

4.4.3 Activation And Play Space

Communal courtyards **must** accommodate and facilitate a range of activities for use by plot residents. The courtyard must include a mixture of soft landscape (minimum 50%) and hard landscape, including:

- Play zones [fig. 11a]
- Planted gardens and feature trees [fig. 12a]
- Lawn areas [fig. 11a]
- Seating areas [fig. 13a]

Children's play should be integrated into the landscape design making as much of the courtyard as possible to suit playable activities. Play facilities must be in accordance with the Play Strategy for the overall site and make provision for 'Doorstep play' (0-4 age group) as a minimum, in accordance with Mayor's Supplementary Planning Guidance (Shaping Neighbourhoods: Play and Informal Recreation Sept 2012).

Doorstep play spaces should be well defined by surface treatment, low fence and / or planting.

Play spaces designed and including facilities to suit relevant age groups must be provided in general locations as indicated on Parameter Plan P10736-00-004-GIL-0123. Minimum sizes of play spaces and total area provision must be based on final unit mix calculations in accordance with Mayor's SPG (2012).

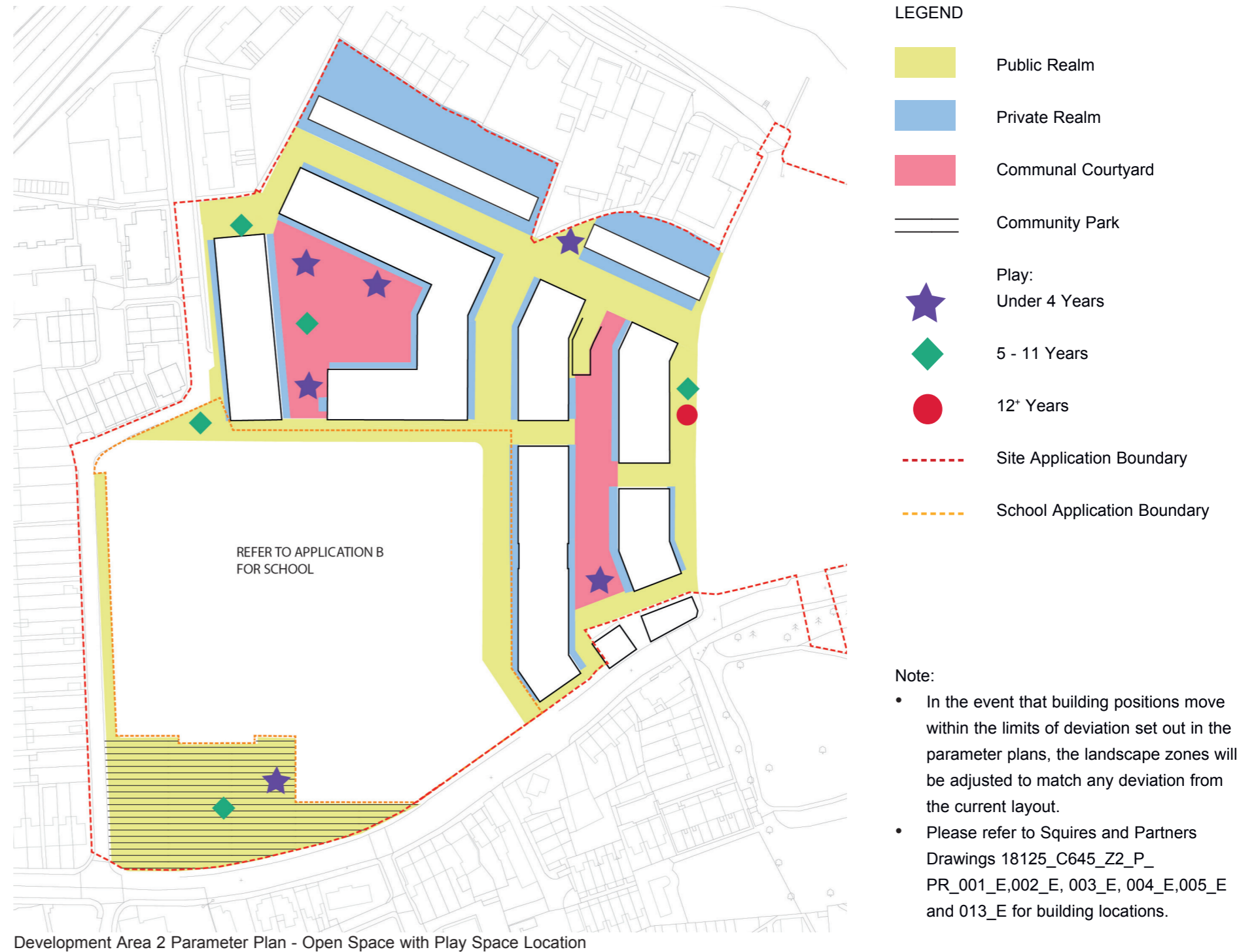


fig 11a



Courtyard garden with door step play

fig 12a



Planted garden with paths and feature trees

fig 13a



Courtyard garden with planting, feature trees, lawn and seating

fig 11b



fig 12b



fig 13b



4.4.4 Vegetation

A minimum of 50% of the courtyard **must** be soft landscape, with a combination of trees, mass planting, and lawn areas. Trees **should** be planted to provide a light canopy over part of the space to provide a sense of enclosure and intimacy, without excessive restriction of sunlight into the courtyard. [fig. 14a]

