

EC – Mandatory Design Guidelines

September 2012

Figure or Para No.	Description
Fig 2.2.2	Vehicular Access & Circulation Hierarchy Parameter Plan ECM2-PA-113
2.2.19	<p>The design of streets will consider the following key principles:</p> <ul style="list-style-type: none"> • The need for a strong pedestrian-orientated urban character. • The identity and character of the street shall reinforce and articulate the language of its character area. Please refer to Part 3. • The nature of the street shall adhere to the movement hierarchy. • The creation of neighbourhoods and a sense of an urban residential “village.” • An emphasis on a dynamic, urban, mixed-use environment. • The street will be a multi-functional space, providing enclosure and activity as well as movement - the street shall be designed for diversity and variety along it’s length. • Streets will be visually simple, legible and free of clutter. • Clear articulation and definition between public and private boundaries. • Ordered provision for access, deliveries and storage of utilities, services and vehicles. • Space-defining building façades, which articulate a unified volume of enclosure to the public realm. • Street design which shall aim to enhance the micro-climatic conditions of both the public realm and adjoining buildings through the integration of trees, planting, SuDS, vertical greening etc. • Walkability will be of paramount importance - this shall be facilitated by ease of way-finding, legibility, resting places and views.
Fig 2.2.11	Proposed Minimum Street Widths (Primary, Secondary and Tertiary
2.2.23	All street widths stated are minimums.
2.2.25	Any additional width that is required for private defensible space, building related furniture, spill out zone etc shall be contained beyond the minimum width and within the building plot. Building elements shall be designed to maximise the width of the route and shall not encroach on the minimum defined width of the public realm. Refer also to Part 4.
2.2.26	<p>Street Proportions:</p> <p>The scale of building height (ground level to shoulder height) shall relate to the street width. If a building height extends to the maximum vertical deviation, then designers shall apply the maximum horizontal deviation to achieve a favourable building height to street width ratio.</p>
2.2.28	As with streets, building elements fronting the Lost River Park shall be designed to maximise the width of the park and shall not encroach on the minimum width.
2.2.32	<p>Proposed Levels (Parameter Plan ECM2-PA-03-006 / 018 & 107):</p> <p>Future developments shall adhere to the proposed levels by:</p> <ul style="list-style-type: none"> • Extending the deck level of +12mAOD, maintaining the existing EC2 deck

	<p>and safely adding structure over and around existing train-lines in the development of the Lost River Park.</p> <ul style="list-style-type: none"> • Graduating levels from the highest point of +12mAOD to the level of surrounding roads so that the cross-site connections will be accessible and permeable. • Levels will go from +7.5mAOD on Warwick Road to +12mAOD and +4.5mAOD on North End Road.
2.3.2	Future developments shall adhere to the maximum and minimum geometries as prescribed in the Parameter Plans and in Part 5 of these guidelines.
2.3.3	Massing Principles: The massing shall respond to the site context:
2.3.4	1 - Low-rise buildings (6 storeys or less) are to be situated to the edge of the site to relate to the existing building's heights. Proposed houses will back onto existing houses to respond to the sensitive settings of Philbeach Gardens and Eardley Crescent. This arrangement allows the low-rise buildings to act as a buffer zone to the higher buildings towards the centre of the site.
2.3.5	2 - Taller buildings are generally located nearer the centre of the site, around the existing Empress State Building in a composed cluster adjacent to primary routes.
2.3.6	3 - No new buildings are to be higher than the height of the Empress State Building unless otherwise agreed.
2.3.7	4 - A general datum has been established along the principal routes of the High Street and the Broadway. A regularity of the shoulder height unifies the streetscape whilst variety is created by a series of different set-backs and feature buildings.
2.3.8	5 - Mid height buildings shall be kept away from the eastern, western and southern edges of the site. The development's presence on the route to central London (A4 - West Cromwell Road) is to be marked by using mid-height buildings to the road and around a new public space: Cromwell Place. Mid-rise buildings are generally located on primary routes and may consist of 'Feature Buildings' taller elements to act as focal points within the masterplan.
2.4.7	Aims and Objectives: The overarching strategy to be followed is: <ul style="list-style-type: none"> • Plentiful connections with a strong and rational hierarchy of streets. • Sound proportions: well-resolved building to street interface and short blocks. • Legibility with views and nodes - set pieces of public realm and landscape. • Recognisable routes, places and landmarks. • Relatively fine-grained, well-articulated building plots accommodating a good deal of local diversity.
2.4.10	The development will provide residential amenity with spaces and facilities for recreation and play.
2.4.14	Aims and Objectives: The key aims for developing a sustainable environment are: 1. The massing and orientation of buildings / spaces to take into account sun path, daylight and shading factors.

	<p>2. Creating walkable neighbourhoods, integrated with cycle use, electric cars and public transport.</p> <p>3. Resource management through the implementation of a Management and Maintenance plan.</p> <p>4. Multifunctional and flexible use, which supports accessibility for all.</p> <p>5. Climate mitigation principles through the full optimisation of green infrastructure and SuDs.</p> <p>6. To protect and enhance existing ecological conditions and support the creation of new habitats and biodiversity throughout the site.</p> <p>7. Minimising waste production through maximising of opportunities for recycling.</p> <p>8. Siting of diverse land uses and activities in places that are proximate to residents within the development and in the surrounding context.</p> <p>9. Incorporation of food gardens and opportunities for sustainable food production in key locations throughout the development.</p> <p>10. Implementation of a district heating network.</p>
2.4.15	<p>Climate: The public realm and landscape strategy shall respond to orientation, existing and changing climate conditions.</p>
2.4.16	<p>The public realm within the development shall use the site's intrinsic resources – climate, landform, landscape and ecology – to minimise energy use. The layout and massing shall be designed to create a comfortable micro-climate taking account of the need for access to natural light, summer shading, winter and evening sun, breeze corridors and avoiding downdraughts, gusting and lateral winds.</p>
2.4.18	<p>Ecology and biodiversity: The development must ensure the promotion of ecology and integration of biodiversity to create an ecologically diverse and robust development. These include:</p> <ul style="list-style-type: none"> • Increasing overall population and ranges of native species, wildlife habitats and ecosystems. • Enhancement of species, habitats, natural and managed ecosystems that are characteristic of local area. • Re-introduction of a biodiversity of natural and semi-natural habitats where this has been lost.
3.0.09	<p>Future development of all public realm within the masterplan shall be designed to be accessible for all within the constraints of the site.</p>
Fig 3.1.3	<p>High Street Strip Plan Extracted From the Parameter Plans and Indicating Acceptable Plot Deviations</p>
3.1.14	<p>Street Structure: The spatial structure of the High Street will be provided through its geometry, levels, spatial hierarchy, the building enclosure and landscape elements.</p>
3.1.16	<p>Buildings shall follow the street line as defined by the Parameter Plans with routes between to allow for links from West Kensington Road, Lillie Gardens, Broadway North, Broadway South, the Lost River Park and pedestrian routes between North End Gardens and Whitley Square</p>
3.1.17	<p>Broadway North, Broadway South and the Lost River Park shall be legible as primary streets; West Kensington Road and Lillie Gardens shall be legible as</p>

	secondary streets.
3.1.18	The High Street shall be composed of the following zones (refer to Fig 3.1.5 & Fig 3.1.6): <ol style="list-style-type: none"> 1. A suitable central carriage way to enable vehicular movement (suggested 6m wide). 2. To each side is located a generous pedestrian/pavement zone suggested 7-9m wide, (contained within this is a zone to accommodate street trees, lighting columns, bus stops, street furniture and cycle and car parking). 3. A zone to enable unobstructed pedestrian movement. 4. An Interactive zone adjoining street frontages for outdoor produce, seating, window shopping etc.
3.1.19	Architectural Expression: Architectural Expression shall be developed in accordance with the guidelines set out in Part 4.
3.1.21	Residential properties accessed from the High Street shall have discrete front doors integrated within the predominately community and business uses at street level, these residential entrances shall be clearly identifiable to contribute to the ease of wayfinding.
3.1.22	Frontage: Active frontages and uses shall be provided along the High Street West, East and Warwick Walk, uses shall be visible from the street to encourage activity and contribute to the public realm.
3.1.23	Character Datum: Character datum lines shall be implemented along the length of the High Street.
3.1.25	Public Realm and Landscape Design: Public realm and landscape shall be designed with reference to the guidelines set out in Part 4B.
3.1.32	Parking and Servicing: On street parking as defined by the Parameter Plans is to be provided, this can double in use as a servicing zone. Service access for larger units will be provided off the High Street using reverse in bays.
3.1.33	Vehicular access to underground parking and basement services shall generally be from secondary roads and not from the High Street.
3.2.3	The essential character elements of the Broadway are: <ol style="list-style-type: none"> 1. A gateway into the new city district from West Cromwell Road. 2. A central spine which forms the back bone of the residential districts. 3. A generous street width which relates to the scale and massing of its buildings. 4. Linking a series of outdoor rooms or tree lined neighbourhood spaces. 5. A residential Boulevard with business/community use located at the urban nodes. 6. A mediator between higher and lower plateaus and changes in scale.
Fig 3.2.3	Broadway Strip Plan Extracted From the Parameter Plans and Indicating Acceptable Plot Deviations
3.2.9	The key guiding objectives are: <ol style="list-style-type: none"> 1. To provide a primary north-south connection through the site, contributing to the overall permeability of the masterplan. 2. To enable a change in scale and massing across the site. 3. To provide a mix of uses such as residential, retail, leisure and business.

	4. Where possible, using large pavements and building setbacks, to allow for defensible space and uses to spill out onto the street.
3.2.12	Typologies: The Broadway shall be of varied character and will have different and flexible building typologies along its length, from large business/residential buildings to the north, mid-scale residential mansion blocks in the central portion to mixed-use developments to the south. Taller buildings with residential use above podium level shall be located around the Empress State Building
3.2.13	Scale and Massing: 1. The scale and massing of buildings step up from Lillie Road and the existing buildings towards Node 4 where The Broadway intersects with the High Street and Empress State Building. 2. The buildings along the Broadway shall be composed as a group and shall not appear monolithic when viewed as a whole. The block structure seeks to create a permeable urban environment with framed openings looking into the village and out towards the surroundings. 3. The scale and massing of buildings between Node 1 and Node 4 has a varied articulation of height. Refer to Part 4: Roofscape
3.2.14	Street Structure: The spatial structure of the Broadway is provided through its geometry, levels, spatial hierarchy, the building enclosure and landscape elements. Fig 3.2.7 identifies the elements which shall contribute to the spatial structure of the Broadway.
3.2.15	Buildings shall follow the street line as defined by the Parameter Plans with routes between to allow both for links from Beaumont Avenue, Cromwell Hill, Counters Hill, High Street East and West and pedestrian routes between associated residential quarters
3.2.16	High Street West and High Street East shall be legible as primary routes; Beaumont Avenue, Cromwell Hill and Counters Hill, shall be legible as secondary routes.
3.2.17	The Broadway shall be composed of the following zones (refer to Fig 3.2.5 & Fig 3.2.6): 1. A central carriage way to enable vehicular movement, of approximately 6m wide. 2. To each side will be located a generous pedestrian / pavement zone, of minimum 4m wide (contained within this is a zone to accommodate street trees, lighting columns, cycle and car parking). 3. A zone to enable unobstructed pedestrian movement. 4. A defensible zone is articulated to each side of the pavement.
3.2.18	Architectural Expression: Architectural Expression shall be developed in accordance with the guidelines set out in Part 4.
3.2.19	Residential Entrances: Residential uses dominate the Broadway and upper levels along its length. Generally, entrances are located at regular intervals along the Broadway as well as associated secondary routes. Generally, taller buildings have residential entrances located off residential squares. Entrances to the mansion buildings shall provide communal access to a number of residential properties. All entrances shall be clearly identifiable and contribute to the

	ease of wayfinding.
3.2.20	Frontage: Due to the residential nature of the Broadway active frontages and uses shall be found at the urban nodes, located where east-west route intersects the Broadway. These uses shall be visible from the street to encourage activity and contribute to the public realm.
3.2.21	Character Datum: Character datum lines shall be implemented along primary street frontages.
3.2.22	Shoulder height: A varied shoulder height shall be articulated to visually link the buildings throughout the village. Taller elements will be set back above this height
3.2.23	Public Realm and Landscape Design: Public realm and landscape shall be designed with reference to the guidelines set out in Part 4B.
3.2.24	Levels: The level of the Broadway shall be consistent along its length dropping slightly at each end to connect to Lillie Road and West Cromwell Road. Across the Broadway, the levels exist as a mediator between the higher level of the Lost River Park and the lower level of West Kensington Road.
3.2.25	Circulation: The Broadway will be the primary north-south vehicular and cycle route through the development. The permeable urban grid which forms the basis of the masterplan allows the character of the Broadway to be less informed by traffic movement and to take the character and feel of the adjacent character areas providing a predominantly pedestrian-friendly environment.
3.2.29	Utilities: Landscape design shall take into account the need for general garden maintenance, access, installation of utilities, services and other neighbourhood infrastructure. Consideration needs to be taken of the proposed TfL stabling (located under BW01, BW03 and BW05) and the energy centre (located in BW01).
3.2.30	Parking and Servicing: On street parking as defined by the Parameter Plans is to be provided. This can double in use as a servicing zone. Larger amounts of on street parking can be found along the Broadway due to the width of street.
3.3.3	The essential character elements of the Lost River Park are: 1. A green corridor connecting the masterplan into its historic and district context. 2. A 'green lung' of adjoining open spaces providing door step recreation opportunities, visual amenity and ecological habitats. 3. An entrance to the development on West Cromwell Road and Lillie Road. 4. A lattice of connections across separated Boroughs. 5. A succession of interconnected public open spaces around residential neighbourhoods.
Fig 3.3.3	Lost River Park Strip Plan Extracted From the Parameter Plans and Indicating Acceptable Plot Deviations
3.3.9	The key guiding objectives are: 1. To provide no less than 2ha of publicly accessible open space within the masterplan. 2. To establish a continuous green corridor connecting into adjacent open

	<p>space networks.</p> <ol style="list-style-type: none"> 3. To establish a series of landscape character areas which create attractions and destinations throughout the park. 4. To provide public and visual amenity space. 5. To contribute to amenity for those residential quarters that will develop along its length. 6. To consider both the “inner park” and “outer park” so as to successfully integrate the park’s periphery, or “outer park” uses, with those within the ‘inner park’ defined in the glossary. 7. To accommodate active and passive recreation without detriment to the surrounding uses. 8. To promote ecologically diverse landscapes which integrate biodiversity. 9. To provide a series of nodes (Fig 3.3.3) creating articulation and variety along its length. 10. To overcome existing complex topography and constraints to enable linkages across the railway cutting. 11. To establish doorstep recreational and play space opportunities. 12. To provide a park design which creates an identity and image.
3.3.14	<p>The design and detail of these primary garden enclosures shall be developed as a succession of varied landscape character areas to:</p> <ol style="list-style-type: none"> 1. Respond to the spatial conditions formed by the topography. 2. Respond to the spatial conditions formed by building design within the development plot. 3. Account for the structural constraints related to spanning the West London Line. 4. Articulate the conditions formed by the east west streets intersecting the Park. 5. Have regard to pedestrian, cycle and vehicle movement through and across the park.
3.3.16	<p>The eight primary gardens denoted in Fig 3.3.8 shall be designed to facilitate a cohesive Lost River Park landscape, containing a variety of complimentary characters.</p>
3.3.17	<p>Scale and Massing:</p> <ol style="list-style-type: none"> 1. From the Broadway, the scale and massing of the buildings step up towards the intersection with the High Street (Node 4), from here the building massing and scale reduces to meet the existing buildings at Lillie Road. 2. The scale and massing between Node 2 and Node 4 shall have a varied articulation.
3.3.19	<p>Character Datum:</p> <p>Along the Lost River Park a horizontal datum line shall be established in line with the tri-partite formation (described in Part 4) and adjoining building plots.</p>
3.3.20	<p>Shoulder height:</p> <p>A varied shoulder height shall be articulated to visually link the buildings throughout the village. Taller elements will be set back above this height.</p>
3.3.22	<p>Land Composition:</p> <p>The Lost River Park shall comprise of a collection of open spaces utilising the open space above the West London Line (outside of development plots) and open space within development plots lining the west side of the West</p>

	London Line.
3.3.25	Buildings or structures proposed outside of the development plots shall be confined to pavilion structures which support recreation use.
3.3.26	Quantum: Not less than 2 hectares of open space constituting the Lost River Park shall be provided (comprising of open space above the West London Line and open space within development plots lining the west side of the West London Line).
3.3.31	Landscape proposals shall also take into account ventilation and access requirements related to the enclosure of the West London Line and the London Underground Stabling.
3.3.34	The park landscape encompasses the following principles to be integrated within the design of the Lost River Park: <ol style="list-style-type: none"> 1. Provision and articulation of defensible amenity and landscape buffer zones to residential dwellings adjoining the park. 2. Structural tree planting located to articulate the urban nodes. 3. Formation of topography to establish Character Areas enclosure. 4. Formation of topography to enhance the landscape, creating spaces within the Lost River Park. 5. Network of connected spaces and routes establishing a hierarchy of safe, legible but varied pedestrian paths. 6. Variety of flexible and integral seating provision. 7. Promotion of ecology and the integration of biodiversity aspirations, habitat creation and linkages to other ecological connections beyond the park. 8. Establish a safe, secure place. 9. Integration of educational, diverse, challenging and inspirational play space, either equipment led or preferably naturalistic play environments.
3.3.35	Structural Tree Planting: The Lost River Park is envisaged as a continuous green corridor with mature and semi-mature trees along its length. Structural tree planting shall be located to accentuate the nodes, and to maximise the visual amenity landscape provision.
3.3.36	A site wide tree strategy is proposed using a hierarchy of forms sizes and species to establish a strong sense of character and to aid legibility. Trees planted within the Lost River Park could be native or of benefit to UK wild life.
3.3.38	Residential Entrances: Residential uses dominate the Lost River Park along its length, main entrances shall be accessed from The Broadway, secondary streets and through-plot streets. Pedestrian entrances may be accessible from the park, all entrances shall be clearly identifiable and contribute to the ease of wayfinding.
3.3.39	Landscape Articulation to Buildings with a Frontage to The Lost River Park: Residential properties which adjoin and face the park shall be designed with active frontages, defensible space, and secure access.
3.3.40	Where residential use adjoin and face the Lost River Park: <ol style="list-style-type: none"> 1. The privacy of ground floor front rooms shall be protected (by defensible space).

