## Public realm



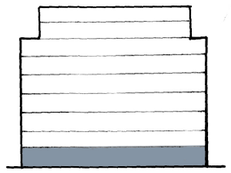
Areas within the Site that can be freely accessed by the general public.

## Shared amenity space



Outdoor amenity space shared between residents of the same block.

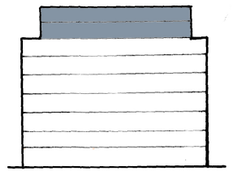
## Active ground floor



Uses at ground floor to avoid blank elevations.

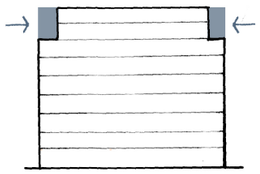
Residential and non-residential uses can provide activity while providing eyes on the street. Plant rooms, refuse stores and car parking **should** be carefully designed to minimise inactive frontages.

## Top (building)



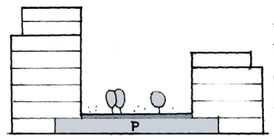
When dividing a building mass horizontally into storeys, the 'top' is the upper portion of the building.

## Set backs



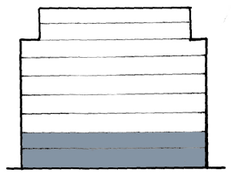
When the upper levels of the buildings are recessed from the building line.

## Podium parking



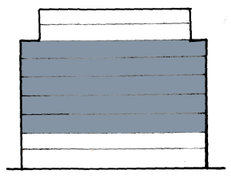

A podium car parking is a ground floor covered parking area in the centre of a courtyard block with amenity space directly above.

## Base (building)



When dividing a building mass horizontally into storeys, the 'base' is the lowest portion of the building, connected directly with ground level.

## Middle (building)



When dividing a building mass horizontally into storeys, the 'middle' is the mid portion of the building.

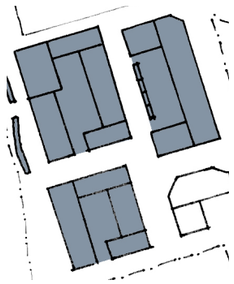
# 1. 6. Definition of terms

## Phasing



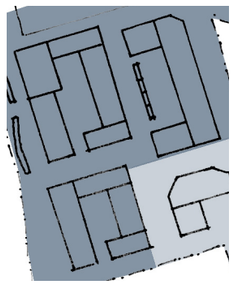

The project will be delivered across four phases. Phase A sits within the Detailed Proposals component, whilst Phases B, C and D are the Outline Proposals areas.

## Indicative layout



All layouts for buildings in outline proposals are indicative.

## Hybrid Application



Combination of the Outline Proposals and Detailed Proposals.

## Application Drawings

The graphic material submitted to support the Detailed Proposals including plans, sections, elevations and details.

## Design and Access Statement

The Design and Access Statement is a document submitted as part of the hybrid planning application for the Aberfeldy Village Masterplan. It provides a framework for applicants to explain how a proposed development is a suitable response to the Site and its setting, addressing topics such as amount of development, use, layout, scale, appearance, landscape and access. The Design and Access Statement: The Masterplan provides information on the illustrative scheme. The Design and Access Statement: Detailed Proposals provides information on Phase A

## Parameter Plans

The parameter plans are a series of drawings that establish rules for the development, controlling the layout and scale of future development plots. They have been produced for the Outline Proposals as part of the hybrid planning application.

## Development specification

Development specification define and describe the principal components of the development (akin to an elongated description of development including minimum and maximum development quantum and uses)

## Illustrative masterplan

The illustrative masterplan represents one example of how the Parameter Plans, the Design Specifications, and the Design Code could be interpreted in the Reserved Matters Applications.

# 2

# VISION AND PLACEMAKING PRINCIPLES

# 2. 1. Vision and objectives

## Proudly made of East London: a real community that welcomes and enriches those who visit, stay and play

### London Borough of Tower Hamlets regeneration outcomes

2.1.1. The icons opposite are the eight regeneration outcomes presented by Tower Hamlets during the kick off forum session held in September 2019.

2.1.2. The design team has been using these to inform the proposed masterplan presented in this report across the design process.

2.1.3. The new masterplan is a once in a generation opportunity to reshape the heart of Poplar, create vital connectivity across the A12, unlock severance and deliver:

- A neighbourhood that fosters growth through high quality mixed use redevelopment
- A revitalised local centre with new retail, commercial workspace, civic and faith facilities
- Considerable public realm focused on walkability, healthy streets and creating a child friendly place
- Opportunity for improved connectivity to, from and through the Site
- A significant number of new high quality homes providing a significant contribution to LBTH housing targets

2.1.4. Responding to the climate crisis has been a central consideration for the design team and has informed the location and orientation of buildings, use of materials and energy strategies. A focus on highly efficient building fabric and low carbon approaches to heating and energy will be essential in minimising the impact of the scheme and on providing high quality efficient homes for residents.

**1. Infrastructure and place-making**

**2. Reducing inequalities and enhancing well-being**

**3. Making communities safer and more cohesive**

**4. Public realm and environment**

**5. Affordable housing**

**6. Employment**

**7. Enterprise**

**8. Town centres and markets**

### The vision pillars

**1 Proudly made of East London**

Strong heritage, strong connections

- A masterplan that enhances local connections
- Architecture that celebrates local heritage
- Built from real engagement with our community
- Diversity of uses: homes, shops, workspace and community space
- Active throughout the day, evening and weekend
- Dynamic street-scape
- Public realm that feels of London
- An inclusive community where everyone feels welcome
- Independent grocer

**2 Creatively made**

An exciting, dynamic place made of local soul and character

- Art strategy embedded in history
- Creating jobs and training for the local community
- Features the instagrammable moment
- Providing workspace for independent local business
- Providing studio space for fashion graduates
- Multi-functional space for events, cinema and exhibitions
- Opportunities for meanwhile use to foster community and raise the profile of Aberfeldy Village
- Art in the park

**3 Live well**

Promoting healthy habitats and lifestyles

- A diverse mixed tenure community
- A safe place to be throughout the day or night
- c.50% publicly accessible
- Enhanced pedestrian and cycle routes
- New health provision
- A sanctuary that offers respite
- Increased biodiversity on Site
- Native trees
- Natural water attenuation
- Diverse F&B offer featuring health natural cuisines
- London Living Wage Employer

**4 Celebrating community**

Inclusive and welcoming, a place to meet and celebrate cultural diversity

- Community space to enrich lives
- Amenity to combat social isolation and foster community
- Events programme for all
- Play space for all abilities
- Water elements to provide incidental play
- Play on the way
- Mapping the local area to celebrate the best of Poplar
- A digitally connected community
- Community collaboration
- Connected to the wider area

# 2. 2. Proudly made of East London

## A masterplan woven together to place connectivity and healthy living at the heart of the neighbourhood

2.2.1. The new masterplan aligns with the project vision, and create a neighbourhood with a strong East London character. To do so, strong links and connections to the wider context through the development of a high quality public realm will be delivered.

2.2.2. The proposed urban strategy relinks the area through different types of connections, which will add variety and richness to the streetscape. These will encourage a range of uses at various times of the day.

2.2.3. The diagram below shows the new key links and connections that transform the accessibility of Aberfeldy and the wider neighbourhood for pedestrian and cyclists.

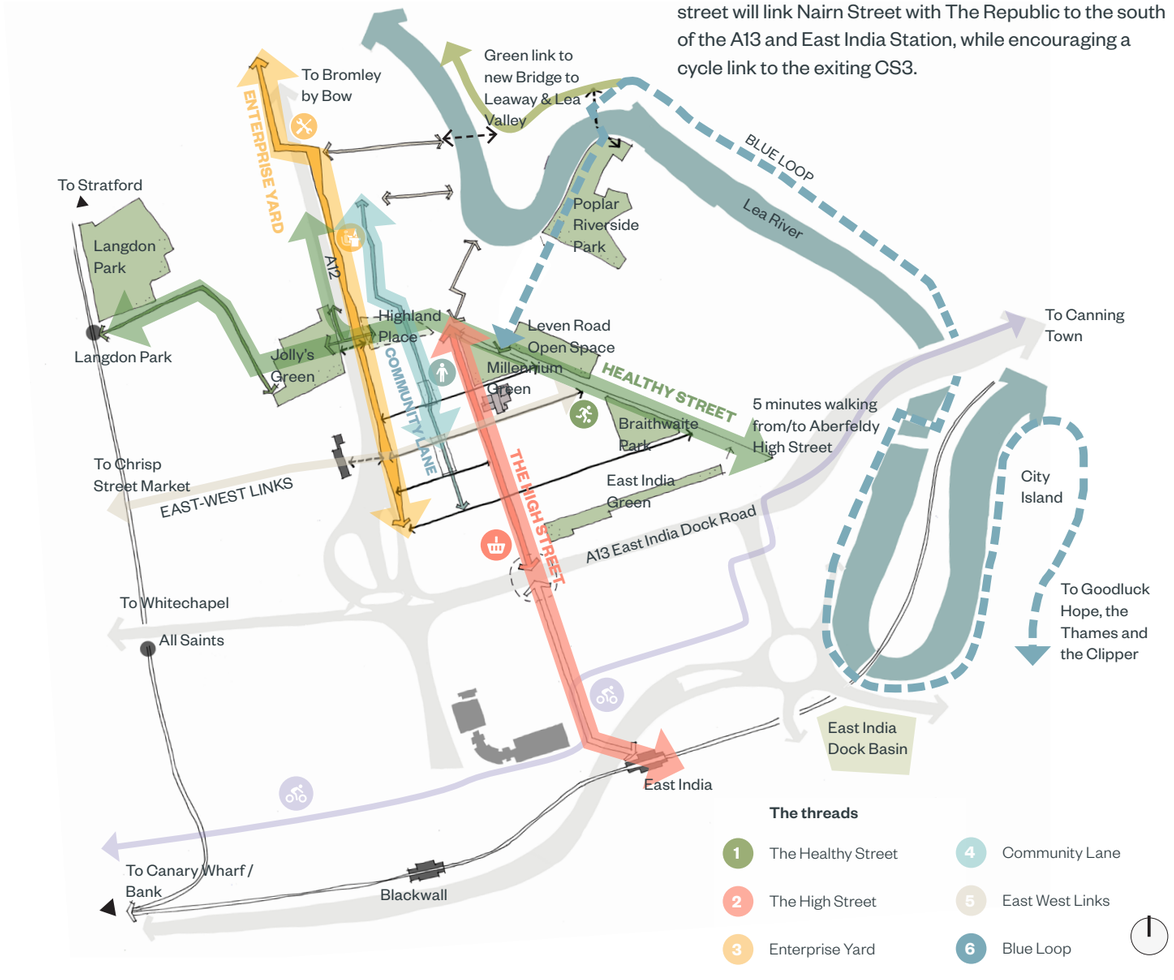



Fig.5 The six threads of the masterplan which form the framework and structure of the Proposed Development

The proposed connections are:

### 1. The Healthy Street

2.2.4. The masterplan improves the character of Abbott Road, to create a pedestrian-focussed street that links Langdon Park with Jolly's Green, Braithwaite Park and Millennium Green. Abbott Road will be redesigned to calm traffic, and the existing vehicular underpass across the A12 will be repurposed as a pedestrian connection and improve the links to Jolly's Green.

### 2. The High Street

2.2.5. The masterplan revitalises the historic Aberfeldy Street with non-residential facilities including new shops. This street will link Nairn Street with The Republic to the south of the A13 and East India Station, while encouraging a cycle link to the exiting CS3.

### 3. Enterprise Yard

2.2.6. The masterplan continues the character of the existing Poplar Works, which runs adjacent to the A12 in the Nairn Street Estate, through introducing light industrial activities and workspaces in the south of the masterplan to establish a creative north-south route and character area through the neighbourhood.

### 4. Community Lane

2.2.7. The masterplan establishes a residential north-south connection running from the Nairn Street Estate to Dee Street. This link will be a pedestrian priority route with residential uses, doorstep play and integrated soft landscape.

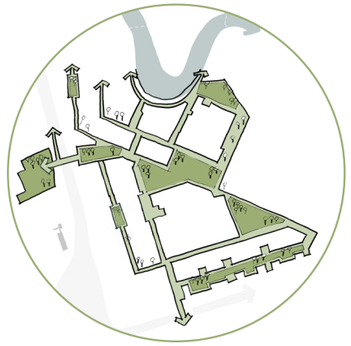
### 5. East West Links

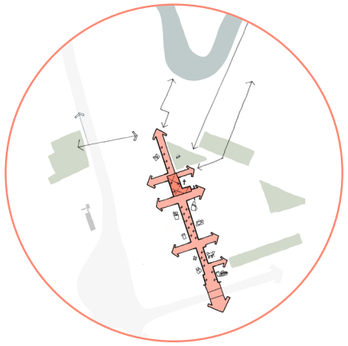
2.2.8. The masterplan will improve the existing east-west links, including the existing Dee Street pedestrian underpass across the A12 to ensure the neighbourhood is easily and safely accessible.

### 6. The Blue Loop

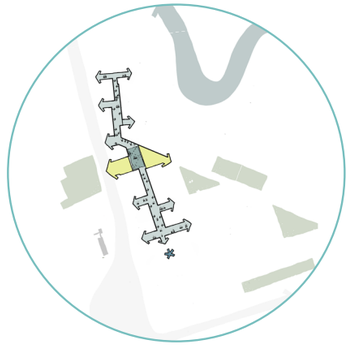
2.2.9. Whilst the Site is in close proximity to the River Lea, it is not easily accessible. New bridges across the River Lea and improved links within the neighbourhood will encourage local residents to use the river as a leisure route connecting to the Olympic Park to the north and to City Island, Good Luck Hope and the Clipper to the south east.

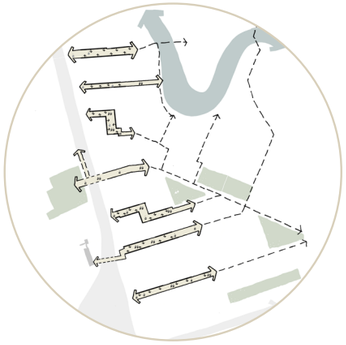
Detailed information on character areas can be found in Chapter 5 "*Character Areas*" from page 108 of this Design Code.

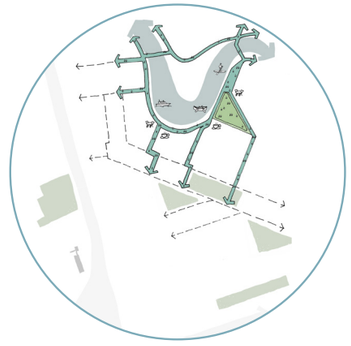

The Healthy Street


2. The High Street


3. Enterprise Yard


4. Community Lane


5. East West Links


6. The Blue Loop

# 2. 3. Access and movement strategy

## Connecting West and East Poplar for the first time in a generation, through the transformation of Abbott Road and the existing vehicular underpass beneath the A12

2.3.1. The diagram below highlights the emerging developments and connections in close proximity to Aberfeldy. The proposed bridges, east-west connections and green infrastructure investments will help to link the Site to the wider context and break the severance of the 'Aberfeldy island' which has isolated the neighbourhood for so long.

2.3.2. The Site includes a strategic east west link, identified as a Liveable Street connecting Chrisp Street Market to Canning Town. The transformed vehicular underpass to create a pedestrian and cycle route, the open spaces improvements and the traffic calming along Abbott Road will dramatically improve this key east-west connection.

2.3.3. The new constructed and planned bridges will increase opportunities for sustainable transport connecting the borough of Newham to Tower Hamlets and improve leisure opportunities along the River Lea.

2.3.4. The emerging developments and infrastructure will help address the severance and isolation of East Poplar. The new A12 cycle and pedestrian Underbridge will enable safe, pleasant and healthy journeys, reconnecting the area, improving accessibility and delivering a better environment in accordance with the Healthy Street agenda. Highland Place, the new central open space, will be a new heart for the neighbourhood.

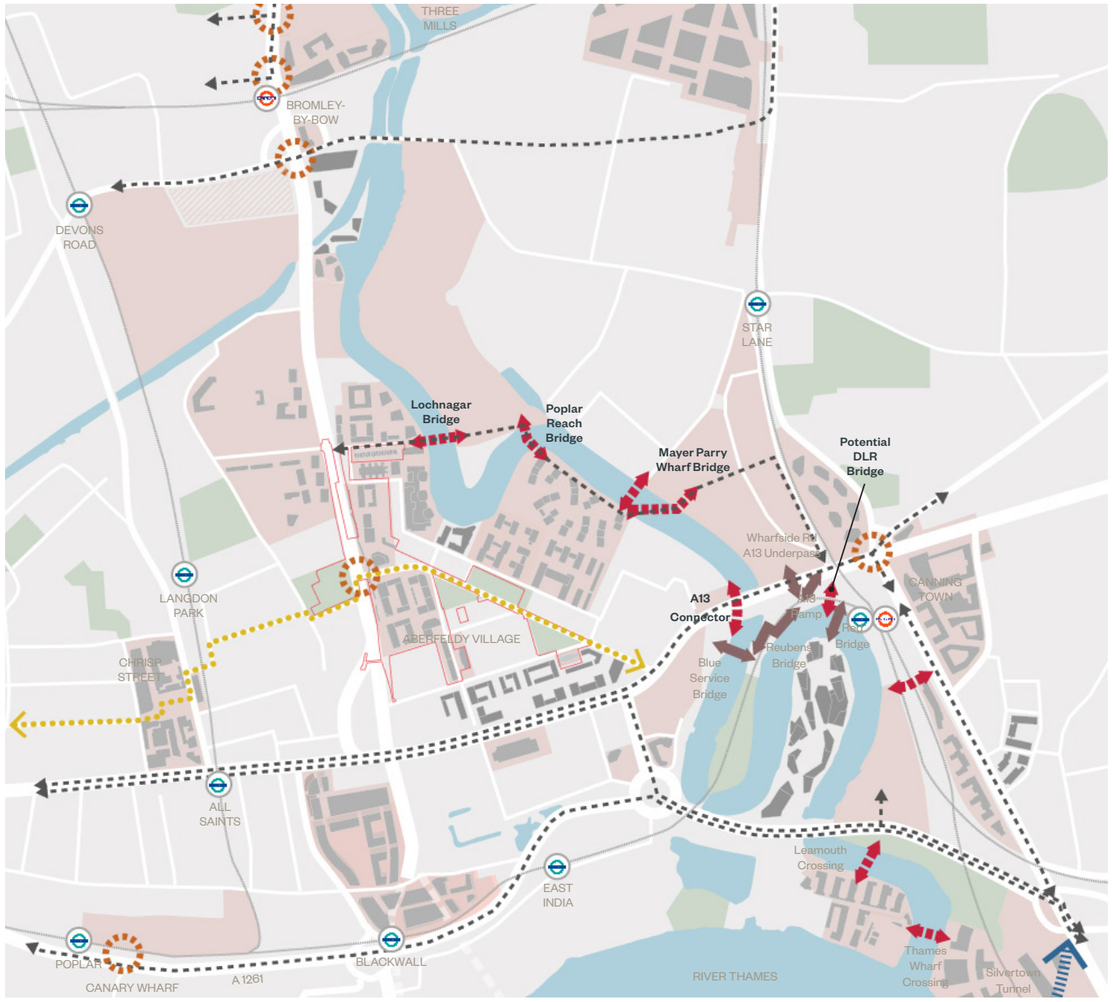



Fig.6 Map showing emerging development and emerging connections

# 2. 4. Landscape strategy

## Enabling the connection of existing, emerging and proposed green spaces, to create a child friendly neighbourhood

### Existing green infrastructure

2.4.1. The plan below identifies the existing open and water spaces both within and surrounding the Site.

2.4.2. There are a number of green spaces and parks in close proximity to Aberfeldy e.g. Jolly's Green. However these spaces are currently not well connected. The A12 presents a barrier to the Tower Hamlets Green Grid Strategy and connecting these key public spaces.

2.4.3. Within the Site, Abbott Road divides the existing green spaces of Leven Road Open Space, Braithwaite Park, and Millennium Green.

### Proposed green infrastructure

2.4.4. The Proposed Development provides the opportunity to create new green spaces of a variety of scales, alongside green infrastructure, which can connect to the existing green network. New green links will provide residents and visitors with access and improved connections to green space, across the A12 and to the riverside.

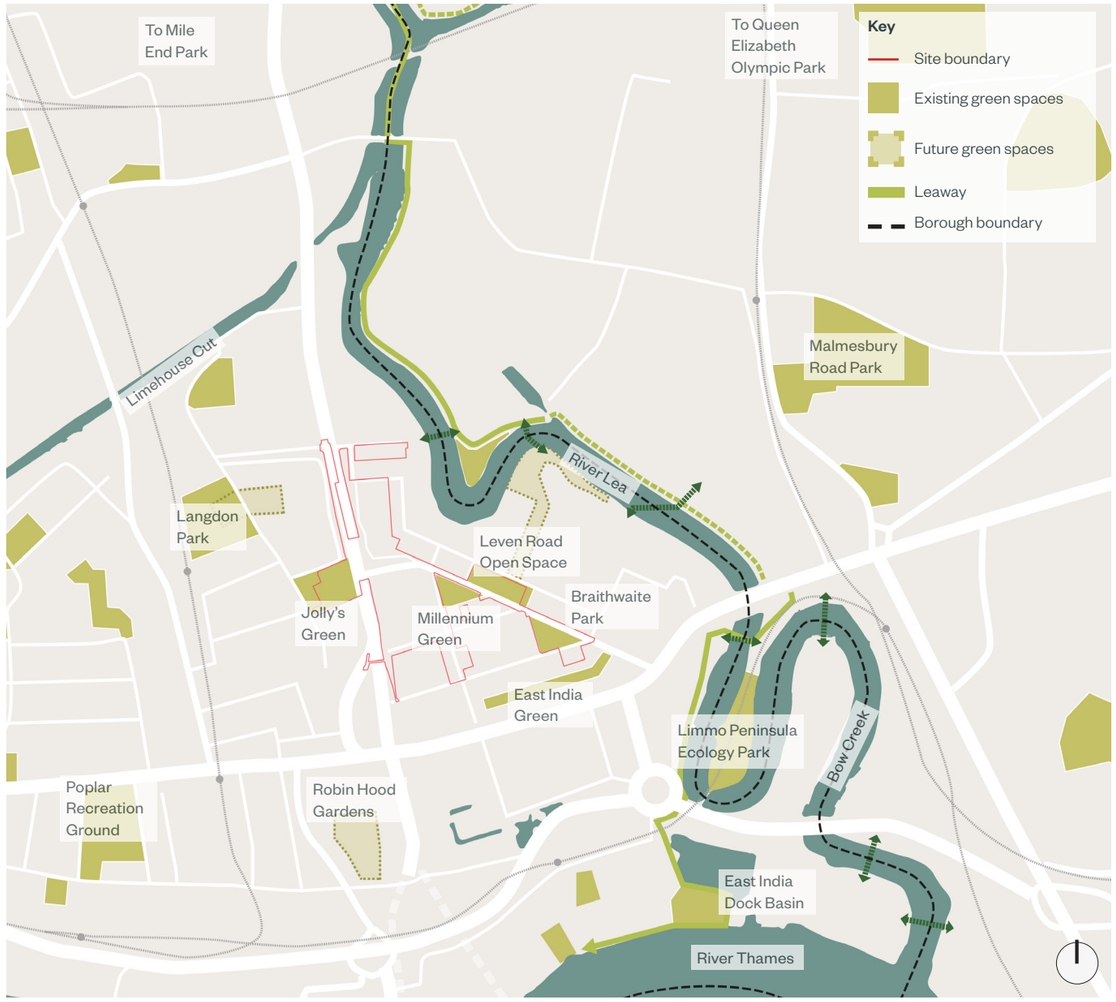



Fig.7 Existing open and water spaces

# 2.4 Landscape strategy

## Principles

2.4.5. A place to socialise, play and learn - In this exemplar London scheme, the strategy places children at the very heart of the masterplan design process. Importantly, design that places children first - and embraces the four principles of child-centred design - ultimately results in placemaking that can be enjoyed and accessed by everyone within the community.

2.4.6. A connected place - Taking guidance from London Healthy Streets policy, children **must** be placed at the top of the user hierarchy pyramid, above the average pedestrian and cyclist, and certainly above cars. Designing connectivity that embraces independence for children is key to their happiness, safety, and development, and every opportunity has been taken to listen to their needs and bake this in to the proposals.

2.4.7. A place for nature - Increasingly we are understanding the importance of access to nature, and its role - both short- and long-term, in our lives. Research shows nature has an undeniably positive impact on our physical health and well-being. For this reason, nature is woven throughout the proposals to form the backbone of masterplan.

2.4.8. These three overarching principles are delivered through three distinct principles, to ensure the ambitions and delivery are relevant to Site and place:

2.4.9. People first approach - A range of people and cultural backgrounds influence what Aberfeldy represents today, and what it will look like in years to come.

**'Love to Live - a place to belong'**



A place to socialise, play and learn



A connected place



A place for nature

**'Proudly made of East London'**



People first approach



Inspired by the past



Inspired by the existing dialect

2.4.10. Now called home by a BAME population of over two thirds, and many from a Bangladeshi background, it is essential that these voices are heard and represented through consultation.

2.4.11. Inspired by the past - Aberfeldy and the ward of Poplar are both rich in local history layered over time. Like much of east London, the area originally flourished through trade and a close proximity to the docks, which informs an industrial aesthetic adopted within the masterplan.

2.4.12. Inspired by the existing dialect - Residents with roots in other countries and religious beliefs has resulted in diverse language and cues particular to specific regions and social groups. This vibrancy is embraced in the masterplan through the use of colour and materiality, for example the Kantha street patterns of Aberfeldy Street and the Town Square.




Fig.8 Illustrative masterplan

# 2. 5. Sustainability and energy strategy

## Creation of a truly sustainable neighbourhood from strong, passive design principles

2.5.1. The scheme focuses on creating a sustainable urban environment with health and well-being being at the heart of the design strategy, with buildings and landscape which are energy efficient and sustainable.

### On a path to zero carbon

2.5.2. The masterplan takes ambitious steps to meet zero operational carbon on-site and helps address the climate emergency. We have therefore developed the masterplan with early principles in mind, this includes orientation, simple building forms and high levels of insulation.

2.5.3. The adoption of these measures will minimise energy demands and make homes comfortable and low cost for residents. The approach also provides the foundation to allow homes to meet and exceed the London Plan targets through fabric and renewable measures alone.

2.5.4. This scheme has been designed to allow the buildings delivered in the early phases to be linked to the existing Energy Centre, with the remaining buildings supplemented with individual building level heating systems, that do not rely on fossil fuels, with plant at roof level. Flat roofs allow the integration of energy produced from solar photovoltaic panels to provide a renewable supply of energy to the Site.

### Good design for effective natural ventilation and daylight

2.5.5. Dual aspect homes should include appropriate window sizes for their orientation and integrated shading from window reveals, balconies and tree planting. These design features will ensure good levels of daylight, natural cross ventilation and a reduction in overheating.

### Wind and micro-climate

2.5.6. The building form has been designed to minimise channelling and acceleration and to avoid high wind speeds at street level. Further mitigation elements such as clusters of trees, soft and hard landscape elements, recessed entrances, projecting entrance canopies and side screens also form part of the design.

### Healthy places

2.5.7. The creation of new landscaped areas such as the Healthy Street green loop brings with it local wildlife, a reduction in the heat island effect, views of green space, good access to open space and play, surface water run off is minimised through permeable surfaces and rain gardens.

### Sustainable movement

2.5.8. Reduced parking areas and electric car charging points encourage residents to use alternative methods of transport, while the new cycle route and pedestrian routes along the Healthy Street is designed to keep residents active.

### Managing waste

2.5.9. The waste management strategy has been developed to ensure provision for collection and removal throughout the construction of all phases. Refer to the Design and Access Statement of the full list of principles.

2.5.10. Demolition and excavation waste will include principles such as a target of 95% of uncontaminated demolition/ excavation waste to the diverted from landfill, excavation waste to be calculated and re-used if feasible, and pre-demolition audit of existing structure to be undertaken at early stage 3.

2.5.11. In terms of operational waste all commercial elements will need to achieve 65% recycling target and seek a zero landfill waste contract. Separate residential and commercial bin stores will be provided, with segregated areas for residual waste, mixed recycling and food waste sized in line with calculations based on LBTH waste storage requirements and BS5906.

2.5.12. Construction waste includes principles such as Site waste management plan to be produced, construction waste segregated on Site, non-hazardous construction waste generation target of ≤7.5m3 (≤6.5 tonnes) per 100 sqm and a target 95% construction waste to be diverted from landfill.

### Solar glare

2.5.13. Solar glare reflected from glazed areas of a building may affect drivers of motor vehicles or trains by impairing the visibility of signal and traffic lights, therefore presenting a potential risk for drivers, passengers and other parties.

2.5.14. Solar glare risk will be considered throughout the design process of each plot at RMA stage. This will be addressed by undertaking iterative reviews and, where relevant, technical assessments. Should instances of significant effects be identified, the design will incorporate measures to mitigate such effects and reduce them to non-significant. Design measures may include a reduction of glazing area in specific areas, introduction of non-reflective design features on the facades to help break-up reflections (such as fins, solid elements, balconies, recesses), adoption of solar control coating on the glazing, etc.

2.5.15. Where applicable, a solar glare assessment summarising the design strategy and presenting residual effects will be produced and submitted for each RMA application.

### Light pollution

2.5.16. Light pollution effects may occur where commercial buildings are proposed in close proximity to residential buildings. Sky glow, light intrusion, glare intensity and building luminance from the commercial elements may generate nuisance to residents if certain thresholds are exceeded during daytime or at night-time.

2.5.17. The potential risk for light pollution effects will be considered throughout the design process of each plot at RMA stage. This will be addressed by undertaking iterative reviews and, where relevant, technical assessments. Should instances of significant effects be identified, the design will incorporate measures to mitigate such effects and reduce them to non-significant. Design measures may include a reduction of glazing area in specific areas, introduction of solid elements on the facade, adoption of a lighting control system, blinds, etc.

2.5.18. Where applicable, a light pollution assessment summarising the design strategy and presenting residual effects will be produced and submitted for each RMA application including relevant commercial elements.

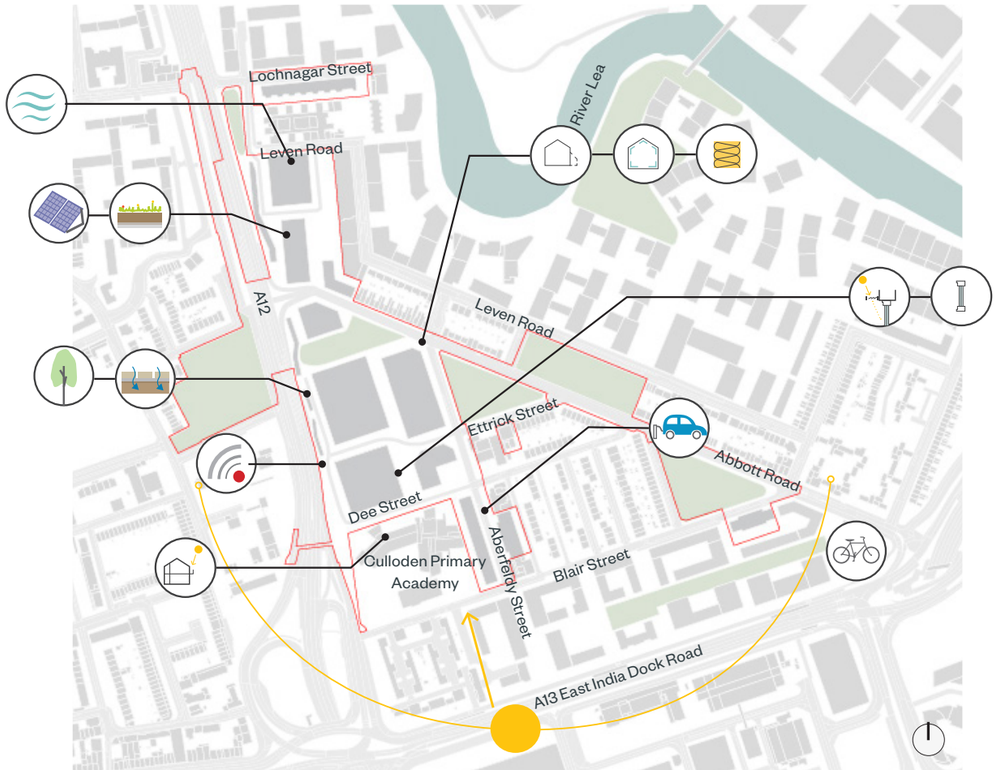



Fig.9 Diagram illustrating the principles of the sustainability and energy strategy

# 2. 5. Sustainability and energy strategy

## Energy strategy

### Heating connection and distribution

2.5.19. Buildings H1-3 and F in Phase A will connect to the existing energy centre delivered as part of the earlier phases, which has spare capacity. As plant in this energy centre comes to the end of its life, it will be replaced by equipment which will not use fossil fuels.

2.5.20. The other buildings in Phase A (Buildings I and J) will be provided with their own ASHPs and WSHPs and will be independent of the wider energy strategy.

2.5.21. A new energy centre will be delivered in Phase B. It will be located in the base of Building A1-A2 and will be served by ASHPs on the roof of building A1. This energy centre will distribute heat (in the form of hot water) to heat intake rooms serving each apartment building. This hot water will then be distributed to individual Heat Intake Units for each of the homes and non-residential units.

2.5.22. Energy strategy has been designed, and plant spaces sized, to ensure that opportunities to make use of waste heat from neighbouring sites can be taken up.

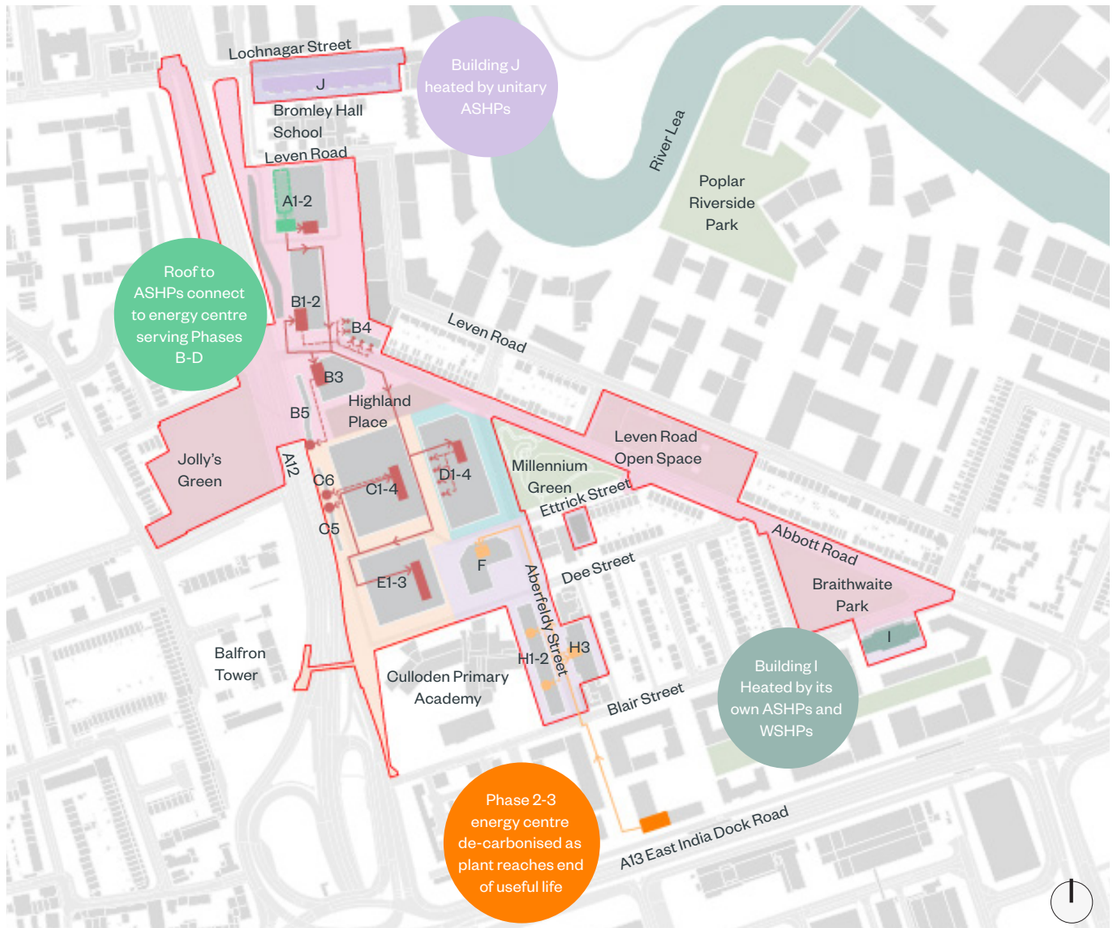


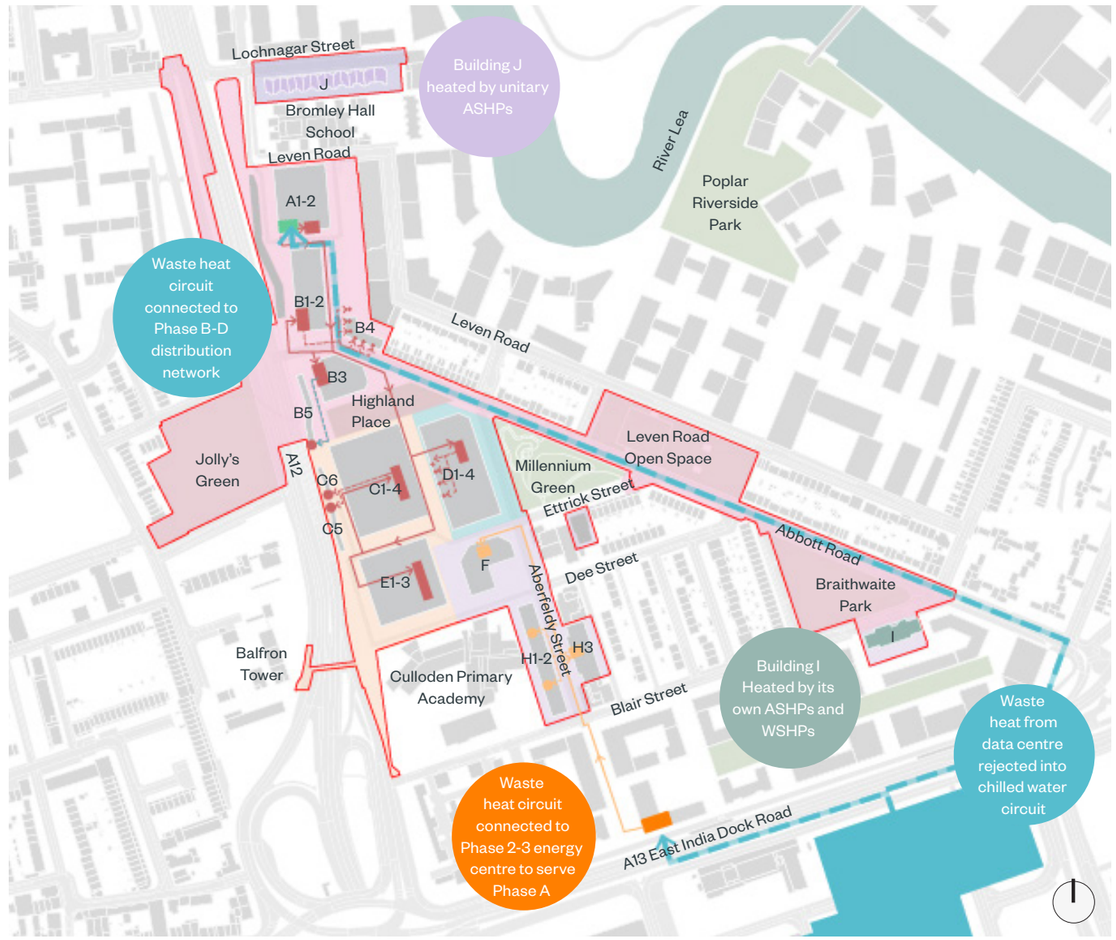

Fig.10 Heating connection and distribution plan (illustrative plan)

### Opportunities to utilise waste heat

2.5.23. Close to the Site on the south side of the A13, there are several large data centres that currently discharge a significant amount of waste heat to atmosphere.

2.5.24. A waste heat circuit from this source can be connected into both the Phase A and Phases B-D distribution networks during construction or after delivery.

2.5.25. Discussions with E.ON are ongoing and this option will be explored further at detailed design stage.




Key

- Site boundary
- Phase A
- Phase B
- Phase C
- Phase D
- Building footprint
- Plot I
- Plot J
- Existing Energy Centre - Phases 2-3
- Energy Centre (ASHPs above)
- Heat intake room Phase A
- Primary connection - Phase A
- Secondary connection - Phase A
- Heat intake room Phase B-D
- Primary connection - Phases B-D
- Secondary connection - Phase B-D
- Waste heat circuit from Data Centre
- Connection to waste heat circuit

Fig.11 Exploring opportunities to reuse waste heat (illustrative plan)

# 2. 6. Wind mitigation strategy

## Responding to site conditions to create a safe and comfortable public realm environment

2.6.1. The Proposed Development has undergone a number of iterative wind tunnel assessments to assess the wind conditions across the Site. The results from these wind tunnels have helped to inform the design development of the Proposed Development.

2.6.2. Areas of that would be windier than suitable and/or would exceed the required safety standard were identified between A and B1, B2 and B3, and between C and E when the scheme was tested at is maxim parameter massing.

2.6.3. The scheme **must** be designed to incorporate appropriate mitigation measures as required.

2.6.4. Mitigation measures have been applied to the illustrative masterplan massing for the Outline Proposals to demonstrate how a compliant scheme can be delivered within the building envelope defined by the Parameter Drawings. These include:

- Introduction of colonnades in instances in which conditions are windier than suitable at street level.
- Introduction of low level chamfers at the corners of Buildings A, B1, B2, B3, C4 and E1.
- Introduction of a chamfer the height of the building at the south west corner of building C4.

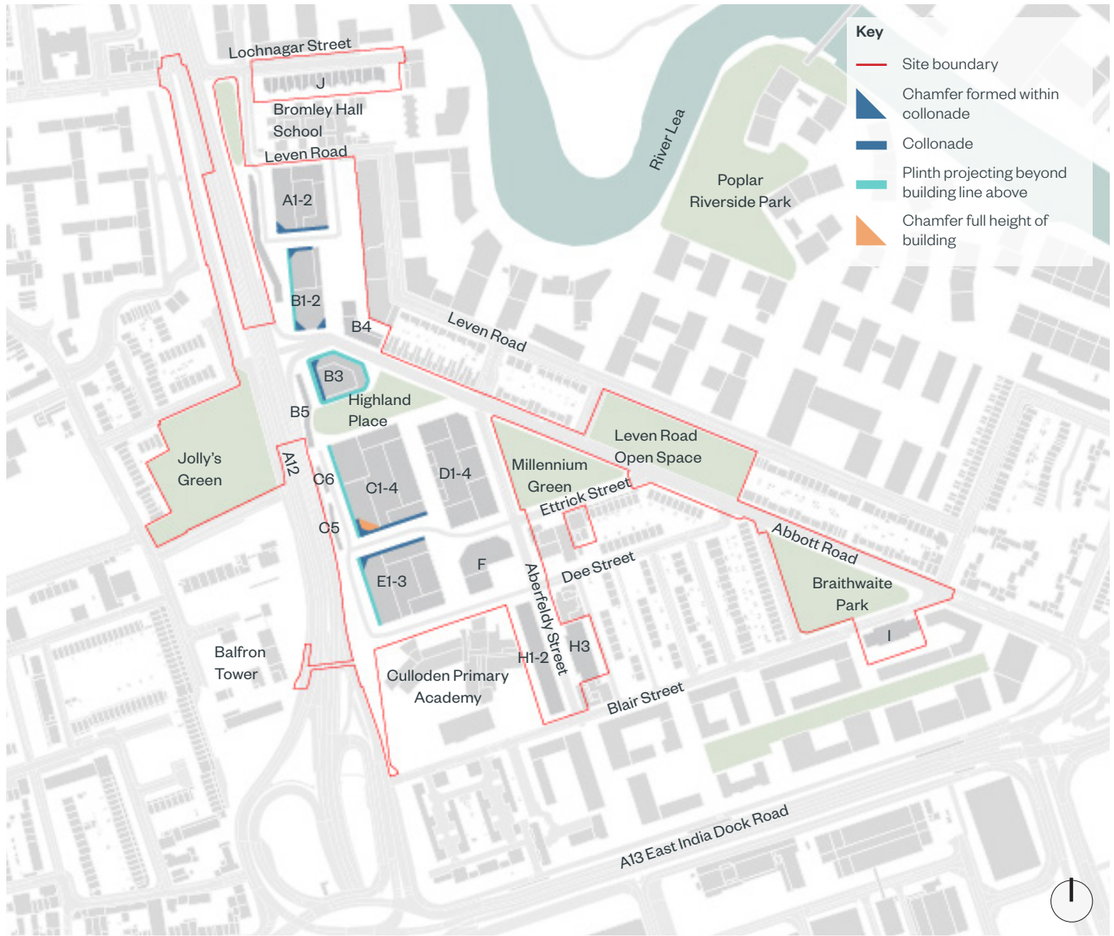



Fig.12 Wind mitigation strategy plan (illustrative plan)

2.6.5. Recommendations made in respect of planting height, density and specification have also been incorporated into the landscape proposals.

2.6.6. The Illustrative scheme demonstrates one way in which a compliant scheme can be delivered within the parameter envelope. Further wind tunnel assessments **must** take place during design development of the Detailed Proposals of each phase during the Reserved Matters application process.

2.6.7. Mitigation measured incorporated in the illustrative scheme for Building C1-C4 are shown are shown below.

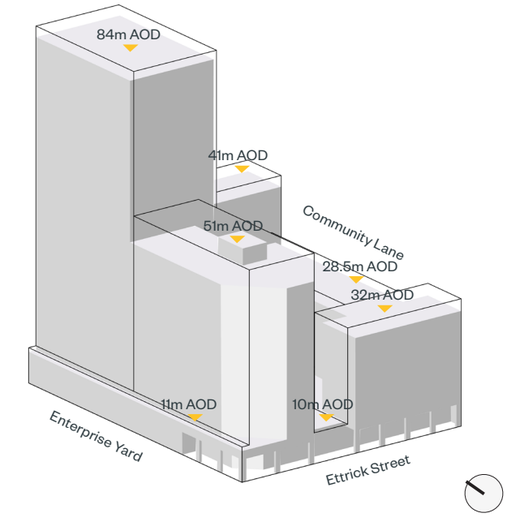



Fig.13 Massing diagram - plot C1-4 showing illustrative scheme sitting within the maximum parameter envelope

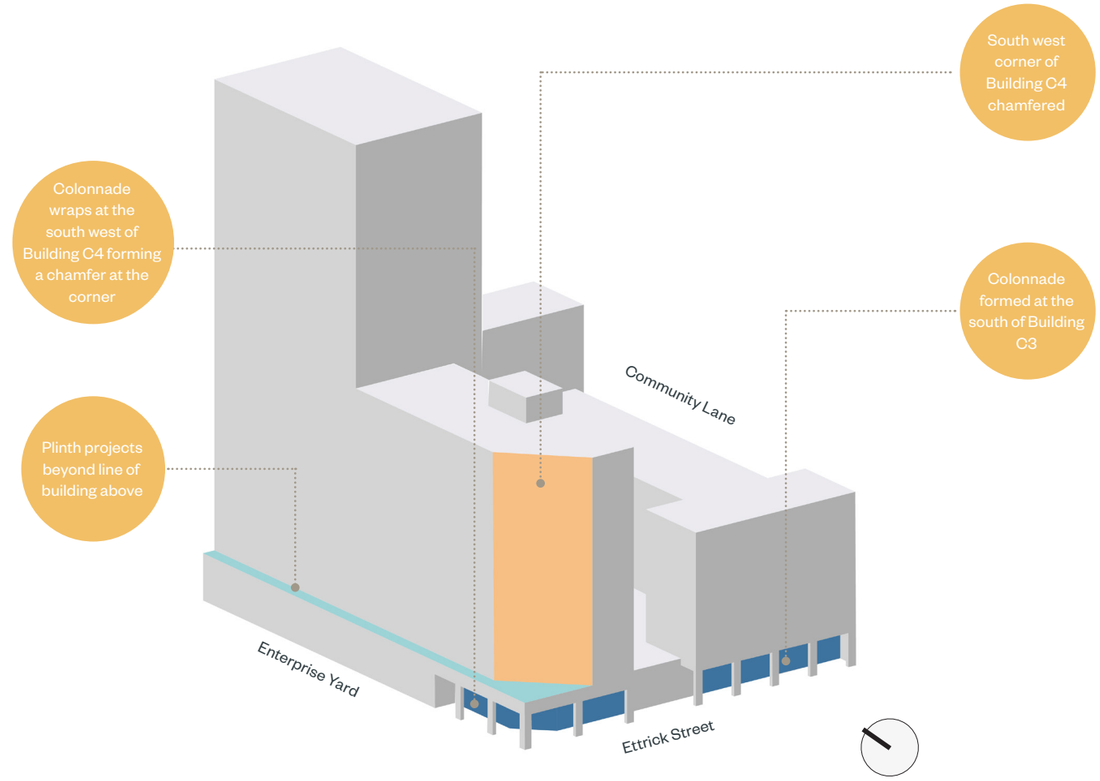



Fig.14 Building C1-4 (Illustrative proposal) showing wind mitigation measures incorporated

# 3

# THE MASTERPLAN

# 3. 1. The masterplan

## A ground breaking, landscape focussed masterplan, crafted from the qualities of Aberfeldy and the needs of its people




1 Lochnagar Street (Phase A)
2 Enterprise Yard
3 Community Lane
4 Underbridge exit/Slip Road
5 Underbridge
6 Jolly's Green
7 Highland Place
8 Abbott Road/Healthy Street
9 Community Lane
10 Millennium Green
11 Leven Road Open Space
12 Enterprise Yard
13 Dee Street underpass
14 Community Lane
15 The Town Square
16 Aberfeldy Street
17 Braithwaite Park
18 Nairn Park

Fig.15 Illustrative masterplan

### Layout

3.1.1. The Aberfeldy Village Masterplan has been designed to meet the Place Vision Pillars set out in the Aberfeldy Village Placebook. The proposal creates a new neighbourhood with a strong East London Character.

3.1.2. The masterplan layout is informed by the six threads of the masterplan which were presented over the previous pages and further discussed in the Design and Access Statement: The Masterplan. These threads form the backbone and structure of the proposal, from which a variety of streets, spaces and homes reflect their character, collectively creating a diverse and exciting neighbourhood.

**Masterplan proposals must follow the parameter plans and the information in this Design Code regarding development plots, type and indicative location of non-residential uses and amount of dwellings.**

**The proposals must also adhere to the characters as defined by these six masterplan threads - as set out in the Design and Access Statement and Design Code.**

### Access and movement

3.1.3. The proposed masterplan unlocks the Site and helps to reintegrate Aberfeldy into its surroundings by making new and improved connections into the local area. These include:

- Re-purposing the vehicular underpass for pedestrians and cyclists only and creating a new vehicular connection with the A12 further north, whilst transforming Abbott Road itself into a Healthy Street. This seeks to reduce the volume and speed of traffic entering or passing by the Site to and from the north.
- Promoting Abbott Road (the Healthy Street) as a pedestrian and cycle friendly connection and calming traffic along its length.
- Re-purposing the existing vehicular underpass as a new pedestrian and cycle Underbridge which creates an improved connection across the A12 linking Jolly's Green and Highland Place. The existing pedestrian underpass connecting Dee Street to the Balfron Tower will also be upgraded.
- The masterplan also improves permeability and connections through the Site with the introduction of two north-south routes (Community Lane and Enterprise Yard) and also significantly upgrade the existing north-south route (Aberfeldy Street).

**Masterplan proposals must follow the parameter plans and the information in this Design Code regarding access and movement hierarchy, aspirations and requirements.**

### Land use

3.1.4. The Aberfeldy Village Masterplan is a residential led mixed-use scheme which will include residential uses, retail, workspace/ employment spaces, and residential facilities.

3.1.5. Non-residential uses will generally be located on the ground and upper ground floors with residential uses above.

3.1.6. Aberfeldy Street will include the majority of retail units linking to the first phases of Aberfeldy Village Masterplan. It will act as a new Local Centre for Aberfeldy, serving new and existing residents of Aberfeldy Village and its wider surroundings. The Marketing Suite will be located along Aberfeldy Street within Building F.

3.1.7. Building B3 will host a cluster of non-residential uses in the lower floors providing overlooking and active frontage towards the pedestrian and cycle Underbridge. The plinth of this tower will house retail space, Residents Amenity Hub and the Estate Management Hub.

3.1.8. Workspace uses will be located along Enterprise Yard, in the lower floors of the residential buildings to the east or in small, narrow units that replicate the form of the existing Poplar Works buildings to the west. These spaces will be flexible in order to accommodate a range of small independent businesses.

**Masterplan proposals must follow the parameter plans and the information in this Design Code regarding type, amount and distribution of uses within the Masterplan.**

# 3. 1. The masterplan

## Massing

3.1.9. The masterplan massing and heights strategy has been designed to respect and respond to the scale of the existing Site context. The masterplan strives to achieve variation in building heights, adding diversity and interest to the roof scape and street scape. A wide range of building typologies including family houses, courtyard buildings and towers will help achieving the vision.

3.1.10. The tallest buildings are positioned along Enterprise Yard at the end of Abbott Road, marking the key east-west connection and where the six threads of the masterplan intersect.

3.1.11. Medium rise buildings are located along Aberfeldy Street, Millennium Green and the Town Square. These represent strategic moments and key areas of public realm on the masterplan.

3.1.12. Lower rise buildings sit around the perimeter of the Site, adjacent to existing low-rise buildings to help stitch the masterplan into its surroundings and respect the privacy, daylight and sunlight of neighbouring buildings. Homes between three and six storey, including family houses and smaller scale apartment buildings are part of Community Lane creating a more intimate feel along this important pedestrian friendly route.

3.1.13. Buildings along the East West Links vary between seven and ten storeys and provide a continuous frontage along these important connections. To the south of the masterplan, building heights step down to respond to Culloden Primary Academy.

**Masterplan proposals must follow the parameter plans and the information in this Design Code regarding heights and massing.**

## Public realm and Landscape

3.1.14. The public realm of the masterplan takes a "people first" approach, whilst being inspired by both the past and the existing dialect. The open space strategy is centred around the design principle of the Healthy Street - the thread of the masterplan which connects all existing open spaces together along a pedestrian and cycle friendly route, to make the individual open spaces feel like one larger open space. These open spaces include:

- The Green, a combined area of Millennium Green and Leven Road Open Space, will have a mix of natural elements and play, alongside a strong focus on activity with opportunity for a multi-use game court and outdoor gym.
- Enhancements to the existing Braithwaite Park will place a strong natural focus on this space, which improves the ecological and biodiversity value of this area and provides opportunities for natural play.
- East India Green and Poplar Riverside Park are also in close proximity to the masterplan, with good connections and will add to the offer of green open spaces.
- The masterplan also proposes a number of new open spaces. These are a variety of hard and soft spaces, which collectively create a varied public realm:
- Highland Place - Located at the heart of Aberfeldy Village Masterplan, Highland Place marks the convergence of the masterplan threads with a landmark building, tower B3 which is home to the Resident Hub, the new pedestrian Underbridge connection, and opportunities for play and recreation. Highland Place will have a mix of soft and hard surfaces with areas of seating, play and planting. It connects to Jolly's Green to the west.
- Culloden Green - A central lawned space along Community Lane, which offers a moment of relief at the widest part of this route. Culloden Green will offer doorstep play for families.
- The Town Square - A flexible, hard surfaced public space along Aberfeldy Street, located at the important junction where Dee and Ettrick Streets connects to Aberfeldy Street. The Town Square also offers the opportunity for community events, markets, seating and gathering.

**Masterplan proposals must follow the parameter plans and the information in this Design Code regarding type, amount and distribution of public realm and landscape elements within the masterplan.**

## Look and feel of the neighbourhood

3.1.15. The proposed scheme includes a clear material strategy

**Tall buildings should have a similar language across the masterplan and follow the Design and Access Statement: The Masterplan and Design Code for detailed information about buildings composition and appearance.**

**Building and public realm materials must be of high quality, durable and easy to maintain.**

# 3. 2. Layout

## Use and amount

3.2.1. Aberfeldy Village Masterplan will provide a mixed used development, comprising of the following:

3.2.2. The Design and Access Statement provides an indicative mix for the Masterplan.




**High quality housing**

Up to 1.609 affordable and private homes




**Improved east west connections**

Improvements to existing Dee Street underpass




**Revitalised High Street**

A new High Street




Provision of **internal vehicle access route** and **traffic calming of Abbott Road**

Pedestrian focused Healthy Street




**Employment opportunities**

New workspaces




**Improved east west connections**

Pedestrianisation of the vehicular underpass




**Substantial upgrades to existing open spaces** - Millennium Green, Leven Road Open Space, Jolly's Green and Braithwaite Park

**New public open space**

New public open space delivered as part of Highland Place

# 3. 2. Layout

## Construction phases

**Phasing which delivers new homes, shops and substantial landscape improvements in the first phase**

3.2.3. The phasing of the masterplan is designed to be incremental and includes four construction phases. These are illustrated in the diagram below.

3.2.4. The first phase, Phase A, which is part of the Detailed Proposals, provides an important link to the extant permission and the proposal displayed in this Design Code. It includes the development of the majority of Aberfeldy Street with retail units, the Marketing Suite, the Town Square and the redevelopment of Blairgowrie House. This phase sees the demolition of the buildings along Aberfeldy Street, the Aberfeldy Neighbourhood Centre, Tartan House and Blairgowrie House. Public realm improvements to Leven Road Open Space and Braithwaite Park will be carried out within this time frame.

3.2.5. Phase B includes the demolition of the Nairn Street Estate, to the north of the masterplan, and the construction of a variety of homes, including family houses along Nairn Street and new workspace along Enterprise Yard. Highland Place, the landmark tower B3 and improvements to Jolly's Green are also part of this phase.

3.2.6. Phase C includes a large proportion of residential development and requires the demolition of the buildings along Balmore Close, Kilbrennan House and Jura House. Courtyard buildings C and E and some workspace buildings along Enterprise Yard will be built in this Phase.

3.2.7. Phase D, the final phase, sees the completion of the northern side of Aberfeldy Street with a residential courtyard block (plot D). This phase also improves the connection between Millennium Green to Highland Place.




Fig.16 Plan showing construction phases (illustrative plan)

## Plots overview

3.2.8. Aberfeldy Village Masterplan comprises of 15 development plots, four of which belong to Phase A (the detailed component). The plot distribution is shown on the Parameter Plan "Building plots" and on the illustrative diagram below.

3.2.9. The orientation and the distribution of the plots allow for good level of lighting and adequate space for streets and open spaces (private, communal and public).

3.2.10. Most of the plots include an area of dedicated amenity space.

3.2.11. The development plots set the extent of the building zones, including limits of deviations and alignment. Further breakdown and guidance are provided in Chapter 6 "Plots and Buildings".

**Design proposals must follow the Parameter Plan "Building Plots", which also includes key distances between plots.**

Further guidance and rules applying to each plot are proved within Chapter 6 "*Plots and Buildings*" from page 194 of this Design Code.




Fig.17 Plan showing development plots (illustrative plan)

# 3. 2. Layout

## The sections on the following pages illustrate the relationship between plots, streets and open spaces

### Section AA

Section AA cuts through the generous courtyards of plots E1-3 and C1-4 where the shared external space is located. Along the East West routes, the heights are consistent and they increase toward the centre of the Site, where the taller buildings are located. Between plot C1-4 and B3, Highland Place is approximately 35 meters wide.

A café could activate the northern plinth of the Underbridge approach and residential facilities and a concierge are located in the base of building B3 (the tallest building) providing active frontage to the new cycle and pedestrian route at different times of the day. Abbott Road to the north of B3 is a key vehicular route to and from the Site and includes the 309 bus route which turns right along the A12.

The taller element within plot B1-2 is located to the south, clustering with towers C1 and B3. To the north the scale of the buildings reduces with the lower, northern leg of B1-2 linking to the courtyard plot A1-3.

The massing here is reduced, in response to Bromley Hall School and the family houses along Lochnagar Street to the north (within plot J, part of Phase A Detailed Proposals).




