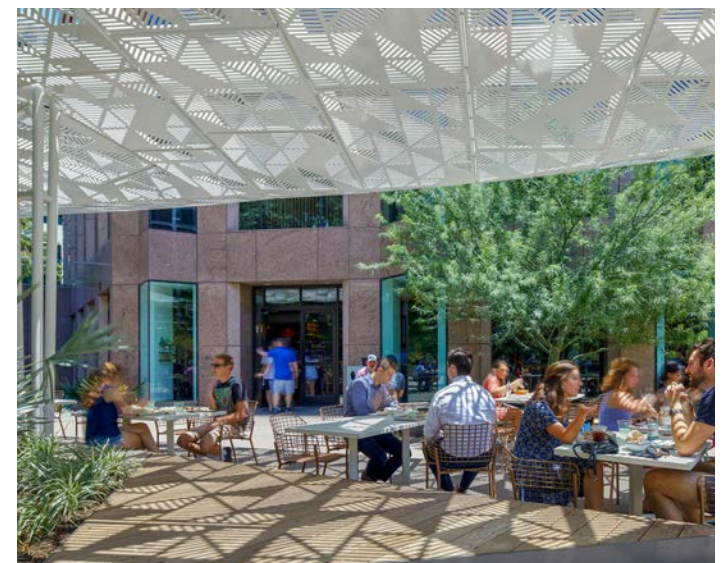
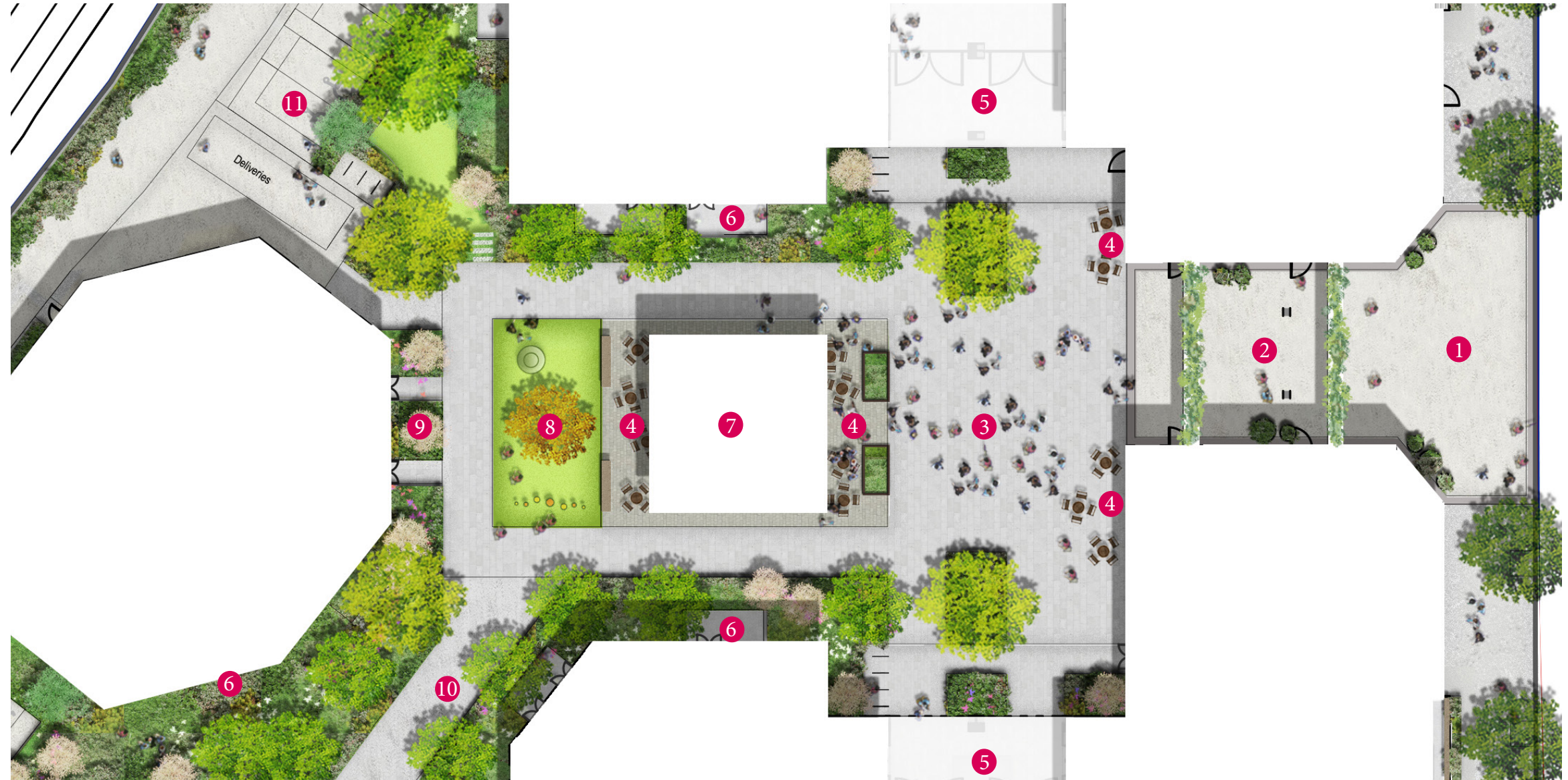