	<p>2. Front gardens shall contribute visual amenity landscape to the park.</p> <p>3. The boundary of private and public ownership shall be clearly articulated.</p> <p>4. Low level ‘visually shared greening’ shall be provided to the park.</p> <p>5. A ‘boundary language’ shall be created, combining walls, hedges and railings to establish a boundary character and provide clearly defined public and private realms.</p>
3.3.41	The entrances of buildings which adjoin and face the park shall be clearly identifiable, contribute to the ease of wayfinding and shall be articulated with projections such as bays, porches, and canopies to establish a language and rhythm to the perimeter of the park
3.3.44	The Lost River Park shall be designed and detailed to integrate a network of connected spaces and routes establishing a hierarchy of safe, legible, varied pedestrian paths. The park shall be designated as pedestrian priority.
3.3.45	A designated cycleway shall be provided between Beaumont Avenue (Node 2) and Warwick Crescent.
3.3.46	Water: Landscape within the Lost River Park shall be designed so as to reinforce the site wide water resource management strategy and integrate the principles of sustainable urban drainage systems and freshwater habitats.
3.3.53	Landscape within the Lost River Park shall be designed so as to incorporate playspace and promote outdoor recreational activities. Refer to Chapter 4.11.
3.3.54	Landscape within the Lost River Park shall be designed so as to incorporate and promote food production. Refer to Chapter 4.18.
3.3.58	Entrance features of particular importance which shall be developed are: <ul style="list-style-type: none"> • Good sight lines into the park and safe access. • Effective signage to and in the park.
3.3.59	Ecology: Landscape within the Lost River Park shall be designed so as to integrate ecology, natural habitats and promote biodiversity within the landscape, to create and reinforce the site wide ecology strategy inclusive of green corridors so as to promote native species and species of known benefit to UK wildlife.
3.4.3	The essential character elements of North End Village are: <ol style="list-style-type: none"> 1. A continuation of Star Road to create an east-west link. 2. A change in scale and character as the village moves from west to east. 3. A new public space at the entrance of Star Road. 4. A series of residential neighbourhoods with associated Garden Squares. 5. Connections to the Barons Court conservation area to the north west of the village. 6. Repairing the frontage along North End Road.
Fig 3.4.3	North End Village Strip Plan Extracted From the Parameter Plans and Indicating Acceptable Plot Deviations
3.4.9	The key guiding objectives are: <ol style="list-style-type: none"> 1. To provide a front door (Node 1) to the west of the site. 2. To create a new, accessible public square: North End Place. 3. To knit in with the existing urban grain of North End Road. 4. To establish a new residential district with a mix of uses. 5. Using large pavements and building setbacks, where possible, along North End Village and High Street West, to allow for potential street markets / fair or temporary Kiosks.

	<p>6. Residential Streets and squares linked together to create a sequence of neighbourhood spaces.</p> <p>7. To preserve or enhance the Barons Court Conservation Area.</p> <p>8. To create connections to Lillie Road, West Kensington Village and the Broadway.</p>
3.4.11	<p>Typologies: The village will include a large portion of mixed tenure residential buildings containing duplexes, apartments, studio apartments and penthouses.</p>
3.4.12	<p>Scale and Massing:</p> <ol style="list-style-type: none"> 1. The scale and massing decreases from the centre of the site, due to the existing site levels and to meet with existing buildings to the west of North End Road. 2. The buildings along North End Village shall be composed as a group and shall not appear monolithic when viewed as a whole. The block structure seeks to create a permeable urban environment with framed apertures looking into the village and out towards the surroundings. Also refer to Part 2: Legibility and Part 4: Elevation Principles. 3. The height of buildings shall step up towards the Broadway. The buildings within Thaxton Square residential quarter step down towards the existing buildings surrounding the site.
3.4.13	<p>Street Structure: Buildings shall follow the street line as defined by the Parameter Plans with streets between to allow for links with West Kensington Road, Lillie Road, Cromwell Hill, Counters Hill and High Street West; and pedestrian routes between Gibbs Green Residential Quarter and Thaxton Square Residential Quarter. The High Street shall be legible as a primary route.</p>
3.4.14	<p>North End village will contain a variety of street typologies with primary and secondary routes running throughout. North End Road shall be comprised of the following zones (refer to Fig 3.4.5 & Fig 3.4.6):</p> <ol style="list-style-type: none"> 1. A suitable central carriage way to enable vehicular movement (suggested min 12m wide). 2. To either side, a generous pedestrian/pavement zone (contained within this is a zone to accommodate street lighting, street trees, street furniture, cycle parking and car parking). 3. To one side the existing pavement width of 2.5m remains. 4. On the development side of North End Road, a zone to enable unobstructed pedestrian movement suggested min 11m wide. 5. A zone of articulation - defined in Part 4.
3.4.16	<p>Residential Entrances: Residential Entrances will be predominantly accessed off the north-south roads (West Kensington Road: Lillie Gardens) and east-west Roads (Cromwell Hill: Counters Hill; Thaxton Road) running through the village. Other entrances will be accessed via tertiary streets located within the plots.</p>
3.4.17	<p>Frontage: Active frontages and uses are found along High Street West and North End Road, the wide pavement width allows for units to have outdoor uses and awnings.</p>
3.4.18	<p>Character Datum Line: Character datum lines shall be articulated along primary street frontages - defined in Part 4.</p>

3.4.19	Shoulder height: A shoulder height shall be implemented to visually link the buildings along the High Street.
3.4.21	Circulation: Circulation within North End Village shall aim to: <ul style="list-style-type: none"> • Create a connection with Star Road allowing High Street West to join with the existing London cycle network and establish a primary pedestrian, cycle and vehicular route through the site. • Create inter plot routes throughout the village, adding to the fine grain and walkability.
3.4.25	Street furniture: Street furniture shall have an integrated approach to minimise street clutter and facilitate easy pedestrian movement, as well as reinforce the specific character of the village.
3.4.26	Utilities: Landscape design shall take into account the need for general garden maintenance, access, installation of utilities, services and other neighbourhood infrastructure
3.4.27	Parking and Servicing: On street parking as defined by the Parameter Plans will be provided. This can double in use as a servicing zone.
3.4.28	Where possible that visitor parking will be contained between trees located on the North South linkage streets and cycle parking is proposed to be located adjoining the Garden Squares.
3.4.29	Vehicular access to underground parking and basement services shall generally be from secondary roads and not from the High Street or North End Road.
3.4.38	Residential Garden Squares Structure: Residential Garden Squares are: <ul style="list-style-type: none"> • Located at the heart of the residential neighbourhood to establish a residential identity setting and character. • To be integrated within adjoining public realm to create a focus for each residential neighbourhood. • Based on the principles of London Garden Squares. • Provide publicly accessible recreational amenity to the residents and visual amenity to the surrounding streets.
3.4.40	Planting / Materials: Materials and planting shall enable a multifunctional open space to meet the requirements of the landscape strategy. Tree planting along West Kensington Road and Lillie Gardens define the edge of the residential squares. Paving shall be used to enable ease of movement through the squares. Materials and planting shall create a definitive edge condition to all squares.
3.4.42	Street Structure: The street will be composed of the following four zones (refer to Fig 3.4.11): <ol style="list-style-type: none"> 1. A central carriage way (approximately 5.5 m wide) to enable vehicular movement. 2. To one side of the carriageway is located a 2m wide, where possible, zone to accommodate street trees, cycle and car parking. 3. A pedestrian pavement /service zone (generally shall be within 2m / 3.5m wide).

	4. A defensible zone is located between the pavement and the development plot boundary.
3.4.43	Levels: Consistent along its length dropping slightly to connect with Lillie Road and Beaumont Avenue. The street level is set slightly higher than the existing ground level of the West Kensington Estate.
3.5.3	The essential character elements of West Brompton Village are: 1. The creation of a new north south link from Lillie Road up Broadway South. 2. A change in scale and character as the village moves from south to north. 3. Repairing the edge of Lillie Road to create a new village character. 4. A new public space 'Counters Place' to establish an entrance into Earls Court Village. 5. A new public realm setting for the Grade II Listed West Brompton Station. 6. An entrance to the Lost River Park. 7. A connection to the proposed Seagrave Road development.
Fig 3.5.3	West Brompton Village Strip Plan Extracted From the Parameter Plans and Indicating Acceptable Plot Deviations
3.5.9	The key guiding objectives are: 1. To provide an entrance (Node 1) to the south of the site. 2. To create an accessible public square; Counters Place. 3. To knit in with the existing urban grain of Lillie Road. 4. To provide a mix of uses. 5. To aid with the change in scale between the Empress State Building and Lillie Road. 6. To provide a relationship to the proposed residential development at Seagrave Road. 7. To establish a connection to the green open space of Brompton Cemetery and the site of nature conservation lining the West London Line. 8. The buildings and character along West Brompton Village seek to repair the edges along Lillie Road whilst also taking into consideration and enhancing the settings of the existing conservation areas and listed building.
3.5.11	Typologies: The village will support a variety of typologies composed predominantly of residential with a small amounts of retail, leisure and community uses.
3.5.12	Scale and Massing: 1. The scale and massing increases to meet the massing of the Broadway and High Street intersection. To the south the massing and scale reduces in comparison to the rest of the site, due to the low lying level of the masterplan and to respect the existing buildings on Lillie Road. 2. The buildings along West Brompton shall be composed as a group and shall not appear monolithic when viewed as a whole. The block structure seeks to create a permeable urban environment with framed openings looking into the village and out towards the surroundings. 3. The height of buildings step up towards the central node located at the intersection with the Broadway and the High Street. 4. All plots within West Brompton Village have elevations facing existing buildings. These plots have an additional internal boundary condition to aid in the stepping down of the scale and massing. Refer to Part 5 for plot specific internal boundary conditions.

3.5.13	Street Structure: Buildings shall follow the street line as defined by the Parameter Plans with routes between to allow both for links from The Broadway and pedestrian routes between West Counters Green Residential Quarter and West Brompton Village.
3.5.14	Broadway South shall be legible as a primary route.
3.5.15	Broadway South is composed of the following zones (refer to Fig 3.5.6): 1. A central carriage way will to enable vehicular movement, of approximately 6m wide. 2. To each side of the carriage way is located a generous pedestrian / pavement zone of approximately 4m wide (contained within this is a zone to accommodate street trees, lighting columns, cycle and car parking). 3. A movement zone - defined in Part 4. 4. A defensible zone shall be articulated to each side of the pavement.
3.5.16	West Brompton Village Lillie road will be comprised of the following zones: 1. A suitable central carriage way is proposed to enable vehicular movement, suggested 6m wide. 2. To each side of the carriage way will be located a generous pedestrian / pavement zone suggested 4m wide (contained within this is a zone to accommodate street trees, lighting columns, cycle and car parking). 3. A movement zone - defined in Part 4. 4. A defensible zone is articulated to each side of the pavement
3.5.18	Residential Entrances: Residential entrances within West Brompton Village will be accessed via Broadway South or within plot streets. Pedestrian access to buildings may also be gained via the Lost River Park. The entrances shall be clearly identifiable, contribute to the ease of wayfinding. Residential units will generally be serviced via secondary streets.
3.5.19	Frontage: Active frontages and uses will feature along Broadway South, the wide pavement width will allow for units to have outdoor uses and awnings. Residential buildings shall have defensible space fronting them.
3.5.20	Character Datum Line: Character datum lines shall be implemented along primary street frontages.
3.5.21	Shoulder height: A shoulder height defines the set back where taller elements can be found containing predominantly residential uses.
3.5.23	Circulation: Circulation within West Brompton Village shall aim to: • Create a connection with Lillie Road and Ongar Road and subsequently a connection with the proposed Seagrave Site. • Create a connection between West Brompton Station, the site and surrounding context. • Create inter plot routes throughout the village, adding to the fine grain and walkability.
3.5.27	Utilities: Landscape design shall take into account the need for general garden maintenance, access, installation of utilities, services and other neighbourhood infrastructure.
3.5.28	Parking and Servicing:

	On street vehicle parking as defined by the Parameter Plans will be provided in structured bays between trees/street lighting. Cycle visitor parking will be incorporated adjoining the Lost River Park entrances and adjacent to West Brompton Station
3.5.42	The design of Counters Place shall enhance the setting of the adjoining conservation areas.
Fig 3.6.3	Earls Court Village Strip Plan Extracted From the Parameter Plans and Indicating Acceptable Plot Deviations
3.6.9	The key guiding objectives are: <ol style="list-style-type: none"> 1. To provide a gateway to the site (Node 3) from the east of the site. 2. To create a new accessible public square: Exhibition Square. 3. To knit in with the existing urban grain of Warwick Road. 4. To provide a mix of uses such as residential, retail, cultural and a hotel. 5. To provide private communal garden spaces within both residential quarters. 6. To be sensitive to Eardley Crescent and Philbeach Crescent. 7. To integrate the existing urban grain of Kensington and Chelsea with the Public Realm principles established within the masterplan and Earls Court Village public realm strategy.
3.6.11	Typologies: The village supports a variety of typologies composed predominantly of residential (town houses, mansion blocks and medium height elements create variety within a consistent whole) with retail, hotel leisure, cultural, community mixes.
3.6.12	Scale and Massing: <ol style="list-style-type: none"> 1. The scale and massing of buildings will step up from the existing buildings towards the central node located at the intersection with the Lost River Park. 2. The massing will create a frame to Exhibition Square and the entrance to the site, with larger buildings located next to the Lost River Park and smaller buildings at the edge of the site next to Eardley Crescent and Philbeach Gardens. 3. The buildings throughout Earls Court shall be composed as a group with the use of the site wide design strategy to articulate facades. Residential Town Houses occur within Earls Court Village and have specific design requirements due to their proximity with Eardley Crescent and Philbeach Gardens - refer to Part 5. 4. The overall block structure seeks to create a permeable urban environment with framed apertures looking into the village and out towards the surroundings of the Lost River Park, Earls Court and West Brompton Stations.
3.6.13	Street Structure: Buildings shall follow the street line as defined by the Parameter Plans with streets between to allow for links from Warwick Walk, High Street East, Warwick Crescent and Empress Crescent and pedestrian routes between the Lost River Park, Whitley Green Residential Quarter and Counters Green Residential Quarter.
3.6.14	Warwick Walk and The Lost River Park shall be legible as primary (pedestrian/cycle) routes; Warwick Crescent and Empress Crescent shall be legible as secondary routes.

3.6.15	<p>Earls Court Village contains a variety of street typologies with primary and secondary routes running throughout. All streets shall be comprised of the following zones (refer to Fig 3.6.5 & 3.6.7):</p> <ol style="list-style-type: none"> 1. A central carriage way to enable vehicular movement. 2. Generous pedestrian/pavement zone (contained within this is a zone to accommodate street lighting, street trees, street furniture, cycle parking and car parking). 3. A zone to enable unobstructed pedestrian movement. 4. A defendable or interactive zone adjoining street frontages dependant on street type. 5. A public space - Exhibition Square.
3.6.17	<p>Residential Entrances: Entrances will in general be accessed from interplot and secondary streets. Entrances may not be accessed from Warwick Walk. The entrances shall be clearly identifiable, contributing to the ease of wayfinding.</p>
3.6.18	<p>Frontage: Active street frontage and uses will be along Warwick Walk and Exhibition Square. The wide pavement width allows for units to have outdoor space uses and awnings.</p>
3.6.19	<p>Character Datum: Character datum lines shall be implemented along primary street frontages.</p>
3.6.20	<p>Shoulder height: A varied shoulder height shall be implemented to visually link the buildings throughout the village.</p>
3.6.21	<p>Public Realm and Landscape Design: Public realm and landscape shall be designed with reference to guidelines set out in Part 4B.</p>
3.6.22	<p>Circulation: Circulation within Earls Court Village aims to:</p> <ul style="list-style-type: none"> • Create a connection with Warwick Road. • Generate connections to the existing London cycle network. • To establish a primary pedestrian and cycle route as well as a vehicular route through the site. • To create a connection with Earls Court underground station and the proposed re-configured ticket hall.
3.6.26	<p>Utilities: Landscape design shall take into account the need for general garden maintenance, access, installation of utilities, services and other neighbourhood infrastructure. Consideration shall be taken with regards to the ventilation required for the large basement carpark and energy centre.</p>
3.6.27	<p>Parking and Servicing: On street parking as defined by the Parameter Plans is to be provided which can double in use as a servicing zone. Residential car parking for Earls Court Village will be done through garages, undercrofts and basement car parking.</p>
3.6.28	<p>Cycle visitor parking shall be incorporated adjoining the Lost River Park entrances, Exhibition Square and Counters Place.</p>
3.6.30	<p>Street Structure: The crescents shall be composed of the following four zones:</p> <ol style="list-style-type: none"> 1. A wide carriage way (approximately 4.8m) to enable vehicular movement. 2. To either side of the carriageway is located a (approximately 2m wide)

	<p>zone to accommodate street trees, cycle and car parking.</p> <p>3. A pedestrian pavement /utility zone (approximately 2m wide).</p> <p>4. A zone is located between the pavement and the development plot boundary which contributes to the adjoining residential properties defensible zone.</p>
3.6.31	<p>Levels:</p> <p>The level of the crescents vary along their length. Both Crescents rise gradually from Warwick Road to plateau at the level consistent with the Circus, High Street East and the Lost River Park. After the intersection with the Circus, both Crescents fall in level to align with Lillie Road and the Lost River Park.</p>
3.6.36	<p>Warwick Walk - Exhibition Circus - Spatial Structure and Character</p> <p>Warwick Walk will be composed of the following three zones:</p> <ol style="list-style-type: none"> 1. A wide central carriage way (approximately 5.8m) to enable vehicular movement. 2. To each side of the carriageway is located a (approximately 2.2 m wide) zone to accommodate street trees, street lighting, cycle and car parking. 3. A generous pedestrian pavement /utility zone/ cafe seating zone (varies 2-4.5m wide).
3.6.37	<p>Raised shared surfaces shall be utilised to establish a pedestrian priority area inclusive of the Circus and the Lost River Park entrance.</p>
3.6.40	<p>Spatial Structure of the Village:</p> <p>The defining character and spatial guidelines of the Earls Court Village public realm are:</p> <ul style="list-style-type: none"> • To establish Exhibition Square (Node 3) as a dynamic, vibrant new civic space. • To establish improved access to the public transport links with Earls Court underground station. • To appropriately respond to and enhance the settings of the adjoining conservation areas and listed buildings. • To establish quality public realm which articulates a sequence of spaces from Exhibition Square through to the urban nodes bisecting the village - the Circus (Node 2), Warwick Walk, and the Lost River Park (Node 1). • To accommodate a variety of mixed uses including cafes and shops, culture, leisure, community and independent kiosks along the edges of the square and High Street. • To establish settings for residential, hotel and other uses. • To establish communal gardens within the development plots providing the residents with beneficial and valuable amenity space, and play space.
3.6.41	<p>Structure of the Streets and the Public Realm:</p> <p>Warwick Crescent and Empress Crescent together with Warwick Walk, Exhibition Crescent, Exhibition Circus, Exhibition Square and Counters Place shall establish a defining public realm structure of streets and spaces to the village. Vehicular and pedestrian routes (proposed to be provided within the development plots) add to the public realm framework and establish a permeable network of connectivity both within the village and into the surrounding neighbourhoods.</p>
3.6.48	<p>The essential elements of Exhibition Square are:</p> <ol style="list-style-type: none"> 1. To enhance the setting of the conservation areas and listed buildings. 2. To promote a unique district identity.