Fig.19 Illustrative Site sections - key plan

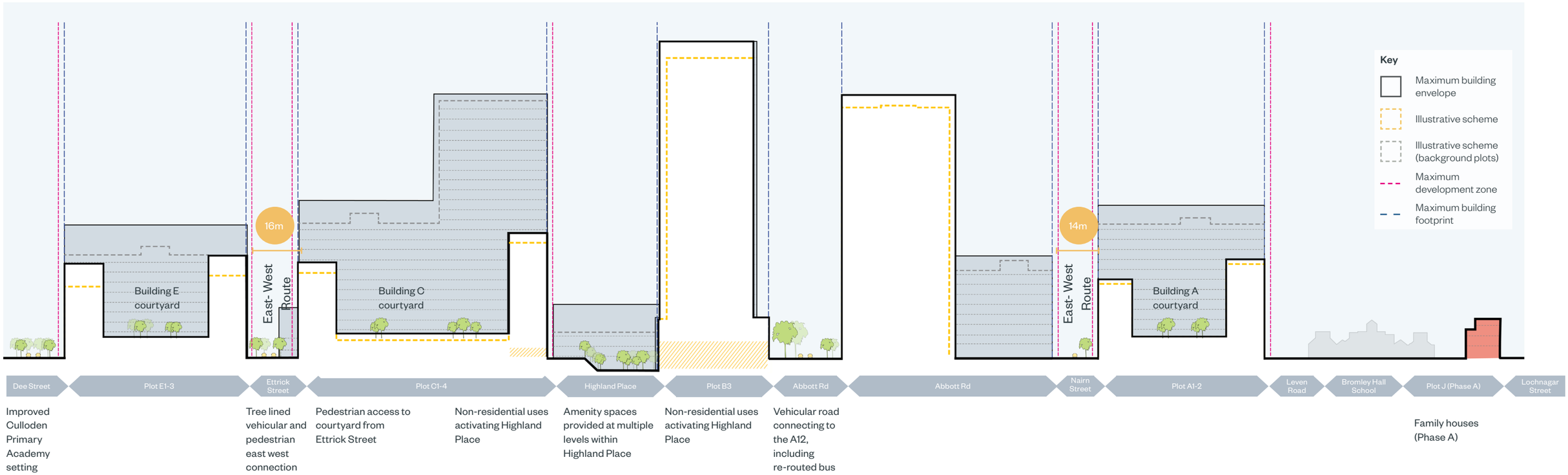



Fig.18 Illustrative section AA

# 3. 2. Layout

## Section BB

Section BB highlights the relationship of the plots between the A12 to the west and the existing Atelier Court  to the east. New trees and landscape improvements act as a buffer between the A12 and the existing Poplar Works building.

Enterprise Yard in this location is approximately 13 meters wide and it includes seating and play opportunities. Plot B1-2 sits between Enterprise Yard and Community Lane. Community Lane north includes a one way vehicular route. The end of the indicative section shows the relationship between Nairn Park and the existing Atelier Court along Leven Road.

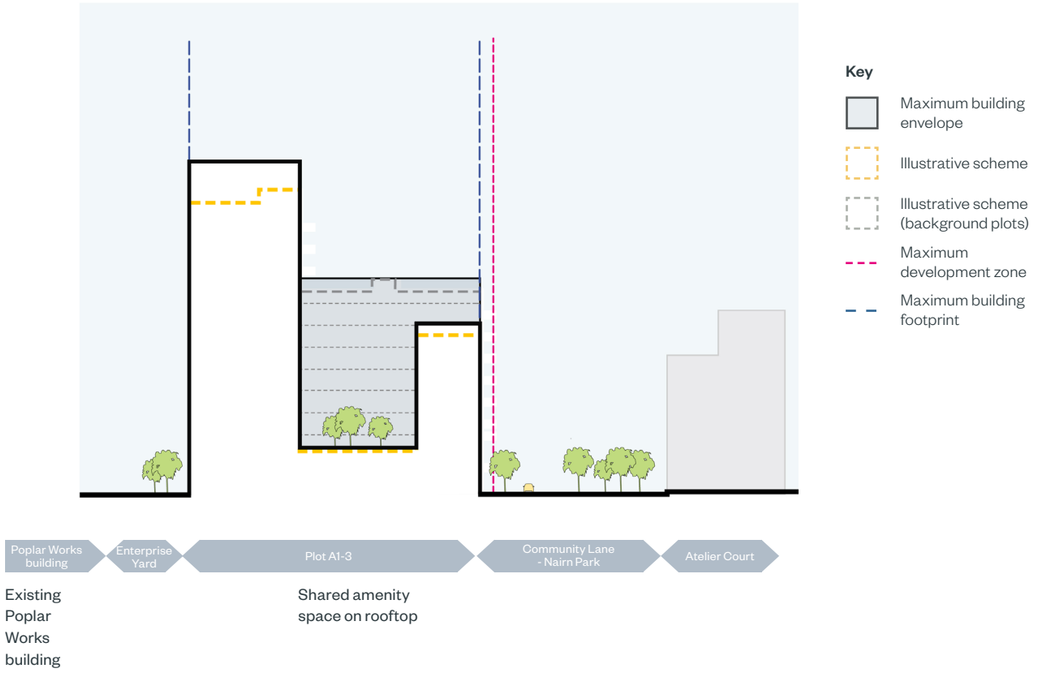



Fig.20  Illustrative section CC

## Section CC

Section CC cuts through the southern part of the masterplan between the A12 edge and the upgraded Millennium Green through plots C1-4 and D1-4. Starting from the west, Enterprise Yard in this location consists of a lower workspace building adjacent the A12 fronting plot C1-4 which includes workspace uses at ground floor. The street, which is a secondary vehicular route, is approximately 12 meters wide at this point.

The courtyard within plot C1-4 includes shared amenity space and access to private amenity space. Further east, Community Lane is a pedestrian and cycle route with heights decreasing, including a 6-8 storeys building on one side fronted by 3 storey houses.

Towards Millennium Green a 10 storey building (including a 2storey setback) provides a backdrop to the improved open space. In the northern section of Aberfeldy Street on street parking is provided.

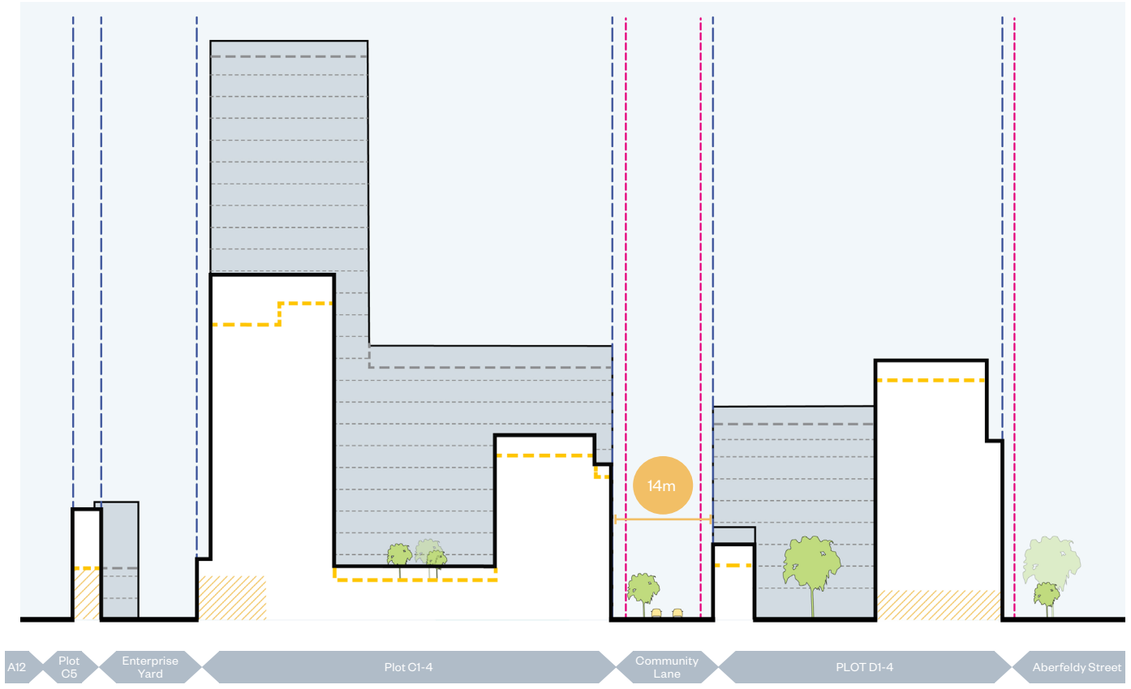



Fig.21  Illustrative section CC

# 3. 2. Layout

## Character areas overview

3.2.12. Aberfeldy Village Masterplan comprises of five character areas structured by the threads of the masterplan. The character areas are defined by the immediate context, type of buildings, scale, uses, landscape strategy and materials.

3.2.13. As illustrated in the diagram below, a single plot can sit within different character areas. For example, the western elevation of plot A1-2 sits within the Enterprise Yard character area, the southern to the East West links and the eastern elevation belongs to Community Lane.

**The proposals must follow the suggested character areas in order to ensure a cohesive neighbourhood.**

Further guidance and rules applying to each character areas can be found in Chapter 5 "*Character Areas*" from page 108 of this Design Code. More information on character areas, including vision and objectives, can be found in Chapter 3 "*The Masterplan*" of the " Design and Access Statement: The Masterplan".

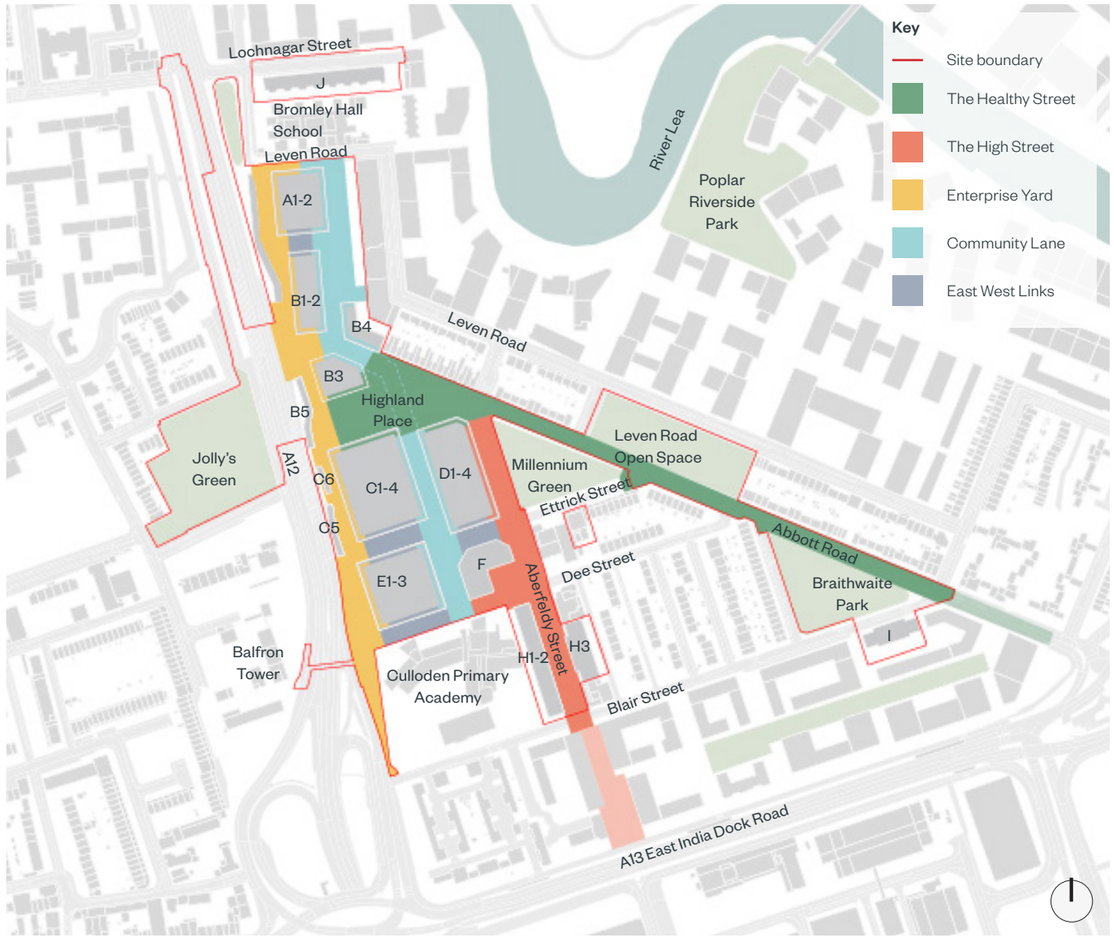



Fig.22 Plan showing the character areas distribution across the masterplan (illustrative plan)



# 3. 3. Access and movement

## Movement strategy

3.3.1. The proposed masterplan is based on a clear and legible street network to ensure a safe and active environment. To the north, a one-way loop around plot A1-2 from Leven Road provides vehicular access to plots A1-2, and B2.

3.3.2. Abbott Road is a primary vehicular route and a key pedestrian and cycle connection. The existing vehicular underpass has been re-purposed for pedestrians and cyclists only and a new vehicular connection with the A12 has been created further north, whilst transforming Abbott Road itself into a Healthy Street.

3.3.3. The network of secondary streets has been designed to encourage slow traffic movement and greater pedestrian and cyclist activity.

3.3.4. Enterprise Yard runs north south along the A12 corridor and will be accessed from Leven Road to the north and Dee Street to the south.

3.3.5. The east west routes are based on the existing street pattern (Dee Street and Ettrick Street) and retain vehicular movement. Hard and soft landscaped spaces create special moments within the wider movement network. Please refer to Chapter 4 "Public Ream" for more detail. Community Lane is the main north south internal pedestrian and cycle route with emergency access only.

3.3.6. The transformation of the existing vehicular underpass into a pedestrian and cycle only route will connect Highland Place to Jolly's Green and the existing subway adjacent to Dee Street and Culloden Primary Academy will be improved.

3.3.7. The existing route of the 309 bus still follows the same route through the Aberfeldy estate and connects with Abbott Road to join the A12 at a new vehicular junction.

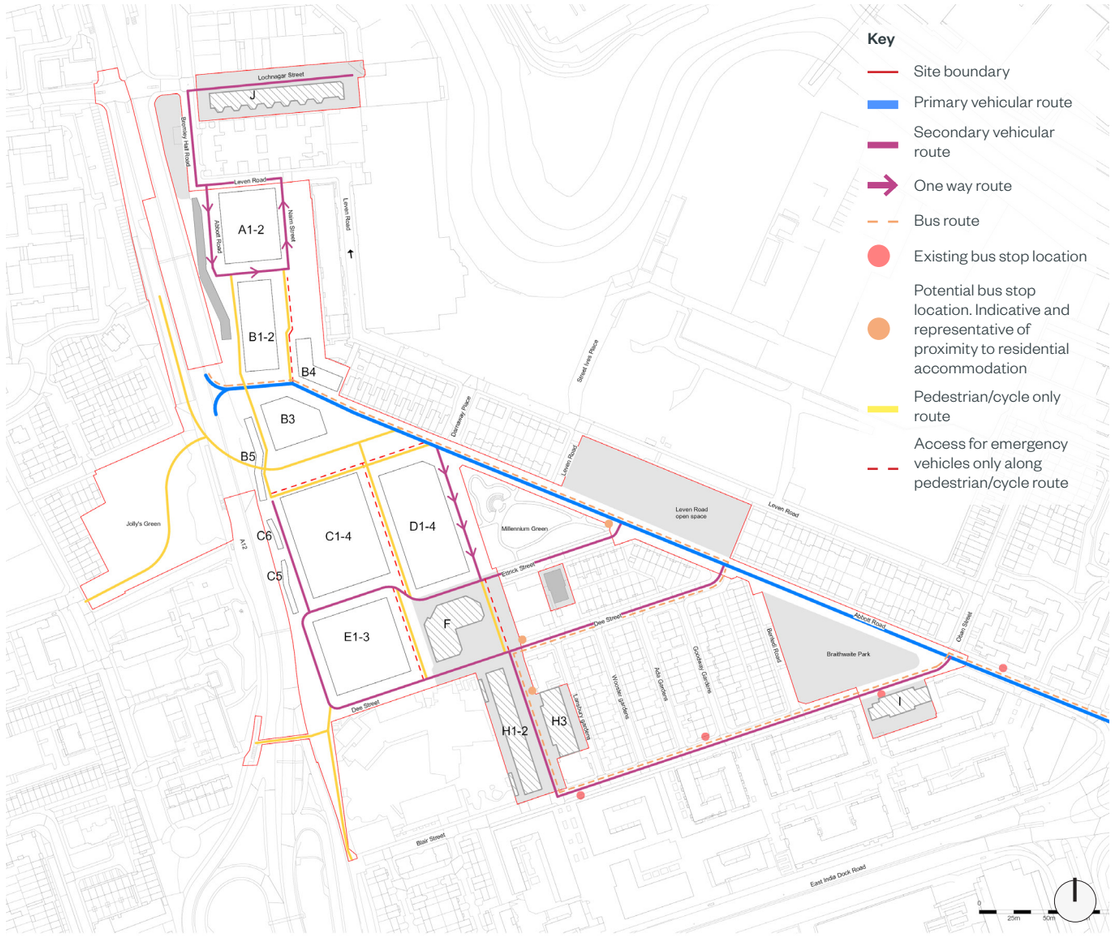



Fig.23 Parameter Plan extract - access and circulation (refer to the submitted Parameter Plans)

# 3. 3. Access and movement

## Primary and secondary streets

3.3.8. All primary and secondary streets **must** be designed to be cycle and walking friendly.

3.3.9. Vehicular access to podium car park **must** be provided from Enterprise Yard and vehicular access from Community Lane **must** be avoided. Pedestrian access to podium **should** be provided from the east-west connections preferable from the southern side of the plots to create a break which allows sunlight into the courtyard.

3.3.10. Internal site highways **must** be suitable for buses to operate and accommodate bus stops and bus stands.

**New development must follow the Parameter Plans and the Design and Access Statement: The Masterplan to ensure a coherent movement strategy and encourage pedestrian and cycle friendly streets including opportunities for play along the way and socialising.**

**Emergency access must be provided across the masterplan following policy requirements. All streets must be cycle accessible.**

Background information on movement strategy, including Site wide principles and detailed street arrangement can be found in Chapter 5 "*The Masterplan*" of the "Design and Access Statement: The Masterplan".

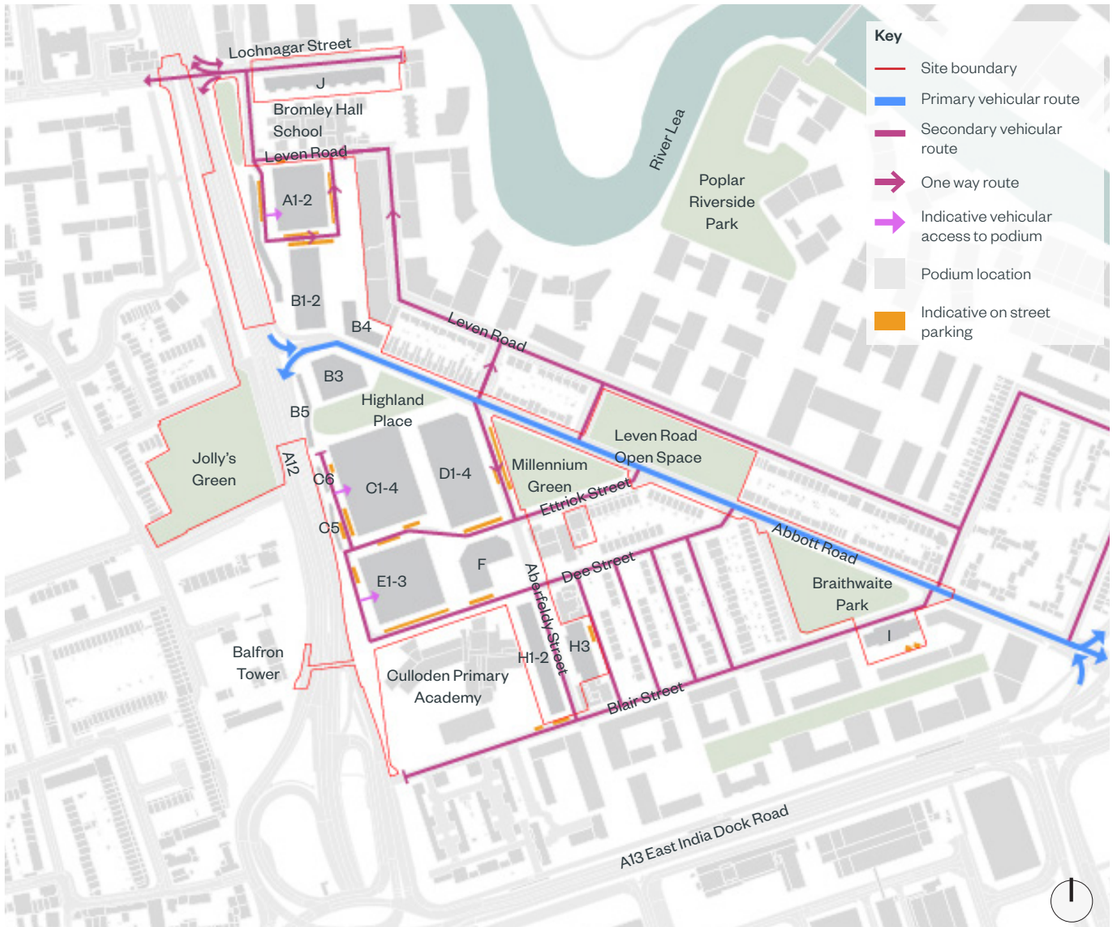



Fig.24 Primary and secondary routes plan (illustrative plan)

## Car parking strategy

3.3.11. Accessible parking **must** be provided in line with the London Plan standards (3% of all dwellings)

3.3.12. The proposals **should** include a combination of off-street and on-street spaces, approximately 4 EV car clubs spaces and 100% electric charging provision.

3.3.13. On street car parking spaces **must** include an appropriate planting strategy to avoid car dominated streets. On street parking **must not** be included along Community Lane, except for the eastern side of plot A1-2 (where the loop road will be located).

**Standard parallel bays must be 1.8 wide x 6m long, accessible bays must be 6.6m long x 2.7m wide with an further 900mm wide clear zone on the footway (unmarked).**

**At least 20 per cent of parking spaces must have active charging facilities, with passive provision (underground cabling to all bays and sub-station capacity) for all remaining spaces.**

**Vehicle charging points - must be no larger than 300mm deep x 400mm wide. Separate feeder pillars are not permitted.**

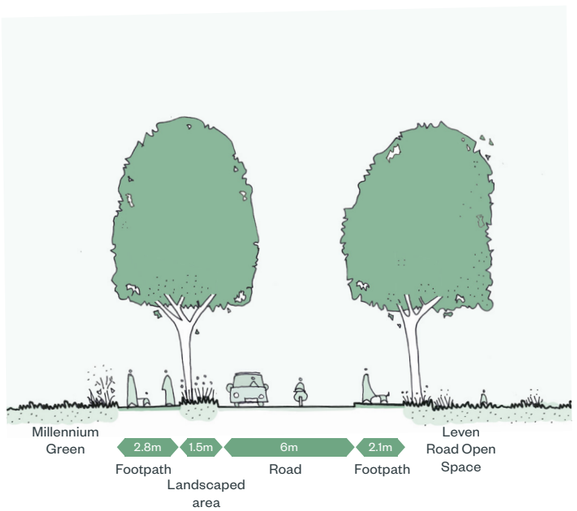



Fig.25 Illustrative street section AA - primary street (Abbott Road)

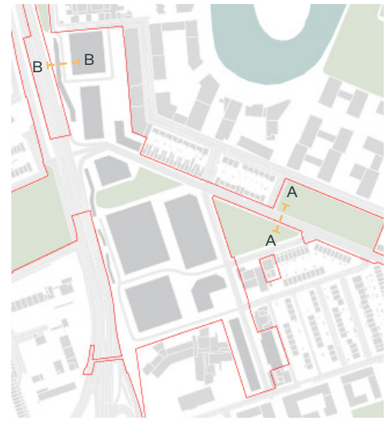



Fig.26 Primary and secondary routes - sections key plan

**Loading bays should be a minimum of 12m long and 3m wide.**

**Disabled bays should aim to be on the same side of the street as the destination lobby entrance.**

**Parallel parking bays should be in runs of no more than 3 with street trees at either end wherever space allows.**

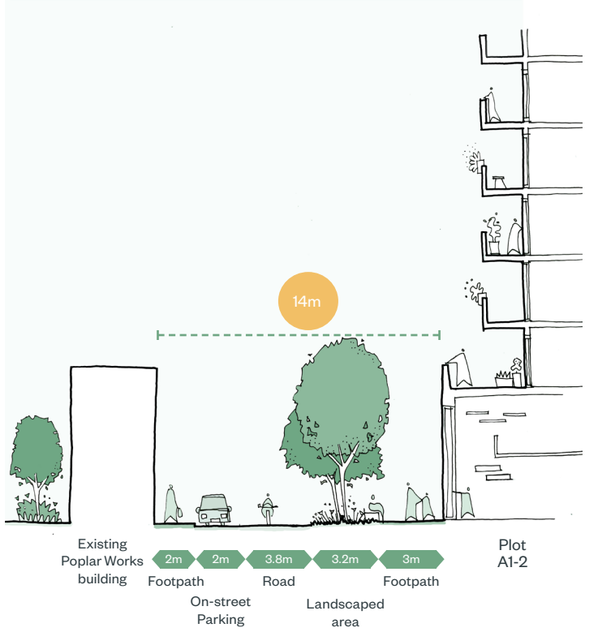



Fig.27 Illustrative street section BB - secondary street (Enterprise Yard)

# 3. 3. Access and movement

## Pedestrian and cycle routes

3.3.14. The proposed masterplan prioritises pedestrian and cycle movement ensuring safety and wider network legibility linking Aberfeldy to the wider east-west and north-south existing and proposed routes.

3.3.15. Community Lane is the primary pedestrian and cycle route offering a range of connected open spaces. Abbott Road is the key cycle link connecting the Aberfeldy Island to Chrisp Street market to the west and Canning Town to the east.

3.3.16. A safe and direct pedestrian and cycle crossing of the A12 has been created with the proposals for Highland Place and the improvements to the Dee Street Underpass.

**Future proposals must design streets and open spaces to promote and encourage walking and cycling.**

**The location of communal access cores should follow the indicative strategy included in the diagram below.**

**Communal lobbies must be clearly identifiable from the streets, must be tenure blind and must be visually permeable. Communal lobbies must have appropriate dimensions and include additional functions when possible.**

**Cycle spaces within public realm must be provided for both residential and non-residential uses. The cycle storage strategy must respond to London Plan 2021.**

**Key**

- Site boundary
- Emerging bridges and crossings

**Pedestrian movement**

- Existing signalised crossings
- Traffic free routes
- Pedestrian routes
- Indicative pedestrian access to podium

**Cycle movement**

- Emerging east-west connection
- Dedicated cycle route
- Supporting cyclable spaces
- Cycle friendly crossing
- Indicative location for cycle spaces within public realm

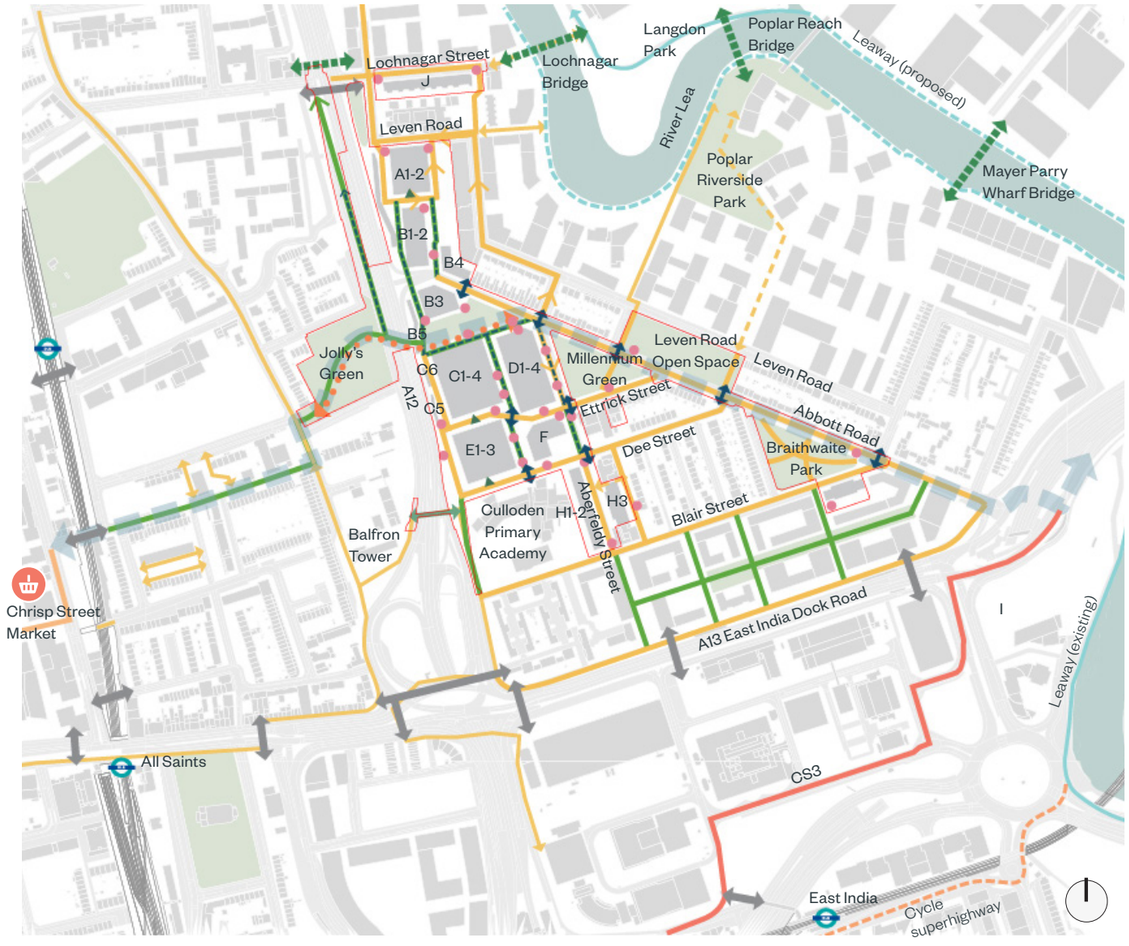



Fig.28 Pedestrian and cycle routes plan (illustrative plan)

## Cycle parking strategy

3.3.17. Long-stay cycle parking **must** be provided in line with the London Plan standards and amounts (to approximately 2,900 parking spaces).

3.3.18. Short-stay cycle parking **must** be provided in line with London Plan standards as a minimum.

**Cycle parking should always be provided in a minimum row of 2 stands.**

**Colours and finishes of cycle stands should consider maintenance and the high impact nature of stands.**

**Consideration must be made for accessible cycle parking in terms of layout and access to cycle stands.**

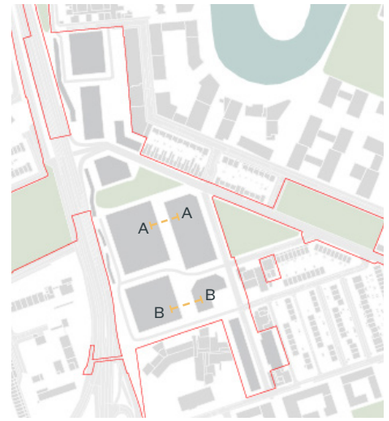



Fig.29 Pedestrian and cycle routes - sections key plan

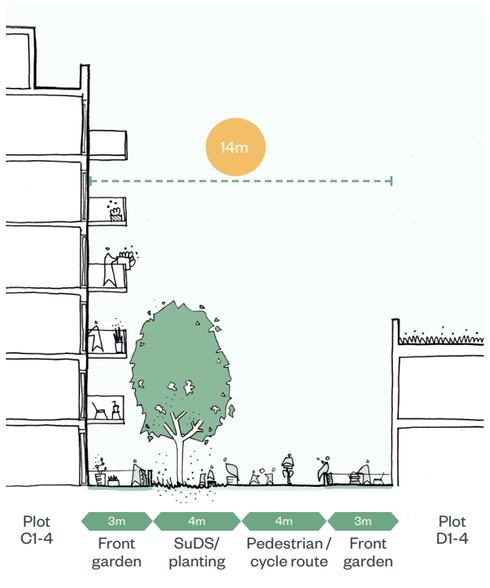



Fig.30 Illustrative street section AA - pedestrian route (Community Lane south)

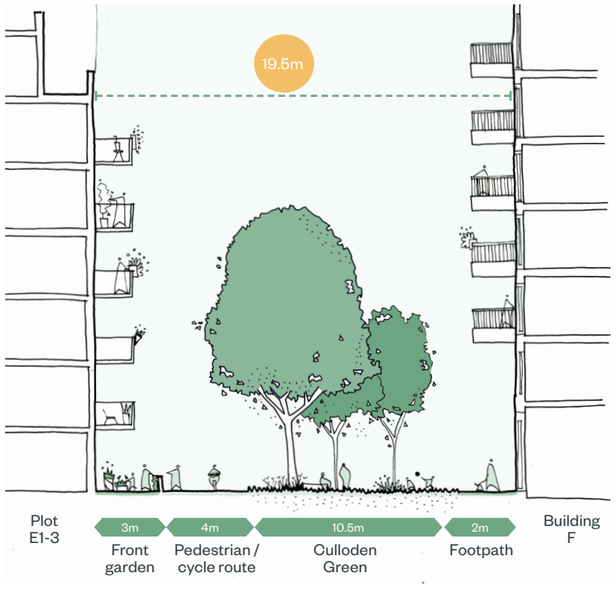



Fig.31 Illustrative street section BB - pedestrian route (Community Lane, Culloden Green)

# 3. 3. Access and movement

## Servicing and refuse routes

3.3.19. Aberfeldy Village Masterplan includes a range of refuse storage and collection strategies.

**Proposals should include:**

- **Traditional communal Eurobin collections - Buildings F, H1, H2 and H3**
- **SULO underground collection - Building I**
- **Traditional individual wheelie bin collections - Building J**
- **Portable waste compactors in podiums - Buildings A, B, C, D and E**

**Inactive frontages must be avoided. Commercial refuse stores should be located along Enterprise Yard and residential refuse stores on secondary elevations.**

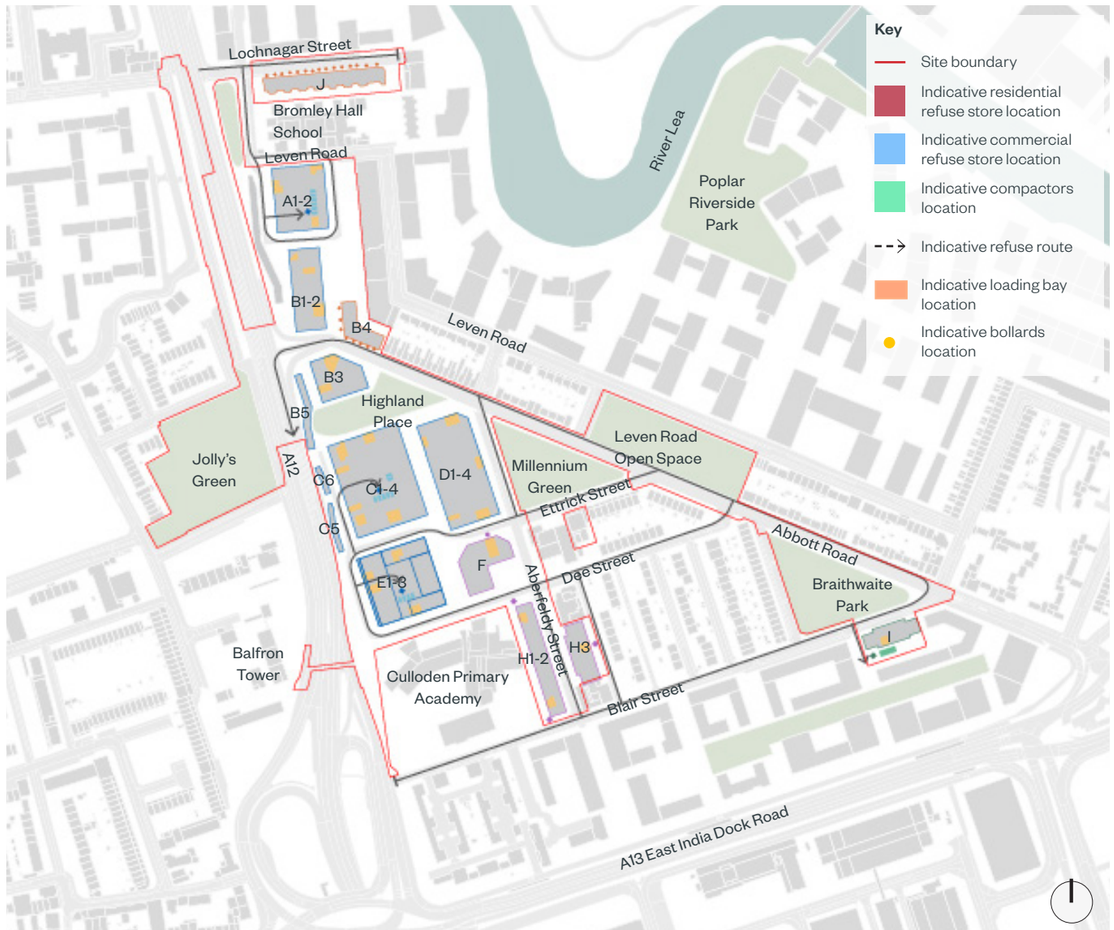



Fig.32 Refuse Strategy plan (illustrative plan)

## Inclusive design

3.3.20. Inclusive design is central to the policies of the London Plan 2021, with mention of it throughout the text of the Plan. Policy D5 states: "Development proposals **should** achieve the highest standards of accessible and inclusive design. They **should**:

- Be designed taking into account London's diverse population;
- Provide high quality, people-focused spaces that are designed to facilitate social interaction and inclusion;
- Be convenient and welcoming with no disabling barriers;
- Providing independent access without additional undue effort, separation or special treatment;
- Be able to be entered, used and exited safely, easily and with dignity for all.

3.3.21. The Commission for Architecture and the Built Environment published a guide called "The Principles of Inclusive Design" in 2006, which states that inclusive design:

- Places people at the heart of the design process;
- Acknowledges diversity and difference;
- Offers choice where a single design solution cannot accommodate all users;
- Provides for flexibility in use; and
- Provides buildings and environments that are convenient and enjoyable to use for everyone

3.3.22. These criteria are important factors in recommending the most inclusive (not just accessible) solutions for a development within the client's resources. Inclusive environments remove obstacles for all potential users, especially people who have one or more of the protected characteristics listed in the Equality Act 2010.

Further guidance and information on Inclusive Design are proved within the dedicated Chapter 8 "*Inclusive design*" of the "Design and Access Statement: The Masterplan".

### Inclusive design principles

3.3.23. Access provisions incorporated into the proposals at this stage that are key to the aim of providing an accessible environment are:

- Ensuring pedestrian and cycling routes as inclusive as possible;
- Animating street frontages of building to provide interest, passive surveillance, safety and convenience for all users, especially older and disabled people, children and their carers;
- Provision of mixed use on the Site, reducing travel distance to work, eat and socialise which are especially critical for older and disabled people with limited mobility;
- Optimize the locations of vertical circulation within the new buildings and horizontal connections; and
- Promoting the concept of inclusive design within the design team.

3.3.24. The public realm, including play, has been designed taking account of relevant policy including: LBTH's Local Plan 2030, and SPD Designing High Density Living. In addition, the proposals respond to relevant guidance and policy of The London Mayor including: The London Plan, The Good Growth by Design : Making London Child Friendly and Housing Design Guide.

3.3.25. Inclusivity has been placed at the heart of the public realm approach to make it as accessible as possible to the widest range of users. Design has not only considered physical disabilities, such as mobility and visibility but also neuro-diversity.

3.3.26. Safety and security of all users is key to inclusivity and access at Aberfeldy. This has been guided by Secure by Design principles and The London Mayor's Safety in Public Spaces policy and particular attention has been given to sometimes overlooked groups such as women, girls and gender diverse people.

**Proposals must follow inclusive design principles in order to allow equal access to everyone, including all age-groups and abilities.**

# 3. 4. Land use

## Land use overview

3.4.1. Aberfeldy Village Masterplan is a mixed-use neighbourhood. The plan below identifies the locations of residential and non-residential uses within the proposed development.

3.4.2. Workspace and commercial uses at ground floor are located along Enterprise Yard, while Community Lane is a residential only area. Retail at ground floor is introduced along the High Street character area and Plot B3 will include retail at basement level, accessed from the underpass approach, with two storeys of residents' facilities above.

**Proposals must provide non-residential uses in accordance to the land use distribution strategy.**

**The proposals must follow the Parameter Plans "Land Use Basement", "Land Use Lower Ground Floor Plan", "Land Use Upper Ground Floor", "Land Use First Floor" and "Land Use Upper Floors".**

**Planning use classes will be designated for each location and set out in the Development Specification**

More information on land use can be found in Chapter 3 "*The Masterplan*"of the "Design and Access Statement: The Masterplan".

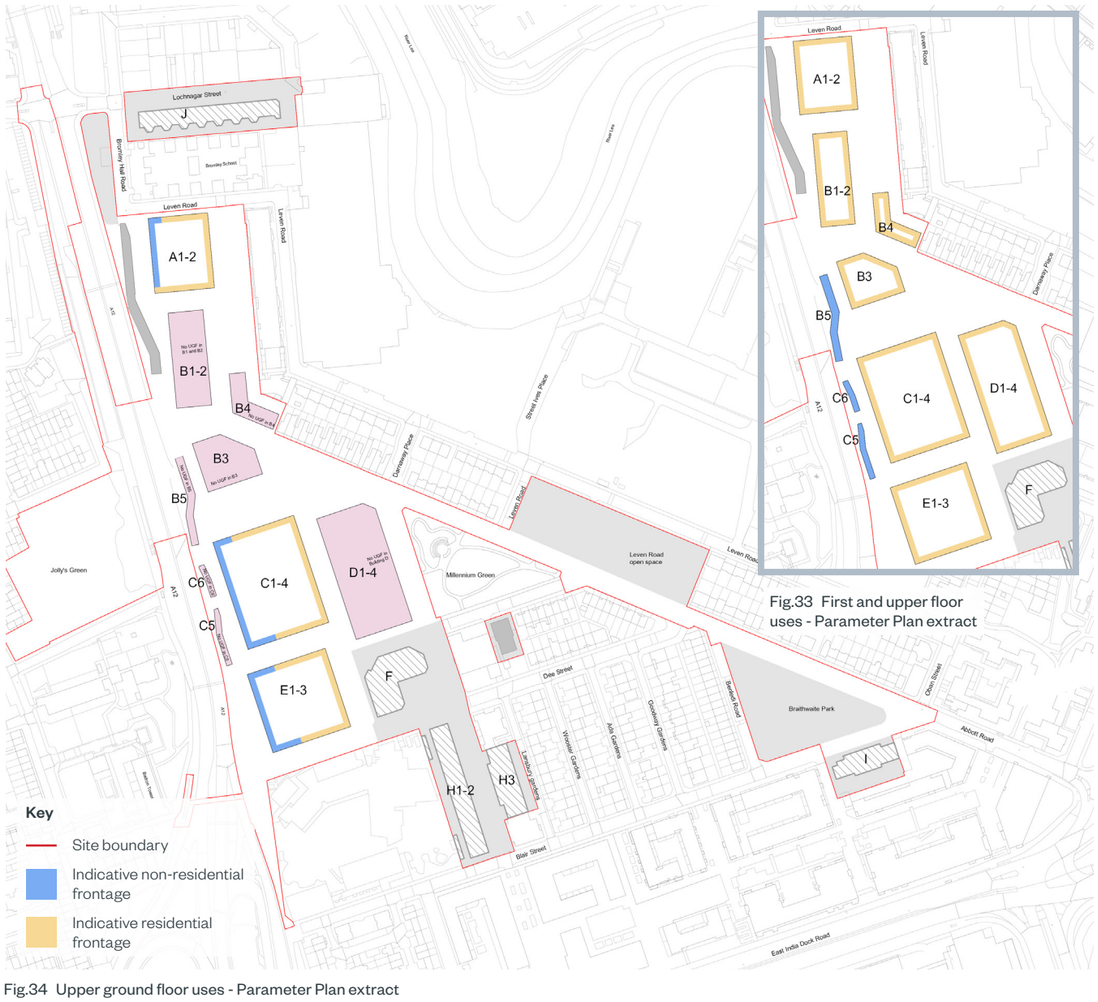



Fig.34 Upper ground floor uses - Parameter Plan extract




Fig.33 First and upper floor uses - Parameter Plan extract

## Residential uses

3.4.3. As a mixed use neighbourhood, the relationship between residential and non-residential areas at Aberfeldy requires careful consideration.

3.4.4. Residential uses will be accessed from a variety of different spaces, from the more domestic scale of Community Lane, to the more active and urban environment of the East West Links and Enterprise Yard, as well as key public spaces such as Highland Space and Millennium Green. The relationship between residential entrances and outlook will need to consider and respond to the character of the public realm.

**Access to residential units should be provided from legible entrance lobbies on the street or in residential courtyards. These should follow the indicative access illustrated on the movement diagrams. Residential access areas will need to be well overlooked with a requirement for entrance lobbies to be located adjacent to court entrances.**

**Attention should be given to how ancillary frontages to bin/bike stores and plant rooms can be integrated into the façade and designed with a discreet appearance.**

## Non-Residential uses

### Employment

3.4.5. Aberfeldy Village Masterplan provides workspace of varying types, which will respond to different needs and **should** be designed to define and enhance the character of the street and public realm.

**When designing the workspace buildings, adaptability to allow change over time should be allowed.**

### Workspace

3.4.6. Plots B5, C5 and C6 on Enterprise Yard are ideally suited for micro workspace, which provides units starting at 15 sqm for early stage businesses and freelancers. These units **should** be 4 meters floor to ceiling height, with good natural light and have shared welfare facilities for bathrooms, showers, kitchen points and, where possible, a shared meeting room.

**Workspace buildings should have positive relationship with the adjacent streets and public realm, providing overlooking and animating the frontage. Entrances to individual workspace units and workspace clusters must be visible from the street.**

**The architectural language should respond to the existing Poplar Works building at the north of the Site and incorporate a robust base and playful roof line. Signage should be coherent and integrated.**

3.4.7. Workspace in the base of residential buildings (plots A1-2, B1-2 and C1-C4) will be contained within plinths. These spaces will be designed to be flexible in terms of size and use type but will focus on small-medium scale maker spaces. Sufficient floor-to-ceiling height to incorporate a mezzanine level **should** be provided.

### Retail

3.4.8. Retail spaces will be provided on Aberfeldy Street. Retail provision in the Aberfeldy Village Masterplan Outline Proposals **should** respond to the language of retail space in Phase A (the Detailed Proposals).

3.4.9. Retail space will be provided in the basement of building B3. A public facing use, such as a cycle cafe, is appropriate in this location. The architecture **should** respond to the language of the Underbridge established by the landscape and public realm proposals.

### Accessibility

**All units should have good access to loading bays and can easily access deliveries and collections. Proposals must provide a suitable level of cycle parking for staff, business and leisure visitors.**

**Coherently designed and distinct character areas will assist wayfinding. Any applied signage should respond to and be integrated with the character of the architecture and public realm.**

# 3. 4. Land use

## Site wide approach to meanwhile uses

3.4.10. All the Masterplan phases **should** follow the key principles applied to the meanwhile uses within Phase A. In particular, future meanwhile uses **should** be:

- Flexible (able to grow and change over time, allow multiple uses, provide a safe environment during the day and night, act as a testing ground);
- Local (draw upon the existing meanwhile initiatives, their colour, patterning and diversity, feed into the narrative of the Aberfeldy patchwork, use the construction hoarding to direct and educate, engage residents and the public through the design process);
- Resourceful (provide a graphic identity that can change over time, creatively use materials, grow trees and plants which can be included into the later phases of the development, develop learning and skills in the local area);
- Lively (use elements able to encourage a positive behaviour in the area, create a destination and encourage users to be actively engaged in the space, allow space for start-up businesses and allow spaces for events);
- Inclusive (include existing tenants, provide spaces with varied sizes and orientations, integrate play space and circulation).

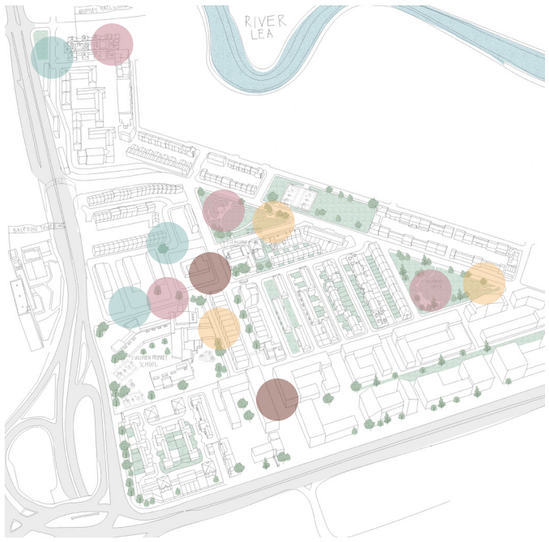



Fig.35 Site wide meanwhile uses indicative location plan

3.4.11. Meanwhile uses **should** reflect the place-making strategy and work in line with the construction phasing.

3.4.12. The following meanwhile uses have been tested with and are supported by the local community:

- Safe cycling and walking routes - this has been highlighted as a priority from the local community. Interventions could include paint on the ground, temporary lighting, crossings and improved connections, safe routes to school.
- Play and activity - including socialising, relaxing, being active and outdoor. These could be included within existing open spaces like Millennium Green and Braithwaite Park.
- Healthy eating and meeting - starting from Aberfeldy Street, pop-up markets and seating with tables could be introduced. Local businesses **should** be involved.
- Community gardens - areas along Dee Street and other existing and future streets could include mobile gardens and places where to grow your own food. These could be incorporated in more permanent interventions in later phases.
- Pop-up cinema and events - proposed open spaces and the Town Square could host a variety of events, such as music events, film screenings, showcasing the history and future of the area. These **should** be welcome all age-groups.

Further information on meanwhile uses can be found in the “Design and Access Statement: Detailed Proposals” and the “Design and Access Statement: The Masterplan”.

## Relevant precedents for Design Guidance



Fig.36 Elephant Park, Southwark, Jan Kattein



Fig.37 College Square Croydon, Spacial Practices, Central Saint Martins, Morris+Company Croydon Schools project




Fig.38 Argent Hoarding, Kings Cross



Fig.39 Curve Garden, Dalston, Muf



Fig.40 Blue House Yard, Wood Green, Jan Kattein




Fig.41 Movement Cafe, Greenwich Park, Morag Myerscough

# 3. 5. Massing

## Heights

3.5.1. The heights within Aberfeldy Village Masterplan vary between 9m AOD and 100m AOD. The heights strategy responds to the surrounding context and specific character areas.

3.5.2. Generally taller buildings are positioned along the A12 corridor and mark key strategic connections for the wider context. Lower scale buildings are located along Community Lane, the residential and family-oriented part of the masterplan.

**Proposed buildings must respect the heights strategy and avoid overlooking issues. Sunlight and daylight studies must be undertaken to ensure good levels of light within the scheme, minimising impact on surrounding areas.**

**The proposals must follow the Parameter Plan "Building heights", which outlines the maximum heights in meters AOD for each development plot.**

Further information on massing can be found in Chapter 5 "*The Masterplan*" of the "Design and Access Statement: The Masterplan".

### Tall buildings

3.5.3. A cluster of tall buildings is located along the A12 marking the main east west connection and Highland Place.

**Building B3 must be the tallest building of the masterplan, with heights descending towards building B2 to the north and C1 to the south.**




Fig.42 Height Strategy diagram (illustrative plan)

### Plinths and setbacks

3.5.4. Plinths **should** be introduced along Enterprise Yard to plots A1-2, B1-2, C1-4 and E1-3.

3.5.5. Setback at upper levels **should** be introduced in plots B3, C1-4 and E1-3 along Community Lane and on plot D1-4 facing Millennium Green, Ettrick Street and Highland Place.

**Plinths and upper level set backs setbacks should be a minimum of 2m from the face of the building below.**

### Floor to ceiling heights

**Floor Residential floor to ceiling height must be minimum 2.5m in habitable spaces.**

**Non-residential spaces within plots A1-2, C1-4 and E1-3 must be tall enough to comfortably accommodate mezzanine levels.**

### Building orientation

3.5.6. The proposed masterplan minimises single aspect and north facing homes and only includes east-west double loaded buildings.

**Double loaded buildings should only be located in blocks with east-west orientation.**

**Single aspect north facing flats should be avoided.**

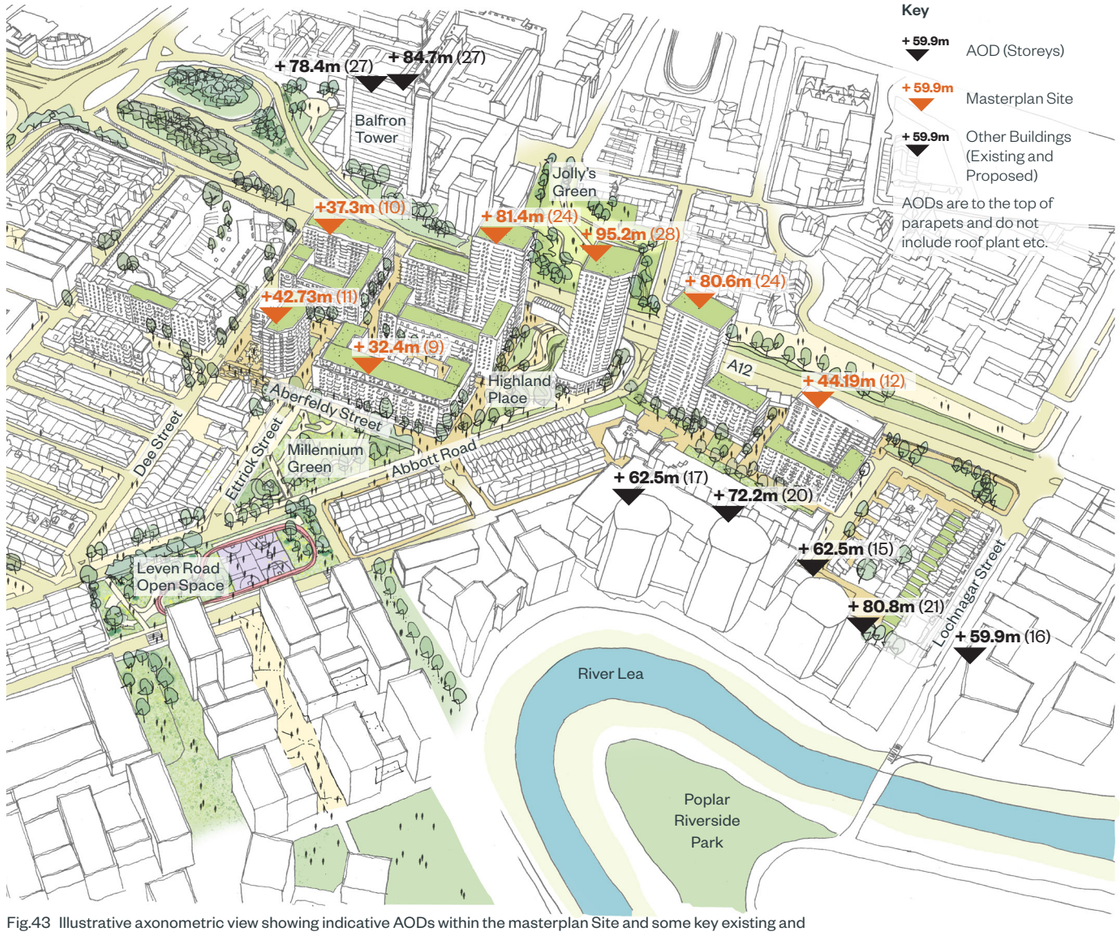



Fig.43 Illustrative axonometric view showing indicative AODs within the masterplan Site and some key existing and proposed buildings in close proximity to the Site

# 3. 5. Massing

## Balcony strategy

3.5.7. The balcony strategy has been identified and is illustrated on the diagram below. The proposal includes a mix of recessed and projecting balconies, the locations of which respond to Site conditions, aspect, and building orientation:

- Recessed balconies **must** be provided for all homes facing the A12 corridor (Enterprise Yard);
- Projecting balconies are appropriate overlooking Community Lane and Aberfeldy Street;
- Recessed balconies **must** be used for all homes in Building B3;
- Projecting balconies are appropriate in courtyard locations but building C1 **should** incorporate recessed balconies on all sides;
- North facing homes **must** use projecting balconies.

**Proposals must follow the overarching balcony strategy. Buildings should look to take advantage of positive views and aspects.**

Further information on the balcony strategy can be found in Chapter 6 "*Buildings*" of the "Design and Access Statement: The Masterplan".




Fig.44 Balcony Strategy plan (illustrative plan)

## Relevant precedents for Design Guidance

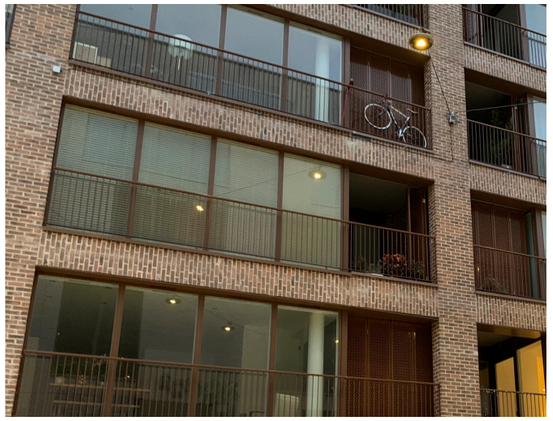


Fig.45 Recessed balconies - Fish Island, Hackney Wick

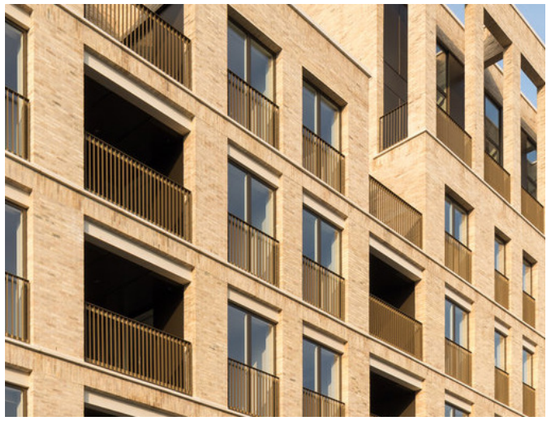


Fig.46 Recessed balconies - Kings Crescent, Hackney



Fig.47 Projecting balconies - South Gardens, Elephant Park

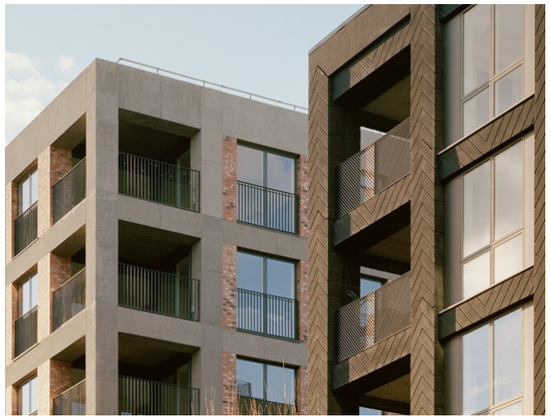


Fig.48 Recessed balconies - Fish Island, Hackney Wick



Fig.49 Projecting balconies - Brentford Lock, Brentford



Fig.50 Projecting balconies - Fish Island, Hackney Wick

# 3. 6. Public ream and landscape

## Key areas

3.6.1. The threads of the masterplan, new links and connections through the site, define the character of the public realm.

3.6.2. The Healthy Street is a pedestrian friendly, green street with a narrowed carriageway, new trees and planted road edge. It connects existing and proposed open spaces, including the new Highland Place which becomes a key link to Jolly's Green in the proposal.

3.6.3. The High Street is the commercial and cultural heart of the scheme, with a formal avenue of mature existing trees, a neighbourhood square, seating, tables and play structures. The materiality is of East London character with integrated planting and a dramatic lighting strategy encouraging evening activity.

3.6.4. Community Lane is a soft and green environment for neighbours to meet and gather. It is a car-free pedestrian and cycle route, with both formal and informal seating, a central lawn and play.

3.6.5. Enterprise Yard is a hard, urban space for makers with robust materials and a woodland edge of greenery lining the A12. A greener and safer approach to the Dee Street underpass is incorporated.

3.6.6. The East West Links are the connecting neighbourhood streets which function for both vehicles and pedestrians. They connect Community Lane and Enterprise Yard in robust materiality, with new street tree planting and informal opportunities for seating.

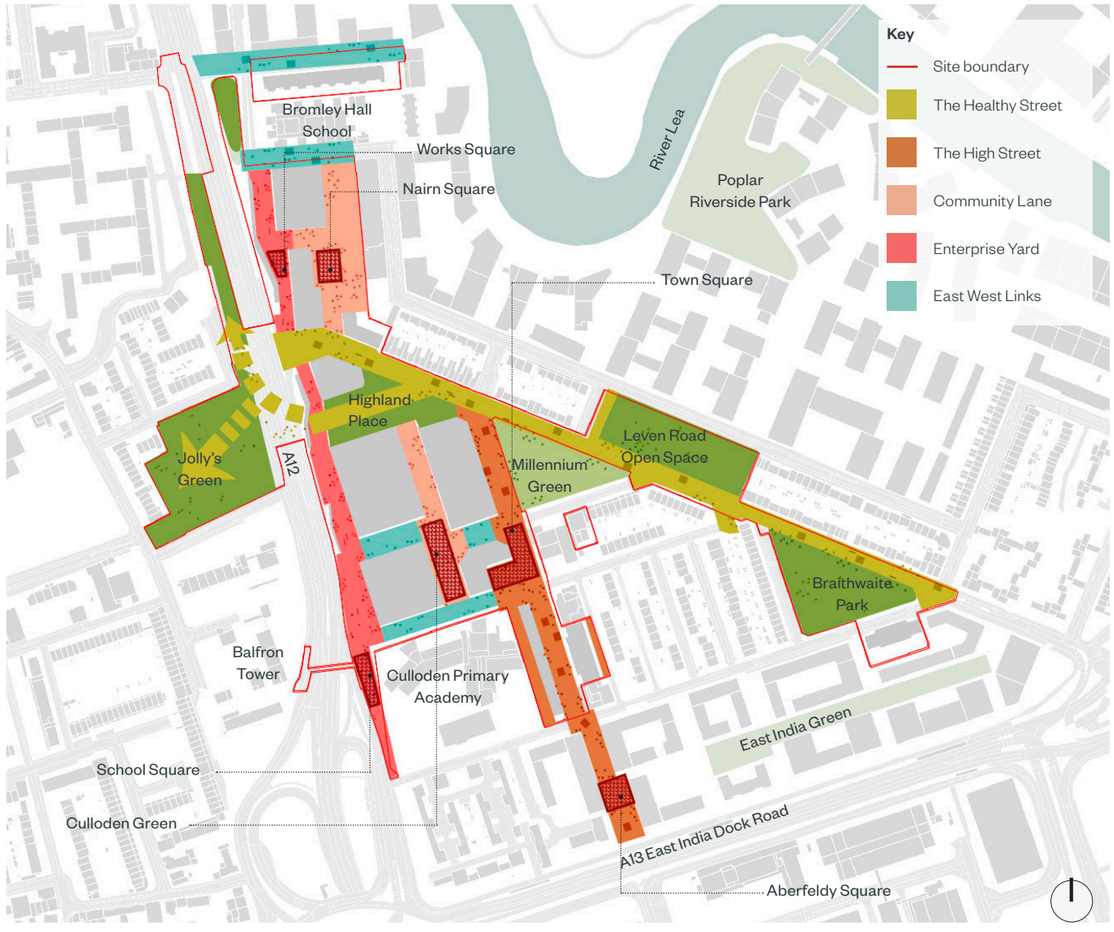



Fig.51 First Life, then spaces

## Relevant precedents for Design Guidance



Fig.52 Healthy Street character




Fig.53 High Street character



Fig.54 Community Lane character



Fig.55 Enterprise Yard character



Fig.56 East West Links character

# 3. 7. The look and feel of the neighbourhood

## Materiality

3.7.1. The proposed scheme has a clear and holistic material strategy which is tied to building typology and character area.

