

4.0 Public Realm

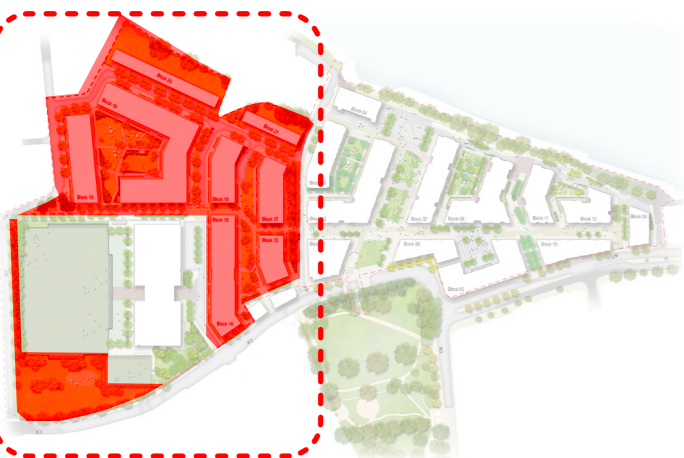
This section establishes site wide public realm design codes for the Outline Application Area - Development Area 2, including finishes and materials, minimum dimensions, planting, furniture and open space throughout the site. For any future Reserved Matters application, detailed design of the public realm and landscape must be agreed with the LBRuT, TfL and local Highways Authority in accordance with current adoptable standards. The following codes set out guidelines that should assist in achieving those minimum standards.

Public Realm Objectives

- A Provide permeability and connectivity
- B Be accessible, inclusive and safe
- C Be simple, consistent, of high quality and minimise clutter
- D Reflect the site's special qualities and distinctive character
- E Be multi-purpose and flexible
- F Provide amenity
- G Be sustainable

4.1 Illustrative Landscape Masterplan

The illustrative masterplan has evolved from the Stag Brewery Planning Brief and design development of the overall masterplanning approach. Within this design code, the illustrative masterplan is used as an example of how the application of the mandatory design coding can result in a successful and well-designed outcome that fits in with the surrounding urban grain as well as providing an example of how proposed landscape and public realm can provide an appropriate and functional setting for the site development.



Outline Application - Development Area 2 (excluding school)



Outline Application - Development Area 2 (excluding school) Illustrative Masterplan

4.2 Streets and Streetscapes

Streets are to be developed to adoptable LBRuT standards in terms of width, materials, drainage and driveway crossovers etc. Trees **must** be provided on streets in accordance with LBRuT recommendations, Public Space Design Guide and recommended street tree palette.

Street widths (kerb to kerb) should generally to be 5.5m with pedestrian footpaths on at least one side of the street (minimum of 1.2m) [fig. 01]. Road reserves are to be typically 15m wide. The School access street **should** be a minimum of 10.5m wide. To include a 5m wide carriageway (minimum) and 1.2m wide footpaths on both sides of the road. Any remaining space should be utilised for either a planted verge or on-street parking for the school.

Townhouses of Blocks 20 and 21 fronting onto northern street **must** be provided with single parking bays (4.8 x 2.4m) at right angles to kerb line and fully within the property boundary. Remainder of front gardens are to be soft landscape (planting or grass) with a min 0.9m wide access path. Typically, the overall length of a private garden would be 5m, the width varying between 2 - 3.5m depending on the unit type. [fig. 02]

Twenty on-street parking spaces **must** be provided in Williams Lane (2m wide parallel parks).

Medium-sized street trees (6-8m ht) must be provided along verges and comply with LBRuT Street Tree recommendations.

The street along the northern elevation of the school building is proposed as a shared space for limited vehicle access related to school function, with fixed and removable bollards to restrict general traffic. The area must be clearly marked and signed as dedicated primarily for pedestrian and cyclist use. The road will have capacity for a one way vehicle access route (east to west) of 5.5m width. Paving materials are to be designed to suit this vehicle circulation, in accordance with adoptable council standards.