	<ol style="list-style-type: none"> 3. Improve permeability and provide a transport interchange within the district. 4. To incorporate level platforms providing usable space for stalls/ exhibitions/ pavillions. 5. Incorporate places to be and places to sit. 6. Establish active frontages and uses which add interest, life and vitality to the square. 7. Incorporate a pedestrian movement framework which is safe, uncluttered and inclusive.
3.6.51	<p>Exhibition Square Constraints: The design of Exhibition Square shall take into account the various site constraints and incorporate an appropriate response. The constraints are namely:</p> <ul style="list-style-type: none"> • Apron over Rail Tracks - The square is to be located over existing District and Piccadilly underground tracks and tunnels. • Light Weight Construction and Load Constraints - Existing structures spanning the tracks restrict future loading and construction. • Rail replacement and Maintenance - The design shall take into consideration London Underground rail replacement and maintenance requirements. • Enclosure Restrictions - The building enclosure surrounding the square is restricted by the existing underground rail network and defined by the development plot parameters. • Site Levels - Existing site levels and proposed parameter levels set a significant level change between Warwick Road and plot WV03 which require resolution. • Adjoining Road Levels - Existing transfer beams determine proposed road levels to the north and south boundaries of the square. The square design will need to respond to and integrate with the adjoining access roads. • Vehicular Access - is not advised through the centre of Exhibition Square due to the gradient changes and road junction requirements.
3.6.53	<p>The following principles shall be integrated within the design of Exhibition Square:</p> <ol style="list-style-type: none"> 1. Provision and articulation of active frontages and uses. 2. Tree planting located to structure the landscape and maximise the visual perception of open space. 3. Formation of topography and levels to establish usable surfaces and facilitate access. 4. A hierarchy of direct, legible but varied pedestrian routes. 5. Variety of seating provision. 6. Lighting which establishes a safe, secure place encouraging use and promoting versatility and activity at night. 7. Promotion of ecology and the integration of biodiversity, habitat creation and linkages to other ecological connections beyond the square.
3.6.54	<p>Circulation: The movement framework within the square shall promote pedestrian priority into and from the site.</p>
3.6.55	The square design shall support pedestrian use with safe, uncluttered layouts.
3.6.56	The proposed levels of Exhibition Square shall correspond to the adjoining site levels.

3.6.57	A one way entry and exit road network shall to connect to Warwick Road. The public realm design shall integrate pedestrian movement with the adjoining vehicular movement.
3.6.60	Materials and Street Furniture: The landscape material palette shall aid in legibility across the square. Feature paving may be used to create interest and denote it as a gateway to the site. The topography plays a key role within Exhibition Square, therefore paving must be chosen with consideration for movement on an incline. Materials shall be chosen to visually denote the roads which run along the northern and southern edges of the site, however the square is intended to be read from building line to building line.
3.7.3	The essential character elements of West Kensington Village are: 1. A gateway into London along the A4 - West Cromwell Road. 2. A gateway into the development from the A4 - West Cromwell Road. 3. Creating a predominantly business frontage onto the A4 - West Cromwell Road. 4. A destination as a business district within the new development. 5. Connections to the underground and relationship to West Kensington Underground Station. 6. Relationship to Barons Court, Olympia and Avonmore and Philbeach conservation areas. 7. Establishes an axial vista to the Lost River Park and St Cuthbert's and St Mathias Church. 8. A series of north-south connections through the village to provide views into the site.
3.7.7	The key guiding objectives are: 1. To provide a metropolitan gateway to the north of the site. 2. To create a new, accessible public square: Cromwell Place. 3. To provide a mix of uses such as business, residential, retail, hotel and medical. 4. To provide a series of open spaces 5. To provide a vista of the St Cuthbert's and St Mathias church along Beaumont Avenue.
Fig 3.7.3	West Kensington Village Strip Plan Extracted From the Parameter Plans and Indicating Acceptable Plot Deviations
3.7.11	Typologies: The village shall support a variety of typologies composed predominantly of flexible large scale business and residential buildings. These buildings are generally made up of a base containing public use, a middle containing residential / business and shoulder height with taller elements set back from this.
3.7.12	Scale and Massing: 1. The scale and massing of buildings shall create a to frame for the Broadway and entrance to the site, with larger buildings located next to the Broadway and smaller ones next to the edge of the site. 2. Buildings shall be set back to emphasise the new entrance and create Cromwell Place. 3. The buildings throughout West Kensington shall be composed as a group and shall not appear monolithic when viewed as a whole. The block structure seeks to create a permeable urban environment with framed

	<p>openings looking into the village and out towards the surroundings.</p> <p>4. The height of buildings step upwards towards the central node (3) located at the intersection with the Broadway and then step back down towards either side to the existing buildings surrounding the site.</p> <p>5. The scale and massing shall be appropriate to create the metropolitan front door.</p>
3.7.13	<p>Street Structure: Beaumont Avenue shall be extended to establish the street structure within the village as part of the secondary and tertiary street framework.</p>
3.7.14	<p>Buildings shall follow the street line as defined by the Parameter Plans with routes between to allow both for links from West Kensington Road, the Broadway, West Kensington Village, West Whitley Green Residential Quarter, Gibbs Green Residential Quarter and the London Underground Stabling.</p>
3.7.15	<p>Beaumont Avenue continues to the east as a pedestrian and cycle route to Mathias Square and the Lost River Park as well as to provide below deck vehicular access</p>
3.7.16	<p>Along Beaumont Avenue, Broadway North shall be legible as a primary route and West Kensington Road shall be legible as a secondary route.</p>
3.7.18	<p>Residential Entrances: Entrances shall, where possible, in general be accessed from Beaumont Avenue as limited access is available along the West Cromwell Road. The entrances shall be clearly identifiable and contribute to the ease of wayfinding.</p>
3.7.19	<p>Frontages: Active street frontage and use shall be along Cromwell Place and Beaumont Avenue where the wide pavement width allows for units to have outdoor space uses and awnings.</p>
3.7.20	<p>Character Datum: Character datum lines shall be implemented along primary street frontages.</p>
3.7.21	<p>Shoulder height: A shoulder height shall be articulated throughout to express the changing scale and mass of the buildings within West Kensington Village.</p>
3.7.23	<p>Levels: The levels of West Kensington village will align with those of the West Cromwell Road, rising from east to west to straddle the existing rail tracks.</p>
3.7.24	<p>Circulation: Circulation within West Kensington Village aims to:</p> <ul style="list-style-type: none"> • Create a connection with West Cromwell Road . • Provide a primary vehicular access point to the site (The Broadway). • Create a connection with West Kensington Underground Station, generating a pedestrian route across the village set back from the A4.
3.7.28	<p>Utilities: Landscape design shall take into account the need for general garden maintenance, access, installation of utilities, services and other neighbourhood infrastructure. Consideration shall be taken with regards to the ventilation requirements of the District Line running beneath the village</p>
3.7.29	<p>Parking and Servicing: On street vehicle parking as defined by the Parameter Plans will be provided in double bays structured between trees/street lighting. Cycle visitor parking</p>

	shall be incorporated adjoining the Lost River Park entrance and adjacent to West Kensington Station. It is also proposed that new docking stations for the TfL cycle hire scheme be located within the vicinity of West Kensington Station.
3.7.31	<p>Street Structure: Beaumont Avenue (west) shall be comprised of the following zones:</p> <ol style="list-style-type: none"> 1. A suitable carriage way (suggested 5.5m) to enable vehicular movement. 2. A zone either side of the carriage way which incorporates street lighting, street trees, street furniture, signage, car and cycle parking. (suggested 2.2m wide) 3. An unobstructed pedestrian movement zone (suggested 2m wide) to either side of the carriage way 4. An interactive or defensible zone adjoining street frontages dependent on adjoining property use. (suggested wider zone width to the north)
3.7.32	<p>Beaumont Avenue (east) splits to provide service access to the lower levels and raises to enable pedestrian and cycle access to the Lost River Park. It shall be comprised of the following zones (Refer also to Fig: 3.7.9):</p> <ol style="list-style-type: none"> 1. A suitable offset carriage way (suggested 5.5m) to enable vehicular movement to lower levels. 2. Unobstructed pedestrian movement/pavement zone to north, suggested 2.5 m (contained within this is a zone to accommodate street lighting, street signage.) 3. Unobstructed cycle and pedestrian movement/pavement zone to south (suggested 5.5 m). 4. A defendable or interactive zone adjoining street frontages dependant on street type.
3.7.37	The public realm spaces shall establish a pedestrian network running east-west through the village to link Warwick road to the Lost River Park and establish connections from Beaumont Avenue to the West Cromwell Road.
3.7.41	<p>Cromwell Place - Spatial Structure and Character The defining character and spatial attributes of the Cromwell Place public realm are:</p> <ul style="list-style-type: none"> • A ‘gateway’ square signifying a new entrance into the development. • Establishing a visual and accessible northern entrance to the Broadway. • Integrating pedestrian and cycle movement and activity.
3.7.47	<p>Spatial Structure of the Village Public Realm The defining character and spatial attributes of the West Kensington Village public realm are:</p> <ul style="list-style-type: none"> • Create a district node Cromwell Place (2), integrating the masterplan within its wider context. • Establish a northern ‘gateway’ entrance into the site from the north. • Promote connection and permeability to the West Cromwell Road, North End Road and Warwick Road and the surrounding district areas • Establish a green corridor connection from West Cromwell Road to the Lost River Park (4). • Establish an enhanced setting for St Cuthbert’s and St Mathias Church • Provide public realm to improved access to the public transport links with West Kensington Underground Station (1). • Establish a public realm setting for a variety of business, residential and community uses.

	<ul style="list-style-type: none"> • Establish an axial vista to the Lost River Park and St Cuthbert's and St Mathias Church. • Establish a pedestrian network running east-west through the village.
3.7.51	<p>Circulation: Additional circulation routes shall be provided through the plots to contribute to the network of vehicular, pedestrian and cycle connectivity - particularly providing pedestrian links from Warwick Road through to the Lost River Park, the Broadway and linkage to West Kensington Station</p>
3.8.3	<p>The essential character elements of the east-west Streets are:</p> <ol style="list-style-type: none"> 1. Secondary streets which form a finer grain to connect the residential districts. 2. Connecting streets which link a series of outdoor rooms or neighbourhood spaces. 3. Tree lined Residential Streets primarily with residential accommodation. 4. Provide secondary east-west vehicular connection from North End Road to the Broadway.
3.8.9	<p>The key guiding objectives are:</p> <ol style="list-style-type: none"> 1. To provide east-west connectivity across the site. 2. To provide settings for residential use. 3. To cojoin with street gardens and garden squares creating focal point for the residential districts. 4. To connect open green amenity spaces. 5. To establish green fingers running from the Lost River Park which could incorporate sustainable urban drainage systems linking with the garden squares.
3.8.11	<p>Street Structure: Buildings shall follow the street line as defined by the Parameter Plans with routes between to allow both for links from The Broadway and pedestrian routes between West Counters Green Residential Quarter and West Brompton Village</p>
3.8.12	<p>East-west streets shall be legible as a secondary routes and shall be composed of the following zones (Refer to Fig 3.8.4):</p> <ol style="list-style-type: none"> 1. A central carriage way to enable vehicular movement (approximately 4.8m). 2. To each side of the carriageway a generous pedestrian / pavement zone, approximately 2.6m and 4m, (contained within this is a zone to accommodate street trees, lighting columns, cycle and car parking). 3. A unobstructed pedestrian movement zone shall be included within zone 2 - defined in Part 4. 4. A defensible zone is articulated to each side of the pavement (front gardens to residential use).
3.8.13	<p>Raised Shared Surfaces: Raised shared surfaces shall be utilised to establish pedestrian priority areas adjoining the Garden Squares (Thaxton Road and Counters Hill) or Street Gardens (Cromwell Hill).</p>
3.8.18	<p>Utilities: Landscape design shall take into account the need for general garden maintenance, access, installation of utilities, services and other neighbourhood infrastructure.</p>

3.8.19	<p>Parking and Servicing: On street vehicle parking as defined by the Parameter Plans will be provided in structured bays between trees/street lighting. Cycle visitor parking is to be incorporated adjoining Garden Squares</p>
4.1.3	<p>Primary Frontage: The primary frontages, where possible, will be located along the primary routes and the boundary roads of the site.</p>
4.1.4	<p>Primary Frontages at ground floor shall ensure they are active and have a relationship with the street. Blank elements shall be minimised if located on a primary route. Service access shall be avoided on primary frontages.</p>
4.1.6	<p>A character datum line as defined in Clause 4.1.32 is located on primary frontages.</p>
4.1.7	<p>Above the character datum line, projecting balconies are restricted</p>
4.1.8	<p>Secondary Frontage: Where possible, Secondary frontages will be located on secondary routes and on frontages overlooking parks and garden squares.</p>
4.1.9	<p>Where a secondary frontage is to be mixed-use at ground level, this shall be articulated in the façade design. Blank elements shall be minimised.</p>
4.1.11	<p>Above ground level, secondary frontages may incorporate projecting as well as recessed balconies.</p>
4.1.12	<p>Tertiary Frontage: Tertiary frontages will be located on ‘quieter’ secondary and tertiary routes</p>
4.1.14	<p>Frontages located within plots shall be treated as secondary or tertiary, whichever is more appropriate to the building’s setting and/or prominence.</p>
4.1.16	<p>Boundary elevations shall be developed with consideration to the existing property, minimising overlooking and maximising privacy. The use of balconies and terraces is restricted</p>
4.1.20	<p>The Parameter Envelope, and Maximum and Minimum Deviation Lines: The Parameter Plans set out the maximum envelope that a building may occupy, however a building may not occupy 100% of the parameter envelope. Part 5 defines the maximum development for each plot. All elements associated with a building must be contained within its maximum parameter envelope.</p>
4.1.21	<p>In general, buildings shall establish their frontage line from adjacent developments to create a common building line unless otherwise defined by the maximum and minimum plot deviation lines.</p>
4.1.22	<p>Zone of Articulation: This is defined as the horizontal zone between the outermost plot line and the finished building line. This zone will accommodate functions specific to the building and supplementary/complimentary to the public realm such as:</p> <ul style="list-style-type: none"> • Zones of defensible space/front gardens/planting etc. • Arcades/colonnades. • Spill-out space. • Canopies/awnings. • Furniture i.e. cafe seating, retail stalls. • Above ground level it shall contain all projecting building elements and details including balconies, bay windows, fins, louvres etc.

4.1.25	<p>Overview:</p> <p>The design of elevations across the site must correspond to the hierarchy of proposed streets and spaces, and the vision for the Character Areas. Façades along key public routes will be designed in a different manner, scale and detail to façades overlooking private courtyards, access routes and quieter residential streets.</p>
4.1.27	<p>There is however a unifying principle across all elevations which is a tri-partite division. The design of all elevations shall generally be split into three sections: The Base, The Middle and The Top.</p>
4.1.33	<p>The street elevations of primary frontages or primary routes shall have a character datum line expressed at the top of the base, as detailed in Clause 4.1.28, along the entire length of active frontage. Please refer to Parameter Plan ECM2-PA-03-012 / 024 / 113 which sets out Primary Routes and also to Fig 4.1.1: Frontages Hierarchy.</p>
4.1.37	<p>The height of the datum line shall be constant within each plot, however a deviation may occur between adjacent plots. See Figure 4.1.11.</p>
4.1.40	<p>Street elevations shall have a set back at shoulder height which will separate the middle of the building from the top.</p>
4.1.42	<p>Shoulder set-backs may be used on taller elements as a means of emphasising slenderness, however tall elements, including feature buildings, shall also be visibly connected to the ground so that there is a relationship between the taller element and the public realm. Part 5 sets out the maximum and minimum deviations to which all buildings must adhere.</p>
4.1.46	<p>Verticality:</p> <p>Throughout the site, façades shall be expressed in a predominantly vertical manner. This applies to primary, secondary and tertiary frontages.</p>
4.1.48	<p>Vertical articulation shall be emphasised in a manner that is proportional to the buildings height.</p>
4.1.69	<p>General:</p> <p>The selection of materials for new developments shall take into account the design of other buildings in the vicinity and shall also address how the proposed architecture responds to the existing context and local history.</p>
4.1.70	<p>Materials, expressed joints and details, surface treatment and colour all enhance a building design and assist with the articulation of large building forms and wall surfaces. As such, material selection and building articulation shall be appropriate for the form and scale of the proposals and its relationship to the existing context, pedestrian scale and character area.</p>
4.1.71	<p>Material selection shall:</p> <ol style="list-style-type: none"> 1. Establish a consistent level of material quality and detail throughout each development plot and character area. 2. Provide a quality and detail which compliments the existing surrounding context. 3. Provide a quality and durability appropriate to the use and long term value of the development. 4. Retain their appearance and finish over time. 5. Encourage the construction of resource efficient buildings that utilise, where appropriate recycled, renewable, and/or reused construction materials. 6. Materials may be used to assist in differentiating building mass, particularly to distinguish between the base, middle and top. 7. Take into account the key views outlined in Part 2.4.1 Vistas and Views,

	and where applicable, be detailed to enhance such key views.
4.1.72	Materials shall generally be of an urban (i.e. mineral composition such as brick, stone etc) detail and quality commensurate with the character area of the streets and landscaped areas.
4.2.15	Corner Proportions: The façade design and scale of a building, or buildings on the same plot, shall be continuous around street corners and proportional to the building's visible height.
4.2.16	Low Rise and Medium Rise buildings shall have their main façade wrapped around corners to a length that is proportional to their visible height. See Fig 4.2.5 and Fig 4.2.6.
4.2.24	There shall be at least 18-20m space between habitable rooms. This space may consist of the minimum street width (See Part 2: Street Structure) plus private defensive/amenity space contained within the plot envelope. Please refer to the Parameter Plans and Part 5 of this document for specific plot information.
4.2.25	When located on a sloping section of site, residential buildings shall be stepped to accommodate any change in level as indicated in Fig 4.2.7 rather than having a single homogeneous roof line that absorbs or disguises any change in level.
4.2.26	Residential Mansion Block: These shall generally have a front entrance per lobby and core. Units accessed from street level may have their own separate entrance.
4.2.28	Utilities: Refuse / bin stores for individual units shall, in general, be concealed from view. Generally they shall be incorporated into the design of the main building form.
4.2.31	The top of a linking structure must be contained within the maximum envelope, however it may be lower than the minimum height if a connection is required between the middle floors of the connected buildings.
4.3.3	Feature buildings generally follow the guidelines for tall buildings especially in their high quality design and their architectural expression.
4.3.6	Feature Buildings Defined: Feature buildings are in general defined as: <ol style="list-style-type: none"> 1. Buildings of a high architectural quality that are designed and detailed to stand out as landmark features. 2. The tall building element sitting on top of mid-rise buildings or podium (fig: 4.3.2) 3. A building less than or equal to 77% of the height (AOD) of a tall building. 4. Buildings with exemplary standards of sustainable construction. 5. Buildings which appropriately contribute to the skyline. 6. Buildings which are sensitive to their impact on the immediate micro-climate in terms of wind, sun, reflection and overshadowing. 7. Buildings that enhance and have a positive relationship with both the existing and proposed context in terms of the following: <ul style="list-style-type: none"> • Proportion. • Composition. • Relationship to other buildings, streets, public and private open spaces.
4.3.12	General:

	Feature buildings above plinth level shall be slender to allow for maximum sky view for lower accommodation and adjacent constructions.
4.3.15	A feature building's mass shall reduce to the top of the building to enhance its impact on the skyline.
4.3.18	Multiple Feature Buildings on a Single Development Plot: Where more than one feature building exists on a single development plot, each feature building may not appear monolithic and shall be visually and architecturally separated (see figure 4.3.6).
4.3.22	The scale and proportion of the façades shall have a human scale that reflects the residential units behind. This may be achieved through the design of windows, balconies and scale and application of materials.
4.3.24	Overview: The elevation of a feature building shall be designed in a way that emphasises slenderness, therefore vertical articulation is encouraged (see figure 4.3.9).
4.3.31	The ratio may decrease to the top of the building to give the impression of a lighter building crown.
4.3.32	Solid to void ratios shall reflect the orientation and specific micro-climate considerations of each feature building.
4.3.33	Generally, solid to void ratios of feature buildings shall aim to be no greater than 40:60. This solid to void ratio does not apply to the building base.
4.3.36	Balconies: Projecting balconies are generally discouraged from feature buildings. Balconies shall be integrated into the façade detail / layering as outlined above and shown in figure 4.3.12.
4.3.38	Overview: Feature buildings act as focal points of reference within the masterplan. The roofscape is a key element in marking out a taller element from the surrounding massing, therefore the roofscape may be sculpted to create a visually interesting profile.
4.3.39	General: Feature buildings act as points of reference within the masterplan. The roofscape is a key element in marking out such from the surrounding massing and may be designed to: 1. Maximise the appearance of slenderness. 2. Be sculpted to create a visually interesting profile. 3. Lighten towards the top.
4.3.44	Overview: Feature buildings shall predominately aim to use natural mineral based materials (e.g brick, stone, terracotta etc). Materials chosen shall have textures, colours, shapes and qualities that are easily perceived and reflect the landmark quality of the feature buildings
4.3.45	This may be achieved through the following: <ul style="list-style-type: none"> • The quality of the selected materials. • Well designed and integrated details. • Originality of the application of the materials. • The treatment of the material e.g. as a surface decoration or an expression of either structure or volume. • Texture being enhanced through repetition. • Order and layering to add complexity; a richness of application.

4.3.46	<p>Colour and Tone: Colour and tone shall be harmonious and aim to enhance upon the palette present within the existing surrounding context.</p>
4.4.1	<p>Overview: Tall buildings shall have a clearly defined base, middle and top and shall comply with the parameters for maximum and minimum deviation.</p>
4.4.2	<p>Tall Buildings Defined: Tall buildings are defined as:</p> <ol style="list-style-type: none"> 1. Only located on development plots BW04 and NE06. 2. Buildings no taller than the Empress State Building. 3. Buildings of the highest architectural quality that are designed and detailed to stand out as landmark elements of the masterplan. 4. Buildings which appropriately contribute to the skyline. 5. Buildings which consolidate a cluster with the Empress State Building. 6. Buildings with exemplary standards of sustainable construction. 7. Buildings which are sensitive to their impact on the immediate micro-climate in terms of wind, sun, reflection and overshadowing. 8. Buildings that enhance and have a positive relationship with both the existing and proposed context in terms of the following: <ul style="list-style-type: none"> • Proportion. • Composition. • Relationship to other buildings, streets, public and private open spaces.
4.4.8	The proportion and articulation of tall elements shall be designed to emphasise slenderness.
4.4.10	Tall buildings shall appear freestanding though still form a cluster with the Empress State Building.
4.4.11	The mass shall be formed to allow views across the masterplan and wider context.
4.4.12	A tall building's mass shall reduce to the top of the building to lessen its impact on the skyline.
4.4.14	Tall buildings above plinth level shall be slender to allow for maximum sky view for lower accommodation and adjacent constructions.
4.4.17	<p>Overview: Elevations shall be designed to a high architectural standard and shall reflect the importance of the tall building as a key component of the masterplan.</p>
4.4.18	Elevation design shall relate to and enhance the existing surrounding historical context.
4.4.19	Tall buildings shall have elegant proportions which are consistent and ordered.
4.4.21	<p>Façade Layering / Depth and Articulation: The level of articulation and architectural detail to tall buildings form and façades shall be considered so that it reads from long, medium and short distances.</p>
4.4.22	Articulation of façades shall be expressed vertically through architectural detailing. Such detailing shall be rhythmic and uniform, creating consistency (see figures 4.4.4 and 4.4.5).
4.4.23	Façades shall be layered and composed of parts to reduce the bulk of tall buildings and to avoid monolithic reading of the building (see figure 4.4.6).

4.4.27	Horizontal elements shall be understated and secondary to any vertical elements. Where required, solar shading shall have a vertical element to its design.
4.4.34	Overview: It is important that a tall building is integrated with its immediate surroundings in a satisfactory way at the lower levels, including the public realm treatment.
4.4.35	The Base Defined: The base of a tall building is defined as: 1. Having predominately vertical articulation. 2. Responding to and enhancing the public realm either through the incorporation of colonnades or through the design of a pedestrian friendly streetscape. 3. Being populated with active uses. 4. Having a human scale to the design and positioning of openings. 5. Having articulated thresholds that clearly define entrances to and from the building. 6. Creating an address and destination to the street. 7. Extending the façade to ground level. 8. Maximising glazing to street elevations.
4.4.40	The tower element of a tall building shall connect visually to the ground plane to ensure that there is a clear relationship between the use of the building and the surrounding streets.
4.4.42	Overview: The top shall be treated as the fourth element. Visible as the building crown from mid and long distance views, it shall have an architectural excellence of its own achieved through its materiality, detail and form.
4.4.43	The roofscape of tall buildings shall be articulated and distinctive in a way that responds to, and expresses, the skyline of the masterplan and individual elements both within the site and without.
4.4.44	Tall buildings act as focal points of reference within the masterplan. The roofscape is a key element in marking out a taller element from the surrounding massing and may be designed to: 1. Maximise the appearance of slenderness. 2. Be sculpted to create a visually interesting profile. 3. Lighten towards the top.
4.4.47	Solid to void ratios shall reflect the orientation and specific micro-climate considerations of each tall building.
4.4.48	Generally, solid to void ratios of tall buildings shall aim to be no greater than 40:60. This solid to void ratio does not apply to the building base, Please refer to clause 4.4.35
4.4.49	This ratio may decrease to the top of the building to give the impression of a lighter building crown.
4.4.52	Predominately voids shall be designed to emphasise the vertical proportions of the tall buildings.
4.4.53	Balconies: Balconies shall be integral to the design and shall not appear ‘bolted on’.
4.4.54	Projecting balconies are generally discouraged from tall buildings. Balconies shall be integrated into the façade detail / layering as outlined above and indicated on figure 4.4.7.

4.4.56	<p>Overview: Tall buildings shall aim to use natural mineral based materials (e.g brick, stone, terracotta etc). Materials chosen shall have textures, colours, shapes and qualities that are easily perceived and reflect the landmark quality of the tall buildings.</p>
4.4.57	<p>This may be achieved through the following:</p> <ul style="list-style-type: none"> • The quality of the selected materials. • Consistency of selected materials. • Well designed and integrated details. • Originality of the application of the materials. • The treatment of the material e.g. as a surface decoration or an expression of either structure or volume. • Texture being enhanced through repetition. • Order and layering to add complexity a richness of application.
4.4.58	<p>Colour and Tone: Colour and tone shall be harmonious and aim to enhance upon the palette present within the existing surrounding context.</p>
4.5.2	<p>The Base Defined: The base is defined as the area of a building's frontage from ground level to the character datum line. This will typically be the first 1-2 floors above ground level.</p>
4.5.3	<p>A character datum line is not mandatory on secondary and tertiary routes, however buildings on these routes shall follow tri-partite principles and align horizontal lines with those already established on the route.</p>
4.5.5	<p>Where there are changes of use, intersecting public pathways or open spaces, the design of each building's base shall provide for a transition in scale and articulation to accommodate these variations.</p>
4.5.9	<p>Residential Uses: Where private residential uses exist at ground floor, the design of the building's base and it's adjacent public realm shall direct passers-by away from windows and thresholds in order to provide privacy for residents. This shall be in the form of a defensible zone in front of windows and entrances.</p>
4.5.10	<p>Where private residential uses are the major typology of a plot, direct entry into individual units shall be considered.</p>
4.5.11	<p>Projecting Elements: Projecting elements within the base of each building shall not impede the adjoining public realm.</p>
4.5.15	<p>Building use shall be clearly articulated with greater prominence and transparency given to business use. Ground floor residential frontages shall be more private incorporating defensible space. Residential frontages shall employ entrances and fenestration at frequent intervals as a means of articulating rhythm and use.</p>
4.5.20	<p>The design of ground floor façades of primary frontages shall aim to achieve a high level of transparency with the exception of residential ground floor uses. The inclusion of blank walls and louvres shall be avoided where possible. Residential frontages shall employ entrances and fenestrations at frequent intervals as a means of animating and reinforcing the rhythm of the street.</p>
4.5.22	<p>Ground floor frontages on secondary routes shall, where possible, have active and attractive street frontage that allows for privacy and diffusion to</p>

	the occupant.
4.5.24	Ground Floor Façades on tertiary frontages shall, where possible, offer privacy for the occupant in the form of defensible space.
4.5.30	The spill-out zone must be contained within the zone of articulation, clearly defined by transitional elements such as awnings/canopies, green barriers, cafe furniture, market stalls etc.
4.5.31	The movement zone is the pedestrian area of public realm outside of the zone of articulation and shall accommodate the free-flow movement of pedestrians. Shop related street furniture as well as public street furniture shall not be permitted in this zone.
4.5.37	Where the ground floor of a building is residential in use, a defensible zone shall be included, particularly in front of windows, to provide a measure of privacy and separation from the street.
4.5.38	In general, zones in front of buildings shall be set out in a way that clearly defines and articulates public and private realms. This may be in the form of railing, planting (grass, flowers, hedges), a light well, a garden, recesses/extrusions etc.
4.5.39	Private defensible space must not interfere with the public realm and shall be contained within the maximum plot parameter. Please refer to Parameter Plan ECM2-PA-03-011 / 023 / 112 and to Part 5.
4.5.41	Defensible space will be is at least 1m in depth where possible.
4.5.43	There shall clearly be a front and a back to the building with residential entrances clearly articulated and defined in a way that differentiates them from business entrances or vehicle and service access
4.5.45	through the use of defensible zones such as set-backs, fences, planting, changes in height, layering of the façade.
4.5.49	Colonnades and Arcades: Colonnades and arcades must be contained within the zone of articulation. The base may not be recessed further than the distance defined by the maximum limit of deviation
4.5.54	Under-crofts: Accessible under-crofts shall be avoided on primary routes. Under-crofts for non-habitable use (parking or services) shall be avoided on primary and secondary routes. The façades of under-crofts shall conform and be continuous to the building's scale, form and appearance.
4.5.56	Light Wells shall be contained within the zone of articulation.
4.6.2	The Middle Defined: The middle is the area of frontage above the building base, up to the building's shoulder height. The shoulder height of a building, identified in Parameter Plans ECM2-PA-03-009 / 021 / 110 and ECM2- PA-03-010 / 022 / 111, varies throughout the site. The middle can be defined as the main mass of the building above the character datum line and beneath any secondary setbacks and plant areas.
4.6.7	All balcony types must be completely contained within the maximum parameter envelope.
4.6.15	Overview: Façade details such as rainwater pipes, fins, louvres etc shall be contained within the maximum plot parameter. These elements shall be detailed in a vertical manner.

4.6.16	Projecting details must be contained within the maximum plot parameter and shall not excessively overshadow the public realm.
4.6.19	Vertical Articulation: Articulation of façades on primary frontages shall be expressed vertically through architectural detailing, changes in materials etc. Such detailing shall be rhythmic and uniform, creating consistency to the architecture of buildings with a primary frontage. Horizontal elements shall be understated and secondary to any vertical elements unless an appropriate alternative solution is agreed.
4.6.21	Fenestration: There shall be a consistency of materials and window proportions. Facing frontages shall minimise over/on-looking and to maximise privacy.
4.6.22	Balconies: Balconies shall be designed to appear integral with the main building mass and where projecting balconies are permitted, they shall avoid a ‘bolted-on’ appearance
4.6.24	Vertical Articulation: Articulation of façades on secondary frontages shall be expressed vertically through architectural detailing etc. Although vertical elements shall be read as the most significant components on the façade, horizontal elements such as balconies, cornices, solar shading, etc may be introduced and act as visual breaks.
4.6.25	Fenestration: There shall be a consistency of materials and window proportions.
4.6.26	Facing frontages shall minimise over/on-onlooking and to maximise privacy.
4.6.29	Vertical Articulation: Articulation of façades on tertiary frontages, where feasible, shall be expressed vertically. Blank façades and the inclusion of services may limit the degree of articulation on tertiary frontages. All services shall be screened discretely integrated with the architectural language of the façade.
4.6.31	Facing frontages shall minimise over/on-looking and to maximise privacy.
4.6.34	Vertical Articulation: Vertical articulation of boundary elevations is encouraged. Blank façades and the inclusion of services may limit the degree of articulation on these elevations. All services shall be screened discretely within the architectural language of the elevation.
4.6.35	Fenestration: Boundary elevations shall be vertically articulated where possible, transparent fenestration on a boundary elevation shall be minimised in order to maximise privacy. Private residential amenity space, such as balconies, must be contained within the maximum building extent.
4.6.36	Projecting and bolt-on balconies are not permitted. Screens and planting to aid privacy shall be used where possible.
4.7.2	The Top Defined: The top of the building can be defined as the area of façade which is above shoulder height. Shoulder height, defined in Parameter Plans: ECM2-PA-03-009 / 021 / 110, ECM2-PA-03-010 / 022 / 111, varies throughout the site. The top includes set-backs which may incorporate roof gardens, terraces, penthouses as well as plant space and roof. Maximum Building height (including plant) is defined in ECM2-PA-03-009 / 021 / 110 and minimum

	building height (including plant) is defined in ECM2- PA-03-010 / 022 / 111.
4.7.3	Massing: The overall massing of the top of each plot shall be designed to reinforce the articulation of the middle and must be contained within the minimum and maximum deviation lines specific to each plot. Articulation and modelling to maximise views, provide roof-terraces and enhance the transition between differently scaled buildings is encouraged.
4.7.19	Articulation: The method of articulating roof edges may include a parapet, balustrade, exaggerated eaves, cornice.
4.7.20	Roof Edges of Low Rise Buildings: Roof edges of low rise buildings shall be aligned to ensure a sense of continuity and uniformity in the building massing. Please also refer to Clause 4.2.7 with reference to stepped and staggered buildings.
4.7.22	Tall Buildings: The roof edges of tall buildings must maintain high quality design principles as outlined previously.
4.7.23	Pitched Roofs & Eaves: Overhangs to roof edges are permitted within the confines of the maximum parameter plot envelopes. Soffits shall be detailed to a high standard.
4.7.26	Drainage Elements: On primary routes, guttering shall be concealed behind the shoulder and roof edge. Where possible, drainage elements shall be integrated into the building façade.
4.7.29	Overview: Plant shall be integrated into the main building mass to ensure that roofscapes are usable and attractive spaces which add to the open space and landscape strategy for the masterplan. For this reason, the design and integration of plant to the main building mass is crucial to ensuring that the roof remains a usable space within the maximum building envelope
4.7.30	All elements associated with plant (including Chimneys, flues, satellite dishes, aerials, etc) shall be contained within the maximum parameter envelope. Please refer to Parameter Plan ECM2-PA-03-009 / 021 / 010.
4.7.31	Plant areas shall be screened. Their design shall be restrained so they are not visible from street level. However, as plant may be visible from longer distance views, materials shall minimise the impact on longer distance views.
4.7.32	On Tall Buildings and feature buildings, plant space shall be integrated into the overall design of the building.
4.7.33	Façade Cleaning: Building designers shall ensure that all façade cleaning cradles and equipment can be stored within the building or screened plant area when not in use, so as not to be visible from the outside. Fixed Building Maintenance where possible Units shall where possible be integrated within the roofscape.
4.8.4	The overarching strategy is based on the 4 villages approach taken in the Terry Farrell & Partner's masterplan and subsequent character areas: <ul style="list-style-type: none"> • A clear hierarchy of well connected, permeable streets and spaces. • Short and relatively fine grained blocks. • Clearly defined public and private realm. • Building street interface. • Building entrance legibility and wayfinding.