5.10 Public open space - design














Key

1	Manor Road Access - Pedestrian/Cycle Access
2	Main Entrance - Pedestrian/Cycle Access
3	Public Square
4	Commercial Spill Out/ Dining Areas
5	Entrance to Residential Blocks
6	Private Residential Terraces
7	Pavilion
8	Lawn Area with Play Elements
9	Lobby Access
10	Semi-Private Space Access
11	Accessible Parking Spaces

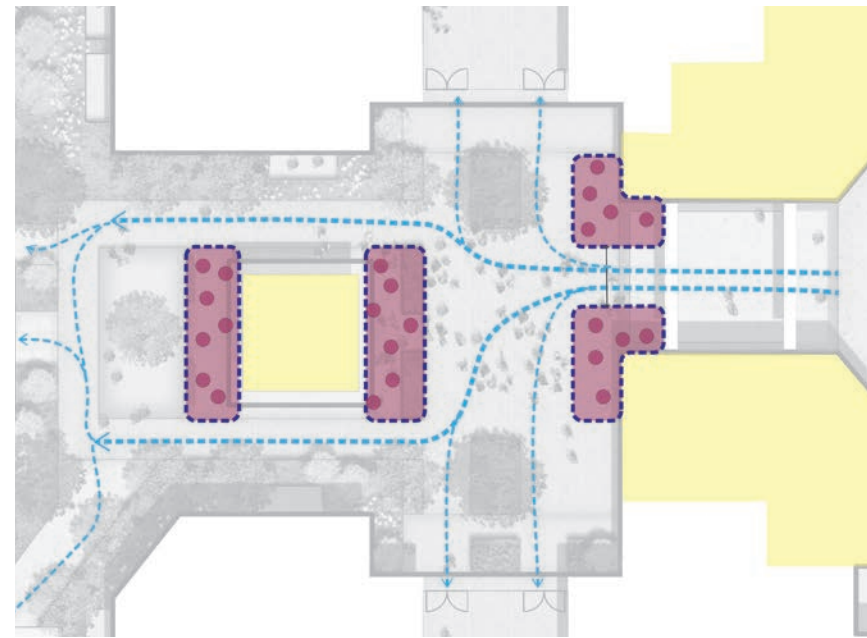


5.11 Public open space - programme of uses

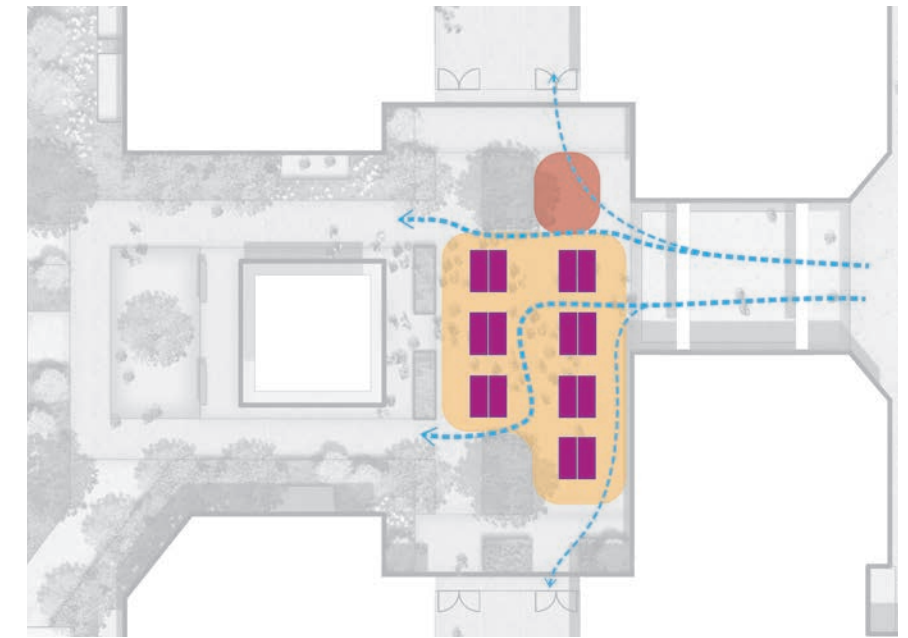
Key

	Commercial Areas		Exhibition Panels (Indicative)
	Dining Areas		Outdoor Cinema Area
	Tables & Chairs		6.5m Screen
	Market Stalls		Seating (98no.)
	Active Use		Residential Street Party
	Temporary Seating Area		Pedestrian Circulation
	Area for Exhibitions & Installations		