3.7.2. Brick is the primary material for residential façades. Differentiation in the colour, type, and detailing of brickwork will help to define families of buildings and character areas.

3.7.3. Where residential buildings address commercial streets, these buildings will typically have non-residential uses at ground level. Concrete plinths **must** be used in these locations to define change in use and character.

3.7.4. In locations in which residents have on-street access direct to their front doors, brickwork **should** typically come to ground level and relate to a more domestic and pedestrian focussed public realm.

3.7.5. Building B3 **must** be clearly differentiated from other buildings in the masterplan to emphasise it's status as a marker building at the new connection between Jolly's Green and Highland Place.

3.7.6. The images to the right and overleaf show indicative types of materials to be used across the masterplan.

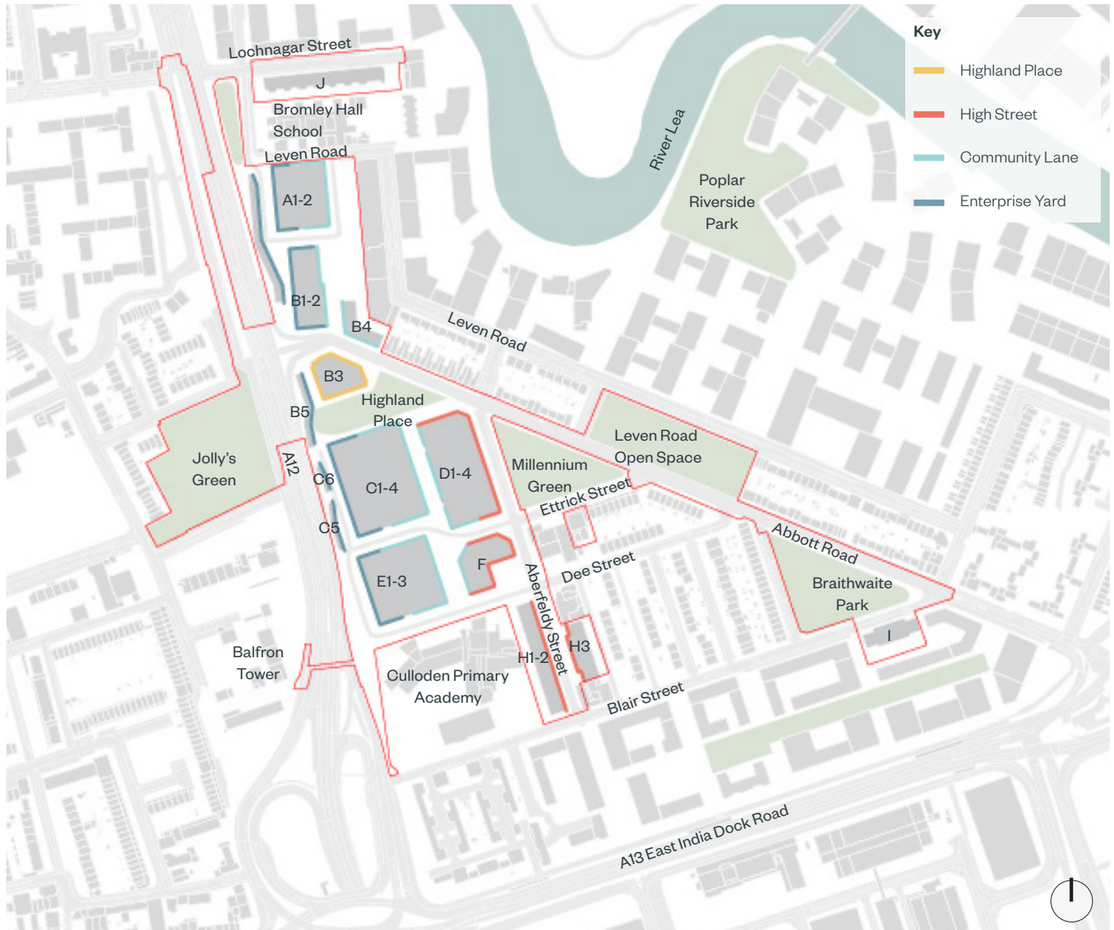



Fig.57 Plan illustrating the distribution of materials across the masterplan (illustrative plan)

## Highland Place

### Architecture



Fig.58 Concrete panels with varying texture



Fig.59 Textured concrete panel

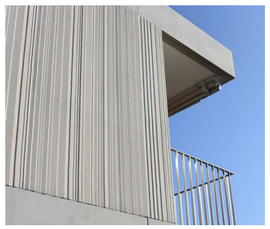


Fig.60 Concrete panel with scalloped detail

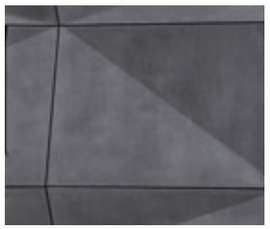


Fig.61 Dark polished concrete

3.7.7. The key architectural element within Highland Place is Building B3, which marks the new pedestrian and cycle connection with Jolly's Green on the east if the A12.

3.7.8. The form, materiality and design **must** mark Building B3 as a singular element. This building **should** create a dialogue with Balfron Tower, and respond subtly and sensitively to its scale and geometry.

3.7.9. A high quality façade with a robust, industrial aesthetic is appropriate in this location, and variations in colour, texture and finish **should** be simple and subtle.

3.7.10. Downpipes **must** be only on courtyard elevations and otherwise integrated. They **should** be located within external façades or internal to avoid downpipes on all street facing external elevations.

### Public realm



Fig.62 Timber terraced seating



Fig.63 Coloured play surfacing

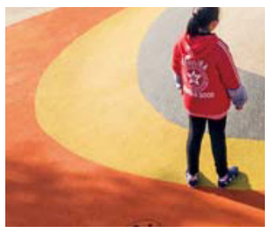


Fig.64 Coloured asphalt paths



Fig.65 Small unit Dutch clay pavers

3.7.11. The materiality and design of Highland Place **must** connect it to the existing parks and green spaces adjacent. Materials **should** read as part of a park and green space palette, whilst also complementing those used in the surrounding streets and spaces.

3.7.12. Timber **should** be used in appropriate locations to soften and complement the use of concrete within the architecture.

3.7.13. Injections of colour through play areas **should** respond to the use of colour within the architecture.

3.7.14. Paving on the outskirts of the green space **should** tie into the network of surrounding streets to create a subtle transition.

# 3.7 The look and feel of the neighbourhood

## Community Lane

### Architecture



Fig.66 Paired residential entrances with brick detailing



Fig.67 Recessed and banded brickwork detail



Fig.68 Glazed brick detail

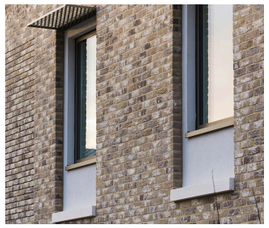


Fig.69 Articulation of window opening

3.7.15. On Community Lane, residents will have on-street access direct to their front doors. Here brickwork **should** typically come to ground level and relate to a more domestic and pedestrian focussed public realm.

3.7.16. Residential entrances **should** be paired and recessed, with high quality materials and finishes. Glazed brick is suitable for entrances to houses.

3.7.17. Window openings **should** be expressed and articulated through brick detailing and through the use of materials such as concrete and render.

3.7.18. Detailing **should** be in brick and, the use of banded and textured brickwork is appropriate in this location.

3.7.19. Balconies at upper levels **should** be in projecting metalwork.

### Public realm



Fig.70 Small unit dutch clay pavers



Fig.71 Granite kerbs



Fig.72 Tegula road surfacing

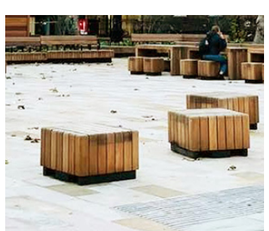


Fig.73 Timber elements

3.7.20. For a more pedestrian scale, small unit clay pavers **should** be used throughout the pedestrian environment, with an opportunity for a highlight within local squares.

3.7.21. To emphasise the pedestrian priority across community lane, tegula **should** be used at vehicular crossing points.

3.7.22. Granite kerbs and edging **should** be used throughout as robust edging to define vehicular access and rain gardens.

3.7.23. Timber elements in furniture, on top of seating walls, and within play elements **should** be encouraged for a homely and tactile quality within the public realm.

## Enterprise Yard

### Architecture

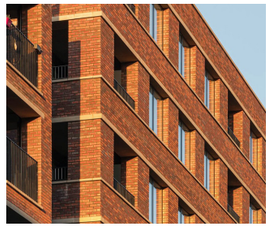


Fig.74 Horizontal concrete banding within brick façade



Fig.75 Horizontal concrete banding within brick façade

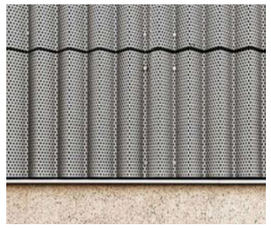


Fig.76 Corrugated, perforated metalwork façade

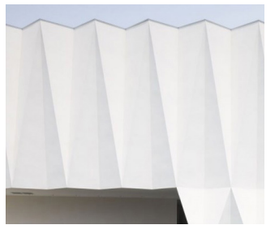


Fig.77 Cast pleats in concrete façade

3.7.24. The bases of residential buildings will incorporate workspace. This workspace **must** be contained within a concrete plinth, the design of which **should** refer to the history of the Site and/or the local community. Design features such as cast-in folds or pleats are appropriate in this location. Integrated and pattered metal shutters **should** also be incorporated.

3.7.25. Homes above **should** be set back from the plinth and **should** incorporate concrete detailing. Horizontal banding is appropriate here.

3.7.26. Workspace buildings on the east side of Enterprise Yard will have their own language. They **must** incorporate a plinth with a clear relationship to the bases of the buildings on the east side. The tops of these buildings **should** be playful and incorporate a change in material. Corrugated/perforated metal is appropriate in this location.

3.7.27. Planting **should** be incorporated along the roofs of the new “Poplar Works” buildings.

### Public realm



Fig.78 Small unit dutch clay pavers

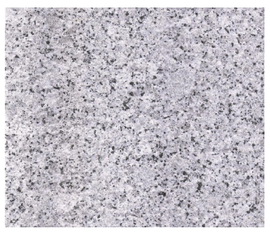


Fig.79 Granite kerbs



Fig.80 Asphalt



Fig.81 Tegula road surfacing

3.7.28. Enterprise Yard’s pedestrian environment **should** continue to use the same small unit clay pavers as with the other residential streets.

3.7.29. Granite kerbs **should** be used as robust edging to roads and pavements.

3.7.30. Asphalt road surfacing **should** be used where roads are to be adopted and tegula road surfacing when roads are private.

3.7.31. Timber cubes and seats **should** be encouraged wherever space in the street width allows.

# 3.7 The look and feel of the neighbourhood

## The High Street

### Architecture

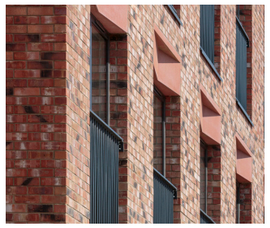


Fig.82 Brick façade with concrete detail at window head



Fig.83 Pale brick with warm tone



Fig.84 Coloured concrete plinth with cast-in motif




Fig.85 Clearly defined residential entrance

3.7.32. The design of the High Street buildings in Phases B-D **must** respond to the design of Phase A to create a consistency of materiality, detailing, texture, and motif.

3.7.33. A plinth **must** be used on Aberfeldy Street to define non-residential uses at ground level. Coloured concrete and cast-in motifs are appropriate here and theses **should** refer to the design of Phase A, the history of the Site and/or the local community.

3.7.34. At upper levels, detailing **should** be in brick or concrete and balconies **should** be predominantly formed in projecting metalwork with a sense of lightness.

3.7.35. Residential entrances **should** be differentiated from non-residential function through changes in form and pattern within the plinth.

### Public realm



Fig.86 Marshalls perfecta

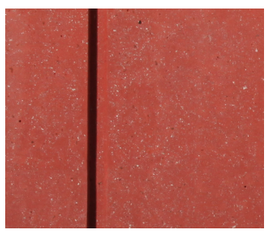


Fig.87 Coloured furniture



Fig.88 Tegular road surfacing



Fig.89 Coloured Precast Concrete

3.7.36. The High Street is a place where colour and texture **should** be encouraged within the public realm and work in harmony with the design and colour palette of adjacent buildings.

3.7.37. Materiality **should** be a continuation of Phase A and also and celebrate the diversity of the local community. Therefore marshalls concrete perfecta paving flags **should** be used across pavements.

3.7.38. An active retail 'spill out' zone **should** be defined by coloured concrete that responds to the plinth material of the architecture.

3.7.39. With the street being pedestrian priority and a key piece of public realm, the road **should** be defined by tegular block paving.

# 4

# PUBLIC REALM

# 4. 1. Streets

## Approach and principles

4.1.1. The threads of the masterplan translate into a series of streets that provide vital connectivity for all users, whether they are in a car, on foot, on a bike or in wheelchair.

4.1.2. The Healthy Street (Abbott Road) is the primary vehicular route through the Site but it is also a primary green space connector, and its design **must** encourage slow vehicle speeds and a comfortable pedestrian and cycle environment.

4.1.3. The Healthy Street **must** have widened pavements, tree planting and ground flora which will facilitate greater pedestrian and cycle movement across the masterplan and especially between the existing and proposed public open spaces.

4.1.4. Supporting the Healthy Street are a series of secondary vehicular streets: Aberfeldy Street, East West Links, and Enterprise Yard, which will be primarily for residents and poplar works users, and these will delivery the majority of the required vehicle access.

4.1.5. All secondary streets **must** be designed to slow vehicles speeds and support pedestrian and cycle connectivity. Carriageway widths **must** be minimised within the network as part of the overall traffic calming initiatives.

4.1.6. Community Lane is a tertiary street and **must**, for the majority of it's length, be a pedestrian and cycle only connection. The overall clear route width **must** be a minimum of 3.7m, also allowing for fire access as necessary.

4.1.7. Community Lane provides an opportunity for pockets of soft landscape, social spaces and play on the way to be established along its length.

4.1.8. For all streets there **must** be a pedestrian movement zone of at least 2m on footways. On key routes this **should** be increased to 3m on at least one side of the street.

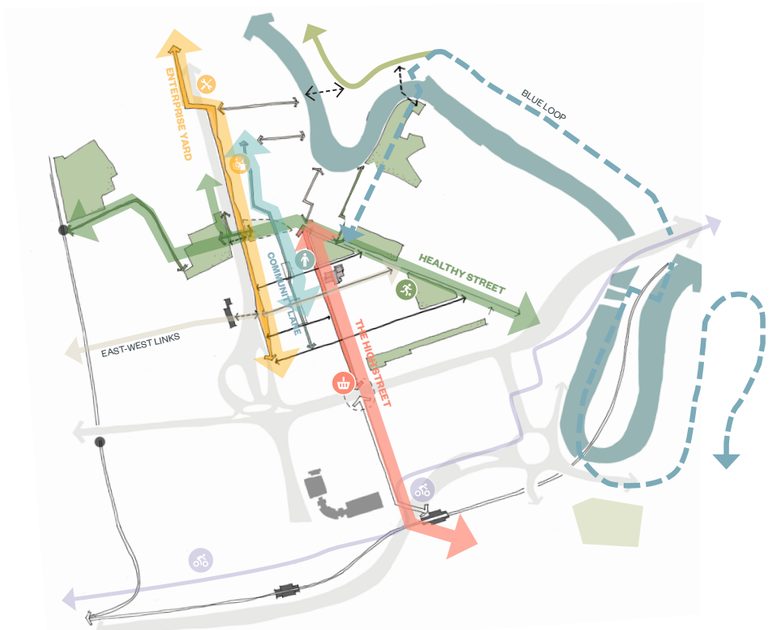



Fig.90 Concept masterplan threads diagram

4.1.9. Street furniture, including trees and lighting, **must** be located in such a way as to minimise the cluttering of footways and maintain a clear zone for comfortable pedestrian movement.

4.1.10. Seating **should** be located in response to appropriate sunlight and micro-climate conditions, e.g. the sunny side of the street.

4.1.11. Seating **should** be located throughout the public realm, every 50m for accessibility and the encouragement of active travel for all.




Fig.91 First Life diagram

# 4. 2. Squares

## Approach and principles

4.2.1. Local and neighbourhood squares will be the life and soul of Aberfeldy, and these have been positioned along the key intersections between north-south and east-west routes.

4.2.2. The Town Square, positioned on The High Street, is a neighbourhood square. It is a faith and retail hub at the heart of the masterplan, additionally connecting previous phases of Aberfeldy Village, including Aberfeldy Town Square.

4.2.3. A series of smaller scale local squares, woven into the residential and workplace streets, **should** be designed with a more intimate scale in mind. These places are for the community to gather, play, pause, and create memories. These include: Works Square, Nairn Square, Nairn Park, School Square, and Culloden Green.

4.2.4. Each square **should** be designed to have its own unique character, whilst maintaining a strong sense of place and position within the masterplan.

4.2.5. Local squares **should** be differentiated from the streets around them, and highlighted with the opportunity for an injection of colour, art and texture in the furniture, play and planting. For palettes of materials see the individual character areas.

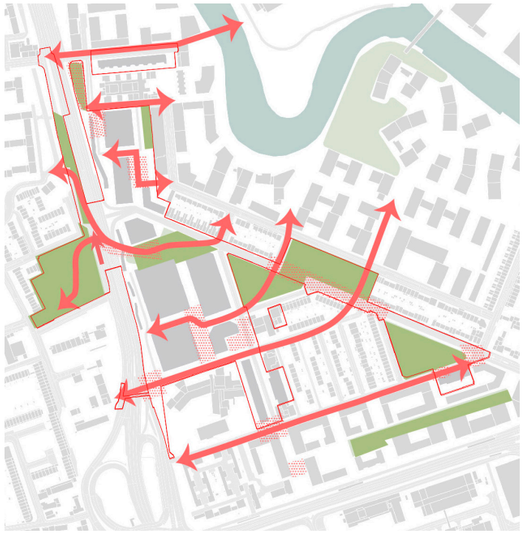


Fig.92 East to west connections

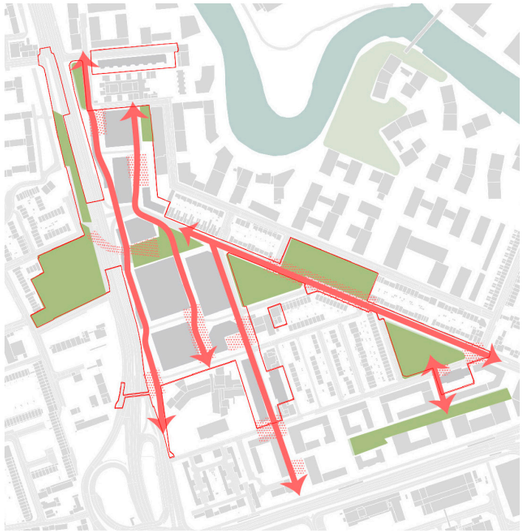


Fig.93 North to south connections

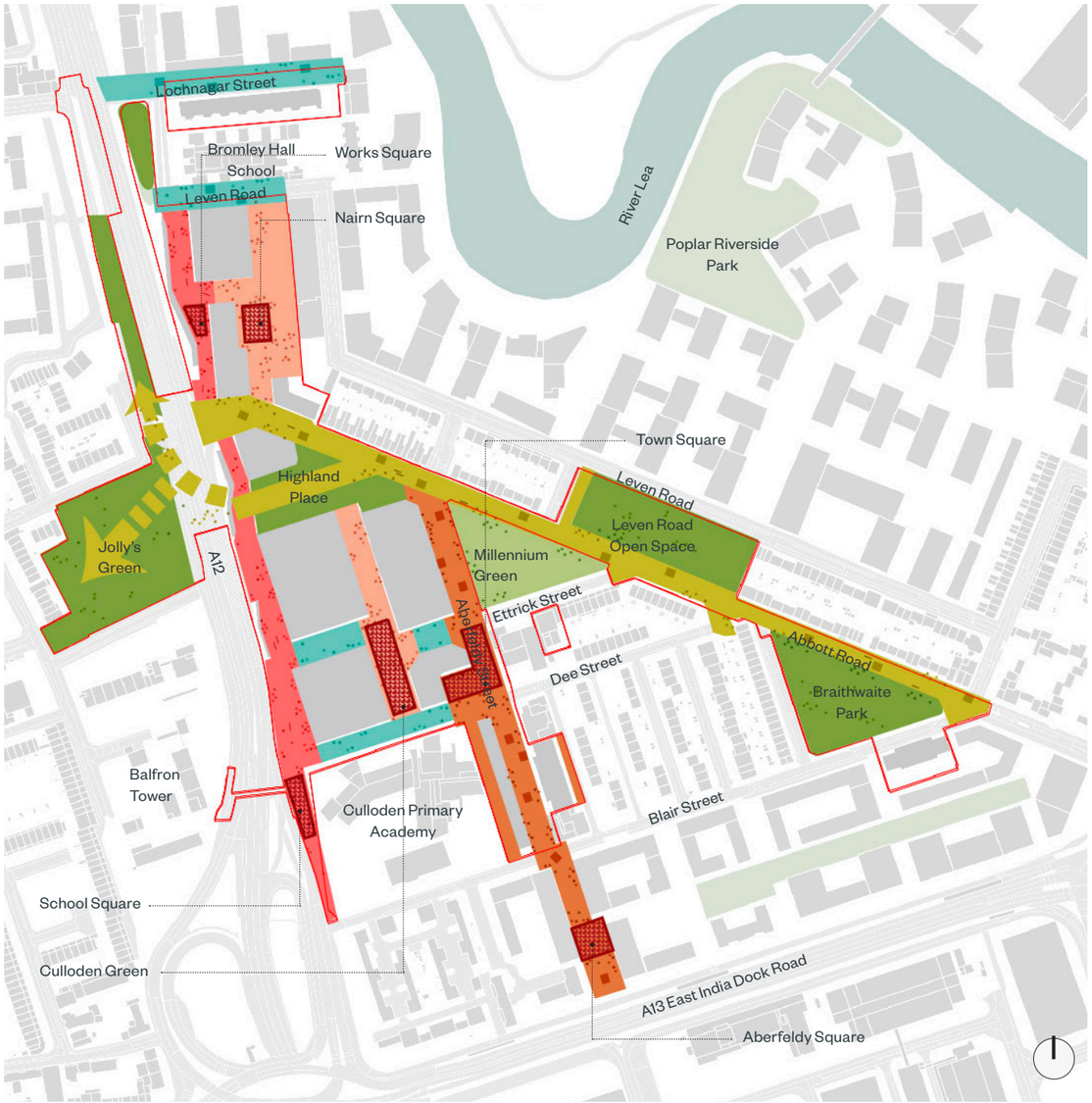



Fig.94 First Life, then spaces diagram

# 4. 3. Green space and infrastructure

## Approach and principles

4.3.1. A network of public spaces are to provide an additional park and open space through 'Highland Place', enhance a series of existing green spaces, and improve connectivity for residents through green infrastructure.

4.3.2. Public open space may include informal and formal public open space, town squares, and parks. In addition to Highland Place, new public open space will be provided by the square. Detailed information on this can be found in Chapter 7.2 of the Design and Access Statement: The Masterplan.

4.3.3. Highland Place is to have the character of a local park, connected to Millennium Green and all the threads of the masterplan as well as Jolly's Green: it creates a social focus for the area.

4.3.4. The three Existing Green spaces of Millennium Green, Leven Road, and Braithwaite Park, have characters identified through previous rounds of public consultation. For more information please see chapter 7.2 of the Design and Access Statement: The Masterplan

4.3.5. Jolly's Green is the fourth Existing Green space to benefit from improvements, which will substantially improve its connectivity and offer a new community vision for the space. For more information please see chapter 7.2 of the Design and Access Statement: The Masterplan.

4.3.6. Green infrastructure **must** be considered and delivered at all spatial scales to address the climate emergency and work towards achieving net zero within a generation.

4.3.7. Nature also supports well-being, improving mental health and reducing stress. There are parts of Aberfeldy that are currently considered deficient in their access to nature. The masterplan **must** seek to address this imbalance throughout. This **must** be achieved by providing access to nature, green space and natural systems at all scales, ranging from residents' doorsteps, to parks, green spaces and beyond Site boundaries to larger scale landscapes.

Further information on green space and infrastructure can be found in Chapter 7 "*The Public realm*" of the "Design and Access Statement: The Masterplan".




Fig.95 Green infrastructure diagram (illustrative plan)

# 4. 3. Green space and infrastructure

## Existing and proposed trees

**The existing network of mature trees at Aberfeldy creates a sense of place and belonging, and the proposals must enhance and strengthen this with new tree planting.**

### Existing trees

4.3.8. The Proposed Development of Aberfeldy Village benefits from an existing network of mature trees which provides a sense of place and belonging. The existing tree structure has been considered carefully and has been a key driver of the masterplan throughout. Existing trees **must** be retained wherever possible and shall be protected in accordance with the an Arboricultural Impact Assessment to ensure all trees that can be retained through the development are fully protected during and after the construction phase.

### Proposed species selection

4.3.9. Selection of tree species for streets **must** promote different characters for each street and features such as bark character, leaf shape, autumn colours, etc. **should** be considered to enable this.

4.3.10. At least 2 species of trees **should** be planted on each street. This is to ensure the future biosecurity of the scheme. The form of canopy and overall appearance of tree species **must** be considered in the selection for each street to maintain similarities across the street.

4.3.11. General tree planting **should** offer variety and interest - colour, texture, scale, form and seasonality appropriate to the location. Native species and trees with large canopies **should** be included. In streets and other constrained locations selected varieties or non-native species which offer compact crowns or lighter canopies **should** be utilised.

4.3.12. Within public open spaces, trees **must** be planted to provide a human scale and selected to allow sunlight to penetrate through into the spaces.

4.3.13. Proposed single stem trees within the public realm **should** be planted at a tree size that is robust and enables clear views beneath tree canopies from the outset.

4.3.14. Trees **must** be planted in podiums and courtyards.

### Installation

4.3.15. Park and park-edge trees **must** have pit dimensions of 3x3x1.5m minimum offering a total of 9 cubic metres of soil.

4.3.16. Street tree pits **must** have a minimum root volume of 6 cubic metres.

4.3.17. Where trees are to be planted in constrained areas, such as streets, rooting medium **should** be joined together to form a continuous 'tree-trench' where possible.

4.3.18. Where trees are located within constrained areas a means of supporting the pavement **should** be integrated into the design of the tree pit. This may include root deflectors and / or structural soils, interlocking structural crates or other systems.

4.3.19. Where there is concern that adjacent services, such as gas and water pipes and electricity cables, that might be affected by growing root systems, an impenetrable barrier **should** be installed which will prevent damage by future root growth.

4.3.20. Where trees are located within extensive areas of hard surfacing, means of aerating and manually irrigating trees **should** be incorporated.

Further information on existing and proposed trees can be found in Chapter 7 "*The Public realm*" of the "Design and Access Statement: The Masterplan".













1. Existing tree structure is vital to the character of Aberfeldy and must be retained wherever possible
2. Tree species must promote street characters through bark character, leaf shape, colour etc.
3. Trees should be chosen and positioned to provide human scale and allow sunlight to penetrate
4. Site wide selection of species should seek to ensure diversity for both biodiversity and biosecurity
5. Trees within sustainable urban drainage systems (SuDS) should be selected based on a documented track record in similar environments.



# 4. 3. Green space and infrastructure

## Planting selection and installation

### Selection

4.3.21. The selection of ground flora planting mixes throughout **must** maximise native species diversity and be tolerant of future local climatic conditions. Where non-native species are selected, these **must** be selected to offer benefits to biodiversity or provide other sensory features.

4.3.22. Landscaping proposals **must** be designed with input from the wind consultant.

4.3.23. The selection of plant species within the areas of soft landscape **must** collectively promote the environmental and social aspirations of the masterplan.

4.3.24. Planting **should** be utilised to define space and create a comfortable, human scale within the public realm.

4.3.25. The soft landscape within the public realm **should** support Aberfeldy's identity.

4.3.26. A mix of evergreen and deciduous plants with varying flowering, berries, seeds, autumn colour, **should** be used within all public open spaces to create year round interest where possible. The precise mix may vary to suit the design.

4.3.27. Shrub and perennial species **should** be selected for their fitness based on their specific location.

4.3.28. Within park and green spaces, areas of amenity lawn spaces **should** be provided to support their flexible use. Where possible, mown amenity grass may incorporate low growing bulbs or wildflowers to bring additional value to the space.

4.3.29. Where large shrubs and ground covers are used, careful management of the planting **must** be undertaken to limit the obscuring of views.

Further information on planting selection and installation can be found in Chapter 7 "*The Public realm*" of the "Design and Access Statement: The Masterplan".
















1. Areas of meadow and long grasses should be designed to create variety visually and ecologically
2. A mix of evergreen and deciduous plants should be used to create year round interest
3. Planting should be used to define social spaces
4. Planting selection should reflect the Site's proximity to the River Lea
5. Areas of amenity lawn should be provided to support flexible use

# 4. 4. Play and independent child mobility

## Approach and principles

4.4.1. The independent mobility of children (i.e., their everyday freedom to get around as they choose) is integral to the success of the goal to make Aberfeldy Village a child friendly neighbourhood. For children and young people this might mean being able to reach destinations such as school, the shops, adjacent developments and the River Lea, but it is also about being active outside as part of play or hanging out with friends. It is vital the design of the whole environment supports children's and young people's rights to freely access and occupy public space. Designs **must** prioritise the vision and take a 'children first' perspective.

4.4.2. Designs **must** support and not impede independent mobility throughout the Site and beyond into the wider neighbourhood.

4.4.3. Public spaces, streets and formal and informal play spaces **must** be considered together to create safe, clear and navigable networks of well-connected spaces, so children can roam and play freely. These networks **should** connect into 'safe loops' in the existing neighbourhood so that children can visit friends, get to school, the local shops and the riverside.

4.4.4. The design of cycle infrastructure **must** support a range of ages and consider how cycling along each road (not just dedicated cycle routes) can be safe for young learners and confident children and young people alike.

4.4.5. The design of the streets and open spaces **must** protect and safeguard children from the dangers of traffic. Recreation spaces **must** have pedestrian priority (and be car free where possible) so children are able to access these areas safely and independently.

4.4.6. Open spaces **must** be located, oriented and designed to maximise natural overlooking from passers-by on adjacent routes and users of adjacent buildings, so children and young people are visible and there is opportunity for informal community supervision.

4.4.7. The design of traffic, pedestrian and cycle movement **must** be sensitive to incidental playable elements and doorstep play in the public realm, to safeguard everyone.

4.4.8. Segregated play areas for designated age groups **must** be avoided. Formal and incidental play spaces **must** be multifunctional and inclusive, incorporating playable elements and equipment which cater for a range of ages and abilities.

4.4.9. It **must** be apparent to young people that they are welcome in public space and permitted to occupy it, during the day and after dark. For example, signage **should** be positive and the design of street furniture (e.g., seating) **should** support a range of social uses and ages.

4.4.10. Playable elements and equipment **must** incorporate good levels of challenge and risk and include for physical, adventurous and imaginative play. The specification **must not** be maintenance or risk compliance led but determined by the play value a specific piece of equipment might deliver to a range of ages (i.e., according to a risk – benefit assessment). This is especially important for older children and teenagers.

4.4.11. All design solutions **must** benefit everyone and mitigate adversely impacting a particular age group.

4.4.12. Evening and night-time occupation of outdoor space **must** be provided for, including lighting to enable wayfinding, mobility, play and socialising for children and young people into the evening.

4.4.13. Biodiversity and greenery, for holistic sensory engagement and not just looking at, **must** be incorporated into all open spaces including streets.

4.4.14. Designs **must** consider the movement and occupation of parents and carers with very young children. For example, changes in level **must** enable easy manoeuvring of pushchairs and play areas **must** include seating.

Further information on play and independent child mobility can be found in Chapter 4 "*Vision and Masterplan Development* " of the "Design and Access Statement: The Masterplan".

**The vision is for Aberfeldy Village to be a child friendly neighbourhood, one that is a safe place for children to play out. Young people will feel welcome and included and so all ages of the community will enjoy spending time outside.**

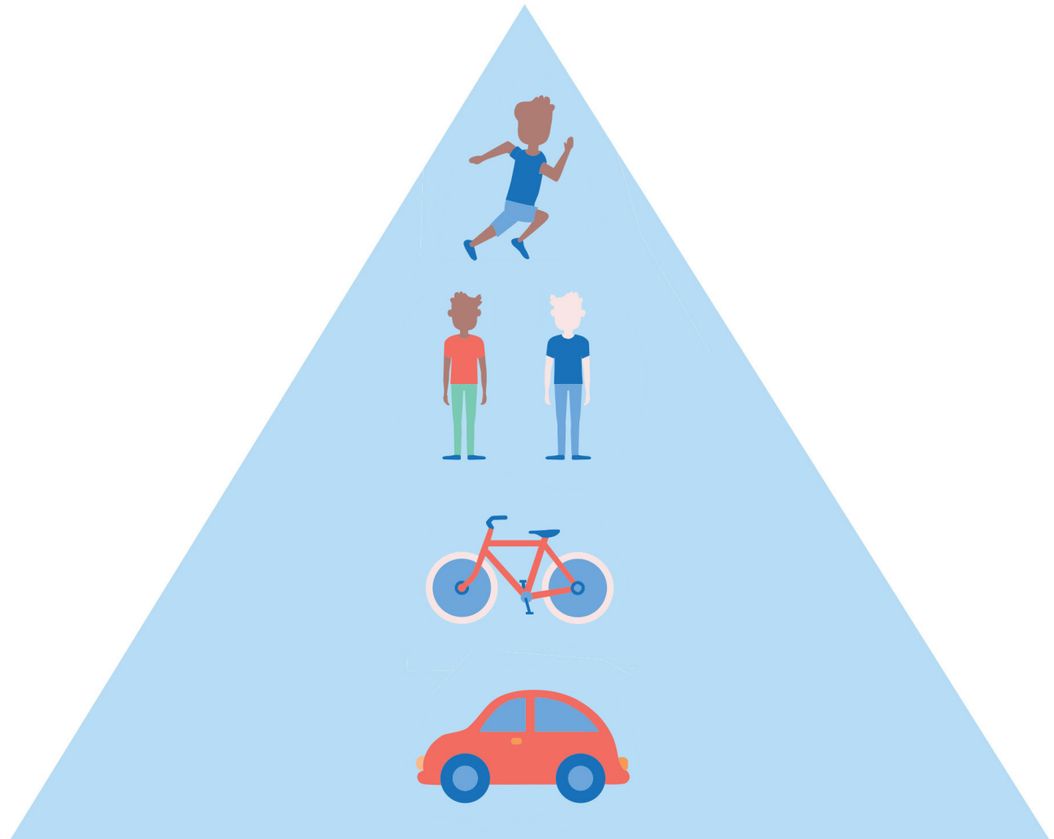


Fig.96 Child first approach to movement

# 4. 4. Play and independent child mobility

## Definitions and distribution

### All public realm should be playable, but play should not be all that happens in the public realm

4.4.15. In accordance with the GLA: Shaping Neighbourhoods: Play and Informal Recreation SPG (2012), play space **must** be provided for in a range of typologies addressing the needs of children of different ages at a ratio of 10sqm per child. This **should** be provided as a mix of informal playable space or equipped play space. When meeting the GLA quantities, play **should** be delivered only on the ground floor and podium levels, and follow the guidance in LBTH's High Density Living SPD.

### Dedicated play space

4.4.16. As defined in LBTH's High Density Living SPD as 'Spaces where play is identified as a prime function'.

4.4.17. These include playgrounds, playing fields, skate parks and other recreation areas.

### Playable space

4.4.18. As defined in the High Density Living SPD, 'A playable space is one where children's active play is a legitimate use of the space. Playable space typically includes some design elements that have 'play value': they act as a sign or signal to children and young people that the space is.

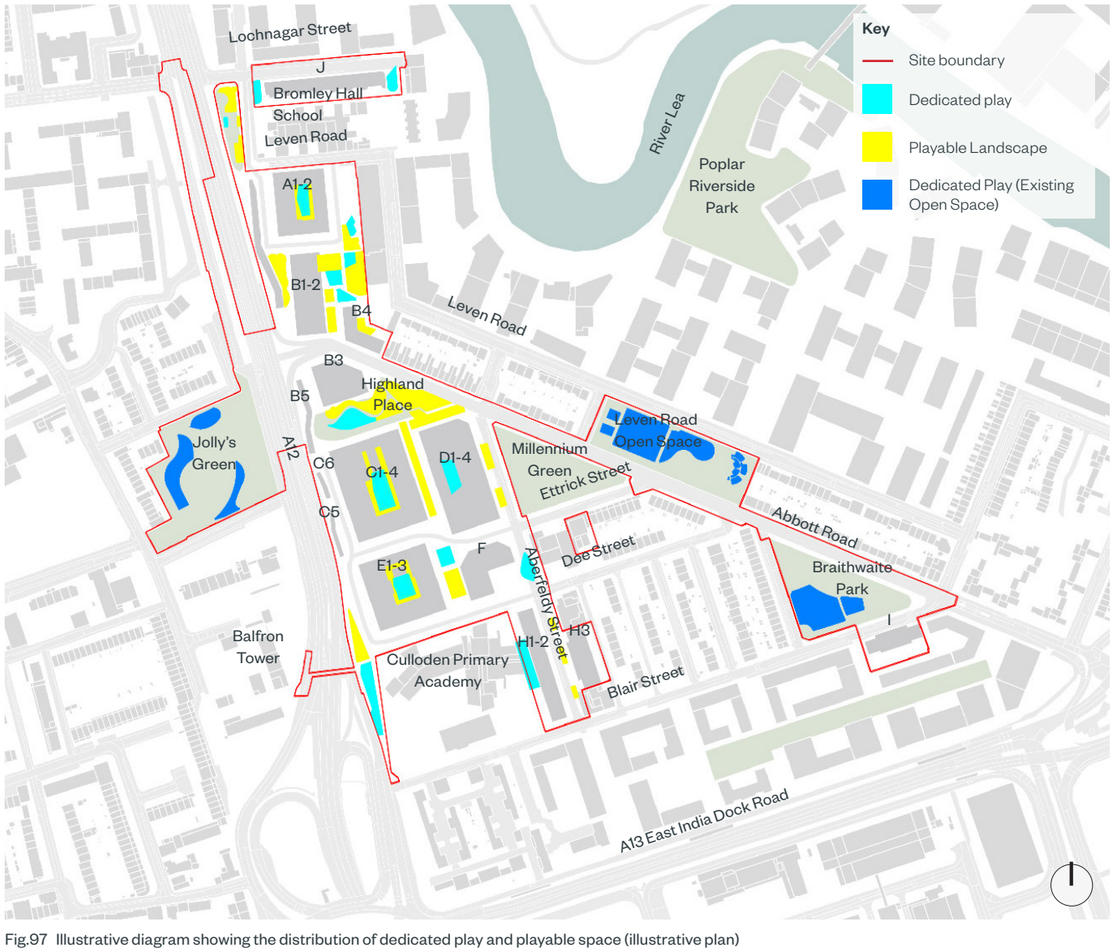



Fig.97 Illustrative diagram showing the distribution of dedicated play and playable space (illustrative plan)













1. Topography should be used to maximise play potential
2. Functional landscape components have play value
3. Provide for the youngest children
4. Green space and landform are valuable play opportunities
5. Formal and informal places to socialise are important for young people



# 4. 5. Private amenity and thresholds

## Approach and principles

4.5.1. Private amenity space **must** be included in thresholds wherever street width allows for residences.

4.5.2. Private amenity space **must** be designed in a way that it feels like an extension of the home, to encourage its use, opportunity for chance encounters with neighbours and natural surveillance of the spaces around it.

4.5.3. Planting of a minimum of 1m depth **should** be provided adjacent to residential windows wherever private amenity space is not accommodated. This **should** be a biodiverse mix.

4.5.4. Sunlight and access to green infrastructure **should** be considered when determining the offer of depth of private amenity space. The depth of private amenity **must** be between 1000-1800mm.

4.5.5. Low seating height walls **should** be integrated into the private amenity boundary design. These will provide opportunities for social interaction and informal play opportunity.

4.5.6. Low hedges **should** be provided within private amenity spaces. These will help to soften hard boundaries, increase soft landscape integration and provide an additional buffer for the encouragement and enjoyment of the amenity space provided.

4.5.7. There **should** be a minim of 1m depth included within retail areas for active retail frontage. This area will allow for retail uses to spill out into the street and encourage interaction, ranging from fruit and vegetable displays to outdoor seating opportunities.

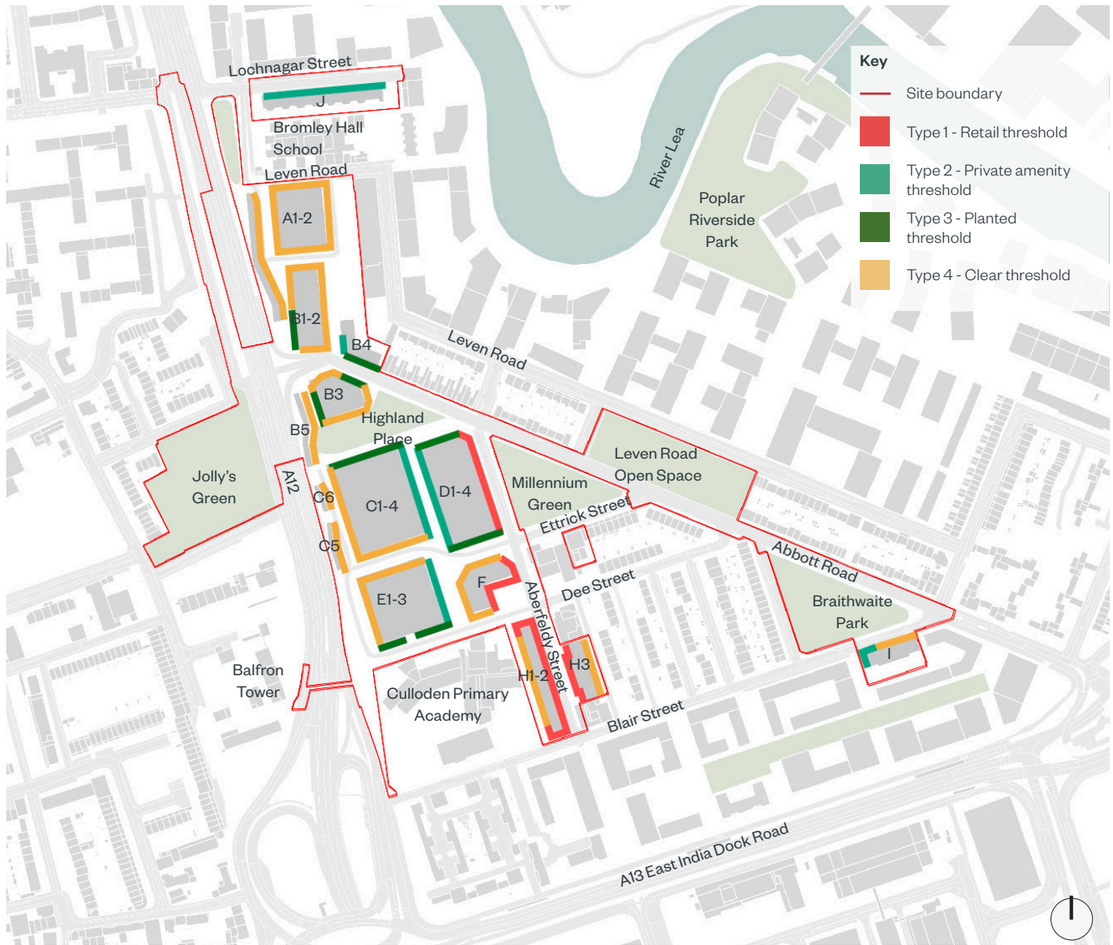



Fig.98 Threshold typologies location plan (illustrative plan)













1. Low seating walls should be integrated into the private amenity design for play and socialising
2. Low hedges should be provided within private amenity spaces to soften the environment
3. Planting should be used in front of residential properties for screening where amenity space is not able to be accommodated
4. Spill out space should be provided for retail units to encourage activation

**Private amenity space must be designed in a way that it feels like an extension of the home, to encourage its use, opportunity for chance encounters with neighbours and natural surveillance of the spaces around it.**

# 4. 6. Podiums

## Approach and principles

4.6.1. Communal Amenity Space **must** be delivered in accordance with the Local Plan and The High Density SPD.

4.6.2. The ratio of play to communal amenity space within podiums **should** be 80% play to 20% communal. Of the 80% play, 50% of this **should** be dedicated play and 50% playable. Playable space **should** be designed to be used by a wide range of users.

4.6.3. Communal amenity **must** be inclusive and accessible. These spaces **should** be flexible and provide for a wide range of use, including shelter where appropriate to allow for use throughout the year.

4.6.4. To encourage use of the podium and support residents private amenity space, the curtilage spaces of residential units with direct access to a podium are encouraged to include a soft landscape semi-private landscape buffer.

4.6.5. Where there are front entrances, these **must** be coupled together to encourage the opportunity to meet and socialise with neighbours. These **should** include a low seating wall at 500mm high between residences, and a soft planting boundary with the podium. See "Fig.99 Front entrances should be coupled".

4.6.6. For rear entrances to private amenity space, these **should** be coupled together wherever possible. This is designed to limit paths crossing the soft landscape semi-private zone.

4.6.7. Private amenity spaces **should** be screened from neighbours through planting or a privacy screen, with a soft planting boundary against the podium. See "Fig.99 Front entrances should be coupled" and "Fig.100 Terraces have privacy with good access to communal amenity".

4.6.8. Podium landscapes space **must** contain a variety of areas designated for different purposes to support their use by local residents. The different areas may include seating, small door-step play areas, access routes, green landscape areas, and other elements supporting their use as amenity space.

4.6.9. Sunlight, wind and micro climate **must** be considered in the design and layout of any communal spaces to ensure that functions and elements are positioned appropriately.

4.6.10. Seating areas and doorstep play areas **must** be located and designed to minimise conflict with adjacent residential units and maximise their potential exposure to sunlight whenever possible.

4.6.11. Local variety and place-making **should** be developed at podium level to support a localised sense of place within residential blocks.

4.6.12. Where there is stepped access to communal amenity provided from the public realm, a buggy ramp **should** be incorporated into the design of the steps to improve accessibility.




Fig.99 Front entrances should be coupled




Fig.100 Terraces have privacy with good access to communal amenity

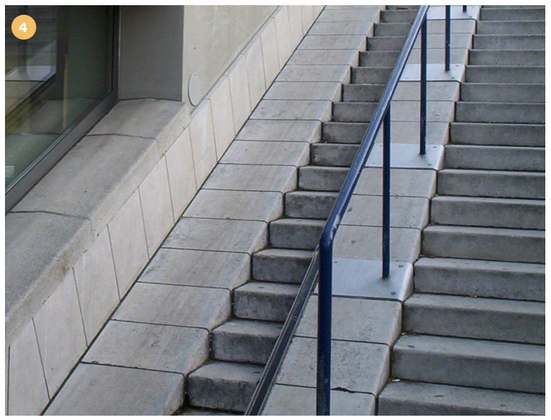
**Communal spaces should be designed for a wide range of users, offering important access to nature and the outdoors.**










1. A range of spaces from intimate to more open should be designed
2. Microclimate must be considered for planting types and functionality of the spaces
3. Shelter should be considered in conjunction with any proposed uses
4. Buggy Ramp access should be incorporated into any stepped access points
5. Playful paths and loops should be considered within the podium design



# 4. 7. Roof terraces

## Approach and principles

4.7.1. The design **should** provide for a variety of activity to reflect the broad range of residents that will live there : relaxation, fresh air, sunbathing, eating, playfulness (not part of formal play allowance), exercise, contemplation, growing, work ( esp with hybrid working becoming more common), small gatherings or events.

4.7.2. Common wi-fi **should** be provided on all roof spaces.

4.7.3. The scale of the roof terrace spaces will influence the range of activity it is possible to provide for. The design **should** try to include a variety of scale of spaces and character within each roof terrace to meet diverse needs and interests.

4.7.4. Direct views out across the surrounding area **should** be encouraged, to help residents understand their place – connect them to their neighbourhood: e.g. Views to Balfron, key spaces e.g. Highland Place or the Town Square, distant views to the east or Canary Wharf.

4.7.5. Sunlight **must** be exploited and the time of day it lands on the space considered. The mornings designed for coffee and breakfast, elevenses, lunch, relaxing in the afternoon, post- school family and children's space, or an evening space for post-work drinks.

4.7.6. Spaces **must** be created that have elements of intimacy and human scale for comfort, to provide options for quiet contemplation. This **should** also include locations where overlooking is screened and bespoke elements to communicate human consideration.

4.7.7. Although LBTH's High Density Living SPD does not consider designated play to be counted towards the GLA target on roof terraces, the masterplan principle still stands that all external spaces **must** have playful qualities and have children's needs in mind alongside everyone else.

4.7.8. Roof terraces **must** have a balance of hard and soft surfaces. Hard surfaces **should** be for circulation and formal activity, and have texture and interest. Soft surfaces, such as grass, **should** be incorporated wherever possible for informal/relaxation. The terraces **should** offer flexible multifunctional space as well as programmed elements.

4.7.9. Terraces **must** Include a generous proportion of planting, delivering variety, texture, seasonality and flowers. Wellbeing benefits **must** be maximised by making planting as visible as possible. Biodiversity and contact with nature **must** be encouraged, including wildlife installations, bird baths, bird feeding to encourage interest and engagement and communication about nature and its benefits.

4.7.10. Spaces will mostly be visible and looked down upon from surrounding apartments. They **must** look aesthetic and interesting from above as well as function well for their users.

Further information on roof terraces can be found in Chapter 7 "*Public realm*" of the "Design and Access Statement: The Masterplan".

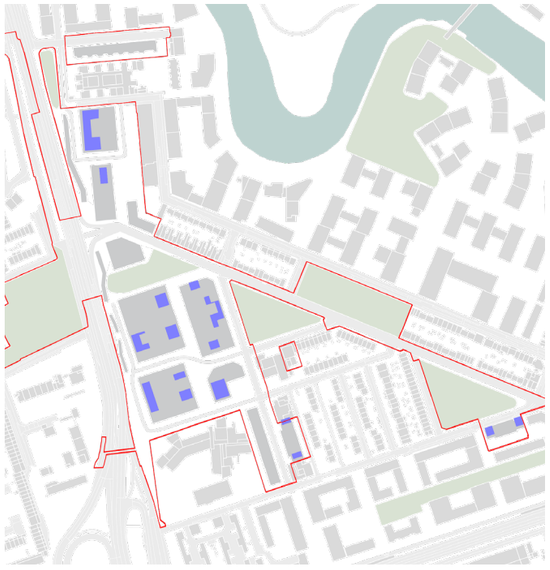


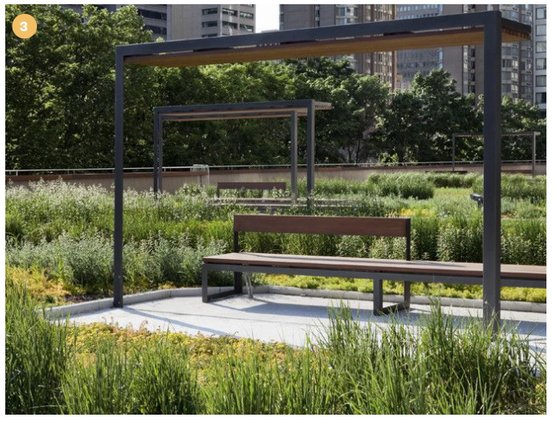
Fig.101 Diagram showing the opportunity for roof terraces (illustrative plan)

**Communal spaces should be designed for a wide range of users, offering important access to nature and the outdoors.**













1. Micro climate should lead the design and furniture choices
2. Consideration should be given to popular uses such as the need for hybrid working spaces
3. Shelter should be used to facilitate uses and also where needed for wind mitigation
4. Trees and large shrubs should be used for human scale and wind mitigation on terraces
5. The designs should provide for a wide range of uses



# 4. 8. Hardscape

## Approach and principles

**The materials and furniture palette has been selected as a whole to create a cohesive environment that considers its surroundings.**

4.8.1. The public realm hard landscape surfaces and furniture **should** support the following 5 objectives:

- Be simple and consistent
- Promote accessibility for all
- Promote connectivity through legibility
- Be robust and fit for purpose
- Promote sustainability

### Surfacing

4.8.2. Public open spaces and individual streetscapes **should** have a consistent approach to material use. An indicative hard landscape material palette for each of the character areas in Chapter 5 of the design code.

4.8.3. The general palette of new pavements **should** be paved with clay pavers, or neutral (light grey) concrete flags, based on what is appropriate to the specific location. In places, this may be altered to support tree retention, delineate adjacent change of uses, or provide specific accents to the local character area e.g. Squares. Surfaces **must** be permeable wherever appropriate.

4.8.4. The re-surfacing of existing pavements may match the existing surface treatment or align with adjacent new pavement surfaces.

4.8.5. Where pavements are located adjacent to public open spaces, the material palette of the public open space may inform or override the material of the general pavement surface treatment to promote the local sense of identity.

4.8.6. Crossing areas within streetscape **should** be defined by the appropriate road markings or a change in the surface material to indicate safe crossing routes for pedestrians and provide traffic calming.

4.8.7. Footways **must** have a consistent approach to paving bond or paving jointing (including joints in in-situ materials), which **should** be perpendicular the primary direction of travel. In all situations, the bond of the footway **must** be at 90 degrees to the alignment of the kerb face and direction of travel.

4.8.8. Unitised paving bonds **should not** change direction on the corner, but extend 4m around the corner or to a logical position before rotating to create a neat junction with minimal cuts. Paving units and kerbs **must not** be cut to less than 50% of their original size.

4.8.9. Transitions between bond directions **should** be cut straight not interlocked.

4.8.10. Transitions and jointing **should not** be made over service covers or other utilities.

4.8.11. All access chambers, inspection chambers and manholes within the footway **must** be aligned to the paving layout. Kerbs and edges **must not** be interrupted by covers. All covers shall be inset with the adjacent paving material.

4.8.12. Utility covers within planted areas **should** have a unified dark colour.

4.8.13. The material of the tertiary street's carriageways may be variations of asphalt or macadam surfacing, blocks or setts. The design intent generally **should** be to provide minimal necessary width for vehicle routes.

4.8.14. Kerb heights **must** be a minimum of 60mm, within the development's residential streets, and a maximum of 125mm, to match the surrounding context. This is to be both accessible and also signal to cars that they are entering an area of pedestrian priority.

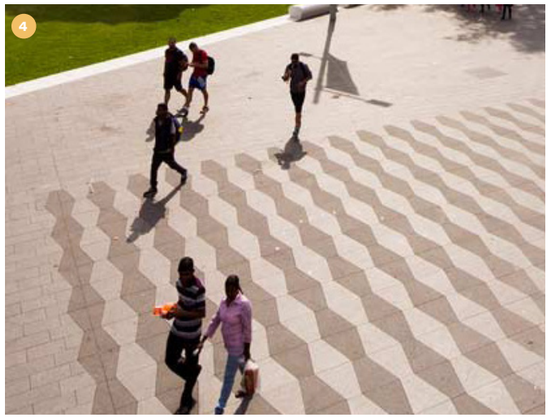
Further information on hardscape can be found in Chapter 7 "*Public realm*" of the "Design and Access Statement: The Masterplan".










1. The hard landscape products should be durable and pick up on its local context.
2. Changes of material should be used to demarcate space and provide legibility
3. Paving should have consistent approach to finish and colour that supports the overall sense of place.
4. The use of feature paving should be limited to the key public open spaces such as the Town Square

# 4. 8. Hardscape

## Furniture

4.8.15. Street and park furniture **must** be part of a coherent palette. It **should** be selected or designed to ensure coherence of appearance, design and materiality of each area.

4.8.16. Street and park furniture **must** be of robust construction, be easy to maintain and be placed in positions that minimise risk of damage by vehicles, along with preventing unsightly damage from skateboarding and other hard wearing activities.

4.8.17. Seating **should** be provided within the public open spaces to provide social opportunities and resting places.

4.8.18. Seating **must** follow the guidance as set out in BS 8300-1:2018 with regards to accessibility. This includes: an appropriate level of seating / resting areas **should** have seats with backrests and arms on both sides; appropriate heights and contrast to immediate context selected to be obvious to people with visual impairment; and including spaces for pushchairs, prams, wheelchair and scooter users where possible.

4.8.19. Street furniture **should** be located with enough space around it to safely fulfil its function.

4.8.20. All street furniture **should** be placed to allow access for street cleaning.

4.8.21. Where walls and retaining structures are required, they **should** be used and enhanced for seating.

4.8.22. Street furniture **should** be clustered in appropriate zones to avoid physical obstructions and respect pedestrian desire lines.

4.8.23. Where seating areas are located adjacent to vehicle traffic, seating **should** be either built in or protected from adjacent traffic (e.g. by kerb or planting area), and be safely accessible.

4.8.24. New street furniture **should** use a colour palette and texture palette that is harmonious with the materials of its adjacent setting, both of the landscape and architecture.

4.8.25. Use of bright colours within furniture, play elements, and other Site furnishings **should** be carefully considered within the same public open space or streetscape.

4.8.26. Cycle stands **should** be consistent across the entire public realm and they **should** be located to complement the usability of the public realm.

4.8.27. 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.

4.8.28. Litter bins **should** be located throughout the masterplan in locations where people are likely to congregate, rest or pause.

4.8.29. The provision of in ground/ pop up power units within public open spaces **should** be considered in relationship to the planned uses of the proposed public open space e.g. the square and Millennium Green.

4.8.30. Street furniture **must** consider sustainability as a selection criteria. Where possible products with low levels of embodied energy and carbon emissions, recycled content, reusable materials, recyclable materials **must** be considered.













1. Key criteria for the selection of Site furnishings are its durability and suitability for its location within the masterplan.
2. Where walls and retaining elements are required they should double up as seating opportunities
3. Appropriate levels of seats should have backrests and armrests to follow BS 8300-1:2018
4. Cycle stands should be consistent across the public realm

# 4. 9. Biodiversity

## Approach and principles

4.9.1. Any landscaping **must** maximise the use of native species and those known to have wildlife value.

4.9.2. Plants and trees **must** be of local provenance, where possible, tolerant of local climatic conditions and species selection **must** take in to consideration the impacts of climate change.

4.9.3. Where possible, vertical spaces **must** be utilised through the incorporation of native climber species on trellises such as hop, ivy, clematis etc.

4.9.4. The inclusion of rain gardens, where possible, and as part of a wider Site surface water drainage strategy.

4.9.5. Stag beetle loggeries **must** be created (specification will be set out within a future Ecological management Plan (EMP).

4.9.6. Created and retained landscapes **must** be managed with biodiversity in mind.

4.9.7. A selection of bird, bat and invertebrate features such as boxes, bricks and panels **must** be installed throughout suitable habitat.

4.9.8. Lighting **must** be designed in accordance with the ILT and BCT guidelines for bats and lighting and **must** include:

- Directional lighting,
- Appropriate luminescence and protection from light spill (see information in guidance document),
- No uncontrolled lighting **must** occur and light spill should be minimised;
- No light sources such as security lights **must** be positioned near artificial roost entrances (if present e.g. bat box) and neither **must** any light sources be directed towards any roost entrances i.e. no up-lighting of the building' and
- No light **must** fall on any areas of vegetation suitable as a commuting and/or foraging resource.

Background information on ecology strategy can be found in Chapter 7 "*Public realm*" of the "Design and Access Statement: The Masterplan".




Fig.102 Diagram showing the opportunity for biodiversity (illustrative plan)

## All design of the landscape should maximise the Site's potential for biodiversity













**Key:**

1. Rain Gardens, Essex Road, Waltham Forest
2. Stag beetle loggery
3. Vertical greening
4. Species with wildlife value
5. Bird boxes



# 4. 10. SuDS

## Approach and principles

4.10.1. The planning and design of SuDS **must** follow guidance laid out in Urban Design London's (UDL's) Designing Rain Gardens: A Practical Guide (2018) and CIRIA's Guidance on the construction of SuDS (2017).