UK native species should predominate throughout all plant and tree mixes although naturalised and exotic species may be used sparingly. A combination of evergreen and deciduous species should be used to create visual variety and colour throughout the seasons. The preference for UK native species utilised alongside complementary drought resistant plants to improve the Site's biodiversity, resilience and sustainability is highly desirable.

Tree planting zones over structure are to be a minimum of 1.2m deep and 2m wide with additional connected root zones to maintain sustainable growth. Tree trenches linking tree planting locations are recommended to expand available root zones.

Prepared areas for residents and communal gardening should be encouraged to be incorporated where feasible, within the design layout.

fig 14a

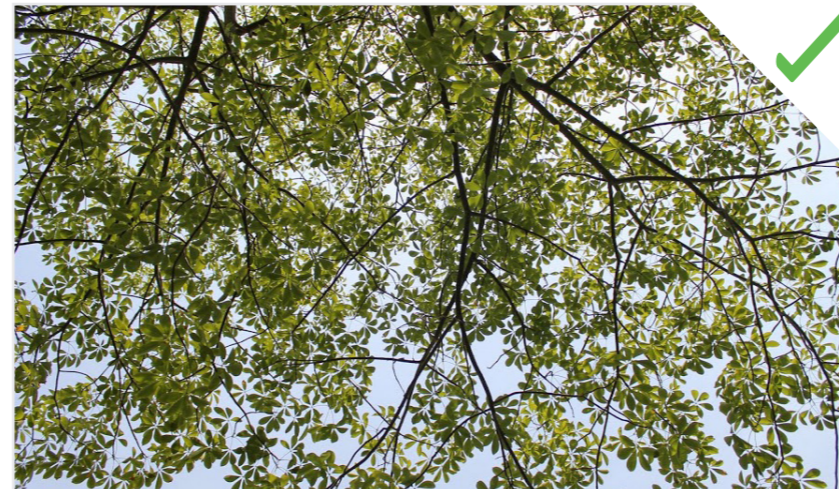


fig 14b



fig 15a

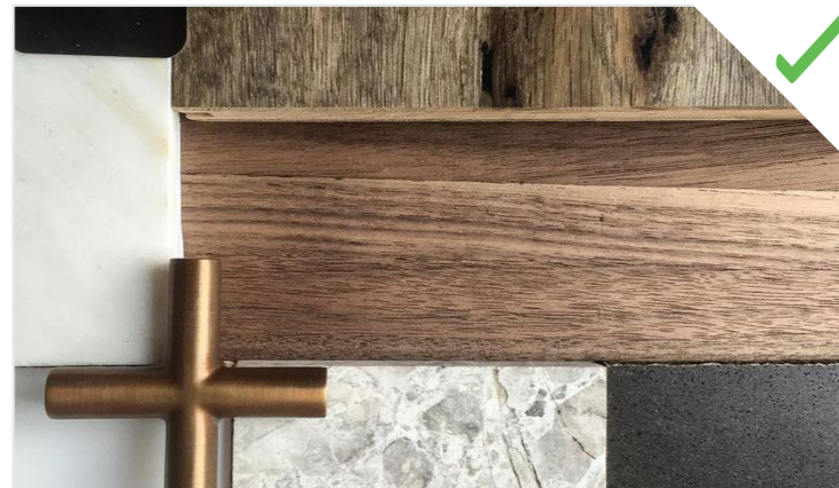


fig 15b



4.4.5 Materials, Furniture and Lighting

A simple, restrained palette of complimentary materials should be used throughout the Site, taking into account comfort and needs of all users. Materials must be robust and hard wearing, durable and fit for purpose. [fig. 15a]

Seating should be integrated into the design and layout of the courtyard, taking advantage of sunlight access at various times of the day, and adjacency to play areas for parents and carers.

High level lighting must be avoided in courtyards and safety and security lighting provided by bollards and pedestrian scale lights (maximum 4.5m high).