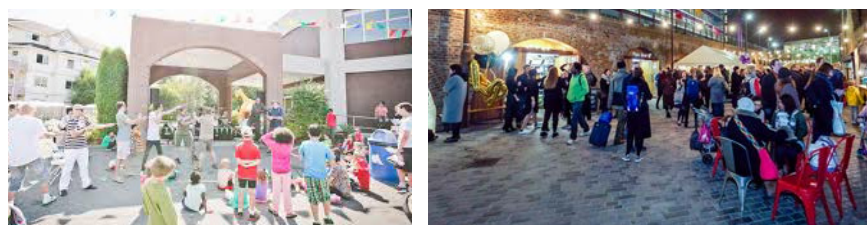
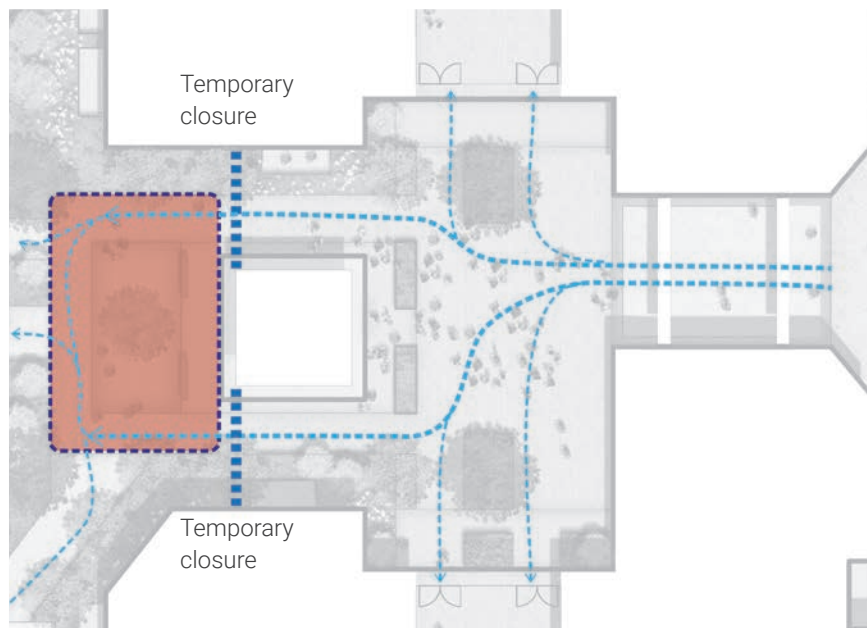
The public open space is designed to be a flexible, predominantly hard paved area to provide opportunities and facilitate various types of uses and activities. The following diagrams give examples of different types and range of activities and functions.



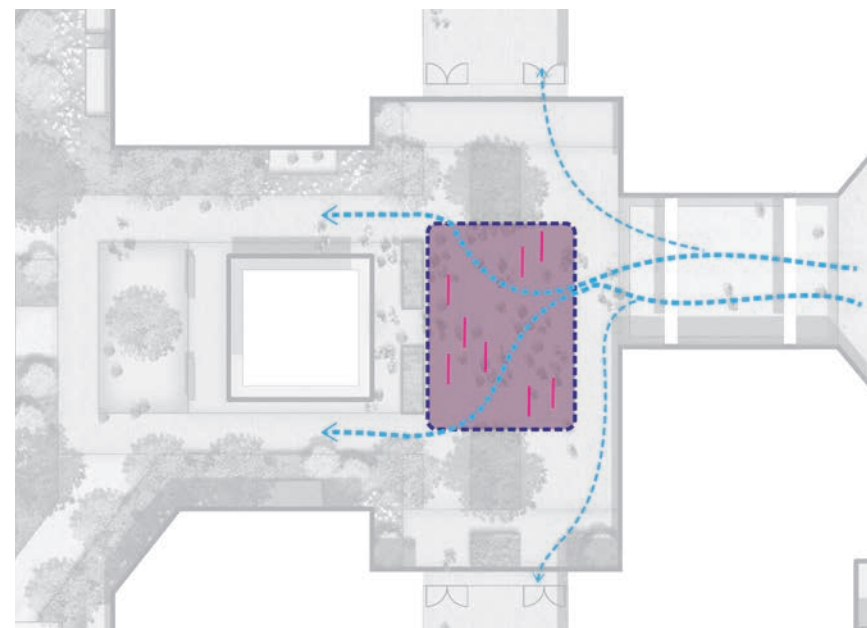
Outdoor dining/commercial related activity