4.10.2. Bioretention areas and rain gardens **must** have a finished mulch level at least 80mm below adjacent paving levels in order to allow sufficient free-board.

4.10.3. Soft landscape areas **must** contribute to the SuDS strategy, for example through conveyance or storage.

4.10.4. Any underground storage tanks **must** be arranged in such a way that it does not impact the ability for tree planting, play and soft landscape within the design.

4.10.5. Extensive green roofs **must** be incorporated within the scheme wherever possible. These **must** endeavour to provide interest for residents viewing them from above.

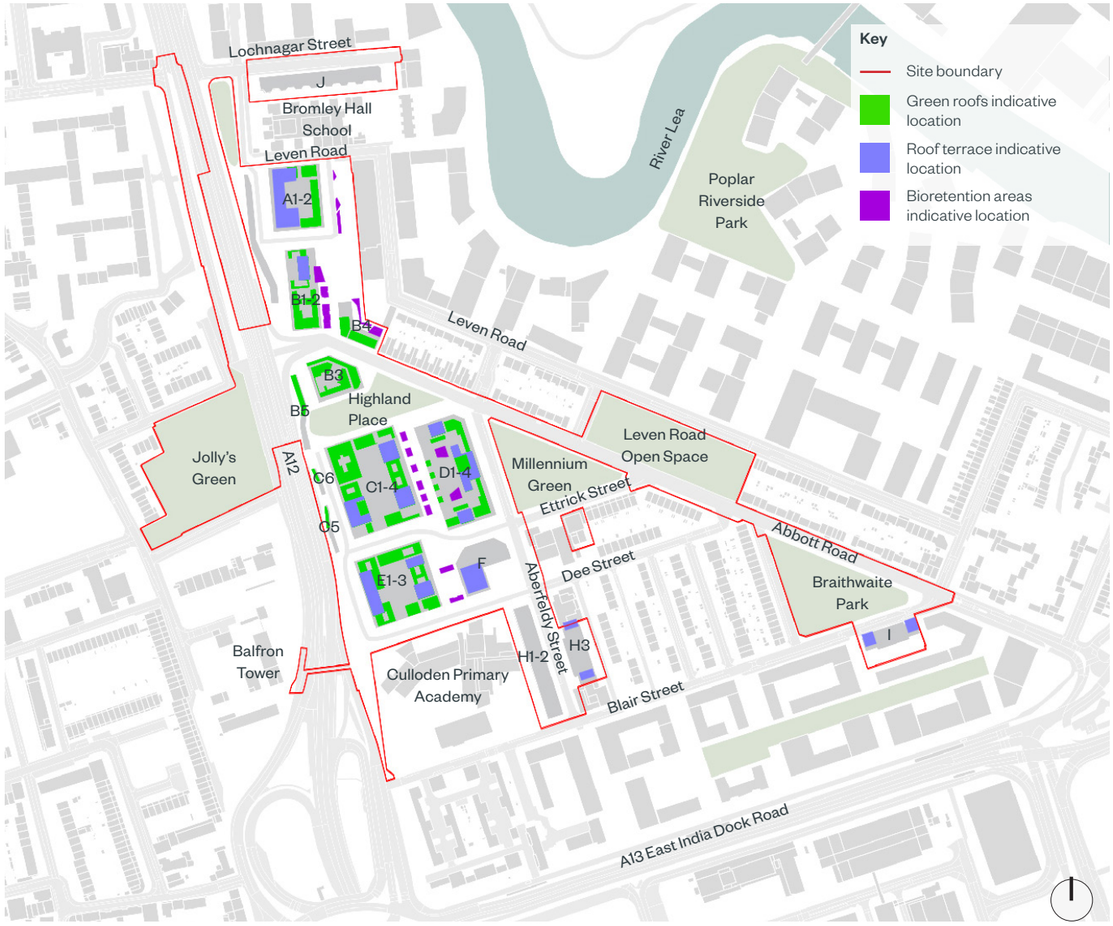



Fig.103 Diagram showing the opportunity for SuDS (illustrative plan)













**Key:**

1. Rain gardens should follow guidance and precedents, Grey to Green, Sheffield
2. Swales should be utilised to contribute to the SuDS strategy
3. Playful features should be incorporated into rain gardens and SuDS
4. Extensive green roofs should be encouraged wherever possible

# 4. 11. Lighting

## Approach and principles

4.11.1. Lighting proposals **must** include a baseline assessment of existing lighting provision and contain a strategy establishing where lighting is necessary and what is the minimum amount of light required. Existing and proposed lighting **must** be expressed in accordance with BS 5489 - 1:2020.

4.11.2. Lighting **must** be designed in accordance with Institute of Lighting Professionals Guidance Note GN01/21 "The reduction of obtrusive light". Artificial lighting **must** help create the sense of a welcoming, safe and secure neighbourhood made up of well lit streets but **must not** have a negative impact on adjacent properties and habitats.

4.11.3. Light spill into adjacent properties and habitats **must** be minimised through the appropriate specification, siting, orientation and control of lighting apparatus. Lighting Strategies **must** have particular regard to best practice standards including the Institution of Lighting Professional and Bat Conservation Trust Guidance Note on Bats and artificial lighting in the UK: GN08:2018. See 4.7. Biodiversity for more information on lighting and ecology.

4.11.4. All lighting apparatus **must** be considered as part of a palette of street furniture - in terms of visual profile, scale, material, colour finish - to ensure a coherent street scene during the day. The siting of lighting equipment **must** be coordinated with landscape layouts to mitigate against interference from and with tree canopies, vehicle tracking, pedestrian crossings and play spaces.

4.11.5. Lighting **must** provide visual interest after dark, adding to the character, amenity and usability of the streets throughout the whole day.

4.11.6. Public realm lighting equipment **must** be robust, low energy and with a long maintenance cycle. Lighting **must** ensure a high quality night-time street scene and to help reduce the risk and perception of crime.

4.11.7. The scale of lamp columns **should** be considered - preference **must** be given to the use of shorter columns (under 6m high) where possible. Lighting **should** be pointed away from habitat areas.



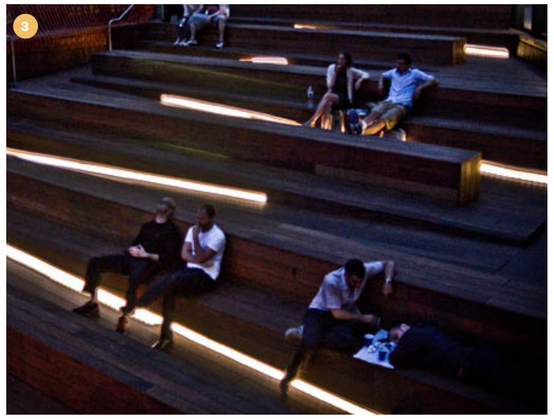

Fig.104 Diagram showing lighting opportunities (illustrative plan)

Background information on lighting strategy can be found in Chapter 7 "*Public realm*" of the "Design and Access Statement: The Masterplan".













**Key:**

1. Lighting columns must consider scale relative to pedestrians
2. Lighting must provide visual interest after dark
3. Lighting must help reduce the risk and perception of crime by creating a high quality scene
4. The Lighting strategy should seek to de-clutter the street where possible
5. Lighting in key spaces should explore biophilia and connect to nature



# 4. 12. Wayfinding overview

## Approach and principles

**Wayfinding signage should reflect the identity of Aberfeldy through the exploration of colour, texture and form.**

4.12.1. Wayfinding **must** follow the principles of the masterplan in responding to the existing dialect through vibrancy of colour, the use of pattern and reflection of architectural form.

4.12.2. Wayfinding signage **should** be developed as a range that is simple and consistent across the entire development.

4.12.3. The positioning of wayfinding signage **must** consider sight lines, lighting, visual contrast and legibility.

4.12.4. Wayfinding **must** clearly identify means of access to public open spaces and Public Rights of Way located within and adjacent to the Site.

4.12.5. New signage **should** be limited to avoid over cluttering the public realm. This **should** be supported by the creation of streets and a public realm that is self-explanatory and legible for users.

4.12.6. Signage **should** be dual purpose and consolidated where possible. An example of this consolidation is for signage to be mounted on lamp posts.

4.12.7. The location and design of signs and signposts **should** permit effective and economical maintenance.

4.12.8. Wayfinding **should** reflect and respond to borough-wide strategic actions, such as the Tower Hamlets Green Grid Strategy: Update 2017.

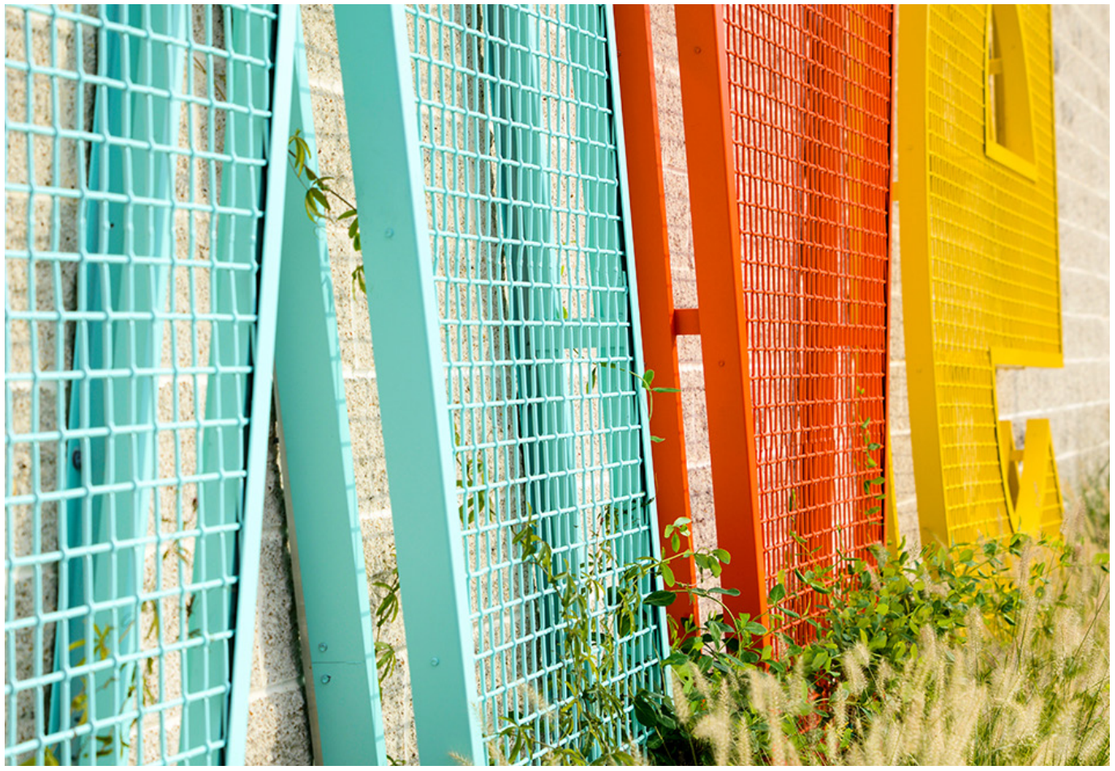


Fig.105 Opportunities for wayfinding and placemaking should have dual purpose, such as art or structures for climbing plants, where possible










1. Signage should be consolidated where possible, for example attached to lamp posts
2. An established wayfinding system should be adopted, such as the Legible London system, taking in to account any system(s) already in use in the vicinity
3. Multiple scales of wayfinding and placemaking should be knitted throughout the development
4. Use of pattern and colour should be explored when signage ranges are being developed
5. Wayfinding signage should respond to architectural and dialect shapes and forms






# 4. 13. Public art overview

## Approach and principles

4.13.1. Public art **should** seek to involve the local community where appropriate. It is encouraged to be playful or engaging, and a reflection of the local character.

4.13.2. Public art **should** be environmentally sensitive and recycling of materials in the development, particularly from meanwhile schemes, encouraged.

4.13.3. Biophilia and biophilic design **should** be considered in proposals for art and sculptures to reinforce references to nature within the scheme.

4.13.4. Public art **must not** impede movement routes for pedestrians or vehicles, this includes ambulant disabled people and wheelchair users. All public art **must** be inclusive.

4.13.5. Buildings **must not** become more accessible to crime through the installation of art, and the design of public art **must** have due regard to residential amenity and privacy.

4.13.6. Public Art **should** be encouraged to have a function as well as be artistic e.g. playable, street furniture etc.

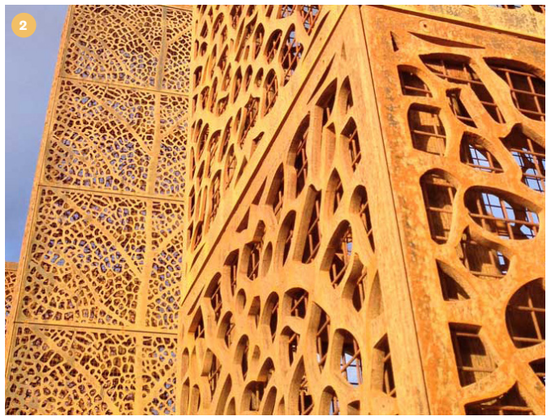
4.13.7. If a new access or route to art is required, this **must** match the surrounding public realm design language and material design established in this design code and within the design contained within the relevant planning application.

4.13.8. Public Art **must not** be located within 1500mm of a carriageway.



Fig.106 Opportunities for public art to be playful through imagination










**Key:**

1. Public art should seek to involve the community, an example being the Aberfeldy Street meanwhile project
2. Public art should be environmentally sensitive
3. Public art should be designed to fit and match into its surrounding public realm design language
4. Public art pieces should be encouraged to be playful or engaging
5. All public art should be encouraged to have a dual purpose and be both functional and artistic



# 5

# CHARACTER AREAS

# 5. 1. Character areas

## Overview

5.1.1. The masterplan includes five character areas, which are illustrated in this chapter:

1. **The Healthy Street** - Including the transformation of Abbott Road connecting the existing and the new green spaces and the re-purposing of the existing vehicular underpass for pedestrians and cyclists (the new Highland Place).
2. **The High Street** - Enhancing Aberfeldy Street and promoting it as the Local Centre linking to to Phases 1-3 of Aberfeldy Village.
3. **Enterprise Yard** - A creative link which offers opportunities for local and independent businesses, whilst improving north-south connectivity.
4. **Community Lane** - The north-south running neighbourhood street which is residential in character and connects Nairn Street Estate to Dee Street.
5. **East West Links** - Historic streets that have been reinstated to improve permeability within and through the Site and connecting Aberfeldy to the River Lea.

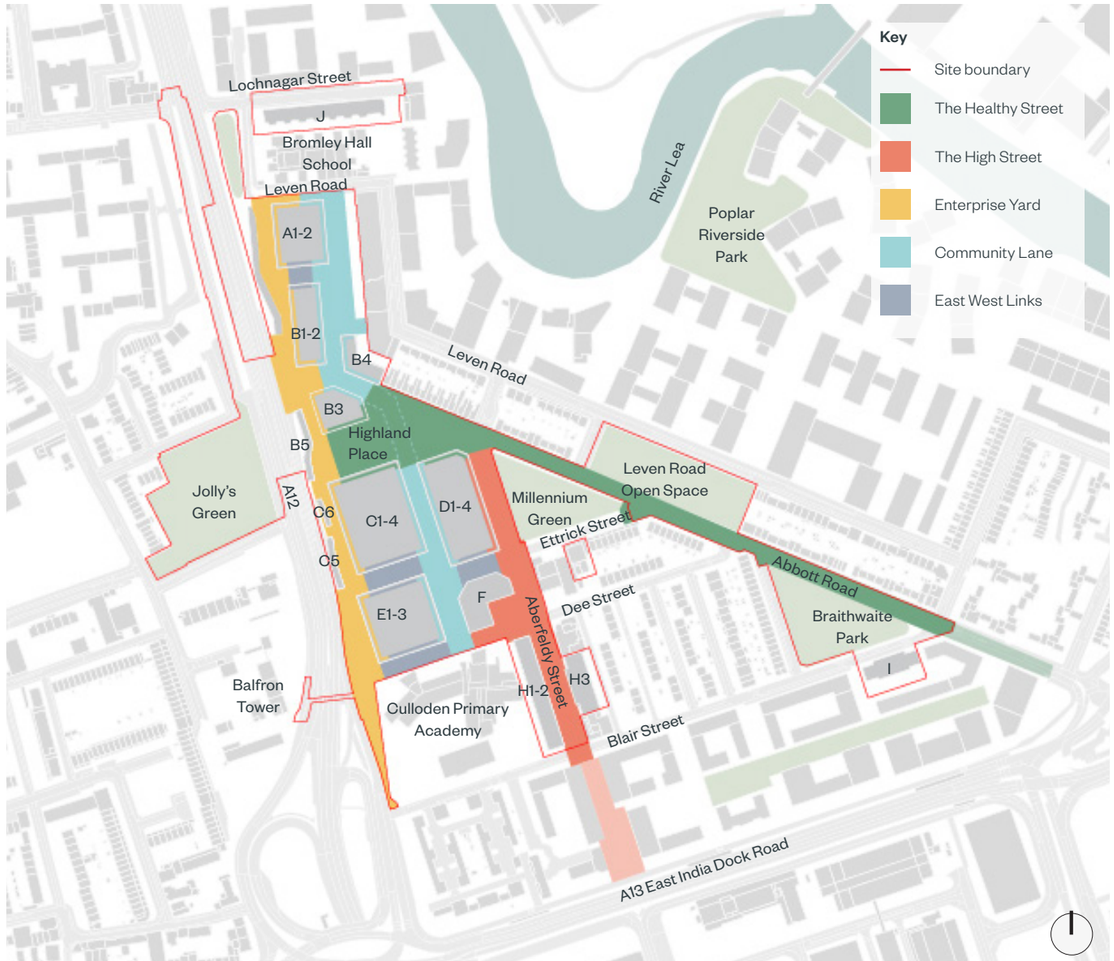
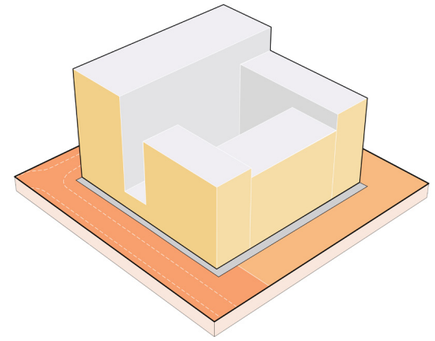



Fig.107 Character areas location plan (illustrative plan)

For each character area, this chapter provides guidelines and codes on the following:

- Establishing the vision and providing a key summary of each character area;
- Providing information about the typical layout, including important key distances and plot relationships;
- Providing details on land use distribution and key features;
- Including information on scale and massing, covering heights approach, building relationships and transition between character areas;
- Providing detail on frontages, focusing particularly on the lower floors and the relationship to the adjacent streets and spaces;
- Providing information on threshold typologies, including elements such as privacy, amenity spaces and movement space;
- Establishing rules and guides for adjoining streets and spaces, identifying the key streets and public realm elements;
- Providing further information on material palette, including guidance on the material approach to both architecture and landscape.

Further information on Character Areas, including vision and objectives, can be found in Chapter 5 "*The Masterplan* of the "Design and Access Statement: The Masterplan".



**Elements covered by character areas Chapter**

- Frontages and elevations
- Thresholds
- Adjoining streets and spaces
- Material palette (buildings and public realm)

**Future proposals should follow the suggested character areas distribution and guidelines.**

# 5. 2. The Healthy Street

**The green spine will connect the major outdoor spaces within the Site and the surrounding area, promoting walking and cycling and encouraging a healthy lifestyle**

## Vision

5.2.1. The Healthy Street is a green route connecting a network of green spaces within the Site and the surrounding area including: East India Green, Braithwaite Park, Leven Road Open Space, Millennium Green, Highland Place, Jolly's Green and Poplar Riverside Park (the latter to be delivered by St William as part of Leven Yard Gasworks Site redevelopment).

5.2.2. The Healthy Street aims to promote walking and cycling and active lifestyles with a network of streets and routes that prioritise the pedestrian and cyclist. Traffic calming measures will be included in highways and key public spaces will be car free.

5.2.3. Trees and planting will play an integral role in creating the Healthy Street environment, and offer a setting for movement, play, recreation, exercise, learning and leisure within Aberfeldy and its surroundings, whilst also promoting better connections to the wider area of Poplar.

5.2.4. It will facilitate the connection between both sides of the A12 through the transformation of the vehicular underpass and slip road into a new pedestrian and cycle route. It will be activated and become a new destination, also integrating new Poplar Works space and the Building B3 residents' facilities.




Fig.108 The Healthy Street character area

### Braithwaite Park



'The Gardens' for the neighbourhood including a play area, flowers, and areas of lawn, seating and picnic tables to rest, relax and socialise.

### Millennium Green



Millennium Green, the village green central to the scheme . It is outside of the application boundary and it's transformation will be delivered as part of S106 agreement.

### Leven Road Open Space



'The Hub' for sports, activity, fitness, and adventurous play.

### Abbott Road



The Healthy Street - a traffic calmed pedestrian priority route, greened with trees and planting.




Fig.109 Illustrative visualisation including the proposed Highland Place

### Highland Place



Highland Place, a landscaped public space along the Healthy Street, at the heart of the neighbourhood.

### Jolly's Green



A green space including a footway and cycleway connection between Aberfeldy and West Poplar.

### The Underbridge



### The Slip Road



The Underbridge and Slip Road will provide a safe and attractive pedestrian and cycle connection under the A12, linking Aberfeldy to Jolly's Green and the western part of Poplar.

# 5. 2. The Healthy Street

## Typical layout

**The minimum distances between buildings are set in the Parameter Plan "Building Plots" which must not be deviated from.**

5.2.5. The Healthy Street character area includes plot B3, part of Phase B of the Aberfeldy Village Masterplan.

5.2.6. The proposed layout retains the existing street alignment, with Abbott Road being a primary vehicular route and a key pedestrian and cycle connection.

5.2.7. The existing vehicular underpass has been re-purposed for pedestrians and cyclists only and a new vehicular connection with the A12 has been created further north, whilst transforming Abbott Road itself into a healthy street.

5.2.8. The Healthy Street includes the tallest element of the Masterplan, which marks the entrance to Highland Place to the south and acts as a terminus to Abbott Road to the north.

## Land use

**The land uses are defined in the Parameter Plans "Land Use Basement", " Land Use Lower Ground Floor", "Land Use Upper Ground Floor", "Land Use First Floor" and "Land Use Upper Floors" which must not be deviated from.**

5.2.9. Plot B3 includes residential frontages at all upper levels, with a residents hub at ground and first floor, and a food/ retail use (a cycle cafe in the illustrative scheme) activating the public realm at underpass level.




Fig.110 Illustrative masterplan extract - The Healthy Street



Fig.111 Healthy Street encouraging people to exercise and socialise



Fig.112 Streets with pockets of green space for children to gather and play



Fig.113 Cycle friendly connections



Fig.114 A street which creates a safe pedestrian and cycle environment

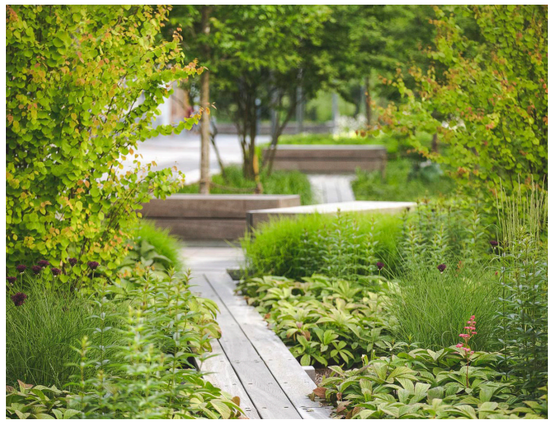


Fig.115 A route where the pedestrian experience is separate from vehicles

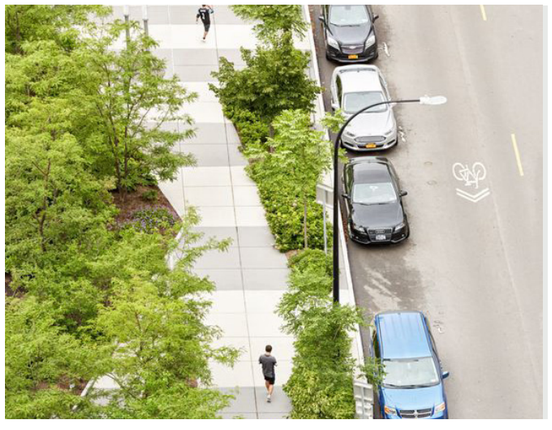


Fig.116 Trees offering a buffer from the noise and air pollution from the A12

# 5. 2. The Healthy Street

## Scale and massing

**The scale and massing are defined in the Parameter Plan "Building heights "which further proposals must not deviated from.**

5.2.10. Building B3 [1] is the only building that sits within the Healthy Street character area. It is the tallest building of the Aberfeldy Village Masterplan and marks the new public space at Highland Place.

5.2.11. Buildings B2 [2] and C1 are visible to the north and south of B3 and are lower in height framing it.

5.2.12. The north-east corner of Building B3 **must** be chamfered to give the building an elegant east elevation, to maximise the distance to Building B2 and to minimise the number of single aspect homes.

5.2.13. The base of Building B3 [3] **must** form a plinth on all sides and the form of this plinth **must** follow the language of the building above.

5.2.14. As the Healthy Street turns into Highland Place, the non-residential space at the basement level of building B3 [4] addresses the public realm. This unit **must** have a public facing function which will provide activation to the Underbridge leading to Jolly's Green.

5.2.15. The new Poplar Works building [5] overlooking Highland Place **must** be designed to provide a backdrop to this space, screen the A12 and provide active frontage.

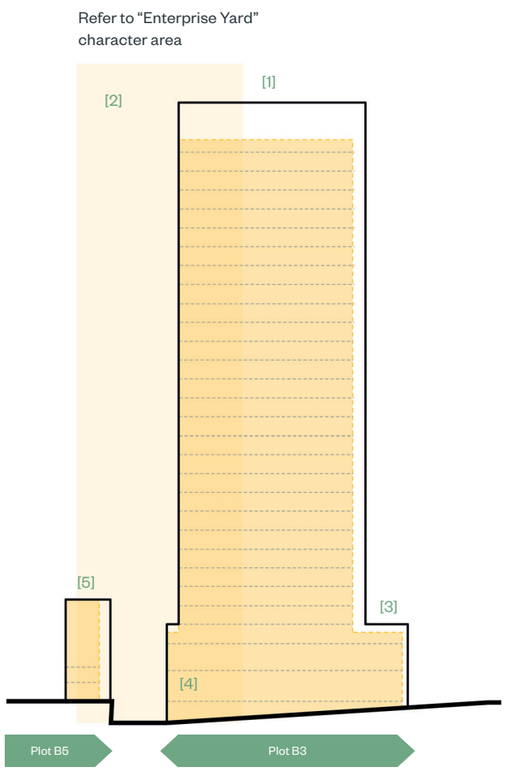



Fig.118 Illustrative elevation AA - The Healthy Street looking north

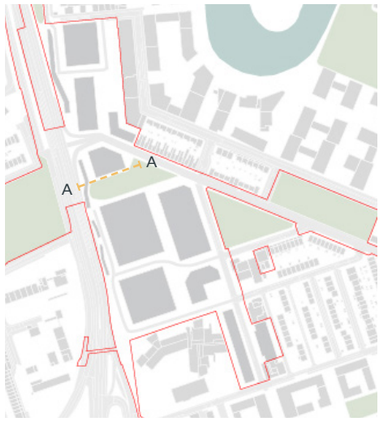



Fig.117 Indicative illustrative elevation diagram - key plan

**Key**

- Site boundary
- Maximum building envelope
- Illustrative scheme

## Key streets

## Abbott Road

5.2.16. Abbott Road follows the Healthy Street design principles. It aims to create an attractive, inviting, green environment encouraging walking between the principal green spaces of Aberfeldy, as a connected 'green' loop.

5.2.17. The carriageway of Abbott Road **should** be narrowed to 6m wide to encourage slower vehicle speeds and improve the pedestrian environment.

5.2.18. Ground cover shrub and perennial planting with an avenue of trees **must** be introduced between the carriageway and the footpath to the southwester side of Abbott Road. The footway **should** be minimum 2.4m wide for pedestrians only. Cyclists share the vehicular carriageway.

5.2.19. Measures to slow traffic **should** include:

- Raised tables at regular intervals;
- Changes of surface materials;
- The introduction of trees and planting close to the carriageway.

5.2.20. A distinct paving, coloured or dressed asphalt or small unit blocks, inticating prioroty for pedestrian movement, **should** be used in the carriageway between Braithwaite Park, Millennium Green and Leven Road Open Space for townscape reasons to link the green spaces. They **should** also be used on all raised tables.

5.2.21. There **should** be regular and frequent formal crossings at logical points of east-west movement that include raised tables, tactile paving, drop kerbs and surface markings.

5.2.22. The carriageway at junctions with Ettrick Street and Dee Street **should** be narrowed to remove unnecessary road to create more space on the footways. These locations **should** include seating, playful structures, additional tree and shrub planting.




Fig.119 The Healthy Street, Abbott Road looking north (illustrative diagram)




Fig.120 The Healthy Street, Abbott Road looking south (illustrative diagram)



Fig.121 Greening of streets



Fig.122 Wider pavements create opportunities for street furniture moments



Fig.123 Softening of roadside edges for pedestrian enjoyment and biodiversity

## Building frontages and elevations

5.2.23. The architectural focus of the Healthy Street **must** be Building B3, which will be visible for the length of the approach along Abbott Road. This building **must** be read as a local landmark signifying the new connection between Highland Place and Jolly's Green.

5.2.24. The building massing **must** chamfer at the north east corner to ensure that the distance between B3 and B2 is not less than 25m at any point.

5.2.25. The building **must** be simple in form and its design **must** consider adjacent public realm conditions. The building must meet the ground in a plinth of an appropriate scale.

5.2.26. The façade **should** be elegant and its eastern façade **should** express a predominantly vertical geometry.

5.2.27. The geometry of the building façade **should** make reference to Balfron Tower and the relationship between horizontal and vertical elements **must** be carefully considered.

5.2.28. Robust materials which lend the building a sense of mass and solidity and an industrial aesthetic **should** be used. Cast materials are appropriate here.

5.2.29. All homes in this building **must** be provided with recessed balconies. Projecting balconies are not appropriate in this location. Balconies **should** be located at the corners of the building to reduce the perceived mass of the building and emphasise its slenderness.




Fig.124 The junction between Aberfeldy Street and Abbott Road (Illustrative proposal)



Fig.125 Panel with cast-in pleated motif

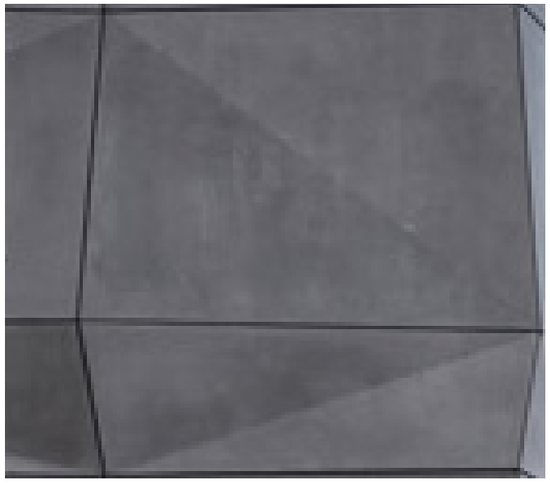


Fig.126 Dark cast panel with polished finish




Fig.127 The entrance to residents' hub (Illustrative proposal)

# 5. 2. The Healthy Street

## Key public spaces

### Overview

5.2.30. Abbott Road (the Healthy Street) connects the key public open spaces of Leven Road Open Space, Braithwaite Park, Millennium Green, Jolly's Green and the proposed Highland Place.

5.2.31. Leven Road Open Space and Braithwaite Park are part of the Phase A Detailed Proposals, and will be important improved green spaces delivered early in the construction phases.

5.2.32. Millennium Green is outside of the application boundary but **must** to be considered within the design of any nearby public realm.

5.2.33. Highland Place is a key proposed public open space at the centre of Aberfeldy Village Masterplan, and a gateway to the underpass crossing the A12 linking the proposed development with Jolly's Green and west Poplar.

5.2.34. Jolly's Green is an improved existing green space, including a segregated footway and cycleway connection between Aberfeldy and West Poplar via the Underbridge. Both the Underbridge and Slip Road will be lively connecting spaces activated by play, workshops, seating and the activity of the associated green spaces.

## Braithwaite Park

5.2.35. The identity of Braithwaite Park is 'The Gardens' for the neighbourhood with a play area, flowers, and areas of lawn, seating and picnic tables to rest, relax and socialise.

> Detailed information on can be found in Chapter 7 "*Public realm*" of the Design and Access Statement: Detailed Proposals to be delivered as part of the first phase of the development.



Fig.129 Illustrative aerial view of Braithwaite Park



Fig.128 Illustrative view of Braithwaite Park and the dedicated play area, looking south from the entrance on the corner of Abbott Road and Benledi Road



## Leven Road Open Space

5.2.36. Leven Road Open Space identity is 'The Hub' for sports, activity, fitness, and adventurous play.

> Detailed information on can be found in Chapter 7. "*Public realm*" of the "Design and Access Statement: Detailed Proposals" to be delivered as part of the first phase of the development.



Fig.130 Illustrative aerial view of Leven Road Open Space proposals



Fig.131 Illustrative View of Leven Road Open Space and the northern gym area with the MUGA in background, looking south from the entrance on the corner of Abbott Road

## Millennium Green

5.2.37. The identity for Millennium Green is as a 'Community Green' at the heart of Aberfeldy: a place for events and fun days, but also an everyday green space for rest and picnics, that is playable.

5.2.38. The delivery of the Millennium Green improvements sits outside the application red line boundary but will be subject to a separate Section 106 Agreement.



Fig.132 Illustrative aerial view of Millennium Green proposals



Fig.133 Illustrative view of Millennium Green flexible community space, looking east from the corner of Benledi Road and Aberfeldy Street

# 5. 2. The Healthy Street

## Highland Place

5.2.39. Highland Place is the primary public open space at the centre of Aberfeldy, providing both recreational and biodiversity value.

5.2.40. The central valley path passes through the park, allowing movement across the A12 to Jolly's Green and beyond. Highland Place **should** be surfaced in coloured asphalt to match all primary paths across Aberfeldy Parks. If space and design allows. The route includes a separated dedicated cycle route.

5.2.41. The valley path **should** be installed to gradients compliant to British Standard (BS) BS8300:2018 Design of an Accessible and Inclusive Built Environment.

5.2.42. Clear sightlines through the underpass to the other side **must** be provided for safety.

5.2.43. Opportunity for activity **should** be clustered to the west of the open space around the entrance to the underbridge. This **could** include climbing, play and terraced seating.

5.2.44. Amenity lawns **must** be provided for the flexibility of community daily activities. These **should** be framed by planting for comfort and to create a sense of distinct identity from surrounding spaces

5.2.45. Routes across Highland Place to allow the continuation of pedestrian routes north-south, such as Community Lane, **must** be provided

5.2.46. Space **should** be provided for gathering, and as an entrance to the main entrance to Building B3

5.2.47. Space around Building B3 **must** be sufficient for spill out activity and pedestrian movement.




Fig.134 Highland Place - landscape concept plan




Fig.135 View 01 Illustrative view of Highland Place and the approach to the proposed Underbridge




Fig.136 Highland Place - illustrative masterplan extract



Fig.137 View 02 Highland Place looking towards the underbridge illustrative visualisation



Fig.138 Illustrative aerial view of Highland Place



Fig.139 Highland Place to Jolly's Green walk through looking from underbridge to Slip Road illustrative visualisation

# 5. 2. The Healthy Street

## Underbridge and Slip Road

5.2.48. The Underbridge and Slip Road **must** provide a safe and attractive pedestrian and cycle connection under the A12 linking Aberfeldy to the western part of Poplar.

5.2.49. The roof of the underbridge should be removed where it is not required for the A12 carriageway or pedestrian access alongside the A12.

5.2.50. A light weight pedestrian bridge should connect Joshua Street to the footpath alongside the A12.

5.2.51. The route **should** be an activated destination with play, workspace, seating and leisure opportunities that builds upon the character of Highland Place.

5.2.52. Paths **must** be installed to gradients compliant to British Standard BS 8300:2018 Design for an Accessible and Inclusive Built Environment.

5.2.53. The paved route **should** be for pedestrians and cycles and **should** be a minimum of 4m wide, shared or segregated subject to detail.

5.2.54. Clear sightlines through the underbridge **must** be provided for safety and comfort.

5.2.55. Workspace units **are encouraged** where they are visible in key views on the approach but without obstructing through views.

5.2.56. The interior of the underbridge **should** be dramatic, colourful and well lit.

5.2.57. The edges of the Slip Road **should** be framed by low planting and climbers with trees.

5.2.58. The Slip Road **should** include a short cut flight of stairs to Joshua Street close to the entrance to the underbridge.




Fig.140 Slip Road- illustrative masterplan extract



Fig.141 View 01 Slip Road looking north towards future Teviott development illustrative visualisation



Fig.142 View 02 Slip Road at junction with Dewbury Close illustrative visualisation



Fig.143 View 03 Slip Road walk with potential leisure space illustrative visualisation



Fig.144 View 04 Slip Road looking towards underbridge and Jolly's Green illustrative visualisation



Fig.145 View 05 Slip Road looking towards underbridge and Jolly's Green (without roof) illustrative visualisation

# 5. 2. The Healthy Street

## Jolly's Green

5.2.59. Jolly's Green would become a rejuvenated green space, developed with the local residents in the immediate vicinity, whilst delivering a strategic new pedestrian and cycle connection.

5.2.60. A section of the underpass retaining wall **must** be removed to create access and direct views from the Slip Road and Highland Place to Jolly's Green.

5.2.61. The central segregated footpath cycleway **must** be safe and attractive and allow movement across the A12 between Highland Place and Aberfeldy to the east and Poplar and Chrisp Street to the west.

5.2.62. A secondary north – south accessible route **should** also be provided, aligned similar to the existing.

5.2.63. The combined width of the segregated footpath cycleway **must** be a minimum 5m wide.

5.2.64. The footway **should** be surfaced in coloured asphalt to match all primary paths across Aberfeldy Parks.

5.2.65. The central footpath cycleway **must** be installed to gradients compliant with British Standard BS 8300:2008, Design for an Accessible and Inclusive Built Environment.

5.2.66. Amenity lawns **should** be provided for the flexibility of community daily activities.

5.2.67. The lawns **should** be framed by trees and shrubs for comfort providing recreational and biodiversity value. They should also create a sense of distinct identity from surrounding spaces

5.2.68. Jolly's Green **should** be activated with play, fitness equipment, social terraces, leisure opportunities, and access routes

5.2.69. Workspace units **are encouraged** around the junction with the underbridge to activate the space where they are visible in long views.




Fig.146 Jolly's Green - landscape concept plan




Fig.147 Jolly's Green - landscape concept plan



Fig.148 View 01 Jolly's Green looking towards underbridge illustrative visualisation



Fig.149 View 02 Jolly's Green approaching underbridge illustrative visualisation




Fig.150 View 03 looking into the underbridge from Jolly's Green illustrative visualisation



Fig.151 View 04 from within under bridge looking towards Jolly's Green illustrative visualisation



Fig.152 View 05 from Jolly's Green looking towards Andrew's Street illustrative visualisation

## Soft landscape

5.2.70. Trees and ground flora planting **must** be included in the streetscape and green spaces.

5.2.71. The primary purposes of the open spaces are to provide room for amenity whilst also being a green respite for biodiversity. Therefore amenity lawns **must** be provided and planting **must** be designed to enhance/ create existing on Site and off-Site ecological networks.

5.2.72. Tree Species **must** be a mix to ensure biosecurity and **should** be selected from the following species:

More information on soft landscape can be found in section "4. 3. Green space and infrastructure" on page 76 of this Design Code.

### Abbott Road:

1. Liriodendron tulipfera, Tulip tree;
2. Carpinus betulus, European hornbeam
3. Tilia cordata; Small-leaf lime

### Parks & Green spaces:

1. Betula jacqumontii, Himalayan Birch;
2. Catalpa bignoniodes, Southern catalpa
3. Liriodendron tulipfera, Tulip tree;
4. Aesculus indica, Indian Horechesnut;
5. Paulonia fargeaii, Empress tree
6. Prunus serrula, Tibetan Cherry
7. Tilia cordata, Small-leaf Lime
8. Acer campestre, Field Maple
9. Betula pendula, Silver Birch
10. Prunus padus , Bird Cherry
11. Sorbus aucuparia, Rowan





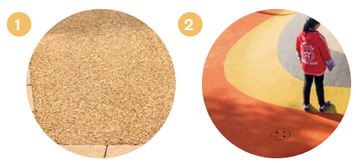


## Public realm material palette

5.2.73. The material palette in the public realm **should** be as follows:

### Parks & Green spaces:

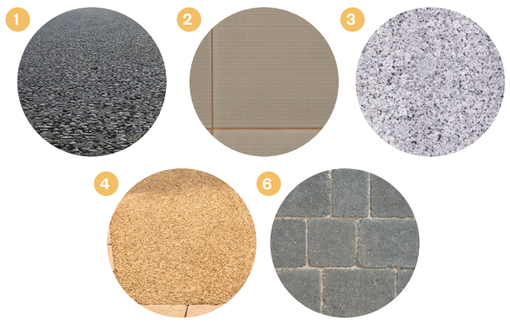
1. Footpaths: Coloured asphalt
2. Play areas: Rubber crumb safety surfacing




More information on material selection can be found in section "4. 8. Hardscape" on page 92 of this Design Code.

### Abbott Road:

1. Carriageway: Asphalt
2. Footways: ASP paving to match surroundings
3. Kerbs: Granite kerbs (silver grey)
4. Raised Tables and Unified-Surface Junctions: Concrete Tegula Block paving
5. OR Raised Tables and Unified-Surface Junctions: Concrete Tegula Block paving



# 5. 3. The High Street

## The High Street is the new local centre which celebrates and enhances the character of Aberfeldy Street.

## Vision

5.3.1. The High Street provides retail and community facilities at ground floor linking to the first phases of Aberfeldy Village Masterplan to the south and the Healthy Street to the north.

5.3.2. New homes will provide balconies on Aberfeldy Street to create an active and overlooked environment.

5.3.3. The High Street will promote walking, cycling and use of public transport, with wide pavements, bus shelters and cycle parking integrated into the public realm.

5.3.4. Opportunities for spill out spaces along the length of Aberfeldy Street **must** be provided.

5.3.5. The Town Square (part of Phase A Detailed Proposals), adjacent to St. Nicholas Church, allows a moment of relief along Aberfeldy Street, with a wider public space which could be used for a diverse range of community events including markets, music, theatre, games, exhibitions, and community gatherings. The Town Square is free from vehicles.

5.3.6. Most of the High Street character area is delivered within Phase A (the Detailed Proposals). The northern part of Aberfeldy Street, which includes plot D1-4 will be delivered in phase D, the last phase of Aberfeldy Village Masterplan.




Fig.153 The High Street character area

### Scale and massing



Non-residential uses at the ground floor and residential above, up to a maximum height of eight storeys. These homes will have balconies facing onto the street to create an active and overlooked environment.

### Building frontages



Non-residential uses along Aberfeldy Street which activate the public realm. Opportunities for spill out spaces along the length of Aberfeldy Street must be provided.

### Thresholds



A pedestrian friendly street, with soft landscape integrated into the streetscape. It will promote walking, cycling and use of public transport, with wide pavements, bus shelters and cycle parking integrated into the public realm.

### Key public spaces



The Town Square is a public space adjacent to St. Nicholas Church celebrating this important community building and providing space for a diverse range of events.




Fig.154 Proposed view showing Aberfeldy Street

### Material palette



# 5. 3. The High Street

## Typical layout

**The minimum distances between buildings are set in the Parameter Plan "Building Plots" which must not be deviated from.**

5.3.7. The High Street character area includes most of the Phase A plots (plot H1-2, H3 and F) and key public spaces (Aberfeldy Street, the Town Square and Kirkmichael Road).

5.3.8. The proposed layout retains the existing street alignment and mature trees along Aberfeldy Street.

5.3.9. Plots H1-2 and H3 include linear buildings framing Aberfeldy Street and using the corners to maximise views and key aspects.

5.3.10. Plot F connects the first phase (Phase A Detailed Proposals) to the park (Millennium Green) and the existing St Nicholas Church. The building provides a local landmark and includes retail uses at ground floor (and a temporary marketing suite).

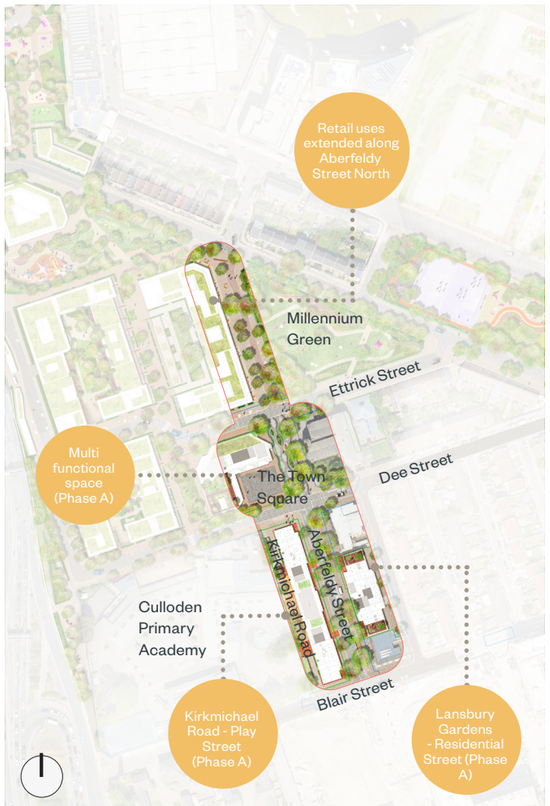



Fig.155 Illustrative masterplan extract - The High Street

5.3.11. Plot D1-4 will complete Aberfeldy Street in the last phase of the Masterplan and will connect Highland Place to Millennium Green.

5.3.12. Plot D1-4 is an important backdrop to Millennium Green, providing active frontage and surveillance.

5.3.13. The High Street character area includes a vehicular and bus route which end leads to a traffic free Town Square, which will include a multifunctional space and area for play/social hub.

5.3.14. A one way secondary vehicular route will run in front of plot D1-4 providing landscaped on street parking and it will be accessed from Ettrick Street.

## Land use

**The land uses are defined in the Parameter Plans "Land Use Basement", " Land Use Lower Ground Floor", "Land Use Upper Ground Floor", "Land Use First Floor" and "Land Use Upper Floors" which must not be deviated from.**

5.3.15. The ground floor along Aberfeldy Street **must** include non-residential uses with residential above.

5.3.16. Plots H1-2 and H3 include retail at ground floor with residential uses on the upper floors.

5.3.17. Plot F includes retail uses at ground floor (lower and upper) and residential uses in the upper floors.

5.3.18. Plot D1-4 includes non-residential uses at the ground floor fronting onto Millennium Green with residential uses above.

All the information on Phase A Detailed Proposals included in this section is illustrative. Refer to Phase A Supporting Documents for information on the Detailed Proposals.



Fig.156 Creating an East London character: Exmouth Market at night time




Fig.157 Creating an East London character: Exmouth Market during the day



Fig.158 Proposed view of the Town Square at the heart of the neighbourhood within Phase A



Fig.159 Commercial frontage with independent shops - Elephant Park, London




Fig.160 Spill out spaces along the High Street activating the public realm



Fig.161 Active frontages at ground floor along the length of the High Street

# 5. 3. The High Street

## Scale and massing

**The maximum scale and massing are defined in the Parameter Plan "Building heights" which further proposals must not exceed.**

5.3.19. Plot D1-4 includes buildings of medium scale [1] which will respond to the scale and massing of the other buildings on Aberfeldy Street, delivered in Phase A [2]. This building will also provide a backdrop to Millennium Green.

5.3.20. Any development above the sixth floor **must** be set back by at least 2m [3] in order to reduce the impression of scale and to minimise impact on the existing terraced houses on the opposite side of Abbott Road.

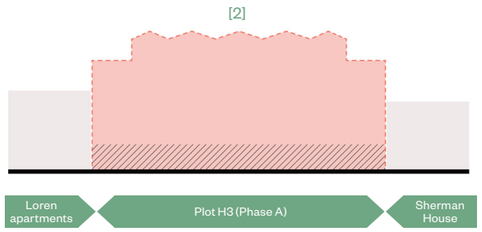



Fig.163 Illustrative elevation AA - Aberfeldy Street looking east

5.3.21. The north eastern corner of the building **must** be designed to maximise the visual connection between Millennium Green and Highland Place [4], particularly when moving north west along Abbott Road.

5.3.22. The south-eastern corner of plot D1-4 [5] **should** respond to the geometry of Millennium Green and to the intersection with Ettrick Street.

5.3.23. Roof articulation **should** be considered at appropriate locations to respond to the form of neighbouring buildings, to terminate views, or to mark key public spaces.

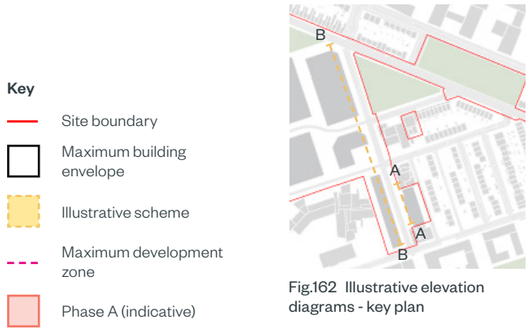



Fig.162 Illustrative elevation diagrams - key plan

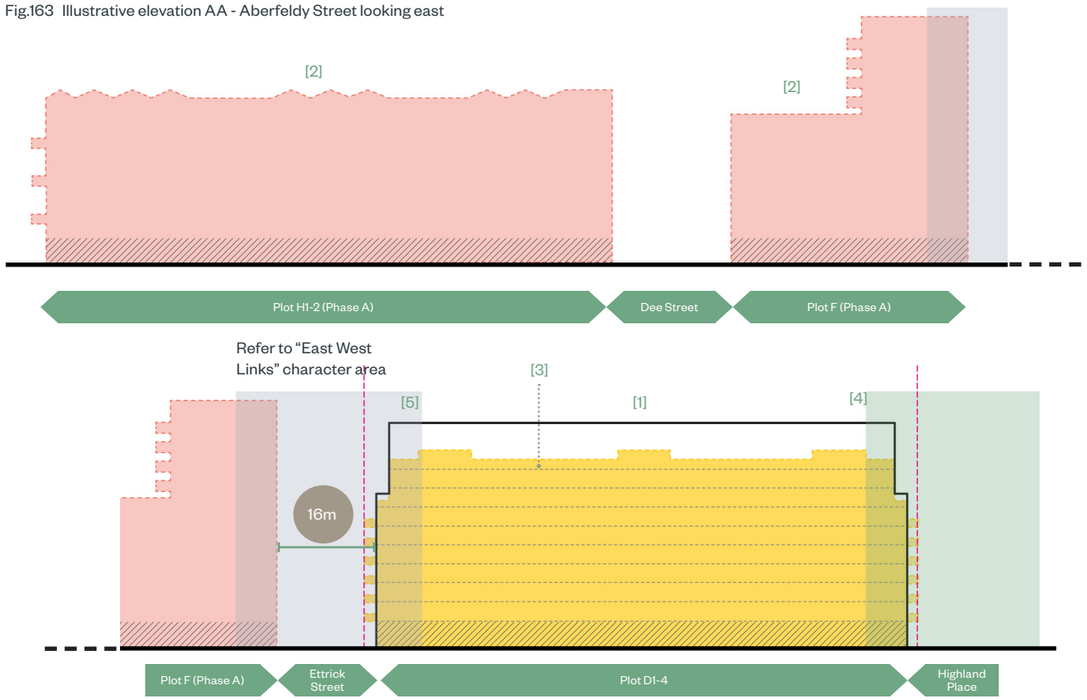



Fig.164 Illustrative elevation BB - Aberfeldy Street looking west

## Building form and elevation

5.3.24. The High Street will provide retail and community facilities and will link the first phases of Aberfeldy Village to the south with the Healthy Street (Abbott Road) and Highland Place to the north.

5.3.25. Aberfeldy Street will promote walking, cycling and use of public transport, with wide pavements, bus shelters and cycle parking integrated into the public realm.

5.3.26. New homes will sit above a non-residential offer at ground floor level and will contribute to an active, overlooked, and safe environment.

5.3.27. At upper levels, the façade is simple, but moments of articulation and playfulness at key locations such as gateways and nodes provide relief to the massing of the building.

5.3.28. The base of the buildings delivered in Phase A are in concrete, with the façades above predominantly in brick. Window grouping, proportion, and detail have been given careful consideration and contribute to an elegant architectural approach.



Fig.165 Proposed view showing north elevation of building H1-H2




Fig.166 Proposed view of east elevation of building H1-H2 with articulated roof-form emphasising the gateway to Aberfeldy Street

# 5. 3. The High Street

## Responding to Phase A Detailed Proposals

5.3.29. Building D is the only building on Aberfeldy Street which is not delivered as part of Phase A.

5.3.30. Building D **must** respond to the other buildings in the High Street character area which fall within the Detailed Proposals. Refer to the Design and Access Statement: Detailed Proposals and its Addendum.

5.3.31. The elevation of Aberfeldy Street draws focus to ground level through the use of colour, texture and pattern. This **must** continue on the north part of Aberfeldy Street

5.3.32. Canopies and awnings are used in Buildings H and F and this language is appropriate for Building D also.

5.3.33. Balconies will typically be projecting or semi-projecting and be in perforate metal with a PPC finish. Again, Building D **should** incorporate balconies of this type.



Fig.167 Concept elevation showing shop frontage (Phase A)




Fig.168 Proposed view of spill out spaces along Aberfeldy Street activating the public realm

5.3.34. The use of a cast-in motif is a key feature of Phase A and **should** be incorporated into the design of Building D to create a sense of consistency, particularly in the expression of the base.

5.3.35. Its position in the masterplan makes building F unique amongst the other buildings on Aberfeldy Street and **should** be read as distinct. Building D may borrow from its architectural language **must not** undermine its status as a local landmark defining the new Town Square.

5.3.36. Patterns can vary from building to building but **must** be in keeping with the scale and type used in Phase A.




Fig.169 Proposed view of the vibrant new Square and Building F



Fig.170 Proposed view of the Town Square - Building F must be read as the primary building on the High Street

# 5. 3. The High Street

## Building frontages and elevations

5.3.37. Building D is the only part of the High Street forming part of the Outline Proposals and it **must** respond to the other Phase A buildings on the High Street (Buildings H and F).

5.3.38. It **must** also respond to Building I, which forms a backdrop to Braithwaite Park (Building D has a similar relationship to Millennium Green).

5.3.39. Balconies and windows **should** be arranged to provide the relief from the length of the building and to reduce the impression of mass.

5.3.40. Frontage onto public space **must** be predominantly non-residential and **must** provide active frontages where possible. The architecture **must** clearly differentiate between residential and non-residential entrances.

5.3.41. Where buildings occur at key nodes and junctions, the architecture **must** reflect their significance. The use of non-typical balconies, openings, colonnades and chamfers are appropriate here.

5.3.42. Connectivity of public space **must** be carefully considered and views and links prioritised. At ground level, colonnades at corners are appropriate to provide views and routes for pedestrians.

5.3.43. Building form **must** respond to key views, particularly views of Balfron Tower from Dee Street and of building B3 from Abbot Road. Chamfers **should** be used to preserve views and give space to landmark buildings where necessary.

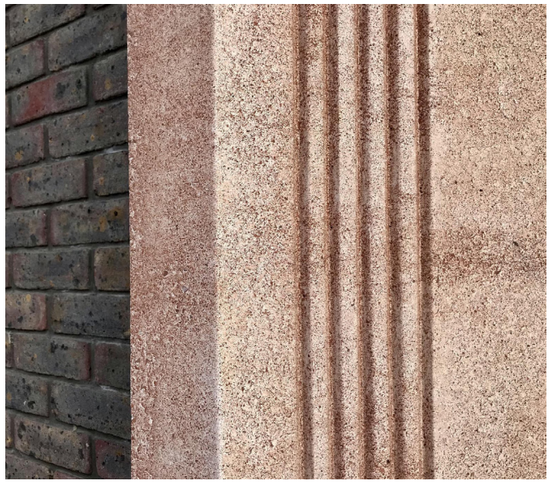


Fig.172 Textured panel with cast-in motif





Fig.173 Pale brick with contrasting orientation and mortar colour



Fig.171 Illustrative visualisation of the junction between Aberfeldy Street and Abbott Road




Fig.174 Illustrative visualisation showing chamfered corner and colonnade

# 5. 3. The High Street

## Thresholds

### Developing threshold types

5.3.44. Several different uses will exist side-by-side on Aberfeldy Street. These will include retail, workspace, commercial and residential. Thresholds proposed in Phase A are designed to provide variety and interest, whilst forming a harmonious family with a consistent architectural language.

5.3.45. Non-residential façades will be branded and expressive, and are framed within openings in a concrete base of consistent architectural language.

5.3.46. A design guide for non-residential façades on Aberfeldy Street will be developed in advance of occupation.

5.3.47. Residential entrances in Building D **must** be in keeping with the architectural language of the building but **should** be clearly distinguished from retail, commercial, or other non-residential thresholds.

5.3.48. Residential entrances **should** have their own identity and a relationship with one another, and with those in Buildings H and F. They **must** create a sense of arrival and indicate a domestic, rather than a commercial environment.




Fig.175 Proposed view of shop fronts incorporated into a concrete plinth




Fig.176 Proposed view of residential entrance as part of Aberfeldy Street




Fig.177 Proposed view towards shop fronts and residential entrances along Aberfeldy Street

### Principles and character

5.3.49. Thresholds within the High Street character area **should** include the "type 1 - active retail frontage"

5.3.50. Residential entrance to apartments **must** be clearly marked.

5.3.51. Active retail zone **should** be provided, and this **should** be at least 1 meter deep.

5.3.52. Planting opportunities along the retail zone **must** also be included.

More information on threshold types can be found in section "*4.5 Private amenity and thresholds*" on page 86 of this Design Code.

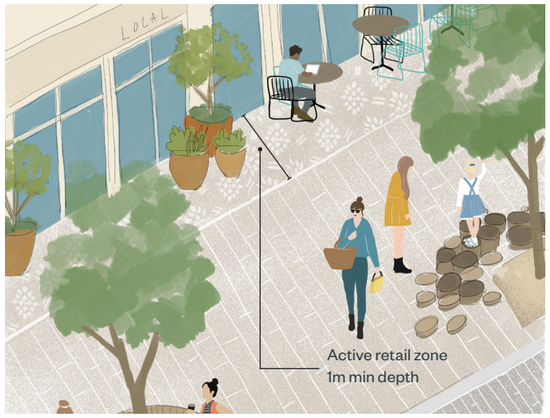



Fig.178 Threshold type 1 - active retail frontage

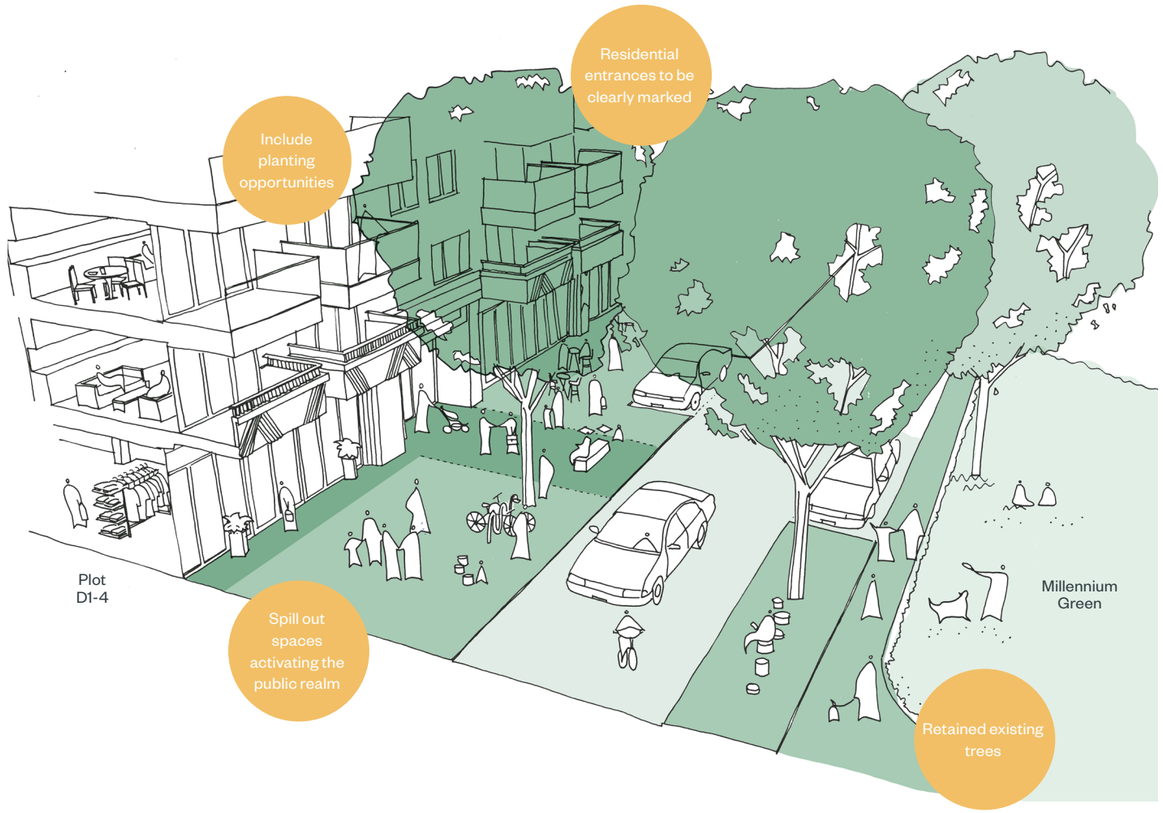



Fig.179 Threshold along the northern part of Aberfeldy Street outside building D facing east

# 5. 3. The High Street

## Key Streets

### Aberfeldy Street North

5.3.53. The northern section of Aberfeldy Street will be opened to one-way traffic southbound, allowing access for refuse vehicles and deliveries from Abbott Road towards Ettrick Street.