	<ul style="list-style-type: none"> • Well designed-articulated buildings and public realm.
4.8.6	<p>Cohesion: The design and detail of the public realm shall promote cohesion throughout the development by:</p> <ul style="list-style-type: none"> • A selected palette of surface materials and street furniture. • A structure of tree planting, hedge planting and street boundary treatments. • Palette of street details which are used to promote cohesion and reinforce public realm character.
4.8.7	Differing development phases shall work together to create places which, while responding to local conditions/needs, also reinforce a sense of cohesion between streets, districts and parks.
4.9.5	<p>Consideration shall be given to the provision of streetscape as quality public realm. Generic detailed design considerations that need to be adhered to are:</p> <ul style="list-style-type: none"> • Visually simple, and free of clutter. • The street shall be designed to be multifunctional. • Public and private boundaries shall be clearly defined and articulated. • Ordered provision for access, deliveries and storage of vehicles shall be incorporated. • Accessible, safe and legible for all. • Street identity and character shall be clearly articulated and reinforced in design and detail, respond to and be sympathetic to its use, activity and context.
4.9.10	Buildings shall establish a continuous alignment along the length of the street to establish sufficient enclosure to contain and define the street.
4.9.11	The building line must be located between the maximum and minimum building extent. Façades of buildings shall be considered as ‘space defining’ to provide a unified volume of enclosure to the public realm.
4.9.12	Facing residential façades shall be designed in a way that minimises overlooking and maximises privacy and daylight.
4.9.15	<p>Street Design: Streets shall be visually simple and free of clutter. Street furniture, planting, paving, way-finding, business signage, lighting, etc shall be legible and functional without impeding or interfering with ease of movement.</p>
4.9.16	The identity and language of the Character Area shall be clearly articulated and reinforced in the design detail of its streets. Please refer to Part 3.
4.9.17	There shall be clear definition and articulation of public and private boundaries.
4.9.18	Vehicle access, servicing and utilities to buildings shall not interfere with the public realm or impede movement and circulation.
4.9.19	<p>Active Public Realm: Making building frontages ‘active’ adds interest, life and vitality to the public realm. This may include:</p> <ul style="list-style-type: none"> • Frequent doors and windows. • Articulation of façades, with projections such as bays, porches, canopies. • Narrow frontages to business and community buildings giving vertical rhythm to the street. • Lively internal uses visible from the outside, or spilling onto the street.
4.9.24	<p>Trees: Streets shall be designed to incorporate trees to establish rhythm and structure</p>

4.9.25	Lighting: Street lighting shall reinforce character, street rhythm, activity level and provide lighting to the carriage way and pedestrian pavement
4.9.26	Clearly Identified Building Entrances: Entrances shall be clearly identifiable, contribute to the ease of wayfinding and be articulated to establish a language and rhythm to the street.
4.9.32	Utilities: Streetscape design shall take into account the need for the installation of utilities, services, maintenance, resistance to vandalism and access to underground services. Utilities are 'extraneous' and subordinate to other street functions.
4.9.34	Design Clarity: The design of the streets shall be visually simple and free of clutter.
4.9.37	Aims and Objectives: Future development shall, where possible, incorporate the following aims: <ul style="list-style-type: none"> • To create and repair connections across the wider area. • To improve pedestrian connections from the existing streets and the surrounding area to public transport facilities. • To establish a movement hierarchy that makes walkability paramount.
4.9.41	Street crossing points shall be frequent, direct and uncomplicated.
4.9.43	Streets shall be designed to prioritise cyclists and create safe and attractive conditions for cycling.
4.9.45	Primary cycle routes shall be signed routes which link with the existing London Cycle Network.
4.9.47	A combination of residential cycle parking solutions will be provided to suit a range of needs. Parking solutions will include: <ul style="list-style-type: none"> • On street parking. • On plot parking in secure and weatherproof shelters. • Parking within buildings.
4.9.50	Provision for short term visitor cycle parking shall be distributed throughout the development, in particular: <ul style="list-style-type: none"> • At regular intervals along the High Street. • At key destinations along the Broadway. • At key entry destinations to the Lost River Park. • At all transport interchanges (bus, rail and tube).
4.9.55	Wayfinding: The wayfinding strategy shall be incorporated over time to include a range of systems, tools and techniques, for example: <ul style="list-style-type: none"> • A hierarchy of distinctive features, spaces and buildings within the development. • Appropriate signage. • Sensory wayfinding. • Illustrative maps as signs. • A legible palette of materials.
4.9.56	The wayfinding strategy shall be developed to achieve a coherence and enhanced legibility to the new district.
4.9.57	Physical Signage: Where required, physical wayfinding systems shall include signage with directional information as well as street signs and maps.
4.9.58	Public realm design shall include an easy-to-use system or family of way-

	finding signs which present information in a range of ways, including on maps and signs. It shall be integrated into the public realm so as to positively add to the quality of the streetscape and be co-ordinated with other transport modes.
4.9.59	Traffic signs shall be designed and installed so as to minimize their visual impact while still clearly demonstrating the requirements of the relevant traffic orders to road users.
4.9.63	<p>Access detailed design principles shall include:</p> <ul style="list-style-type: none"> • Pavement detail, including all material treatments and colours used for pathways, kerbs and shared surface treatments must adhere to creating a street design that is safe uncluttered, inclusive and easily defined for movement by people of all ages and disabilities. • Clear footway widths shall be provided and maintained. • Carefully located street furniture. • Dropped kerbs or raised pedestrian tables shall be installed wherever practicable and tactile paving shall be installed where appropriate. • All areas of paving shall have a ‘walkable’ surface. • Appropriately positioned and designed seating shall be installed at reasonably frequent intervals across the public realm.
4.9.67	<p>Publicly accessible spaces shall reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating. In particular the following measures shall be incorporated at the design stage to ensure that overall design quality is not compromised:</p> <ul style="list-style-type: none"> • Routes and spaces shall be legible, overlooked and well maintained. There shall be an indication of whether a space is private, semi-public or public, with a mix of uses, where appropriate, to maximise activity throughout the day and night. • Places, buildings and structures shall incorporate features that consider the security of people and property. • Streets that are overlooked by homes not only feel safer but are safer, with much lower rates of burglary. Slower car speeds, more walkers and cyclists mean it is safer for children to walk to school or play outside.
4.10.2	<p>The Five Principles of the Open Space Strategy: The strategy for the public realm and landscape has been developed as an integral part of the masterplan. Five principles underline the strategy. These are to:</p> <ol style="list-style-type: none"> 1. Create a framework of open spaces. 2. Ensure that the open space connects to and positively reinforces its existing context. 3. Provide open space to support the density and land use identified elsewhere in the Masterplan. 4. Encourage permeability and access to open space throughout the development. 5. Create a series of open spaces that are fully integrated within the development.
4.10.3	<p>Six Components of the Public Realm and Landscape: Future development shall take into account the six components of the public realm and landscape framework summarised below:</p> <ol style="list-style-type: none"> 1. ‘The High Street’ and the ‘Broadway’ are elements which establish a district structure and inter-district connection.

	<p>2. The Stepping Stones articulate district nodes and ensure that the development connects and integrates with its context - the gateway / threshold squares.</p> <p>3. A Lost River Park which provides an oasis of green at the heart of the site.</p> <p>4. Garden squares and communal gardens which establish neighbourhood identity.</p> <p>5. A network of residential streets inclusive of tertiary pedestrian and cycle routes.</p> <p>6. Small open spaces and pocket parks - Places to play and be.</p>
4.10.6	The design and articulation of building enclosure shall be considered and designed in conjunction with the adjoining public realm and landscape.
4.10.12	A minimum of 2.42 ha of the open space proposed outside of the development plot boundaries shall be provided as publicly accessible green space.
4.10.13	A minimum of 0.54 ha of the open space proposed outside of the development plot boundaries shall be provided as publicly accessible civic space.
4.10.25	The development shall be phased so an appropriate cumulative quantum of open space is provided relative to the quantum of residential development
4.11.3	<p>Spatial Structure: The defining generic spatial attributes of the Civic Squares are:</p> <ul style="list-style-type: none"> • Adjacent to existing district vehicular routes. • Defined by existing and proposed building enclosure. • Articulate enhanced public open space within the urban context. • Establish intensified business and community activity at ground level. • Facilitates transport interchange. • Respond to and integrate existing topography and levels. • Respond to existing built fabric - including conservation areas and listed buildings.
4.11.4	The levels of the Civic Square shall correspond to the adjoining site levels to create an accessible environment for all.
4.11.9	No private back gardens are permitted adjacent to the boundary of the public civic squares.
4.11.14	<p>Trees: Where appropriate, trees shall be provided to define the square and provide structure to the landscape proposals. Trees shall be situated to ensure maximum sunlight permeates into the open space.</p>
4.11.15	<p>Lighting: Appropriate lighting within the civic squares shall be proposed to create a safe and secure environment, while respecting neighbouring residents, wildlife and habitat refuges.</p>
4.11.18	<p>Materials and Street Furniture: The civic squares shall be designed and detailed utilising a palette of quality materials and street furniture which articulate the character, legibility and cohesion of the square and are compatible with the surrounding residential districts.</p>
4.11.19	<p>Environment: The design of the Civic Squares shall be visually simple, and free of clutter. The design and detail of the Civic Squares shall promote environments that respond to orientation, existing and changing climate conditions so as to</p>

	create positive and usable micro-climates within the public realm and to the adjoining buildings, Future design shall where possible maximise sunlight within open space, promote daylight penetration and mitigate wind conditions.
4.11.22	<p>Character: The essential character elements of Residential Garden Squares are:</p> <ul style="list-style-type: none"> • Located at the heart of the residential quarters. • To establish a residential neighbourhood setting and character. • To establish a sense of scale with trees and feature trees which provide visual amenity to the surrounding streets and residents. • Provide sustainable publicly accessible open space. • Incorporate appropriate play provision areas. • Incorporate ecology.
4.11.23	<p>Spatial Structure: The defining generic spatial attributes of the Residential Squares are:</p> <ul style="list-style-type: none"> • To be set within an enclosure of residential buildings. • For the square perimeter to adjoin at least two streets that serve vehicles, pedestrians and cyclists. • Perimeter streets lined by building fronts which establish active street frontages through regular residential entrances. • Mature street trees line the perimeter of the square. • Square perimeter defined by a consistent street language of railings and hedges.
4.11.28	<p>Boundaries and Frontages: The boundary of private and public ownership/use shall be clearly articulated through a street language of boundary walls, hedges and railings to provide clearly defined public and private realms.</p>
4.11.29	Where residential dwellings adjoin the garden squares, the privacy of ground floor rooms shall be protected by defensible space.
4.11.35	Trees shall be provided to define the perimeter of the square and structure the landscape proposals within.
4.11.41	<p>Materials and Furniture: The residential garden squares shall be designed and detailed utilising a palette of quality materials and furniture which articulate the character, legibility and cohesion of the square and are compatible with the surrounding residential district.</p>
4.11.42	The design of the residential garden squares shall be visually simple, and free of clutter.
4.12.3	<p>Minimum amenity space for family dwellings = 36 sqm / per residential dwelling unit Minimum amenity space for non family dwellings = 14 sqm / per residential dwelling unit</p>
4.12.4	Dwellings with accommodation located at grade shall be provided with the amenity stated above immediately adjoining the dwelling.
4.12.7	The quantum of residential amenity will be distributed throughout the development such that the appropriate quantum of amenity provided relates to the number of residential dwellings.
4.12.10	Private amenity space shall be located to provide better privacy and security. Wherever possible private outdoor space shall be located adjacent to private or shared amenity space.

4.12.11	Where private outdoor space is located adjacent to public space, rear gardens are to be made secure and usable by reducing direct overlooking, providing secure public/private boundaries.
4.12.13	Where shared or communal space is provided in internal courtyards, the residential use of accommodation at grade shall be protected with the provision of private yards or gardens.
4.12.15	Where possible, private amenity shall incorporate food production, biodiversity, and sustainable urban drainage.
4.12.16	Wherever possible, amenity shall be orientated to maximise sun and be sheltered from prevailing winds. At higher dwelling levels consideration shall be given to adjustable climate control.
4.12.19	Quantum: The quantum of amenity provided by communal gardens at grade shall be that required to contribute to the amenity needs of the residential dwellings associated with the communal gardens.
4.12.20	Character: Every element of the communal garden contributes to the identity and character of a place: <ul style="list-style-type: none"> • A garden setting enclosed within a residential setting. • Provide accessible, high quality, semi private green open amenity space for the residents. • Enclosed or partially enclosed by residential buildings. • Incorporates a variety of landscape spaces and amenity. • Incorporates a balance of amenity space and ecological habitat. • Provides visual amenity viewed from above. • Create a multifunctional green space for both personal and shared social events.
4.12.23	Use: All residential buildings which enclose an open space at grade must be associated with and have access to the communal amenity space.
4.12.27	Communal gardens must incorporate playable space that contributes to the site wide play space strategy as set out in Chapter 4.13. Emphasis shall be on the provision of exciting play environments integrated with the landscape structure of the garden squares. Naturalistic play environments shall be supported by provision of equipment led playspace.
4.12.28	Adjacencies: Where residential dwellings adjoin the communal garden, the privacy of ground floor rooms shall be protected by defensible space. In most instances, private amenity space will be provided.
4.12.29	A carefully articulated defensible edge shall be provided between the private amenity zones and the communal garden. This defensible edge shall be softened, visually un-intrusive and preferably articulated through the use of planting. Please refer to figure 4.12.2.
4.12.33	Lighting: Appropriate lighting shall be provided to create a safe and secure environment, while respecting adjoining properties, wildlife and habitat refuges.
4.12.36	Materials and Furniture: Communal gardens shall be designed and detailed utilising a palette of quality materials which articulate the character, legibility and cohesion

	compatible with the surrounding residential development. Communal gardens shall be visually simple, and free of clutter.
4.12.40	<p>Principles: The principles of living roofs:</p> <ul style="list-style-type: none"> • Provide a sanctuary and place of refuge for private residential use at roof level. • Maximise the rooftop amenity space. • Balance usable amenity space with ecological habitat, green roofs & food cultivation. • Provide substantial environmental, recreational and social benefit. • Provide a variety of vertical planting for wind and noise mitigation. • Provide a variety of intensive and extensive living roofs and grassland meadows for conserving and improving biodiversity. • Establish a welcoming place designed for the benefit and wellbeing of the residents.
4.12.41	<p>Quantum: The maximum quantum of amenity roofs and minimum quantum of living roofs required is set out for each plot in Part 5 of the Guidelines. The quantum of amenity roofs shall be that required to contribute to the overall residential amenity required by the associated plot.</p>
4.12.42	<p>Character: The character:</p> <ul style="list-style-type: none"> • A garden setting within enclosure at roof level. • Accessible high quality communal green open amenity space for the residents. • Safe and secure. • Appropriately balance the usable amenity space with ecological planting or food cultivation. • Incorporate vertical planting, grasses, meadows, sustainable and biodiverse planting. • Design appropriate measures for wind, noise and sun protection to provide usable space. • Incorporate a variety of landscape settings. • Provide accessible access to the roof level for all users.
4.12.43	<p>Spatial Arrangement: The defining generic spatial attributes of the communal gardens are:</p> <ul style="list-style-type: none"> • Green open amenity set within roof level enclosure. • Screens, walls and canopies provide built enclosure and climate protection. • Trees, hedges and green walls provide landscape structure to the open space. • Communal access for all residents. • Incorporate a variety of landscape settings. • A variety of spatial environments incorporating amenity, ecology, habitats and food production.
4.12.45	Additional garden principles relative specifically to roof top gardens which shall be considered include perimeter enclosure to mitigate exposed climatic conditions, secure guarding, fire escape, structural loading, access, maintenance and irrigation.
4.12.48	The roof / building edge shall be sufficiently designed to ensure safe use of the entire roof level. Building edge treatment requires careful consideration

	to incorporate cleaning façade equipment, secure guarding and planting to maximise usable amenity space.																
4.12.49	Intensive green roofs shall be comprised of vegetation and based on a relatively nutrient rich and deep substrate.																
4.12.50	Green roofs also form a part of an effective sustainable drainage (SuDs) solution and shall be designed to reduce the amount of storm water run-off and attenuate peak flows.																
4.13.8	Quantum: Policy requires that 10 sqm of playable space per child shall be incorporated within the open space provision. The development will seek to meet this policy target.																
4.13.9	The quantum of playable space for the development shall be identified for the various age groups dependent on the proposed development residential unit numbers, size and tenure.																
4.13.10	The site wide play space strategy shall align with the relevant Borough and London wide policy standards.																
4.13.11	The amount of playable space provision shall be calculated on the expected children yield (population) generated by the development proposals.																
4.13.14	Table 4.13.4. Child Age Group: <table border="1"> <thead> <tr> <th>Private and Intermediate</th> <th>%</th> <th>Social</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>0.4</td> <td>59</td> <td>0.4</td> <td>28</td> </tr> <tr> <td>5-10</td> <td>27</td> <td>5-10</td> <td>42</td> </tr> <tr> <td>11-15</td> <td>14</td> <td>11-15</td> <td>30</td> </tr> </tbody> </table>	Private and Intermediate	%	Social	%	0.4	59	0.4	28	5-10	27	5-10	42	11-15	14	11-15	30
Private and Intermediate	%	Social	%														
0.4	59	0.4	28														
5-10	27	5-10	42														
11-15	14	11-15	30														
4.13.15	Where 10sqm or greater private amenity space is provided immediately adjoining a residential dwelling then the children ages 0-4 related to that property may be discounted from the total provision of playable space required to be incorporated within the open space.																
4.13.16	Distribution: The distribution of playspace throughout the masterplan shall be determined with regard to existing Borough play provision and the recommended distance, as set out in the GLA SPG, from residential dwellings.																
4.13.17	Playspace for children aged 0-4 shall be located within a 100m walking distance from a residential dwelling. (60m radius).																
4.13.18	Playspace for children aged 5-11 shall be located within a 400m walking distance from a residential dwelling. (240m radius).																
4.13.19	Playspace for children aged 12-16 shall be located within a 800m walking distance from a residential dwelling. (600m radius).																
4.13.24	A portion of 0-4 playspace shall be provided within the communal gardens located within the development plots. The remaining portion of 0-4 playspace shall be located within public realm open space outside of the development plots and shall be publicly accessible																
4.13.28	Qualitative Design Criteria: Play areas allocated for Age Group 0-4 shall include seating for supervising carers, and be positioned across the site in communal areas with boundaries so as to provide secure environments for young children to explore and learn.																
4.13.29	Design guidance related to the successful playable space identifies the following criteria: <ul style="list-style-type: none"> • Space - ensuring there is sufficient space to accommodate a range of 																

