

PROPOSED AMENDMENTS

2.4.3 The Residents' Terrace

The upper level communal amenity and play space has been moved from level 7 to level 9 and extended to include a greater area to the west that has views out over Ashburn Garden Square. The terrace complements the amenity space to the ground floor. The residents terrace provides a space for the residents to gather, meet and socialise.

The terrace is composed of three spaces of varying levels of activity. The western end of the terrace is designed to be a space for those aged 12 and above. Large, timber loungers provide an opportunity to recline beneath the existing tree canopy to Courtfield Road, while space is also provided for flexible, moveable furniture. Within the extended area is an area for table tennis that is set in from the terrace edge. A raised planter with a natural stone wall, capped with bronze, separates the space from the rest of the terrace to create an area that is more private and peaceful than the rest of the terrace.

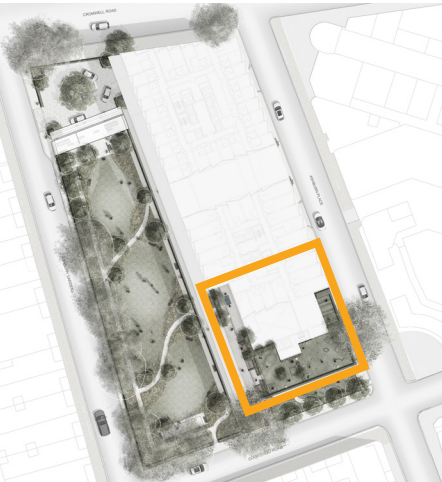