5.3.54. It is a primary street for all modes of movement including pedestrians, cyclists, private vehicles, and buses. A generous space between buildings is necessary to facilitate the technical movement requirements alongside the retention of existing trees, footways that are generous enough to allow street activity such as outdoor cafe seating or a market. On street parking **should** be provided along parts of the northern section of Aberfeldy Street.

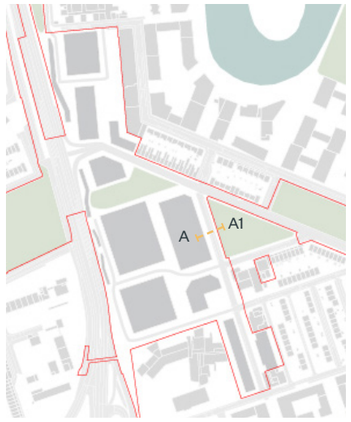



Fig.180 Illustrative street section - key plan

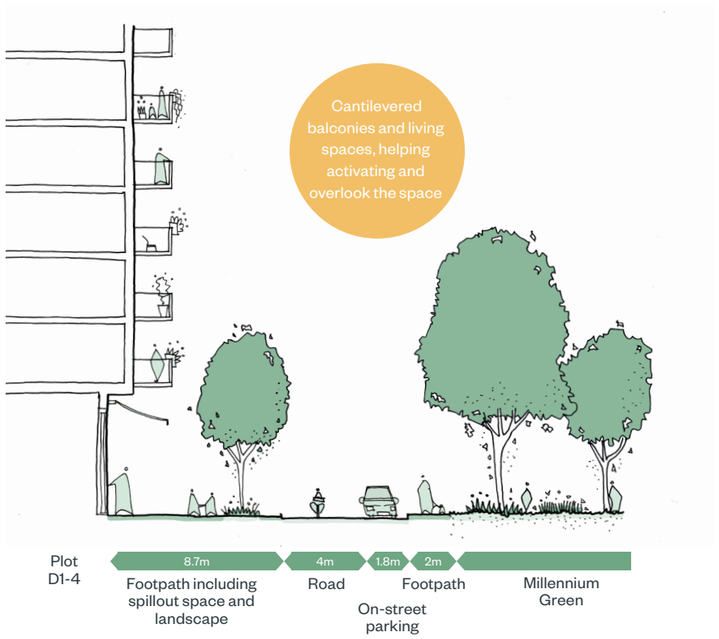



Fig.181 Illustrative section AA - Aberfeldy Street North



Fig.182 Fishergate, Preston



Fig.183 Francis Road, Leyton



Fig.184 Time Tree, Earthscape

## Key public spaces

### Principles and character

5.3.55. Aberfeldy Street will form the 'High Street' at the heart of the masterplan, comprising a high quality, vibrant and colourful public realm and a central neighbourhood square. Aberfeldy Street will form the centre of commercial activity, with retail and food and beverage focussed ground floor activity.

**For this reason the public realm and architectural design must contribute to a sense of Aberfeldy Street and the Town Square being the 'heart of the place' with higher quality materials, retained existing trees and an intensity of active frontage with uses spilling onto footways and square where possible.**

5.3.56. Aberfeldy Street north key principles:

- Existing trees have defined the strategy for the street and **must** be retained wherever possible.
- On the retail side of the street a 3m footway **should** be provided to accommodate footfall, and a 3m minimum zone for parking, street furniture and trees **should** be incorporated adjacent to the carriageway.
- Parking/street furniture zones **must** be kept clear of direct pedestrian access to Millennium Green entrances on both sides of the street. This is to provide greater and safer connections between Aberfeldy Street and the green space.
- Street furniture **should** be playful and in line with the masterplan ambitions that all of the public realm **should** be playable.
- Parking and furniture **should** be arranged around the existing tree structure. Where there are narrow pavements, parking **should** be offset from the base of the tree by at least 1.5m to allow for free pedestrian movement around the circumference.
- A 2m footway **should** be provided on the park side of the street.
- Parking **can** be incorporated on both sides of the street, however street furniture **should** be restricted to the retail side to avoid over cluttering the street and allow for generous footways on both sides.
- Parking and furniture **should** be arranged around the existing tree structure. Where there are narrow pavements, parking **should** be offset from the base of the tree by at least 1.5m to allow for free pedestrian movement around the circumference.
- A 2m active retail frontage zone **should** be provided along all retail façades, allowing for activity to spill out into the street.
- A one-way road **should** be provided at 4m in width.

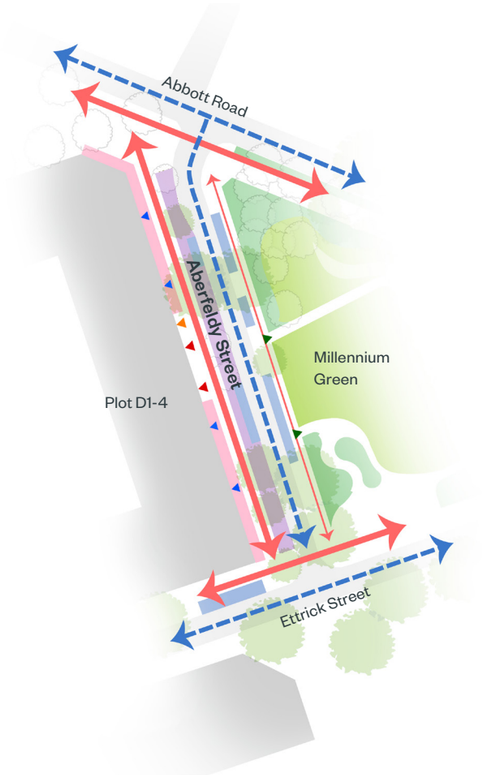



Fig.185 Aberfeldy Street north - landscape concept plan

# 5. 3. The High Street



Fig.186 Proposed view showing the Town Square - Phase A



Fig.187 Illustrative view Kirkmichael Road - Phase A

## Soft landscape

5.3.57. Trees and ground flora planting **must** be included in the streetscape and Square.

5.3.58. Planting within Aberfeldy Street North should relate to the detailed proposals within Phase A.

5.3.59. Tree Species **must** be a mix to ensure biosecurity and **should** be selected from the following species:

**Aberfeldy Street and The Town Square:**

- Platanus x hispanica, London Plane
- Platanus orientalis, Oriental Plane

Detailed information on key public spaces and soft landscape can be found in Chapter 7. "*Public realm*" of the "Design and Access Statement: Detailed Proposals" to be delivered as part of the first phase of the development.

**All trees must be semi-mature when planted.**

**Planting within the square will be colourful and vibrant to reflect the bright colours of the kantha used in the successful high street meanwhile scheme.**

**Planting along Aberfeldy Street should be of woodland understorey character to contrast the Square and compliment the large existing Plane trees.**

5.3.60. Kirkmichael Street will be delivered as part of Phase A detailed proposals, and will include:

- Pyrus Chanticleer;
- Sorbus hupehensis;
- Sorbus aucuparia Fastigiata.




More information on soft landscape can be found in section "4. 3. Green space and infrastructure" on page 76 of this Design Code.

# 5. 3. The High Street

## Material palette

### Materiality and detail

5.3.61. The High Street will incorporate retail units of a mix of sizes, as other uses such as cafés and restaurants, at ground floor level with residential accommodation above.

5.3.62. The architectural language, material and detail of the buildings on Aberfeldy Street which will delivered as part of the Outline Proposals **must** respond to Phase A.

5.3.63. The building **must** meet the ground with a base in a contrasting material. Colour and motif **should** be incorporated and this **should** respond to and compliment Phase A buildings. The base **must** be distinct in architectural expression from any plinth or base used in other areas of the scheme such as Highland Place or Enterprise Yard.

5.3.64. At the upper levels, the façade **should** be predominantly in pale brick to respond to Building I, with articulation through the use of contrasting brick bonds and/or mortar colours or the introduction of concrete details.

5.3.65. Balconies at upper levels **should** be in metal and colours **should** compliment the primary façade materials.

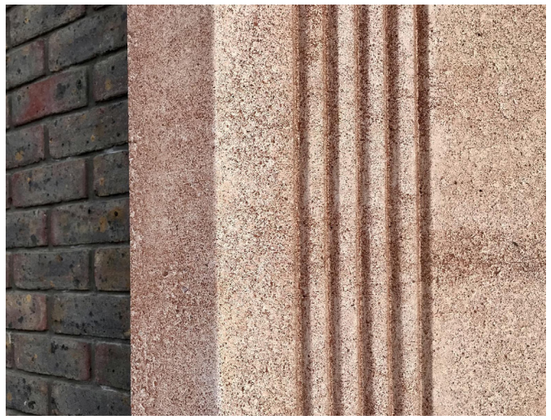


Fig.188 Concrete in a warm tone with cast-in motif



Fig.189 Pale concrete base with sculptural residential entrance





Fig.190 Pale brick with variation in bond



Fig.191 Elegant metal balcony with PPC finish

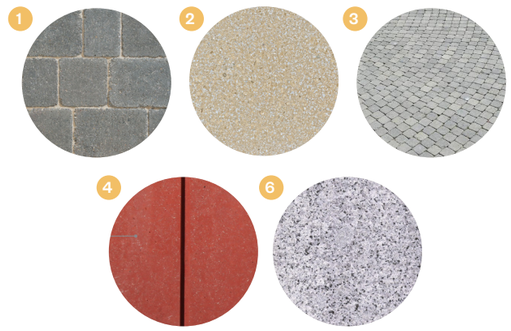
### Public realm material palette

5.3.66. The material palette within Aberfeldy Street north **must** relate to the detailed proposals within Phase A (including Aberfeldy Street south, Kirkmichael Street and the Town Square). These are shown on the right hand side.

5.3.67. The material palette in the public realm **must** be consistent with previous phases of Aberfeldy Street. It **should** be as follows:

**Aberfeldy Street:**

1. Carriageway (Aberfeldy Street): Concrete Tegula Block paving
2. Footways: Perfecta Flag paving
3. Landscape Zone: Concrete Tegula Cobbles
4. Residential Building Edge: Coloured precast concrete units
5. Raised Tables and Unified-Surface Junctions: Concrete Tegula Block paving
6. Kerbs: Granite Kerbs (Silver grey)

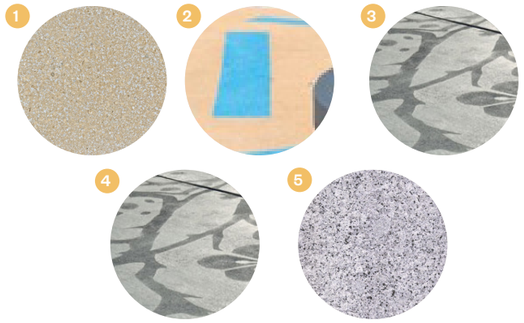



Detailed information on can be found in the “Design and Access Statement: Detailed Proposals” and supporting documents to be delivered as part of the first phase of the development.

More information on material selection can be found in section “4. 8. Hardscape” on page 92 of this Design Code.

**Kirkmichael Street** **(part of Phase A Detailed Proposals):**

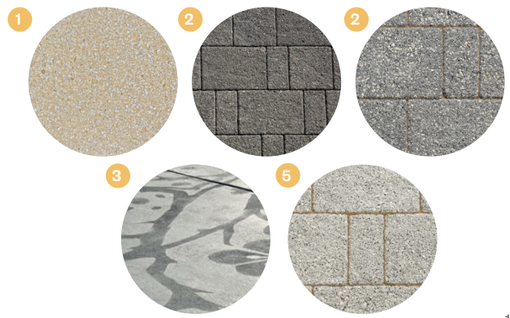
1. Footways: Perfecta Flag paving – 400x400mm
2. Play Street: Patterned Wetpour safety surfacing
3. Active and Residential Thresholds: Etched concrete
4. Planting Edging: 100mm raised Metal edge
5. Kerbs: Granite Kerbs (Silver grey) - 200mm wide




**The Town Square** **(part of Phase A Detailed Proposals):**

1. Footways: Perfecta Flag paving – 400x400mm
2. Central Zone: Granite paving – Pattern of granite setts (Dark, Mid and Light Grey) 80x80mm
3. Market Zone: Etched concrete
4. Active and Residential Thresholds: Etched concrete
5. Kerbs: Granite Kerbs (Silver grey) - 200mm wide

5.3.68. The quality of the street will be significantly influenced by the public realm material palette. In order to create an appropriate character for Aberfeldy Street a high quality of material and planting has been selected.



# 5. 4. Enterprise Yard

## A creative link which offers opportunities for local and independent businesses, whilst improving north-south connectivity

### Vision

5.3.69. Enterprise Yard is the new north-south street running parallel to the A12 and connecting with Poplar Works to the north and Blair Street to the south. It builds on the rich mix and the history of the area celebrating the diversity and heritage of the Aberfeldy and Nairn Street Estate.

5.3.70. The masterplan layout provides up to four storey non-residential buildings along the A12 to activate this street.

5.3.71. The buildings to the east of Enterprise Yard are residential courtyard buildings with non-residential uses at ground floor to ensure an active frontage along the yard.

5.3.72. This north-south link has a strong industrial character that will be expressed in the public realm, as well as through the architectural language. Enterprise Yard is a shared surface for pedestrians, cyclists and vehicles, reflecting the character of traditional industrial streets and yard spaces.

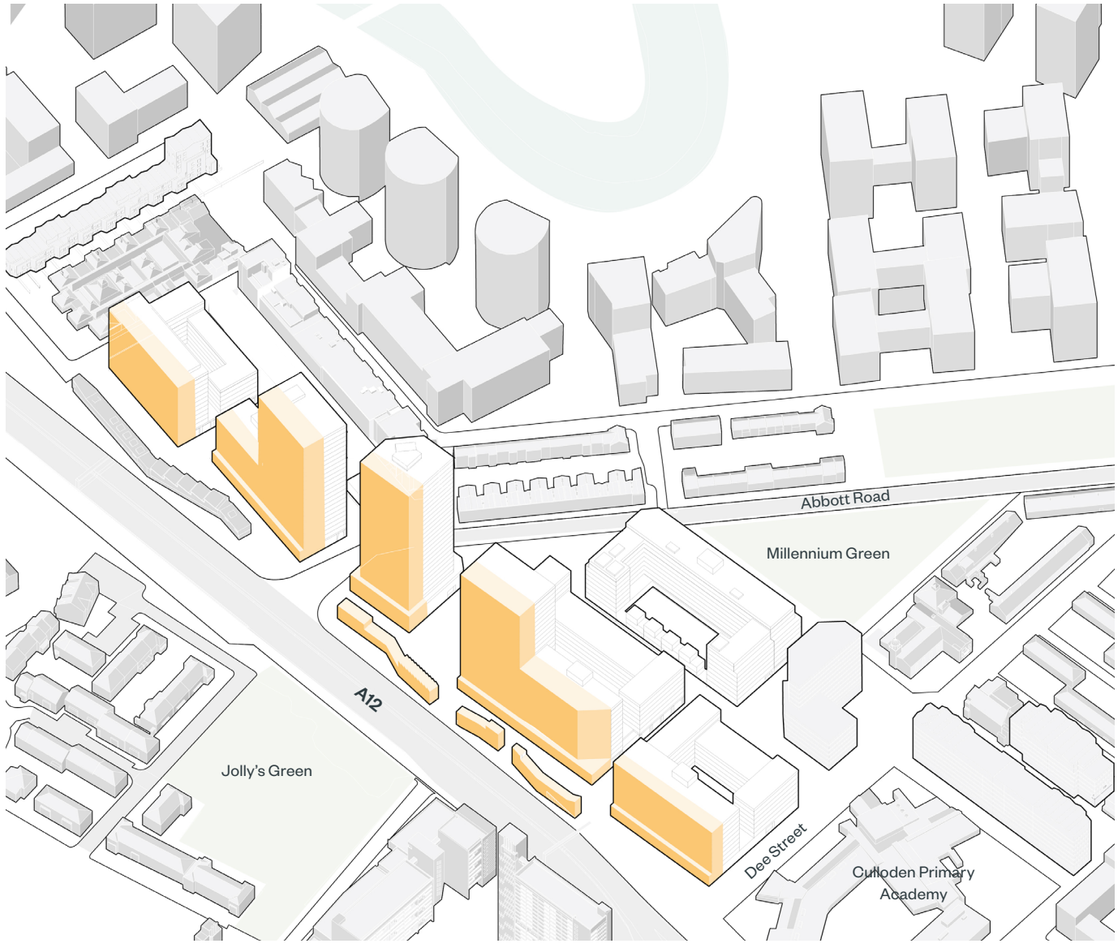



Fig.192 Enterprise Yard character area

### Scale and massing



Taller buildings along the A12 mark key wider area connections and routes, allowing a variety of buildings of differing scale and character across the masterplan to create variety and identity.

### Building frontages



Double height space at the ground floor of the residential buildings which allows additional workspace to activate Enterprise Yard.

### Thresholds



A hard surfaced route with a yard character and opportunities for businesses to spill out onto the street.

### Landscape

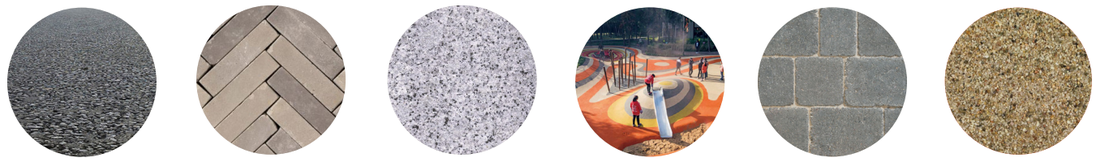


Landscaped buffer between the A12 and the industrial buildings along Enterprise Yard.



Fig.193 Illustrative visualisation of Enterprise Yard looking north

### Material palette



# 5. 4. Enterprise Yard

## Typical layout

**The minimum distances between buildings are set in the Parameter Plan "Building Plots" which must not be deviated from.**

5.4.1. The Enterprise Yard character area includes plots within Phases B and C: to the north A1-A2, B1-2, B3, and B5 (Phase B), and C1-4, C5, C6, E1-3 to the south (Phase C).

5.4.2. The proposed layout retains the existing street alignment to the north, improving the connections to the south. Some mature trees along the character areas have been retained.

5.4.3. Plots A1-2, B1-2, C1-4 and E1-3 include linear buildings fronting Enterprise Yard responding to the wider character and uses, and preserving the sky space surrounding Balfron Tower.

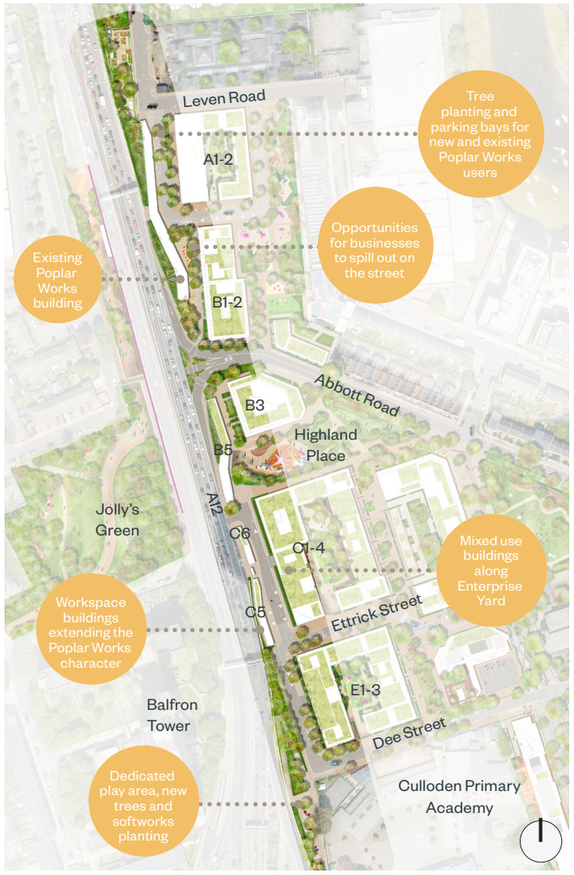



Fig.194 Illustrative masterplan extract - Enterprise Yard

5.4.4. Heights have been introduced along plots B1-2, B3 and C1, where a cluster of tall buildings will mark the key east-west connections. A clear hierarchy has been given to this cluster, and it will be further discussed in Chapter 6. B3 is the tallest element of the masterplan and it marks the entrance to Highland Place to the south and acts ad a terminus to Abbott Road to the north.

5.4.5. Plot C1-C4 frames Highland Place from the south, with a taller element lower in height compared to B3.

5.4.6. The two southern plots (C1-4 and E1-3) link Enterprise Yard to the key east west connections and help connecting Enterprise Yard to Culloden Primary Academy and the Dee Street underpass.

5.4.7. Plots B5, C5 and C6 include workspace buildings and act as an extension of the retained Poplar Works buildings further north. Plot B3 will activate the transformed underpass providing an active frontage. Plots C5 and C6 sit parallel to the A12 and will include landscape screening opportunities from the road.

5.4.8. The northern part of Enterprise Yard will be accessed from a one way road wrapping around plot A1-2. To the south vehicular routes from Dee Street and Ettrick Street are retained and connect the improved north south link along Enterprise Yard. Two pedestrian and cycle routes (Highland Place and Dee Street underpass) will connect the Site to the western side of the A12.

## Land use

**The land uses are defined in the Parameter Plans "Land Use Basement", " Land Use Lower Ground Floor", "Land Use Upper Ground Floor", "Land Use First Floor" and "Land Use Upper Floors" which must not be deviated from.**

5.4.9. Plots B1-2, C1-4 and E1-3 provide workspace at ground floor level overlooking Enterprise Yard. Plot A1-2 and B1-B2 include workspace at ground floor alongside residential ancillary space, and B3 incorporates the residents hub and some residential ancillary spaces. All these plots include residential and residential facilities at upper floors.

5.4.10. Plots B5, C5 and C6 include non-residential uses at ground and upper floors.



Fig.195 A linear space activated by local businesses to spill out onto the street



Fig.196 Mixed use buildings with creative industries occupying the ground floor



Fig.197 Reflecting the areas industrial past




Fig.198 A hard surfaced yard with workshop spaces reflecting the areas industrial heritage




Fig.199 Enterprise Yard extends the character of the existing Poplar Works in Nairn Street

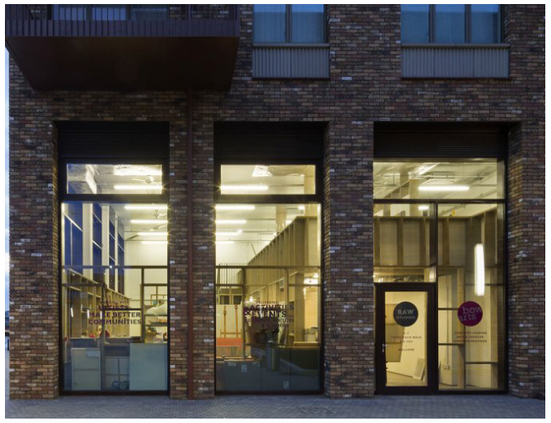


Fig.200 Light, flexible workspaces offering opportunities for local enterprise

# 5. 4. Enterprise Yard

## Scale and massing

**The scale and massing are defined in the Parameter Plan "Building heights "which further proposals must not deviated from.**

5.4.11. Buildings in this area are generally medium scale [1] with a cluster of taller elements located in the centre of the character area within plots B1-2, B3 and C1-4 [2].

5.4.12. The tallest building is located within plot B3 [3]. This is a landmark building and marks the pedestrian and cycle Underbridge and the connection between the A12 and Abbott Road.

5.4.13. Building form on the lower legs **should** have a consistent and regular order [4].

5.4.14. Special Corners are located within plot A1-2 and E1-3 [5]. These act as Site gateways from Leven Road to the north and Dee Street to the south.

5.4.15. Double height plinth **must** be provided along Enterprise Yard [6].

5.4.16. Particular attention **must** be given to frontages at the corners to Highland Place [7] and the special corner at the intersection with Abbott Road [8].

5.4.17. Plots C5, C6 and B5 **should** incorporate playful roof forms [9].

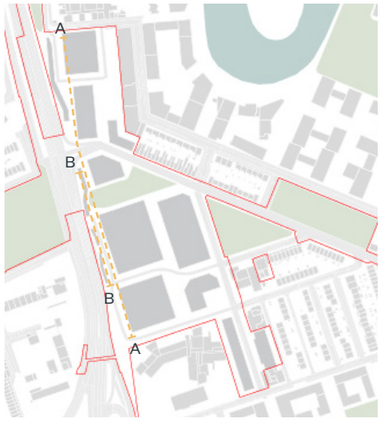



Fig.201 Illustrative elevation diagrams - key plan

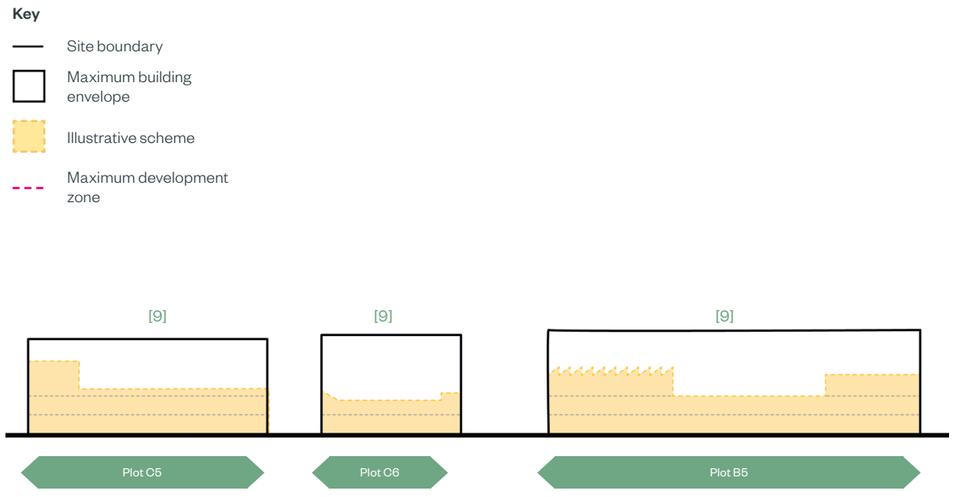



Fig.203 Illustrative elevation BB - Enterprise Yard looking west

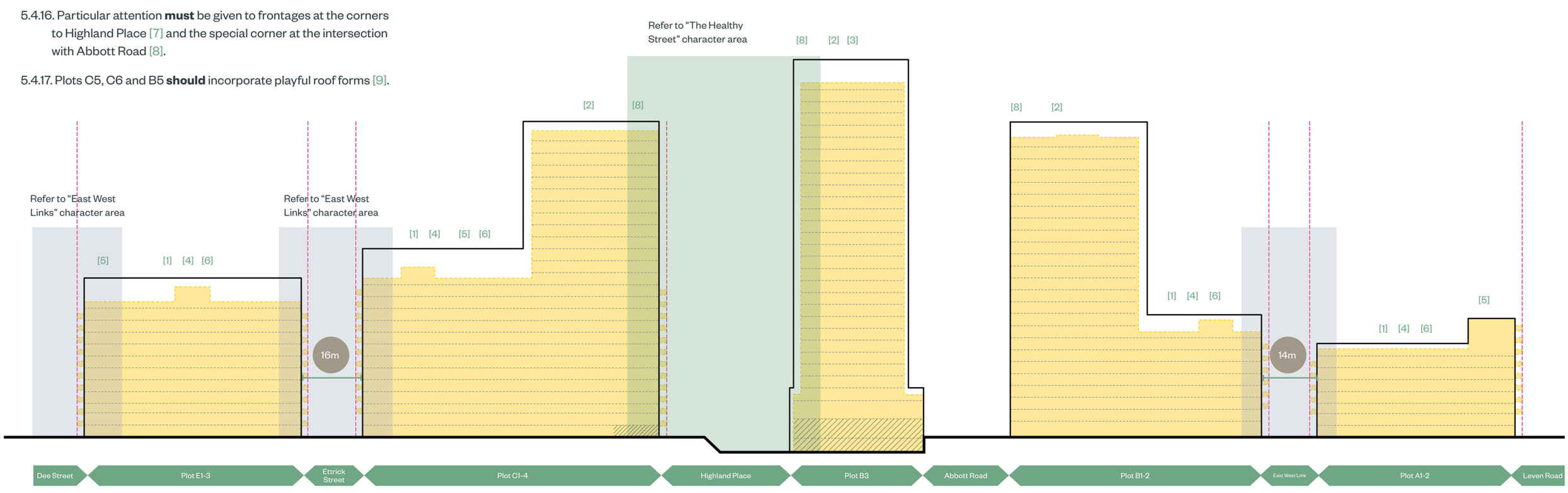



Fig.202 Illustrative elevation AA - Enterprise Yard looking east

# 5. 4. Enterprise Yard

## Building frontages and elevations

5.4.18. The ground floor of Enterprise Yard **must** be predominantly non-residential. Entrances to apartment buildings will be required, as will some plant and cycle storage frontage, but otherwise this level **should** be dedicated to workspace.

5.4.19. Workspaces of two principal types are proposed, small units in the new Poplar Works buildings on the west side of Enterprise Yard and larger units in the bases of the residential buildings on the east side.

5.4.20. The smaller units **should** respond to and **must** develop the language of the existing Poplar Works building to the north, incorporating playful roof forms in a dark material. They **should** have a robust base, which will relate to the workspaces on the opposite side of the street.

5.4.21. Workspaces in the base of residential buildings **must** be within a plinth, with the principal residential façade above.

5.4.22. There **must** be a shared language, expressed through material, motif and detailing, between the workspaces on either side of Enterprise Yard.

5.4.23. Residential façades **must** be in brick, with details such as the grouping of windows expressed and emphasised, for example with concrete detailing.

5.4.24. The overall architectural character **must** be robust and industrial.

5.4.25. Balconies in this location **must** be recessed, projecting balconies here are not acceptable.




Fig.204 Illustrative visualisation of workspace façade on the east side of Enterprise Yard



Fig.205 Workspace in the base of a residential building




Fig.206 Existing Poplar Works building with dark cladding and playful roof form



Fig.207 Illustrative visualisation of Enterprise Yard

# 5. 4. Enterprise Yard

## Principles and character

5.4.26. Thresholds within the Enterprise Yard character area **should** include the "Type 3 - planted threshold" and "type 4 - clear threshold".

5.4.27. Along Enterprise Yard residential entrance to apartments **must** be clearly marked.

5.4.28. Planting opportunities **must** also be included where possible.

More information on threshold types can be found in section "*4.5 Private amenity and thresholds*" on page 86 of this Design Code.

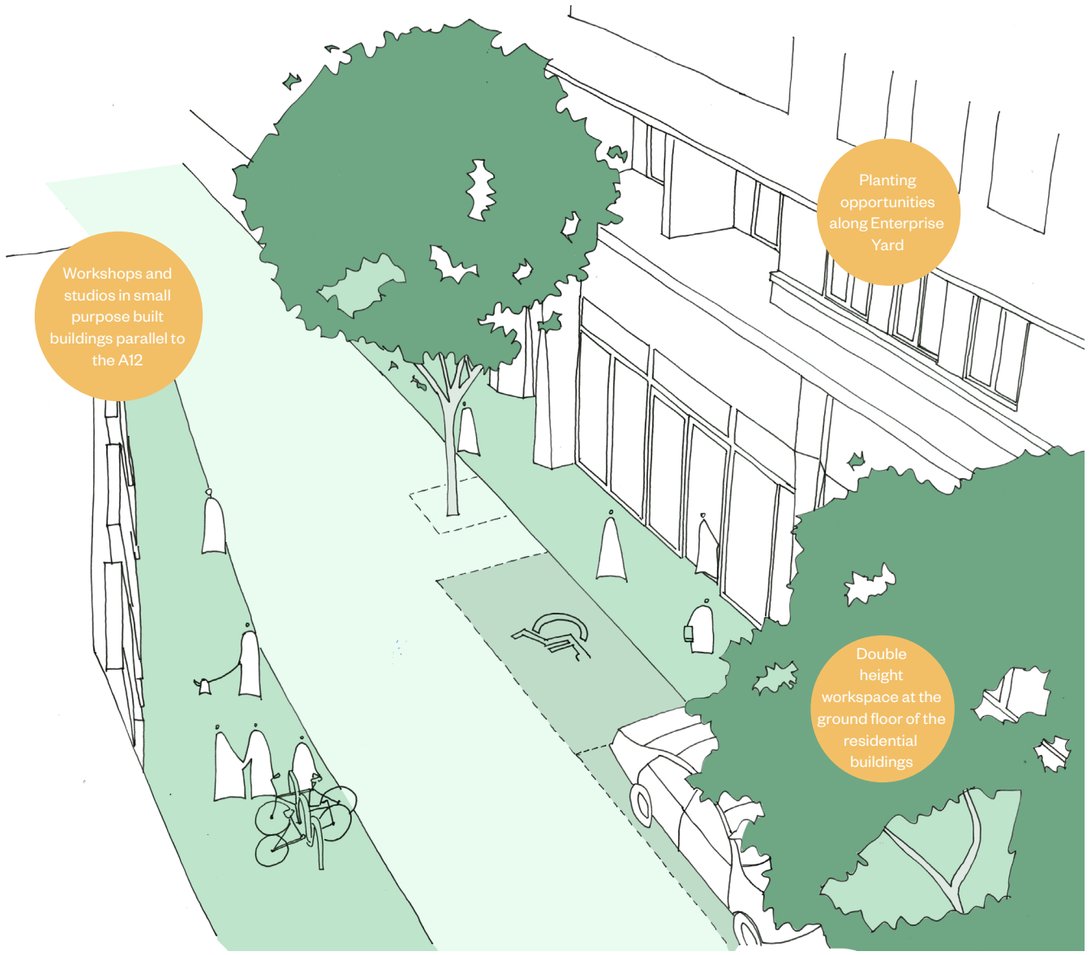



Fig.208 Enterprise Yard threshold

## Key streets

## Enterprise Yard North and South

5.4.29. Enterprise Yard includes secondary vehicular routes (with a one way route to the north) and pedestrian/cycle only routes.

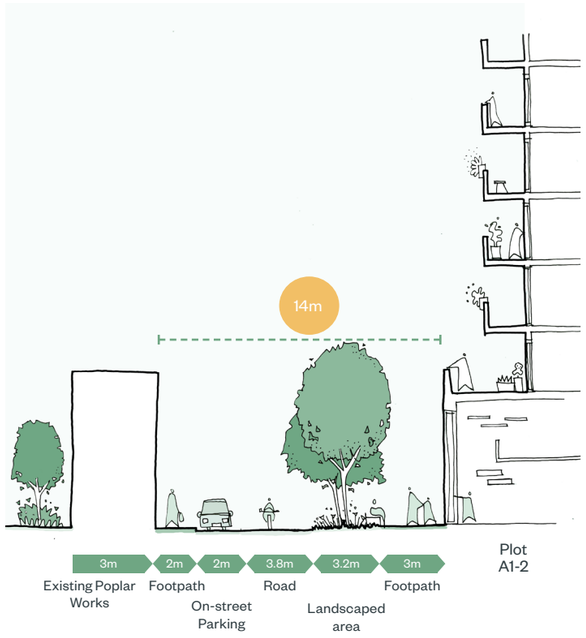



Fig.209 Illustrative street section AA - Enterprise Yard north

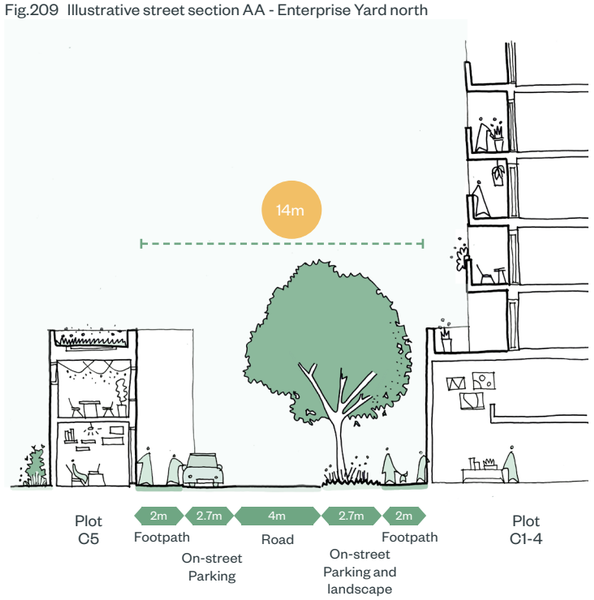



Fig.210 Illustrative street section BB - Enterprise Yard south

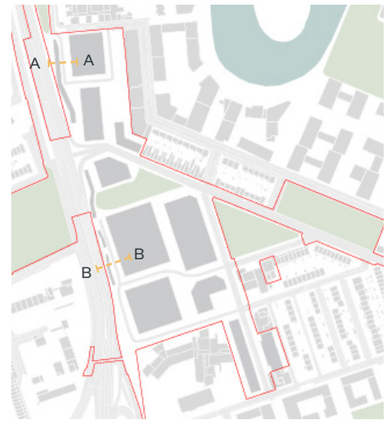



Fig.211 Illustrative street sections - key plan



Fig.212 Pullens Yard, Elephant and Castle




Fig.213 The Low Line, Southwark



Fig.214 Pavillion Road, Chelsea

# 5. 4. Enterprise Yard

## Key public spaces

### Principles and character

5.4.30. Principles applying to Enterprise Yard:

- Two local squares **must** be created along Enterprise Yard at key east- west connections: Work Square, and School Square. These are located where the public realm and pedestrian environment widens.
- The Work square (shown on “Fig.215 Enterprise Yard North - landscape concept plan”) **should** encourage outdoor working and meetings through its selection of furniture, and include flexible space to bring the workshop activities into the street.
- School Square (shown on “Fig.217 Dee Street underpass - landscape concept plan”) **must** be designed to include play on the way elements, and play equipment while families wait at the school entrance with their children. It **must** also include areas of seating for parents to wait and meet each other at the school gates at pick up times.
- Poplar works buildings **should** have a clear footway of 2m to allow for pedestrian flow on the western side of the street.
- Parking spaces **should** be located within the carriageway wherever possible to constrain the width of roads and maximise space for pedestrians.

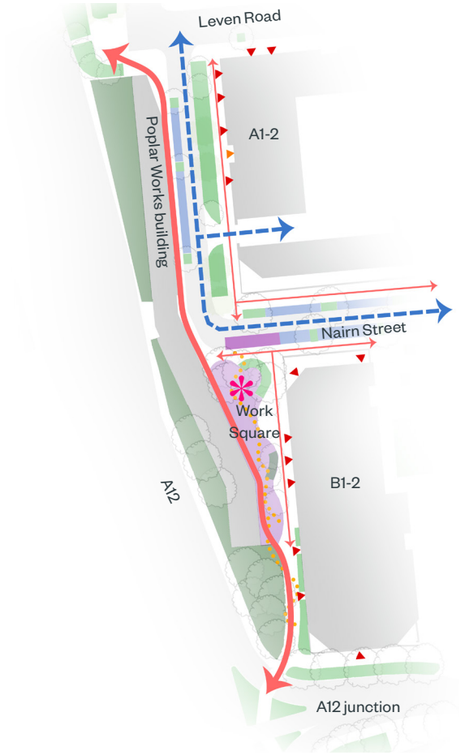



Fig.215 Enterprise Yard North - landscape concept plan

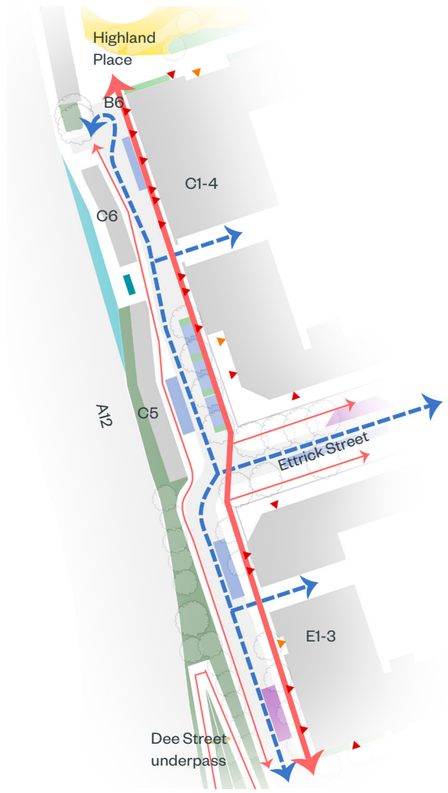



Fig.216 Enterprise Yard South - landscape concept plan

Key

- Main pedestrian footway
- Pedestrian footway
- Road
- Servicing entrances
- Lobby/main entrances
- Suggested locations for loading
- Suggested locations for parking
- Node
- Active landscape zone
- Planting opportunity
- A12 native corridor planting
- Play on the way

- Parking spaces **must** respond to key entry/access points e.g. resident lobbies, podium access stairs and public spaces, to leave gaps for informal opportunities to cross the road and room for pedestrian movement
- Tree planting **must** be used to break up runs of parking and limit to 3 parking bays in a row where possible.
- Existing trees **must** be retained wherever possible for both street character and wind mitigation.
- Stepped access to the Dee Street underpass **must** be a straight run of steps to facilitate clearer sightliness, and a cycle ramp **must** be incorporated into the step design.
- Ramped access **must** be no greater than 1:21 to Dee Street underpass to remove the need for railings and enable clear sightline down to the underpass entrance. The ramped access **must** incorporate planting and playful climbing elements between levels to encourage play on the way and reinforce the masterplan principle for all public realm to be playable.
- Planting and an acoustic barrier to screen noise from the A12 **must** be incorporated along the A12 edge wherever there is a gap between Poplar Works buildings.

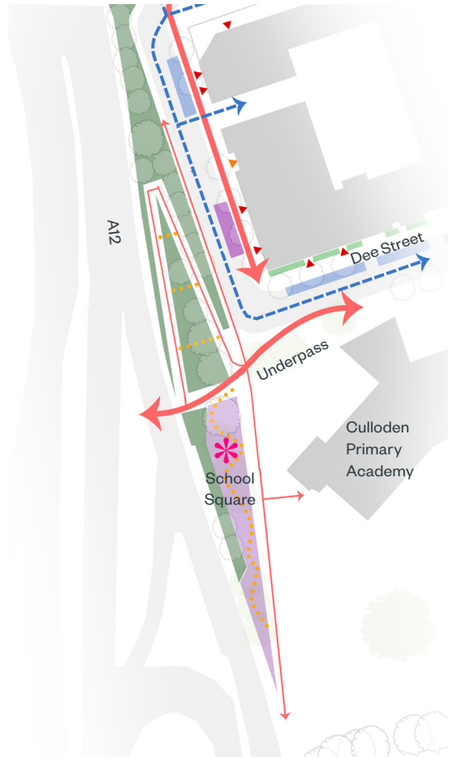



Fig.217 Dee Street underpass - landscape concept plan

# 5. 4. Enterprise Yard



Fig.218 Illustrative view of Work Square outside Poplar Works building and along Enterprise Yard




Fig.219 Illustrative aerial view of Enterprise Yard South, Dee Street Underpass and School Square

## Key public spaces

### Soft landscape

5.4.31. Trees and ground flora planting **must** be included in the streetscape and along the A12 edge.

5.4.32. There is an opportunity along the A12 edge to create a Native corridor and a selection of species is suggested for this.

5.4.33. Tree Species **must** be a mix to ensure biosecurity and **should** be selected from the following species:

**Enterprise Yard street trees:**

1. Alnus incana, Grey alder
2. Fraxinus oxycarpa 'Raywood', Raywood ash
3. Tilia x europaea, Common lime




**Native corridor:**

1. Tilia x europaea, Common Lime
2. Tilia cordata, Small-leaf lime
3. Betula pendula, Silver birch
4. Prunus avium, Wild Cherry
5. Prunus padus, Bird Cherry
6. Quercus robus, English Oak




More information on soft landscape can be found in section "4. 3. Green space and infrastructure" on page 76 of this Design Code.

# 5. 4. Enterprise Yard

## Material palette

### Materiality and detail

5.4.34. The material palette of Enterprise Yard **must** be robust, industrial and of the highest quality.

5.4.35. The bases of buildings on both sides of Enterprise Yard **should** share common details distinct from other character areas. Pleated/folded details and a pale, smooth finish is appropriate here.

5.4.36. The upper levels of standalone workspace buildings **must** contrast with the bases and be more lightweight and playful while preserving an industrial feel. A dark finish, responding to the existing Poplar Works building to the north, is appropriate in this location.

5.4.37. Where screens or louvres are required, they **should** be in metal, with a dark or muted finishes. This colour palette **should** also be used for any awnings or shading elements.

5.4.38. Residential façades above **should** be in brick with facade expression defined by the introduction of a material or detail complimentary tot he base. Windows and other metalwork **should** be in dark tones to resist staining.

5.4.39. Signage **must** be included and it **should** be industrial in appearance, for example, it could be in metal or cast into concrete façade elements.

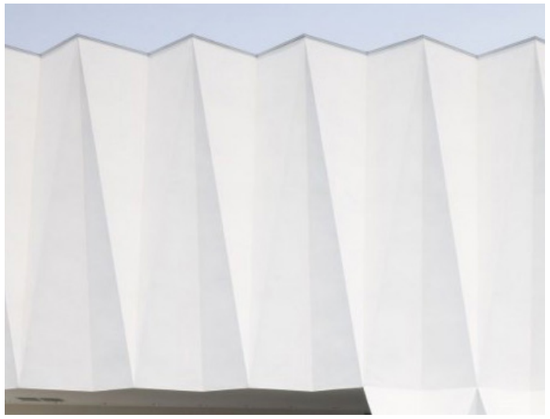


Fig.220 Pleated/folded panel detail

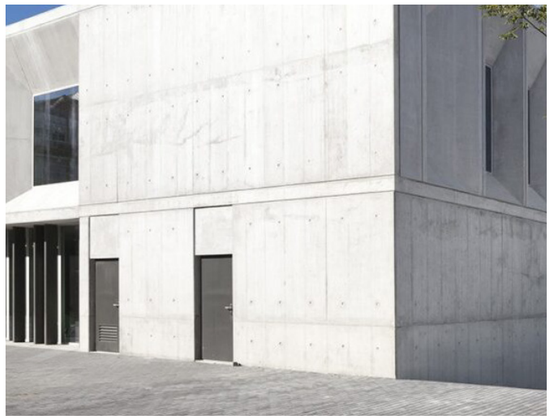


Fig.221 Pale, cast facade with smooth finish

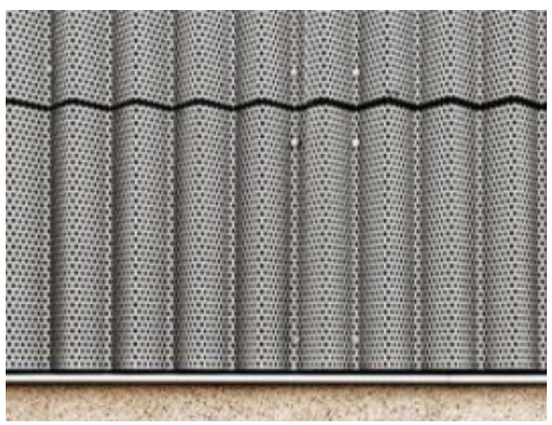


Fig.222 Corrugated metal panels

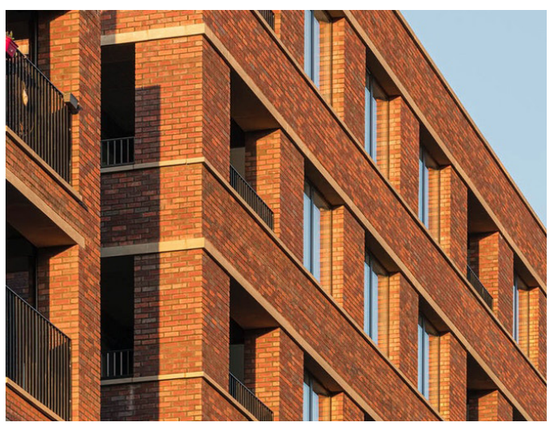


Fig.223 Brick with banding detail

### Public realm material palette

5.4.40. The material palette in the public realm **should** be as follows:

1. Carriageway: Aspahlt
2. OR Carriageway: Concrete tegula Block paving
3. Footways: Dutch Clay pavers
4. Kerbs: Granite Kerbs (Silver grey)
5. Play areas: Rubber play surfacing
6. Local Squares: Resin Bound Gravel




More information on material selection can be found in section “4. 8. Hardscape” on page 92 of this Design Code.

# 5. 5. Community Lane

**Community Lane is a safe, pedestrianised route through the heart of the residential part of the masterplan. It encourages independent child mobility and walking to school with play on the way, as part of a healthy lifestyle.**

## Vision

5.5.1. Community Lane comprises of a north south neighbourhood route linking Culloden Primary Academy to the South to Bromley Hall, Lochnagar Street and the wider emerging developments to the north.

5.5.2. Community Lane is a residential neighbourhood route with community at its heart. It **must** include front doors to homes directly off the street to encourage social interaction and offer doorstep play. Pedestrian and cycle movement is prioritised with predominantly traffic free routes.

5.5.3. With integrated soft landscape, Community Lane will create outdoor spaces for the community to enjoy and child friendly streets to encourage incidental and door step play, safely.

5.5.4. The main use will be residential, and the public realm and soft landscape will respond to the community character and feel.

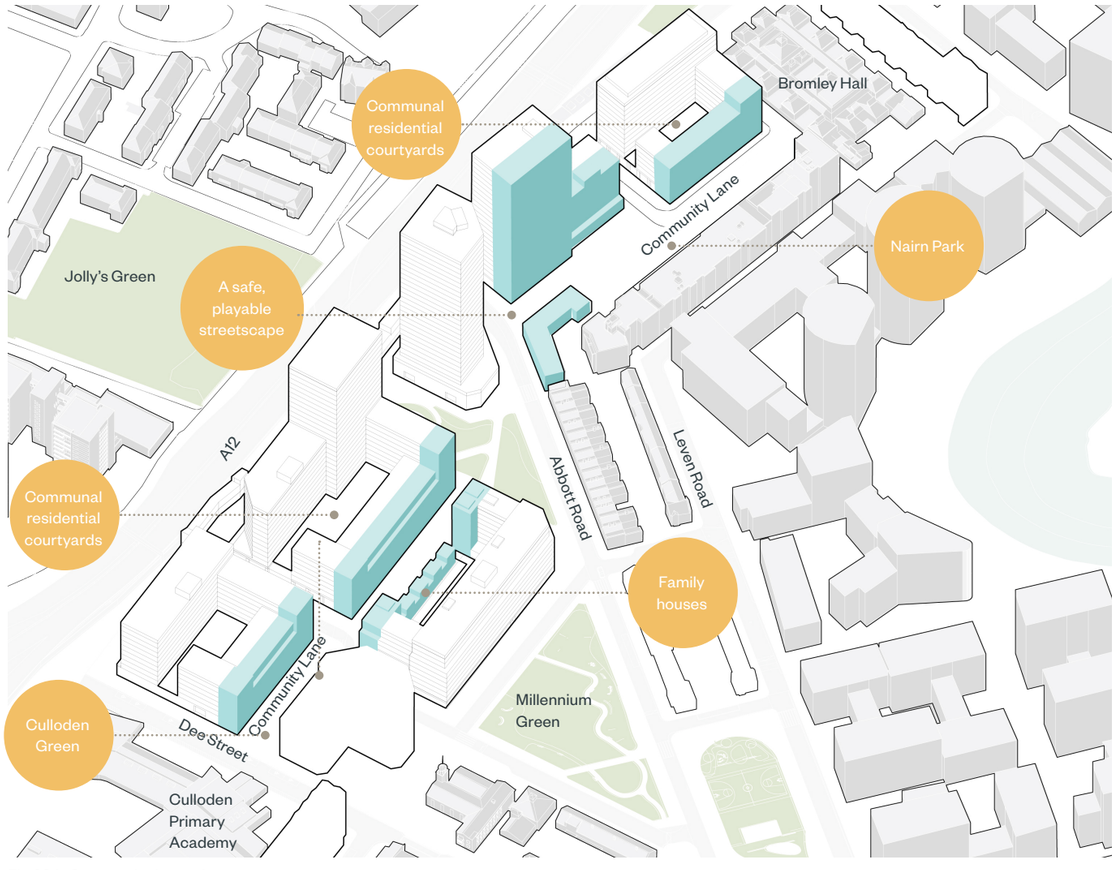



Fig.224 Community Lane character area

### Scale and massing



Communal residential courtyards accessed from the East West links with a visual and physical connection to Community Lane.

### Building frontages



Active residential frontage: family homes with entrances along Community Lane, activate the street and allow opportunities to meet neighbours.

### Thresholds



Residential threshold - Low wall and planted front gardens providing opportunity for interaction in a less formal setting.

### Key public spaces



A safe, playable streetscape which encourages social interaction and play prioritising pedestrian and cycle movement.




Fig.225 Illustrative visualisation showing Community Lane South

### Material palette



# 5. 5. Community Lane

## Typical layout

**The minimum distances between buildings are set in the Parameter Plan "Building Plots" which must not be deviated from.**

5.5.5. Community Lane runs north-south through the heart of the masterplan, linking Bromley Hall School to the north and Culloden Primary Academy to the south. It is a pedestrian and cycle route with width ranging from 13m to the north to 19.5m in proximity to plot F and includes a variety of housing typologies, such as flats and family homes.

5.5.6. A vehicular route around plot A1-2 provides access to the northern side of the masterplan. To the east of A1-2 B1-2 there is a substantial area of poublic realm which includes areas for play, community grow areas and open space, followed by a pinch point between plots B1-2 and B4 providing a transition to Highland Place and Abbott Road.

5.5.7. The southern part of Community Lane is characterised by a more regular width and individual entrances on plots A1-2, B1-2, C1-4, D1-4 and E1-3 animate the internal route providing interaction opportunities.

5.5.8. Culloden Green to the south relates to plot E1-3 and the Phase A detailed proposal Building F with a consistent width of approximately 20 meters.

5.5.9. Three east-west links connect the character area to Dee Street, Ettrick Street and the north of plot B1-2.

## Land use

**The land uses are defined in the Parameter Plans "Land Use Basement", " Land Use Lower Ground Floor", "Land Use Upper Ground Floor", "Land Use First Floor" and "Land Use Upper Floors" which must not be deviated from.**

5.5.10. The ground floor use along Community Lane **should** be residential only except for the northern side of plot D which could include non-residential uses fronting onto Highland Place. The upper floors **should** be residential only.




Fig.226 Illustrative masterplan extract - Community Lane



Fig.227 Create a pedestrian friendly environment



Fig.228 Promote cycling by introducing safe routes



Fig.229 A pedestrian and cycle priority connection allowing informal play in the street



Fig.230 A soft planted route with opportunities for seating and social interactions



Fig.231 A child-friendly street that encourages play



Fig.232 Private entrances to family homes, directly off Community lane

# 5. 5. Community Lane

## Scale and massing

**The scale and massing are defined in the Parameter Plan "Building heights" which further proposals must not deviated from.**

5.5.11. Buildings in this area are generally small and medium scale [1] with a taller element located to the north of the character area within plot B1-2 [2].

5.5.12. Articulation of the top storeys **must** be considered [3], as this reduces the impression of the overall scale, in particular to the northern side of Community Lane.

5.5.13. Building form **must** have a consistent and regular order to set up a calm rhythm along the Lane [4].

5.5.14. Building setbacks along Community Lane **must** be considered [5], in order to animate the street and the elevations, whilst responding to the neighbourhood feel.

5.5.15. Particular attention **should** be given to frontages at the corners to the East West routes [6] and the special corner at the intersection with the Healthy Street [7].

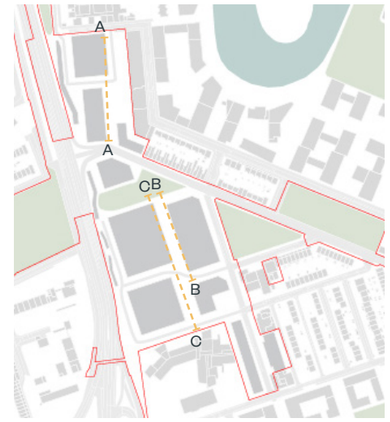



Fig.234 Illustrative elevation diagrams - key plan

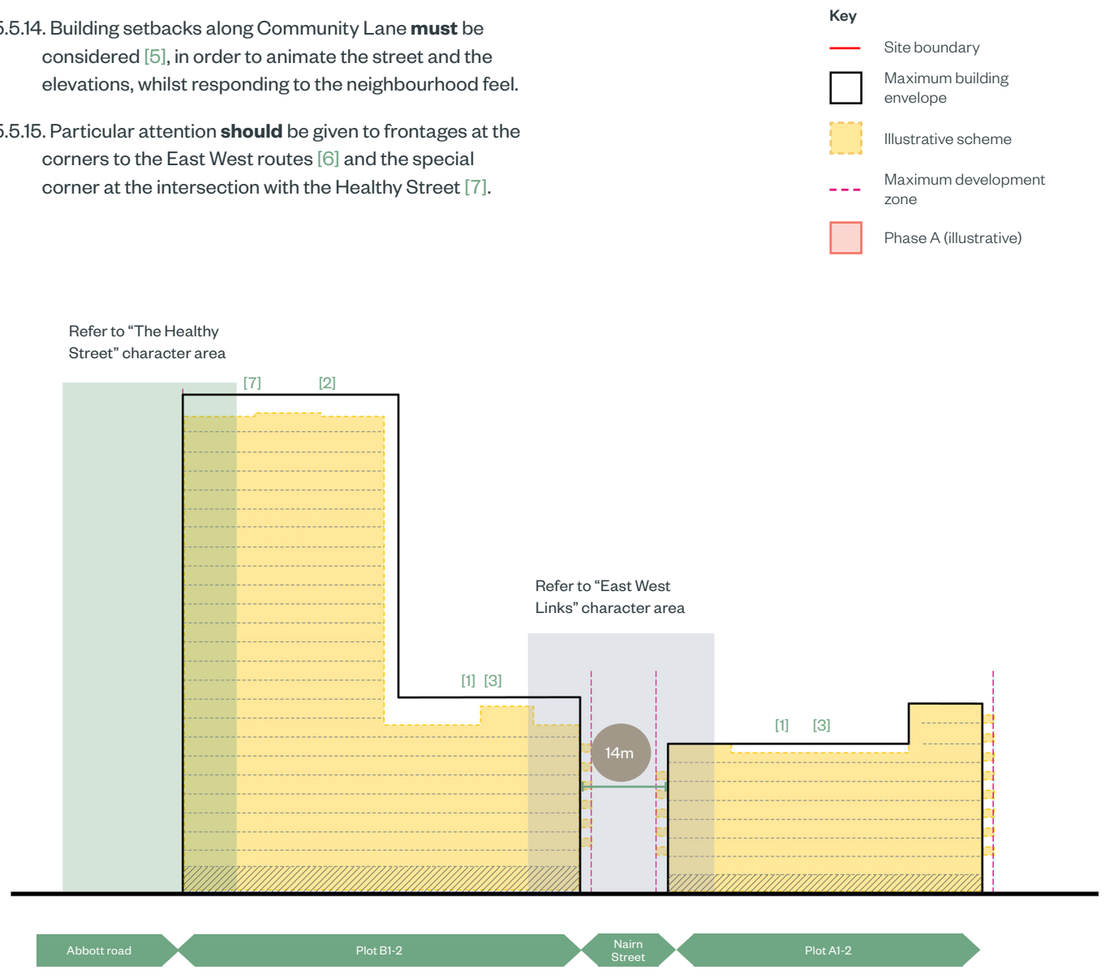



Fig.233 Illustrative elevation BB - Community Lane North looking west

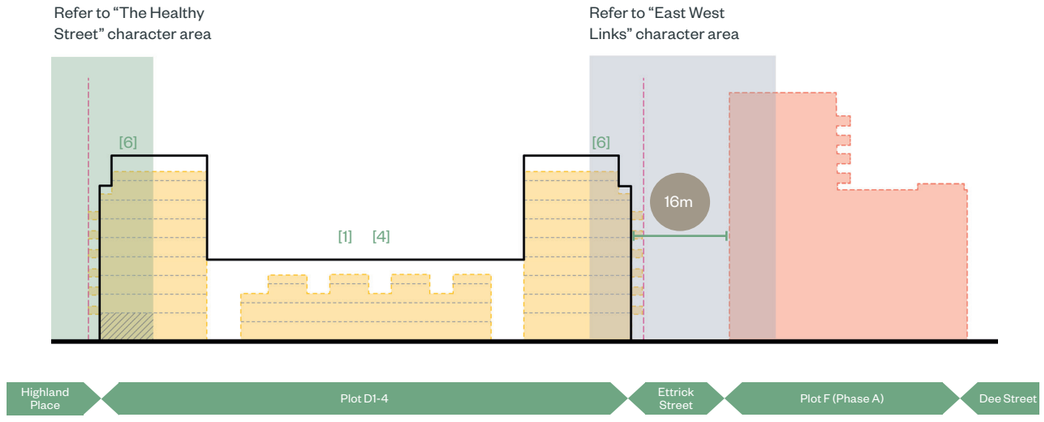



Fig.235 Illustrative elevation CC - Community Lane south looking east

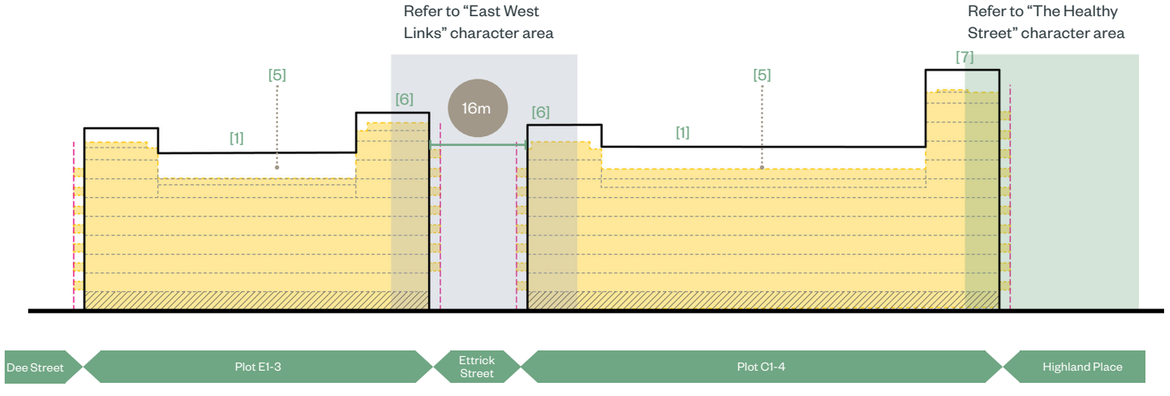



Fig.236 Illustrative elevation DD - Community Lane South looking west

# 5. 5. Community Lane

## Building frontages and elevations

5.5.16. The ground floor frontage in Community Lane **must** be residential. Plant rooms and refuse stores **must** only be located on secondary frontages, in order to provide an active ground floor.