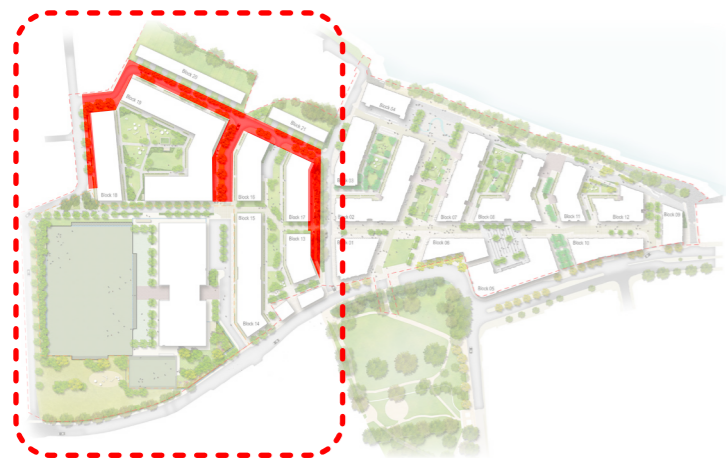
[fig. 03]

Footpaths **must** be a minimum of 1.2m wide, but typically a minimum of 1.8m clear from back of kerb is to be maintained. Tree pits are to be minimum of 1m wide x 1.5m long at the back of kerb, allowing centre of trees to be a minimum of 0.5m from back of kerb. The depth of tree pits will be a minimum of 1.2m (1m of top and sub soils and a minimum 200mm of gravel for drainage) and the necessary soil volume to allow trees to successfully establish in accordance with Policy LP11.

Major pedestrian and shared routes should have raised table crossings to local streets to maintain pedestrian priority and provide traffic calming.

Footpaths must have a consistent approach to colour and material in various character areas. Where possible, pavement treatment should continue from the contiguous development site across the public realm.

Vehicle crossovers of footpaths may be configured as either single or double crossing, a maximum permissible width for a single crossover will be 5m. Where vehicle crossovers are required to access properties or car parks they should be designed for light traffic and maintain normal footway cross falls to ensure pedestrian priority.



Street and Streetscapes

fig. 01

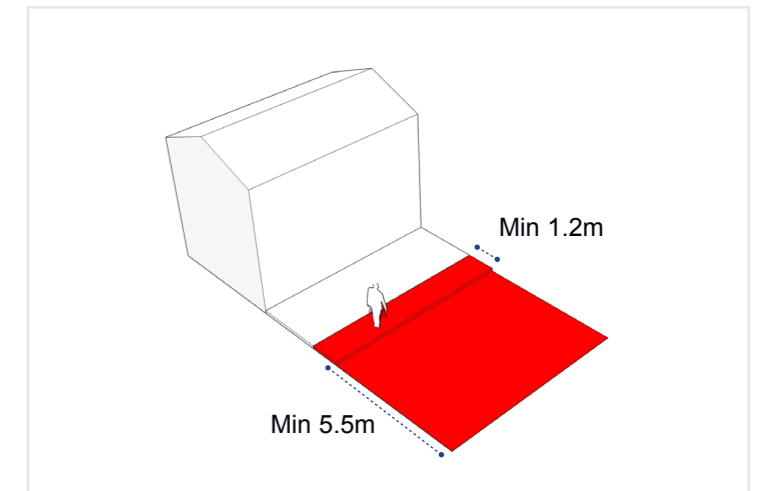


fig. 02

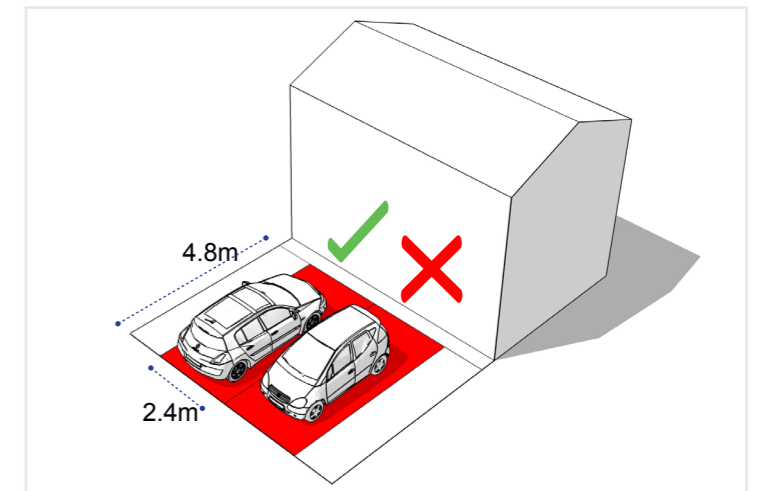
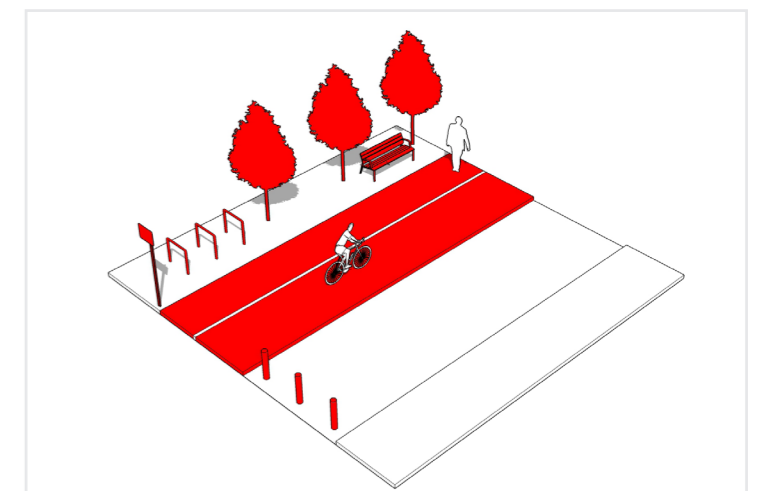