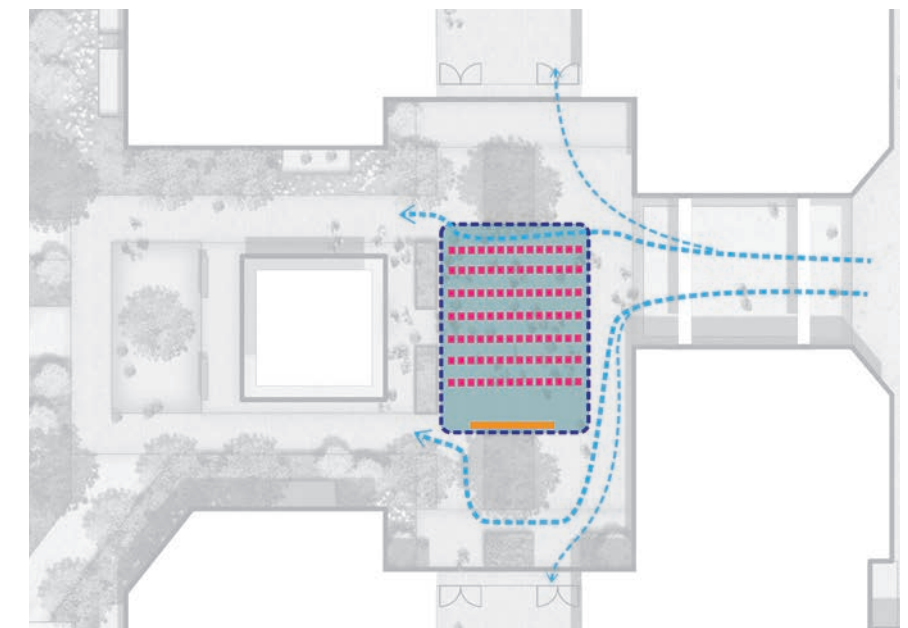
Farmers market



Residential parties



Exhibition/art installations



Cinema screen

5.12 Public open space - visuals



Views of central square



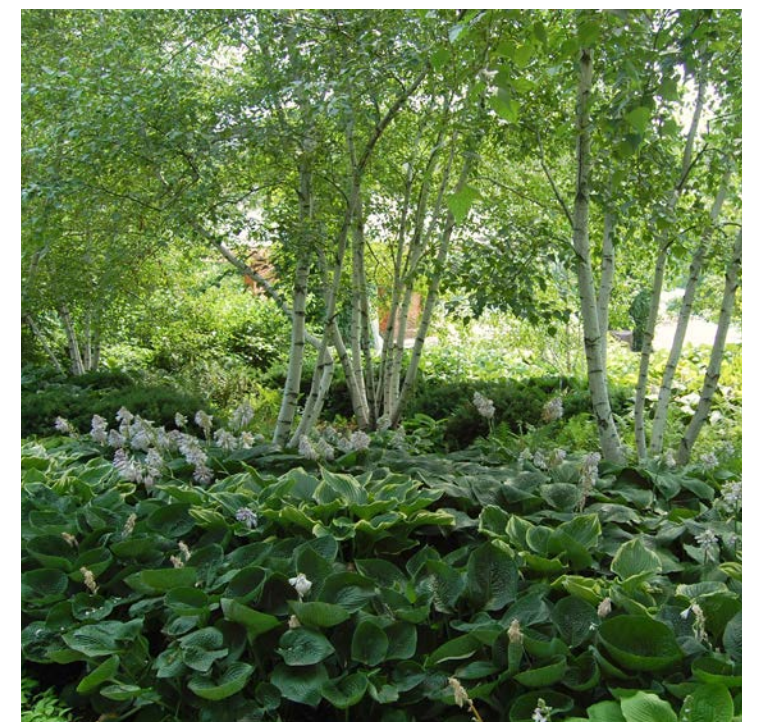
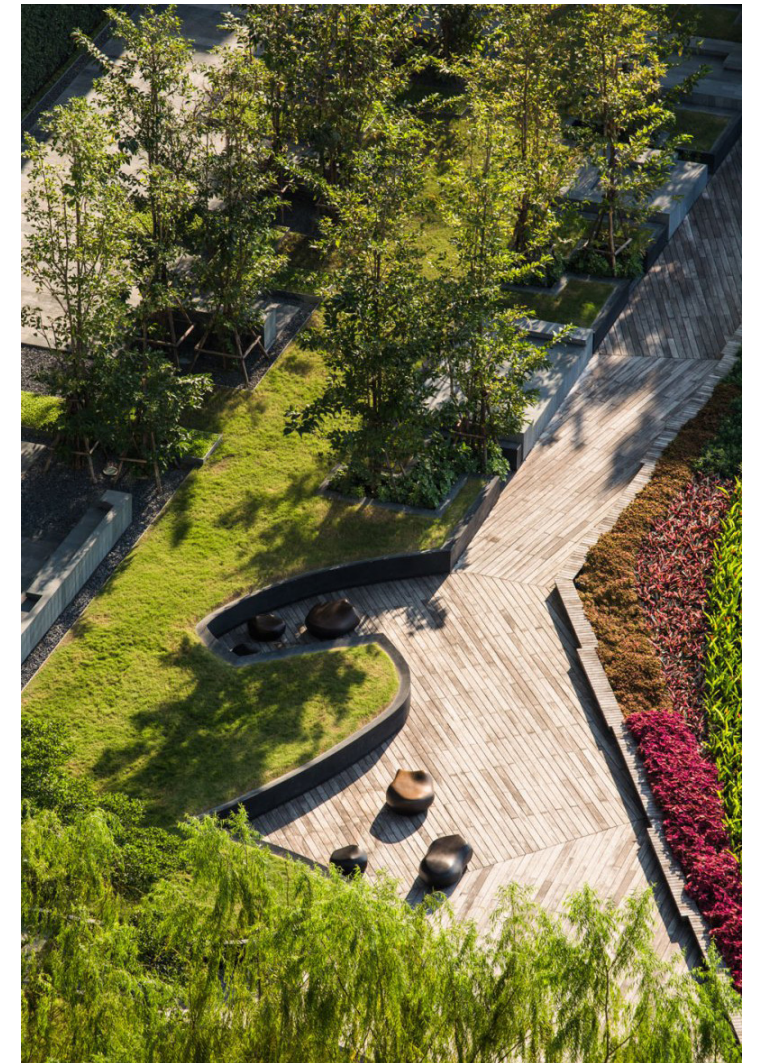
Views of central square

5.13 Character area 2 - residential amenity courtyards

The built form layout of the development establishes a series of private enclosed courtyard spaces within each building cluster, providing secure communal amenity spaces for use by residents. Play facilities and a playable landscape has been designed to provide the required Doorstep Play and some Local Play facilities as recommended under the SPG (refer to the Play Strategy).