5.5.17. Maisonettes accessed from Community Lane are encouraged. Entrances **must** be paired and recessed, and their design **must** be integrated with landscape proposals, with consideration given to threshold.

5.5.18. The uppermost storey of apartment buildings **must** be set back where required by the parameter drawings to provide relief. Variations in materiality **should** be considered here.

5.5.19. Projecting balconies and terraces are encouraged at upper levels to bring activity to the street.

5.5.20. Detailing **must** be in brick and **should** relate to landscape and public realm treatments.

5.5.21. The use of other materials and details such as glazed brick and window surrounds expressed in concrete and/or render **are appropriate** here.

5.5.22. Where houses sit on Community Lane, their roof-forms **must** be varied to provide relief, interest, and to differentiate them from the apartment buildings.

5.5.23. Colour and detailing **should** also be used to provide variety and emphasise the domestic scale of this space.

5.5.24. Several of the buildings addressing Community Lane will also have façades that face other character areas. The relationship and interface between these façades **must** be carefully considered and elegantly handled.



Fig.237 Entrances expressed through a change in material and detail



Fig.238 Projecting balconies and coloured metalwork to match window frames




Fig.239 Illustrative sketch showing Community Lane South

# 5. 5. Community Lane

## Principles and character

5.5.25. Thresholds within Community Lane character area **should** include “type 2 - private amenity threshold” and “type 4 - clear threshold”.

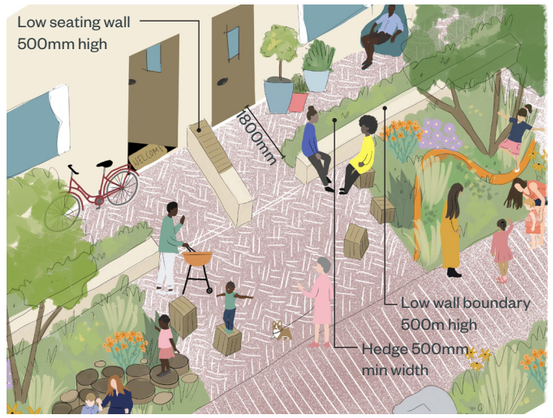
5.5.26. Planting **must** be provided and encouraged where possible.

5.5.27. Along Community Lane privacy strips **must** be considered at the ground floor entrances.

5.5.28. The location of external private and/or community space needs to be carefully considered and designed as a space to encourage neighbourly interaction.

5.5.29. Privacy thresholds act as a transition between public and private spaces. Planting is encouraged.

5.5.30. The amount of articulation **should** be appropriate to the specific section of Community Lane. Narrower parts may require simpler articulation.




More information on threshold types can be found in section “*4.5 Private amenity and thresholds*” on page 86 of this Design Code.




Fig.240 Residential thresholds along Community Lane

## Key streets

## Community Lane North and South

5.5.31. A route of 3.7m for pedestrians, cyclists and emergency requirements **must** be provided within the streetscape.

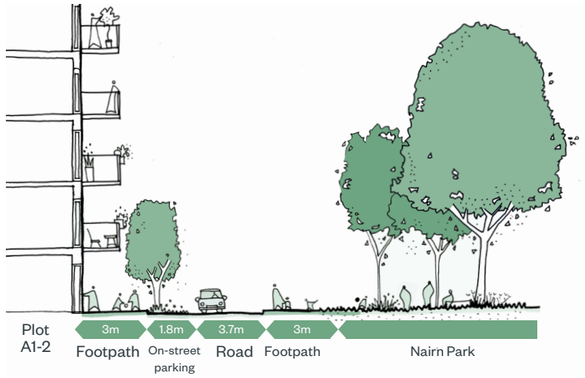



Fig.242 Illustrative street section AA - Community Lane North

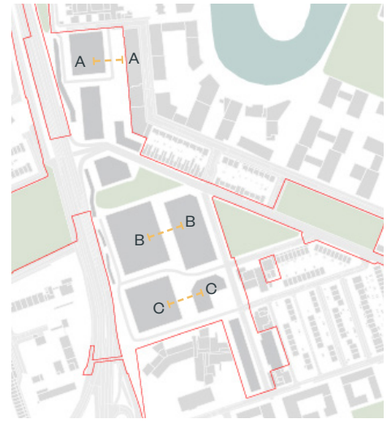



Fig.241 Illustrative street sections - key plan

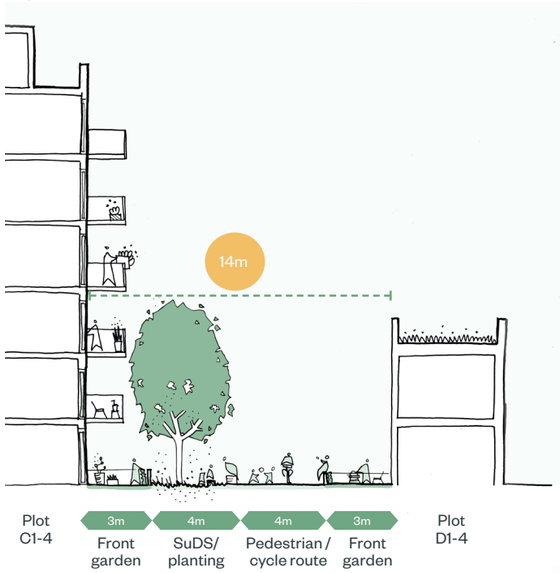



Fig.243 Illustrative street section BB - Community Lane South

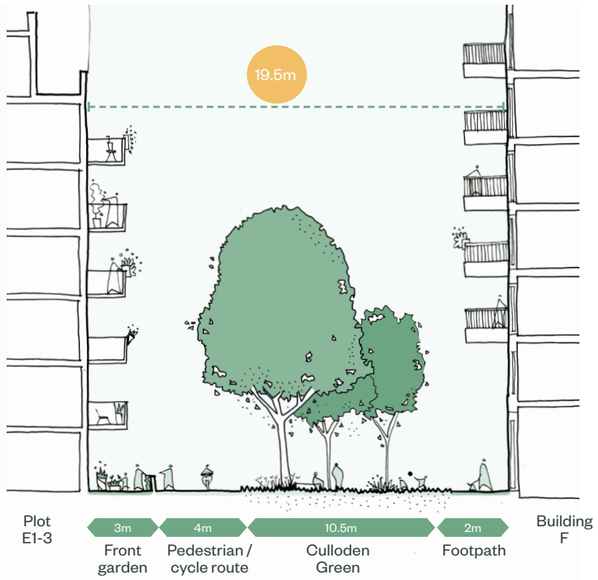



Fig.244 Illustrative street section CC - Community Lane, Culloden Green



Fig.245 Generous paths and tree planting through Ocean Estate, Stepney



Fig.246 Play-on-the-way provides a distinct character at South Gardens, Elephant and Castle



Fig.247 Street furniture and planting arranged to create small moments along a street’s length, Stockholm

# 5. 5. Community Lane

## Key public spaces

### Principles and character

5.5.32. Community Lane comprises the key pedestrian and cycle north-south access route linking Lochnagar Street, through to Highland Place and Culloden Primary Academy. The ground floor includes predominantly residential frontage, interspersed with functional servicing frontage. The street will have a liveable, homely atmosphere, and be bustling with people accessing their homes, neighbours meeting, families and residents spending time in the green spaces, and children cycling to school. East-west routes intersect Community Lane and allow cross connections.

**For this reason the public realm and architectural design must contribute to a sense of Community Lane having the character of a liveable urban street for pedestrians and cyclists.**

5.5.33. Entrances **should** be coupled wherever possible to allow for neighbours to meet and for the community to get to know one another.

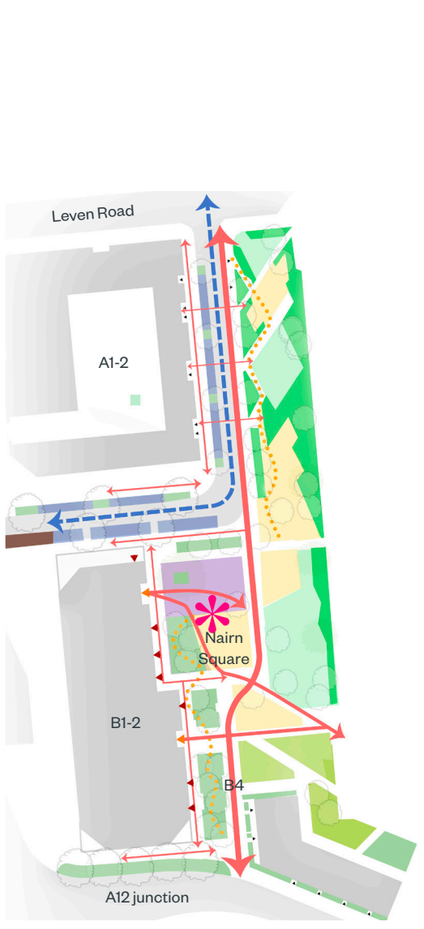



Fig.248 Community Lane North - landscape concept plan

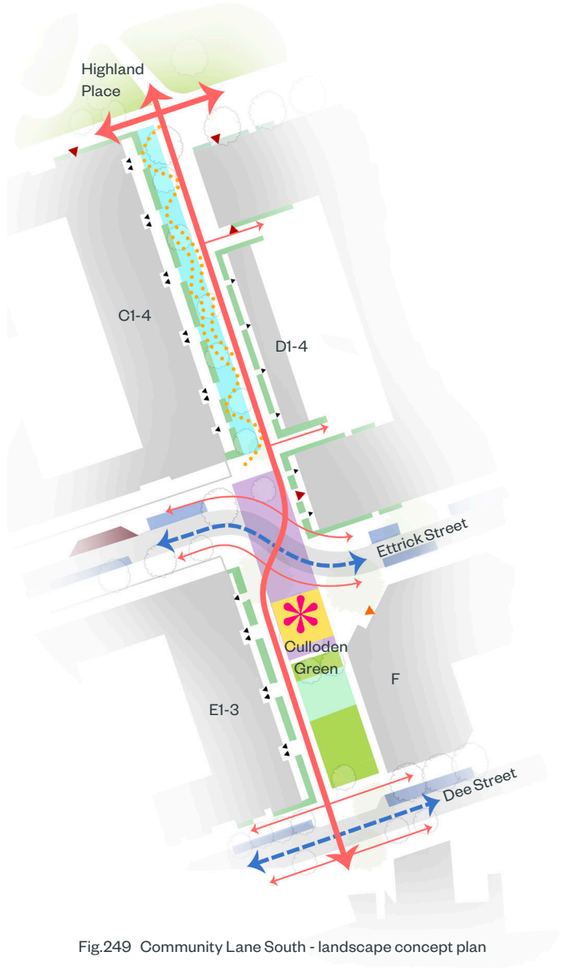



Fig.249 Community Lane South - landscape concept plan

5.5.34. Community Lane key principles:

- Two local squares **must** be created along Community lane at key east-west connections: Nairn Square, and Culloden Green. These are located where the public realm and pedestrian environment widens. A new linear park area, Nairn Park, **must** also be created to the east of A1-2 that connects to Nairn Square.
- Nairn Square and Nairn Park (shown on "Fig.248 Community Lane North - landscape concept plan") **must** include a variety of different areas for social opportunities, and for families and neighbours to gather, along with a mix of dedicated and playable opportunities and multiple play areas to cater for a number of age groups and abilities. A wildflower meadow and community growing areas **should** also be included in Nairn Park.
- Culloden Green (shown on "Fig.249 Community Lane South - landscape concept plan") **must** include a doorstep lawn area to make sure that different scales of everyday/daily green space are being provided throughout the masterplan. It **must** be lined with private residential amenity space on one side which helps to activate the space and provide overlooking/natural surveillance.




- Culloden Green **must** provide play structures and playable elements included to make this a space the whole family will feel encouraged to use.
- There **must** be a clear route for pedestrians and cyclists of 3.7m width throughout Community Lane.
- Community Lane north **must** incorporate a strong green planted strip from Abott Road to bring green into the heart of the space from both the north and the south sides. This is especially important as this area has been demonstrated as deficient of nature, in the LBTH Green Grid Strategy.
- Community Lane south **must** include a semi-private community zone which includes informal seating opportunities and 'play on the way' elements.
- Private amenity space depth **must** be 1.8m but this can be minimised to 1m where needed in Community lane north.
- Hedging **must** be incorporated within private amenity spaces to soften the boundary.
- Low seating height walls **must** be included within boundaries to private amenity space to encourage interaction between neighbours.

# 5. 5. Community Lane



Fig.250 Illustrative view of SuDS planting and street furniture with residential terrace spill out, Community Lane north



Fig.251 Illustrative view of play area and Culloden Green, Community Lane south

## Soft landscape

5.5.35. Rain gardens (or other SuDS) with trees and ground flora planting **must** be included in the streetscape. Tree species **must** be a mix to ensure biosecurity, appropriate for their conditions e.g. SuDS tolerant, and **should** be selected from the following species:

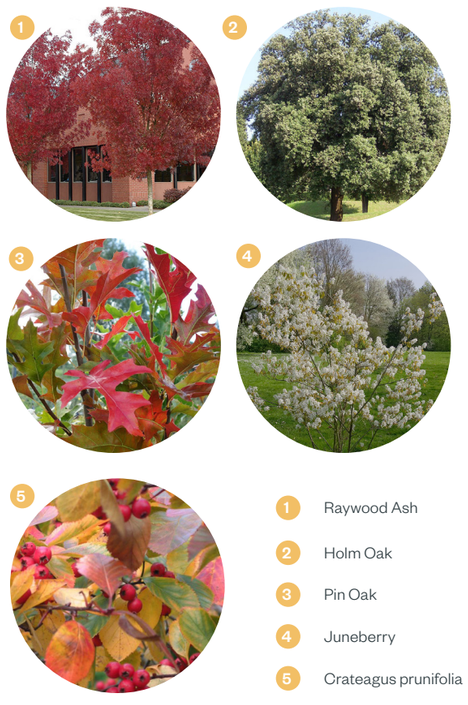
More information on soft landscape can be found in section "4. 3. Green space and infrastructure" on page 76 of this Design Code.

### Large trees:

1. Quercus ilex, Holm Oak
2. Quercus palustris, Pin Oak
3. Fraxinus Oxycarpa Raywood, Raywood Ash
4. Tilia x euchlora, Caucasian Lime
5. Prunus padus, Bird Cherry
6. Fagus Dawyck, Dawyck Beech

### Small trees:

1. Amelanchier lamarckii (multi stemmed), Juneberry
2. Rhus typhina (multi-stemmed), Stag's horn sumac
3. Crateagus prunifolia, Broad-leaved cockspur thorn
4. Prunus spp, Plum species




1. Raywood Ash
2. Holm Oak
3. Pin Oak
4. Juneberry
5. Crateagus prunifolia

5.5.36. All trees **must** be semi-mature when planted.

5.5.37. Playable elements are integrated throughout the street and soft landscape areas to encourage 'play on the way', therefore the planting **should** be robust and child-friendly species. Planting throughout Community Lane **should** be a maximum of 600mm to allow for clear views for safety and security.

# 5. 5. Community Lane

## Material palette

### Materiality and detail

5.5.38. Community Lane will incorporate a mix of dwelling types including houses, apartments and maisonettes.

5.5.39. The architectural language of the buildings **should** be simple but **must** contain unifying elements to establish the nature of the character area.

5.5.40. High quality brick **must** be used throughout, with detail and architectural expression, such as at windows and entrances, also predominantly in brick.

5.5.41. Other materials, such as glazed brick, concrete and render can be used to express entrance and articulate window openings/surrounds.

5.5.42. Variations in roof form **should** be used to provide relief, and setbacks to the uppermost level are particularly appropriate in this character area.

5.5.43. The material palette **should** respond to the landscape proposals and the integration of the public realm and walls describing the demise of the dwelling **should** be particularly carefully considered.

5.5.44. Way-finding and dwelling numbering **should** be robust and feel integrated into the architecture and public realm.

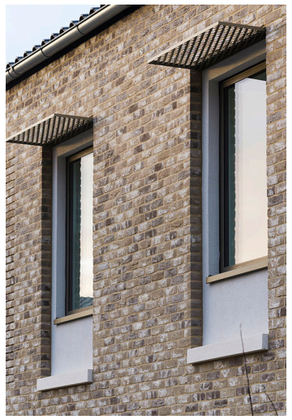




Fig.252 Window surround expression



Fig.253 Variation in roof form and use of coloured metalwork



Fig.254 Entrance expressed through a change in material



Fig.255 Paired recessed entrances

### Public realm material palette

5.5.45. The material palette in the public realm **should** be as follows:

1. Carriageway at intersections: Concrete tegula Block paving
2. Foot ways: Dutch Clay Pavers
3. Local Squares: Resin Bound Gravel
4. Play areas: Rubber crumb safety surfacing
5. Kerbs: Granite Kerbs (Silver grey)



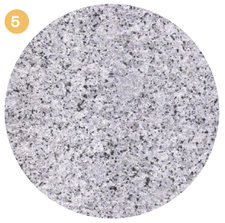













More information on material selection can be found in section “4. 8. Hardscape” on page 92 of this Design Code.

# 5. 6. East West Links

## Historic routes that have been reinstated and strengthened to improve east-west connections and better stitch Aberfeldy into its surroundings

### Vision

5.5.46. The East West Links improve permeability and connectivity within the masterplan and its surroundings, allowing pedestrians and cyclists to move freely through the neighbourhood, between the north-south routes of the High Street, Community Lane and Enterprise Yard.

5.5.47. Generous pavements allow pedestrians to walk around the neighbourhood safely with tree planting integrated between parking spaces to reduce the visual dominance of parked cars.

5.5.48. Communal entrances to the residential buildings are located along these routes, creating activity.

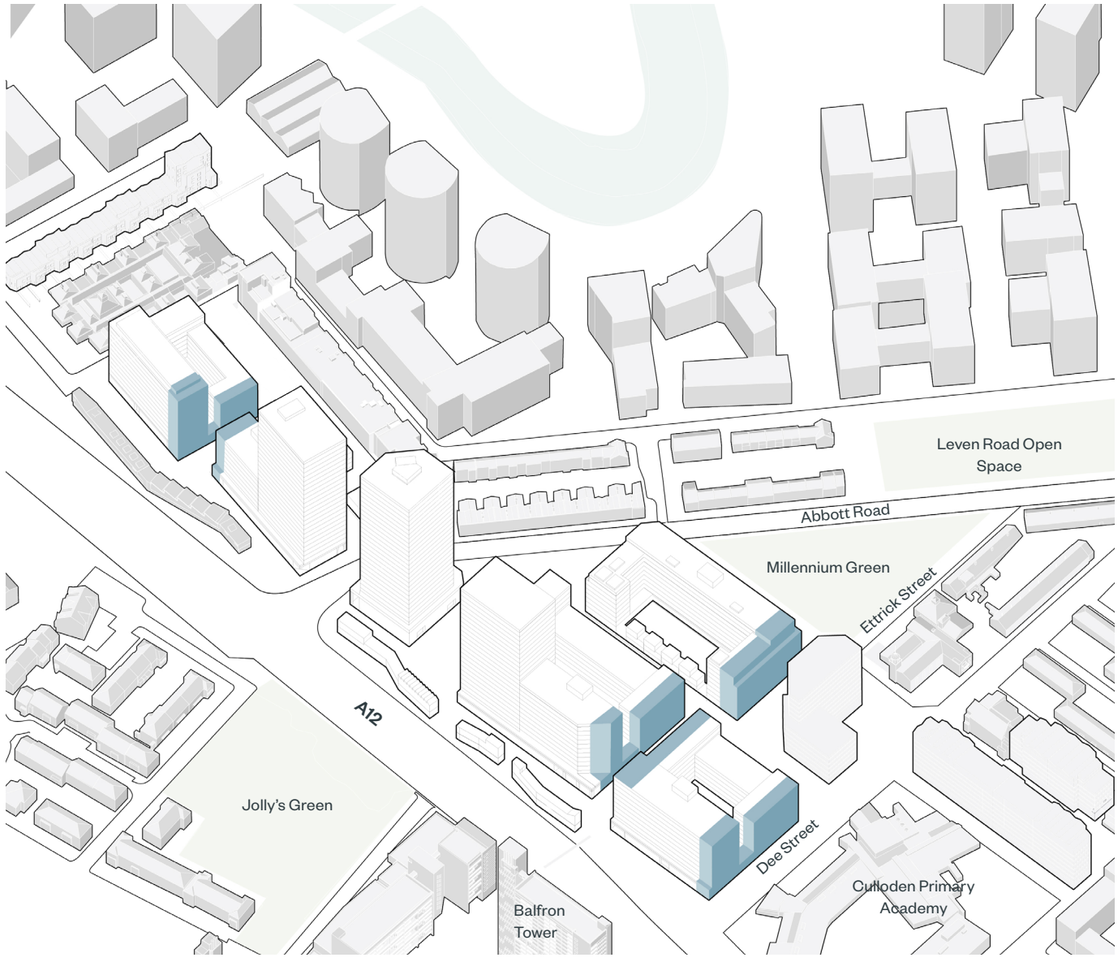



Fig.256 East West Links character area

### Scale and massing



The East West links are characterised by medium scale buildings.

### Building frontages



Communal entrances to the residential buildings are located along these routes.

### Thresholds



Planting is provided to minimise the impact of parking spaces and parked cars.

### Public realm

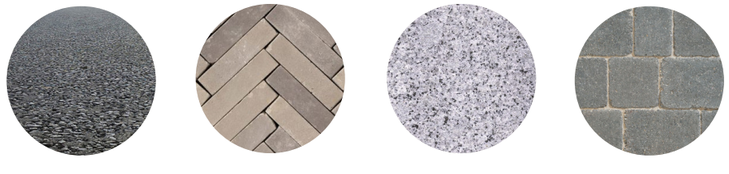


Generous pavements create a safe experience for pedestrians and tree planting break up runs of parking spaces along the street.



Fig.257 Illustrative visualisation showing Ettrick Street

### Material palette



# 5. 6. East West Links

## Typical layout

**The minimum distances between buildings are set in the Parameter Plan "Building Plots" which must not be deviated from.**

5.6.1. The East West Links character area includes plots within all phases of the masterplan: to the north plots A1-A2 and B1-2, and C1-4, D1-4, E1-3 to the south.

5.6.2. The proposed layout retains the existing street alignment to the south (Ettrick Street and Dee Street), and improves connections to the north including an additional east west link between plots A1-2 and B1-2.

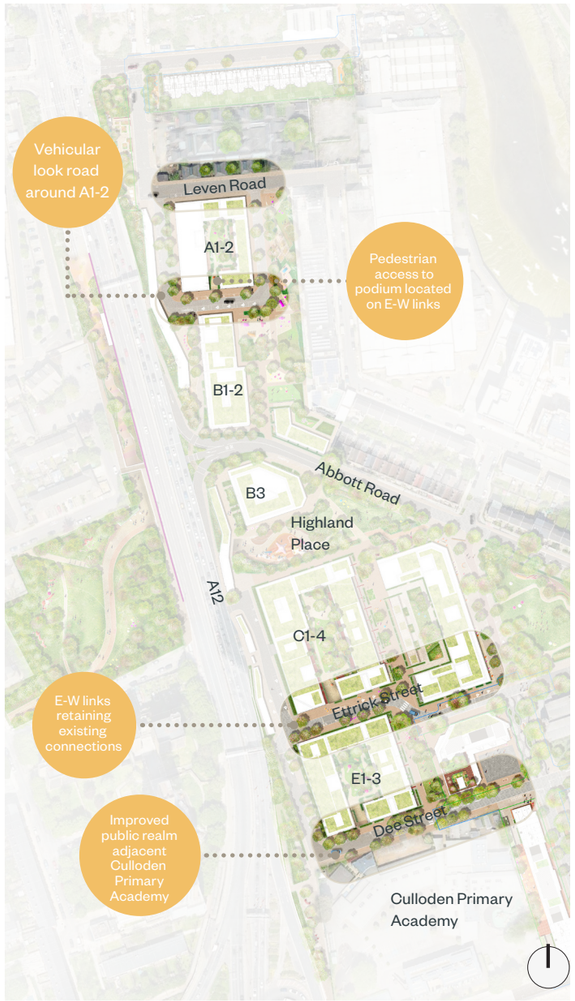



Fig.258 Illustrative masterplan extract - East West Links

5.6.3. Courtyard plots A1-2, C1-4 and E1-3 **must** include a pedestrian access to the podium from the southern legs. This break will allow natural light into the courtyard and it's amenity space.

5.6.4. All East West Links include vehicular, pedestrian and cycle movement.

5.6.5. A one way loop road sits within the northern East West Link connecting Leven Road to Community Lane and Enterprise Yard.

5.6.6. The re-aligned Ettrick Street provides a connection between Abbott Road and Enterprise Yard.

5.6.7. Further south Dee Street is widened allowing for a better setting for Culloden Primary Academy and an improved pedestrian environment.

## Land use

**The land uses are defined in the Parameter Plans "Land Use Basement", " Land Use Lower Ground Floor", "Land Use Upper Ground Floor", "Land Use First Floor" and "Land Use Upper Floors" which must not be deviated from.**

5.6.8. All plots within this character area include a mix of residential and non-residential uses at ground floor with residential uses at upper floors.



Fig.259 Planting minimises impact of parking spaces and parked cars



Fig.260 Generous pavements create a safe experience for pedestrians



Fig.261 A street with a strong frontage which activates these important connections



Fig.262 On street parking along the East West Links



Fig.263 Communal residential entrances activate these routes

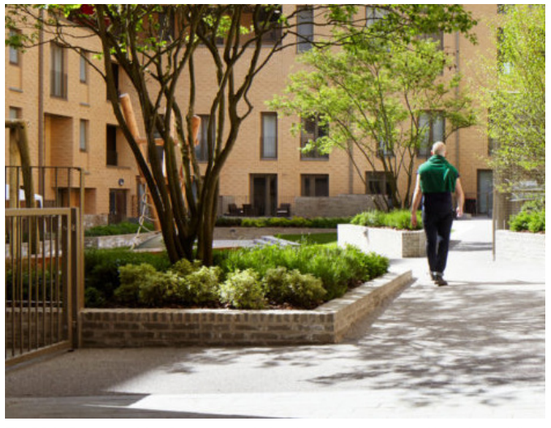


Fig.264 Opportunities for trees and planting to be integrated into the public realm

# 5. 6. East West Links

## Scale and massing

**The scale and massing are defined in the Parameter Plan "Building heights" which further proposals must not deviated from.**

5.6.9. Buildings in this area are generally medium scale [1] with higher scale buildings located along Enterprise Yard within plots A1-2, C1-4 and E1-3 [2].

5.6.10. Special corners are located within plot D1-4 (special corner highlighting a key public space) and E1-3 (Site gateway adjacent to the Dee Street underpass) [3].

5.6.11. Double height plinth **must** be provided along Enterprise Yard [4].

5.6.12. Plot D1-4 **should** be set back by at least 2m [5] in order to reduce the impression of scale and to minimise impact on the existing terraced houses on the opposite side of Abbott Road.

5.6.13. Roof articulation **must** be considered at appropriate locations to respond to the form of neighbouring buildings, to terminate views, or to mark key public spaces.

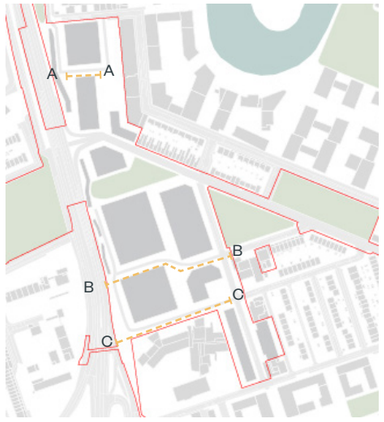



Fig.266 Illustrative elevation diagrams - key plan

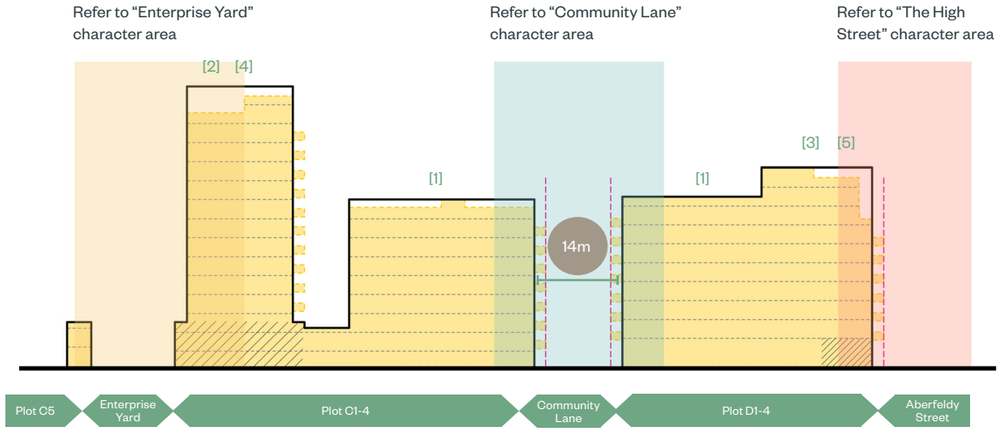



Fig.267 Illustrative elevation BB - East West Link looking north

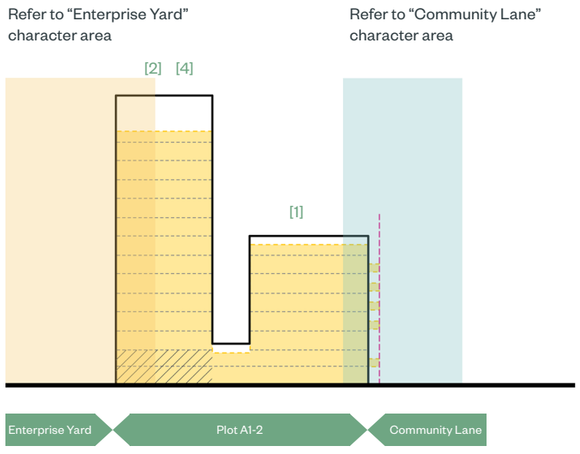
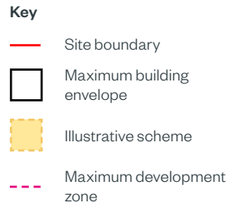



Fig.265 Illustrative elevation AA - East West link looking north



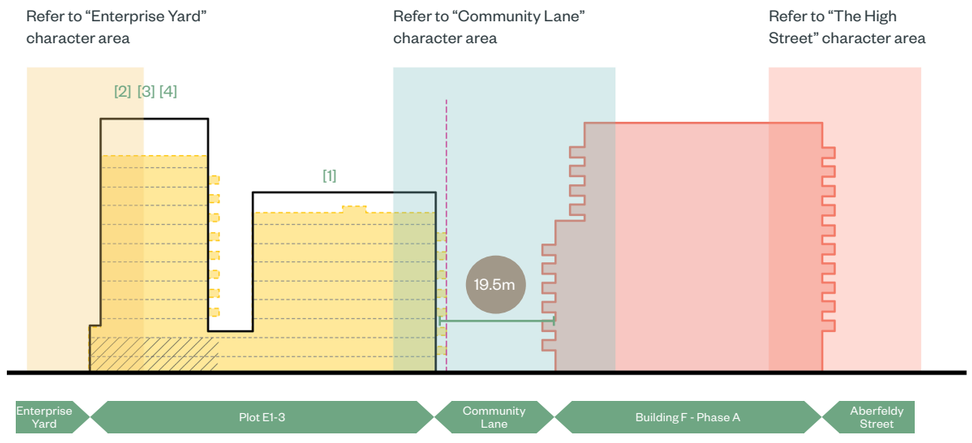




Fig.268 Illustrative elevation CC - East West Link looking north

# 5. 6. East West Links

## Building frontages and elevations

5.6.14. Building frontages on the East West links **must** mediate between and reconcile the architectural languages of Enterprise Yard to the west and Community Lane to the east.

5.6.15. At the west end of these streets, the façades of Enterprise Yard **should** terminate in such a way as to sit harmoniously with the buildings further east.

5.6.16. Window and balcony details and brick palette **should** wrap into the East West Links from Community Lane. The base of the building in this location **should** be in a distinct but complimentary tone.

5.6.17. Podium access in the form of generous steps with integrated seating **should** be provided on the East West Links.

5.6.18. On most of the East West Links, it will be necessary to form a colonnade at the base of the building to provide mitigation against wind and to ensure a sheltered environment for pedestrians. Wind tests have shown that the depths of the colonnades shown in the illustrative scheme are suitable for this massing. Further testing **must** be carried out at detailed design stage to confirm that wind environments are compliant.

5.6.19. Many ancillary spaces such as plant rooms and refuse stores are located on these streets and must be carefully considered to ensure a consistent façade is maintained. Setting these façades back forming a colonnade will prevent these façades from appearing obtrusive. Metal screens **should** also be used to deliver a consistent appearance.



Fig.269 Illustrative view looking west along Ettrick Street

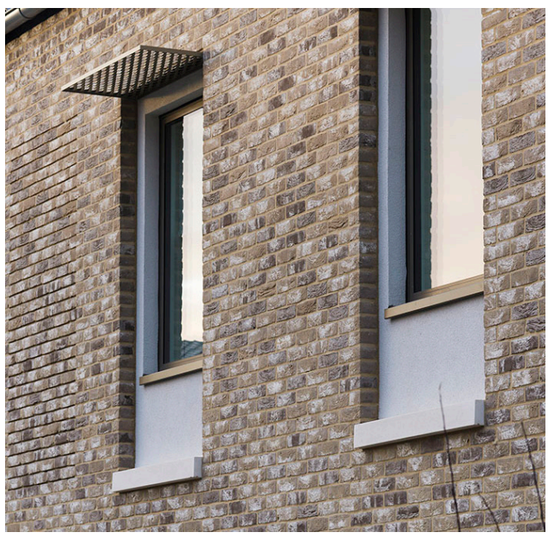


Fig.270 Windows with recessed surrounds in contrasting material



Fig.271 Colonnade formed at building base



Fig.272 Illustrative visualisation showing building C3 colonnade

# 5. 6. East West Links

## Thresholds

5.6.20. Thresholds within the East West Links character area **should** include both "type 3 - planted threshold" and "type 4 - clear threshold".

5.6.21. Residential entrance to apartments **must** be clearly marked.

5.6.22. Planting opportunities **should** also be included.

More information on threshold types can be found in section "*4.5 Private amenity and thresholds*" on page 86 of this Design Code.




Fig.273 East West Link threshold

## Key streets

## Ettrick Street and Dee Street

5.6.23. All the streets within this character area are secondary streets, including pedestrian, cycling and private vehicle movement.

5.6.24. On street parking and loading bays **should** be provided along the East West Link.

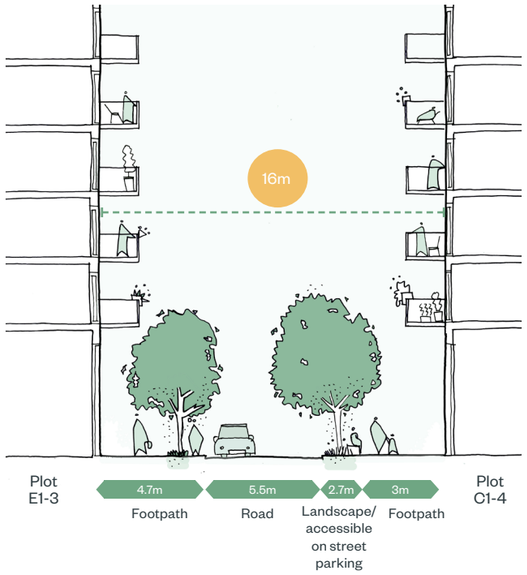



Fig.274 Illustrative street section AA - Ettrick Street

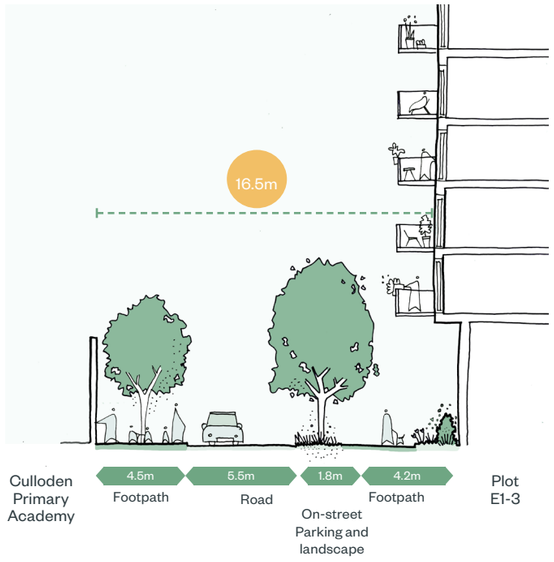



Fig.275 Illustrative street section BB - Dee Street

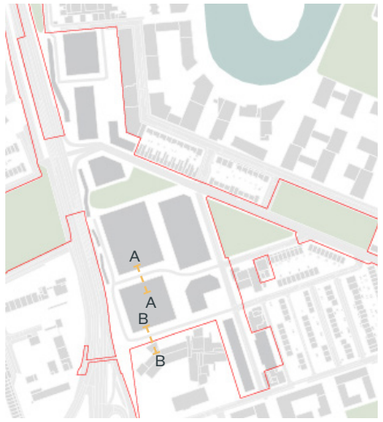



Fig.276 Illustrative street sections - key plan



Fig.277 Safe for cycling, Mini Holland Scheme



Fig.278 Street furniture, King's Crescent, Hackney

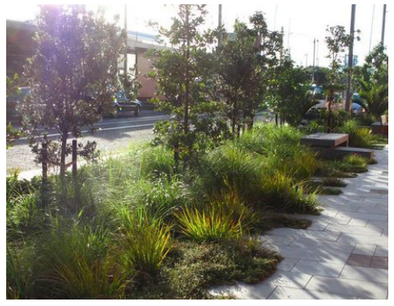


Fig.279 Softening of roadside edges for pedestrian enjoyment and biodiversity

# 5. 6. East West Links

## Key public spaces

### Principles and character

5.6.25. Principles applying to both Ettrick Street and Dee Street:

- The streets **must** be designed with pedestrian priority and 'liveable neighbourhoods' at the core of the design.
- Both Ettrick and Dee Street **must** also facilitate two-way vehicular movement, and parking or loading where necessary.
- Junctions with Community Lane **must** provide formal crossing points for ease of pedestrian and cycle mobility, and safety for children. These junctions **should** be defined by a change in road materiality to further emphasise them as pedestrian priority.
- Street furniture **should** be encouraged where it adds accessibility and livability to the street, but restricted to locations near to key entrances e.g. school visitor entrance, lobbies and workshops, to avoid cluttering the street and constraining pedestrian movement.
- Parking spaces **should** be located within the carriageway wherever possible to constrain the width of roads and maximise space for pedestrians.
- Parking spaces **must** respond to key entry/access points e.g. resident lobbies, podium access stairs and public spaces, to leave gaps for informal opportunities to cross the road and room for pedestrian movement.

Principles specific to Dee Street:

- The southern pavement adjacent to Culloden School is currently restricted in width due to large existing trees which act as 'pinch points', specifically limiting the ability for families and people to walk side-by-side safely. Therefore the pavement **must** be widened to ease pedestrian flow between Aberfeldy Street and the Dee Street underpass.
- Parking **must** be located on the northern side of the street.




Fig.280 Dee Street and Ettrick Street - landscape concept plan



Fig.281 Illustrative view of Dee Street



Fig.282 Illustrative view of Ettrick Street

### Soft landscape

5.6.26. Trees and ground flora planting **must** be included in the streetscape and square.

5.6.27. Tree Species **must** be a mix to ensure biosecurity and **should** be selected from the following species:

1. Liriodendron tulipifera, Tulip tree
2. Quercus ilex, Holm Oak
3. Prunus padus, Bird Cherry
4. Pyrus calleryana 'Chanticleer', Callery Pear
5. Quercus palustris, Swamp Spanish oak
6. Prunus avium, Sweet cherry
7. Tilia cordata, Small-leaf lime

More information on soft landscape can be found in section "4. 3. Green space and infrastructure" on page 76 of this Design Code.



# 5. 6. East West Links

## Material palette

### Materiality and detail

5.6.28. The East West Links are typically façades at which mediate between Enterprise Yard and Community Lane and, as such, they **should** incorporate elements of the language and materiality of each.

5.6.29. Non-residential façades **should** wrap into the East West Links. As in Enterprise Yard, pleats and folds are appropriate.

5.6.30. Where the residential façade meets Enterprise Yard, any articulation, material or detailing specific to that location **should** be terminated in an appropriate place.

5.6.31. The transition between the language of Enterprise Yard and the language of Community Lane **must** be carefully considered

5.6.32. Where the façade meets Community Lane, the elevation **should** be expressed in brick, with any articulation of the façade to respond tot he Community Lane facade.

5.6.33. Ancillary spaces such as refuse stores and plan spaces **must** be simple and discreet and **should not** dominate the façade. Where access or ventilation to these spaces is required, doors and louvres **should** be in metal with a colour to match window framed and other metalwork.

5.6.34. Where East West links provide stepped access to podium amenity space, the materiality of these steps **must** be integrated with the landscape proposals and materials palette.



Fig.283 Pleated/folded panel detail



Fig.284 Residential façade with brick detailing



Fig.285 Paired residential entrances

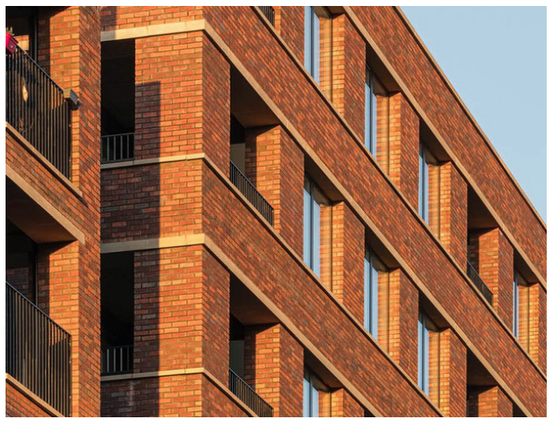


Fig.286 Brick with banding detail

### Public realm material palette

5.6.35. The material palette in the public realm **should** be as follows:

1. Carriageway: Aspahlt
2. Footways: Dutch Clay pavers
3. Kerbs: Granite kerbs (silver grey)
4. Carriageway at intersections and parking spaces: Concrete tegula Block paving




More information on material selection can be found in section “4. 8. Hardscape” on page 92 of this Design Code.

# 6

# PLOTS AND BUILDINGS

# 6. 1. Plots and massing overview

## Plot typologies

6.1.1. The 15 plots have been classified into four types: courtyard, standalone, residential only and workspace plots. Plots F, H1-2, H3, I and J are part of Phase A, the Detailed Proposals of Aberfeldy Village Masterplan.

6.1.2. Plot typologies cover the vision, location, massing, yards and courtyards. These also show how the character areas, public realm and buildings typologies come together and apply to each individual plot of the masterplan.

6.1.3. These typologies have been designed in response to the existing context, street hierarchy, key connections and character.

**Plots, including Maximum Development Zone, Maximum Development Footprint and public realm are defined in the Parameter Plan "Building Plots", "Building heights", "Principal Public Realm Areas ", "Proposed Site levels - Lower Ground Floor" and "Proposed Site levels - Basement Level". Proposal must comply with them.**

Further information on plot typologies can be found in Chapter 6 "*Buildings*" of the "Design and Access Statement: The Masterplan".

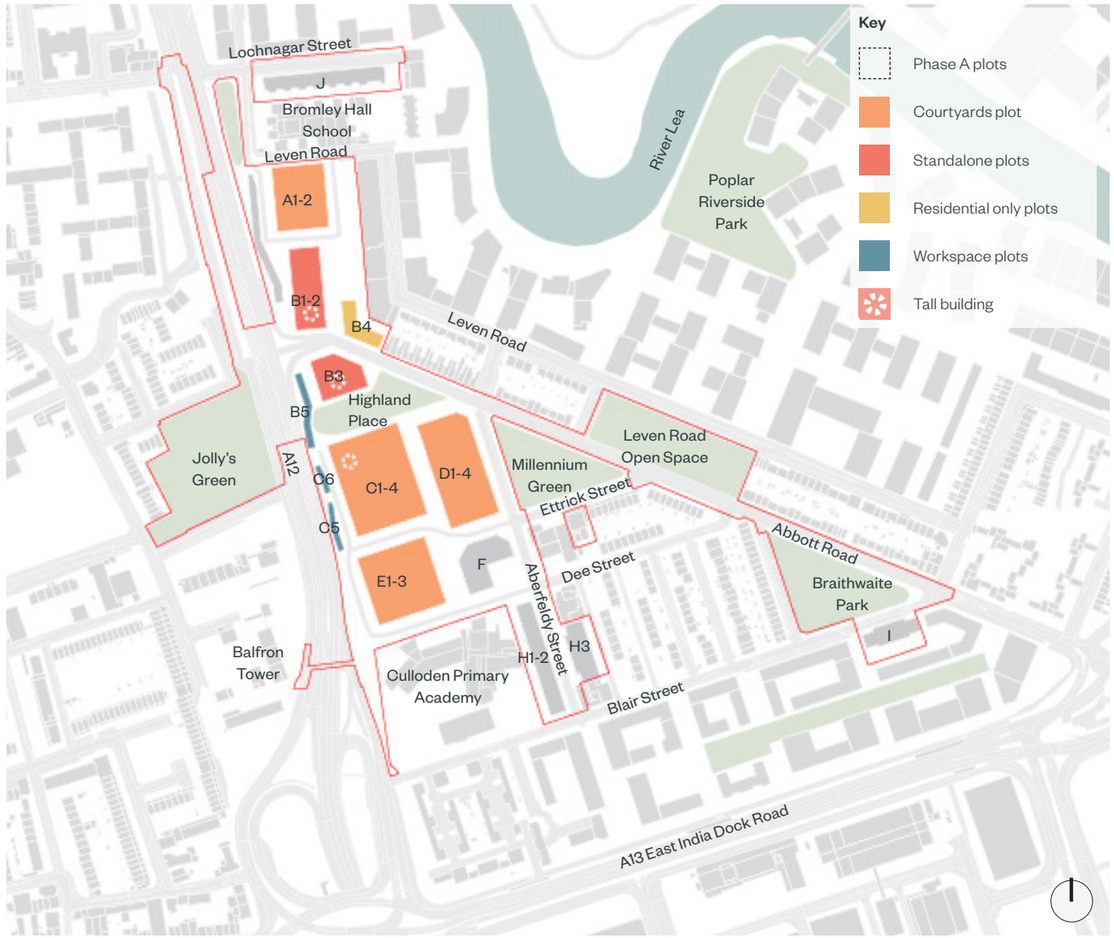



Fig.287 Diagram to illustrate plot typologies (illustrative plan)

### Courtyard plots

6.1.4. Courtyard plots represent the majority of the plots. Plots C1-4 and E1-3 are mixed use, and include non-residential uses along the western edge along Enterprise Yard. Generally courtyard plots include a podium car park with private communal amenity space on top. Above the ground floor, massing **must** be broken to allow sunlight into the courtyard. Taller elements are located to the north of the courtyard plots.

### Standalone plots

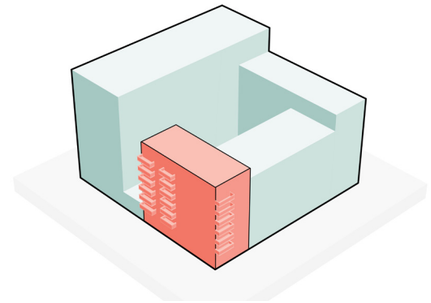
6.1.5. Standalone plots (B1-2 and B3) are where the tallest buildings of the masterplan are located. These plots act as marker buildings, highlighting the main pedestrian, cycle and vehicular routes to and from the Site. They include some non-residential uses at ground floor and lower ground floor. Plot B3 includes the tallest element of the masterplan, and within plot B1-B2 the taller element is located to the south, with a lower leg to the north sharing an architectural language with plot A1-2.

### Residential only plots

6.1.6. Residential only plots are located to the north of the masterplan and address the Community Lane character area. They include lower density family houses and are set within a pedestrian and cycle area.

### Workspaces plots

6.1.7. B5, C5 and C6 are narrow workspace plots and address Enterprise Yard. They overlook the key pedestrian and cycle routes and animate the entrance to the new Underbridge (Highland Place). They follow the positive precedent of the existing Poplar Works buildings to the north of the Site.



**Elements covered by Plots and Buildings Chapter**

- **Plots**
  - Massing
  - Yards and Courtyards
- **Buildings**
  - Façades
  - Balconies

### Response to Balfron Tower

6.1.8. The detailed design of the scheme, particularly the taller buildings, should respond to and create a dialogue with Balfron Tower. This response should be subtle and elegant and should be based on a detailed understanding and analysis of the existing building.

Elevational analysis of Balfron Tower can be sound in Appendix B of the Design and Access Statement: The Masterplan.

# 6. 2. Development envelope

## Identifying key roof conditions

### Access and plant

6.2.1. The illustrative scheme incorporates three principal roof conditions allowing for access to amenity space and the provision of large plant and small plant respectively. These conditions affect the maximum parameter heights and so their locations **must** be controlled.

6.2.2. Where plant spaces are taller than parapet height, they **must** be designed to minimise their impact. Irregular shapes that jar with the geometry below **must** be avoided. Plant **should** be screened in a cladding material that is in keeping with the architectural language of the building and **must** be set back from the face of the building below by a minimum of 1.8m

6.2.3. The extent of any 'pop-up' providing access to amenity space at roof level **must** be limited to avoid an increased impression of mass. The height and extent of 'pop-ups' are controlled through the parameter plans and sections.

6.2.4. Where a designated plant space is not shown above parapet level. Allowance has been made for lower plant (such as smoke extract fans) to sit below parapet level.

Further information on building heights can be found on Parameter Plan - Building Heights and Parameter Sections.

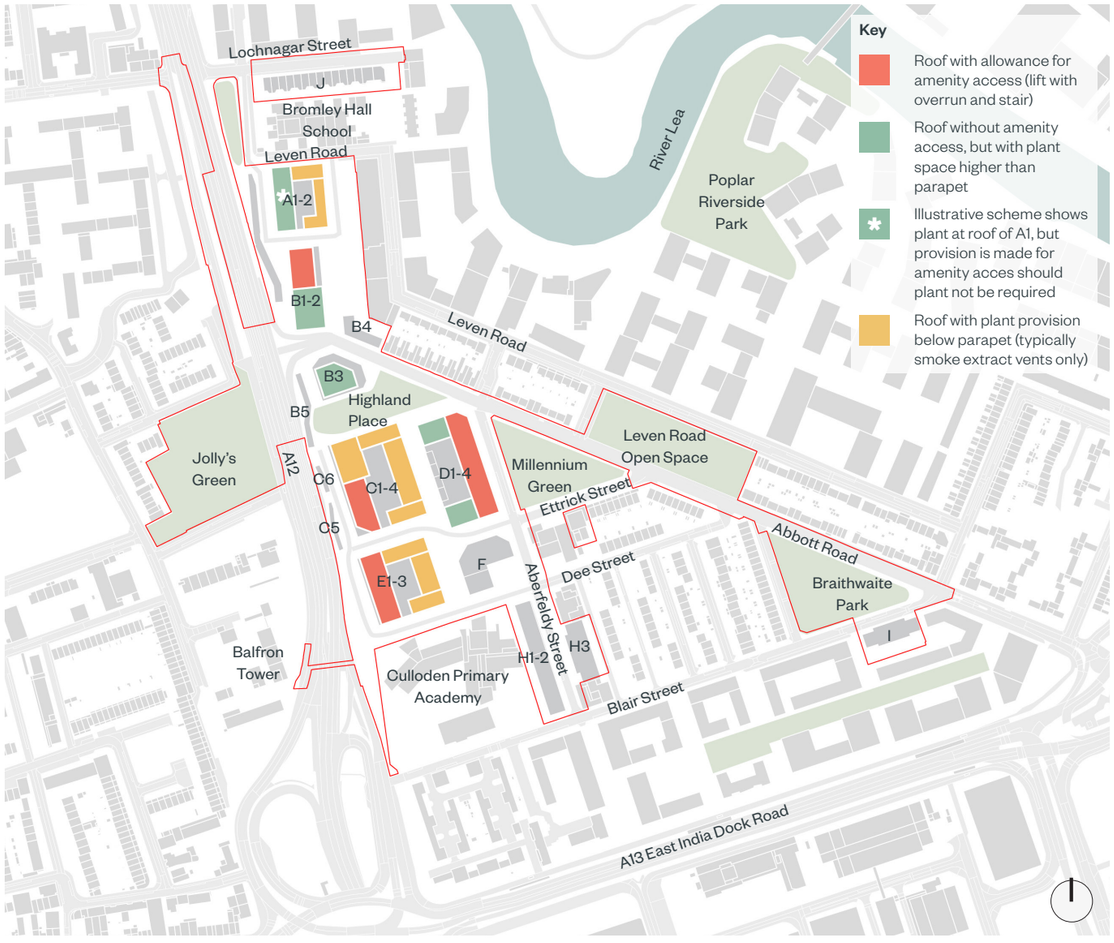



Fig.288 Diagram to illustrate key roof conditions (illustrative plan)

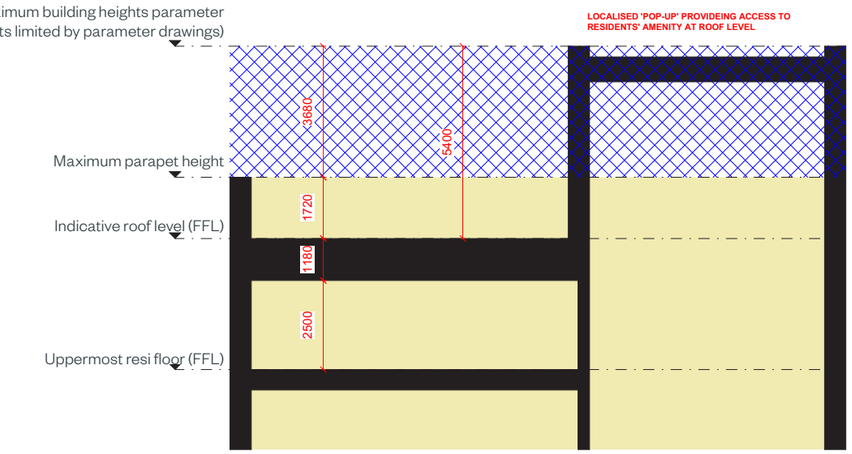



Fig.289 Roof level - with access to residents' amenity

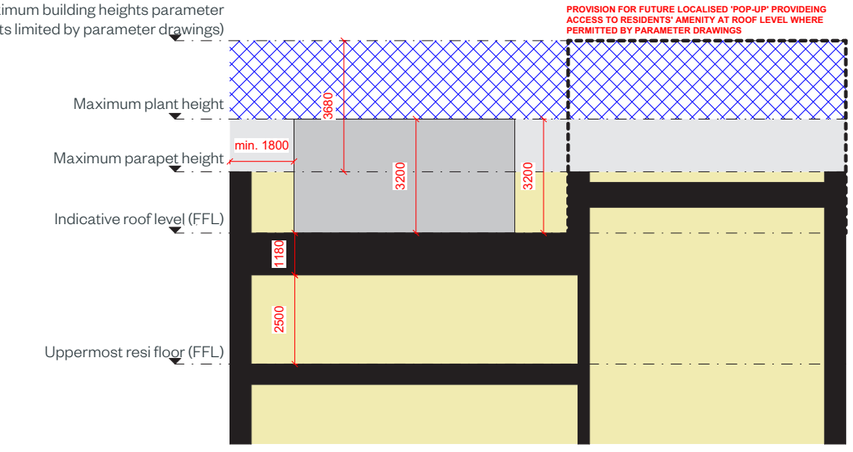



Fig.290 Roof level - plant space protrudes above parapet

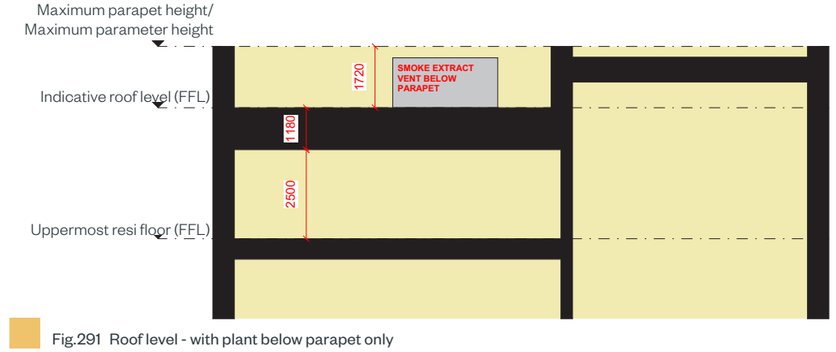



Fig.291 Roof level - with plant below parapet only

# 6. 3. Building typologies overview

## Sensitively designed buildings respond to a number of varying conditions while making the most of aspect and outlook to provide highest quality homes.

6.3.1. Building typologies are designed to respond to the existing context and to help define new and improved public spaces and character areas. The design of each building type, as well as architectural treatments and internal layouts make the most of the distinct opportunities presented by each part of the Site and mitigate the affects of specific constraints.

6.3.2. To the west of the Site, the A12 is a key constraint and buildings will be designed to provide protection from noise and pollution from this major route.

6.3.3. To the east of the Site, the height of the buildings reduces in response to the scale of the existing homes on adjacent Sites. The masterplan makes the most of its proximity to existing open spaces and seeks to define their edges and improve their setting.

6.3.4. The tallest elements of the scheme are located in a cluster marking the new pedestrian and cycle connection between Highland Place and Jolly's Green.

Further information on plot typologies can be found in Chapter 6 "*Buildings*" of the "Design and Access Statement: The Masterplan".