fig. 03



4.3 Pocket Parks And Open Space

Open space must be provided in accordance with Public and Private Realm Parameter Plan.

[fig. 04]

The Community Park adjoins the boundary of Lower Richmond Road and Williams Lane.

Flexible open spaces with planting, feature and shade trees, seats and playable landscape or play facilities must be provided in locations nominated in overall Outline Plan and in accordance with Parameter Plans.

Lighting should be provided for safety and security of users.

Pathways for circulation should be a minimum of 1.8m wide and constructed of durable materials – bound gravel, paving units or concrete slabs.

Community Park – open space must be provided in location as indicated, with planting, grassing, seats, and play equipment for 0-11 year age group. Interface with Lower Richmond Road must be managed to prevent danger to children using the park. Existing trees along the LRR boundary must be retained and protected from damage.



Open space

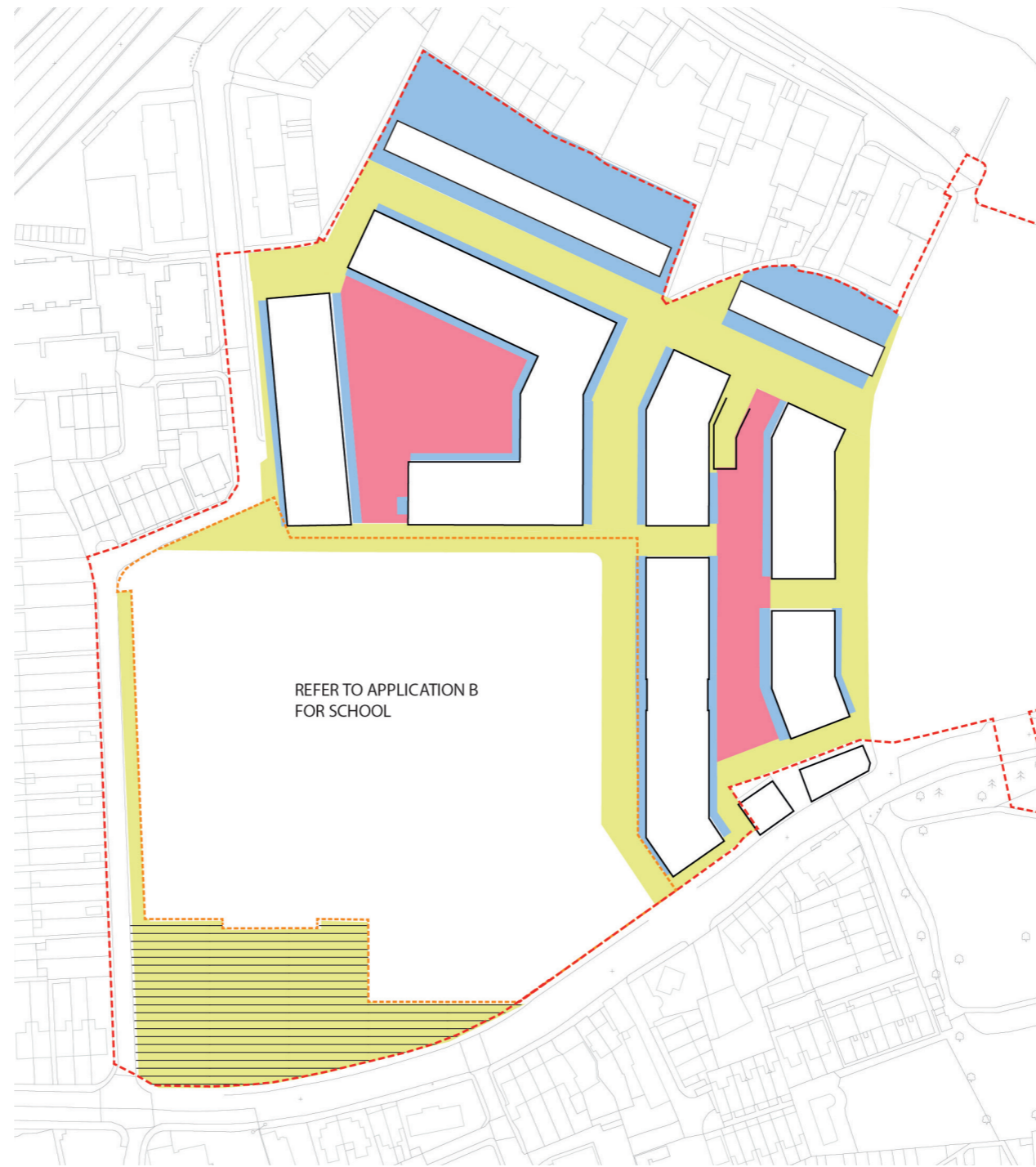


fig.04 Development Area 2 Parameter Plan - Public / Private Realm

LEGEND

- Public Realm
- Private Realm
- Communal Courtyard
- Community Park
- Site Application Boundary
- School Application Boundary

Note:

- In the event that building positions move within the limits of deviation set out in the parameter plans, the landscape zones will be adjusted to match any deviation from the current layout.
- Please refer to Squires and Partners Drawing 18125_C645_Z2_P_PR_001_E,002_E, 003_E, 004_D,005_E and 013_E, for building locations.

4.3.1 Cycle Facilities

Paths and routes through the park **must** be provided in accordance with the Parameter Plans to connect from existing and proposed streets within the Outline Area. Shared cycle / pedestrian paths must be a minimum of 3.5m wide, with signage to guide shared use.

[fig. 05a]

Cycle stands for short stay must be provided at surface level in key locations adjacent to potential use areas to suit access by cycle.

[fig. 06a]

Cycle shelters and stores for long stay cycle parking must be provided in the locations and quantities as identified on the Landscape Principles Plan (P10736-00-004-GIL-0122). Two tier cycle parking must be provided where possible to minimize the impact on the public realm and communal courtyard space. Mitigation of the cycle store should be pursued as possible by using glazed or green walls and green extensive roof should be provided to also mitigate the visual impact of the cycle store from the upper floor of the residential building. Play equipment can be also provided adjacent or integrated with the cycle store to more activate the use of the building.