The eastern end of the terrace to Ashburn Place is a play space that includes a number of play items for ages 0-11 set within a soft green artificial turf playable surface. A rolling surface runs to the east along Ashburn Place.

The central area is a traditional space providing opportunities for informal play and lounging.

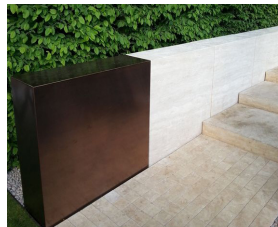
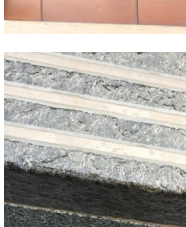
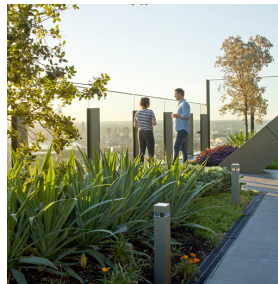
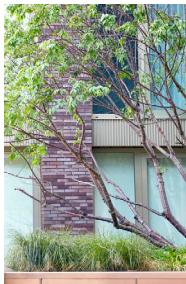
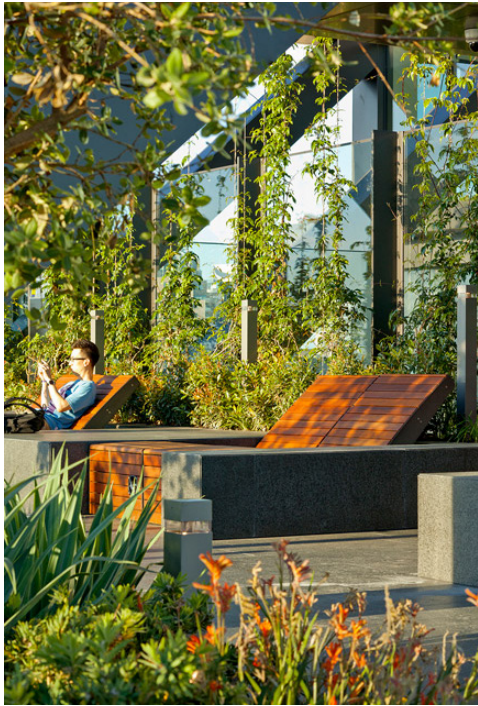
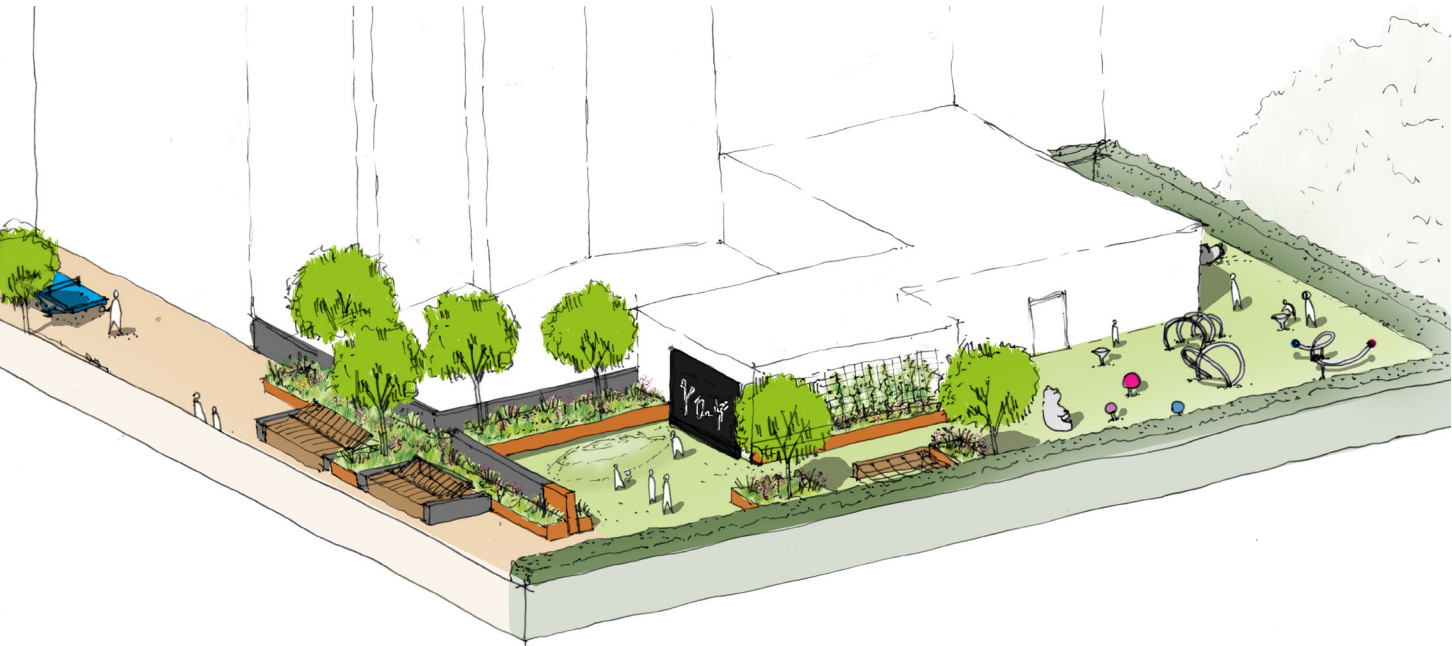
High quality linear yorkstone paving on pedestals is intersected with bands of flamed yorkstone. Bronze planters raise the ornamental planting up above the floor surface and create smaller outdoor spaces within the terrace. A planter lines the perimeter of the terrace to Ashburn Place and Courtfield Road, with a glass balustrade providing fall protection above. Only a glass balustrade is provided to the Garden Square edge to allow views across the Garden Square and to the existing trees.