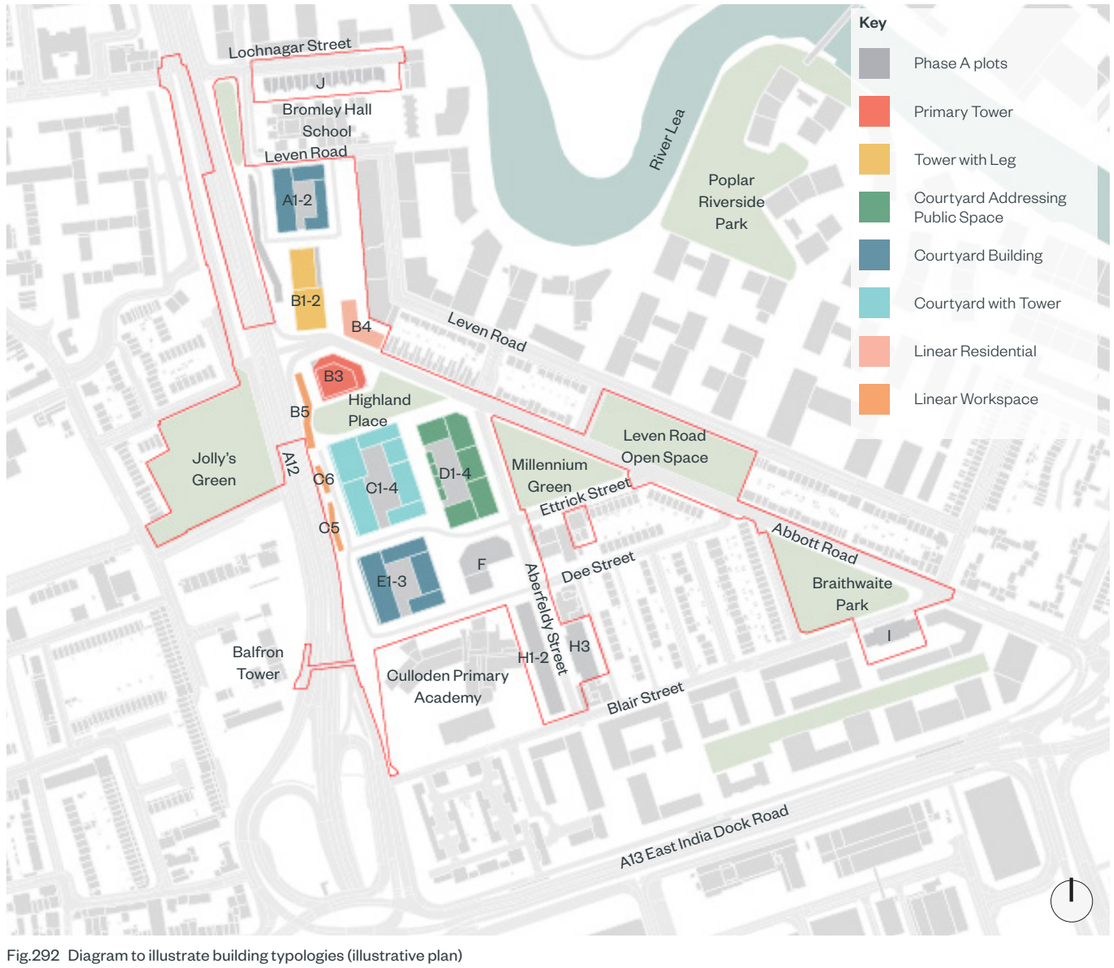
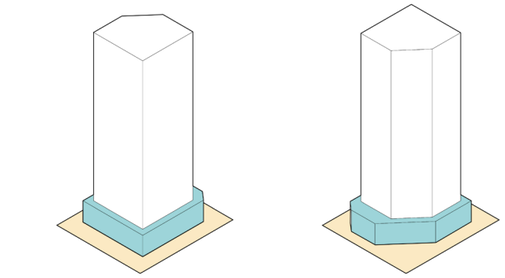
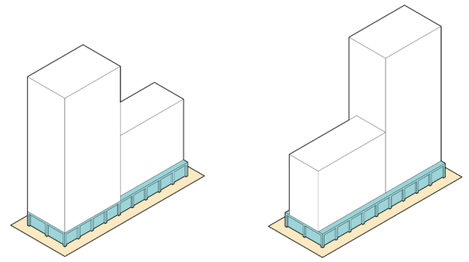


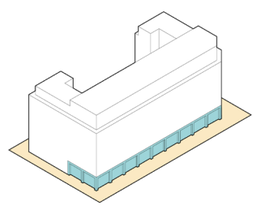

Fig.292 Diagram to illustrate building typologies (illustrative plan)



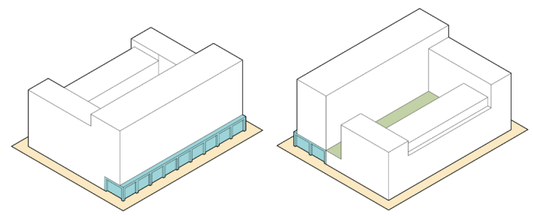
1 Primary Tower



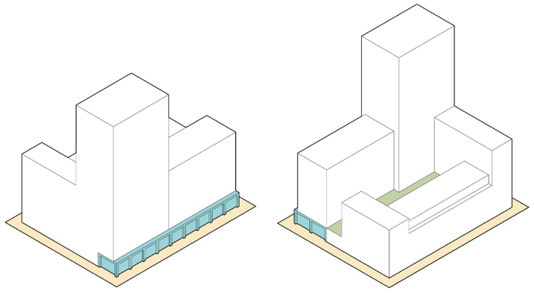
2 Tower with Leg



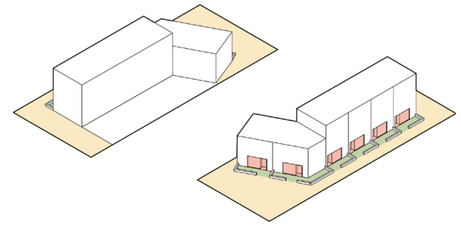
3 Courtyard Addressing Public Space



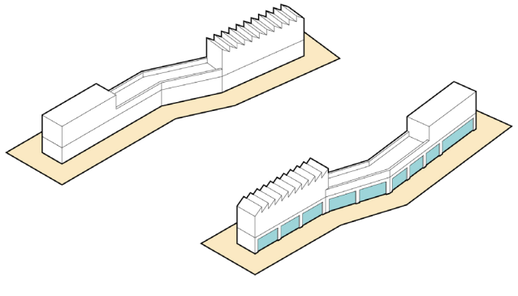
4 Courtyard Building



5 Courtyard with Tower



6 Linear Residential



7 Linear Workspace

# 6. 4. Plots and massing

## Courtyard plots

### Plot A1-2

#### Massing

6.4.1. Scale and massing: plot varying between 49.5m AOD along Enterprise Yard and 26.5m AOD along Community Lane, with a medium scale of 33.5m AOD addressing Leven Road.

6.4.2. Plant is to be located on the roof of the leg facing Enterprise Yard. All roof terraces and plant spaces, along with access, **must** be contained within the maximum development envelope.

6.4.3. The northern leg **must** be designed to respond to Bromley Hall School.

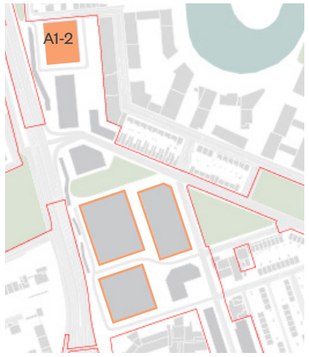
6.4.4. Individual private entrances **must** be located to animate Community Lane.

6.4.5. Projecting balconies are encouraged along the East West Link, Community Lane and Leven Road. Projecting balconies **must not** be introduced along Enterprise Yard.

6.4.6. Pedestrian access to podium **must** be provided from the East West Link and vehicular access to podium **must** be provided from Enterprise Yard.

6.4.7. All roof terraces and plant spaces, along with access, **must** be contained within the maximum development envelope.

Refer to building typology 4 courtyard block. More information on page 230 of this Design Code.




**Location: within Community Lane, Enterprise Yard and East West Links.**

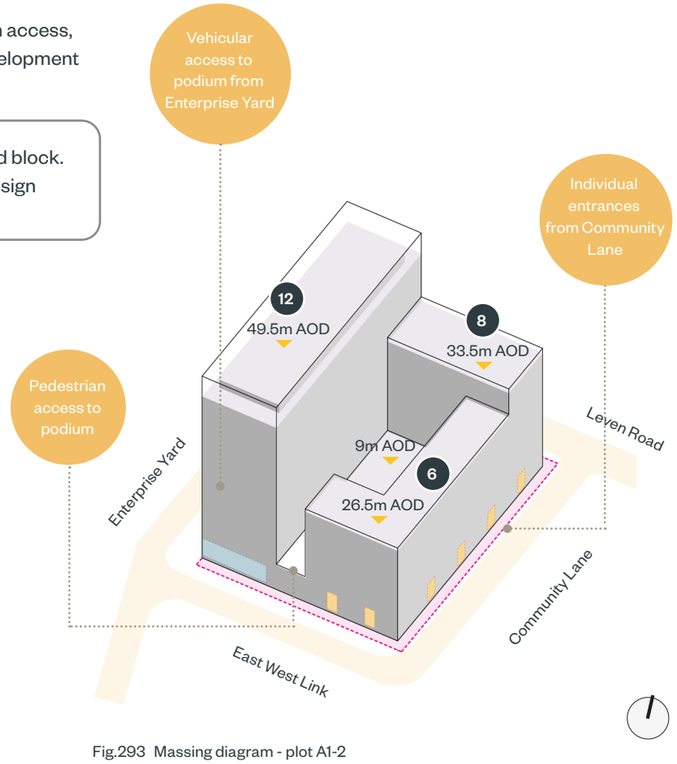



Fig.293 Massing diagram - plot A1-2

### Yards and courts

6.4.8. Courtyard **must** provide communal amenity space in accordance with the current LBTH policy. In this location this **must** include playable landscape and dedicated play.

6.4.9. Plot A1-2 **should** include a raised semi-private courtyard with stepped access from street level (along the East West Link).

6.4.10. As per the 'Building Heights' Parameter Plan (3663-LB-ZZ-ZZ-DR-A-000031), the minimum dimensions of the courtyard **must** be 17m (east-west) and 29m (north-south).

6.4.11. For rear private gardens, privacy between immediate neighbouring properties **should** be encouraged through the use of limited screening with planting.

6.4.12. For all private amenity spaces soft planted boundaries without high walls and fencing **must** be used on borders with the podium.



Fig.296 Typical podium illustrative sketch

Key

- Maximum development envelope *(as shown on parameter plan)*
- Indicative footpath
- Indicative landscaped area including playable landscape and dedicated play
- Indicative lawn area
- Indicative private garden



Fig.294 Planting at a variety of heights and scales



Fig.295 Use of natural play edge

Refer to sections "*4.4 Play and independent child mobility*" on page 82 and "*4.6 Podiums*" on page 88 of this Design Code and Chapter 7 "*Public realm*" of the "Design and Access Statement: The Masterplan" for more information on courtyards.

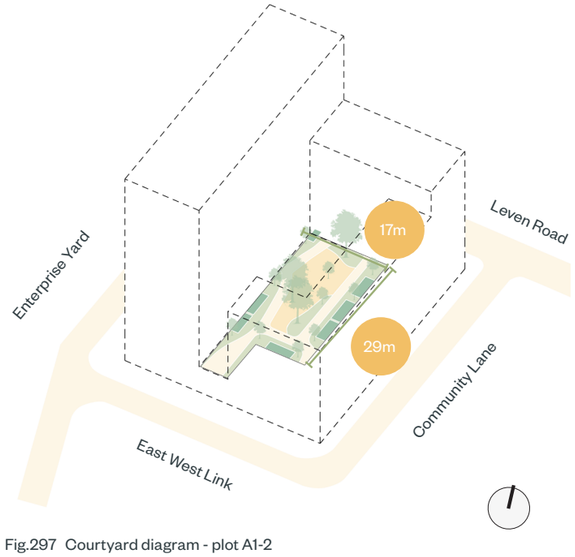



Fig.297 Courtyard diagram - plot A1-2

# 6. 4. Plots and massing

## Courtyard plots

### Plot C1-4

#### Massing

6.4.13. Scale and massing: plot varying between 26.5m AOD along Community Lane and the southern East West Link, 33.5m AOD along the northern East West Link and 49.5m AOD along Enterprise Yard.

6.4.14. A double height plinth (11m AOD) **must** be introduced along Enterprise Yard.

6.4.15. Courtyard plot **must** include non-residential uses at ground floor along Enterprise Yard.

6.4.16. The taller leg **must** be located along Enterprise Yard and the lower element along Community Lane. A taller building **must** be located to the north west corner of the plot along Highland Place and relate to tall building within plot B3 and B1-2. The tall building **should** overlook the roof top amenity spaces to be provided on the lower legs.

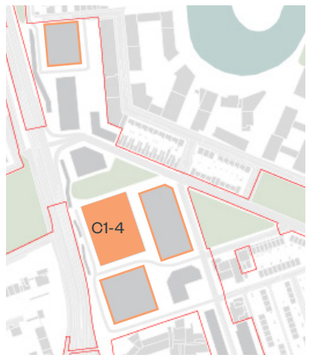
6.4.17. The parameter plan shows a top floor set back from the façade to reduce the building massing and to respond to the character of Community Lane.

6.4.18. The north wing uses gallery access to minimise single aspect homes and eliminate single aspect north-facing homes in these locations.

6.4.19. Projecting balconies are encouraged along the East West Link, Community Lane and Highland Place. Projecting balconies **must not** be introduced along Enterprise Yard.

6.4.20. All roof terraces and plant spaces, along with access, **must** be contained within the maximum development envelope.

Refer to building typology 5 courtyard with tower. More information on page 236 of this Design Code.




**Location: within Community Lane, Enterprise Yard, East West Links and the Healthy Street**

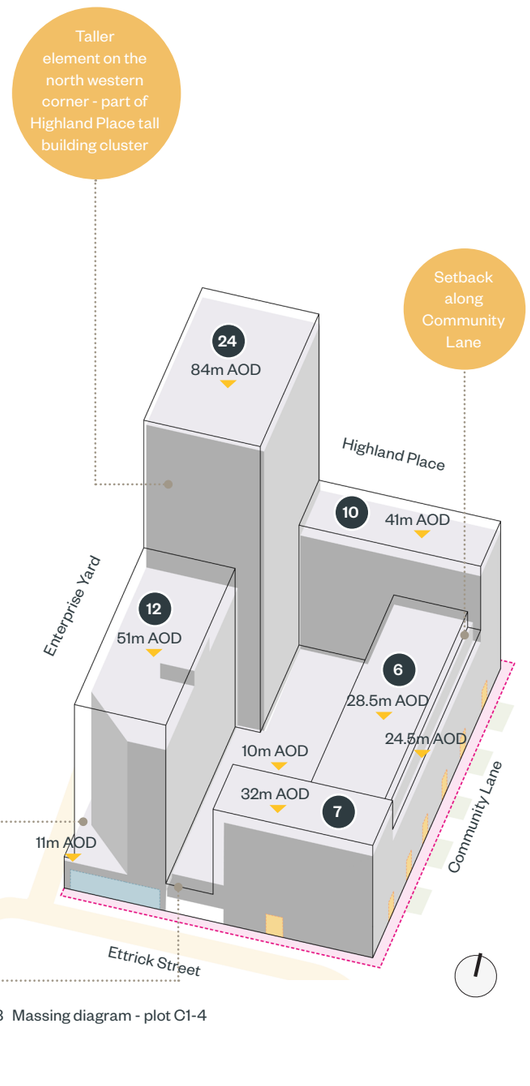



Fig.298 Massing diagram - plot C1-4

Key

- Maximum development zone
- Maximum development envelope *(as shown on parameter plan)*
- Illustrative scheme
- Indicative residential entrance
- Indicative workspace entrance
- xxm AOD Maximum AOD *(as shown on parameter plan)*
- xx Maximum building height (storeys) - *refer to parameter sections for further detail*

#### Yards and courts

6.4.21. Courtyard **must** provide communal amenity space in accordance with the current LBTH policy. In this location this **must** include playable landscape and dedicated play.

6.4.22. The raised semi- private courtyard **must** include stepped access from street level. Pedestrian access to podium **must** be provided from the southern side and vehicular access to podium from Enterprise Yard.

6.4.23. As per the Building Heights Parameter Plan (3663-LB-ZZ-ZZ-DR-A-000031), the minimum east west width of the courtyard **must** be 18m to the north at the narrowest point and 23m to the south.

6.4.24. As per the Building Heights Parameter Plan (3663-LB-ZZ-ZZ-DR-A-000031), the minimum dimensions of the courtyard **must** be 17m (east west) and 29m (north south).

6.4.25. For rear private gardens, privacy between immediate neighbouring properties **should** be encouraged through the use of limited screening with planting.

6.4.26. Lawn **should** be provided where sunlight levels and space allows.

Refer to sections "*4.4 Play and independent child mobility*" on page 82 and "*4.6 Podiums*" on page 88 of this Design Code and Chapter 7 "*Public realm*" of the "Design and Access Statement: The Masterplan" for more information on courtyards.

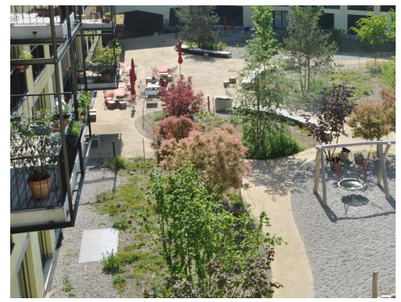


Fig.299 Range of spaces from intimate to more open



Fig.300 Playful paths and loops

Key

- Maximum development envelope*(as shown on parameter plan)*
- Indicative footpath
- Indicative landscaped area including playable landscape and dedicated play
- Indicative lawn area
- Indicative private garden




Fig.301 Courtyard diagram - plot C1-4

# 6. 4. Plots and massing

## Courtyard plots

### Plot D1-4

#### Massing

6.4.27. Scale and massing: plot varying between 15.5m AOD along the southern part of Community Lane, 32.5m AOD along the East West Links and 39m AOD along the Healthy Street.

6.4.28. Courtyard plot **must** include non-residential uses at ground floor along Millennium Green.

6.4.29. Upper levels (any development above sixth floor) **must** be set back from façade by at least 2m.

6.4.30. The north east corner **must** be designed to define the connection between Millennium Green and Highland Place.

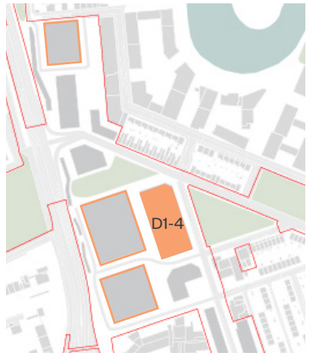
6.4.31. The illustrative scheme shows the seventh and eighth floor set back from the façade to reduce the building massing and minimise negative impact on the existing homes on the opposite side of Abbott Road.

6.4.32. The illustrative scheme shows a lift/stair pop-up providing access to a roof terrace. Plant is also be located at this level.

6.4.33. The north and south wings use gallery access to minimise single aspect homes and eliminate single aspect north-facing homes in this location.

6.4.34. All roof terraces and plant spaces, along with access, **must** be contained within the maximum development envelope.

Refer to building typology 3 courtyard addressing public space. More information on page 224 of this Design Code.




**Location: at the northern end of the High Street overlooking Millennium Green, within Community Lane south and the East West Links.**

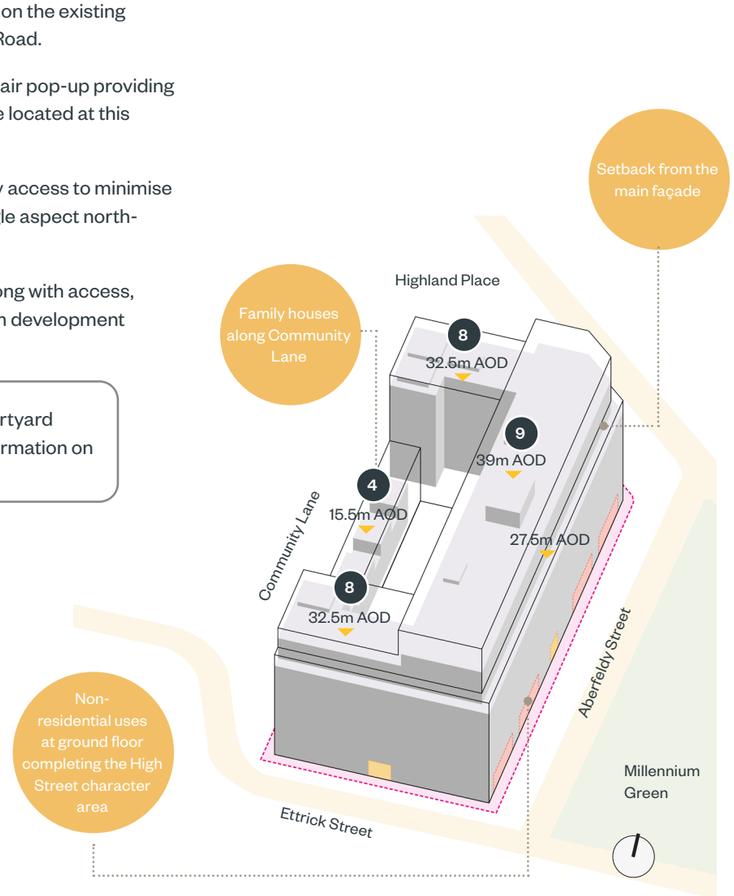



Fig.302 Massing diagram - plot D1-4

### Yards and courts

6.4.35. Courtyard **must** provide communal amenity space in accordance with the current LBTH policy. In this location this **must** include dedicated play.

6.4.36. The north and south wings **must** be lower in height than the primary east elevation.

6.4.37. The scale **must** reduce on Community Lane - houses and maisonettes with an architecture distinct from that of the apartment buildings are appropriate here.

6.4.38. At grade courtyard **must** be accessed from Community Lane.

6.4.39. As per the Building Heights Parameter Plan (3663-LB-ZZ-ZZ-DR-A-000031), the minimum courtyard east-west width **must** be 17m.

6.4.40. Private gardens **must** be between 2m and 3m deep to encourage their use.

6.4.41. Private gardens **should** limit hard boundaries in this location and use changes in surfacing, and soft planting to define the private amenity space

Refer to sections "*4.4 Play and independent child mobility*" on page 82 and "*4.6 Podiums*" on page 88 of this Design Code and Chapter 7 "*Public realm*" of the "Design and Access Statement: The Masterplan" for more information on courtyards.



Fig.303 Surfacing defines private amenity



Fig.304 SuDS to be included




Fig.305 Courtyard diagram - plot D1-4

# 6. 4. Plots and massing

## Courtyard plots

### Plot E1-3

#### Massing

6.4.42. Scale and massing: plot varying between 31.5m AOD to the south along Dee Street, 43.5m AOD along Enterprise Yard, 34m AOD along Ettrick Street and 27.5m AOD along Community Lane.

6.4.43. A double height plinth (10m AOD) **must** be introduced along Enterprise Yard.

6.4.44. Courtyard plot **must** include non-residential uses at ground floor along Enterprise Yard.

6.4.45. The consistent lower scale on the western leg along Enterprise Yard helps to protect the sky-space around Balfron Tower.

6.4.46. The Parameter Plan shows a top floor set back from the façade to reduce the building massing and to respond to the character of Community Lane.

6.4.47. Projecting balconies are encouraged along Dee Street, Ettrick Street and Community Lane. Projecting balconies **must not** be introduced along Enterprise Yard. In this location inset balconies **must** be introduced.

6.4.48. All roof terraces and plant spaces, along with access, **must** be contained within the maximum development envelope.

Refer to building typology 4 Courtyard building. More information on page 230 of this Design Code.




**Location: within Community Lane, Enterprise Yard, East West Links and the Healthy Street.**

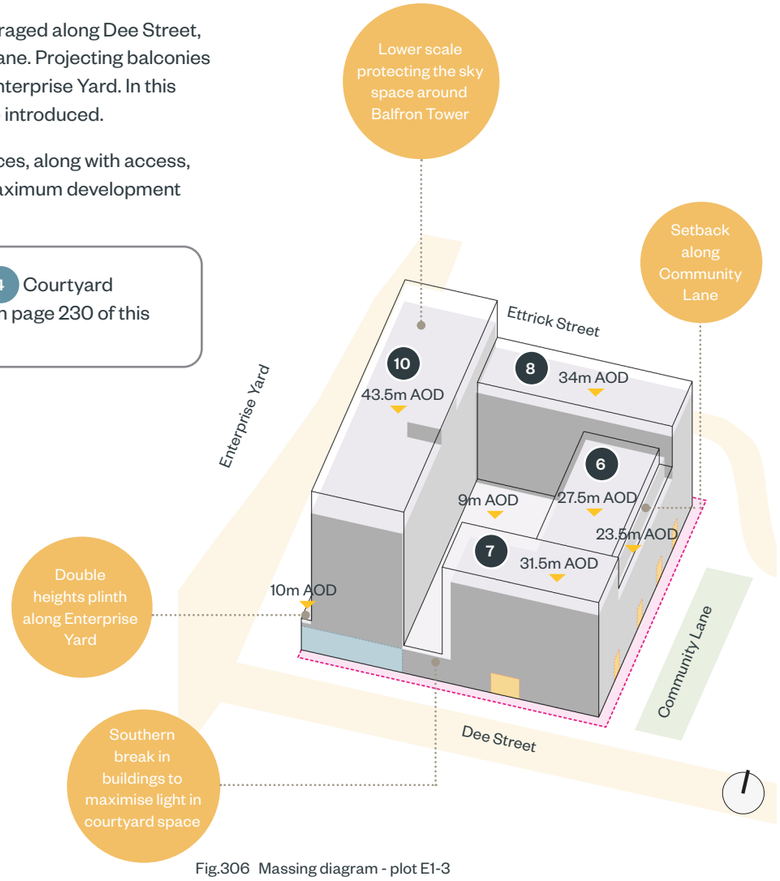



Fig.306 Massing diagram - plot E1-3

### Yards and courts

6.4.49. Courtyard **must** provide communal amenity space in accordance with the current LBTH policy. In this location this **must** include playable landscape and dedicated play.

6.4.50. The raised semi-private courtyard **must** include stepped access from street level. Pedestrian access to podium **must** be provided from the southern side and vehicular access to podium from Enterprise Yard.

6.4.51. As per the Building Heights Parameter Plan (3663-LB-ZZ-ZZ-DR-A-000031), the minimum east west width of the courtyard **must** be 20m.

6.4.52. Where possible dual aspect homes **must** be accessed from the podium.

6.4.53. Where private amenity is provided through front gardens, these **should** promote interaction through the use of low walls between neighbouring spaces for sitting.

6.4.54. For rear private gardens, privacy between immediate neighbouring properties **should** be encouraged through the use of limited screening with planting.

6.4.55. For all private amenity spaces soft boundaries without high walls and fencing **should** be used on borders with the podium.

6.4.56. Lawn **should** be provided where sunlight levels and space allows.

Refer to sections "*4.4 Play and independent child mobility*" on page 82 and "*4.6 Podiums*" on page 88 of this Design Code and Chapter 7 "*Public realm*" of the "Design and Access Statement: The Masterplan" for more information on courtyards.



Fig.307 Using planting to create scales of space



Fig.309 Mounded lawn playable space

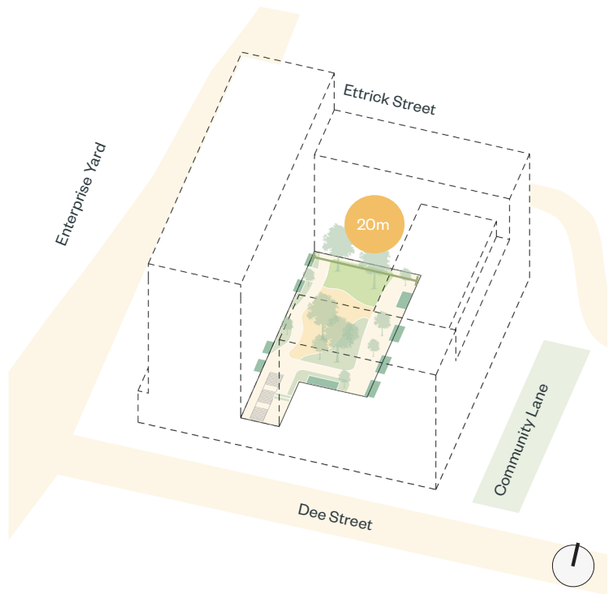
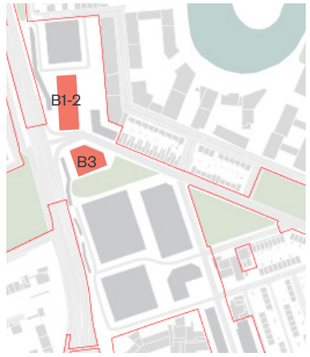



Fig.308 Courtyard diagram - plot E1-3

# 6. 4. Plots and massing

## Standalone plots

### Plot B1-2




**Location: within Community Lane, Enterprise Yard, East West Links and the Healthy Street.**

#### Massing

6.4.57. Scale and massing: plot varying between 10m AOD to the west, 83.5m AOD to the south and 34m AOD to the north.

6.4.58. A double height plinth (10m AOD) **must** be introduced along Enterprise Yard. The residential façade above **must** be set back from the face of the plinth by a minimum of 2m.

6.4.59. A strategic taller element **must** be located towards Abbott Road and relate to tall building within Plot B3 and C1-4 . The tall building **should** overlook the roof top amenity spaces to be provided on the lower leg.

6.4.60. Projecting balconies are encouraged along the lower leg fronting Community Lane and the East West Link to the north. Projecting balconies **must not** be introduced along Enterprise Yard. In this location inset balconies **must** be introduced.

6.4.61. All roof terraces and plant spaces, along with access, **must** be contained within the maximum development envelope.

Refer to building typology 2 tower with leg. More information on page 218 of this Design Code.

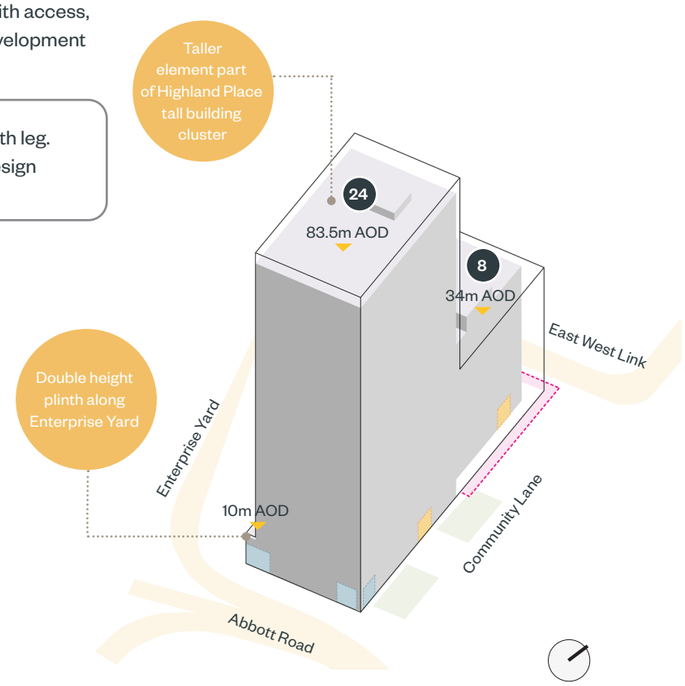



Fig.310 Massing diagram - plot B1-2

## Standalone plots

### Plot B3

#### Massing

6.4.62. Scale and massing: plot at 100m AOD with a double height plinth at 15m AOD around the central massing.

6.4.63. Plot B3 includes the tallest element of the masterplan, part of the Highland Place tall building cluster with plot B1-2 and C1-4.

6.4.64. Plot B3 marks the Aberfeldy Neighbourhood Centre directing to Highland Place and the Underbridge.

6.4.65. The Parameter Plan shows a chamfered corner. This has been introduced to maximise the distance to the neighbouring tall building B2.

6.4.66. Projecting balconies **must not** be used within this plot, and recessed balconies **must** be introduced.

6.4.67. All roof terraces and plant spaces, along with access, **must** be contained within the maximum development envelope.

Refer to building typology 1 Primary Tower. More information on page 212 of this Design Code.




Fig.311 Massing diagram - plot B3

# 6. 4. Plots and massing

## Residential only plots

### Plot B4

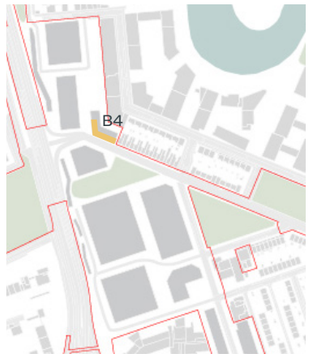
#### Massing

6.4.68. Scale and massing: plot B4 varying between 83.5m AOD to the south and 34m AOD to the north.

6.4.69. Variation in roof form **must** be used to differentiate the architecture of these houses from that of the apartment buildings on the east side of Community Lane.

6.4.70. The scale and architectural treatment of these buildings **must** emphasise the domestic and residential scale of Community Lane

Refer to building typology 6 linear residential. More information on page 242 of this Design Code.




**Location: within Community Lane and the Healthy Street**

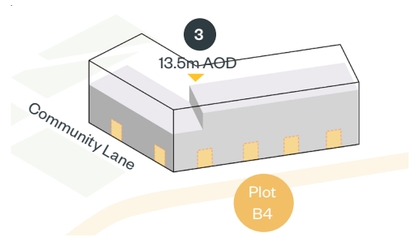



Fig.312 Massing diagram - plot B4

**Key**

- Maximum development zone
- Maximum development envelope *(as shown on parameter plan)*
- Illustrative scheme
- Indicative residential entrance
- xxm AOD Maximum AOD *(as shown on parameter plan)*
- xx Maximum building height (storeys) - *refer to parameter sections for further detail*

## Workspace only plots

### Plots B5 and C5 and C6

#### Massing

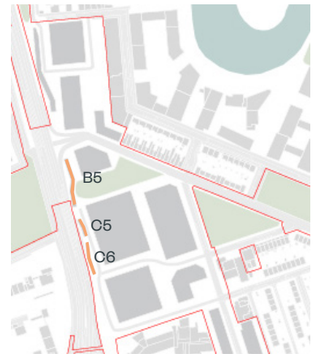
6.4.71. Scale and massing: plot B5 is 19m AOD, plot C5 18m AOD and C6 18.5m AOD.

6.4.72. Roof form **must** be varied to express playfulness and refer to industrial heritage.

6.4.73. Access **must** be from Enterprise Yard.

6.4.74. Units **must** incorporate large windows facing Enterprise Yard to activate this space.

Refer to building typology 6 linear workspace. More information on page 246 of this Design Code.




**Location: within Enterprise Yard**




Fig.314 Workspace plots to reflect the existing Poplar Works buildings as shown above




Fig.315 Visualisation showing the workspace plot B5 overlooking Highland Place

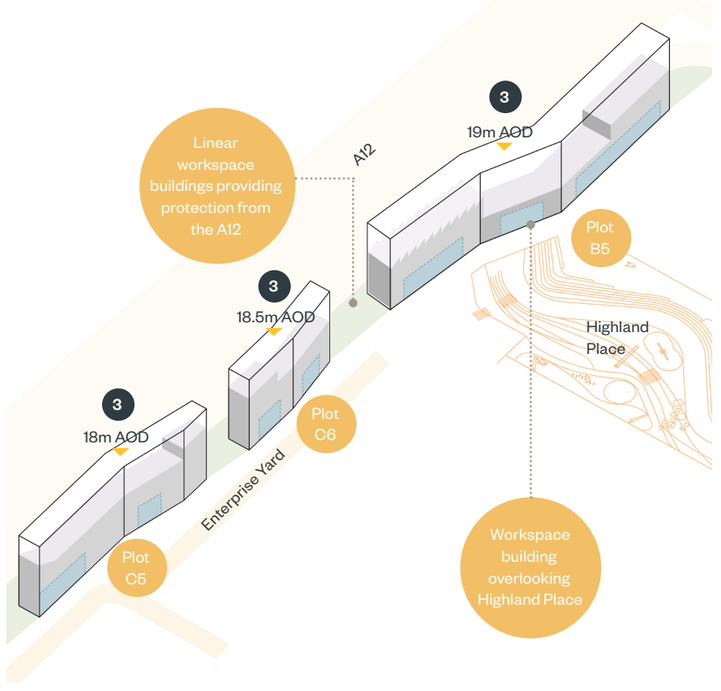



Fig.313 Massing diagram - plots B5, C5 and C6

**Key**

- Maximum development zone
- Maximum development footprint *(as shown on parameter plan)*
- Illustrative scheme
- Indicative entrances providing active street frontage along Enterprise Yard
- xxm AOD Maximum AOD *(as shown on parameter plan)*
- xx Maximum building height (storeys)

# 6. 5. Building types

## 1 Primary Tower

6.5.1. The building sits at the centre of the tall buildings cluster overlooking Highland Place and the repurposed pedestrian and cycle Underbridge connection between Highland Place and the west of the A12.

6.5.2. A chamfered corner at the north east ensures sufficient distance from Building B2, eliminates single aspect north facing homes and creates a sculptural form distinct from any other building in the development and appropriate for the centrepiece of the masterplan.

6.5.3. The plinth responds to the language of the building above and to the geometry of the adjacent public realm. Entrances to Highland Place are prioritised.



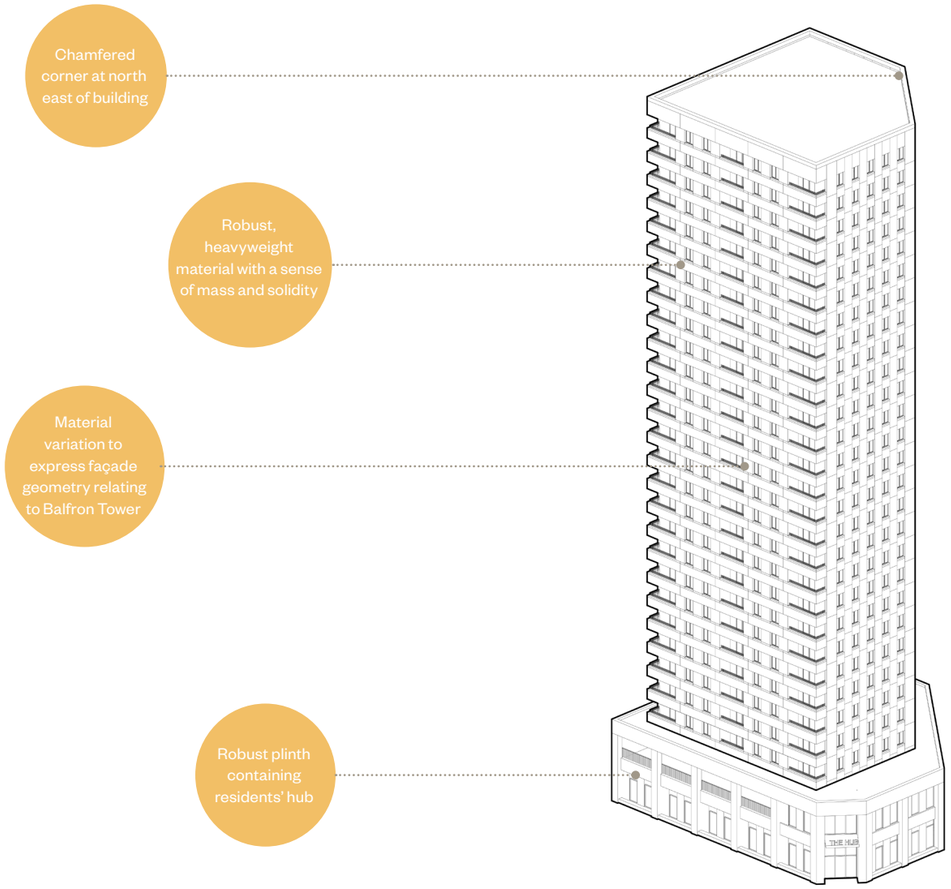
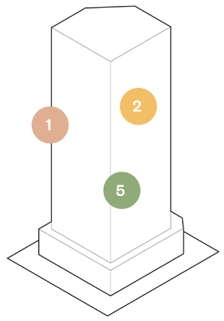
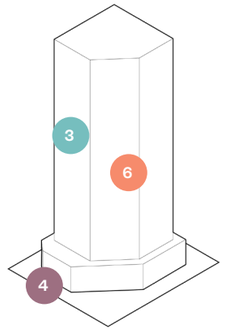




Fig.316 Isometric view of primary tower (Illustrative proposal)






### 1 Recessed balconies

Recessed balconies help emphasise horizontal expression and should be located at corners to reduce the apparent mass of the building and create a dynamic silhouette.



### 2 Textured façade

A material with a contrasting colour, texture or motif to that of the primary façade material should be used to emphasise the façade geometry.



### 3 Vertical expression

Façade articulation on slender façades should be vertical, emphasising their elegant proportion.



### 4 Plinth

The plinth should be of a robust, hard-wearing, and heavyweight material. Any textures or motifs used above should be incorporated. A double order should express openings.



### 5 Horizontal expression

Façade expression for longer elevations should be horizontal to provide a counterpoint to the vertical expression of the more slender elevations.



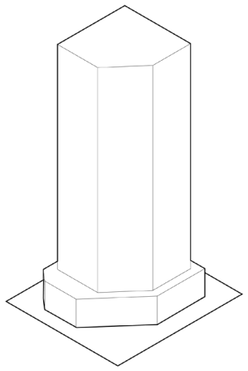
### 6 Chamfered corner

The building must be chamfered at the north-east corner to create a slender east elevation terminating Abbott Road.

# 6. 5. Building types

## 1 Primary Tower

### Material palette



6.5.4. Façade materials **must** be durable, robust and of the highest quality. They **should** compliment, but be distinct from materials used in Enterprise Yard. Variation in colour and texture **should** be incorporated to emphasise the geometry of the façade. Cast materials are appropriate here and **should** lend the building a sense of mass and solidity.

6.5.5. Windows **must** be in metal and **should** be finished in a dark colour to compliment the façade. Any other metalwork **should** be of a matching colour.

6.5.6. The base of the building **should** be robust and industrial in appearance. Any texture or motif used above **should** be incorporated into the base.



Fig.317 Dark, cast façade with polished finish



Fig.319 Folded/pleated detail

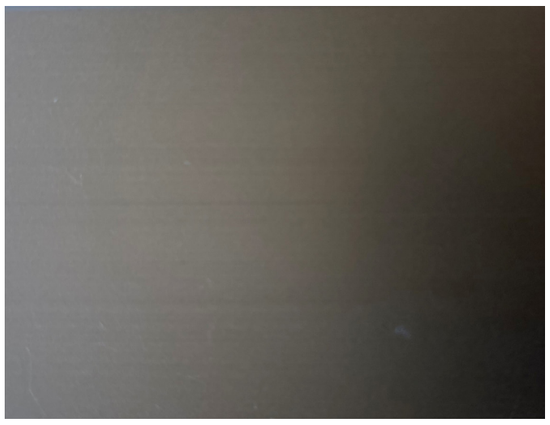


Fig.318 Bronze metal




Fig.320 Simple canopy with illuminated underside

### Elevation design principles

6.5.7. Building B3 **must** be predominantly vertical in proportion and **must** be the tallest building in the scheme, indicating the importance of the new cycling and pedestrian connection between Highland Place and the west of the A12, which it marks 1.

6.5.8. The design of the façade **must** respond to, and create a dialogue with Balfron Tower, this is shown here as a play of horizontal and vertical façade expressions responding to key views and public realm conditions.

6.5.9. Façades **should** be strongly directional, with vertical elements (such as on the east façade) 2 emphasising the slenderness achieved by the introduction of the chamfer. Horizontal elements **should** be used to draw the eye through key spaces 3.

6.5.10. Locations of windows and balconies **should** be selected to emphasise the façade geometry and reinforce its relationship with Balfron Tower 4.

6.5.11. The plinth **should** create a strong base to the building and be of a scale appropriate to a building of this height 5. The plinth **must** be designed to provide good visibility into entrance cores and residents' amenity space.

6.5.12. Communal entrances **must** be clearly visible and **must** be located to respond to and activate key public spaces.

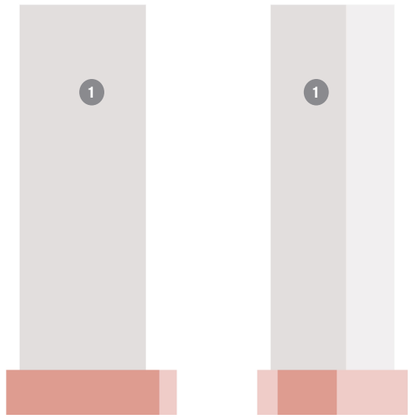



Fig.321 Building B3 - façade principles 01 (Illustrative)

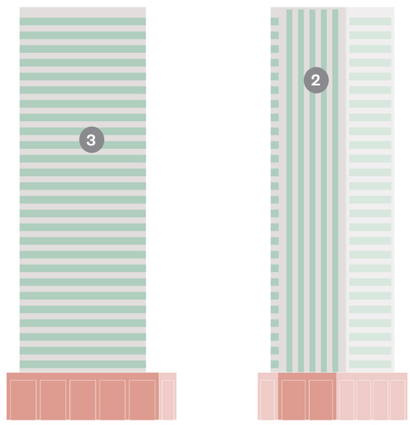



Fig.322 Building B3 - façade principles 02 (Illustrative)




Fig.323 Building B3 - façade principles 03 (Illustrative)

# 6. 5. Building types

## 1 Primary Tower

### Illustrative proposal

6.5.13. The illustrative proposal is designed to incorporate the design criteria set out in this Design Code.

6.5.14. As the tallest element of the scheme, it is important that this building establishes a dialogue with Balfron Tower and so its design is informed by the sophisticated relationship between vertical and horizontal elements in the existing building. These principles are simplified here and the borrowed language is expressed very subtly.

6.5.15. The primary façade material is a dark concrete panel with a smooth, polished texture. Within this façade, horizontal and vertical strips of a paler concrete with a cast-in fluted motif are employed.

6.5.16. On the broader façades, the south (shown opposite) and the west, the secondary geometry expressed by the paler bands is horizontal. On the more slender façades (the north and east) the expression is vertical to emphasise the vertical proportion.

6.5.17. Windows, in anodised aluminium are grouped within these concrete bands to further emphasise this overall elevational expression.

6.5.18. A concrete plinth, paler still than the fluted banding, forms the base and incorporates some of the cast in detail of the façade above. A double order is used to indicate entrances to the residential core and the communal residents' hub.

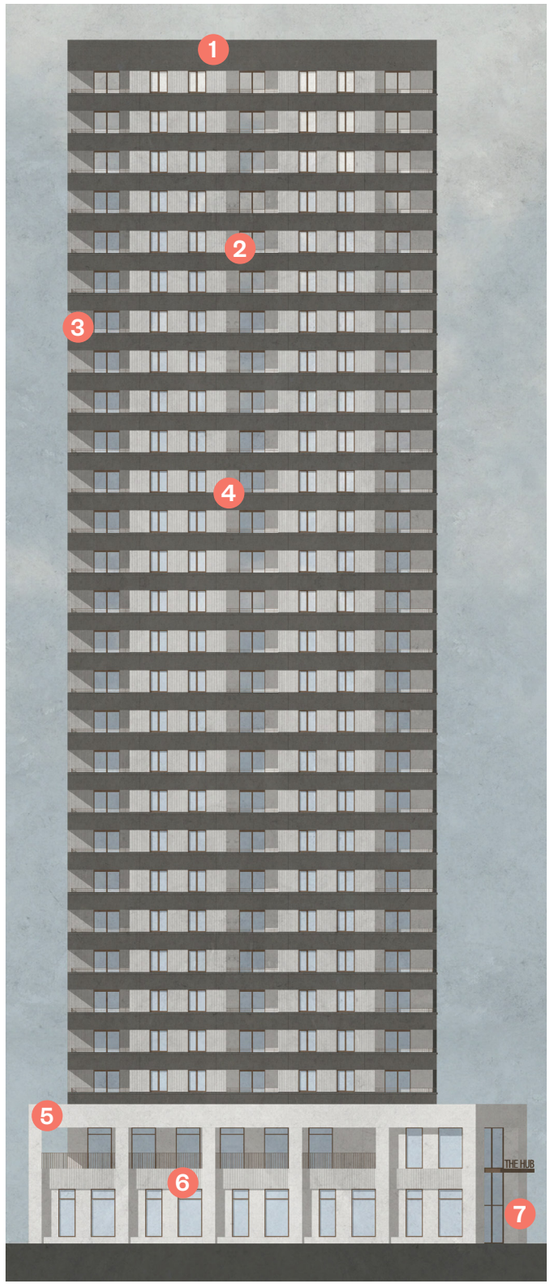



Fig.324 Illustrative south elevation of Building B3

**Key**

1. Dark concrete with smooth, polished finish
2. Paler (mid grey) concrete with cast-in fluted motif
3. Recessed balcony at building corner
4. Anodised aluminium windows in dark bronze
5. Pale concrete plinth
6. Concrete panel with cast in fluted detail
7. Double order entrance to resident's hub with metal canopy




Fig.325 Plinth addressing Highland Place and Abbott Road containing residents' hub (Illustrative proposal)



Fig.326 Top of B3 showing contrast between vertical and horizontal façade expression (Illustrative proposal)



Fig.327 Illustrative view of Building B3 viewed from Abbott Road

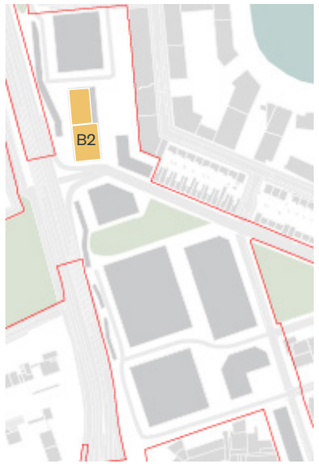
# 6. 5. Building types

## 2 Tower with Leg

6.5.19. The building sits at the north of the tall buildings cluster marking the junction between Abbott Road and the A12. The tower (B2) is a reflection of Tower C1 to the south. This repetition helps to identify B3, which sits between the two as the primary building of the cluster.

6.5.20. To the north of the tower, the building steps down to sit comfortably with he scale of Plot A1-2 and with the terraced houses to the east.

6.5.21. A plinth at ground floor projects on the Enterprise Yard side to provide wind mitigation as well as privacy to residents at lower levels. The corners of the building are chamfered beneath the plinth, again providing wind mitigation and shelter to pedestrians.



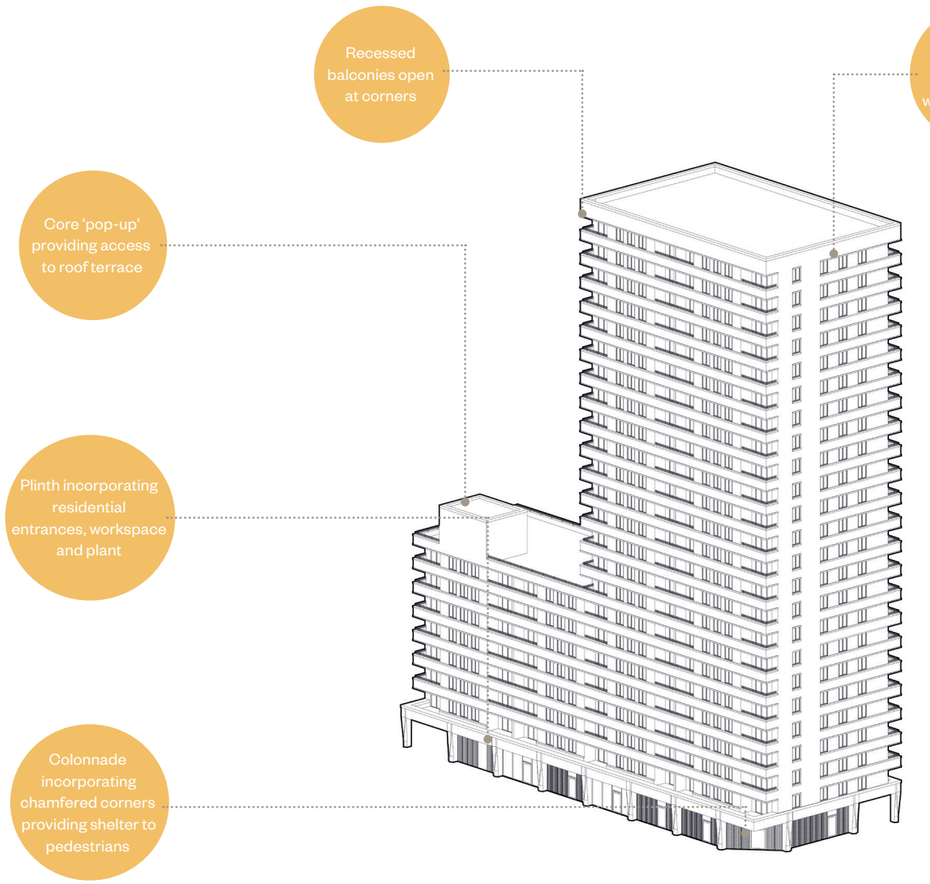
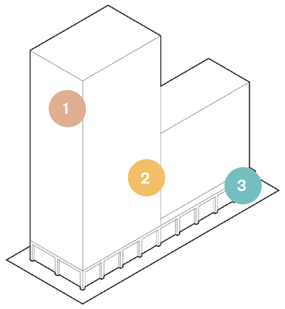
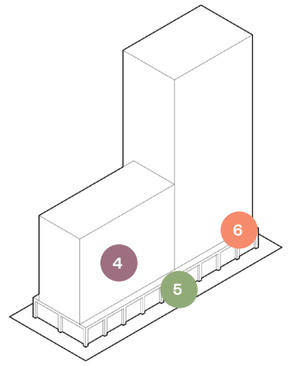




Fig.328 Isometric view of tower with leg (Illustrative proposal)






### 1 Recessed balconies

Recessed balconies at corners should be open to provide long views to of Balfron Tower, Canary Wharf and Greenwich.



### 2 Horizontal expression

Windows and balconies should be grouped horizontally - this horizontal expression will act as a counterpoint to the primary vertical geometry of the tower.



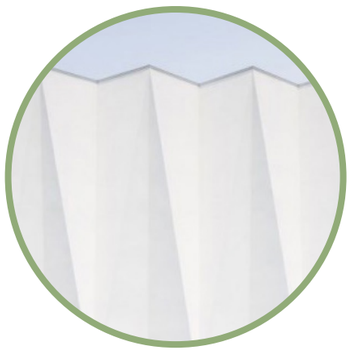
### 3 Colonnade

Colonnades should be formed as required (typically at building corners) to provide pedestrians with shelter from the wind.



### 4 Window proportion

A simple, elegant window proportion with a central mullion is appropriate here. The proportion, grouping and rhythm must be given consideration.



### 5 Pleated detail

The plinth should incorporate a motif or other cast-in design which will unify workspaces on Enterprise Yard. A pleat is appropriate here.



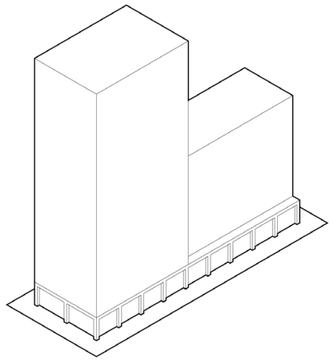
### 6 Plinth set-back

The residential façade overlooking Enterprise Yard must be set back from the plinth by at least 2m to provide privacy to residents in their homes.

# 6. 5. Building types

## 2 Tower with Leg

### Material palette



6.5.22. Façade materials **must** be consistent with the other residential building on Enterprise Yard (with the exception of B3).

6.5.23. Brick **should** be the primary façade material and other detailing **should** be incorporated to emphasise the expression of the façade.

6.5.24. Windows **must** be in metal and **should** be finished in a dark colour such as bronze. Any other metalwork **should** be of a matching colour.

6.5.25. The base of the building **should** be in a robust, high quality material, different from the residential levels above with a motif or other cast in design to tie it to the other buildings in Enterprise Yard.

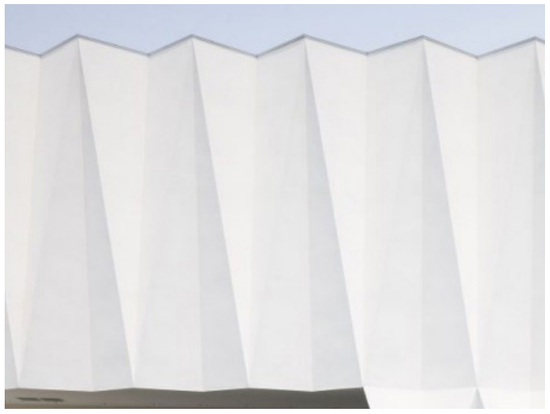


Fig.329 Pleated/folded facade detail

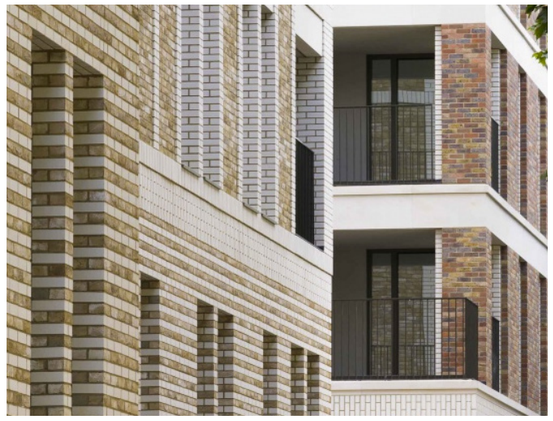


Fig.330 Muted brick tones with horizontal banding



Fig.331 Recessed balconies open at corners

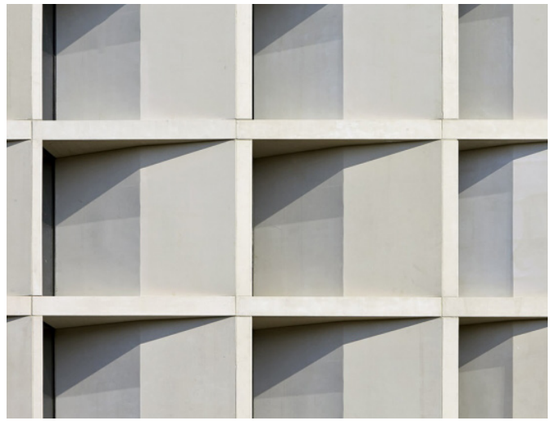


Fig.332 Pale cast panel with smooth finish

### Elevation design principles

6.5.26. Building B1-B2 **must** express a step up towards Abbott Road and Highland Place to form a tower (1), vertical in proportion and consistent with building C1 to the south.

6.5.27. The design of the façade **should** compliment the language of building B3 and act as a counterpoint to the vertical proportion of the tower form (shown here as a repeated single order horizontal band (2)). The geometry should respond subtly to the language of Balfron Tower, but any interpretation should be different to that of B3.

6.5.28. The **plinth** should be consistent in material and design with the other plinths and bases on Enterprise Yard and should share key design elements with the proposed workspace buildings on the west side of the street (3).

6.5.29. The design and location of windows and balconies (shown here contained within horizontal bands to emphasise the directionality of the façade (4)) **should** be integral to the geometry of the facade.

6.5.30. Workspace **must** be prioritised to Enterprise Yard. Where plant spaces are necessary, they should share a consistent material palette with the workspaces (5).

6.5.31. Where necessary, chamfers **must** be incorporated to achieve the required wind performance. These **should** be below the canopy of the plinth creating a pedestrian colonnade (6).

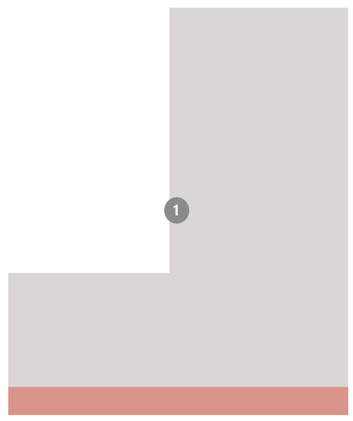



Fig.333 Building B1-2 - façade principles 01 (Illustrative)

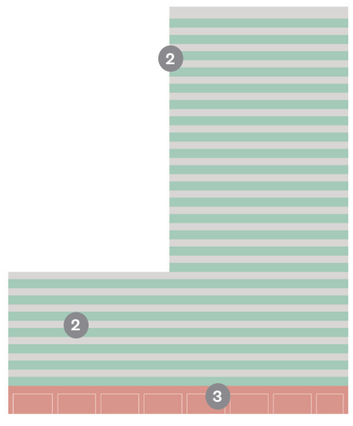



Fig.334 Building B1-2 - façade principles 02 (Illustrative)

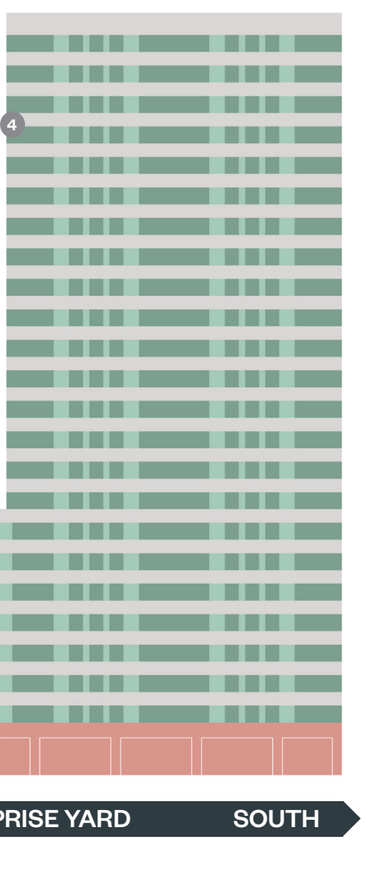



Fig.335 Building B1/B2 - façade principles 03 (Illustrative)

# 6. 5. Building types

## 2 Tower with Leg

### Illustrative proposal

6.5.32. The illustrative proposal is designed to incorporate the design criteria set out in the Design Code.

6.5.33. The façade is expressed as strongly horizontal, with windows and balconies grouped through the use of concrete banding at the heads and cills. Windows and balconies stack to give the impression of a secondary vertical 'weave' sitting behind the foremost horizontal layer.

6.5.34. The horizontal 'ribbons' run through from the taller element (B2) to the shorter (B1) to tie these elements together and emphasise this building as one volume.

6.5.35. Windows are in a dark bronze anodised aluminium with other metalwork, such as screens or balcony guardings coloured to match.

6.5.36. The primary façade material is a pale brick in a warm tone. This is used on the other residential buildings on Enterprise Yard to provide consistence and to distinguish them from Building B3.

6.5.37. The building meets the ground in a pale concrete plinth incorporating a pleated detail at the columns. Workspace is incorporated where possible to activate the street. A significant amount of plant space is required in this building and so the treatment of this is important. Perforated screens, with a motif to match those on the building opposite, are used to conceal louvers.

