

# 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.

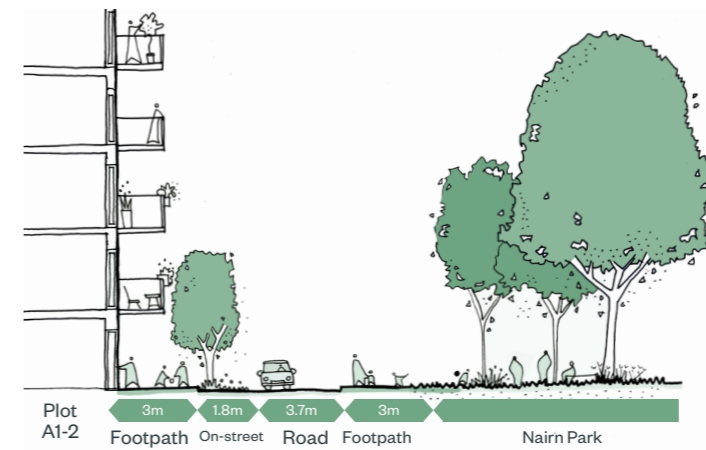


Fig.242 Illustrative street section AA - Community Lane North

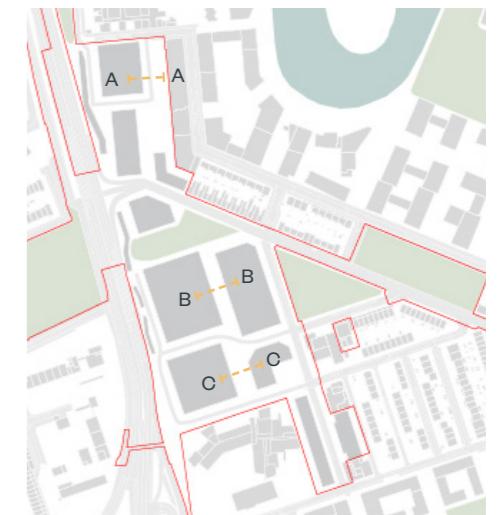


Fig.241 Illustrative street sections - key plan

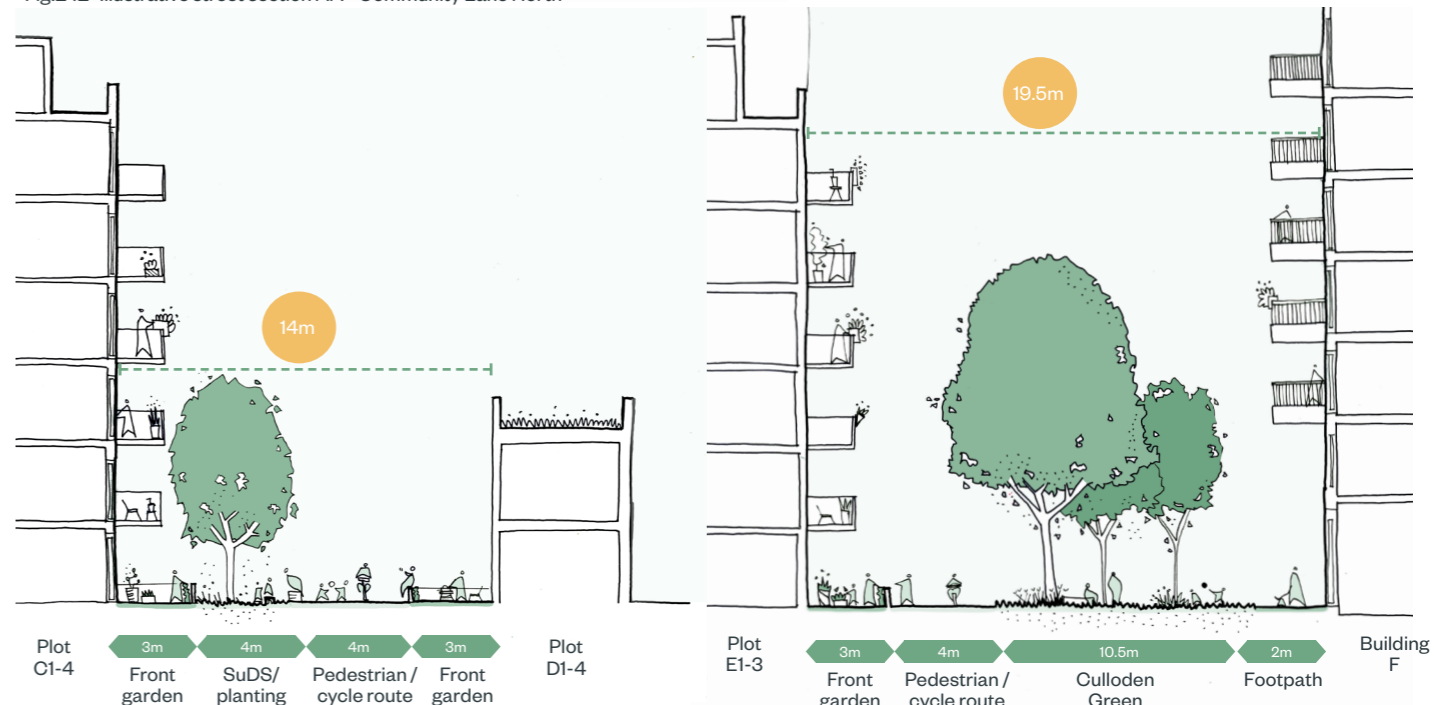


Fig.243 Illustrative street section BB - Community Lane South

Fig.244 Illustrative street section CC - Community Lane, Culloden Green



Fig.245 Generous paths and tree planting through Ocean Estate, Stepney  
Aberfeldy Village Masterplan Design Code Revision D



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.