A mix of planting and open grassed and paved areas provide a range of quieter and more active areas, seating and feature planting to create a colourful and seasonal backdrop for residents.

Circulation and access to individual apartments (ground floor) and building foyers are provided with a low key permeable bound gravel pavement to maximise permeable surfaces and accentuate sustainable drainage opportunities.

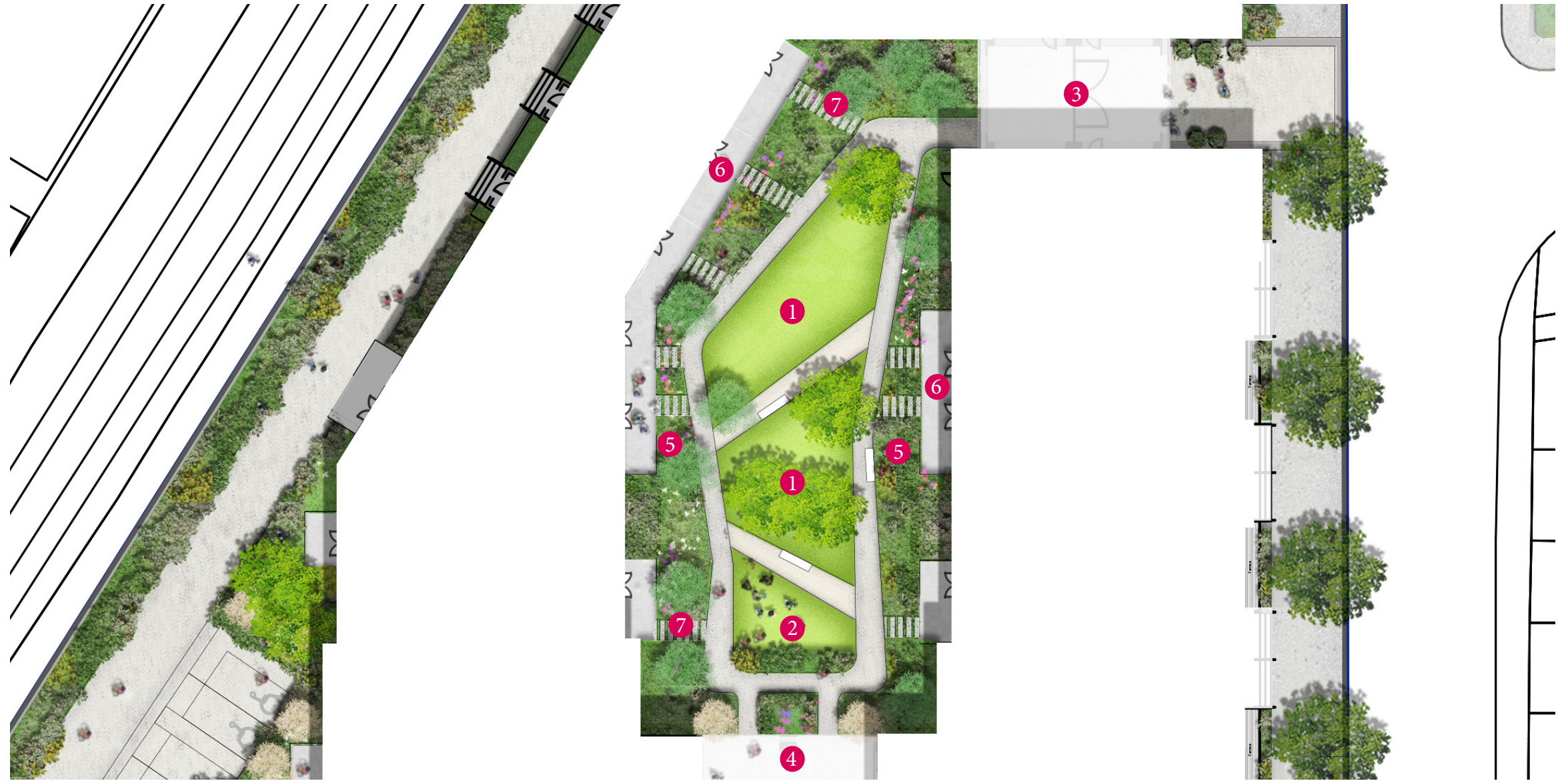


Key plan

5.14 Residential amenity courtyards - Block A design

Key

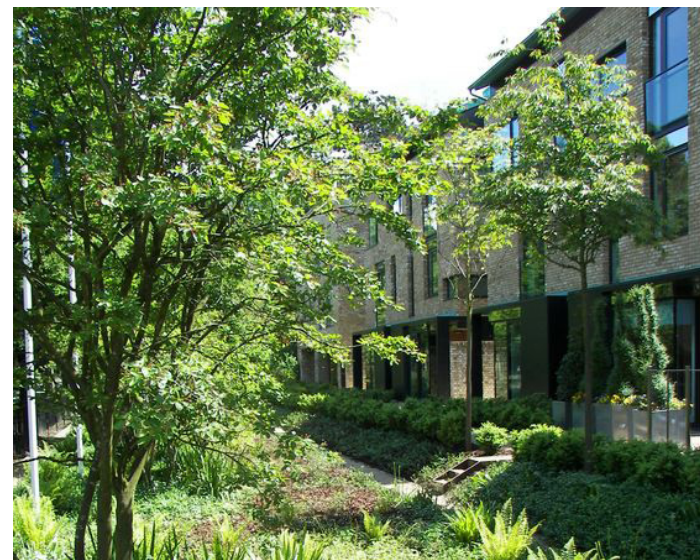
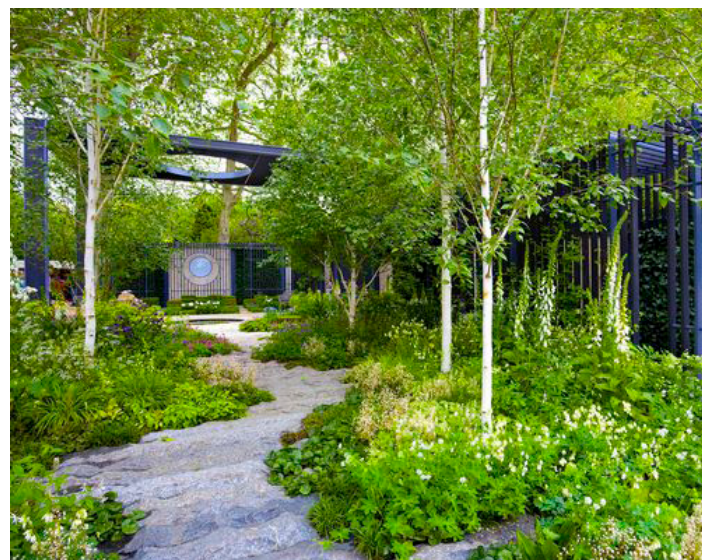
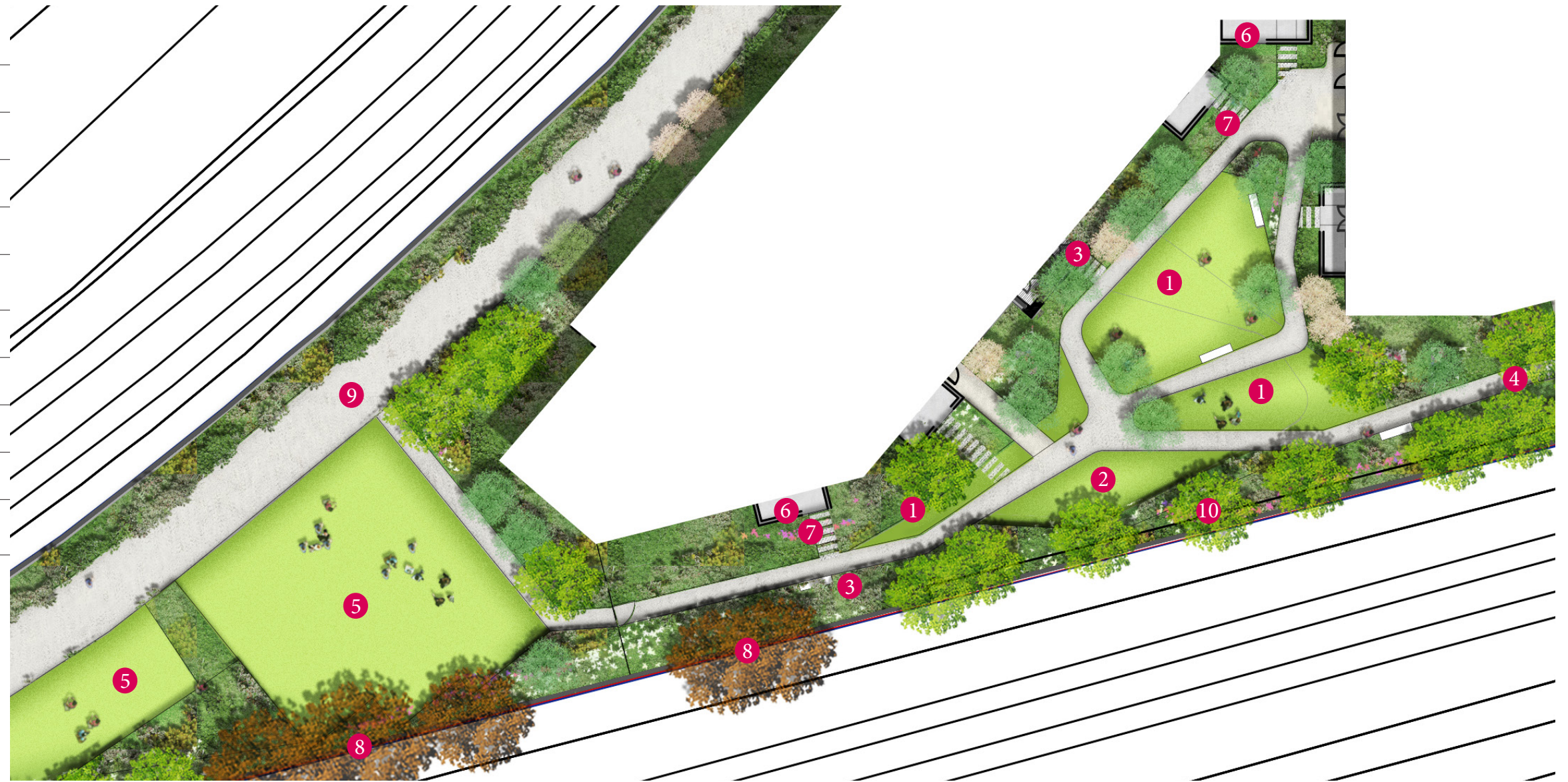
1	Residential Amenity Space & 5-11 Years Play
2	0-5 Years Play
3	Manor Road Courtyard Entrance
4	Public Square Entrance
5	Planted Borders
6	Private Residential Terraces
7	Stepping Stone Paths