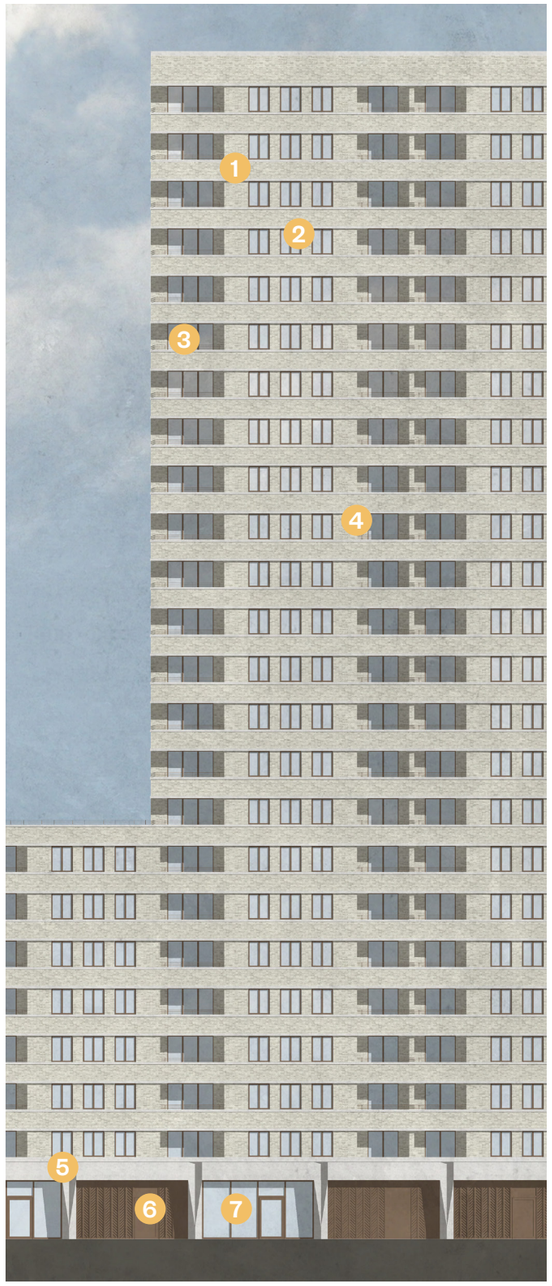



Fig.336 Illustrative partial east elevation of building B1/B2

**Key**

1. Pale brick with warm tone
2. Aluminium windows with anodised bronze finish
3. Recessed balcony at building corner
4. Concrete banding detail
5. Pale concrete plinth
6. Plant entrance with perforated screen, finish to match windows above
7. Glazing to workspace



Fig.337 Recessed balconies and concrete banding to Building B2 (Illustrative proposal)



Fig.338 Top of Building B2 (Illustrative proposal)



Fig.339 Illustrative view of Building B1-B2 viewed from Abbott Road

# 6. 5. Building types

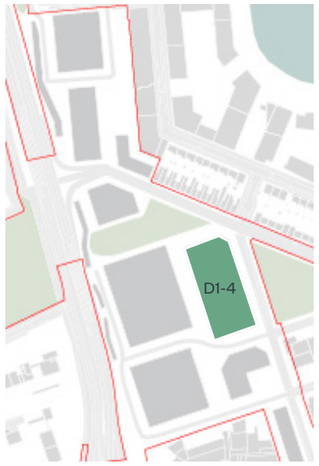
## 3 Courtyard Addressing Public Space

6.5.38. The building creates a backdrop to Millennium Green and its primary east facade will typically be viewed with the tall buildings cluster behind it. The design of this facade should express a horizontal geometry as a counterpoint to the verticality of buildings B2, B3 and C1 beyond.

6.5.39. The arrangement if windows and balconies should be designed to provide relief from the scale of the building.

6.5.40. At the east, the building will have a predominantly non-residential base, the design of which should respond, through the use of material and detail, to the High Street buildings forming part of Phase A. This facade should also respond to Building I (Phase A), which creates a similar backdrop to Braithwaite Park.

6.5.41. At the west, the apartment building breaks, giving way to a series of terraced houses on Community Lane. The architecture of these houses will be distinct from he apartment buildings, with a finer grain and smaller scale with an articulated roof line.



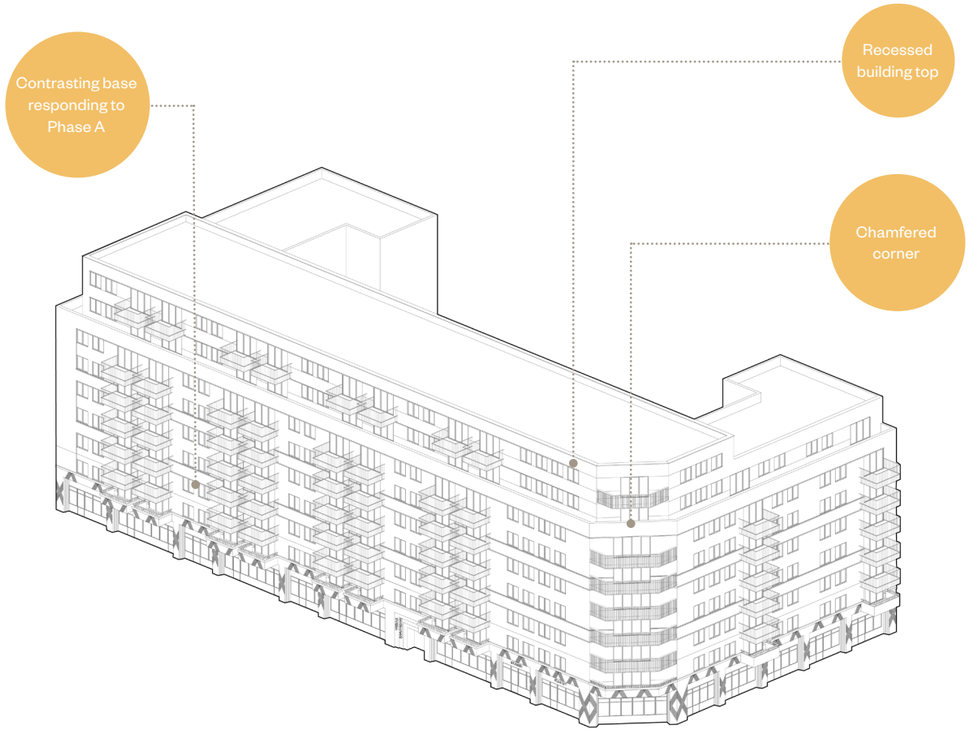
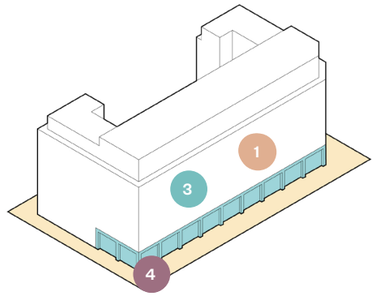
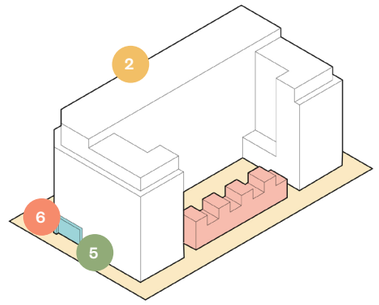




Fig.340 Isometric view of courtyard building addressing public space (Illustrative proposal)






### 1 Projecting balconies

Projecting balconies are appropriate here and should be designed to provide relief to the scale and massing of the building.



### 2 Recessed top

Any development above sixth floor level will be recessed by at least 2m to minimise the impact of the building on the existing terraced houses on Abbott Road.



### 3 Brick detail

Façade articulation and window grouping will be expressed through the use of brick detailing. Variations in coursing, laying patterns and texture should be considered.



### 4 Retail plinth

The building must meet the ground in a plinth, defining entrances and non-residential uses. This plinth should respond to the Phase A High Street buildings in material and design.




### 5 Residential entrance

Residential entrances must be distinct from retail and other non-residential uses. They should create a sense of arrival and suggest the domestic scale beyond.



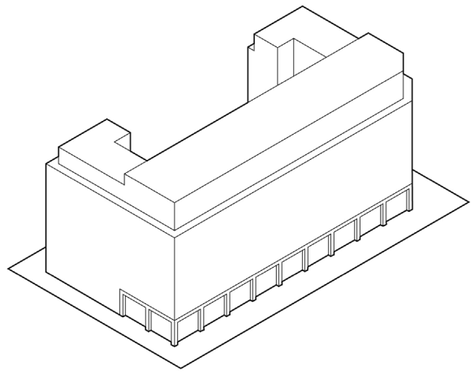
### 6 Chamfered corner

The building must be chamfered at the north-east corner to emphasise the connection between Millennium Green and Highland Place. Balconies in this location should also be chamfered.

# 6. 5. Building types

## 3 Courtyard Addressing Public Space

### Material palette



6.5.42. Building D must be built predominantly in brick. A pale brick is appropriate here to minimise the impression of scale and to develop a relationship with Building I (Phase A). These buildings have a similar relationship to key green spaces.

6.5.43. Any development above the sixth floor **must** be set back by a minimum of 2m and **should** also be in brick, although deviation in brick type from the lower levels may be appropriate. Alternative materials can be considered but **should** minimise the impression of scale.

6.5.44. The building **should** finish in a plinth, which **should** respond to the materiality and design of Phase A proposals.



Fig.341 Base with sculptural residential entrance



Fig.342 Pale brick with variation in bond



Fig.343 Open sided projecting balconies

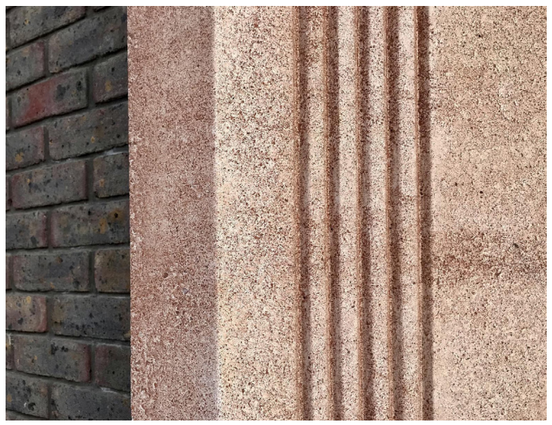


Fig.344 Plinth with cast-in motif

### Elevation design principles

6.5.45. The primary elevation of Building D is horizontal in proportion 1 and will form a backdrop to Millennium Green. The horizontality of the massing will act as a counterpoint to the vertical cluster to towers (Buildings B2, B3 and C1) at Highland Place. The base of the building **must** be formed by a plinth 2, the design of which **should** be informed by Phase A Detailed Proposals.

6.5.46. Facade expression (shown indicatively as double order banding at lower levels 3 and single order banding at upper levels, which are set back 4) **should** emphasise the horizontal proportion of the building form.

6.5.47. Balconies (shown paired to suggest verticality as a counterpoint to the primary horizontal geometry 5) **should** be arranged to relieve the mass of the building elevation. Openings in the plinth **should** respond to balcony locations and emphasise the rhythm that they establish 6.

6.5.48. Windows, (shown here arranged in groups responding to balcony positions 7) should contribute to overarching facade design.

6.5.49. At the corners of the building, the plinth **must** form a colonnade to provide lines of sight and connections between public spaces 8. An entrance to the residential accommodation **must** be recessed into the plinth 9.

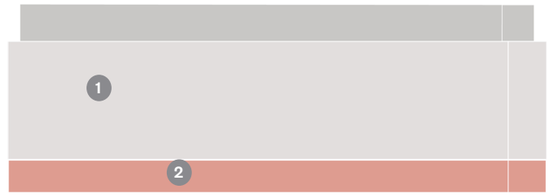



Fig.345 Building D - façade principles 01 (Illustrative proposal)

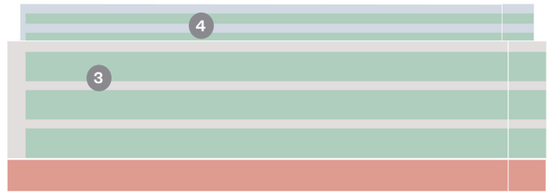



Fig.346 Building D - façade principles 02 (Illustrative)

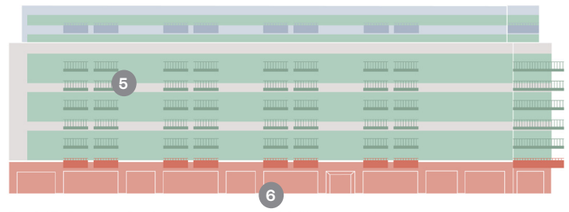



Fig.347 Building D - façade principles 03 (Illustrative)

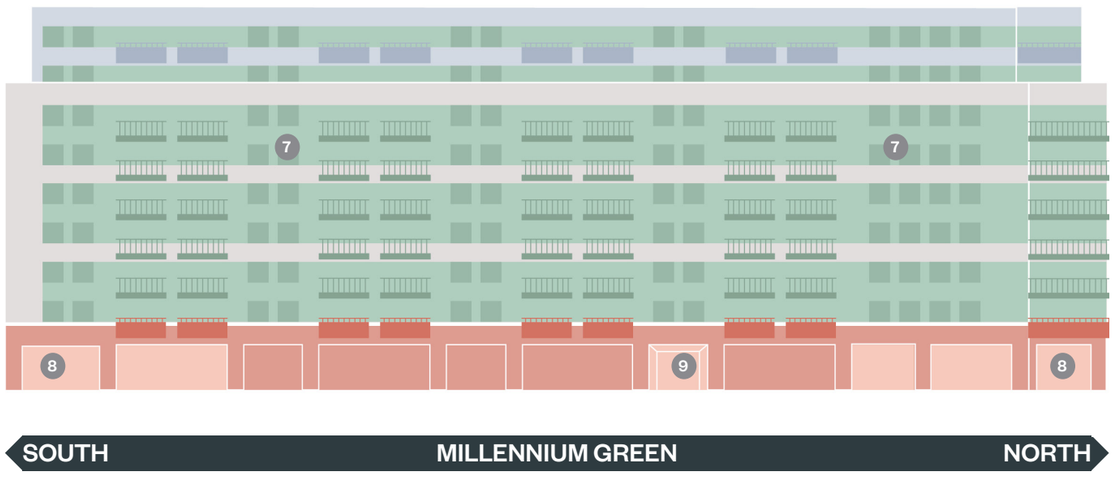



Fig.348 Building D - façade principles 04 (Illustrative)

# 6. 5. Building types

## 3 Courtyard Addressing Public Space

### Illustrative proposal

6.5.50. The illustrative proposal is designed to incorporate the design criteria set out in the Design Code.

6.5.51. The plinth is in a pale concrete with a warm tone and textured surface. A simple diagonal motif is cast into the concrete which responds to, but is distinct from, the motif developed in the buildings at the southern end of Aberfeldy Street which form part of Phase A Detailed Proposals.

6.5.52. Residential entrances are articulated by a reduction in scale of opening, achieved through a stepping or cascading of the concrete. This creates a sense of entrance threshold and yet alludes to a more domestic scale.

6.5.53. Windows, in anodised aluminium are grouped with concrete bands (paler still than the plinth) at the head and cill expressing a double order. Balconies and windows are paired, establishing a rhythm which repeats along the full width of the east facing façade.

6.5.54. A pale brick is used throughout, with change in orientation and a darker mortar used to group the windows vertically, emphasising the double order.

6.5.55. The upper two storeys are set back. This emphasises the horizontal proportion of the building and reduces the impression of scale, particularly at the north east corner where the building is chamfered, also to create a visual and physical connection between Millennium Green and Highland Place.

**Key**

1. Concrete plinth, textured with pale/warm tone
2. Concrete balcony at first floor level integrated with plinth
3. Recessed entrance with distinct architectural expression
4. Non-residential frontage
5. Anodised aluminium windows in dark bronze
6. Metal balconies colour-matched to windows
7. Pale brick, stretcher bond
8. Pale brick, vertical bond/ soldier course with darker mortar
9. Pale concrete banding expressing double order
10. Pale concrete coping

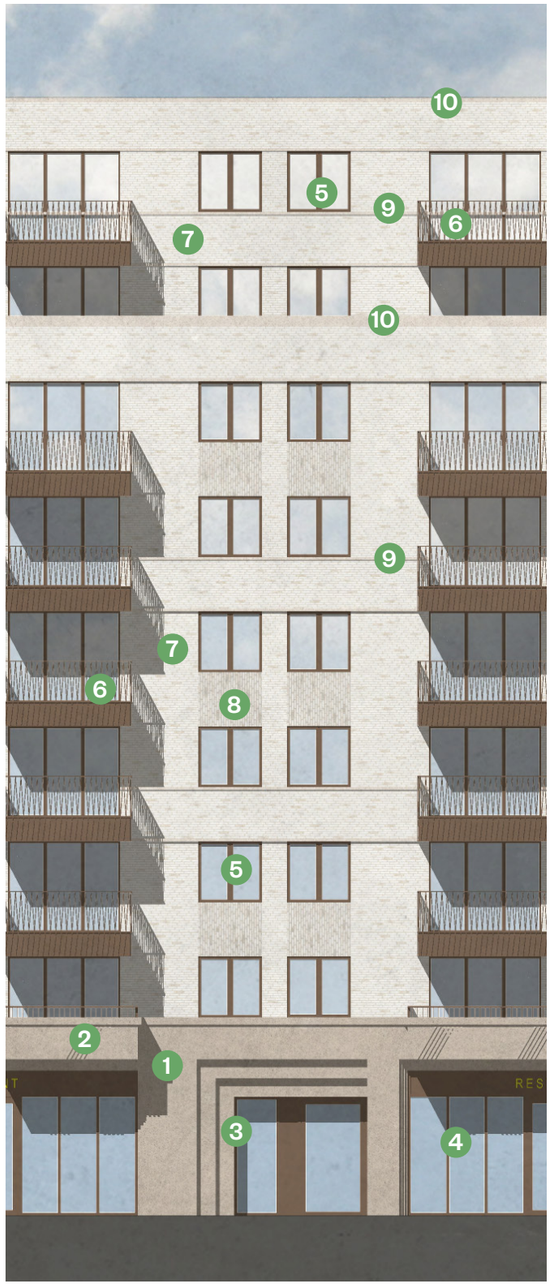



Fig.349 Illustrative partial elevation of Building D



Fig.350 Illustrative view of chamfered corner between colonnade emphasising connection with Highland Place and Millennium Green



Fig.351 Illustrative view of chamfered corner at upper levels with metal balconies



Fig.352 Illustrative view of North east corner of Building D, with B3 and Highland Place beyond

# 6. 5. Building types

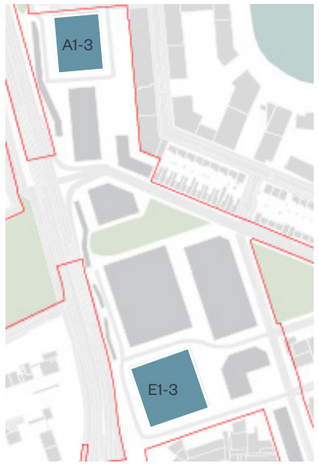
## 4 Courtyard Building

6.5.56. Buildings of this typology sit at the north and south ends of the Site and are required to respond to several different public realm conditions: Enterprise Yard to the west; Community Lane to the east and East West Links to the north and south.

6.5.57. The west façade (Enterprise Yard) follows the principles established in building B1/B2 (2. Tower with leg).

6.5.58. The east façade is lower in height and responds to the more domestic architecture of community lane, with residential entrances opening onto the public realm.

6.5.59. The north and south façades mediate between these two conditions and are the location of communal entrances to the apartments above.



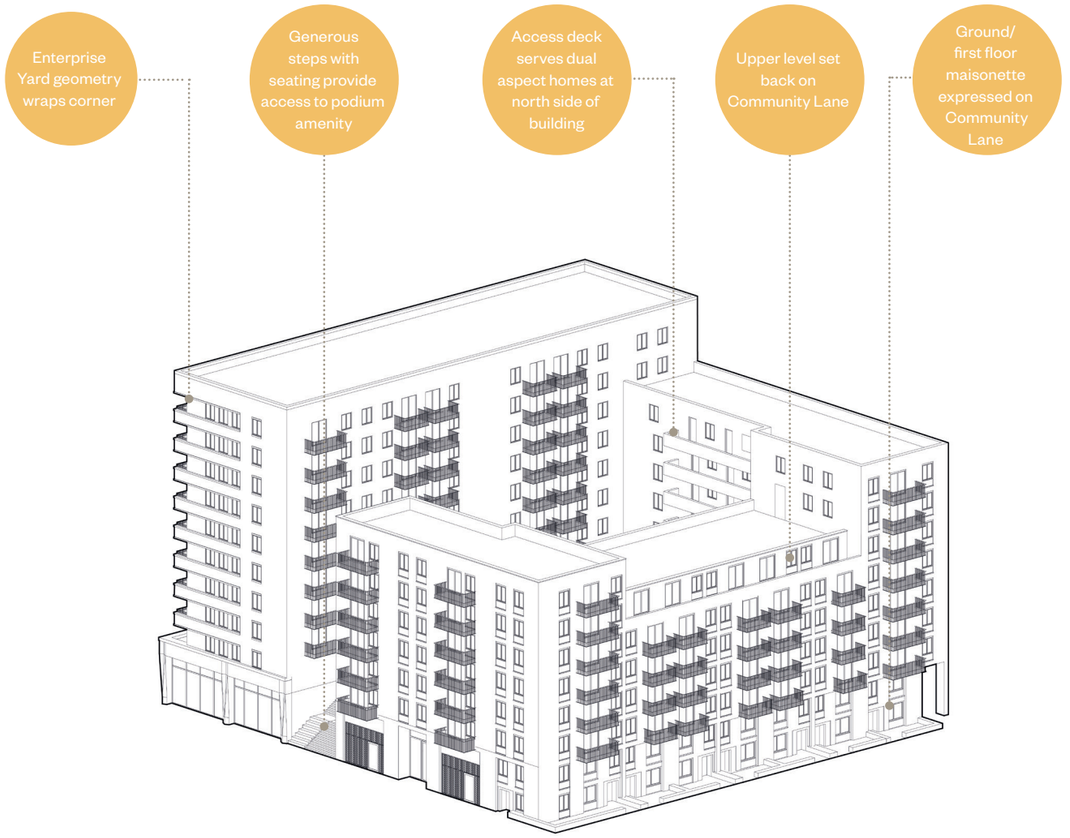
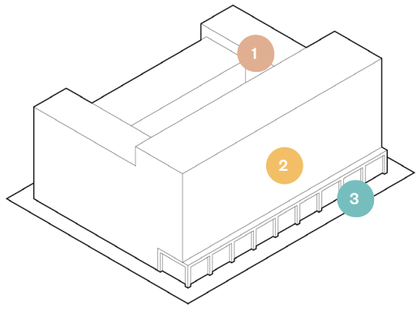
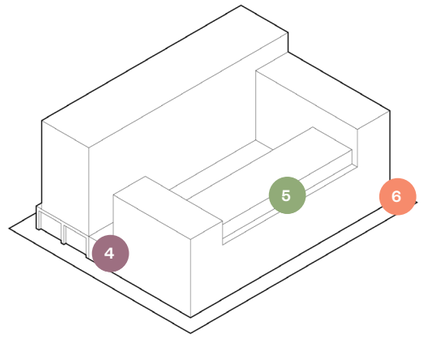




Fig.353 Isometric view of courtyard building (Illustrative proposal)






### 1 Access deck

Homes on the south and north of the building must be accessed from a deck on the courtyard side to minimise the number of single aspect north facing homes.



### 2 Banding

Windows and balconies on Enterprise Yard should incorporate a unifying detail which will wrap around building corners. Banding is appropriate here.



### 3 Workspace

Double height workspaces (with mezzanine levels where appropriate) but be incorporated on Enterprise Yard. These spaces should activate the public realm.



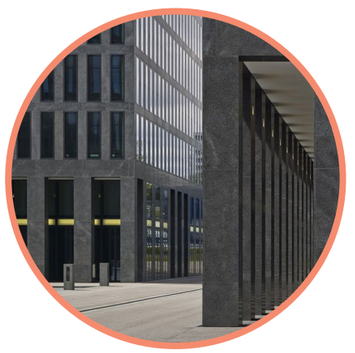
### 4 Steps to podium

Generous steps and seating should provide access to from the street to podium level. These steps should incorporate seating and planting creating a place to linger.



### 5 Set back Upper Level

On Community Lane, the upper storey must be set back to reduce the impression of mass. This space should feel more domestic in scale than Enterprise Yard.



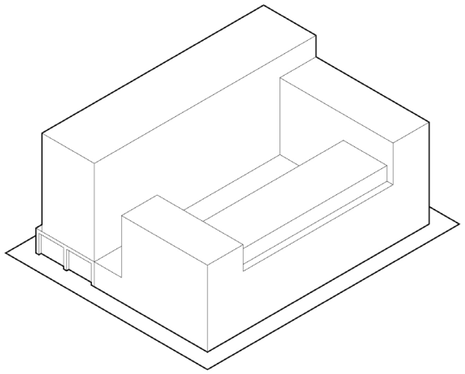
### 6 Colonnade

Colonnades should be formed as required (typically at building corners) to provide pedestrians with shelter from the wind.

# 6. 5. Building types

## 4 Courtyard Building

### Material palette



6.5.60. Façade principles and materials on these pages refer predominantly to the Community Lane elevation but also to the East West Links.

6.5.61. The predominant façade material **should** be brick.

6.5.62. Any development above the sixth floor **must** be set back by a minimum of 2m and **should** also be in brick

6.5.63. Balconies **should** be predominantly open sided and **should** be in metal with a PPC finish.

6.5.64. Entrances to maisonettes **must** be expressed and recessed and their importance **should** be emphasised through a change in material and/or detail.



Fig.354 Detail used to expressed oversized window opening



Fig.355 Projecting, open sided balconies



Fig.356 Paired recessed entrances



Fig.357 Entrances expressed through a change in material or detail

### Elevation design principles

6.5.65. The building form on Community Lane is predominantly horizontal (1) with a 'book-end' at the north and south where Community Lane meets the East West Links (2). The north end of the building **must** be taller than the south.

6.5.66. Between the 'book-ends' the uppermost storey of the Community Lane elevation **must** be set back by a minimum of 2m (3).

6.5.67. Maisonettes at ground and firs floor level **should** be expressed as individual dwellings (4). A recessed framing the openings of each home is appropriate, but other changes in detail can be considered. Entrances to homes **must** be distinct from other openings (5).

6.5.68. Window openings **should** be arranged to define language for Community Lane distinct from Enterprise Yard (6). Openings (shown here expressed as oversized, with the window itself sitting within a larger frame formed by a change in detail or material (7)) **should** be designed to contribute to this language.

6.5.69. Balconies **should** express a rhythm running along Community Lane (8). This rhythm should respond to the window positions and to the rhythm of the maisonettes below.

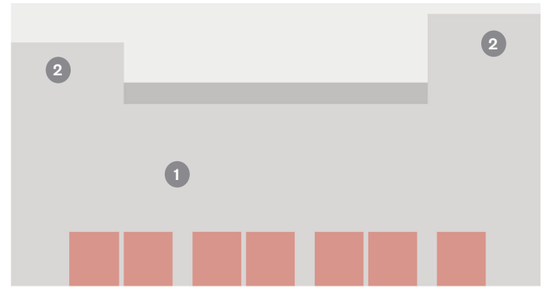



Fig.358 Building E (Community Lane side) - façade principles 01 (Illustrative)

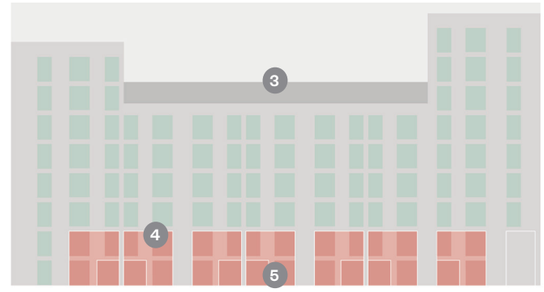



Fig.359 Building E (Community Lane side) - façade principles 02 (Illustrative)




Fig.360 Building E (Community Lane side) - façade principles 03 (Illustrative)

# 6. 5. Building types

## 4 Courtyard Building

### Illustrative proposal

6.5.70. The illustrative proposal is designed to incorporate the design criteria set out in the Design Code.

6.5.71. The façade is predominantly in brick with a warm grey-brown tone to compliment the brick to be used on Enterprise Yard.

6.5.72. The uppermost storey is recessed, reducing the impression of scale on the street.

6.5.73. Window openings are expressed with a recessed window surround in a pale concrete. This detail will be repeated along Community Lane.

6.5.74. At the base of the building, a two storey recess groups the openings of each maisonette together, distinguishing homes of this type from the apartments above and defining each dwelling.

6.5.75. Entrances are recessed and finished in a glazed green brick. This glazed brick detail can form part of the language of Community Lane and distinguishing it from other character areas and threads.

6.5.76. Garden walls are low to facilitate interaction between neighbours and activation of the public realm, encouraging a sense of community and improving safety.

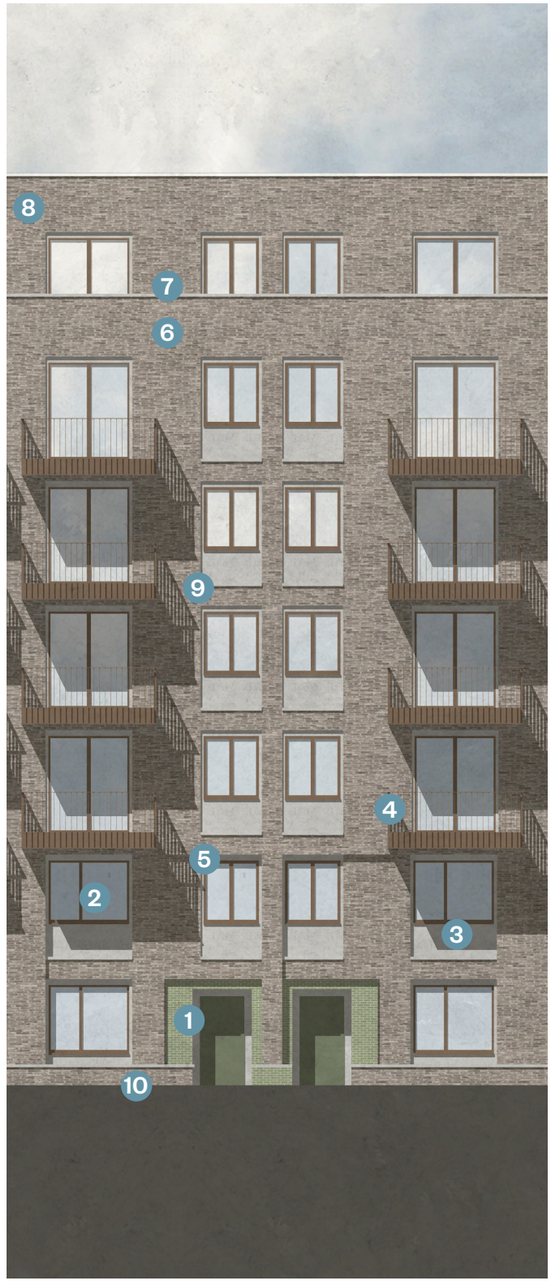



Fig.361 Illustrative partial east elevation of Building E to Community Lane

**Key**

1. Paired recessed entrances in glazed brick
2. Anodised aluminium windows in dark bronze
3. Expressed window surround
4. Projecting metal balcony in bronze finish
5. Recessed brick detail expressing maisonette frontage
6. Brown-grey brick
7. Concrete coping
8. Recessed upper level, brick to match below
9. Concrete cill
10. Garden wall, brick to match façade



Fig.362 Expression of window surround in contrasting material



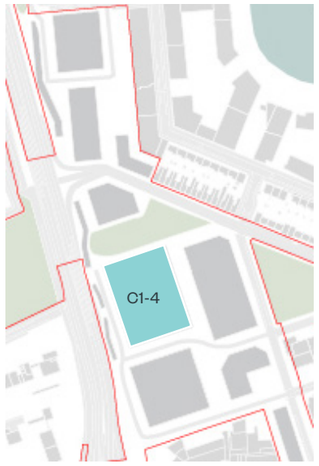
Fig.363 Illustrative view of entrances to maisonettes on Community Lane




Fig.364 Illustrative view of Community Lane looking south

# 6. 5. Building types

## 5 Courtyard with Tower




6.5.77. Similar to Type 4 (Courtyard building) and Type 2 (Tower with leg), this building also addresses Enterprise Yard, Community Lane and the East West Links, incorporating a tower at the north west corner which completes the tall buildings cluster.

6.5.78. The building creates a strong perimeter, which forms a barrier to the A12, enclosing a residents amenity space at podium level. To the north, south and east, where the character and scale of the spaces are more domestic, this barrier breaks down and a more varied roof line and façade emerges.

6.5.79. Residents access their cores through double height lobbies which activate the street and provide a sense of arrival.

6.5.80. The architectural expression of the façade responds to the rigour of Balfron Tower and the sophisticated relationship between horizontal and vertical elements that it establishes.

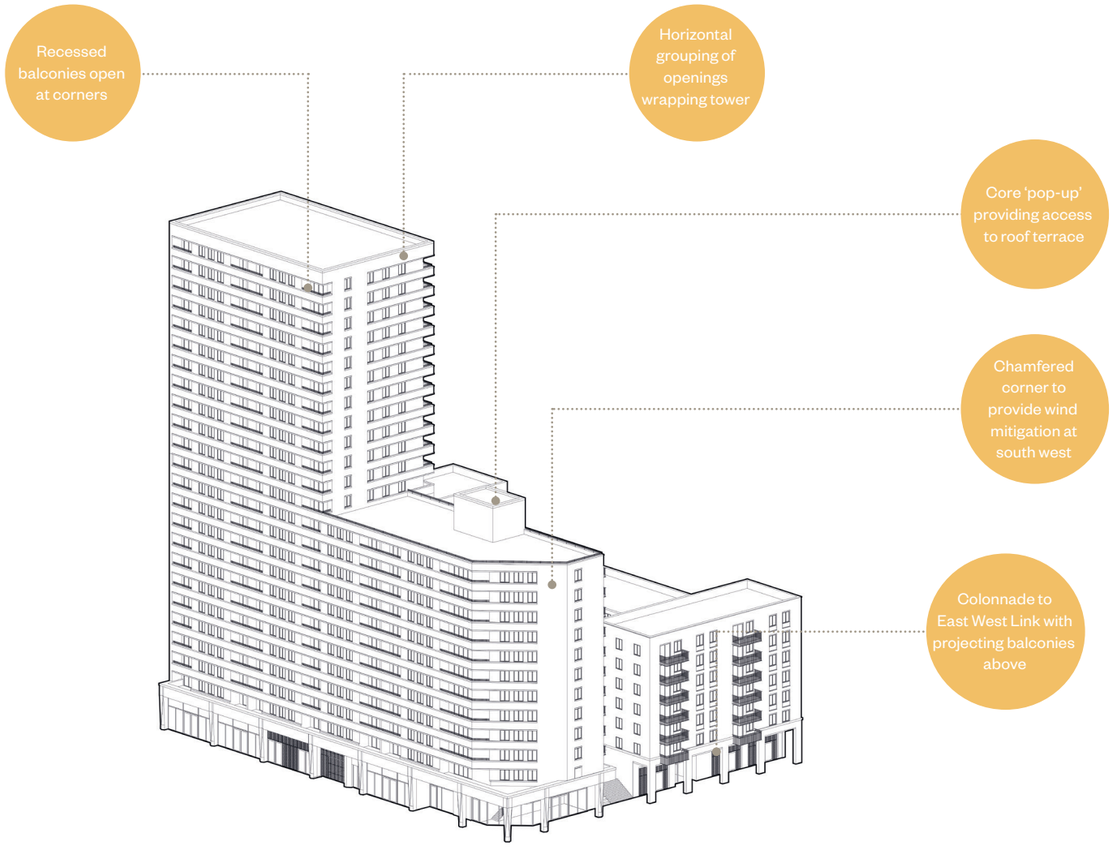
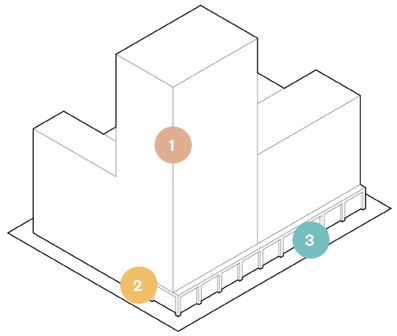
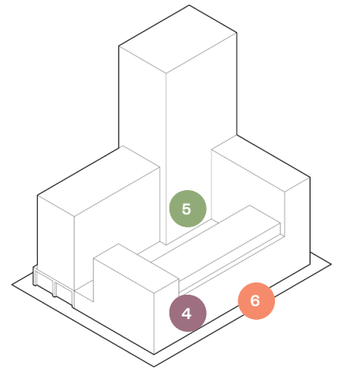



Fig.365 Isometric view of courtyard with tower (Illustrative proposal)






### 1 Recessed balconies

Balconies on Enterprise Yard must be recessed to provide a sense of enclosure and protection from wind, noise and pollution.



### 2 Residential entrance

Communal residential entrances must be double height. They should be well lit and clearly identifiable and should create a sense of arrival for residents returning home.



### 3 Workspace plinth

Double height workspaces (with mezzanine levels where appropriate) but be incorporated on Enterprise Yard. These spaces should activate the public realm.



### 4 Projecting balconies

Balconies on east-west links and on Community Lane should be projecting to provide rhythm to these streets. Simple metal balustrades coloured to match windows are appropriate.



### 5 Courtyard amenity

Amenity spaces should be verdant and should incorporate playable landscape. Wherever possible, homes at podium level should have their primary entrance from the podium.



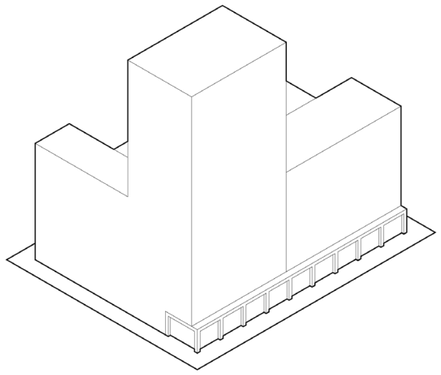
### 6 Maisonette entrances

Maisonette entrances on Community Lane must be clearly identifiable and be of a domestic scale. They should be recessed and paired.

# 6. 5. Building types

## 5 Courtyard with Tower

### Material palette



6.5.81. Façade principles and materials on these pages refer predominantly to the Enterprise Yard elevation and tower C1 at the north west corner.

6.5.82. The primary façade material **should** be brick at the upper levels and the base, as with other building in this character area, **should** be in a high quality cast material.

6.5.83. Workspace **must** be incorporated at plinth level. Where ancillary spaces such as cycle stores or plant are incorporated, façade treatment **must** be consistent with the architectural language of Enterprise Yard.

6.5.84. The plinth **must** incorporate residential entrances which are clearly identifiable and create a sense of arrival for residents returning home.

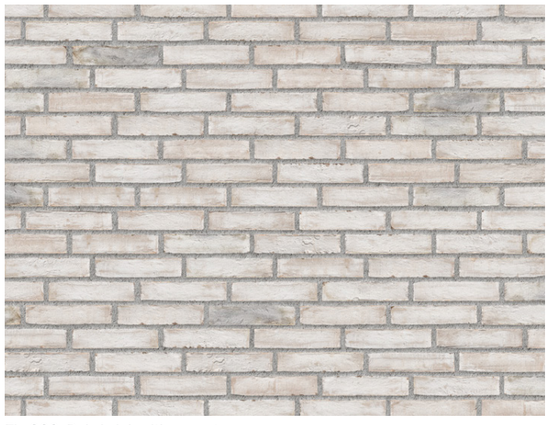


Fig.366 Pale brick with warm tone

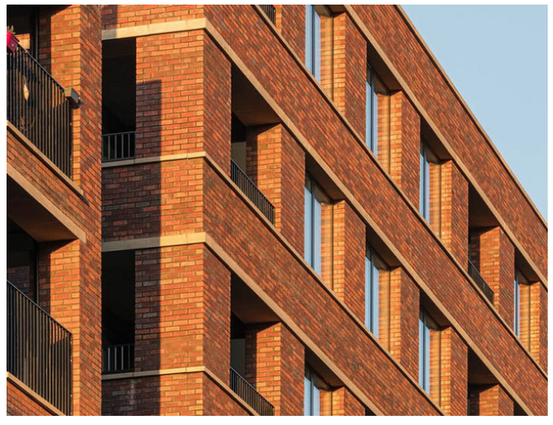


Fig.367 Banding detail emphasising facade expression

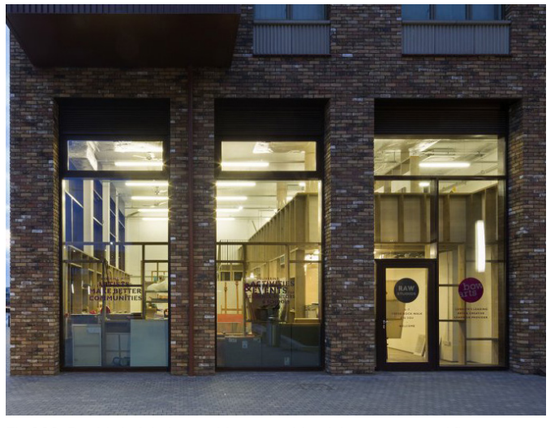


Fig.368 Double height base with non-residential uses at ground floor



Fig.369 Building steps back to from colonnade at base

### Elevation design principles

6.5.85. Following the principles established for Building B1-B2 (Tower with leg), the enterprise Yard elevation **must** read as a volume which steps up to the north, joining the tall buildings cluster at Highland Place (1).

6.5.86. Appropriate wind mitigation measures, such as the chamfer to the south west corner shown here **must** be incorporated where required (2).

6.5.87. The residential façade **should** be in brick and articulation **should** act as a counterpoint to the verticality of the tower. This geometry **must** be expressed through detailing (shown here as horizontal banding (3)) consistent with the other buildings on Enterprise Yard (other than B3).

6.5.88. The building **must** meet the ground in a consistent with the other buildings on Enterprise Yard (the residential façade **must** be set back from the plinth by at least 2m on Enterprise Yard). The plinth **should** incorporate a motif common to the other buildings in this area (4).

6.5.89. Window and balcony openings (shown here stacking to form a secondary vertical weave behind the primary horizontal expression (5)) **should** be designed to respond subtly to the geometry of Balfron Tower

6.5.90. Workspaces at the base of the building **must** be double height and should be predominantly glazed (6). Ancillary spaces, car park entrances and other non-residential elements of the façade **should** be designed with an industrial aesthetic and in such a way as to minimise their impact on the street.

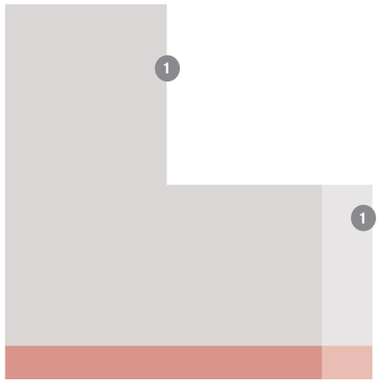



Fig.370 Building C (Enterprise Yard side) - façade principles 01 (illustrative)

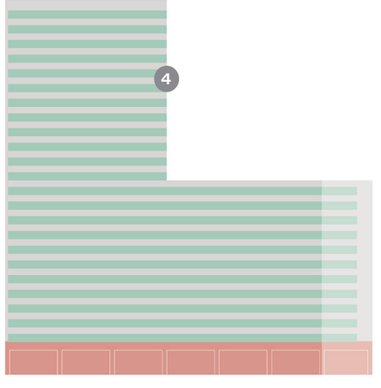



Fig.371 Building C (Enterprise Yard side) - façade principles 02 (Illustrative)

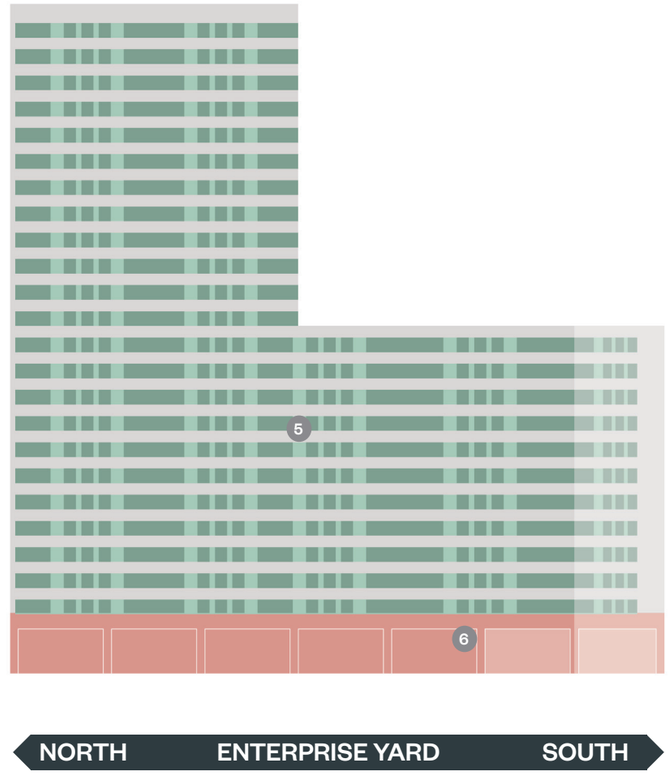



Fig.372 Building C (Enterprise Yard side) - façade principles 03 (Illustrative)

# 6. 5. Building types

## 5 Courtyard with Tower

### Illustrative proposal

6.5.91. The illustrative proposal is designed to incorporate the design criteria set out in the Design Code.

6.5.92. The predominant façade material is a pale brick in a warm tone which will be common to the other residential buildings on Enterprise Yard (other than B3).

6.5.93. Concrete banding helps to emphasise the horizontality of the façade. These bands wrap around building corners before terminating.

6.5.94. Windows and balconies stack to give the impression of a secondary vertical 'weave' sitting behind the foremost horizontal layer.

6.5.95. Windows are in a dark bronze anodised aluminium with other metalwork, such as screens or balcony guardings coloured to match.

6.5.96. The building meets the ground in a pale concrete plinth incorporating a pleated detail at the columns.

6.5.97. The plinth incorporates workspaces, plant, communal residential entrances and a car park entrance and access to the commercial cycle hub. A consistency of material (a bronze metal) and detail (perforated metal panels with a motif consistent between buildings on Enterprise Yard) unifies the non-residential elements .

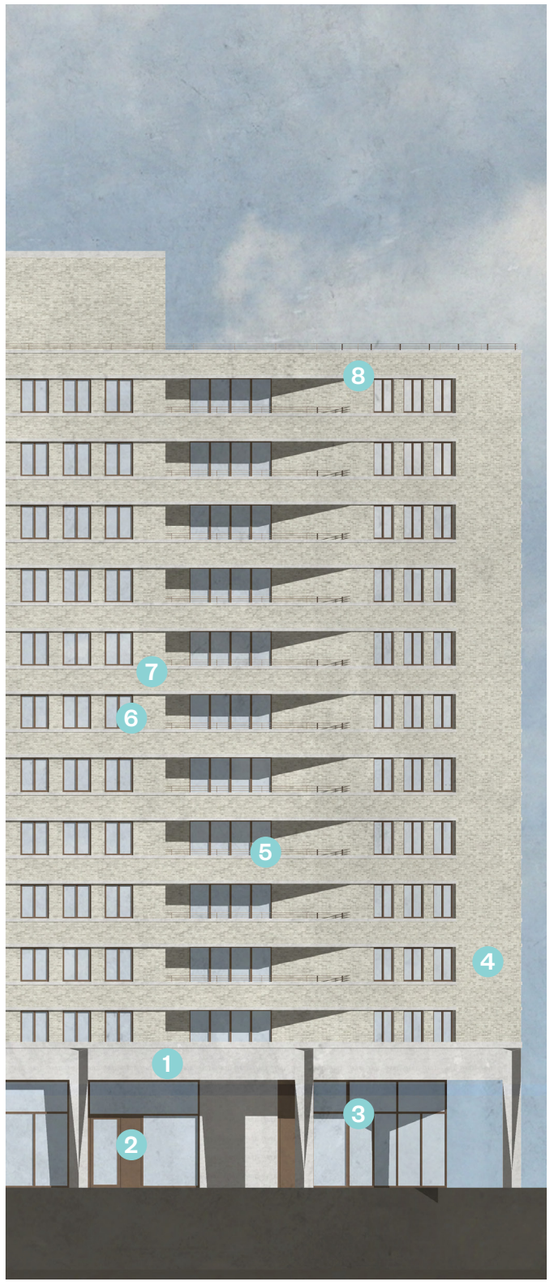



Fig.373 Illustrative partial east elevation of Building C4 on Enterprise Yard

**Key**

1. Concrete plinth with pleated detail
2. Glazed residential entrance
3. Chamfered corner colonnade beneath plinth
4. Pale brick with warm tone
5. Recessed balcony with bronze metal guarding
6. Window with aluminium frame in anodised bronze finish
7. Concrete banding
8. Chamfered corner above plinth level



Fig.374 Illustrative view of chamfer at south west corner of Building C4



Fig.375 Illustrative view of colonnade formed at base of building



Fig.376 Illustrative view of Enterprise Yard looking north

# 6. 5. Building types

## 6 Linear Residential

6.5.98. These homes sit on Community Lane North and overlook a pedestrian and cycle priority area with significant elements of landscape and play.

6.5.99. Their scale is very different to the apartment buildings in this area and they respond to their larger neighbours with in the Site, as well as the Atelier Court to the east.

6.5.100. Their roof form is distinctive and will define each individual dwelling, distinguishing them from the apartment buildings. Individual entrances are recessed and with a change in material and/or detail.



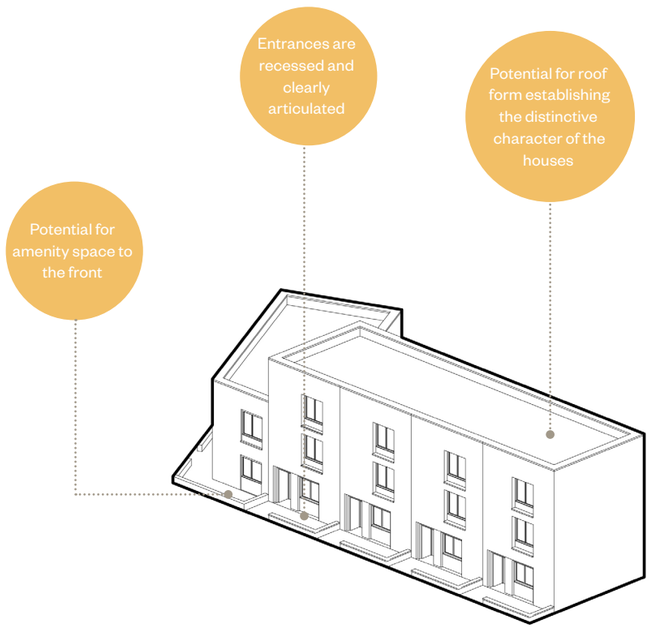
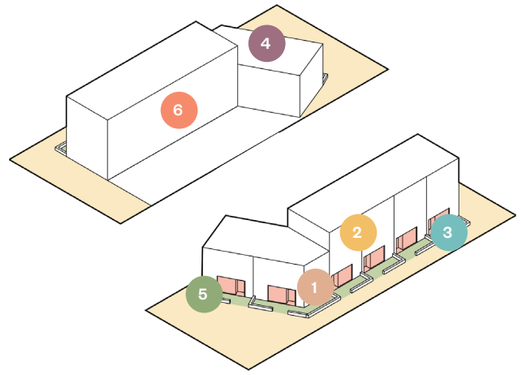




Fig.377 Isometric view of linear residential building (Illustrative proposal)




## Material palette

6.5.101. Community Lane will incorporate a mix of dwelling types including houses, apartments and maisonettes.

6.5.102. High quality brick **must** be used throughout, with detail and architectural expression, such as at windows and entrances, also predominantly in brick.

6.5.103. Other materials, such as glazed brick, concrete and render can be used to express entrance and articulate window openings/surrounds.

6.5.104. Variations in roof form **must** be used to provide relief and setbacks to the uppermost level are particularly appropriate here.



### 1 Entrances

Individual entrances should be articulated and given importance. A change in material and/or detail is appropriate here.



### 2 Window detail

Window surrounds should be expressed and any details should compliment but be distinct from those of the other character areas.



### 3 Curtilage wall

A low wall should separate front gardens from Community Lane to facilitate interaction between neighbours and activate the public realm.



### 4 Roof form

Roof form should express individual dwellings and establish the distinctive character of the houses.



### 5 Amenity space

Private amenity space should be provided at ground level.



### 6 Pale brick

Brick colour should be pale and warm to minimise the impact of the proposed development on the existing homes to the east.

# 6. 5. Building types

## 7 Linear Workspace

6.5.105. The new Poplar Works buildings which sit between the A12 and Enterprise Yard are distinct in type from any other buildings in the masterplan. They respond to the language established by the existing Poplar Works building at the north of the Site, incorporating and developing elements of its form and colour palette.

6.5.106. There are three buildings of this type, which will follow the same principles but will express themselves slightly differently as they respond to different public realm conditions.

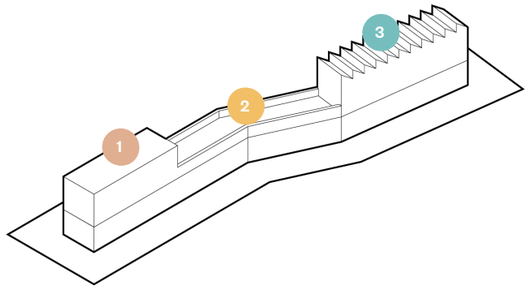
6.5.107. These buildings are linear and are grounded in a strong, simple, public facing base. In contrast, the upper storey is playful and less regular, incorporating a more expressive roof form, signage and windows.

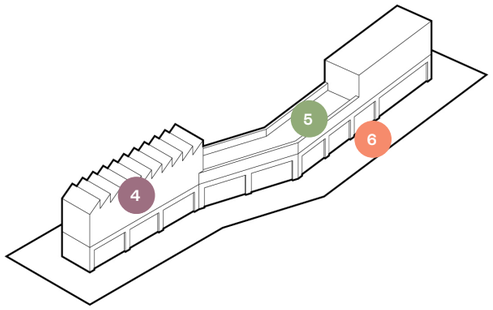






Fig.381 Isometric view of linear workspace building (Illustrative proposal)






### 1 Planted roof

The roofs of new Poplar Works buildings should be densely planted to provide a visual amenity and to help to screen the A12 from homes on Enterprise Yard.



### 2 Terrace

Where Poplar Works buildings overlook key public spaces such as Highland Place, they should form terraces where workspaces can spill out and create activity.




### 3 Roof form

The roof form of these buildings, particularly at and key nodes, should be interesting and playful and should incorporate an industrial aesthetic.



### 4 Industrial top

The upper levels of these buildings must be in a material that contrasts with their concrete base. Materials must have an industrial aesthetic.



### 5 Large signage

Highland Place should be activated with large scale signage above the Underbridge. This signage should be visible from a distance and should be illuminated.



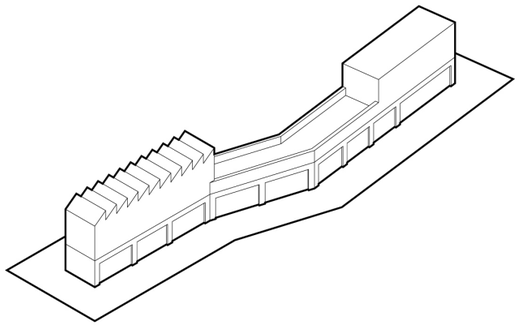
### 6 Workspace frontage

Workspace frontages should be consistent between buildings and should borrow from the language of traditional maker-space such as tailors, cobblers and furniture makers.

# 6. 5. Building types

## 7 Linear Workspace

### Material palette



6.5.108. The primary façade of these buildings **must** be to Enterprise Yard. The façade to the A12 (the west) **should** be seen as a secondary façade, with openings for admitting light rather than framing views.

6.5.109. The roof form **must** step up and down along the length of the building to articulate key nodes and to provide terrace and spill out spaces areas for the workspaces.

6.5.110. The base **should** be similar to the workspace plinths of the other buildings on Enterprise Yard and **should** incorporate the same cast-in designs and perforated details to screens and shutters.

6.5.111. These buildings **should** be playful.



Fig.382 Corrugated industrial cladding



Fig.383 Contrasting building top with playful roof form



Fig.384 Cast-in pleated motif



Fig.385 Base with industrial aesthetic

### Elevation design principles

6.5.112. This building is long, low and linear. It **must** screen as much of the A12 from view as possible, both for pedestrians on Enterprise Yard and for residents in west-facing homes 1.

6.5.113. The building **must** follow the line of Enterprise Yard, with the façade changing in plane where appropriate 2.

6.5.114. Changes in height **must** be used as a counterpoint to the linearity of the building. This building should step up at the north and south and incorporate roof forms which provide interest and variety along the street 3.

6.5.115. The aesthetic of the building **must** be industrial 4.

6.5.116. The base of the building **must** respond tot he materiality of Enterprise Yard and incorporate similar motifs and details 5.

6.5.117. Where these buildings overlooks Highland Place, large scale signage **should** be incorporated as a key feature of the façade 6. The signage **should** be illuminated, helping to activate the public realm after dark.

6.5.118. Openings in the plinth **should** frame small scale maker spaces. The language of these façades **should** borrow for traditional frontages of these types (a mix of small scale manufacturing and sales) such as tailors' shops. Large glazed openings are appropriate here 6.

6.5.119. Terraces **should** be formed in appropriate locations (for example, overlooking Highland Place) by stepping the roof line down. This **should** provide activation to the public realm and an amenity for workspace users 8.

6.5.120. The Upper level **should** be in a material with an industrial aesthetic. The colour of this material **should** contrast with the concrete plinth below and respond to the existing Poplar Works building to the north (dark materials are appropriate) 9.

6.5.121. Window openings at upper levels **should** contrast with those below, but should be regular as a counterpoint to the playfulness of the roof line 10.

6.5.122. Wherever possible, dense planting **should** be provided to the roofs of these buildings, providing a visual amenity and additional screening of the A12 for residents in west facing homes.

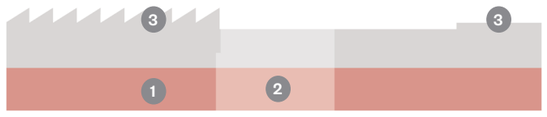



Fig.386 Building B5 - façade principles 01 (Illustrative)

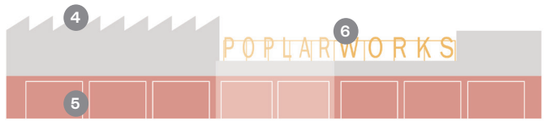



Fig.387 Building B5 - façade principles -02 (Illustrative)

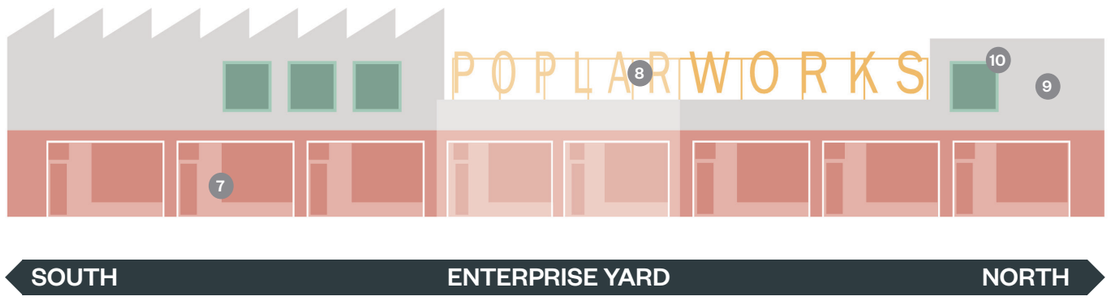



Fig.388 Building B5 - façade principles 03 (Illustrative)

# 6. 5. Building types

## 7 Linear Workspace

### Illustrative proposal

6.5.123. The illustrative proposal is designed to incorporate the design criteria set out in the Design Code.

6.5.124. The base of the building is in pale concrete to match the non-residential plinth opposite.

6.5.125. Regular openings frame workspace frontages which incorporate a version of the pleated concrete detail used in the columns elsewhere on Enterprise Yard.

6.5.126. Large single-pane glazed openings provide views into the workspaces and help to activate the street. Doors incorporate clerestory windows at high level with unit numbers in bronze metal.

6.5.127. These frontages are conceived as a unifying framework to which tenants can apply their own identity to applied graphics and window displays.

6.5.128. The cladding at the upper level is a dark corrugated metal which lend the building a strong industrial aesthetic.

6.5.129. The upper storey incorporates a saw-tooth roof, emphasising the industrial appearance of the building.

6.5.130. Windows of square proportion punch through the metal cladding. They have a deep reveal and a projecting surround and are coloured to match the windows below.

6.5.131. Large scale illuminated signage reading 'POPLAR WORKS' overlooks Highland Place and creates a very strong sense of identity. Behind this, a terrace can be used for events, helping to activate the public realm.




**Key**

1. Concrete base with pleated detail
2. Large glazed frontage with bronze kick plate to base
3. Metal unit number above door
4. Dark corrugated metal cladding to upper level
5. Window with projecting surround in anodised metal
6. Saw-tooth rood form
7. Large illuminated 'Poplar Works' signage

Fig.389 Illustrative partial Elevation of building B5 on Enterprise Yard



Fig.390 Illustrative view of new Poplar Works building at the south of Enterprise Yard




Fig.391 Illustrative view of new Poplar Works building overlooking Underbridge




Fig.392 Illustrative view through Underbridge from Highland Place

# 6. 6. Conclusion

The new masterplan for Aberfeldy and Nairn Street is designed to unlock the severance created by the existing road infrastructure which has separated this part of Poplar from the amenities and neighbourhoods of the west and the River Lea to the east for so long.

This detailed Design Code, to be read in conjunction with the Parameter Plans, the Development Specification and all other planning documentation submitted within this hybrid planning application, defines the controls to secure the highest quality masterplan and subsequent delivery of each phase of development, setting out the design intent of the architectural and landscape components for each character area within the regeneration project.

The delivery of this masterplan creates a once in a life opportunity to reshape these neighbourhoods In an exemplary way, respecting the heritage and diversity of this unique place, and placing the community and it's needs at the very heart of the design.

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