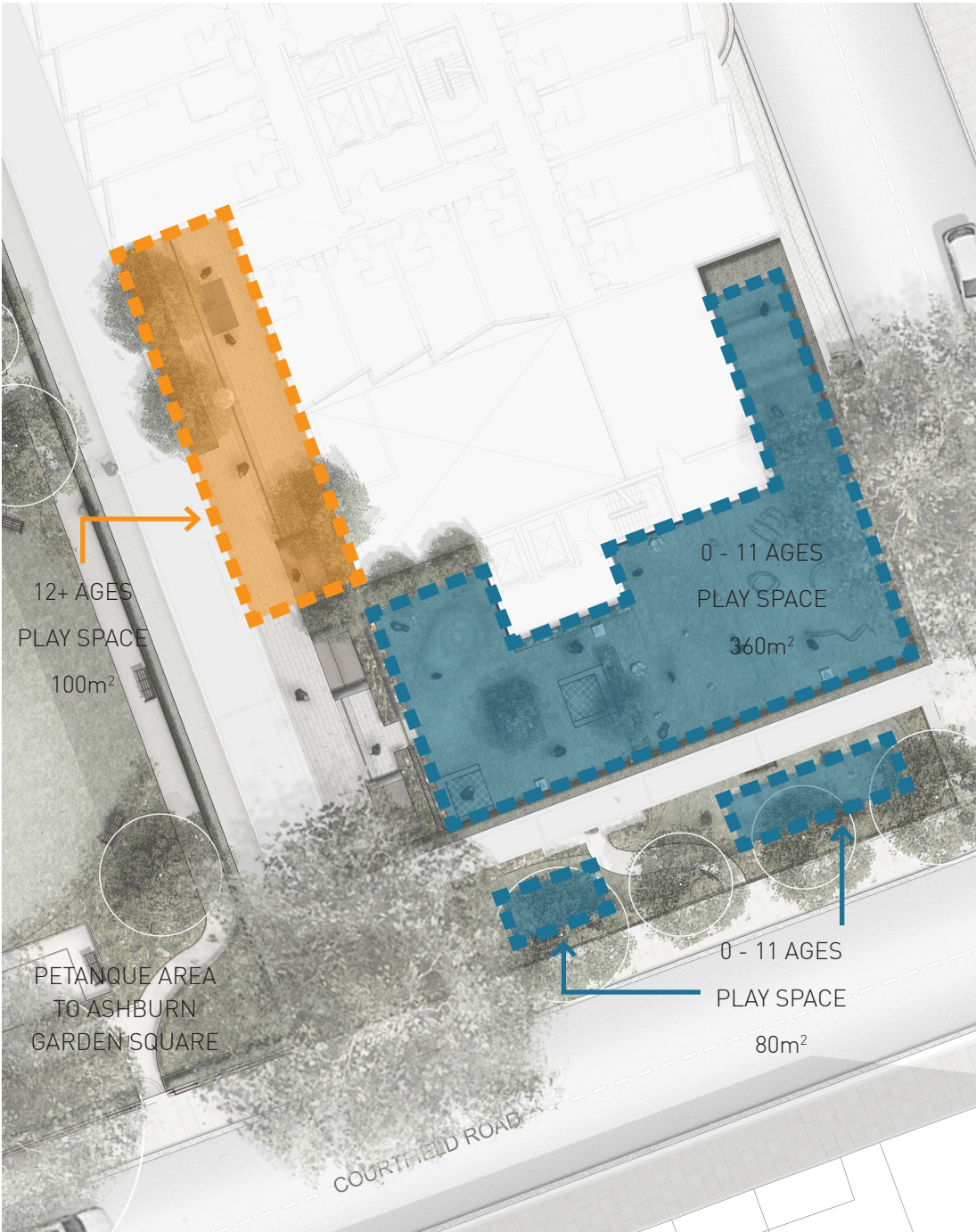
DESIGN CHANGES SINCE JUNE 2018

- 1 Residents terrace extended
- 2 Lounging area reduced
- 3 Informal play space provided
- 4 Area of artificial turf extended



- 1 Residential lobby
- 2 Large timber loungers
- 3 Screening trees
- 4 Ornamental trees
- 5 Low hammock
- 6 Play space
- 7 Table tennis





2.4.4 Play Strategy

Play space for residents is provided at level 9 within the residents' terrace.

A number of play elements are included that provide space for all ages of play, whether active or passive. Inquisitive play is emphasised through play equipment such as prism columns and low climbing structures. Sculptural elements such as large, solid animals give children playful resting spaces. The play space has enhanced safety through the surface treatment. Table tennis is proposed within the residents terrace extension, providing a space for activity for 12+.

Artificial turf, with appropriate shock absorption below, provides a safe surface for children to play on while giving the area a soft, green finish and reducing the play aesthetic when viewed from above.

Passive surveillance to the terrace and a range of seating opportunities ensures safety for users of the play space.

Play opportunities are also provided within the Garden Square that offer play for visitors and residents in the local context and the wider public. A large area of lawn provides opportunities for informal play for young children through to adults to play and explore. The southern end of the Garden Square is likely to be more shaded than the north. An area of formal recreation lies within this area of the garden through the inclusion of a pétanque area. The Garden Square is not included within the play space calculation for the site and is an additional offer only.

PLAY CALCULATION: JUNE 2018

0-5 ages	111.18m ²
5-11 ages	69.76m ²
12+ ages	37.06m ²
Total	218m ²

PLAY CALCULATION: APRIL 2019

0-5 ages	286.20m ²
5-11 ages	153.70m ²
12+ ages	90.10m ²
Total	530m ²

The total amount of play space required is 530m². The plan opposite demonstrates that the play space provision for all ages is exceeded. The childrens play space with be separate from the public garden square.



Pétanque area at southern end of the Garden Square



CONCLUSION

3.1 Design Integrity

The new, improved offering of all 62 of the proposed homes on site as London Affordable Rent housing has been achieved by means which are inherently governed by the same fundamental architectural principles as the June 2018 scheme. As such, the amended scheme ensures that the same respect is paid to the architectural quality and character of the neighbouring streets and wider Borough so that it may continue to complement it. This is particularly evident in the sensitive treatment of the new attic storeys added to the residential element of the development along Courtfield Road.

The implemented screens at the Cromwell Road hotel entrance have been considered not only practically in serving as wind mitigation devices to improve pedestrian comfort, but have been taken as an opportunity to further promote the legibility and use of the hotel entrance. The application of quality architectural design features here to support this has enhanced the architectural quality of the arrivals square and general streetscape.

In these ways the amendments can be seen to further enhance the overall design integrity of the scheme.



Fig 3.1 Illustrative CGI view of the building from Cromwell Road looking east



Fig 3.2 Illustrative CGI view of the building looking south down Ashburn Place from Cromwell Road