5.15 Residential amenity courtyards - Block C design

Key

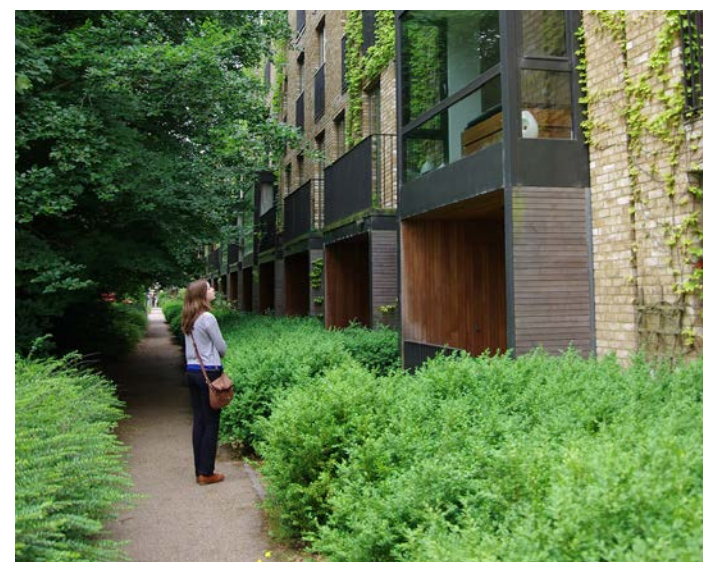
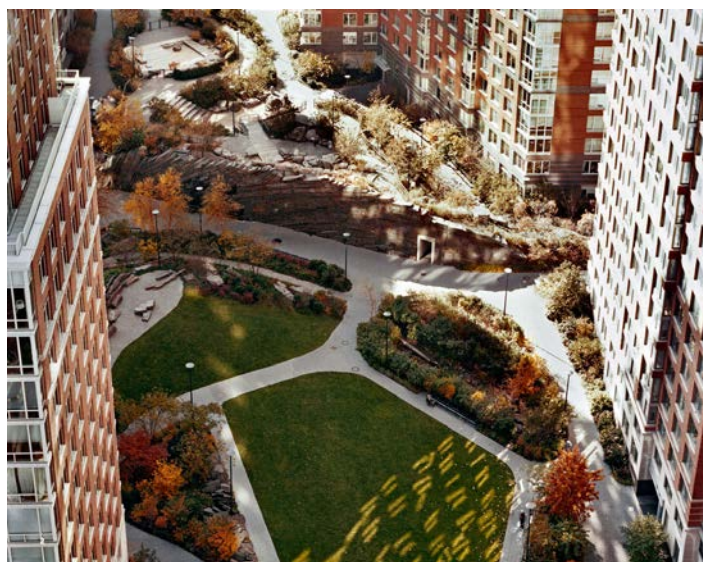
1	Residential Amenity Space & 5-11 Years Play
2	0-5 Years Play
3	Planted Borders
4	Access to Adjacent Courtyards
5	Recreational Lawn / Potential Additional Parking Spaces
7	Private Residential Terraces
6	Stepping Stone Paths
8	Existing Trees
9	Service Access Road
10	Screening to Southern Boundary



5.16 Residential amenity courtyards - Block D design

Key

1	Residential Amenity Space & 5-11 Years Play
2	0-5 Years Play
3	Planted Borders
4	Access to Adjacent Courtyards
5	Access to Courtyard from Manor Road
6	Access to Homezone
7	Private Residential Terraces
8	Private Residential Basements
9	Stepping Stone Paths
10	Screening to Southern Boundary



5.17 Character area 3 - homezones/shared space

The required Network Rail maintenance access is provided via the main vehicular access route into the site and includes accessible carparking to suit Transport for London (TfL) recommendations (3% min). As a low traffic space, this area is envisaged as a 'shared zone' or 'home zone' providing the opportunity for additional play space for children and shared access for pedestrians and cyclists into the main body of the site.