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.

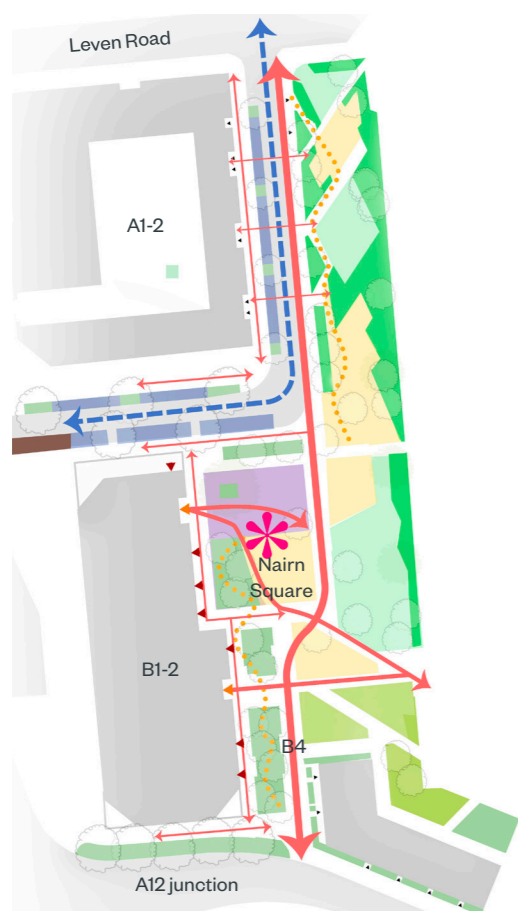


Fig.248 Community Lane North - landscape concept plan



Fig.249 Community Lane South - landscape concept plan

Key			
	Main pedestrian footway		Suggested locations for loading
	Pedestrian footway		Node
	Two way road		Active landscape zone
	Lobby entrances		Planting opportunity
	Servicing entrances		Flexible lawn area
	Retail entrances		Meadow
	Residential entrances		Play area
	Commercial spill out zone		Play on the way
	Semi-private amenity zone		
	Suggested locations for parking		

## 5.5. Community Lane



Fig.250 Illustrative view of SuDS planting and street furniture with residential terrace spill out, Community Lane north



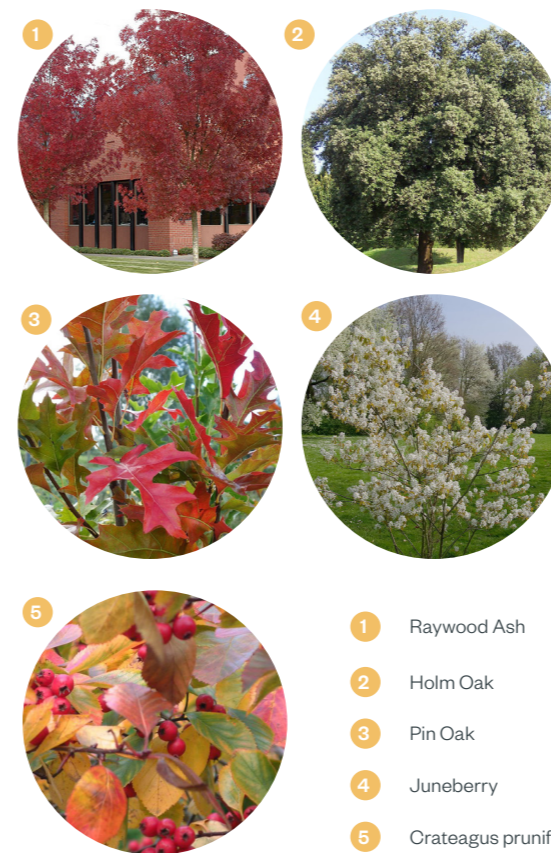
Fig.251 Illustrative view of play area and Culloden Green, Community Lane south

### 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:

#### 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



- 1 Raywood Ash
- 2 Holm Oak
- 3 Pin Oak
- 4 Juneberry
- 5 Crateagus prunifolia

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

#### 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

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

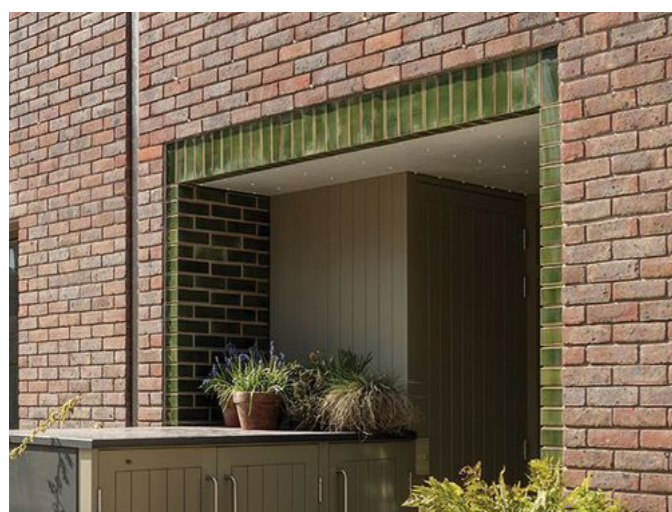


Fig.254 Entrance expressed through a change in material



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.