	<p>activities.</p> <ul style="list-style-type: none"> • Location and accessibility - ensuring that play spaces are suitably located and accessible within an acceptable walking distance of the home. • Quality and design - ensuring that play spaces are integrated into their surroundings and are well designed, attractive and safe with a range of activities and facilities for different age groups. • Management and maintenance.
4.14.5	To create a framework of trees using a hierarchy of forms, sizes and species, assisting in establishing a strong sense of character and aiding legibility.
4.14.6	To ensure that the majority of tree species used are native, or of known value to UK wildlife, and where possible, of local provenance
4.14.7	To contribute towards UK and local BAP target species and habitats.
4.14.8	To contribute to the establishment of a green network; through vertical greening and links across streets at canopy level.
4.14.10	To review existing tree stock with regard to retention where feasible, or to inform the proposed species selection (from historic or current databases
4.15.4	To increase the overall population, variety and variability of native species, and to increase the quality and range of wildlife habitats and ecosystems, through maximising biodiversity, habitat niche creation and ecological functionality within the landscape
4.15.6	To create habitats which are, or would have been characteristic to the local area and which contribute towards Local Biodiversity Action Plans (Local BAPs), in particular the Habitat Action Plans (HAPs) and Species Action Plans (SAPs).
4.15.7	To establish and maintain the landscape utilising sustainable and best method practices
4.15.8	To protect and enhance existing ecological habitats of value on the site where practicable, or mitigate their loss where not.
4.15.10	The ecological principles shall be developed, designed and integrated in line with the local Boroughs and GLA aspirations, as well as achieving UK wildlife legislative strategic objectives.
4.15.11	<p>Quantum</p> <p>Provision of habitat and ecology areas are to be incorporated within the site wide open space and green roof provision. The following habitat and ecology area shall be incorporated:</p> <ul style="list-style-type: none"> • A minimum provision of 20,000 sqm shall be provided at grade solely for natural habitat's and ecology areas. Of this area: • A minimum 3500 sqm of wet woodland will be implemented within the Lost River Corridor, sustainable urban street drainage and within Garden Squares, and will be made up of the species including alder and ash • A minimum 1850 sqm of freshwater habitats will be implemented across the site in suitable form and location for birds and invertebrates such as dragonflies. These will include rainwater garden, bird baths, reedbeds, bioswales, bio retention planters, attenuation ponds and ditches with marginal planting. • A minimum provision of 14% of the building footprint shall be provided at roof level as living roofs for biodiversity (brown and green). Biodiversity roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

4.15.15	<p>Design Considerations: The detailed design of public realm and landscape over decks shall be developed as the spatial typologies, land uses, plant material proposals and species are defined. Detailed design shall consider:</p> <ul style="list-style-type: none"> • Tree size, and therein rootball size and depth. • Topsoil depths. • Subsoil depths and sand blinding layers (to avoid or minimise use of geotextiles). • Soil types / specification (lightweight, habitat specific, CBR requirements for pits in hardworks areas). • Requirements for light weight void formers (expanded clay, polystyrene). • Drainage layers (lightweight gravels and or drainage mats). • Drainage outlets (positioning and exit points for water). • Requirement for roof slabs / structures to be laid to falls. • Requirements for insulation as placed in the landscape layers (required by the building). • Waterproofing types and integration of anti-root barriers. • SUDs integration in respect of water collection and recycling. • Irrigation requirements (podium landscapes benefit greatly from automatic irrigation). • Means of anchoring trees during establishment phase. • Maintenance and management requirements.
4.15.16	<p>Structural Constraint: The design and detail of public realm and landscaping shall take into account structural loading considerations related to both new deck construction and particularly existing decks which are to be retained. Existing Decks include:</p> <ul style="list-style-type: none"> • Existing structures which span the West London Line. • Warwick Road apron. • Existing Exhibition Centre deck structure to be retained.
4.16.4	<p>The principles of Sustainable Urban Drainage Systems (SUDs) shall be applied across the site, with the intention to manage runoff at the source, and attenuate and infiltrate run off wherever possible.</p>
4.16.7	<p>Within the development plots, the public realm and landscape shall aim to incorporate the following water management strategies:</p> <ul style="list-style-type: none"> • Tree, hedge and green wall planting. • Amenity and Green/Brown roofs (incorporating water storage capacity). • Roof level storage tanks. • Intensive green roof construction at deck level (communal garden). • Permeable paving to Tertiary Streets. • Rainwater gardens. <p>• Rainwater harvesting and reuse for landscape irrigation.</p>
4.16.8	<p>The above water management systems shall be integrated with both plot and site wide water infiltration systems, tanked attenuation and flow restrictors so as to mitigate peak rainwater runoff.</p>
4.17.2	<p>A Lighting Masterplan: A lighting strategy shall be developed to establish site wide lighting design principles for the public realm. The strategy shall include:</p> <ul style="list-style-type: none"> • A review of the existing context.

	<ul style="list-style-type: none"> • A proposed site lighting strategy /hierarchy. • A narrative around potential adoptions. • Design standards. • Best practice applications. • Representative exemplar images. • Mitigation measures for light trespass and pollution. • Principles for phased implementation.
4.17.13	Good lighting shall be used to improve natural surveillance beyond daylight hours and reduce fear of crime, however shall not detract from the street scene or cause light pollution.
4.17.16	The lighting strategy shall seek to mitigate light pollution, inclusive of the impact upon the lives of local residents, transportation systems and observation of the stars and in ecological terms, disruption of the natural cycles and habits of wildlife and plants; or permanent displacement of species.
4.17.17	Ecology Considerations: Design consideration shall be given to the ecology corridors proposed within the masterplan and lighting shall be designed and located so as to facilitate night-time feeding and foraging
4.17.18	All proposals shall incorporate good, consistent and well-designed lighting and any lighting proposals shall seek to achieve a high level of uniformity and avoid the use of low-pressure sodium (orange) lamps.
4.18.4	An Enhanced Environment: The design of the public realm shall create a comfortable micro-climate taking account of the need for access to natural light, summer shading, winter and evening sun, breeze corridors and avoiding down draughts, gusting and lateral winds.
4.18.5	The public realm design shall also seek to aid passive solar design of adjoining buildings.
4.19.4	The development shall aim to incorporate the following green infrastructure features into the public realm and landscape:
4.20.4	Allotments and Community Growing Spaces: Distributed together or in small clusters in squares, pocket parks and on roofs, community growing spaces shall be provided within Earls Court to allow residents to grow their own fruit and vegetables.
4.20.5	Building Shoulders: Food growing spaces shall where possible be provided on shoulders of buildings within both private and communal spaces.
4.20.8	Edible Streets: Opportunities for fruit and nut trees and hedgerows shall be explored where possible within streets, green spaces and gardens throughout the development. A range of scales shall be considered from orchards within larger open spaces to individual trees in streets and private gardens. Native plants and those suitable for city conditions shall be prioritised.
4.21.4	The emphasis on the public realm design and detail shall be on high quality materials, quality design, robust details and excellent workmanship. Street material selection and design details shall take future maintenance requirements and utility replacement into account and also allow for adequate cleaning to take place.
4.21.5	The following materials shall be considered:

	<ul style="list-style-type: none"> • York stone or a similar high quality natural stone is the preferred paving material for footways. The appropriate dimensions and method of laying for stone slabs shall be detailed and used consistently throughout the public realm. • Special paving materials may be used to give contrast or create patterns in some areas • Granite shall be the standard material used for kerbs throughout the site. Appropriate details and dimensions for kerbs shall be used consistently throughout the public realm. • Hot rolled asphalt and stone mastic asphalt are the surfacing materials that are generally used for carriageways. • Street enhancement shall introduce granite setts to carriageways in place of asphalt such as in the construction of raised pedestrian tables.
4.22.4	The design and detail of the public realm and landscape shall include the provision of new works of art.
4.22.10	The cultural strategy shall reinforce the public realm and landscape principles of identity, legibility and cohesion.
4.23.4	The development of each plot shall respond to the site-wide framework setout within these guidelines. Implementation will require each plot to be developed as part of an interconnected and coherent whole.
4.23.5	<p>Throughout the phased implementation each project shall adhere to the key urban design principles, and implement the vision for the public realm:</p> <ul style="list-style-type: none"> • Make walking and cycling a pleasure for all ages. • Provide a welcoming and safe family environment with natural and incidental surveillance. • Soften the urbanity of the place. • Promote and enable extensive social interaction and mixing. • Provide excellent vistas and views, connecting the private with the public. • Give sanctuary and space for a different pace of life. • Enable an active physical life for all with exercise trials, sports facilities and plentiful provision of play areas and equipment. • A productive landscape which is ecological in its provision of species and habitats, helps mitigation and adaptation to climate change, and stimulates a sustainable food culture. • Which promotes exploration and discovery. • Brings cohesion and legibility and subtle identities.
5.1.3	Plots WV01, WV02 and WV05 are subject to a more detailed application and are therefore not featured in Section 5 of the Design Guidelines (refer to figure 5.1.2).
5.1.6	Emerging architecture shall be respectful of neighbouring buildings and their associated uses. Development of each plot shall not however mimic its neighbours, but instead be of an individual quality and architectural integrity of its own.
5.1.13	A minimum percentage of open space must be provided within the overall volume of each parameter envelope thereby limiting the final volume of any development. Regard must be had to these design guidelines to ensure the details are acceptable. No development, including balconies and terraces etc, is permitted outside the maximum parameter envelope.
5.1.14	For the purposes of these Design Guidelines development includes built forms and open space including play areas, communal space, balconies and

	access.
Fig 5.4.1	Key Facts Table
Fig 5.4.2	Plot WK01 Location Plan
Fig 5.4.4	Plot WK01 Development Plot Dimensions
Fig 5.4.7 Plot	WK01 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.4.8 Plot	WK01 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.4.9	Plot WK01 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.4.10	Plot WK01 Minimum Vertical Limit of Deviation Above Ground – Plan
Fig 5.4.12	Plot WK01 Ground Floor Plot Deviation
Fig 5.4.11	Plot WK01 Plot Set –out
Fig 5.4.13	Plot WK01 Maximum Envelope W Frontage Horizontal Plot Deviation
Fig 5.4.14	Plot WK01 Maximum Envelope S Frontage Horizontal Plot Deviation
Fig 5.4.15	Plot WK01 Maximum Envelope E Frontage Horizontal Plot Deviation
Fig 5.4.16	Plot WK01 Maximum Envelope E Frontage Horizontal Plot Deviation
Fig 5.4.17	Plot WK01 Maximum Envelope N Frontage Horizontal Plot Deviation
Fig 5.4.18	Plot WK01 Maximum Envelope N Frontage Horizontal Plot Deviation
Fig 5.4.19	Plot WK01 Maximum Envelope S Frontage Horizontal Plot Deviation
Fig 5.4.24	Plot WK01 Façade Hierarchy Plan
Fig 5.4.25	Plot WK01 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.4.26	Plot WK01 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.4.15	Boundary Conditions: There are stringent site specific boundary conditions for Plot WK01 as set out in the figures below.
5.4.16	All construction needs to be aware of the existing West Kensington tube station and the location of the tube lines and tunnels that run through the plot. The development proposals for WK01 must not impede any of the adjacent or other land ownerships located on and around the plot.
5.4.17	Area of Restricted Construction: Please refer to figure 5.4.27 below. No building construction is permitted within or above the grey hatched zone.
5.4.18	Existing Access: There is an existing entrance to the tube platforms from the east side of the plot as indicated below. This access must be maintained and be accounted for within any future development proposals.
Fig 5.4.27	Plot WK01 Plan Boundary Conditions
Fig 5.4.31	Open/Green Space Area
5.4.22	Residential Amenity: Residential amenity shall be provided for the quantum and type of dwellings located within Plot WK01 and in line with the strategic site wide residential amenity provision described in Part 4.
5.4.23	The area of communal amenity and green/ brown roof to be provided at roof level within the Building Plot WK01 shall be in accordance with the table below where possible:
Fig 5.4.32	Roof Level Amenity Areas
Fig 5.5.1	Key Facts Table

Fig 5.5.2	Plot WK02 Location Plan
Fig 5.5.3	Plot WK02 Conservation Map
Fig 5.5.4	Plot WK02 Development Plot Dimensions
Fig 5.5.7	Plot WK02 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.5.8	Plot WK02 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.5.9	Plot WK02 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.5.10	Plot WK02 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.5.11	Plot WK02 Ground Floor Plot Deviation
Fig 5.5.12	Plot WK02 Maximum Envelope W Frontage Horizontal Plot Deviation
Fig 5.5.13	Plot WK02 Maximum Envelope E Frontage Horizontal Plot Deviation
Fig 5.5.14	Plot WK02 Maximum Envelope S Frontage Horizontal Plot Deviation
Fig 5.5.15	Plot WK02 Maximum Envelope N Frontage Horizontal Plot Deviation
Fig 5.5.16	Plot WK02 Maximum Envelope E Frontage Horizontal Plot Deviation
Fig 5.5.17	Plot WK02 Maximum Envelope N Frontage Horizontal Plot Deviation
Fig 5.5.22	Plot WK02 Façade Hierarchy Plan
Fig 5.5.23	Plot WK02 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.5.24	Plot WK02 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.5.10	The open space and civic space provision to be provided at grade within the Building Plot WK02 shall aim to be in accordance with the table below
Fig 5.5.25	Open/Green Space Area
5.5.12	Residential Amenity: Residential amenity shall be provided for the quantum and type of dwellings located within Plot WK02 and in line with the strategic site wide residential amenity provision described in Part 4.
5.5.13	The area of communal amenity and green/ brown roof to be provided at roof level within the Building Plot WK02 shall be in accordance with the table below where possible:
Fig 5.5.26	Roof Level Amenity Areas
Fig 5.6.1	Key Facts Table
5.6.5	The plot occupies a linear location in the predominately residential area of Gibbs Green. The plot is bounded to the east by Gibbs Green Square, one of primary public open spaces of the masterplan. The building massing is required to maximise the extent of residential amenity space provided within the plot.
Fig 5.6.2	Plot NE01 Location Plan
Fig 5.6.3	Plot NE01 Conservation Map
Fig 5.6.4	Plot NE01 Development Plot Dimensions
Fig 5.6.7	Plot NE01 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.6.8	Plot NE01 Maximum Vertical Limit of Deviation Above Ground – Plan
Fig 5.6.9	Plot NE01 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.6.11	Plot NE01 Ground Floor Plot Deviation
5.6.12	The detailed building based parameters are then set out in plan at grade from the plot boundary (defined from the Parameter Plans) according to proposed

	building footprints, as shown in figure 5.6.10.
5.6.13	Horizontal deviations to all facades are set out from these building based parameters, as shown in figures 5.6.11 to 5.6.39.
Fig 5.6.10	Plot NE01 Parameter Set-Out
Fig 5.6.12	Plot NE01 Maximum Envelope N Frontage Horizontal Plot Deviation
Fig 5.6.13	Plot NE01 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.6.14	Plot NE01 Maximum Envelope S Frontage Horizontal Plot Deviation
Fig 5.6.15	Plot NE01 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.6.16	Plot NE01 Maximum Envelope N Frontage Horizontal Plot Deviation
Fig 5.6.17	Plot NE01 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.6.18	Plot NE01 Maximum Envelope
Fig 5.6.19	Plot NE01 Maximum Envelope S Frontage Horizontal Plot Deviation
Fig 5.6.20	Plot NE01 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.6.21	Plot NE01 Maximum Envelope
Fig 5.6.22	Plot NE01 Maximum Envelope
Fig 5.6.23	Plot NE01 Maximum Envelope
Fig 5.6.24	Plot NE01 Maximum Envelope
Fig 5.6.25	Plot NE01 Maximum Envelope
Fig 5.6.26	Plot NE01 Maximum Envelope
Fig 5.6.27	Plot NE01 Maximum Envelope
Fig 5.6.28	Plot NE01 Maximum Envelope N Frontage Horizontal Plot Deviation
Fig 5.6.29	Plot NE01 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.6.30	Plot NE01 Maximum Envelope
Fig 5.6.31	Plot NE01 Maximum Envelope S Frontage Horizontal Plot Deviation
Fig 5.6.32	Plot NE01 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.6.33	Plot NE01 Maximum Envelope
Fig 5.6.34	Plot NE01 Maximum Envelope
Fig 5.6.35	Plot NE01 Maximum Envelope
Fig 5.6.36	Plot NE01 Maximum Envelope
Fig 5.6.37	Plot NE01 Maximum Envelope
Fig 5.6.38	Plot NE01 Maximum Envelope
Fig 5.6.39	Plot NE01 Maximum Envelope
Fig 5.6.44	Plot NE01 Façade Hierarchy Plan
Fig 5.6.45	Plot NE01 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.6.46	Plot NE01 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.6.15	Boundary Conditions: There are stringent site specific boundary conditions for Plot NE01 as set out in figures below.
5.6.16	All buildings shall be designed carefully and sensitively to maximise privacy for the residents of Beaumont Crescent and the adjacent existing and proposed buildings.
5.6.17	The plot envelope has been designed to step in-line with the Daylight and Sunlight model. Any balconies or private amenity space must be provided within the plot envelope.
5.6.18	Area of Restricted Construction: Please refer to figure 5.6.47 below. No building construction is permitted within the green hatched zone. However, garden constructions such as sheds,

	fences and greenhouses may be constructed in accordance with Planning and Building Control Regulations as current at the time of determination.
5.6.20	The open space and civic space provision to be provided at grade within the Building Plot NE01 shall aim to be in accordance with the table below.
Fig 5.6.50	Open/Green Space Area
5.6.22	Green space at grade shall be configured as private amenity adjoining ground floor dwellings and as communal amenity.
5.6.24	The area of communal amenity to be provided at roof level within the Building Plot NE01 shall aim to be in accordance with the table below
Fig 5.6.51	Roof Level Amenity Areas
Fig 5.7.1	Key Facts Table
Fig 5.7.2	Plot NE02 Location Plan
Fig 5.7.3	Plot NE02 Development Plot Dimensions
Fig 5.7.6	Plot NE02 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.7.7	Plot NE02 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.7.8	Plot NE02 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.7.9	Plot NE02 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.7.10	Plot NE02 Ground Floor Plot Deviation
Fig 5.7.11	Plot NE02 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.7.12	Plot NE02 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.7.13	Plot NE02 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.7.14	Plot NE02 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.7.19	Plot NE02 Façade Hierarchy Plan
Fig 5.7.20	Plot NE02 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.7.21	Plot NE02 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.7.8	The open space and civic space provision to be provided at grade within the Building Plot NE02 shall aim to be in accordance with the table below.
Fig 5.7.22	Open/Green Space Area
5.7.10	Green space at grade shall be configured as private amenity adjoining ground floor dwellings and as communal amenity.
5.7.12	The area of communal amenity and green/ brown roof area to be provided at roof level within the Building Plot NE02 shall be in accordance with the table below where possible:
Fig 5.7.23	Roof Level Amenity Areas
Fig 5.8.1	Key Facts Table
5.8.5	Plot Specific Design Elements: The plot occupies a prominent location acting as a marker to access / egress to the west of the site. The building massing is required to create an urban edge to the High Street West and an active ground floor with retail use.
Fig 5.8.2	Plot NE03 Location Plan
Fig 5.8.3	Plot NE03 Development Plot Dimensions
Fig 5.8.6	Plot NE03 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.8.7	Plot NE03 Maximum Vertical Limit of Deviation Above Ground – Plan
Fig 5.8.8	Plot NE03 Maximum Envelope Vertical Limit of Deviation Above Ground -