All metal work elements must be powder coated with the same RAL colour finish. [fig. 16a]

fig 16a



fig 16b



4.4.6 Living Roofs

Green roofs and / or brown roofs should be incorporated into the development where technically feasible and subject to considerations of visual amenity. The aim should be to use at least 70% of any potential roof plate area as a green / brown roof in accordance with policy LP 17.

Blue and Biosolar roofs are also to be incorporated into the roofscape of the buildings to integrate water attenuation requirements and photovoltaic renewable energy system wherever possible.

Access pathways are to be provided to ensure fire safety and regular access as required

fig 17a



fig 18a



fig 17b



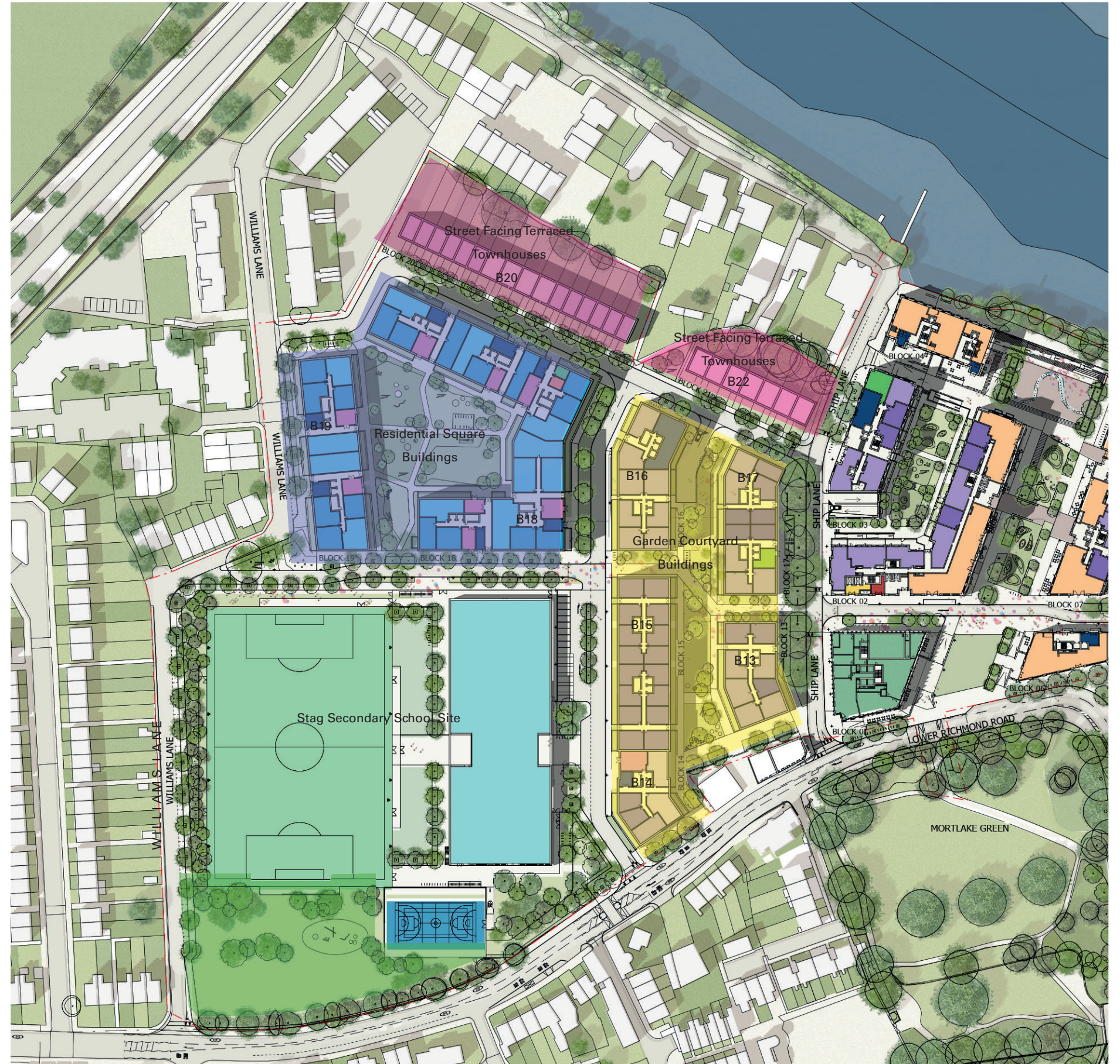
fig 18b



5.0 Part Three: Character Areas

The following section establishes key considerations for new buildings within each Character Area as identified in the previous section of this document. It provides specific guidance on the approach to built form, character and public realm for each Character Area.

It should be noted that all residential dwellings must be fully compliant with the London Plan 2021 space standards.



Character Areas