Trees and other planting are integrated into the corridor and provides a softening and screening to separate this zone from the residential buildings.

An existing hedge / 'green wall' is retained and extended along the western boundary to the rail corridor, providing effective visual screening to this aspect.



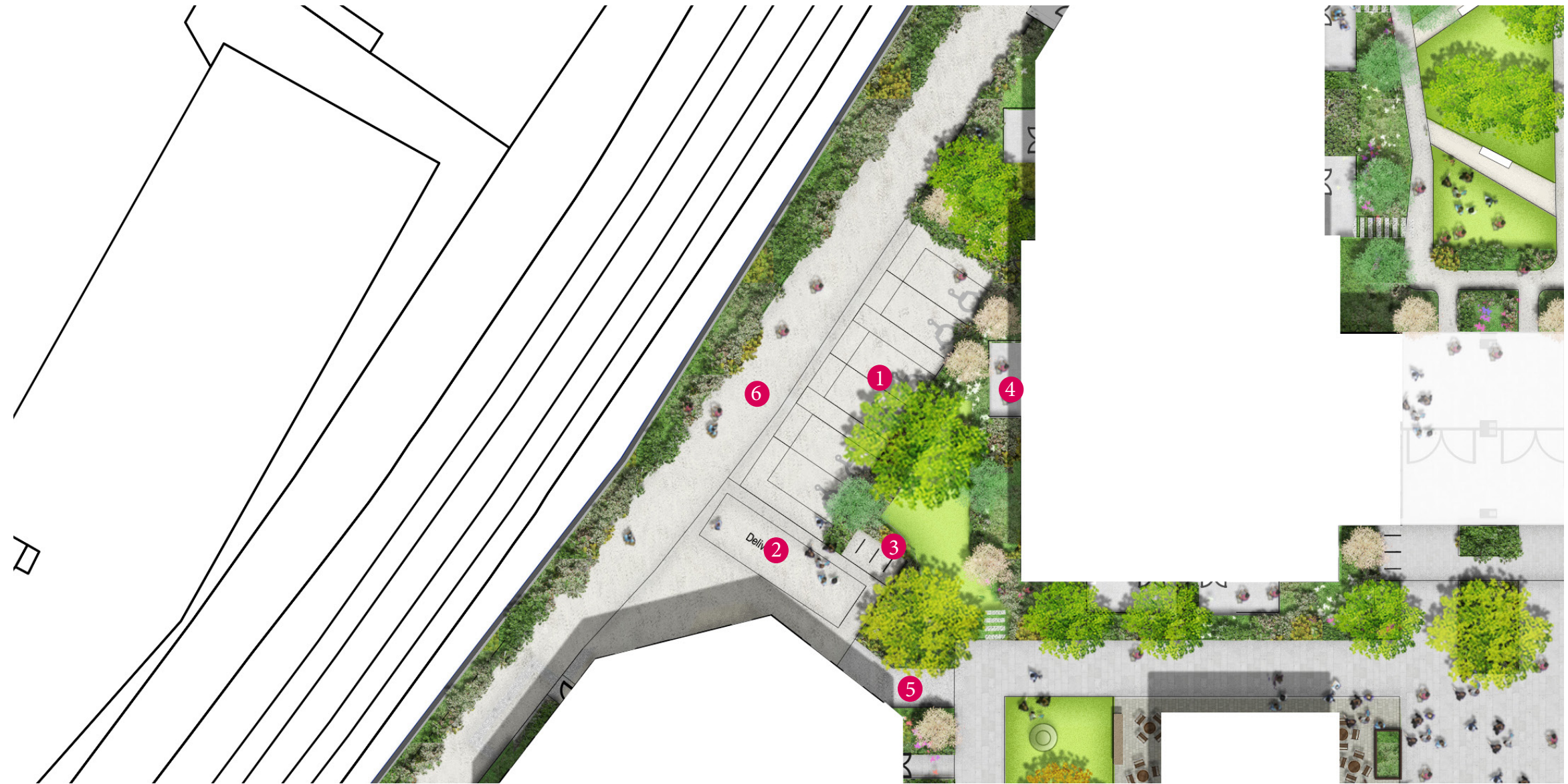
Key plan



5.18 Homezones/shared space - carpark 1 design

Key

1	Accessible Parking Spaces
2	Delivery Bay
3	Planted Borders
4	Private Residential Terraces
5	Access to Central Public Space
6	Service Access Road



5.19 Homezones/shared space - carpark 2 design

Key

1	Semi-Private Central Plaza
2	Accessible Parking Spaces
3	Planted Borders
4	Private Residential Terraces
5	Private Residential Basements
6	Access to Central Public Space
7	Access to Residential Amenity Courtyards
8	Service Access Road