	View B
Fig 5.8.9	Plot NE03 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.8.10	Plot NE03 Ground Floor Plot Deviation
Fig 5.8.11	Plot NE03 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.8.12	Plot NE03 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.8.13	Plot NE03 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.8.14	Plot NE03 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.8.19	Plot NE03 Façade Hierarchy Plan
Fig 5.8.20	Plot NE03 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.8.21	Plot NE03 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.8.8	The open space and civic space provision to be provided at grade within the Building Plot NE03 shall aim to be in accordance with the table below.
Fig 5.8.22	Open/Green Space Area
5.8.11	Green space at grade shall be configured as private amenity adjoining ground floor dwellings and as communal amenity.
5.8.13	The area of communal amenity to be provided at roof level within the Building Plot NE03 shall aim to be in accordance with the table below:
Fig. 5.8.23	Roof Level Amenity Areas
Fig 5.9.1	Key facts table
Fig 5.9.2	Plot NE04 Location Plan
Fig 5.9.3	Plot NE04 Development Plot Dimensions
Fig 5.9.6	Plot NE04 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.9.7	Plot NE04 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.9.8	Plot NE04 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.9.9	Plot NE04 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.9.10	Plot NE04 Ground Floor Plot Deviation
Fig 5.9.11	Plot NE04 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.9.12	Plot NE04 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.9.13	Plot NE04 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.9.14	Plot NE05 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.9.15	Plot NE04 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.9.16	Plot NE04 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.9.21	Plot NE04 Façade Hierarchy Plan
Fig 5.9.22	Plot NE04 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.9.23	Plot NE04 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.9.10	Boundary Conditions: There are stringent site specific boundary conditions for Plot NE04 as set out in the figures below.
5.9.11	All buildings shall be designed carefully and sensitively to maximise privacy for the residents of the adjacent existing buildings. The plot envelope has been designed to step in-line with the Daylight and Sunlight Model. Any balconies or private amenity space shall be provided within the plot envelope.

5.9.12	Area of Restricted Construction: Please refer to figure 5.9.24 below. No building construction is permitted within the green hatched zone. However, garden constructions such as sheds, fences and greenhouses may be constructed in accordance with Planning and Building Control Regulations as current at the time of determination.
Fig 5.9.24	Plot NE04 Plan Boundary Conditions
5.9.14	The open space and civic space provision to be provided at grade within the Building Plot NE04 shall be in accordance with the table below where possible.
Fig 5.9.27	Open/Green Space Area
5.9.16	Green space at grade shall be configured as private amenity adjoining ground floor dwellings and as communal amenity.
5.9.17	The area of communal amenity to be provided at roof level within the Building Plot NE04 shall be in accordance with the table below where possible:
Fig 5.9.28	Roof Level Amenity Areas
Fig 5.10.1	Key facts table
5.10.5	Plot Specific Elements: The plot occupies a square location at the new western gateway into the site from Star Road. This prominent location requires future developments to act as a marker to access / egress to the west of the site. The building massing is required to create an urban edge to North End Road and High Street West. NE05 shall have a ground floor with retail use which addresses the activity of these roads.
5.10.7	NE05 has specific boundary conditions with The Seven Stars Pub on North End Road.
Fig 5.10.2	Plot NE05 Location Plan
Fig 5.10.3	Plot NE05 Development Plot Dimensions
Fig 5.10.6	Plot NE05 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.10.7	Plot NE05 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.10.8	Plot NE05 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.10.9	Plot NE05 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.10.10	Plot NE05 Ground Floor Plot Deviation
Fig 5.10.11	Plot NE05 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.10.12	Plot NE05 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.10.13	Plot NE05 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.10.14	Plot NE05 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.10.15	Plot NE05 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.10.16	Plot NE05 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.10.21	Plot NE05 Façade Hierarchy Plan
Fig 5.10.22	Plot NE05 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.10.23	Plot NE05 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.10.10	The open space and civic space provision to be provided at grade within the Building Plot NE05 shall aim to be in accordance with the table below.
Fig 5.10.24	Open/Green Space Area

5.10.12	Green space at grade shall be configured as private amenity adjoining ground floor dwellings and as communal amenity.
5.10.14	The area of communal amenity and green/ brown roof to be provided at roof level within the Building Plot NE05 shall aim to be in accordance with the table below.
Fig 5.10.25	Roof Level Amenity Areas
Fig 5.11.1	Key Facts Table
5.11.7	As a tall element, the design of NE06 shall have a different architectural expression and significance to the rest of the buildings on the masterplan.
5.11.10	To avoid a wall of development the tall building within NE06 must be located in such a way that when viewed around the site there is always an element of visual separation between the Empress State and one of the two proposed tall buildings.
5.11.11	Listed Buildings: Numbers 62 to 68 Lillie Road are Listed Buildings as indicated on the adjacent diagram. Future developments shall be aware of and considerate to these properties.
Fig 5.11.2	Plot NE06 Location Plan
Fig 5.11.3	Plot NE06 Development Plot Dimensions
Fig 5.11.4	Plot NE06 Conservation Plan
Fig 5.11.7	Plot NE06 Maximum Envelope Vertical Limit of Deviation Above Ground – View
Fig 5.11.8	Plot NE06 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.11.9	Plot NE06 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.11.10	Plot NE06 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.11.11	Plot NE06 Layout
Fig 5.11.12	Plot NE06 Podium Layout
5.11.14	The detailed building based parameters are then set out in plan from the plot boundary (defined from the Parameter Plans) according to proposed building footprints, as shown in figure 5.11.11 and 5.11,12
5.11.15	Due to the complexity of massing to Plot NE06, building based parameter set-out plans are provided at two levels: <ul style="list-style-type: none"> • Level 1 – at-grade building based parameter set-out plan provides parameter setting out for the building base and middle, as shown in figure 5.11.11. • Level 2 – above podium level building based parameter set-out plan provides parameter setting out for the building top, as shown in figure 5.11.12.
5.11.16	Horizontal deviations to all facades are set out from these building based parameter set-out plans, as shown in figures 5.11.13 to 5.11.27.
Fig 5.11.13	Plot NE06 Ground Floor Plot Deviation
Fig 5.11.14	Plot NE06 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.11.15	Plot NE06 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.11.16	Plot NE06 Maximum Envelope Horizontal Plot Deviation
Fig 5.11.17	Plot NE06 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.11.18	Plot NE06 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.11.19	Plot NE06 Maximum Envelope Horizontal Plot Deviation
Fig 5.11.20	Plot NE06 Maximum Envelope Horizontal Plot Deviation

Fig 5.11.21	Plot NE06 Maximum Envelope Horizontal Plot Deviation
Fig 5.11.22	Plot NE06 Maximum Envelope Horizontal Plot Deviation
Fig 5.11.23	Plot NE06 Maximum Envelope Horizontal Plot Deviation
Fig 5.11.24	Plot NE06 Maximum Envelope Podium Level Horizontal Plot Deviation, see Set Out Plot Fig 5.11.12
Fig 5.11.25	Plot NE06 Maximum Envelope Podium Level Horizontal Plot Deviation, see Set Out Plot Fig 5.11.12
Fig 5.11.26	Plot NE06 Maximum Envelope Podium Level Horizontal Plot Deviation, see Set Out Plot Fig 5.11.12
Fig 5.11.27	Plot NE06 Maximum Envelope Podium Level Horizontal Plot Deviation, see Set Out Plot Fig 5.11.12
Fig: 5.11.32	Plot NE06 Façade Hierarchy Plan
Fig 5.11.33	Plot NE06 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.11.34	Plot NE06 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.11.18	Boundary Conditions: There are stringent site specific boundary conditions for Plot NE06. Please refer to the adjacent diagrams for further information.
5.11.19	All buildings shall be designed carefully and sensitively to maximise privacy for the residents of the existing building on Lillie Road. The plot envelope has been designed to step in-line with the Daylight and Sunlight model. Any balconies or private amenity space shall be provided within the plot envelope.
5.11.20	Area of Restricted Construction: Please refer to figure 5.11.36 below. No building construction is permitted within the green hatched zone. However, garden constructions such as sheds, fences and greenhouses may be constructed in accordance with Planning and Building Control Regulations as current at the time of determination.
Fig 5.11.36	Plot NE06 Plan Boundary Conditions
5.11.22	The open space and civic space provision to be provided at grade within the Building Plot NE06 shall aim to be in accordance with the table below.
5.11.25	Green space at grade shall be configured as private amenity adjoining ground floor dwellings and as communal amenity.
5.11.27	The area of communal amenity and green/ brown roof to be provided at roof level within the Building Plot NE06 shall aim to be in accordance with the table below. Development Plot – NE06 Area of Roof Level Amenity – 40% of the building footprint Area of Green/Brown Roof - 15% of Building footprint
Fig 5.11.40	Roof Level Amenity Areas
Fig 5.12.1	Key Facts Table
5.12.6	Plot Specific Design Elements: BW01 is within View 1 (refer to Part 2; Chapter Views and Vistas) which is a new key view towards the Church of St Cuthbert and Mathias to the east.

	The massing of BW01 shall be respectful of this view and be designed to enhance both long distance and close-up vistas.
Fig 5.12.2	Plot BW01 Location Plan
Fig 5.12.3	Plot BW01 Development Plot Dimensions
Fig 5.12.6	Plot BW01 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.12.8	Plot BW01 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.12.7	Plot BW01 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.12.9	Plot BW01 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.12.11	Plot BW01 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.12.12	Plot BW01 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.12.10	Plot BW01 Ground Floor Plot Deviation
Fig 5.12.13	Plot BW01 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.12.14	Plot BW01 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.12.19	Plot BW01 Façade Hierarchy Plan
Fig 5.12.20	Plot BW01 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.12.21	Plot BW01 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.18.8	The open space and civic space provision to be provided at grade within the Building Plot BW01 shall aim to be in accordance with the table below. Development Plot – BW01 Area of Open Space -40% of plot area
Fig 5.12.22	Open/Green Space Area
5.12.11	Green space at grade shall be configured as private amenity adjoining ground floor dwellings, as communal amenity, and as part of the publicly accessible Lost River Park.
5.12.12	A minimum of 1,480 sqm of the open provided space within the plot shall be designed and detailed as part of the Lost River Park to provide publicly accessible green open space.
5.12.14	The area of communal amenity and green/ brown roof to be provided at roof level within the Building Plot BW01 shall aim to be in accordance with the table below. Development Plot – BW01 Area of Roof Level Amenity – 35% of building footprint Area of Green/Brown Roof – 10% of building footprint
Fig 5.12.23	Roof Level Amenity Areas
Fig 5.13.1	Key Facts Table
Fig 5.13.2	Plot BW02 Location Plan
Fig 5.13.3	Plot BW02 Development Plot Dimensions
Fig 5.13.6	Plot BW02 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.13.8	Plot BW02 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.13.7	Plot BW02 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.13.9	Plot BW02 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.13.11	Plot BW02 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.13.12	Plot BW02 Maximum Envelope NE Frontage Horizontal Plot Deviation

Fig 5.13.10	Plot BW02 Ground Floor Plot Deviation
Fig 5.13.13	Plot BW02 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.13.14	Plot BW02 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.13.19	Plot BW02 Façade Hierarchy Plan
Fig 5.13.20	Plot BW02 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.13.21	Plot BW02 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.13.8	The open space and civic space provision to be provided at grade within the Building Plot BW02 shall aim to be in accordance with the table below. Development Plot – BW02 Area of Open Space – 35% of plot area
Fig 5.13.22	Open/Green Space Area
5.13.10	Green space at grade shall be configured as private amenity adjoining ground floor dwellings and as communal amenity.
5.13.12	The target area of communal amenity to be provided at roof level within the Building Plot BW02 shall aim to be in accordance with the table below. Development Plot – BW02 Area of Roof Level Amenity – 45% of building footprint Area of Green/Brown Roof – 0% of building footprint
Fig 5.13.23	Roof Level Amenity Areas
Fig 5.14.1	Key Facts Table
Fig 5.14.2	Plot BW03 Location Plan
Fig 5.14.3	Plot BW03 Development Plot Dimensions
Fig 5.14.6	Plot BW03 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.14.8	Plot BW03 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.14.7	Plot BW03 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.14.9	Plot BW03 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.14.11	Plot BW03 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.14.12	Plot BW03 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.14.10	Plot BW03 Ground Floor Plot Deviation
Fig 5.14.13	Plot BW03 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.14.14	Plot BW03 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.14.19	Plot BW03 Façade Hierarchy Plan
Fig 5.14.20	Plot BW03 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.14.21	Plot BW03 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.14.9	The open space and civic space provision to be provided at grade within the Building Plot BW03 shall aim to be in accordance with the table below. Development Plot – BW03 Area of Open Space – 40% of plot area
Fig 5.14.22	Open/Green Space Area
4.14.12	Green space at grade shall be configured as private amenity adjoining ground floor dwellings, as communal amenity, and as part of the publicly accessible Lost River Park.
4.14.13	A minimum of 840 sqm of the open provided space within the plot shall be

	designed and detailed as part of the Lost River Park to provide publicly accessible green open space.
4.14.15	The area of communal amenity to be provided at roof level within the Building Plot BW03 shall aim to be in accordance with the table below. Development Plot – BW03 Area of Roof Level Amenity – 45% of building footprint Area of Green/Brown Roof – 0% of building footprint
Fig 5.14.23	Roof Level Amenity Areas
Fig 5.15.1	Key Facts Table
5.15.7	As a tall element, the design of BW04 shall have a different architectural expression and significance to the rest of the buildings on the masterplan.
5.15.10	To avoid a wall of development the tall building within BW04 must be located in such a way that when viewed around the site there is always an element of visual separation between the Empress State Building and one of the two proposed tall buildings.
Fig 5.15.2	Plot BW04 Location Plan
Fig 5.15.3	Plot BW04 Development Plot Dimensions
Fig 5.15.6	Plot BW04 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.15.8	Plot BW04 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.15.7	Plot BW04 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.15.9	Plot BW04 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.15.10	Plot BW04 Building Parameter Set-Out
Fig 5.15.11	Plot BW04 Podium Parameter Set-out
5.15.14	The detailed building based parameters are then set out in plan from the plot boundary (defined from the Parameter Plans) according to proposed building footprints, as shown in figure 5.15.10 and 5.15.11.
5.15.15	Due to the complexity of massing to Plot BW04, building based parameter set-out plans are provided at two levels: <ul style="list-style-type: none"> • Level 1 – at-grade building based parameter set-out plan provides parameter setting out for the building base and middle, as shown in figure 5.15.10. • Level 2 – above podium level building based parameter set-out plan provides parameter setting out for the building top, as shown in figure 5.15.11.
5.15.16	Horizontal deviations to all facades are set out from these building based parameter set-out plans, as shown in figures 5.15.12 to 5.15.31.
Fig 5.15.12	Plot BW04 Ground Floor Plot Deviation
Fig 5.15.13	Plot BW05 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.15.14	Plot BW04 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.15.15	Plot BW04 Maximum Envelope
Fig 5.15.16	Plot BW04 Maximum Envelope
Fig 5.15.17	Plot BW04 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.15.18	Plot BW04 Maximum Envelope
Fig 5.15.19	Plot BW04 Maximum Envelope
Fig 5.15.20	Plot BW04 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.15.21	Plot BW04 Maximum Envelope Feature View 1
Fig 5.15.22	Plot BW04 Maximum Envelope Feature View 3

Fig 5.15.23	Plot BW04 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.15.24	Plot BW04 Maximum Envelope Feature Internal View 1
Fig 5.15.25	Plot BW04 Maximum Envelope Feature Internal View 2
Fig 5.15.26	Plot BW04 Maximum Envelope Feature Internal View 5
Fig 5.15.27	Plot BW04 Maximum Envelope Feature Internal View 6
Fig 5.15.28	Plot BW04 Maximum Envelope Feature Internal View 7
Fig 5.15.29	Plot BW04 Maximum Envelope Feature Internal View 2
Fig 5.15.30	Plot BW04 Maximum Envelope Feature Internal View 3
Fig 5.15.31	Plot BW04 Maximum Envelope Feature Internal View 4
Fig 5.15.36	Plot BW04 Façade Hierarchy Plan
Fig 5.15.37	Plot BW04 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.15.38	Plot BW04 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.15.18	The open space and civic space provision to be provided at grade within the Building Plot BW04 shall aim to be in accordance with the table below: Development Plot – BW04 Area of Open Space – 15% of plot area
Fig 5.15.39	Open/Green Space Areas
5.15.21	Green space at grade shall be configured as private amenity adjoining dwellings and as communal amenity.
5.15.22	The area of communal amenity and green/ brown roof to be provided at roof level within the Building Plot BW04 shall aim to be in accordance with the table below: Development Plot – BW04 Area of Roof Level Amenity – 25% of building footprint Area of Green/Brown Roof – 20% of building footprint
Fig 5.15.40	Roof Level Amenity Areas
Fig 5.16.1	Key Facts Table
Fig 5.16.2	Plot BW05 Location Plan
Fig 5.16.3	Plot BW05 Development Plot Dimensions
Fig 5.16.6	Plot BW05 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.16.8	Plot BW05 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.16.7	Plot BW05 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.16.9	Plot BW05 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.16.10	Plot BW05 Ground Floor Plot Deviation
Fig 5.16.13	Plot BW05 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.16.11	Plot BW05 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.16.12	Plot BW05 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.16.14	Plot BW05 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.16.19	Plot BW05 Facade Hierarchy
Fig 5.16.20	Plot BW05 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.16.21	Plot BW05 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.16.8	The open space and civic space provision to be provided at grade within the Building Plot BW05 shall aim to be in accordance with the table below:

	Development Plot – BW05 Area of Open Space – 40% of plot area
Fig 5.16.22	Open/Green Space Areas
5.16.11	Green space at grade shall be configured as private amenity adjoining ground floor dwellings, as communal amenity, and as part of the publicly accessible Lost River Park.
5.16.12	A minimum of 675 sqm of the open provided space within the plot shall be designed and detailed as part of the Lost River Park to provide publicly accessible green open space.
5.16.14	The area of communal amenity and green/ brown roof to be provided at roof level within the Building Plot BW05 shall aim to be in accordance with the Table below: Development Plot – BW05 Area of Roof Level Amenity – 45% of building footprint Area of Green/Brown Roof – 15% of building footprint
Fig 5.16.23	Roof Level Amenity Areas
Fig 5.17.1	Key Facts Table
5.17.6	BW06 includes the existing Empress State Building and as such, any new architecture shall be respectful of this.
5.17.7	BW06 has specific boundary conditions with the private gardens of Lillie Road dwellings which back onto the plot.
Fig 5.17.2	Plot BW06 Location Plan
Fig 5.17.3	Plot BW06 Development Plot Dimensions
Fig 5.17.6	Plot BW06 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.17.7	Plot BW06 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.17.8	Plot BW06 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
5.17.11	Fig 5.17.9 Plot BW06 Minimum Vertical Limit of Deviation Above Ground - Plan The detailed building based parameters are then set out in plan at grade from the plot boundary (defined from the Parameter Plans) according to proposed building footprints, as shown in figure 5.17.10.
5.17.12	Horizontal deviations to all facades are set out from these building based parameters, as shown in figures 5.17.11 to 5.17.18 and 5.17.26 to 5.17.29.
Fig 5.17.10	Plot BW06 Parameter Set-Out
Fig 5.17.11	Plot BW06 Ground Floor Plot Deviation
Fig 5.17.12	Plot BW06 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.17.13	Plot BW06 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.17.14	Plot BW06 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.17.15	Plot BW06 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.17.16	Plot BW06 Maximum Envelope Internal Frontage Horizontal Plot Deviation
Fig 5.17.17	Plot BW06 Maximum Envelope Internal Frontage Horizontal Plot Deviation
Fig 5.17.18	Plot BW06 Maximum Envelope Internal Frontage Horizontal Plot Deviation
Fig 5.17.23	Plot BW06 Façade Hierarchy Plan
Fig 5.17.24	Plot BW06 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.17.25	Plot BW06 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B

Fig 5.17.26	Plot BW06 Internal Façade Hierarchy Plan
Fig 5.17.28	Plot BW06 Maximum Envelope Internal Façade Hierarchy Isometric Massing Illustration D
Fig 5.17.27	Plot BW06 Maximum Envelope Internal Façade Hierarchy Isometric Massing Illustration C
Fig 5.17.29	Plot BW06 Maximum Envelope Internal Façade Hierarchy Isometric Massing Illustration E
5.17.14	Boundary Conditions: There are stringent site specific boundary conditions for Plot BW06: Please refer to the adjacent diagrams for further information.
5.17.15	All construction needs to be aware of the existing dwellings to the south of Plot BW06. Buildings shall be designed carefully and sensitively to maximise privacy for the residents of Lillie Road and the adjacent existing and proposed buildings.
5.17.16	Area of Restricted Construction: Please refer to Fig 5.17.31 below. No building construction is permitted within or above the green hatched zone. However, garden constructions such as sheds, fences and greenhouses may be constructed in accordance with Planning and Building Control Regulations as current at the time of determination.
5.17.17	Empress State Building: Plot BW06 contains the existing Empress State Building. Internal Building boundaries shall be designed carefully and sensitively to maximise privacy for the residents of Empress State Building
Fig 5.17.31	Plot BW06 Plan Boundary Conditions
5.17.19	The open space and civic space provision to be provided at grade within the Building Plot BW06 shall aim to be in accordance with the table below. Development Plot – BW06 Area of Open Space – 30% of plot area
Fig 5.17.34	Open/Green Space Areas
5.17.22	Green space at grade shall be configured as private amenity adjoining dwellings and as communal amenity.
5.17.23	The area of communal amenity and green/ brown roof to be provided at roof level within the Building Plot BW06 shall aim to be in accordance with the table below: Development Plot – BW06 Area of Roof Level Amenity – 5% of building footprint Area of Green/Brown Roof – 15% of building footprint
Fig 5.17.35	Roof Level Amenity Areas
Fig 5.18.1	Key facts table
Fig 5.18.2	Plot WK03 Location Plan
Fig 5.18.3	Plot WK03 Conservation Map
Fig 5.18.4	Plot WK03 Development Plot Dimensions
Fig 5.18.7	Plot WK03 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.18.9	Plot WK03 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.18.8	Plot WK03 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.18.10	Plot WK03 Minimum Vertical Limit of Deviation Above Ground - Plan

Fig: 5.18.11	Plot WK03 Ground Floor Plot Deviation
Fig 5.18.14	Plot WK03 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.18.15	Plot WK03 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.18.12	Plot WK03 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.18.13	Plot WK03 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.18.16	Plot WK03 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.18.17	Plot WK03 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.18.22	Plot WK03 Façade Hierarchy Plan
Fig:5.18.23	Plot WK03 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.18.24	Plot WK03 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.18.10	The open space and civic space provision to be provided at grade within the Building Plot WK03 should aim to be in accordance with the table below. Development Plot – WK03 Area of Open Space – 20% of plot area
Fig 5.18.25	Open/Green Space Area table
5.18.13	Green space at grade should be configured as private amenity adjoining ground floor dwellings and as communal amenity.
5.18.14	The area of communal amenity and green/ brown roof to be provided at roof level within the Building Plot WK03 should aim to be in accordance with the table below: Development Plot – WK03 Area of Roof Level Amenity – 2% of building footprint Area of Green/Brown Roof – 35% of building footprint
Fig 5.18.26	Roof Level Amenity Areas
Fig 5.19.1	Key facts table
Fig 5.19.2	Plot BW07 Location Plan
Fig 5.19.3	Plot BW07 Development Plot Dimensions
Fig 5.19.6	Plot BW07 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.19.8	Plot BW07 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.19.7	Plot BW07 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.19.9	Plot BW07 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.19.11	Plot BW07 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.19.12	Plot BW07 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.19.13	Plot BW07 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.19.14	Plot BW07 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.19.15	Plot BW07 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.19.18	Plot BW07 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.19.16	Plot BW07 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.19.17	Plot BW07 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.19.19	Plot BW07 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.19.24	Plot BW07 Façade Hierarchy Plan
Fig 5.19.25	Plot BW07 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.19.26	Plot BW07 Maximum Envelope Façade Hierarchy Isometric Massing

	Illustration B
5.19.11	Boundary Conditions: There are stringent site specific boundary conditions for Plot BW07. Please refer to the adjacent diagrams for further information.
5.19.12	All buildings should be designed carefully and sensitively to maximise privacy for the residents of Empress Place and the adjacent existing and proposed buildings.
5.19.13	The plot envelope has been designed to step in-line with the Daylight and Sunlight model. Any balconies or private amenity space must be provided within the plot envelope.
5.19.14	Area of Restricted Construction: Please refer to figure 5.19.27 below. No building construction is permitted within the green hatched zone. However, garden constructions such as sheds, fences and greenhouses may be constructed in accordance with Planning and Building Control Regulations as current at the time of determination.
Fig 5.19.27	Plot BW07 Plan Boundary Conditions
5.19.16	The open space and civic space provision to be provided at grade within the Building Plot BW07 should aim to be in accordance with the table below.
Fig 5.19.31	Open/Green Space Area table
5.19.20	Green space at grade should be configured as private amenity adjoining ground floor dwellings, as communal amenity, and as part of the publicly accessible Lost River Park.
5.19.21	A minimum of 930 sqm of the open provided space within the plot should be designed and detailed as part of the Lost River Park to provide publicly accessible green open space.
5.19.23	The area of communal amenity and green/ brown roof to be provided at roof level within the Building Plot BW07 should aim to be in accordance with the table below.
Fig 5.19.32	Roof Level Amenity Areas table
Fig 5.20.1	Key Facts Table
Fig 5.20.2	Plot WV03 Location Plan
Fig 5.20.3	Plot WV03 Development Plot Dimensions
Fig 5.20.6	Plot WV03 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.20.8	Plot WV03 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.20.7	Plot WV03 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.20.9	Plot WV03 Minimum Vertical Limit of Deviation Above Ground - Plan
5.20.10	The detailed building based parameters are then set out in plan at grade from the plot boundary (defined from the Parameter Plans) according to proposed building footprints, as shown in figure 5.20.10.
5.20.11	Horizontal deviations to all facades are set out from these building based parameters, as shown in figures 5.20.11 to 5.20.19.
Fig 5.20.10	Plot WV03 Parameter Set-Out
Fig 5.20.11	Plot WV03 Ground Floor Plot Deviation
Fig 5.20.12	Plot WV03 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.20.13	Plot WV03 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.20.14	Plot WV03 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.20.15	Plot WV03 Maximum Envelope W Frontage Horizontal Plot Deviation

Fig 5.20.17	Plot WV03 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.20.18	Plot WV03 Maximum Envelope S Frontage Horizontal Plot Deviation
Fig 5.20.19	Plot WV03 Maximum Envelope N Frontage Horizontal Plot Deviation
Fig 5.20.24	Plot WV03 Façade Hierarchy Plan
Fig 5.20.25	Plot WV03 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.20.26	Plot WV03 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.20.13	Boundary Conditions: There are stringent site specific boundary conditions for Plot WV03. Please refer to the adjacent diagrams for further information.
5.20.14	The plot envelope has been designed to step in-line with the Daylight and Sunlight model. Any balconies or private amenity space must be provided within the plot envelope.
5.20.15	Area of Restricted Construction: Please refer to figure 5.20.27 below. No building construction is permitted within the green hatched zone.
Fig 5.20.27	Plot WV03 Plan Boundary Conditions
5.20.17	The open space and civic space provision to be provided at grade within the Building Plot WV03 should aim to be in accordance with the table below.
Fig 5.20.30	Open/Green Space Area table
5.20.20	The area of green/ brown roof to be provided at roof level within the Building Plot WV03 should aim to be in accordance with the table below:
Fig 5.20.31	Roof Level Amenity Areas table
Fig 5.21.1	Key Facts Table
Fig 5.21.2	Plot WV04 Location Plan
Fig 5.21.3	Plot WV04 Development Plot Dimensions
Fig 5.21.6	Plot WV04 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.21.7	Plot WV04 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.21.8	Plot WV04 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.21.9	Plot WV04 Minimum Vertical Limit of Deviation Above Ground - Plan
5.21.10	The detailed building based parameters are then set out in plan at grade from the plot boundary (defined from the Parameter Plans) according to proposed building footprints, as shown in figure 5.21.10.
5.21.11	Horizontal deviations to all facades are set out from these building based parameters, as shown in figures 5.21.11 to 5.21.24.
Fig 5.21.11	Plot WV04 Ground Floor Plot Deviation
Fig 5.21.12	Plot WV04 Maximum Envelope S Frontage
Fig 5.21.13	Plot WV04 Maximum Envelope W Frontage
Fig 5.21.16	Plot WV04 Maximum Envelope Internal Frontage 2
Fig 5.21.18	Plot WV04 Maximum Envelope Internal Frontage 3
Fig 5.21.15	Plot WV04 Maximum Envelope Internal Frontage 1
Fig 5.21.17	Plot WV04 Maximum Envelope E Frontage
Fig 5.21.14	Plot WV04 Maximum Envelope N Frontage
Fig 5.21.19	Plot WV04 Maximum Envelope Internal Frontage 3
Fig 5.21.20	Plot WV04 Maximum Envelope Internal Frontage 4

Fig 5.21.21	Plot WV04 Maximum Envelope Internal Frontage 5
Fig 5.21.22	Plot WV04 Maximum Envelope Internal Frontage 6
Fig 5.21.23	Plot WV04 Maximum Envelope Internal Frontage 7
Fig 5.21.24	Plot WV04 Maximum Envelope Internal Frontage 8
Fig 5.21.29	Plot WV04 Façade Hierarchy Plan
Fig 5.21.30	Plot WV04 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.21.31	Plot WV04 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.21.13	The open space and civic space provision to be provided at grade within the Building Plot WV04 should aim to be in accordance with the table below.
Fig 5.21.32	Open/Green Space Area table
5.21.15	Green space at grade should be configured as private amenity adjoining ground floor dwellings and as communal amenity.
5.21.17	The area of communal amenity and green/ brown roof to be provided at roof level within the Building Plot WV04 should aim to be in accordance with the table below:
Fig 5.21.33	Roof Level Amenity Areas table
Fig 5.22.1	Key Facts Table
Fig 5.22.2	Plot WV06 Location Plan
Fig 5.22.3	Plot WV06 Development Plot Dimensions
Fig 5.22.6	Plot WV06 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.22.7	Plot WV06 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.22.8	Plot WV06 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.22.9	Plot WV06 Minimum Vertical Limit of Deviation Above Ground - Plan
5.22.11	The detailed building based parameters are then set out in plan at grade from the plot boundary (defined from the Parameter Plans) according to proposed building footprints, as shown in figure 5.22.10.
5.22.12	Horizontal deviations to all facades are set out from these building based parameters, as shown in figures 5.22.11 to 5.22.24.
Fig 5.22.11	Plot WV06 Ground Floor Plot Deviation
Fig 5.22.10	Plot WV06 Plot Set-out
Fig 5.22.13	Plot WV06 Maximum Envelope N Frontage Horizontal Plot Deviation
Fig 5.22.12	Plot WV06 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.22.14	Plot WV06 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.22.15	Plot WV06 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.22.16	Plot WV06 Maximum Envelope Internal View 1
Fig 5.22.17	Plot WV06 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.22.18	Plot WV06 Maximum Envelope Internal View 2
Fig 5.22.19	Plot WV06 Maximum Envelope Internal View 3
Fig 5.22.20	Plot WV06 Maximum Envelope Internal View 6
Fig 5.22.21	Plot WV06 Maximum Envelope Internal View 4
Fig 5.22.22	Plot WV06 Maximum Envelope Internal View 5
Fig 5.22.23	Plot WV06 Maximum Envelope Internal View 7
Fig 5.22.24	Plot WV06 Maximum Envelope Internal View 8
Fig 5.22.29	Plot WV06 Façade Hierarchy Plan

Fig 5.22.30	Plot WV06 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.22.31	Plot WV06 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.22.13	The open space and civic space provision to be provided at grade within the Building Plot WV06 should aim to be in accordance with the table below.
Fig 5.22.32	Open/Green Space Area table
5.22.16	Green space at grade should be configured as private amenity adjoining ground floor dwellings, as communal amenity and as publicly accessible amenity.
5.22.18	The of communal amenity and minimum green/ brown roof to be provided at roof level within the Building Plot WV06 is set out in the table below:
Fig 5.22.33	Roof Level Amenity Areas table
Fig 5.23.1	Key facts table
Fig 5.23.2	Plot WK04 Location Plan
Fig 5.23.3	Plot WK04 Conservation Map
Fig 5.23.4	Plot WK04 Development Plot Dimensions
Fig 5.23.7	Plot WK04 Maximum Envelope Vertical Limit of Deviation Above Ground - View A
Fig 5.23.8	Plot WK04 Maximum Envelope Vertical Limit of Deviation Above Ground - View B
Fig 5.23.9	Plot WK04 Maximum Vertical Limit of Deviation Above Ground - Plan
Fig 5.23.10	Plot WK04 Minimum Vertical Limit of Deviation Above Ground - Plan
Fig 5.23.11	Plot WK04 Building Parameter Set-Out
5.23.12	The detailed building based parameters are then set out in plan at grade from the plot boundary (defined from the Parameter Plans) according to proposed building footprints, as shown in figure 5.23.11.
5.23.13	Horizontal deviations to all facades are set out from these building based parameters, as shown in figures 5.23.12 to 5.23.18.
Fig 5.23.12	Plot WK04 Ground Floor Plot Deviation
Fig 5.23.13	Plot WK04 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.23.14	Plot WK04 Maximum Envelope NW Frontage Horizontal Plot Deviation
Fig 5.23.15	Plot WK04 Maximum Envelope SW Frontage Horizontal Plot Deviation
Fig 5.23.16	Plot WK04 Maximum Envelope SE Frontage Horizontal Plot Deviation
Fig 5.23.17	Plot WK04 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.23.18	Plot WK04 Maximum Envelope NE Frontage Horizontal Plot Deviation
Fig 5.23.23	Plot WK04 Façade Hierarchy Plan
Fig 5.23.24	Plot WK04 Maximum Envelope Façade Hierarchy Isometric Massing Illustration A
Fig 5.23.25	Plot WK04 Maximum Envelope Façade Hierarchy Isometric Massing Illustration B
5.23.15	Boundary Conditions:
5.23.16	There are stringent site specific boundary conditions for Plot WK04. Please refer to the adjacent diagrams for further information.
5.23.17	All buildings should be designed carefully and sensitively to maximise privacy for the residents of Philbeach Gardens and the adjacent existing and proposed buildings.
5.23.18	The plot envelope has been designed to step in-line with the Daylight and

	Sunlight model. Any balconies or private amenity space must be provided within the plot envelope.
5.23.19	Area of Restricted Construction: Please refer to Figure 5.23.26 below. No building construction is permitted within the green hatched zone. However, garden constructions such as sheds, fences and greenhouses may be constructed in accordance with Planning and Building Control Regulations as current at the time of determination.
5.23.21	The open space and civic space provision to be provided at grade within the Building Plot WK04 should aim to be in accordance with the table below.
Fig 5.23.29	Open/Green Space Area table
5.23.24	Green space at grade should be configured as private amenity adjoining ground floor dwellings and as communal amenity.
5.23.26	The of green/ brown roof to be provided at roof level within the Building Plot WK04 should aim to be in accordance with the table below:
Fig 5.23.30	Roof Level Amenity Areas table