4.3.2 Materials / Street Furniture

All furniture must be selected and finished as indicated in LBRuT Public Space Design Guide.

[fig. 07a]

Principle Landscape Materials:

- Powder coated mild steel
- Corten steel
- Stainless steel (matte / brushed finish only)
- Natural York stone
- Natural granite
- Precast concrete paving slabs and furniture elements
- Dutch / London brick – wall facings and paving
- Fair-faced insitu concrete – for low walls and seating elements

fig 05a



fig 06a



fig 07a



fig 05b



fig 06b



fig 07b



4.4 Residential Courtyards

4.4.1 Design and Layout

The purpose of the design code for this section is to ensure that courtyards are communal amenity spaces for surrounding plot residents and are available for public access. Courtyards must be of a high design quality. The design and layout of courtyards should ensure that they are:

- Regular in shape [fig. 08a]
- Designed to accommodate multiple uses [fig. 09a]
- Visually connected to external building surroundings [fig. 10a]
- Contain clear circulation and step-free access

4.4.2 Amenity Space

All ground floor apartments **must** be provided with a zone of amenity / defensible space with a minimum width of 1.5m, although a width of 2.5m is desirable. The zone of amenity must be accessible from the contiguous residential dwelling area and compliant with current GLA Design Standards. This space will provide a defensible buffer to either the adjoining public realm (street) or residential courtyard. A gate at the interface of a ground floor apartment's zone of amenity should be provided on to the public realm or residential courtyard as applicable.

Residential courtyards will typically range in size between 2000 - 3500m² and be capable of supporting facilities including play for a range of age groups. The exact play requirements will be determined through adoption of current GLA Shaping Neighbourhoods: Play and Informal Recreation SPG requirements. Courtyards / terraces **must** include some planting – hedging or mass planting area to soften and screen the space, with a minimum width of 0.5m. Boundaries must be constructed with a combination of railings, wall (max 1.5m high) and/or planting to provide secure enclosure and a sense of privacy. Hedge planting should be located on the communal courtyard side of the fence to allow maintenance access.



Residential Courtyards

fig 08a



fig 09a



fig 10a



fig 08b



fig 09b



fig 10b

